STOCKYARDS NEIGHBORHOOD PLAN SUMMARY

Description. The neighborhood gets its name from the Cleveland Union livestock yards that thrived here throughout the first half of the 20th century. At its peak, the area was home to the country's seventh largest meat slaughtering/packing operation. But by the late 1960s trucking largely replaced shipping by rail and the meat industry moving most of its operations west. In 1968, the stockyards shut down and a large part of the area was redeveloped as a shopping center. The loss of heavy industry impacted the area greatly during the period from 1970 to the mid-1990s. Today, the neighborhood is generally characterized by the industrial and commercial districts which are centered on the rail lines that run through its southern and western sections. The bulk of the housing is located in the northern and eastern section and is mainly a mix of one- and two- family houses with the earliest construction closest to the industrial districts.

Assets. Among the neighborhood's most significant assets are:
- *K Mart Plaza shopping center* on West 65th Street
- *convenient access* to interstate 71
- close proximity to both the *Walworth Run valley* to its north and *Big Creek valley* along its southern border
- close proximity to both the *Zone and Clark recreation centers* and the proposed *West Side Reliever High School* at West 65th and Clark

Challenges. Among the challenges faced by the Stockyards neighborhood today are:
- deteriorating older housing stock
- vacant industrial sites
- lack of conveniently located parks and open space
- deteriorated physical infrastructure
- attracting additional retail uses to serve the shopping needs of residents
- visual appearance of commercial corridors along Denison, Clark and Storer Avenues.

Vision. Stockyards is a neighborhood that faces many challenges. In order to ensure that it remains a viable residential neighborhood with retail amenities, significant redevelopment efforts must be undertaken. Among the development opportunities and initiatives proposed are the following:
- commercial redevelopment plan for West 65th Street
- expansion of the K-Mart Plaza Shopping Center southward to Storer Avenue
- development of contemporary business/light industrial park at SE corner of Ridge Road and Denison Avenue
- completion of the Ashbury Towers residential development
- development of additional market rate housing "projects of scale" constructed on vacant former industrial sites east of West 65th Street
- creation of park and playground facilities located adjacent to densely developed residential areas
- link the Towpath Trail to the West Side Reliever High School/Zone Recreation Center via a greenway and multi-purpose trail along Train Avenue/Walworth Run corridor
- create a strong north-south connection along West 65th Street from Clark Avenue (at the proposed West Side Reliever High School and Zone Recreation Center) north to the lakefront with improved landscaping and bike lanes.
- reconstruct Train Avenue roadway as a truck and commuter route linking Stockyards to Downtown Cleveland

Stockyards
Community Assets - 2006

Legend

- ◣ Cleveland Municipal Schools
- ◣ Other Schools
- ● Miscellaneous
- ■ EMS
- ⬠ Fire
- ▲ Health
- Ⓗ Hospital
- • Parks (see below)
- 🚓 Police
- ● Service
- ■ Utilities
- ● Library
- ▮ Parks
- ▨ Historic District

