

REGION III

Deeply-rooted neighborhood institutions, spacious single-family houses, increasing development activity, lakefront parks and the cultural and educational facilities of University Circle are among the positive images commonly associated with the northeast area of Cleveland included within Region III. In contrast to these images, however, are images of deteriorated neighborhood shopping districts, vacant industrial buildings and an aging housing stock with increasing repair needs. The Citywide Plan seeks to build on the area's traditional strengths through a strategy which emphasizes consolidation and renovation of retail districts, productive re-use of excess industrial properties, and targeted housing rehabilitation and code enforcement.

LOCATION

Region III is an 11.6-square mile area located in northeast Cleveland, bordered by the cities of Euclid, South Euclid, Cleveland Heights and East Cleveland. Its boundaries are drawn to include City Council Wards 8, 9, 10 and 11 (as in effect from 1981-1991). Region III encompasses all of the Forest Hills, South Collinwood, North Collinwood and Euclid-Green neighborhoods and principal portions of the Glenville and University neighborhood areas (shown on Map 20 as "Statistical Planning Areas"). Other neighborhood areas in Region III include Wade Park, University Circle, Euclid Park, Nottingham and Grovewood.

NEIGHBORHOOD HISTORIES

In order to convey a sense of historical development patterns in Region III, brief histories of selected neighborhoods are presented below.

Glenville/Forest Hills. At the time of its incorporation in 1870, the Village of Glenville was a semi-rural area known as the "garden spot of Cuyahoga County" because of its numerous vegetable farms. The community's scenic qualities

and lakeshore sites also attracted many of the region's wealthiest residents. Nationally, Glenville was known as a center of horse racing and, later, auto racing. The track was built in 1870 at the Northern Ohio Fairgrounds and operated until 1908, when it was moved to North Randall. The Village of Glenville was annexed to Cleveland in 1905.

The current Forest Hills neighborhood, once part of Glenville Village, began as a resort complex developed by John D. Rockefeller in 1873. Although the resort lasted only a year, the estate served as the Rockefeller family's summer home until 1917. The estate was later developed as a residential subdivision, portions of which now lie in the cities of Cleveland, Cleveland Heights and East Cleveland.

Residential and commercial development in Glenville and Forest Hills was most intense during the period between 1900 and 1930. East 105th Street emerged as the center of business activity, and its many fine stores earned it the title of Cleveland's "gold coast." The street also became a prime address for religious institutions. Among the largest and most architecturally-distinguished buildings on East 105th Street today are those of the Cory United Methodist Church (home of the Park Synagogue congregation between 1922 and 1947) and the Abyssinia Baptist Church (also built as a synagogue in 1920).

By the 1970's, Glenville's fortunes had taken a turn for the worse. Population loss and declining household incomes, together with the nationally-reported racial rioting in 1968, resulted in widespread deterioration and business vacancies along East 105th Street and along adjoining segments of St. Clair and Superior Avenues.

In the late 1980's, however, signs of retail and residential revitalization became increasingly evident with the development of the East Side Market at East 105th and St. Clair and a 65,000-square foot supermarket and 40-unit townhouse complex at Superior and Lakeview Avenues (recently re-named "Garrett Square" in memory



Since the early 1900's, the Five Points intersection (pictured here in 1942) has been a center of retail activity in the South Collinwood neighborhood and is currently the focus of revitalization efforts. (LOCATION: East 152nd and St. Clair).

of inventor Garrett A. Morgan). Community-based development activities are coordinated by the Glenville Development Corporation, established in 1978; the Forest Hills Neighborhood Housing Services Corporation, established in 1984; and the Garrett Square Economic Development Corporation, established in 1990.

Collinwood. Originally known as Collamer (after Judge Jacob Collamer), the area now known as Collinwood was first settled in 1812. Settlement increased with the establishment of numerous vineyards; and, by the 1870's, Collinwood had become the largest shipping point in the nation for grapes. By the 1890's, vineyards had been replaced by rail yards as the area's principal generator of economic activity.

Industrial development accelerated rapidly following construction of the Collinwood Rail

Yards, a major switching center for the Lake Shore and Michigan Southern Railroad (later the New York Central). Residential development also expanded as many Italian immigrants moved to the South Collinwood area in the early 1900's from the "Big Italy" neighborhood, along Woodland Avenue near Downtown Cleveland. By World War II, the area around the Collinwood Rail Yards had become an international center for heavy manufacturing; and land values in the Five Points area (the five-legged intersection of St. Clair, East 152nd and Ivanhoe) were the third highest in the City, exceeded only by those in Downtown and University Circle.

In the decades after World War II, the rise of freeways and the movement of heavy industry out of the nation's Northeast and Midwest regions resulted in the abandonment of many rail-oriented

industrial properties in Collinwood. Also, between 1970 and 1985, demographic changes resulted in an increase in the black population of South Collinwood from 23% to 46%, while the black population of North Collinwood increased from 3% to 13%.

Today, the City and several community organizations are working to revitalize businesses in the Five Points area, re-use or redevelop vacant industrial properties, and promote neighborhood stability. Local revitalization efforts are led by the Collinwood Village Development Corporation, established in 1981; the Collinwood Community Services Center, established in 1967; the Waterloo Trade and Development Association, established

in 1981; and the Old World Plaza Development Corporation, established in 1940 (as the East 185th Street Merchants' Association).

Euclid-Green. Originally a portion of the Village of Euclid, the present Euclid-Green neighborhood was annexed to Cleveland by legislative acts in 1914 and 1926. Much of the area's predominantly single-family residential development dates from the 1950's and 1960's — making Euclid-Green one of Cleveland's newer and more "suburban-like" neighborhoods. This is particularly true of the winding streets and rolling hills of the Euclid Park subdivision, located generally between Green Road and Belvoir Boulevard. Non-white population in the larger

Euclid-Green neighborhood climbed from approximately 2% in 1970 to an estimated 73% in 1985.

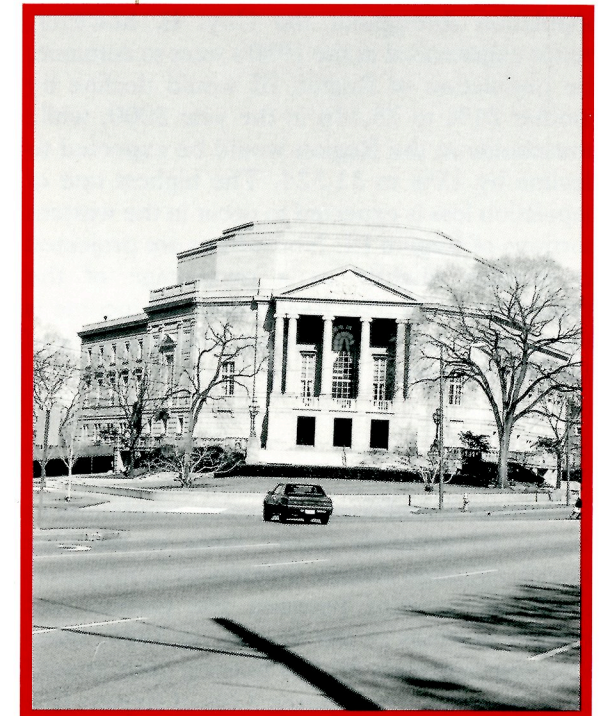
Current development activities in the Euclid-Green area are coordinated by the Euclid Park Development Corporation, established in 1984. Among the neighborhood's principal priorities for revitalization is an upgrading of the Euclid Avenue retail district, anchored by the Green Lite Shopping Center.

