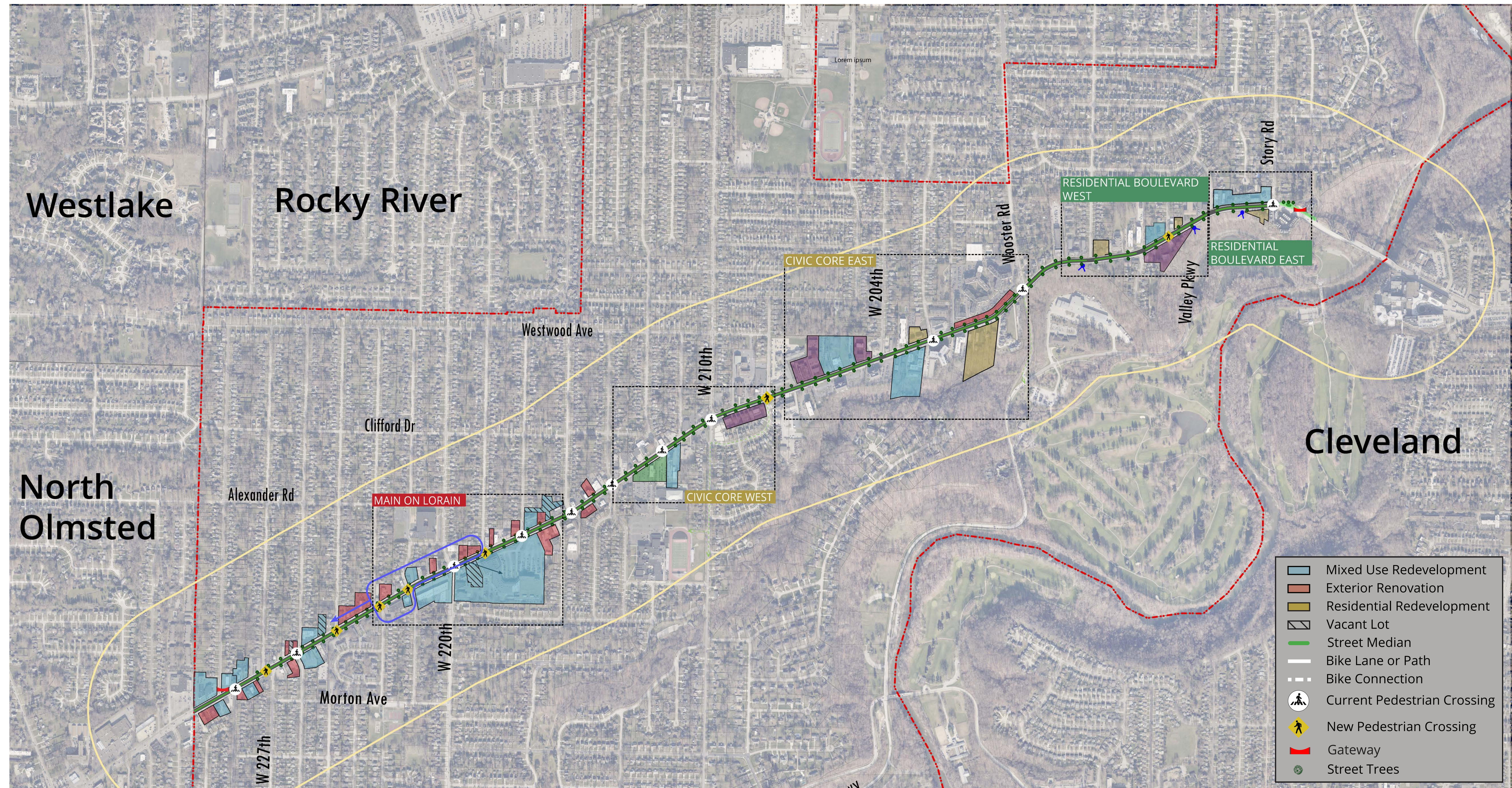


# CORRIDOR DEVELOPMENT SCENARIOS: OVERVIEW MAP

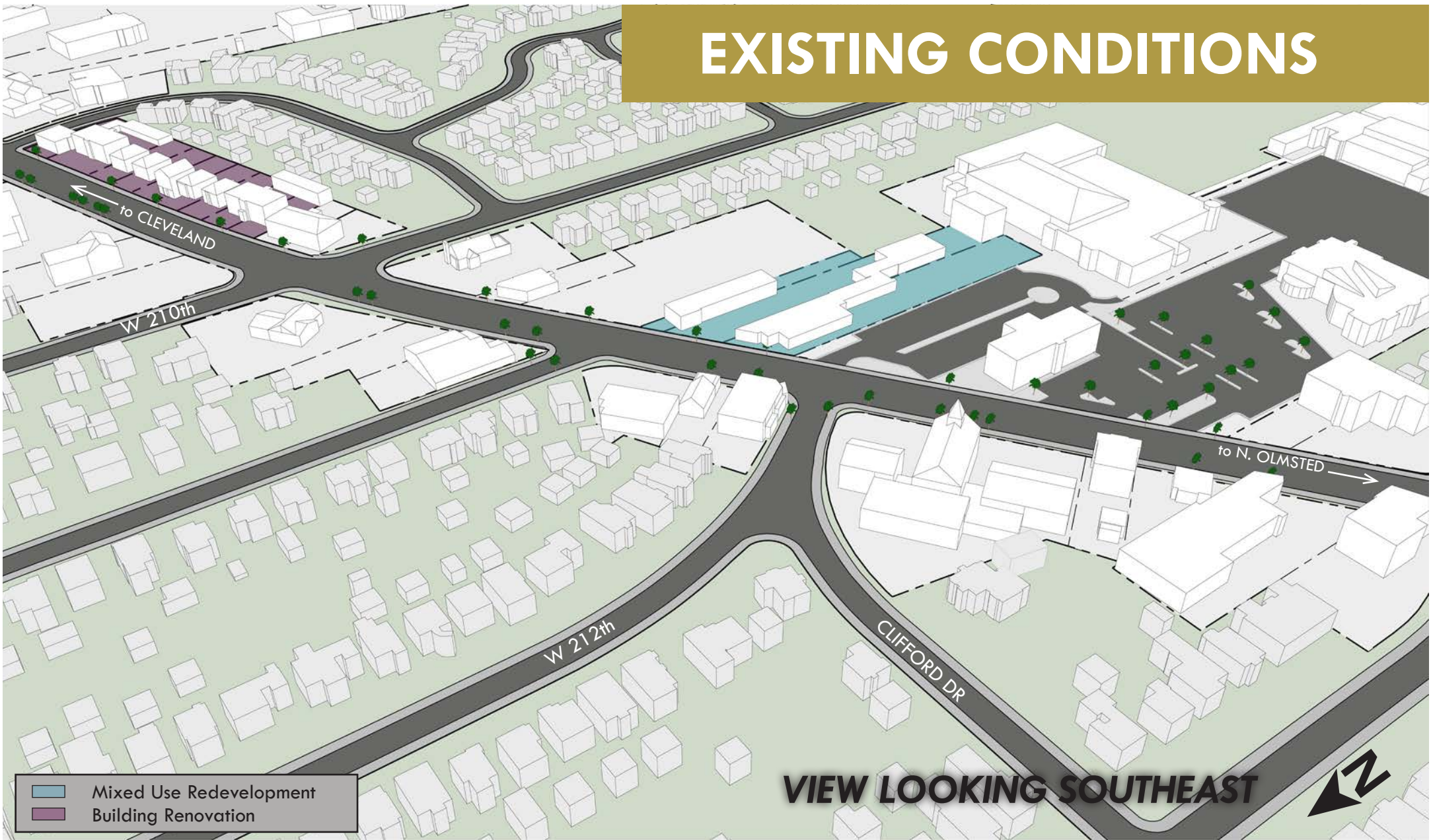
The map below shows an overview of the Lorain Road Corridor and identifies locations with the potential for redevelopment and investment along the corridor. Five of these areas have been selected as focus areas for the creation of Development Scenarios, which are shown in more detail on separate boards. Development Scenarios are high-level, conceptual drawings designed to spark discussion and allow the community to identify its preferred development types along the corridor which will help target updates to local land use, zoning, and development regulations to support redevelopment and economic growth on Lorain Road.





# CORRIDOR DEVELOPMENT SCENARIOS: CIVIC CORE WEST

## EXISTING CONDITIONS



## DEVELOPMENT SCENARIOS LEGEND



## COMMENTS? QUESTIONS?

## DEVELOPMENT SCENARIOS

Place a **GREEN** dot under your preferred development scenario for the future of this area of Lorain Road. Leave any additional comments, questions, or ideas in the comment box above.

