



# CITY COUNCIL PRESENTATION | OCTOBER 27, 2025

# OUR TEAM



- **Mary Cierebiej, AICP,** *Executive Director*
- **Patrick Hewitt, AICP,** *Planning Manager, Strategy & Development*
- **Alexandrea Long, AICP,** *Principal Planner*
- **Rachel Novak, AICP,** *Senior Planner*
- **Micah Stryker, AICP,** *Senior Planner*
- **Paul Triolo, AICP,** *Planner*
- **Luke Ols,** *Planning Fellow*

# WHO ARE WE?



- **OUR VISION:** Inspiring all of our communities to thrive
- **OUR MISSION:** To advance Cuyahoga County's social, economic, and environmental health through equitable community planning
- **OUR VALUES:** Inclusion, Collaboration, Communication, Accountability, Respect, and Excellence



# AGENDA

WHAT IS TOD?

TURNEY ROAD

CORRIDOR GOALS

REDEVELOPMENT CONCEPTS

LANE RECONFIGURATIONS

NEXT STEPS

QUESTIONS & COMMENTS

# WHAT IS TOD?



# TRANSIT-ORIENTED DEVELOPMENT IS...

- 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.



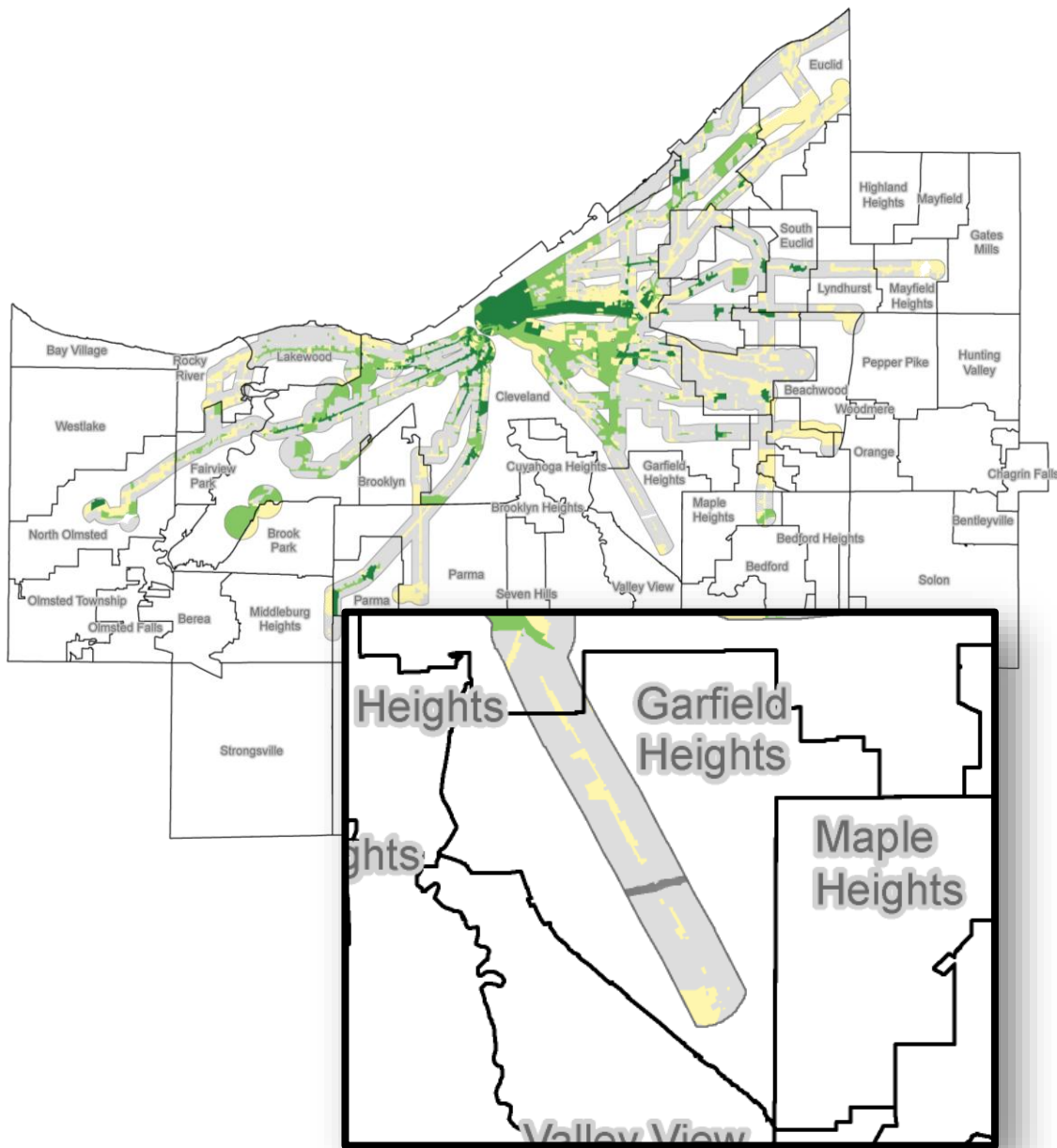
# WHY TOD?

- Reduces social inequities
- Connects people
- Improves community health and quality of life of residents
- Improves road safety and efficiency
- Minimizes environmental impacts



# TOD IN CUYAHOGA COUNTY

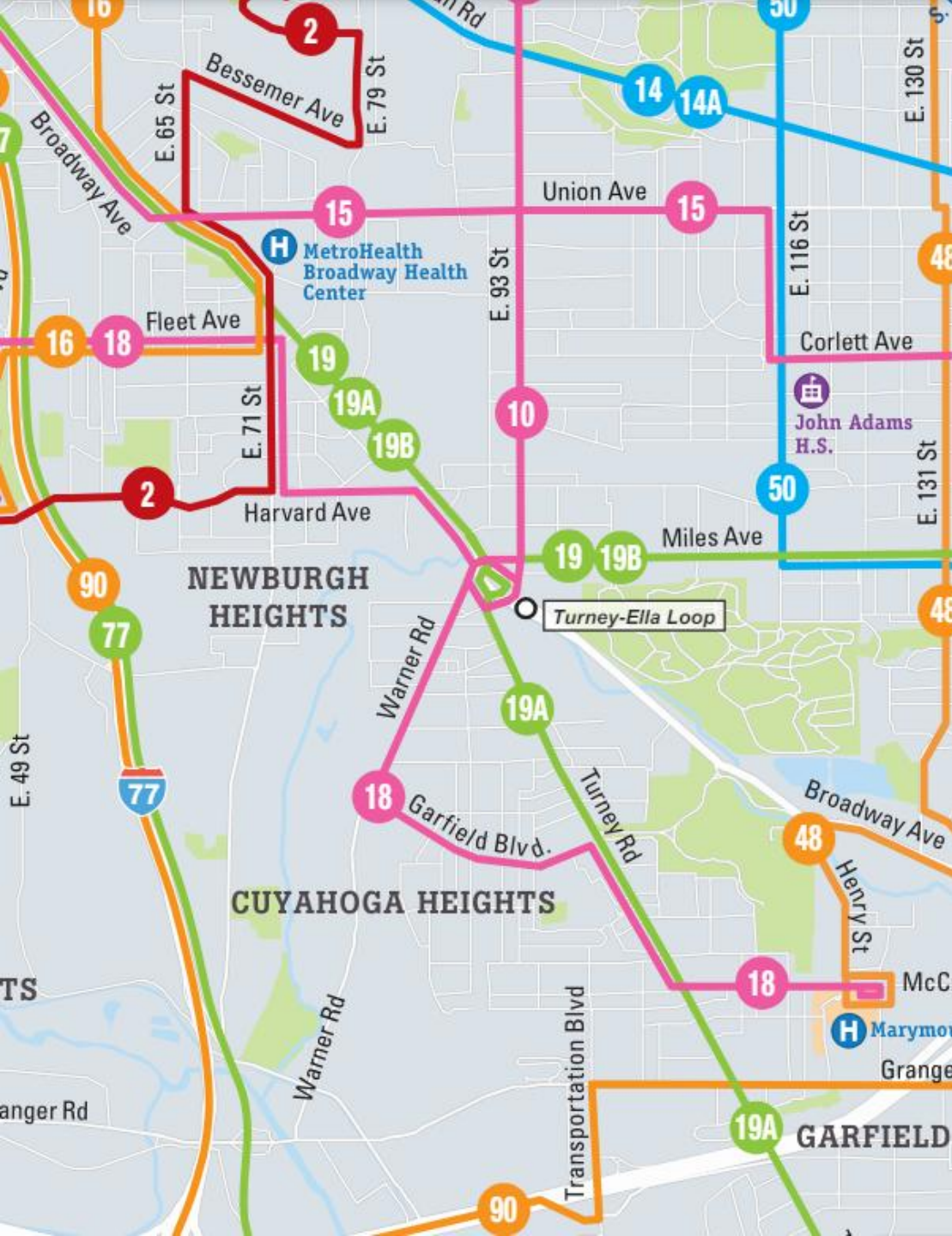
Large portions of land in Cuyahoga County are located within walking distance of frequent bus stops or train stations, but very little of that land—just 5.5%—meets basic standards to support TOD.



