

ST. CLAIR SUPERIOR COMMUNITY BUILDING PROJECT
Jack, Joseph and Morton Mandel Foundation
St. Clair Superior Community Development Corporation

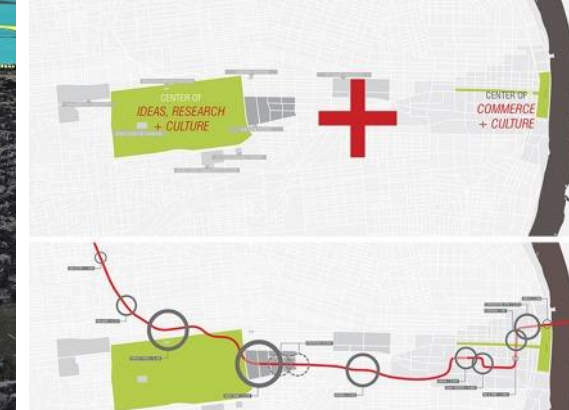
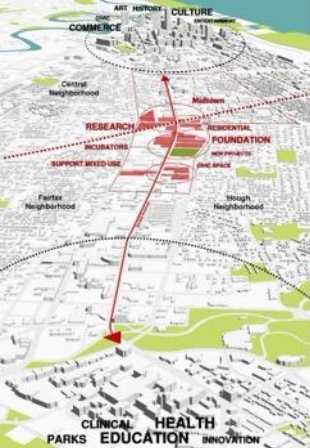
DUMONTJANKS
June 2025

A photograph of a yellow brick road that curves from the bottom left towards the top right. The road is made of rectangular yellow bricks laid in a herringbone pattern. To the left of the road is a grassy area with some small plants and a concrete curb. To the right is a grassy area with some small plants and a concrete curb. The background is a bright, slightly hazy sky.

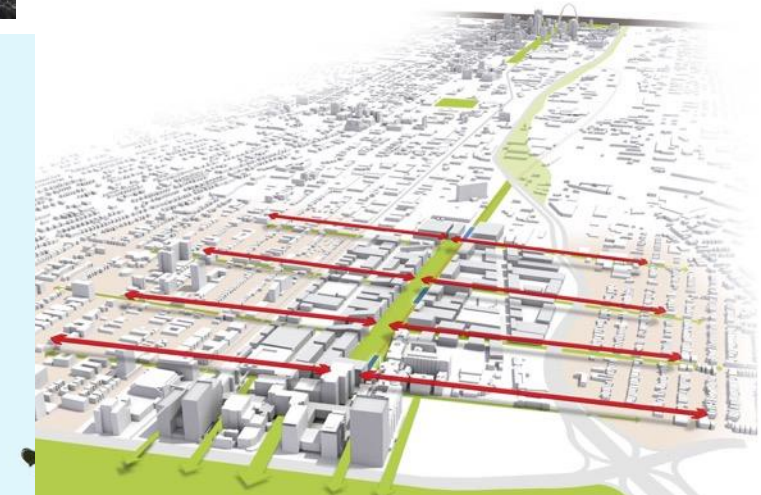
Follow The Yellow Brick Road

In 2024 a partnership of the Mandel Foundation, Land Studio and the St. Clair Superior Development Corporation sought the creation of a strategic document, that in a sober and professional manner evaluated the St. Clair Superior neighborhood...both its assets and debits and provided a *Yellow Brick Road* of recommendations for future development in the areas of economic, housing and tertiary development. The Partnership wanted the final strategic document to be inspirational and aspirational while at the same time providing a potentially transformative narrative that would serve as the basis for future development discussions by the residents of St. Clair Superior along with members of the private, public and non-profit sectors.

The document before you, completed by DumontJanks, seeks to answer the challenges raised above as we Follow St. Clair Superior's Yellow Brick Road.



Proposed Plan & Node 1



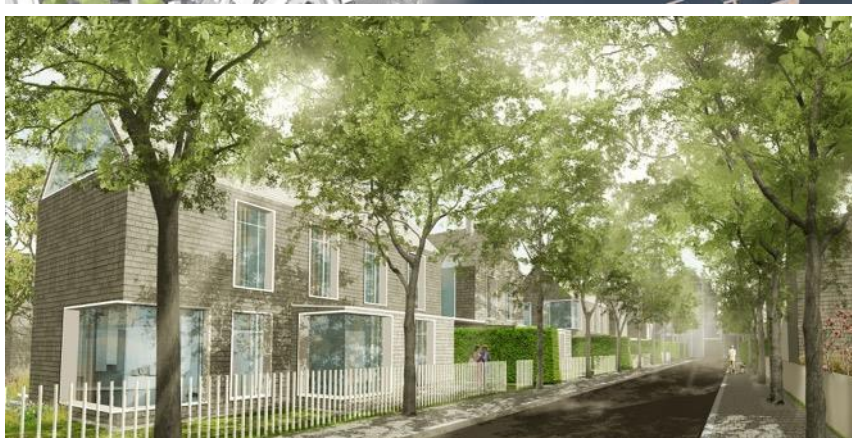
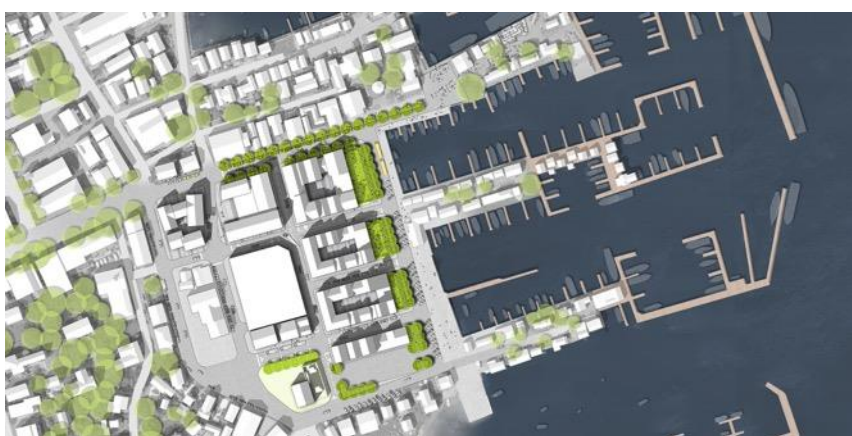
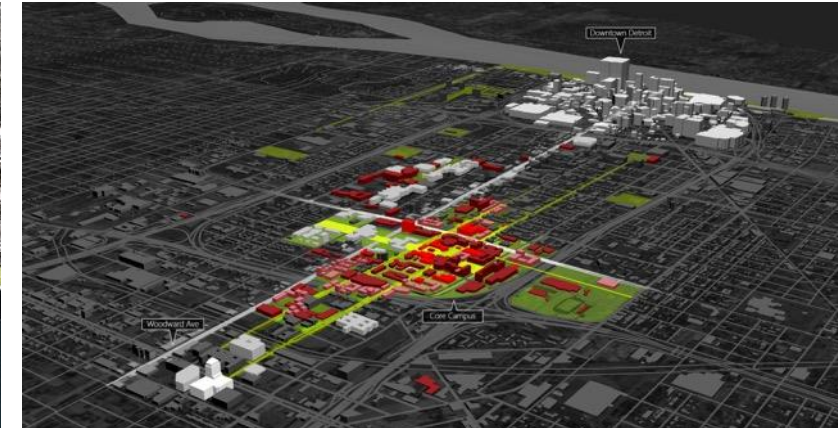
CLEVELAND PHASE I



BOSTON



ST. LOUIS



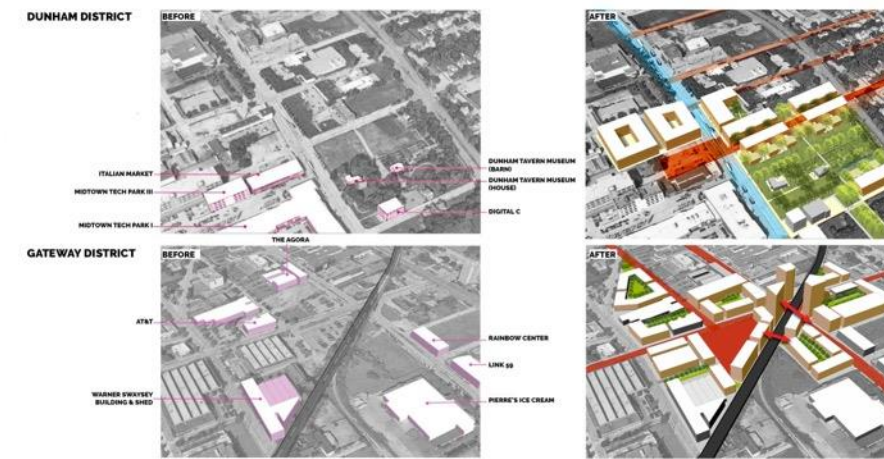
NEIGHBORHOODS

GAINESVILLE

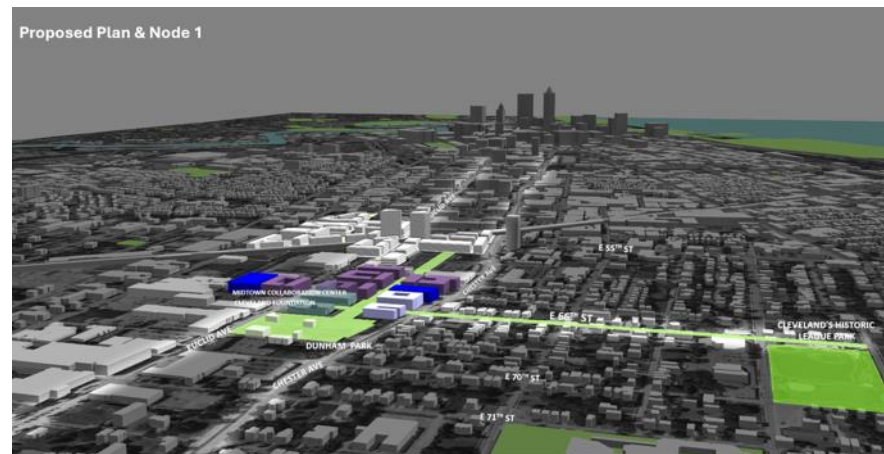
DETROIT



CAMBRIDGE



CLEVELAND PHASE II

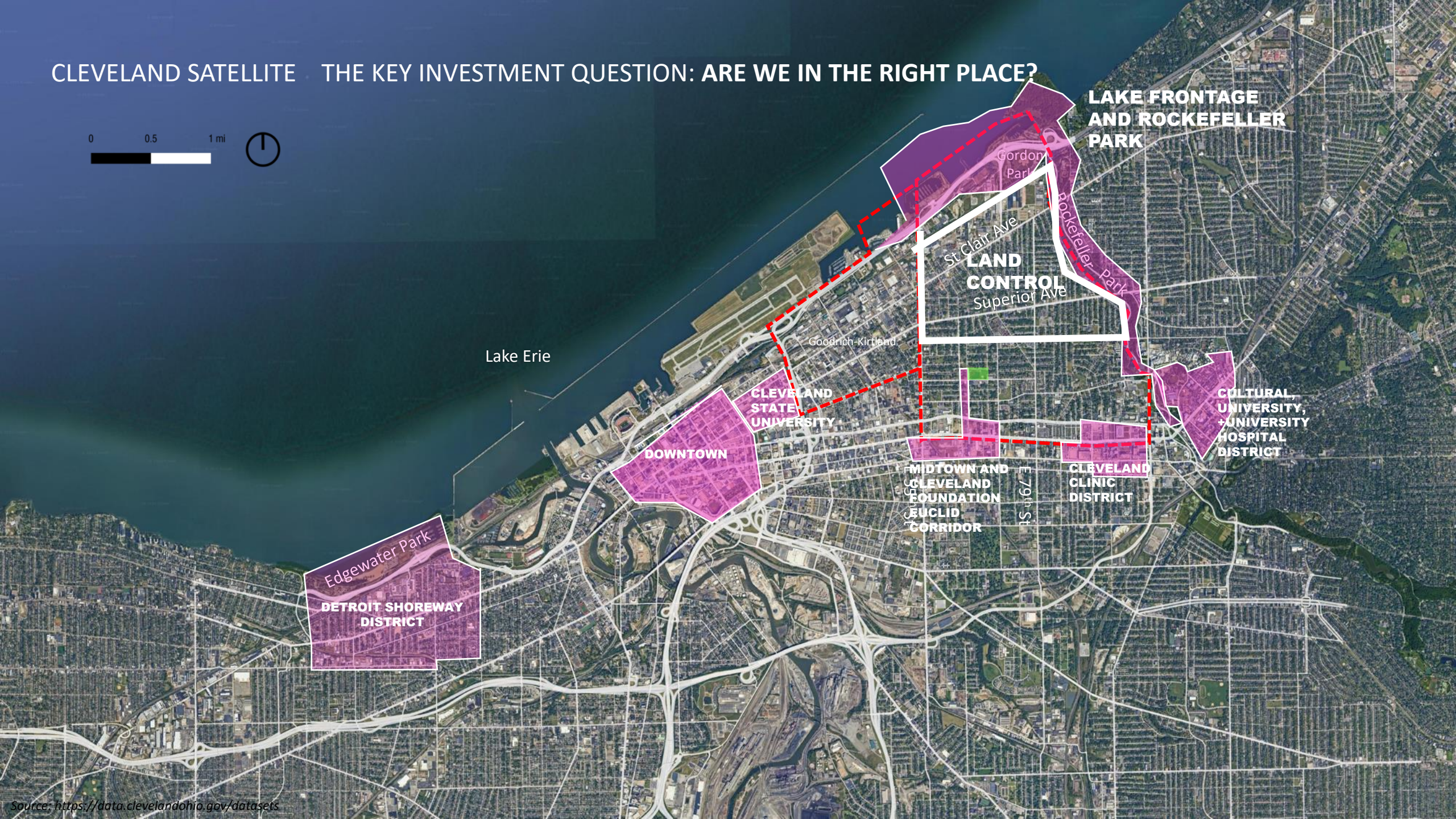


BETHLEHEM REVITALIZATION

ST. CLAIR SUPERIOR ECONOMIC DEVELOPMENT PLANNING PROJECT:

