

WE PLAN  
**Wickliffe**

EUCLID AVE REDEVELOPMENT PLAN

# EUCLID AVENUE REDEVELOPMENT PLAN

**Steering Committee #3 Meeting**  
November 16, 2021

# AGENDA

- 01** SC 2 Review
- 02** Vacancy Analysis
- 03** Blighted Properties
- 04** Facade Conditions
- 05** Corridor-Wide Proposals
- 06** Revised PDAs

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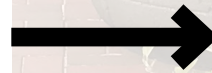
# SC 2 REVIEW

## OVERVIEW

How do we get

from here

to here?





# SC 2 REVIEW

## ENGAGEMENT SUMMARY

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### Priorities:

- Filling vacancies
- Improving overall look of the corridor
  - » Facades
  - » Roadway maintenance
  - » Streetscape enhancements

- Building a destination
  - » Commercial amenities
  - » Mix of uses
  - » Walkability

### Popular Areas for Redevelopment:

- Former ABB
- Former Ponderosa
- South of Lloyd Rd



# SC 2 REVIEW

## PRELIMINARY PDAS

- Business attraction / expansion
- Gathering spaces
- Job creation
- Streetscape improvements





# SC 2 REVIEW

## MARKET ANALYSIS

<b>RETAIL</b>	Can absorb approximately <b>100K sf</b> of <b>Full-Service Restaurants, Limited-Service Restaurants</b> , and <b>Food and Beverage Stores</b> , and <b>58K sf</b> of General Merchandise Stores.
<b>OFFICE</b>	<b>Doctors' Offices</b> only meeting 2.2% of demand. Unmet office space demand for <b>Advertising &amp; Marketing Services, Marketing Research &amp; Research Development, Computer Systems Design &amp; Management, Financial Services</b> , and <b>Environmental Consulting</b> (typical sizes span wide range).
<b>INDUSTRIAL</b>	Unmet demand for <b>Plastics Manufacturing</b> (75K-300K sf per plant), <b>Semi-Conductor Devices Manufacturing</b> (300K-3MM sf per plant and <b>75K-100K sf</b> for smaller parts), and a <b>Food &amp; Beverage Manufacturing Cluster</b> (150K-270K sf per plant)
<b>HOUSING</b>	Aging housing stock. Need to accommodate employees - more workers drive into city for work than leave, missed opportunity. Housing costs outpacing income growth - modernized, mixed-income housing needed.
<b>SMALL BUSINESS</b>	Create new opportunities through cultivation, incubation, and support to combat vacancy.



# AGENDA

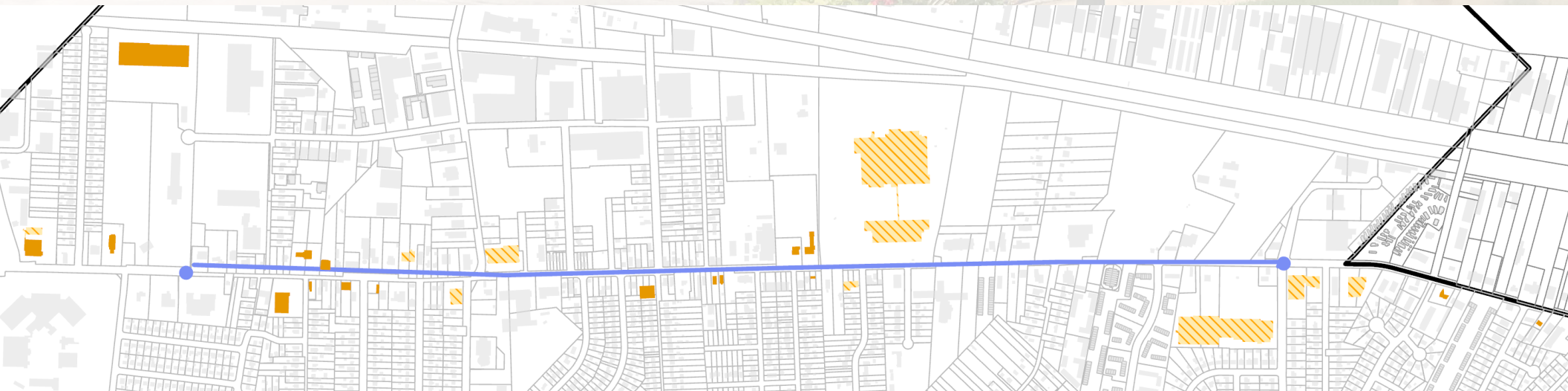
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# VACANCY ANALYSIS

## CORRIDOR MAP

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 Approximately 180,000 SF of **wholly vacant buildings**  
20 buildings total



 Approximately 122,000 SF of **vacant tenant space** within  
partially occupied buildings/properties  
16 spaces total



