

INTRODUCTION

THE CLEVELAND/LAKEWOOD INTERFACE: WEST 117TH STREET
 The Cities of Cleveland and Lakewood, Ohio are engaged in a coordinated effort to strategically plan for the West 117th Street Corridor from Lake Avenue to the north, I-90 to the south, with east/west constraints comprised of the existing residential areas on either side. It is strongly believed by both entities that the future redevelopment of this heavily-trafficked commercial artery needs to be guided by requirements that are sensitive to each community's character.

Goals
 The immediate goal is to plan for the design and development of the West 117th Street corridor and to establish guidelines and incentives to encourage developers to contribute to a sound economic and high-quality urban environment that serves the people of Cleveland, Lakewood, and the greater Cuyahoga region.

Strategy
 There should be incentives for commercial and residential developers to invest in development along the corridor that outweighs the conventional advantages of building in outlying areas.

Development should occur within a consistent framework of high-quality design based on successful precedents for urban housing, commercial, office, and mixed-use projects.

Four distinct areas are identified, each with its own character and function within the corridor and in relation to its city and regional context. They are:

- West One - I-90 to Berea Road
- Highland Square - Berea Road to Franklin Boulevard
- "Beyond the Edge" - Franklin Boulevard to Detroit Avenue
- The Edge - Detroit Avenue to Edgewater Avenue

Summary of Development Proposals

- The existing local neighborhood center at the intersection of West 117th and Clifton Boulevard is emphasized. There are opportunities to strengthen the center with additional retail and residential development together with the adaptive reuse of existing historic properties.
- Recognizing the strategic importance of the West 117th Street RTA rapid station, a higher density mixed-use zone is established within a 1/4 mile radius of the station.
- The emerging regional shopping center south of Berea Road is expanded with new facilities on the east side of West 117th Street and outlots developed along the street edge.

- Many existing buildings remain, especially those that are functional, those that have historic significance, those that can accommodate new uses, and those that contribute to the resources of the corridor and the communities at large.

- A new road is proposed from West 117th Street to Berea Road providing the opportunity for the growth of the industrial park.

Implementation
 Ongoing implementation should occur through the coordinated public policies of the City of Cleveland and the City of Lakewood and through public and private non-profit agencies.