Life Skills Ctr of Lake Erie H
MADISON AV

Eco Village

Rapid Transit Line

LORAIN AV

Zone Rec Center

H Barbara Booker Montessori El

Lorain Antiques District

W 73RD ST

New West Side High School

Clark Elem
CLARK AV

Clark Rec Center

alle (Cle) High

Stockyard Community School Ele
Greater Cleveland Academy Cltr

W 65TH ST

W 73RD ST

KMart Plaza

DENISON

N 48TH ST

STORER AV

Sachsenheim Hall

DENISON AV

FENCED PUMP STATION

RIDGE RD

RIDGE STATION

Ridge Road Transfer Station

I-71

RIDGE ROAD

Police Firing Range

SECOND DISTRICT

FULTON PKY

West Park Cemetery

BROOKSIDE

Big Creek

Brookside Park

Metroparks Trail

PARK DR

RIDGE RD

FULTON RD

Estabrook Rec Center

St Thomas More Elem

Aerial: Airphoto USA 2005

Connecting Cleveland
2020 Citywide Plan

Stockyards Typology and Housing Projects

Neighborhood Market Typology

DETAILED RANGE

OVER 4.71	
4.71	
4.57	
4.43	REGIONAL CHOICE
4.29	
4.14	
4.00	
3.86	
3.71	
3.57	STABLE
3.43	
3.29	
3.14	
3.00	
2.86	
2.71	TRANSITIONAL
2.57	
2.43	
2.29	
2.14	
2.00	
1.86	FRAGILE
1.71	
1.57	
UNDER 1.57	DISTRESSED
NON-RESIDENTIAL	
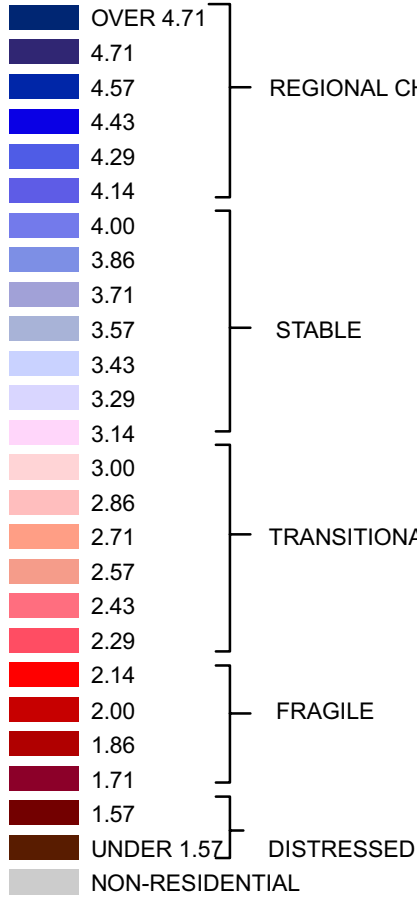
Typology Program Mix

	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	⛏
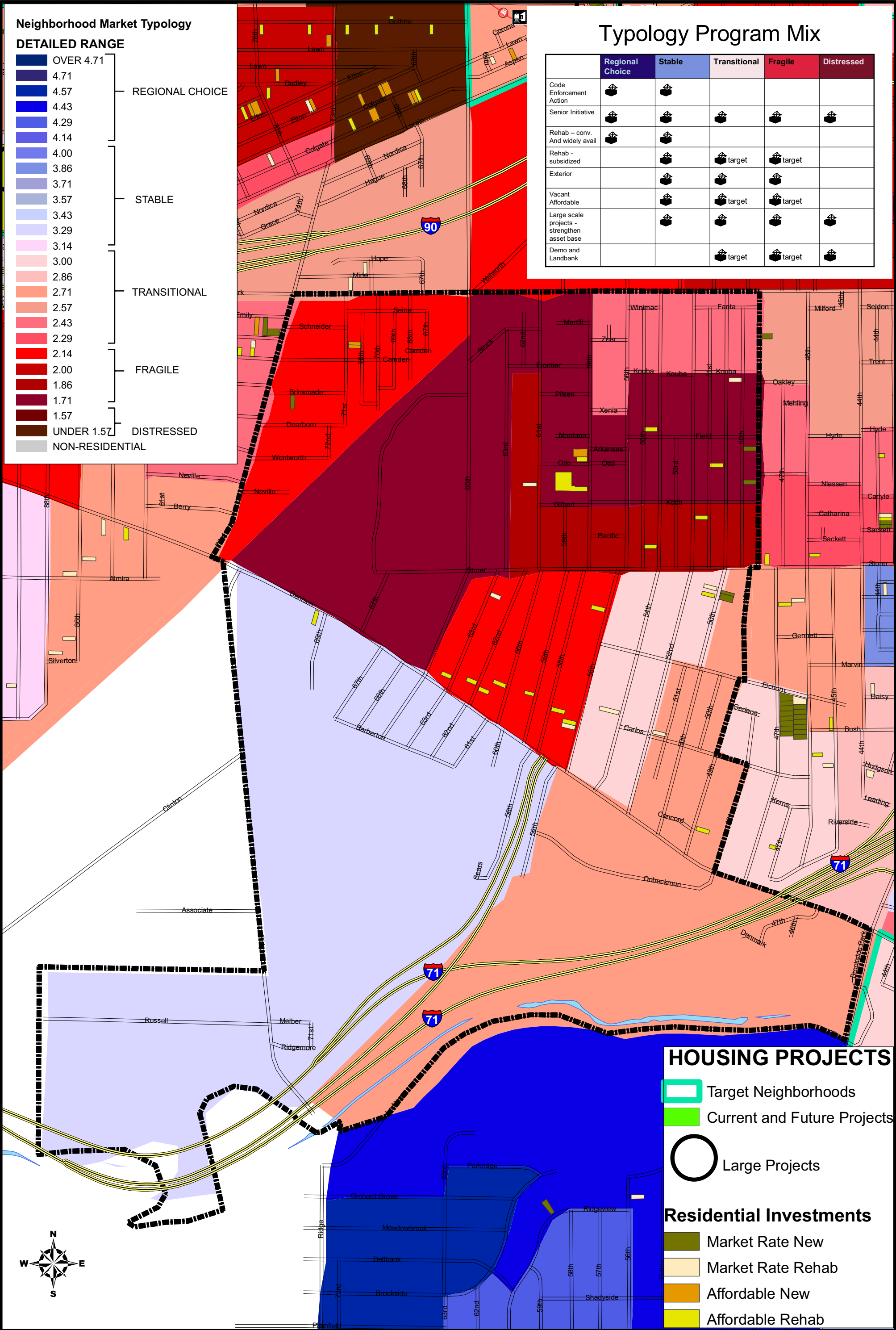
HOUSING PROJECTS