University Circle/Wade Park. The area now known as University Circle (located in Regions II and III) experienced its first development in 1799 when Nathaniel Doan established a tavern and hotel at the present intersection of East 107th and Euclid. "Doan's Corners" grew rapidly as a stopping point for travelers between Cleveland and Buffalo.

The area's modern history began in the 1880's with the donation of 63 acres of wooded parkland to the City by industrialist Jephtha Wade and with the relocation to the area of Western Reserve College and the Case School of Applied Sciences (now Case Western Reserve University). Other major institutions soon followed, including the Cleveland Museum of Natural History (in 1922 — relocating in 1958), Severance Hall (in 1931) and University Hospitals (in phases, between 1925 and 1931).

Just to the north of the institutions, land along Wade Park Avenue and Magnolia Drive became the site of numerous stately residences (built between 1900 and 1920), many of which were occupied by trustees of the institutions.

Today, University Circle — with sixty cultural, educational, medical and religious institutions clustered in a 488-acre campus setting — is unique in the world with respect to the number and diversity of its institutions. Coordination of current development activities in the area is the responsibility of University Circle Incorporated, a membership organization originally established in 1957 as the University Circle Development Foundation.



Severance Hall, built in 1931 as home to the Cleveland Orchestra, is one of sixty institutions comprising the area known as University Circle. (LOCATION: Euclid Avenue and East Boulevard).

POPULATION

Past Trends. In the 35 years between 1950 and 1985, Region III's population fell by over one third, to a total of 95,208. Approximately 60% of the Region's population loss is attributable to a decrease in average household size (from 3.3 in 1950 to 2.6 in 1985) as opposed to a loss in occupied housing units. The Region lost only 15.5% of its households during this period, to a 1985 total of 37,237. Non-white population in Region III has expanded significantly, from 15.2% of the population in 1950 to 71.5% in 1985. Incomes in the Region have generally reflected the City average.

Projections. Recommendations of the **Citywide Plan** are designed to stabilize



The arched entrance is the last remaining landmark of Euclid Beach Park, Cleveland's premier amusement park during most of its 75-year existence between 1894 and 1969. (LOCATION: East 159th and Lakeshore).

population throughout the City. If, however, trends experienced in the 1980's were to continue, the population of Region III would decline by another 21% to 75,136 in the year 2000, while households in the Region would be expected to decline by 15% to 31,524. The highest rate of population loss is expected to occur in the western portions of Region III. Non-whites are projected to increase slightly as a percentage of the population to 78.6%. Real household income is expected to decline somewhat, falling to 90% of the City average.

HOUSING

Current Conditions. Housing conditions in Region III generally mirror those in the City overall, although distinct differences in neighborhoods are evident between the eastern and western portions of the Region. In 1985, there were approximately 40,500 housing units located on 2,714 acres, constituting 37% of Region III's land area.

Nearly 67% of all housing units in the Region were in single-family (32.1%) and two-family (34.7%) dwellings. The median value of a single-family house was \$20,300 in 1985 or 75% of the



Recent development of the 40-unit Glenville Commons townhouse complex demonstrates the continued viability of the Glenville and Forest Hills neighborhoods. (LOCATION: Lakeview and Superior/Garrett Square).

City's median value of \$27,400. Housing conditions, owner-occupancy rates and overall occupancy rates are strongest in the Collinwood and Euclid-Green neighborhoods in the eastern portion of the Region.

Recommendations. The housing revitalization strategy for Region III should emphasize moderate rehabilitation for the Glenville and South Collinwood neighborhoods and increased code enforcement for the North Collinwood and Euclid-Green neighborhoods. However, elements of both strategies will be necessary to an extent in each neighborhood.

Efforts to upgrade the existing housing stock should be supplemented by limited new construction on redevelopment sites. Most of the housing development opportunities are created by either the proposed consolidation of retail uses along major streets or the proposed re-use of excess or inappropriately-located industrial property.

Among the major sites designated for housing development in the land use plan for Region III are the following (as listed on Map 27):

- 1 - 57 acres north of the Conrail tracks and in the vicinity of East 140th Street, currently occupied by vacant and under-utilized industrial buildings and proposed for single-family housing;
- 2 - ten acres east of East 105th Street and north of St. Clair Avenue (just north of the new East Side Market), currently vacant and proposed for single-family housing (North Park Place);
- 3 - various sites along East 105th Street between St. Clair and Superior Avenues, and along Superior Avenue between East 105th and East 115th Streets, currently either vacant or in mixed retail/residential use and proposed primarily for multi-family conversion;
- 4 - five blocks along St. Clair Avenue, between East 152nd Street and Coit Road, currently in retail use and proposed for single-family houses oriented to the side streets (with

Table 18
DEMOGRAPHIC CHARACTERISTICS 1950 - 2000
Region III

	1950	1960	1970	1980	1985*	1990**	1995**	2000**
Population	150,478	147,779	137,148	102,274	95,208	87,952	81,434	75,136
% Under Age 19	26.6	34.2	38.3	31.5	29.4	28.7	28.9	29.1
% Over Age 65	8.3	9.4	9.1	12.8	13.6	14.7	14.4	13.6
% Non-White	15.2	43.3	61.2	68.0	71.6	74.8	76.6	78.6
Households	44,057	44,666	43,952	38,165	37,237	35,626	33,945	31,524
Average Size	3.3	3.3	3.1	2.7	2.6	2.5	2.4	2.4
Average Income‡	—	—	—	—	\$19,356	\$19,867	\$19,720	\$19,229

*estimated **projected prior to 1990 U.S. Census ‡in constant 1985 dollars

Table 19
HOUSING CHARACTERISTICS 1950 - 1985
Region III

	1950	1960	1970	1980	1985*
Number of Units	44,961	46,171	46,460	41,382	40,481
% Vacant	1.5	3.3	5.4	7.8	**
% Owner-Occupied	45.4	45.3	44.1	46.3	48.7

*estimated **data not available

Sources: U.S. Census; The Urban Center, Cleveland State University; Cleveland City Planning Commission.

landscaping along St. Clair Avenue);

- 5 - a 12-acre under-utilized industrial site south of St. Clair Avenue, and east of East 176th Street, proposed for single-family housing; and
- 6 - four acres at the northeast corner of East 156th and Lakeshore, currently vacant and proposed for residential use.