# VACANCY ANALYSIS

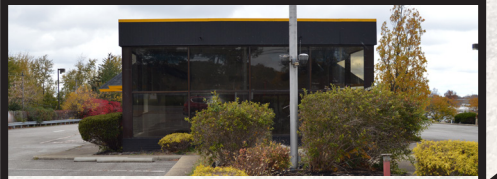
## SAMPLE SPACE INVENTORY



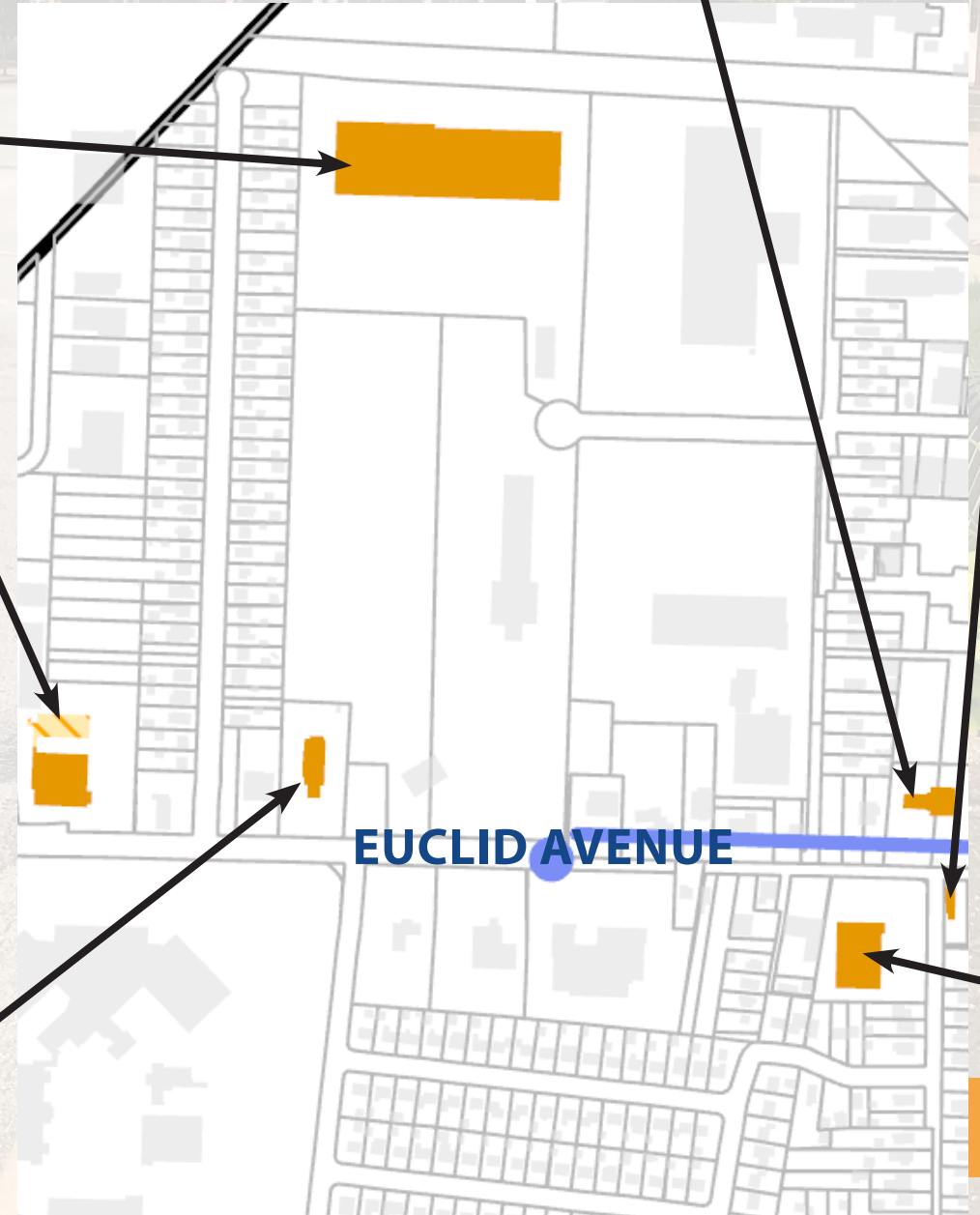
Address: 28801 Euclid Ave  
Name: Freeway Lanes  
Use: Bowling Alley  
SF: 93,208



Address: 28611 Euclid Ave  
Name: Mariachi  
Use: Restaurant  
SF: 3,922  
Name: Quality Inn  
Use: Hotel/ Motel Low Rise  
SF: 11,250  
Use: Hotel/ Motel Low Rise  
SF: 6,696



Address: 28711 Euclid Ave  
Name: McDonalds  
Use: Franchise Food  
SF: 5,244



Name: Fifth Third Bank  
Use: Bank/ Savings Institution  
SF: 4,114



Address: 29000 Euclid Ave  
Name: John's Bar & Grille  
Use: Bar/ Lounge  
SF: 1,364

