



East 185th Street Commercial Corridor Request for Proposals (RFP)

Issued by: The Cuyahoga County Land Reutilization Corporation on behalf of
City of Cleveland and the City of Euclid

Issue Date: October 20, 2026

Proposal Deadline: December 20, 2026 5:00 PM Eastern Time

1. Introduction

The Cuyahoga Land Bank (CCLRC) invites qualified developers to submit proposals for the redevelopment of a collection of vacant parcels (the "Site") along the East 185th Street Commercial Corridor, straddling the border between the City of Cleveland and the City of Euclid. CCLRC is issuing this Request for Proposals ("RFP") on behalf of the City of Cleveland and the City of Euclid, ("municipal partners"), in collaboration with the Community Improvement Corporation of Euclid (ECIC).

East 185th Street is one of Northeast Ohio's most distinctive urban corridors. It has the pedestrian scale, building fabric, and community character that most commercial districts spend decades trying to achieve. The corridor is home to locally owned restaurants and shops, the historic LaSalle Theatre, anchor institutions including Villa Angela-St. Joseph High School, the Hospice of the Western Reserve, and Cleveland Clinic's Euclid Hospital, and direct access to Lake Erie. In recent years, the City of Cleveland, the City of Euclid, and community partners have invested in major streetscape improvements on E. 185th, including sidewalk reconstruction, lighting, and facade work. Through this RFP, CCLRC and its municipal partners seek to return the land included in the Site to productive use while creating an asset that complements the surrounding Cleveland and Euclid neighborhoods.

The Site represents an opportunity to bring new life to the corridor in a way that honors what makes it special: its walkability, its local character, and its role as a shared civic spine between two communities. CCLRC and its municipal partners are seeking a developer with the vision, experience, and capacity to deliver a project that strengthens the corridor for the long term.

2. Property Description

The Site consists of nine vacant parcels: eight along E. 185th Street and one along Canterbury Road, spanning both the Cleveland and Euclid sides of the corridor. Environmental surveys have been completed for all nine parcels, and no environmental concerns were identified.

2.1 Parcel Description

PPN	Address	Municipality	Acres
114-11-033	560 E. 185th St., Cleveland, OH 44119	Cleveland	0.803
114-11-034	VL E. 185 th St., Cleveland, OH 44119	Cleveland	0.161
114-11-035	542 E. 185 th St., Cleveland, OH 44119	Cleveland	0.173
114-11-066	18311 Canterbury Road, Cleveland, OH 44119	Cleveland	0.161
641-10-119	553 E. 185th St., Euclid, OH 44119	Euclid	0.125
641-10-120	549 E. 185th St., Euclid, OH 44119	Euclid	0.119
641-10-121	543 E. 185th St., Euclid, OH 44119	Euclid	0.846
641-10-122	535 E. 185th St., Euclid, OH 44119	Euclid	0.134
641-10-123	531 E. 185th St., Euclid, OH 44119	Euclid	0.158

PARCEL MAP



TOTAL ACREAGE



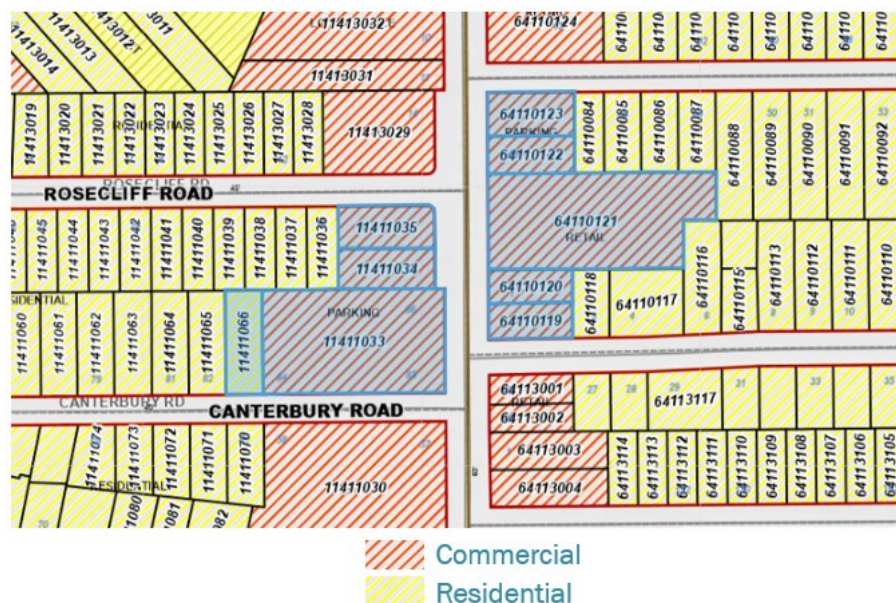
2.2 Current Zoning

The parcels located in the City of Euclid are currently zoned U4-Commercial. The city will support mixed-use development on the Site. Proposed development on the Site will require approval from the City's Architectural Review Board in addition to any zoning relief that may be required from the City's Planning and Zoning Commission.

The parcels located in the City of Cleveland are currently zoned for Local Retail Conditional Use, with a maximum height of 35 feet. They are also subject to the Pedestrian Retail Overlay, which requires proposed uses to be mixed use. The City of Cleveland is actively updating zoning throughout the city and is willing to work with a selected developer through the variance process for the parcels located within the city. For more information, please visit [City of Cleveland's Zoning Ordinance](#)

Additionally, the parcels are located within the East 185th Street Design Review District, which applies to high-traffic corridors in the City of Cleveland. The design review process is intended to protect property values and enhance the character and visual image of Cleveland's neighborhoods and requires new construction to undergo additional design review before proceeding to the Cleveland City Planning Commission.

CURRENT LAND USE



3. Neighborhood Assets

The E. 185th Street Corridor and surrounding area are home to a variety of businesses, anchor institutions and public spaces. To explore the area surrounding the Site, please visit: [E. 185th Street Development Site Asset Map](#).

3.1 Marketing Study

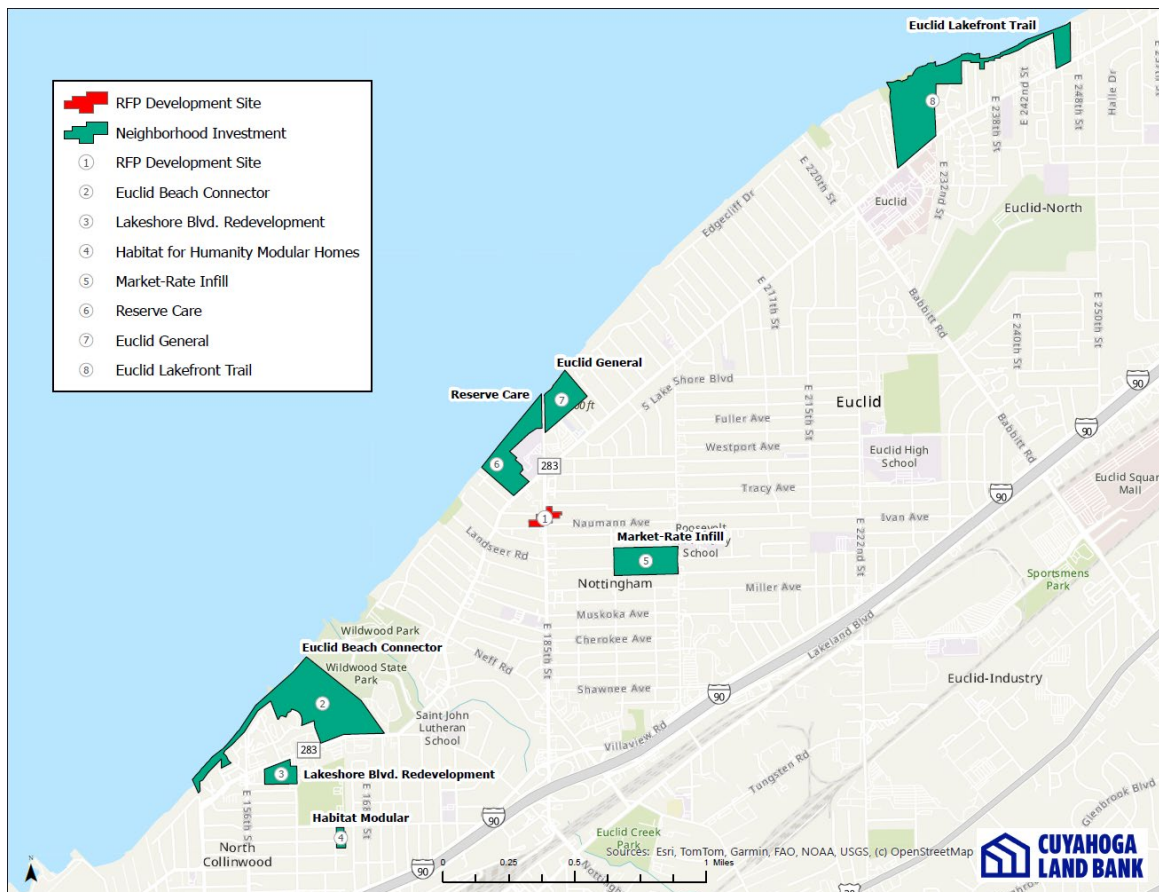
In 2023, the City of Cleveland and the City Euclid hired Steadfast City Economic & Community Partners to prepare a market analysis which encompassed dialogue with stakeholders and community members. The community engagement effort served as the foundation upon which a site plan emerged. This plan, in conjunction with market data, painted a picture of feasibility and attainability. A summary of the study can be found on Exhibit A of this RFP.

