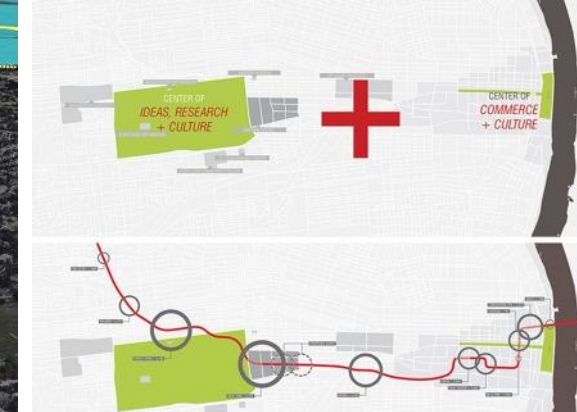
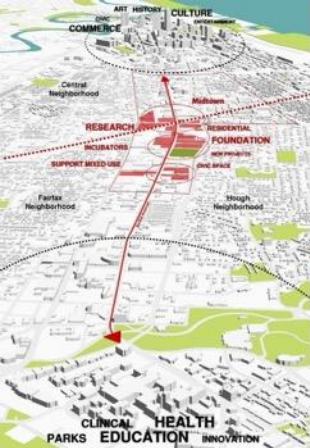
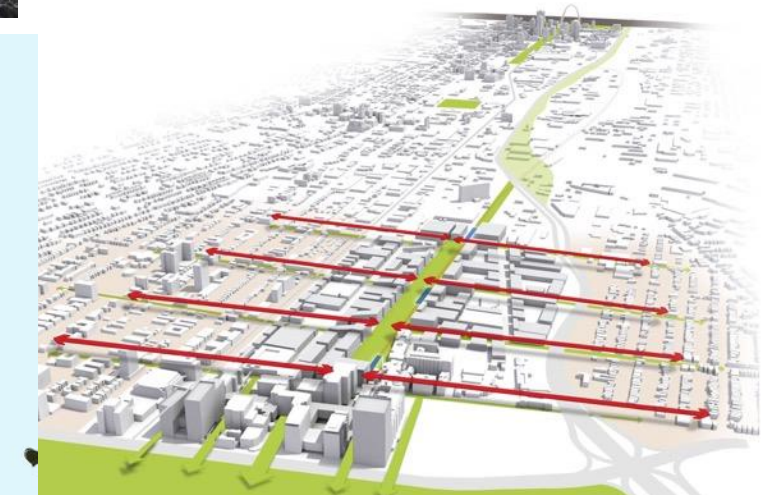


ST. CLAIR SUPERIOR COMMUNITY BUILDING PROJECT
Jack, Joseph and Morton Mandel Foundation
St. Clair Superior Community Development Corporation

DUMONTJANKS
June 2025



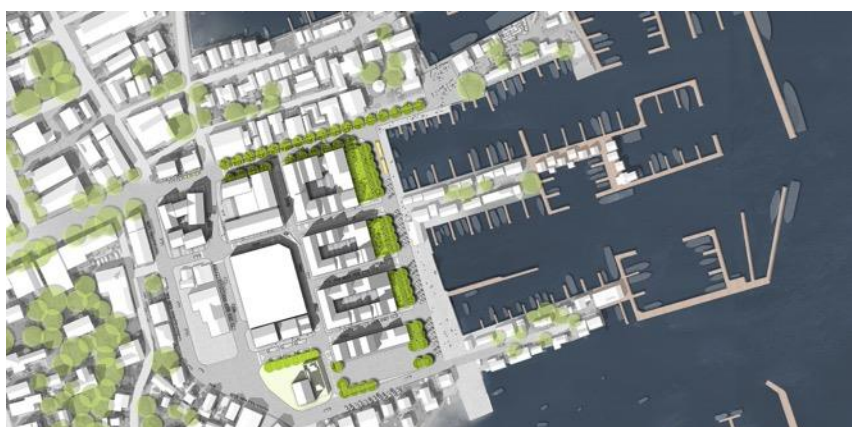
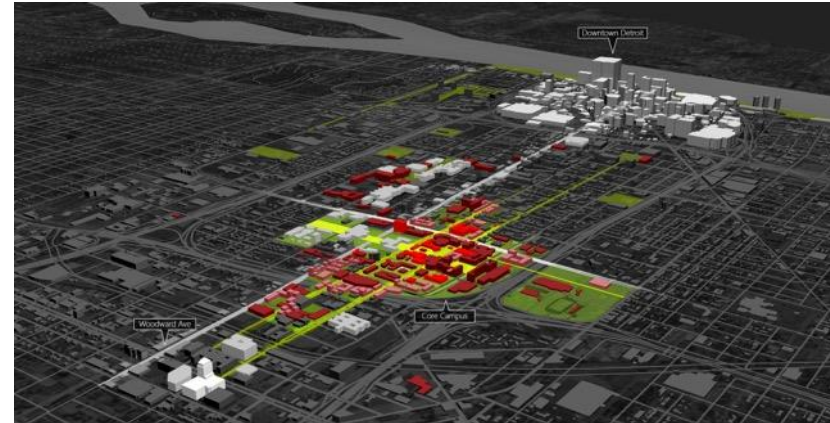
Proposed Plan & Node 1



CLEVELAND PHASE I

BOSTON

ST. LOUIS



NEIGHBORHOODS

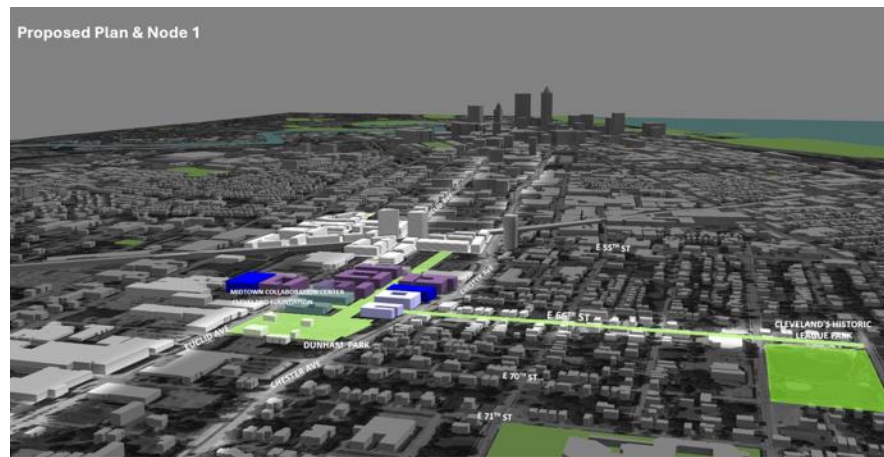
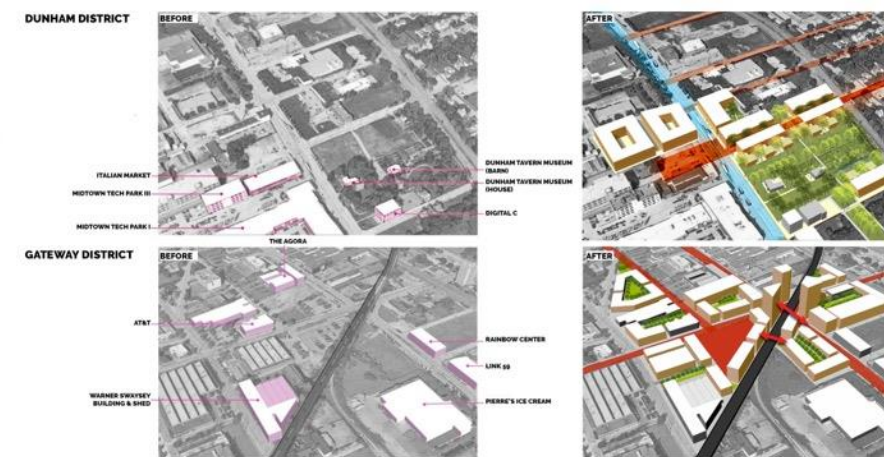
GAINESVILLE

DETROIT

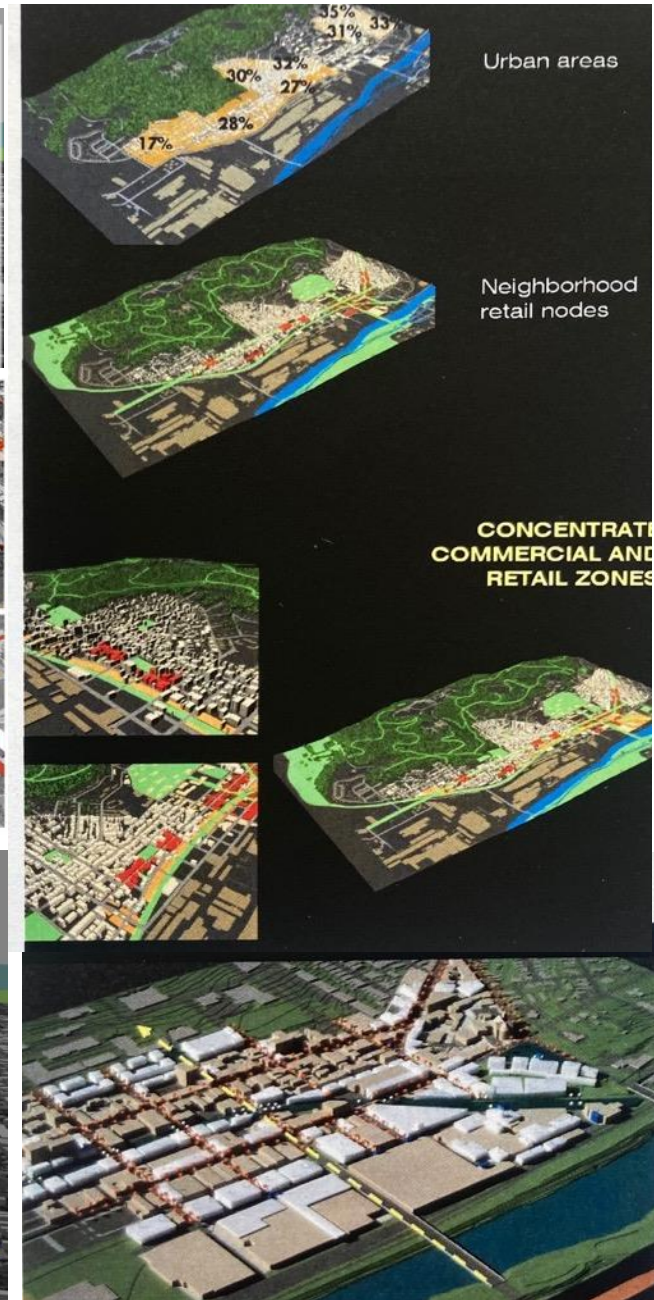
DUMONTJANKS URBAN ENVIRONMENTS



CAMBRIDGE



CLEVELAND PHASE II



BETHLEHEM REVITALIZATION

ST. CLAIR SUPERIOR COMMUNITY BUILDING PROJECT
THE KEY QUESTION: **ARE WE IN THE RIGHT PLACE?**

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



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

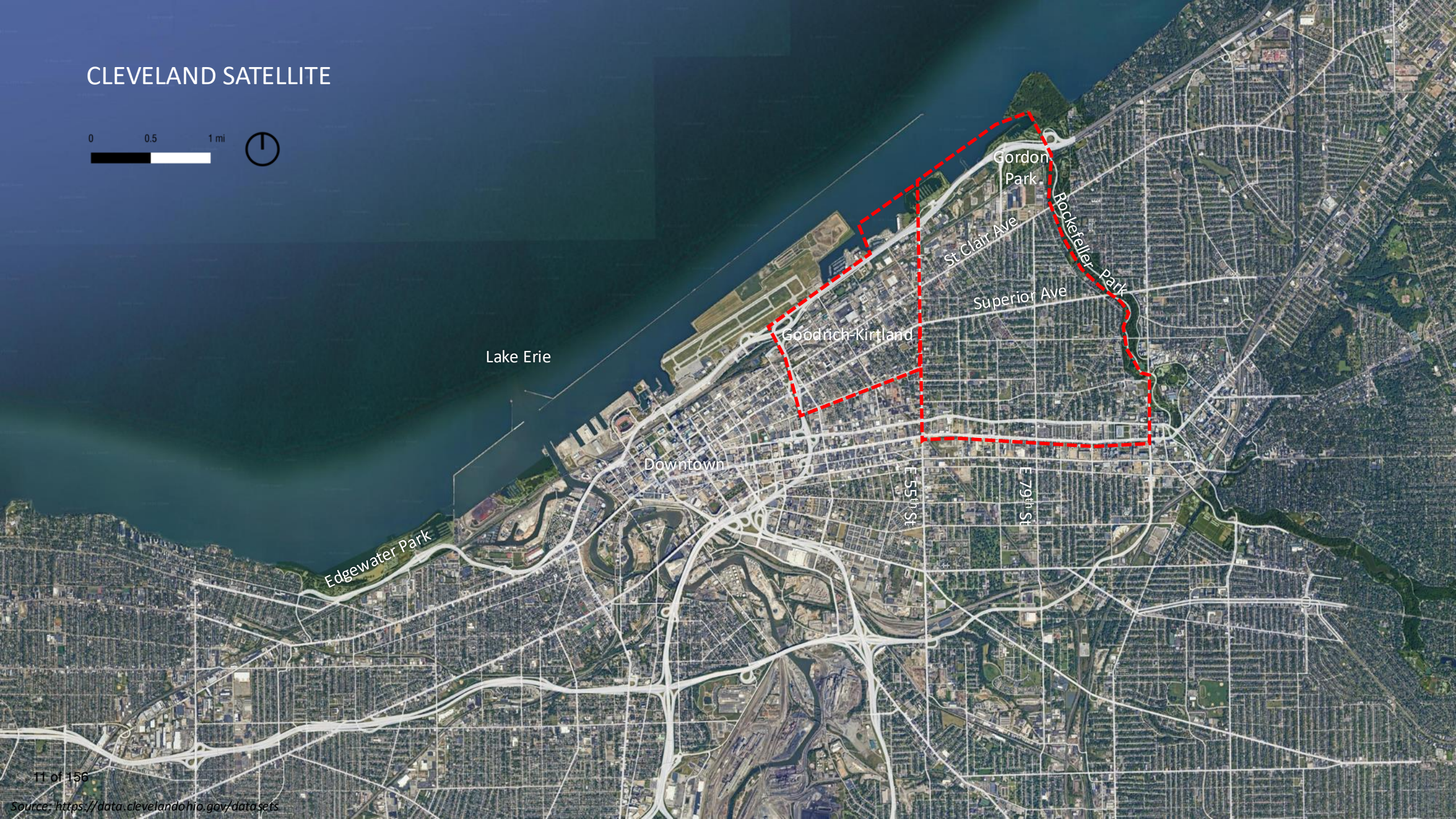
Perceptions and realities of safety concerns

Invest in people as well as places

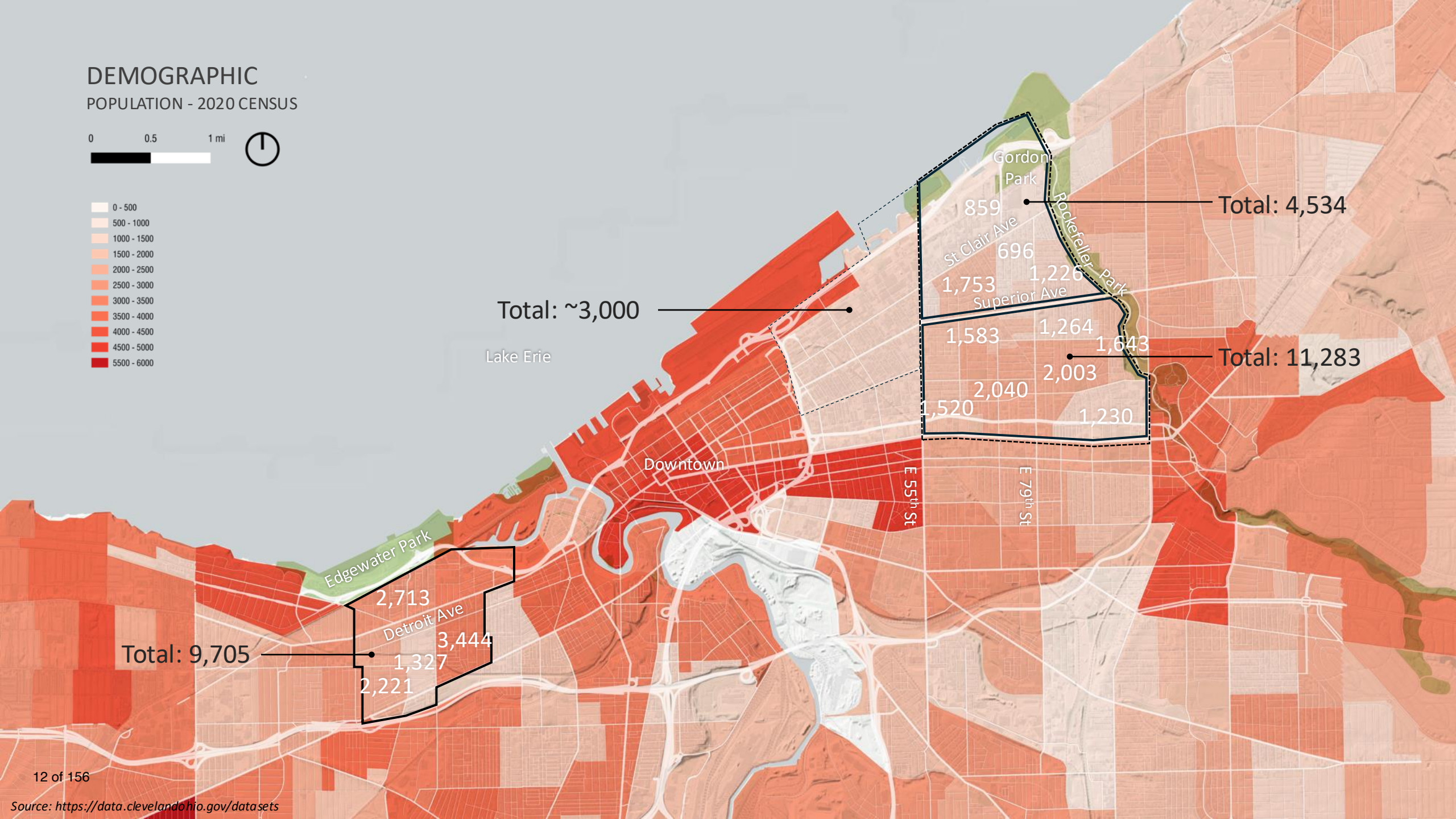
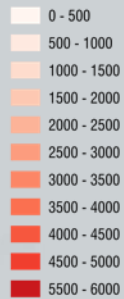
How do we communicate our story?

ANALYSIS

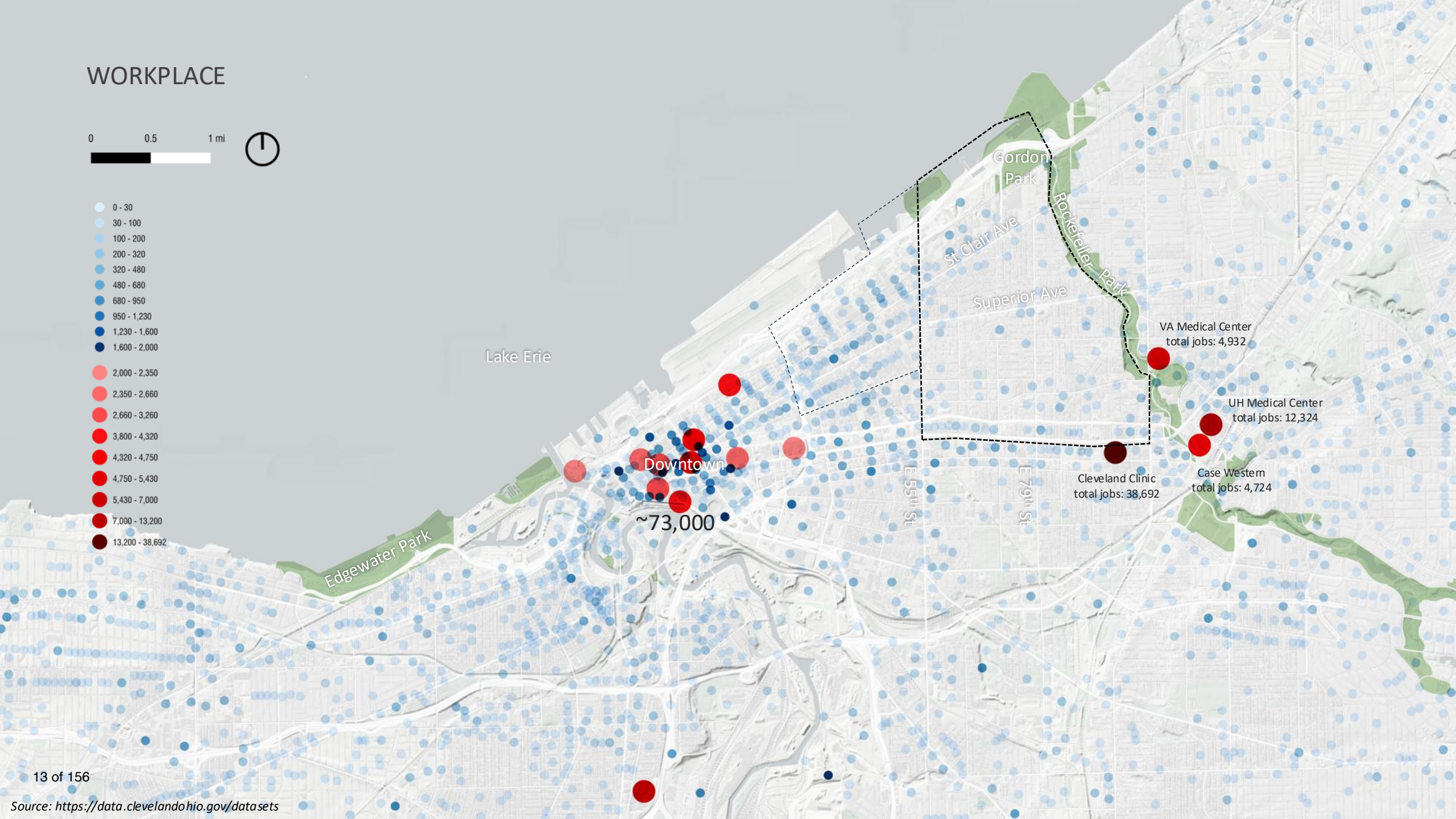
CLEVELAND SATELLITE



DEMOGRAPHIC
POPULATION - 2020 CENSUS

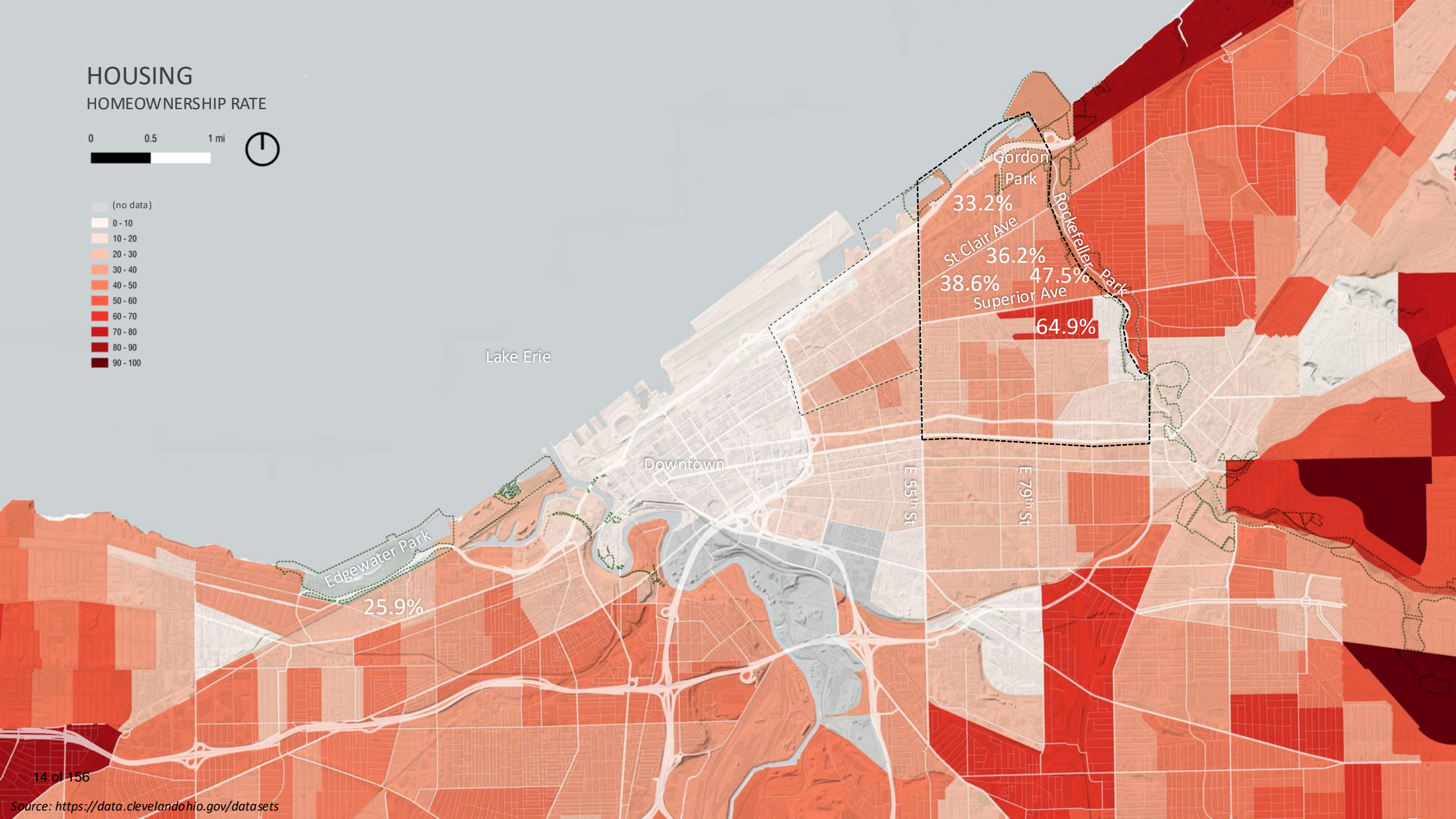
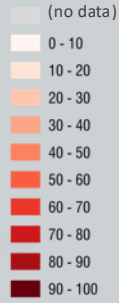


WORKPLACE



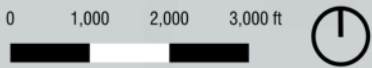
HOUSING

HOMEOWNERSHIP RATE

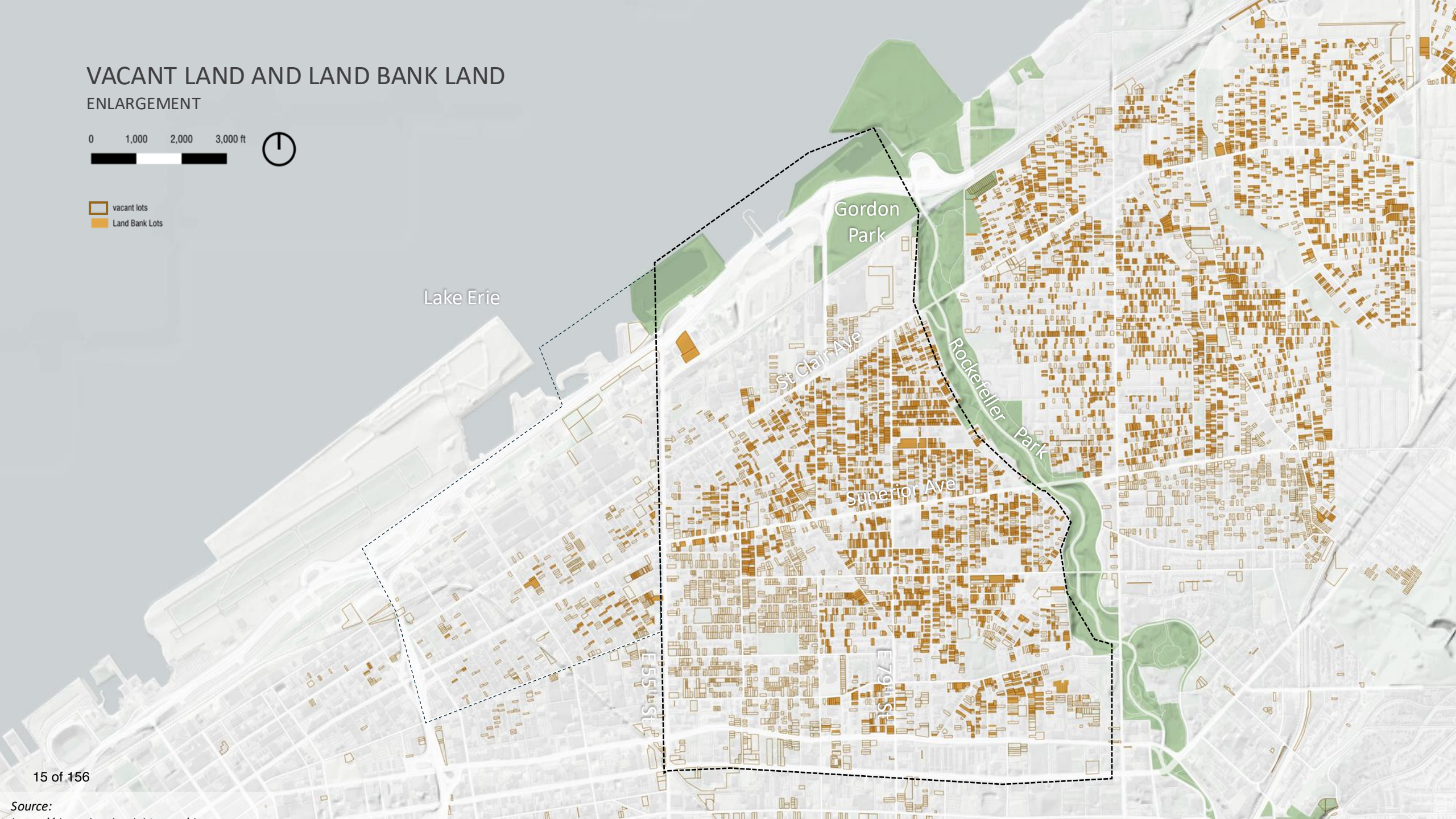


VACANT LAND AND LAND BANK LAND

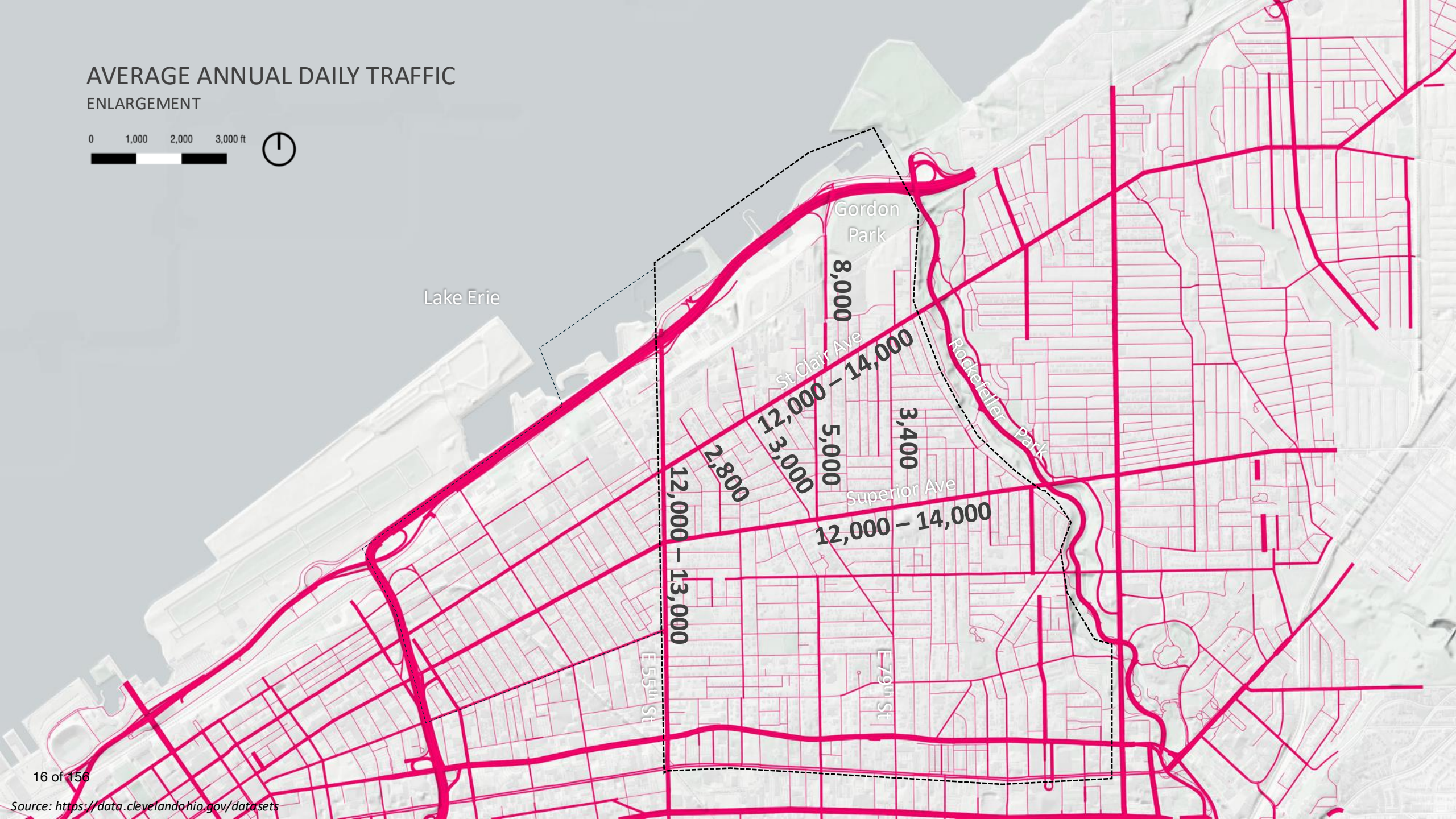
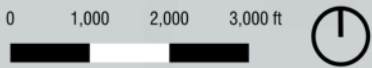
ENLARGEMENT



vacant lots
Land Bank Lots



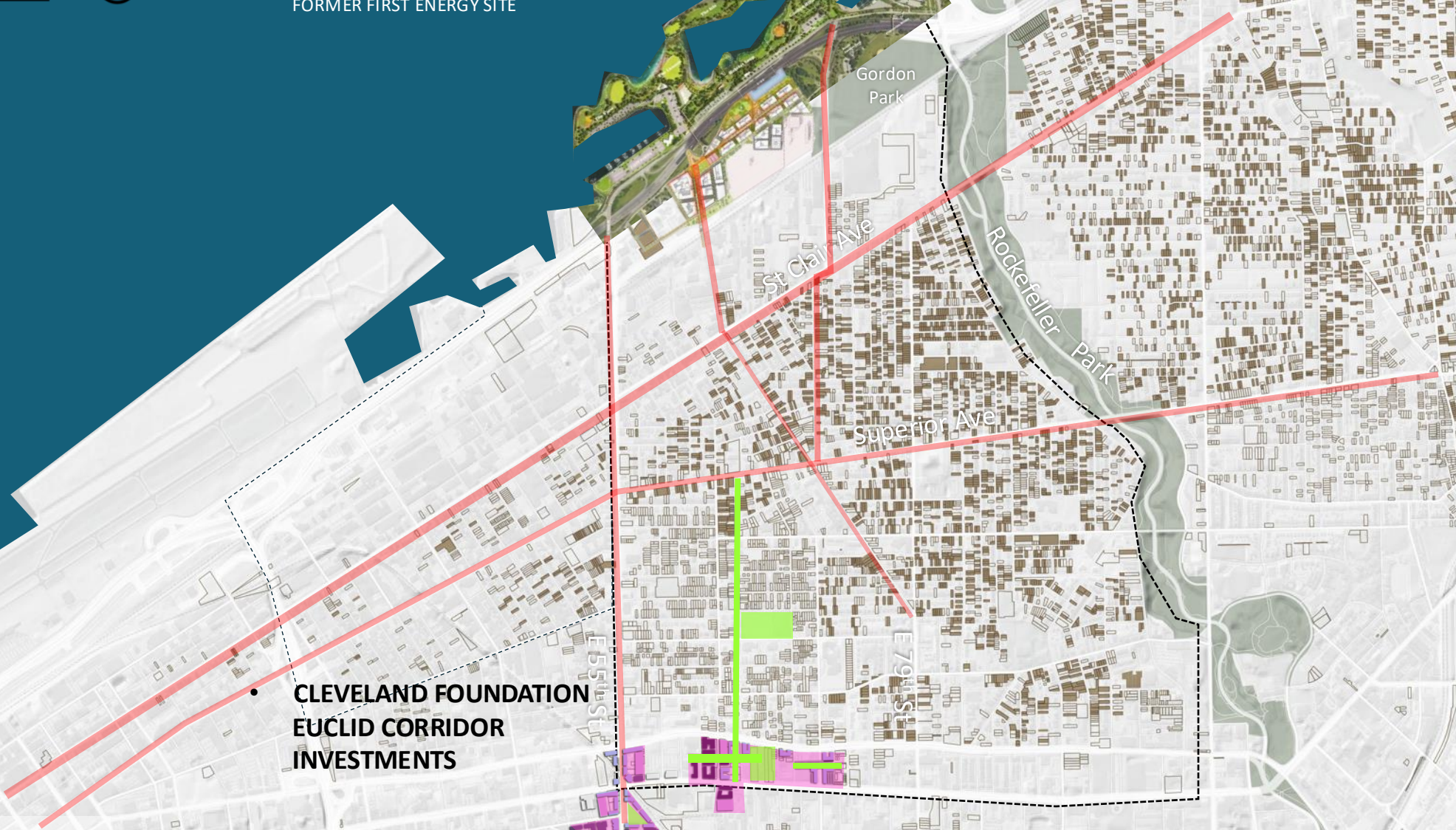
AVERAGE ANNUAL DAILY TRAFFIC
ENLARGEMENT