COMMERCIAL

Current Conditions. Commercial development in Region III occupies 292 acres of land and approximately two million square feet of floor area located principally along 12 major roads. Decades of population and income loss have resulted in widespread vacancies (representing 16.4% of commercial floor area), demolitions and physical deterioration in many of Region III's retail districts. Deterioration is most severe in portions of Glenville and South Collinwood, particularly along Superior and St. Clair Avenues and along East 105th Street.

A number of viable shopping districts remain in the eastern portion of the Region, including the Old World Plaza/East 185th Street business district, the Euclid Beach Master's Plaza and the Green Lite Shopping Center.

In response to the decline and dispersal of local retailing, residents of Region III are estimated to make 41% of their retail purchases at stores in surrounding suburbs (\$147 million of \$360 million in annual expenditures). This represents the largest "outflow" of retail sales of any of the City's eight Regions.

Recent and planned retail development in Region III, however, is beginning to reverse this trend. These developments include 1) construction of the 22,000-square foot City-owned East Side Market and the 30,000-square foot Glenville Plaza at East 105th and St. Clair, 2) construction of a 65,000-square foot supermarket

at the recently designated Garrett Square (Lakeview and Superior), 3) renovation of street-front retail space and construction of a new restaurant in the Five Points shopping district, 4) expansion of the shopping center at East 156th and Lakeshore through construction of the 33,000-square foot Euclid Beach Master's Plaza and 5) construction of a new shopping plaza on East 185th Street.

Recommendations. The Region III land use plan reflects a strategy of consolidation, renovation and infill development — complemented by development of three new shopping centers — proposed to establish a total of three community-level shopping districts and five neighborhood-level shopping districts, supplemented by a number of smaller convenience centers. Collectively, these areas represent 204 acres of land designated for future retail use.

The land use plan also designates portions of major streets including East 152nd and East 185th Streets and St. Clair and Euclid Avenues, formerly in scattered or marginal retail use, for "commercial services" (businesses that serve other businesses or serve infrequent shopping needs), totaling an additional 144 acres.

The proposed shopping districts and associated development opportunities, as shown on Map 27, are as follows. (See page 40 for a description of district categories.)

- 1 - **Old World Plaza/East 185th Street:** renovation and retail mix improvements to upgrade the existing community-level shopping district;
- 2 - **Euclid Beach Master's Plaza:** renovation and retail mix improvements to upgrade the existing relatively small-scale community-level shopping district;
- 3 - **Collinwood Yard:** redevelopment of approximately 30 acres of vacant and under-utilized land at the former rail yard for construction of a highway-oriented, com-

munity-level shopping center (with a retail mix that would complement rather than compete with the nearby centers at Lakeshore Boulevard and Five Points);

- 4 - **Glenville Town Center:** development of two shopping plazas at East 105th and St. Clair to establish a neighborhood-level shopping district anchored by the new East

Side Market (and complemented by consolidated and renovated retail businesses along East 105th Street and St. Clair Avenue);

- 5 - **Garrett Square:** renovation and infill development to establish a neighborhood-level shopping district, anchored by a new regional supermarket, at Lakeview and Superior Avenues;



The City-owned East Side Market was built in 1988 as an anchor for the planned Glenville Town Center retail development. (LOCATION: East 105th and St. Clair, northeast corner).

- 6 - **Five Points:** consolidation, renovation and targeted redevelopment, along with retail mix improvements, to upgrade the existing neighborhood-level shopping district;
- 7 - **Green Lite Shopping Center Area:** consolidation, renovation and retail mix improvements along Euclid Avenue, with addition of a supermarket or other "anchor" store at the Green Lite center, to upgrade the existing neighborhood-level shopping district; and
- 8 - **Waterloo:** consolidation, renovation and retail mix improvements to upgrade the relatively small-scale neighborhood-level shopping district.

INDUSTRY

Current Conditions. With 917 acres of land in industrial use, Region III encompasses the largest concentration of industry in Cleveland outside of the Cuyahoga River industrial valley. Dominant industrial groupings in Region III are the non-electrical machinery sector and the fabricated metal products sector, accounting for 41% and 29% respectively, of the area's 11,000 manufacturing jobs (as of 1985).

The heavy manufacturing industries of Region III were hit particularly hard by the recession of the early 1980's, as overall employment plummeted by nearly 14,000 jobs or 56% between 1979 and 1985. Although a period of relative stability is anticipated, employment projections indicate that most of the area's manufacturing loss is long-term in nature and represents structural rather than cyclical change. Therefore, much of the vacant industrial property in Region III must be categorized as "excess industrial land" for which non-industrial re-uses should be sought.

Current industrial development in Region III is focused along two rail lines — the principal of which runs south of and generally parallel to the

I-90/Lakeland Freeway (with Waterloo Road on the north and Saranac Road on the south). The second line runs in a similar northeast-southwest direction about midway between St. Clair and Euclid Avenues.

Along these lines, the major industrial districts are those located 1) in the vicinity of Coit Road and East 131st Street (site of the 590,000-square foot Mazel Company plant and the vacant 1.5 million-square foot GM plant), 2) in the area south of St. Clair Avenue and east of Wayside Road (site of the 570,000-square foot Imperial Clevite plant), and 3) in the East 152nd/Ivanhoe/Mandalay area (site of the 640,000-square foot GE plant, the 800,000-square foot Hupp Company plant, the 447,000-square foot Parker-Hannifin plant, and the 270,000-square foot TRW plant).

Recommendations. The land use plan for Region III reflects a proposed 15% reduction in

industrial land use, from the 916 acres currently occupied by industrial buildings (including many vacant buildings) to a year 2000 total of 777 acres. Specifically, along the north side of the principal Conrail lines, the reduction in industrial use includes the two large sites at East 140th Street designated for residential redevelopment and the site at East 152nd Street designated for retail redevelopment (as noted in the "Housing" and "Commercial" sections above).

In many instances in which industry directly adjoins residential areas, the plan recommends that landscaped buffer strips be installed to reduce adverse impacts as industrial redevelopment and expansion occur. This is particularly important in circumstances in which housing adjoins relatively heavy industry, such as in the area south of St. Clair Avenue between East 172nd and 175th Streets. Where feasible, the plan proposes a

transition from heavy to light industry in order to reduce impacts on housing, such as along Mandalay Avenue just east of Ivanhoe Road.

