

# TOD SUMMIT

## WELCOME



**CUYAHOGA  
LAND BANK**

CLEVELAND  
*Foundation*



**ULI**  
Cleveland





# KICKOFF + HOUSEKEEPING

## Mary Cierebiej, AICP



**CUYAHOGA  
LAND BANK**

CLEVELAND  
*Foundation*





# GOALS OF TODAY'S TOD SUMMIT

- Bring together public, private, non-profit, philanthropic, and institutional partners to build more TOD in Cuyahoga County
- We hope you will meet, interact, and build relationships that lead to more investment along our core transit corridors



# SCHEDULE

8:40	INTRODUCTION + OVERVIEW
9:50	PROJECT PANEL   MEMPHIS + PEARL
9:00	LEADERSHIP PANEL
10:30	BREAK
10:40	PROJECT PANEL   CEDAR-LEE-MEADOWBROOK
11:20	PARTNER SPEAKERS
11:50	LUNCH
12:20	TABLING + NETWORKING



THANK YOU



**CUYAHOGA  
LAND BANK**

CLEVELAND  
*Foundation*





# PROJECT TEAM

## Cuyahoga County Planning Commission

Mary Cierebiej, *AICP, Executive Director*

Patrick Hewitt, *AICP, Planning Manager*

Alex Long, *AICP, Principal Planner*

Daniel Meaney, *GISP, Manager, Information & Research*

Kevin Leeson, *Planner*

Liam Leveto, *GIS Technician*

Laura Mendez Ortiz, *AICP, Planner*

Luke Ols, *Senior Intern*

Maureen Riley, *Planner*

Micah Stryker, *AICP, Senior Planner*

## Greater Cleveland Regional Transit Authority

Maribeth Feke, *AICP, Directory of Programming & Planning*

Mandy Metcalf, *AICP, Senior Planner*

Nicholas Miller, *AICP, Planner III*

## City of Cleveland

Matthew Moss, *Senior Strategist for Thriving Communities*

## City of Shaker Heights

Joyce Braverman, *Director of Planning*

Daniel Feinstein, *Senior Planner*

## City of Fairview Park

Megan Otter, *Assistant Development Director*

## City of Cleveland Heights

Eric Zamft, *AICP, Director of Planning & Development*

Karen Knittel, *Assistant Planning Director*

## Cuyahoga County

Annie Pease, *AICP, Senior Advisor for Transportation*



# WHAT IS TOD

💡 Transit-oriented development includes a mix of commercial, residential, office, and entertainment centered around or located near a transit station. Dense, walkable, mixed-use development near transit attracts people and adds to vibrant, connected communities. 💡

-- Federal Transit Administration



- Proximity to transit  
(*train or frequent bus service*)
- Mix of uses
- Higher density
- Close to the street
- Limited parking







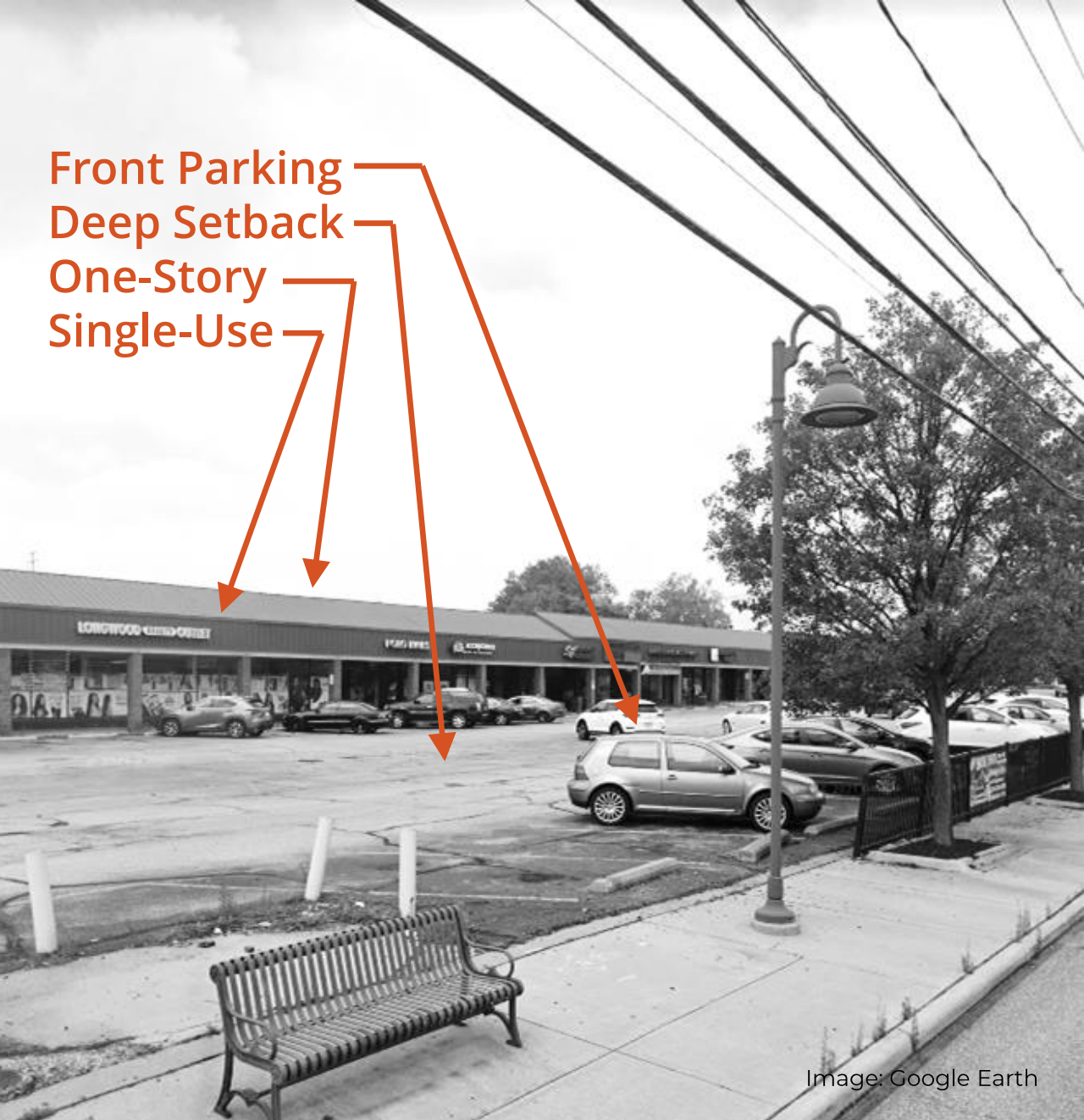
Image: Google Earth



Image: La Collina Cleveland

**TOD SUMMIT | JUNE 11, 2025**







Centric (Cleveland)



Harbor 44 (Cleveland)



Van Aken District (Shaker Heights)



Image: City of Shaker Heights

Top of the Hill (Cleveland Heights)



Image: City of Cleveland Heights



# THE TOD ZONING STUDY

## Patrick Hewitt, AICP



**CUYAHOGA  
LAND BANK**

CLEVELAND  
*Foundation*





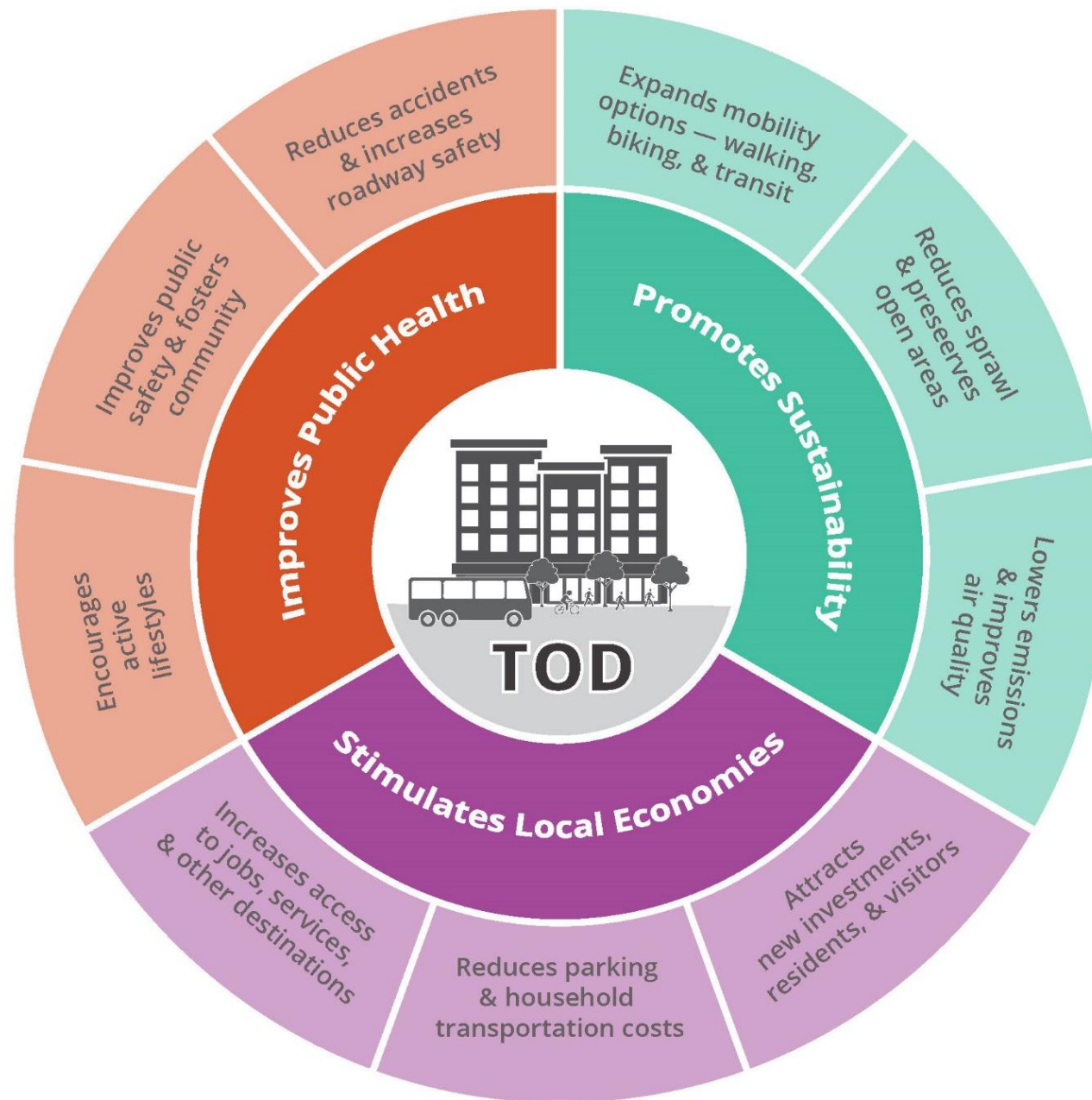


# GOAL

## Project Goal

To improve zoning regulations and governmental policies in order to attract more transit-oriented development to key corridors in Cuyahoga County.







# TOD ZONING STUDY



## State of TOD in Cuyahoga County

Define TOD and identify/quantify TOD locally

Why TOD?



## Analysis of TOD Zoning

Analyze whether existing zoning along transit lines allows TOD and identify target areas



## Best Practices + Model TOD Zoning

Develop best practices and model zoning for TOD that can be adopted by individual municipalities