CURRENT PLANNING



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



**CLEVELAND FOUNDATION
EUCLID CORRIDOR
INVESTMENTS**



CHEERS SITE PLAN



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

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

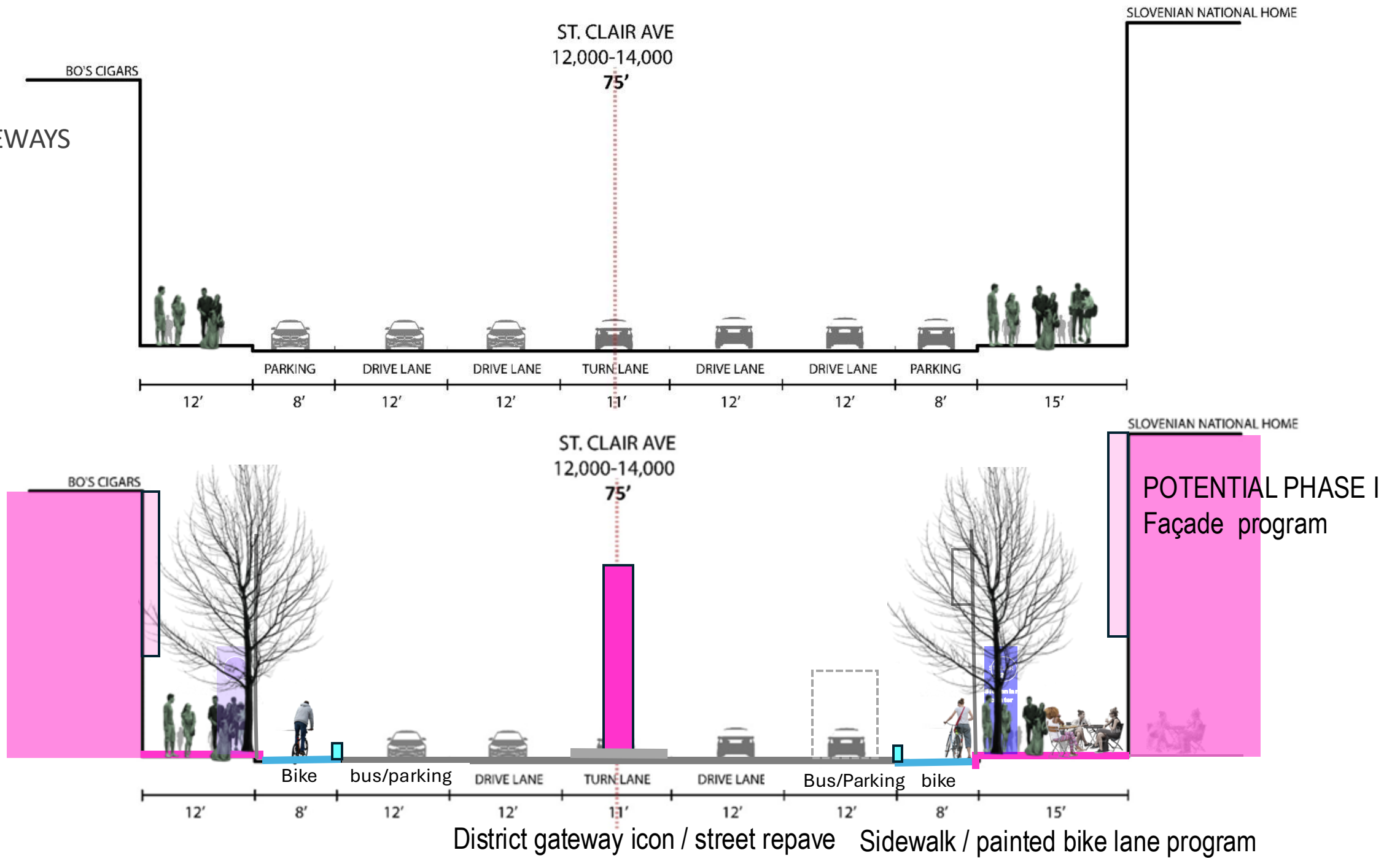
ST CLAIR SUPERIOR: THE BIG IDEA

INFRASTRUCTURE

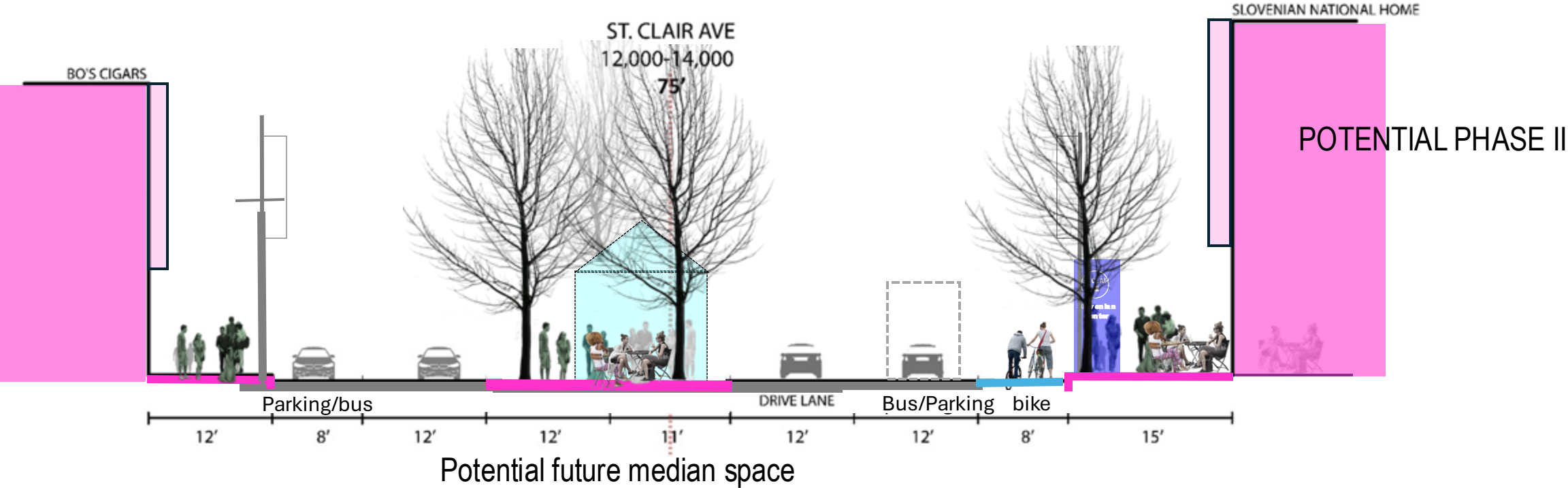
INFRASTRUCTURE

St. Clair Avenue

GATEWAYS



CROSSROADS





SIDEWALK + BIKEWAY
IMPROVEMENTS
ST CLAIR @ ADDISON
LOOKING WEST



ST CLAIR @ ADDISON
LOOKING EAST



SIDEWALK +BIKEWAY +
MEDIAN
ST CLAIR @ ADDISON
LOOKING WEST



ST CLAIR @ ADDISON
LOOKING EAST

EXTENDED SIDEWALK OPTION

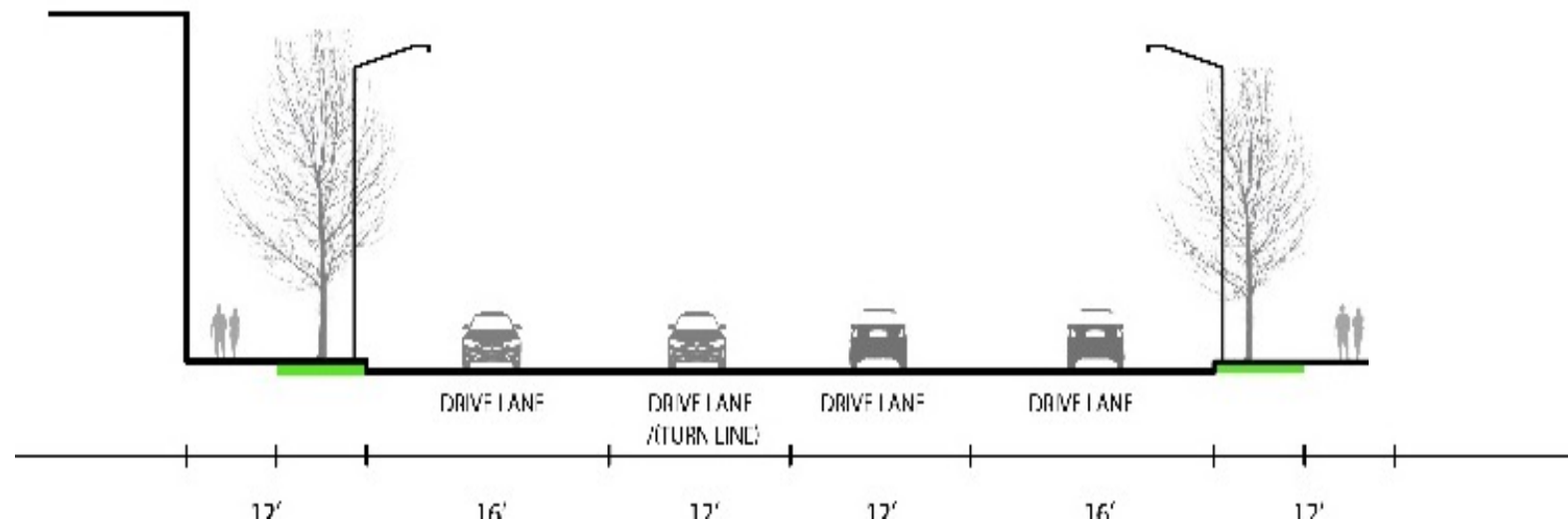


WIDENED SIDEWALK
WITH BIKEWAY
ST CLAIR @ ADDISON
LOOKING WEST



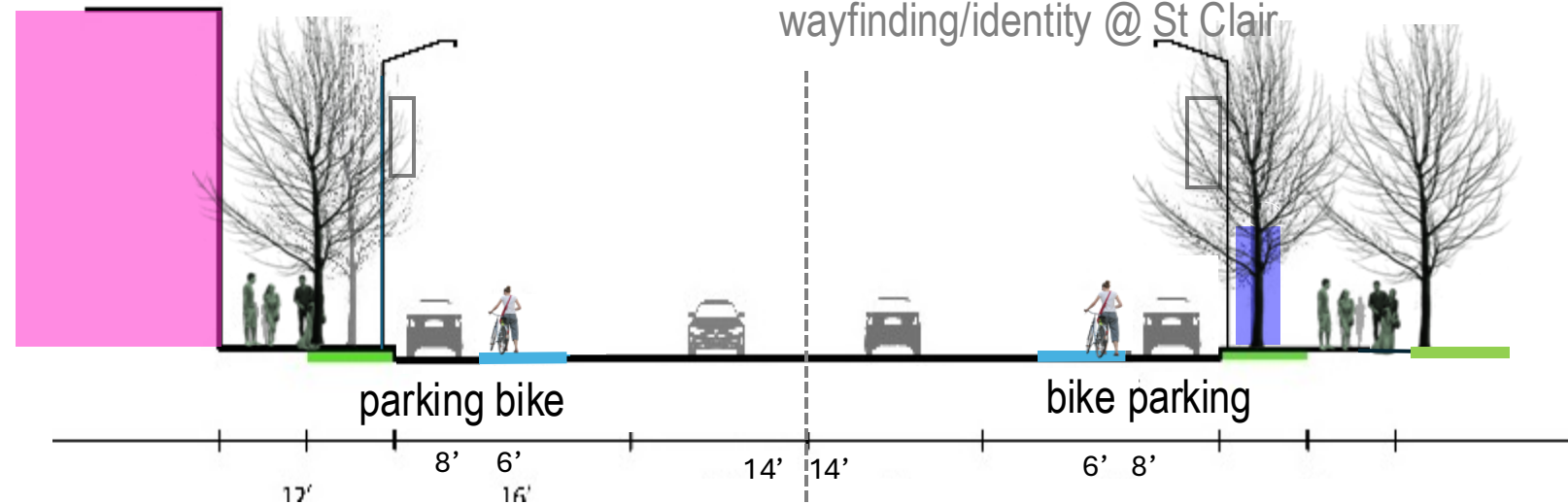
ST CLAIR @ ADDISON
LOOKING EAST

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

LAKE ERIE
WATERFRONT
PARK
↑

@ 55th LOOKING NORTH



1274 E 55th St

Exit Street View

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

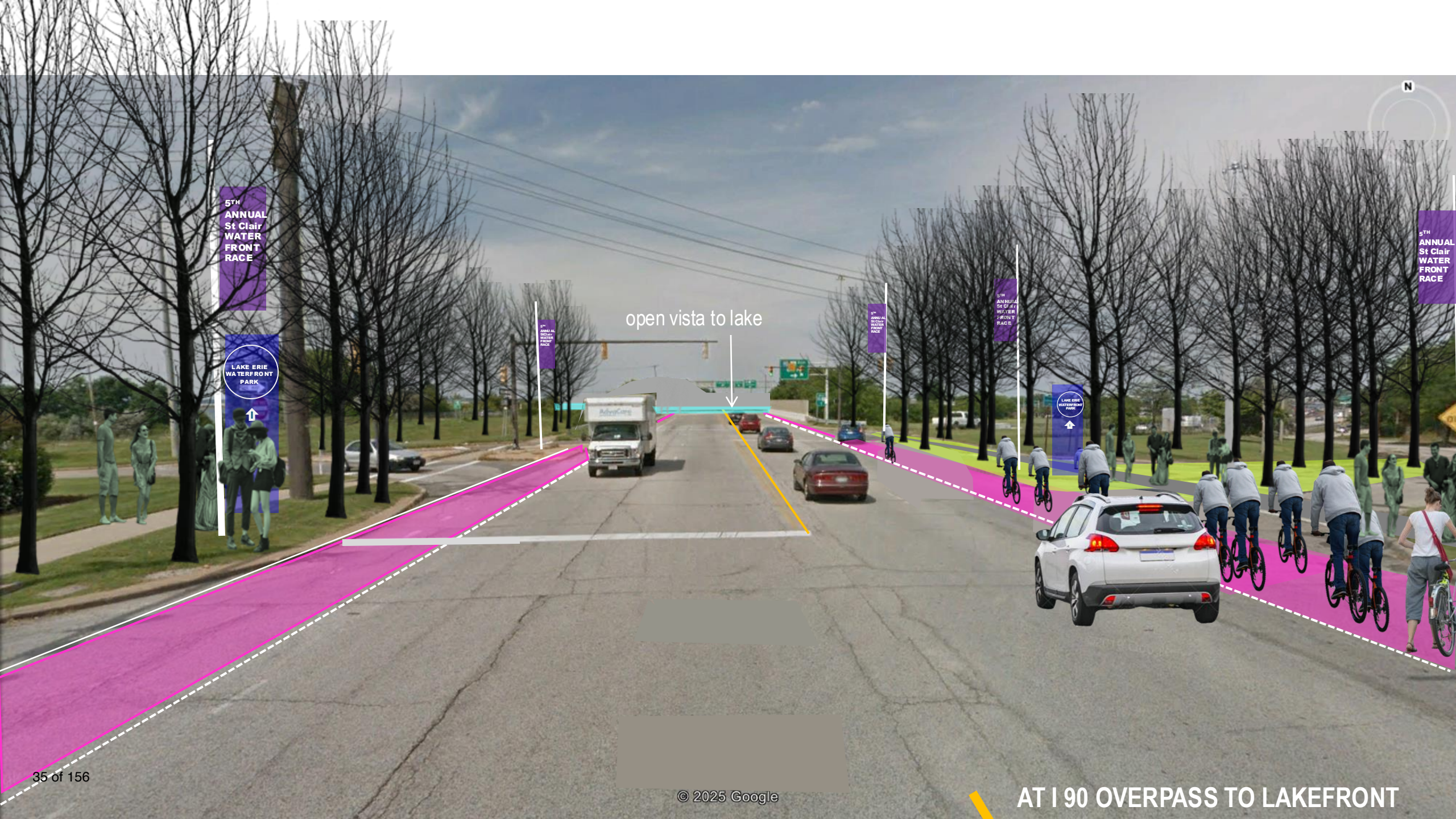
© 2025 Google

Google Earth



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
↓



ST. ANNE
St. Clair
WATER
FRONT
RACE

LAKE ERIE
WATERFRONT
PARK
↑

5TH
ANNUAL
St Clair
WATER
FRONT
RACE

open vista to lake

INFRASTRUCTURE

72nd Street



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



New west /east street and
townhouse residential

5TH
ANNUAL
St Clair
WATER
FRONT
FACE

5TH
ANNUAL
St Clair
WATER
FRONT
FACE

EAST GATEWAY DISTRICT
72ND STREET
LOOKING NORTH



ST. CLAIR
WATER
FRONT
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

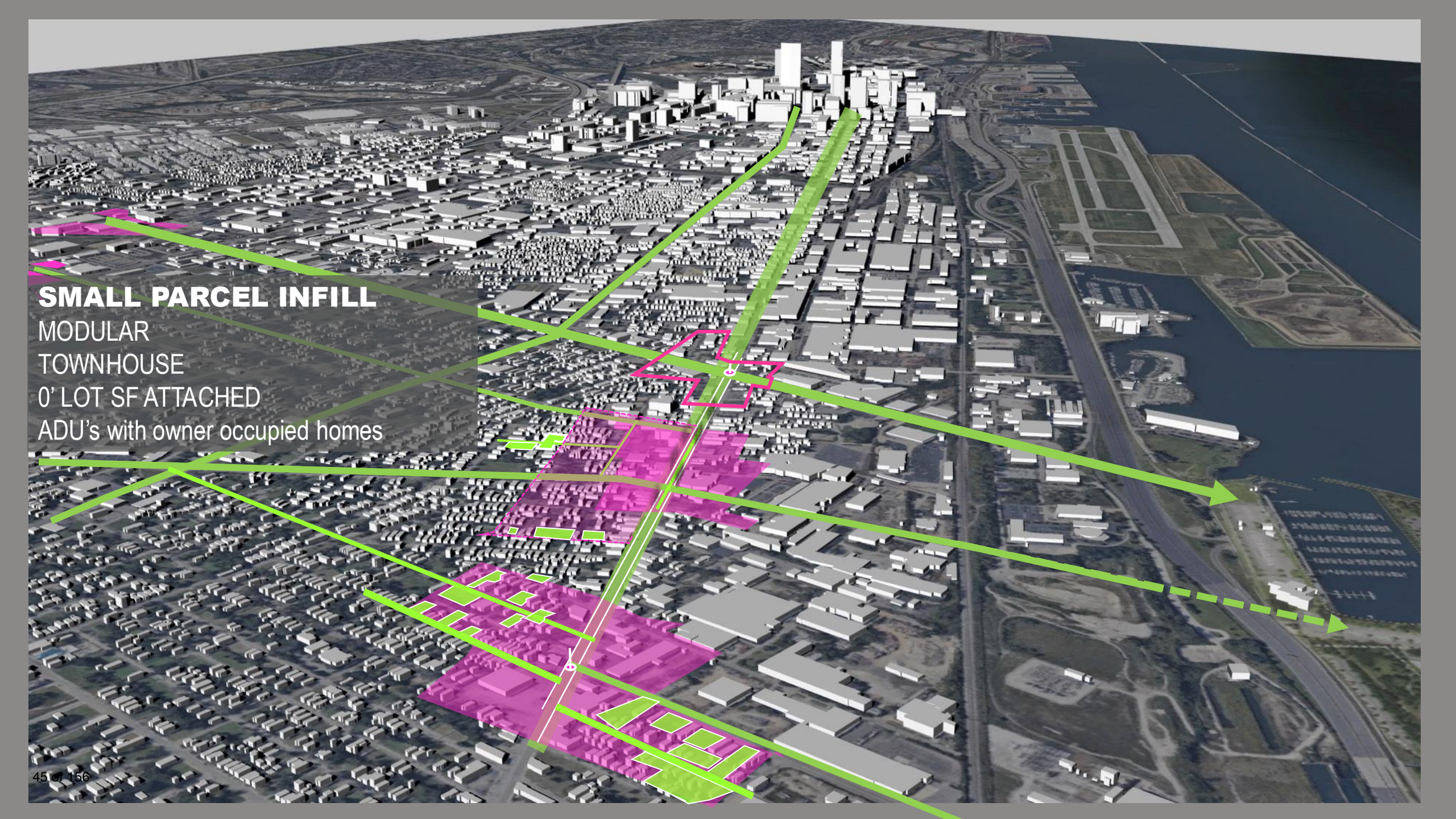
**EAST GATEWAY DISTRICT
72ND STREET
LOOKING NORTH @ LAKEFRONT**



open view to lake and marina

EAST GATEWAY DISTRICT
72ND STREET
LOOKING NORTH @ LAKEFRONT

HOUSING

An aerial 3D perspective of a city grid. A central diagonal corridor is highlighted with a thick green line. Several green arrows originate from this corridor and point towards the edges of the frame. A large area in the lower-left quadrant is highlighted in pink, with smaller green rectangular areas within it. A pink rectangular outline is also visible in the upper-middle part of the grid. The city features a mix of building heights, a large airport on the right, and a body of water at the bottom right.

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

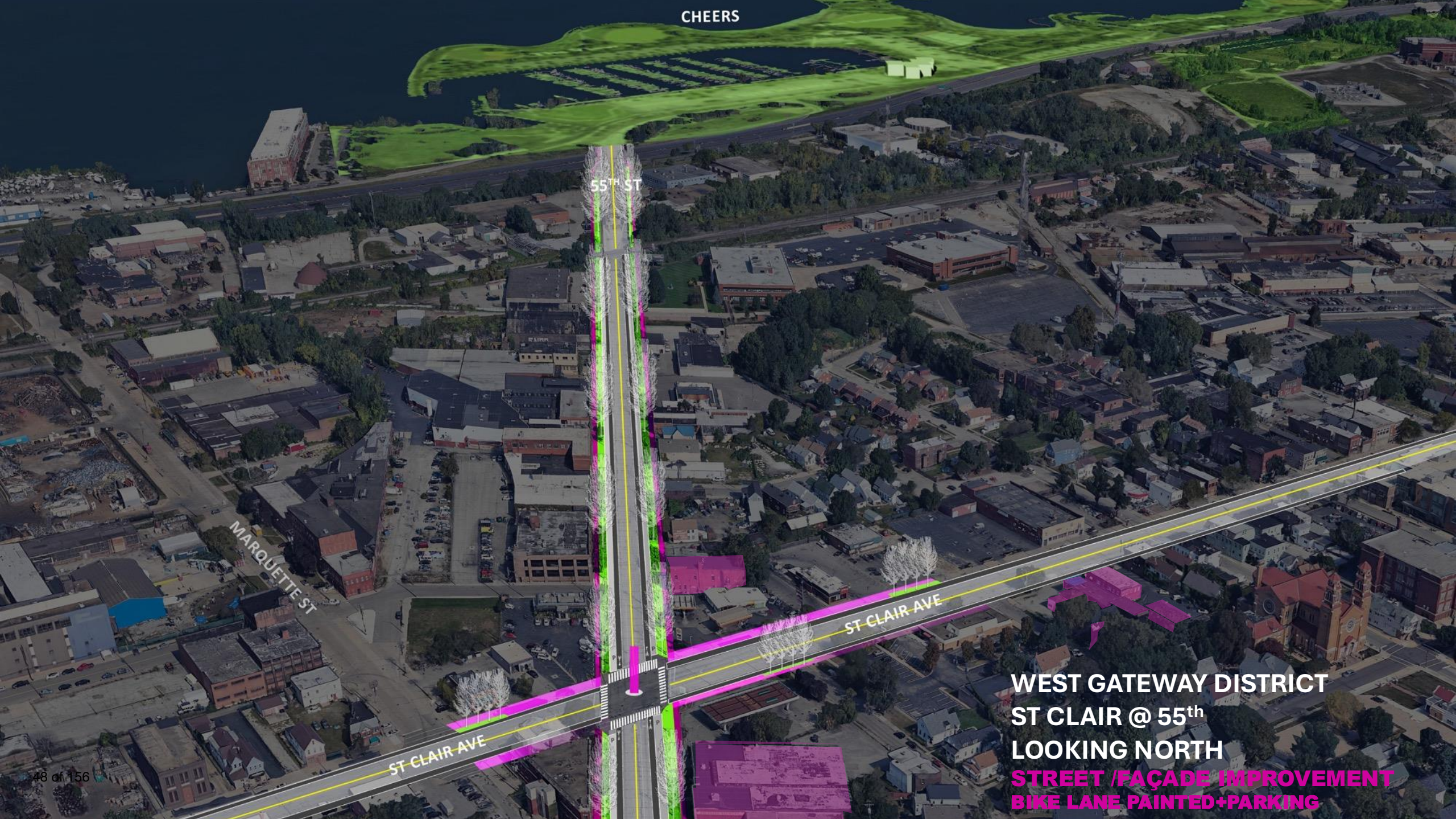
An aerial 3D perspective of a city model. The city is represented by a dense grid of grey rectangular blocks. Several bright green lines are drawn across the city, representing major transportation corridors or transit lines. One line runs diagonally from the top left towards the bottom right. Another runs more vertically through the center-right. A third line branches off from the vertical one towards the bottom right. A pink rectangular area is highlighted in the center of the city, along one of the green lines. Within this pink area, there are smaller green rectangular blocks. To the right of the city, there is a large body of water, a bridge, and an airport with runways. The sky is a light blue gradient.

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



55th ST

MARQUETTE ST

ST CLAIR AVE

ST CLAIR AVE

WEST GATEWAY DISTRICT
ST CLAIR @ 55th
LOOKING NORTH

STREET / FAÇADE IMPROVEMENT
BIKE LANE PAINTED+PARKING

CHEERS



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



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.

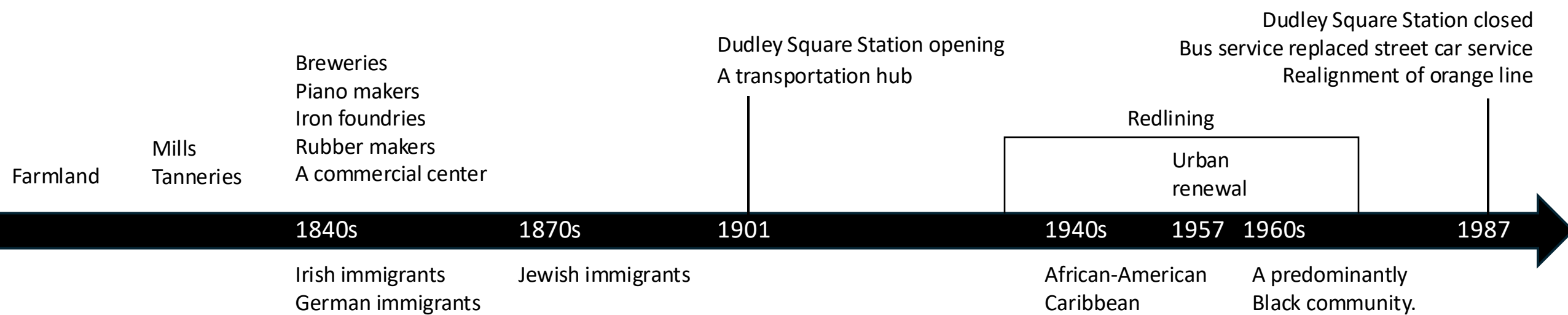
Strong Jewish and African-American roots

Originally Dudley Square—renamed in 2019

ECONOMIC DEVELOPMENT

ANCHOR INSTITUTIONS

Police, fire, library, post office, civic organizations



1839



1901



1995





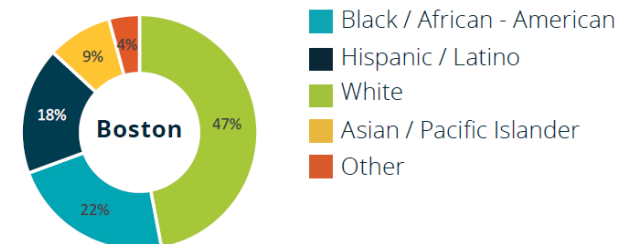
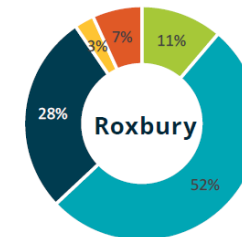
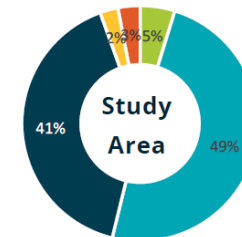
Number of People (Figure 10)

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

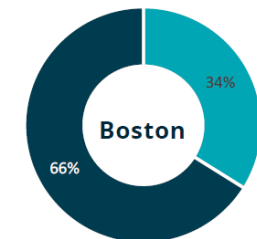
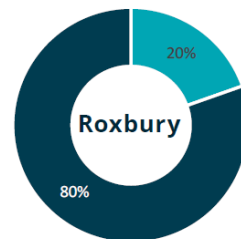
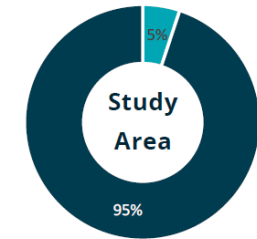
Diversity

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

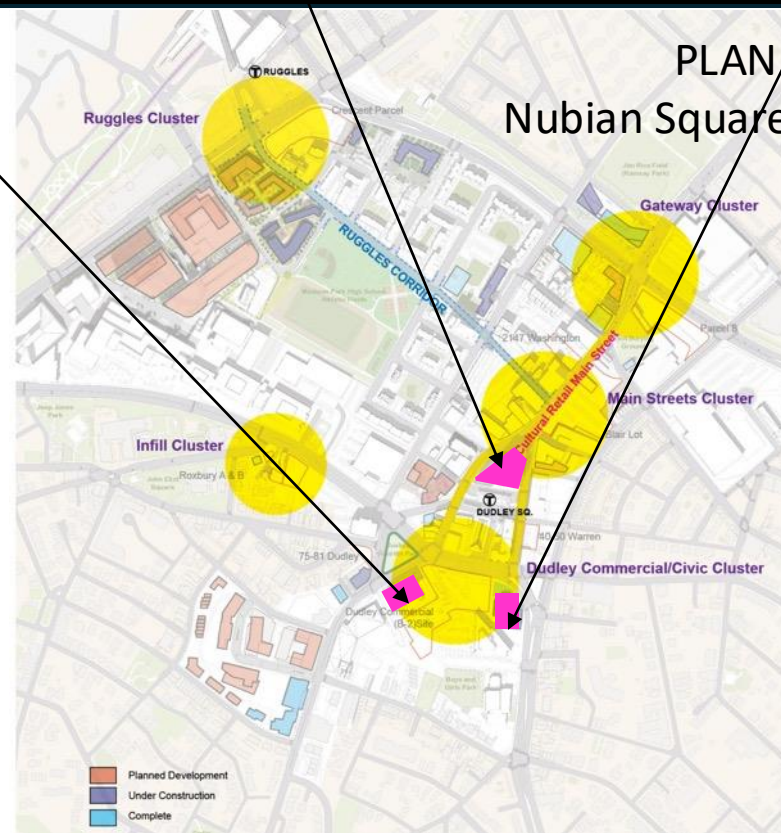
Roxbury Strategic Master Plan

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):