### NEW GREENSPACE



### MIXED USE DEVELOPMENT

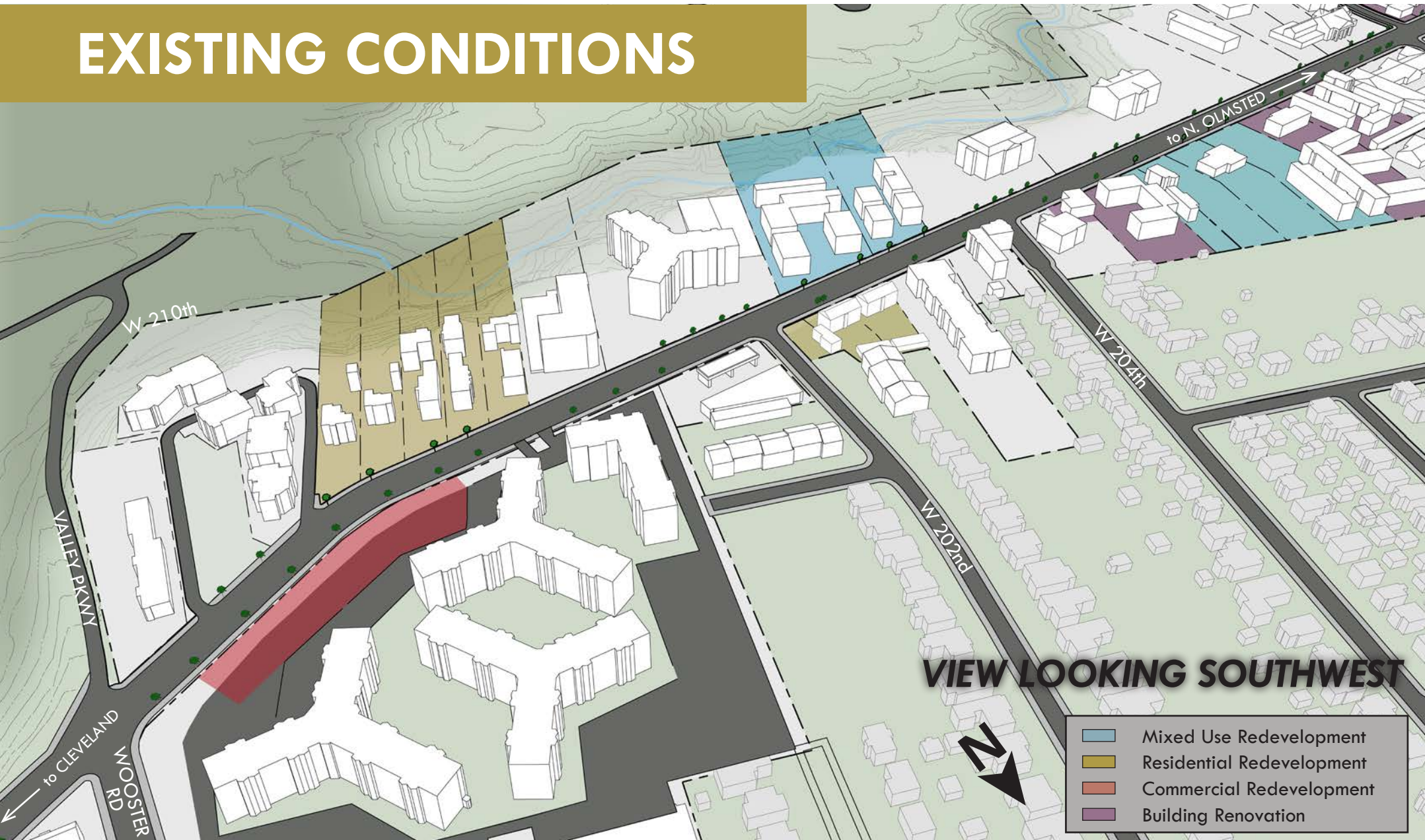


### ALTERNATE MIXED USE DEVELOPMENT




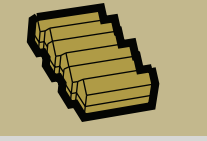



# CORRIDOR DEVELOPMENT SCENARIOS: CIVIC CORE EAST

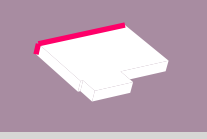


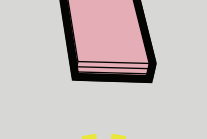
DEVELOPMENT SCENARIOS LEGEND


COMMERCIAL REDEVELOPMENT


RESIDENTIAL REDEVELOPMENT


MIXED USE REDEVELOPMENT


BUILDING/STOREFRONT RENOVATIONS


PARKING DECK


INTERSECTION IMPROVEMENTS

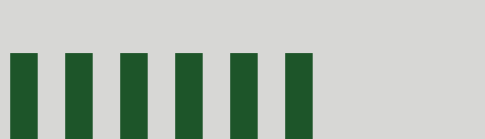