THE KEY INVESTMENT QUESTION: **ARE WE IN THE RIGHT PLACE?**

CLEVELAND SATELLITE THE KEY INVESTMENT QUESTION: ARE WE IN THE RIGHT PLACE?



LAKE FRONTAGE
AND ROCKEFELLER
PARK

LAND
CONTROL
Superior Ave

St Clair Ave

Gordon Park

Rockefeller Park

Goodrich-Kirtland

CLEVELAND
STATE
UNIVERSITY

DOWNTOWN

MIDTOWN AND
CLEVELAND
FOUNDATION
EUCLID
CORRIDOR

CLEVELAND
CLINIC
DISTRICT

CULTURAL,
UNIVERSITY,
HOSPITAL
DISTRICT

Edgewater Park

DETROIT SHOREWAY
DISTRICT

E 79th St

ENGAGEMENT

COMMUNITY SURVEY

118 respondents, 507 comments

Half of respondents live in SCS

Favorite places:

- St. Clair and 55th East
- Asiatown
- Parks & especially the lake (the biggest opportunity!)

Desire for:

- Amenities: shops & restaurants
- Improved public infrastructure: safety, walkability, biking, green or open spaces
- Cultural: farmer's markets & festivals with music and food
- Community: clean-up days, house repair assistance, education and training events

Challenges:

- Crime is the biggest challenge
- Safety concerns: abandoned buildings, dumping, and property crime
- Lack of adequate care, service, or activity facilities for children and teens

FOCUS GROUPS

Residents, Main Street businesses, Housing, Industrial companies, General stakeholders, SCSDC Board, Gund Foundation, City of Cleveland, City Council, Cleveland MetroParks

Easier access to assistance for storefront renovations

Musical history of St. Clair

Price point has made opportunities accessible

Concerns over gentrification

Value of lakefront

Importance of highway access

Out-of-town developers inflating market

Location of district between UC and Downtown

Modular housing opportunities

Single family homeownership important

Possibility for maker spaces in old industrial buildings

Culture and diversity is key differentiator

"Pearls in pockets"

Strong appeal for artist communities

Potential for form-based zoning

Need "center", banking, groceries, stores, restaurants, medical, etc.

Improve quality of life

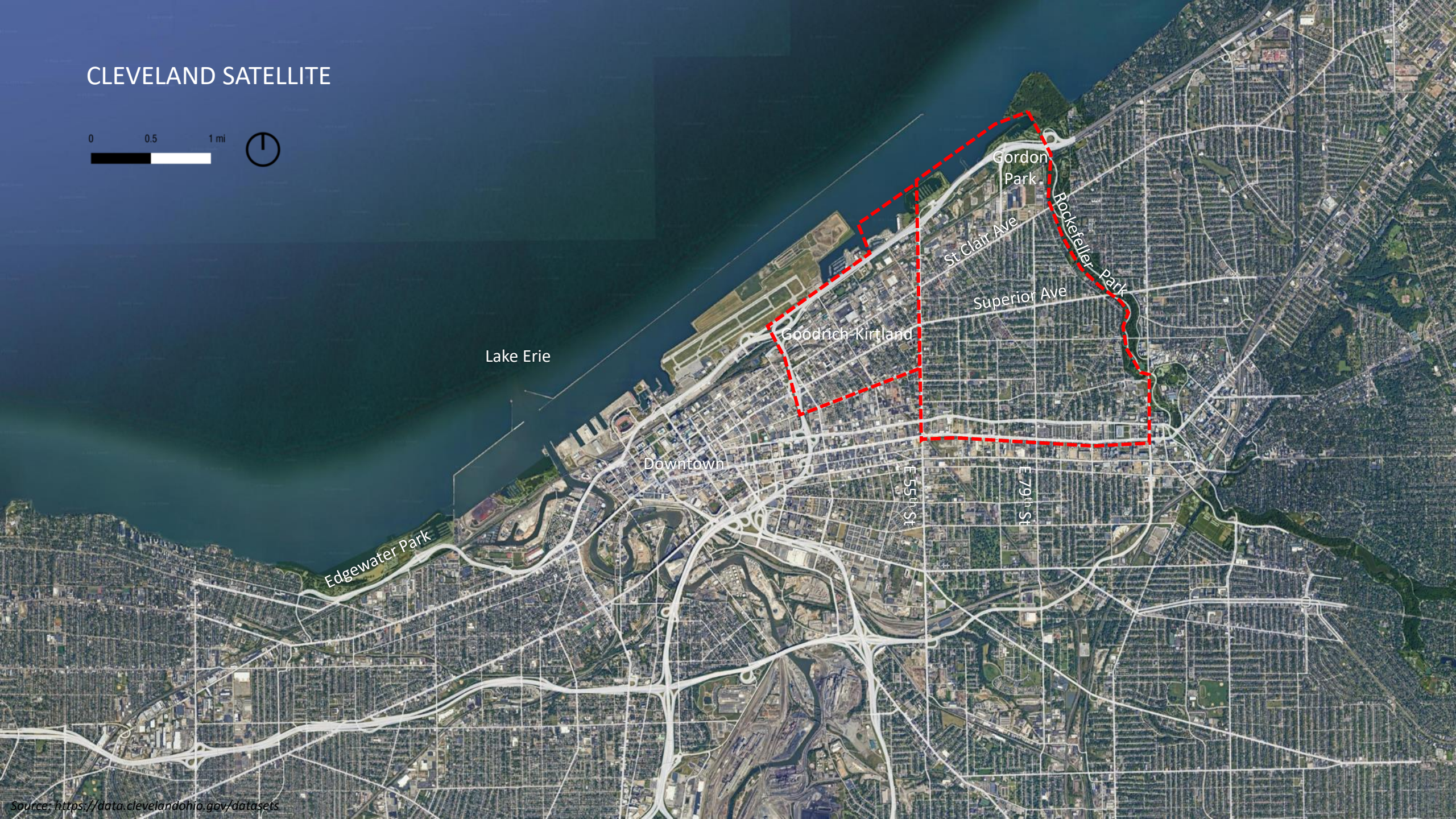
Perceptions and realities of safety concerns

Invest in people as well as places

How do we communicate our story?

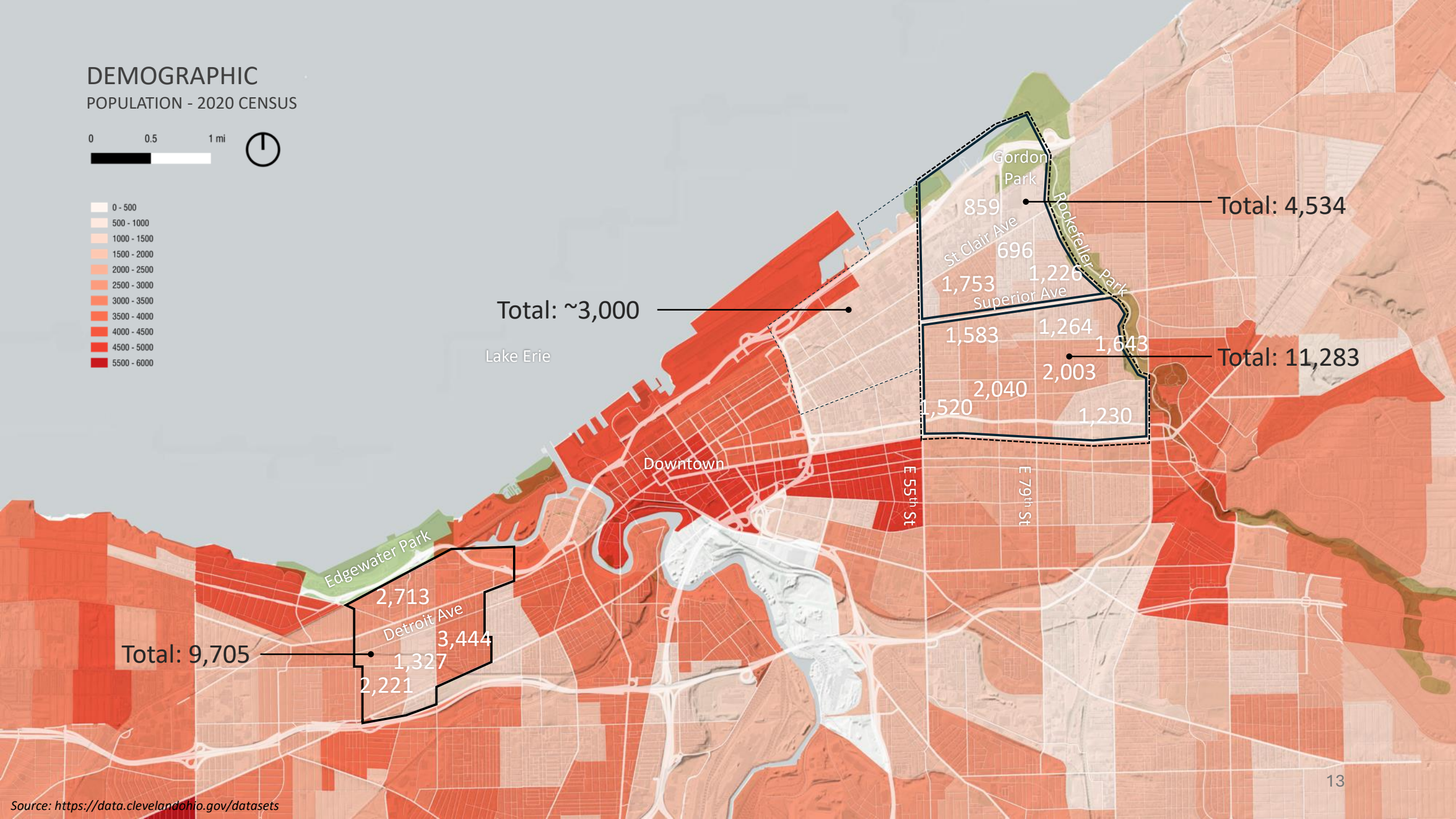
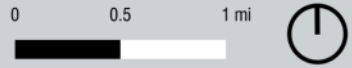
ANALYSIS