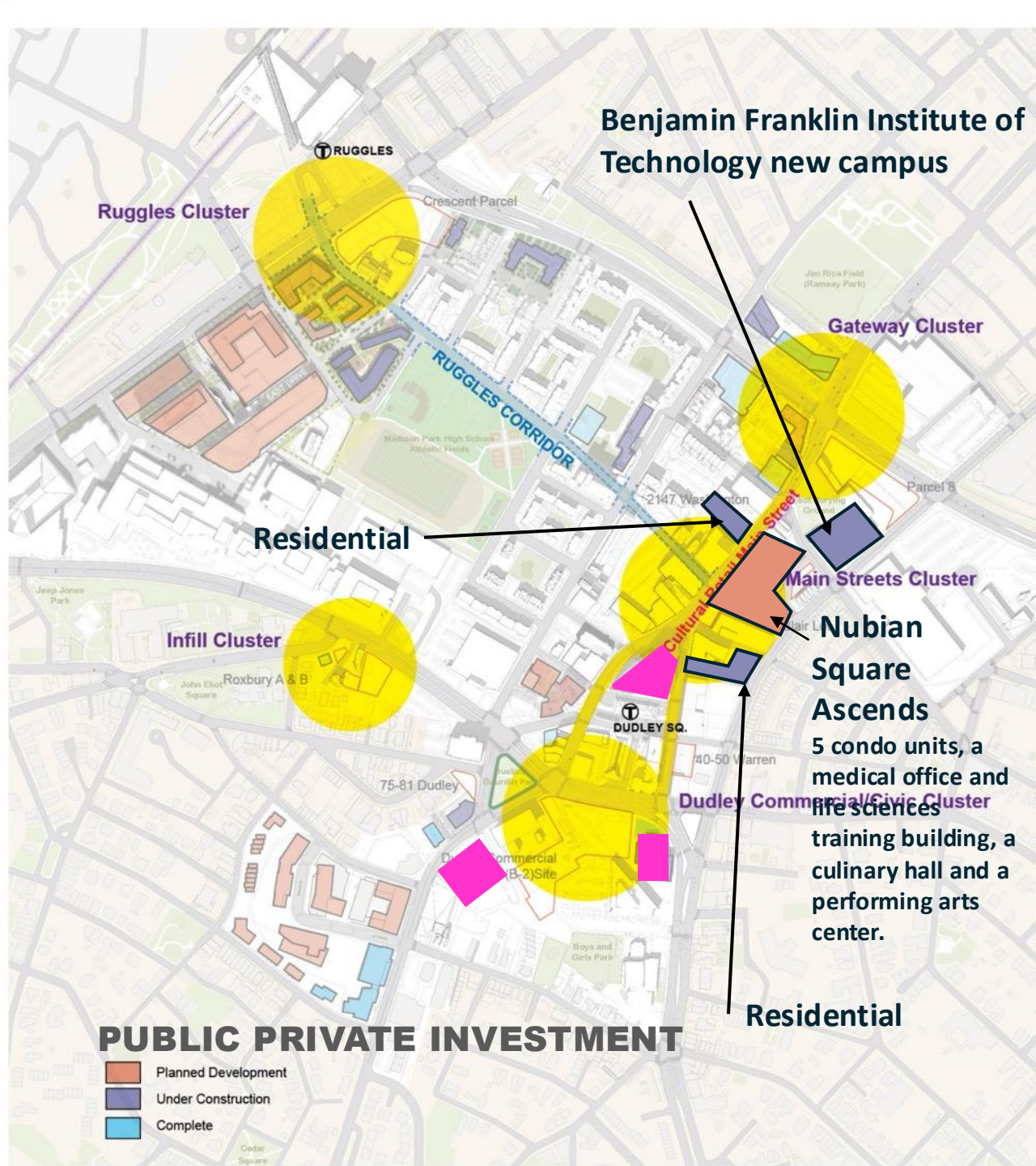
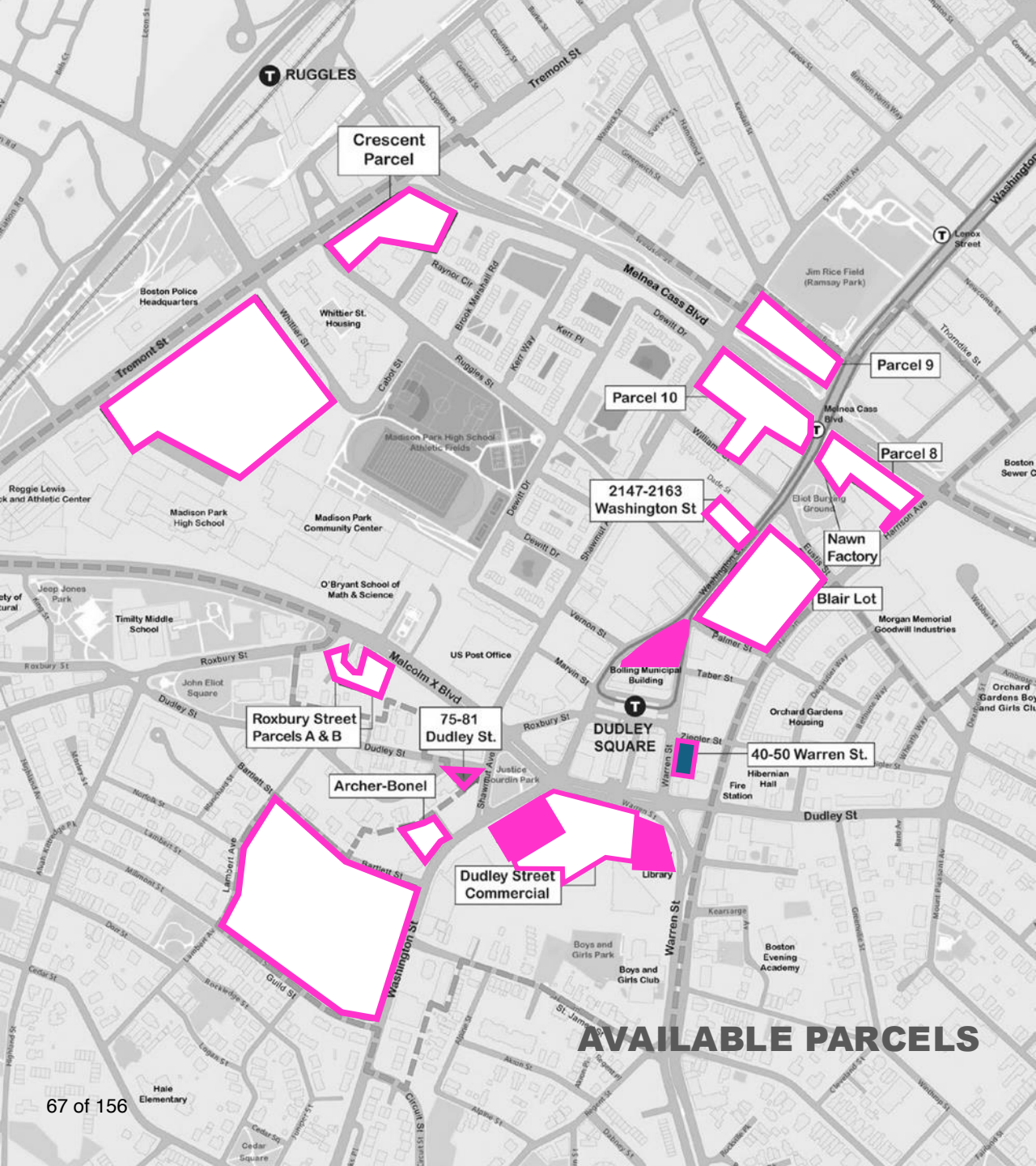
- Enhance civic life and the cultural environment in which residents participate (Arts & Cultural Heritage)
- Actively promote a sustainable and diverse economy focused on job opportunities and the creation of wealth (Economic Development & Job Creation)

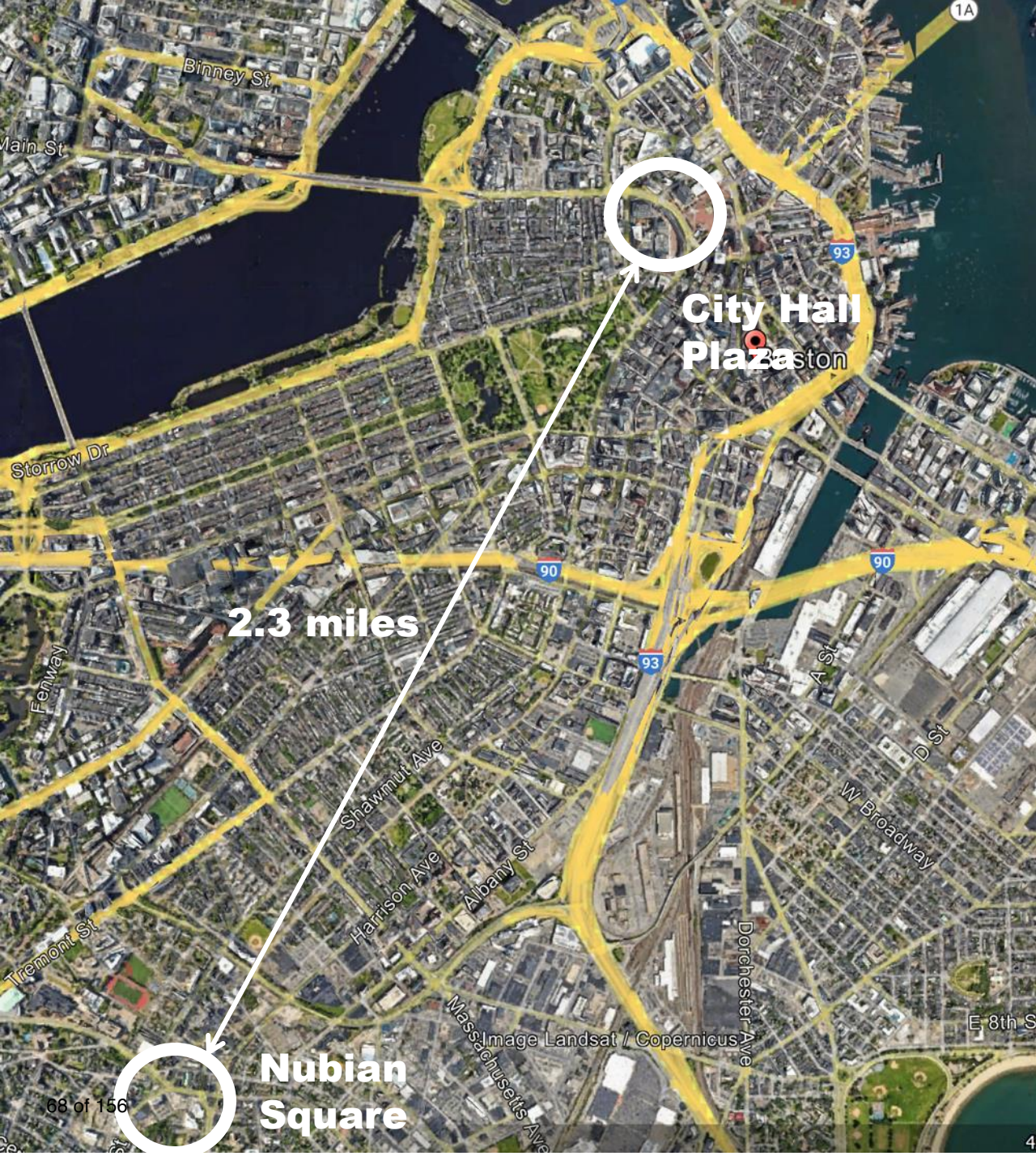
- Provide a safe and convenient pedestrian, public transit and automobile transportation network (Transportation)
- Provide a wider range of housing options for residents of diverse socioeconomic and age groups (Housing)
- Create a public realm that is comfortable, lively and safe that reflects the unique 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)

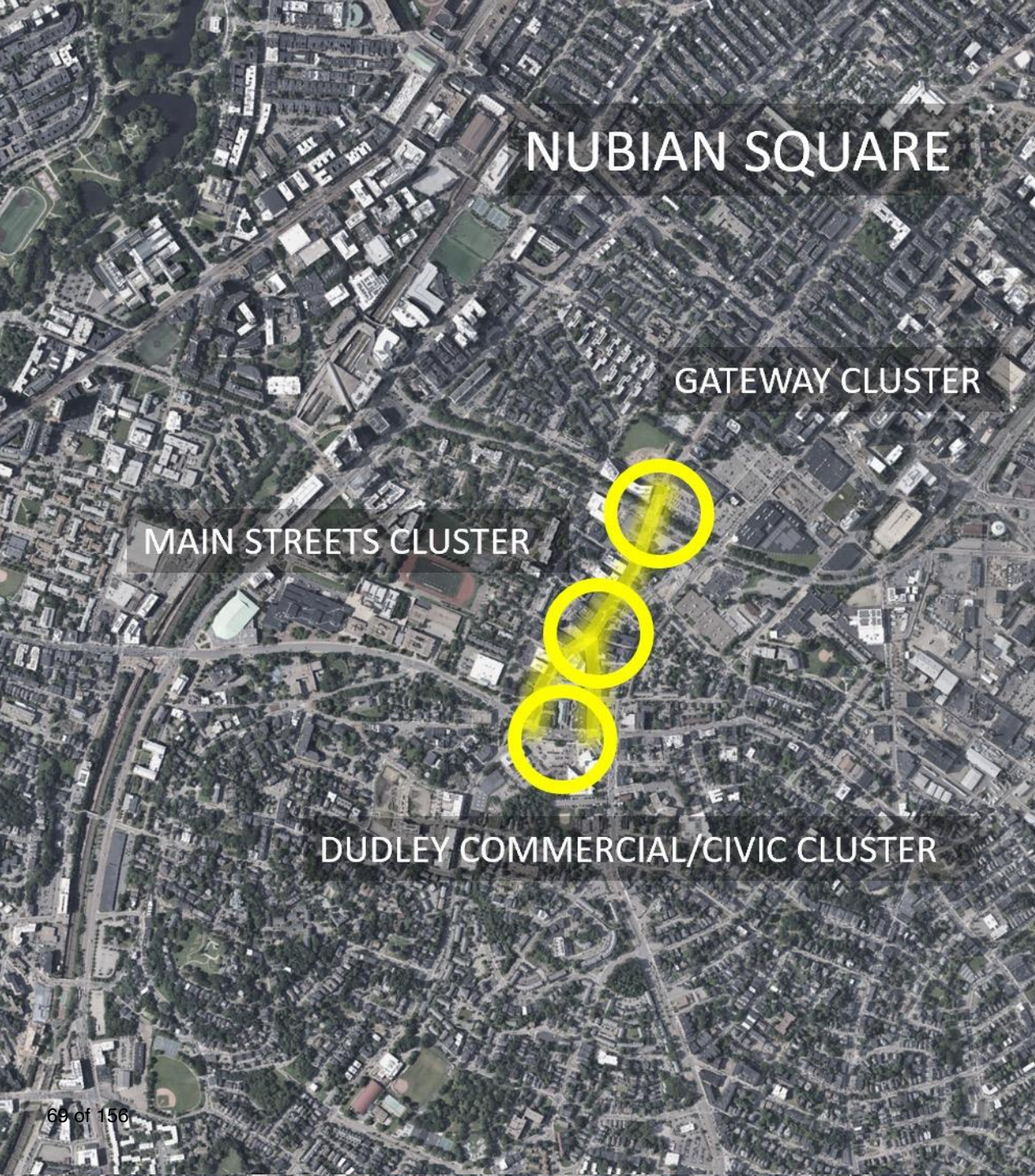


PLAN:
Nubian Square

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







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

ECONOMIC DEVELOPMENT

Façade improvements

Commission architectural study

Establish low-interest loan program



PRINCIPLES

An aerial photograph of Cleveland, Ohio, showing the city's layout and the Cuyahoga River. Overlaid on the image are various planning elements: a purple rectangular area in the center-left labeled 'MID TOWN / CLEVELAND FOUNDATION', a green rectangular area to its right labeled 'CLEVELAND STATE UNIVERSITY', a green rectangular area further right labeled 'GORDON PARK AND WATERFRONT CHEERS PLANNING', and a green rectangular area at the bottom labeled 'LEAGUE PARK'. Green lines and arrows indicate movement or connections between these areas. The city skyline is visible in the background.

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

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

NEIGHBORHOOD SURVEY

Engagement summary



February 11 – March 4, 2025



118 respondents



507 comments

Question 1 *What is your relationship with SCS (check all that apply)*

115 answered, 3 skipped



*Ward 7 resident
City Of Cleveland Employee
Volunteer at the Slovenian National Home
I know people that work and live in neighborhood
Previously lived in the St. Clair Superior neighborhood.
Visit friends in my old neighborhood.
Very interested in the development of St. Clair Superior
I've owned rental property in the neighborhood since 2016.
I raise kids here.
Used to live here
I work near St Clair Superior and travel it daily
I am part of NLDP - I pass it due to the freeway and went there as a kid when it was the museum.
SCSDC Board Member
Formerly owned business here(M.D.), now retired
Previously I have worked in the area & my husbands family grew up in the neighborhood.
We host events
I live in an adjacent neighborhood and eat and shop here
I live one block away in AsiaTown.
used to work here*

Question 2 *What are your favorite places in SCS?*

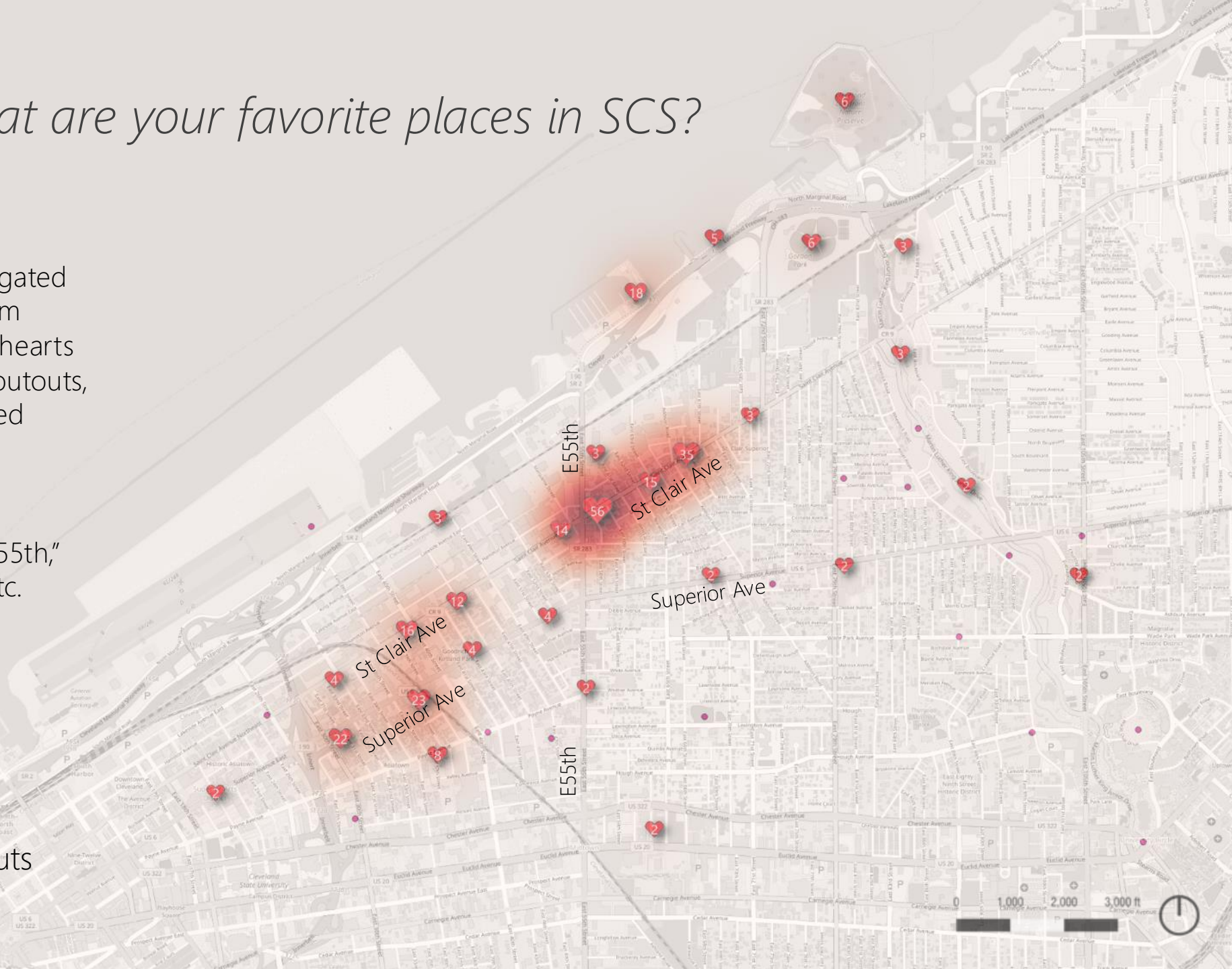
115 answered, 3 skipped

This heatmap provides an aggregated overview of where shoutouts from survey responses clustered. The hearts report the number of nearby shoutouts, and their locations are determined algorithmically.

Some shoutout locations are approximated, like "Asiatown," "E55th," "Lakefront," "Cultural Gardens," etc. Many refer to specific buildings, businesses, and services.

● Single shoutout

♥ "n" surrounding shoutouts



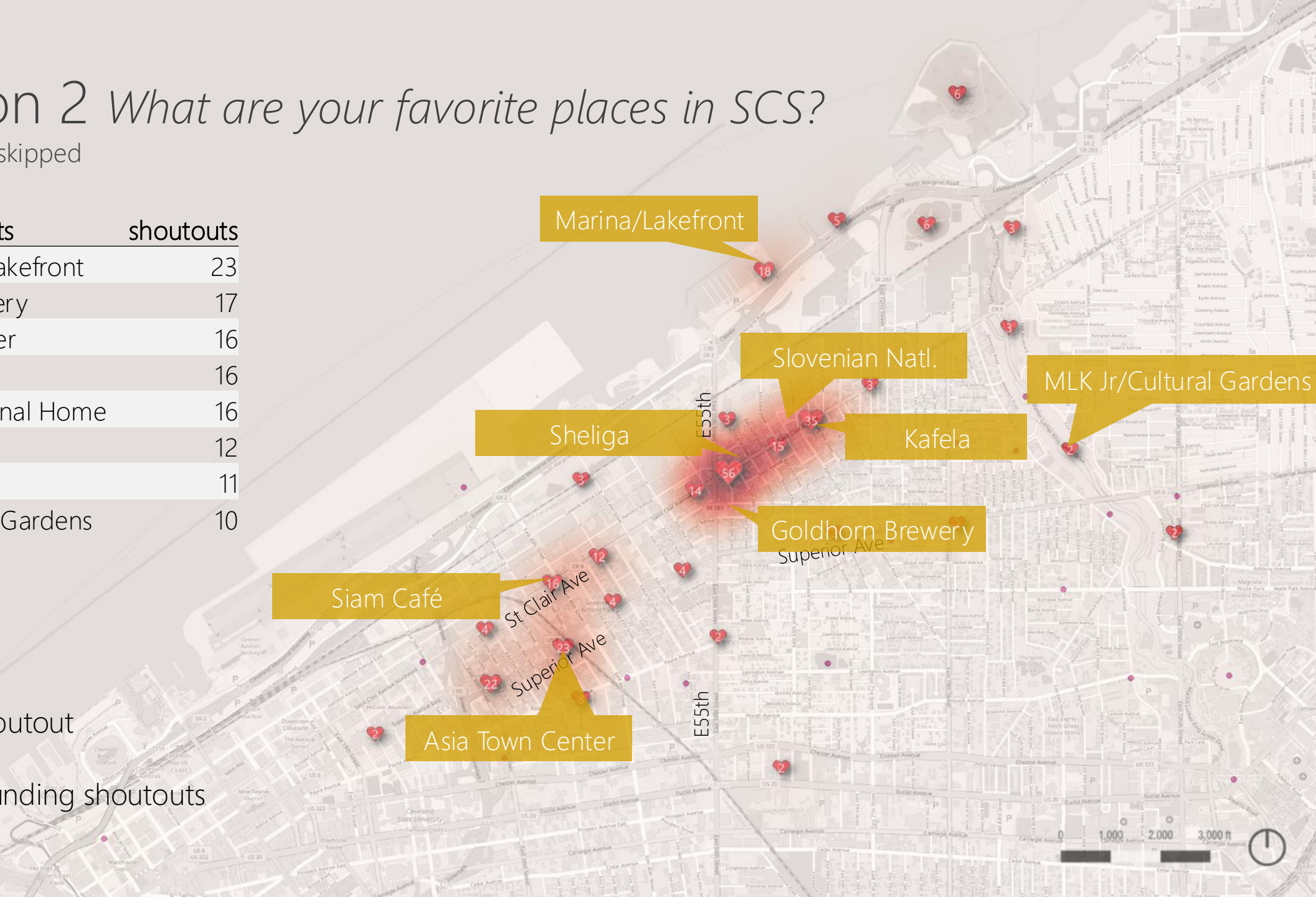
Question 2 *What are your favorite places in SCS?*

115 answered, 3 skipped

Top named spots	shoutouts
E55th Marina/Lakefront	23
Goldhorn Brewery	17
Asia Town Center	16
Sheliga	16
Slovenian National Home	16
Kafela	12
Siam Café	11
MLK Jr, Cultural Gardens	10

● Single shoutout

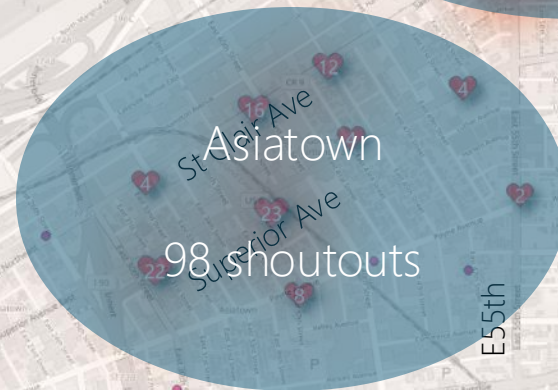
♥ "n" surrounding shoutouts



Question 2 *What are your favorite places in SCS?*

115 answered, 3 skipped

● Single shoutout
♥ "n" surrounding shoutouts



Question 4 *What are the biggest challenges SCS must resolve?*

113 answered, 5 skipped

Word	Frequency
crime	24
people	17
lack	16
area	13
safety	10
housing	10



Helping the community of the St. Clair Superior cherish and be proud of the rich history of the neighborhood.

Safety. Closed up storefronts on St. Clair

High crime, dilapidated houses, old and or boarded up storefronts, lack of playground.

Marketing?

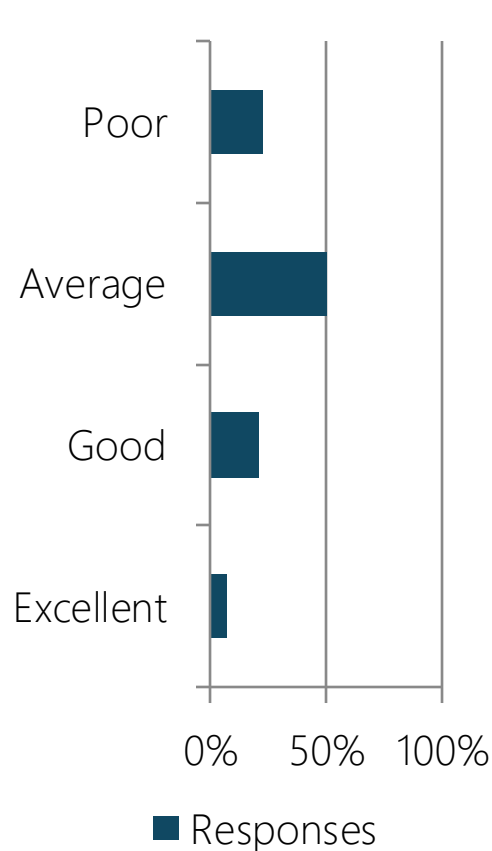
Perceived safety

poor housing stock, vacant lots, lack of employment,
no coffee shop

Lack of vitality at night. Crime, safety. Need new housing. Looks run down. Need bike lane down middle of St. Clair to connect with downtown, university circle, lakefront. Needs sprucing up with flowers, greenery and repairing and painting storefronts and houses

Question 5 *How would you describe the current state of schools in SCS?*

88 answered, 30 skipped



I do not know much about the area schools but I hear that they are average

No schools left besides Martin DePorres

Urban educational systems in our country have been marginalized and underfunded. CMSD is improving. Teachers need to be paid more. Wrap-around services to support families and increase parent involvement in their kids education experience will improve the quality of life and desirability of communities like SCS.

I really don't know the state of the schools, so I'm guessing.

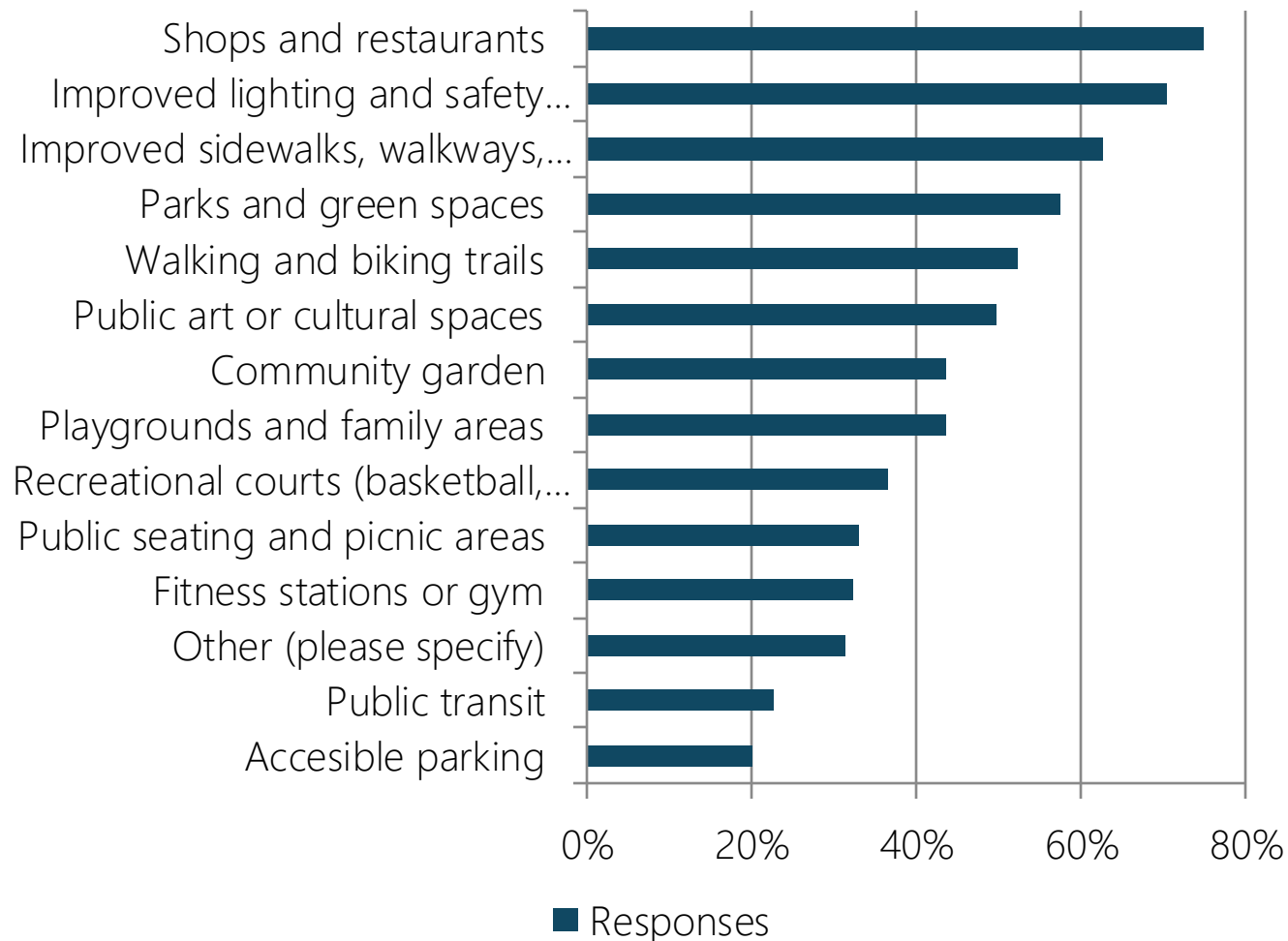
St. Martin DePorres School is outstanding

Average to poor.

Lack of good public options

Question 6 *What kinds of amenities/services would you like for SCS?*

115 answered, 3 skipped



Clean up or remove abandoned houses

Store front revitalizations

Walkable development, less parking

LIGHTING our streets are so dark with non working lights

better police response

Safety and improved housing stock should be the main focus. The rest of these suggestions are french pastry--start with the basics.