SCENIC OVERLOOK


STREETSCAPE ENHANCEMENTS

CONSOLIDATED PARKING

BIKE CONNECTIONS

CITY GATEWAY

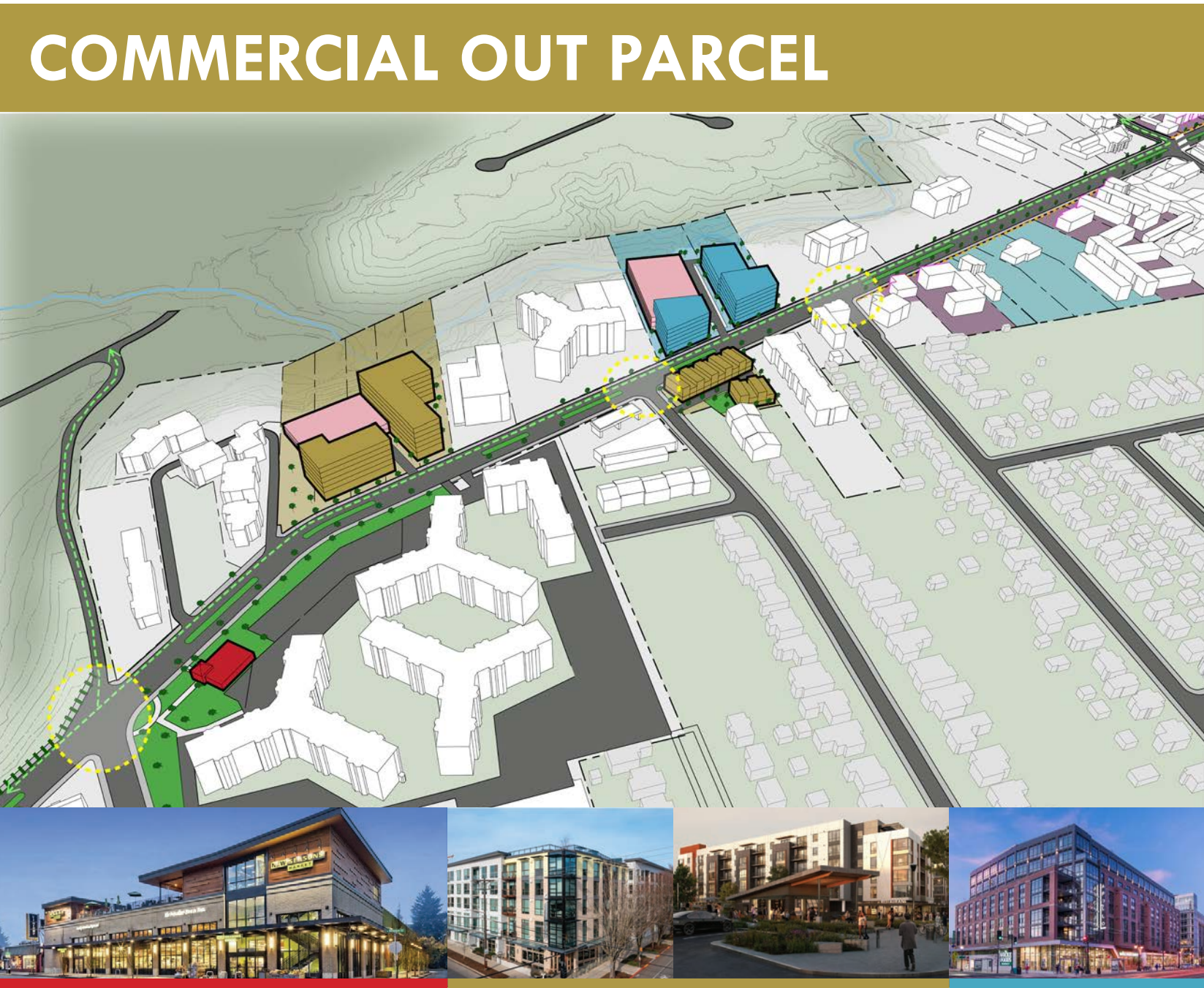
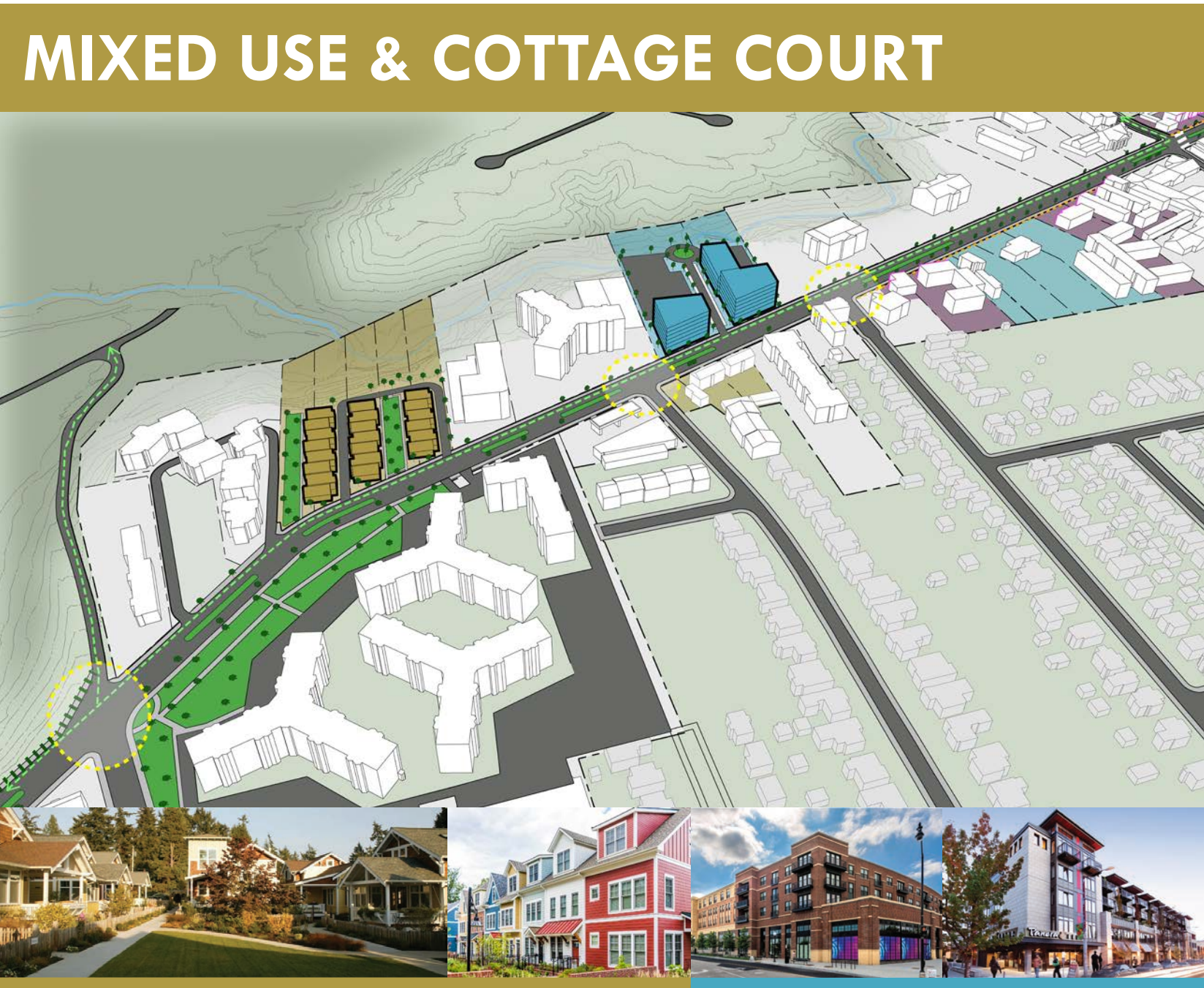
NEW PEDESTRIAN CROSSING

POTENTIAL GREENWAY PARK

COMMENTS? QUESTIONS?

## DEVELOPMENT SCENARIOS

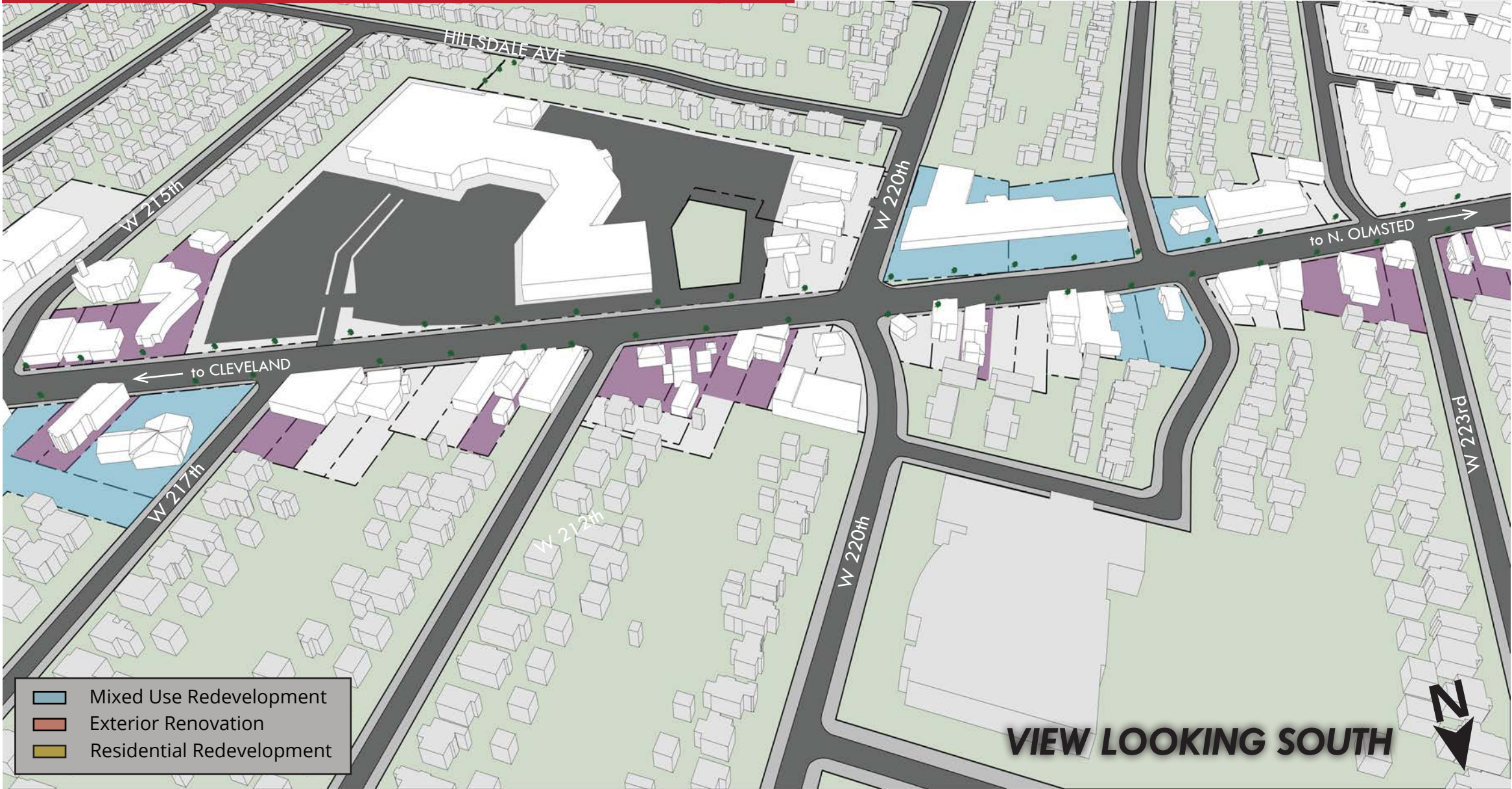
Place a **GREEN** dot under your preferred development scenario for the future of this area of Lorain Road. Leave any additional comments, questions, or ideas in the comment box above.