▢ Target Neighborhoods

▢ Current and Future Projects
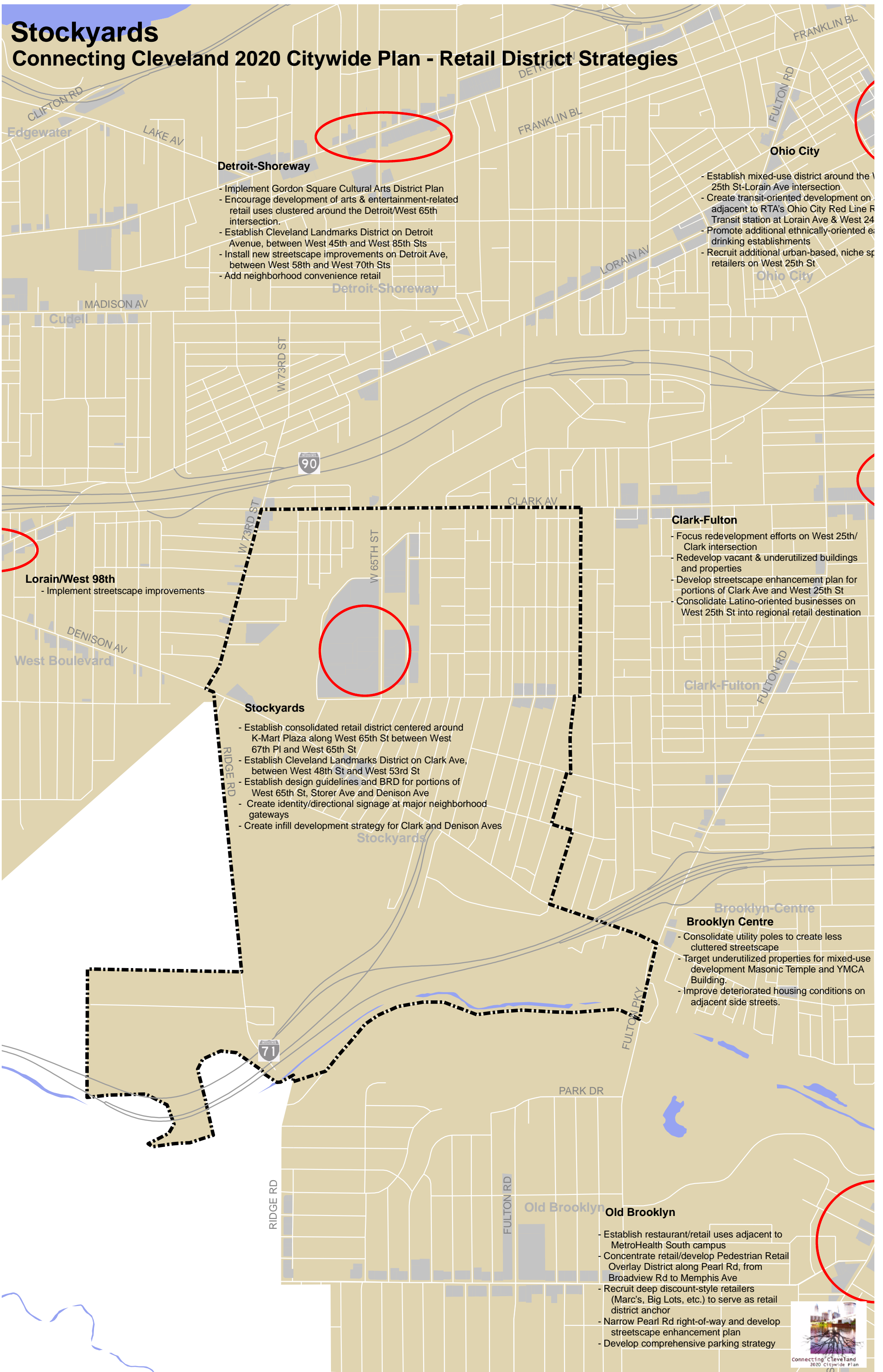
◯ Large Projects

