

COMPTON ROAD GREENWAY STUDY

community meeting
sept. 24, 2019



Tonight. . .

- Project overview, goals and design features
- Key concepts and ideas with YOUR participation and feedback along the way
- Neighborhood housing initiative (presented by FutureHeights)

Compton Road Greenway Study

Why Cleveland Heights?

Why now?

#1 NATIONAL COMPLETE STREETS POLICY OF 2018

SUSTAINABILITY

OPPORTUNITY

PREVIOUS INITIATIVES

CREATING MOMENTUM

NEIGHBORHOOD INVESTMENT

ACCESSIBILITY

INNOVATION

GREEN SPACE

A CONNECTED CITY

Project Overview

The City of Cleveland Heights wishes to study alternative designs that would collectively afford pedestrians, bicyclists and nearby residents more comfortable and more encompassing use of the Compton Road right-of-way using the concepts of "complete and green streets."

Goals

- To promote reinvestment in a neighborhood with current underutilized and vacant properties
- To provide both safe and comfortable conditions for walking, running and bicycling
- To maximize pedestrian and bicyclist access to Cain Park from this neighborhood

Location

- Compton Road between Euclid Heights Blvd. to the north and the Cain Park entry on Superior Park Drive to the south



Study Area Theme Zones
COMPTON ROAD GREENWAY STUDY



Complete & Green Streets

- Roadways that are operated or designed to comfortably and safely **accommodate all users** regardless of age and ability
- Inclusive and holistic of **multi-modal transportation** to create a connected city, with specific focus placed on **prioritizing pedestrians, bicyclists, and transit riders**
- Intended to reduce, accommodate, and slow stormwater runoff as part of a **sustainable and comprehensive stormwater management system**

Complete Streets Are For Everyone



MISSING LINKS STUDY: EDGEHILL ROAD 2012





BALANCED EDGEHILL ROAD 2019

Living “Woonerf” Streets

“Living streets are designed to accommodate a **range of transportation options**-driving, walking, bicycling, and transit-and emphasize **moving people, not just cars**. They are **active public spaces** that serve the needs of all community residents, irrespective of age, income, or disability. Because they are public spaces and public investments, living streets **add value to adjacent properties**, maximize public investment and benefit and provide places . . . for people to congregate.”

Implementing Living Streets: Ideas and Opportunities for the City and County of Denver

US EPA Smart Growth Implementation Assistance, April 2009



So Far. . .

- Several brainstorming and strategy meetings with City staff and the consulting team
- Initial concept ideas and visioning
- Coordination with FutureHeights on simultaneous neighborhood initiatives
- Series of Community Engagement events
 - Cain Park Arts Festival (July 13)
 - Neighborhood Walking Tour (August 18)
 - Tonight's Community Meeting (September 24)

CAIN PARK ARTS FESTIVAL (JULY)

visioning board ideas and examples

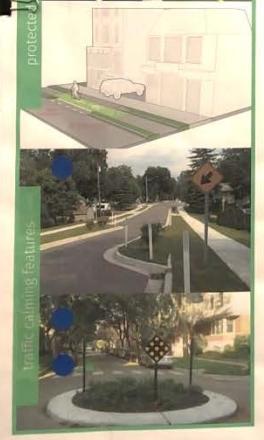
Like it or not? Apply a sticker.

LIKE: BLUE

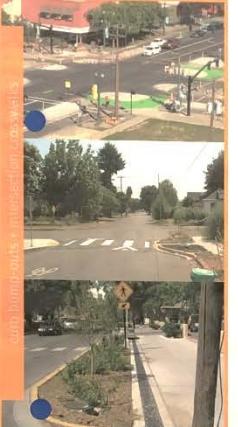
or

DISLIKE: RED

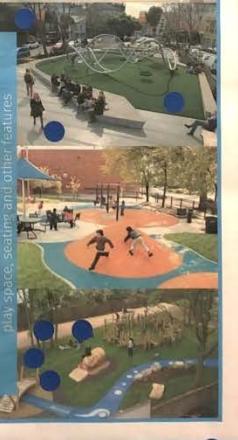
theme zone 1
northern greenway corridor



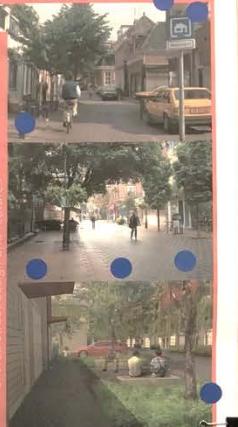
theme zone 2
berkeley road connector



theme zone 3
pocket park



theme zone 4
compton living street



NEIGHBORHOOD WALKING TOUR (AUGUST)



Key Design Concepts

- 8 focus areas along the corridor will be presented with existing conditions and 3 conceptual design ideas
- You will be guided to fill out your Community Questionnaire feedback pages
 - For each focus area, please rank the three design ideas shown with 1, 2 and 3 where it corresponds on your questionnaire pages, with 1 being your favorite and 3 being your least favorite

Concepts shown reflect examples of possible features that the Compton Greenway could include in future implementation. These are not any type of final renderings and are only intended to spark conversation and further ideas about how to best reimagine the street.

1. NORTHERN GREENWAY ENTRANCE

CORNER OF COMPTON RD & EUCLID HEIGHTS BLVD



EXISTING CONDITIONS

1. NORTHERN GREENWAY ENTRANCE

CORNER OF COMPTON RD & EUCLID HEIGHTS BLVD



Wayfinding: Signage, directional markings, and gateway entrances to the greenway

2. NORTHERN GREENWAY CORRIDOR

COMPTON RD FROM EUCLID HTS BLVD TO BERKELY RD



EXISTING CONDITIONS

2. NORTHERN GREENWAY CORRIDOR

COMPTON RD FROM EUCLID HTS BLVD TO BERKELY RD

Street Design: Ways to address parking, bike lanes, and shared “living” street ideas?

Considerations (Questions 2b-2d):

- On-street parking
- One-way vs two-way street

A) On-Street Parking Retained, Bike Sharrows



B) On-Street Parking Removed, Two-Way Bike Lane



C) Shared “Living” Street



3. CROSS-STREET INTERSECTIONS

INTERSECTIONS OF COMPTON & ALL CROSS-STREETS



EXISTING CONDITIONS

3. CROSS-STREET INTERSECTIONS

INTERSECTIONS OF COMPTON & ALL CROSS-STREETS

Traffic Calming: How to slow cross-traffic moving across Compton Road?