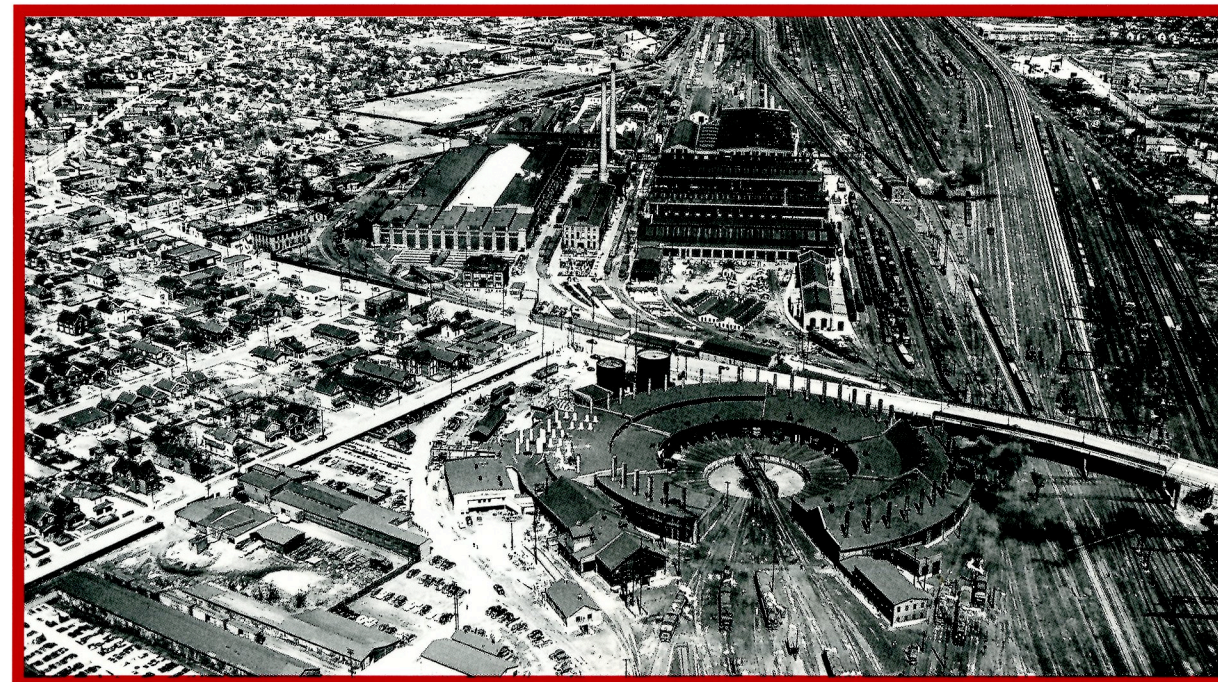
Among the opportunities for future industrial development in Region III are the following (as listed on Map 27):

- 1 - redevelopment of the 46-acre site of the vacant Coit Road GM plant, designated for light industrial use;
- 2 - light industrial redevelopment of inappropriately located housing along East 170th and 171st Streets just north of St. Clair Avenue; and
- 3 - light industrial redevelopment of inappropriately located housing along portions of East 147th and 148th Streets between roughly Ingaltion and Velour Avenues (near Coit Road).

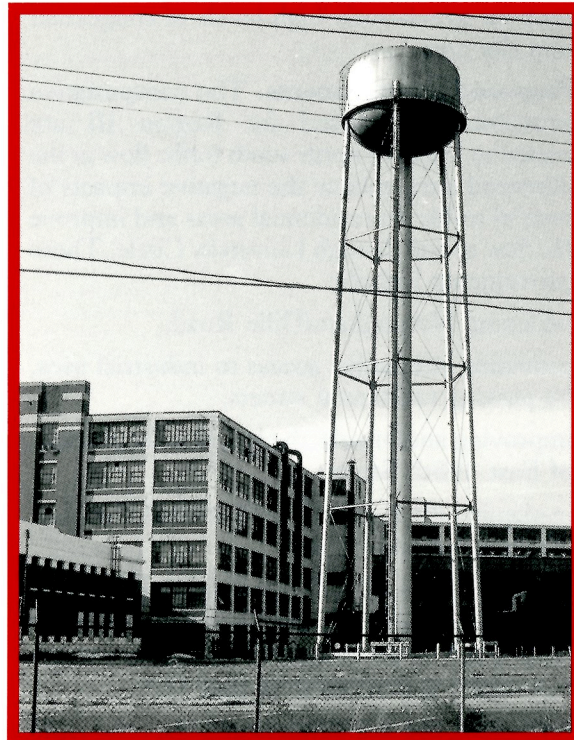
RECREATION

Current Conditions. City-operated recreation facilities in Region III include 20 tennis courts, 19 ball diamonds, 17 playgrounds, 12 basketball court areas, 6 outdoor pools and 2 recreation centers (with indoor pools). The largest municipal recreation site in Region III is the 130-acre Rockefeller Park/Cultural Gardens area, which lines a two-mile length of Martin Luther King, Jr. Drive and East Boulevard. The municipal facilities are supplemented by 9 public school playgrounds, 2 high schools with indoor pools (Collinwood and John Hay), the Glenville YMCA at East 111th and St. Clair, and the Euclid Beach, Wildwood and Gordon Lakefront State Parks.

Both the Glenville and Cory Recreation centers are in need of substantial repair and renovation (estimated at approximately \$800,000 per facility in 1986). The Glenville Center, built in 1974, is the City's largest indoor facility (48,000 square feet) and includes a standard size 42' x 75' indoor pool and a covered walkway linking the facility to Glenville High School. The high repair costs are



The Collinwood Rail Yards (pictured here in 1947) have been a magnet for industrial development since the late 19th century. Recent demolitions have created opportunities for contemporary redevelopment. (LOCATION: East 152nd Street).



The site of a former GM auto plant is designated in the CITYWIDE PLAN for redevelopment as a light industrial park. (LOCATION: East 140th and Coit).

due, in part, to substandard and incomplete initial construction, particularly with respect to mechanical systems. The Cory Center, located approximately one mile from the Glenville Center, is leased from Cory Methodist Church, dates from 1920 and includes an under-sized 26' x 57' indoor pool.

The outdoor pools at Duggan, Grovewood, Mark Tromba and Neff are all of standard 42' x 75' dimensions, date from the 1950's and 1960's and require substantial repair (estimated at \$150,000 - \$230,000 per facility in 1986). The Glenview Pool, now 42' x 75' in size, was built in 1920 and rebuilt in 1982. The Forest Hills Pool, rebuilt at a cost of over one million dollars in 1988, is one of the City's three largest outdoor pools, with dimensions of 75' x 164'.

Service Area Issues. The current 26 municipal and public school playgrounds are relatively well distributed throughout Region III's 11.6-square mile area. However, substantial gaps between playground service areas occur in the following residential locations (as shown on Map 8): 1) north of I-90 and west of East 152nd Street (an area formerly served by the Memorial School playground), 2) north of St. Clair Avenue and east of East 152nd Street, 3) on either side of Euclid Avenue, just east of Ivanhoe Road, and 4) south of Superior Avenue on either side of East 105th Street.

The two outdoor pools in North Collinwood (Grovewood and Neff) and the two outdoor pools in South Collinwood (Mark Tromba and Duggan) represent a service ratio of one pool per 11,500 residents compared to a recommended standard of one pool per 20,000 residents. Provision of one centrally-located pool in each of the two neighborhoods would retain adequate coverage while enabling the City to upgrade maintenance and programing.

Similarly, further to the west, the Glenville neighborhood is served by four pools (outdoor pools at Forest Hills and Glenview and indoor pools at the Glenville and Cory Centers), whereas two pool locations would provide adequate coverage with respect to population and travel distance. (See Map 9).