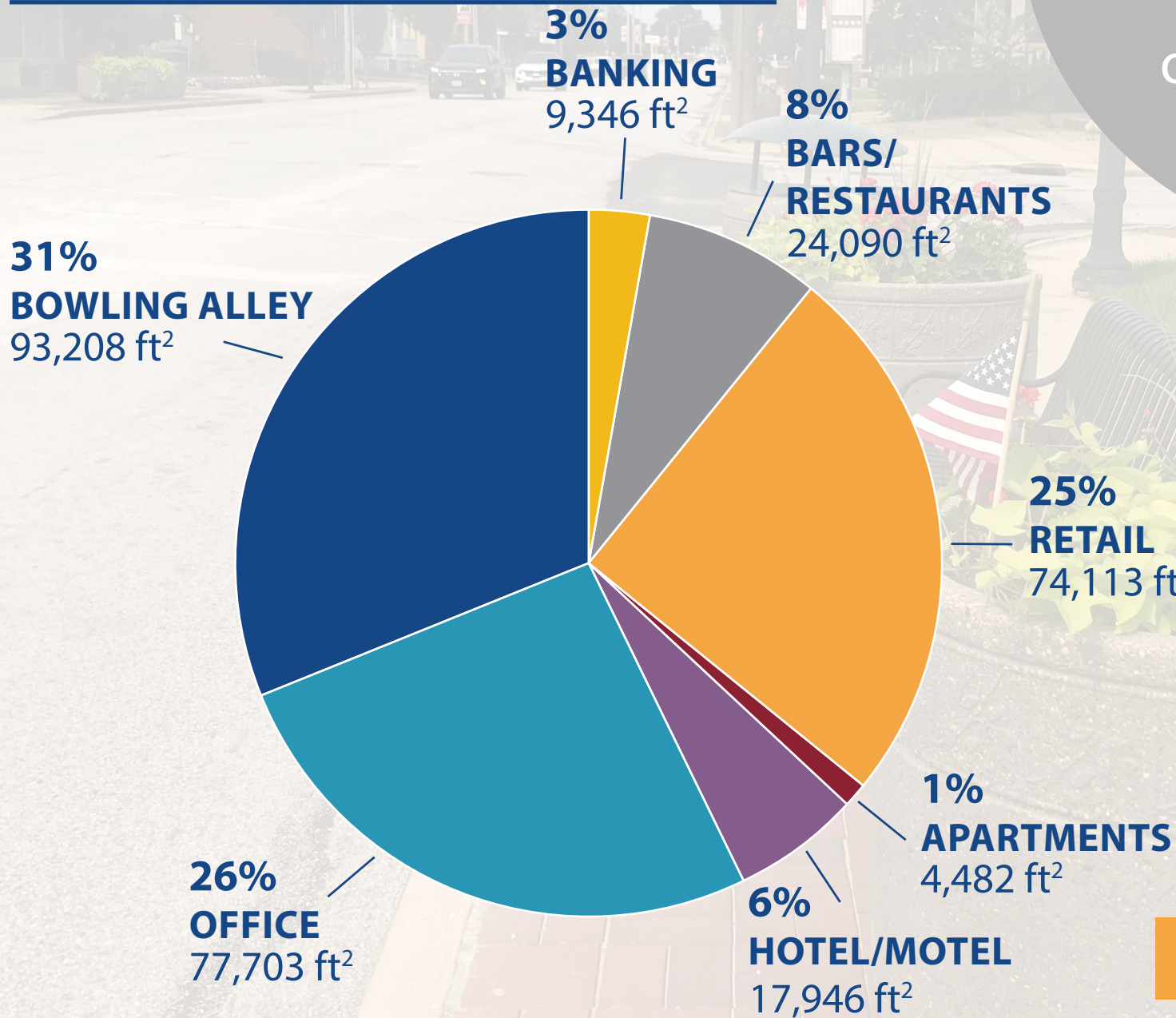


Address: 28940 Euclid Ave  
Use: Discount Store/ Food  
SF: 9,542  
Use: Social/Fraternal Hall  
SF: 6,622



# VACANCY ANALYSIS

## SPACE PER USE



How does this align with current opportunities?



# VACANCY ANALYSIS

## APPLIED MARKET ANALYSIS

	<b>MATCHES</b>	<b>MISMATCHES</b>
<b>RETAIL</b>	<p>15 vacant retail spaces with an average square footage of ~3,200, generally matching with demand for health and personal care stores, electronic stores, hobby and bookstores.</p> <p>7 vacant restaurants with square footage between 1,200 and 6,600.</p>	<p>Available square footage would satisfy 13% of retail demand.</p> <p>Available square footage would satisfy 13% of demand for restaurants.</p>
<b>OFFICE</b>	<p>5 former office spaces with varying capacities to house physician offices (only 2% local capture currently).</p> <p>Significant demand for larger scale office, there are at least 2 current vacancies of this size.</p>	<p>Available square footage would not satisfy all demand for specialized larger scale retail.</p>

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# BLIGHT

## OHIO REVISED CODE: CRITERIA 1

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Meets **one** of the following conditions:

- (a) A structure that is **dilapidated, unsanitary, unsafe, or vermin infested** and that because of its condition has been designated by an agency that is responsible for the enforcement of housing, building, or fire codes as **unfit for human habitation or use**;
- (b) The property poses a **direct threat to public health or safety** in its present condition by reason of **environmentally hazardous conditions, solid waste pollution, or contamination**;
- (c) Tax or special assessment delinquencies exceeding the fair value of the land that remain unpaid thirty-five days after notice to pay has been mailed.