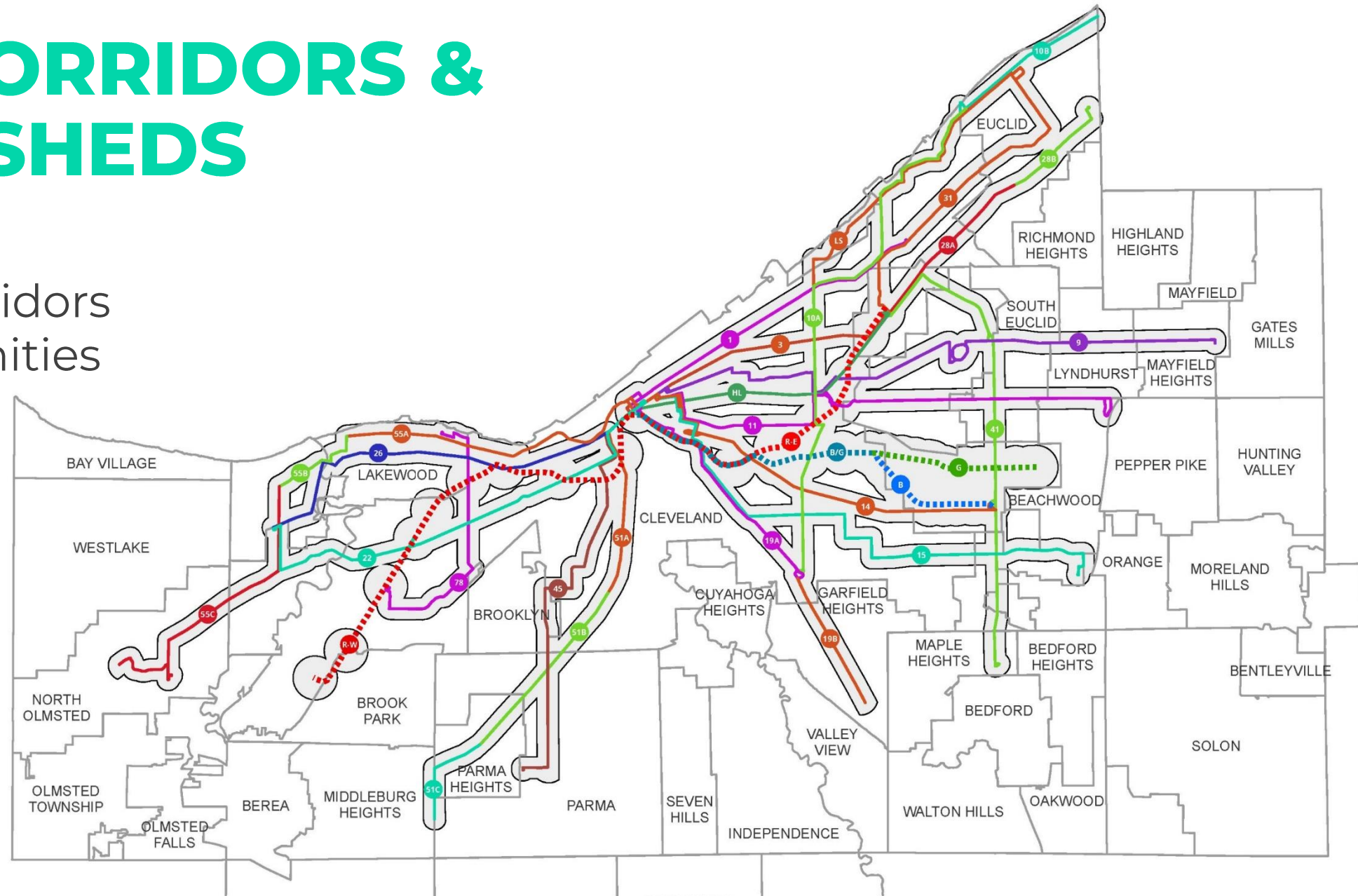
## TOD Financing Strategies

Identifying TOD financing mechanisms and incentives used in other communities



# TOD CORRIDORS & WALKSHEDS

22 TOD Corridors  
26 Communities

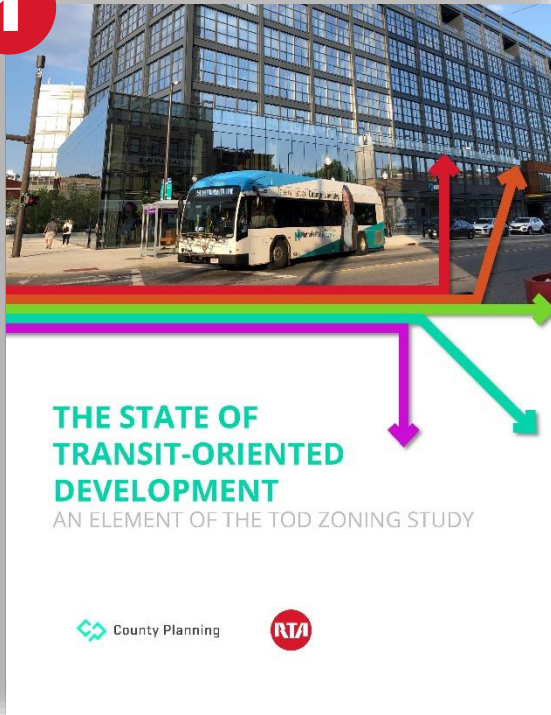


**TOD SUMMIT | JUNE 11, 2025**

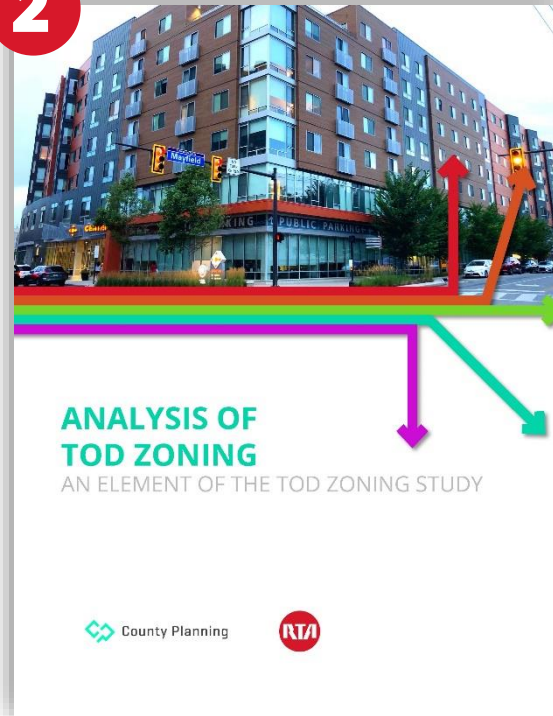


# MAIN PUBLICATIONS

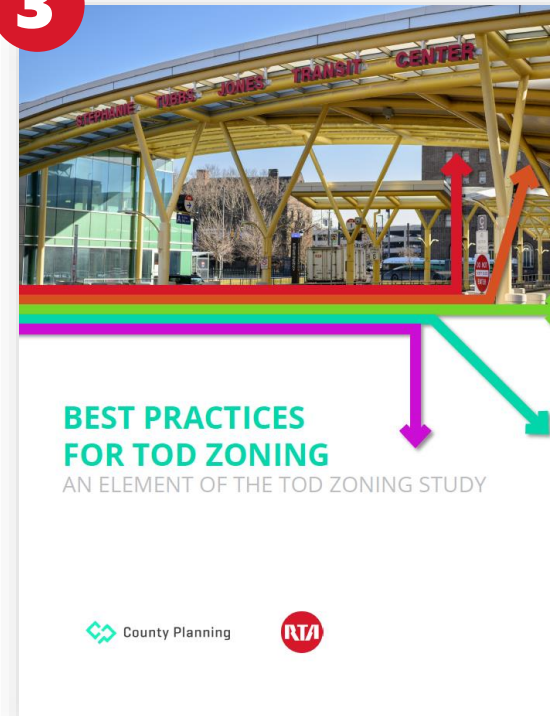
1



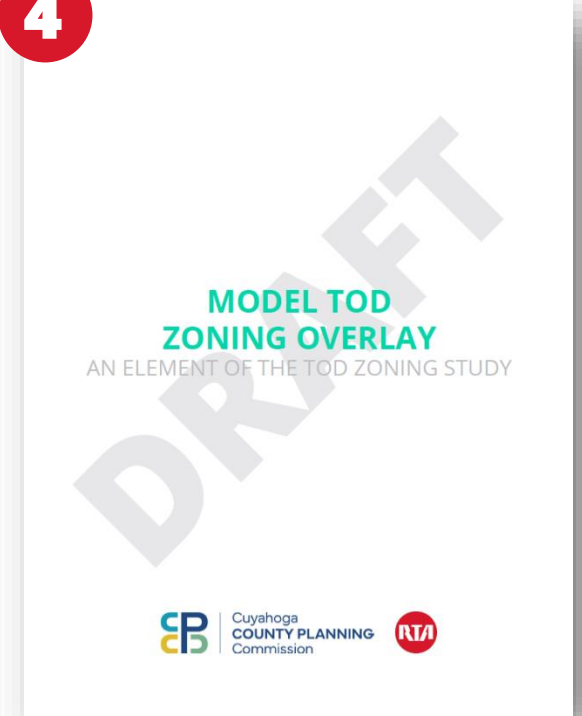
2



3

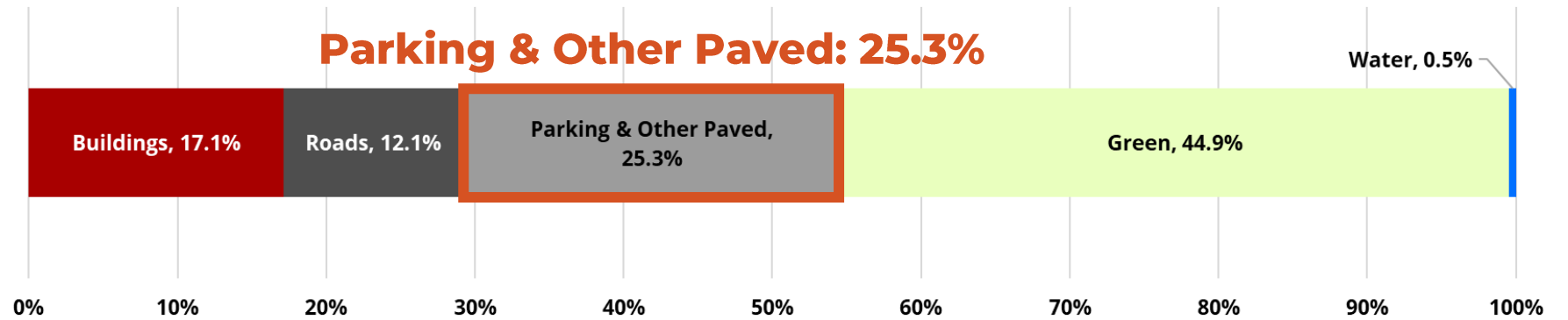


4



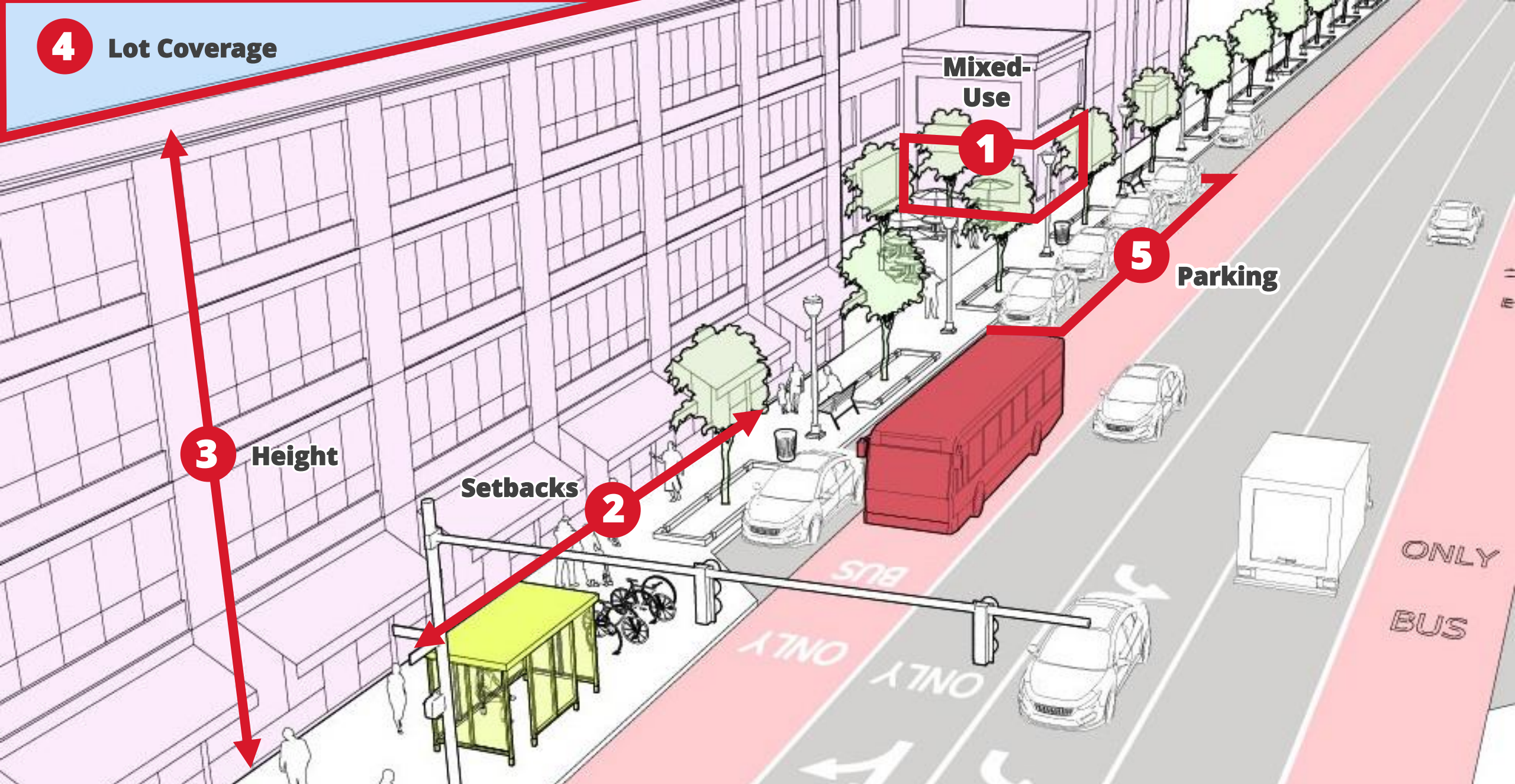


# Land Cover





# 4 Lot Coverage



3 Height

Setbacks

2

Mixed-Use

1

5 Parking

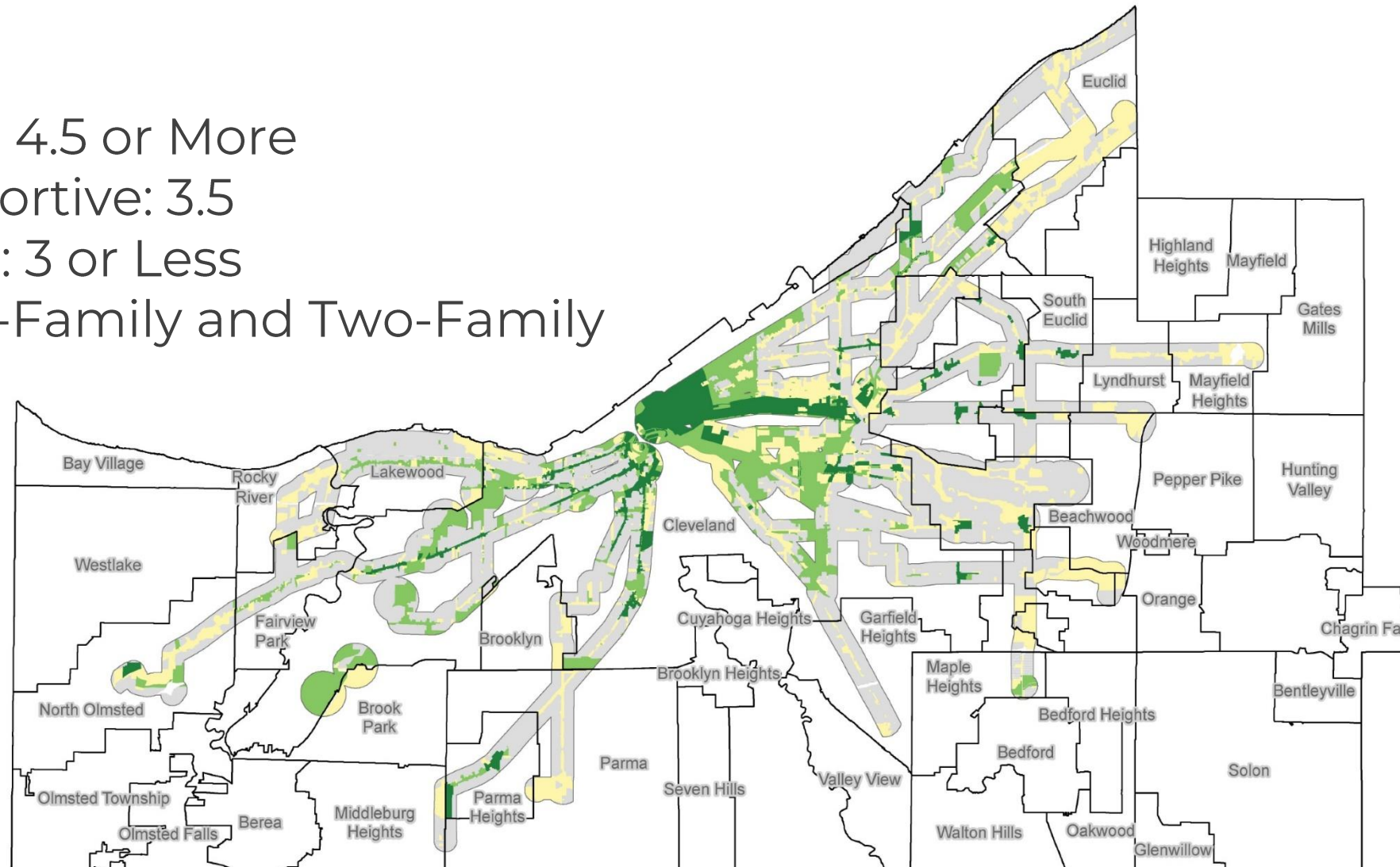
ONLY  
BUS



# OVERALL SUPPORTIVENESS

## Summary Score

- Most Supportive: 4.5 or More
- Somewhat Supportive: 3.5
- Least Supportive: 3 or Less
- Excluded: Single-Family and Two-Family





