



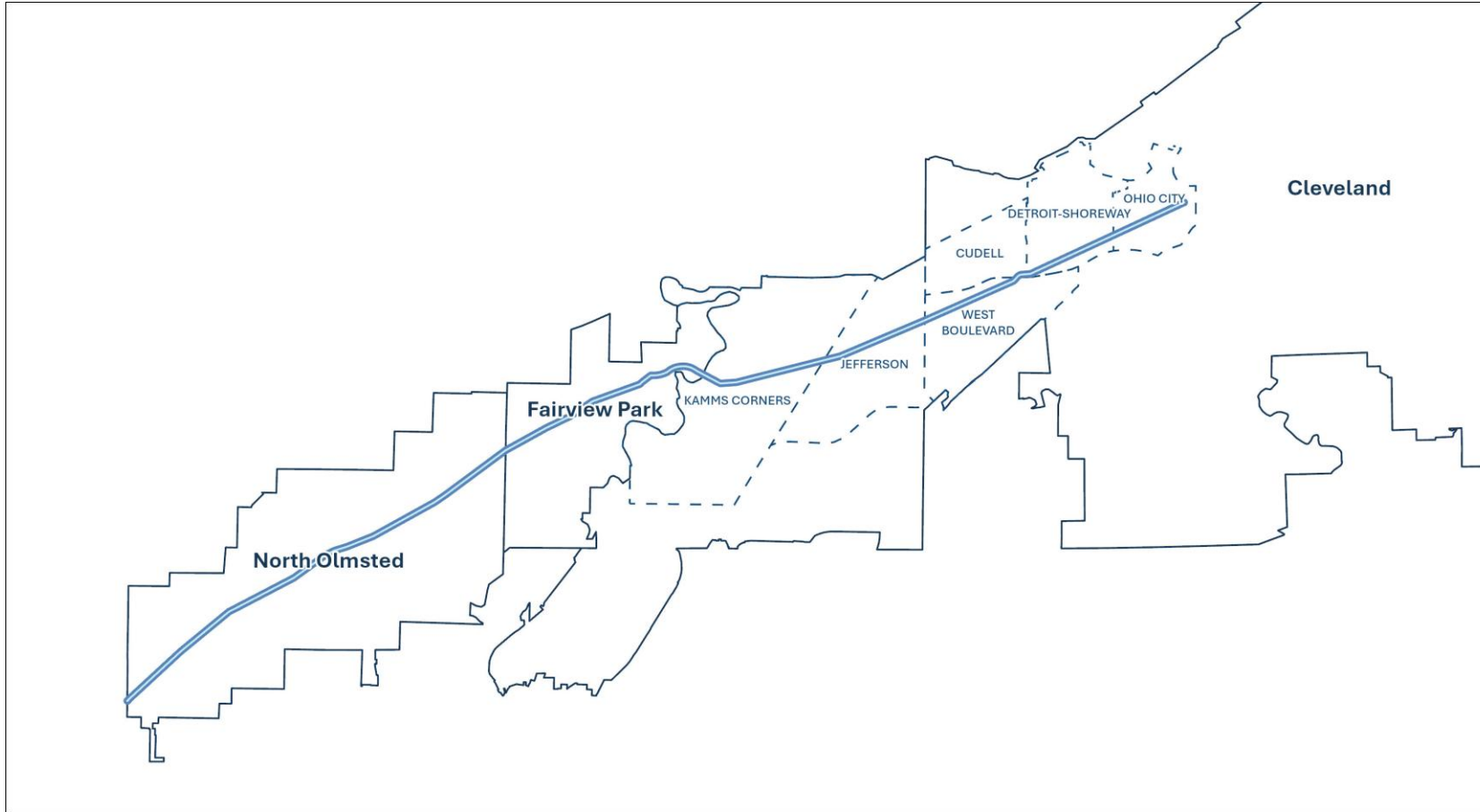
Lorain Road Corridor Transit Oriented Development (TOD) Plan

Presented to: Operational Planning &
Infrastructure Committee

August 4, 2026

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Lorain Avenue TOD Study



- Lorain Avenue/Road Corridor
- 15.7 miles from Ohio City to Lorain County Line
- FTA TOD Planning Grant
- Three Cities:
 - North Olmsted
 - Fairview Park
 - Cleveland

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Existing Conditions (Cleveland)



Ohio City

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Existing Conditions (Cleveland)



Detroit Shoreway



Kamms Corner

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Existing Conditions (Fairview Park)