A) Crosswalks



B) Curb Extensions



C) Mini Traffic Circles



4. VACANT LOTS*

CITY OWNED @ CORNER OF COMPTON AND DESOTA

*to be further discussed later by
FutureHeights



EXISTING CONDITIONS

4. VACANT LOTS*

CITY OWNED @ CORNER OF COMPTON AND DESOTA

*to be further discussed later by
FutureHeights

Lot Infill: How to reimagine
current vacant lots along the
corridor and in the neighborhood?



5. BERKELEY RD CONNECTOR

INTERSECTION OF COMPTON RD AND BERKELY RD

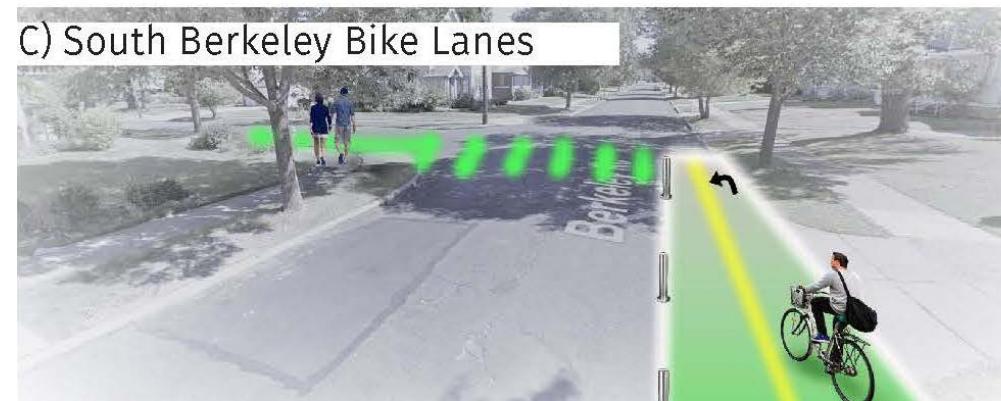
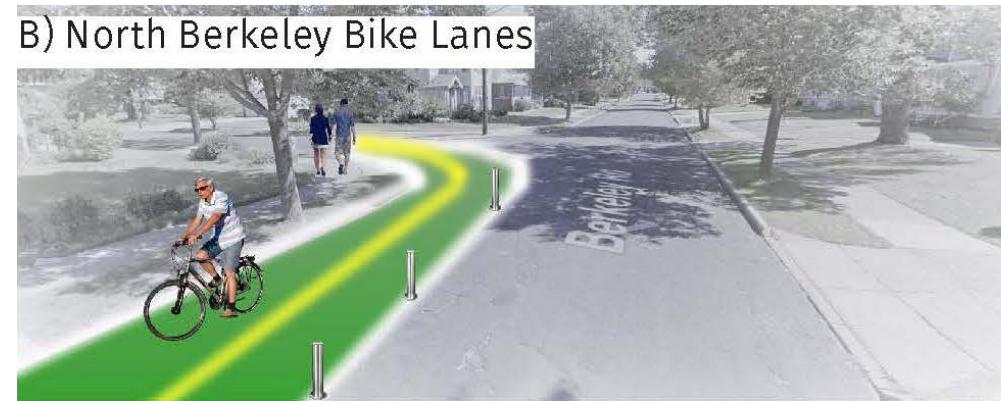


EXISTING CONDITIONS

5. BERKELEY RD CONNECTOR

INTERSECTION OF COMPTON RD AND BERKELY RD

Form and Function: How to best design this greenway connector?