# TOD READINESS

Considered as part of the Analysis of TOD Zoning—which identified five (5) key zoning characteristics to analyze the readiness of corridors for TOD:

- 1) Mixed-Use Zoning
- 2) Front Setbacks
- 3) Building Heights
- 4) Lot Coverage
- 5) Parking Requirements

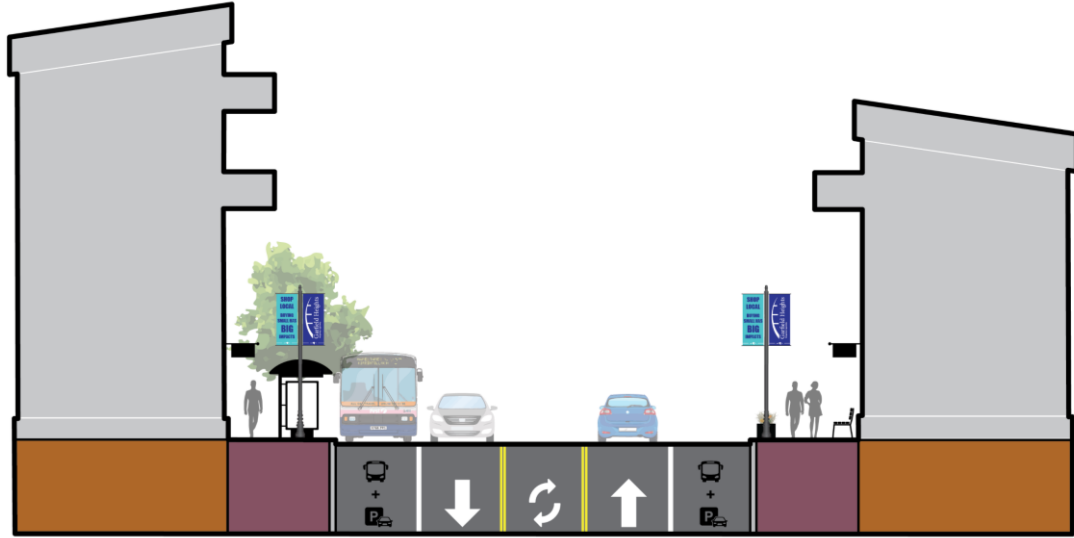


# PRIORITY CORRIDOR

- Turney Road has been identified by GCRTA as a Priority Corridor as part of their 2020 Strategic Plan.
  - Designated roadways for capital investment in street infrastructure to improve bus speed, reliability, and rider convenience.

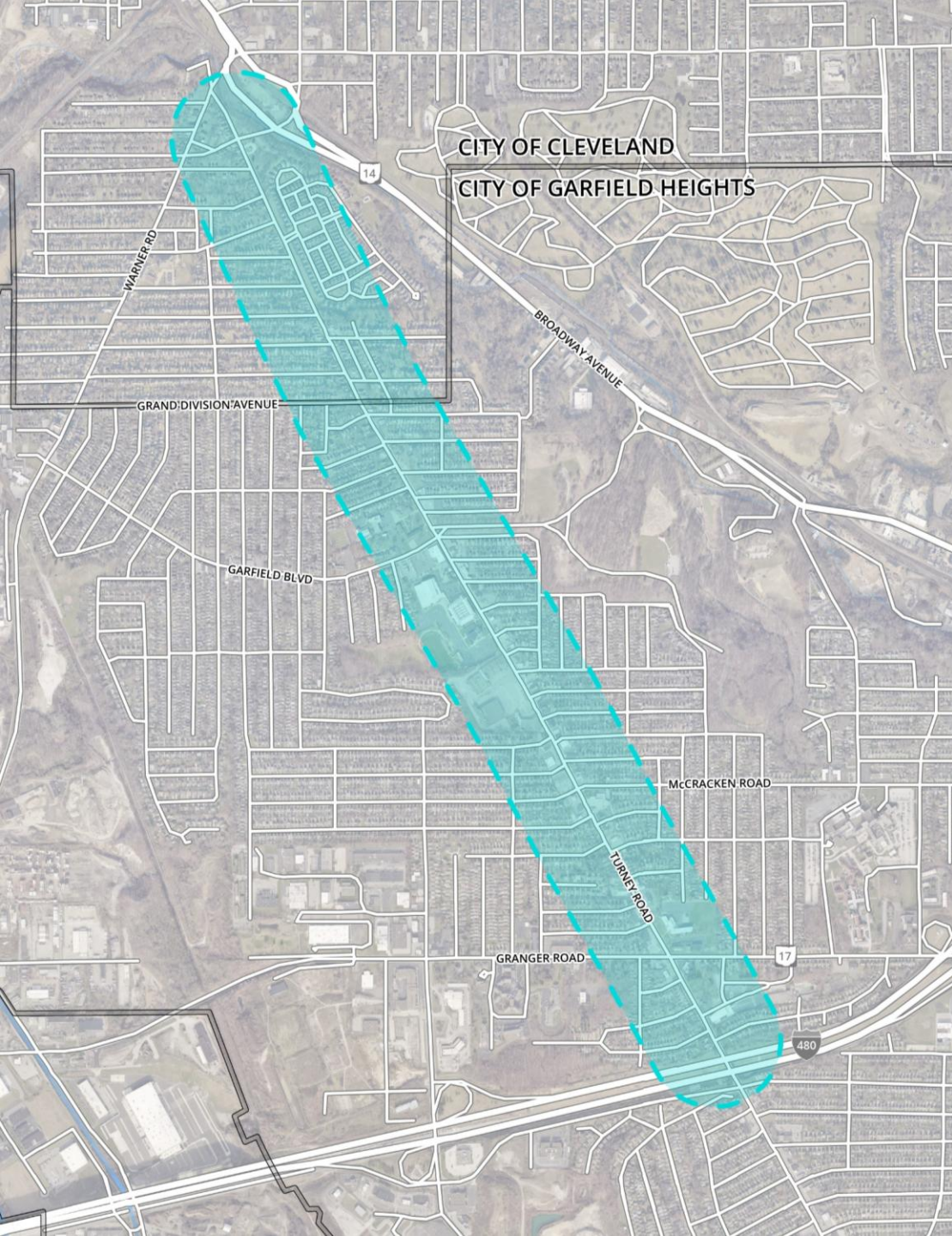
# **TURNNEY ROAD**





# 2022 MASTER PLAN

Master Plan identified Turney Road as a prime area for revitalization that is close to Downtown Cleveland, has direct transit access, is walkable, and has a good building foundation to support future development as a downtown for Garfield Heights.



# THIS STUDY...

- 2.25 miles of Turney Road
- Runs from Ella Avenue in the City of Cleveland (north terminus) through Garfield Heights to Interstate 480 (south terminus)
- Evaluate the corridor's potential and readiness for walkable mixed-use development

# CORRIDOR GOALS



# CORRIDOR GOALS INFRASTRUCTURE

- Enhance key pedestrian crossings to improve safety and promote walkability
- Implement streetscape enhancements to foster vibrant, walkable, and comfortable neighborhoods and commercial areas
- Enhance transit waiting environments to promote transit as a travel method of choice and support new ridership



# CORRIDOR GOALS POLICY

- Organize property and business owners to collectively enhance the downtown business district's vibrancy, improve its safety, and attract investment
- Attract new development and renovate existing structures to modernize the district and foster a welcoming, vibrant, and memorable experience for visitors



# CORRIDOR GOALS PLACEMAKING

- Market, brand, and identify the downtown business district with unique streetscaping elements and public art to make the area feel welcoming, safe, and vibrant
- Create a uniform gateway and wayfinding signage program that is both visually interesting and provides clear messaging to visitors

# REDEVELOPMENT CONCEPTS

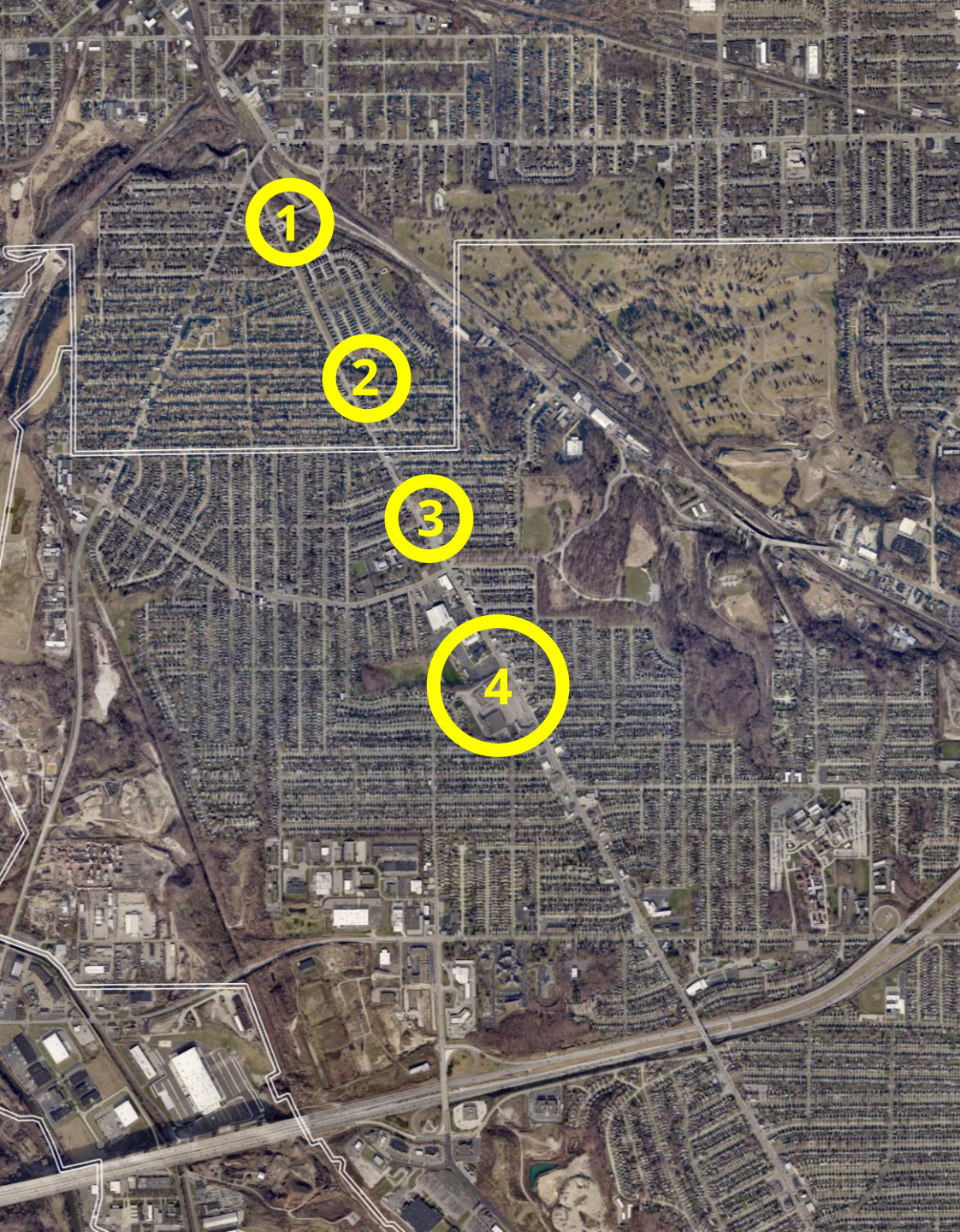
# REDEVELOPMENT CONCEPTS

## What they ARE...

- Illustrative graphics that showcase potential ideas for redevelopment
- These ideas are only *conceptual* in nature, and any redevelopment plans would have to go through a formal and public review/approval process