CLEVELAND SATELLITE

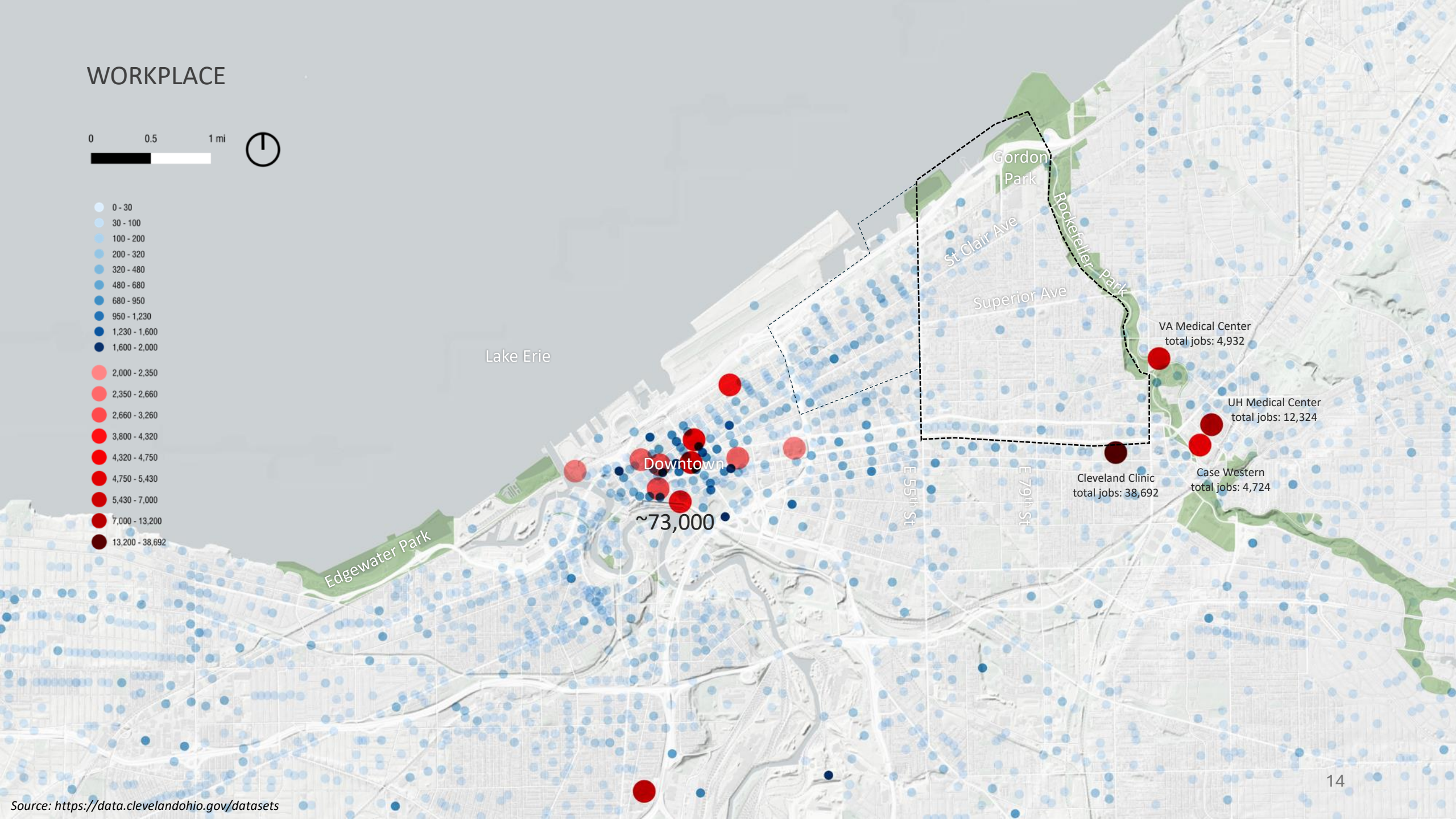
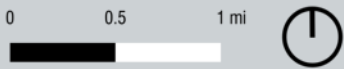


DEMOGRAPHIC

POPULATION - 2020 CENSUS

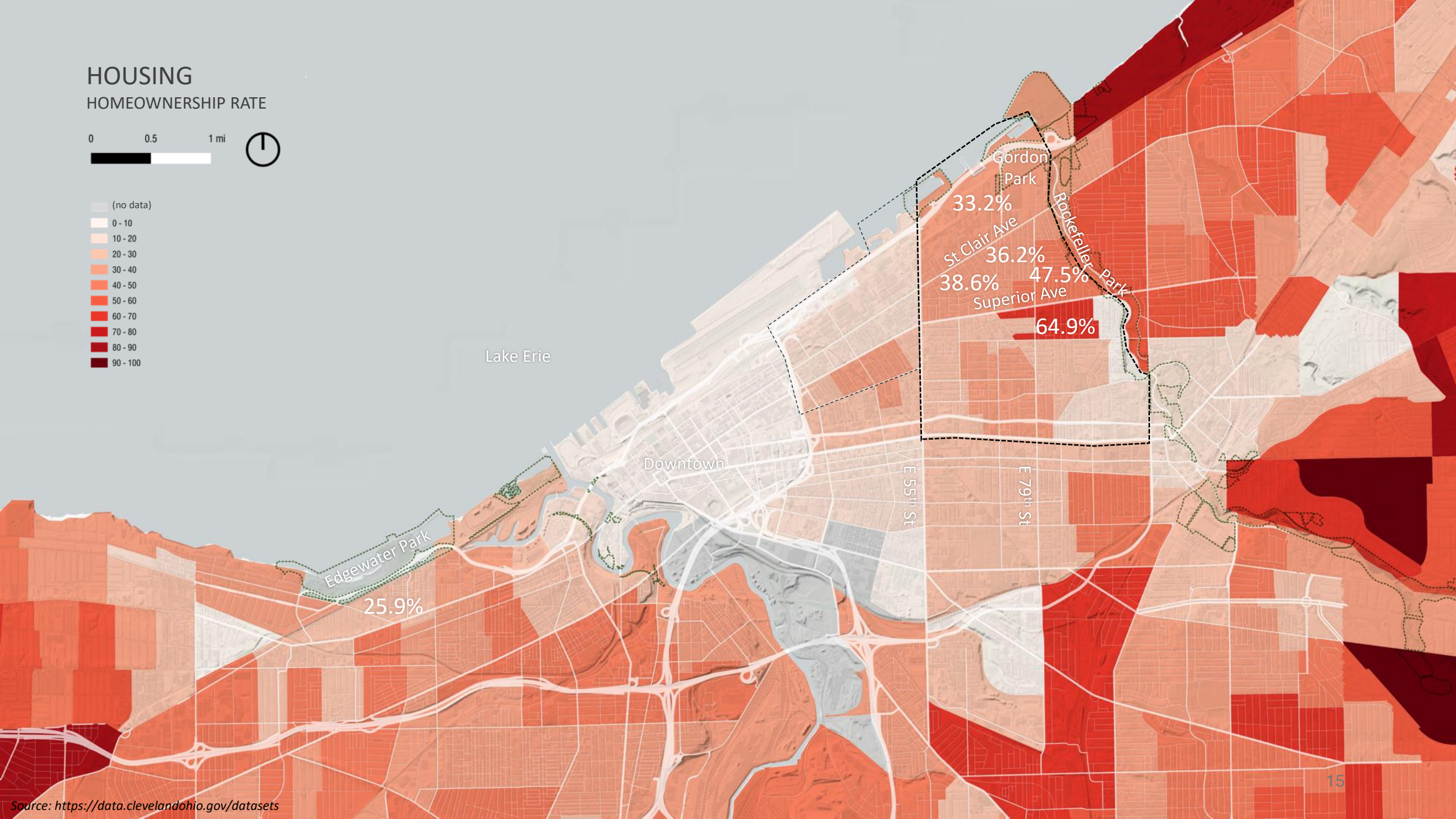
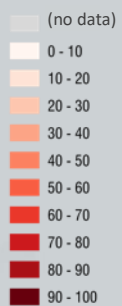
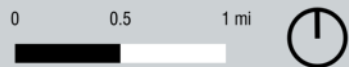