# CORRIDOR DEVELOPMENT SCENARIOS: MAIN ON LORAIN

## EXISTING CONDITIONS



## DEVELOPMENT SCENARIOS LEGEND

COMMERCIAL REDEVELOPMENT

RESIDENTIAL REDEVELOPMENT

MIXED USE REDEVELOPMENT

BUILDING/STOREFRONT RENOVATIONS

PARKING DECK

INTERSECTION IMPROVEMENTS

SCENIC OVERLOOK

STREETSCAPE ENHANCEMENTS

CONSOLIDATED PARKING

BIKE CONNECTIONS

CITY GATEWAY

NEW PEDESTRIAN CROSSING

POTENTIAL GREENWAY PARK

## COMMENTS? QUESTIONS?

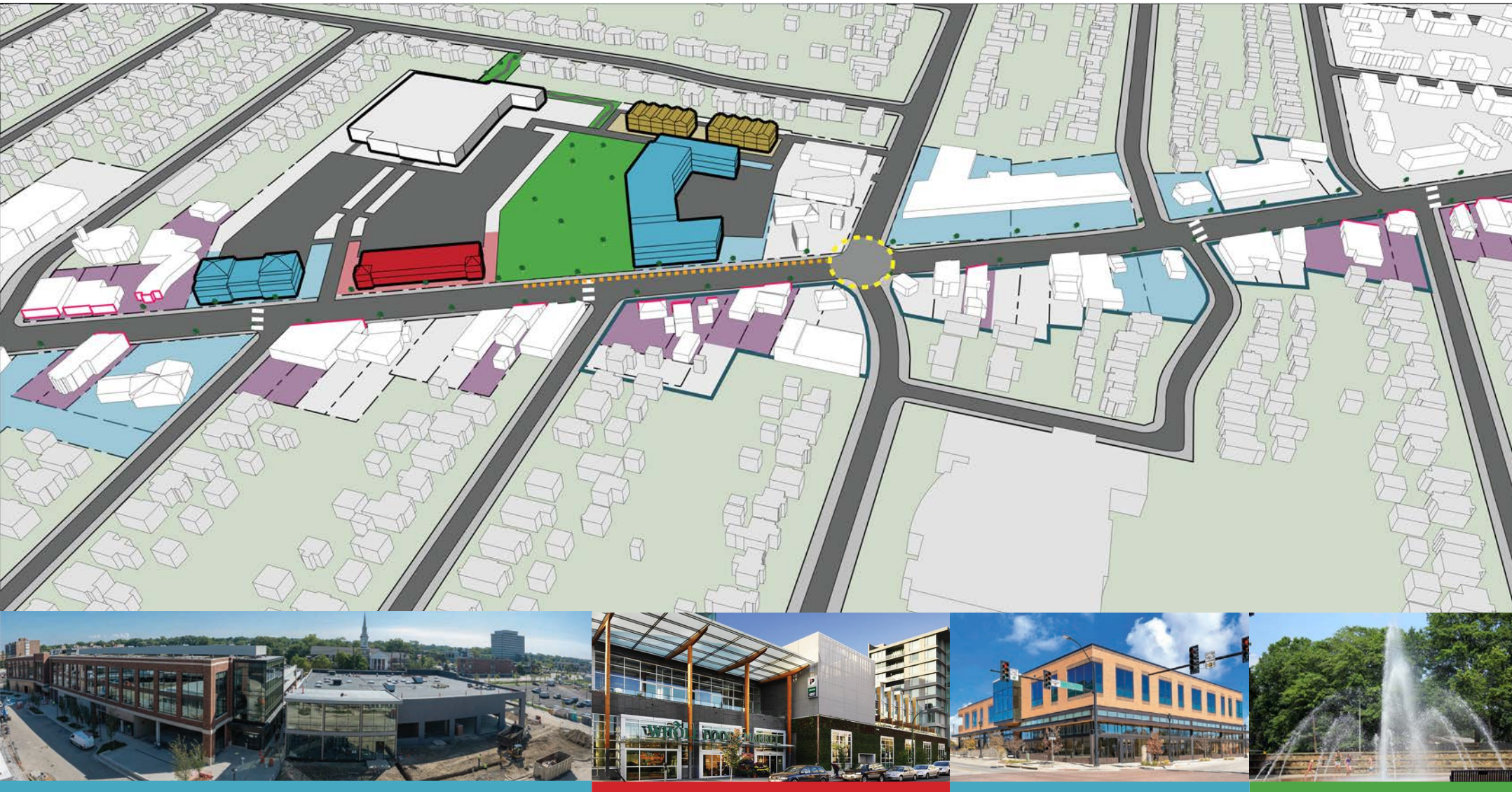
## DEVELOPMENT SCENARIOS

Place a **GREEN** dot under your preferred development scenario for the future of this area of Lorain Road. Leave any additional comments, questions, or ideas in the comment box above.

