

CENTRAL NEIGHBORHOOD PLAN SUMMARY

Description. German settlers that farmed the land in the 1840s and 1850s were among the neighborhood's earliest residents. Later, Central became the first home for a wide range of ethnic groups immigrating to the city, including Austro-Hungarians, Italians and Jewish immigrants from Poland and Russia which found affordable places to live and plenty of jobs at the nearby foundries and steel mills. African-Americans moved in from the South during the 1930s. It was the city's most populated neighborhood during the depression and overcrowding eventually led to deteriorating conditions. Slum clearance and highway construction resulted in the demolition of much of the neighborhood's original housing. Today, the largest concentration of public housing in the city is located in Central.



Assets. Among the neighborhood's most significant assets are:

- a concentration of *new single-family housing* developments,
- the campuses of *Cuyahoga Community College* and *Cleveland State University*
- *St. Vincent Charity Hospital*
- the *Northern Ohio Food Terminals* where many foods enter the region
- *good access* to interstates 77, 90 and 490
- the presence of numerous other *institutions and churches*

Challenges. Among the challenges faced by the Central neighborhood today are:

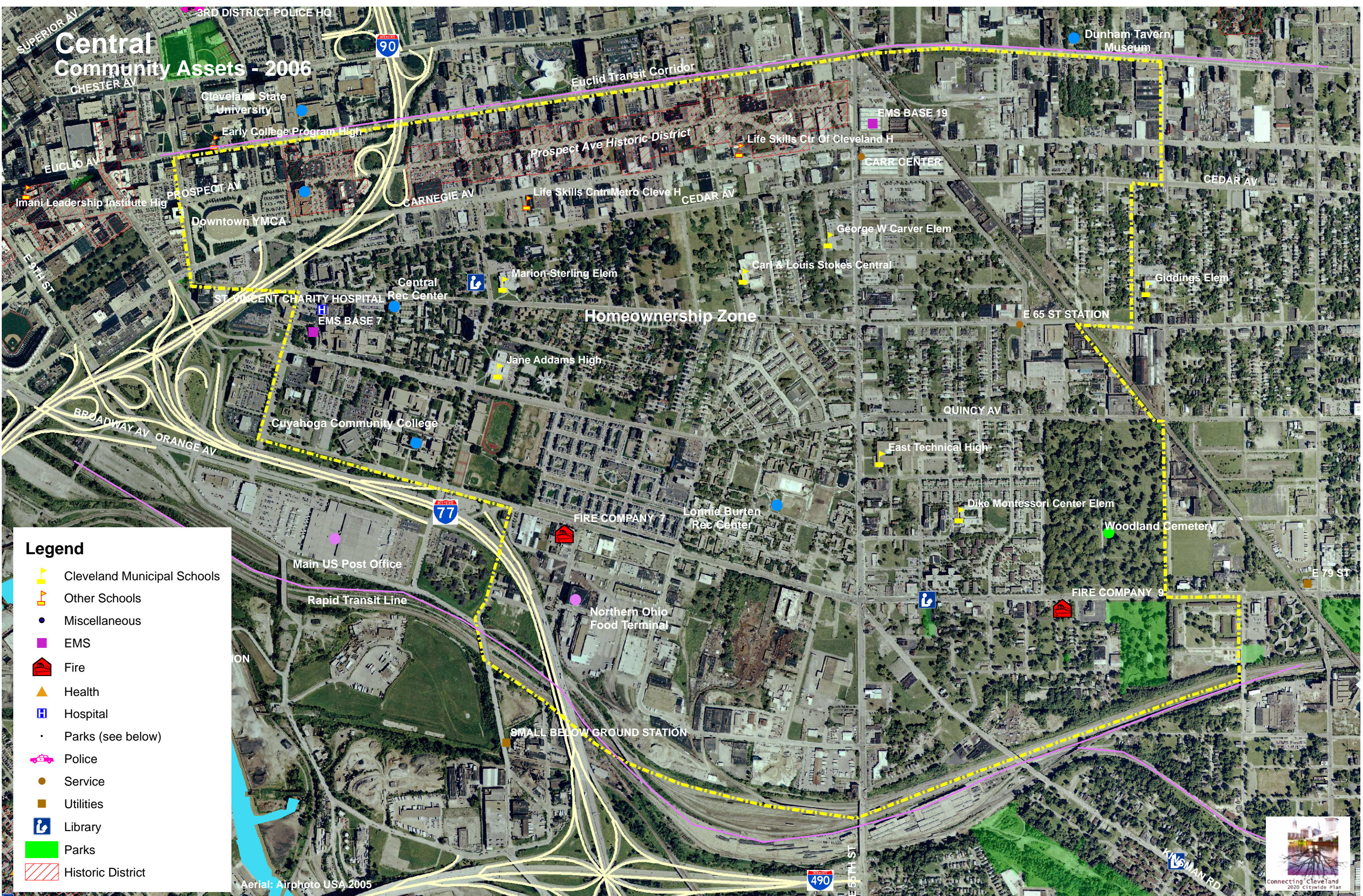
- large tracts of vacant land that invite illegal dumping and create unwatched, often dangerous areas where crime can occur
- concentrations of poverty and low levels of home ownership
- deteriorating older housing
- lack of quality retail
- vacant industrial sites
- junkyards that negatively impact adjacent development
- lack of park and open space in parts of the neighborhood