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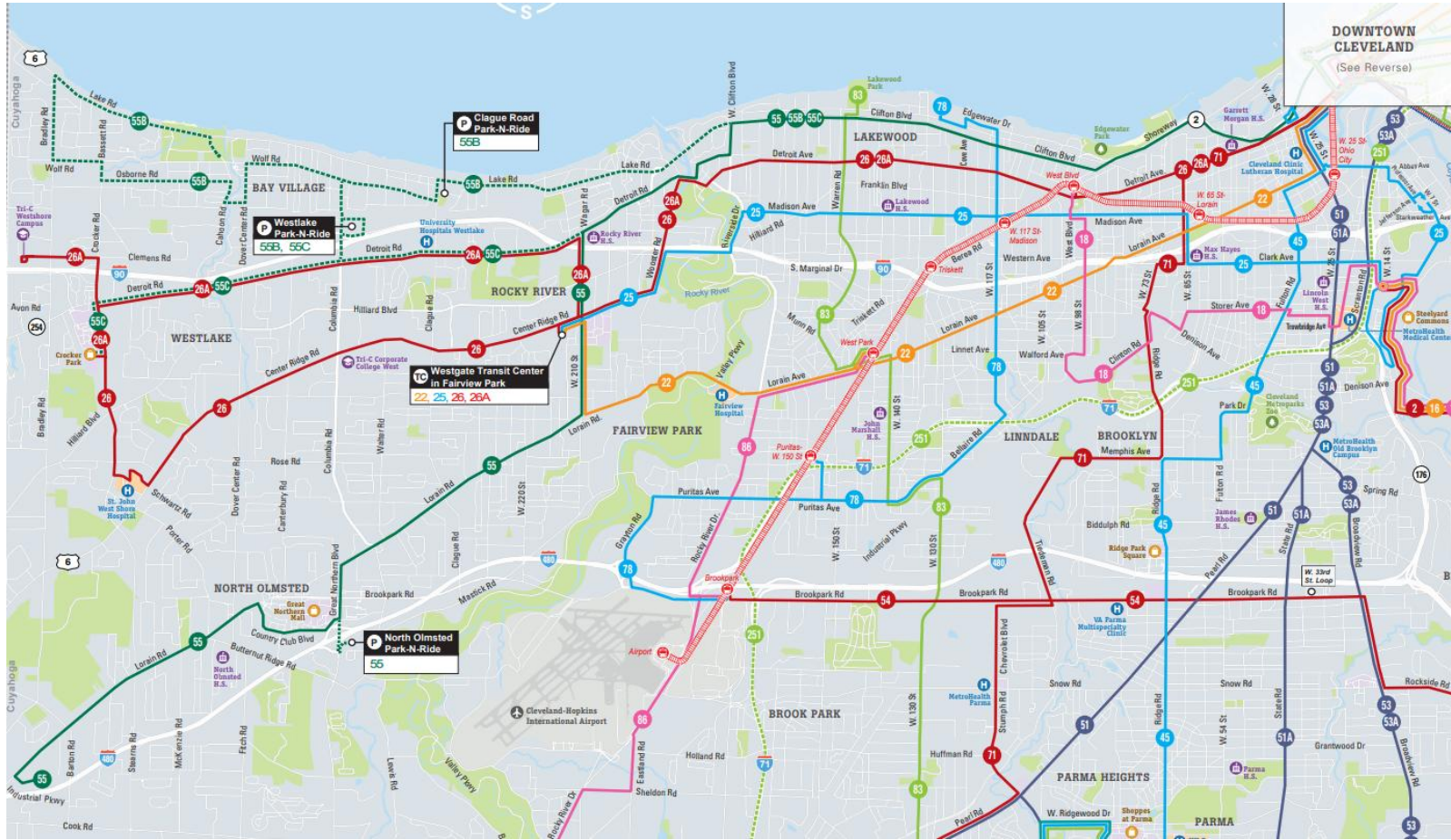
Existing Conditions (North Olmsted)