3.2 Recent Investments

The Site is benefiting from broader investment in the surrounding area. CCLRC and its municipal partners would like to highlight several nearby projects that are contributing to this momentum, including:

- A \$15 million investment in the Euclid Beach Connector, connecting E. 151st Street to Cleveland Metroparks' Euclid Beach, with completion anticipated in 2027.
- A \$22 million public investment in a new fishing pier and the Euclid Lakefront Trail, a ¾-mile multi-purpose trail between Sims Park (E. 228th Street and Lake Shore Boulevard) and Yuko Park (E. 246th Street and Lake Shore Boulevard).
- The construction of 10 new Habitat for Humanity modular homes between E. 164th Street and E. 167th Street near Humphrey Park in Collinwood.
- The development of 10 new market-rate infill homes along Monterey, Ormiston, and Tyronne Avenues between E. 185th and E. 200th Streets. Homes are being built in phases with 2 currently under construction.

- A \$12 million public investment in the E. 185th Street Corridor, including water main replacement, street resurfacing, public realm improvements, including brick work, banners, benches, trash cans, and corridor identification signage.
- A \$25 million investment by the Hospice of the Western Reserve (now rebranding as Reserve Care) of a new 50,000-square-foot inpatient facility and community center. The new facility has 32 private patient suites featuring direct Lake Erie views and patio access.
- A \$2.5 million investment by the Cleveland Clinic at Euclid Hospital includes physical and occupational therapy gym with private exam rooms, a cardiopulmonary gym, and additional administrative spaces.
- A feasibility agreement between First Interstate Properties, the City of Cleveland and the Cuyahoga Land Bank to redevelop 15800 Lakeshore Boulevard, a 6-acre site directly across the street from the Metroparks Euclid Beach Park entrance.



4. **Development Objectives & Requirements**

The selected Project Team will be responsible for all aspects of the project development. The Project Team will be required to collaborate with the municipal partners and community partners in the design and execution of the project components, which should include or address the following:

4.1 **Firm Requirements**

All proposals must address the following non-negotiable requirements:

- Development must comply with all applicable zoning, design review, and building code requirements for the City of Cleveland and City of Euclid, as applicable.
- Developers must demonstrate financial and technical capacity to complete the proposed development program.
- Proposals must include a clearly defined deal structure with supporting financial terms.

4.2 **Development Priorities**

CCLRC and its municipal partners strongly encourage proposals that reflect the following priorities, which will be weighted in the evaluation process:

- **Ground-floor activation.** The corridor's pedestrian character is one of its defining assets. Proposals should incorporate active ground-floor uses such as retail, food and beverage, community services, or other programming that contributes to street life.
- **Sensitivity to corridor context.** New development should complement the scale, rhythm, and character of E. 185th Street. Blank facades, auto-oriented design, or uses that undermine the pedestrian experience are strongly discouraged.
- **Community benefit.** Proposals that serve corridor residents, support local businesses, or deliver affordable or community-oriented uses will be viewed favorably.
- **Design quality.** High-quality architecture that enhances the corridor and reflects the investment both cities have made in E. 185th Street.

5. Deal Structure

CCLRC is seeking proposals based on an outright sale of the subject parcels. Proposals should clearly state the proposed purchase price and provide sufficient financial details for CCLRC and its partners to evaluate overall value. Where applicable, proposals should include:

- Proposed purchase price
- Proposed earnest money deposit and due diligence period
- Proposed closing timeline
- Any contingencies (financing, zoning, environmental, etc.)
- Sources and uses of funds / financing plan
- Evidence of financial capacity (letters of credit, balance sheets, lender commitments, etc.)

6. Submission Requirements

Proposals must be submitted electronically in PDF format to Kimberly Steigerwald by 5:00 PM Eastern Time on December 20, 2026. Proposals can be uploaded to [CCLRC E 185th Street Commercial Corridor RFP - Submission Form](#). Late submissions will not be accepted.

Each proposal must include the following components:

6.1 Cover Letter

A signed cover letter identifying the developer, the parcel(s) being proposed upon, and a brief statement of the developer's interest in and qualifications for this project.

6.2 Development Concept

A clear description of the proposed development program, including proposed uses and approximate square footages, design concept and approach to ground-floor activation, proposed phasing if applicable, and a conceptual site plan or illustrative rendering.

6.3 Financial Proposal

A financial proposal covering all items described in Section 4, including proposed purchase price, financing plan, and evidence of financial capacity.

6.4 Developer Qualifications

Documentation of the developer's qualifications and track record, including company overview, resumes of key project personnel, portfolio of at least three comparable completed

projects with descriptions and references, and description of any proposed development partners or key consultants.

6.5 Community Benefit Statement

A narrative describing how the proposed development benefits corridor residents and businesses, and how it reflects the development priorities described in Section 3.

6.6 Development Timeline

A proposed general project timeline from execution of a purchase agreement through construction completion, including key milestones such as financing closing, permitting, construction start, and occupancy.

7. Evaluation Criteria & Scoring

Proposals will be evaluated by a review committee comprised of representatives of CCLRC, the City of Cleveland, and the City of Euclid, using the following weighted criteria:

Evaluation Criteria	Weight	Description
Developer Qualifications and Track Record	25%	Experience with comparable urban infill or corridor projects; financial capacity; team qualifications; quality of completed work.
Development Concept and Design Quality	25%	Quality and creativity of concept; sensitivity to the pedestrian character of E. 185th Street; ground-floor activation; neighborhood compatibility.
Financial Terms	25%	Proposed purchase price; overall financial value; certainty and clarity of financial terms.
Community Benefit	15%	Meaningful benefit to corridor residents and businesses; affordable or community-serving uses; public amenities.
Speed and Certainty of Execution	10%	Feasibility of timeline; strength of financing; limited contingencies; demonstrated readiness to proceed.