Vision. Create a solid residential neighborhood for people of all incomes that benefit from being in close proximity to jobs in Downtown, the Euclid Corridor and the Industrial Valley.














Among the development opportunities and initiatives proposed are the following:

- continue support of housing developments in the City's Home Ownership Zone
- develop new retail on vacant land at the East 55th and Woodland intersection and undertake improvements to make the district more pedestrian friendly
- assemble sites for commercial and business development in the vicinity of East 55th and I-490
- capitalize on Euclid Corridor improvements to attract additional companies
- construct an RTA transit center at Prospect and East 22nd near Cleveland State
- promote investments in public art at Arbor Park, East 55th and Woodland and the Maingate area
- rehabilitate East 30th, Cedar and Woodland/Kinsman and undertake streetscape improvements at the East 55th/Woodland intersection
- create bike routes along Community College and East 55th
- create a landscaped green space area at the east end of the Homeownership Zone as a buffer from railroad activity

Central Community Assets - 2006



Legend




-  Cleveland Municipal Schools
-  Other Schools
-  Miscellaneous
-  EMS
-  Fire
-  Health
-  Hospital
-  Parks (see below)
-  Police
-  Service
-  Utilities
-  Library
-  Parks
- Historic District

Aerial: Airphoto USA 2005



Central Typology and Housing Projects





HOUSING PROJECTS

-  Target Neighborhoods
-  Current and Future Projects
-  Home Ownership Zone




























Large Projects

Residential Investments

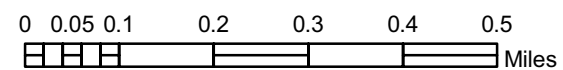
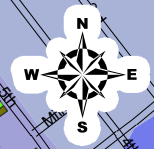
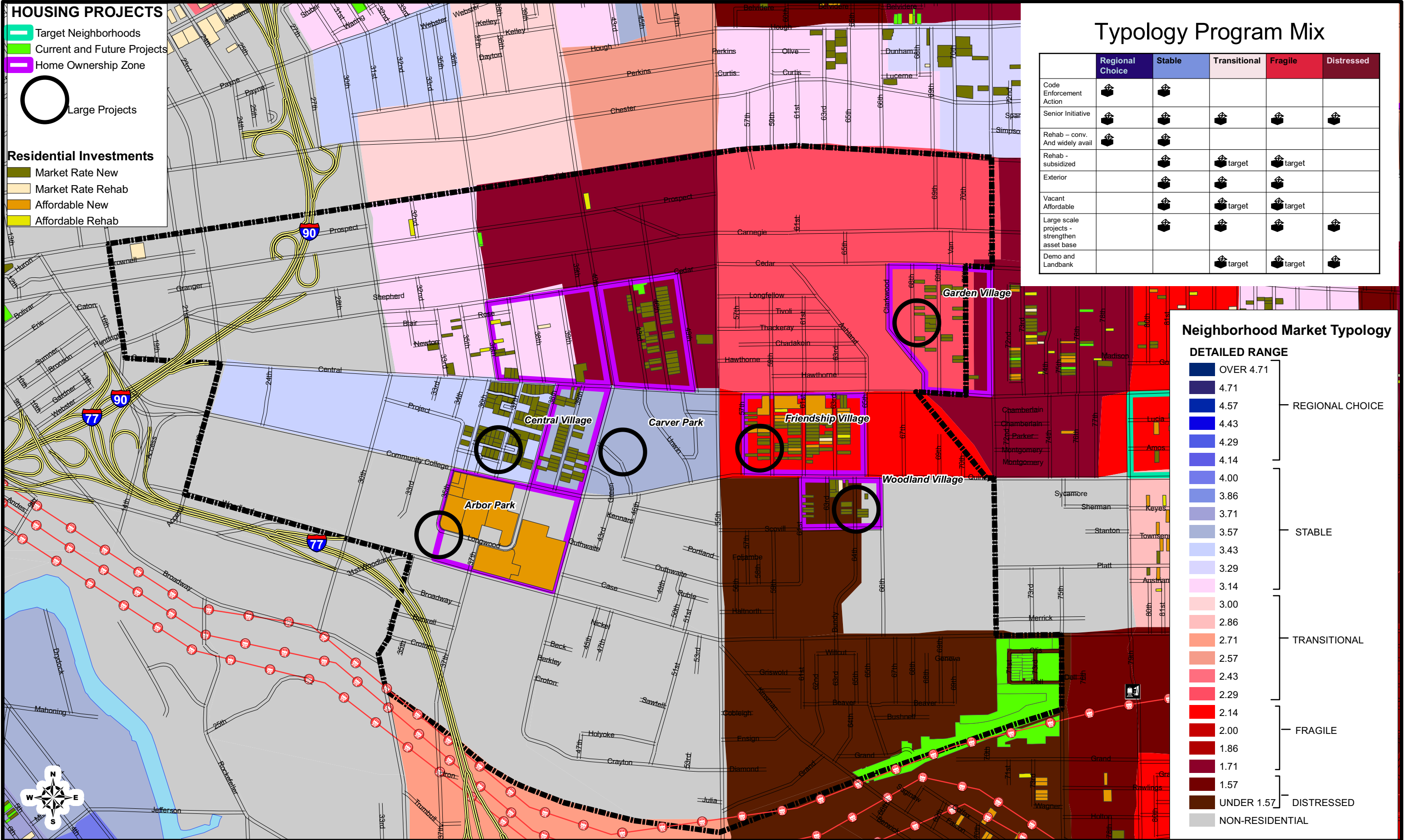
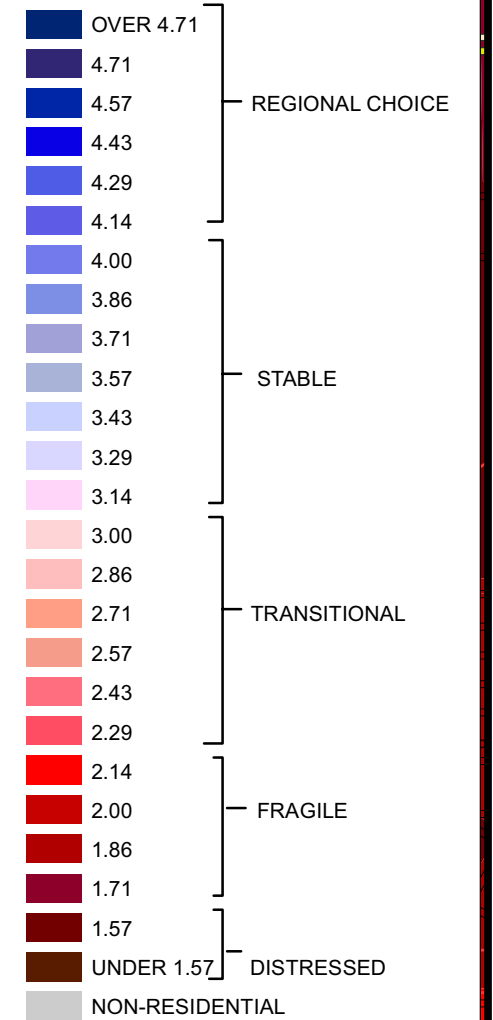
-  Market Rate New
-  Market Rate Rehab
-  Affordable New
-  Affordable Rehab