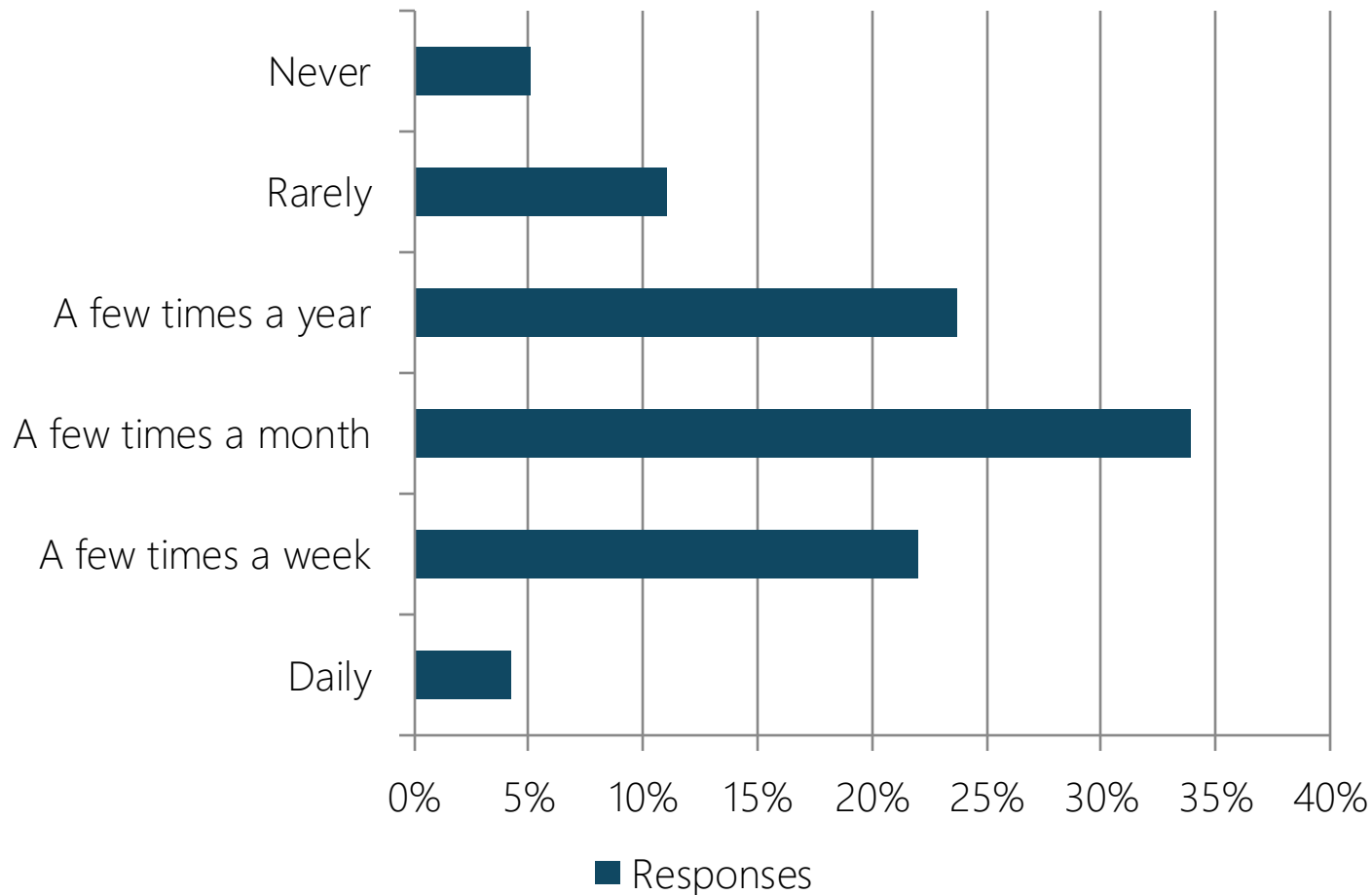
Places to buy healthy food.

Multifamily housing or cluster homes that are innovative in design, universally designed and sized to be affordable.

Public trash cans, so we can start to more easily make the neighborhood not look like a dump

Question 7 *How often do you visit the Lake?*

118 answered, 0 skipped

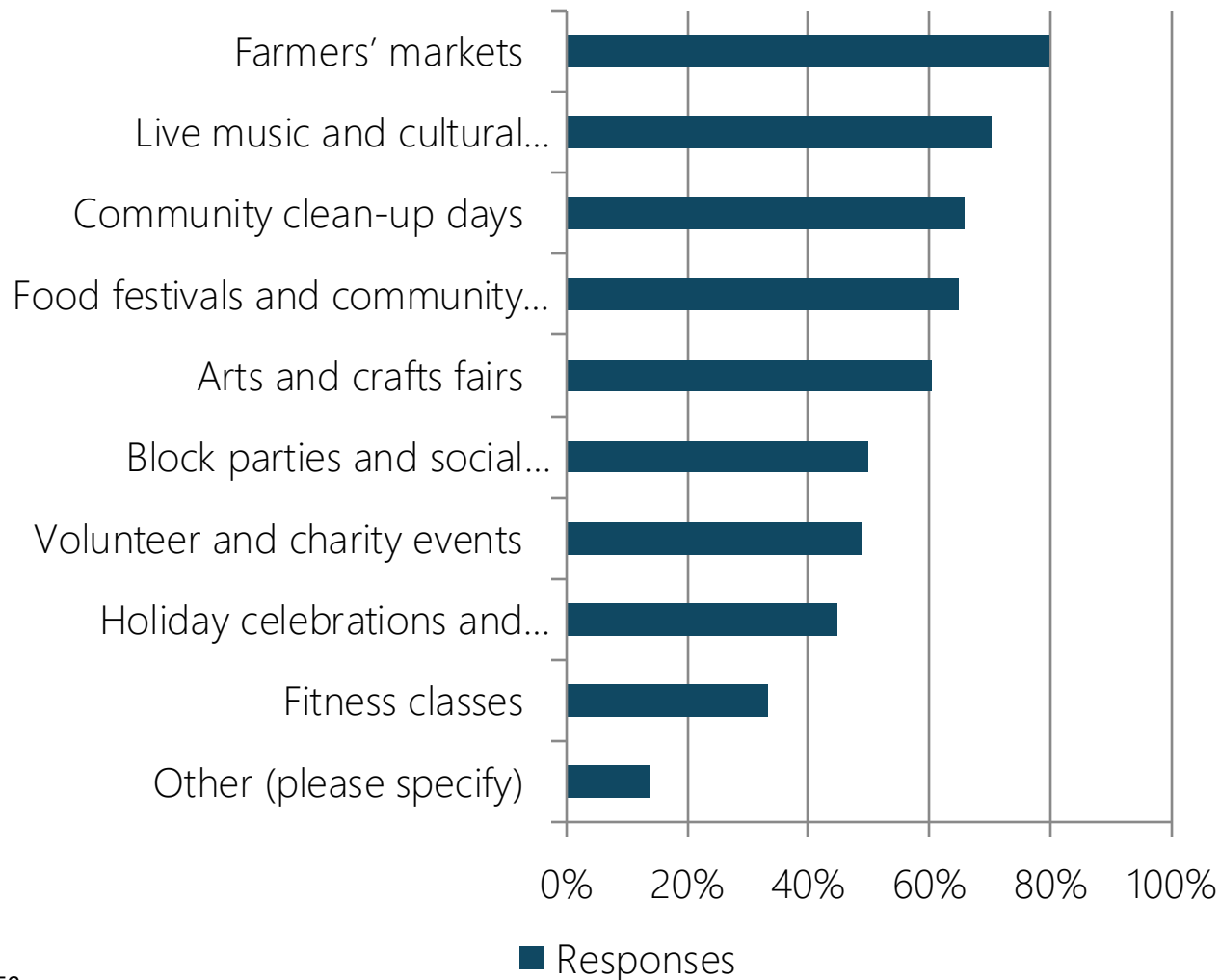


84%

or respondents visit the lake at
least a few times per year

Question 8 *What types of community events/activities like to see in SCS?*

114 answered, 4 skipped



Help with the home owners repairs

We have all the above except Fitness classes, we need interest from residents

Again, all are good but priority order. We are discussing a street fair on 43st

Car free or Car light "Open street" events

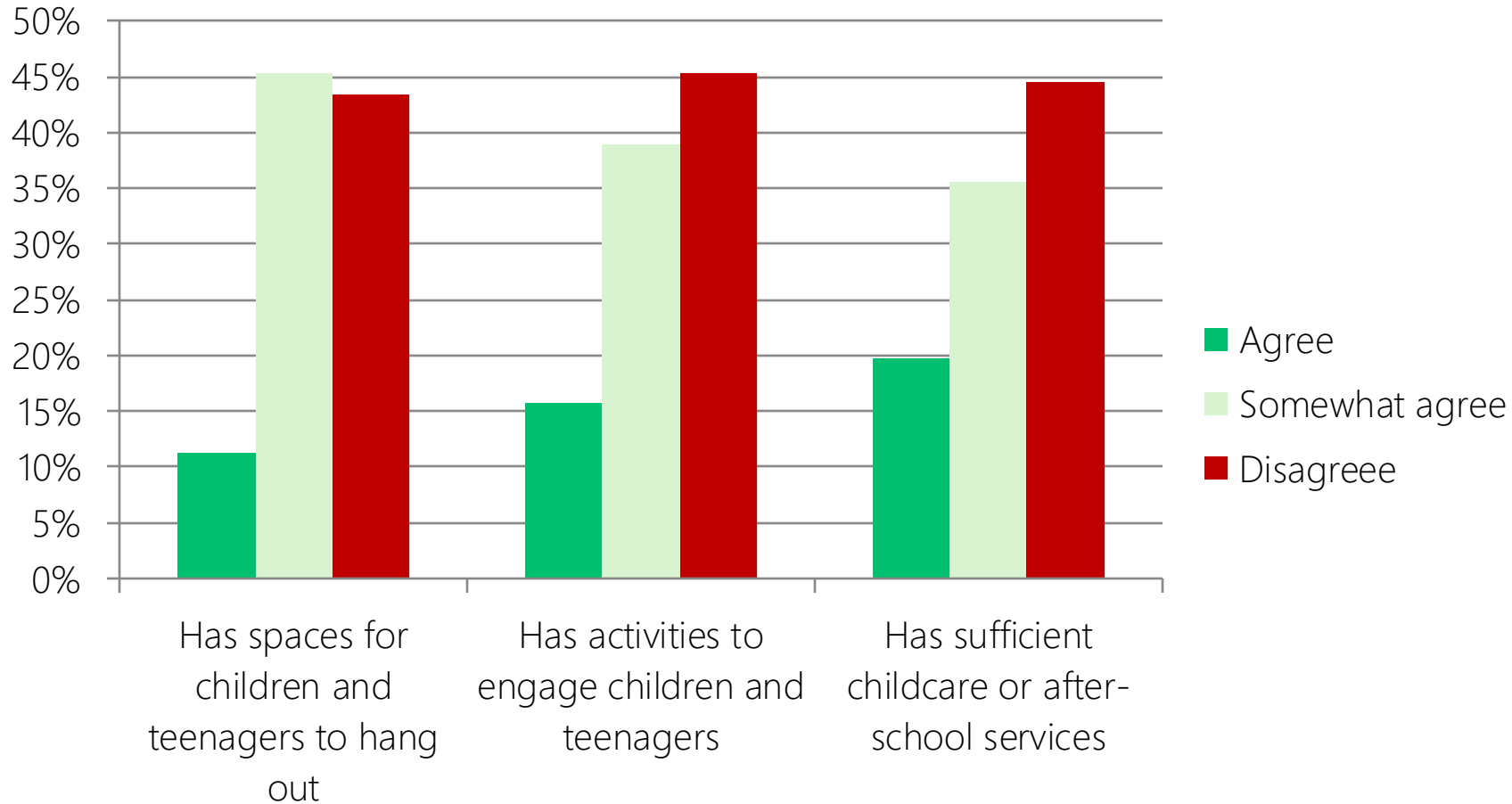
All of the above as long as they are in daylight and until the area can be healthy for all. The concern for people who are not feeling strong and willing to compromise what they have by all of a sudden having access to more people because of being under fear, threat, or influence of some substance is a very real every day problem.

Relevant training, education opportunities

Community yoga classes

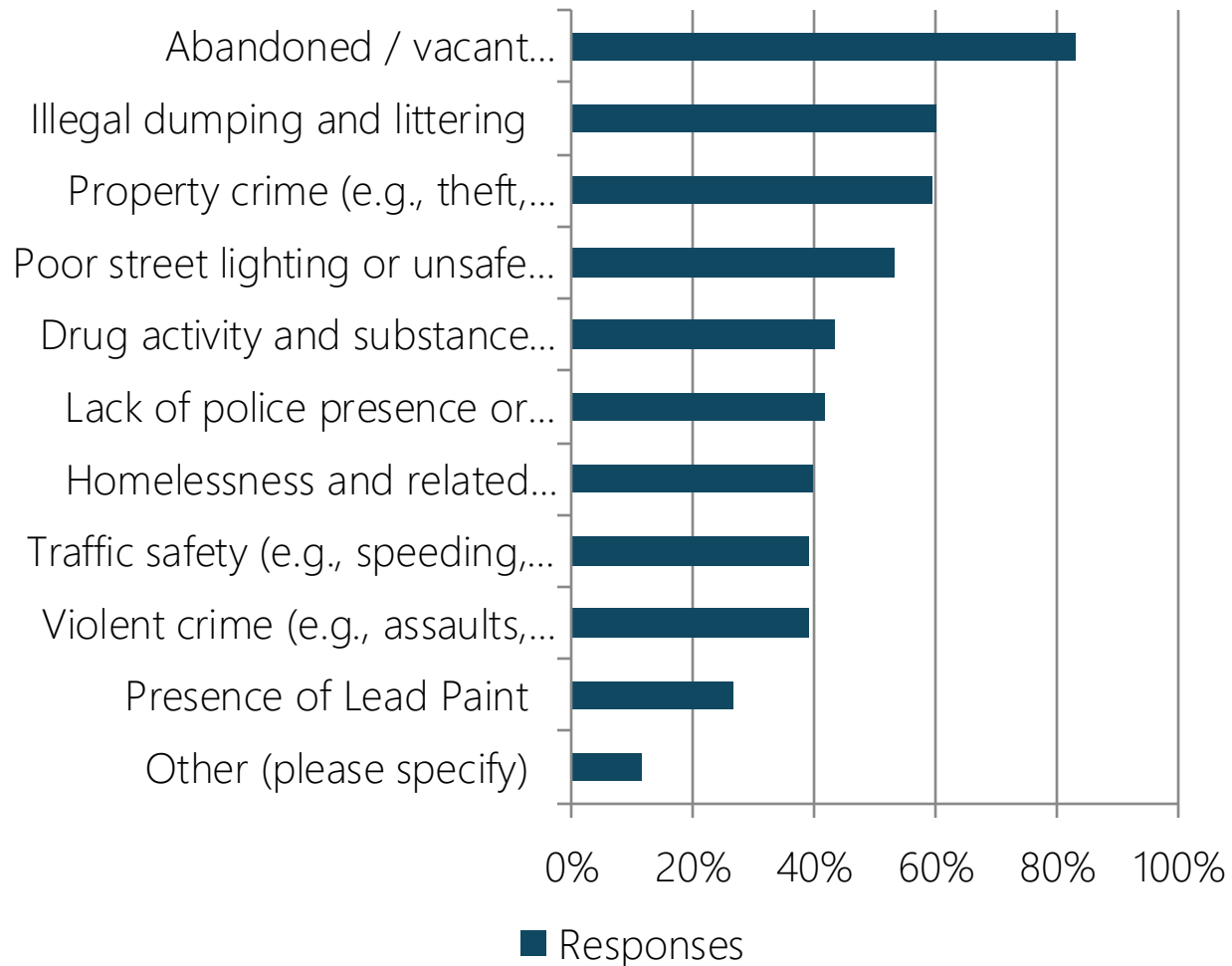
Question 9 *Agree/disagree with statements on services for children/teens?*

108 answered, 10 skipped



Question 10 *What are the most pressing public safety issues in SCS?*

113 answered, 5 skipped



Lack of participation in the economy leads sometimes leads to criminal activities. I would like the community to take more responsibility for policing itself.
homeless man allowed to live on old Daves supermarket property outside in dumpster area, No running water, toilet / shower facility / no electricity.
Squatters
Blighted storefronts.
Need speed traps main issue, lighting poor, need cameras
Clean up trash it looks like a pig pen
No Clean & safe program
should include fire and EMS
Each neighbor needs to contribute their honest opinion...even kids for this to matter.
Slumlords charging high rent for substandard and unsafe housing.
Frankly, all of the above. pan handlers in front of business deter customers coming into places of business

Key points

About 50% of respondents live in SCS

Favorite places mostly cluster at intersection of **St. Clair and 55th East**, with notable activity in Asiatown and in the surrounding parks, especially along the lake

Respondents saw the lake as the biggest opportunity and crime as the biggest challenge

Many respondents were unfamiliar with the schools in the area, but St. Martin de Porres came up often as a quality school

Respondents expressed a desire to see more shops, restaurants, and improved public infrastructure for safety, walkability, biking, green or open spaces

Most respondents visit the lake at least a few times per year

Farmer's markets, festivals with music and food, and community clean-up days are among the more popular ideas for neighborhood events, but some residents expressed a desire for community house repair assistance or education and training events

Few residents agree that children and teens have adequate care, service, or activity facilities

Abandoned buildings, dumping, and property crime are the most common safety concerns

Focus groups

Residents

Main Street businesses

Housing

Industrial companies

General stakeholders

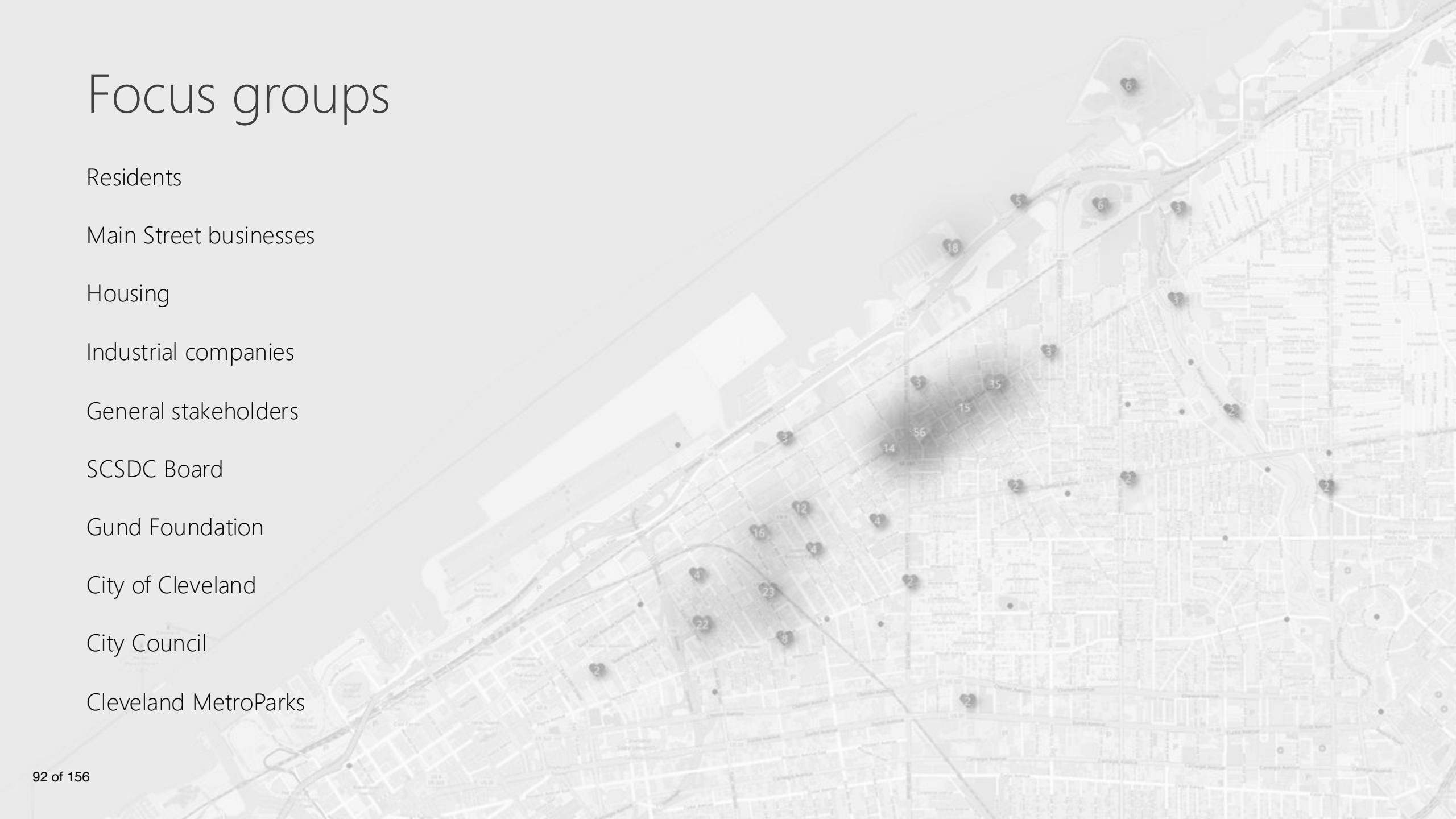
SCSDC Board

Gund Foundation

City of Cleveland

City Council

Cleveland MetroParks



Focus group key points

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

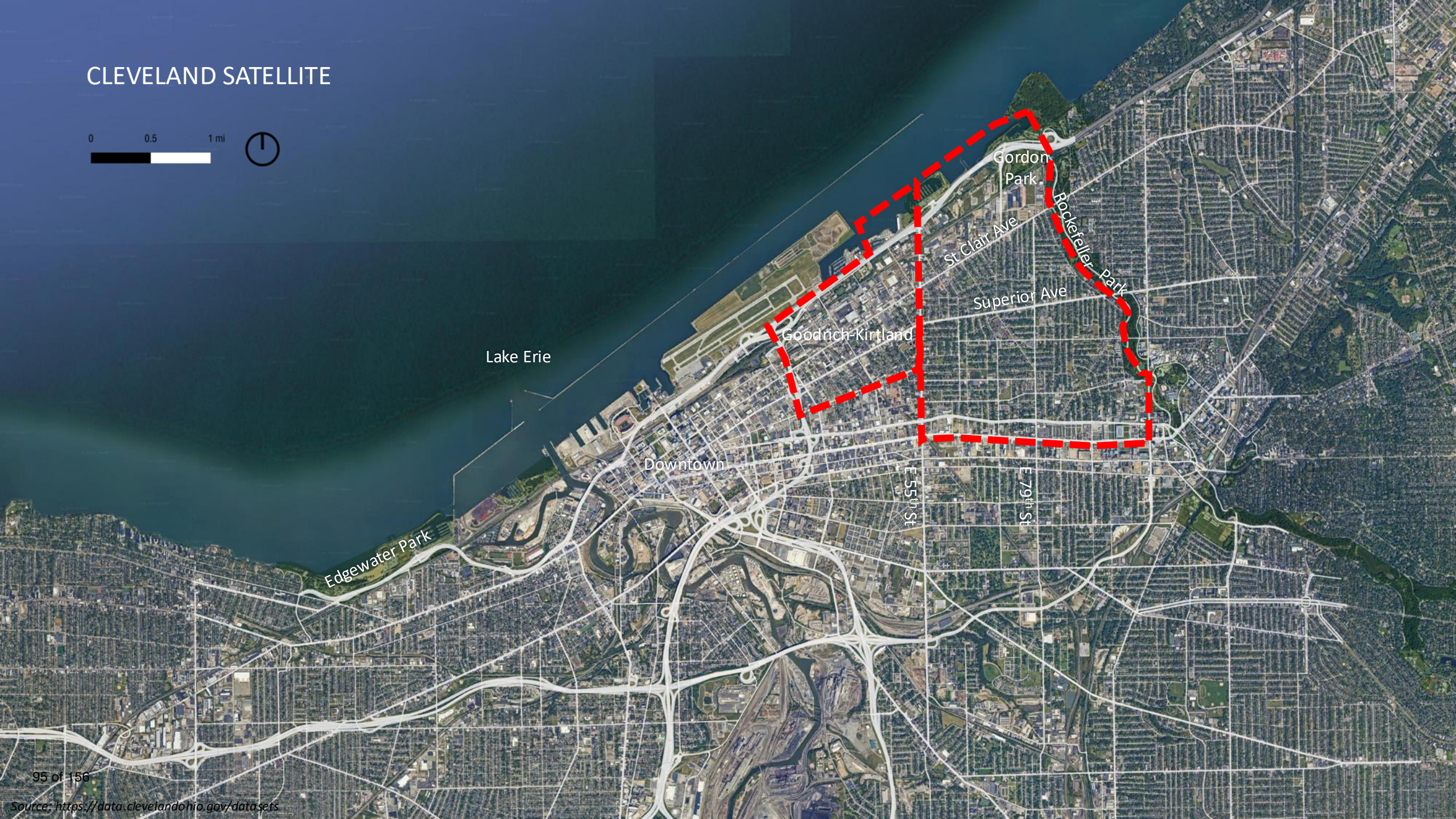
Invest in people as well as places

How do we communicate our story?

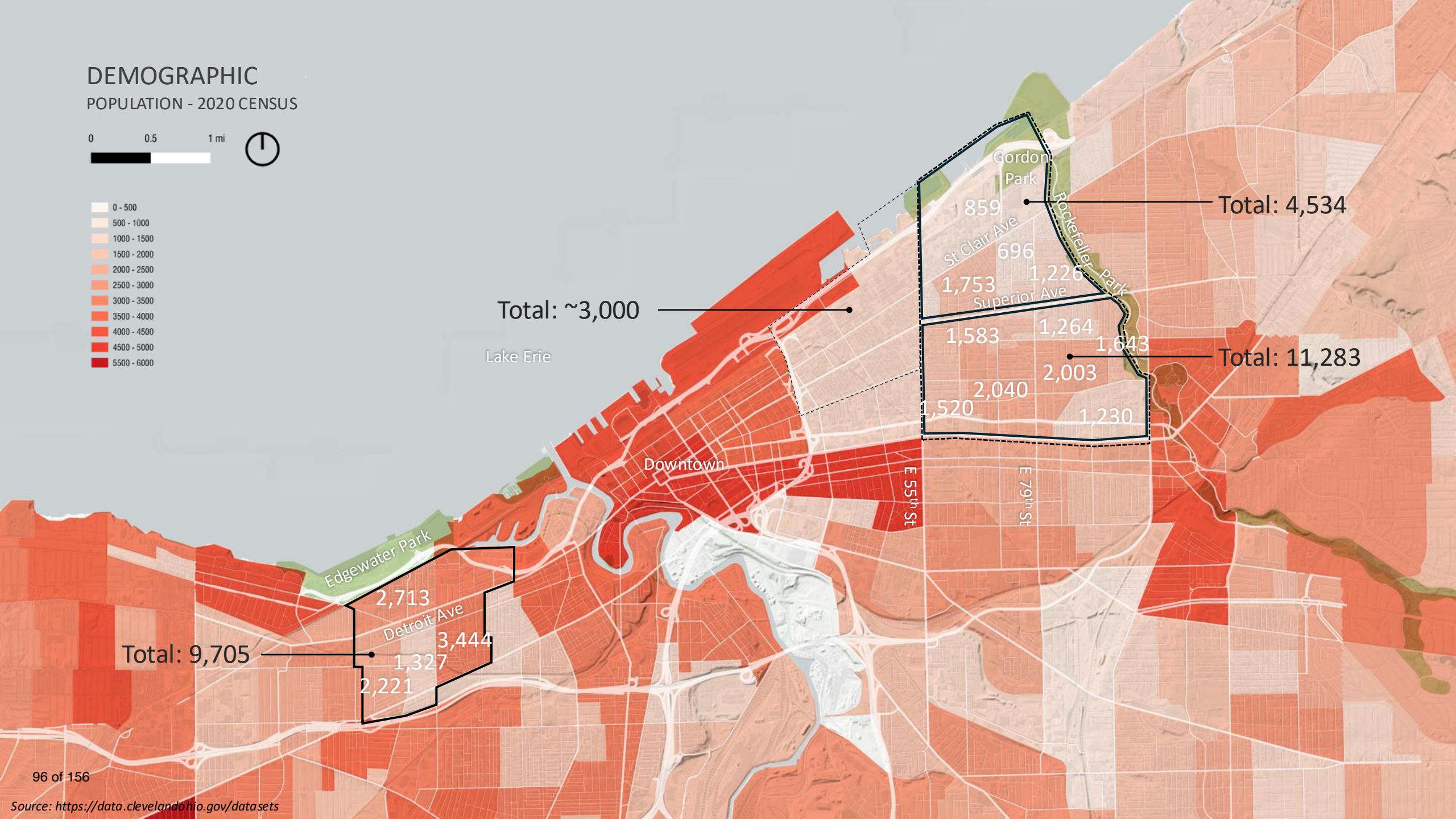
SITE ANALYSIS

Demographic, economic, and physical analysis

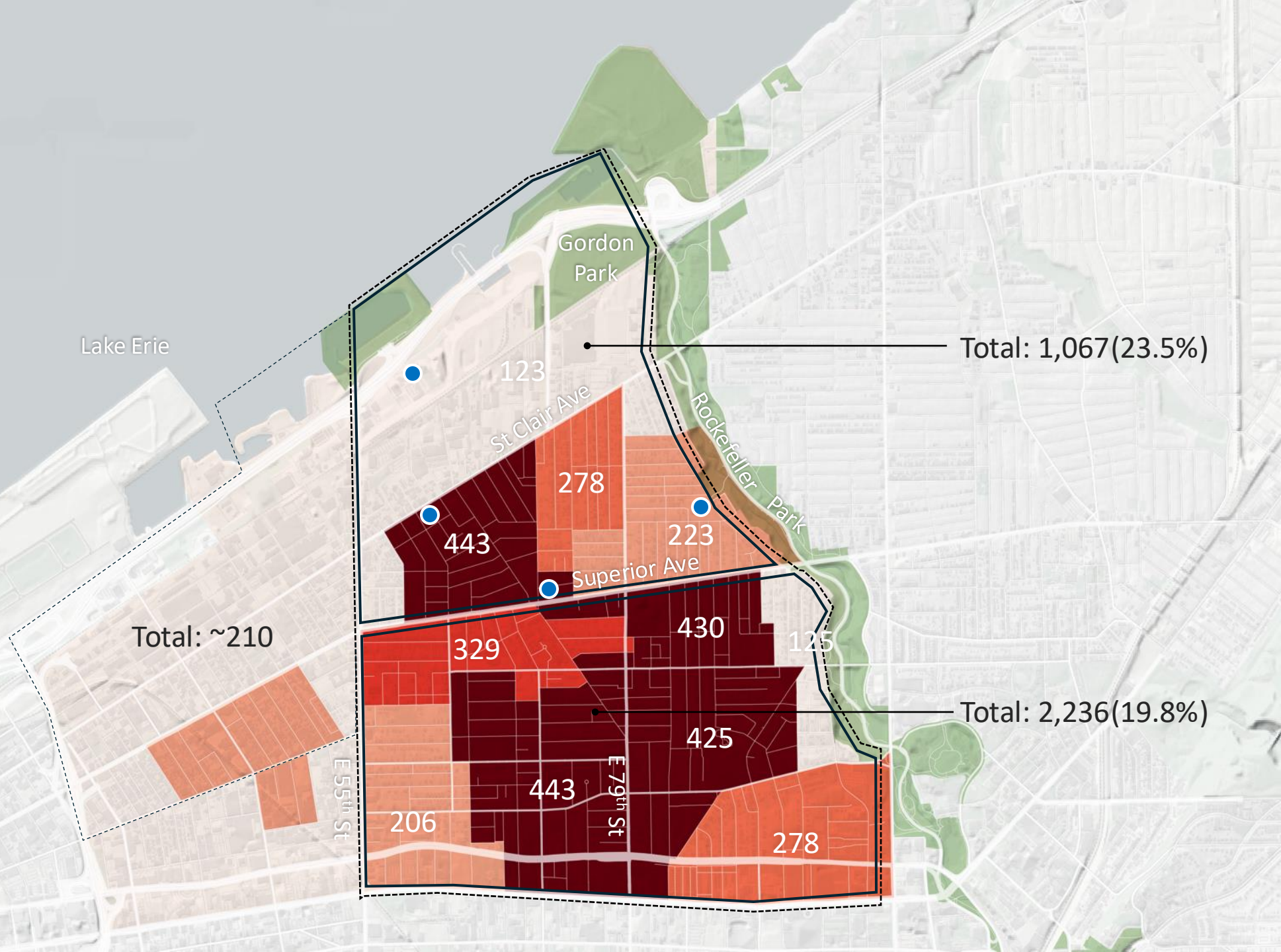
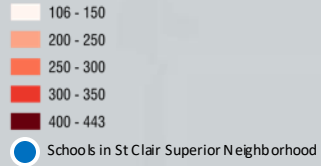
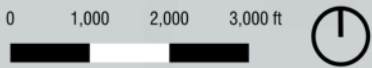
CLEVELAND SATELLITE



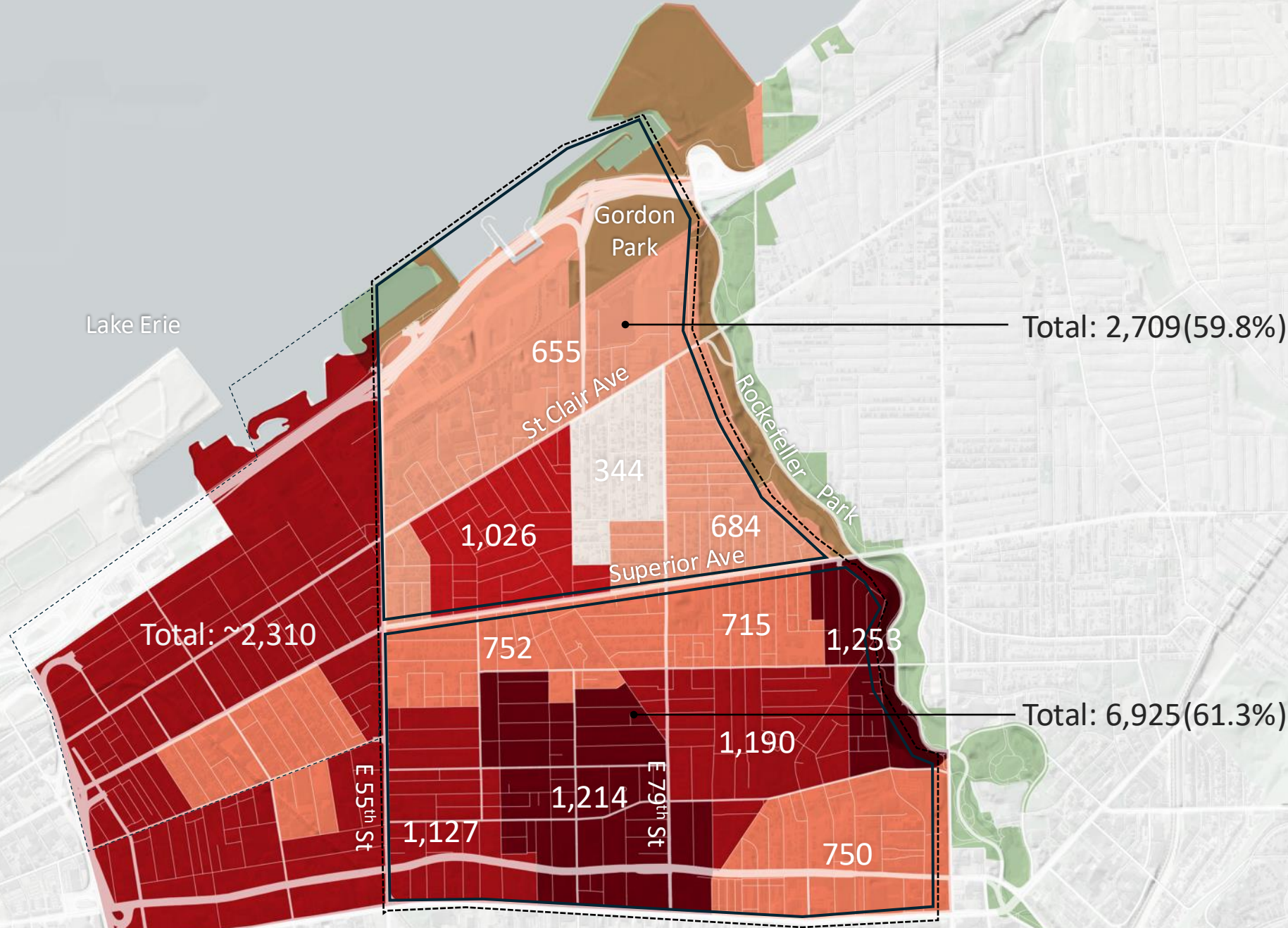
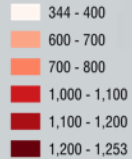
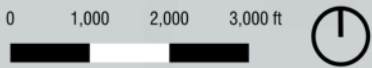
DEMOGRAPHIC
POPULATION - 2020 CENSUS