Of the four sites, the Glenview Pool is located most poorly, at the City's northern border, adjoining I-90 and the Village of Bratenahl. In contrast, the present clustering of pools provides less than optimal service to far western Glenville (near Rockefeller Park) and the Wade Park and Little Italy neighborhoods (where the large land area devoted to institutions makes efficient provision of a pool facility extremely difficult).

With respect to indoor recreation centers, the 46,000 residents of North and South Collinwood are currently unserved — with the exception of limited availability of the indoor pool and gym-

nasium at Collinwood High School (East 152nd and St. Clair). Development of a recreation center at Humphrey Playfield, the largest municipal recreation site in the area, would provide a relatively centrally-located facility. Other sites are also currently under consideration.

In the western portion of Region III, an upgrading of the Glenville Recreation Center and the addition of outdoor facilities would provide an appropriate level of service to that neighborhood (although a site further to the south would be more centrally-located, particularly for residents of the Wade Park area). The limited size and site area of the Cory Recreation Center restrict its usefulness in providing appropriate service to any portion of the Region.

Land Use Issues. The Citywide Plan supports expanding the beach area at Euclid Beach State Park along the lakefront west to East 156th

Street and adding picnic and parking facilities on land to the south. A proposed entrance from Lakeshore Boulevard would serve both the Euclid Beach and Wildwood State Parks (with the addition of a bridge spanning Euclid Creek). The land use plan also supports expansion of the Gordon Lakefront State Park through improvement of the Corps of Engineers' Site 14.

COMMUNITY FACILITIES

Overview. The southwest corner of Region III encompasses much of the University Circle area, the largest concentration of cultural, educational and medical institutions in the metropolitan area. In addition, three fire stations, five libraries, one police district headquarters (6th District) and one City Service Department facility are also located in the Region. Planning issues relevant to



Humphrey Playfield is a prime site under consideration for development of an indoor recreation center to serve the North and South Collinwood neighborhoods. (LOCATION: East 161st and Grovewood).

these facilities are highlighted below.

Fire and Police Stations. Three fire stations are located in Region III and one (Station #10 at East 101st and Chester) is located nearby in Region II. Station #31, at East 152nd and Peppen, is to be replaced, and the adjacent 6th District Police Headquarters is to be rehabilitated as part of the George V. Voinovich Safety Center at the intersection of East 152nd and St. Clair ("Five Points").

Although Station #40 (built in 1912) is not scheduled for replacement, its location near the Euclid border limits the facility's effective service area. Eventual relocation of Station #40 further from the Euclid border would improve response time to a number of areas in North Collinwood. (See Map 11).

Libraries. Five libraries are located in Region III (Collinwood, Glenville, Memorial, Nottingham and Superior). While parts of northwestern Glenville and southeastern Euclid-Green are located more than the desired distance from the nearest branch, portions of North Collinwood, western South Collinwood and western University are served by more than one branch. (See Map 14). The recent closing of the Superior Branch (near East 105th and Superior) has widened the existing service gap in Glenville.

Library plans call for the consolidation of the Memorial and Nottingham branches in North Collinwood. They are two of the older branches in the City, have not been renovated recently and have low service area populations.

Service Facilities. The Glenville District Service Center is presently located on Leuer Avenue, east of East 152nd Street, near the Bratenahl border. Repairs to existing facilities and construction of site improvements and a salt dome were recently completed.

TRANSPORTATION

Existing Conditions. The major east-west roadways in Region III, including I-90, run generally parallel to the Lake Erie shoreline in a northeast to southwest direction. Major rail lines in the Region were also built along this path of least resistance, taking advantage of the relatively level terrain paralleling the lakeshore. These rail lines and associated industrial areas act to bisect the northeast portion of the Region, with only a handful of north-south roads crossing to connect the neighborhoods of North and South Collinwood and Euclid-Green.

Although these key north-south roadways should function as "major arterials" with four moving lanes of traffic, Nottingham/Dille Road, with only two total lanes, fails to meet this standard. In addition, the intermingling of residential and industrial acres to the west of Nottingham Road results in the use of residential streets by industrial traffic.

A clustering of major institutions and the convergence of several Downtown commuter routes makes University Circle the site of Region III's highest traffic volumes. The high volumes of traffic, along with circuitous street patterns,

contribute to relatively high levels of congestion within the area.

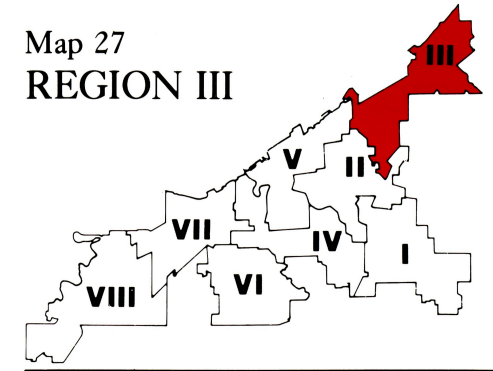
Proposed Improvements. The transportation improvements proposed for Region III are intended to improve north-south traffic flow in the Collinwood area, relieve the negative impacts of industrial traffic on residential areas and improve traffic flow to and through University Circle. These improvements include:

- widening Nottingham/Dille Road;
- providing alternative access to industrial uses, by-passing residential streets;
- improving and/or selectively widening portions of East 105th Street;
- re-aligning the East 105th/Mt. Sinai/MLK/East Boulevard intersection;
- vacating portions of Chester Avenue and Stearns Road in University Circle and widening East 107th Street to simplify the street pattern and create a development site; and
- renovating the Windermere and Superior rapid transit stations and considering relocation and redevelopment of the East 120th Street station.

For a complete listing of potential projects, see the Chapter entitled "Transportation."



Poorly-designed parking lot access results in excessive through-traffic on residential streets adjacent to industrial facilities. (LOCATION: East 185th Street, south of St. Clair Avenue).



COMMUNITY RESOURCES

DEVELOPMENT AREAS

- HOUSING
- RETAIL
- INDUSTRIAL/OFFICE

HISTORIC DISTRICTS

- NATIONAL REGISTER
- CLEVELAND LANDMARK
- POTENTIAL

COMMUNITY FACILITIES

- POLICE STATION
- FIRE STATION
- LIBRARY
- SCHOOLS
 - ELEMENTARY
 - JUNIOR HIGH
 - HIGH SCHOOL
 - MAGNET SCHOOL
 - SPECIAL SCHOOL