6. POCKET PARK & TRAIL CONNECTION

VACANT LOT BETWEEN BERKELEY AND S. COMPTON



EXISTING CONDITIONS

6. POCKET PARK & TRAIL CONNECTION

VACANT LOT BETWEEN BERKELEY AND S. COMPTON



7. SOUTH COMPTON LIVING STREET

SOUTH COMPTON RD



EXISTING CONDITIONS

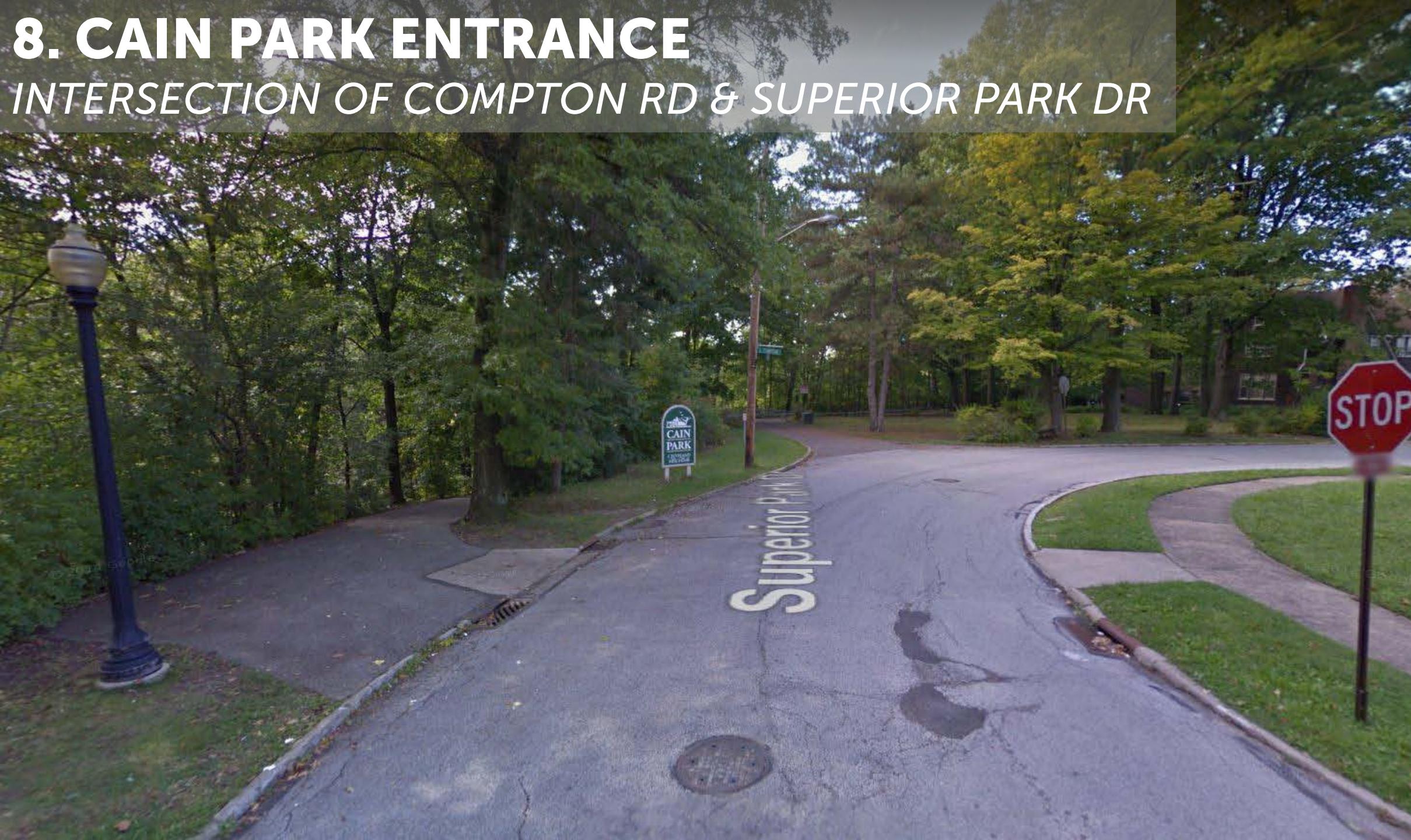
7. SOUTH COMPTON LIVING STREET

SOUTH COMPTON (SAME CONCEPTS AS #2)



8. CAIN PARK ENTRANCE

INTERSECTION OF COMPTON RD & SUPERIOR PARK DR



EXISTING CONDITIONS

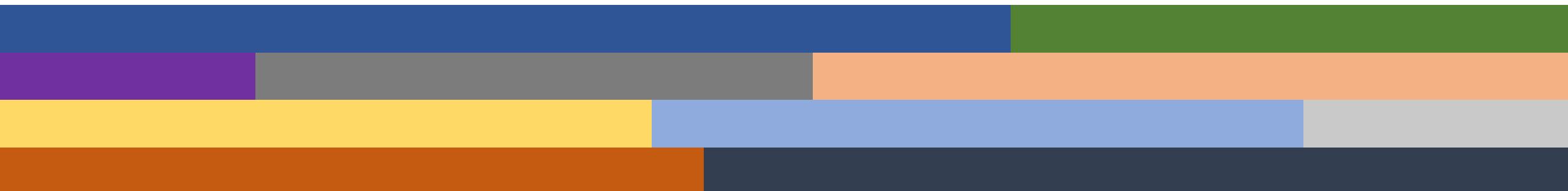
8. CAIN PARK ENTRANCE

INTERSECTION OF COMPTON RD & SUPERIOR PARK DR

Park Gateway: How to open up the park entrance and create a visible, distinct entry?



Neighborhood Infill Housing Initiative (FutureHeights)







Housing Market Recovery in Cuyahoga County: Will Cleveland's East Side Be Left Behind?

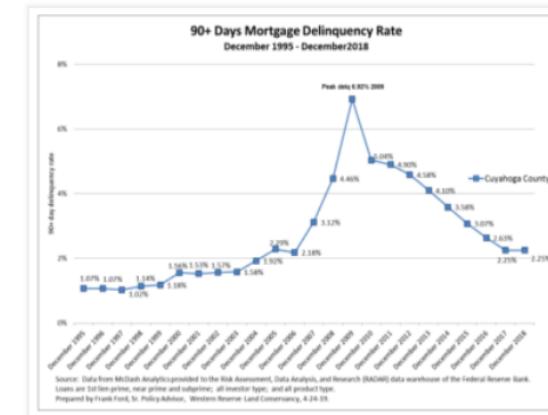
July 31, 2019

News

New research about the ongoing housing market recovery in Cuyahoga County has been released in a report by Western Reserve Land Conservancy's Thriving Communities Program.

Results show median home sales across Cuyahoga County have increased, and vacancy and abandonment rates across Cuyahoga County continue to improve. However, the East Side of Cleveland remains in stark contrast having only recovered 34 percent of its median home sale price and upward momentum in the East Side is now threatened – funding to sustain the unfinished job of blight removal will run out in 2020.

Frank Ford, senior policy advisor at Western Reserve Land Conservancy, has led research on this topic since the housing crash that ravaged Northeast Ohio, in addition to the entire state.



"There's no question we are seeing positive housing market trends in Cuyahoga County," said Ford. "With that said, we are only as strong as our weakest links – and the East Side of Cleveland and some neighboring East suburbs are in desperate need of our help. We must continue to help communities dig out of the dark hole of the housing crash. With funding running out, the Cuyahoga [County Land Bank](#) is at capacity and cannot take on new properties requiring demolition. Continued funding to protect our residents, communities and overall socio-economic stability is critical."

Business

ECONOMY

Lakewood's remarkable recovery in home sale prices

Change in median home selling prices 2004-2019

Lakewood has been a leader in home sales price growth over the last five years. This chart shows the increase in single-family median prices from January through July 2019 and through the same period in 2014. Prices for the median price of \$300,000 or more are included. Prices for homes with more than 10 bedrooms in each year are excluded. Below, a house for sale along Elmer Avenue in Lakewood.

— Rich Gurnee, cleveland.com. Photo by Marvin Riehl / The Plain Dealer



Inner-ring suburb leads Cuyahoga County in median price increase

Rich Gurnee, cleveland.com

Rich Gurnee, cleveland.com

The median price for single-family homes in Lakewood over the first seven months this year was up 52% from just \$250,000 during the same period in 2014.

In no other Cuyahoga County community, where selling prices are typically more than \$100,000, has the median price risen as sharply as Lakewood has.

To people like Medina Perkota, who has worked as a real estate agent in Lakewood on and off for more than 20 years, the surge in prices makes perfect sense.

"This new push with a lot of people wanting to live in walkable neighborhoods is driving this. I refer to Lakewood as the West Side Cleveland heights, but it's easier to get to," said Perkota, an agent in Howard Hanna's Lakewood office.

"We get calls from people moving into the area from out of town. They often want to live within walking distance of things to do. Good grief, you would have to walk for Lakewood to find something not to do."

With an estimated 50,000 people packed into 5.5 square miles, Lakewood is Ohio's most densely populated city. The main commercial streets of Madison and Detroit avenues stretch the length of town, meeting

EEB LAKWOOD #2



Lakewood

Data is for single-family home sales, excluding sheriff's sales.
(Trends are not reliable where there are few sales.)