# BLIGHT

## OHIO REVISED CODE: CRITERIA 2

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Meets **two** of the following conditions:

- (a) Dilapidation and deterioration;
- (b) Age and obsolescence;
- (c) Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- (d) Unsafe and unsanitary conditions;
- (e) Hazards that endanger lives or properties by fire or other causes;
- (f) Noncompliance with building, housing, or other codes;
- (g) Nonworking or disconnected utilities;
- (h) Is vacant or contains an abandoned structure;
- (i) Excessive dwelling unit density;
- (j) Is located in an area of defective or inadequate street layout;
- (k) Overcrowding of buildings on the land;
- (l) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (m) Vermin infestation;
- (n) Extensive damage or destruction caused by a major disaster when the damage has not been remediated within a reasonable time;
- (o) Identified hazards to health and safety that are conducive to ill health, transmission of disease, juvenile delinquency, or crime;
- (p) Ownership or multiple ownership of a single parcel when the owner, or a majority of the owners of a parcel in the case of multiple ownership, cannot be located.



# BLIGHT

## POSSIBLE PROPERTIES

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# BLIGHT

## POSSIBLE PROPERTIES

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# FACADE CONDITIONS

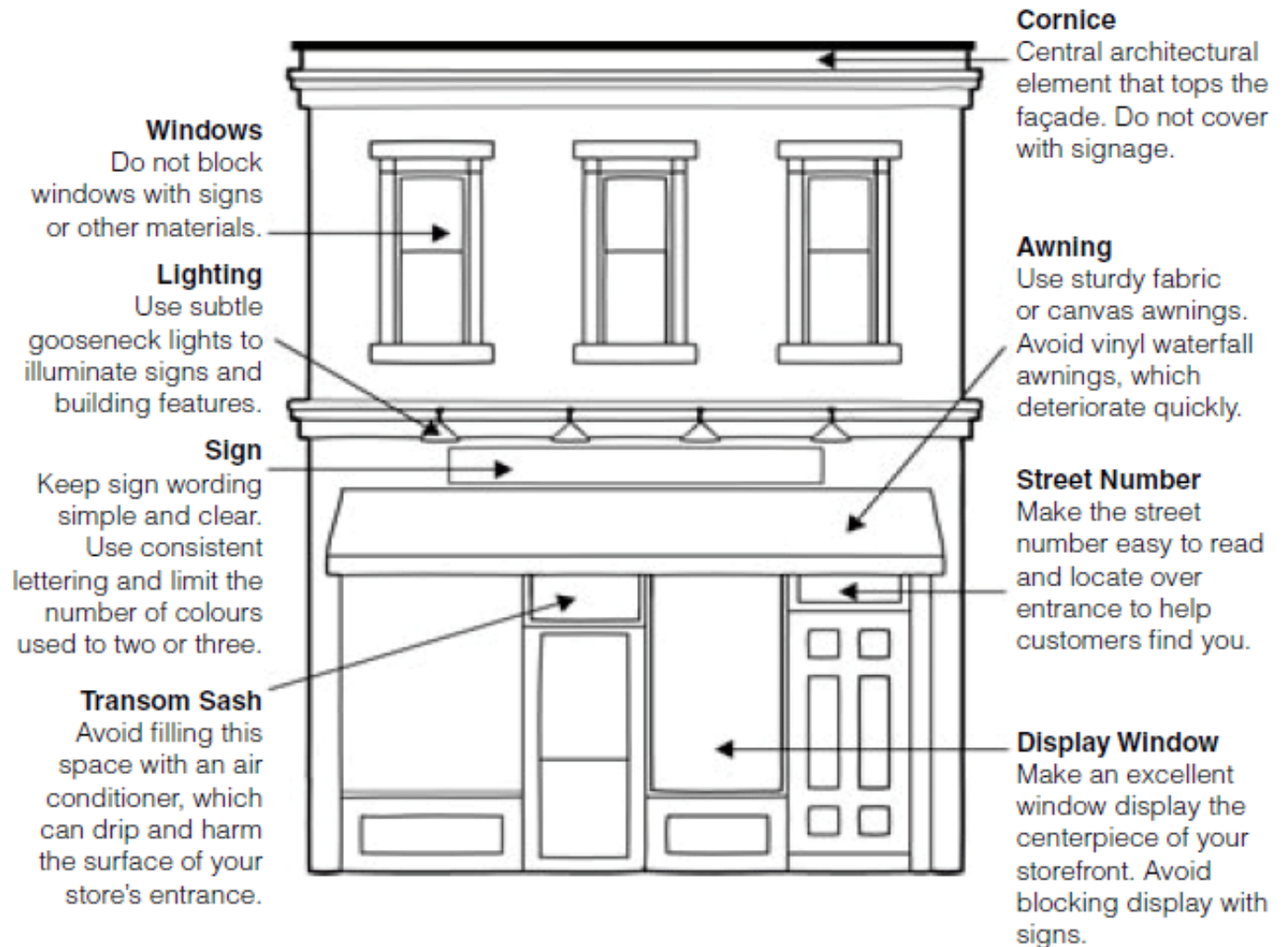
## CRITERIA

### BASIC

- Material
- Scale
- Activation
- Signage
- Entry
- Accessibility
- Condition

### ADVANCED

- Proportion
- Composition
- Rhythm
- Detail
- Solid/Void





# FACADE CONDITIONS

"GOOD" EXAMPLE





# FACADE CONDITIONS

"FAIR" EXAMPLE





# FACADE CONDITIONS

“POOR” EXAMPLE

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# CORRIDOR-WIDE CONCEPTS

## DESIGN STRATEGIES

- Menu of Options
  - » Possible strategies to achieve the vision for the corridor
    - Multiple strategies can be applied throughout corridor
    - Can be phased in as properties are retrofitted, and/or supported with a dedicated streetscaping project