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Corridor Context



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Route 22 & 55 Ridership

Ridership Changes by Route (2024 to 2025)				
Route #	Route Name	2024	2025	% Change
16	E.55	167,266	220,949	32.1%
78	W.117 - Puritas	336,163	440,706	31.1%
50	E.116	132,163	168,176	27.2%
86	Rocky River Dr - Bagley	116,050	139,992	20.6%
71	Pearl - Tiedeman	348,360	377,008	8.2%
251	Strongsville Park-n-Ride	50,121	52,933	5.6%
54	Brookpark - Rockside	99,775	105,155	5.4%
41	Warrensville	1,063,154	1,117,482	5.1%
26	Detroit	939,880	981,451	4.4%
45	Ridge - Fulton	449,716	469,431	4.4%
18	W.98 - Garfield	208,878	217,938	4.3%
83	Warren - W.130	221,394	230,764	4.2%
62	Trolley	86,745	90,037	3.8%
25	Madison - Clark	527,070	546,813	3.7%
22	Lorain	1,050,094	1,087,225	3.5%
2	E.79	81,663	83,718	2.5%
51	MetroHealth Line	1,033,385	1,054,151	2.0%
53	MetroHealth - Broadview	221,505	224,275	1.3%
77	Brecksville	112,764	113,523	0.7%
48	E.131	369,229	366,465	-0.7%
37	Hayden - E.185	214,914	212,056	-1.3%
90	Broadway - Libby	311,834	307,104	-1.5%
10	E.105 - Lakeshore	1,348,799	1,319,906	-2.1%
6	HealthLine	2,080,030	2,025,012	-2.6%
3	Superior	868,557	837,190	-3.6%
1	St. Clair	638,849	611,739	-4.2%
9	Mayfield - Hough	764,042	728,810	-4.6%
14	Kinsman	1,125,129	1,067,442	-5.1%
39	Lakeshore	101,130	95,537	-5.5%
28	Euclid	735,106	689,600	-6.2%
67	Blue/Green/Waterfront Lines	808,055	757,854	-6.2%
55	Clifton Line	508,630	474,990	-6.6%

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2025 On-Time Performance

Rank	Route	Route Name	Early	On-Time	Late
30	53	MetroHealth Line	70.00%	82.70%	16.50%
31	86	Rocky River - Bagley	0.90%	82.60%	16.50%
32	251	Strongsville Park-n-Ride	3.20%	82.30%	14.50%
33	10	E.105-Lakeshore	1.80%	82.30%	16.50%
34	22	Lorain	0.90%	77.00%	19.90%
35	55	Clifton Line	1.20%	80.80%	18.00%

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Scope of Work

- Task 1: Project Management

- Project management plan, biweekly project management meetings, quarterly meetings with stakeholders & meetings with executive oversight committee and/or elected boards as needed

- Task 2: Public Engagement

- Creation of a project identity, logo, and cohesive color scheme for all public materials
- Comprehensive public engagement plan working with existing events at all three stakeholder cities