WORKPLACE



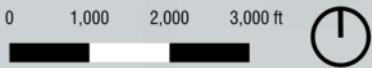
HOUSING

HOMEOWNERSHIP RATE

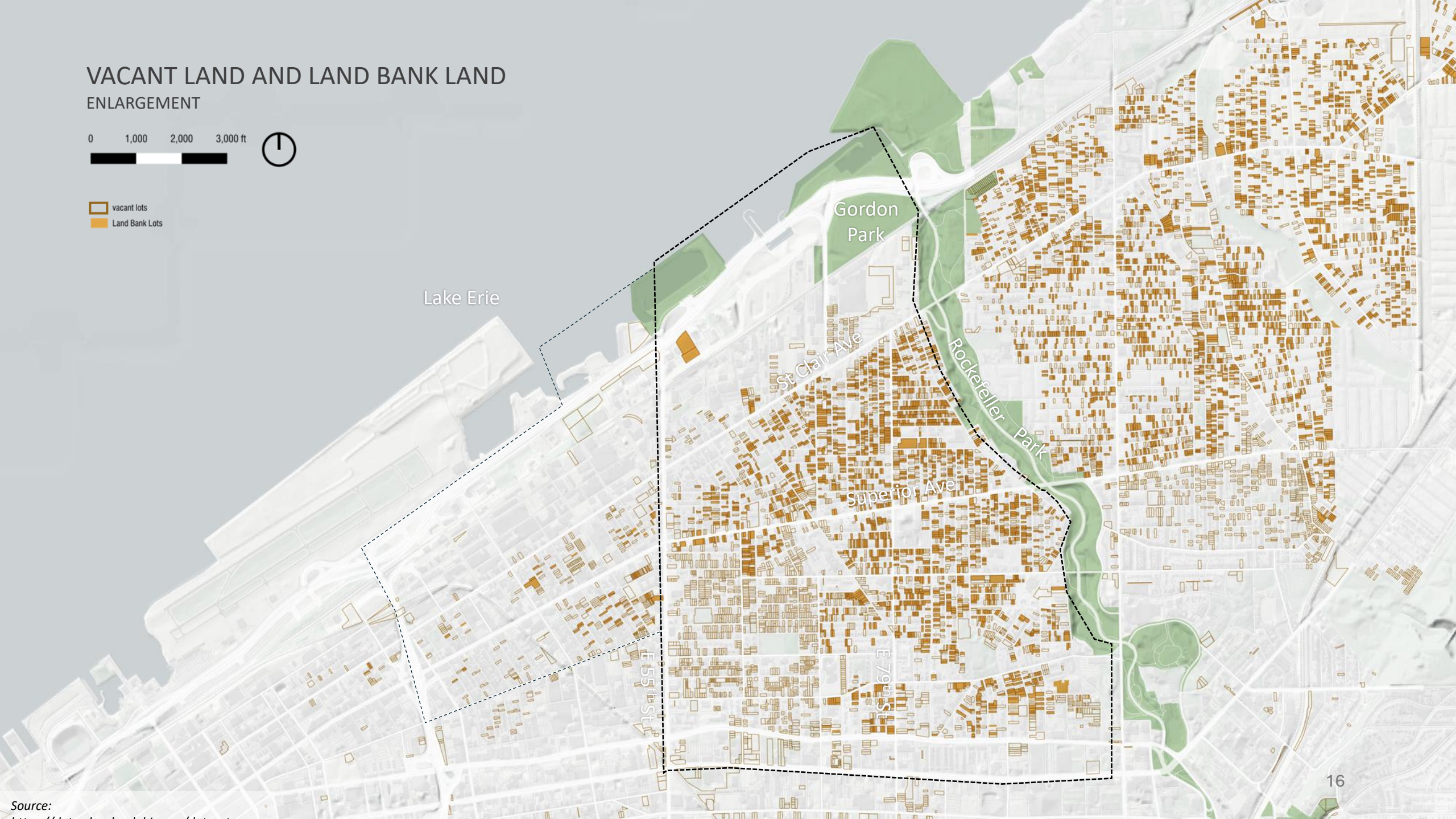


VACANT LAND AND LAND BANK LAND

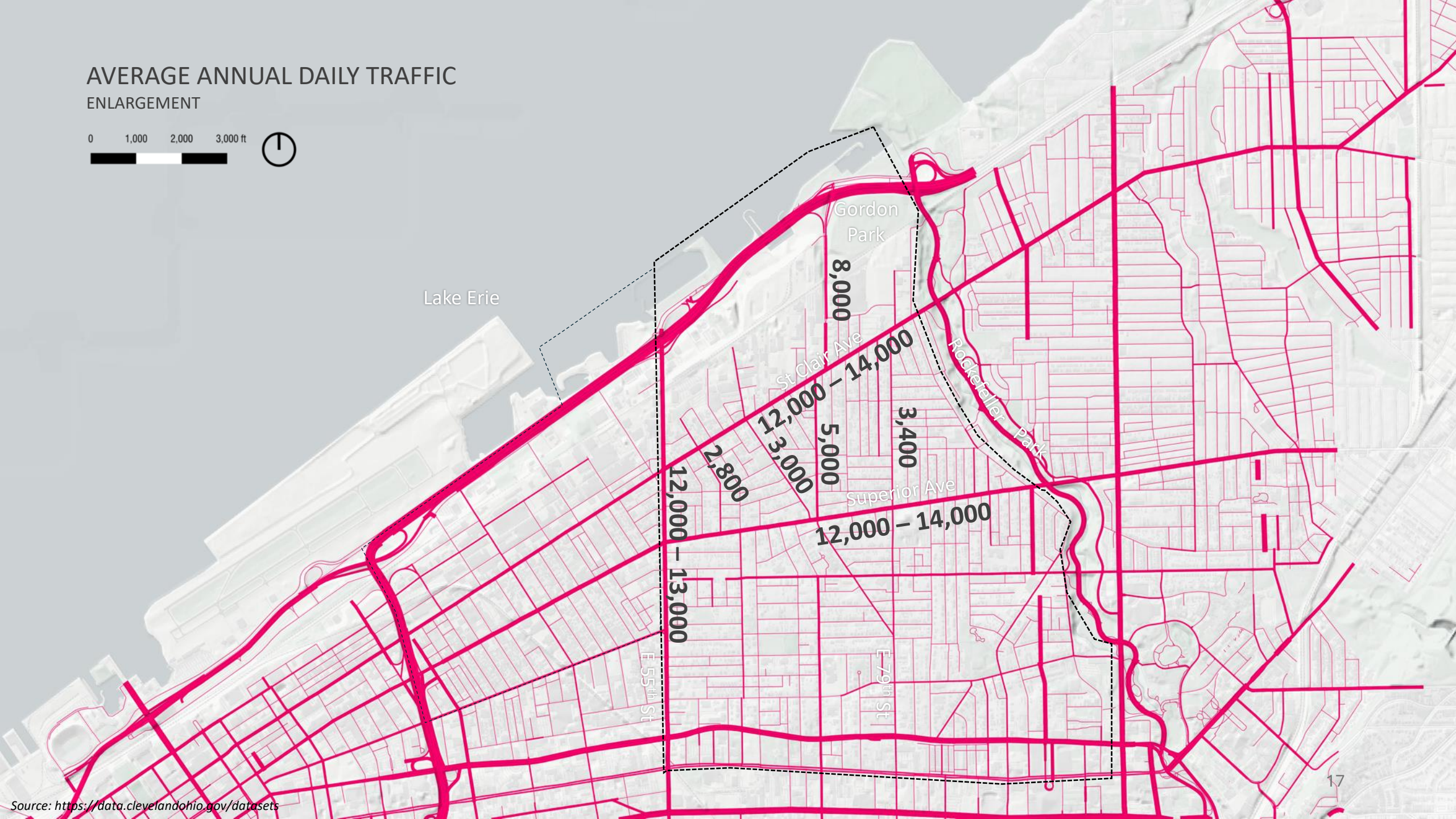
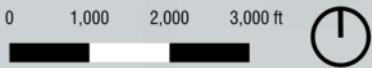
ENLARGEMENT



vacant lots
Land Bank Lots



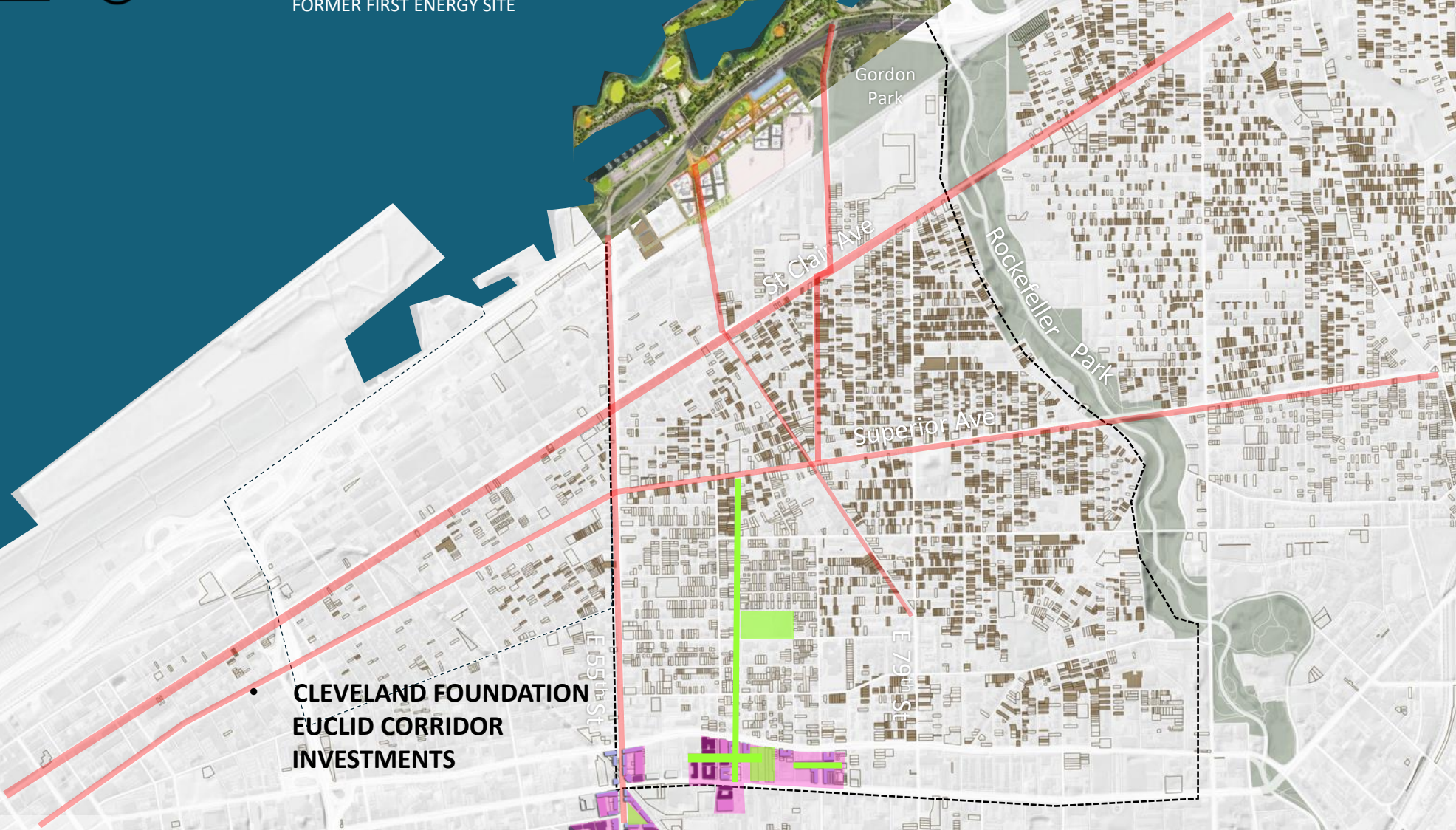
AVERAGE ANNUAL DAILY TRAFFIC
ENLARGEMENT



CURRENT PLANNING



- CHEERS SITE PLAN
 - URBAN LAND INSTITUTE’S (ULI) HINES STUDENT COMPETITION
- FORMER FIRST ENERGY SITE



- CLEVELAND FOUNDATION
EUCLID CORRIDOR
INVESTMENTS

Source:
<https://www.clevelandohio.gov/>

CHEERS SITE PLAN



URBAN LAND INSTITUTE'S (ULI) HINES STUDENT
COMPETITION
FORMER FIRST ENERGY SITE

SCS COMMUNITY BUILDING SUMMARY

OPPORTUNITIES

- Affordable and diverse area to attract new residents and businesses
- Strong location relative to major employers
- Significant development potential with good land control
- Good high-frequency public transit
- Powerful anchor institutions and amenities around which to build
- Significant synergistic investments planned

CHALLENGES

- Reverse population decline
- Improve home-ownership rate
- Shrink major streets which are oversized relative to traffic volumes
- Provide better pedestrian and bike infrastructure
- Address safety concerns
- Increase open space amenities

THE BIG IDEA

MID TOWN / CLEVELAND FOUNDATION

CLEVELAND STATE UNIVERSITY

**CLEVELAND'S HISTORIC
LEAGUE PARK**

E 66th St

**GORDON PARK AND
WATERFRONT CHEERS PLANNING**

ST CLAIR SUPERIOR: CONTEXT

WEST GATEWAY

Historic crossroads
Frontage @ intersection
Future civic/anchor
Food & beverage
Traffic volume

CIVIC CROSSROADS

Community institutions
Potential future civic/ library
Residential:
Mid-density apts (for sale
& rent)
Town houses
Infill and rehab

EAST GATEWAY

Access to lake & park
Future police /fire
safety
Reuse industrial bldgs.:
Live/work lofts
Mid-density apts (for
sale & rent)
Townhouses
Infill and rehab

ST CLAIR AVENUE FOCUS

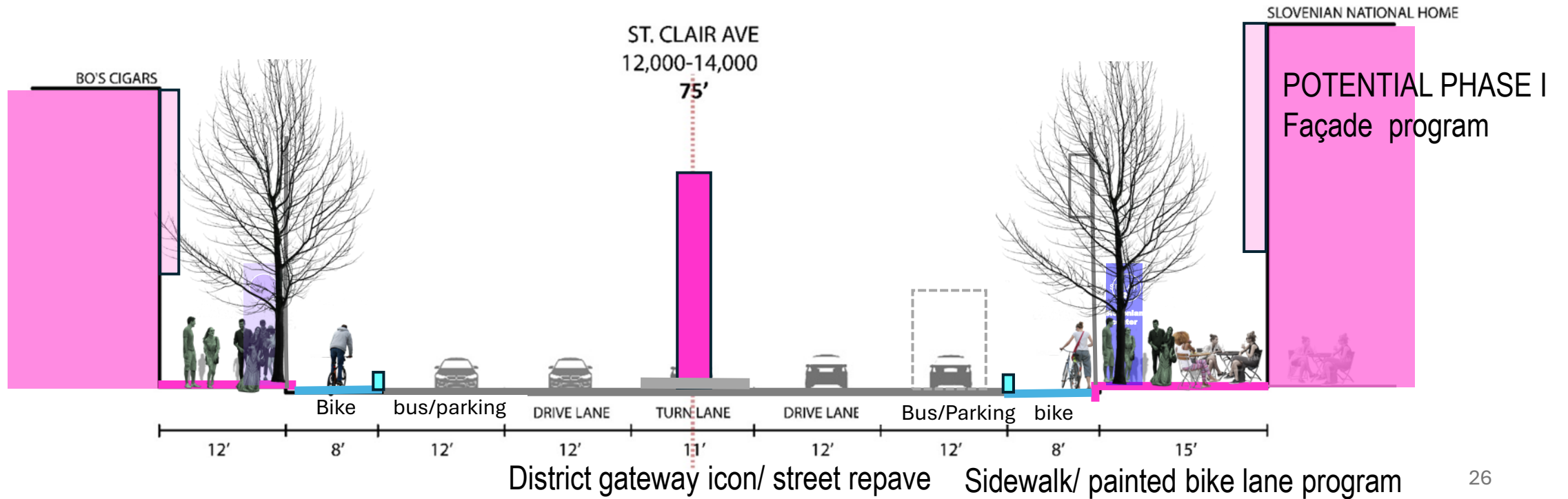
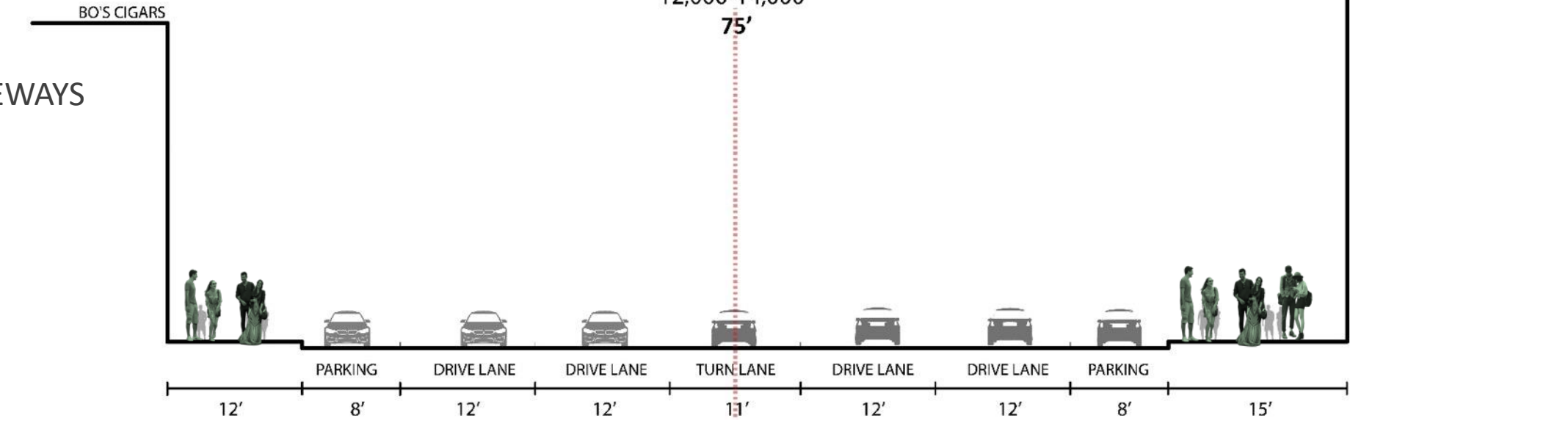
ST CLAIR SUPERIOR: THE BIG IDEA