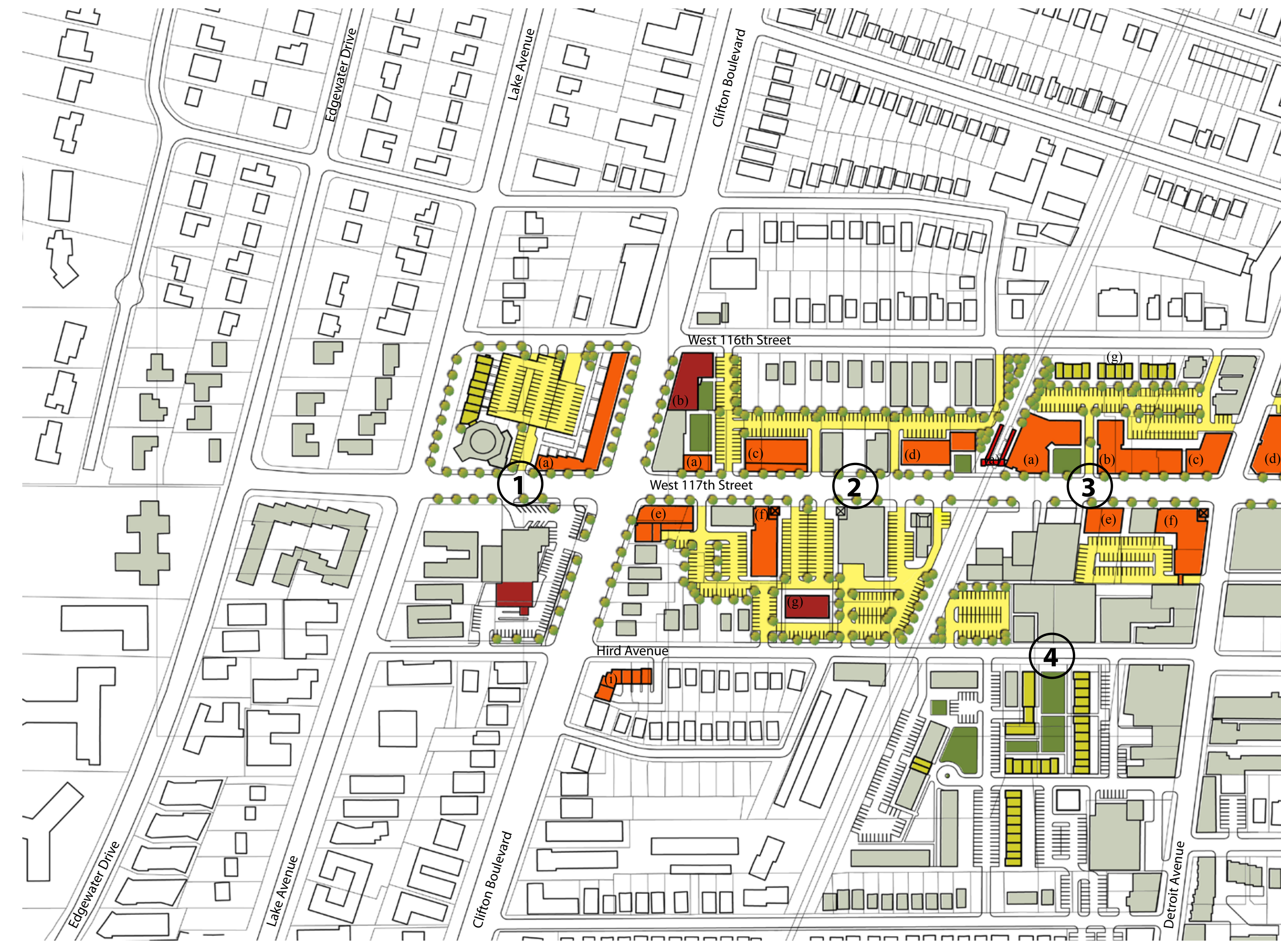
This plan contains detailed goals, development controls, options, preservation and adaptive reuse recommendations, and guidelines for each of the four distinct districts, and for the project sites within each district.

THE EDGE: EDGEWATER DRIVE TO DETROIT AVENUE



- 1 Edgewater Avenue to Clifton Boulevard**
 (a) 45,000 sq. ft. three story mixed retail and residential uses
 Structured parking
 Adaptive reuse of Christian Scientist Church 8 townhouses
- 2 Clifton Boulevard to Railroad Tracks**
 (a) 5,000 sq. ft. single story retail addition
 (b) 10,000 sq. ft. single story retail building
 (c) 20,000 sq. ft. two story mixed use building
 (d) 20,000 sq. ft. two story mixed use building
 (e) 19,000 sq. ft. two story mixed use building
 (f) Adaptive reuse of historic front building of former Studabaker dealership building plus addition of 20,000 sq. ft. two story mixed use building
 (g) 5,500 sq. ft. retail building (potential restaurant)
 (h) 18,000 sq. ft. mixed use redevelopment of corner site
- 3 Railroad Tracks to South of Detroit Avenue**
 (a) 30,000 sq. ft. two story mixed use building incorporating future commuter line west station
 (b) 32,000 sq. ft. two story mixed use building
 (c) 15,000 sq. ft. two story mixed use building
 (d) 24,000 sq. ft. mixed use building plus 12 townhouse
 (e) Adaptive reuse of existing building
 (f) 28,000 sq. ft. mixed use building incorporating expansion opportunities for the Virginia Martz College of Art and Design
 (g) 12 townhouses on West 116th Street
- 4 Hird Street from Railroad Tracks to Detroit Avenue**
 Reorganization of housing area, decreasing density and increasing open space. Some demolition and the addition of new townhouses/apartments and a 2,500 sq. ft. community building