## OUTPARCEL DEVELOPMENT



## INTERMEDIATE MIXED USE REDEVELOPMENT

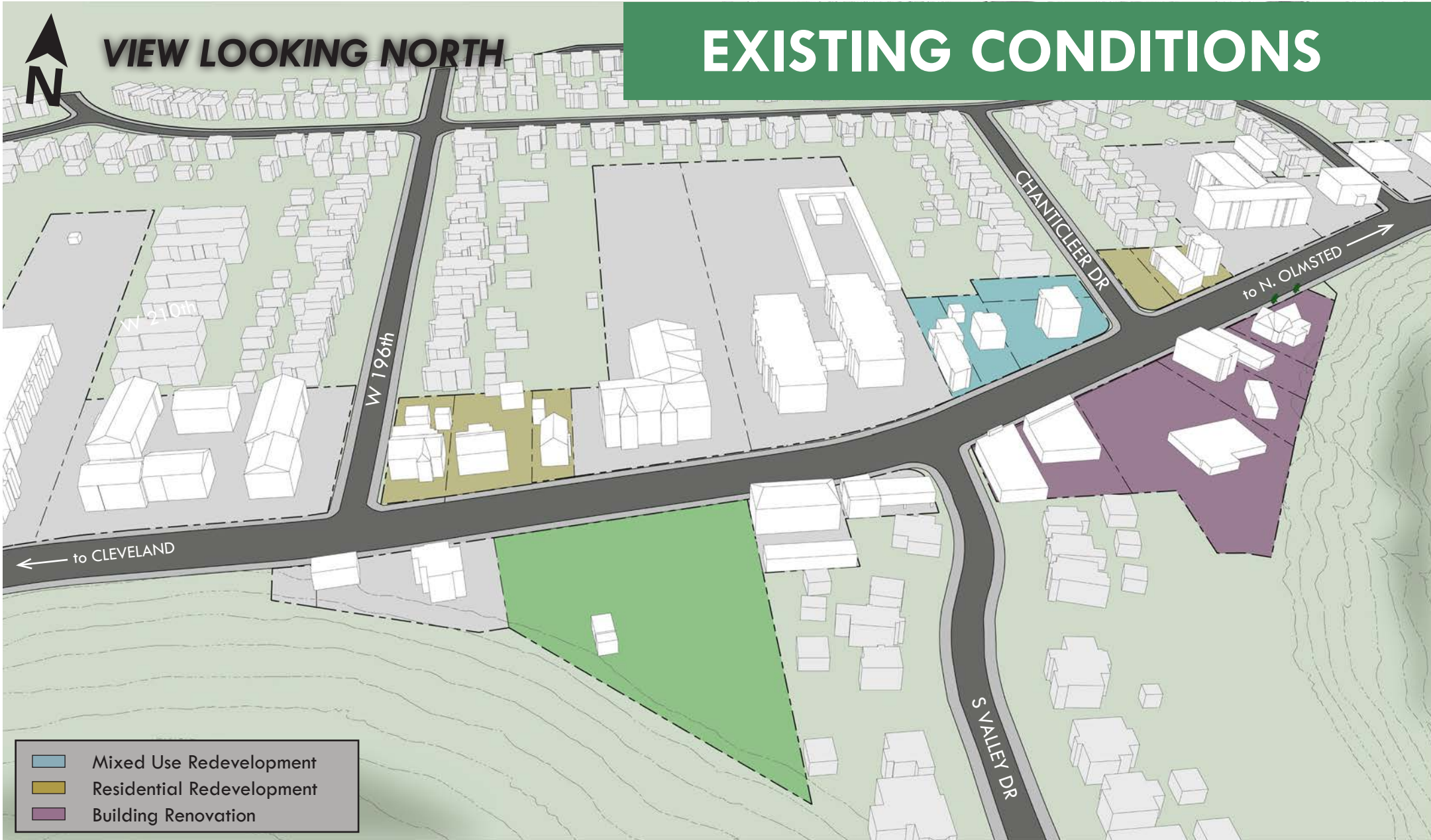


## FULL MIXED USE REDEVELOPMENT

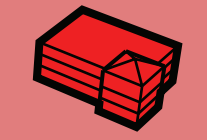


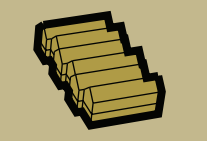


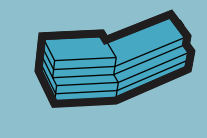
CORRIDOR DEVELOPMENT SCENARIOS:  
RESIDENTIAL BOULEVARD WEST

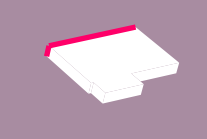


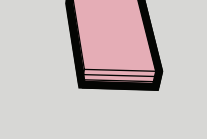
DEVELOPMENT SCENARIOS LEGEND


 COMMERCIAL REDEVELOPMENT


 RESIDENTIAL REDEVELOPMENT


 MIXED USE REDEVELOPMENT


 BUILDING/STOREFRONT RENOVATIONS


 PARKING DECK


 INTERSECTION IMPROVEMENTS


 SCENIC OVERLOOK


 STREETScape ENHANCEMENTS

 CONSOLIDATED PARKING

 BIKE CONNECTIONS

 CITY GATEWAY

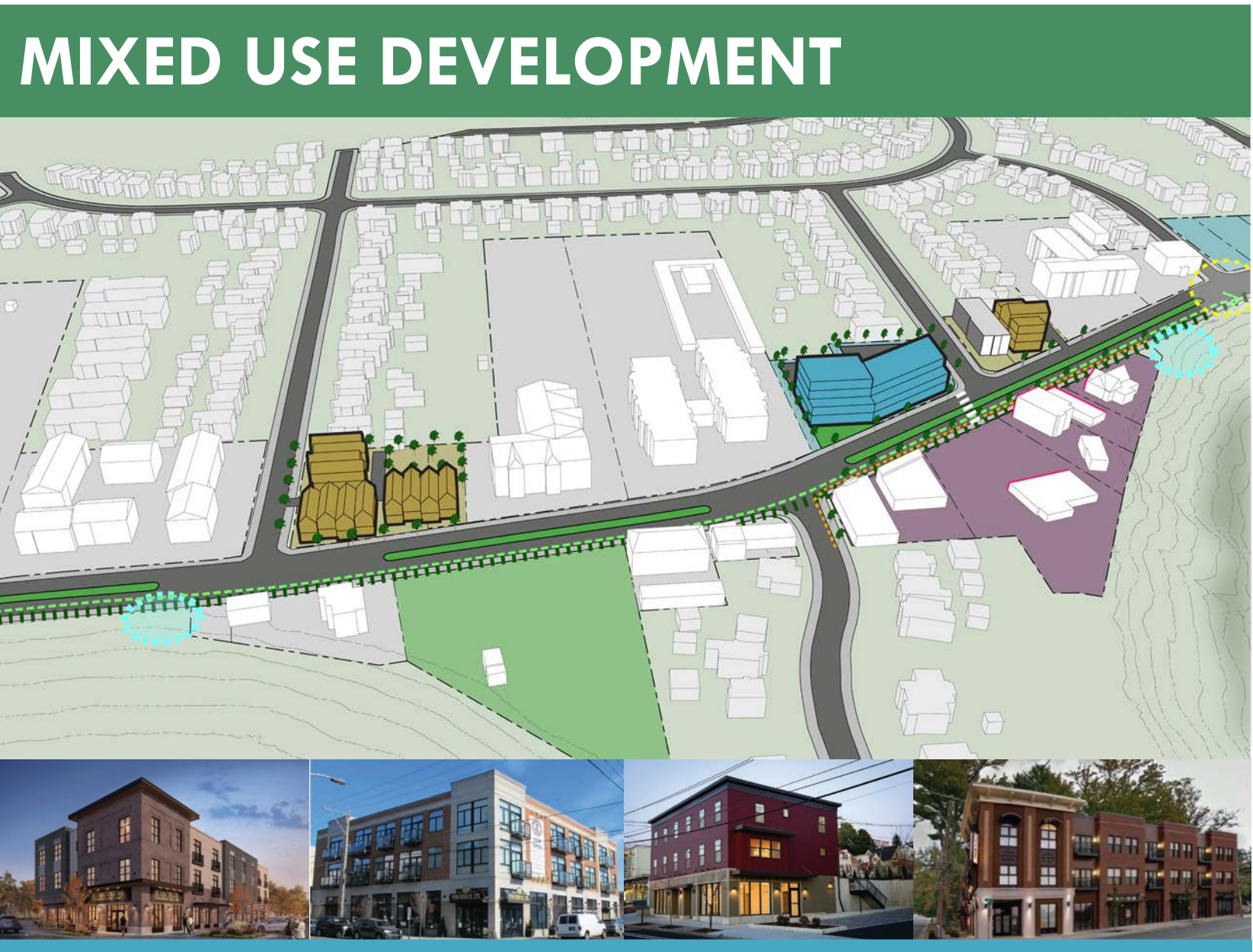
 NEW PEDESTRIAN CROSSING

 POTENTIAL GREENWAY PARK

COMMENTS? QUESTIONS?

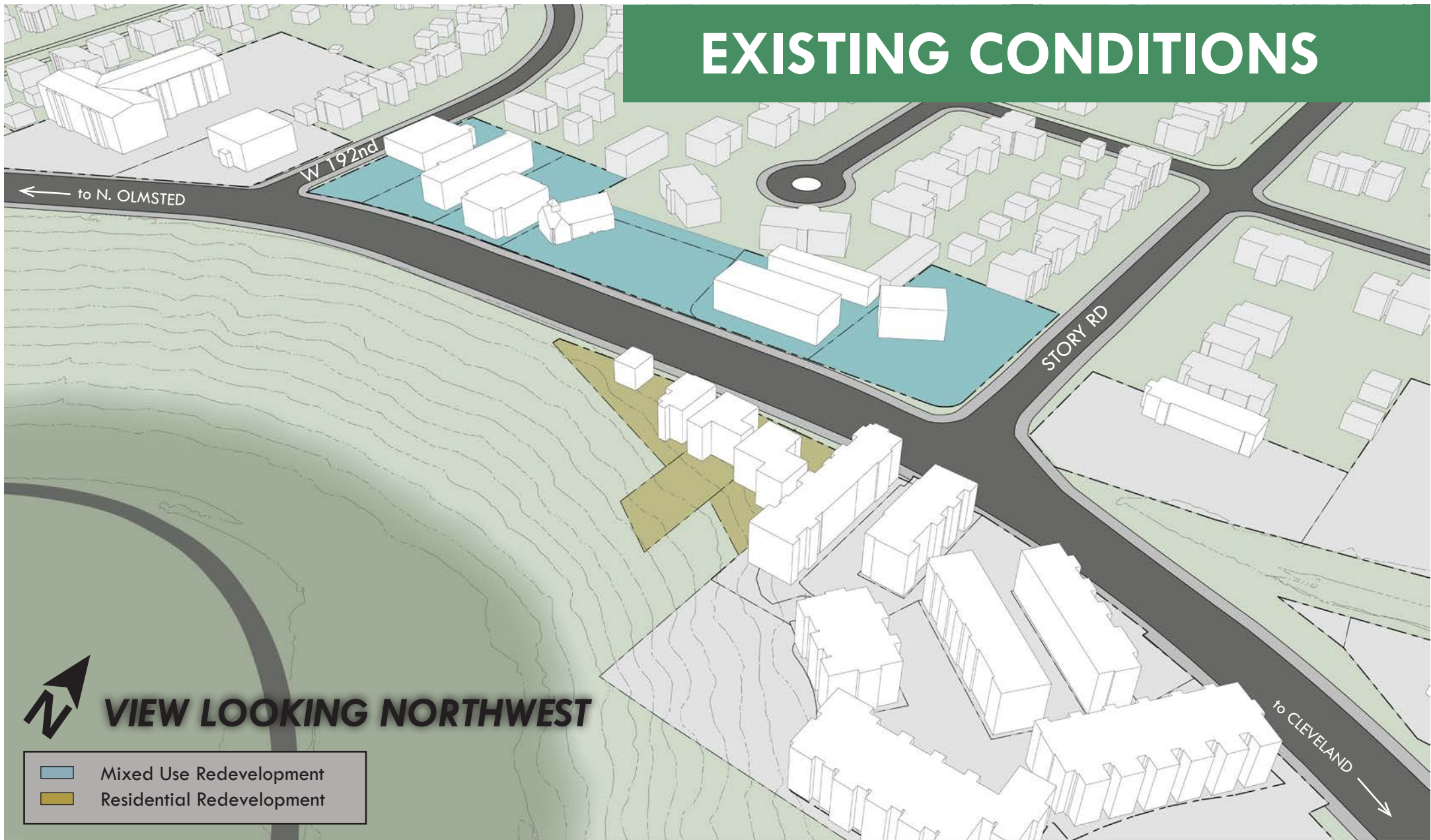
DEVELOPMENT SCENARIOS

Place a **GREEN** dot under your preferred development scenario for the future of this area of Lorain Road. Leave any additional comments, questions, or ideas in the comment box above.





