

Project: *Cleveland Steelyard Commons Traffic Impact Study Project*
City of Cleveland, Ohio

Owner: First Interstate Properties, Ltd.

Contact: Mr. Richard Carlisle
Vice President – Director of Development
First Interstate Development
25333 Cedar Rd., Suite 300
Lyndhurst, Ohio 44124
Tel: (216) 381-2211

Construction Value: \$120 million

Description: Cleveland Steelyard Commons is a proposed multi-tenant commercial redevelopment project that will transform 125 acres of abandoned industrial land into the largest open-air retail center ever to be built in Cuyahoga County. It will be built on a portion of the former ISG/LTV Steel site in the City of Cleveland. The project is proposed to be a 1,000,000 square foot retail complex, including an extensive list of uses similar to many large suburban shopping complexes. The project will transform an abandoned industrial area into the largest open-air retail center ever to be built in Cuyahoga County.

The project is a revitalization of the former LTV steel mill site and will create a unique place setting which will honor the land's history while incorporating recreational amenities such as the hiking and biking Towpath Trail, a planned stop on the Cuyahoga Valley Scenic Railroad, and community gathering places with a children's playground designed to resemble a steel mill as well as public art. With the extension of the pedestrian trail, bikeway and rail, Steelyard Commons is anticipated to provide a significant place to bring recreation enthusiasts, tourists and residents close to the heart of the industrial valley, neighborhoods and downtown.

A traffic impact study was prepared for the project so that the developer and designers of the project could forecast the necessary infrastructure necessary to accommodate regional vehicular traffic to and from the site. The study was used as an instrument to gain project approvals from the City of Cleveland and the Ohio Department of Transportation. The study determined the needs for laning and traffic control along the roadways through the proposed site.