Residential Investments

▪ Market Rate New

▪ Market Rate Rehab

▪ Affordable New

▪ Affordable Rehab
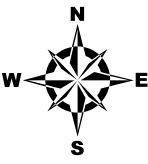
Stockyards
Connecting Cleveland 2020 Citywide Plan - Retail District Strategies

Detroit-Shoreway

- Implement Gordon Square Cultural Arts District Plan
- Encourage development of arts & entertainment-related retail uses clustered around the Detroit/West 65th intersection.
- Establish Cleveland Landmarks District on Detroit Avenue, between West 45th and West 85th Sts
- Install new streetscape improvements on Detroit Ave, between West 58th and West 70th Sts
- Add neighborhood convenience retail

Ohio City

- Establish mixed-use district around the W 25th St-Lorain Ave intersection
- Create transit-oriented development on adjacent to RTA's Ohio City Red Line R Transit station at Lorain Ave & West 24
- Promote additional ethnically-oriented ea drinking establishments
- Recruit additional urban-based, niche sp retailers on West 25th St

Clark-Fulton

- Focus redevelopment efforts on West 25th/ Clark intersection
- Redevelop vacant & underutilized buildings and properties
- Develop streetscape enhancement plan for portions of Clark Ave and West 25th St
- Consolidate Latino-oriented businesses on West 25th St into regional retail destination

Lorain/West 98th

- Implement streetscape improvements

Stockyards

- Establish consolidated retail district centered around K-Mart Plaza along West 65th St between West 67th Pl and West 65th St
- Establish Cleveland Landmarks District on Clark Ave, between West 48th St and West 53rd St
- Establish design guidelines and BRD for portions of West 65th St, Storer Ave and Denison Ave
- Create identity/directional signage at major neighborhood gateways
- Create infill development strategy for Clark and Denison Aves

Brooklyn Centre

- Consolidate utility poles to create less cluttered streetscape
- Target underutilized properties for mixed-use development Masonic Temple and YMCA Building.
- Improve deteriorated housing conditions on adjacent side streets.

Old Brooklyn

- Establish restaurant/retail uses adjacent to MetroHealth South campus
- Concentrate retail/develop Pedestrian Retail Overlay District along Pearl Rd, from Broadview Rd to Memphis Ave
- Recruit deep discount-style retailers (Marc's, Big Lots, etc.) to serve as retail district anchor
- Narrow Pearl Rd right-of-way and develop streetscape enhancement plan
- Develop comprehensive parking strategy

Connecting Cleveland
2020 Citywide Plan

Stockyards
Connecting Cleveland 2020 Citywide Plan - Development Opportunities

2.E.10 Ridge Road-Denison Avenue – redevelopment of existing retail properties into new light-industrial development
2.E.11 Denison-West 67th-Barberton – redevelop infill properties for light-industrial uses
2.E.8 Stockyards(West) – redevelopment and expansion of the existing shopping center into adjoining industrial property
2.E.9 Stockyards (East) – redevelop as a contemporary light-industrial park
2.H.24 Neville & West 73rd - townhouse residential new construction
2.H.25 Wentworth – mixed-use: residential + retail/office on adaptively reused upper floors
2.P.9 Stockyards Neighborhood Park – create a new neighborhood park
2.R.7 Stockyards (West) - redevelopment & expansion of existing community-level shopping center