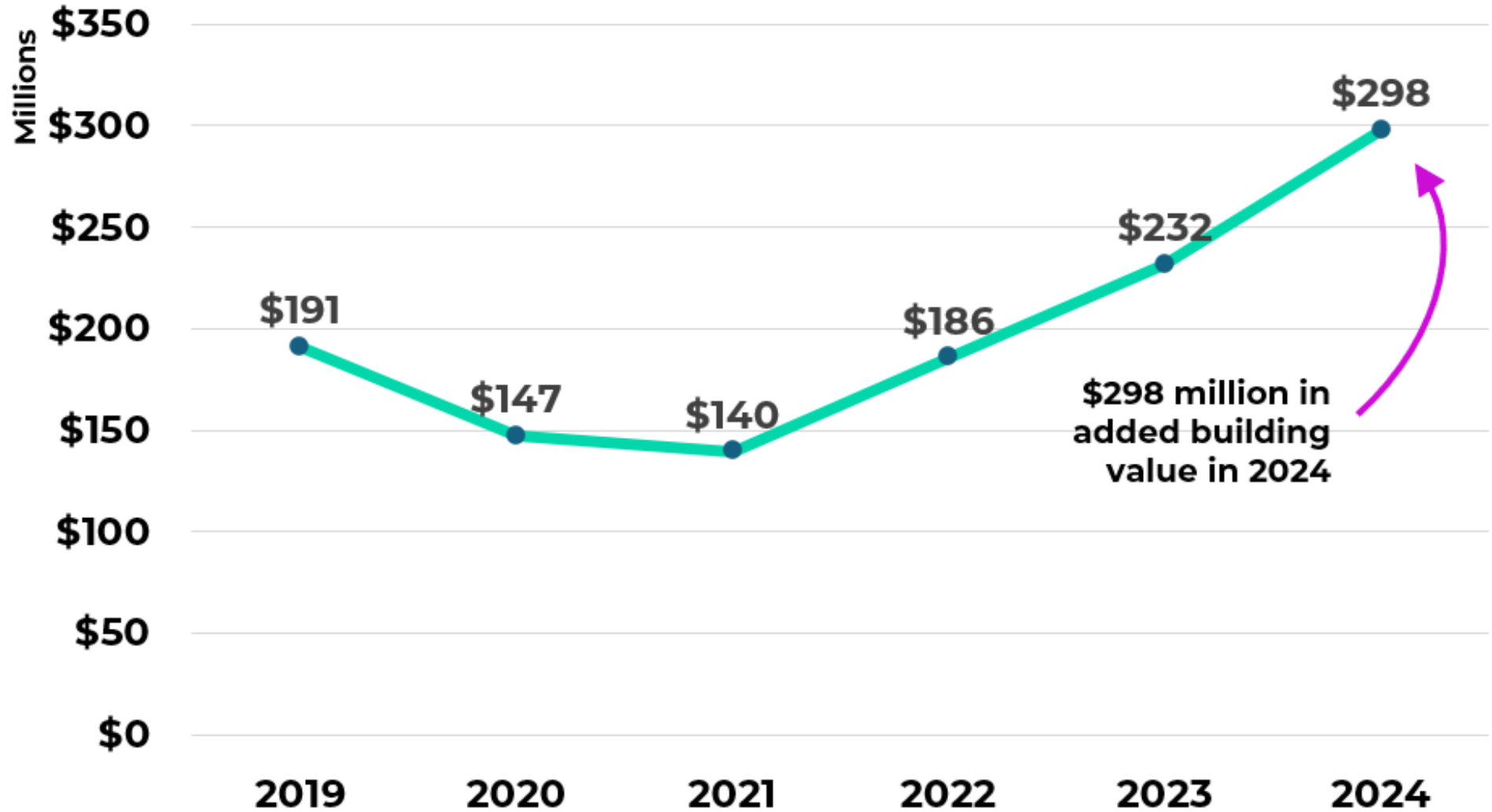
# DEVELOPMENT TRENDS

The Development Trends on TOD Corridors documents identify major projects that added more than \$1 million in building value over a one-year period along 22 TOD corridors in Cuyahoga County.



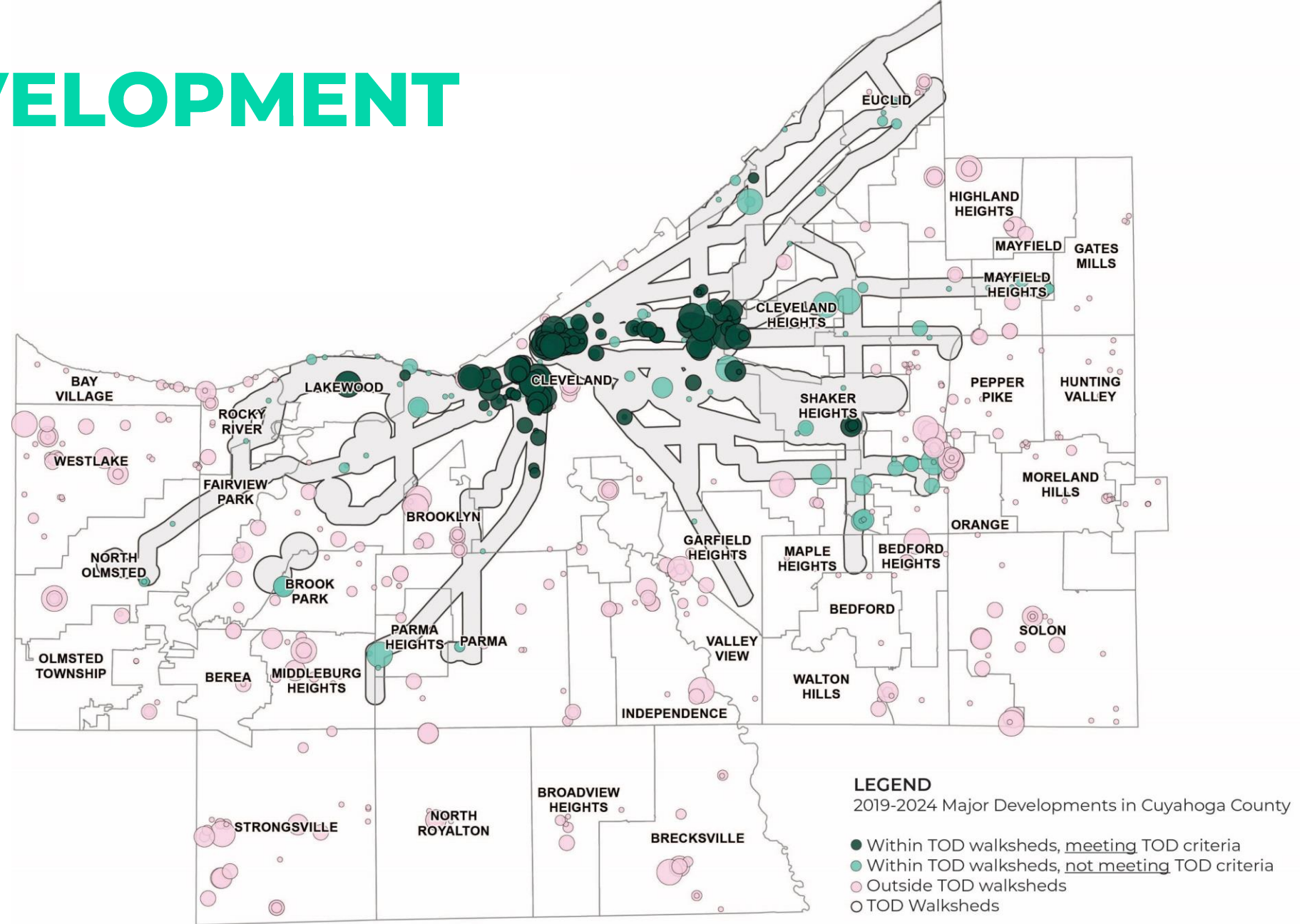


# TOD TRENDS



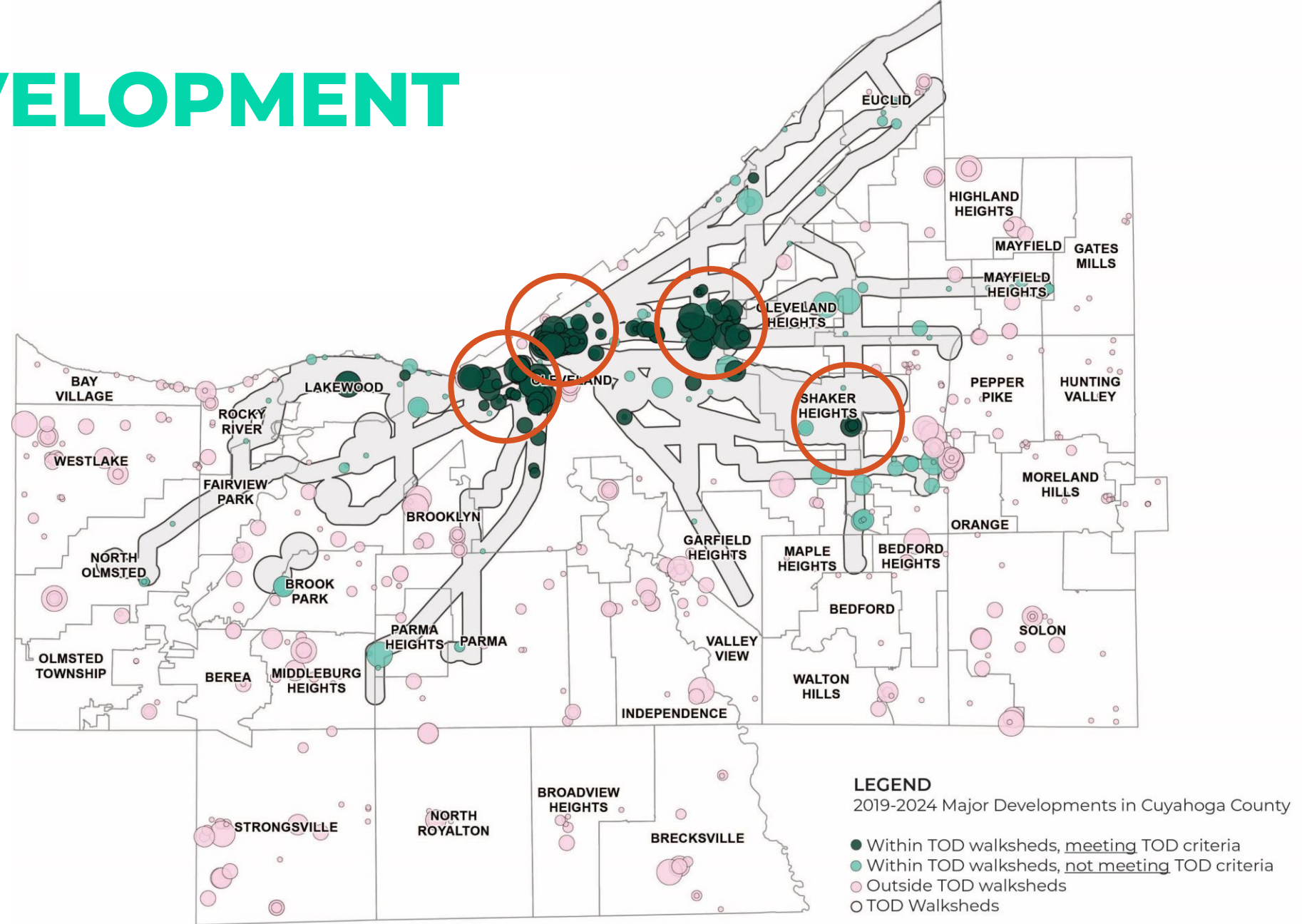


# TOD DEVELOPMENT





# TOD DEVELOPMENT





# BEST PRACTICES

How do we achieve more transit-oriented development?

Mix uses appropriately

Allow for increased density

Prioritize housing affordability

Get parking right

Provide safe connections

Design for walkability

Foster vibrant public spaces



## BEST PRACTICES

- 1 Expand permitted uses to allow a wider variety of TOD-supportive uses to mix within TOD walksheds and within buildings
  - a. Update permitted uses to include retail, personal services, business services, offices, and residential
  - b. Allow a wide variety of residential choices, including residential uses above the first floor and other housing options including apartment buildings, townhouses, and dense, single-family neighborhoods
- 2 Locate active uses on the first floor of primary facades for buildings facing transit corridors or key nodes
  - a. Encourage or require retail, publicly accessible uses, or common areas such as gyms, lobbies, or coworking spaces to locate in first floor locations facing primary pedestrian ways
- 3 Limit or restrict incompatible uses such as gas stations, drive thrus, and auto-repair shops along transit corridors
  - a. Place buffers on incompatible uses to ensure they are sufficiently spaced apart
  - b. Design auto-oriented uses in a manner that prioritizes the pedestrian and transit environment, such as placing parking, gas pumps, or drive throughs at the rear of the lot
  - c. Make incompatible uses only conditionally permitted to ensure they do not conflict with pedestrian and transit-focused areas
  - d. Prohibit incompatible uses within TOD districts
  - e. Limit the size of retail establishments to reduce big box stores and encourage a greater number of smaller retail destinations

## How to Mix Uses Appropriately



**Existing Conditions**

In many suburban areas, commercial districts are dominated by a single store surrounded by parking, making it inconvenient to access different services and destinations—especially for pedestrians.