8. Process & Timeline

Milestone	Target Date	Status
RFP Issued	October 20, 2026	
Deadline for Questions	November 3, 2026	
Responses to Questions Issued	November 10, 2026	
Proposal Deadline	December 20, 2026 5:00 PM ET	
Proposal Review & Shortlisting	2-3 weeks after deadline	
Developer Interviews (if conducted)	4-5 weeks after deadline	
Selection Notification	6-7 weeks after deadline	
Negotiation & Agreement Execution	8-12 weeks after deadline	

CCLRC reserves the right to modify this timeline at its discretion. Any changes will be communicated to all registered respondents.

9. Questions & Clarifications

All questions must be submitted in writing by email to Kimberly Steigerwald at ksteigerwald@cuyahogalandbank.org no later than November 3, 2026. Questions and responses will be distributed to all registered respondents. No verbal responses will be binding.

To receive official RFP communications, developers should register their interest by emailing ksteigerwald@cuyahogalandbank.org with the subject line "E. 185th Street RFP - Registration" and including the developer's name, contact person, and email address.

10. Terms & Conditions

10.1 Right to Reject

CCLRC reserves the right to reject any and all proposals, to waive informalities, to request additional information, to negotiate with one or more respondents, and to select the proposal deemed most advantageous. This RFP does not constitute a binding commitment to sell the property.

10.2 Costs of Proposal Preparation

All costs of preparing and submitting proposals are the sole responsibility of the respondent. CCLRC will not reimburse any costs incurred in connection with this RFP.

10.3 Public Records

CCLRC, as a quasi-public body, is subject to Ohio's Public Records Act (R.C. 149.43). Proposals submitted in response to this RFP may be subject to public disclosure. Respondents who believe any portion of their proposal contains proprietary information should clearly identify such information and state the legal basis for any claimed exemption from disclosure.

10.4 No Exclusive Negotiations

Submission of a proposal does not entitle any respondent to exclusive negotiations or preferential treatment. CCLRC reserves the right to negotiate with multiple respondents simultaneously.

10.5 Property Condition

The property is offered in its current condition. Respondents are responsible for conducting their own due diligence regarding environmental, physical, title, zoning, and other conditions. CCLRC makes no representations or warranties regarding the condition of the property.

10.6 Conflict of Interest

Respondents must disclose any relationship with CCLRC, the City of Cleveland, the City of Euclid, or their respective officers, employees, or board members that could constitute a conflict of interest. Failure to disclose may result in disqualification.

11. **Contact Information**

Contact	Organization	Role	Email
Kimberly Steigerwald	Cuyahoga Land Bank	RFP Administrator / Redevelopment Advisor	ksteigerwald@cuyahogalandbank.org

All official RFP communications must be directed to Kimberly Steigerwald at CCLRC. Direct contact with City of Cleveland or City of Euclid staff or officials regarding this RFP outside of the formal process is discouraged and may result in disqualification.

About the Cuyahoga Land Bank

The Cuyahoga County Land Reutilization Corporation (Cuyahoga Land Bank) is a quasi-public nonprofit established under Ohio law to strategically acquire, manage, and repurpose vacant, abandoned, and tax-delinquent properties in Cuyahoga County. CCLRC works with public, private, and nonprofit partners to return underutilized land to productive use in ways that strengthen communities and support economic development.



The E 185th CORRIDOR

Market Analysis



Steadfast city
Economic & Community Partners

DEVELOP BETTER

GOALS OF THE ANALYSIS

The purpose of this Market Analysis is to provide quantitative insight and prepare a robust data summary for a targeted site redevelopment located on the Euclid – Cleveland municipal boundary.

This Analysis of the site and surrounding area includes components to help influence development planning, such as a market overview, future market trends, local amenities, and housing demand.

This Analysis may be used to influence and inform the feasibility of new construction for the site.

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- 3 **Economic Context**
- 4 **Market Conditions**
- 5 **Regional Activity**
- 6 **Summary**



THE CORRIDOR

INTRODUCTION TO THE CORRIDOR

The E 185th Street Corridor serves as a vital connection between the Lake Erie shoreline, the economic anchors along Lake Shore Boulevard, and the varying local businesses to the south of the site

The site is situated on the Cleveland – Euclid municipal boundary and is well-positioned for local and regional access



CLEVELAND-ELYRIA, MSA*

KEY INDICATORS

1-MILE

POPULATION
13,811

HOUSEHOLDS
6,381

MEDIAN HOUSEHOLD INCOME
\$40,418

MEDIAN AGE
44.3

3-MILE

POPULATION
69,798

HOUSEHOLDS
33,398

MEDIAN HOUSEHOLD INCOME
\$33,767

MEDIAN AGE
43.1

5-MILE

POPULATION
157,039

HOUSEHOLDS
72,630

MEDIAN HOUSEHOLD INCOME
\$38,397

MEDIAN AGE
43.8

*U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2022 and 2027.

CLEVELAND-ELYRIA, MSA*

KEY INDICATORS

1-MILE

DAYTIME POPULATION
11,254

BUSINESSES
344

AVERAGE HOUSEHOLD SIZE
2.1

MEDIAN HOME VALUE
\$98,247

3-MILE

DAYTIME POPULATION
63,095

BUSINESSES
1,768

AVERAGE HOUSEHOLD SIZE
2.1

MEDIAN HOME VALUE
\$96,295

5-MILE

DAYTIME POPULATION
148,715

BUSINESSES
3,667

AVERAGE HOUSEHOLD SIZE
2.1

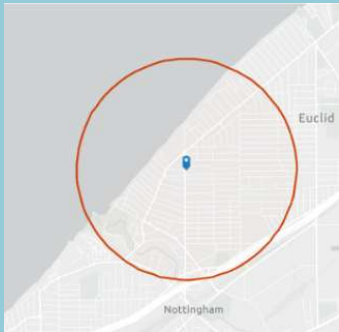
MEDIAN HOME VALUE
\$128,740

*U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2022 and 2027.