RECREATION

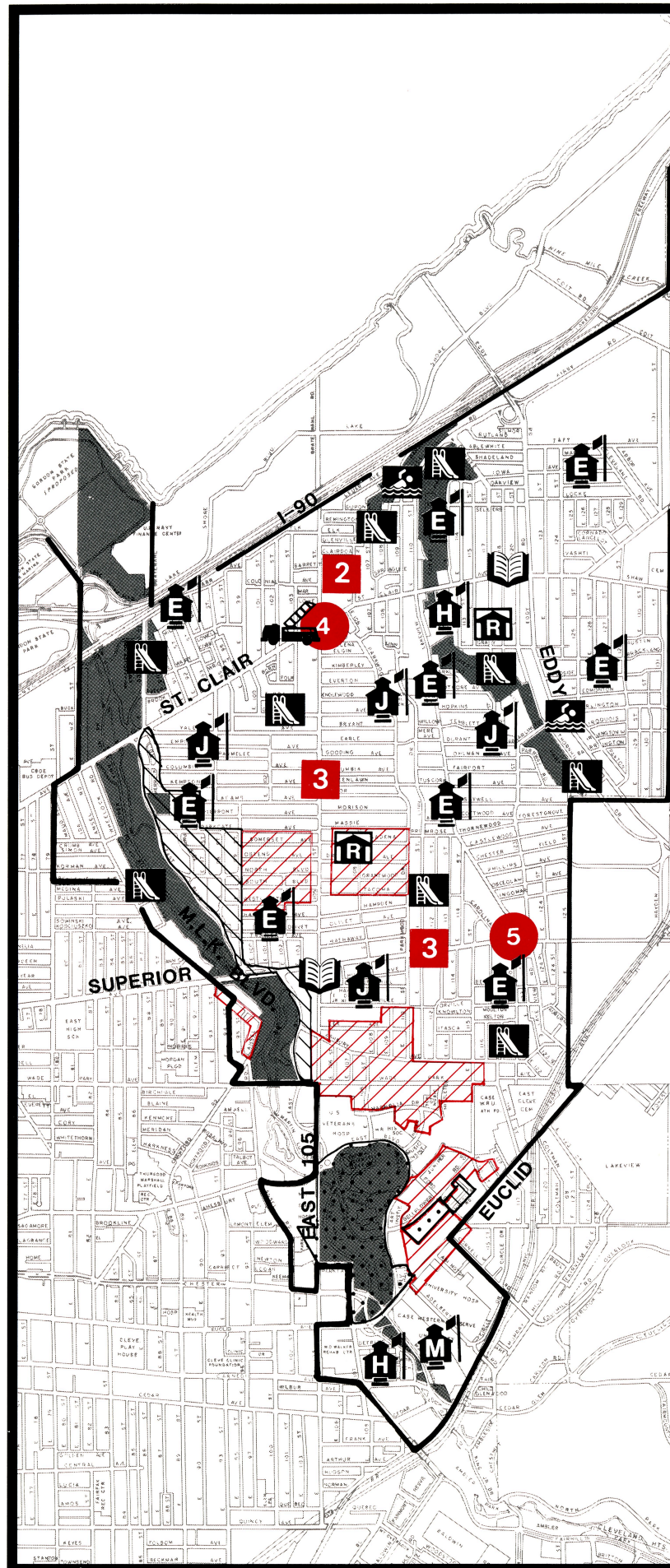
- PARKS
- RECREATION CENTERS
- POOLS
- CITY PLAYGROUNDS



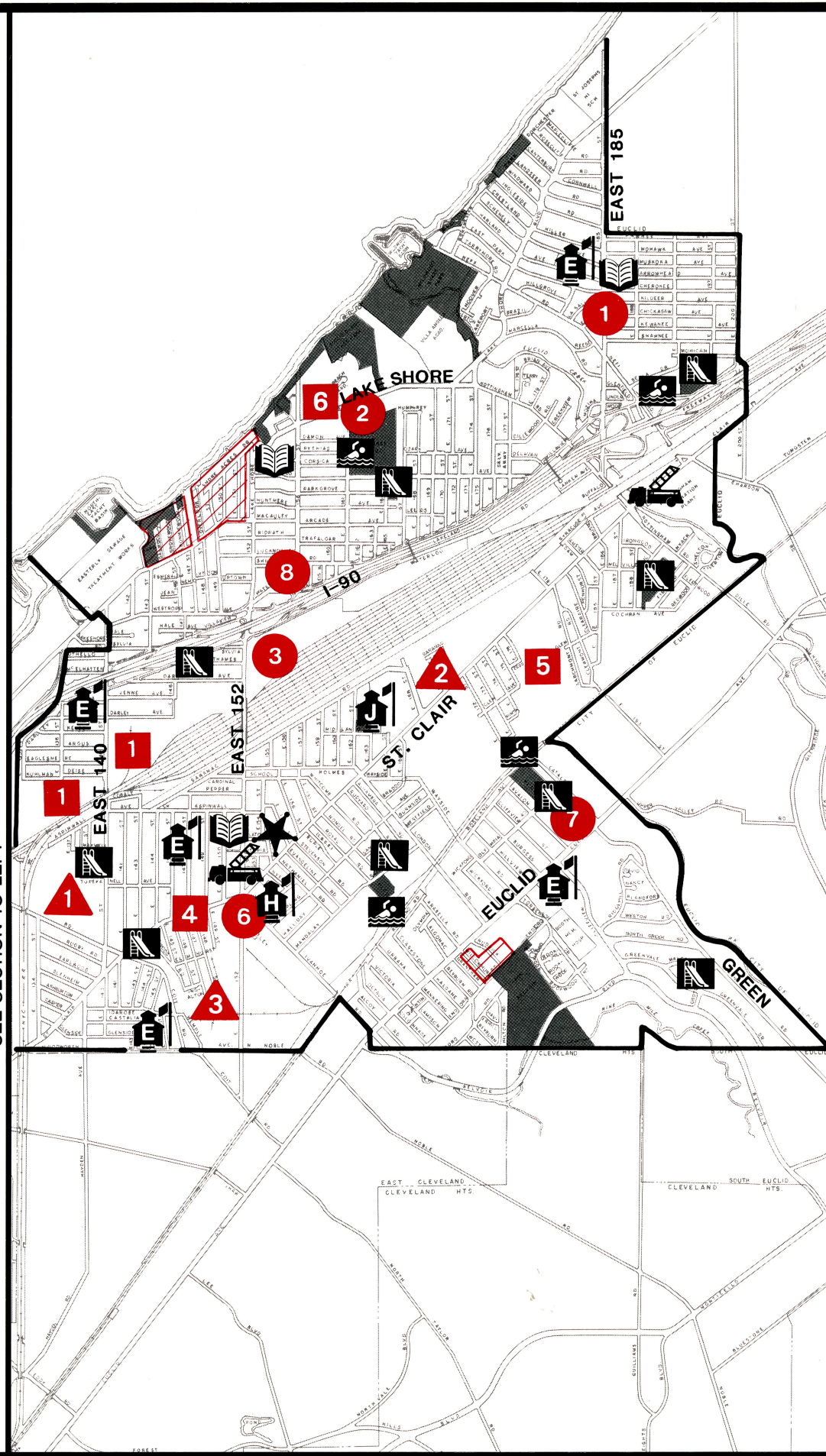
CLEVELAND
CIVIC VISION
CITYWIDE PLAN



CITY PLANNING COMMISSION
501 CITY HALL CLEVELAND, OHIO 44114

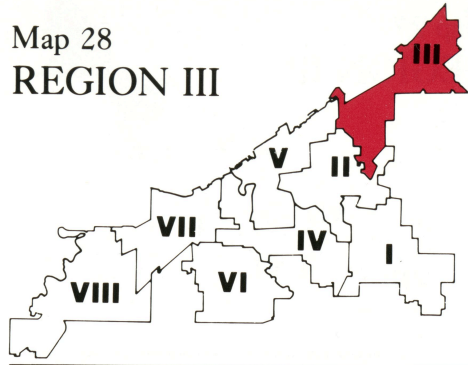


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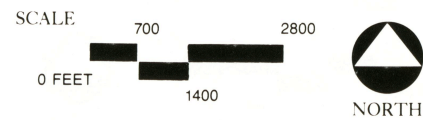
Map 28
REGION III