Median sales price

2018	\$183,250
2017	\$161,000
2016	\$149,500
2015	\$133,500
2014	\$130,750
2013	\$120,000
2012	\$105,658
2011	\$111,850
2010	\$115,750
2009	\$115,000
2008	\$114,000
2007	\$131,000

+81,250
Over C.H.
(+39.9%)

Cleveland Heights

Data is for single-family home sales, excluding sheriff's sales.
(Trends are not reliable where there are few sales.)

Median sales price

2018	\$102,000
2017	\$100,000
2016	\$97,200
2015	\$78,000
2014	\$87,750
2013	\$76,000
2012	\$68,000
2011	\$82,250
2010	\$85,000
2009	\$64,900
2008	\$60,000
2007	\$125,200

-23,200
Since 2007
(-18.5%)

1 photo 

● HOUSE FOR SALE
\$109,900 4 bds . 2 ba . 1,691 sqft
2 days on Zillow • 1025 Hereford Rd, Cleveland, O...
The Real Estate Corner, Inc.

1 photo 

● HOUSE FOR SALE
\$569,000 5 bds . 4 ba . 3,972 sqft
1 day on Zillow • 250 Guilford Rd, Cleveland Hei...
E/MAX Traditions

● Video walkthrough 

● HOUSE FOR SALE
\$70,000 4 bds . 2 ba . 1,902 sqft
58 days on Zillow • 2972 Yorkshire Rd, Cleveland...
Howard Hanna - Pepper Pike

1 photo 

● HOUSE FOR SALE
\$129,500 4 bds . 3 ba . 1,867 sqft
1 day on Zillow • 3335 Euclid Heights Blvd, Cleve...
Coldwell Banker Hunter Realty

21 photos 

● HOUSE FOR SALE
\$39,000 5 bds . 3 ba . 1,991 sqft
3 days on Zillow • 1985 Goodnor Rd, Cleveland H...
Puppy Realty

● Video walkthrough 

● TOWNHOUSE FOR SALE
\$279,900 2 bds . 2.5 ba . 1,672 sq...
314 days on Zillow • 1425 Slate Ct, Cleveland Hei...

8 photos 

● FOR SALE BY OWNER
\$279,900 10 bds . 5 ba . 4,264 sq...
8 days on Zillow • 2325 S Overlook Rd, Cleveland...

12 photos 

● HOUSE FOR SALE
\$79,900 3 bds . 1 ba . 1,174 sqft
4 days on Zillow • 3075 Essex Rd, Cleveland Hei...

● Video walkthrough 

● HOUSE FOR SALE
\$239,500 4 bds . 3 ba . 2,300 sqft
▼ \$9,000 (Mar 7) • 2159 Chatfield Dr, Cleveland, ...

● Video walkthrough 

● HOUSE FOR SALE
\$95,000 3 bds . 2 ba . 1,112 sqft
339 days on Zillow • 3987 Bluestone Rd, Clevela...

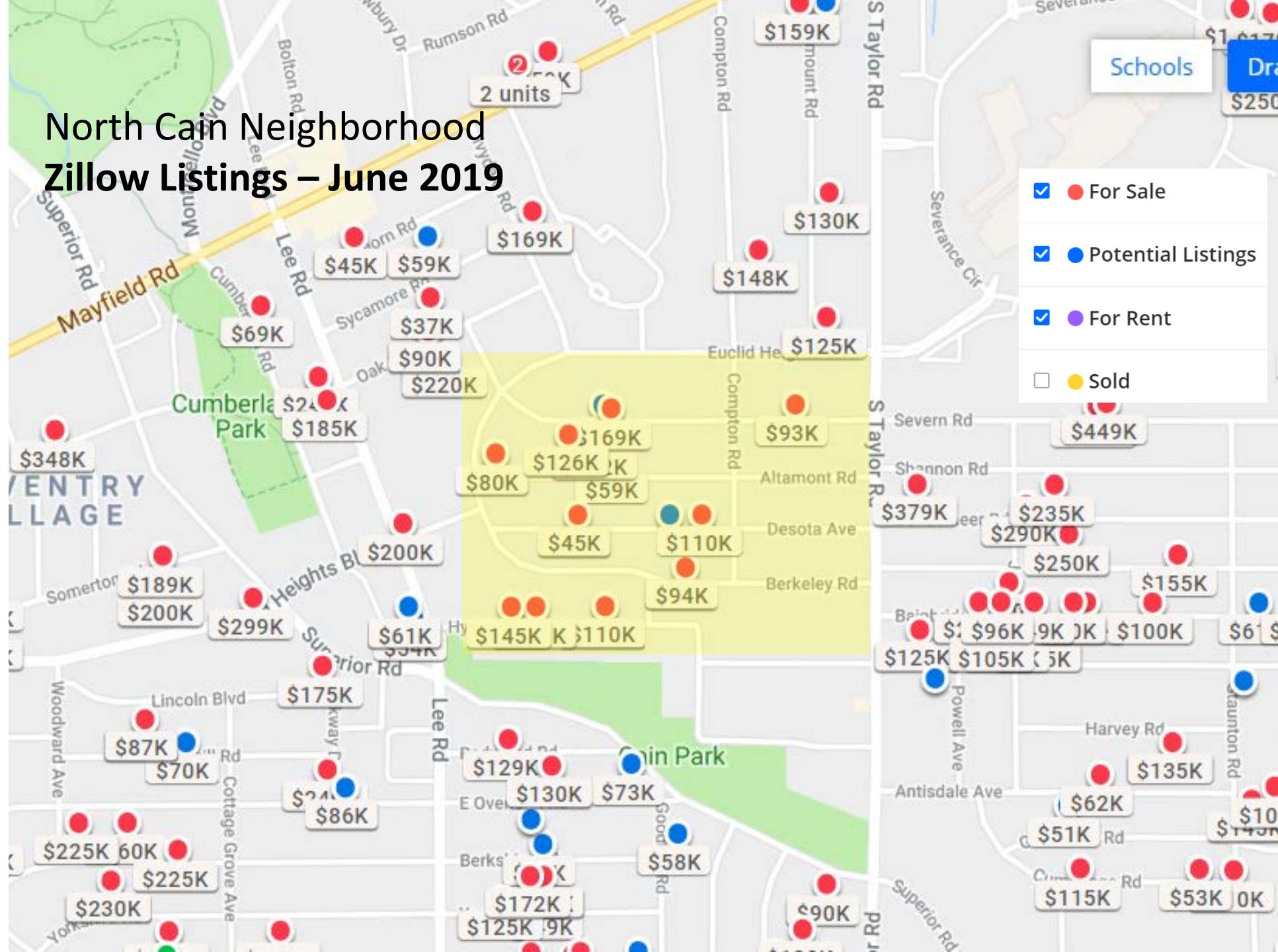
2 photos 

● HOUSE FOR SALE
\$19,900 3 bds . 2 ba . 1,411 sqft
1 day on Zillow • 3181 Kildare Rd, Cleveland Hei...
CENTURY 21 Premiere Properties