Typology Program Mix

	Regional Choice	Stable	Transitional	Fragile	Distressed
Code Enforcement Action					
Senior Initiative					
Rehab - conv. And widely avail					
Rehab - subsidized			 target	 target	
Exterior					
Vacant Affordable			 target	 target	
Large scale projects - strengthen asset base					
Demo and Landbank			 target	 target	

Neighborhood Market Typology

DETAILED RANGE



Central

Connecting Cleveland 2020 Citywide Plan - Retail District Strategies

Payne Avenue

- Create more parking
- Identify neighborhood as Chinatown with signage and banners
- Market district to specialty retailers
- Green the street with trees
- Attract uses that will better serve surrounding diverse neighborhood and college student population

Midtown Mixed-Use District

- Encourage transit-oriented mixed-use development
- Re-establish street edge
- Develop parking to rear of buildings
- Attract retail to serve businesses & residential uses

East 55th & Woodland Central

- Create neighborhood level shopping/lifestyle center on southwest corner (possibly food terminal related; cultural center, jazz clubs)
- Bring back historic clock tower as neighborhood icon at southeast corner
- Reconfigure intersection to make safer and more pedestrian/bicycle friendly
- Increase safety by attracting uses that "put eyes on the street"

Cedar Avenue

- Create northern gateway to Fairfax
- Construct streetscape improvements - esp along Clinic Parking
- Near E. 79th: neighborhood based retail
- Near Clinic: retail for workers & residents
- Mix retail with accessory office, research space

Tremont

- Develop and implement streetscape plan for Professor St, between West 11th St and Jefferson Ave
- Create off-street parking plan to accommodate restaurant and bar patrons
- Create identity/directional signage at major neighborhood gateways

East 93rd & Kinsman

- Construct a new shopping center
- Add streetscape improvements
- Add crosswalks at intersection to improve pedestrian access