- Development Characteristics**
- 1. Compact Development**
 - Make walking and biking convenient options
 - Allow land uses to support one another
 - Enhance pedestrian environment
 - 2. Varied and Complementary Land Uses**
 - Make "The Edge" neighborhood an interesting and lively place
 - Integrate a community focal point or gathering place
 - Enhance financial feasibility
 - 3. Mixed Use Development**
 - Support higher development density
 - Provide a transition to adjacent neighborhoods
 - Encourage walking and bicycling
 - Integrate mutually compatible land uses
 - Extend the hours of activity
 - Increase the market and financial feasibility
 - 4. Access by all modes of Transportation**
 - Promote transit ridership
 - Improve transfer from one mode to another
 - 5. A Pleasant Pedestrian Environment**
 - Make increased density more acceptable
 - Encourage street activity
 - Provide a safe and secure walking experience
 - 6. On-Street Parking**
 - Increase the safety of pedestrians by creating a buffer between moving cars and pedestrians
 - Provide convenient and visible parking
 - Reduce parking lot requirements by collective use of parking areas



Key sites: Christian Science Church block including the Church and Giant Eagle, Webb Supply Co., Air-Rite Services Supply Co., Norton Industries, CVS Pharmacy, Walgreen's Pharmacy, US Post Office

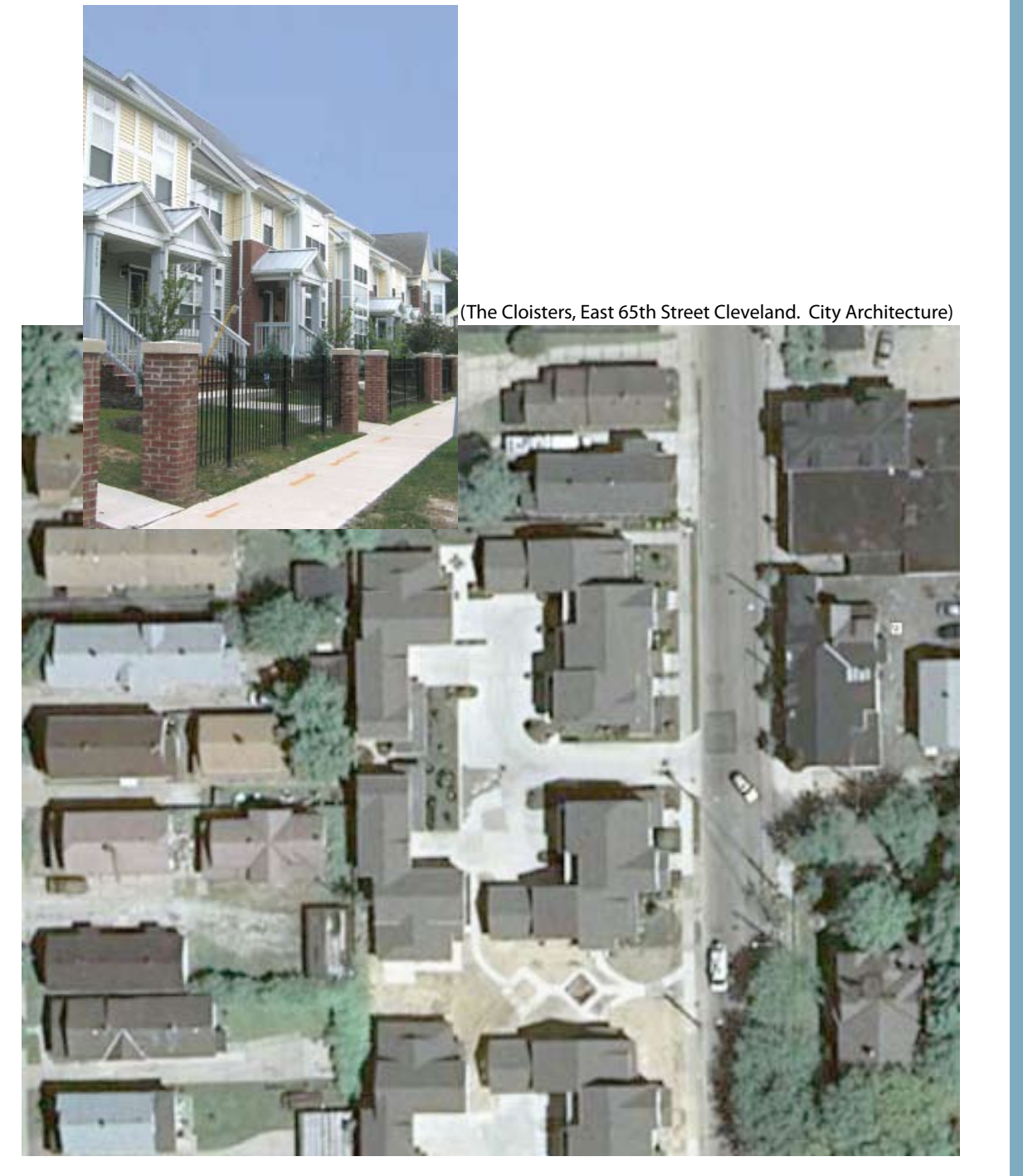
EDGEWATER DRIVE TO DETROIT AVENUE THE EDGE

