

MT PLEASANT NEIGHBORHOOD PLAN SUMMARY

Description. Mt. Pleasant was first settled in 1826 as a farming community and remained rural until the 1920's when residential subdivisions were developed. The African-American community has a history of homeownership in Mt. Pleasant dating back to 1893, making Mt. Pleasant one of the earliest locations for large-scale homeownership by African Americans in greater Cleveland. Today, Mt. Pleasant is a solid residential neighborhood characterized by single- and two-family houses on tree-lined streets.



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

- the historic *Martin Luther King Blvd. residential district* along the neighborhood's western edge,
- the *Kinsman Road neighborhood retail district*,
- *Luke Easter Park*, the City's largest neighborhood park, and the contemporary *Zelma George Recreation Center*, both located immediately west of Mt. Pleasant
- the new *A.J. Rickoff Elementary School*, opened in 2005 at East 147th & Kinsman
- the *Mt. Pleasant Neighborhood Family Service Center* at East 139th & Kinsman

Challenges. Among the challenges faced by the Mt. Pleasant neighborhood today are:

- deteriorated, vacant and underutilized commercial buildings along portions of Kinsman Road
- housing maintenance needs for deteriorating housing on side streets including both single and multi-family structures
- vacant houses throughout the neighborhood
- absentee landlords that don't maintain single and two-family rental properties
- scattered vacant lots throughout the neighborhood that are not maintained
- a two-family housing strategy addressing the competitiveness and challenges of this housing type

Vision. A vibrant Kinsman Road retail district can be the centerpiece for a revitalized Mt. Pleasant neighborhood and create a seamless border between Cleveland and Shaker Heights. Among the development opportunities and initiatives proposed for Mt. Pleasant are the following:

- infill retail development on vacant land within the Kinsman Road retail district
- target housing programs south of Lambert between East 131st and East 140th
- renovation of storefronts along the Kinsman and Union retail corridor
- demolition of commercial buildings and construction of townhouses along Kinsman between East 117th and East 126th
- relocation of the Mt. Pleasant Library from East 140th and Kinsman to vacant land next to Alexander Hamilton Rec. Center to continue development of an intergenerational campus
- trail/bikeway connection along MLK Blvd. that would tie into a citywide bikeway system