**EXISTING
LAND USE**

- ONE- & TWO-FAMILY
- MULTI-FAMILY
- OFFICE
- COMMERCIAL
- LIGHT INDUSTRY
- HEAVY INDUSTRY
- RECREATION/
OPEN SPACE
(◊ GREENHOUSE)
- INSTITUTIONAL
- TRANSPORTATION/
UTILITIES
- VACANT

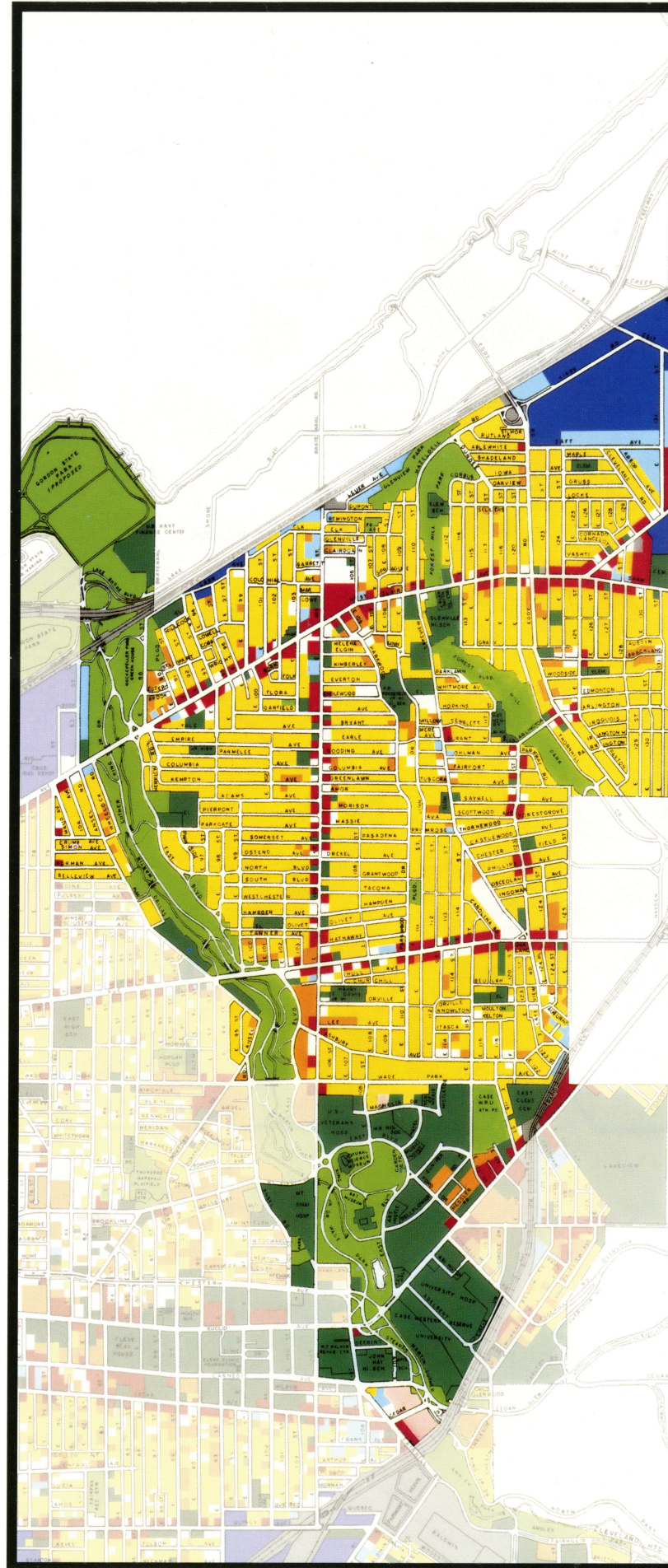
SOURCE: 1986 surveys and aerial photos



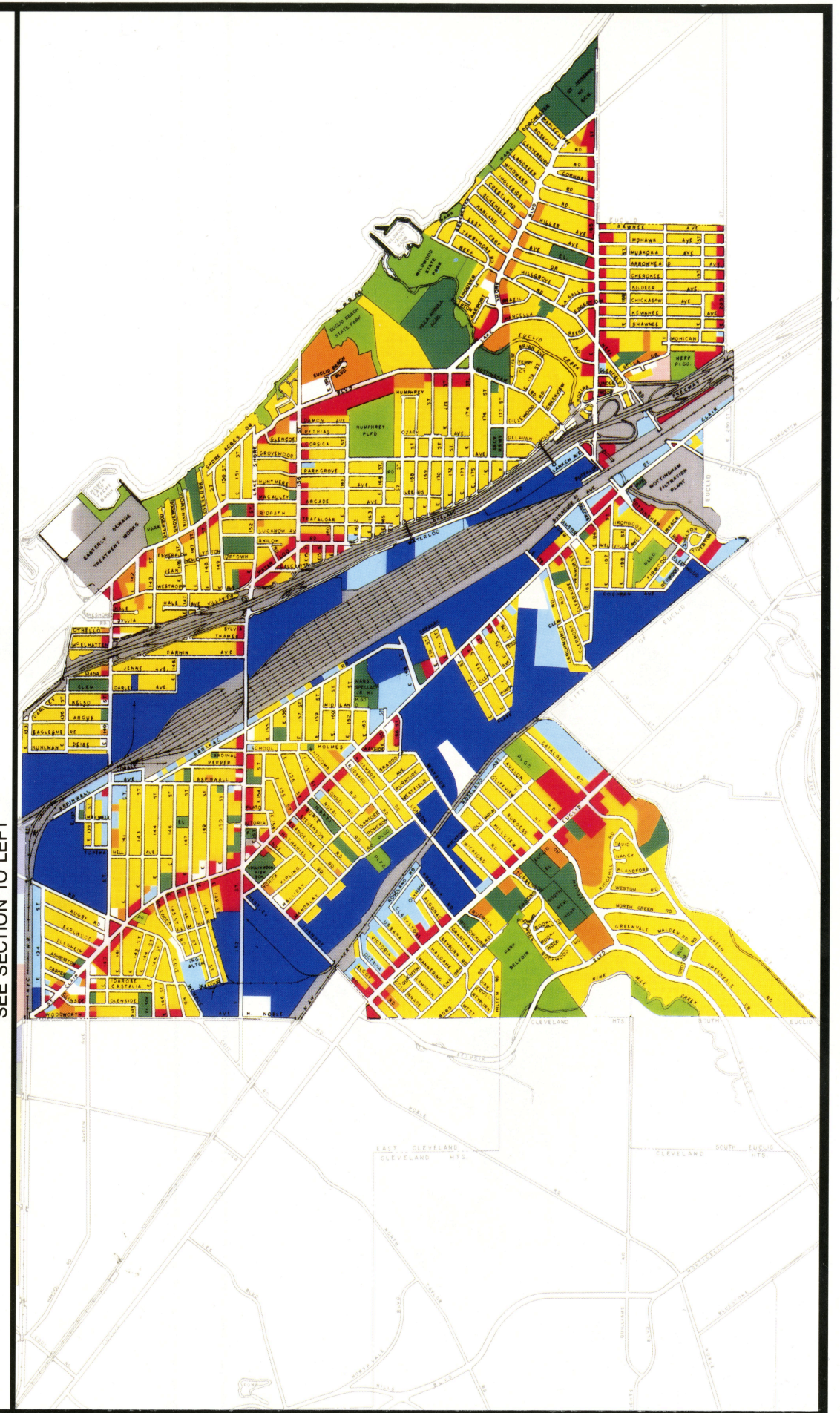
**CLEVELAND
CIVIC VISION
CITYWIDE PLAN**