INFRASTRUCTURE

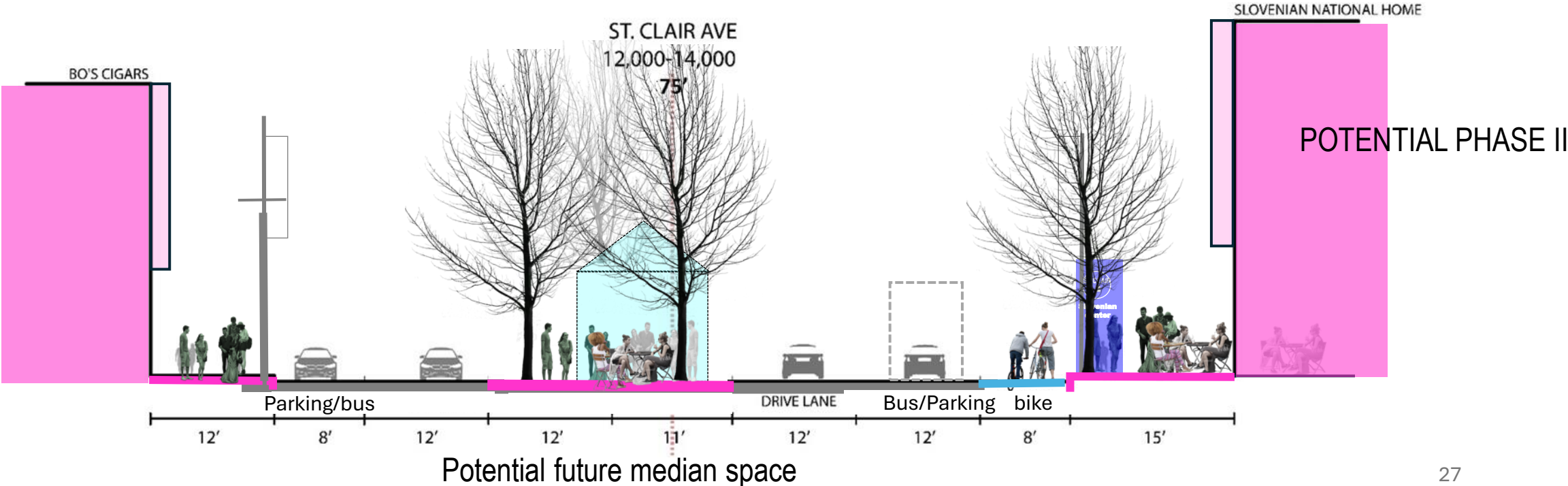
INFRASTRUCTURE

St. Clair Avenue

GATEWAYS



CROSSROADS





SIDEWALK + BIKEWAY
IMPROVEMENTS
ST CLAIR @ ADDISON
LOOKING WEST



ST CLAIR @ ADDISON
LOOKING EAST



EXTENDED SIDEWALK OPTION

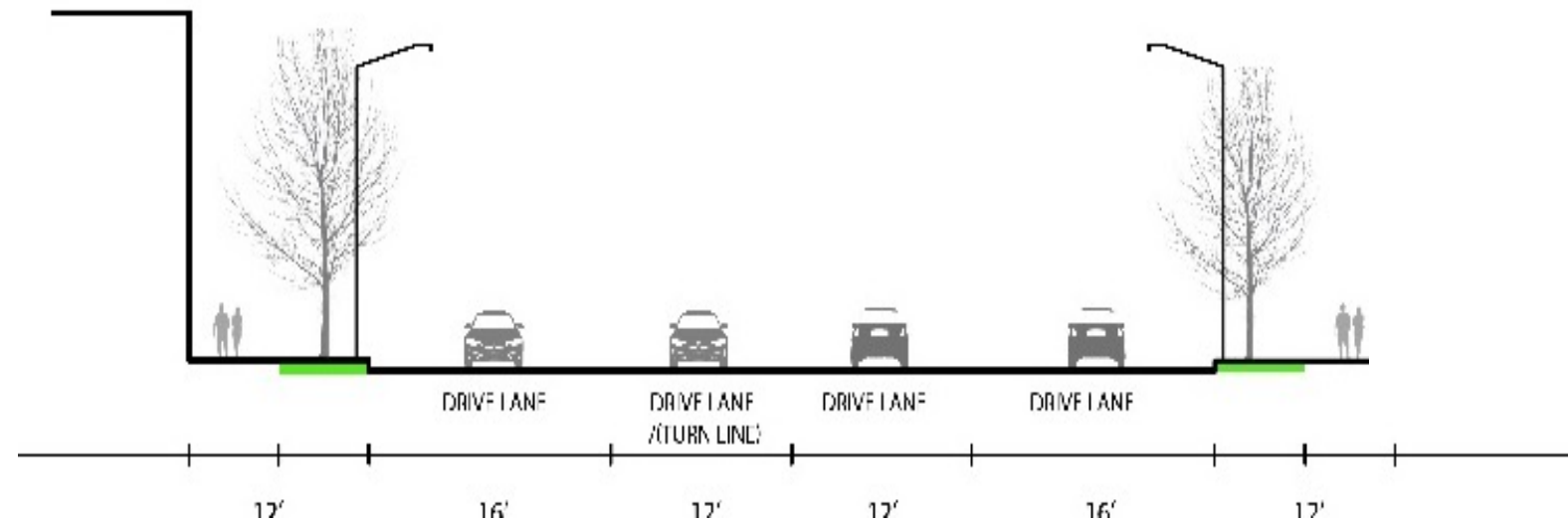


WIDENED SIDEWALK
WITH BIKEWAY
ST CLAIR @ ADDISON
LOOKING WEST



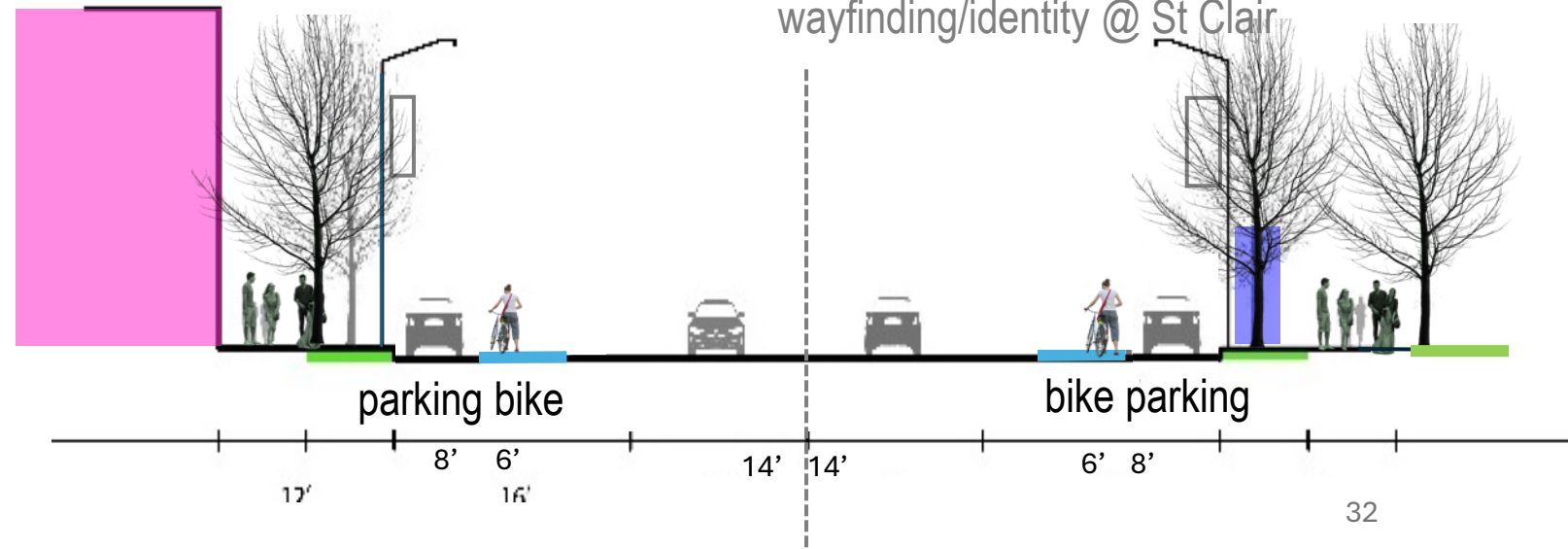
ST CLAIR @ ADDISON
LOOKING EAST

INFRASTRUCTURE
55th Street
City-led



Reinforce existing tree line when possible.