# CORRIDOR-WIDE CONCEPTS

## DESIGN OPTIONS

# I

## DEFINING THE EDGE

- PROVIDES **VISUAL INTEREST** AND **INCREASED PEDESTRIAN COMFORT** WITH PLANTERS, FENCING, TREELINES, PARKING STOPS, RETAINING WALLS, LANDSCAPING, OR BUILDINGS (LONG-TERM)

PHOTO SOURCE: SMART GROWTH AMERICA



STEERING COMMITTEE #3



# CORRIDOR-WIDE CONCEPTS

## DESIGN OPTIONS

# 2

## PRIORITIZE PEDESTRIANS

- ENSURE PEDESTRIANS HAVE **COMFORTABLE ACCESS** TO ALL BUSINESSES
- IMPROVE CROSSWALK FREQUENCY
- INSTALL HIGH-VISIBILITY CROSSWALKS ON ALL APPROACHES
- PARMA HEIGHTS EXAMPLE- ROAD NOW RETROFITTED WITH HIGH VIZ CROSSINGS (STILL 5 LANES)





# CORRIDOR-WIDE CONCEPTS

## DESIGN OPTIONS

### 3

## MANAGE PARKING

- RELOCATE SPOTS AWAY FROM THE STREET AND UTILIZE SIGNAGE **EASILY SEEN BY DRIVERS**
- ENCOURAGE SHARING ACROSS COMPATIBLE BUSINESSES; “PARK ONCE AND WALK”
- RETROFIT LARGE LOTS WITH GREENERY, TRAFFIC CALMING, **PEDESTRIAN PROMENADE**

PHOTO SOURCE: BUILD A BETTER BURB



STEERING COMMITTEE #3



# CORRIDOR-WIDE CONCEPTS

## DESIGN OPTIONS

# 4

## REDUCE CURBCUTS

- ELIMINATING REDUNDANCIES AND NARROWING DRIVES ENCOURAGES PEDESTRIAN AND DRIVER SAFETY
- THERE ARE GOOD EXAMPLES ON THE CORRIDOR TODAY THAT REDUCE VISUAL GAPS; FORMALIZE ZONES; PROVIDE SAFETY BENEFITS FOR PEDESTRIANS AND DRIVERS





# CORRIDOR-WIDE CONCEPTS

## DESIGN OPTIONS

# 5

## ENHANCE PUBLIC SPACE

- PROVIDE **RESTING AREAS**
- BENCHES, SMALL PARKS, PARKLETS, AND PLAZAS ALL HELP
- CAN BE **SIMPLE**, LIKE LEE @ LOMOND IN SHAKER

PHOTO SOURCE: BEHNKE LANDSCAPE ARCHITECTURE



STEERING COMMITTEE #3



# CORRIDOR-WIDE CONCEPTS

## DESIGN OPTIONS

# 6

## LIGHTING

- INCREASES FEELINGS **SAFETY AND COMFORT**
- PEDESTRIAN-SCALED LIGHTING PROVIDES **ATMOSPHERE** - STRING LIGHTS, WRAPPED TREES, FACADE AND LANDSCAPE UPLIGHTING
- INCREASES **VISIBILITY** OF ALL ROAD USERS



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# CORRIDOR-WIDE CONCEPTS

## DESIGN OPTIONS

# 7

## RETROFITTING USE

- **MIXING USES** PROMOTES LONG-TERM RESILIENCY
- **DENSITY** ENCOURAGES DEVELOPMENT PRESSURE NEAR ARTERIALS
- **RETROFIT FACADES (LINERS)**