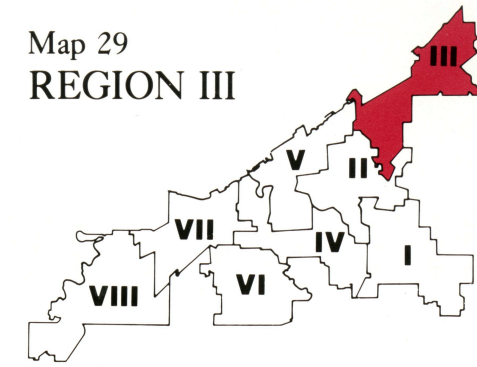
CITY PLANNING COMMISSION
501 CITY HALL CLEVELAND, OHIO 44114



SEE SECTION TO RIGHT

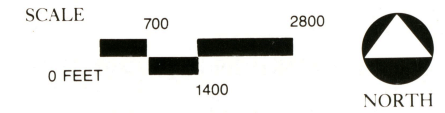


SEE SECTION TO LEFT



**FUTURE
LAND USE**

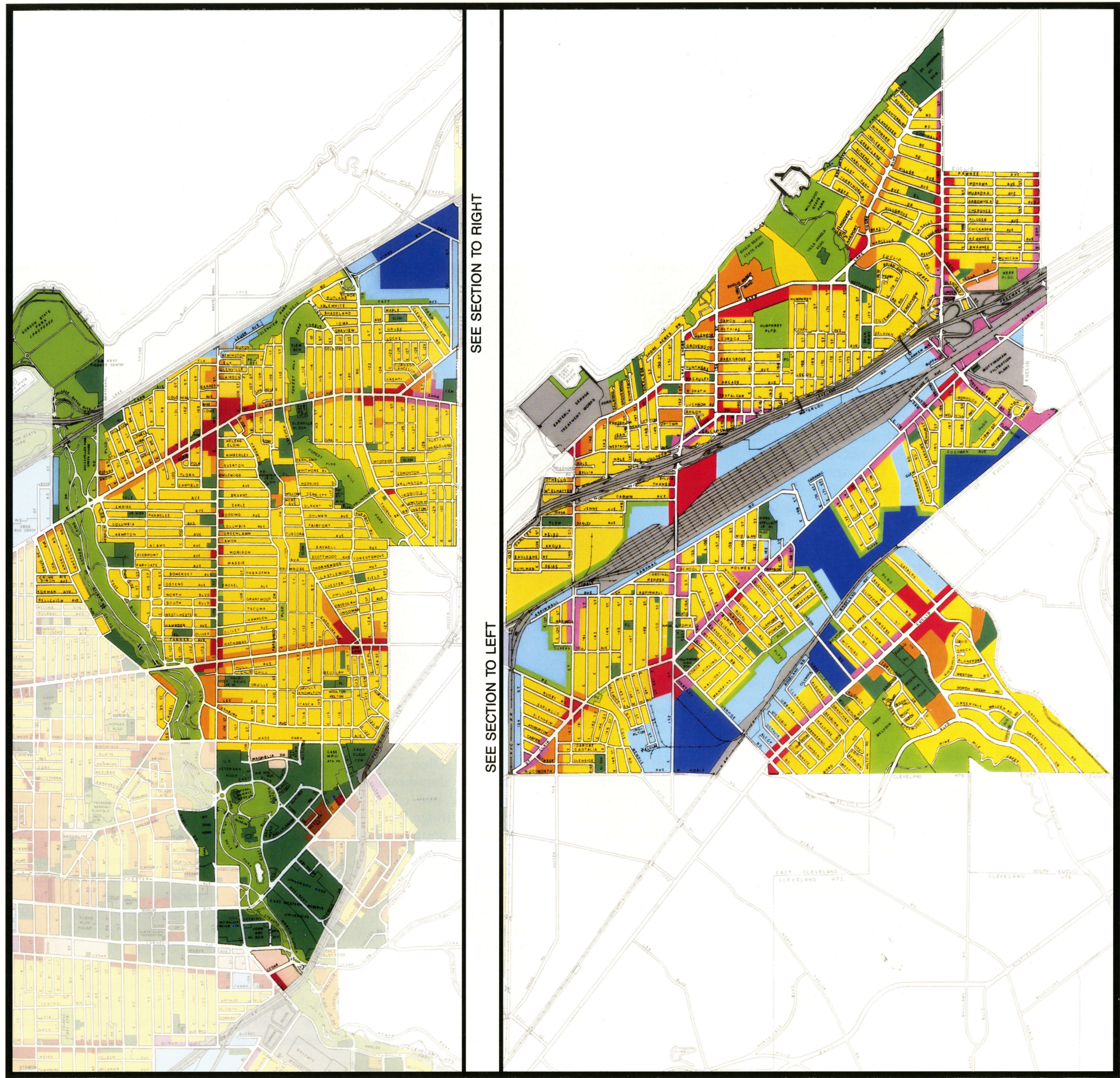
- ONE- & TWO-FAMILY
- MULTI-FAMILY
- OFFICE
- RETAIL
- COMMERCIAL SERVICES
- OFFICE/
LIGHT INDUSTRY
- LIGHT INDUSTRY
- HEAVY INDUSTRY
- RECREATION/
OPEN SPACE
(◊ GREENHOUSE)
- INSTITUTIONAL
- TRANSPORTATION/
UTILITIES
- MIXED LAND USE



**CLEVELAND
CIVIC VISION
CITYWIDE PLAN**



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SEE SECTION TO RIGHT

SEE SECTION TO LEFT