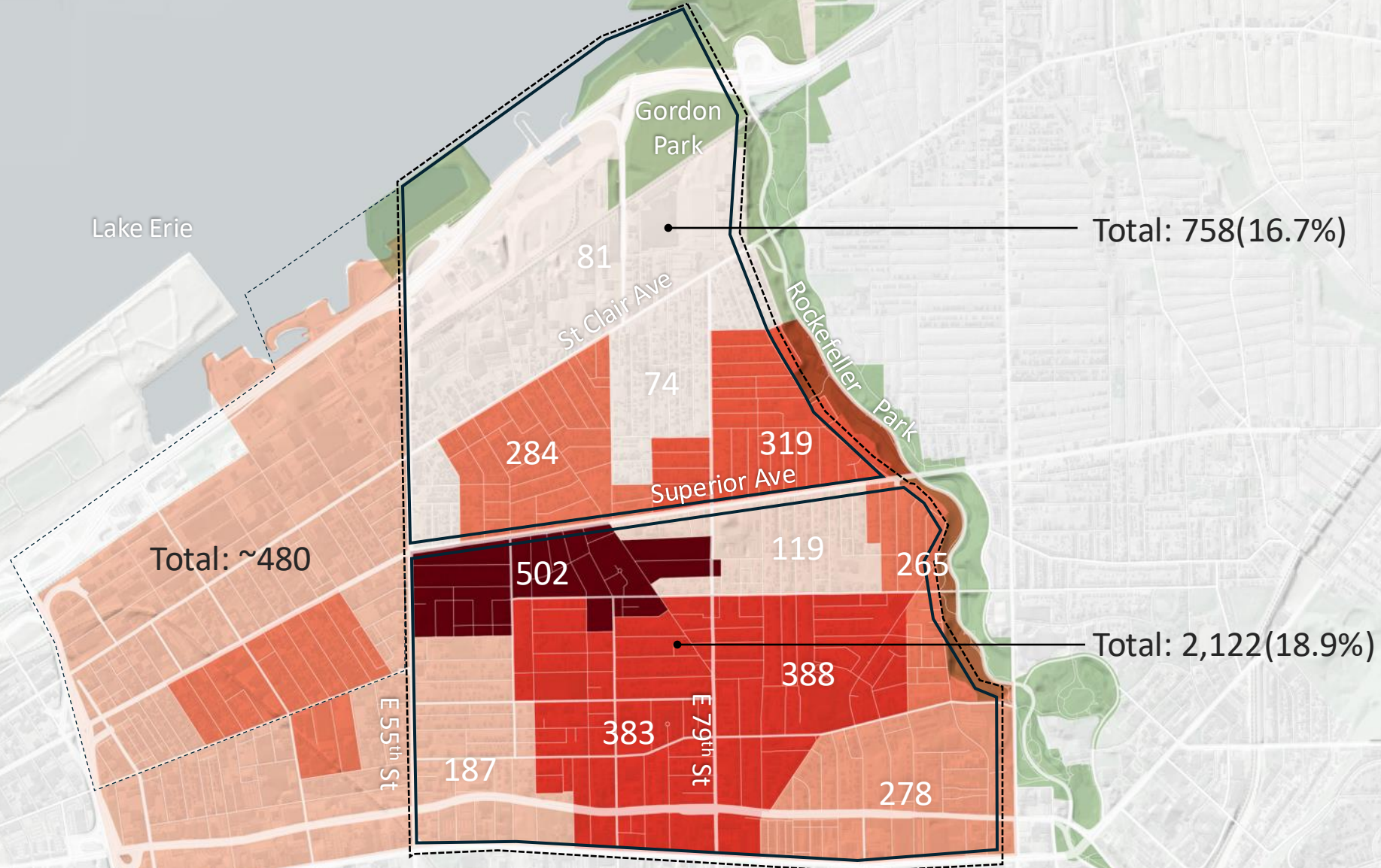
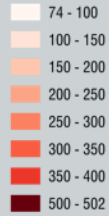
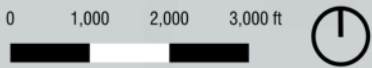
DEMOGRAPHIC
POPULATION UNDER 18



DEMOGRAPHIC
POPULATION 18-65

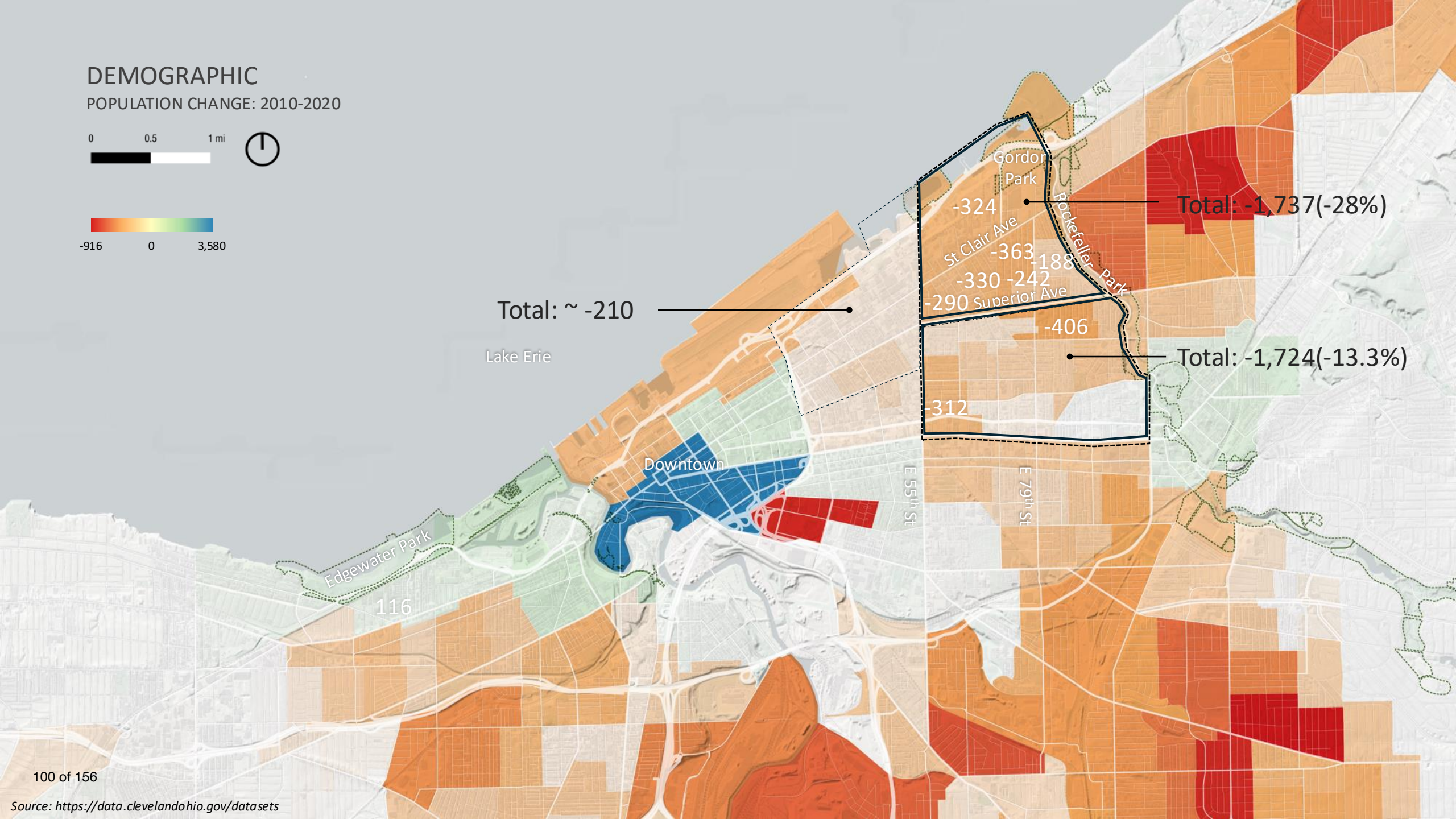
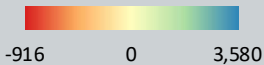


DEMOGRAPHIC
POPULATION ABOVE 65



DEMOGRAPHIC

POPULATION CHANGE: 2010-2020



Total: ~ -210

Lake Erie

Downtown

Edgewater Park

116

Gordon Park

-324

St Clair Ave

-363

-188

-330

-242

Superior Ave

-290

-406

312

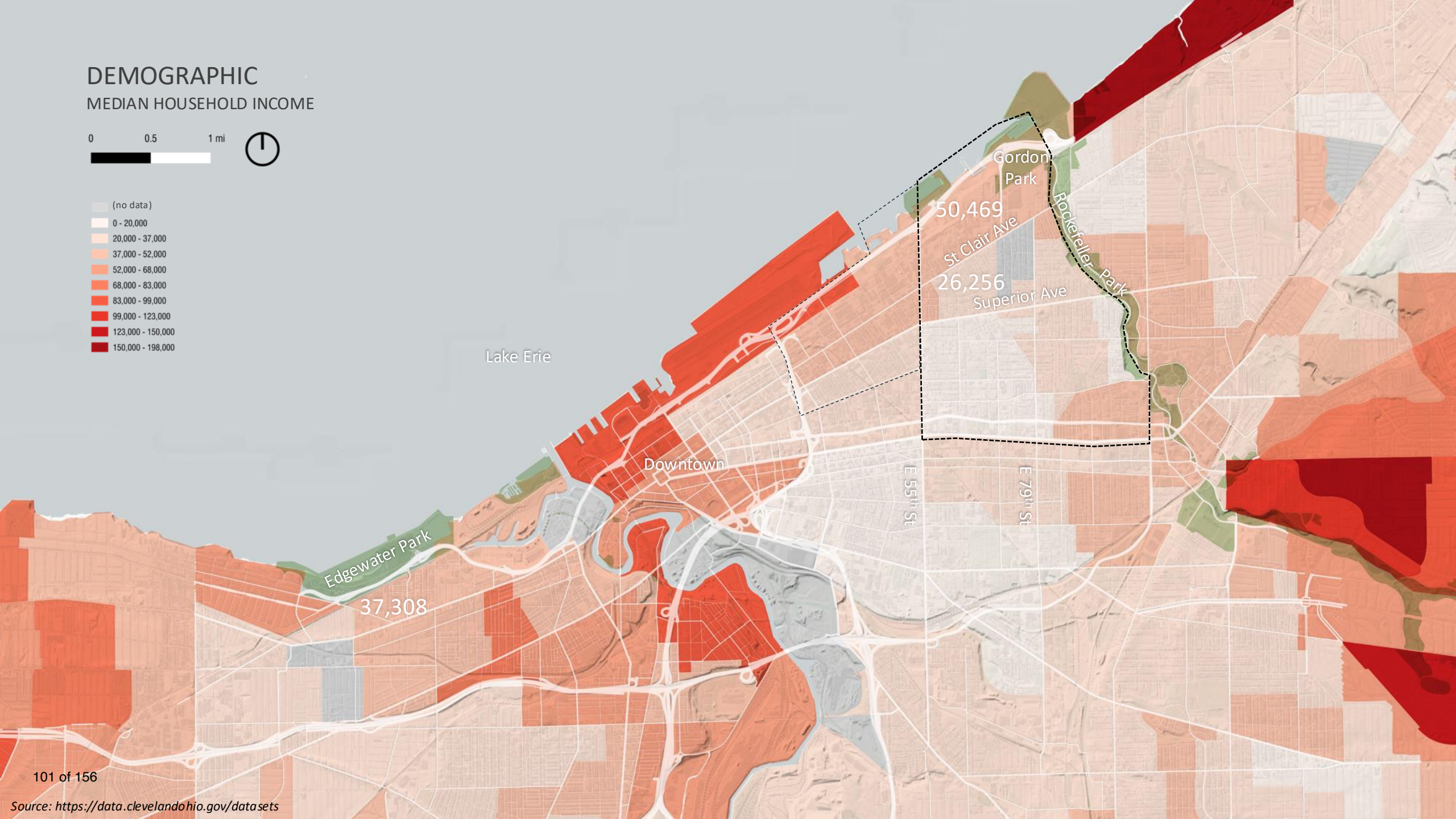
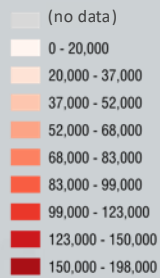
E 55th St

E 79th St

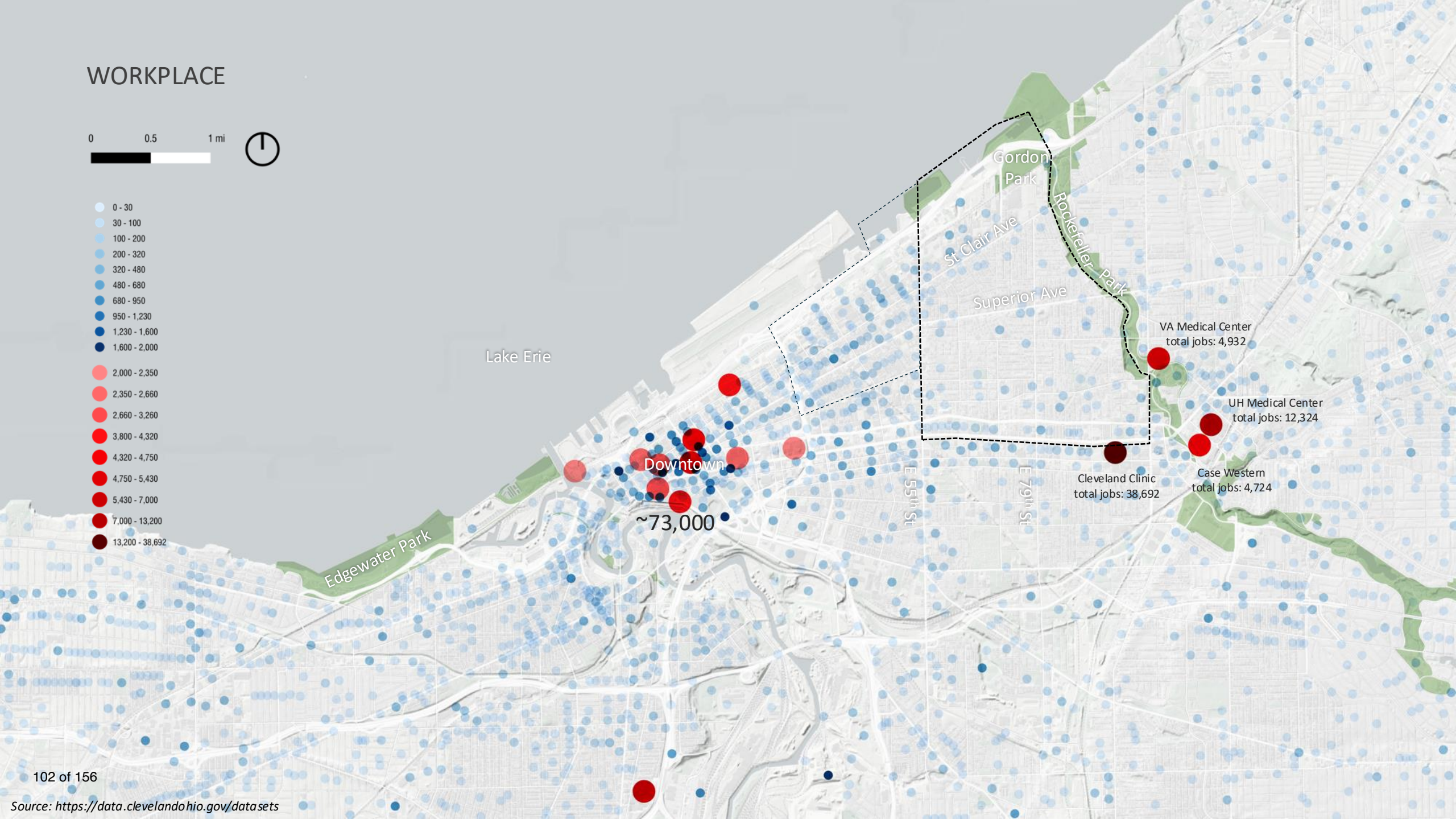
Total: -1,737(-28%)

Total: -1,724(-13.3%)

DEMOGRAPHIC
MEDIAN HOUSEHOLD INCOME

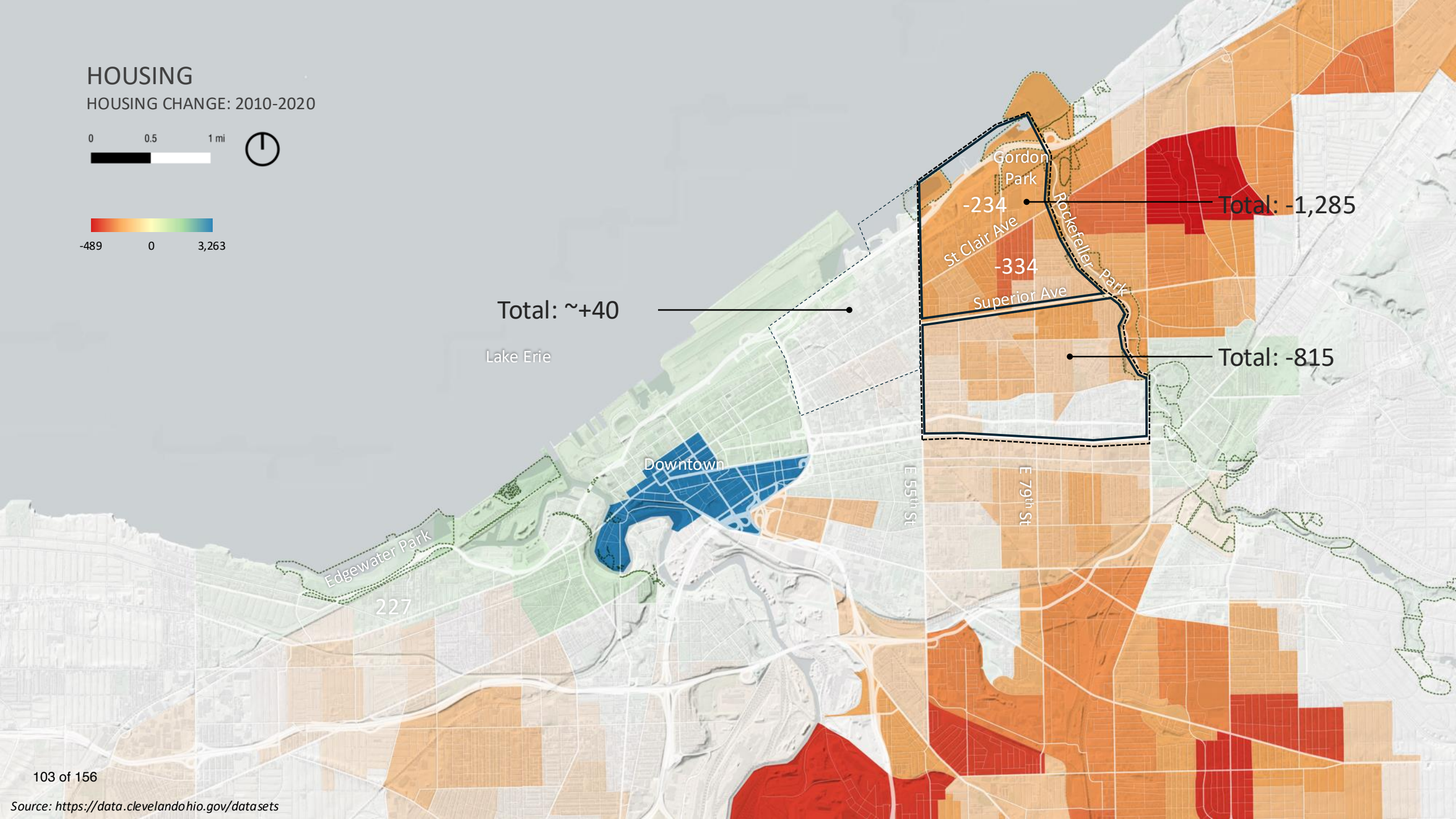
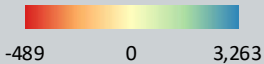
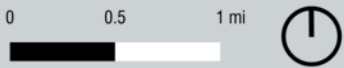


WORKPLACE



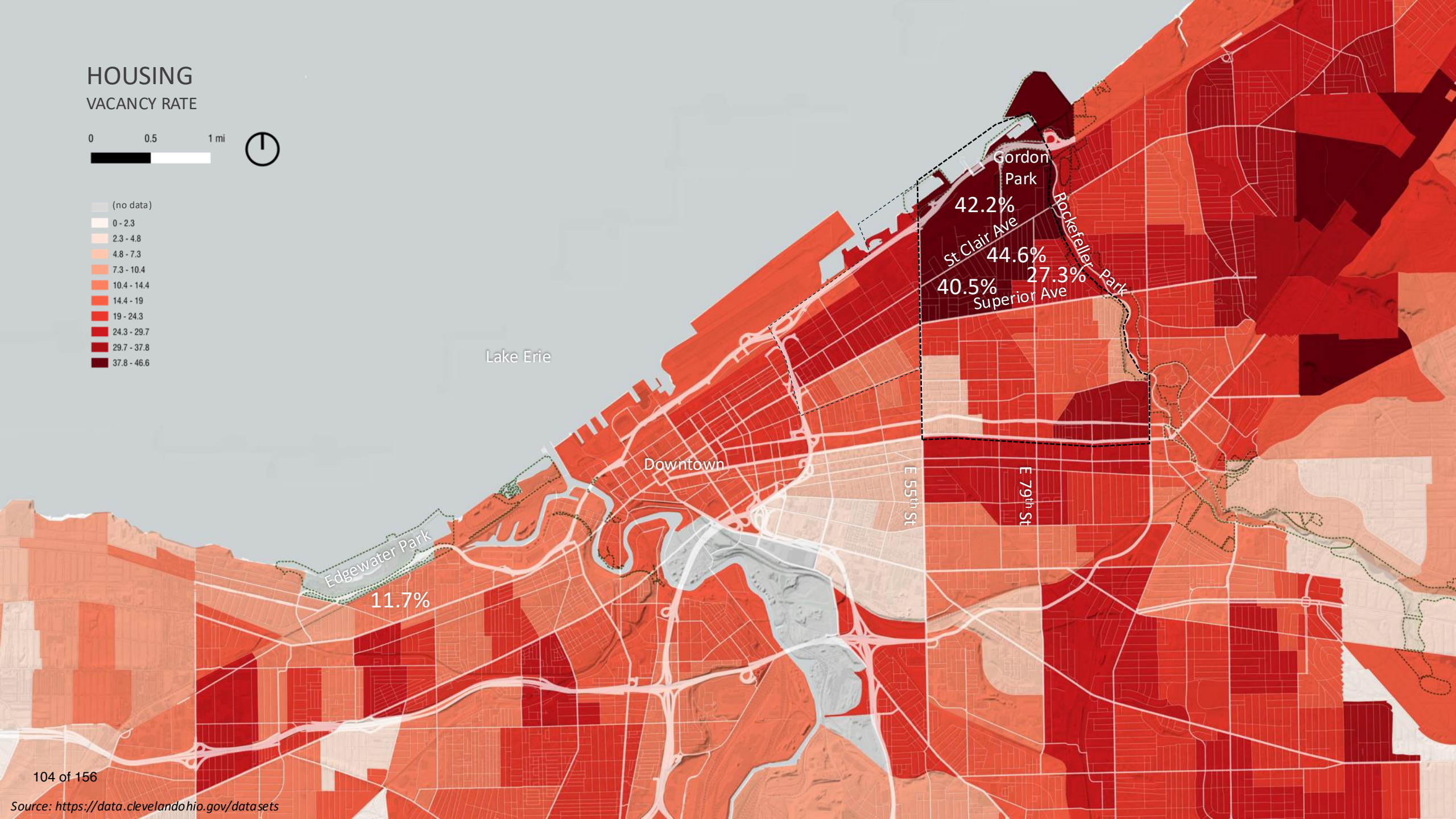
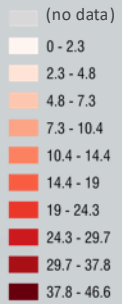
HOUSING

HOUSING CHANGE: 2010-2020



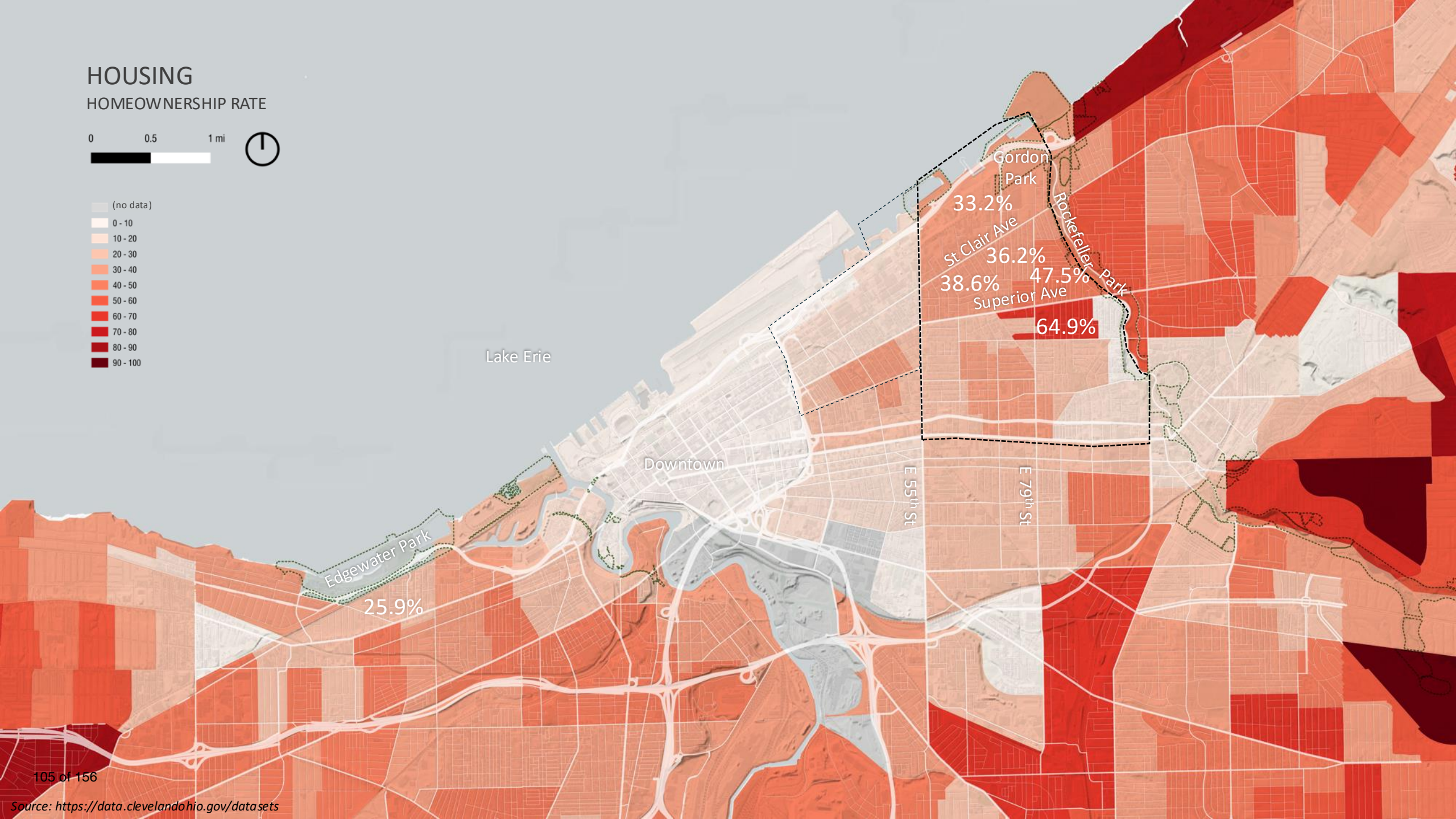
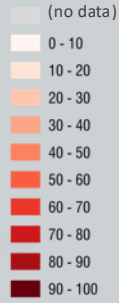
HOUSING VACANCY RATE

0 0.5 1 mi



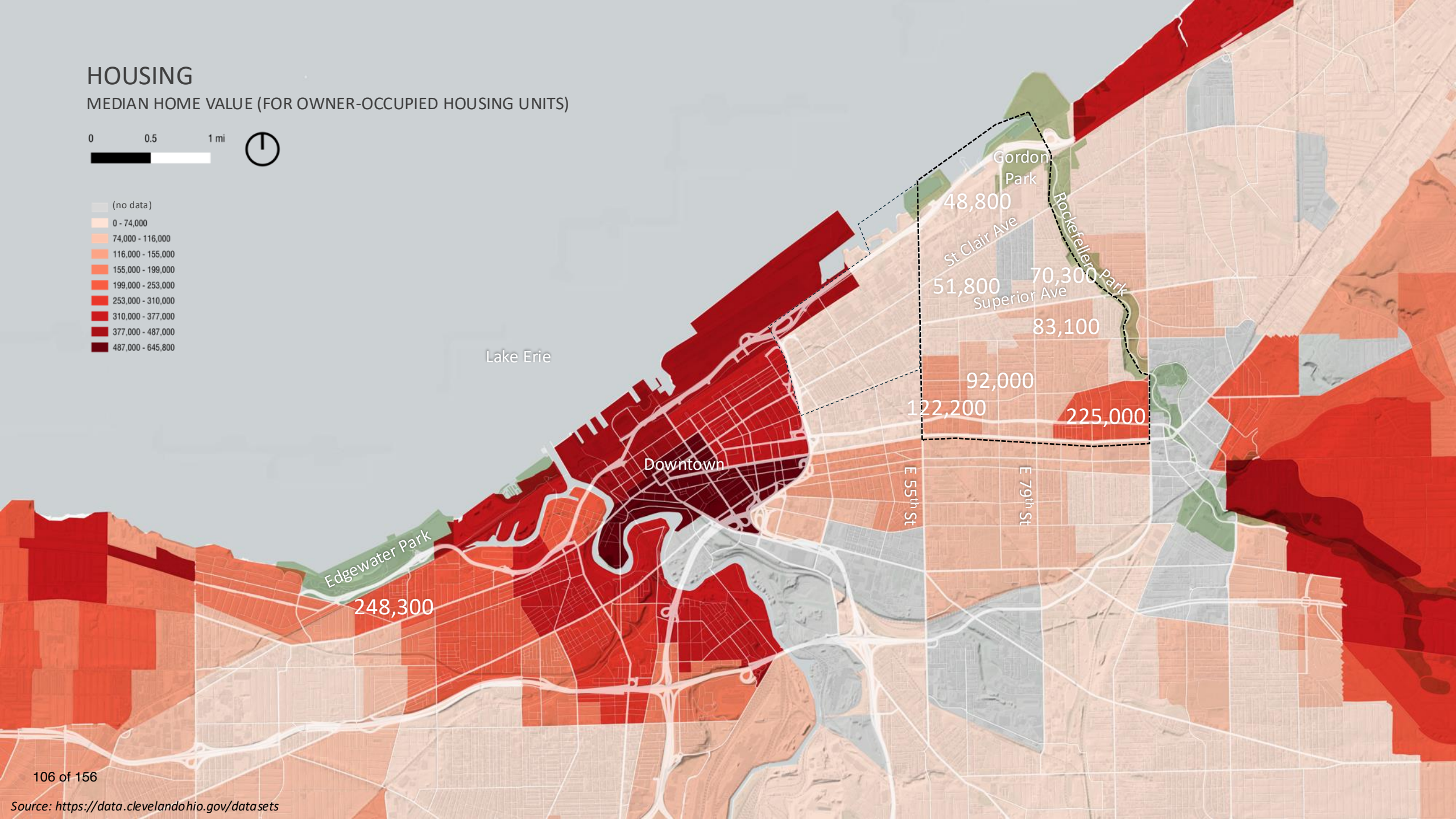
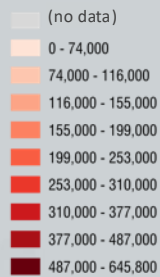
HOUSING