Banner along length and district
wayfinding/identity @ St Clair





@ 55th LOOKING NORTH

5TH ANNUAL St Clair WATER FRONT RACE

5TH ANNUAL St Clair WATER FRONT RACE

5TH ANNUAL St Clair WATER FRONT RACE

5TH ANNUAL St Clair WATER FRONT RACE

LAKE ERIE WATERFRONT PARK
↑

@ 55th LOOKING NORTH



1274 E 55th St

55th St

5TH
ANNUAL
St Clair
WATER
FRONT
RACE

5TH
ANNUAL
St Clair
WATER
FRONT
RACE

5TH
ANNUAL
St Clair
WATER
FRONT
RACE

5TH
ANNUAL
St Clair
WATER
FRONT
RACE

5TH
ANNUAL
St Clair
WATER
FRONT
RACE

LAKE ERIE
WATERFRONT
PARK



@ 55th LOOKING NORTH

© 2025 Google

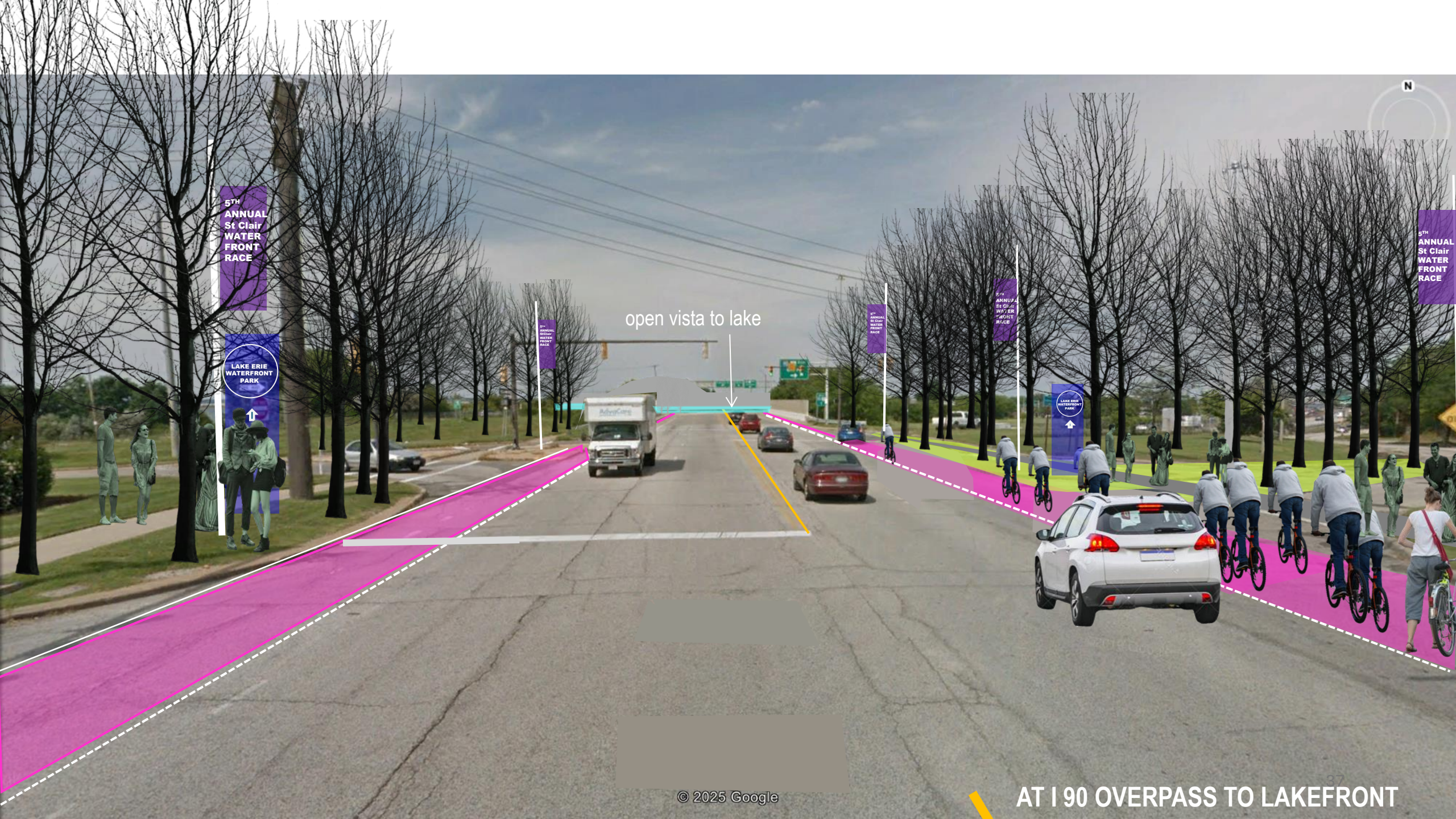
35
Google Earth

Report a problem



open vista to lake





5TH ANNUAL
St Clair
WATER
FRONT
RACE

LAKE ERIE
WATERFRONT
PARK



5TH ANNUAL
St Clair
WATER
FRONT
RACE

5TH ANNUAL
St Clair
WATER
FRONT
RACE

5TH ANNUAL
St Clair
WATER
FRONT
RACE

LAKE ERIE
WATERFRONT
PARK



5TH ANNUAL
St Clair
WATER
FRONT
RACE

open vista to lake





open vista to lake

5TH ANNUAL
St Clair
WATER
FRONT
RACE

LAKE ERIE
WATERFRONT
PARK
↑

5TH
ANNUAL
St Clair
WATER
FRONT
RACE

LAKE ERIE
WATERFRONT
PARK
↑

INFRASTRUCTURE

72nd Street



**EAST GATEWAY DISTRICT
72ND STREET
LOOKING NORTH**



New west /east street and townhouse residential

5TH ANNUAL
St Clair
WATER
FRONT
RACE

5TH ANNUAL
St Clair
WATER
FRONT
RACE

EAST GATEWAY DISTRICT
72ND STREET
LOOKING NORTH



CLUB AMPHITHEATRE
ST. CLAIR
WATERFRONT
FACE

EAST GATEWAY DISTRICT
72ND STREET
LOOKING NORTH



open vista to lake and marina

EAST GATEWAY DISTRICT
72ND STREET
LOOKING NORTH @ LAKEFRONT



open view to lake and marina

5TH
ANNUAL
St Clair
WATER
FRONT
RACE

5TH
ANNUAL
St Clair
WATER
FRONT
RACE

LAKE ERIE
WATERFRONT
PARK

EAST GATEWAY DISTRICT
72ND STREET
LOOKING NORTH @ LAKEFRONT



open view to lake and marina

**EAST GATEWAY DISTRICT
72ND STREET
LOOKING NORTH @ LAKEFRONT**

INFRASTRUCTURE

Façade improvements

Commission architectural study

Establish low-interest loan program



HOUSING

An aerial 3D perspective of a city grid. A central diagonal corridor is highlighted with a thick green line. Several rectangular areas are outlined in pink, and some are filled with pink or green. Green arrows originate from these areas and point towards the right side of the image, where a body of water and an airport are visible. The text 'SMALL PARCEL INFILL' is overlaid on the left side.

SMALL PARCEL INFILL

MODULAR
TOWNHOUSE
0' LOT SF ATTACHED
ADU's with owner occupied homes

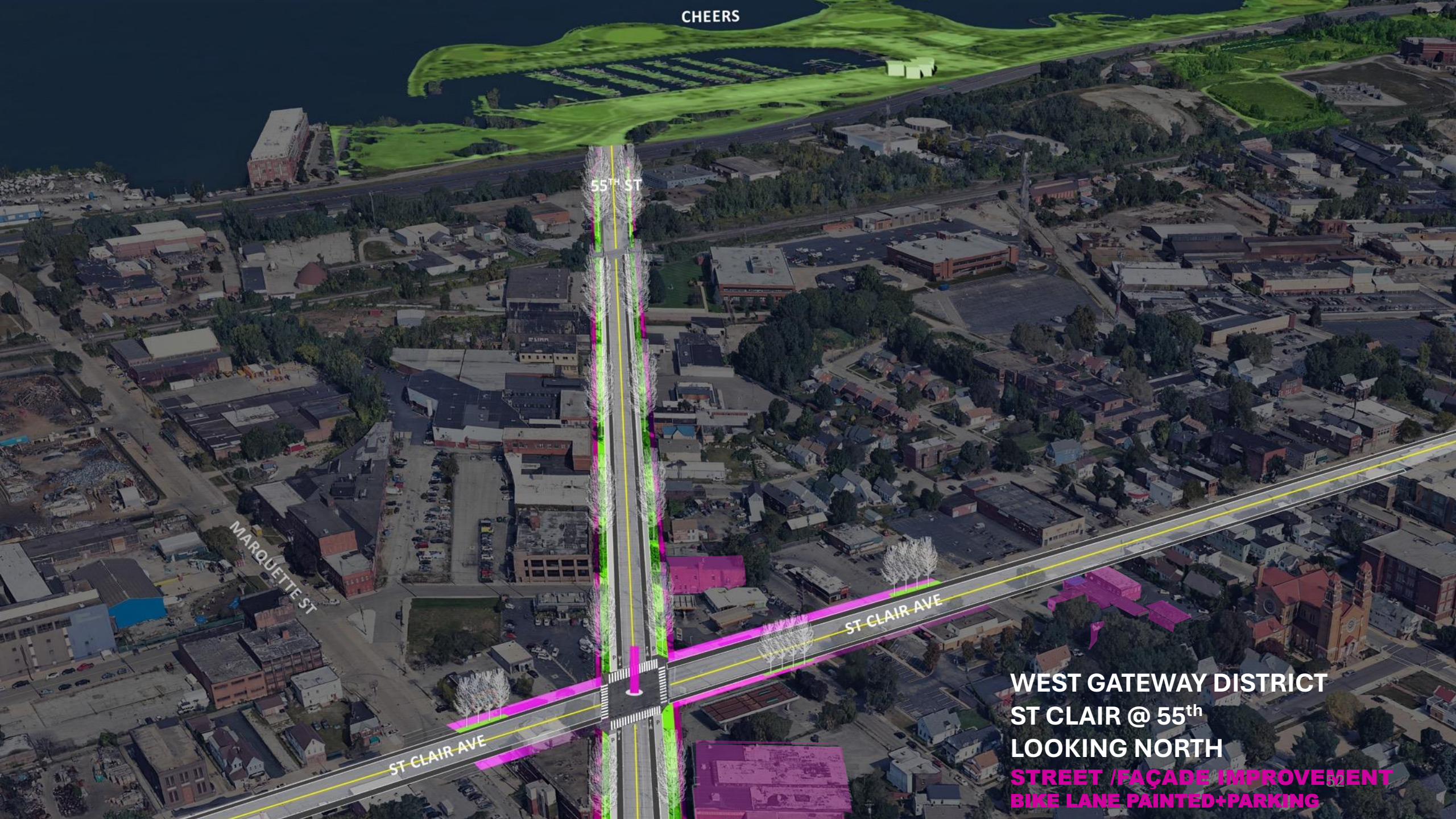
An aerial 3D perspective of a city grid. Buildings are represented as grey blocks. Several thick green lines are drawn across the grid, likely representing transit corridors or major roads. Some areas are highlighted in pink, and others in light green. A pink rectangular outline is visible in the center. A dashed green line extends from the lower right towards the right edge of the image. The city is situated near a body of water on the right side, with an airport visible in the distance.

MEDIUM-SIZE LOTS
MIXED USE RESIDENTIAL
GROUND FLOOR COMMERCIAL
WITH LOFTS/APTS OVER 3-4 FLOORS



WEST GATEWAY DISTRICT
ST CLAIR @ 55th LOOKING NORTH

CHEERS



MARQUETTE ST

55th ST

ST CLAIR AVE

ST CLAIR AVE

WEST GATEWAY DISTRICT
ST CLAIR @ 55th
LOOKING NORTH

STREET /FAÇADE IMPROVEMENT
BIKE LANE PAINTED+PARKING

CHEERS



MARQUETTE ST

55th ST

ST CLAIR AVE

ST CLAIR AVE

WEST GATEWAY DISTRICT
ST CLAIR @ 55th
LOOKING NORTH
BIKE LANE PAINTED+PARKING
& HOUSING



ST CLAIR @ ADDISON LANE LOOKING NORTH



ST CLAIR @ ADDISON LANE
LOOKING NORTH



ST CLAIR @ ADDISON LANE
LOOKING NORTH

ADDISON LANE LOOKING NORTH



**CIVIC SQUARE DISTRICT
ST CLAIR @ ADDISON LANE
LOOKING NORTH**

ACCOMMODATION POTENTIAL

EXAMPLE:

77,400 gsf @ 3 flrs

10,200 gr fl street frontage

(storefront library, café, lobby)

67,200 gsf residential apts

(mixed income, assisted, market)

60-65 apts @ 850gsf

30 parking spaces

(surface in court)

CIVIC SQUARE DISTRICT
ST CLAIR @ ADDISON LANE
LOOKING NORTH

Google Earth

41°31'34.86" N 81°38'31.63" W elev 626 ft eye alt 1437 ft



EAST GATEWAY DISTRICT
ST CLAIR @ 72ND STREET
LOOKING NORTH



CHEERS

72ND ST

ST CLAIR AVE

ST CLAIR AVE

EAST GATEWAY DISTRICT
ST CLAIR @ 72ND STREET
LOOKING NORTH
STREET /FAÇADE IMPROVEMENT
BIKE LANE PAINTED+PARKING



CHEERS

72ND ST

ST CLAIR AVE

EAST GATEWAY DISTRICT
ST CLAIR @ 72ND STREET
LOOKING NORTH
**BIKE LANE PAINTED+PARKING
& HOUSING**

ACCOMMODATION POTENTIAL

Mixed use infill on-street lofts

- 3,000 gsf street level commercial/work space
- 40,800 gsf residential lofts (approx. 40 @ 1000/gsf)
- 24 parking @ gr. floor interior

Prototype single-family infill

Detached sf with detached accessory dwelling unit/garage @ 30' lots
7-9 sf homes approx.
4-6 accessory dwelling apts



**EAST GATEWAY DISTRICT
ST CLAIR @ 72ND STREET
LOOKING NORTH**



**EAST GATEWAY DISTRICT
72ND STREET
SOUTH**



**EAST GATEWAY DISTRICT
72ND STREET
SOUTH
Prototype single-family infill**

ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT
ANCHOR INSTITUTIONS
Police, fire, library, post office, civic organizations

CASE STUDY

NUBIAN SQUARE, ROXBURY

Roxbury was originally a farming community outside Boston

Many large estates and farmhouses still standing today

In the late 19th and early 20th centuries, public transportation and immigration made industry more profitable

Became Roxbury's commercial center and transportation hub

Dudley Station was a key node in Boston's transit system, surrounded by thriving businesses and cultural institutions.