BEYOND THE EDGE: DETROIT AVE. TO FRANKLIN BLVD.



- 5 New Road between West 117th Street and Hird Avenue**
- 6 East side of West 117th Street: York Video Redevelopment**
 24 townhouses
 20,000 sq. ft. redevelopment of Franklin/West 117th Street corner
- 7 West side of West 117th Street**
 Create new off-street parking for apartment buildings
 Retail plaza redevelopment for 10 townhouses

- Development Characteristics**
- Create compact residential enclaves
 - Make walking and biking to neighborhood support facilities convenient options
 - Enhance street activity and the pedestrian environment
 - Provide a transition to adjacent neighborhoods
 - Make increased density more acceptable
 - Provide a safe and secure living environment
 - Provide convenient and visible parking



Key sites: York Video Store, Nelson Court

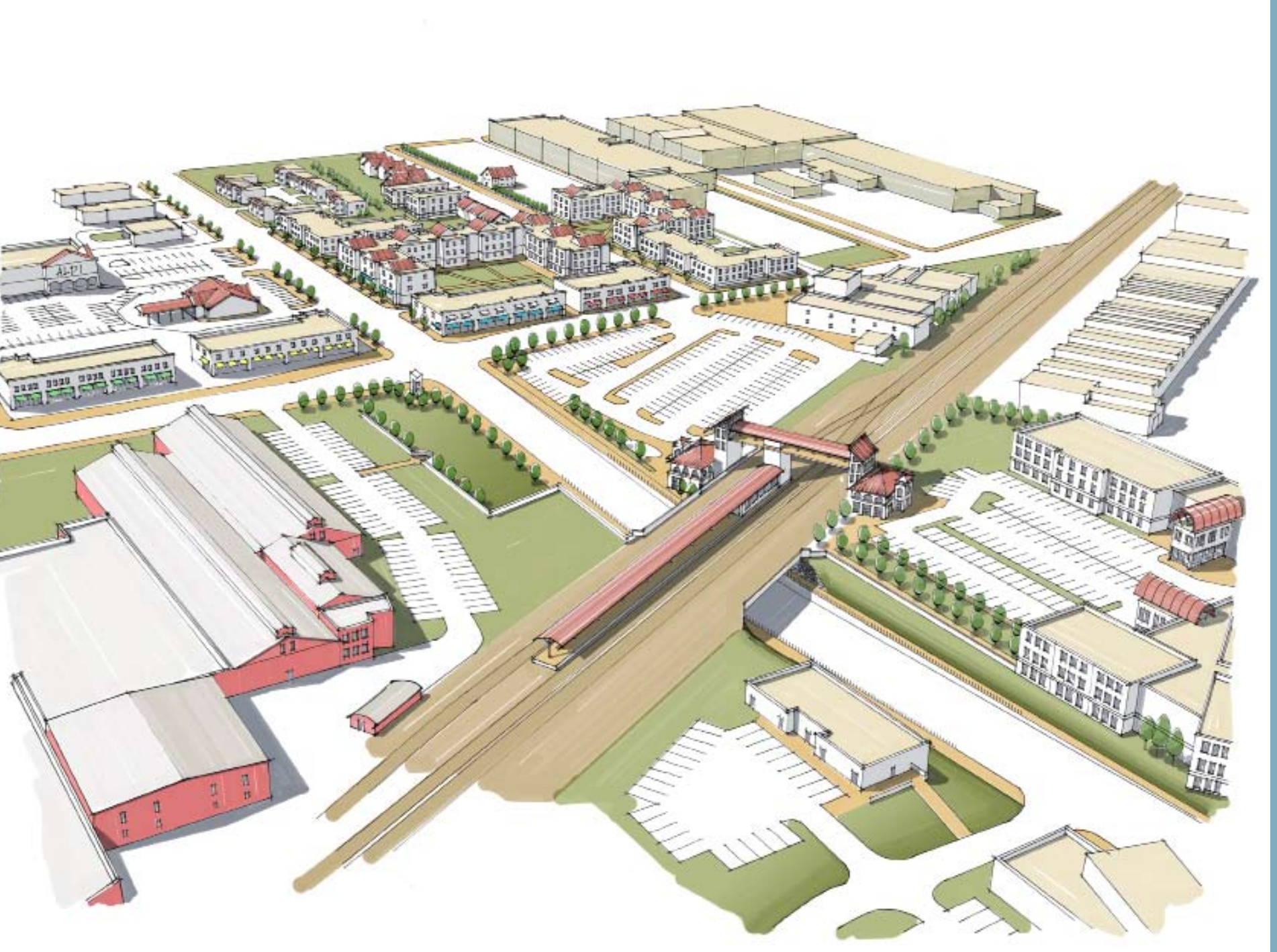
DETROIT AVE. TO FRANKLIN BLVD. BEYOND THE EDGE

HIGHLAND SQUARE: FRANKLIN BOULEVARD TO BERA ROAD



- 8 Franklin Avenue to Madison Avenue**
 Transit-oriented redevelopment around the West 117th Street GCRTA Rapid Station
 (a) 45,000 sq. ft. three story mixed use building
 (b) 30,000 sq. ft. three story mixed use building
 (c) 36,000 sq. ft. three story mixed use building
 (d) 14,300 sq. ft. three story mixed use building
 (e) 22,500 sq. ft. three story mixed use building
 (f) 54,000 sq. ft. two story residential
 (g) 40,000 sq. ft. two story residential
 (h) 20,000 sq. ft. two story residential
 (i) 17,000 sq. ft. two story residential
 (j) 20,000 sq. ft. mixed use building
 (k) New fast-food restaurant (possible Taco Bell relocation)
 (l) New fast-food restaurant (possible Taco Bell relocation)
 Potential total redevelopment: 300,000 sq. ft.
- 9 Railroad Tracks to Berea Road**
 North and South of Berea Road
 Potential for the redevelopment of the Self Storage facility with approximately 150,000 sq. ft. of two-story clustered office development with transit access.
 (a) 55,000 sq. ft. office development
 (b) 60,000 sq. ft. office development
 (c) 35,000 sq. ft. office development
 (d) small office development
- 10 New Access Road to Industrial Development Sites**
 Improve access to industrial sites along Berea Road.
 Create new industrial development opportunities.
 Potential: 40,000 sq. ft.