CORRIDOR DEVELOPMENT SCENARIOS:  
RESIDENTIAL BOULEVARD EAST



DEVELOPMENT SCENARIOS LEGEND

COMMERCIAL REDEVELOPMENT

RESIDENTIAL REDEVELOPMENT

MIXED USE REDEVELOPMENT

BUILDING/STOREFRONT RENOVATIONS

PARKING DECK

INTERSECTION IMPROVEMENTS

SCENIC OVERLOOK

STREETScape ENHANCEMENTS

CONSOLIDATED PARKING

BIKE CONNECTIONS

CITY GATEWAY

NEW PEDESTRIAN CROSSING

POTENTIAL GREENWAY PARK

COMMENTS? QUESTIONS?

DEVELOPMENT SCENARIOS

Place a **GREEN** dot under your preferred development scenario for the future of this area of Lorain Road. Leave any additional comments, questions, or ideas in the comment box above.

COMMERCIAL REDEVELOPMENT

COMMERCIAL & TOWNHOMES

MIXED USE DEVELOPMENT



# CORRIDOR DEVELOPMENT STRATEGIES

## CORRIDOR BRANDING & IDENTITY

- DEVELOP A COMPREHENSIVE BRAND FOR THE CORRIDOR THAT CAN BE IMPLEMENTED ACROSS PLATFORMS
- INITIATE NEW EVENTS TO HELP MARKET LORAIN ROAD AND STRENGTHEN COMMUNITY CONNECTIONS
- INCREASE THE PRESENCE OF CLOCK TOWERS AND OTHER BRANDING ELEMENTS
- WORK WITH NEIGHBORING COMMUNITIES TO COORDINATE AND COOPERATE ON MARKETING EFFORTS AND PUBLIC EVENTS
- WORK WITH CLEVELAND METROPARKS TO PROMOTE ROCKY RIVER RESERVATION AND TO IMPROVE CONNECTIONS BETWEEN THE RESERVATION AND LORAIN ROAD
- DEVELOP AND IMPLEMENT A COMPREHENSIVE PUBLIC ART PROGRAM
- ENGAGE WITH REGIONAL ORGANIZATIONS TO STRENGTHEN COMMUNITY BRANDING
- IMPLEMENT COMPREHENSIVE WAYFINDING SIGNAGE

## INFRASTRUCTURE & TRANSPORTATION

- PRIORITIZE THE IMPLEMENTATION OF BIKE AND PEDESTRIAN IMPROVEMENTS
- IMPLEMENT THE RECOMMENDATIONS OF THE 2023 SAFE ROUTES TO SCHOOL STUDY AND 2024 CMAQ PROJECT
- IMPLEMENT TRAFFIC CALMING MEASURES TO REDUCE SPEEDING
- INCREASE THE PRESENCE OF STREET TREES ALONG THE CORRIDOR
- PLACE COHESIVE STREET FURNITURE ALONG THE CORRIDOR (BENCHES, WASTE BASKETS, LAMP POSTS, MAST ARMS, SIGNAGE, ETC.)
- PROMOTE THE UNDERGROUND PLACEMENT OF UTILITIES
- PROMOTE GREEN INFRASTRUCTURE AND RESILIENCY
- IMPLEMENT A LORAIN ROAD TAX INCREMENT FINANCING DISTRICT TO FUND INFRASTRUCTURE IMPROVEMENTS

COMMENTS? QUESTIONS?

## BUSINESS & ECONOMIC DEVELOPMENT

- ASSIST IN THE FORMATION OF A CORRIDOR MERCHANT’S ASSOCIATION TO SUPPORT LOCAL BUSINESSES
- CREATE AN ADDITIONAL COMMUNITY AND ECONOMIC DEVELOPMENT PROFESSIONAL POSITION
- BUILD A DATABASE OF INFORMATION TO SUPPORT DECISION-MAKING AND MARKETING
- POSITION THE LORAIN ROAD CORRIDOR TO CAPITALIZE ON MARKET OPPORTUNITIES TO SUPPORT SMALL BUSINESSES
- PURSUE FUNDING FOR A STOREFRONT OR BUILDING RENOVATION PROGRAM TO ASSIST OWNERS IN MAKING IMPROVEMENTS
- ASSIST IN THE CREATION OF A SPECIAL IMPROVEMENT DISTRICT ENCOMPASSING COMMERCIAL SECTIONS OF THE CORRIDOR

## LAND USE & ZONING

- UPDATE THE CITY’S ZONING CODE TO PROVIDE FOR AND PROMOTE WALKABLE, MIXED-USE DEVELOPMENT
- DEVELOP DESIGN GUIDELINES FOR THE CORRIDOR TO PROMOTE A COHESIVE LOOK AND FEEL TO COMMERCIAL, MULTI-FAMILY, AND MIXED-USE AREAS
- TARGET THE DEVELOPMENT OF A NEW PUBLIC PLAZA, GREENSPACE, OR PARK TO CREATE COMMON CIVIC SPACE
- UPDATE PARKING STANDARDS TO REDUCE THE PREVALENCE AND IMPACT OF LARGE PARKING AREAS
- PROMOTE INFILL DEVELOPMENT OF VACANT LOTS AND EXCESSIVE PARKING AREAS
- STREAMLINE THE SIGN APPLICATION AND APPROVAL PROCESS

COMMENTS? QUESTIONS?

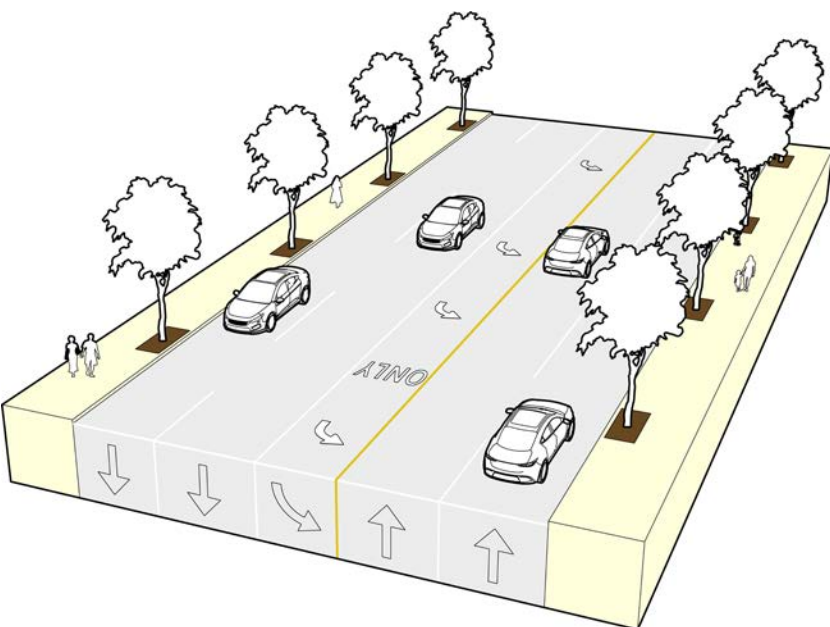


CORRIDOR DEVELOPMENT SCENARIOS:  
LORAIN ROAD STREET SECTIONS

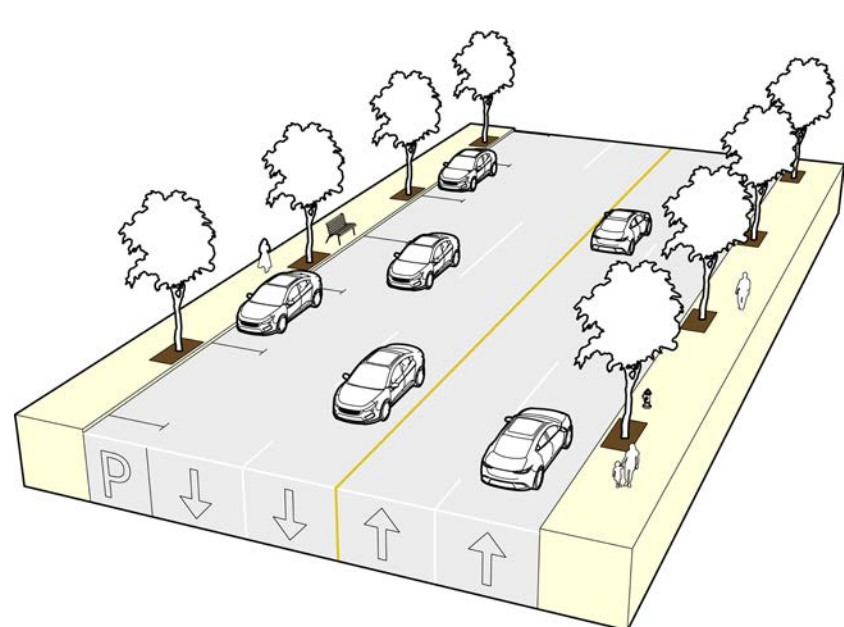
These two boards show the current typical street sections for the length of Lorain Road and provides potential options for remaking the roadway in a manner that best serves the future of the corridor and the Fairview Park community. Please review the different options and iudentify your preferred future alignment by placing a **GREEN** dot in the associated gray box. Feel free to leave additional comments, questions, or ideas for the roadway in the space provided.