**Add Outparcel Development**

Outparcel development can be incorporated into existing parking areas of big box stores to introduce different services and destinations that are conveniently located near each other and that are more accessible to pedestrians.



**Mix Uses Holistically**

Locating residential near different types of destinations like restaurants, retail, office and public green space encourages activity throughout the day and allows for convenient access to multiple destinations within walking distance.



## ZONING CHECKLIST

### Density

- ☐ Maximum heights allow multi-story construction of at least three levels
- ☐ Maximum dwelling units per acre, floor-area ratios, or other density regulations allow a sufficient density to support transit use and walkability
- ☐ Minimum unit size requirements allow a broad range of small unit sizes
- ☐ Maximum lot coverage requirements allow most of a lot to be developed
- ☐ Side setbacks are reduced or eliminated

### Uses

- ☐ TOD-supportive uses are permitted to mix within the same building and development
- ☐ A variety of dense, residential uses are permitted
- ☐ First floors are required to consist primarily of active uses
- ☐ Auto-oriented uses are buffered, only conditionally permitted, or prohibited
- ☐ TOD overlays or TOD districts are proactively mapped around transit stops and lines

### Parking

- ☐ Parking requirements along TOD corridors are reduced or eliminated
- ☐ Parking is required to be placed behind, below, or to the side of buildings
- ☐ Screening of parking lots or garages is required
- ☐ Shared parking is allowed
- ☐ Bicycle parking is required
- ☐ *Optional: Forms of transportation demand management are required for large developments*

### Walkability

- ☐ Front setbacks are minimized or build-to-lines are established
- ☐ Buildings and front entrances are required to face the street or the primary sidewalk
- ☐ Long stretches of blank walks are prohibited
- ☐ A minimum percentage of the first floor must have windows or be transparent
- ☐ *Optional: Design guidelines or standards are adopted, or design review is required*

### Public Spaces

- ☐ New developments must improve sidewalks or match adopted streetscape plans
- ☐ Pedestrian lighting, trees, landscaping, and amenities are required
- ☐ Green infrastructure and permeable materials are allowed and encouraged
- ☐ *Optional: Public space is required for large projects*

### Connections

- ☐ Sidewalks, internal paths, and connections to the public sidewalk are required
- ☐ The number and size of curb cuts are limited
- ☐ Curb cuts are shifted to secondary streets where possible
- ☐ Required street widths for new construction are narrow

### Affordability

- ☐ Zoning barriers for affordable housing are removed
- ☐ Approval processes are streamlined and expectations and requirements are clear
- ☐ *Optional: Density bonuses for affordable units are provided*
- ☐ *Optional: Financial incentives are tied to affordability goals in strong housing markets*

## PROJECT CHECKLIST

### Density

- ☐ Buildings are at least three stories tall and have at least a similar density to nearby structures
- ☐ The density of housing units per acre is similar to or higher than nearby structures
- ☐ Buildings closest to transit stops and stations have a higher density

### Uses

- ☐ Developments include a mix of uses
- ☐ First floors along primary streets have active uses
- ☐ Auto-oriented uses are not included or are not prioritized in the development

### Parking

- ☐ Parking is limited to the fewest spaces necessary
- ☐ Parking is located behind, below, or—if necessary—to the side of buildings
- ☐ Parking lots are screened with landscaping and fences or walls
- ☐ Parking garages are designed to screen their use and have active first floor uses
- ☐ Bicycle parking is included
- ☐ *Optional: Other forms of transportation demand management have been considered*
- ☐ *Optional: Parking is shared with neighboring developments and adjacent lots are connected*

### Walkability

- ☐ Buildings are located adjacent to the sidewalk or have a low setback
- ☐ Buildings and front entrances are oriented to the street
- ☐ Developments are compliant with ADA accessibility requirements

- ☐ Buildings do not have long stretches of blank walls
- ☐ Storefronts are limited in width
- ☐ A significant percent of first floors have windows and are not covered or blocked
- ☐ Buildings use high-quality materials, textures, and detailing
- ☐ Building design includes architectural elements and articulation for visual interest

### Public Spaces

- ☐ Sidewalk areas are improved to match streetscape plans
- ☐ Sidewalks provide a sufficient width for travel and amenities
- ☐ Developers have coordinated with GCRTA on transit waiting environments
- ☐ Pedestrian lighting, trees, landscaping, and amenities are included
- ☐ *Optional: Public art, public spaces, and placemaking features are included*

### Connections

- ☐ Sidewalks, internal paths, and connections to the public sidewalk are included
- ☐ The number and size of curb cuts are limited
- ☐ Curb cuts are accessible from secondary streets or alleyways where possible
- ☐ *Optional: New streets are narrow*

### Affordability

- ☐ *Optional: Developments have considered opportunities for incorporating affordable options*



# MODEL TOD ZONING OVERLAY

## CHAPTER 100: TRANSIT-ORIENTED DEVELOPMENT OVERLAY DISTRICT

### CONTENTS

- Section 100.1 Establishment and Purpose.
- Section 100.2 Applicability.
- Section 100.3 Use Regulations.
- Section 100.4 Additional Use Standards.
- Section 100.5 Development Standards.
- Section 100.6 Design Guidelines.
- Section 100.7 Parking and Loading.
- Section 100.8 Bicycle Parking Standards.
- Section 100.9 Access, Circulation, and Connectivity Standards.
- Section 100.10 Open Space, Landscaping, and Screening Standards.
- Section 100.11 Definitions.

### SECTION 100.1 ESTABLISHMENT AND PURPOSE.

- (a) **Introduction.** This Chapter and the associated district and standards were written to guide development and redevelopment in areas where a mix of uses and a diversity of housing types should be promoted as a means of promoting transit use and expanding mobility options.
- (b) **Overlay Districts Purpose.** An overlay district is a mapped zone that establishes development standards that are different than those of the conventional "base" zoning district, such that any parcel of land lying in an overlay district shall also lie in one or more conventional district. An overlay district provides development regulations for building expansion and new construction that can advance community goals in areas where existing zoning does not adequately result in desired development.
- (c) **District Mapped.** Overlay districts may be mapped and applied in the manner described in this Code.
- (d) **District Established.** The following overlay districts are hereby established:
- (1) Transit Oriented Development Overlay District (TOD Overlay District)

APRIL 30, 2024 5

PERMITTED AND CONDITIONAL USES	USE REGULATION	ADDITIONAL USE STANDARDS
Medical office or health services clinic	P	
Movie theater, excluding drive-ins	P	
Office	P	
Public or private school	P*	Section 100.4(a)(8)
Restaurant	P	
Retail establishment, greater than 40,000 square feet	C	
Retail establishment, less than 40,000 square feet	P	
Service establishment, personal and/or business	P	
Smoke shop or tobacco store	P*	Section 100.4(a)(10)
Theater	P	
Veterinary hospital	P*	Section 100.4(a)(12)
<b>RESIDENTIAL</b>		
Apartments	P*	Section 100.4(a)(1)
Townhouse developments	P*	Section 100.4(a)(11)
Adult family homes	P	
Adult group homes	P	
Residential facility family houses	P	
Residential facility group homes	P	
Family day care homes, Type B	P	
Family day care homes, Type A	C	
Live-work units	P*	Section 100.4(a)(5)
<b>MANUFACTURING</b>		
Manufacturing, artisan	P	
Microbrewery, microdistillery, or microwinery	P*	Section 100.4(a)(6)
Research laboratory	P*	Section 100.4(a)(9)
<b>PUBLIC FACILITIES</b>		
Community center building	P	
Government building	P	
Museum	P	
Place of worship	P*	Section 100.4(a)(7)
Public library	P	
Public park or playground	P	
Public safety facility	P	
<b>OTHER</b>		
Transit station	P	
Parking structure	C	

P = Permitted Use C = Conditional Use \* = Additional use Standards Apply

APRIL 30, 2024 9

### SECTION 100.5 DEVELOPMENT STANDARDS.

- (a) **Development Standards.** Every permitted and conditional use of land and structures in the TOD Overlay District shall be located on a zoning lot and sited in such a manner as to conform to the development standards outlined in this section.

TABLE 100.5(B): TOD OVERLAY DISTRICT DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS	METRIC
<b>LOT DIMENSIONS</b>	
Minimum Lot Area (square feet)	None Required
Minimum Lot Width (feet)	None Required
<b>YARD DIMENSIONS</b>	
Minimum Front Yard Setback of Principal Building (feet)	0
Maximum Front Yard Setback of Principal Building (feet)	15
Min. Side Yard Setback of Principal Building Abutting Non-Residential Dist. (feet)	0
Min. Side Yard Setback of Principal Building Abutting Residential Dist. (feet)	20
Min. Rear Yard Setback of Principal Building Abutting Non-Residential Dist. (feet)	5 <sup>(a)</sup>
Min. Rear Yard Setback of Principal Building Abutting Residential Dist. (feet)	20 <sup>(a)</sup>
<b>LOT COVERAGE REQUIREMENTS</b>	
Minimum Lot Coverage	60% <sup>(a)</sup>
Maximum Lot Coverage (for Buildings)	100%
<b>HEIGHT DIMENSIONS</b>	
Minimum Height of Principal Building (feet)	22
Maximum Height of Principal Building (feet)	75 <sup>(c)</sup>
<b>DWELLING UNIT DIMENSIONS</b>	
Minimum Dwelling Unit Size (square feet)	400
<b>BUILDING WIDTH</b>	
Minimum Building Frontage	60% (See Section 100.5(b))

<sup>(a)</sup> Minimum rear yard setbacks for principal buildings may be waived by the Planning Commission where such waiver would further the purposes of this district as outlined in Section 100.1.

<sup>(b)</sup> Minimum impervious surfaces may be reduced to 40% if the difference is developed as improved public open spaces or if ingress, egress, or other building or zoning code requirements would otherwise make the development infeasible. The Planning Commission shall have final discretion in deciding if land constitutes improved open space for the purposes of this provision.

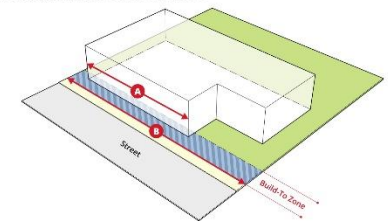
<sup>(c)</sup> No portion of a building located within 50 feet of an existing one- or two-family dwelling in a residential zoning district shall be permitted to exceed 45 feet.

APRIL 30, 2024 13

### (b) Minimum Building Frontage.

- (1) The space between the minimum front yard setback and the maximum front yard setback shall be considered the Build-To Zone, as shown in Figure 100.5(A).
- (2) The minimum building frontage requirement specifies the amount of the front building facade (A) that must be located in the Build-To Zone, measured as a percentage of the width of the lot (B), as shown in Figure 100.5(A).
- (3) No building or portion of a building can be located outside of the Build-To Zone until the minimum building frontage requirements have been met.

FIGURE 100.5(A): MINIMUM BUILDING FRONTAGE



### SECTION 100.6 DESIGN GUIDELINES.

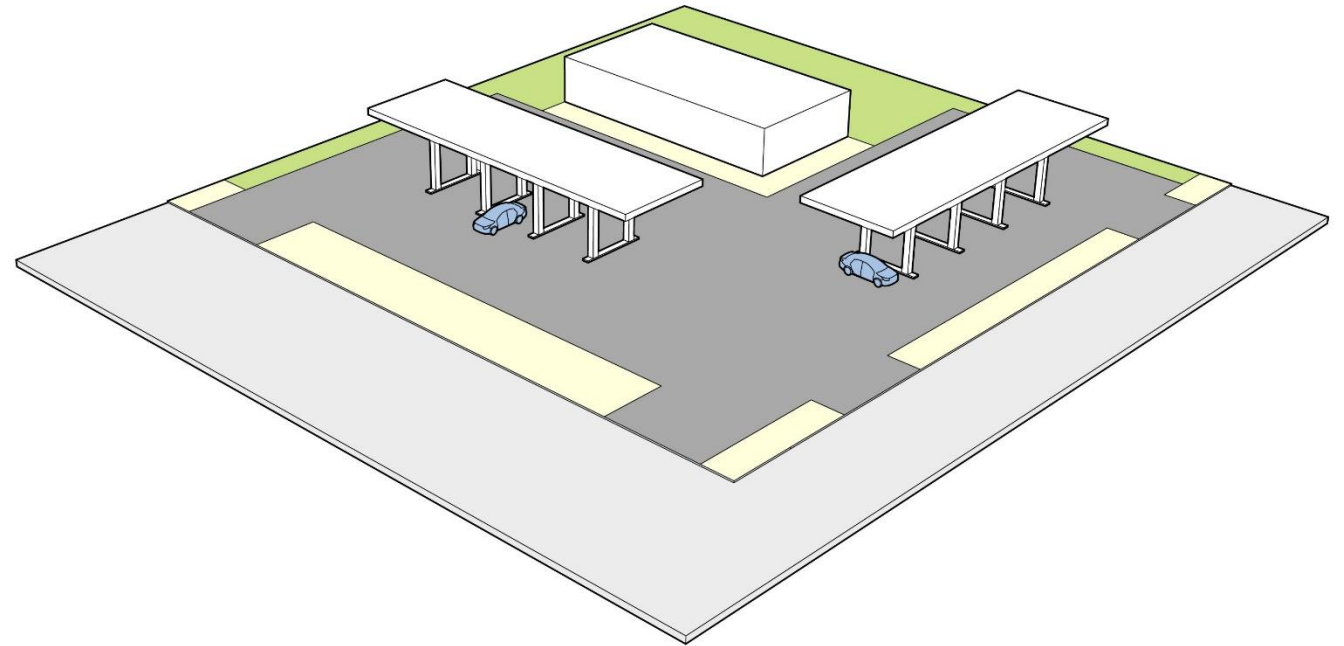
- (a) **Approval by Architectural Board of Review Required.** Projects developed under the regulations and process outlined in this Chapter must be reviewed by the Architectural Board of Review. No building permit shall be issued unless plans and specifications therefor have been approved in writing by the Architectural Board of Review.
- (b) **Design Guidelines.** The Architectural Board of Review should use the following items as guidelines when reviewing plans and projects being developed in the TOD Overlay District.