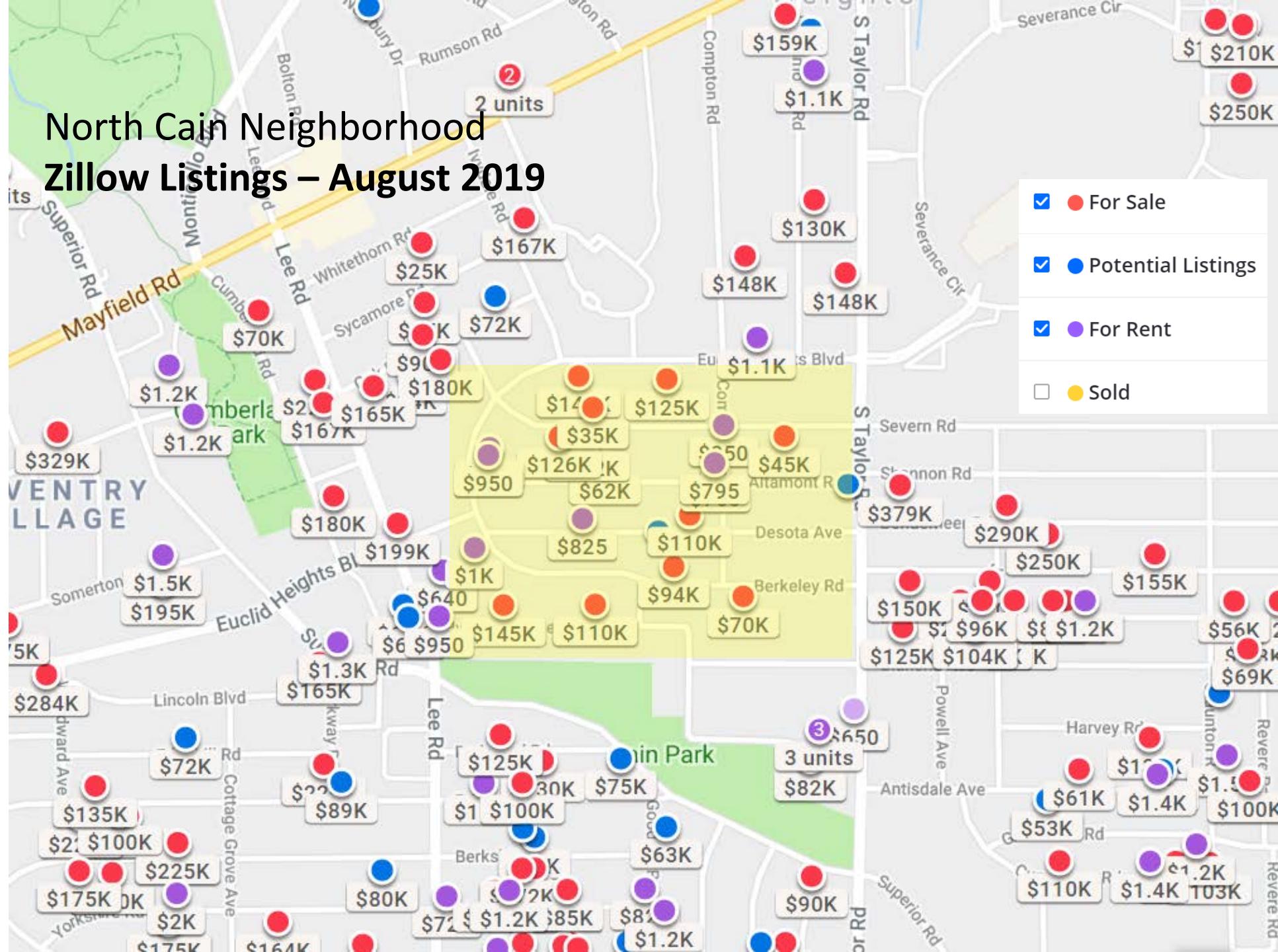
● Video walkthrough 

● HOUSE FOR SALE
\$289,000 5 bds . 3 ba . 2,760 sqft
Open: Sun. 2:30-4pm • 2652 Exeter Rd, Clevelan...