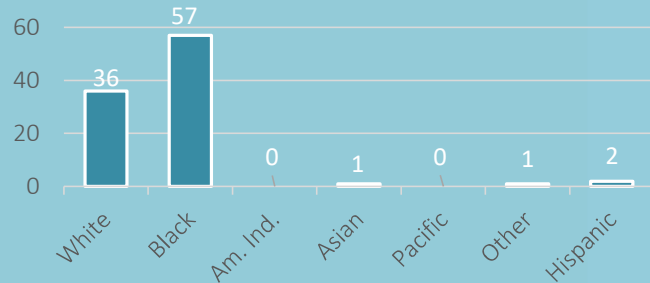
CLEVELAND-ELYRIA, MSA*

POPULATION NUMBERS

1-MILE



Race by Population %



Employment



66%
White Collar



20%
Blue Collar



14%
Services

5.3%
Unemployment
Rate

Education



8%
No High School Diploma



36%
High School Graduate



32%
Some College

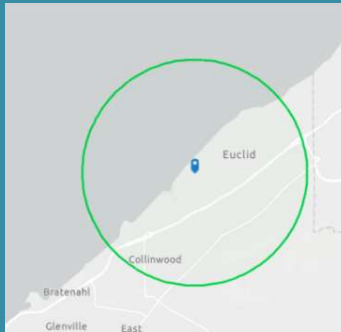


24%
Bachelor's/Grad/Prof Degree

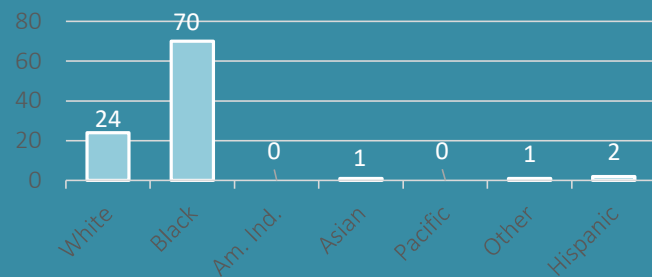
CLEVELAND-ELYRIA, MSA*

POPULATION NUMBERS

3-MILE



Race by Population %



Employment



62%
White Collar



24%
Blue Collar



15%
Services

6.6%
Unemployment
Rate

Education



11%
No High School Diploma



33%
High School Graduate



36%
Some College



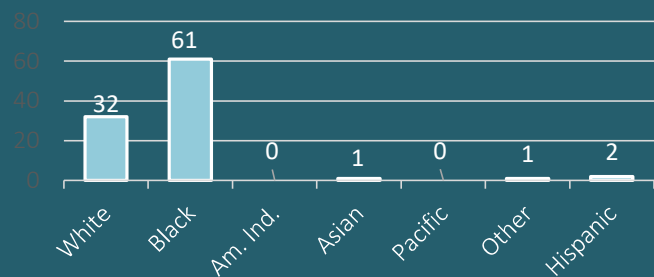
20%
Bachelor's/Grad/Prof Degree

CLEVELAND-ELYRIA, MSA* POPULATION NUMBERS

5-MILE



Race by Population %



Employment



63%
White Collar



23%
Blue Collar



14%
Services

6.1%
Unemployment
Rate

Education



9%
No High School Diploma



31%
High School Graduate



34%
Some College

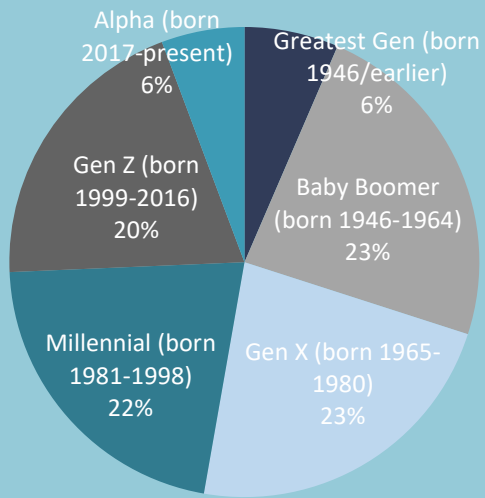


26%
Bachelor's/Grad/Prof Degree

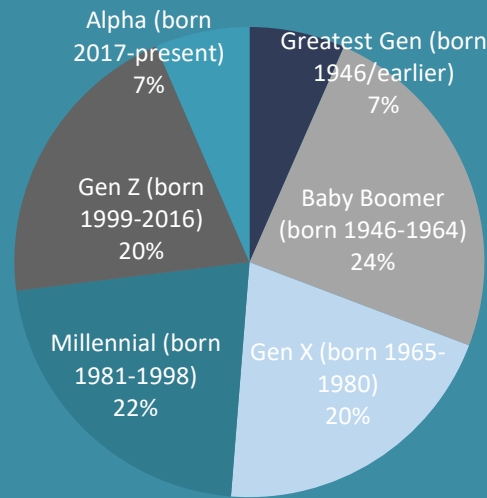
CLEVELAND-ELYRIA, MSA*

POPULATION BY GENERATION

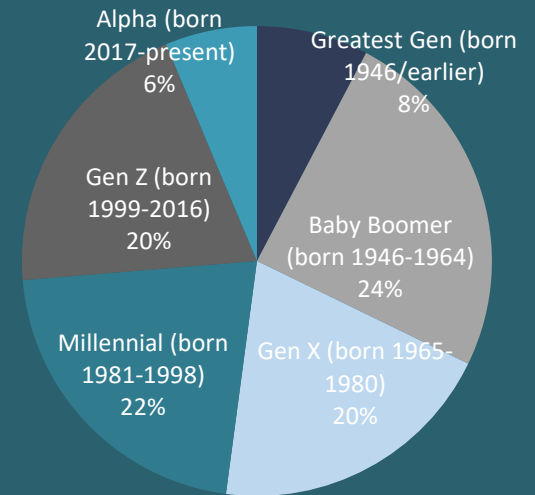
1-MILE



3-MILE



5-MILE



*U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2022 and 2027.

PLANNING EFFORTS



City of Euclid Master Plan

- The site and surrounding area were identified as an opportunity area and the E. 185th Corridor was labeled as a Core Strategy Area with the following development principles:
 - Sociality: develop seating area to act as public spaces within the retail district
 - Access and Linages: implement streetscaping improvements and encourage shared parking options
 - Uses and Activities: redevelop the site in question and provide incentives and oversight for the storefronts
 - Comfort and Image: consistent branding and investment in art/murals
- The site was marked as a potential housing development/open space/retail site and the surrounding neighborhood named as a “primary investment area”. The plan calls for mixed-use development centered on walkability to spark a vibrant mix of uses to benefit the residential neighborhood and retail district.
- The E. 185th Corridor was identified as a commercial focus area to promote the goal of “enhancing neighborhood centers through retail, restaurants, and activities that attract investment” and harnessing “events and art to enliven neighborhood centers”, specifically through developing signature events along E. 185th.
- The area was targeted as a community gateway and neighborhood center, which has seen significant investment due to the recent street rehabilitation project, but additional improvement lies within the vacant parcels.

Source: City of Euclid “Master Plan”, February 5, 2018.



PLANNING EFFORTS



City of Cleveland Citywide Plan

- The principles for Cleveland's long-range plan included a focused vision built on:
 - Connections
 - Assets
 - Opportunity
 - Place
 - Choice
 - Diversity
 - Sustainability
- The plan calls for Cleveland to be repositioned as a city known for prioritizing safety in neighborhoods and an embracement of diversity within the community fabric, specifically supporting diversity in racial background and generational diversity.
- Creating mixed-use districts with live-work spaces was a named goal in the planning process, helping to attract and retain a creative and entrepreneurial workforce, along with the reinforcing the cultural and arts hubs throughout the city.
- The city determined that there should be motivation for increased walkability and support for community partnerships centered on connecting residents with family-friendly recreational opportunities and local public art assets

Source: City of Cleveland "Connecting Cleveland: 2020 Citywide Plan". July 2007.



**SITE
OVERVIEW**

ON THE CUSP OF IT ALL

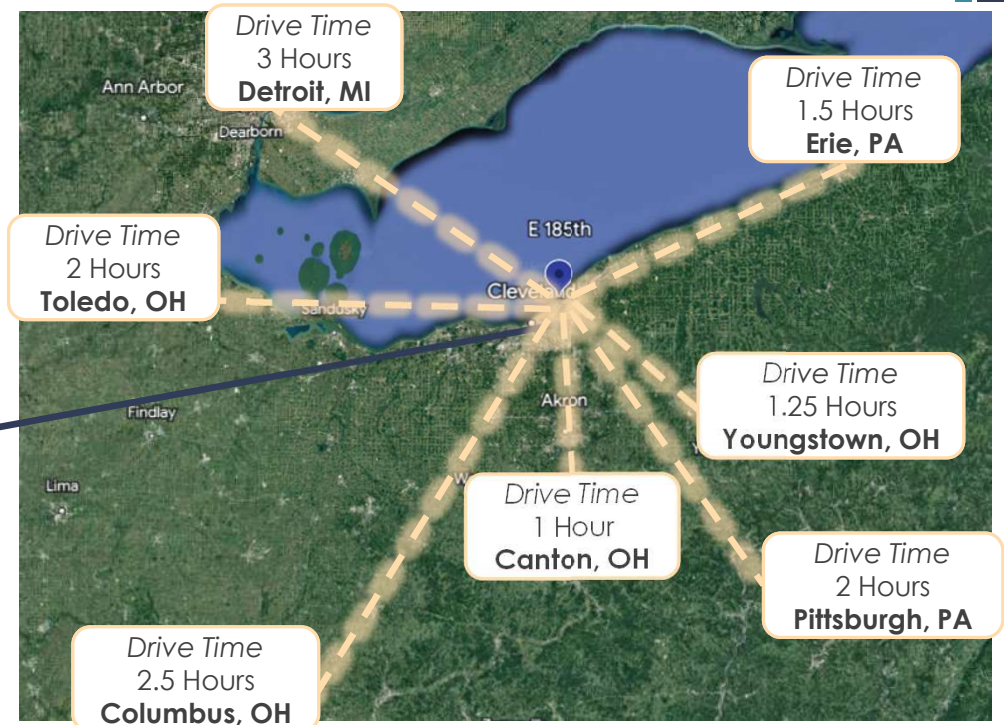
Nestled between Cleveland and Euclid, this site is within reach of a variety of attractions, amenities, industrial and residential developments.