PHOTO SOURCE: BALTHAZAR ELYADAPTIVE (SCHOOL TO APARTMENTS)



STEERING COMMITTEE #3



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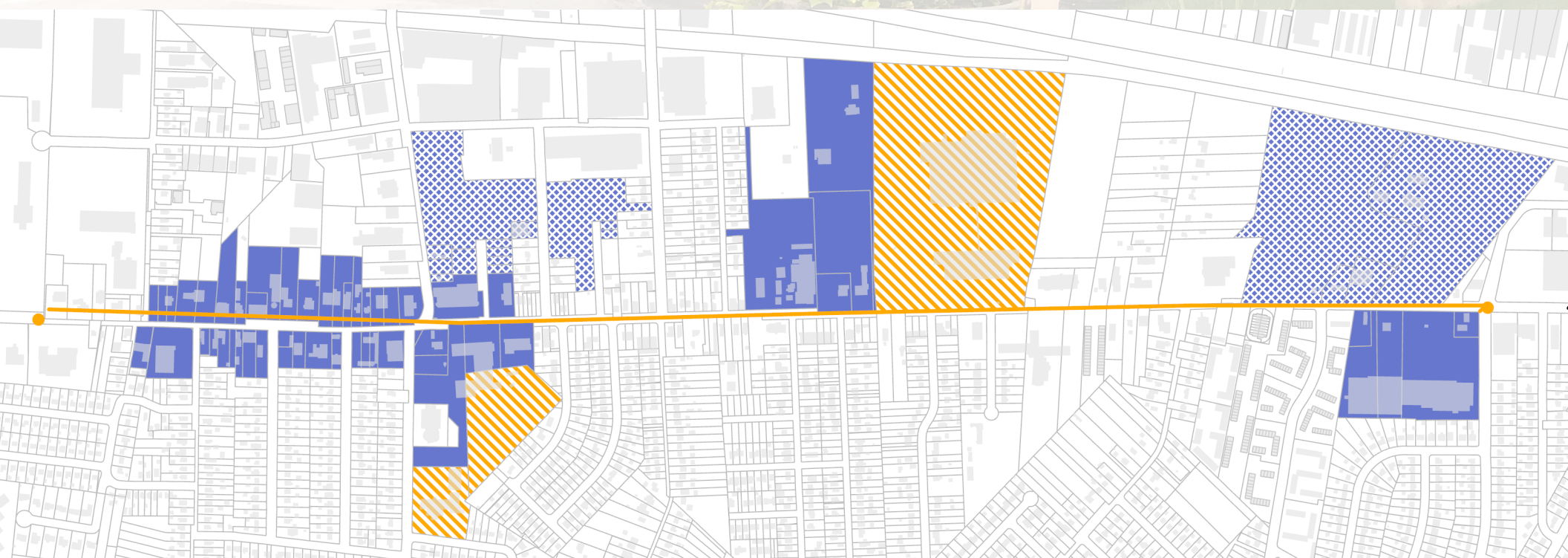
# REVISED PDAS