14 MODEL TRANSIT-ORIENTED DEVELOPMENT ZONING OVERLAY



# APPLYING THE TOD OVERLAY

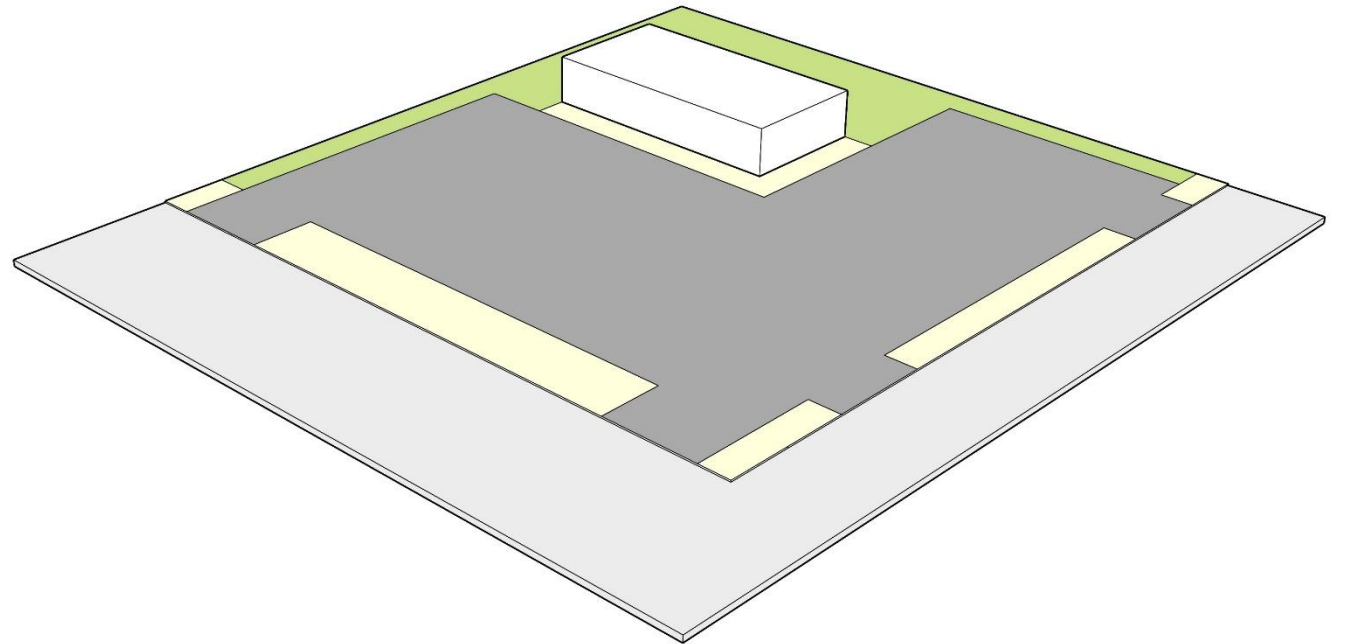
- Example: Existing Gas Station





# KEY COMPONENTS OF TOD OVERLAY

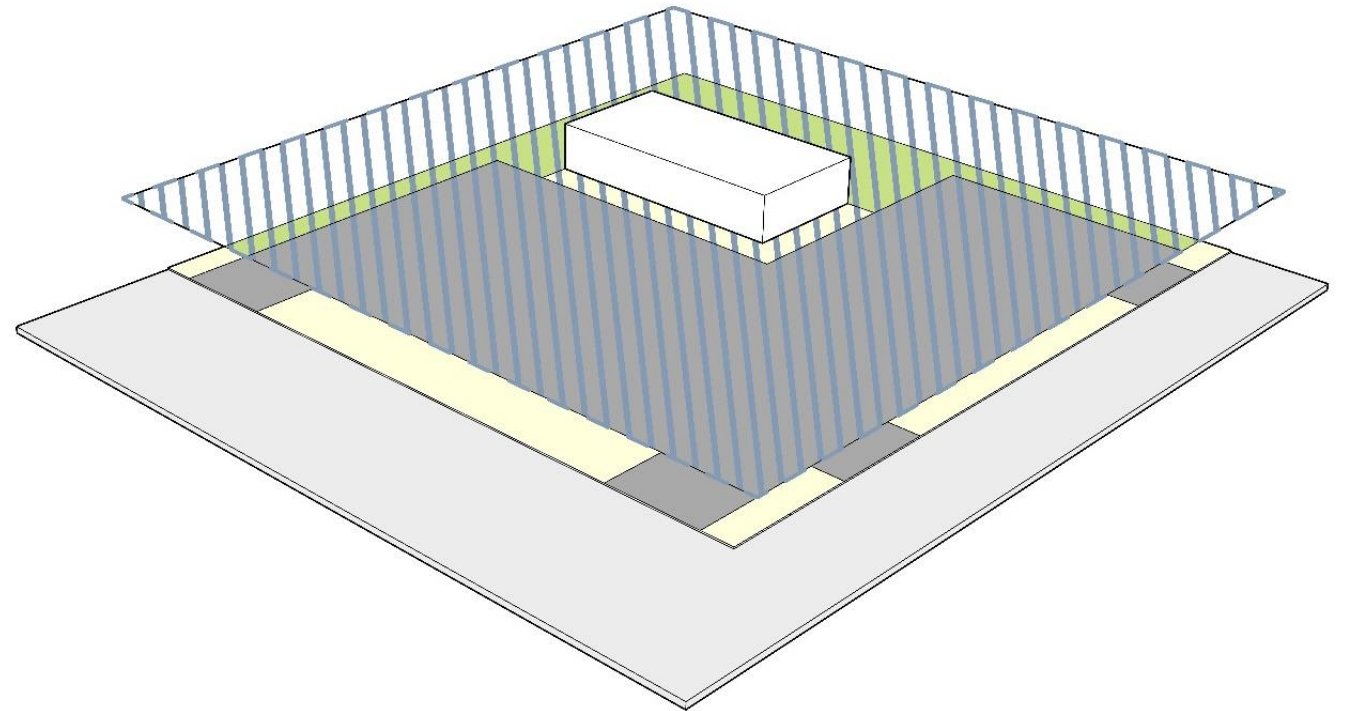
- Allows only TOD-supportive uses





# KEY COMPONENTS OF TOD OVERLAY

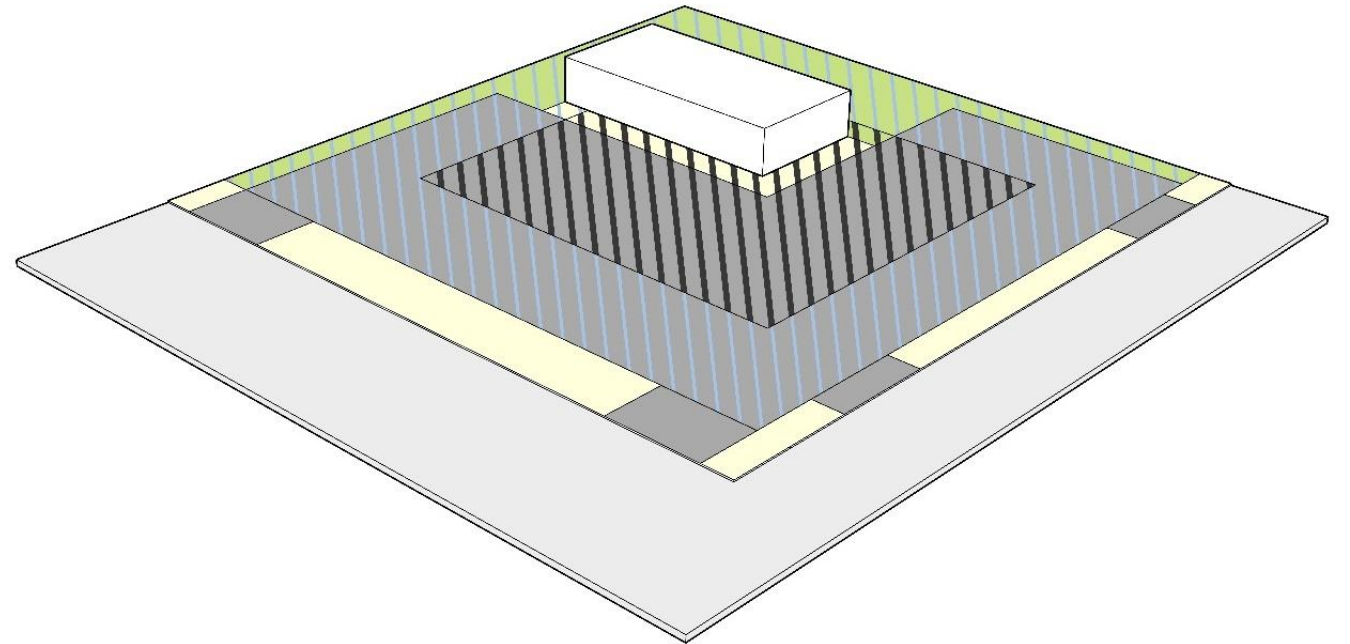
- Eliminates minimum lot area and width





# KEY COMPONENTS OF TOD OVERLAY

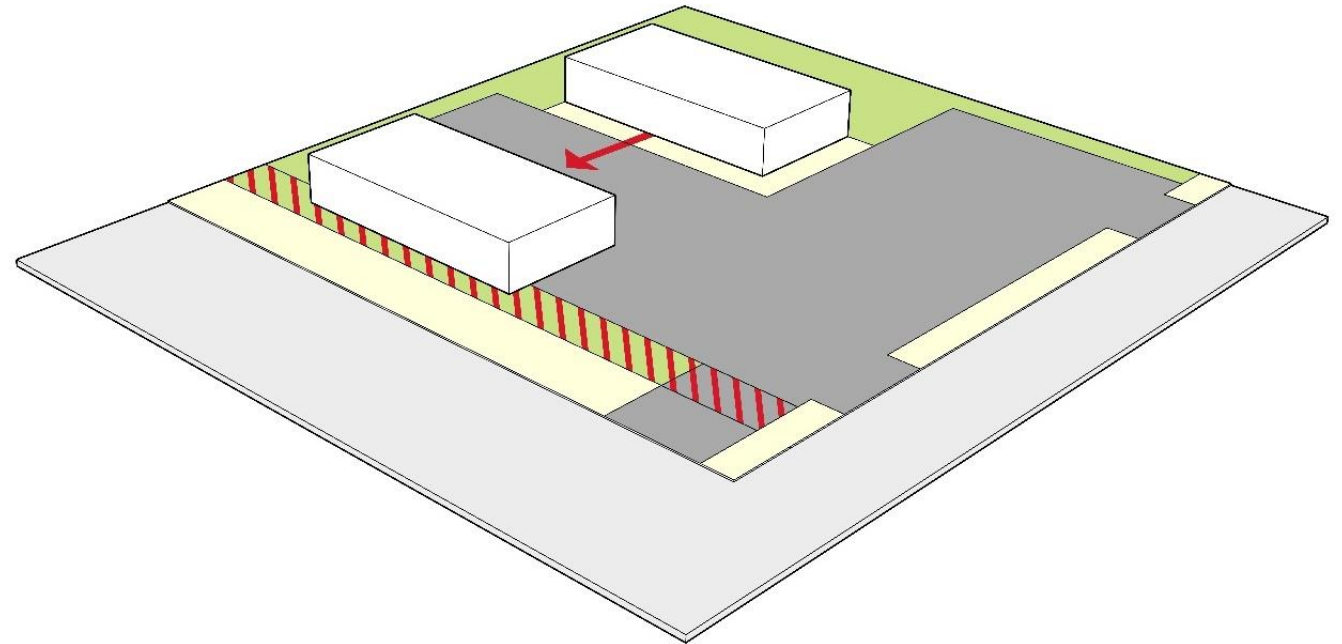
- Requires density
  - 60% minimum lot coverage
  - 100% maximum lot coverage





# KEY COMPONENTS OF TOD OVERLAY

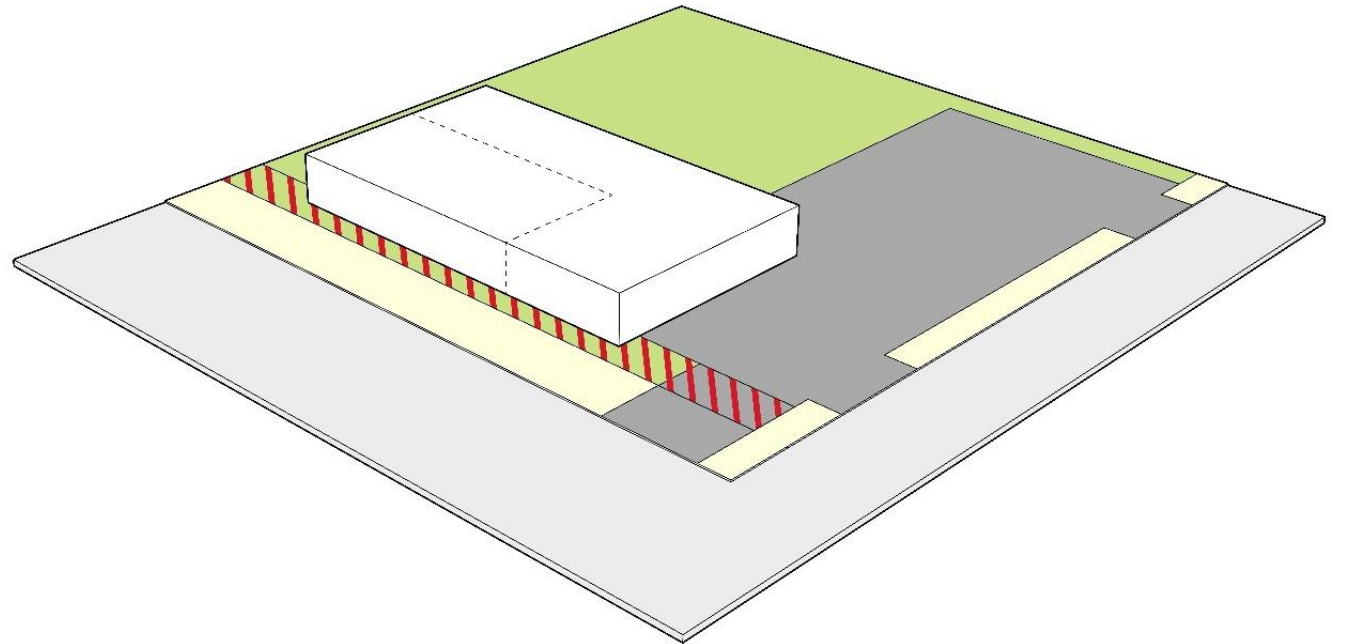
- Moves buildings closer to the street
  - 0 ft minimum front setback
  - 15 ft maximum front setback