CROSSROADS

Access to I-90 and SR-283



Source: Google Maps



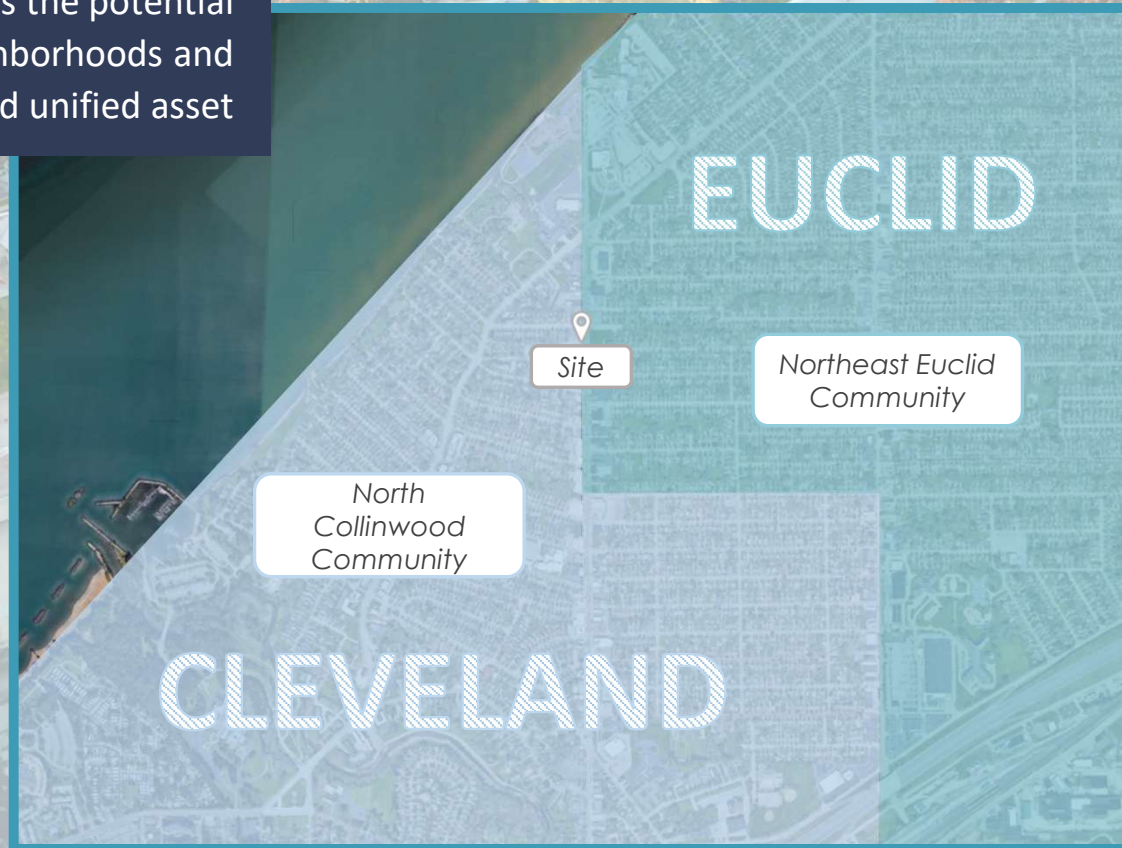
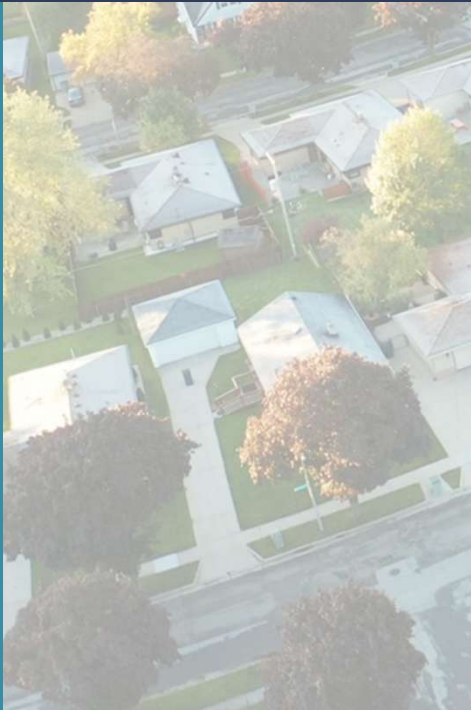
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From the Lake Erie Shoreline

The site is situated along two prominent RTA routes, allowing for local accessibility, as well as regional traffic.

SURROUNDING NEIGHBORHOODS

The redevelopment of the site has the potential to connect the adjoining neighborhoods and creating a cohesive and unified asset