- Development Characteristics**
- 1. Compact Development**
 - Make walking and biking convenient options
 - Allow land uses to support one another
 - Enhance pedestrian environment
 - 2. Varied and Complementary Land Uses**
 - Make Highland Square neighborhood an interesting and lively place
 - Integrate a community focal point or gathering place
 - Enhance financial feasibility
 - 3. Mixed Use Development**
 - Support higher development density
 - Provide a transition to adjacent neighborhoods
 - Encourage walking and bicycling
 - Integrate mutually compatible land uses
 - Extend the hours of activity
 - Increase the market and financial feasibility
 - 4. Access by all modes of Transportation**
 - Promote transit ridership
 - Improve transfer from one mode to another
 - 5. A Pleasant Pedestrian Environment**
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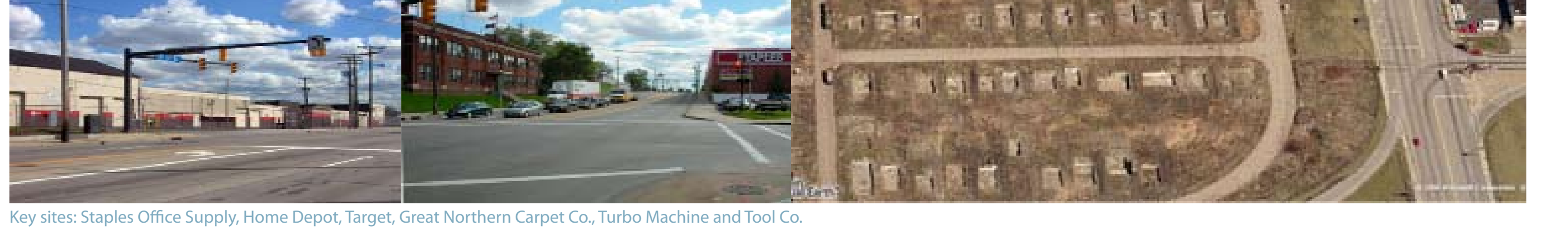
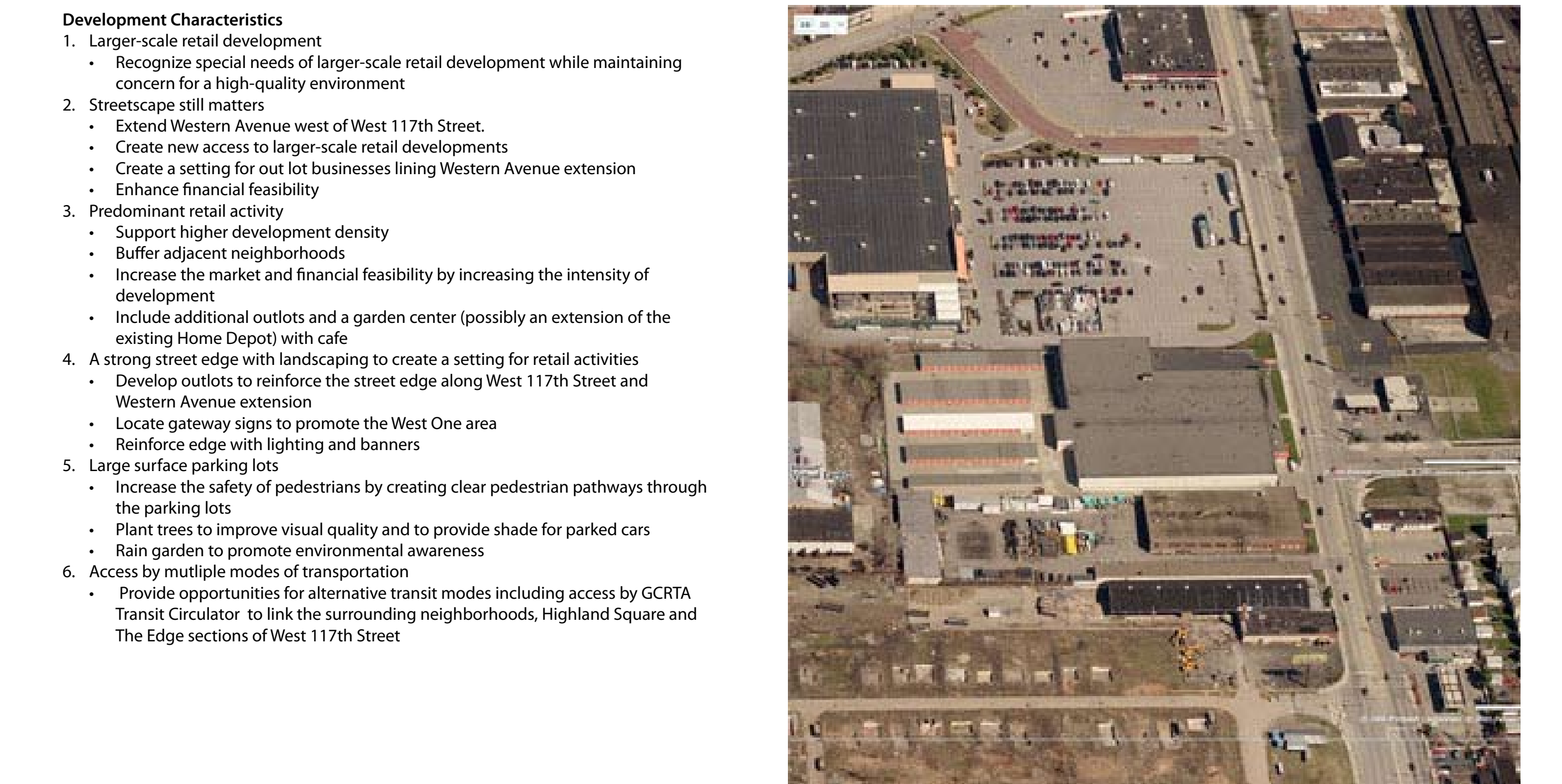
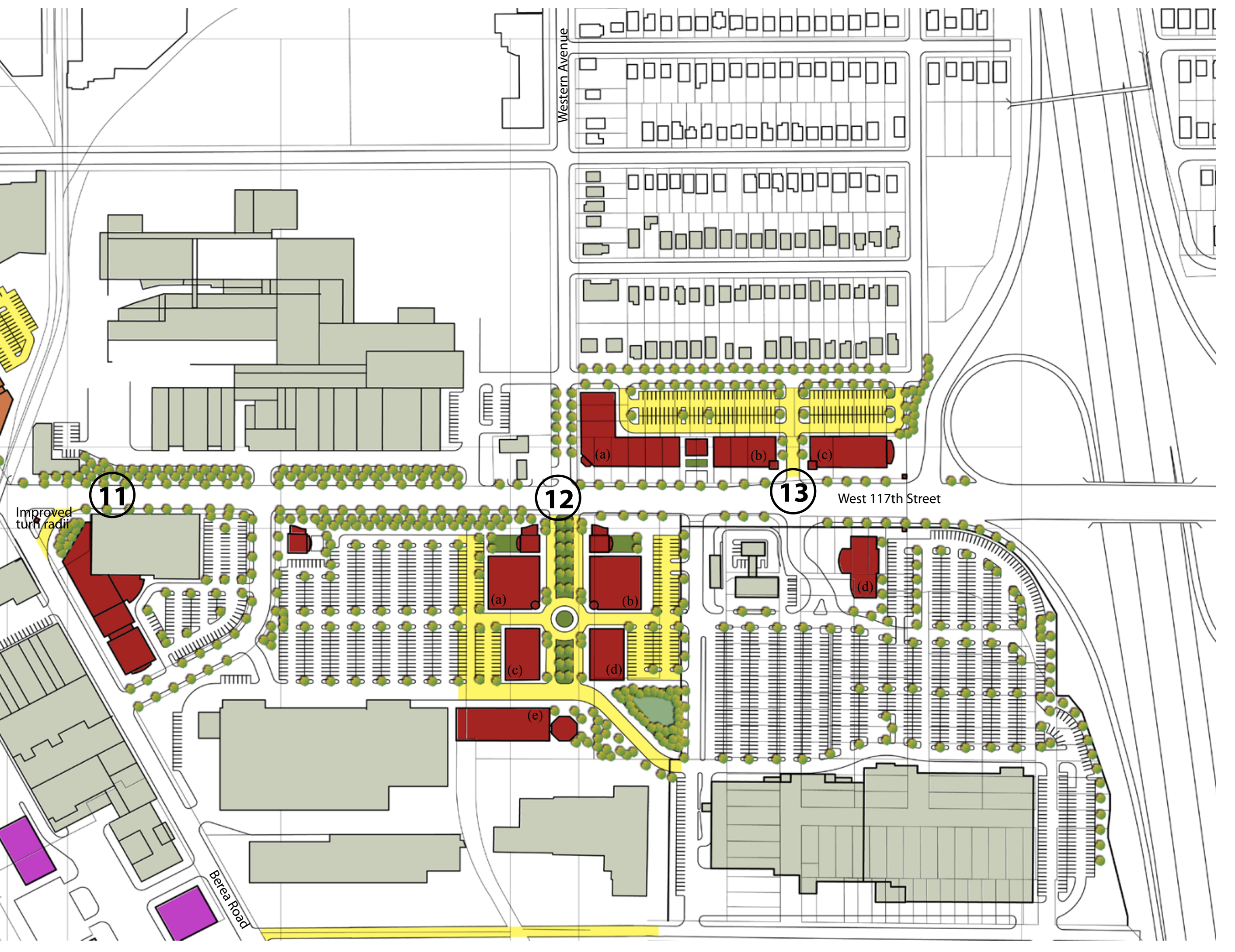
Key sites: Highland Square Tavern, RTA West 117th Street, Rapid Station, Aldi Supermarket, GrafTech, Storage