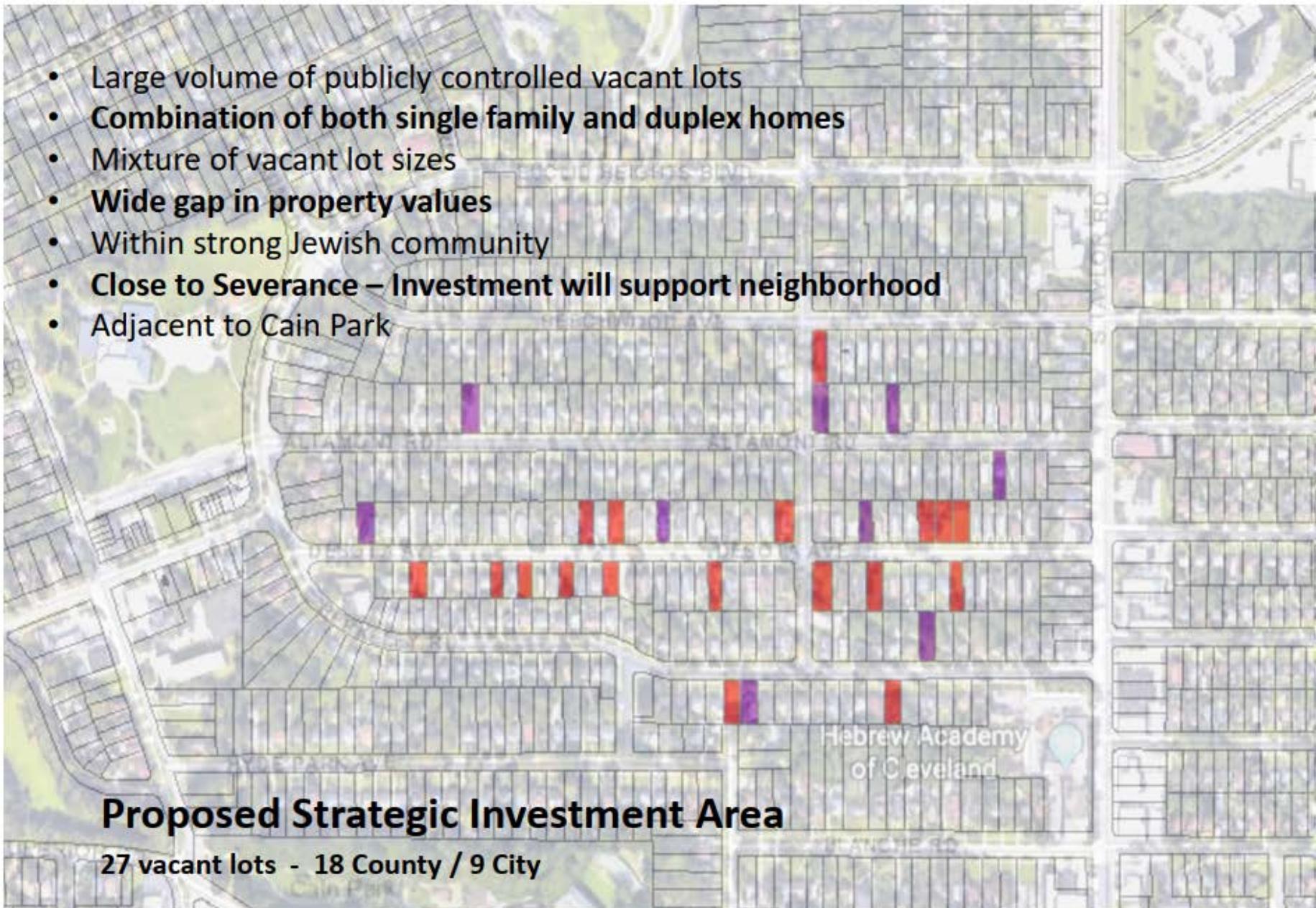
North Cain Neighborhood Zillow Listings – June 2019



North Cain Neighborhood Zillow Listings – August 2019



- Large volume of publicly controlled vacant lots
- **Combination of both single family and duplex homes**
- Mixture of vacant lot sizes
- **Wide gap in property values**
- Within strong Jewish community
- **Close to Severance – Investment will support neighborhood**
- Adjacent to Cain Park



64	North Cain	3413 DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	CITY OF CLEVELAND HEIGHTS OHIO	68429069	7,000	50	140
65	North Cain	3266 DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	CLEVELAND HTS LAND REUTILIZATION PROGRAM	68431039	5,000	50	100
66	North Cain	3337 DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	BAYVIEW LOAN SERVICING LLC	68428089	6,800	40	120
67	North Cain	3360 BERKELEY RD, CLEVELAND HEIGHTS, OH, 44118	COMMUNITY LAND HOLDINGS, LLC	68426057	6,250	50	125
68	North Cain	3413 BERKELEY RD, CLEVELAND HEIGHTS, OH, 44118	TOWNSEND, ROBERT AND TOWNSEND, IRIS	68429041	6,000	50	120
69	North Cain	3380 BEECHWOOD AVE, CLEVELAND HEIGHTS, OH, 44118	CLEVELAND HTS LAND REUTILIZATION PROGRAM	68429110	6,600	44	150
70	North Cain	3432 ALTAMONT AVE, CLEVELAND HEIGHTS, OH, 44118	CHARLES, HENRY	68429089	5,600	40	140
71	North Cain	3249 DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	ROSS, NANCY & THOMAS	68431044	6,000	50	120
72	North Cain	3308 DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	CITY OF CLEVELAND HEIGHTS LAND REUTILIZATION	68428099	4,000	40	100
73	North Cain	3420 DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	CLEVELAND HEIGHTS, CITY OF	68429056	5,600	40	140
74	North Cain	3395 DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	BERISFORD, THOMAS TRUSTEE	68429073	4,800	40	120
75	North Cain	3294 DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	THE CITY OF CLEVELAND HEIGHTS, OHIO	68431032	4,000	40	100
76	North Cain	3354 BERKELEY RD, CLEVELAND HEIGHTS, OH, 44118	CITY OF CLEVELAND HEIGHTS LAND REUTILIZATION PROGRAM	68426056	6,250	50	125
77	North Cain	3321 DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	CLEVELAND HEIGHTS LAND REUTILIZATION PROGRAM	68428092	6,000	50	120
78	North Cain	3387 ALTAMONT AVE, CLEVELAND HEIGHTS, OH, 44118	KELLEY, CHARLES & VICTORIA	68429109	6,580	47	140
79	North Cain	3396 DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	CLEVELAND HEIGHTS, CITY OF	68429051	7,000	50	140
80	North Cain	3354 DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	THE CITY OF CLEVELAND HEIGHTS, OHIO	68428109	5,600	40	140
81	North Cain	3281 ALTAMONT AVE, CLEVELAND HEIGHTS, OH, 44118	JONES, ROSS A	68431073	7,000	50	140
82	North Cain	3403 ALTAMONT AVE, CLEVELAND HEIGHTS, OH, 44118	ZIGDON, BENJAMIN	68429104	5,460	39	140
83	North Cain	3380 DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	CITY OF CLEVELAND HEIGHTS LAND REUTILIZATION PROGRAM	68429048	7,560	51.1	140
84	North Cain	3421 DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	CLEVELAND HEIGHTS, CITY OF	68429067	6,000	50	120
85	North Cain	3417 DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	CITY OF CLEVELAND HEIGHTS, OHIO	68429068	6,000	50	120
86	North Cain	3320 DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	CITY OF CLEVELAND HTS. LAND REUTILIZATION PROGRAM	68428102	4,500	45	100
87	North Cain	1760 COMPTON RD, CLEVELAND HEIGHTS, OH, 44118	CITY OF CLEVELAND HEIGHTS OHIO	68428082	7,200	56.7	120
88	North Cain	3402 BERKELEY RD, CLEVELAND HEIGHTS, OH, 44118	CITY OF CLEVELAND HEIGHTS OHIO	68426067	6,450	50	129
89	North Cain	3286 DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	CITY OF CLEVELAND HEIGHTS LAND REUTILIZATION PROGRAM	68431034	4,000	40	100
90	North Cain	3317 DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION	68428094	4,800	40	120