# KEY COMPONENTS OF TOD OVERLAY

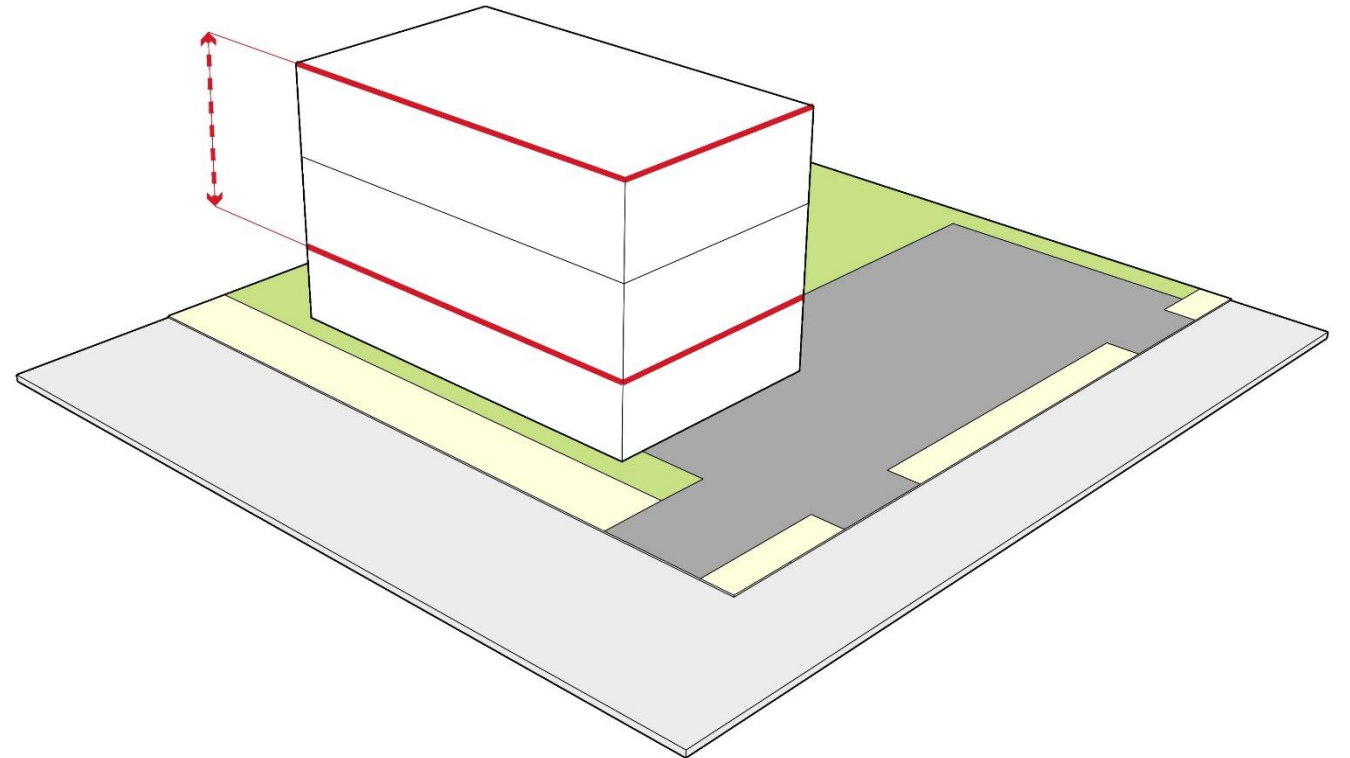
- Requires buildings have a significant presence on the street
  - 60% build-to-zone





# KEY COMPONENTS OF TOD OVERLAY

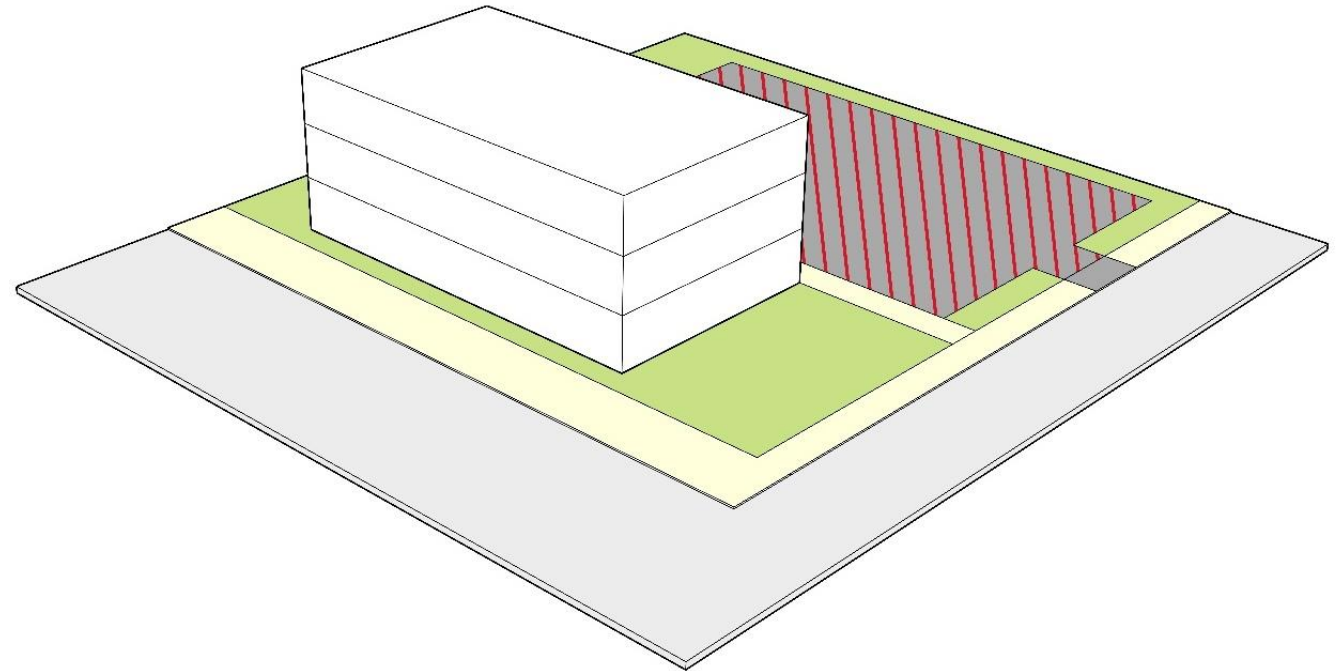
- Requires height
  - 22 ft minimum height
  - 75 ft maximum height





# KEY COMPONENTS OF TOD OVERLAY

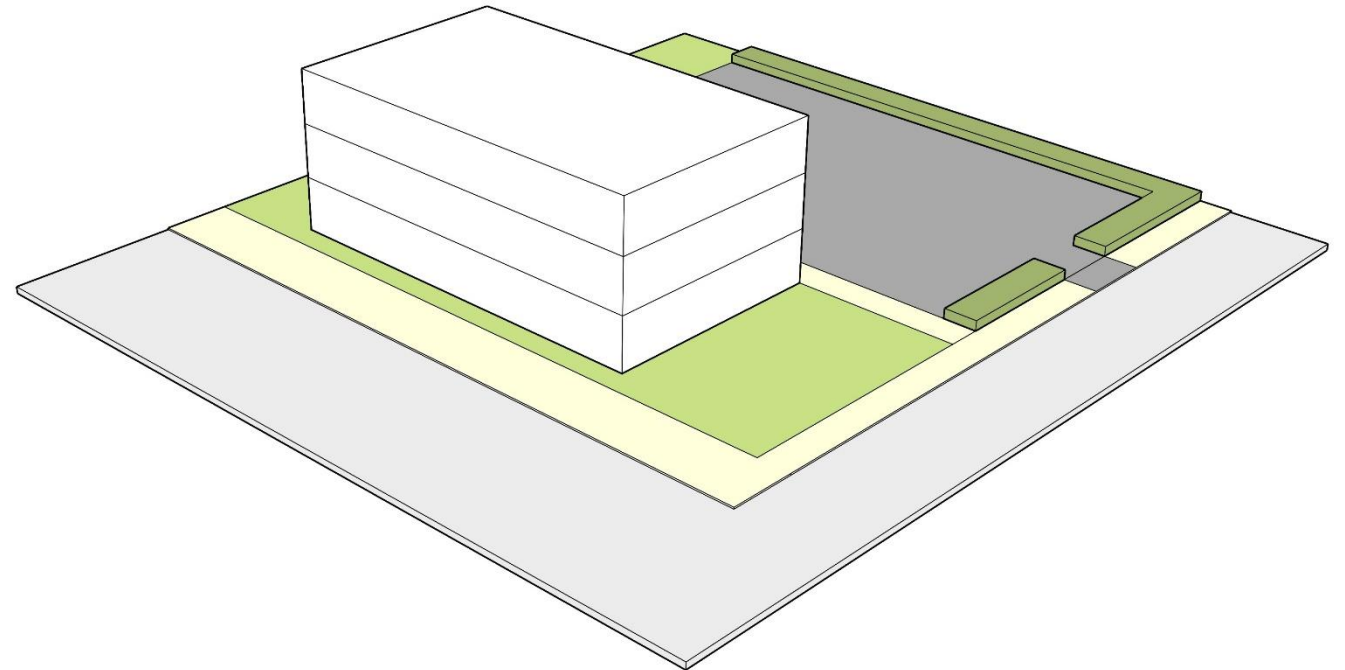
- Improves parking requirements
  - Eliminates parking minimums
  - Establishes parking maximums
- Locates parking to the side or rear
- Requires access from side streets