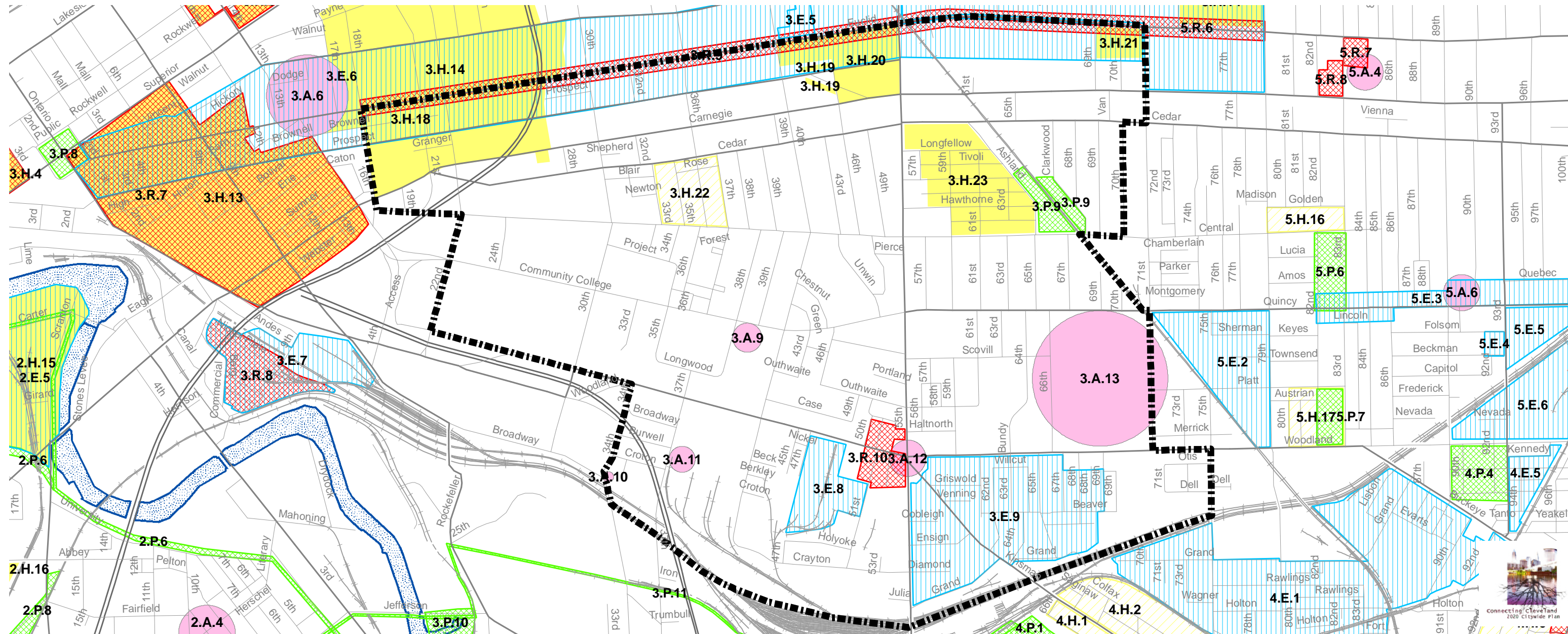


Central Connecting Cleveland 2020 Citywide Plan - Development Opportunities

Development Opportunities

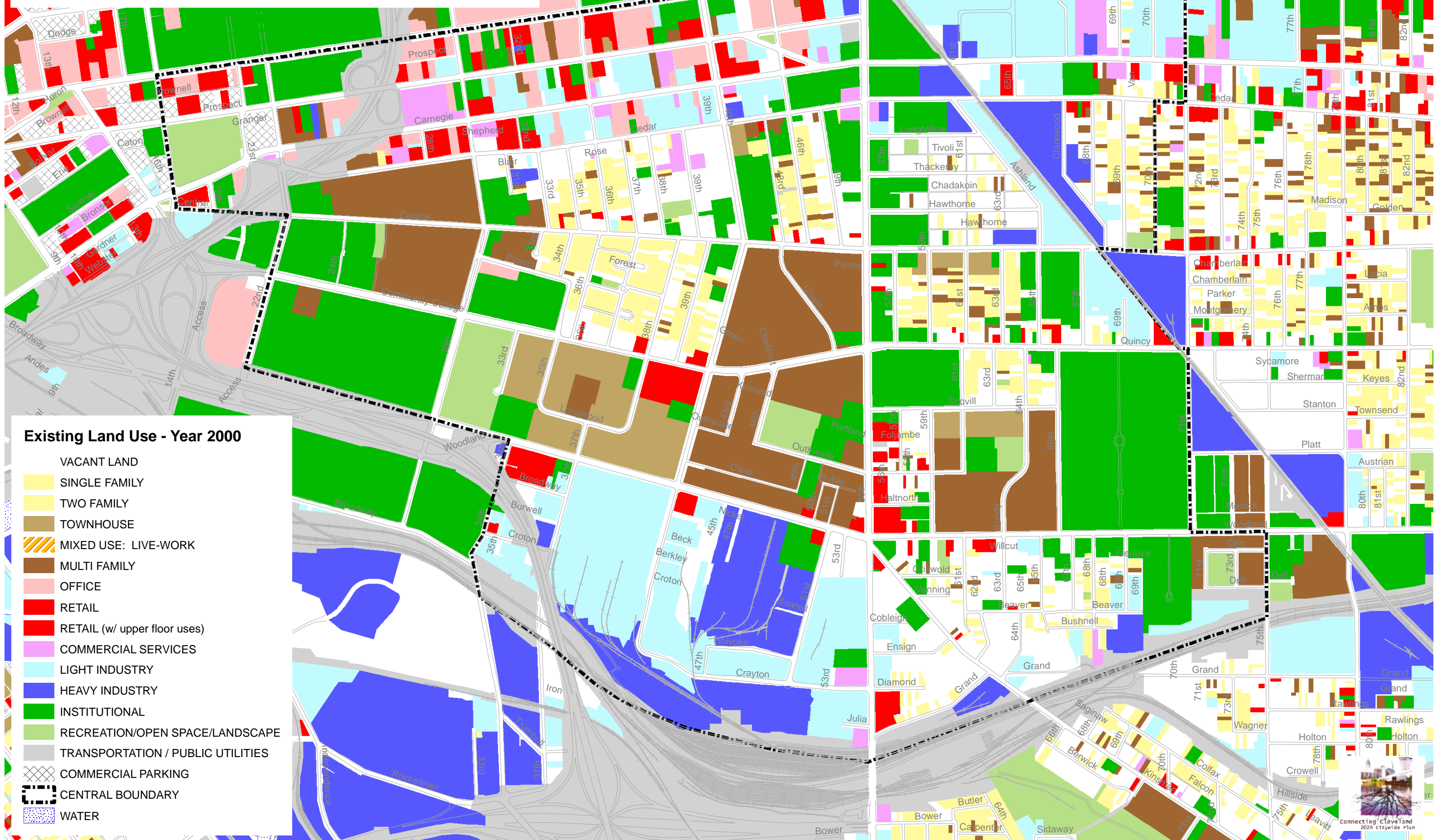
-  Economic Development Opportunities
-  Housing Opportunities: New Construction
-  Housing Opportunities: Infill/Rehab
-  Retail Opportunities
-  Recreation Opportunities
-  School Opportunities
-  Arts Opportunities