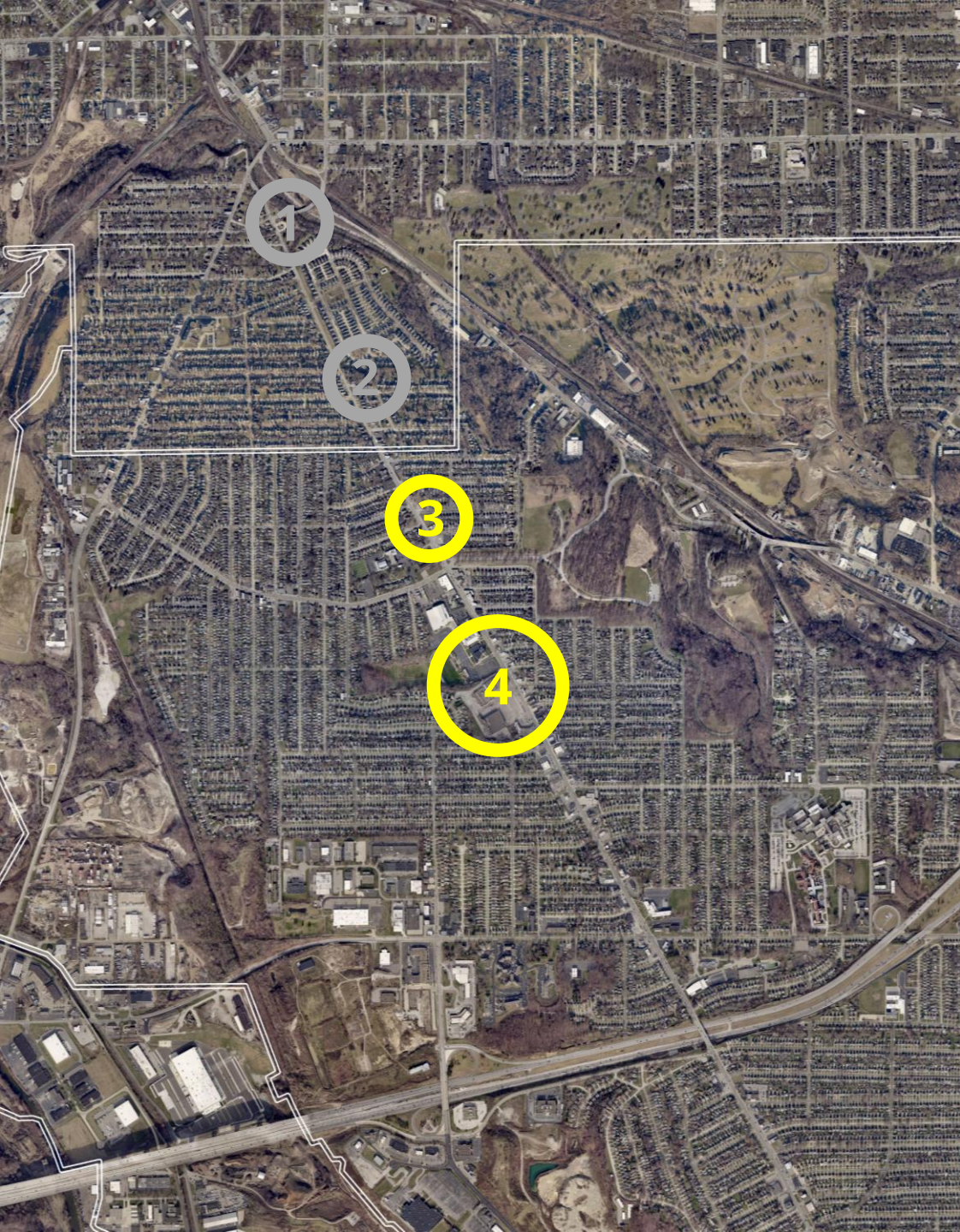
## What they ARE NOT...

- Final development plans ready for construction



# REDEVELOPMENT CONCEPTS

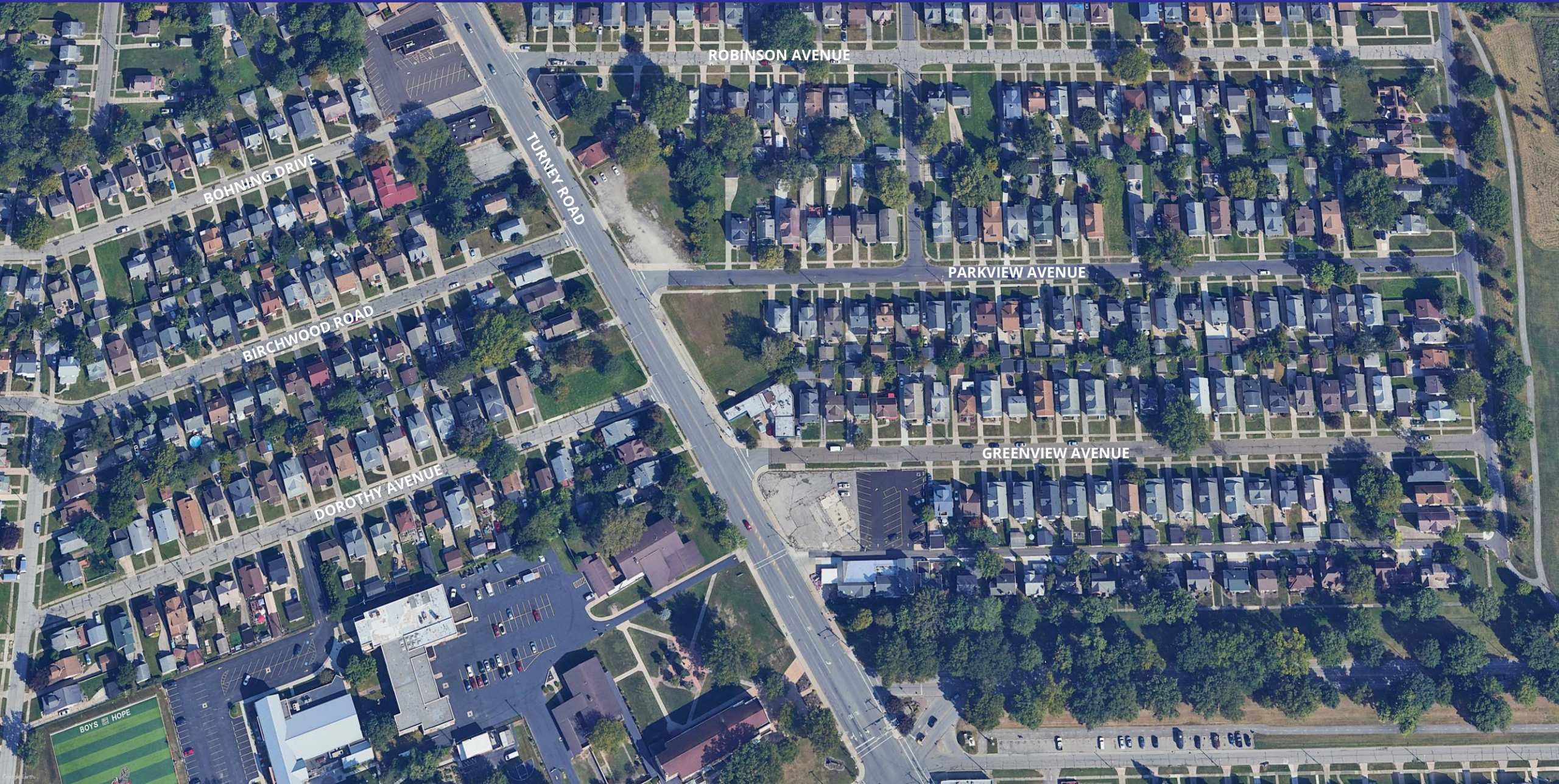
- 1) Ella Avenue Turnaround Enhancements
- 2) Rosewood Avenue Mixed-Use Redevelopment
- 3) Parkview Avenue Mixed-Use Redevelopment
- 4) Turneytown Mixed-Use Redevelopment

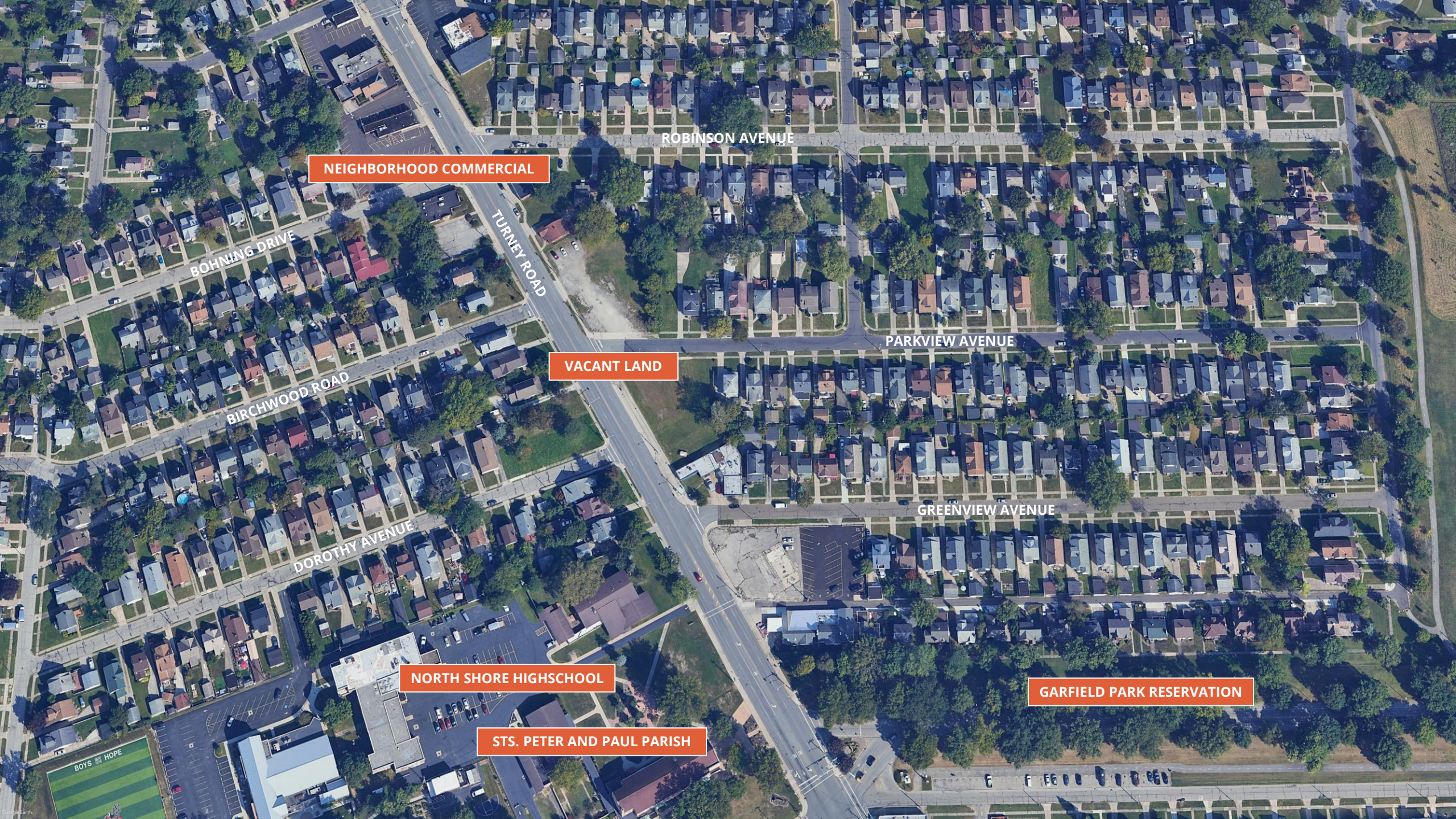


# REDEVELOPMENT CONCEPTS

- 1) Ella Avenue Turnaround Enhancements
- 2) Rosewood Avenue Mixed-Use Redevelopment
- 3) Parkview Avenue Mixed-Use Redevelopment
- 4) Turneytown Mixed-Use Redevelopment

# PARKVIEW AVENUE MIXED-USE REDEVELOPMENT





ROBINSON AVENUE

NEIGHBORHOOD COMMERCIAL

BOHNING DRIVE

TURNEY ROAD

VACANT LAND

PARKVIEW AVENUE

BIRCHWOOD ROAD

GREENVIEW AVENUE

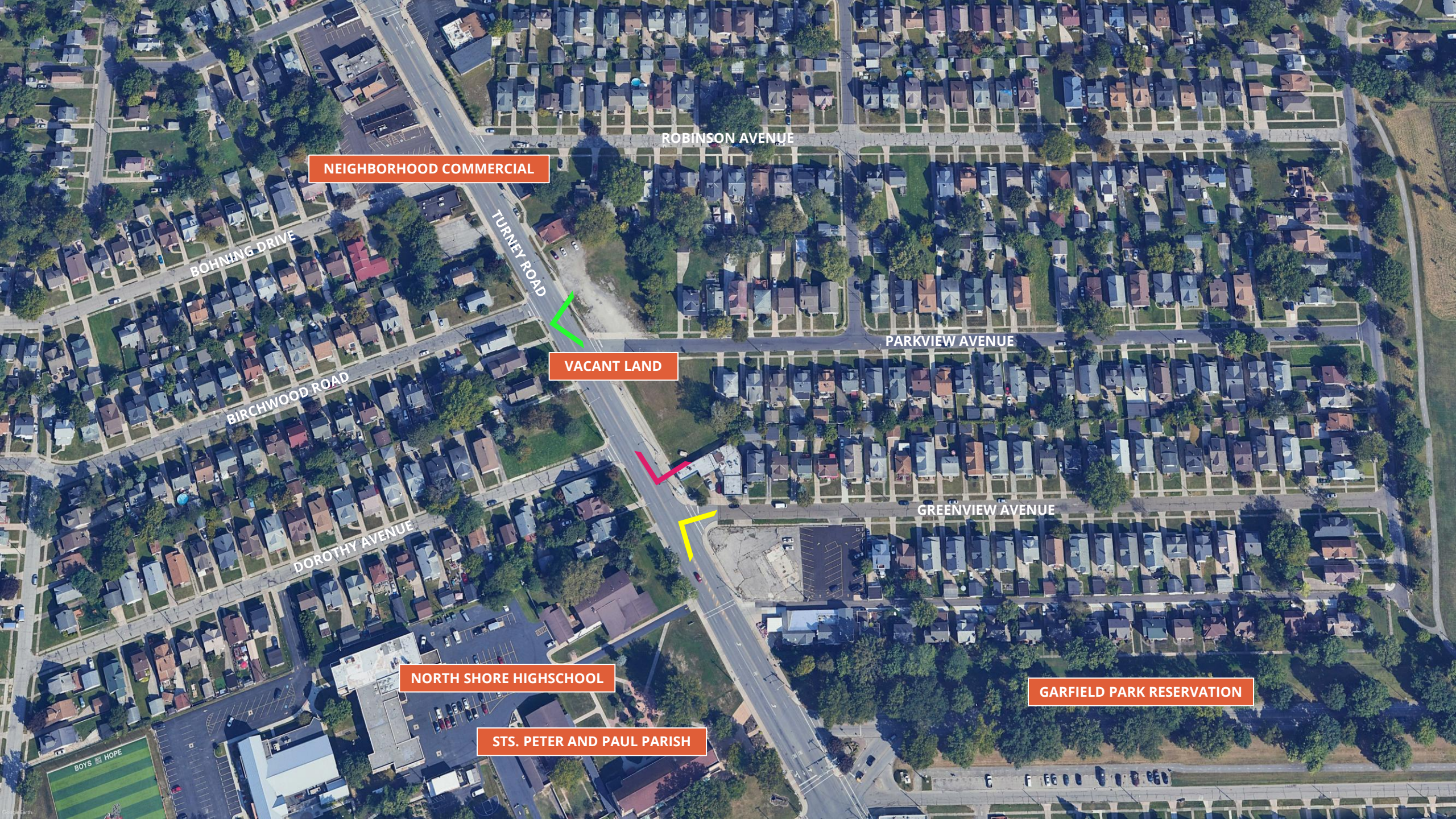
DOROTHY AVENUE

NORTH SHORE HIGH SCHOOL

STS. PETER AND PAUL PARISH

GARFIELD PARK RESERVATION

BOYS HOPE



ROBINSON AVENUE

NEIGHBORHOOD COMMERCIAL

BOHNING DRIVE

TURNEY ROAD

BIRCHWOOD ROAD

DOROTHY AVENUE

PARKVIEW AVENUE

GREENVIEW AVENUE

VACANT LAND

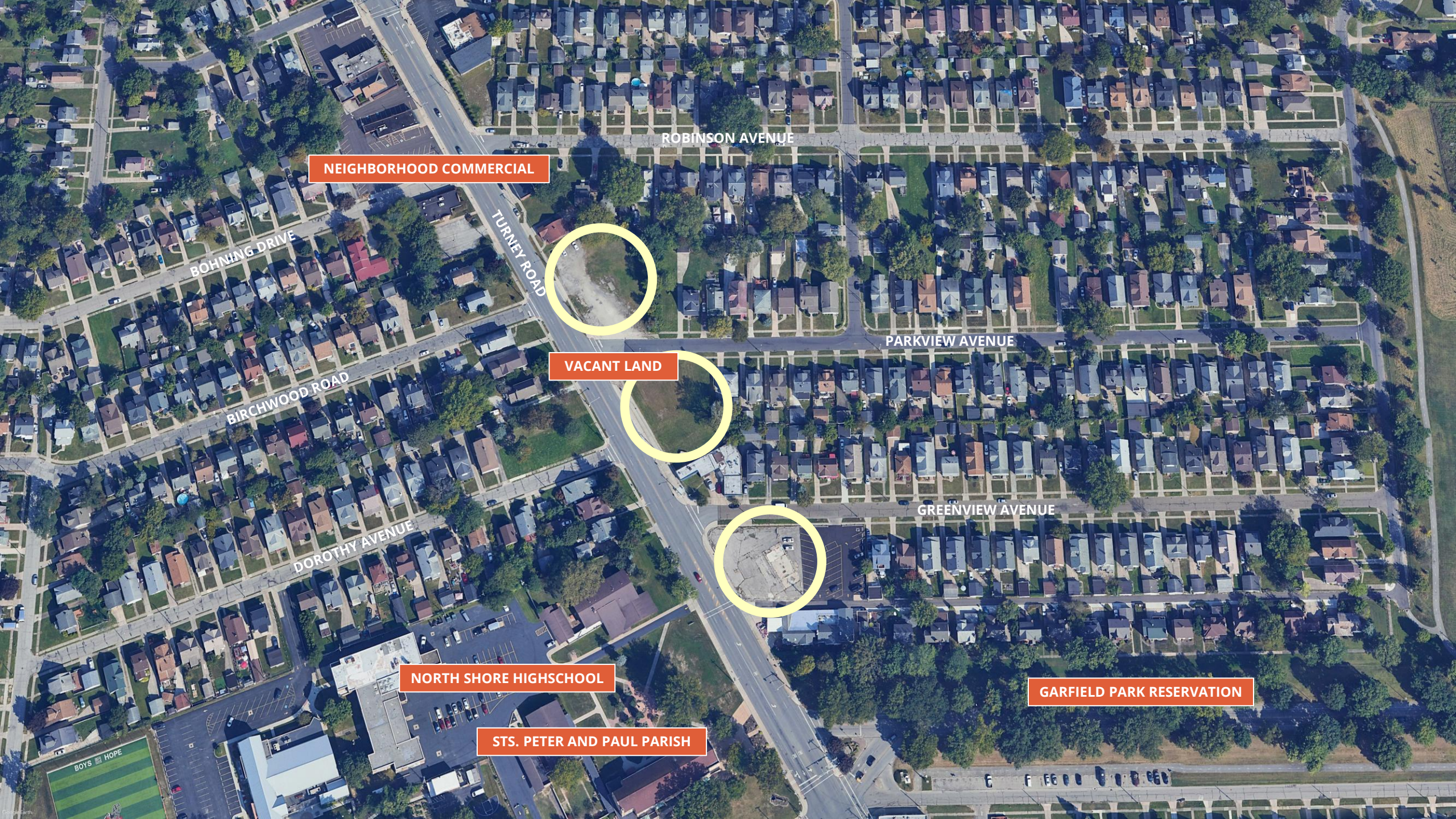
NORTH SHORE HIGHSCHOOL

STS. PETER AND PAUL PARISH

GARFIELD PARK RESERVATION

BOYS & GIRLS HOPE





NEIGHBORHOOD COMMERCIAL

ROBINSON AVENUE

BOHNING DRIVE

TURNEY ROAD

VACANT LAND

PARKVIEW AVENUE

BIRCHWOOD ROAD

GREENVIEW AVENUE

DOROTHY AVENUE

NORTH SHORE HIGH SCHOOL

GARFIELD PARK RESERVATION

STS. PETER AND PAUL PARISH

BOYS HOPE



ROBINSON AVENUE

PARK/GREEN SPACE

BOHNING DRIVE

TURNEY ROAD

MIXED-USE REDEVELOPMENT

SURFACE PARKING

ROAD IMPROVEMENTS

BIRCHWOOD ROAD

PARKVIEW AVENUE

TOWNHOMES

PARK/GREEN SPACE

MIXED-USE REDEVELOPMENT

IMPROVED TRANSIT WAITING AREAS

DOROTHY AVENUE

GREENVIEW AVENUE

MIXED-USE REDEVELOPMENT

### MIXED-USE DEVELOPMENT A

Three Stories: 36,643 SF Total

1<sup>st</sup> Floor Commercial: 12,551 SF

2<sup>nd</sup> Floor Residential: 12,551 SF

3<sup>rd</sup> Floor Residential: 11,451 SF

Approximately 26 units, 900 SF/unit

### TOWNHOME DEVELOPMENT

Three Stories: 2,016 SF Total/unit

About 3 units

### MIXED-USE DEVELOPMENT B

Three Stories: 17,190 SF Total

1<sup>st</sup> Floor Commercial: 5,730 SF

2<sup>nd</sup> Floor Residential: 5,730 SF

3<sup>rd</sup> Floor Residential: 5,730 SF

Approximately 12 units, 900 SF/unit

### MIXED-USE DEVELOPMENT C

Three Stories: 20,580 SF Total

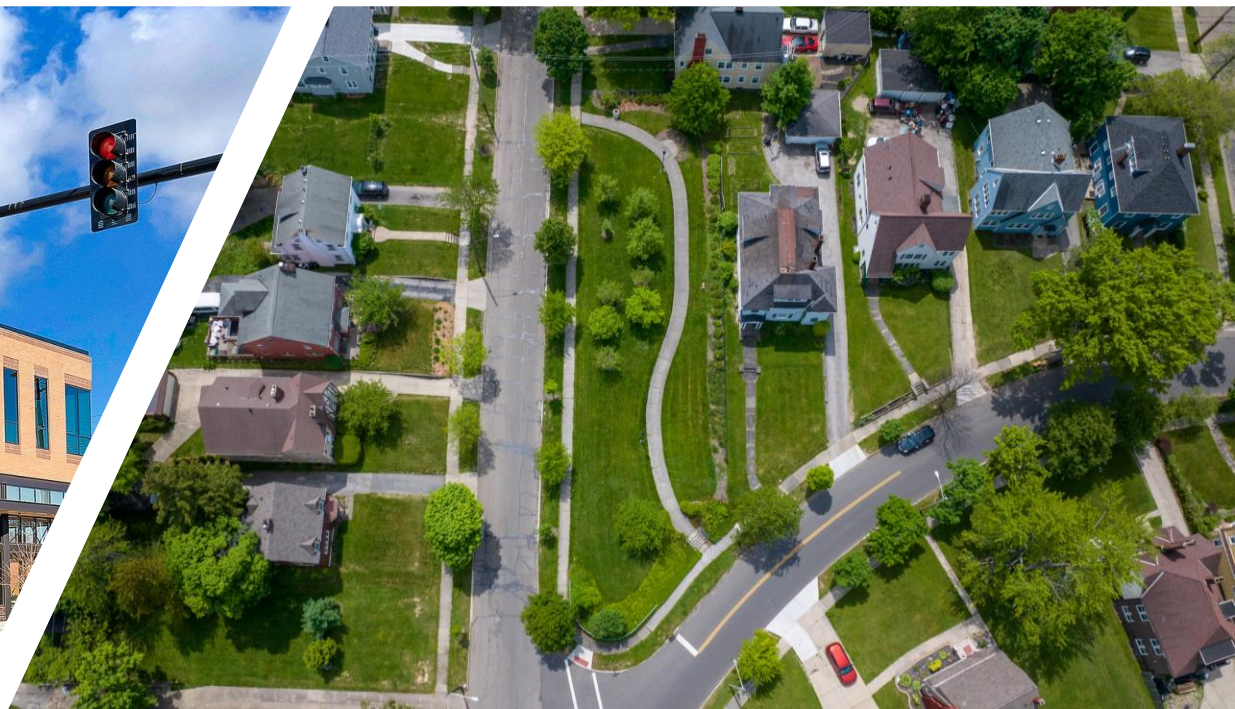
1<sup>st</sup> Floor Commercial: 6,860 SF

2<sup>nd</sup> Floor Residential: 6,860 SF

3<sup>rd</sup> Floor Residential: 6,860 SF

Approximately 15 units, 900 SF/unit





# TURNEYTOWN MIXED-USE REDEVELOPMENT





This is an aerial photograph of a neighborhood in Garfield Heights, Ohio. The map shows a grid of residential streets with many houses. Several key locations are highlighted with orange labels. Garfield Boulevard runs along the top edge. Turney Road runs diagonally from the top center towards the bottom right. Langton Avenue, Wadsworth Avenue, and Vernon Avenue are horizontal streets running across the middle and bottom. Charles A. Blaugrund Field is a large green field on the left. Garfield Heights High School and the Performing Arts Center are located near the top center. Dave's Market and Sherwin-Williams are located near the bottom center.

GARFIELD BOULEVARD

GARFIELD HEIGHTS HIGH SCHOOL

PERFORMING ARTS CENTER

CHARLES A. BLAUGRUND FIELD

CRUDELE PARK

LANGTON AVENUE

WADSWORTH AVENUE

VERNON AVENUE

DAVE'S MARKET

SHERWIN-WILLIAMS



GARFIELD BOULEVARD

GARFIELD HEIGHTS HIGH SCHOOL

PERFORMING ARTS CENTER

CHARLES A. BLAUGRUND FIELD

CRUDELE PARK

LANGTON AVENUE

WADSWORTH AVENUE

VERNON AVENUE

DAVE'S MARKET

SHERWIN-WILLIAMS



GARFIELD BOULEVARD

RICHLAND AVENUE

GARFIELD HEIGHTS HIGH SCHOOL

RUNNYMEDE AVENUE

PERFORMING ARTS CENTER

HEMOWORTH AVENUE

CHARLES A. BLAUGRUND FIELD

CRUDELE PARK

TURNERTOWN

LANGTON AVENUE



TRAIL CONNECTION

GATEWAY FEATURE

BANNERS/FLAGS

PAC SIGN

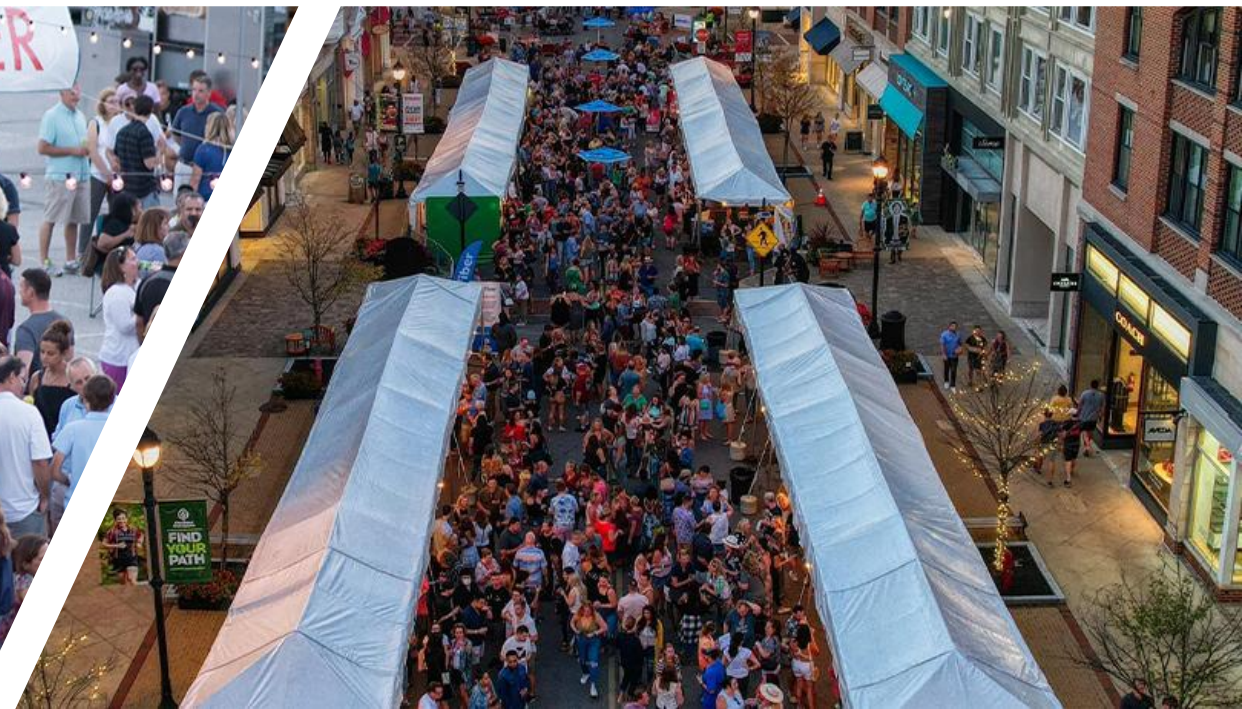
GATEWAY FEATURE

CAMPUS ACCESS

ROAD IMPROVEMENTS

PUBLIC SPACE





GARFIELD BOULEVARD

GARFIELD HEIGHTS HIGH SCHOOL

PERFORMING ARTS CENTER

CHARLES A. BLAUGRUND FIELD

CRUDELE PARK

LANGTON AVENUE

WADSWORTH AVENUE

VERNON AVENUE

DAVE'S MARKET

SHERWIN-WILLIAMS

GARFIELD BOULEVARD

GARFIELD HEIGHTS HIGH SCHOOL

PERFORMING ARTS CENTER

CHARLES A. BLAUGRUND FIELD

CRUDELE PARK

LANGTON AVENUE

WADSWORTH AVENUE

VERNON AVENUE

DAVE'S MARKET

SHERWIN-WILLIAMS





GARFIELD BOULEVARD

TURNEY ROAD

GARFIELD HEIGHTS HIGH SCHOOL

PERFORMING ARTS CENTER

CHARLES A. BLAUGRUND FIELD

CRUDELE PARK

LANGTON AVENUE

WADSWORTH AVENUE

VERNON AVENUE

DAVE'S MARKET

SHERWIN-WILLIAMS



GARFIELD BOULEVARD

TURNERY ROAD

GARFIELD HEIGHTS HIGH SCHOOL

PERFORMING ARTS CENTER

CHARLES A. BLAUGRUND FIELD

CRUDELE PARK

LANGTON AVENUE

WADSWORTH AVENUE

VERNON AVENUE

DAVE'S MARKET

SHERWIN-WILLIAMS

GARFIELD BOULEVARD

GARFIELD HEIGHTS HIGH SCHOOL

PERFORMING ARTS CENTER

CHARLES A. BLAUGRUND FIELD

CRUDELE PARK

APPROXIMATELY  
12 ACRES

1.85  
acres

2.05  
acres

2.01  
acres

2.67  
acres

1.86  
acres

0.90  
acres

DAVE'S MARKET

SHERWIN-WILLIAMS

LANGTON AVENUE

WADSWORTH AVENUE

VERNON AVENUE

TURNER ROAD



MIXED-USE REDEVELOPMENT

SURFACE PARKING

RESIDENTIAL ACCESS

IMPROVED TRANSIT WAITING AREAS

PUBLIC SPACE

TOWNHOMES

MIXED-USE REDEVELOPMENT

SURFACE PARKING

### TOWNHOME DEVELOPMENT

Three Stories: 2,000 SF Total/unit

About 63 units

### MIXED-USE DEVELOPMENT (A)

Six Stories: 204,891 SF Total

1<sup>st</sup> Floor Grocery/Commercial: 56,361 SF

2<sup>nd</sup> – 6<sup>th</sup> Floor Residential: 148,530 SF

Approximately 165 units, 900 SF/unit

### MIXED-USE DEVELOPMENT (B)

Four Stories, Two Buildings: 140,497 SF Total

1<sup>st</sup> Floor Commercial: 28,820 SF

2<sup>nd</sup> – 4<sup>th</sup> Floor Residential: 111,677 SF

Approximately 124 units, 900 SF/unit

### MIXED-USE DEVELOPMENT (C)

Five Stories: 72,050 SF Total

1<sup>st</sup> Floor Commercial: 14,410 SF

2<sup>nd</sup> – 5<sup>th</sup> Floor Residential: 57,640 SF

Approximately 64 units, 900 SF/unit

MIXED-USE REDEVELOPMENT

SURFACE PARKING

IMPROVED TRANSIT WAITING AREAS

PUBLIC SPACE

TOWNHOMES

MIXED-USE REDEVELOPMENT

SURFACE PARKING





# LANE RECONFIGURATIONS

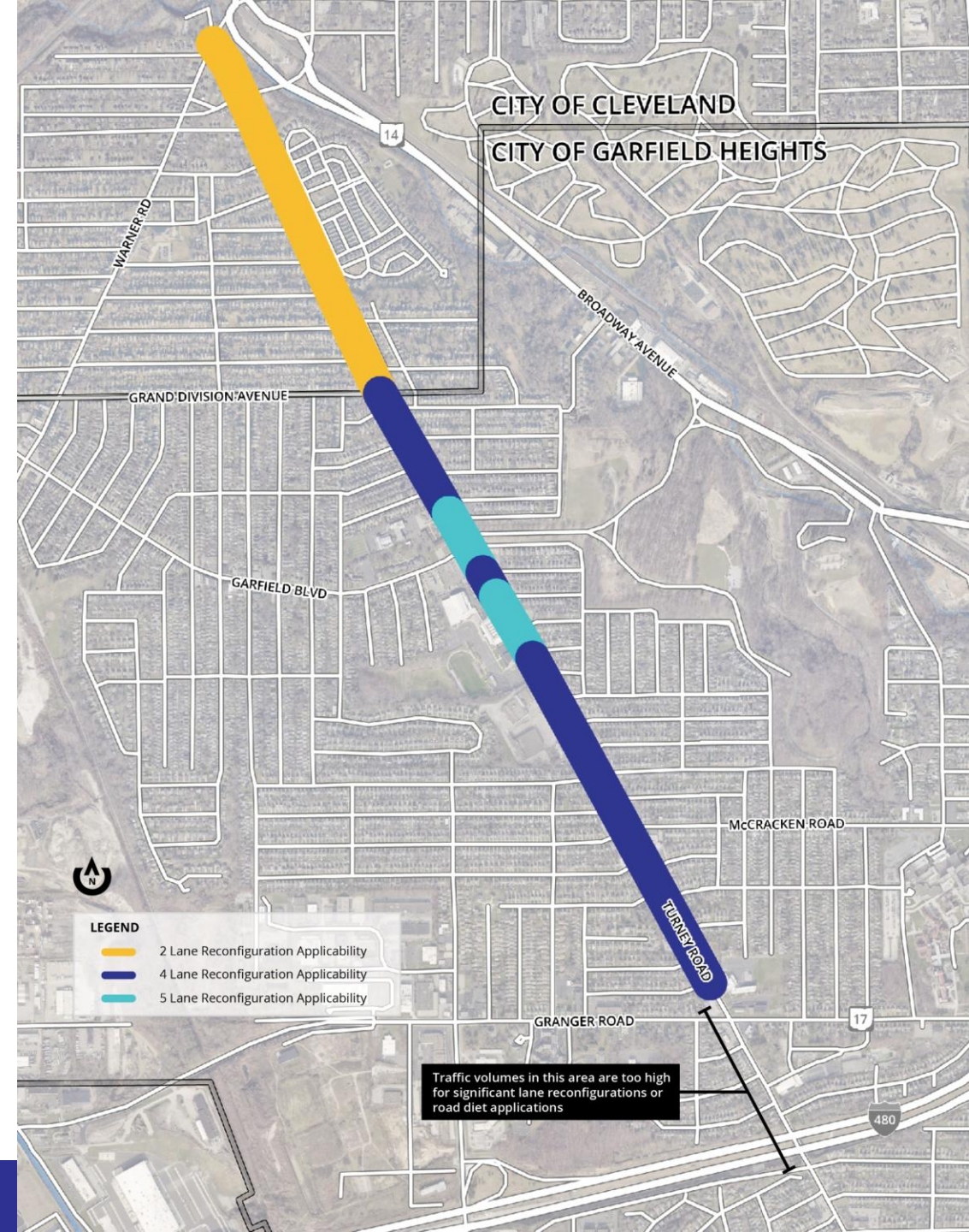
TYPICAL 2-LANE CONFIGURATION ON TURNEY ROAD