# KEY COMPONENTS OF TOD OVERLAY

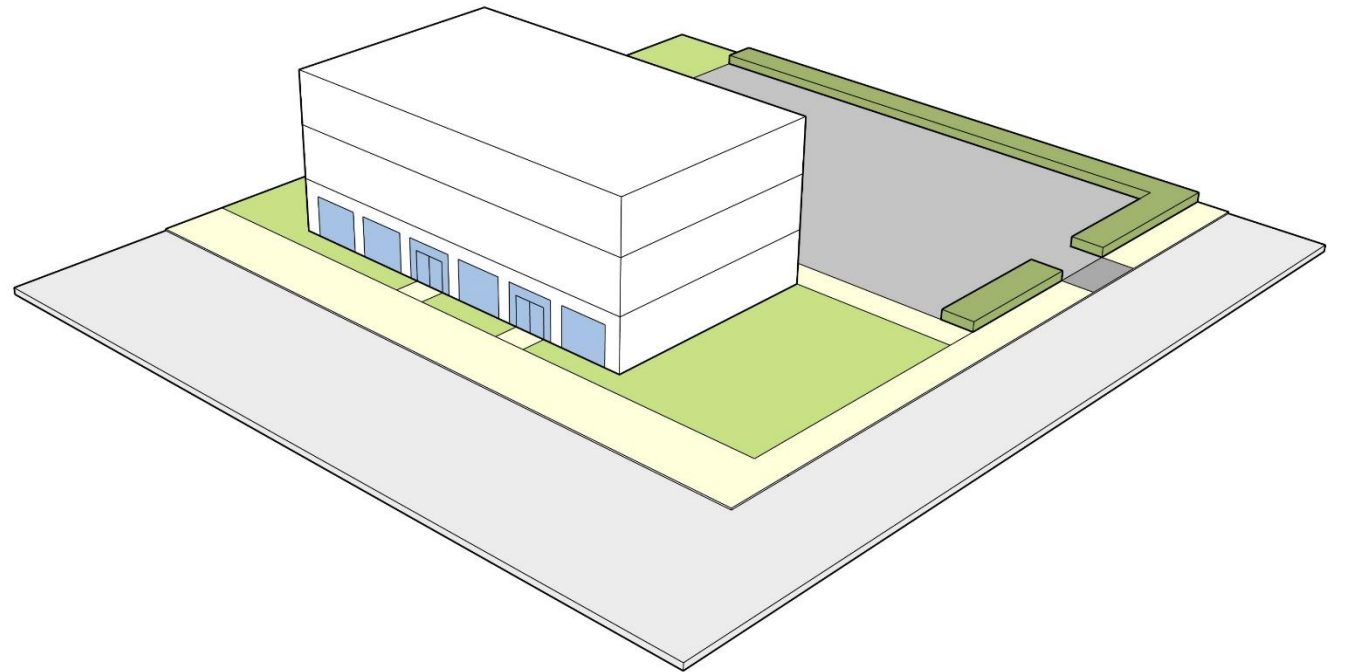
- Requires parking lot screening





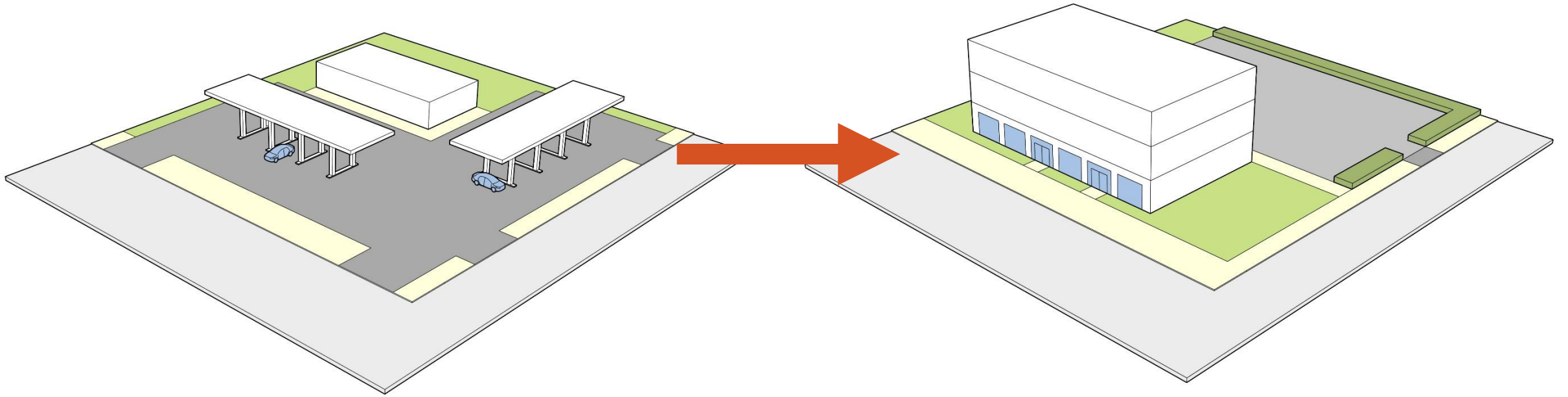
# KEY COMPONENTS OF TOD OVERLAY

- Requires TOD-friendly design
  - 50% ground floor transparency





# GOALS OF TOD OVERLAY

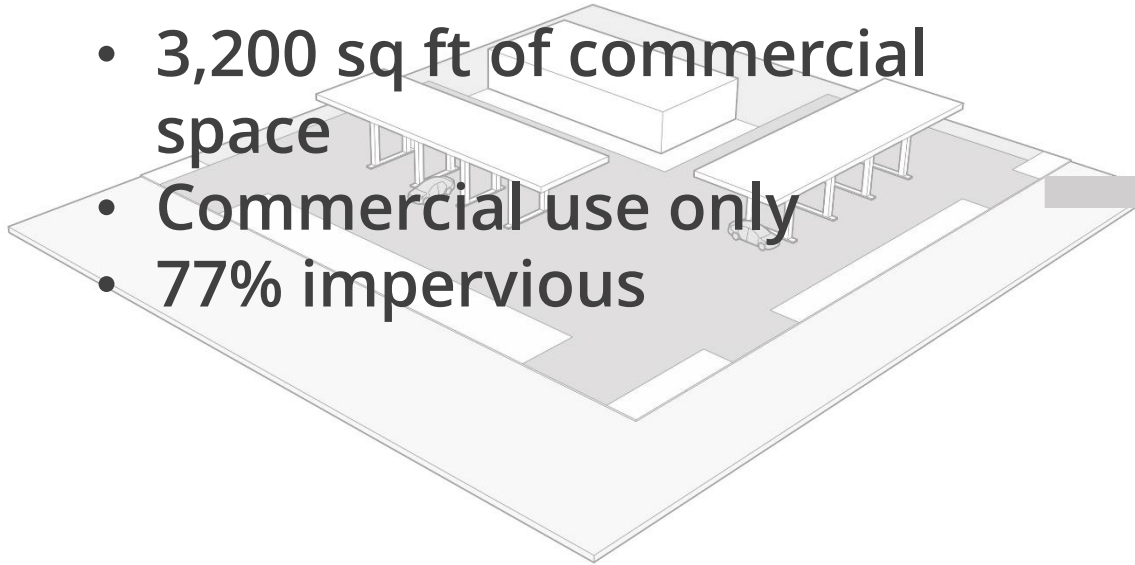




# GOALS OF TOD OVERLAY

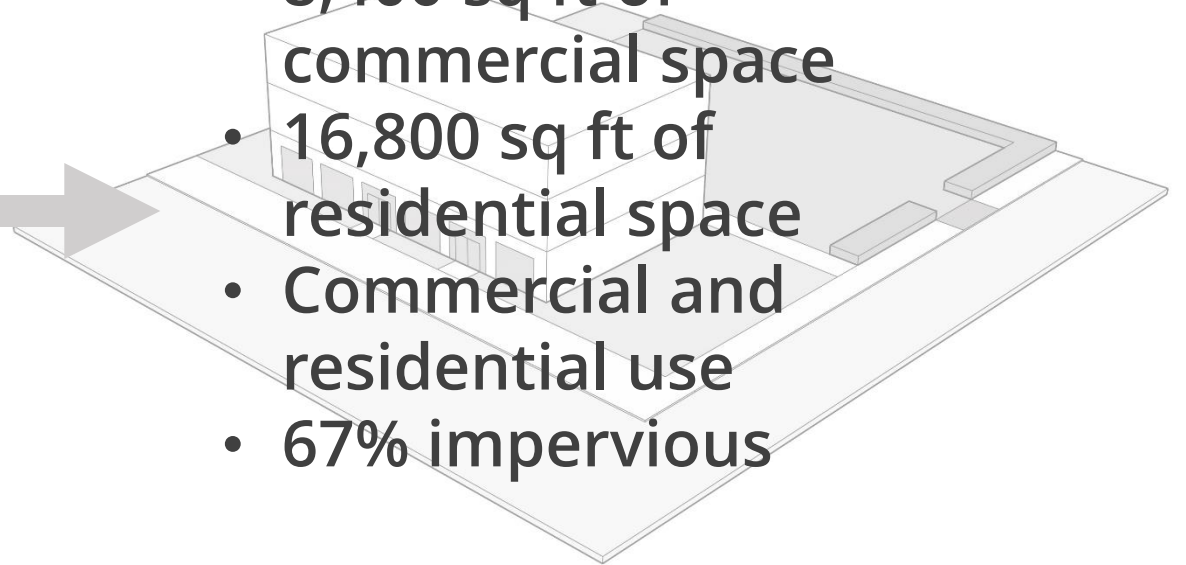
## ORIGINAL GAS STATION

- 3,200 sq ft of commercial space
- Commercial use only
- 77% impervious



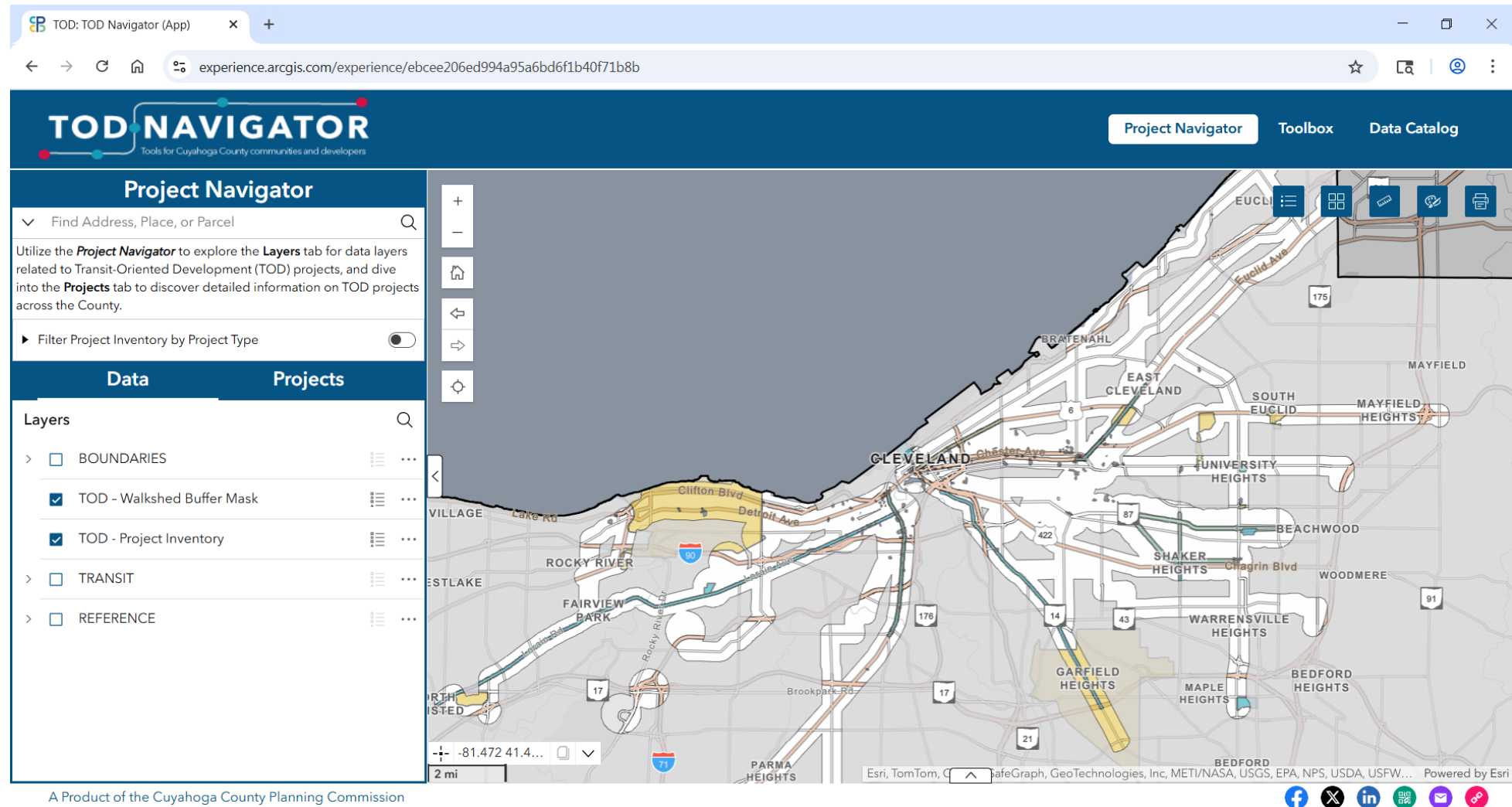
## MIXED-USE TOD

- 8,400 sq ft of commercial space
- 16,800 sq ft of residential space
- Commercial and residential use
- 67% impervious