## DEVELOPMENT AREAS

 Under Development

 Proposed Priority

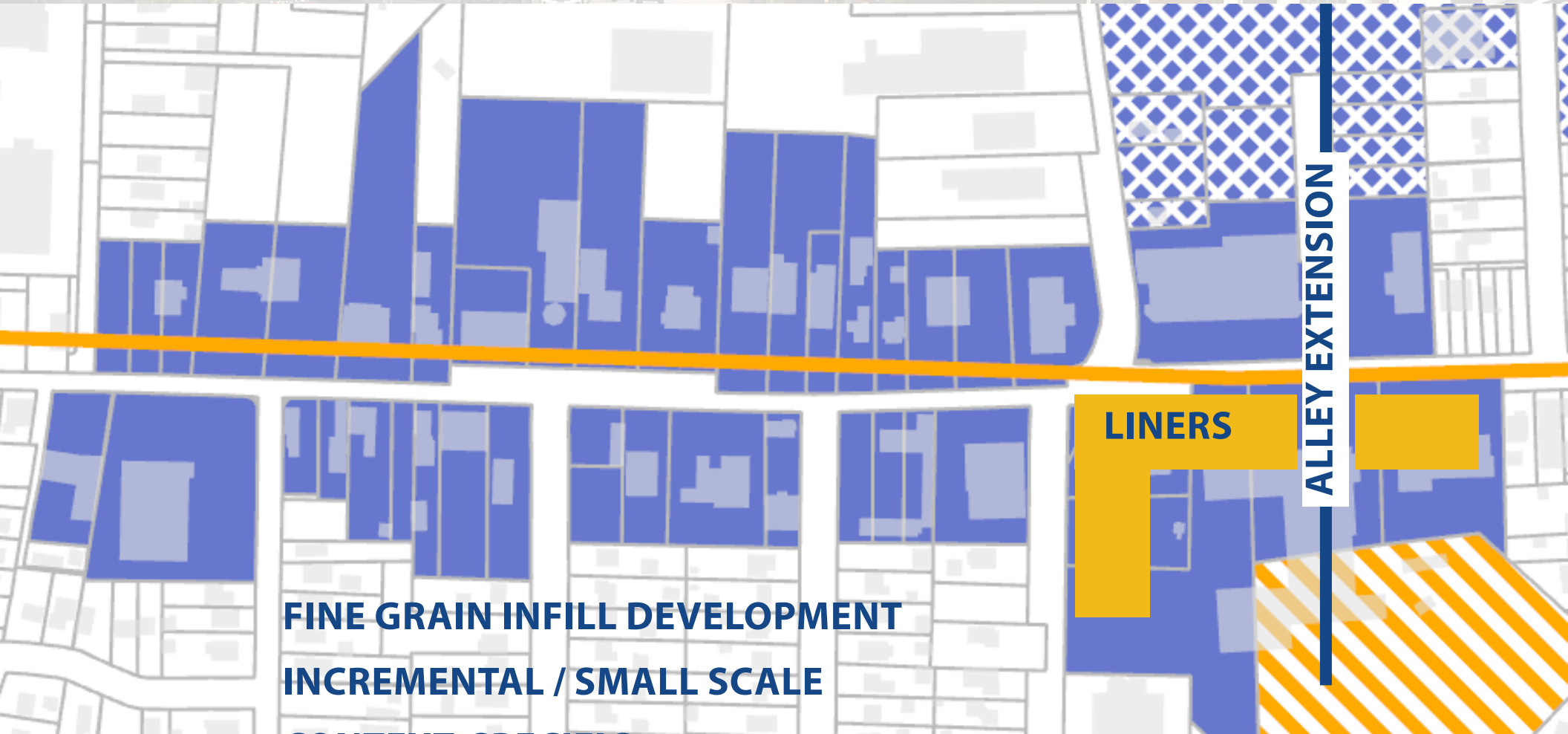
 Proposed Future





# REVISED PDAS

## PDA 1 CONCEPT DEVELOPMENT



**FINE GRAIN INFILL DEVELOPMENT  
INCREMENTAL / SMALL SCALE  