FRANKLIN BOULEVARD TO BERA ROAD HIGHLAND SQUARE

WEST ONE: BERA ROAD TO INTERSTATE-90



- 11 West 117th Street and Berea Road Intersection to Carbon Road**
 Roadway Improvements at the West 117th Street/Berea Road intersection to facilitate right turns for east bound traffic on Berea Road to West 117th Street
 29,000 sq. ft. single story retail addition to Staples development
 Outlot opportunity at Carbon Road
- 12 West 117th Street (west side) and Western Avenue Extension**
 two outlot opportunities
 (a) 15,000 sq. ft. retail building
 (b) 15,000 sq. ft. retail building
 (c) 10,000 sq. ft. retail building
 (d) 10,000 sq. ft. retail building
 (e) 20,000 sq. ft. retail building (possible landscaping/garden center with cafe on axis with Western Boulevard Extension)
- 13 West 117th Street (east side) to I-90**
 (a) 24,800 sq. ft. single story retail with small (2,000 sq. ft.) adjacent building
 (b) 10,000 sq. ft. single story retail building
 (c) 11,000 sq. ft. single story retail building
 (d) 10,000 sq. ft. outlot building



Key sites: Staples Office Supply, Home Depot, Target, Great Northern Carpet Co., Turbo Machine and Tool Co.

BEREA ROAD TO INTERSTATE-90 WEST ONE: