

# TRANSIT-ORIENTED DEVELOPMENT ZONING STUDY

THE STATE OF TOD

GCRTA Operational Planning & Infrastructure Committee



# PROJECT TEAM

## **Cuyahoga County Planning Commission**

Mary Cierebiej, *AICP, Executive Director*

Patrick Hewitt, *AICP, Planning Manager*

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

Kevin Leeson, *Planner*

Laura Mendez Ortiz, *AICP Candidate, Planner*

Maureen Riley, *Planner*

## **Greater Cleveland Regional Transit Authority**

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

Mandy Metcalf, *AICP, Senior Planner*

## **City of Cleveland**

Matthew Moss, *Manager, Strategic Initiatives*

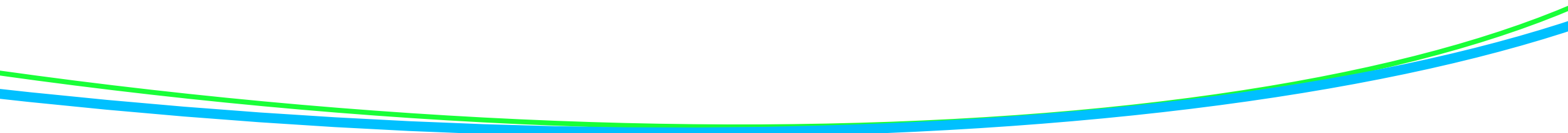
Dro Sohrabian, *City Planner & GIS Specialist*

## **City of Shaker Heights**

Joyce Braverman, *Director of Planning*

## **City of Fairview Park**

Mary Kay Costello, *Director of Public Service & Development*



# 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

Decorative wavy lines in blue and green at the bottom of the slide.

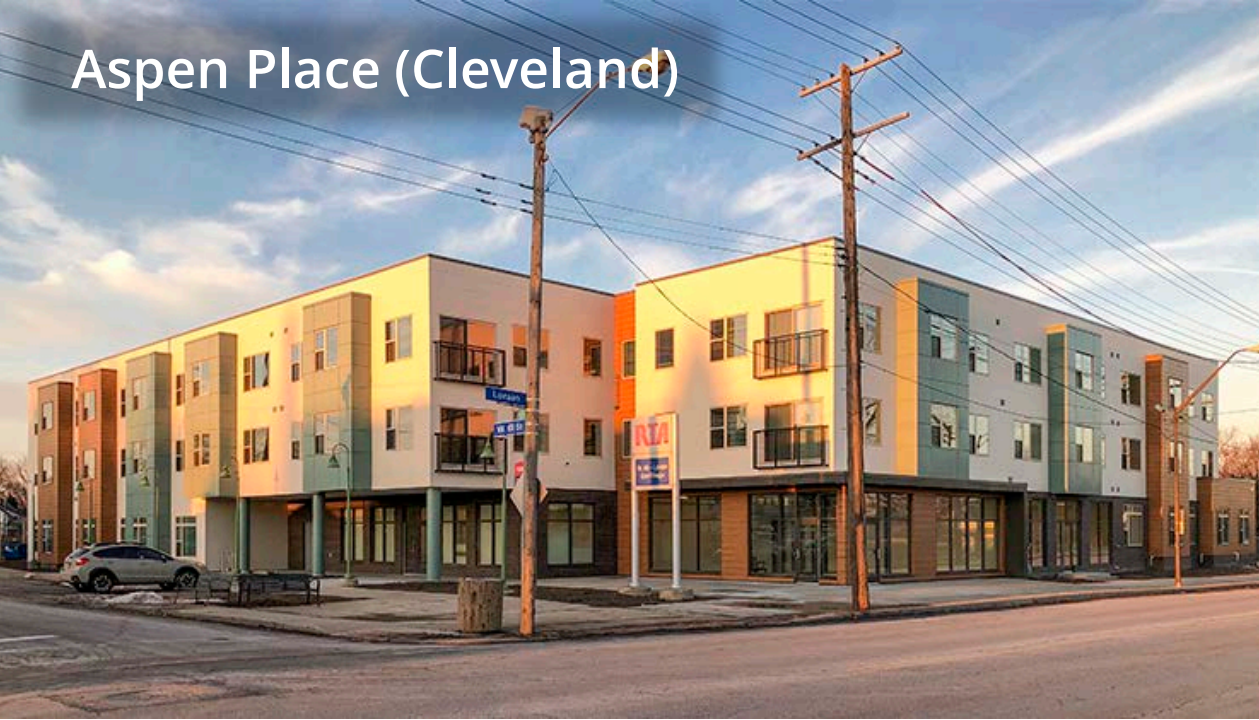


- Proximity to transit  
*(train or frequent bus service)*
- Mix of uses
- Appropriate density
- Close to the street
- Limited parking





Aspen Place (Cleveland)



Harbor 44 (Cleveland)



Image: Cleveland.com

Van Aken District (Shaker Heights)

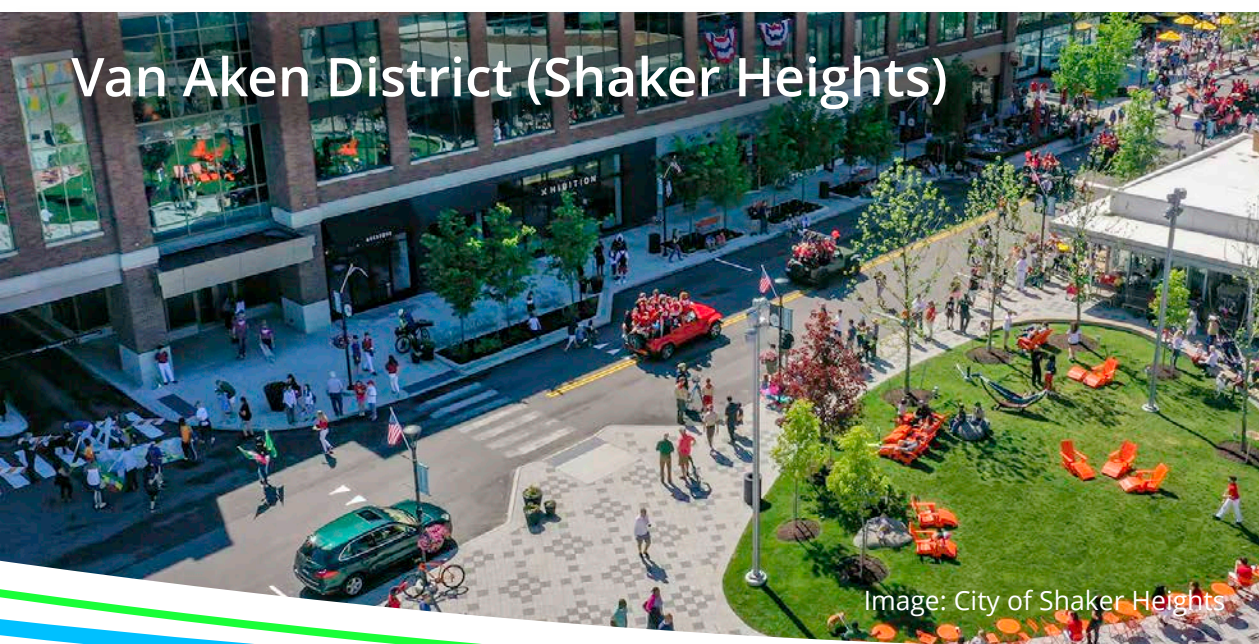


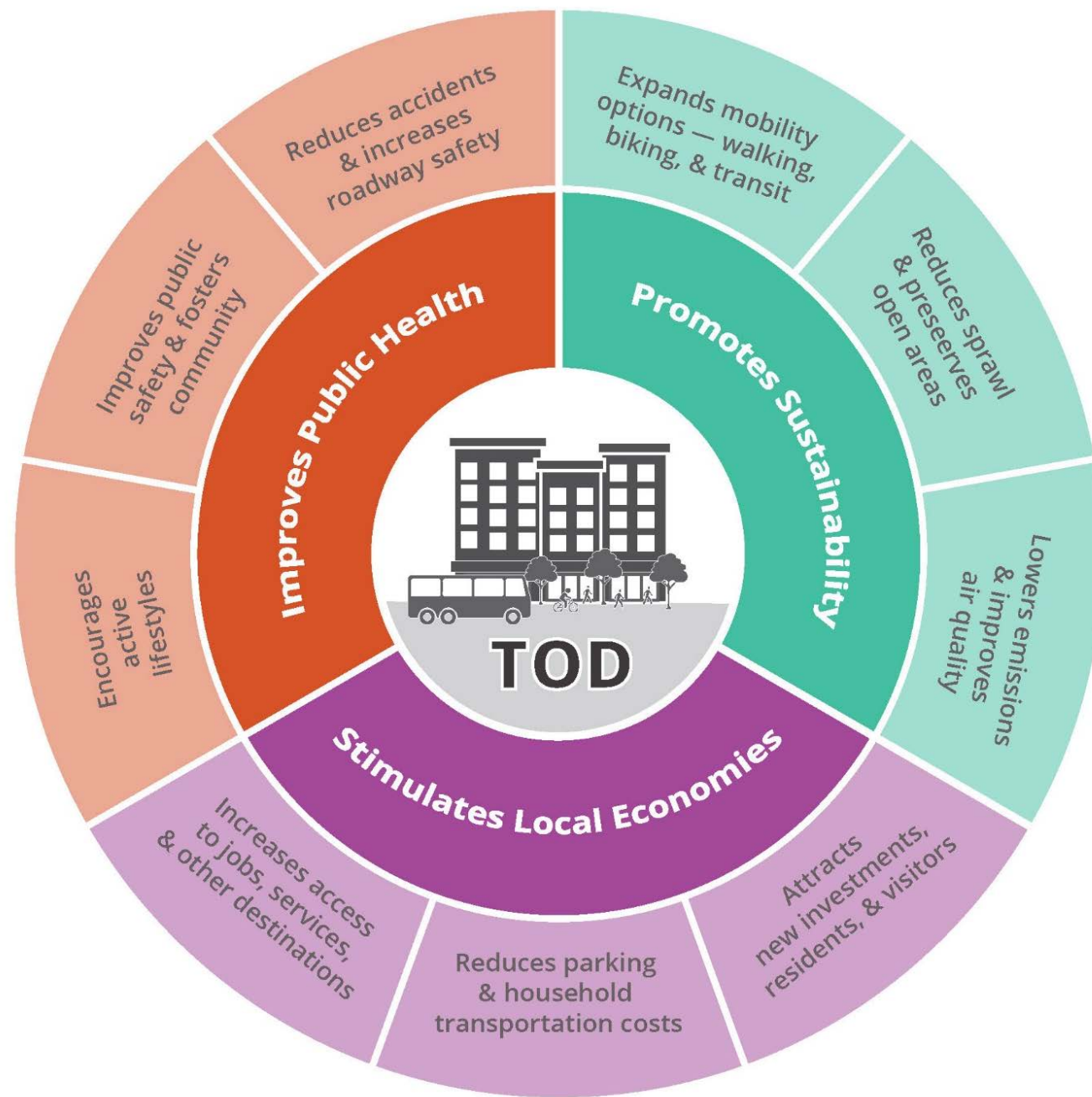
Image: City of Shaker Heights

Top of the Hill (Cleveland Heights)



Image: City of Cleveland Heights








- 
- Uncoordinated development types across community borders
  - Zoning requiring transit-unfriendly development

Image: Google Earth



# COMPLETED WORK

GCRTA: TOD  
Guidelines  
(2007)

Design criteria  
for good transit-  
oriented  
development

GCRTA: TOD  
Best Practices  
(2007)

Lessons learned  
from other  
regions

NOACA:  
Regional TOD  
Scorecard &  
Implementation  
Plan (2016)

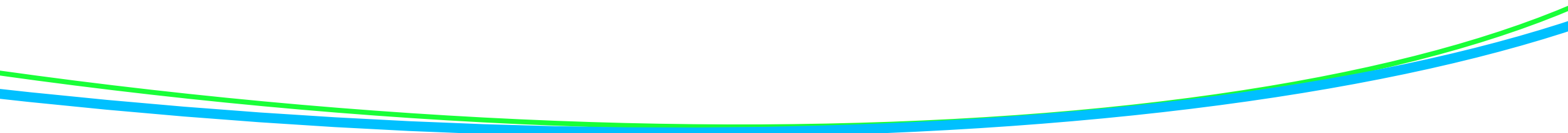
Land use  
typologies along  
major transit  
lines

GCRTA: Priority  
Corridor  
Update (2021)

Updated priority  
corridors for  
rapid transit  
improvements

GCRTA and  
Cleveland: 25  
Connects (2021)

BRT plan and  
zoning review  
for West 25<sup>th</sup>  
corridor







## Project Goal

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

## What Is Missing?

Corridor Land Use Strategies  
+  
Coordinated Zoning  
+  
Incentive Strategy

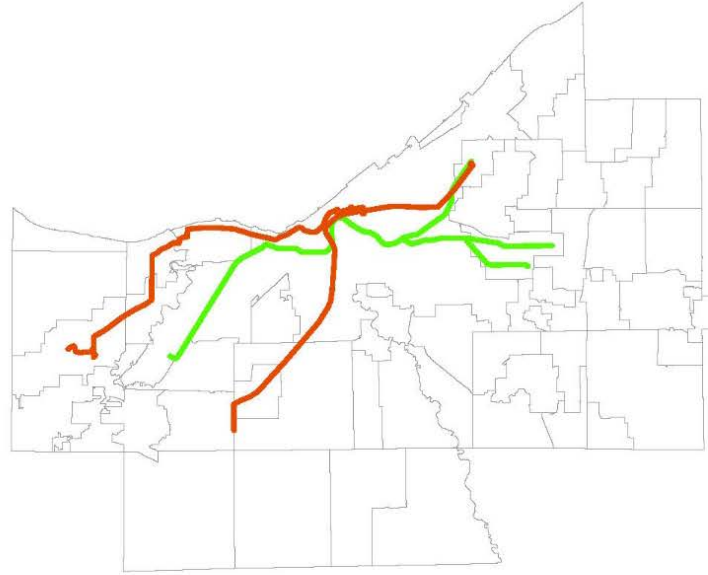
# Determining TOD Corridors for Analysis

## Densest Routes:

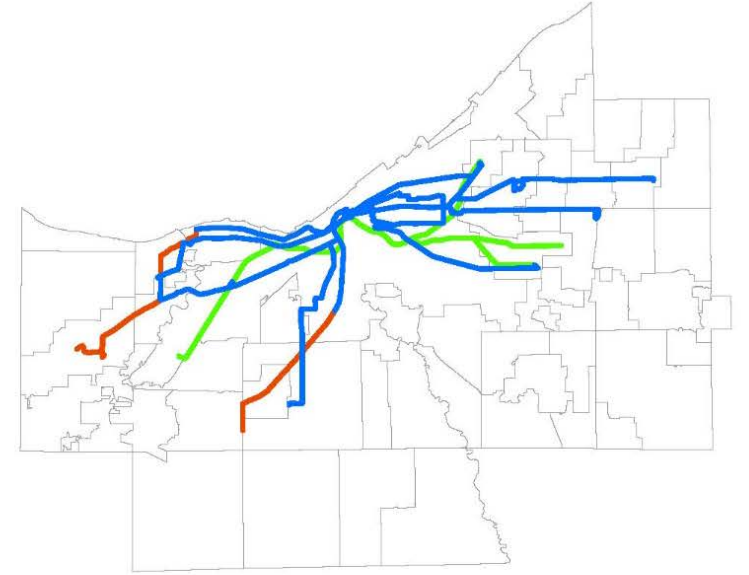
- Population density
- Job density
- Occupied housing unit density

## Social Routes:

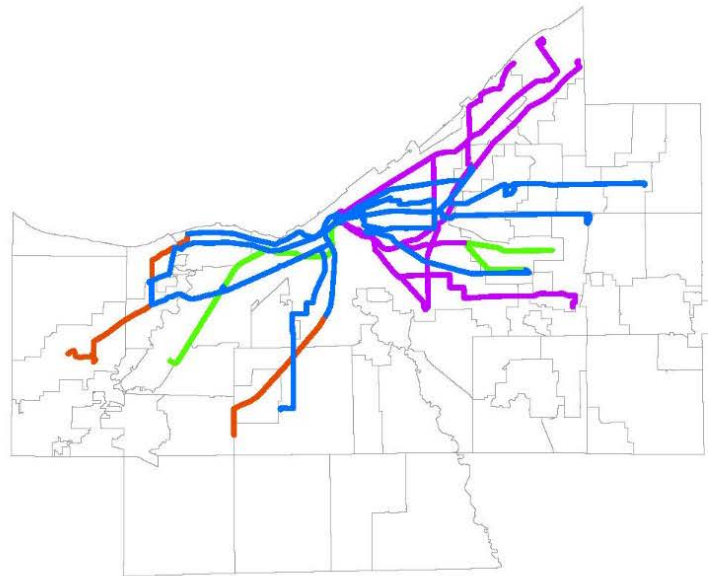
- Non-white population
- Population without a vehicle
- Population in poverty



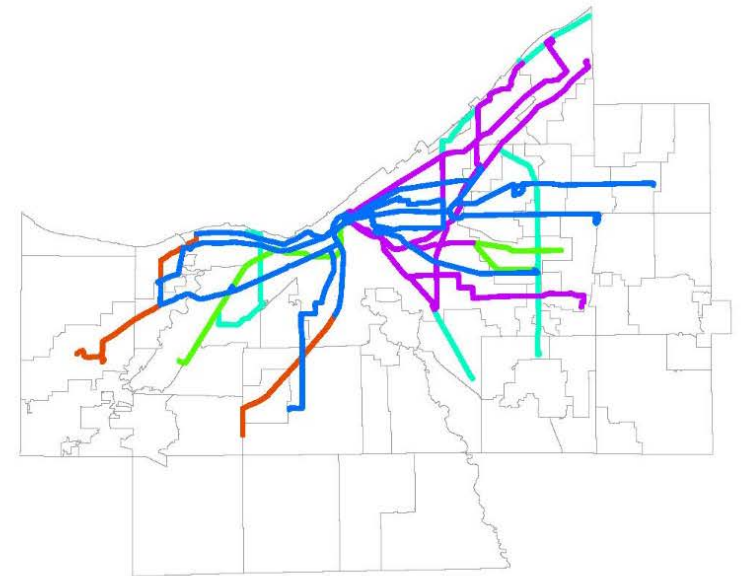
**TRAIN AND BUS RAPID TRANSIT ROUTES  
+ PRIORITY EXTENSIONS**



**DENSEST ROUTES**



**SOCIAL ROUTES**

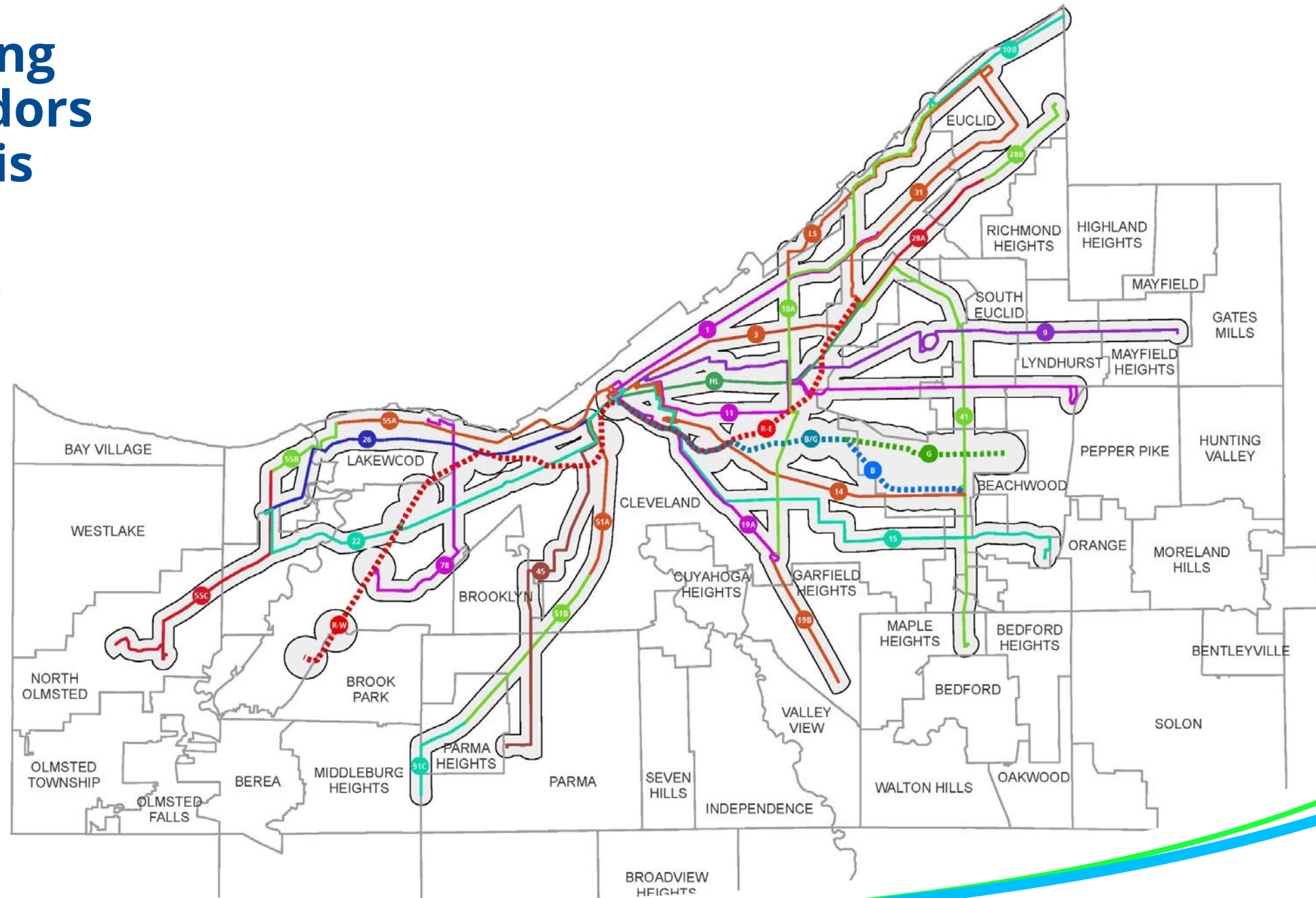


**GCRTA PRIORITY ROUTES**



# Determining TOD Corridors for Analysis

22 TOD Corridors  
26 Communities

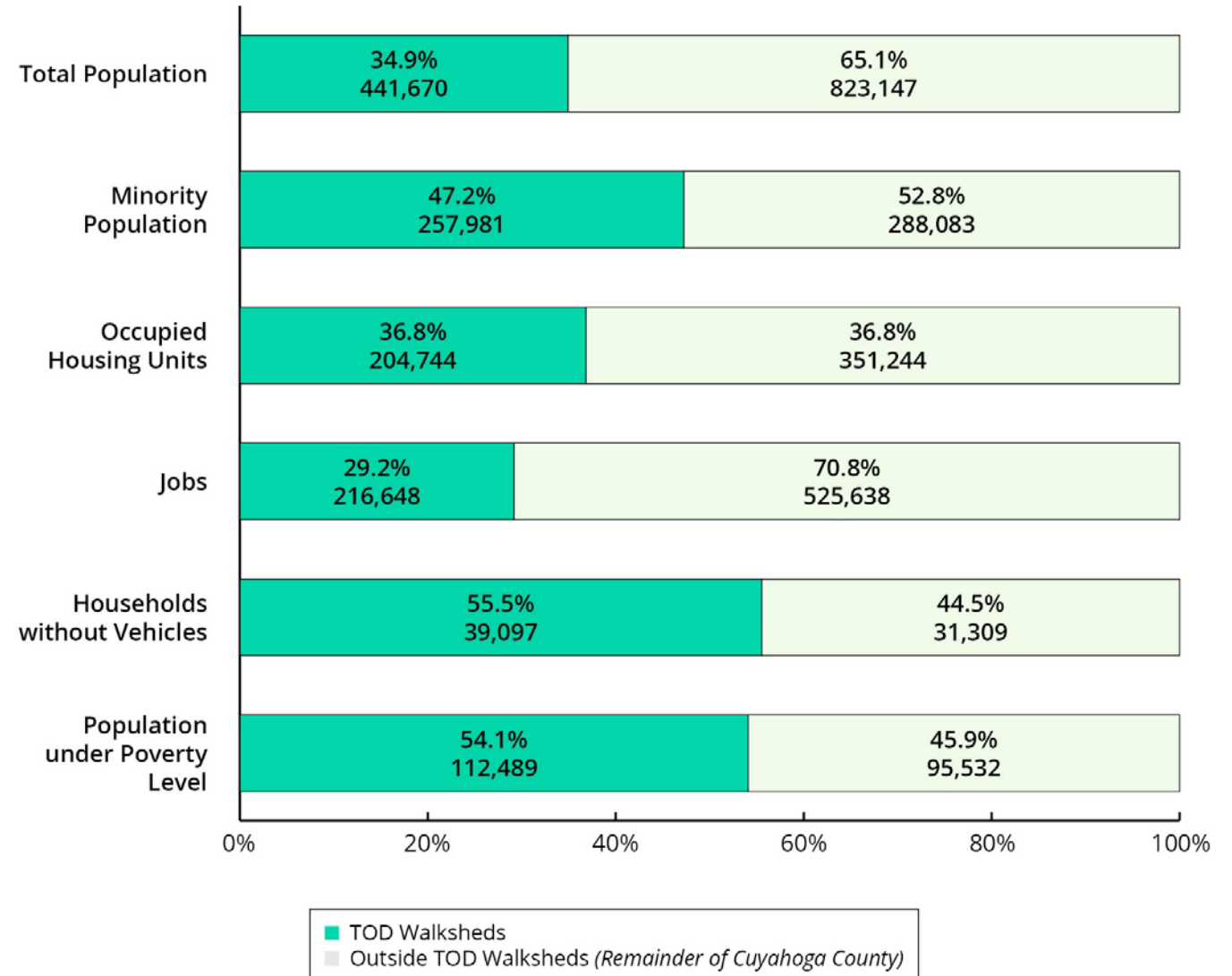


# Walkshed Data

TOD Walksheds account for:

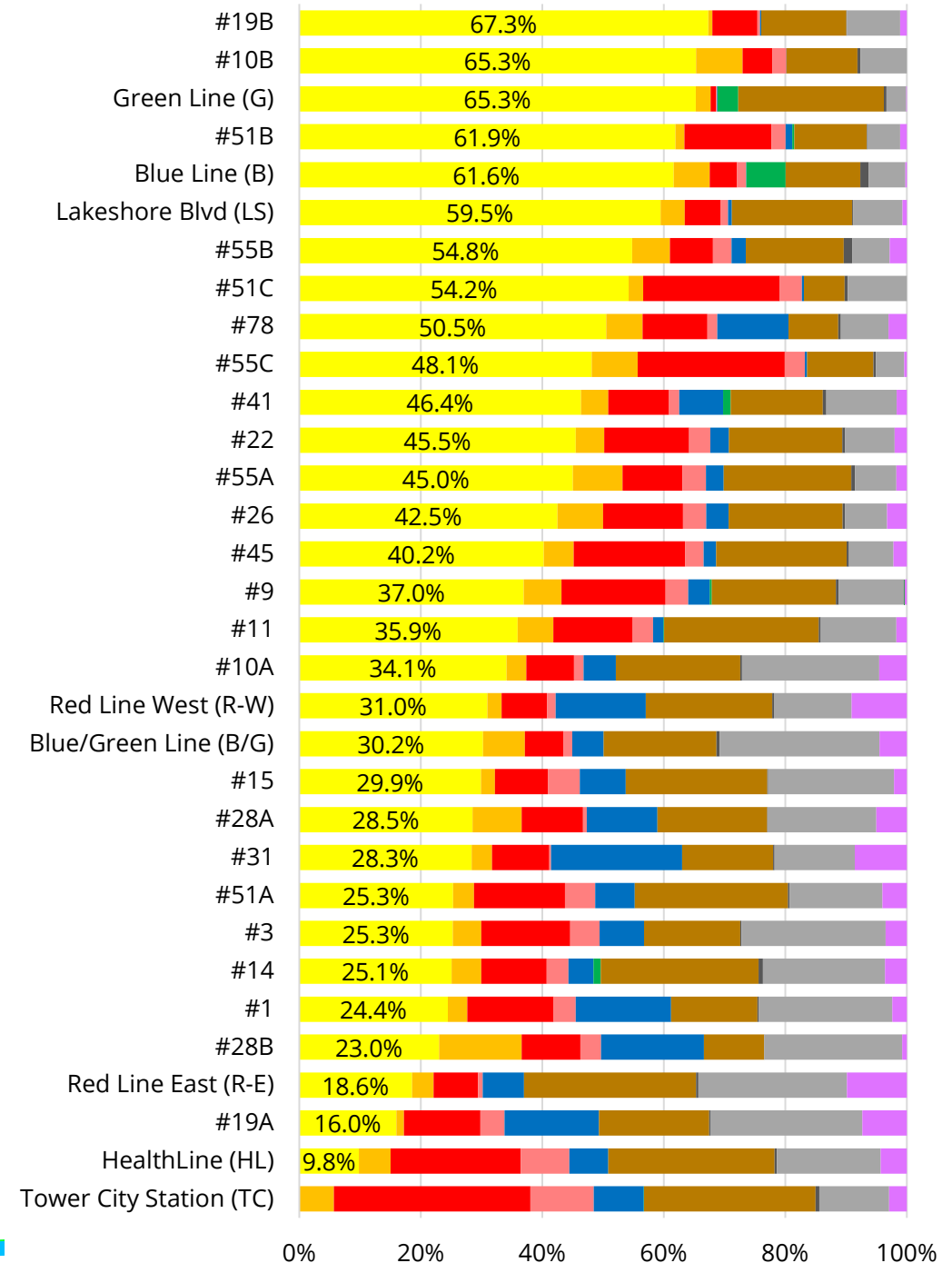
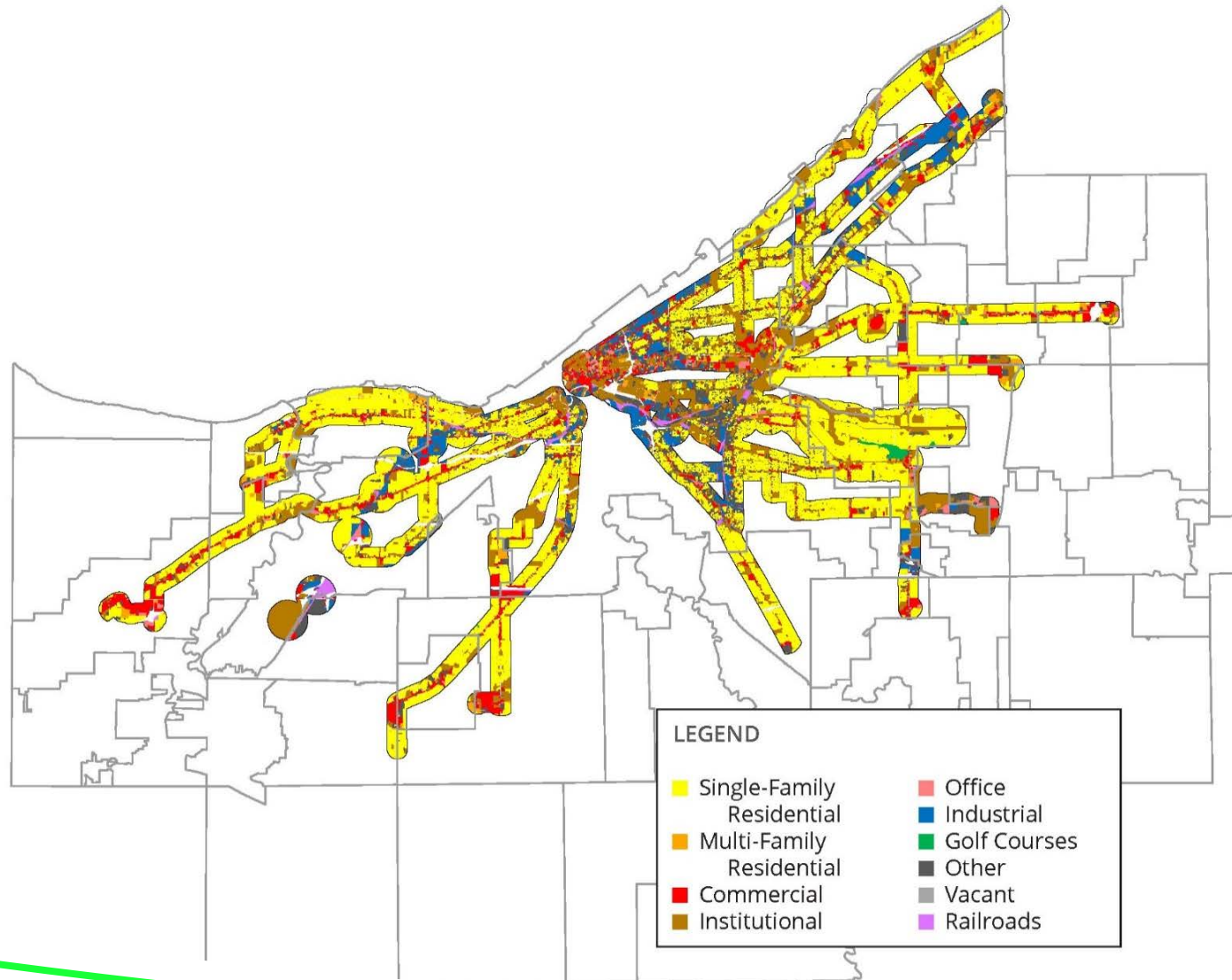
- 19% of the County's land area
- 29% of the County's jobs
- 35% of the County's population
- 47% of the County's non-white population
- 54% of the County's population under poverty

FIGURE 2  
TOD WALKSHED METRICS

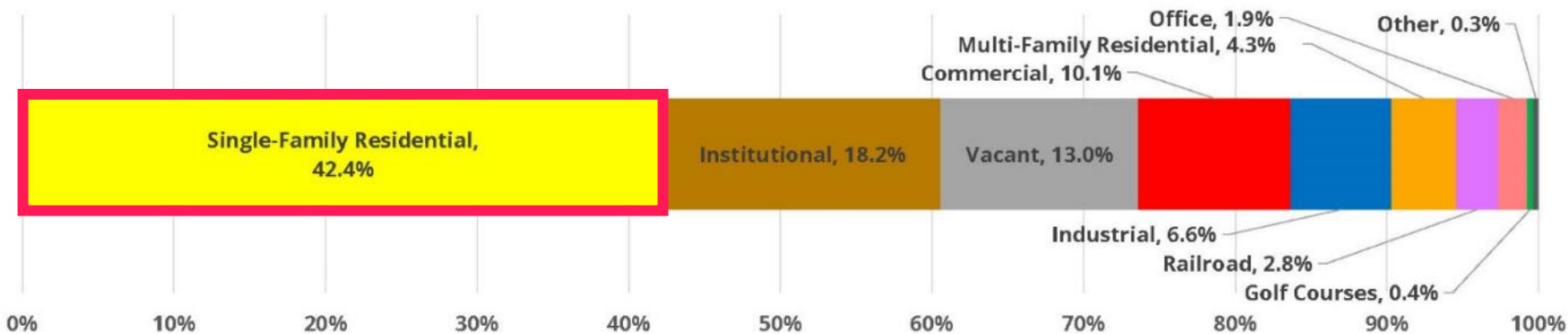




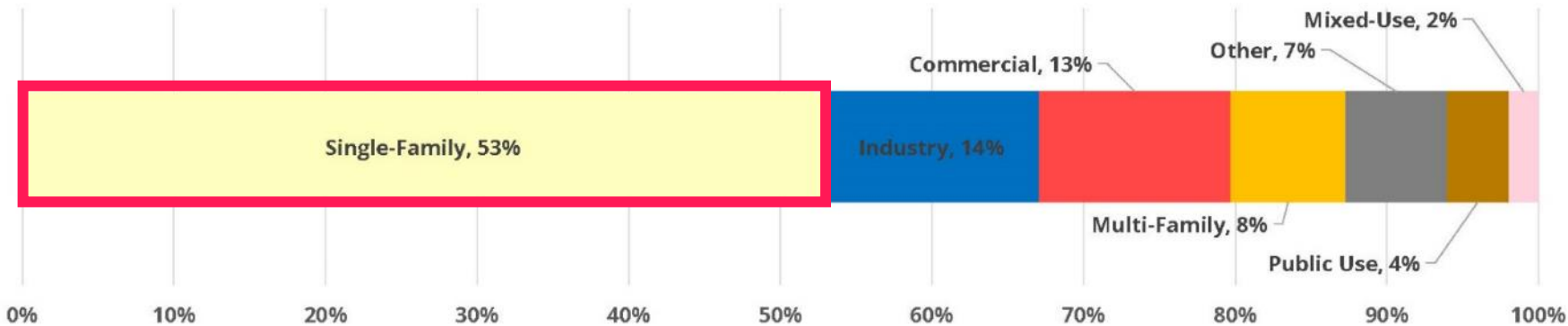
# Mapping TOD Walksheds



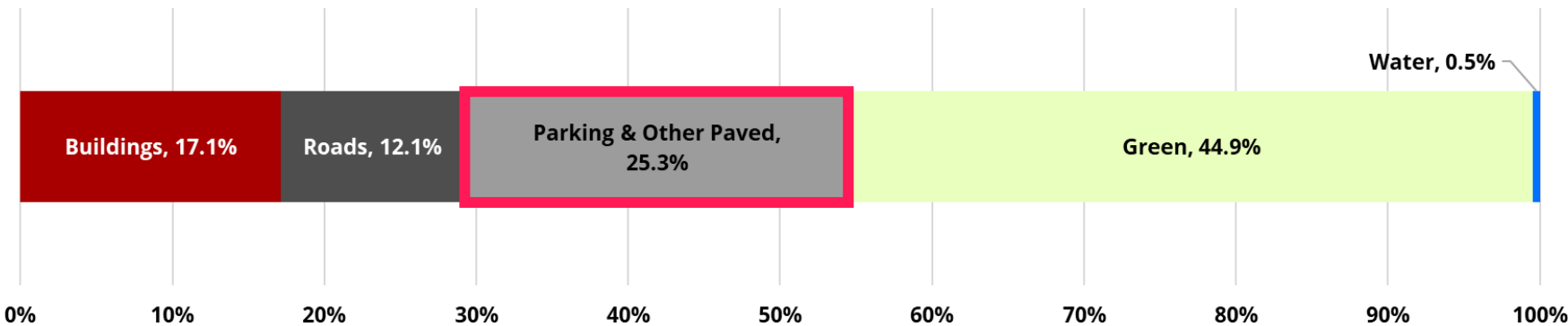
# Land Use



# Zoning



# Land Cover

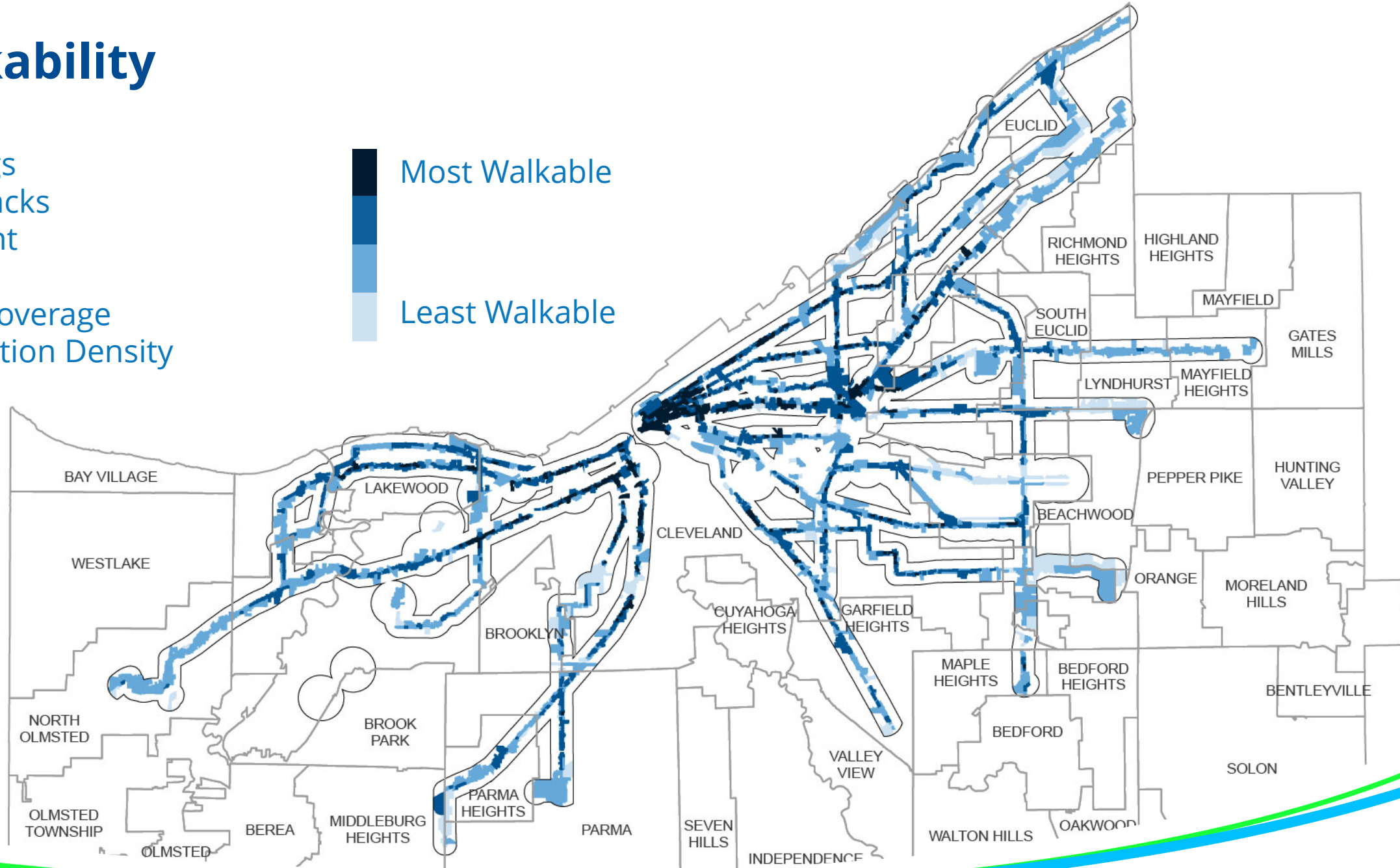




# Walkability

## Buildings

- Setbacks
  - Height
  - Age
  - Lot Coverage
- Intersection Density





# Walkability



1. Most Walkable



3.



2.



Images: Google Earth

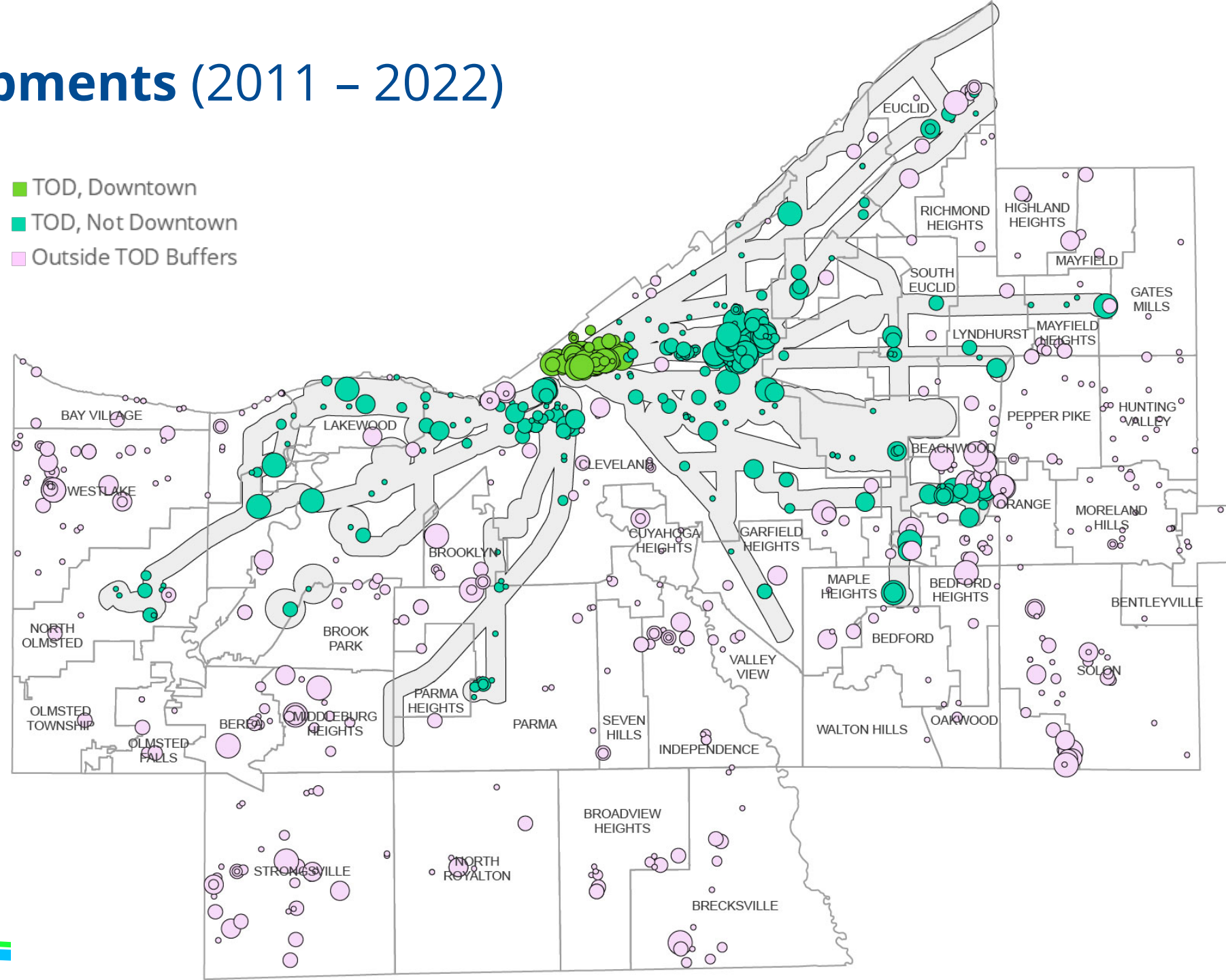
4. Least Walkable



# Recent Developments (2011 – 2022)

Added value from  
the County Fiscal  
Office

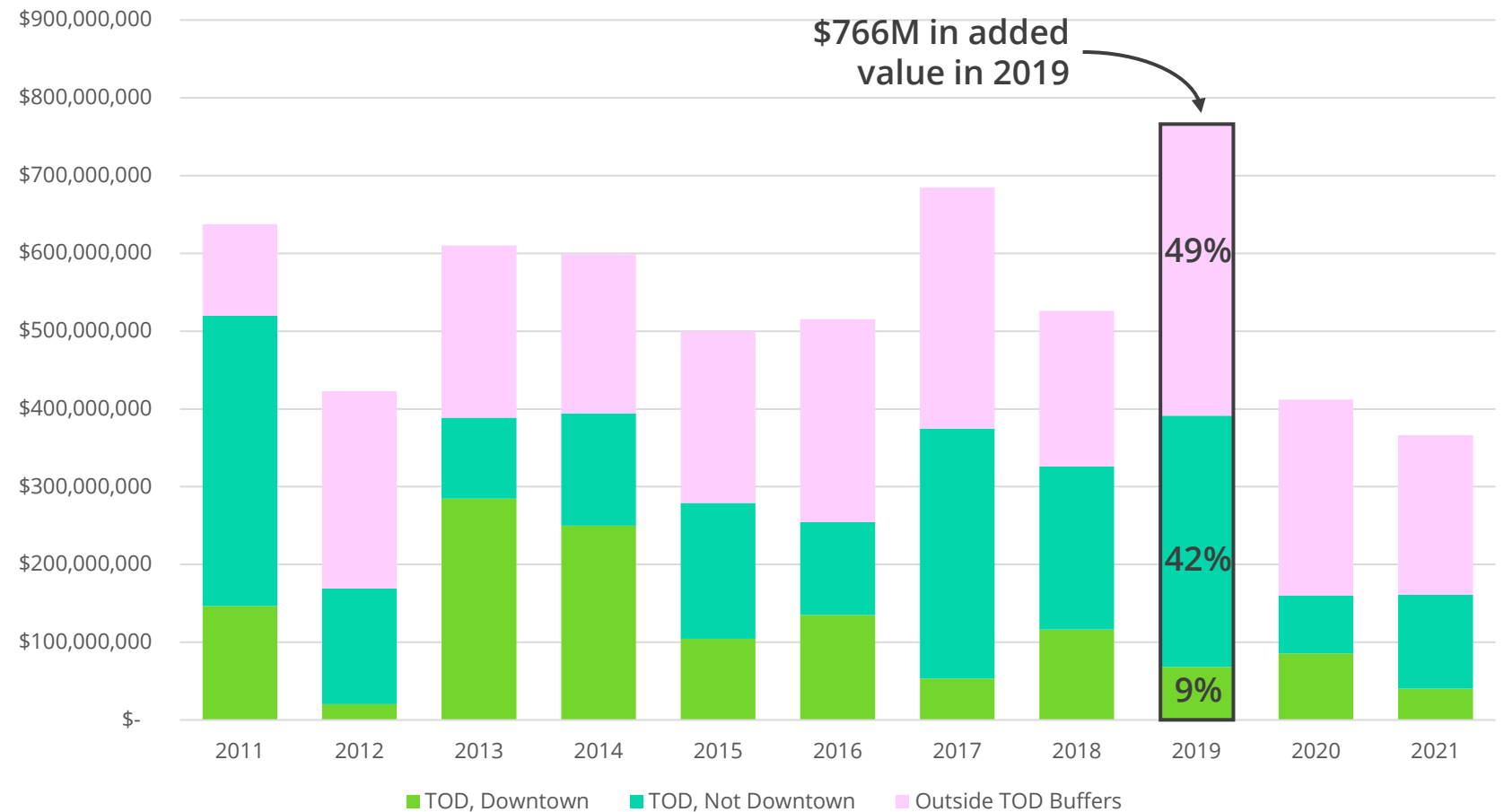
- Developments which added more than \$1m in building value
- Does not include certain tax exempt projects



# Recent Developments

## Development Trends

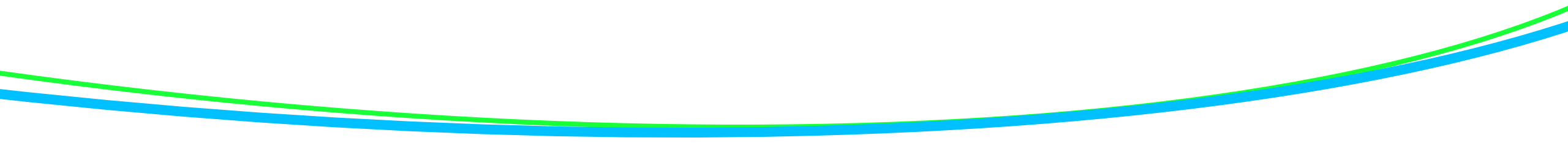
- More than \$6B worth of added value in Cuyahoga County between 2011 and 2021
- Almost \$3.5B in TOD areas (57% of total)
- Average of \$310M in TOD areas annually





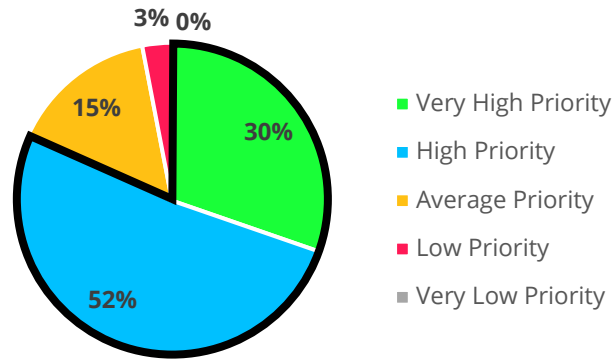
# THE STATE OF TOD

## Initial Findings

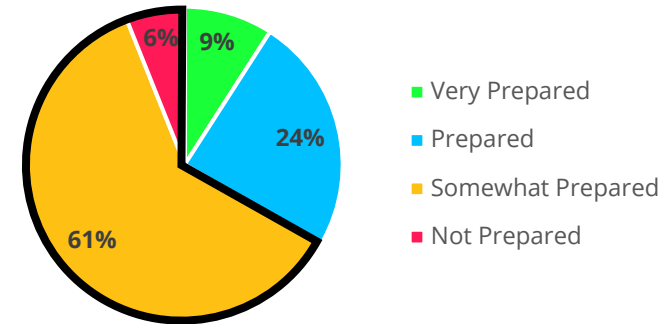
- 22 TOD Corridors & 26 Communities in TOD Walksheds
  - More than \$300m in major investments annually in TOD Walksheds, but heavily concentrated in certain neighborhoods
  - The design of new development influences whether it conforms to principles of TOD
  - TOD Corridors cover 19% of County land, but 29% of jobs, 35% of population, and 54% of those under poverty line
  - Within TOD Corridors, more land used for parking than for buildings, and most land is zoned for single-family
  - Significant opportunity to add density and development along TOD Corridors
- 

# WORKING GROUP #1

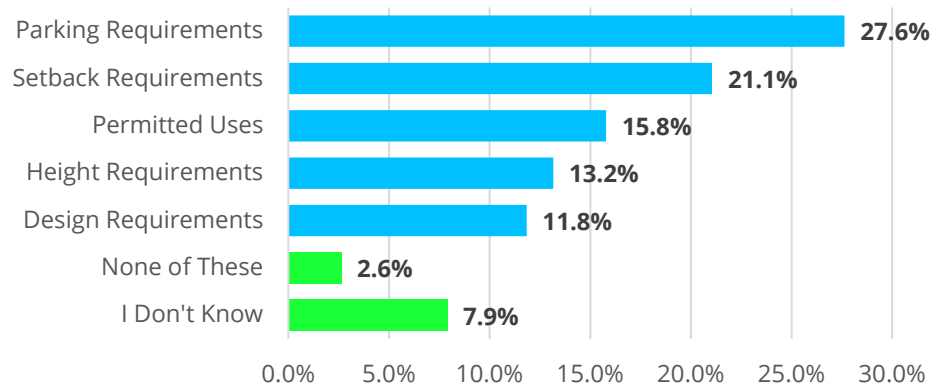
How much of a priority is transit-oriented development to your community/agency?



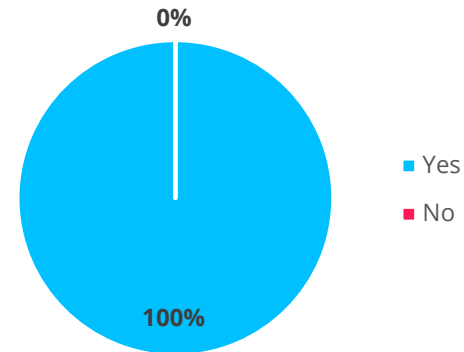
How prepared is your community/agency to attract transit-oriented development?



Which of these zoning elements are obstacles to TOD in your community?



Is your community/agency interested in continuing the conversation about TOD?







## 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

Describe the importance of TOD

Identify and quantify TOD corridors and TOD examples



## Analysis of TOD Zoning

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



## Model TOD Zoning

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



## TOD Financing Strategies

Identify TOD financing mechanisms and incentives used in other communities



# OUTREACH & PARTNERSHIP

## Local Partnerships

- Close partnership with the City of Cleveland, which is leading the way on new TOD zoning and policy initiatives
- Special thanks to the Cities of Shaker Heights and Fairview Park for ongoing partnership
- Interviews with Lakewood, Euclid, and Cleveland Heights

## Working Group

- August 4<sup>th</sup> Meeting of 26 communities and agencies

## Peer Community Conversations

- Minneapolis, Raleigh, Indianapolis, Denver, and Pittsburgh
- 
- A decorative graphic at the bottom of the slide consisting of two wavy, overlapping lines. The top line is a vibrant green, and the bottom line is a bright blue. They start on the left, curve downwards, and then sweep upwards towards the right corner.

# MOVING FORWARD

First phase completed by  
end of October

**State of TOD**

Educational Sessions

**Analysis of TOD Zoning**

**Model TOD Zoning**

**Financing TOD**

Future phases to be determined – anticipated start of  
analysis in October with detailed zoning work continuing  
in 2023



# THANK YOU

9/13/2022