CONTEXT-SPECIFIC  
REDEVELOPMENT**

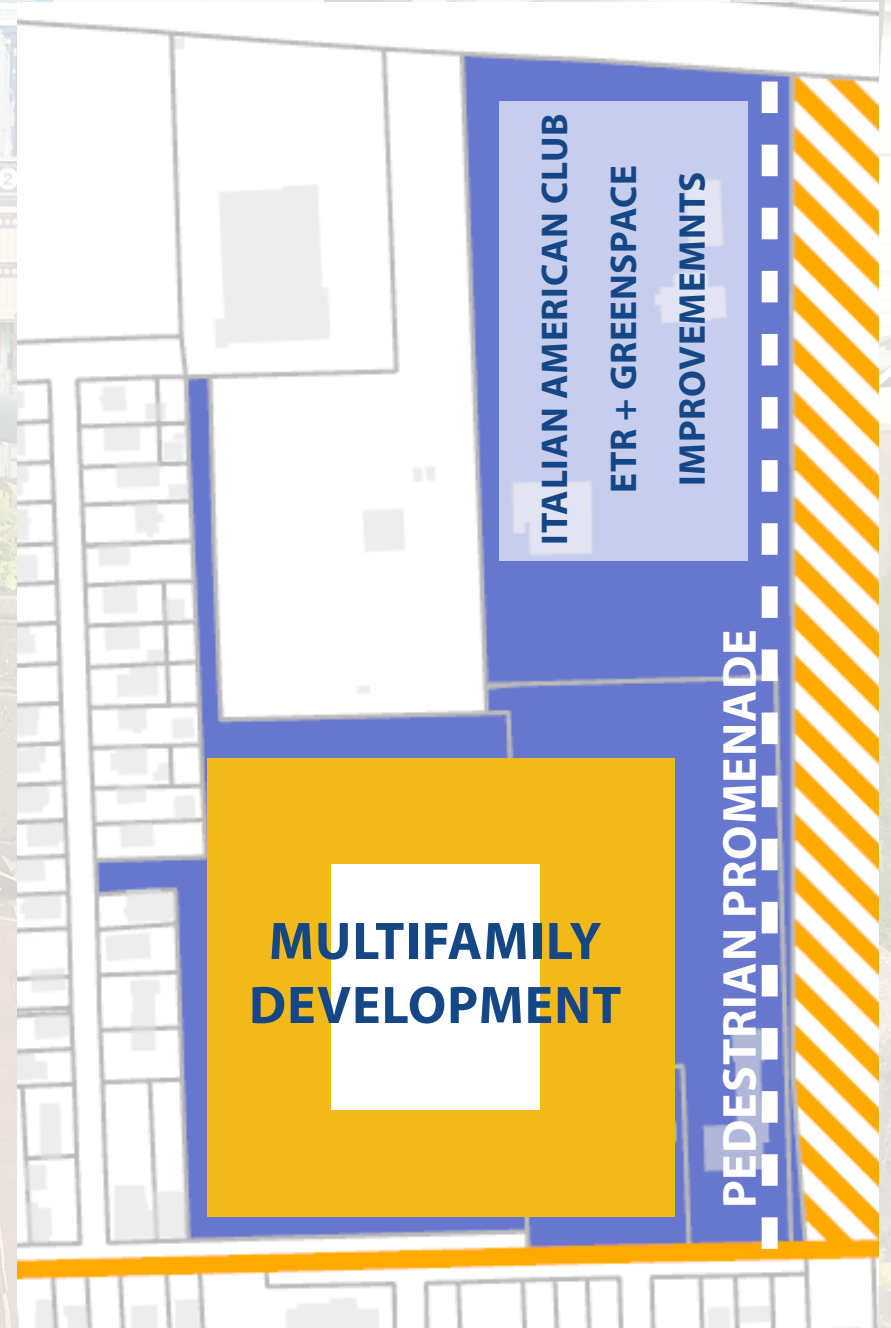
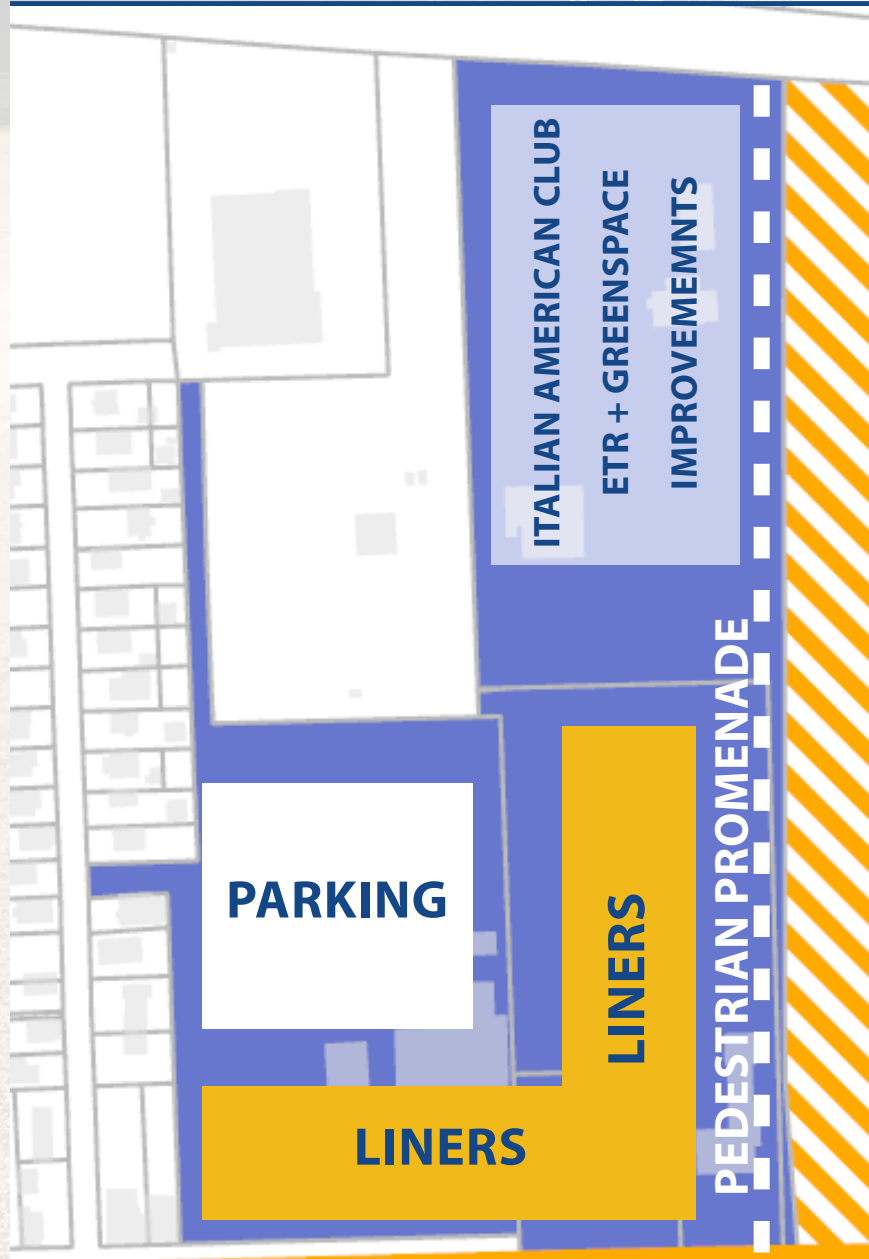
**LINERS**

**ALLEY EXTENSION**



# REVISED PDAS

## PDA 2 CONCEPT DEVELOPMENT





# REVISED PDAS

## PDA 3 CONCEPT DEVELOPMENT