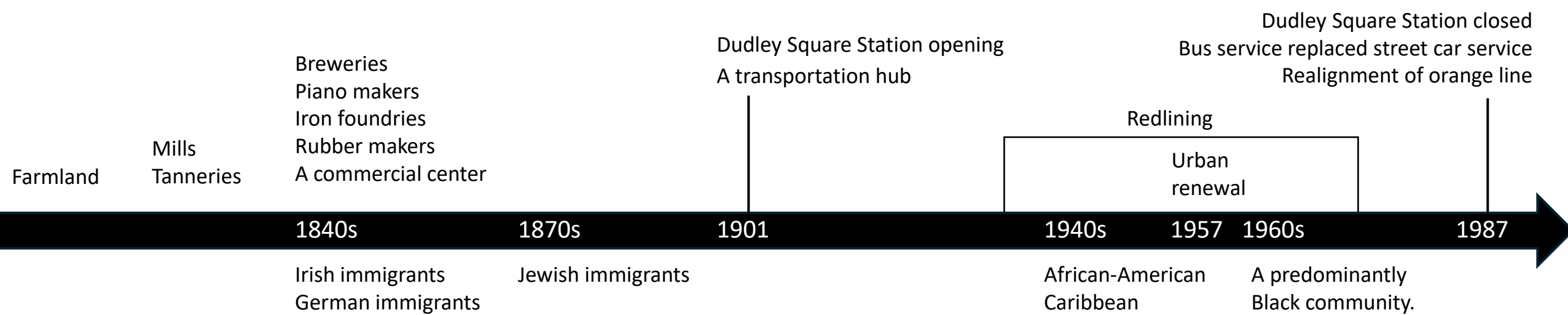
Strong Jewish and African-American roots

Originally Dudley Square—renamed in 2019

ECONOMIC DEVELOPMENT

ANCHOR INSTITUTIONS

Police, fire, library, post office, civic organizations



1839



1901



1995





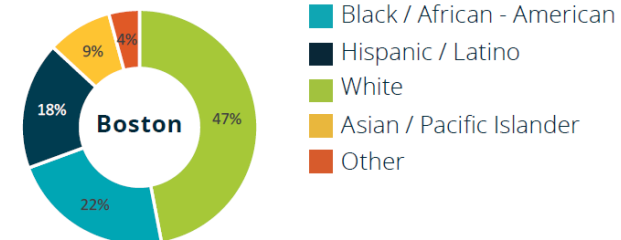
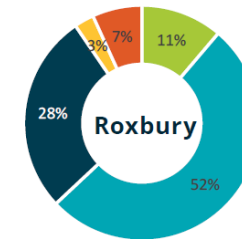
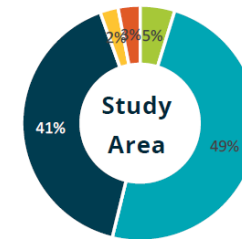
Number of People (Figure 10)

2,900 Study Area 48,450 Roxbury 617,590 Boston

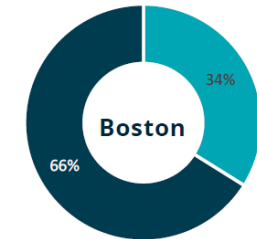
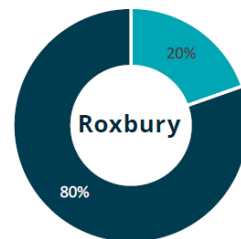
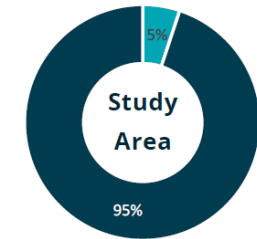
Diversity

Roxbury is the nexus of Black and African American culture in the city and throughout the region. In the Nubian Square study area, Black and African American residents represent slightly more than one-half of all residents and Hispanic residents represent another one-third. Nearly one-quarter of all residents are foreign-born, which mirrors the ratio of foreign-born residents city-wide. Neighborhood diversity remains an important community asset.

Race (Figure 11)



Occupied Housing (Figure 12)



Owner-occupied
Renter-occupied

Income - Restricted Housing (Figure 13)

73% of all existing housing in the Study Area is income-restricted affordable.

56% of all existing housing in Roxbury is income-restricted affordable.



Dudley Vision

2004



Area B2 Police Station 2012

2007



Bruce C. Bolling Municipal Building 2015



Roxbury/Boston Library renovation 2020

2020

2050

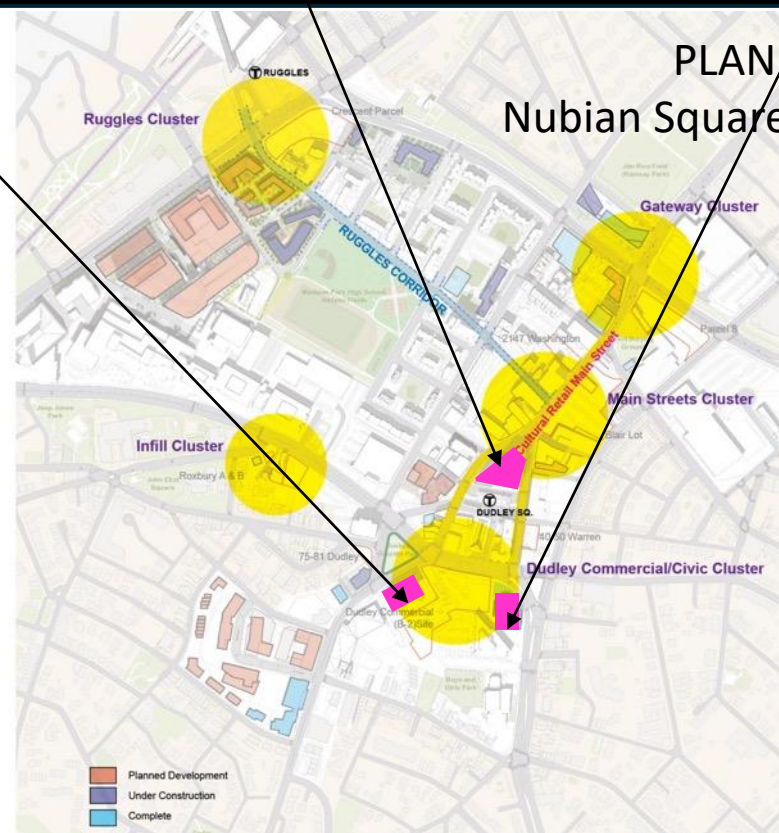
Roxbury Strategic Master Plan

OVERALL GOALS AND OBJECTIVES

Using the principles and values of the Roxbury Strategic Master Plan as context, the Plan has the following goals (sections of the Plan that discuss these goals in more detail and offer strategies to achieve these goals are listed in parenthesis):

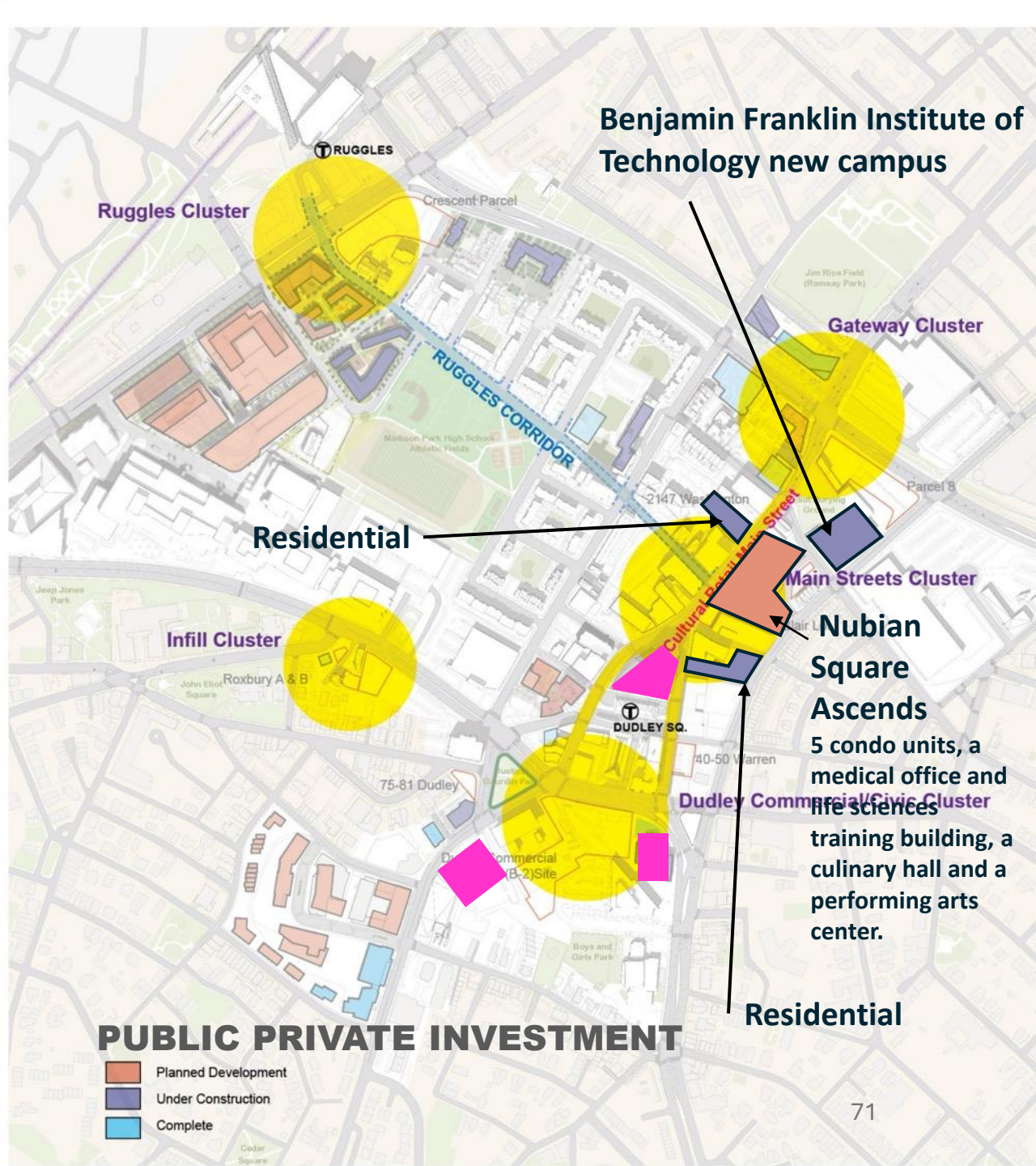
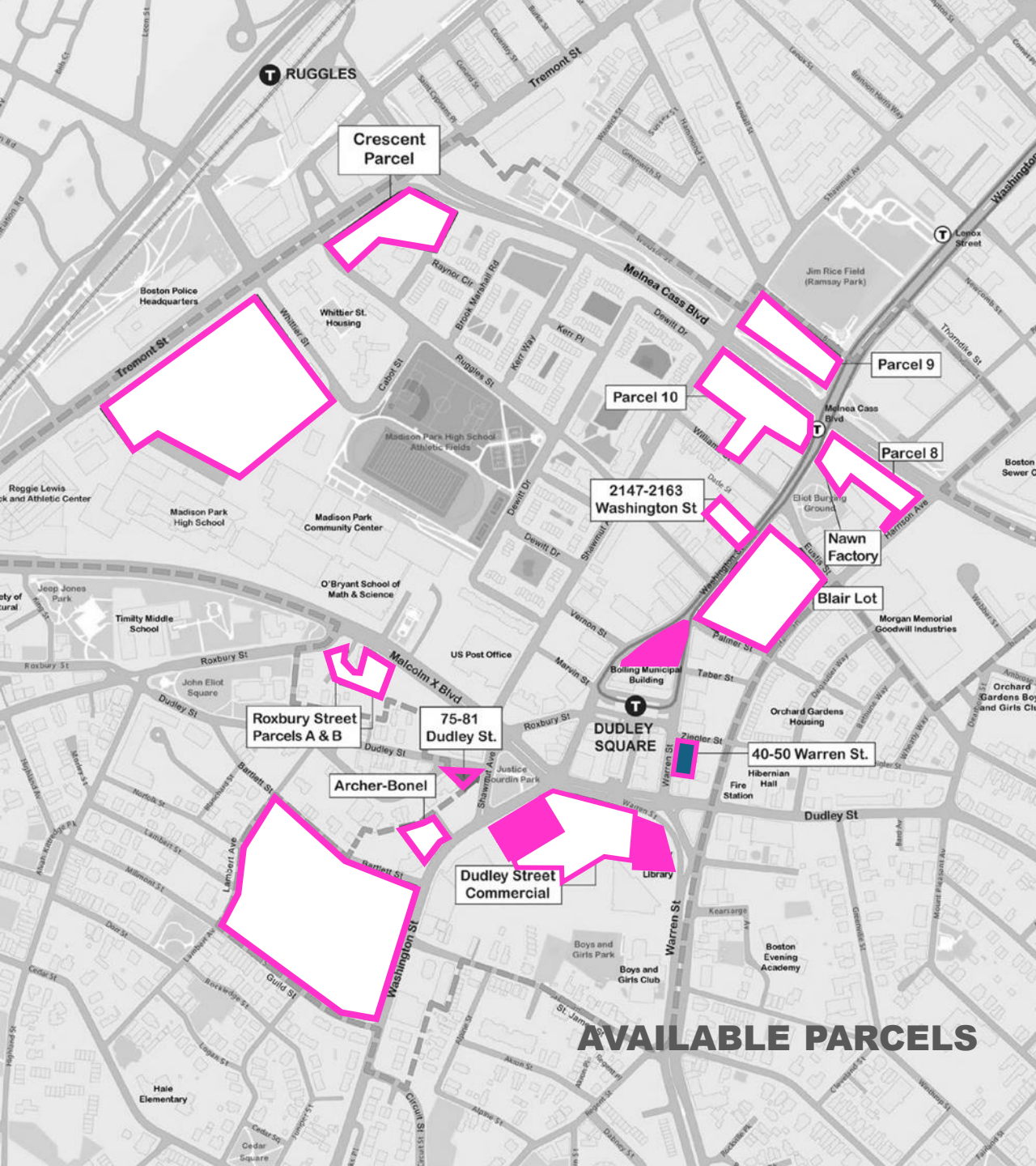
- Enhance civic life and the cultural environment in which residents participate (Arts & Cultural Heritage)
- Actively promote a sustainable and diverse economy focused on job opportunities and the creation of wealth (Economic Development & Job Creation)