Development Opportunities

- Economic Development Opportunities
- Housing Opportunities: New Construction
- Housing Opportunities: Infill/Rehab
- Retail Opportunities
- Recreation Opportunities
- School Opportunties
- Arts Opportunities
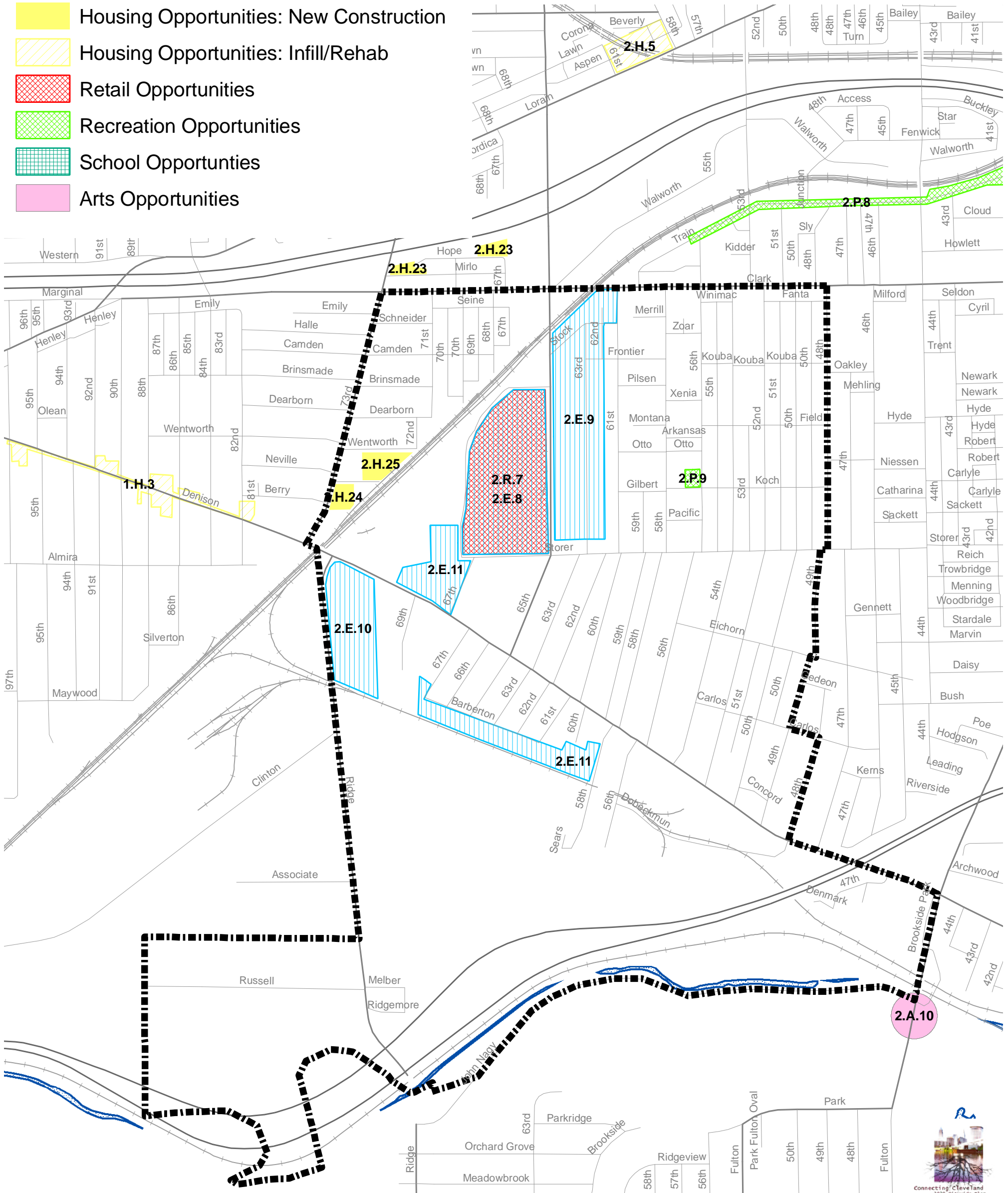
Stockyards
Connecting Cleveland 2020 Citywide Plan Land Use