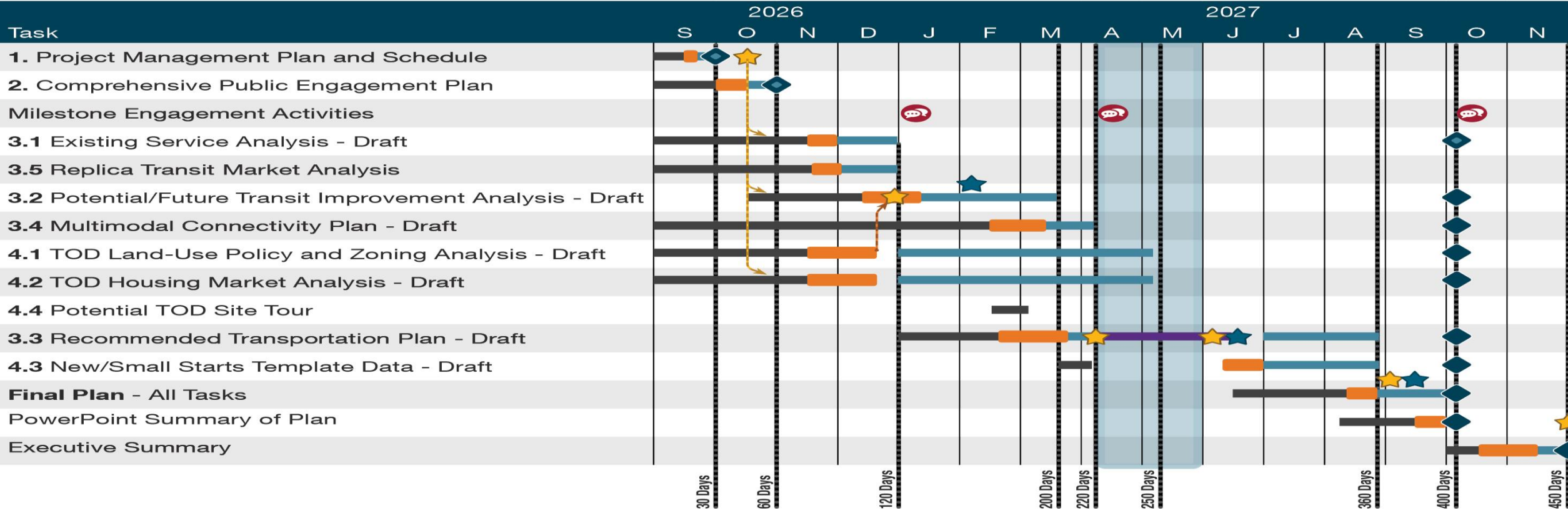
Scope of Work

- Task 3: Transportation Analysis Plan

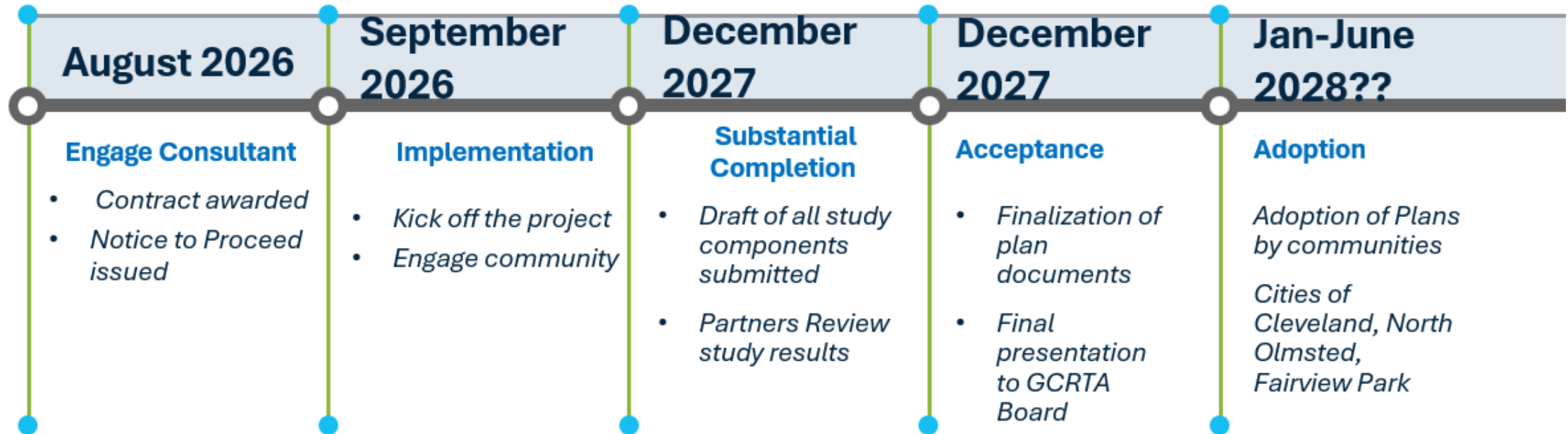
- Existing Service Analysis
- Potential/Future Transit Improvement Alternatives Analysis
- Recommended Transportation Plan and adoption of a LPA
- Multimodal Connectivity Plan

- Task 4: TOD Land-Use Policy, Zoning & Market Analysis Plan

- Analysis of TOD supportive land-use, zoning, policy
- Analysis of viability for TOD housing market
- Creation of data needed for FTA's New/Small Starts Templates



Lorain TOD Plan



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Lorain Road Corridor Transit Oriented Development (TOD) Plan Procurement Overview

- Request for Proposal (RFP) issued March 9, 2026
- Accessed on the GCRTA website by fifty-two (52) interested parties
- Proposals were due April 8, 2026
- Six (6) firms submitted a proposal
- Three (3) firms were interviewed.

Lorain Road Corridor Transit Oriented Development (TOD) Plan Procurement Overview

Evaluation Panel Members:

- Programming and Planning
- Administration and External Affairs
- Office of Management and Budget
- Service Management
- Grants Management
- Procurement
- Representatives from the City of Cleveland,
Fairview Park, North Olmsted and Cuyahoga
County

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Lorain Road Corridor Transit Oriented Development (TOD) Plan Procurement Overview

Evaluation Criteria:

- Project Manager Assigned
- Project Approach
- Project Team Assigned
- Understanding of project
- Cost

Lorain Road Corridor Transit Oriented Development (TOD) Plan Procurement Overview

Recommended Firm:

- Kimley-Horn and Associates, Inc.
 - Located in Akron, Ohio

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Lorain Road Corridor Transit Oriented Development (TOD) Plan Procurement Overview

Kimley-Horn and Associates, Inc:

- One of the nation's premier planning, engineering, and design consulting firms
- Founded in 1967
- Over 11,000 employees in 160+ offices in North America

Lorain Road Corridor Transit Oriented Development (TOD) Plan Procurement Overview

Other Clients Include:

- METRO RTA (Akron, OH)
- COTA (Columbus, OH)
- METRO Transit (Twin Cities, MN)
- City of Knoxville (Knoxville, TN)
- Sound Transit (Seattle, WA)

Lorain Road Corridor Transit Oriented Development (TOD) Plan Procurement Overview

Recommendation:

Staff requests that the Operational Planning & Infrastructure Committee recommend to the Board of Trustees an award to Kimley-Horn and Associates Inc. for the Lorain Road Corridor Transit Oriented Development (TOD) Plan for a total contract amount not to exceed \$688,774.88.

Questions?

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