HOMEOWNERSHIP RATE



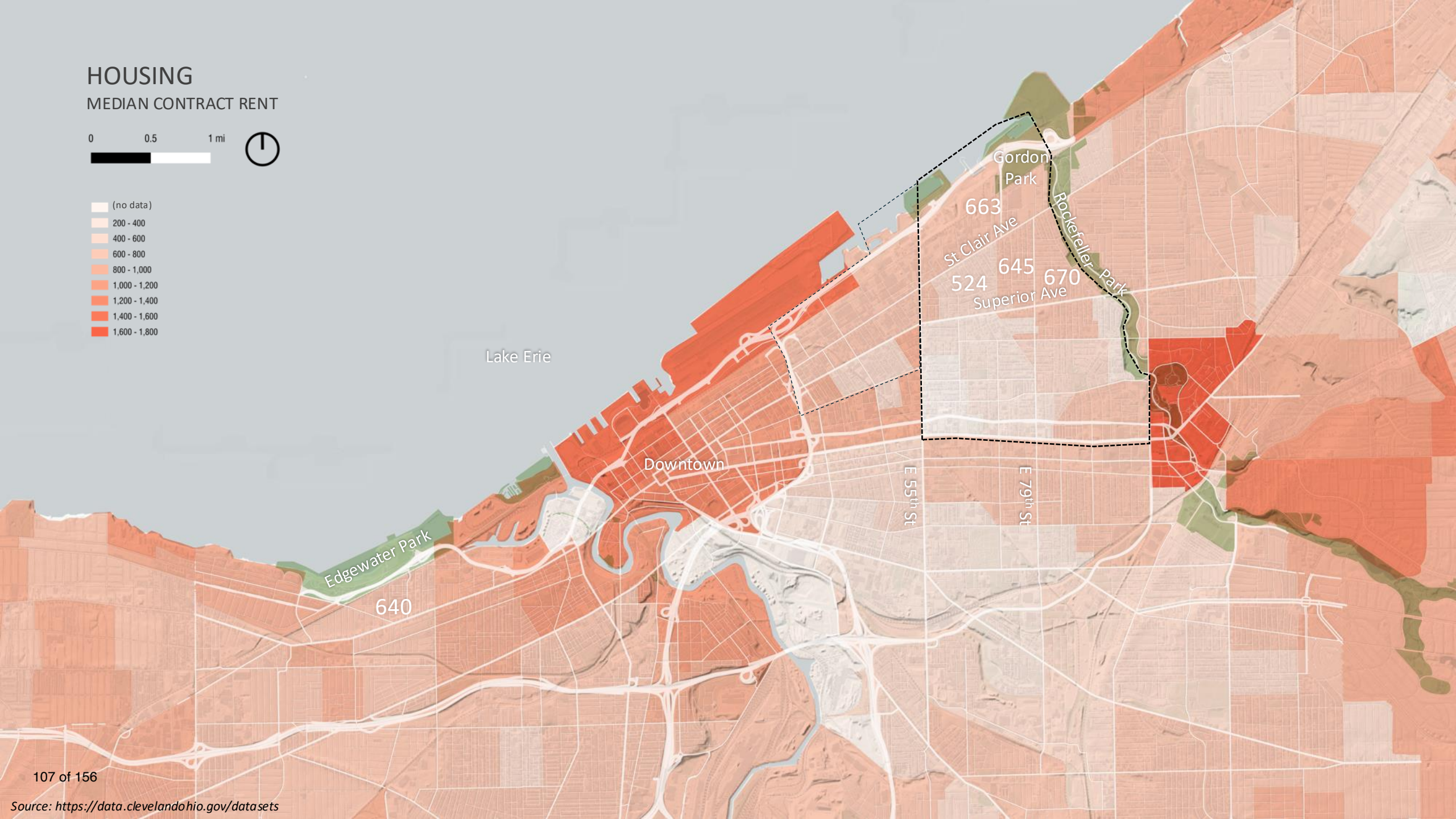
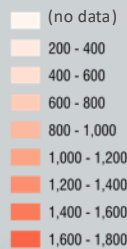
HOUSING

MEDIAN HOME VALUE (FOR OWNER-OCCUPIED HOUSING UNITS)



HOUSING

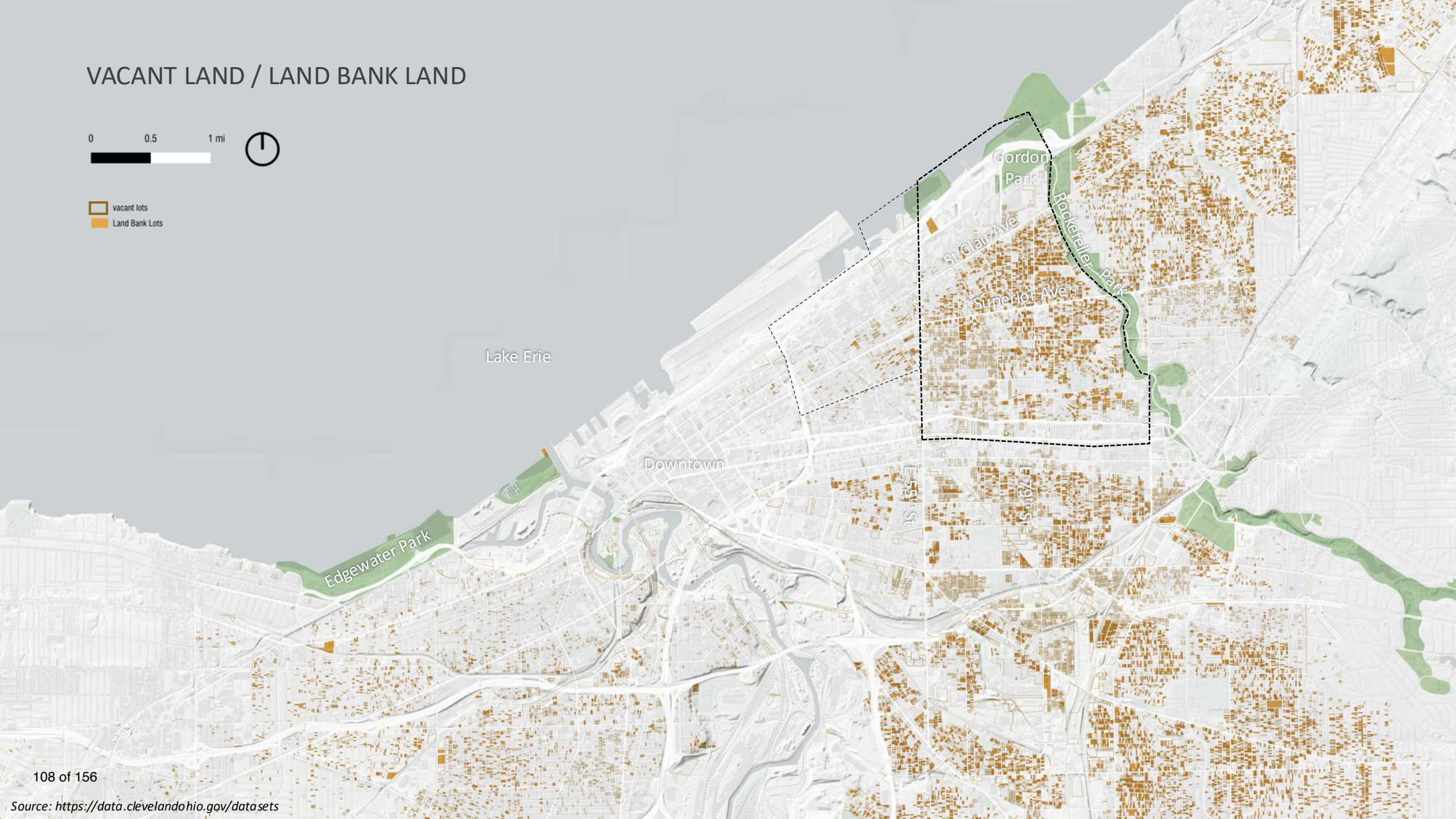
MEDIAN CONTRACT RENT



VACANT LAND / LAND BANK LAND

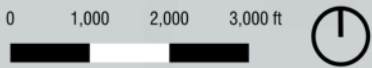


- vacant lots
- Land Bank Lots

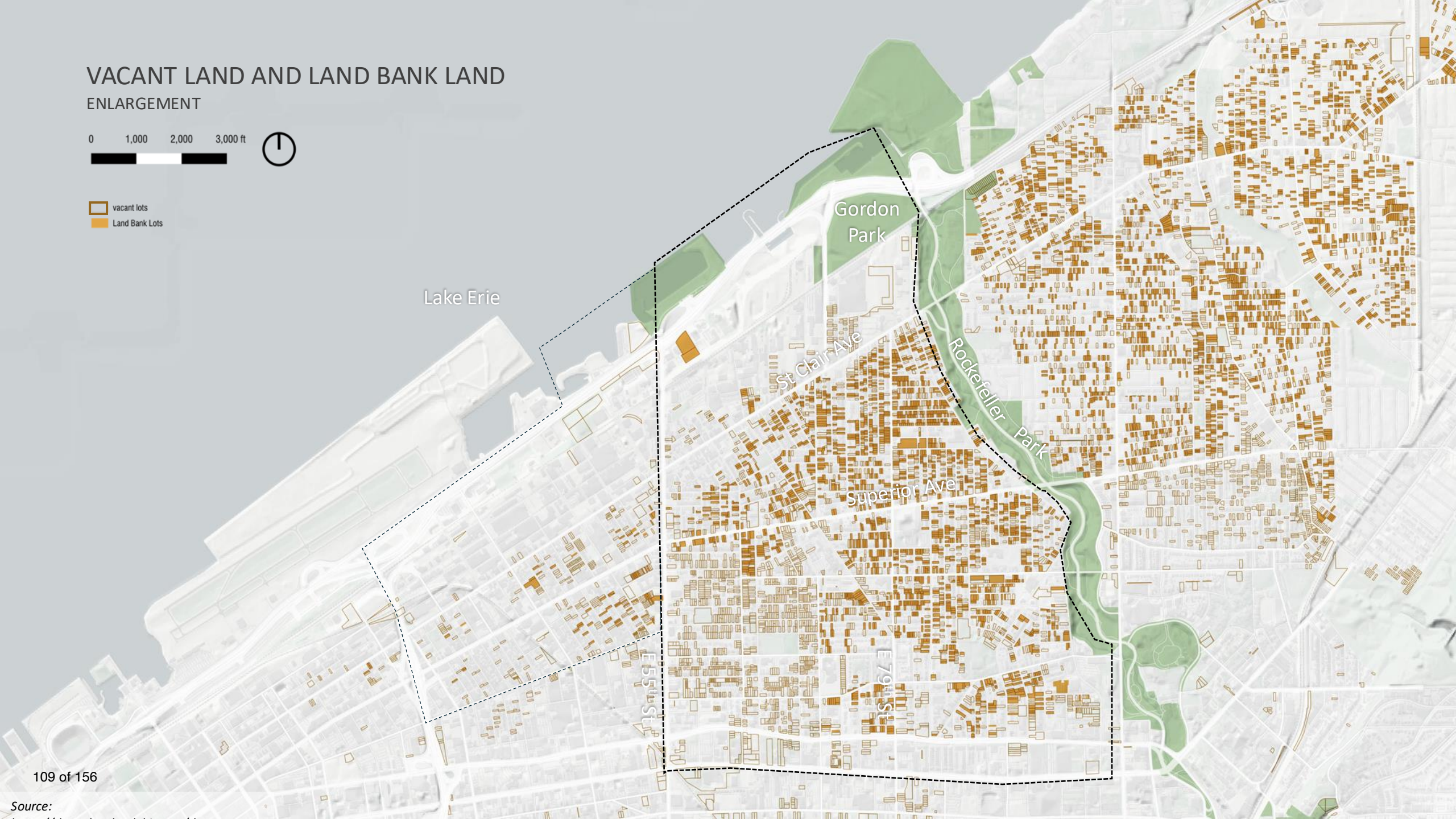


VACANT LAND AND LAND BANK LAND

ENLARGEMENT



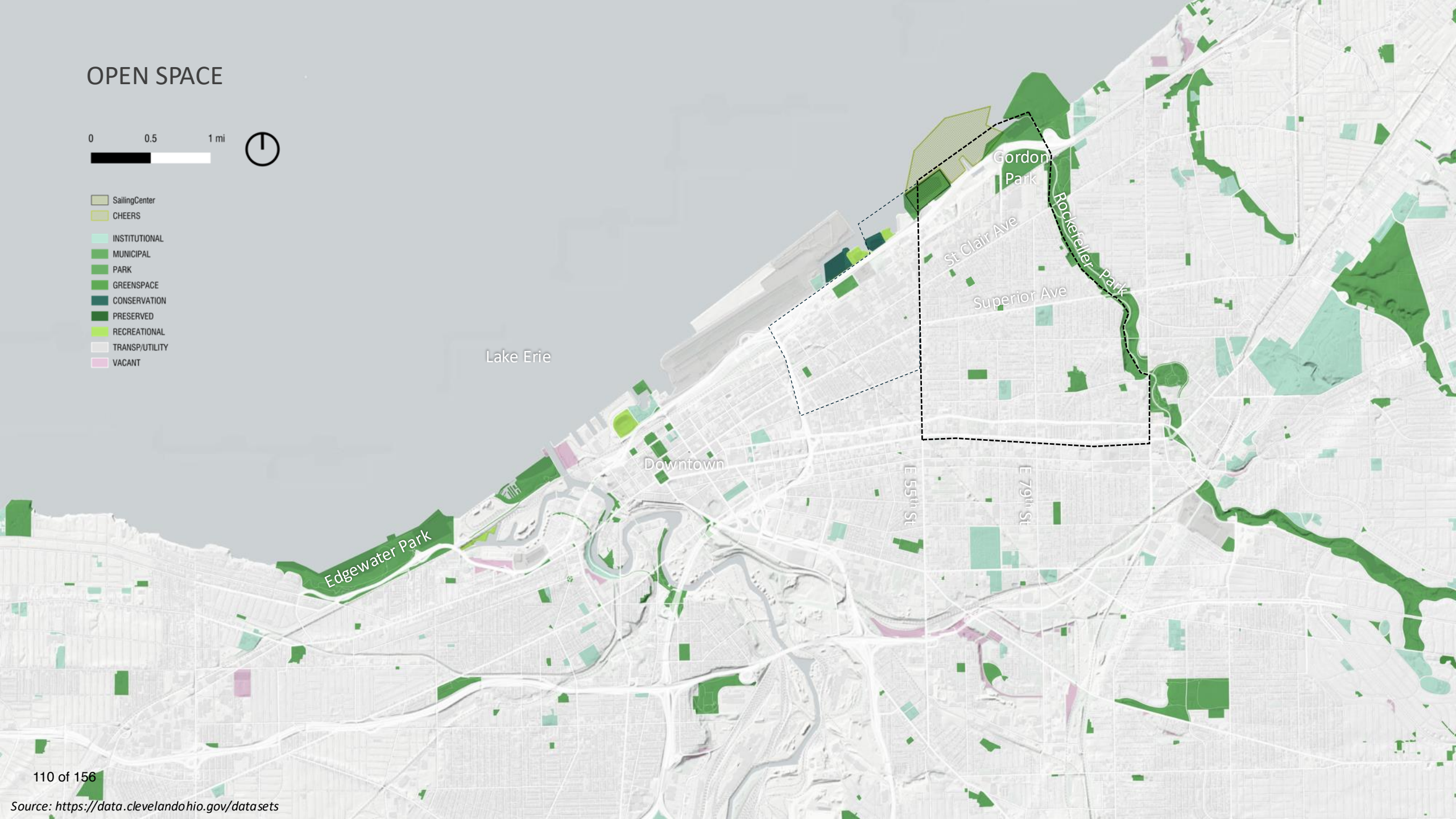
vacant lots
Land Bank Lots



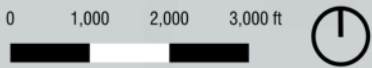
OPEN SPACE



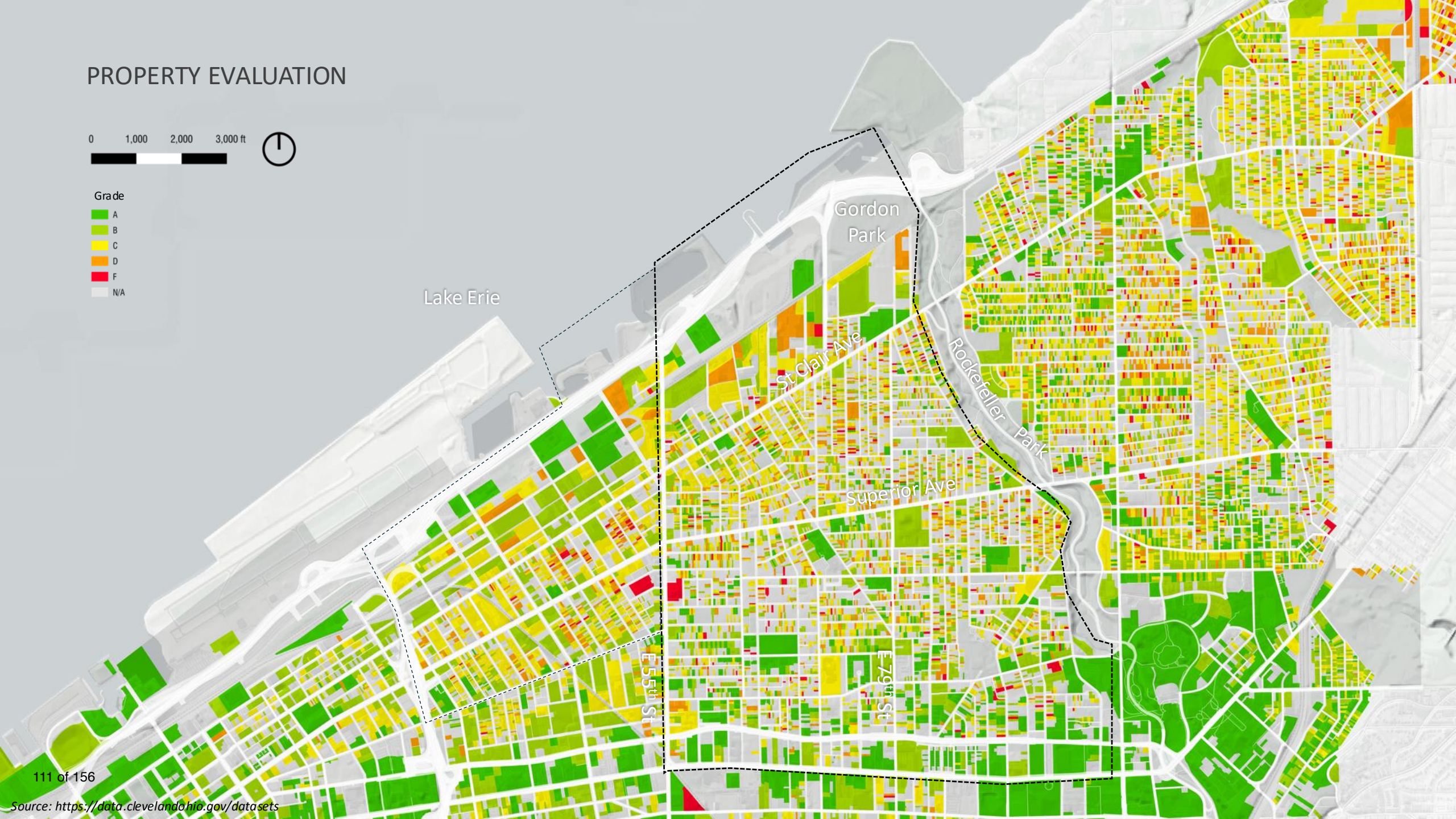
- SailingCenter
- CHEERS
- INSTITUTIONAL
- MUNICIPAL
- PARK
- GREENSPACE
- CONSERVATION
- PRESERVED
- RECREATIONAL
- TRANSP/UTILITY
- VACANT



PROPERTY EVALUATION



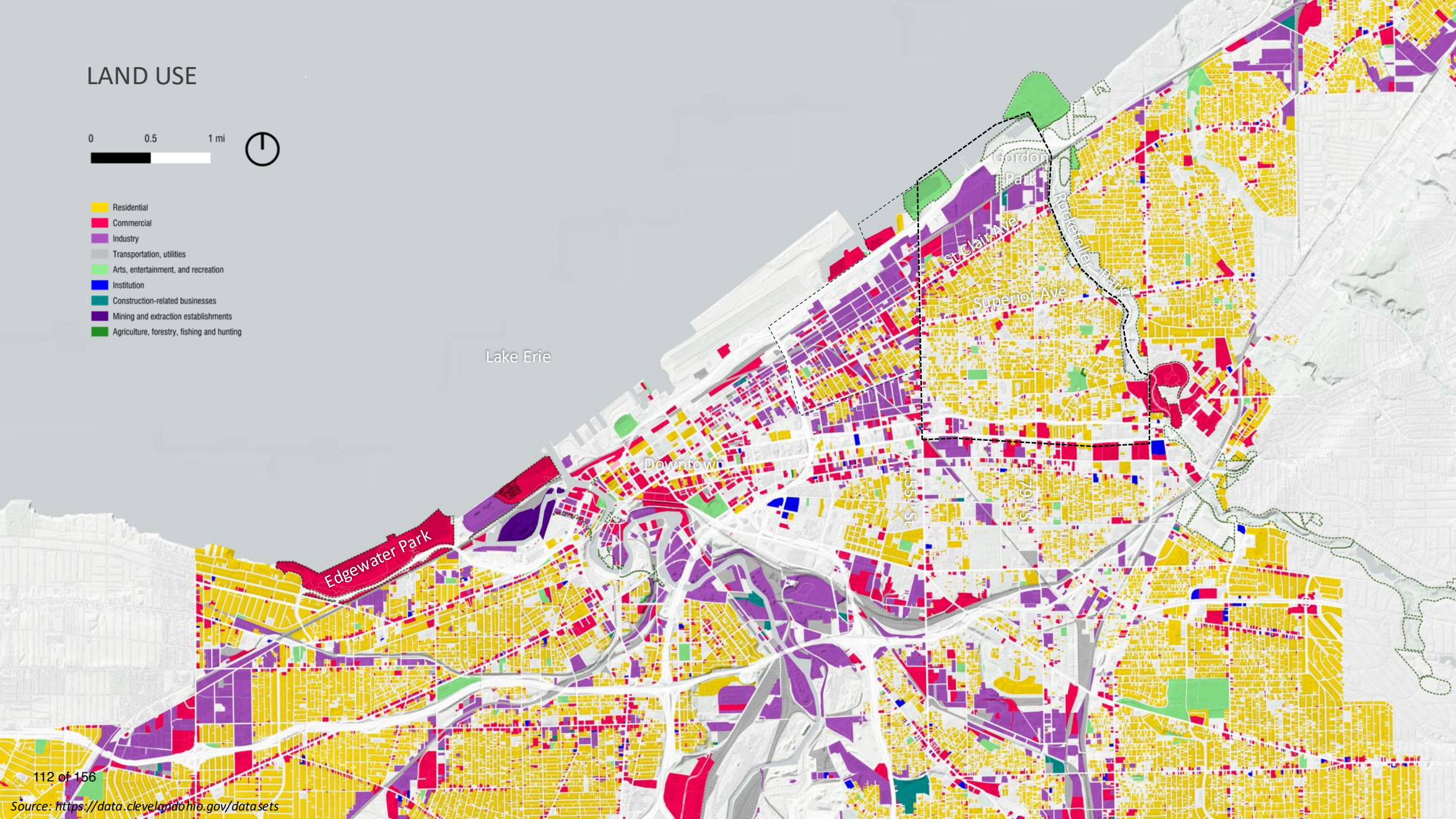
- Grade
- A
 - B
 - C
 - D
 - F
 - N/A

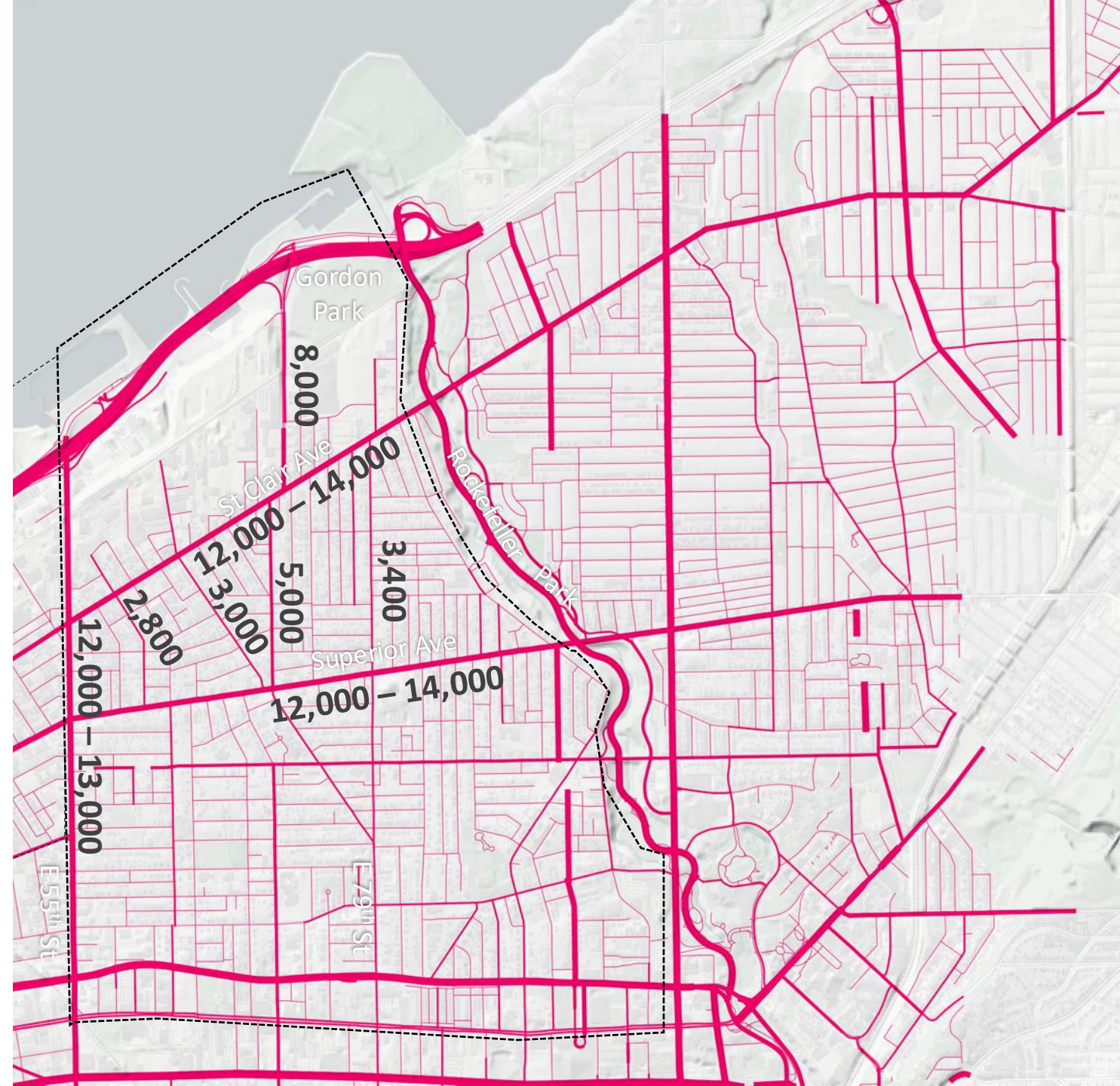
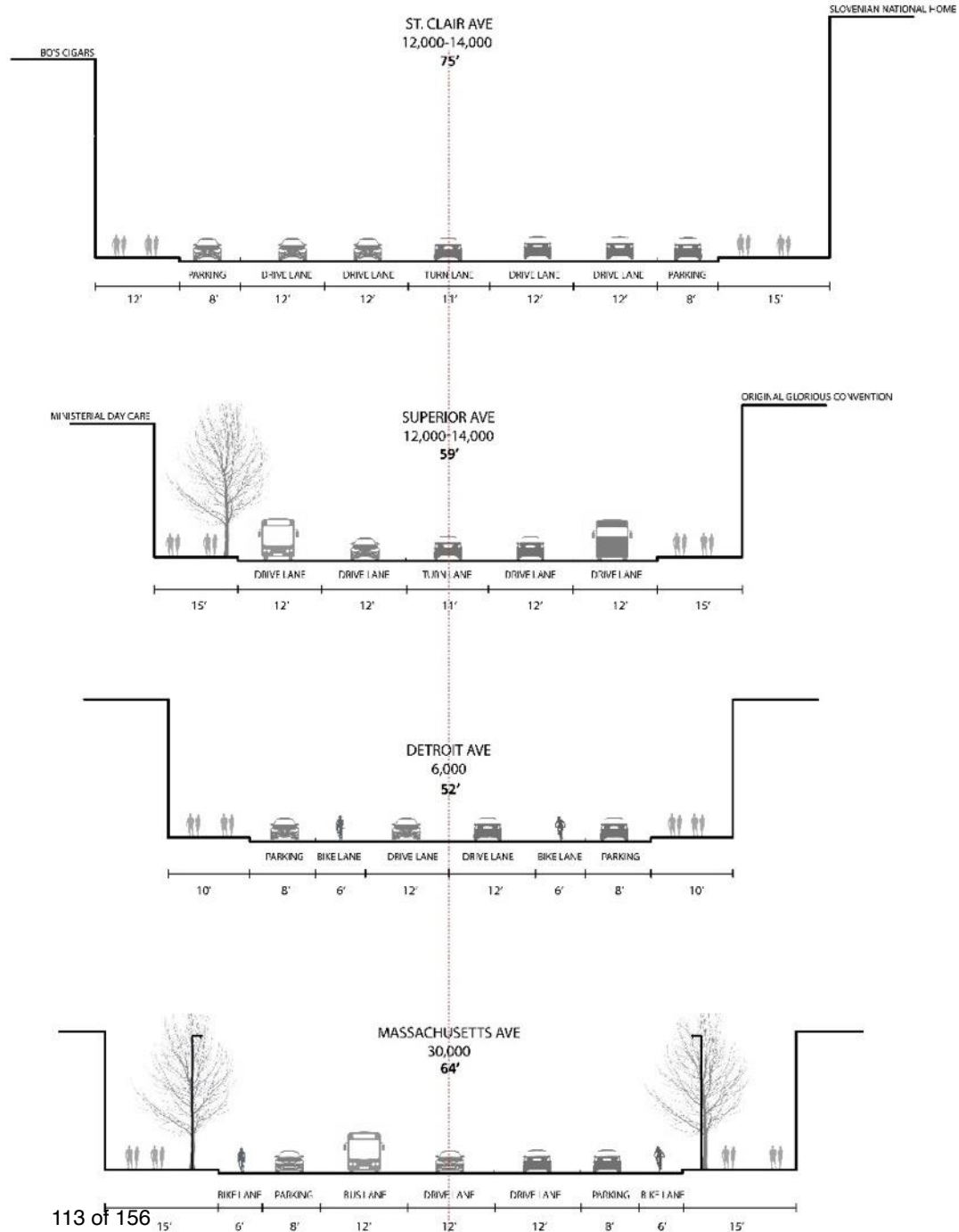


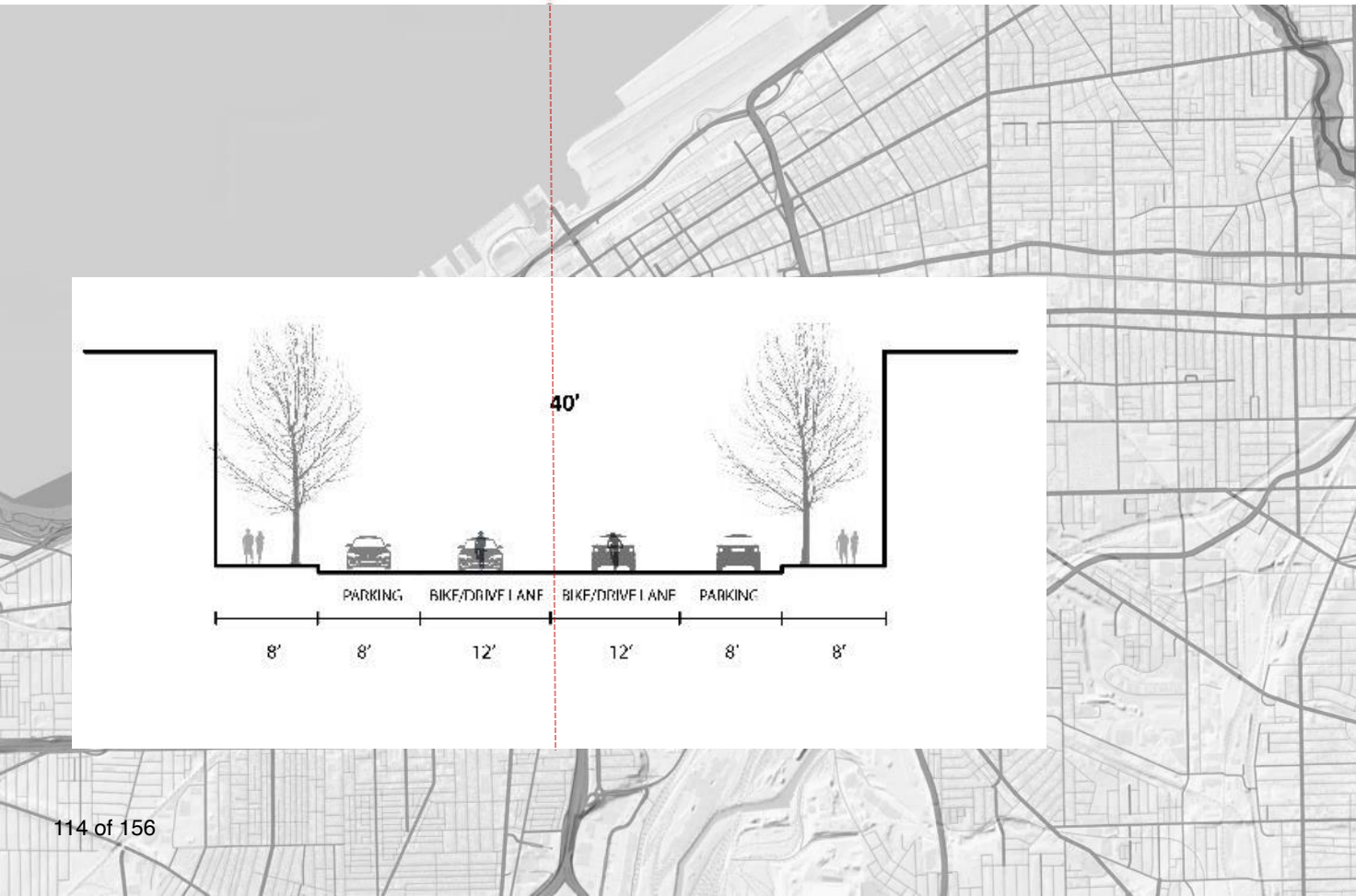
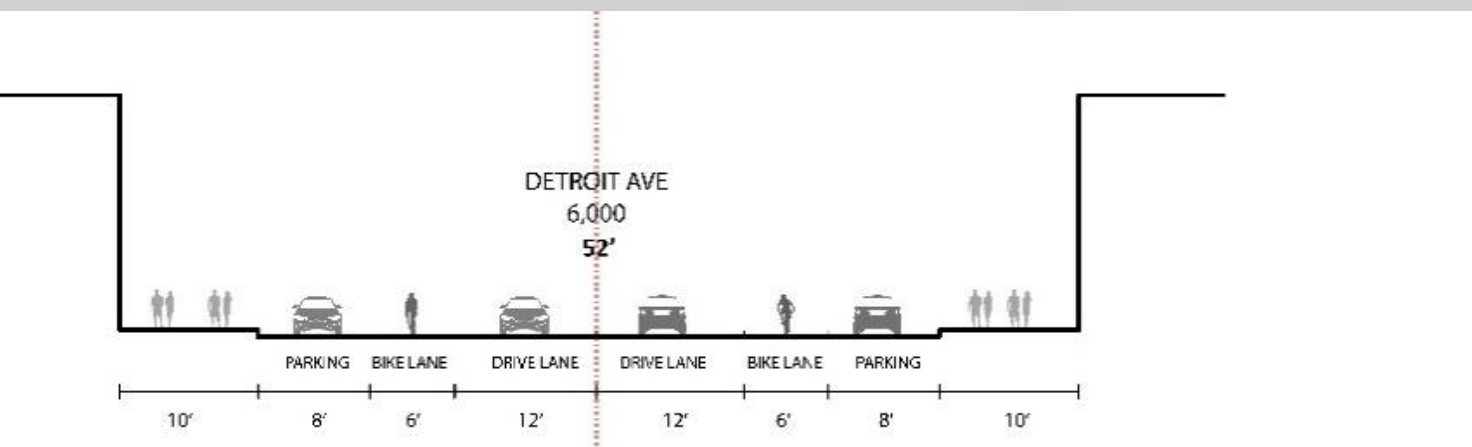
LAND USE