Lot Distribution by Ownership

City of Cleveland Heights

27 Total Lots

17 (63%)

Lot Distribution by Size

< 40 Foot

1 (4%)

County Land Bank

1 (4%)

40 - 45 Foot

10 (37%)

Private Ownership

9 (33%)

45 - 49 Foot

2 (7%)

> 50 Foot

14 (52%)

Current Record of Vacant Lots

COMPTON ROAD CORRIDOR – INFILL HOUSING INITIATIVE

City of Cleveland Heights



FutureHeights

3



Lots 1 and 2



Model Home Lot 12



2-Families Proposed for Renovation

Severance
Center



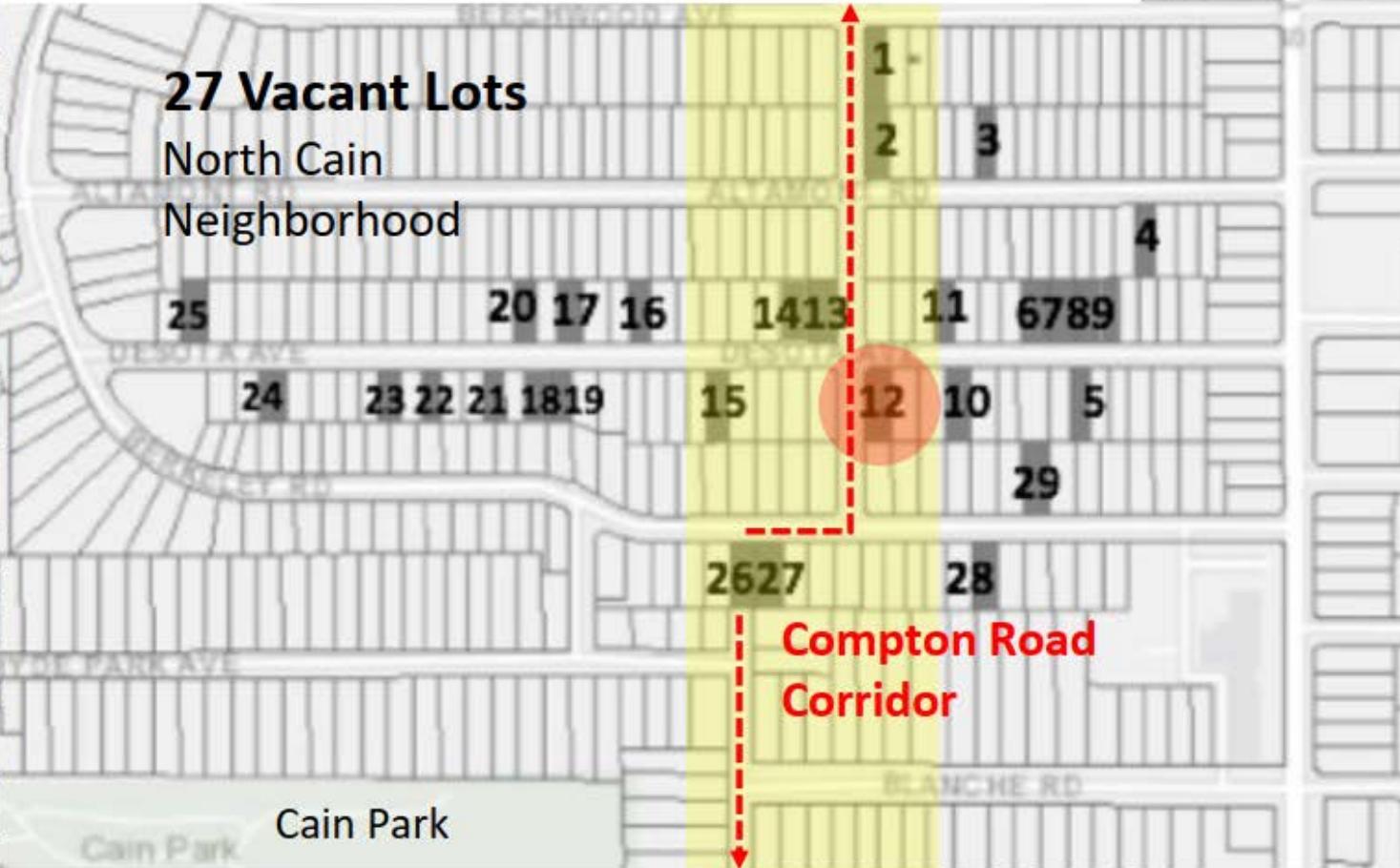
Lot 13



Lot 14



Lots 26 and 27 – Mini-Park



COMPTON ROAD CORRIDOR – INFILL HOUSING INITIATIVE

City of Cleveland Heights



FutureHeights

4



Compton Corridor Connections with Pedestrian Streetscape Improvements



6 New Home Lots

Model Home Infill Lot

Rehab. Homes

Neighborhood Mini-park

Compton Road Corridor

Corridor

COMPTON ROAD CORRIDOR – INFILL HOUSING INITIATIVE

City of Cleveland Heights



FutureHeights

5

How to Sell Boomers on 55+ Community Living

Homebuilders can do these four things to move boomers from sales prospects to buyers

Making Housing Affordable

NAHB's efforts to overcome hurdles in affordability involve workforce-training programs, dismantling the millennial myth, and more

By GREG UGALDE

THE CHALLENGES

How Change in Building Homes Can Happen, One House, One Community, One Process at a Time

Two Ivory Prize finalists are the epitome of starting on solving affordability at a modest, but scalable, beginning.

Citation: Nest Tool Kit, a Modular Take on Affordable Housing



Developer goes all out on modular construction

By Dan Shingler
dshingler@crain.com
@dshingler

Richfield developer and general contractor Todd Tuber is fed up with the hurdles of conventional home construction. "The labor shortages, high material costs, and delays and safety issues



construction... is higher than costs and lower than the cost of the next. It's going to be close," he said. "Even though he has reduced the geographic cost by about 30% by marketing modular."

plant to Seville, he said. He has yet to settle on a location.

Tuber is not alone about using modular construction for yes, but no one's been willing to pull the trigger, he said.

"So, we'll be our own guinea pig," Tuber said.

Modular construction traditionally has been associated with cheaper, temporary forms of housing.