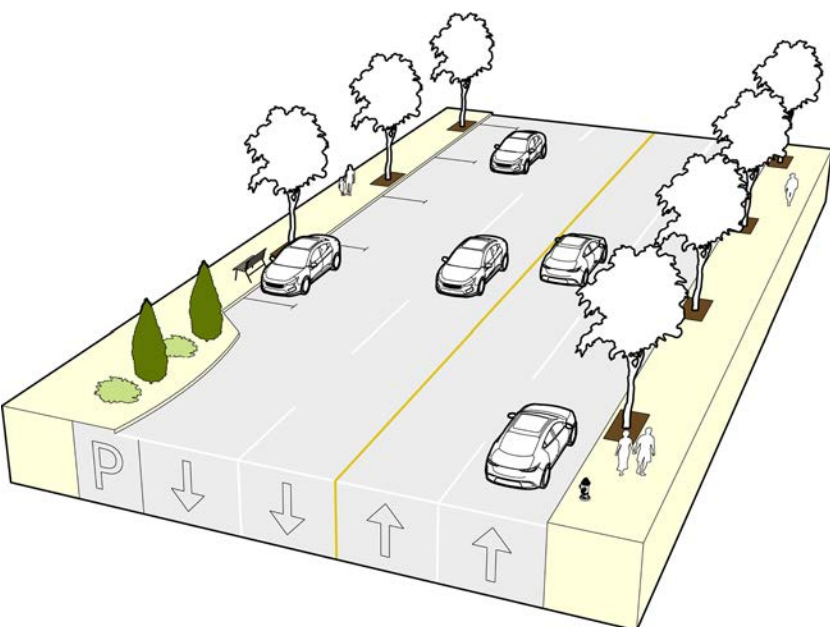
FOUR LANES WITH CENTER TURN LANE



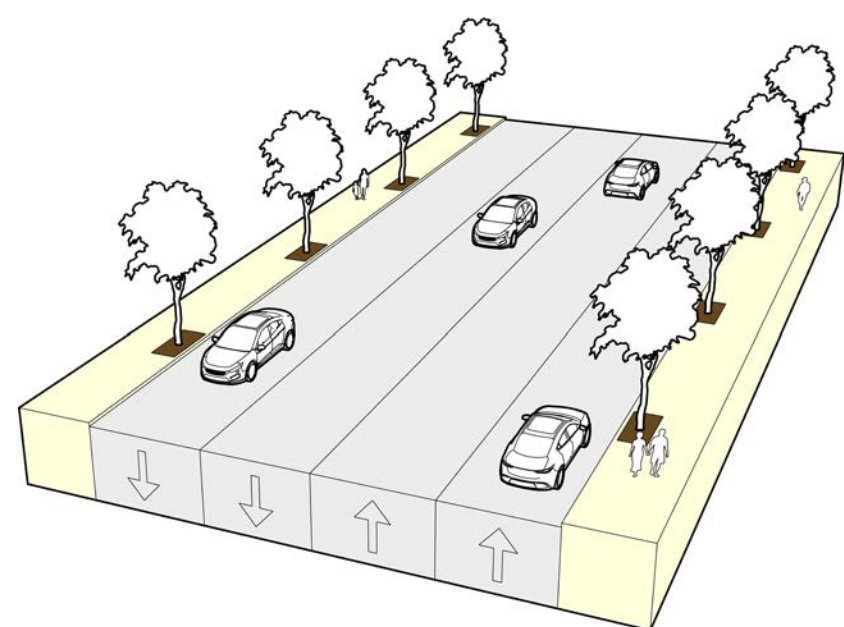
FOUR LANES WITH PARKING



FOUR LANES WITH PARKING & BUMPOUT



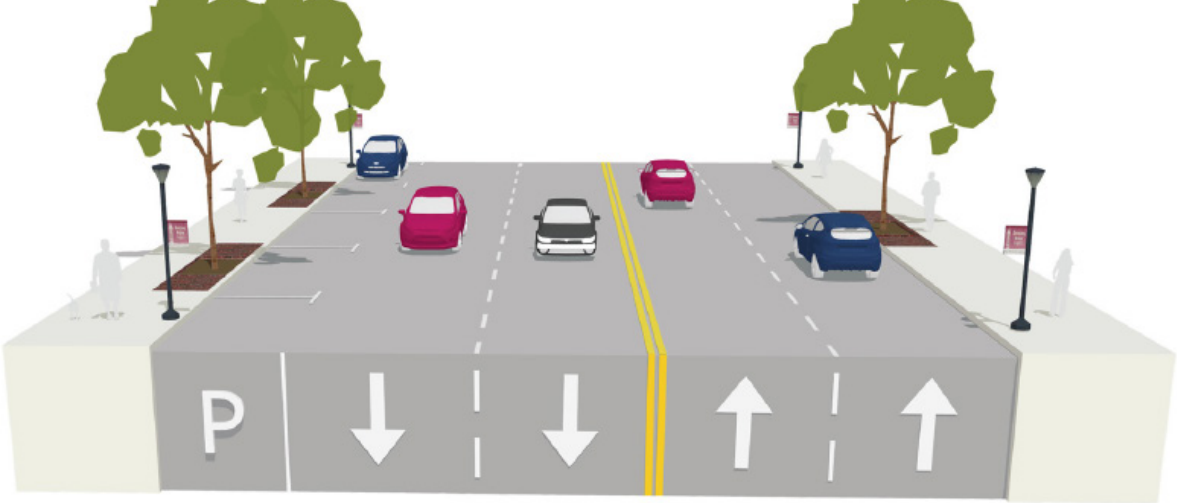
FOUR LANES



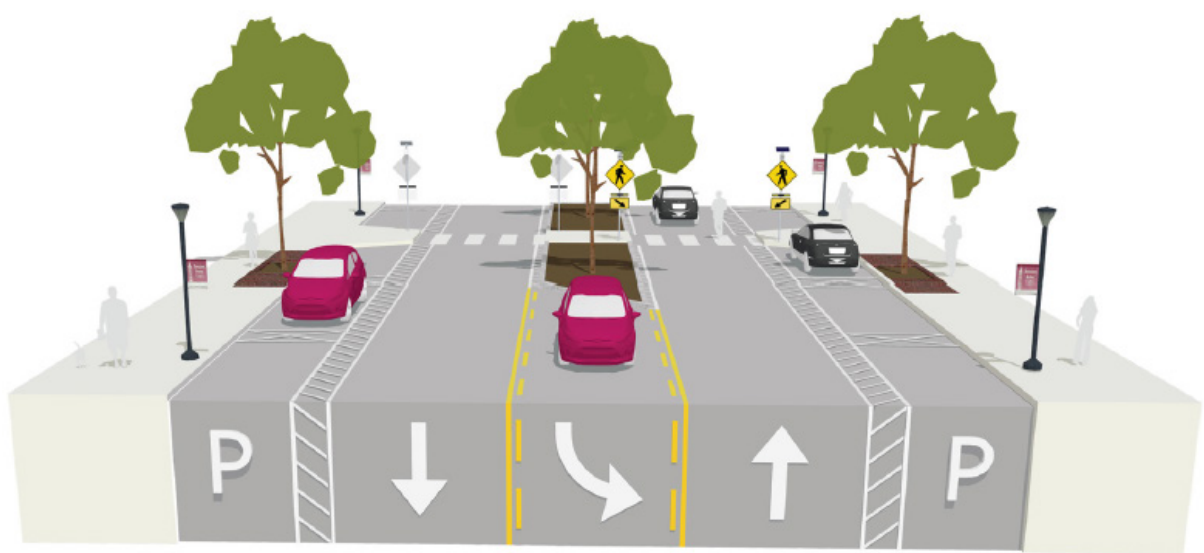
Preferred Roadway Alignment?