- Residential
- Commercial
- Industry
- Transportation, utilities
- Arts, entertainment, and recreation
- Institution
- Construction-related businesses
- Mining and extraction establishments
- Agriculture, forestry, fishing and hunting





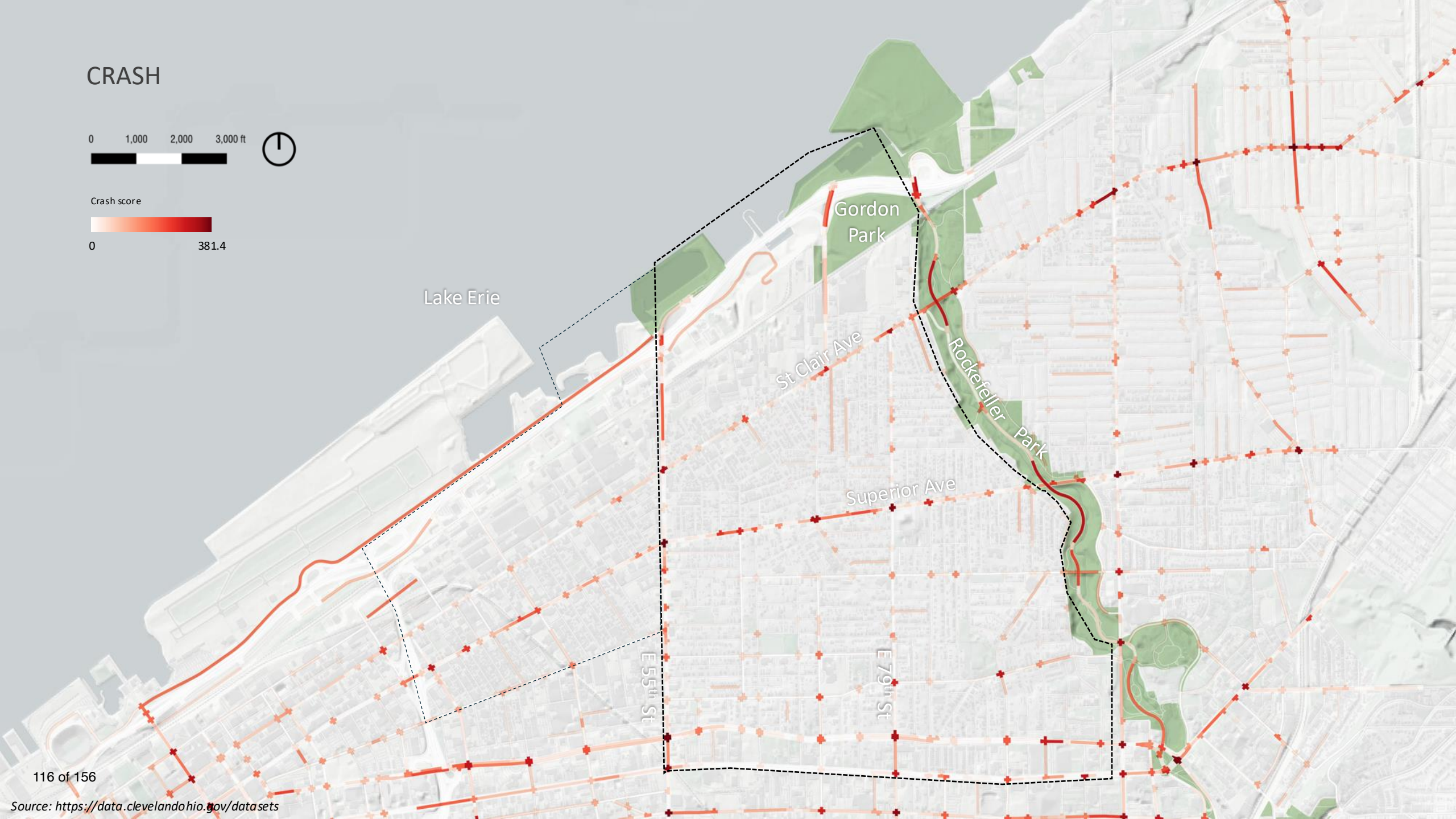
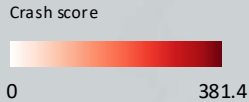
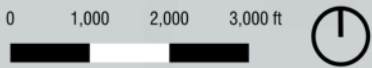


DETROIT-SHOREWAY PRECEDENT

- WATERFRONT INVESTMENT
- CONNECTION TO DISTRICT
- GROW POPULATION:
- REUSE INDUSTRIAL LAND FOR RESIDENTIAL MID DENSITY
- HISTORIC DISTRICT INVESTMENT
- SF FAMILY REINVESTMENT
- ENABLED REVITALIZATION SUPPORT COMMERCIAL MAIN STREET



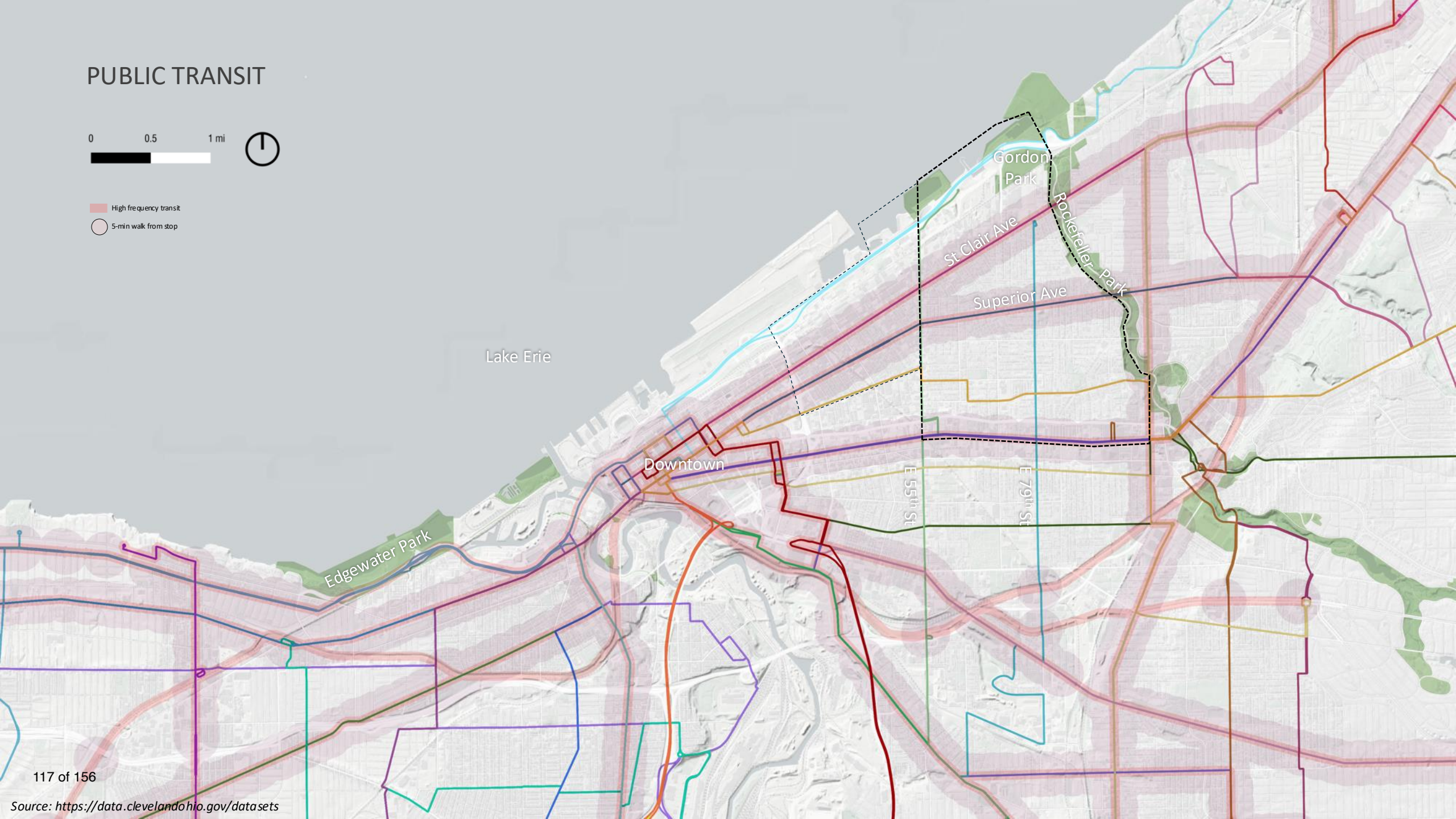
CRASH



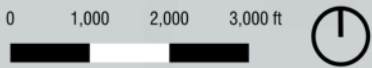
PUBLIC TRANSIT



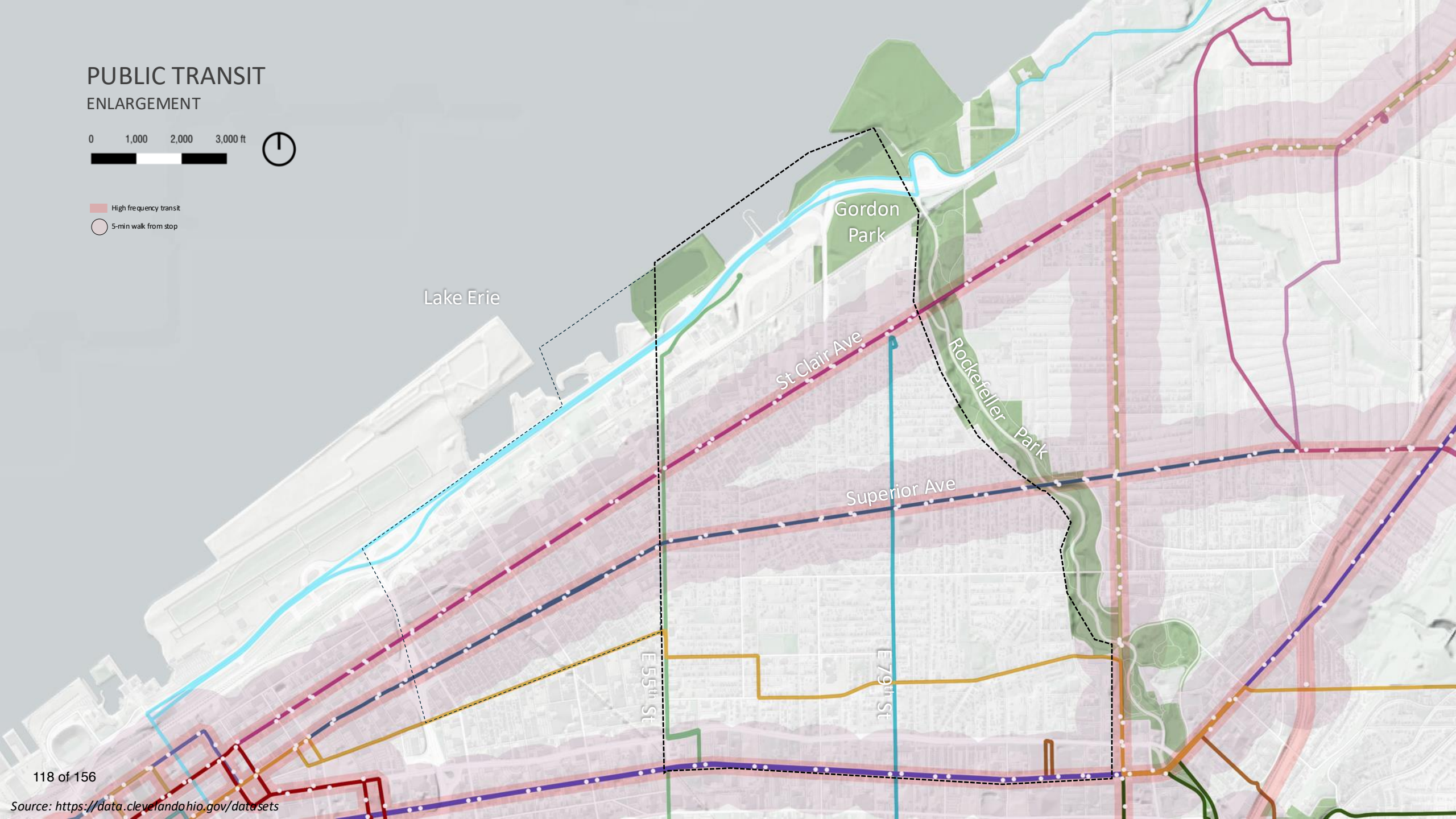
- High frequency transit
- 5-min walk from stop



PUBLIC TRANSIT
ENLARGEMENT



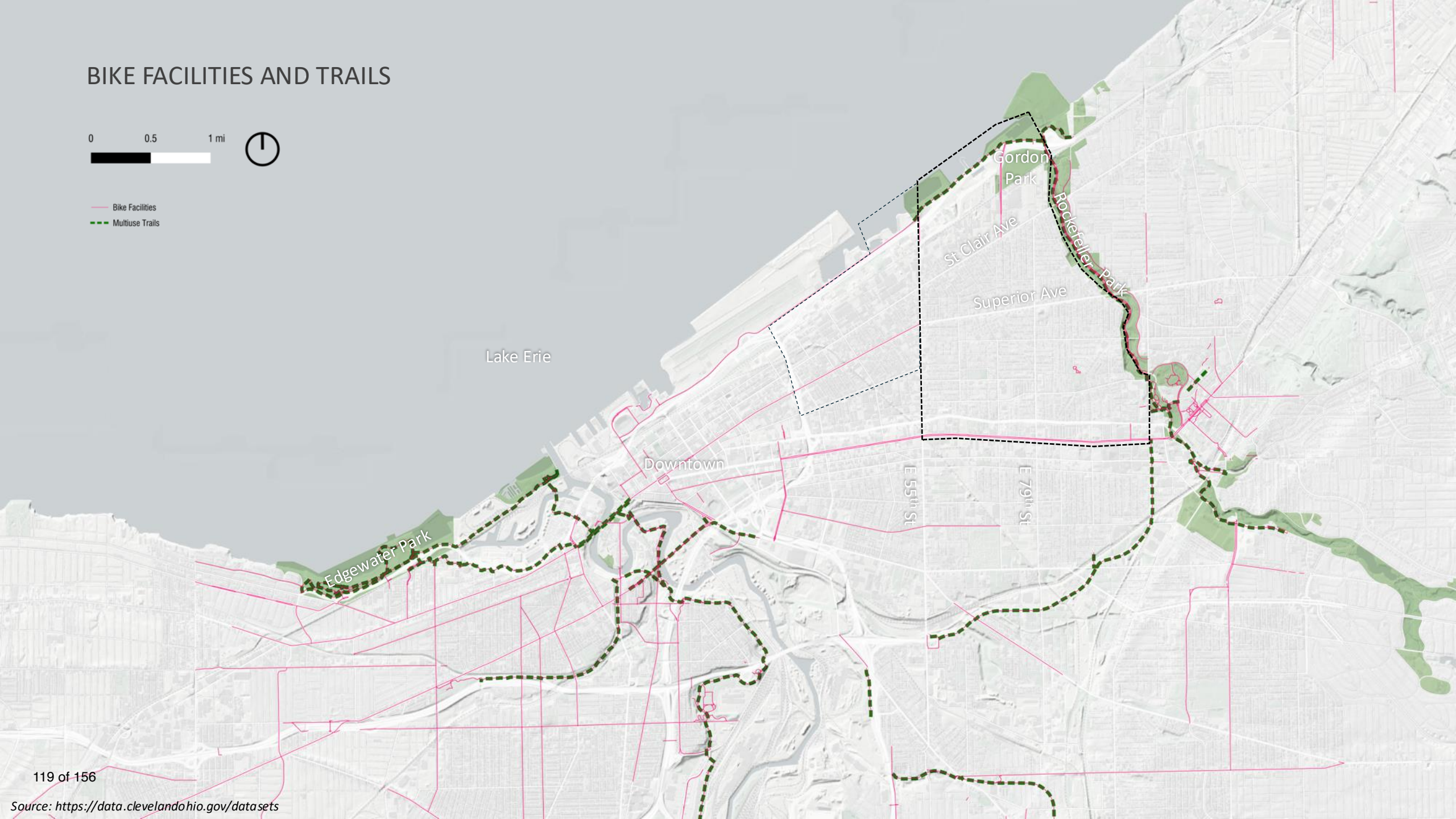
- High frequency transit
- 5-min walk from stop



BIKE FACILITIES AND TRAILS



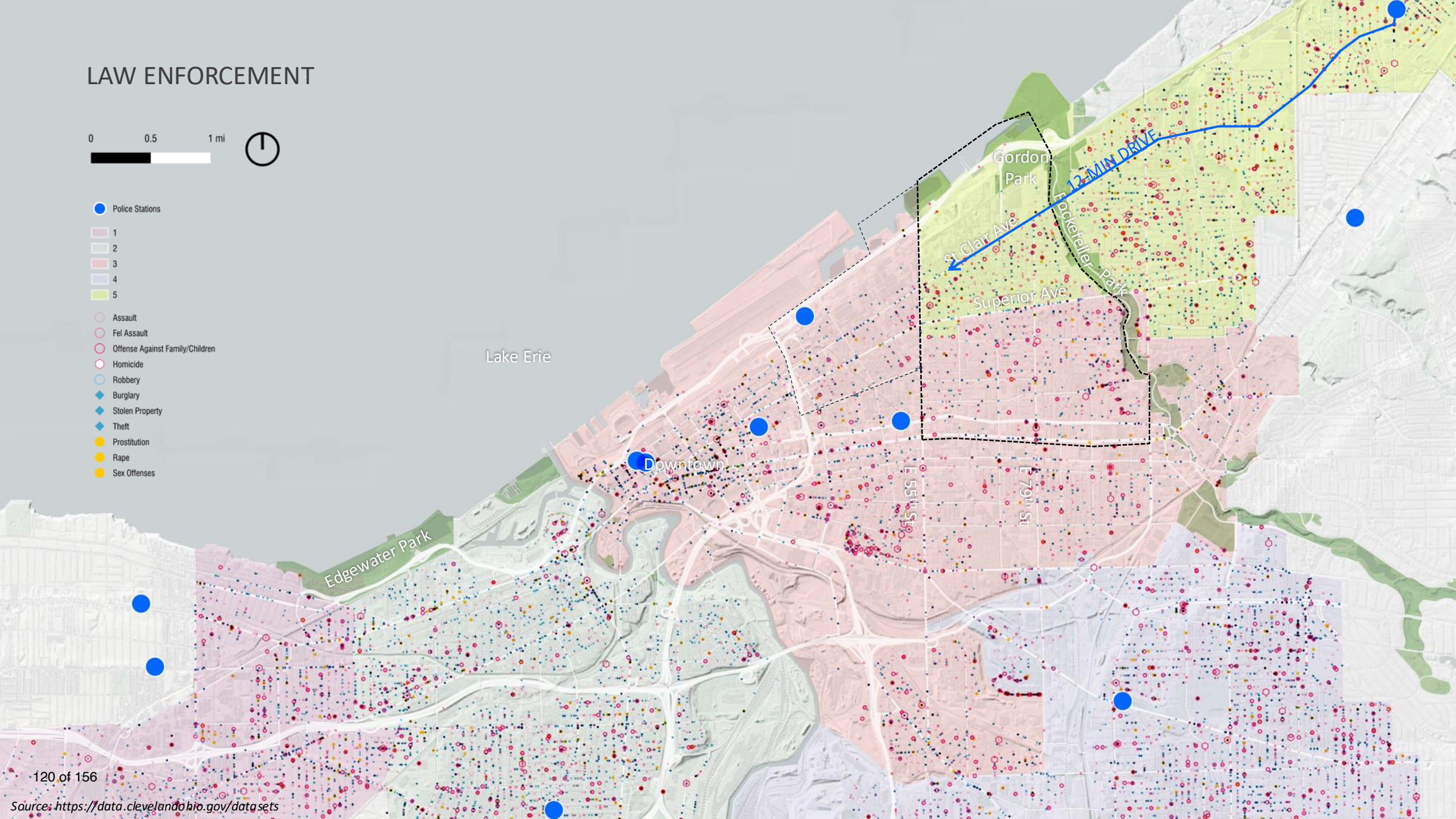
- Bike Facilities
- Multiuse Trails



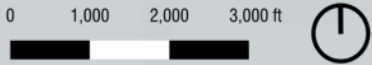
LAW ENFORCEMENT



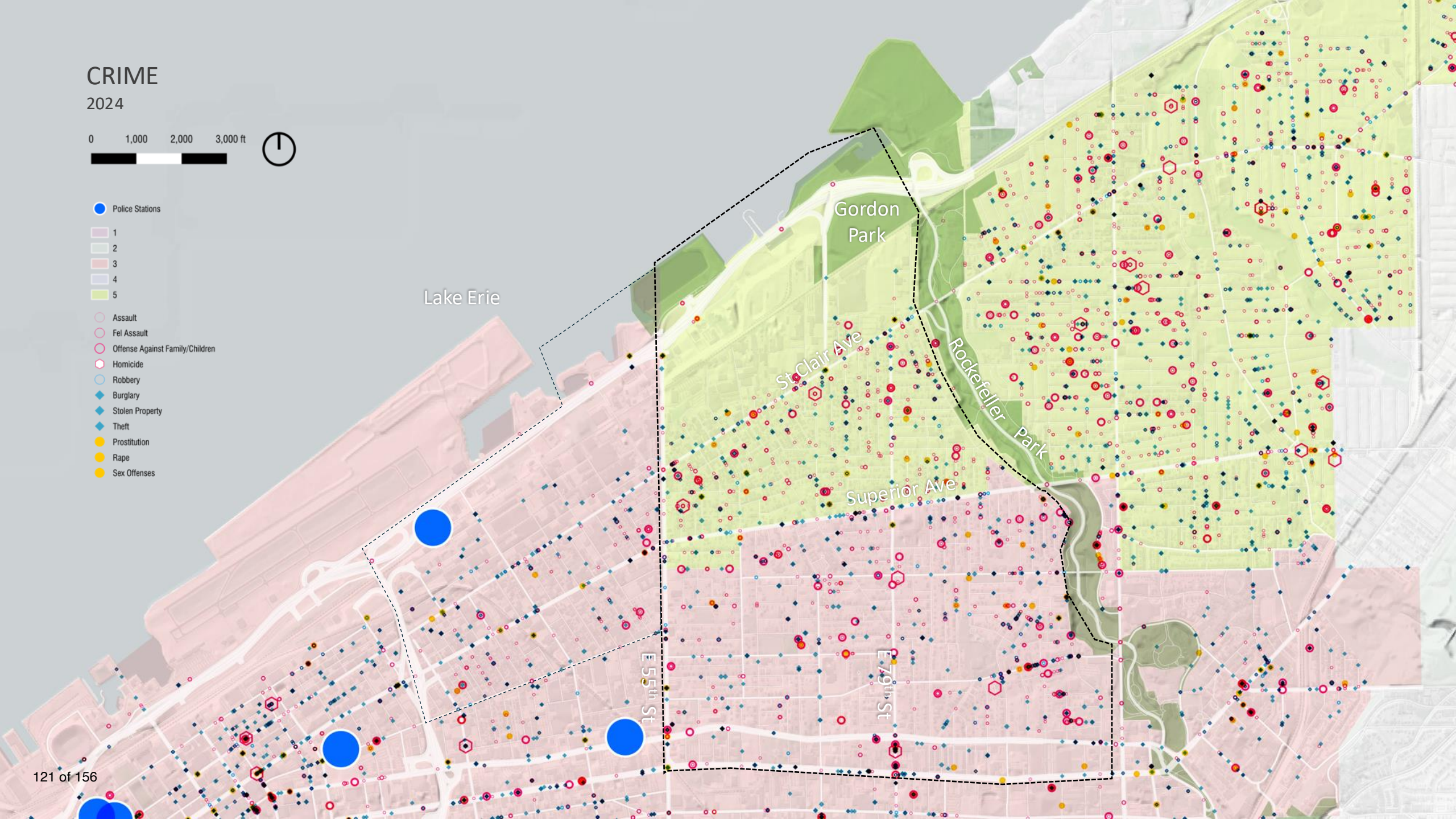
- Police Stations
- 1
- 2
- 3
- 4
- 5
- Assault
- Fel Assault
- Offense Against Family/Children
- Homicide
- Robbery
- Burglary
- Stolen Property
- Theft
- Prostitution
- Rape
- Sex Offenses



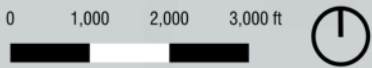
CRIME
2024



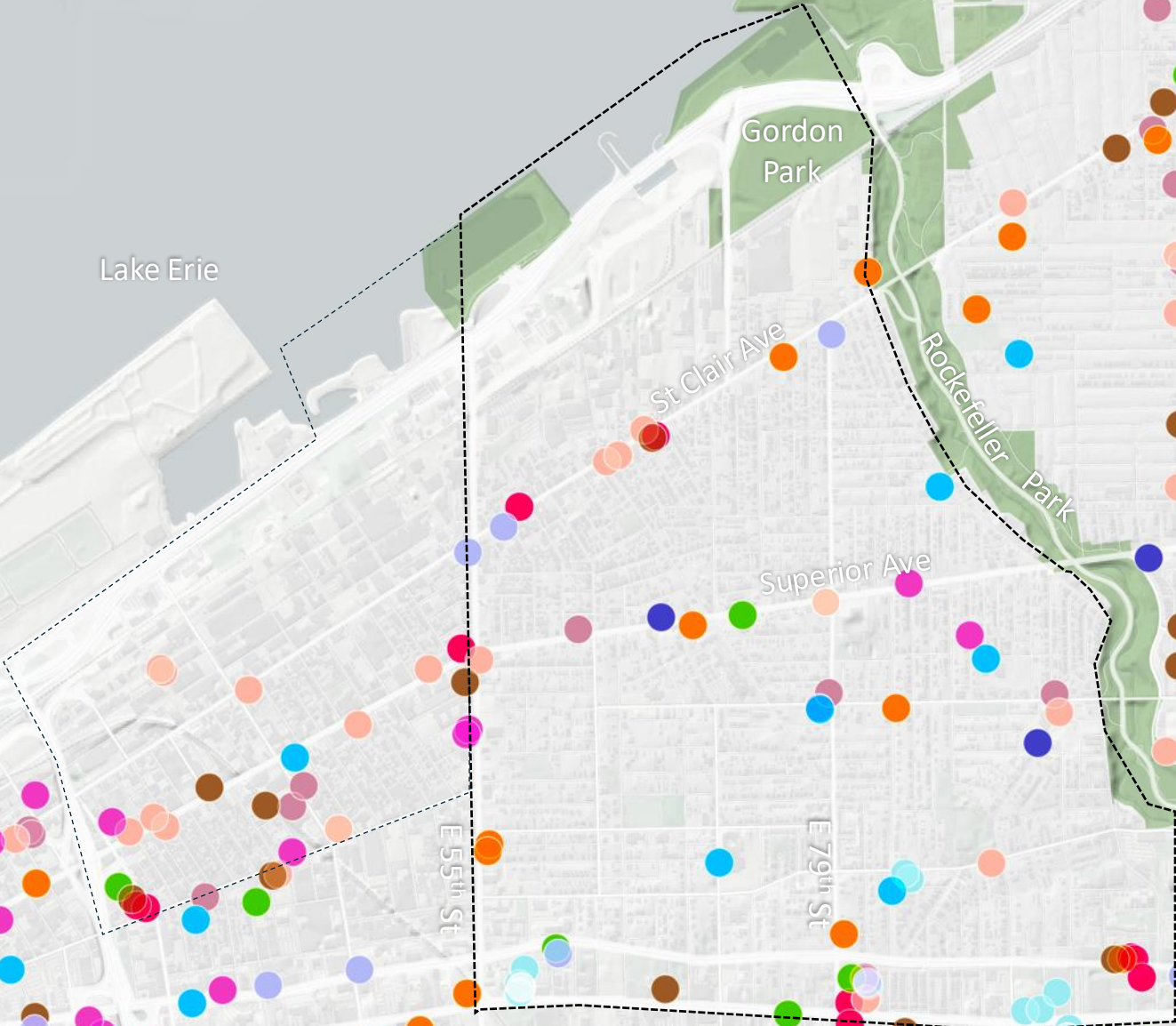
- Police Stations
- 1
 - 2
 - 3
 - 4
 - 5
- Assault
- Fel Assault
- Offense Against Family/Children
- Homicide
- Robbery
- Burglary
- Stolen Property
- Theft
- Prostitution
- Rape
- Sex Offenses



AMENITIES AND SERVICES



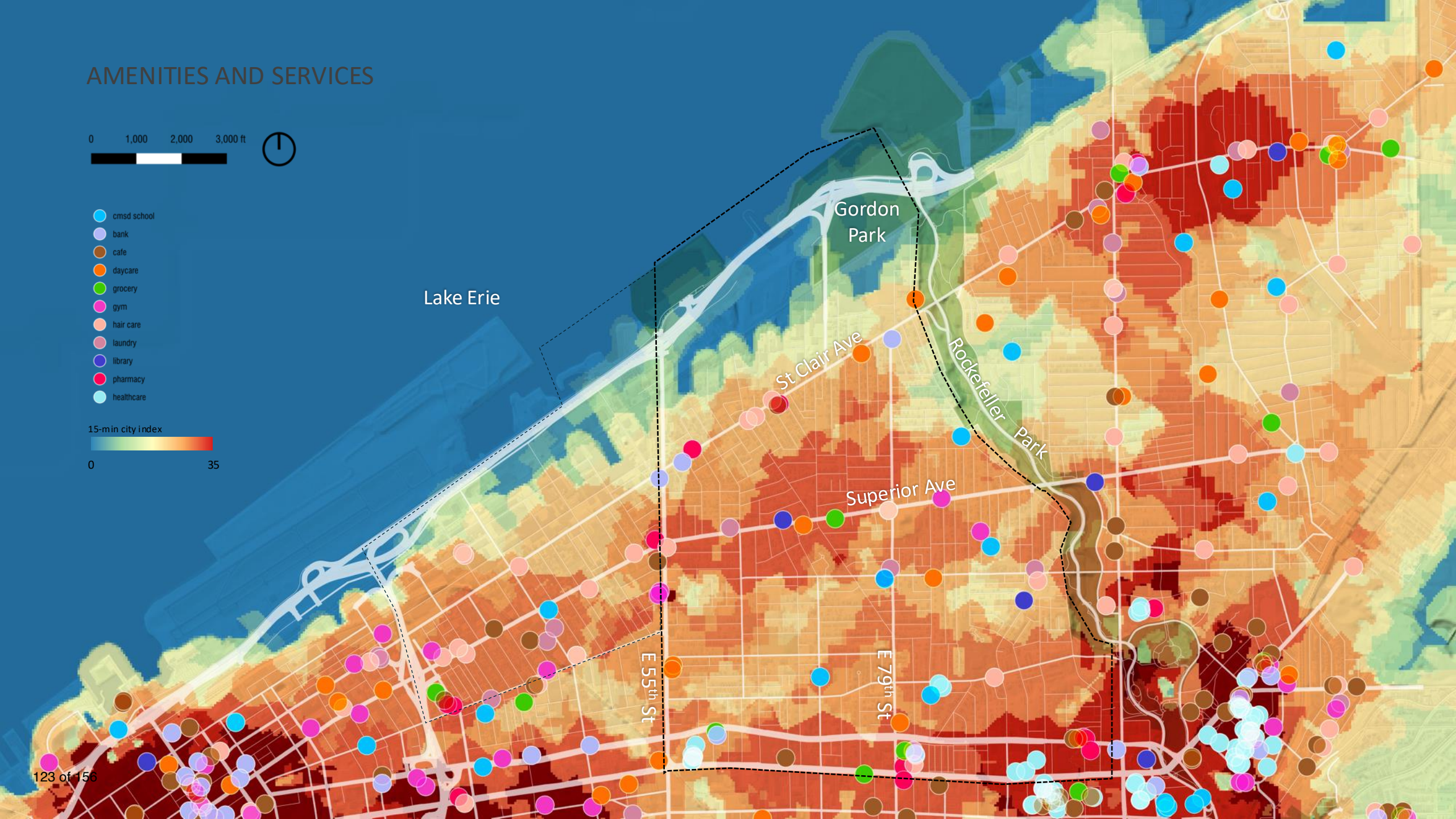
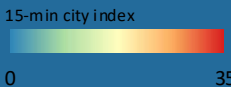
- cmsd school
- bank
- cafe
- daycare
- grocery
- gym
- hair care
- laundry
- library
- pharmacy
- healthcare