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
- STOCKYARDS
- WATER

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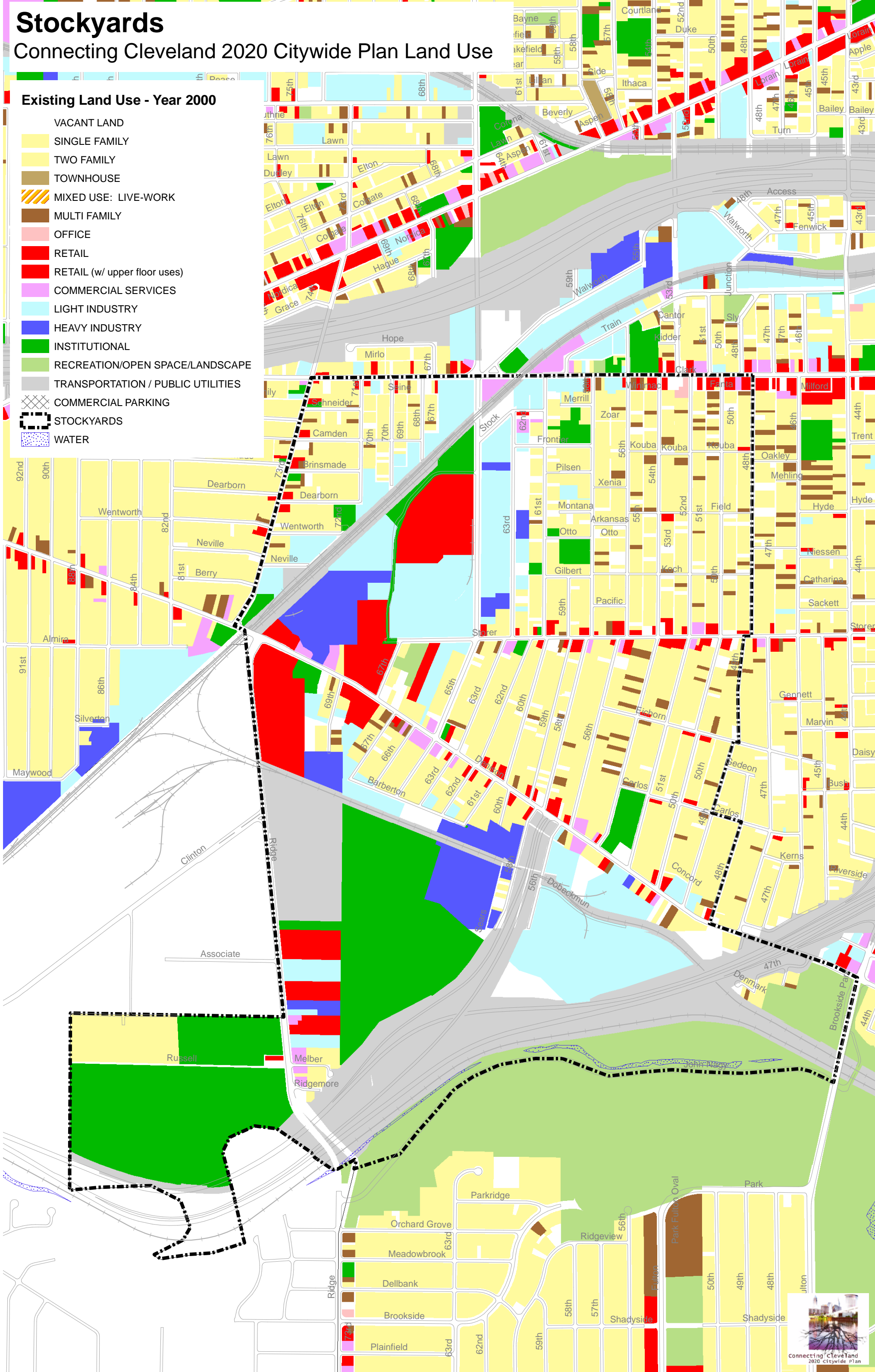
Stockyards
Connecting Cleveland 2020 Citywide Plan Land Use

Proposed Land Use - Year 2020

- SINGLE / TWO FAMILY
- MIXED USE: DOWNTOWN
- TOWNHOUSE
- MULTI FAMILY
- MIXED USE: RESIDENTIAL + RETAIL/OFFICE
- MIXED USE: LIVE-WORK
- OFFICE
- RETAIL
- COMMERCIAL SERVICES
- LIGHT INDUSTRY
- HEAVY INDUSTRY
- INSTITUTIONAL
- RECREATION/OPEN SPACE/LANDSCAPE
- TRANSPORTATION / PUBLIC UTILITIES
- PARKING (DOWNTOWN ONLY)
- STOCKYARDS
- WATER

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2020 Citywide Plan