

## SOUTH BROADWAY NEIGHBORHOOD PLAN SUMMARY

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**Description.** The Broadway area was settled not long after Moses Cleaveland and his survey party arrived in the summer of 1796. The early “Newburgh” settlement was actually larger than Cleveland as its higher ground provided a reprieve from mosquitoes and the Mill Creek provided running water to power mills. With construction of the canal and railroad in the second quarter of the 19<sup>th</sup> century, commercial trade boomed in the Broadway area along with the manufacturing of products. Most housing in the neighborhood dates from between the Civil War and the Depression. The rail lines, natural features and highway that traverse the neighborhood segments the residential into distinct sub-areas. The housing stock includes many two-family and small multi-family buildings.



**Assets.** Among the neighborhood’s most significant assets are:

- the *Third Federal Savings headquarters* which employs over 500 people
- the *Fleet Avenue retail district* which is the heart of “Slavic Village”
- access to interstate 77
- new single-family, townhouse and senior *housing projects*
- the *Mill Creek Valley*, home to the highest waterfall in Cuyahoga County
- Morgana Trail and Metroparks trails that provide *recreation alternatives* to residents and connect regional parks like Washington and Garfield Reservations

**Challenges.** Among the challenges faced by the South Broadway neighborhood today are:

- changing neighborhood demographics
- deteriorating housing conditions and vandalism in portions of the neighborhood
- incompatibility between industrial and residential uses
- access to industrial areas east of Broadway Avenue
- vacancies in older commercial buildings along Broadway
- lack of outdoor recreation at South High School

**Vision.** Undertaking projects that improve access and create ready-for-development industrial sites can recapture the vibrancy and “mill town” quality that the neighborhood once had by surrounding the neighborhood with jobs that are within a short distance of residences. Among the development opportunities and initiatives proposed are the following:

- develop new housing through the targeted demolition of condemned structures taking advantage of perceived neighborhood housing impediments
- target housing programs on streets around the Cloisters housing development and Fleet Avenue streetscape improvements
- create a neighborhood well connected to amenities inside and outside of its borders via trails and greenways
- construct streetscape and bikeway improvements along Fleet Avenue
- create retail viability through consolidation and proximity to residential development
- undertake improvements, such as public art and interpretive kiosks, along the route of the Ohio and Erie Canal Scenic Byway on Broadway and Warner Road to tell the story of the industrial history of the neighborhood
- focus on crime prevention and community based solutions to mitigate negative perceptions of safety
- create a neighborhood that is clean, safe and senior friendly
- develop outdoor recreation and football field for South High School and Cleveland Central Catholic High School