COMPTON ROAD CORRIDOR – INFILL HOUSING INITIATIVE City of Cleveland Heights

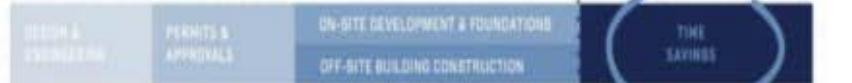
Check Out the "Why" Among Millennial Buyers, and Where that Has Them Moving

The Business World Actively Prepares for Climate Change

Planning, design, and technology all provide solutions

By PATRICK DUFFY

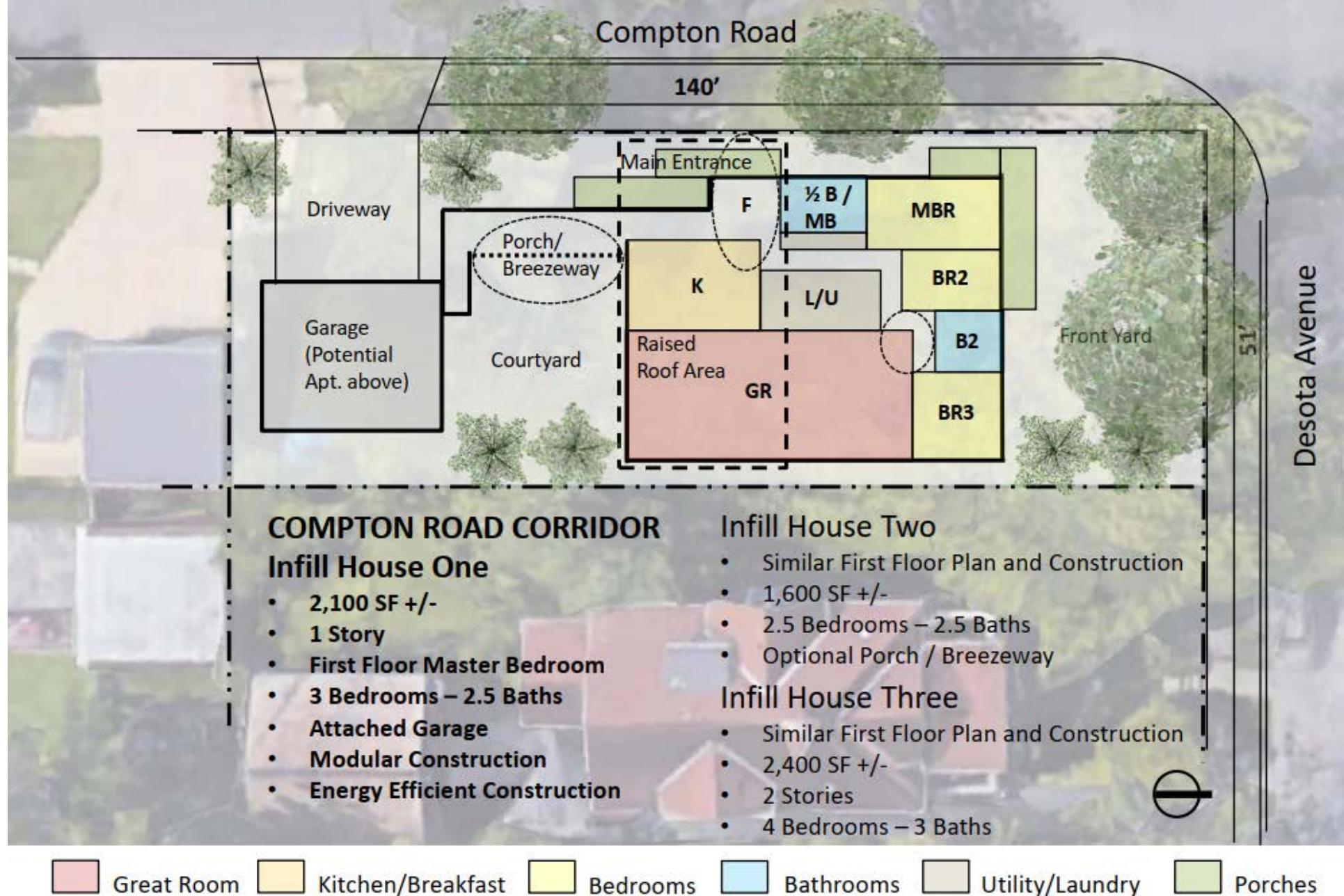
Factory_OS Process



THE OPPORTUNITIES

A NEW WAY TO BUILD HOMES





Phoenix Offers Free Plans for Net Zero Home

In a bid to reach carbon neutrality, the city sponsors a contest for architects and then makes the plans available for free



By Scott Gibson | September 17, 2019



Home NZ was developed by Marlene Imirzian & Associates Architecture and provided to residents of Phoenix, Arizona, as part of an effort to build more energy efficient housing. Illustration courtesy of



What's Next ???

COMPTON ROAD CORRIDOR – INFILL HOUSING INITIATIVE
City of Cleveland Heights

FutureHaus Arrives in Alexandria

The Virginia Tech team's award-winning design will be displayed through the summer.



This Week in Tech: The World's First Free-Form 3D-Printed House to Break Ground This Year

Plus, Ludwig Mies van der Rohe's Barcelona Pavilion transformed with a grid of laser lights, the WeCompany makes its first acquisition of 2019, and more design-tech news from this week.

By AYDA AYOUBI



For-profit developers discover the East Side

STAN BULLARD

 TWEET

 SHARE

 SHARE

 EMAIL

 PRINT



The company has sold 15 houses on the East Side and has another 15 under contract in neighborhoods ranging from Glenville to Fairfax. The product is similar to what Knez builds on the West Side but carries prices slightly lower, in the range of \$250,000 to the low \$300,000s. Knez also recently got approval from the city for a 15-suite townhouse project called Ashbury Pointe at East 120th Street and Ashbury.

Near where Wade Park and Ashbury avenues end at Lakeview Road, Knez Homes has three buyers for five sites on East 123rd Street it received from the City of Cleveland's land bank. The block they are on has six empty lots and five occupied houses.

Looking Forward. . .

- Tonight's Community Questionnaire feedback to be compiled and distributed via email and shared on the project website
- This feedback will be used to help guide final recommendations and design concepts
- A public meeting will be ultimately be hosted to present these recommendations and receive any further community input

Thank you!

ian meadows

ian@cityarch.com

216.881.2444