- Provide a safe and convenient pedestrian, public transit and automobile transportation network (Transportation)
- Provide a wider range of housing options for residents of diverse socioeconomic and age groups (Housing)
- Create a public realm that is comfortable, lively and safe that reflects the unique physical and social character of the neighborhood (Community-Wide Urban Design Recommendations)
- Enhance community participation and empowerment and increase the accountability of various groups and entities to the Roxbury community; including institutions, government agencies and businesses (Implementation)



PLAN: Nubian Square

**A COMMERCIAL HUB
RE-EMERGES**
Nubian Square is envisioned as a vibrant commercial hub, with a focus on small businesses, arts venues, and nightlife.



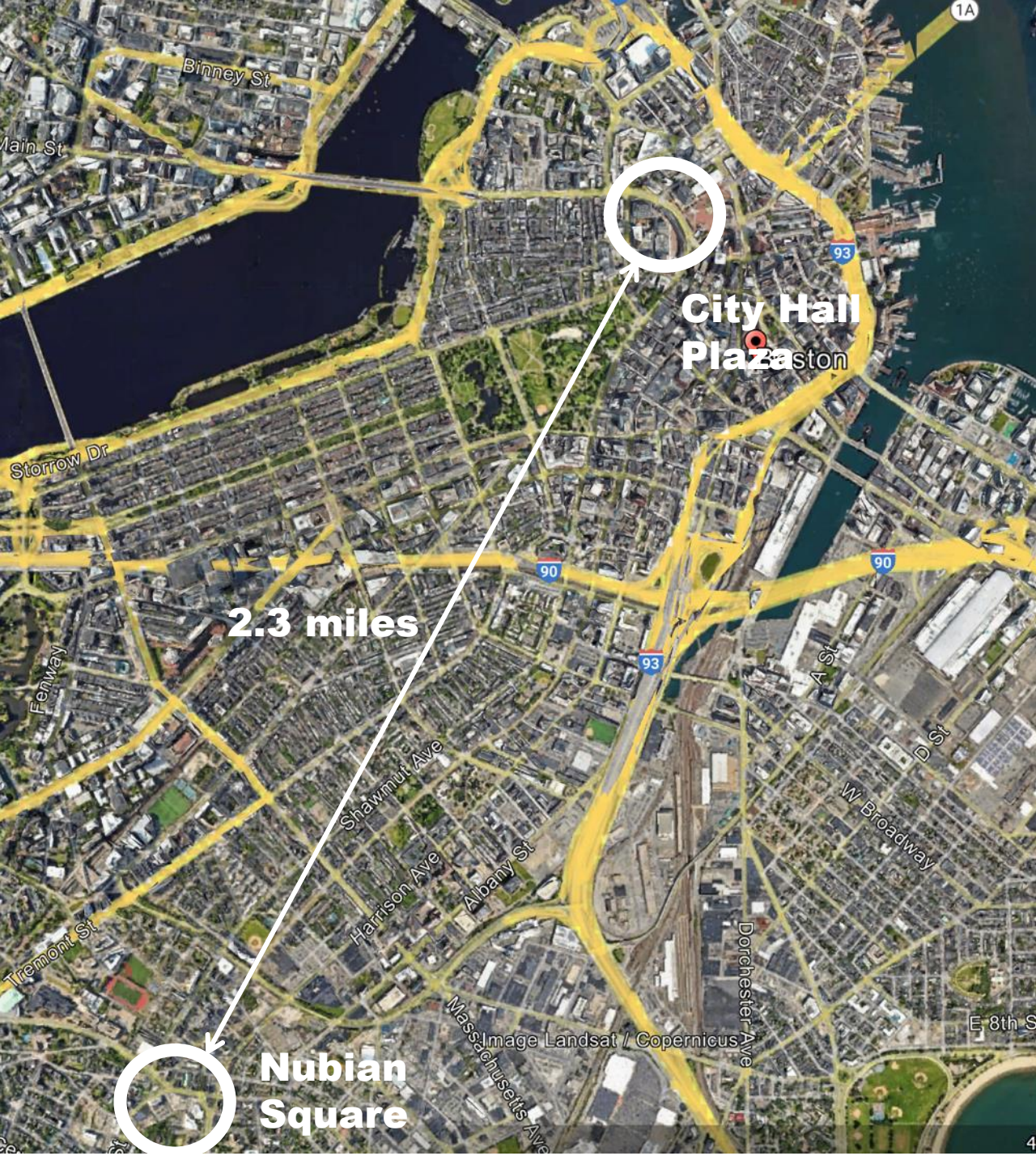
Benjamin Franklin Institute of Technology new campus

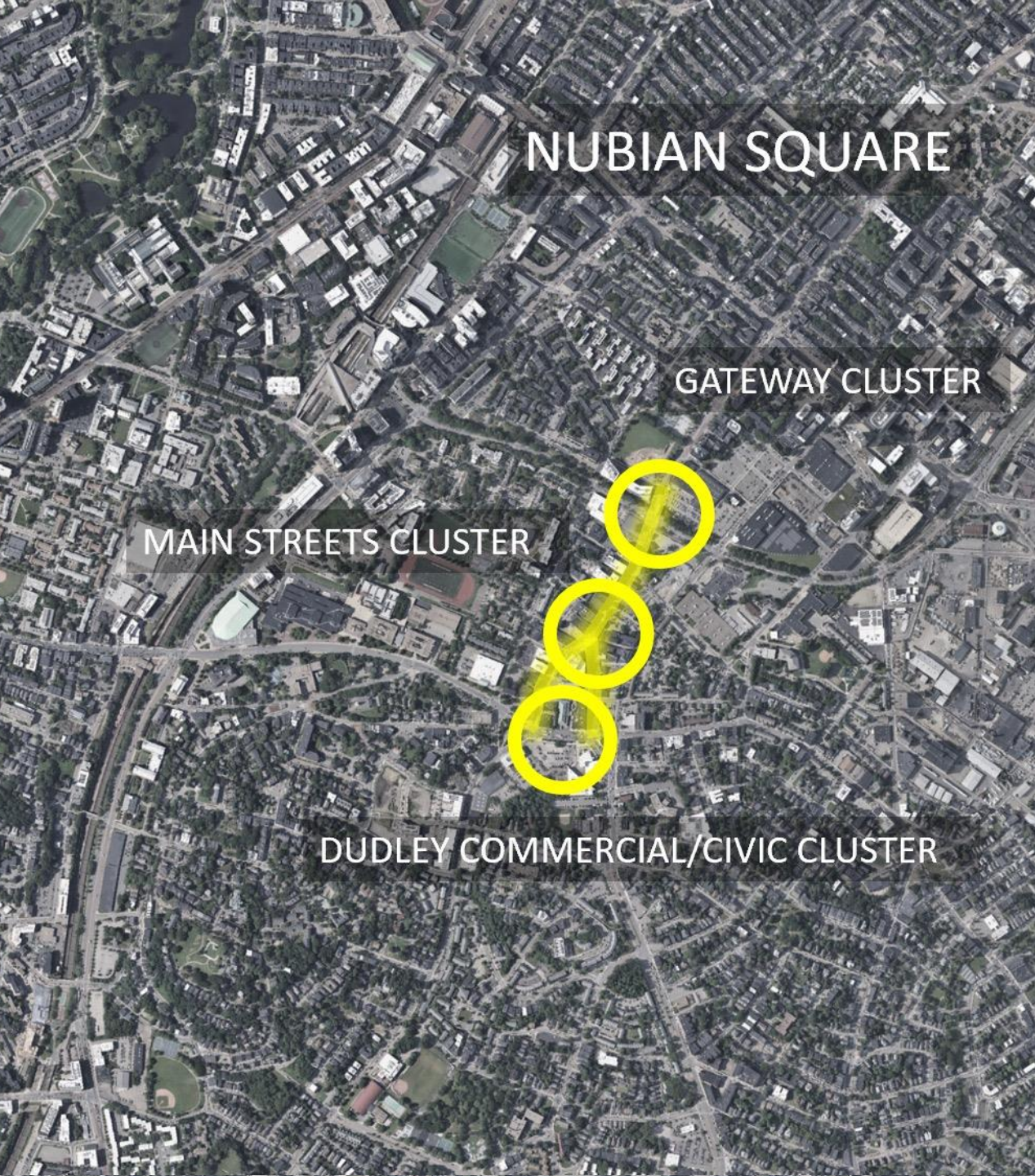
Residential

Nubian Square Ascends

5 condo units, a medical office and life sciences training building, a culinary hall and a performing arts center.

Residential





CIVIC AND ANCHOR INSTITUTIONS

Potential sites

WEST GATEWAY

Civic anchor non-profit(s),
bank, post office

CIVIC CROSSROADS

school, recreation, municipal / community center / library
assisted living

EAST GATEWAY

fire, police, safety
community arts

PRINCIPLES

An aerial photograph of Cleveland, Ohio, showing the city's layout and surrounding areas. Overlaid on the image are various planning elements: a purple rectangular area in the center-left, a green rectangular area in the center-right, and a green dashed line running diagonally from the top center to the bottom right. Labels for 'CLEVELAND FOUNDATION', 'CLEVELAND STATE UNIVERSITY', 'LEAGUE PARK', and 'GORDON PARK AND WATERFRONT CHEERS PLANNING' are placed near their respective locations. The text 'PRINCIPLES' and 'STRATEGIES' are prominently displayed on the left side of the image.

PRINCIPLES

1. Target near- and mid-term investments in specific areas
2. Modernize public infrastructure
3. Strengthen the district's visual identity
4. Preserve the district's existing building scale
5. Protect and support current residents and entrepreneurs

STRATEGIES

1. Focus on infrastructure, housing, and economic development
2. Secure a local anchor institution
3. Provide small low-interest loans through local funding sources
4. Prioritize street and façade improvements

GORDON PARK AND
WATERFRONT CHEERS PLANNING

MID TOWN / CLEVELAND FOUNDATION

CLEVELAND STATE UNIVERSITY

**CLEVELAND'S HISTORIC
LEAGUE PARK**

E 65th St

**GORDON PARK AND
WATERFRONT CHEERS PLANNING**

ST CLAIR SUPERIOR: THE FUTURE