

# Kamm's Corners - West Side of Cleveland, Ohio



## The Plan:

E. G. & G., Inc. is working with Kamm's Corners Development Corporation, the City of Cleveland, and a steering committee of dedicated local residents and merchants to address the district's infrastructure needs and to recreate a strong positive real estate location image. The first step was the completion of the master design plan.

The planned improvements along Lorain Avenue and Rocky River Drive will enhance functionality and aesthetics and encourage private-sector reinvestment in the district. Improvements include the installation of Victorian-style street lamps, sidewalks with decorative paving patterns, street trees, and planting areas designed to be pedestrian-oriented and to accommodate proposed new restaurants and cafes with outdoor dining.

All overhead utility wires in the district will be installed underground, including new service to facilitate expansion of nearby Fairview Hospital. Burying these wires will alleviate safety concerns and reduce the overwhelming clutter of additional overhead wires that would have been necessary for carrying the increased electrical supply.

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## The Results:

The completed Phase 1 included the installation of approximately 1.3 miles of an underground concrete encased duct bank system that will facilitate the removal of overhead power lines. The duct bank includes connections to the existing and proposed electrical distribution system along Lorain Avenue.

Phase 2 of Kamm's Corners commenced in fall 2008 and was substantially completed as of December 2009. This phase involved the improvement of approximately 0.5 miles of Lorain Avenue between the Groveland Avenue and West 165th Street intersections. The appearance and functionality of the Lorain Avenue corridor was greatly enhanced by adding new curbs, sidewalks, planters, benches, bike racks, waste receptacles, signage, and street lighting, and the relocation of existing aerial utilities into underground conduit systems.

Phase 3 of Kamm's Corners commenced in June 2010 and includes asphalt resurfacing of approximately 1.2 miles of Lorain Avenue. Also included with Phase 3 is an additional 0.2 miles of streetscape enhancements that will complete the removal of aerial utilities between the City's west corporation limit and West 165th Street.

"This project will be the catalyst for business district revitalization and reinvestment," said Steve Lorenz, executive director for the Kamm's Corner Development Corporation. "It will transform the image of the area, attracting new businesses, shops and restaurants." As a result of announcing the planned streetscape project, interest in district buildings has increased and several buildings have already been purchased for new businesses. According to Lorenz, "These new owners are capitalizing on the reality that the planned improvements will enhance their investment."

For more information please view: <http://www.kammscorners.com/streetscape.html>