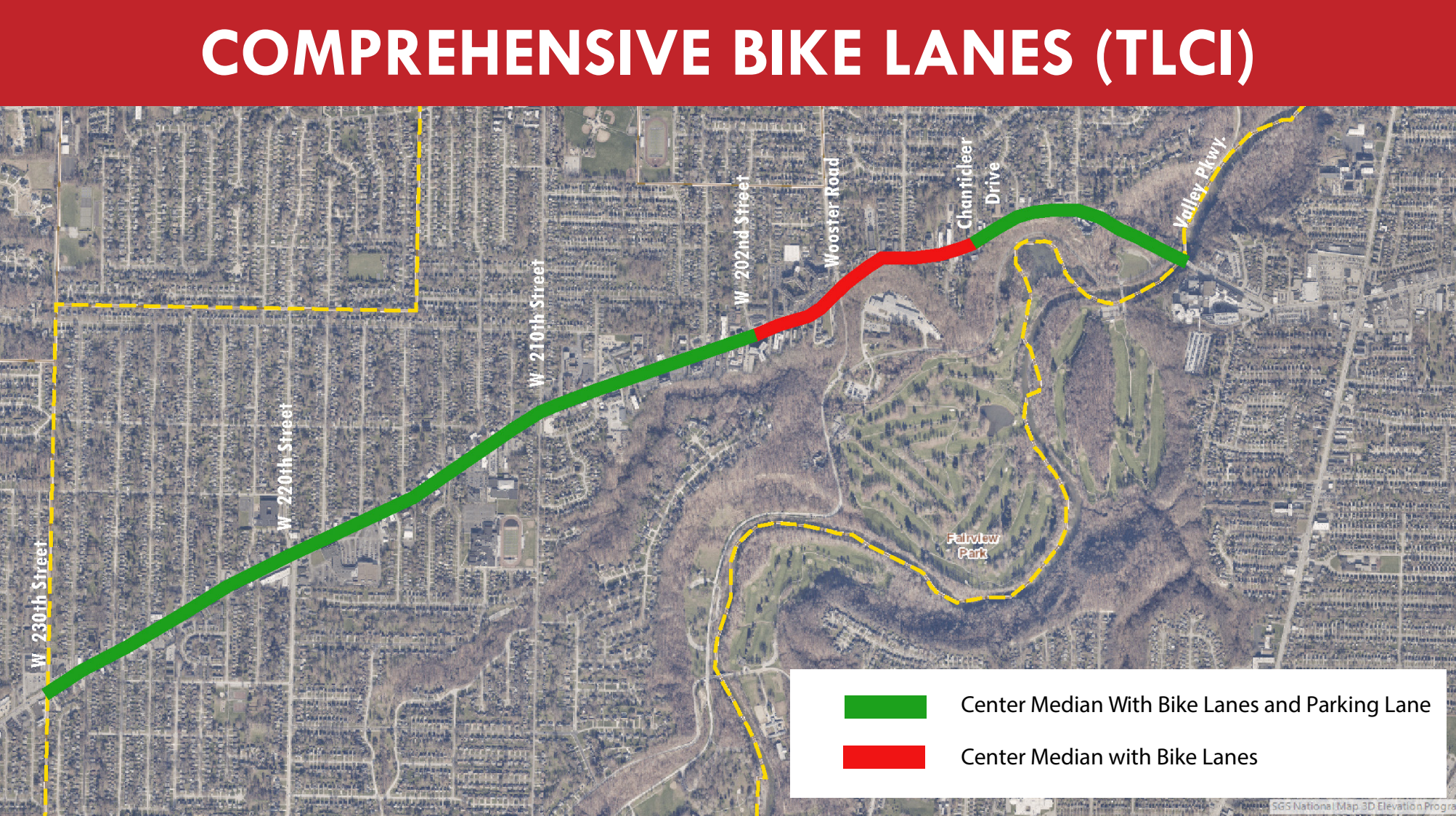
FOUR LANES WITH PARKING LANE ON ONE SIDE



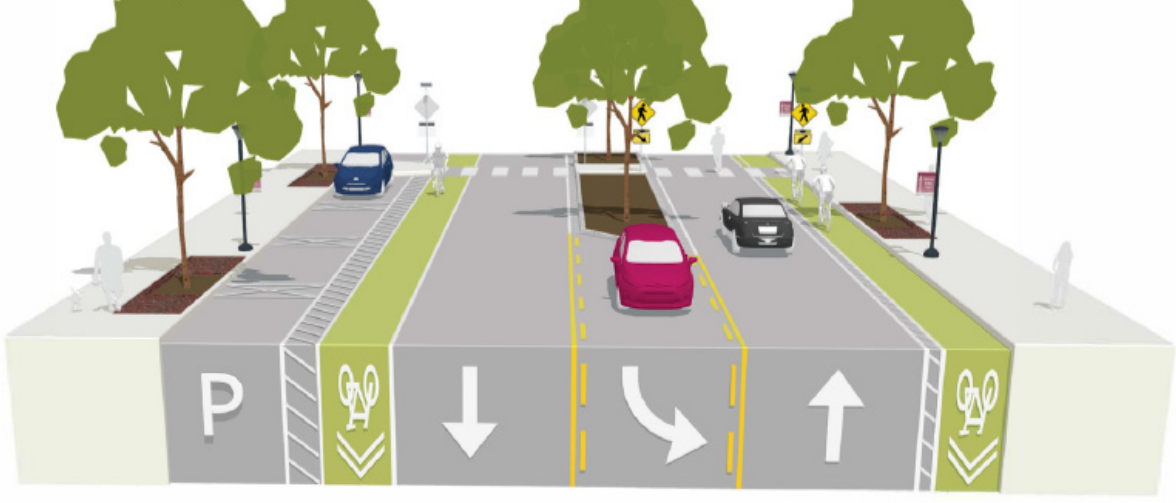
CENTER MEDIAN WITH PARKING LANES ON BOTH SIDES



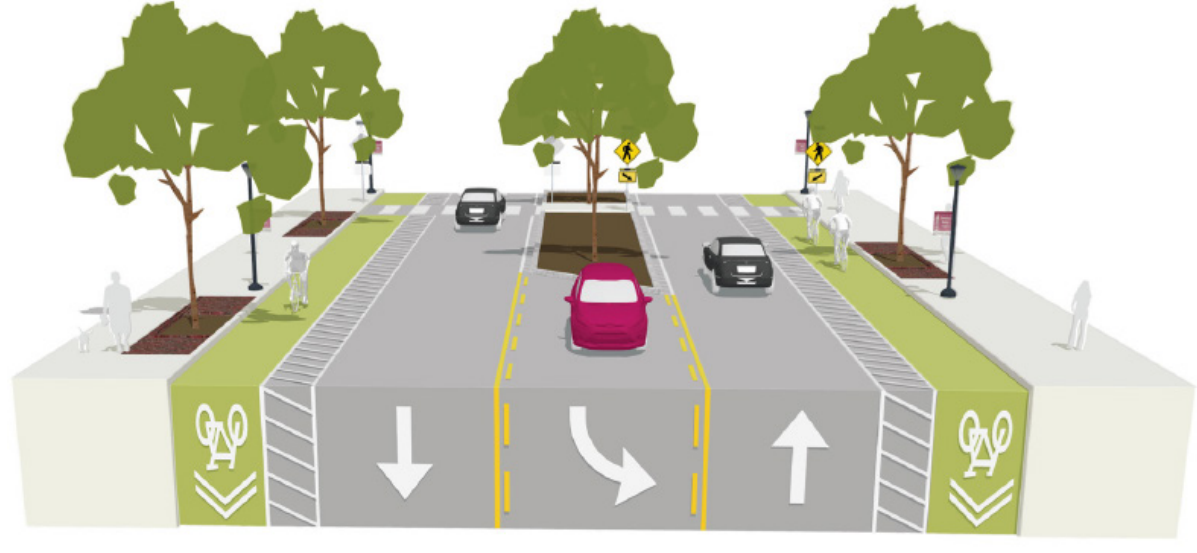
Preferred Roadway Alignment?



CENTER MEDIAN WITH BIKE LANES AND PARKING LANE



CENTER MEDIAN WITH BIKE LANES



Preferred Roadway Alignment?



## BUS RAPID TRANSIT (BRT)



## MAIN STREET WITH ON STREET PARKING



**COMMENTS? QUESTIONS?**

## Preferred Roadway Alignment?