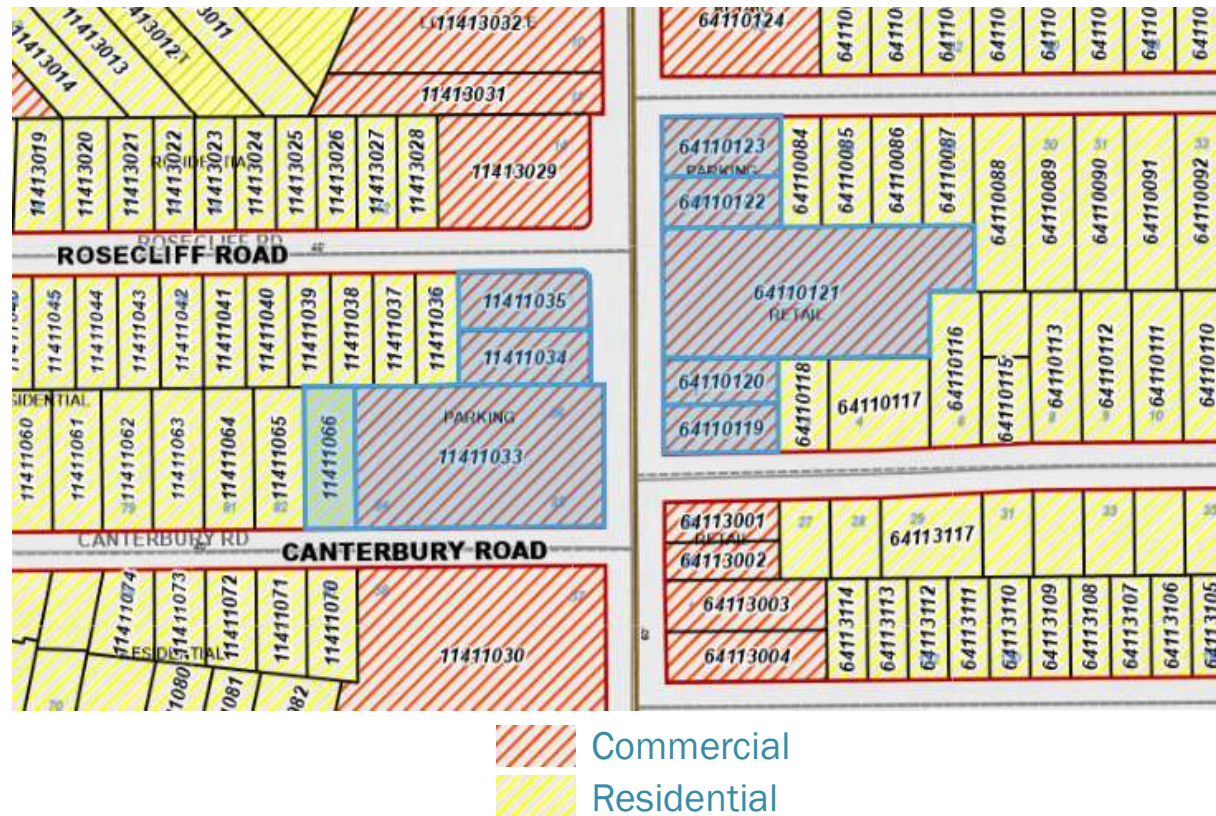
PARCEL STATISTICS



Parcel	Owner	City	Acreage
11411066	Cleveland Land Reutilization Program	Cleveland	0.161
11411033	Cleveland Land Reutilization Program	Cleveland	0.803
11411034	RSC 22, LLC	Cleveland	0.161
11411035	Greater Collinwood Development Corp.	Cleveland	0.173
64110119	City of Euclid	Euclid	0.125
64110120	City of Euclid	Euclid	0.119
64110121	City of Euclid	Euclid	0.846
64110122	Community Improvement Corp. of Euclid	Euclid	0.134
64110123	Community Improvement Corp. of Euclid	Euclid	0.158

Source: Cuyahoga County Department of Information Technology - GIS Department. 2020.

CURRENT LAND USE



Source: Cuyahoga County Department of Information Technology - GIS Department. 2020.

SITE IMAGES



Source: Google Maps

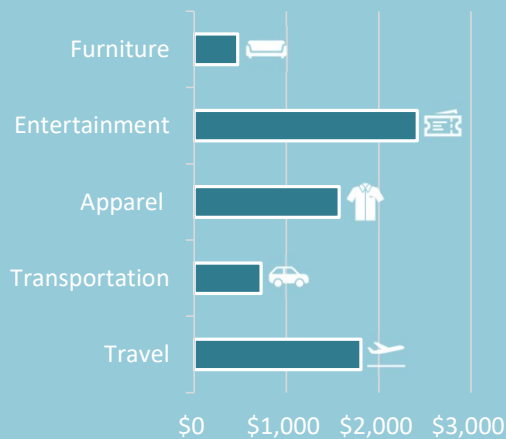
**ECONOMIC
CONTEXT**

CLEVELAND-ELYRIA, MSA*

AVERAGE ANNUAL SPENDING STATISTICS

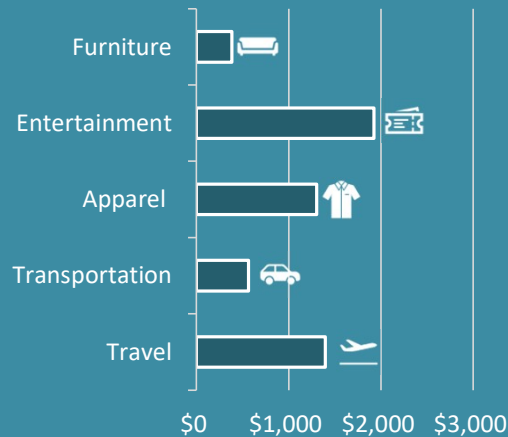
1-MILE

Average Spending



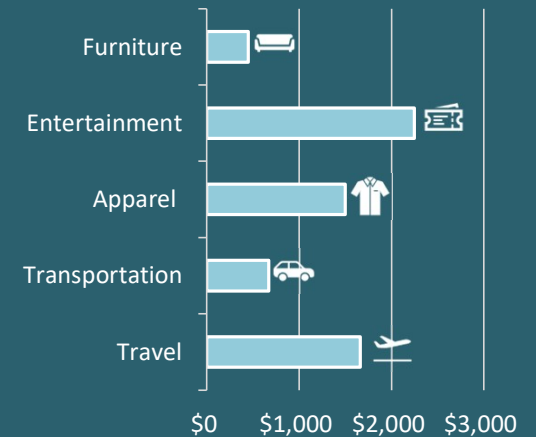
3-MILE

Average Spending



5-MILE

Average Spending

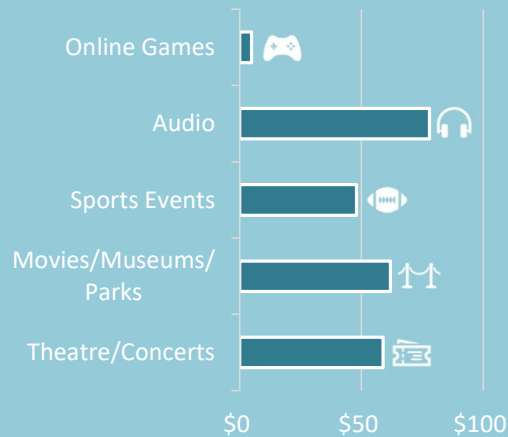


CLEVELAND-ELYRIA, MSA*

AVERAGE ANNUAL LIFESTYLE SPENDING

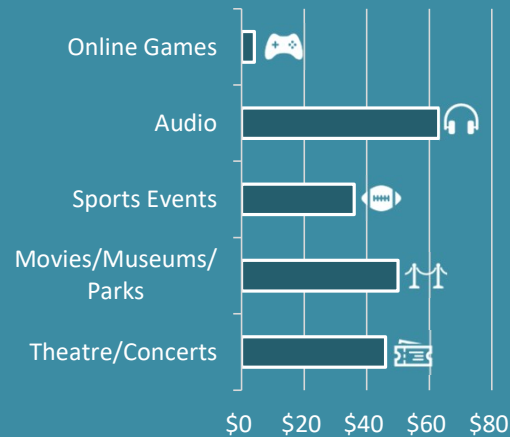
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Lifestyle Spending



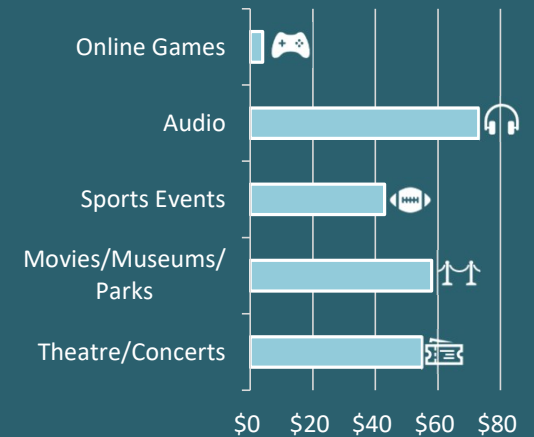
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Lifestyle Spending