TYPICAL 4-LANE CONFIGURATION ON TURNEY ROAD

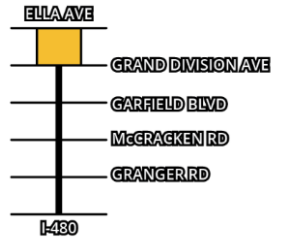


TYPICAL 5-LANE CONFIGURATION ON TURNEY ROAD

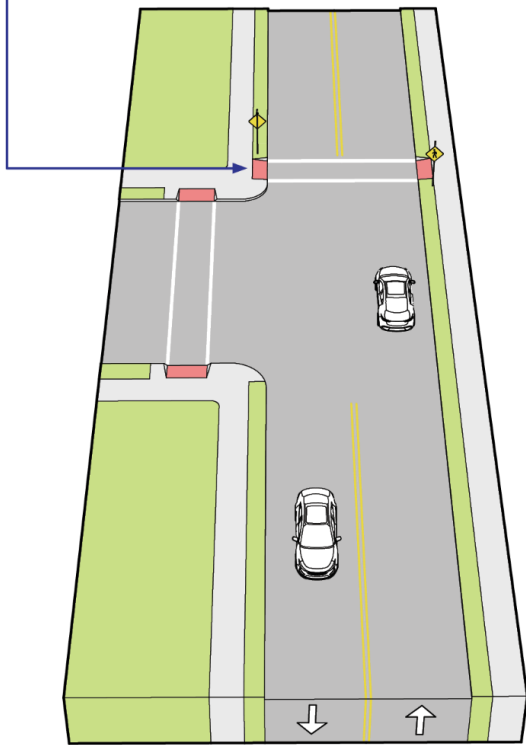


# TWO-LANE EXAMPLE

## TURNEY ROAD AT JEFFRIES AVENUE



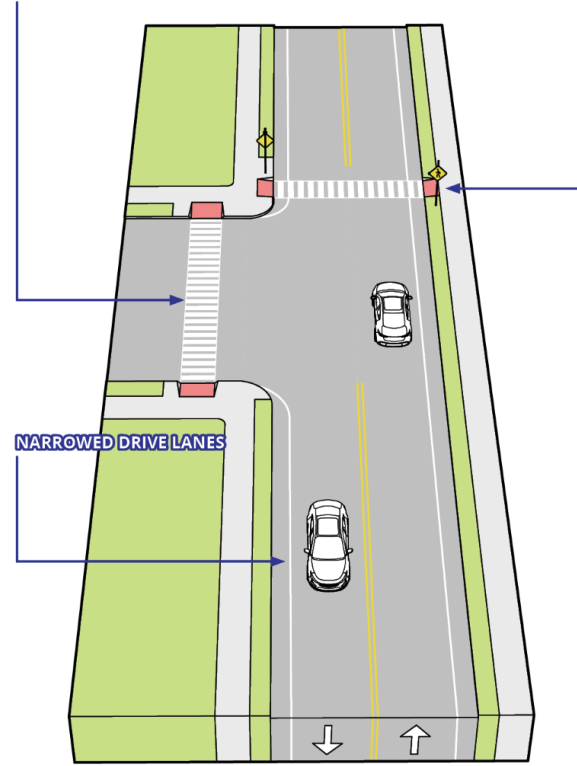
TRADITIONAL CROSSING SIGNS



CURRENT CONDITIONS

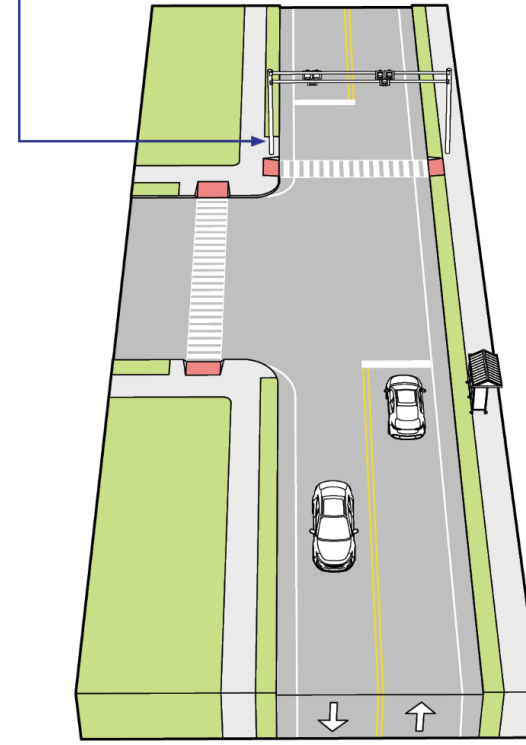
LADDER STYLE CROSSWALK

RAPID FLASHING BEACON



MID-TERM IMPROVEMENTS (1-3 YEARS)

HAWK SIGNAL

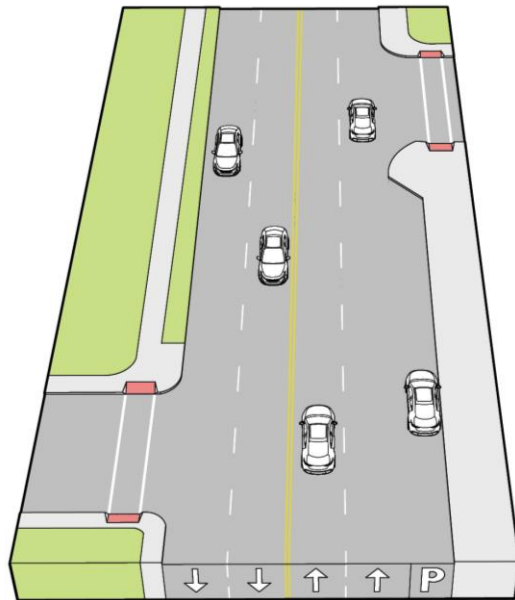
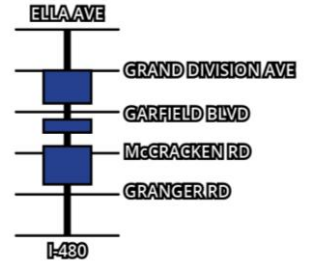


LONG-TERM IMPROVEMENTS (3-5 YEARS+)

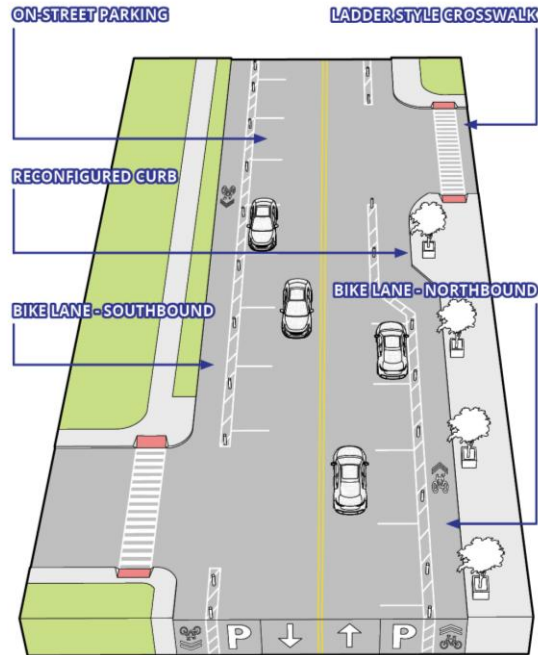


# FOUR-LANE EXAMPLE

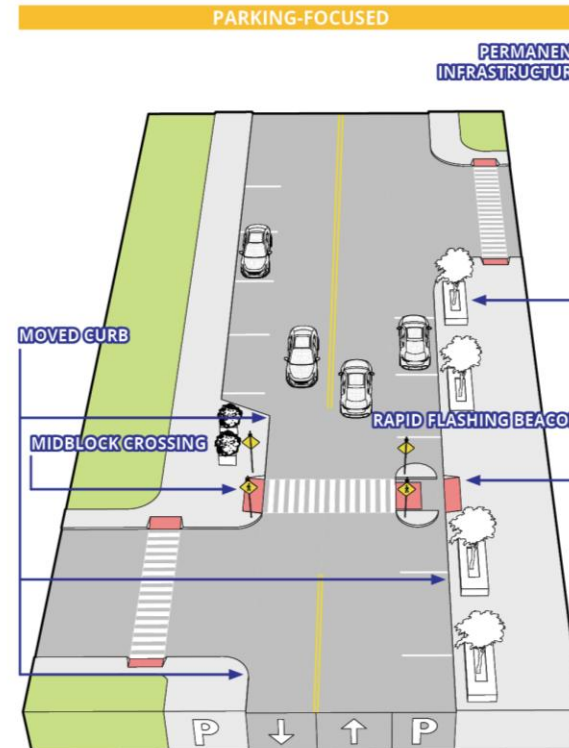
## TURNEY ROAD AT PARKVIEW/DOROTHY AVENUES



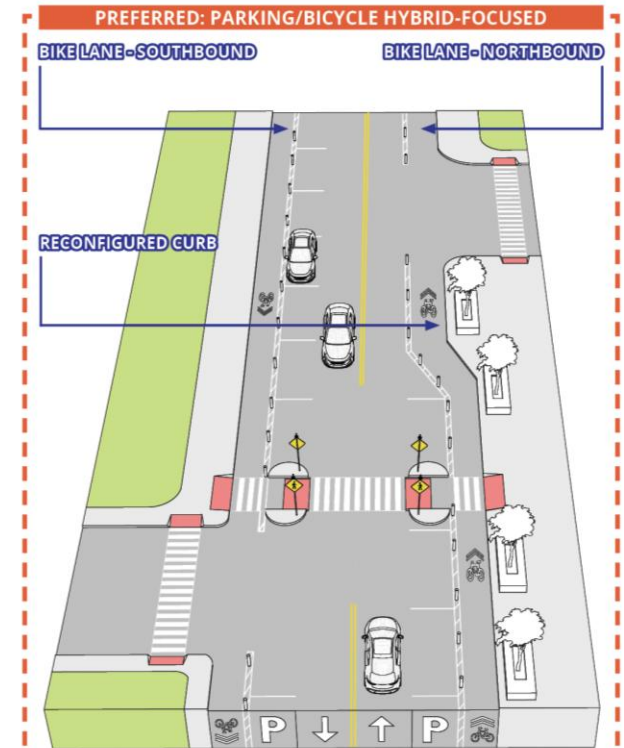
CURRENT CONDITIONS



MID-TERM IMPROVEMENTS (1-3 YEARS)



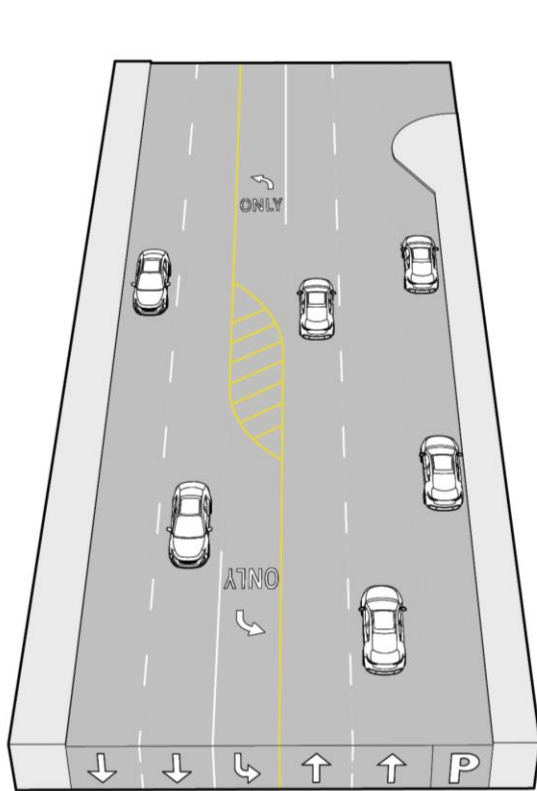
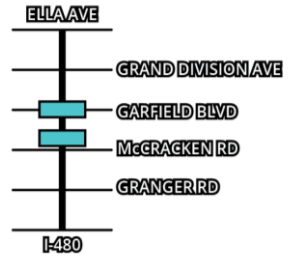
LONG-TERM IMPROVEMENTS (3-5 YEARS+)