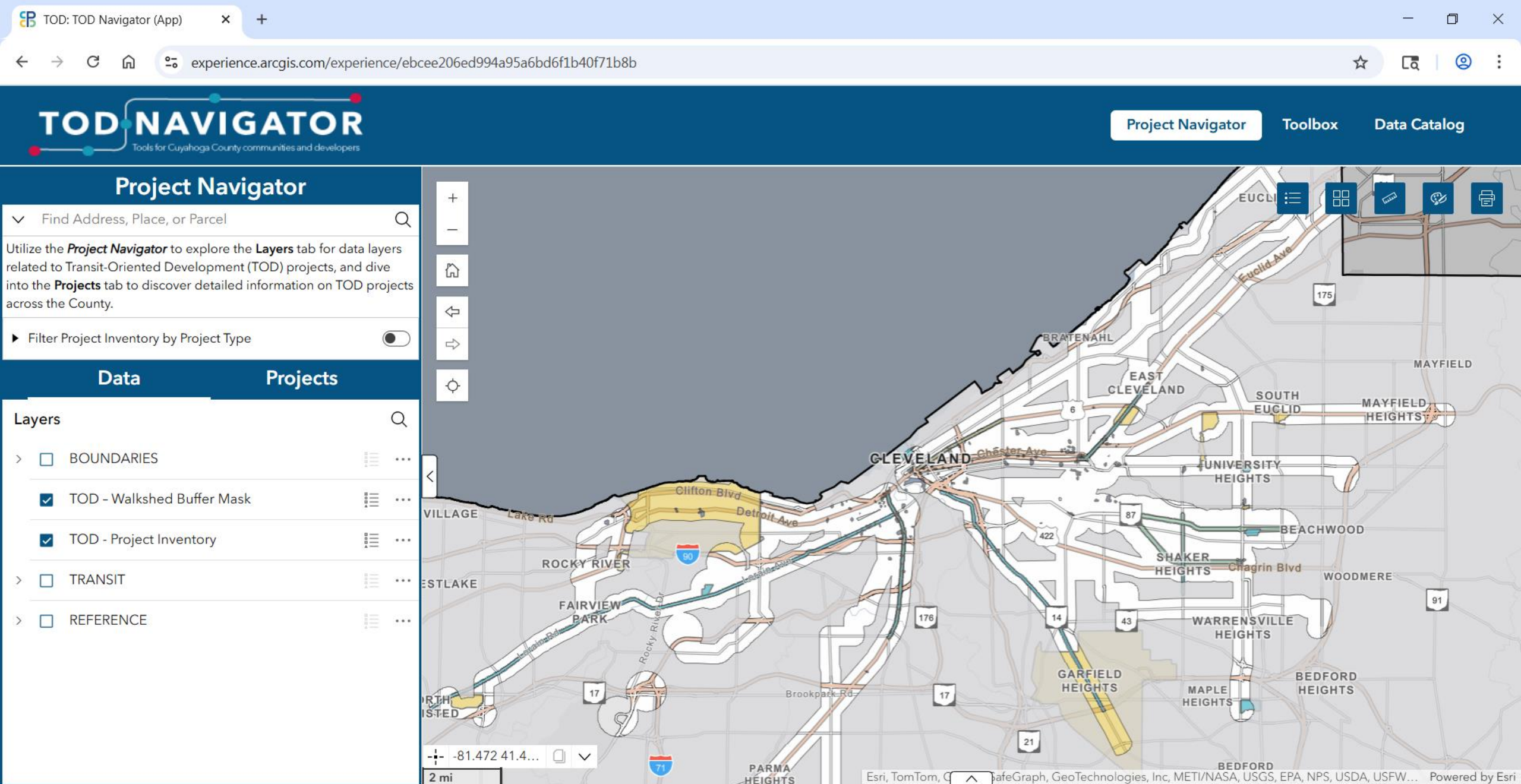


# TOD ONLINE VIEWER



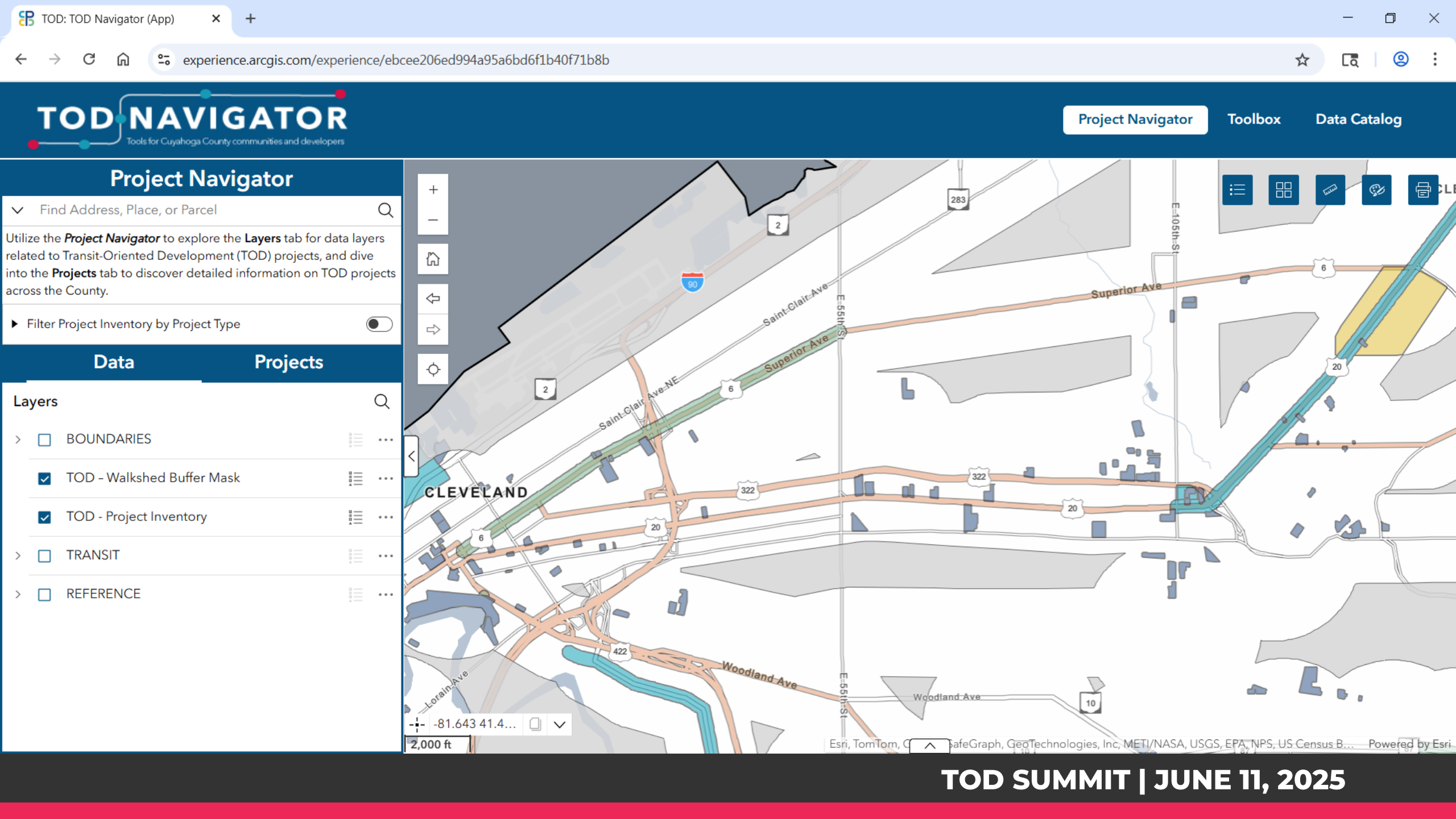
**TOD SUMMIT | JUNE 11, 2025**



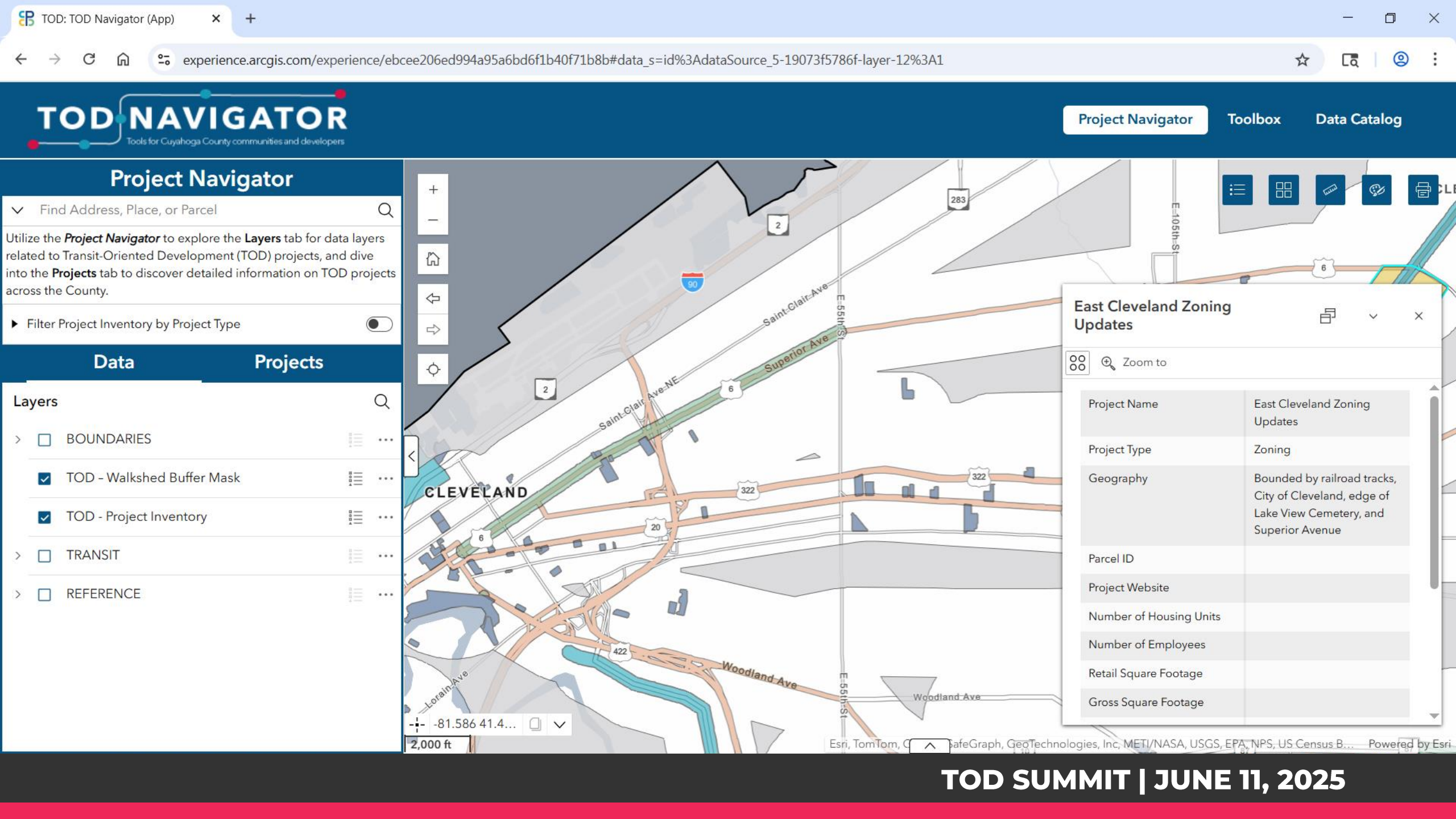


TOD SUMMIT | JUNE 11, 2025









# TOD NAVIGATOR

Tools for Cuyahoga County communities and developers

Project Navigator

Toolbox

Data Catalog

## Project Navigator

Find Address, Place, or Parcel

Utilize the **Project Navigator** to explore the **Layers** tab for data layers related to Transit-Oriented Development (TOD) projects, and dive into the **Projects** tab to discover detailed information on TOD projects across the County.

Filter Project Inventory by Project Type

Data

Projects

### Layers

BOUNDARIES

☒ TOD - Walkshed Buffer Mask

☒ TOD - Project Inventory

TRANSIT

REFERENCE

### East Cleveland Zoning Updates

Project Name	East Cleveland Zoning Updates
Project Type	Zoning
Geography	Bounded by railroad tracks, City of Cleveland, edge of Lake View Cemetery, and Superior Avenue
Parcel ID	
Project Website	
Number of Housing Units	
Number of Employees	
Retail Square Footage	
Gross Square Footage	

TOD SUMMIT | JUNE 11, 2025





- Filter Project Inventory by Project Type

## Projects



- |  |   |
|--|---|
|            |             |
|            |             |
|            |             |
|     |     |



Zoom to

Project Name	Foundry Lofts
Project Type	Development
Geography	Fronting Euclid Ave between E 71st St and E 77th St
Parcel ID	11815032
Project Website	<a href="#">View</a>
Number of Housing Units	112
Number of Employees	
Retail Square Footage	1764
Gross Square Footage	79628
Number of Parking Spaces	148
Project Progress	Complete



## Q

- Filter Project Inventory by Project Type

## Projects



- | Question                                  | Answer  |
|---|---|
| 1. What is the main purpose of the study? | To investigate the effect of the intervention on the outcome. |
| 2. What is the research design?           | Randomized controlled trial.                                  |
| 3. What is the population?                | Adults with chronic disease.                                  |
| 4. What is the intervention?              | Intervention group received the intervention.                 |
| 5. What is the control?                   | Control group received the control.                           |
| 6. What is the outcome?                   | The outcome was measured.                                     |
| 7. What are the results?                  | The results showed that the intervention was effective.       |
| 8. What are the conclusions?              | The study concluded that the intervention was effective.      |

 Zoom to

Project Name	Broadway Avenue TOD Study
Project Type	Planning
Geography	Broadway Avenue between East 9th and Ella Ave
Parcel ID	
Project Website	
Number of Housing Units	
Number of Employees	
Retail Square Footage	
Gross Square Footage	
Number of Parking Spaces	
Project Progress	Forthcoming



Toolbox

Find Address, Place, or Parcel

Use the Data tab is to control the map layers in the **TOD Toolbox**. The **Data** tab also provides an **add data** button for including other layers on your map.

Layers

Parcels - Publicly Owned Land (Cuyahoga County)

CITY-LAND BANK

COUNTY LAND BANK

CITY/VILLAGE USE

BOARD OF EDUCATION

COUNTY USE PROPERTY

FEDERAL PROPERTY

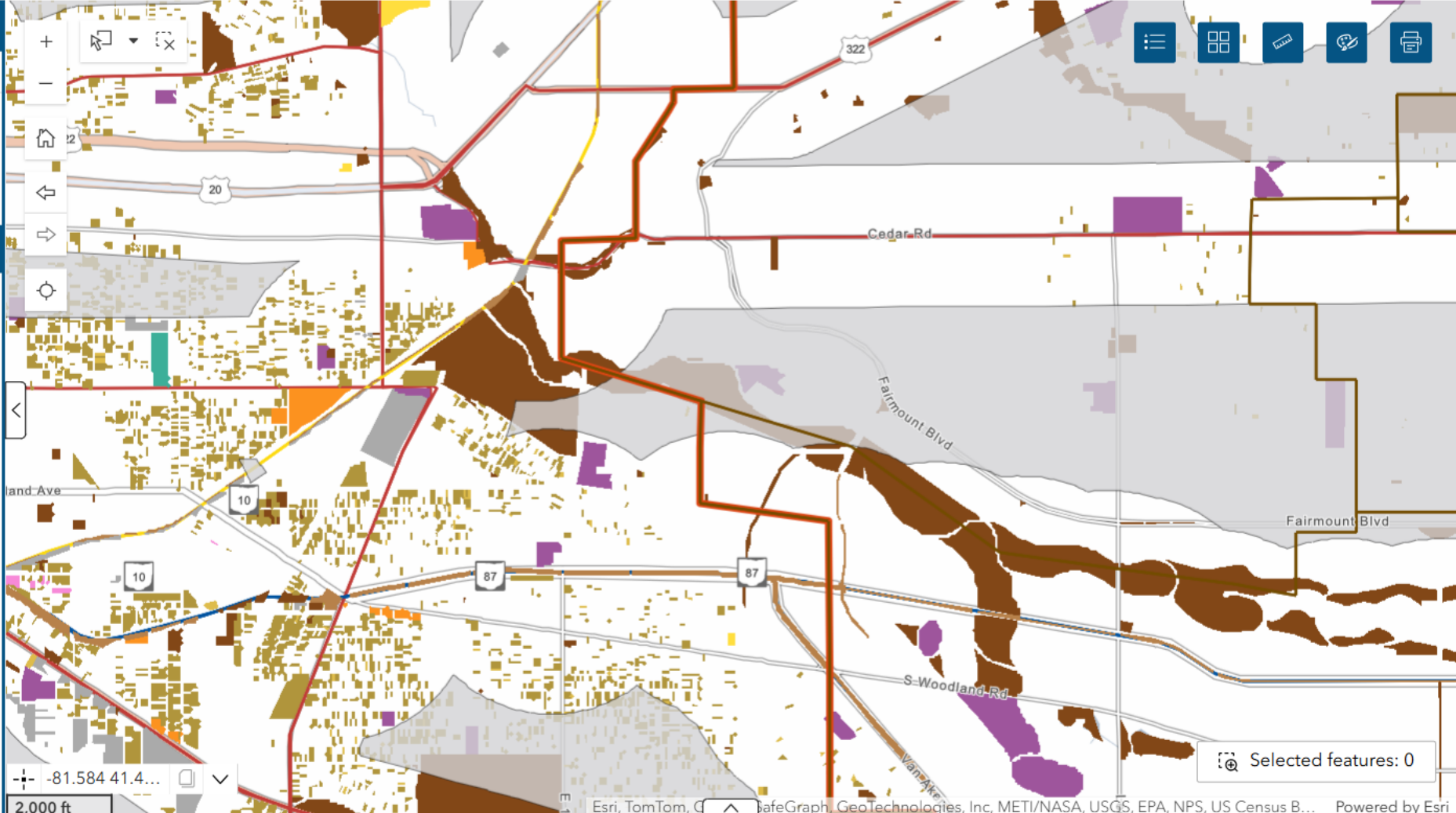
STATE-OWNED PROP NEC

REG-RTA RAIL

CITY-COMMUNITY CNTR

TRI-C

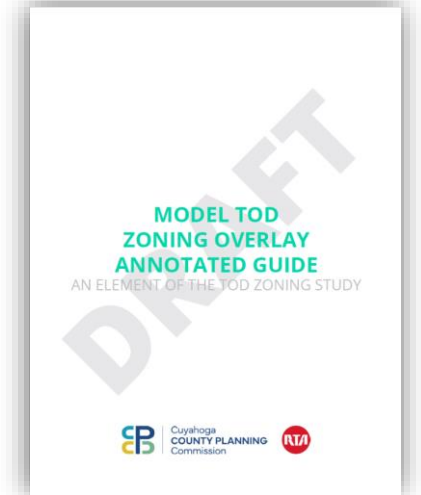
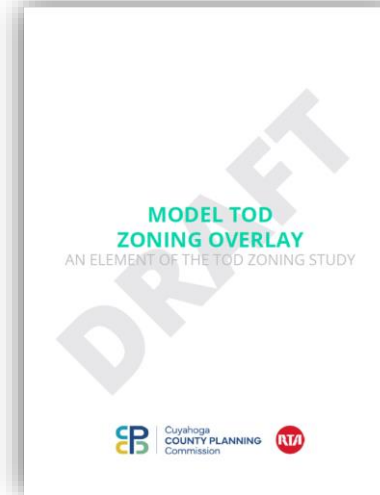
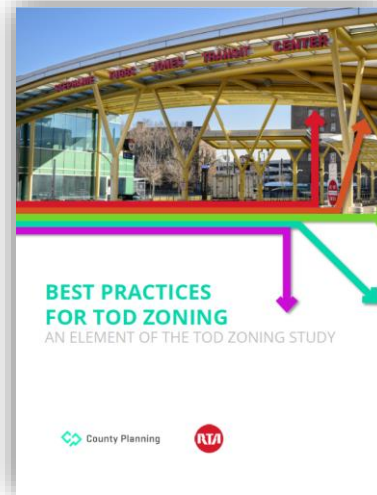
Other





# RESOURCE & MOMENTUM

- Best Practices for TOD Zoning
- Model TOD Zoning Overlay
- TOD Navigator
- Upcoming: TOD Website





# RESOURCE & MOMENTUM

- **Passed: South Euclid MU-TOD District**
- Underway: Fairview Park, East Cleveland, Garfield Heights, Lakewood, Shaker Heights