- 3.A.10 Maingate Mural 1 - opportunity for folk art inspired mural depicting the Northern Ohio Food Terminal on Cold Storage building
- 3.A.11 Maingate Mural 2 - opportunity for mural depicting history of Maingate, Industrial Valley and public transportation
- 3.A.12 E. 55th and Woodland Avenue – opportunity for public art to complement retail development opportunity
- 3.A.13 Woodland Cemetery - opportunity for cemetery improvements such as restoring/reinstalling metal historic gate
- 3.A.9 Arbor Park Excess Land – opportunity for cultural arts or civic center for the Central neighborhood.
- 3.E.6 Euclid Avenue Opportunities – underutilized and vacant land along the Euclid Avenue corridor offers opportunities
- 3.E.8 Scrap Yard Land – redevelop scrap yard land as less intensive light industrial use to complement housing investments on north side of Woodland Avenue
- 3.E.9 Maingate Business Park East – create new industrial development opportunities on underutilized land
- 3.H.19 Prospect Townhouses – opportunity to build townhouses using Premier Industries parking lot to the north and underutilized parking lots to the south
- 3.H.20 Colonel Charles Young Square Area Opportunities – develop on underutilized and vacant land along the Euclid corridor with mixed-use (office, residential & retail) development
- 3.H.21 MidTown Mixed-Use District – opportunity to develop a new mixed-use neighborhood centered around the existing historic district and available land
- 3.H.22 Cedar-Central Infill Housing – opportunity for single-family infill housing strategy
- 3.H.23 Poets District Residential/Mixed-Use Development – large scale development strategy for single-family housing and the re-use of industrial buildings for multi-family development
- 3.P.9 Homeownership Zone Greenspace – develop a landscaped greenspace to buffer residential development from railroad activity
- 3.R.10 East 55th & Woodland – opportunity for retail development on vacant land
- 3.R.9 Euclid Avenue Opportunities – develop on underutilized and vacant land along the Euclid Avenue corridor with support retail to complement mixed-use development



Central

Connecting Cleveland 2020 Citywide Plan Land Use



Existing Land Use - Year 2000

- VACANT LAND
- SINGLE FAMILY
- TWO FAMILY
- TOWNHOUSE
- MIXED USE: LIVE-WORK
- MULTI FAMILY
- OFFICE
- RETAIL
- RETAIL (w/ upper floor uses)
- COMMERCIAL SERVICES
- LIGHT INDUSTRY
- HEAVY INDUSTRY
- INSTITUTIONAL
- RECREATION/OPEN SPACE/LANDSCAPE
- TRANSPORTATION / PUBLIC UTILITIES
- COMMERCIAL PARKING
- CENTRAL BOUNDARY
- WATER



Central

Connecting Cleveland 2020 Citywide Plan Land Use