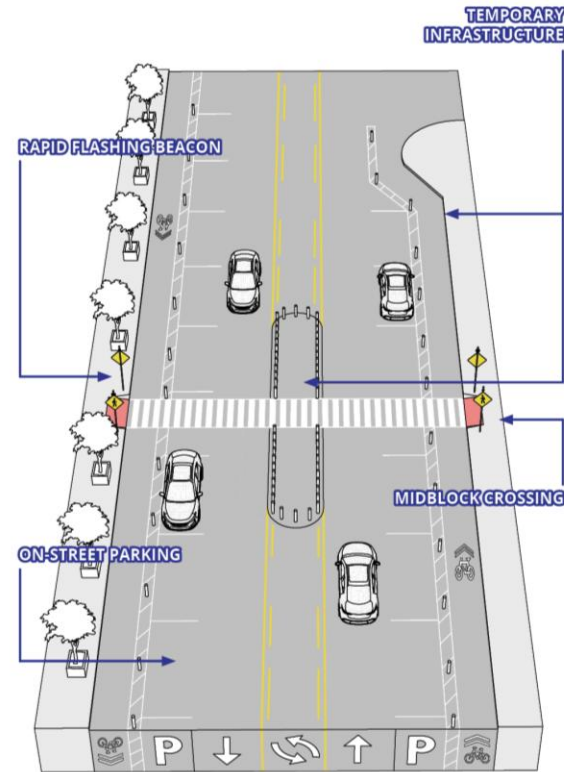
LONG-TERM IMPROVEMENTS (3-5 YEARS+)

# FIVE-LANE EXAMPLE

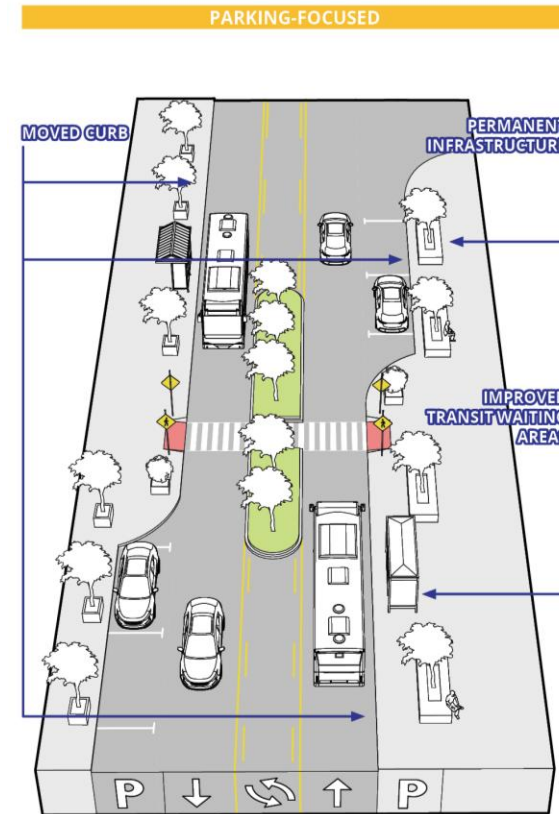
## TURNEY ROAD AT RICHLAND AVENUE



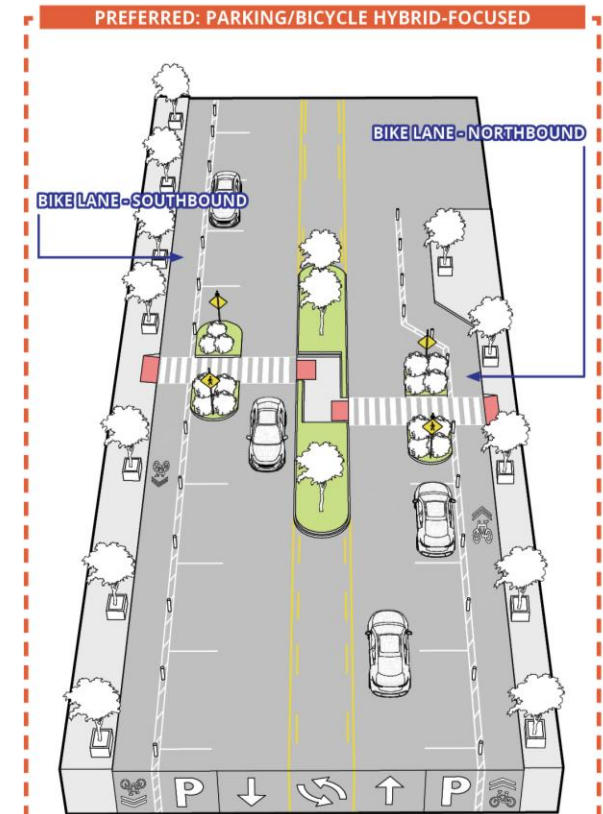
CURRENT CONDITIONS



MID-TERM IMPROVEMENTS (1-3 YEARS)



LONG-TERM IMPROVEMENTS (3-5 YEARS+)



LONG-TERM IMPROVEMENTS (3-5 YEARS+)

# NEXT STEPS

# NEAR-TERM ACTIONS

- **INFRASTRUCTURE:** 11

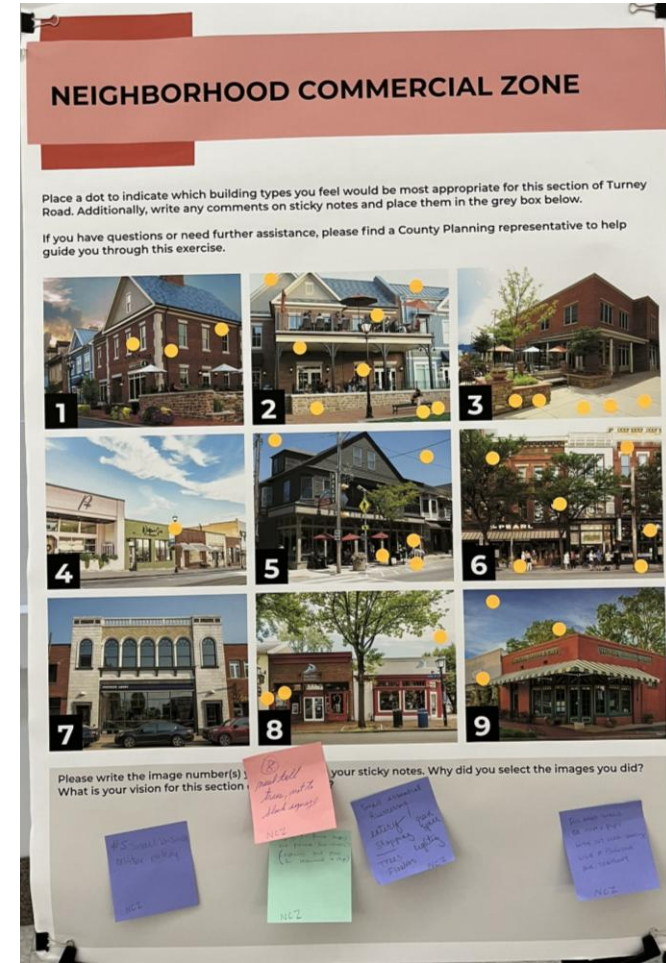
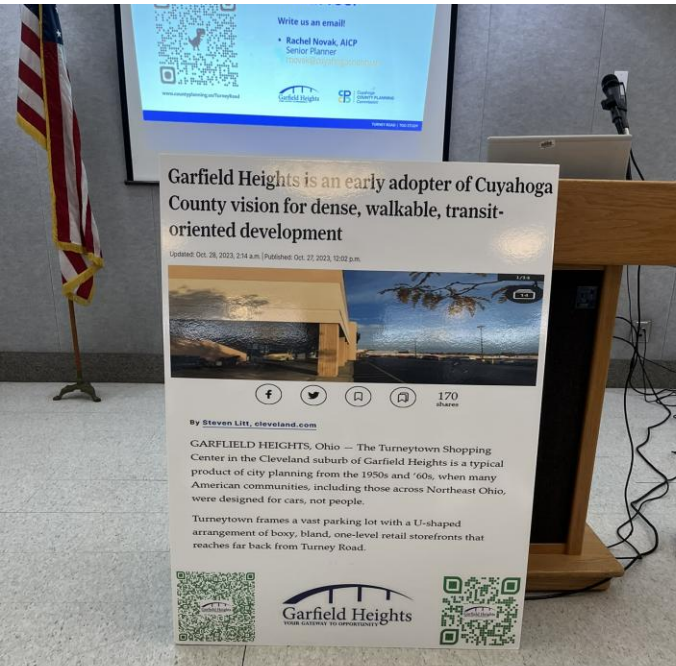
- Implement high-visibility painted ladder crossings; Use temporary infrastructure; Plant street trees in existing tree pits; Install decorative banners

- **POLICY:** 6

- Contact and organize property owners and businesses into a Business District Association; Finalize the establishment of a Community Reinvestment Area (CRA); Create a storefront renovation program; Conduct a market study

- **PLACEMAKING:** 8

- Develop a district name, brand, and identity; Outline a public art strategy; Create a yearly calendar of events; Establish gateways and create a wayfinding system



# QUESTIONS & COMMENTS

[www.countyplanning.us/TurneyRoad](http://www.countyplanning.us/TurneyRoad)

# THANK YOU!

Write us an email!

- **Rachel Novak, AICP**  
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