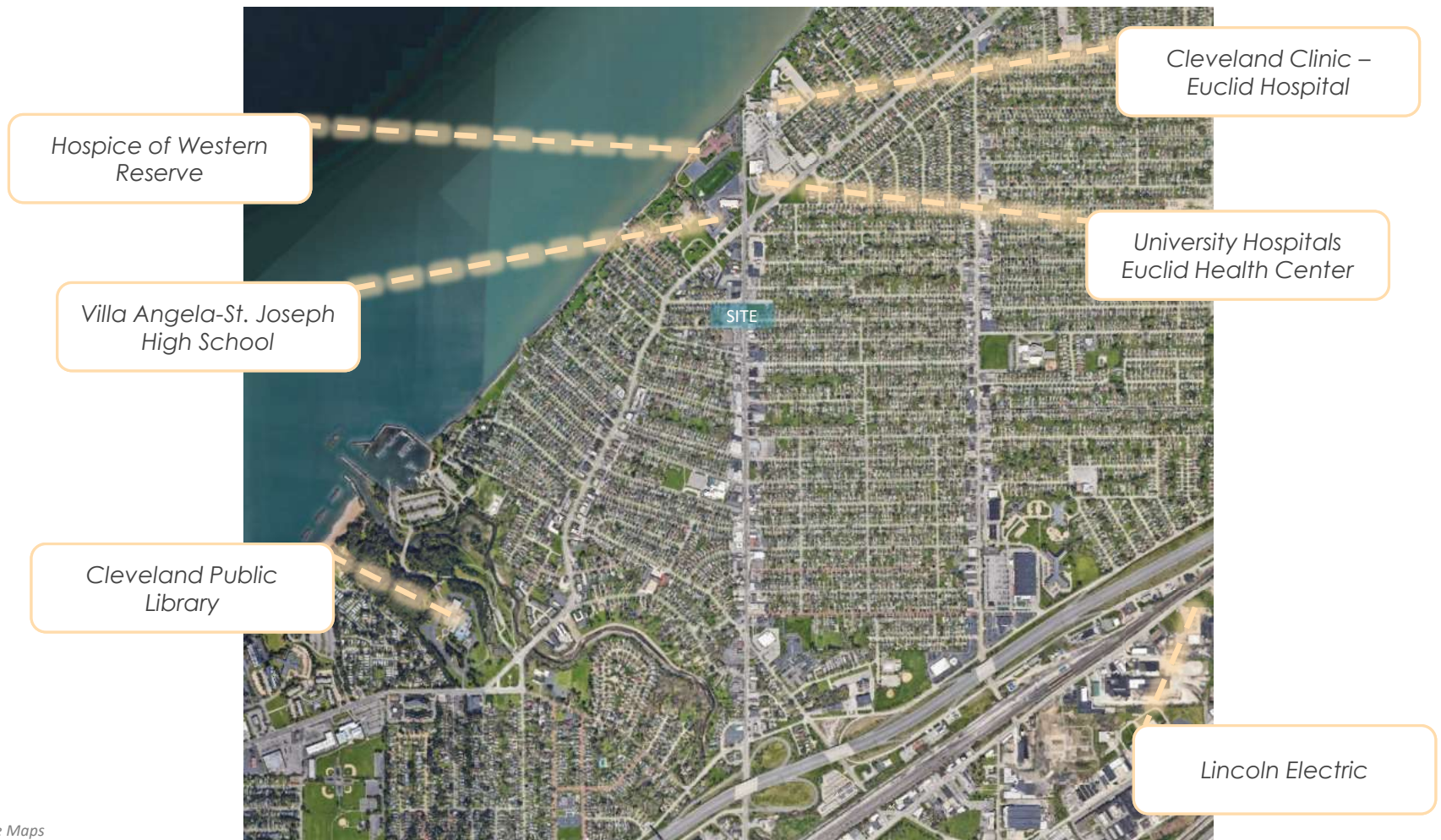


5-MILE

Lifestyle Spending



ANCHOR INSTITUTIONS



Source: Google Maps

ECONOMIC INDICATORS

Major Employers by Employment (3 Miles)

Row Labels	Total 2021 Employees
Lincoln Electric Holdings Inc	11000
Cleveland Clinic Euclid Hospital	1620
Lincoln Electric	1500
Jergens Inc	569
Steris Biological Operations	560
Cleveland Cavaliers	542
Lincoln Foodservice Products LLC	330
H C Starck Inc	300
Lincoln Electric Welding School	275
Euclid Chemical	250
TECT Power	249

Source: DatabaseUSA

ECONOMIC INDICATORS

Top 5 Industries	575-587 E 185th St, Cleveland, Ohio, 44119		
	1 mile	3 miles	5 miles
Health Care/Social Assistance	1,502	7,494	16,612
Manufacturing	830	3,897	8,943
Retail Trade	616	2,878	7,114
Accommodation/Food Services	412	2,213	4,734
Educational Services	410	2,188	5,385

Top 5 Occupations	575-587 E 185th St, Cleveland, Ohio, 44119		
	1 mile	3 miles	5 miles
Office/Administrative Support	1,111	4,625	10,926
Production	738	2,962	5,938
Healthcare Practitioner/Technologists/Technicians	678	2,429	5,370
Sales/Related	523	2,616	5,963
Transport/Material Moving	465	2,986	6,191

Source: Esri Business Analyst Industry and Occupation Comparison Reports

ECONOMIC CONTEXT

Housing Demand

Although the area has numerous single-family houses for rent, there is a gap in the market of higher-end apartments and townhomes that are walkable to the nearby hospital.

Office Demand

Within 1/2 mile of the site, there is one available office space for rent.

ECONOMIC CONTEXT

PROJECTED RESTAURANT GROWTH

By 2027, demand for restaurants is expected to see *spending growth*



+16.51% within a 1-mile radius



+16.12% within a 3-mile radius



+14.99% with a 5-mile radius

PROJECTED RETAIL GROWTH

By 2027, demand for retail is expected to see *spending growth*



+16.53% within a 1-mile radius



+16.14% within a 3-mile radius



+15.01% with a 5-mile radius

**MARKET
CONDITIONS**

AREA AMENITIES

AMENITY MAP KEY	
Neighborhood Retail	
Community Facility	
Dining	
School/Child Care Center	
Medical Center / Pharmacy	
Neighborhood Services	
Grocery Store	
Public Park / Greenspace	

Project Area

Source: Google Maps

MARKET CONDITIONS



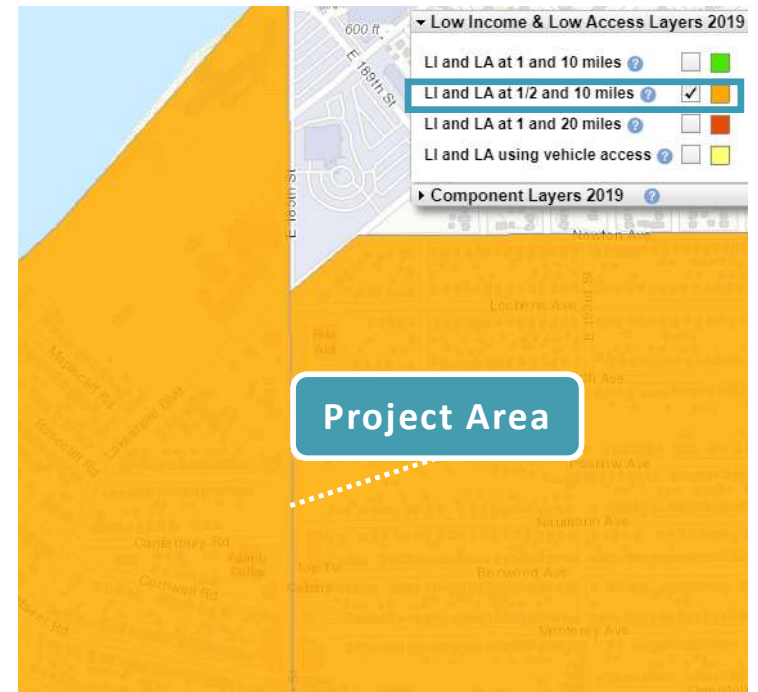
The USDA's Food Access Research Atlas, formally known as the Food Desert Locator, identifies locations with limited access to grocery stores and supermarkets. Low Access Areas experience difficulty in obtaining affordable and health food options.



This tool helps measure access to food stores by evaluating accessibility of healthy food, individual-level resources such as income, and neighborhood-level resources such as public transportation.



The site is in a low-income census tract where a significant number or share of residents is more than ½ mile from the nearest supermarket.



