

---

# Progress Report

## Economic Assessment for the Proposed I-90/Nagel Interchange

### NOACA Executive Committee

August 10, 2007



planning and development consultants

The Crittenden Building  
1382 West Ninth St. • Suite 420  
Cleveland, Ohio 44113-1231  
216.696.0400 • Fax 216.696.3464  
www.DBHartt.com



*oxbow*  
ENGINEERING





---

# TABLE OF CONTENTS

---

## Executive Summary

### I. INTRODUCTION/METHODOLOGY

- A. Overview of Assignment
- B. Information Included in Report
- C. Purpose of 8/10/07 Meeting
- D. Work Completed
- E. Spheres of Influence

Exhibit A – Circulation Sphere of Influence (Map)

Exhibit B – Land Development Sphere of Influence (Map)

### II. FACTS & ASSUMPTIONS

- A. Existing Zoning
- B. Known & Possible Developments
- C. Circulation Issues/Assumptions
- D. Assumptions & Limiting Conditions (Refined)

### III. ESTIMATED DEVELOPMENT OUTCOMES

Explanation of Development Program

Exhibit C-1 – (Map) No Build Development Shift (Compared to Existing Zoning)

Exhibit C-2 – (Map) Build Development Shift (Compared to Existing Zoning)

Exhibit D-1 – Summary Development Program – Full Development

Exhibit D-2 – Summary of Development Program – 2030 (Refined)

### IV. TRANSPORTATION EVALUATION (Information from this Chapter will be incorporated into Chapter IV.)

- A. Work Completed

B. Preliminary Observations and Findings

Exhibit E – Road Segment Matrix

Exhibit F – Road Segment Map

Exhibit G – Total Daily Pass-by & Peak Hours

Exhibit H – Distribution of Additional Traffic if Interchange is Built

Exhibit I - Distribution of Additional Traffic if Interchange is Built

V. ECONOMIC ASSESSMENT

A. Work Completed

B. Key Assumptions

C. Economic Impacts

1. Direct to Avon, Lorain County, other Taxing Authorities
2. Net Impacts to Region
3. Level of Economic Impact by Sector

D. Fiscal Impacts

1. Net Impacts to Avon, Lorain County, other Taxing Authorities
2. Net Impacts to Region
3. Level of Fiscal Impact by Sector

Exhibit J – Shift in Development Distribution – 2030

Exhibit K – Shift in Development Distribution – Annual

Exhibit L – Estimated Permanent Employment Impacts by 2030

Exhibit L1 – Estimated Permanent Employment Impacts - Annual

Exhibit M – Estimated Permanent Earnings/Payroll Impacts by 2030

Exhibit N – Estimated Fiscal (tax) Impacts by 2030

Exhibit O – Estimated Economic and Fiscal Impacts Associated with Construction

Exhibit P – Projected Industrial Shift by 2030

Exhibit Q – Projected Medical Office Shift by 2030

Exhibit R – Projected Office Shift by 2030

Exhibit S – Indirect Sphere(s) of Influence for Retail Development Within the Direct Sphere

Exhibit T – 2006-2030 – Estimated Market Growth as Related to Estimated Retail  
Development

## VI. SUMMARY OF OBSERVATIONS

Exhibit U – Change in Establishments by Zip Code -1998-2005

Exhibit V – Change in Establishments by Zip Code -1998-2005

## VII. EVALUATION COMPARED TO NOACA'S PLANNING AND TRANSPORTATION PLANNING PRINCIPLES

Graphs (Economic)

## APPENDIX

Exhibit 1 – List of stakeholders interviewed

Exhibit 2 – Zoning map

Exhibit 3 – Development Summary by Floor Area for each Land Use – 1990-2006

Exhibit 4 – Approximate Distribution of Zoned Land – Developed vs. Vacant

Exhibit 5 – Square Feet of Retail per Person

Exhibit 6 – Summary of Retail Development Potential

Exhibit 7 - Estimated Roadway Improvement Costs

Exhibit 8a – No-Build - Peak Hour Traffic Distribution

Exhibit 8b – No-Build - Peak Hour Traffic Volumes by Land Use

Exhibit 8c – No-Build - Peak Hour Additional Traffic

Exhibit 8d – Build - Peak Hour Traffic Distribution

Exhibit 8e – Build - Peak Hour Traffic Volumes by Land Use

Exhibit 8f – Build - Peak Hour Additional Traffic

Exhibit 8g – Background - 2006 ADT Volumes

Exhibit 8h – Background - 2007 ADT Volumes

Exhibit 8i – Background - 2030 ADT Volumes

Exhibit 8j – Background - Peak Hour 2006 12% of 2006 ADT

Exhibit 8k – Background - Peak Hour 2007 12% of 2007 ADT

Exhibit 8l – No-Build - Peak Hour Volumes – 2030

Exhibit 8m – Build - Peak Hour Volumes – 2030

Exhibit 8n – No-Build - 2030 ADT

Exhibit 8o – Build - 2030 ADT

Exhibit 9 – Economic Analysis

Exhibit 10a – Industrial Construction Projects by Zip Code – 2002-2007

Exhibit 10b – Office Construction Projects by Zip Code – 2002-2007

Exhibit 10c – Medical Construction Projects by Zip Code – 2002-2007

Exhibit 10d – Retail Construction Projects by Zip Code – 2002-2007

Exhibit 10e – Total Construction Projects by Zip Code – 2002-2007

---

## I. INTRODUCTION/METHODOLOGY

---

- A. Overview of Assignment – To conduct an economic development impact analysis related to the proposed I-90/Nagel Road Interchange in Avon pursuant to the scope of services in the May 10<sup>th</sup> agreement between NOACA and D. B. Hartt. In evaluating the assumptions, estimates and observations in this report, it is important to recognize that the focus is to evaluate the impacts of *this* proposed interchange – not any interchange. More specifically, the impact of development at this interchange must be viewed within the context of:
1. The existing circulation (including the multiple interchanges), zoning, and development patterns along the I-90 corridor in western Cuyahoga County and Lorain County; and
  2. The existing development patterns and the established development trends generally occurring throughout the region.
- B. This report includes all of the information contained in the July 13<sup>th</sup> Progress Report plus the additional information developed for this report which is:
1. Additions and refinements to the underlying assumptions.
  2. Refinements to the build and no-build development outcomes and the estimated absorption rates and the estimated traffic generation
  3. The road improvements that will be necessary as a result of the interchange.
  4. The assessments related to the direct and indirect economic and fiscal impacts based on the build and no-build outcomes.
  5. A preliminary statement of observations and opinions with respect to how the build and no-build outcomes conform with NOACA's Statement of Planning Principles and Transportation Plan Goals.
- C. Purpose of August 10, 2007 Meeting
1. To present our **refinements and adjustments to the findings and observations developed to date** which were initially presented in the June 15<sup>th</sup> and July 13<sup>th</sup> progress reports. These include:
    - a. Factual understanding
    - b. Development Parameters – No build
    - c. Development Parameters – Build
    - d. Road Improvements Needed (Preliminary) – No Build
    - e. Road Improvements Needed (Preliminary) – Build