MARKET CONDITIONS



Walkable

The area has a walk score of 73 (very walkable)



Transit Access

The area has a transit score of 40 (some transit)



Bikeable

The area has a bike score of 50 (some bike infrastructure)

MARKET CONDITIONS

Start-Up Potential

Cleveland is ranked the 49th best city nationwide for a start-ups and is ranked #12 for the best Midwest start-up city nationwide

Minority Business Potential

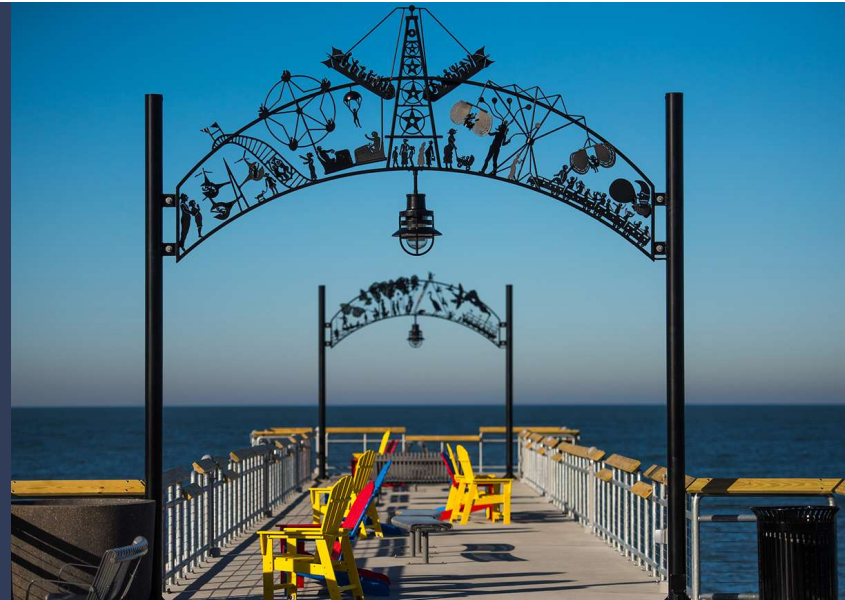
Euclid is ranked #8 for the most diverse suburbs in Cuyahoga County

**REGIONAL
ACTIVITY**

AREA MOMENTUM

LOCAL ATTRACTIONS

- Sims Park & Euclid Waterfront Trail
- Euclid Beach Park and Pier
- Lakefront Reservation
- Wildwood Park & Marina
- Euclid Creek Reservation
- Collinwood Recreation Center & Humphrey Park
- Sweet Bean Local Chocolatier
- Various Local Bars and Restaurants – Muldoon's, Scotti's Eatery, Irie Jamaican Kitchen, The Standard, SS Boardwalk, Milliard Fillmore, Citizen Pie
- Art Galleries – Praxis, Maria Neil, Waterloo Arts

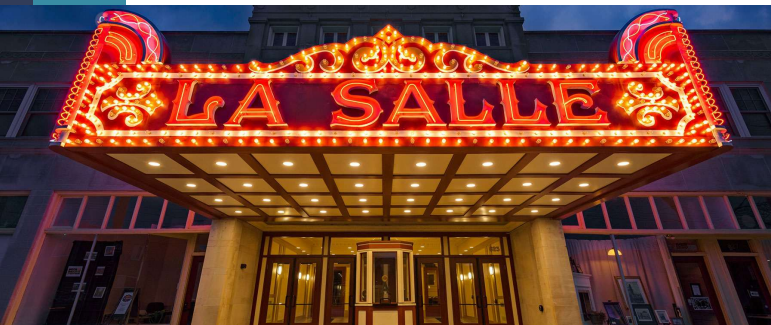


Source: 2023. Cleveland Metroparks. Euclid Beach Pier.

AREA MOMENTUM

LOCAL EVENTS

- Walk All Over Waterloo Monthly Art Walks and First Fridays
- Waterloo Vegan Market Monthly Market Second Saturdays
- East 200th St. Stroll Annual Event
- Waterloo Arts Annual Summer Festival
- Remember the Sights and Sounds of Euclid Beach Park Annual Event at Euclid Beach Reservation
- Cleveland International Film Festival



MUSIC & VENUE LOCATIONS

- Beachland Ballroom & Tavern
- The Treelawn Social
- Cebar's Euclid Tavern
- The LaSalle Theatre

Source: Things to Do, Events, Restaurants & Hotels: Cleveland Vacations. This Is Cleveland. 2023.

REGIONAL ACTIVITY - STREETSCAPING

E. 185th STREET REHABILITATION PROJECT

- Improvements along the E. 185th Corridor include asphalt resurfacing, sidewalk and curb replacements, ADA accessibility enhancements.
- Streetscaping components include the addition of brick pavers, decorative pole banners, and the installation of street trees.
- Planning efforts started in early 2021, with construction starting in 2022. This effort is anticipated to be completed in Fall 2023 and will immediately impact the project site.

LAKESHORE BOULEVARD WATER MAIN AND WALKABILITY PROJECT

- Replacement of the water main along Lakeshore Boulevard between E. 217th Street and E. 228th Street in Euclid.
- Improvements will include resurfacing and the installation of five landscaped pedestrian safety islands along Lakeshore Boulevard, benefitting local and regional travelers along this main arterial corridor.
- The project is expected to be completed in Spring 2023.

STREETSCAPING PLANNING PROJECT CURRENTLY UNDERWAY

- East 200th Street Streetscaping Project

REGIONAL ACTIVITY - RECREATION

EUCLID CREEK TRAIL EXTENSION

- Project undertaken by Cleveland Metroparks to facilitate trail connections from Euclid Creek Reservation to Lake Erie/Wildwood Reservation.
- This is currently under construction and will expand the outdoor recreation opportunities in the area

EUCLID WATERFRONT TRAIL

- Recently completed in 2022, this trail increased accessibility to Lake Erie and provides a designated pave trail space, as well as other complimentary design features such as water access.
- The project also addressed the need for erosion control to preserve lakefront properties.

RECREATIONAL PLANNING PROJECTS CURRENTLY UNDERWAY

- Hero Park Improvements
- Upland Sims Park Expansion
- Senator Kenny Yuko Park
- Top of the Tank Public Park
- Community Recreation and Wellness Center



SUMMARY

- The site boasts excellent accessibility, catering to both automobile and pedestrian traffic. Emphasizing the walkability of the location will foster a cohesive development, encouraging people to explore the Corridor safely and seamlessly.
- The Analysis reveals a promising opportunity for multi-generational development, considering the wide age range of the population. By incorporating diverse amenities that cater to both older and younger demographics, the redevelopment can attract a broad audience. Moreover, the substantial portion of annual spending directed towards entertainment categories presents the potential to capitalize on these lifestyle preferences.
- Projections indicate market growth, particularly in the restaurant and retail industries, making the site an ideal location for new commercial redevelopment.
- One evident gap in the area is the absence of a grocery store offering fresh items. Introducing a food market at this location is likely to thrive and cater to the needs of the community effectively.
- The Analysis highlights the lack of high-end rentals amidst a significant number of single-family homes. The demographic data points to a demand for higher-end apartments, condominiums, and townhomes among the white-collar, college-educated population.
- Leveraging the supportive entrepreneurial environment in the Euclid and Cleveland start-up scene can pave the way for successful integration of locally owned businesses within the redevelopment project.
- The proximity to numerous events, activities, and attractions in the surrounding area offers an opportunity to align the development with these momentum builders. This alignment can attract more visitors and increase spending in the Corridor.
- The Analysis reveals an ongoing commitment to economic growth through public investment at both local and regional levels. This track record of partnership between civic entities and development bodes well for the success of the redevelopment project.

This Analysis' crucial role in guiding the next steps for the targeted site redevelopment provides developers with quantitative insights and a comprehensive data summary. This information is vital for making informed decisions throughout the development process.

To further bolster the redevelopment project's success, developers should also utilize the Stakeholder Report and Recommended Site Plan document in conjunction with the Market Analysis. The Stakeholder Report provides valuable input from various parties involved in the project, ensuring that the development aligns with the community's needs and expectations.

Additionally, the Recommended Site Plan document offers a well-thought-out blueprint for the site's layout and design, optimizing its functionality and potential. By combining the Market Analysis with these supplementary reports, developers can comprehensively assess the feasibility of new construction on the site and embark on a well-informed and successful redevelopment endeavor.