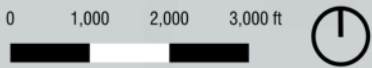
AMENITIES AND SERVICES



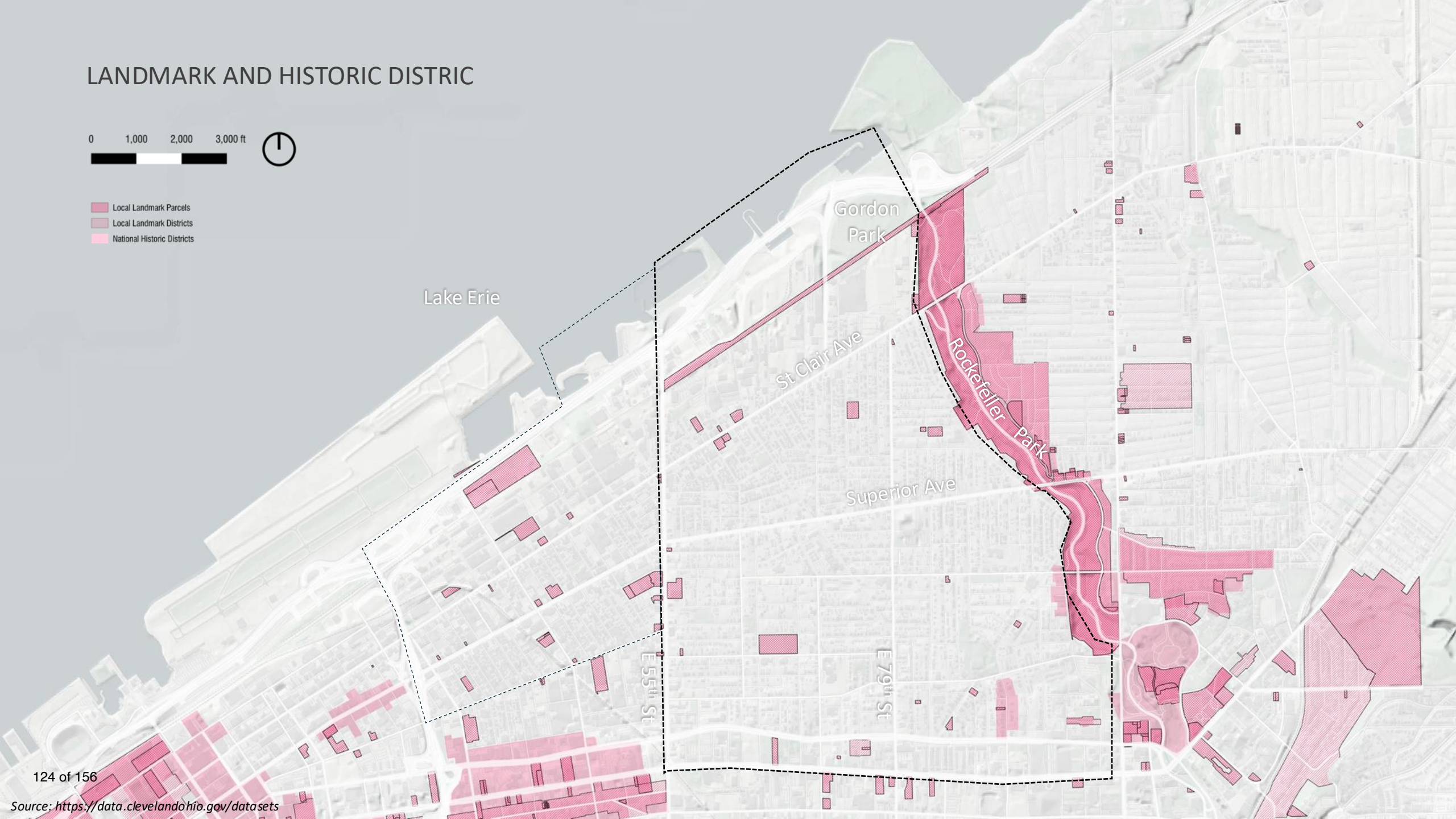
- cmsd school
- bank
- cafe
- daycare
- grocery
- gym
- hair care
- laundry
- library
- pharmacy
- healthcare



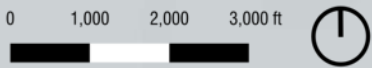
LANDMARK AND HISTORIC DISTRICT



- Local Landmark Parcels
- Local Landmark Districts
- National Historic Districts



ON GOING PROJECTS





CHEERS SITE PLAN



Partners:



BLACK ENVIRONMENTAL LEADERS



**Cleveland Harbor
Eastern Embayment
Resilience Strategy**

05.2023

URBAN LAND INSTITUTE'S (ULI) HINES STUDENT COMPETITION

FORMER FIRST ENERGY SITE

2025 Finalist, MIT: "CLEarwater"

- ① Addison Rd. Rail Crossing
- ② Iconic Bridge
- ③ Active Lawn Park
- ④ Clearwater Community Center
- ⑤ Local Grocery
- ⑥ Creative Office
- ⑦ Clearwater Innovation Hub
- ⑧ Waterfront Condo Tower
- ⑨ Residential (The Junction)
- ⑩ Residential (Hillside)
- ⑪ Residential (The Shore)
- ⑫ Nature Education Center
- ⑬ Inlet Bio-Park
- ⑭ Inlet Access
- ⑮ Willow Promenade
- ⑯ Inlet Overlook
- ⑰ Clean Energy Research Center
- ⑱ Green Buffer
- ⑲ Potential Inlet Underpass
- ⑳ Potential Gordon Park Connection
- ㉑ Retail Street
- ㉒ Dog Park and Playground



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

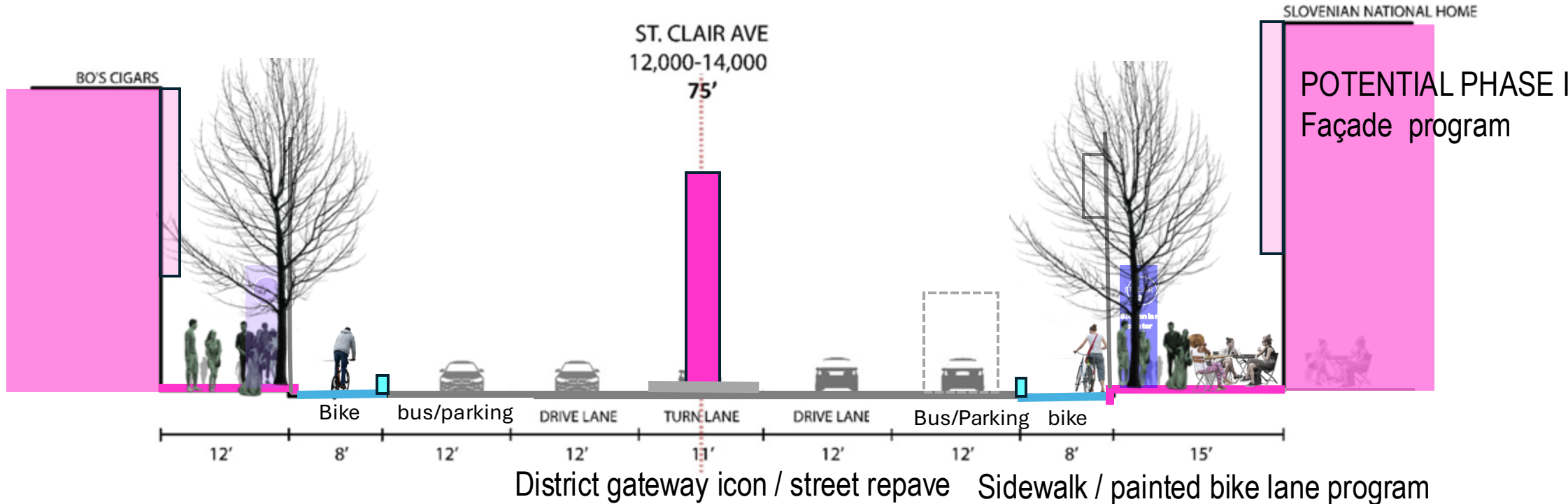
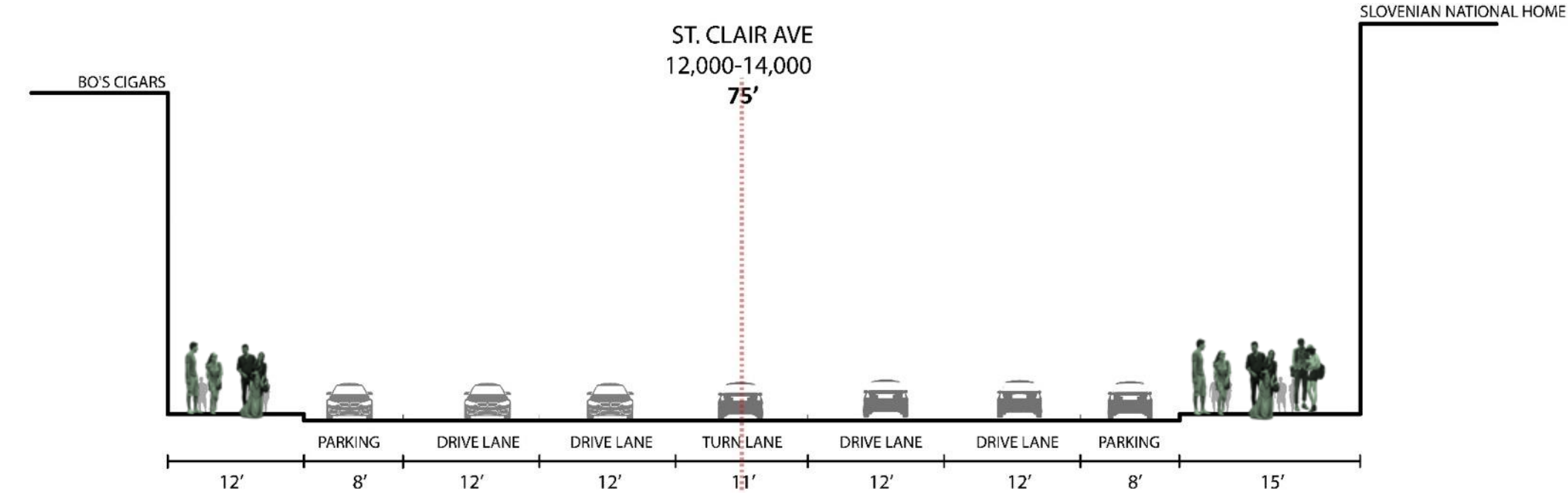
CHALLENGES

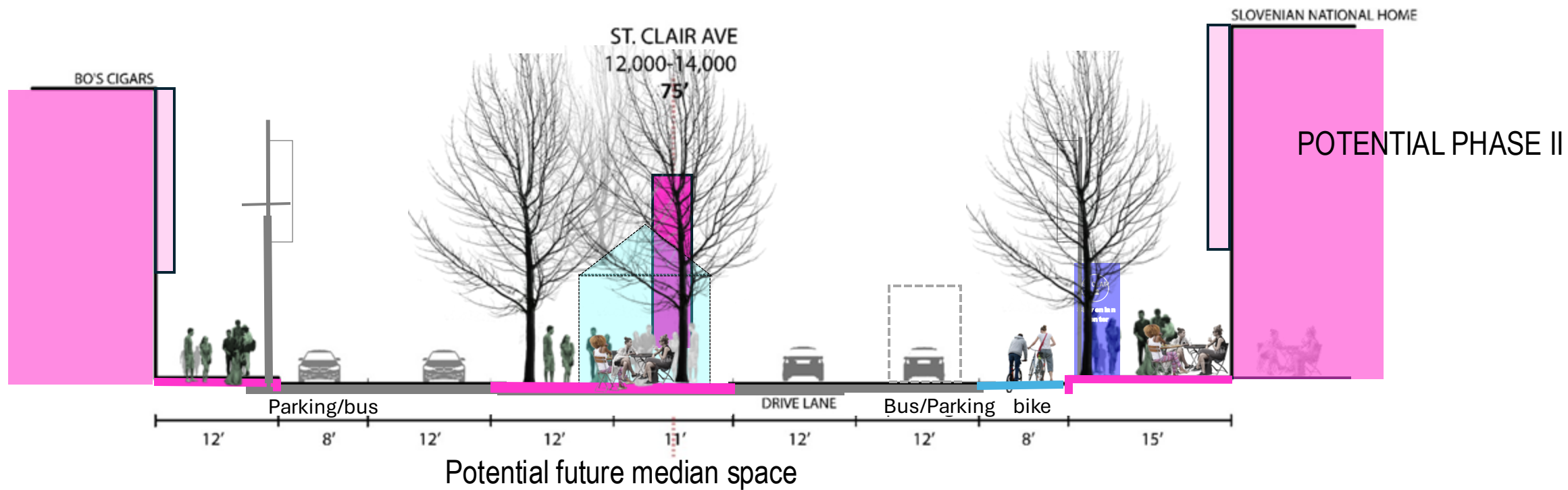
- Reverse population decline
- Improve home-ownership rate
- Shrink major streets which are oversized relative to traffic volumes
- Provide better pedestrian and bike infrastructure
- Address safety concerns
- Increase open space amenities

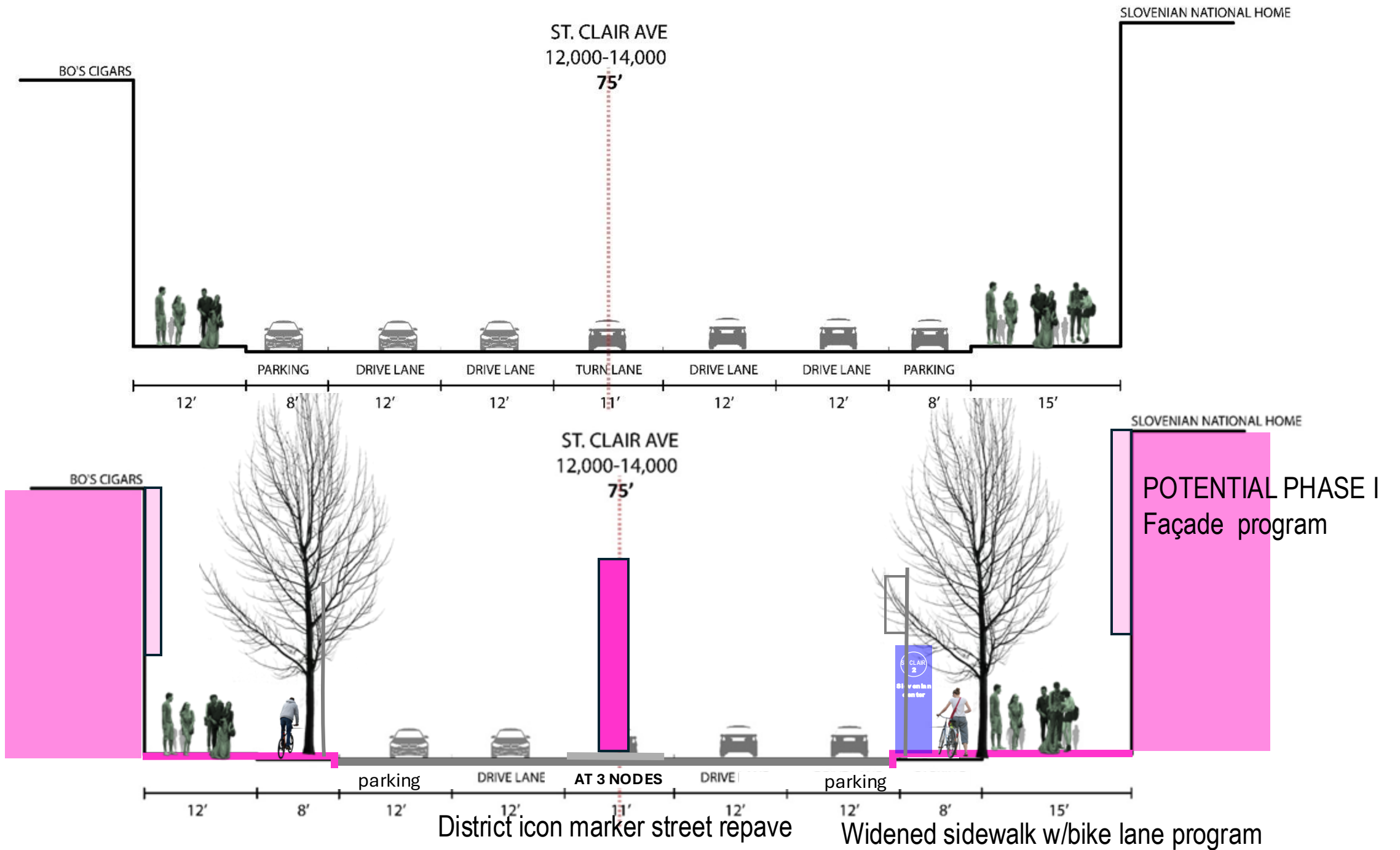
INFRASTRUCTURE (EXPANDED)

INFRASTRUCTURE

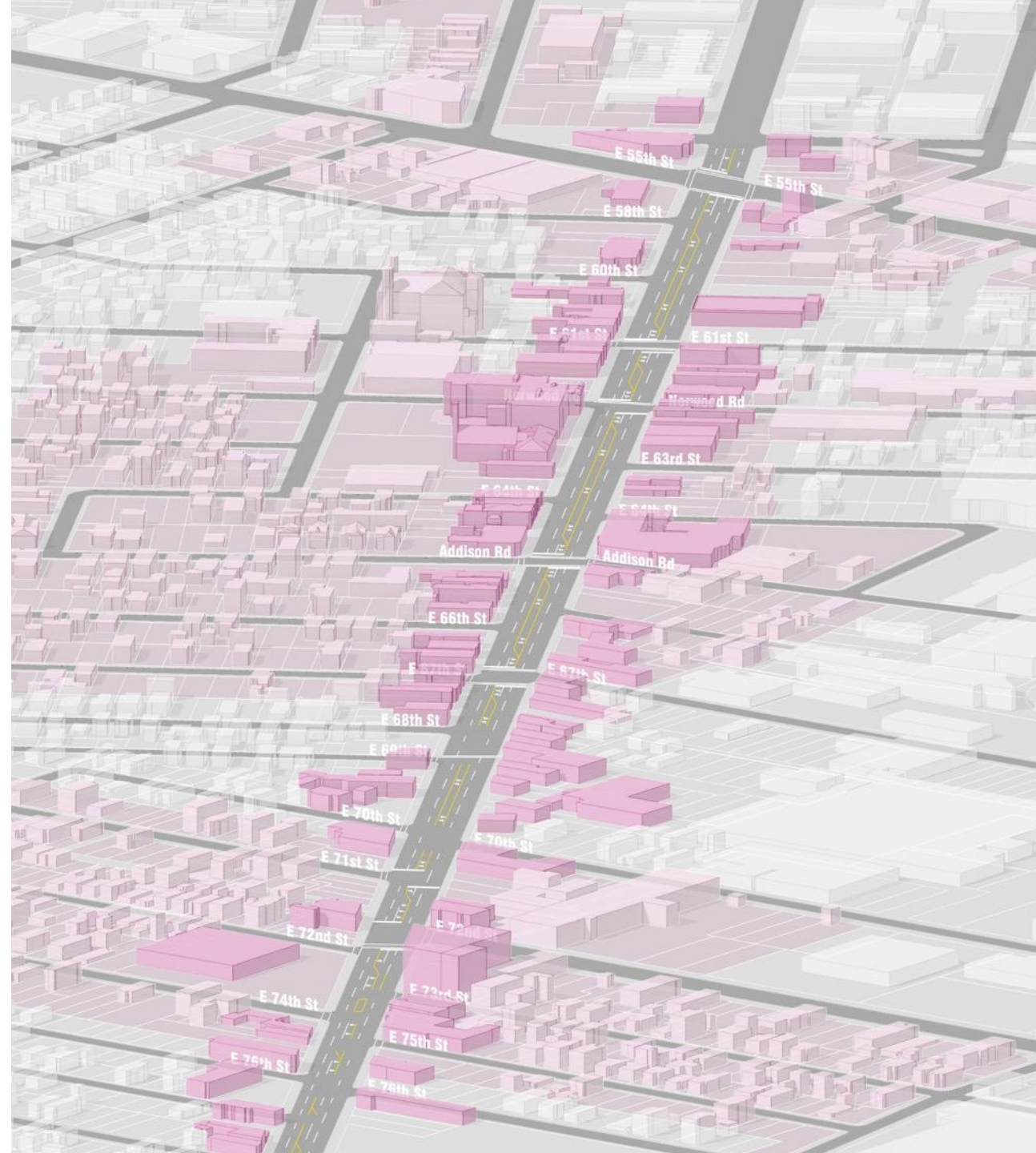
St. Clair Avenue



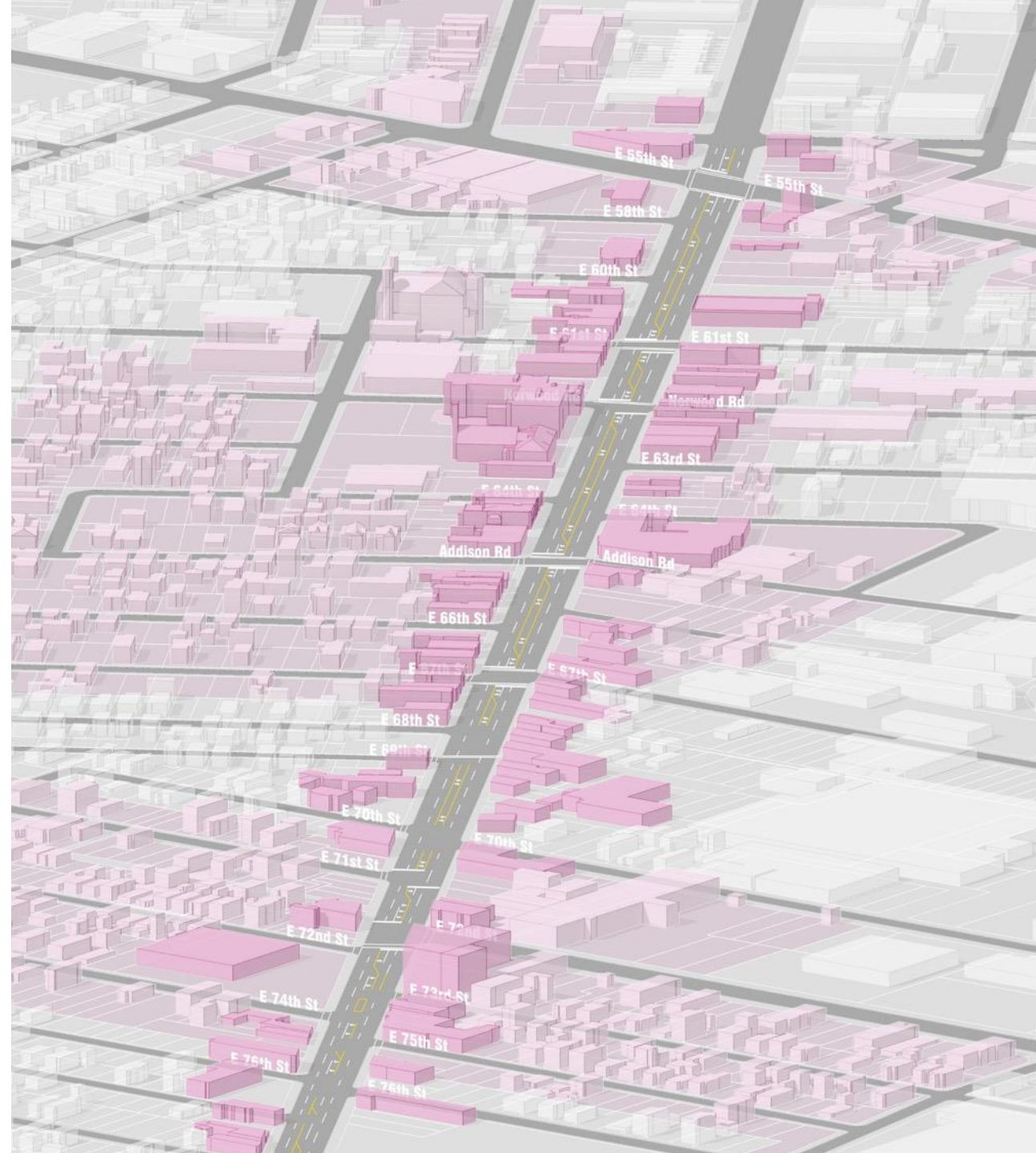




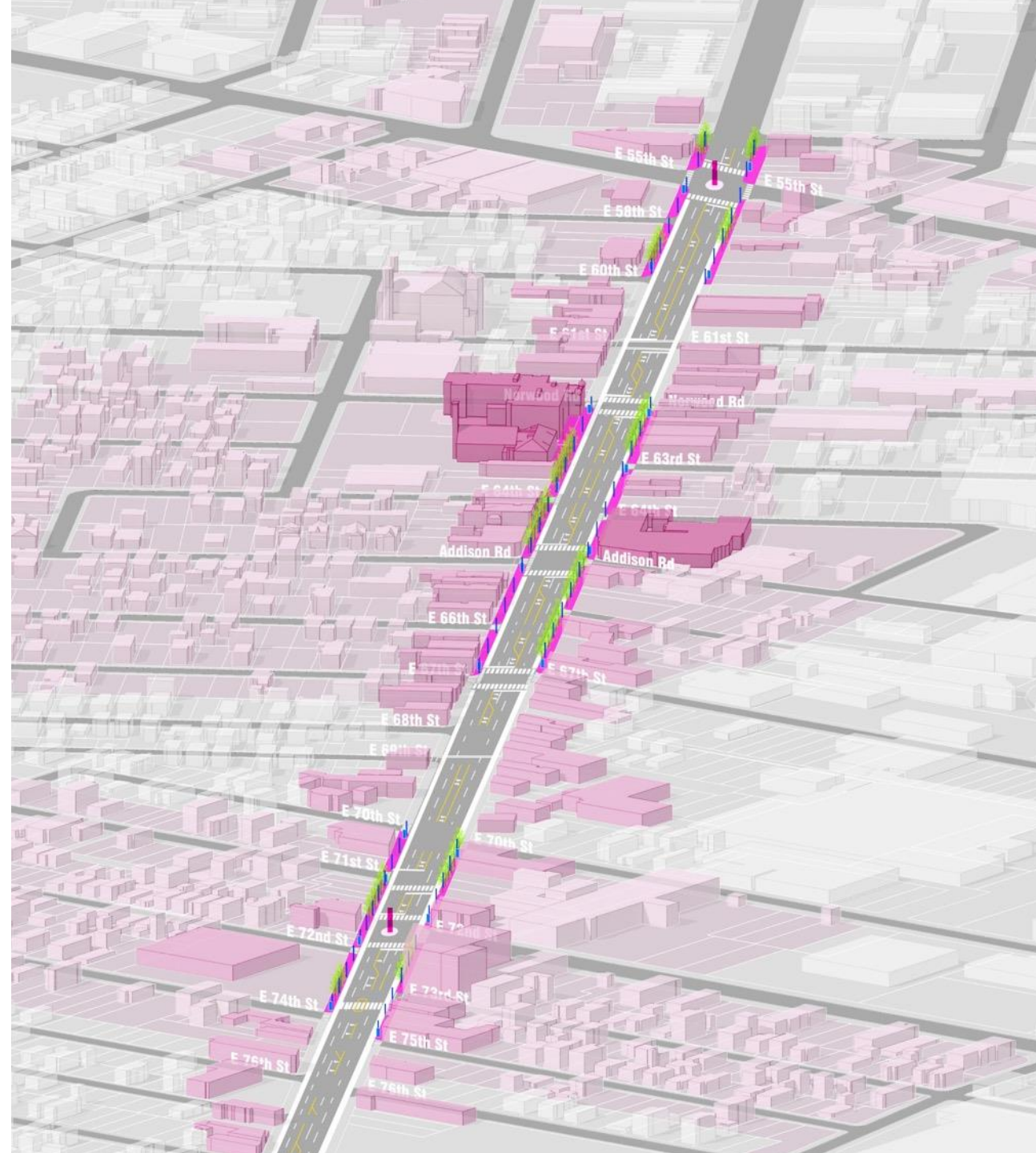
St. Clair Avenue Transformation



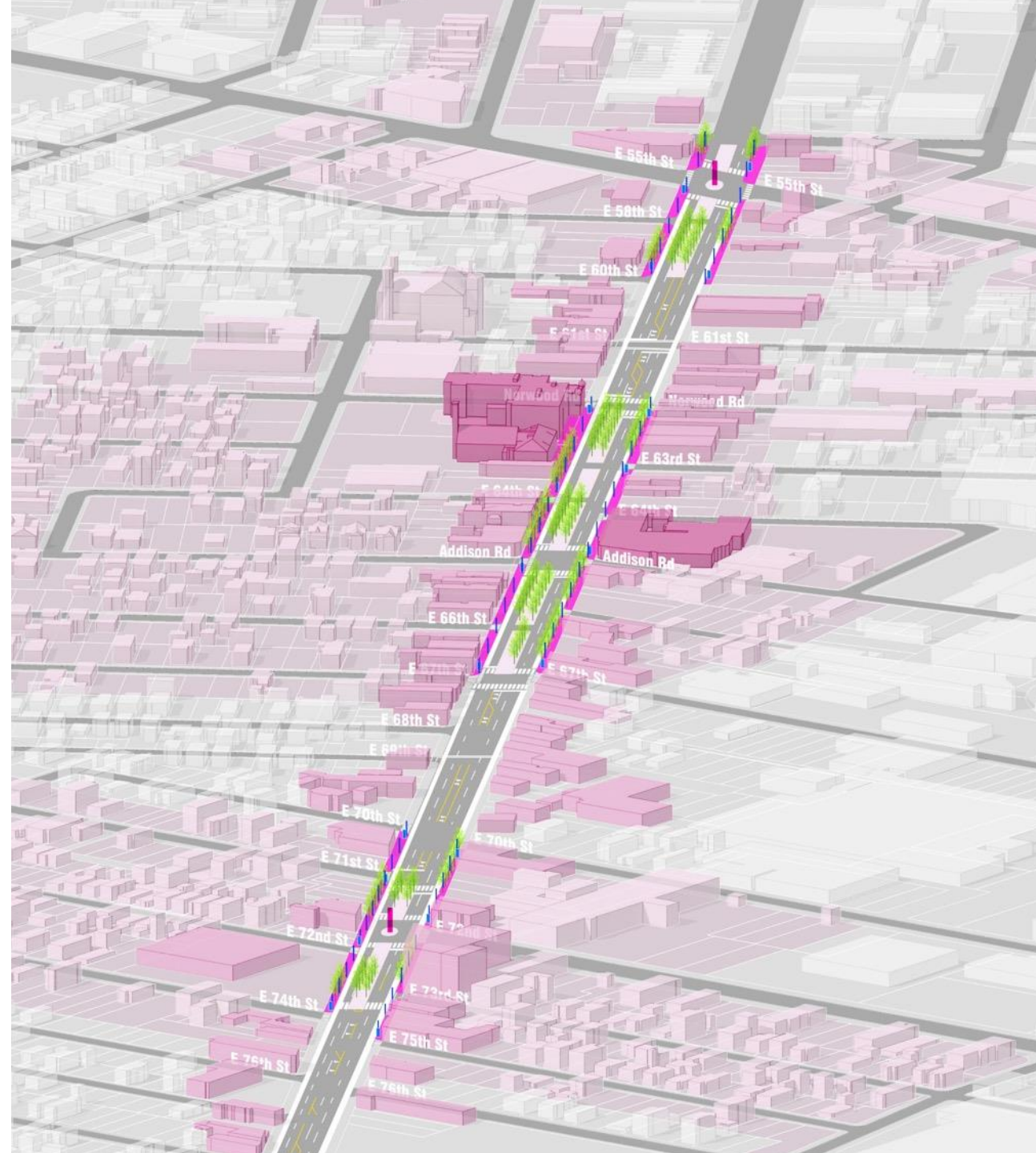
St. Clair Avenue Transformation current



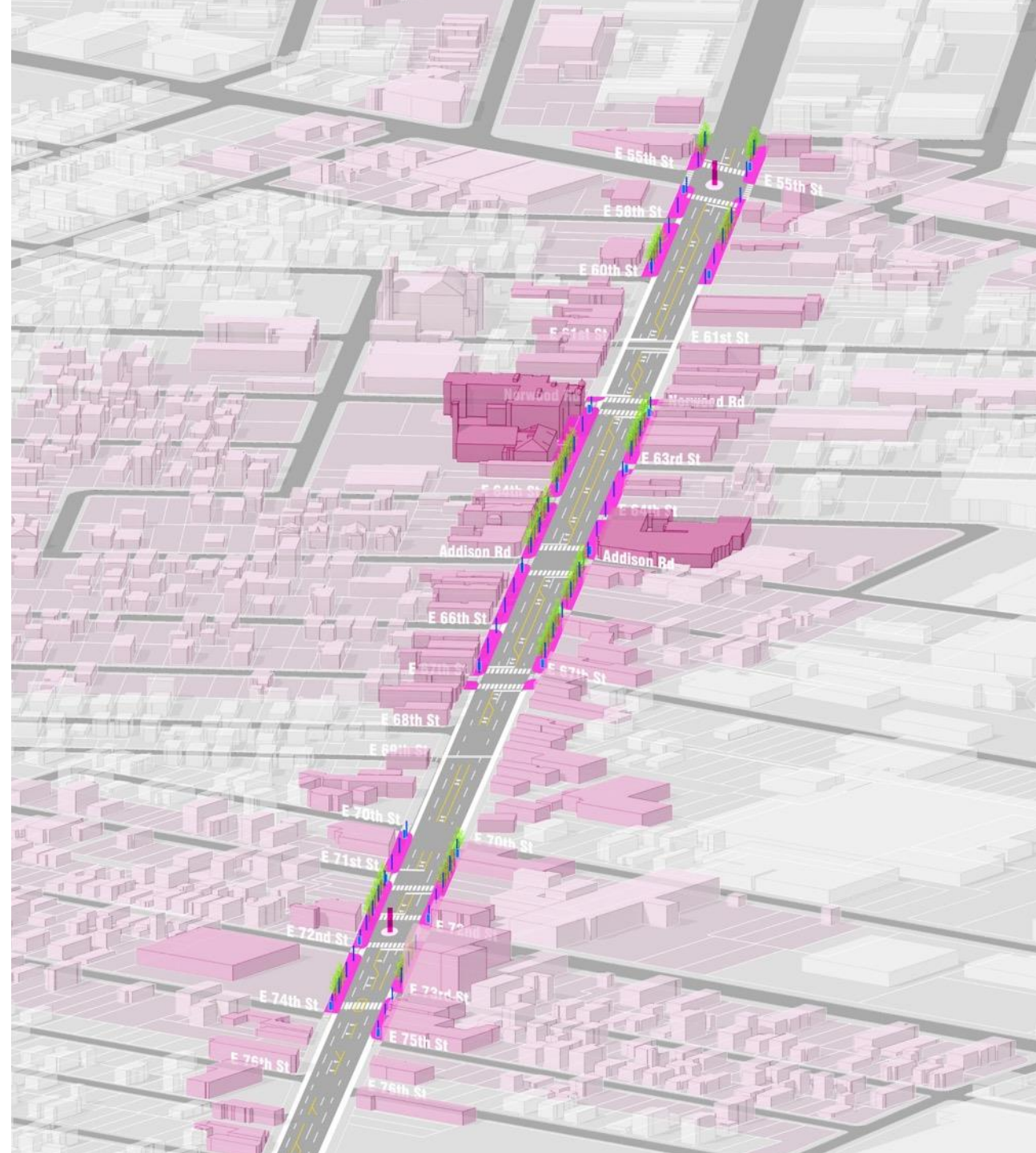
St. Clair Avenue Transformation sidewalk + bikeway improvements

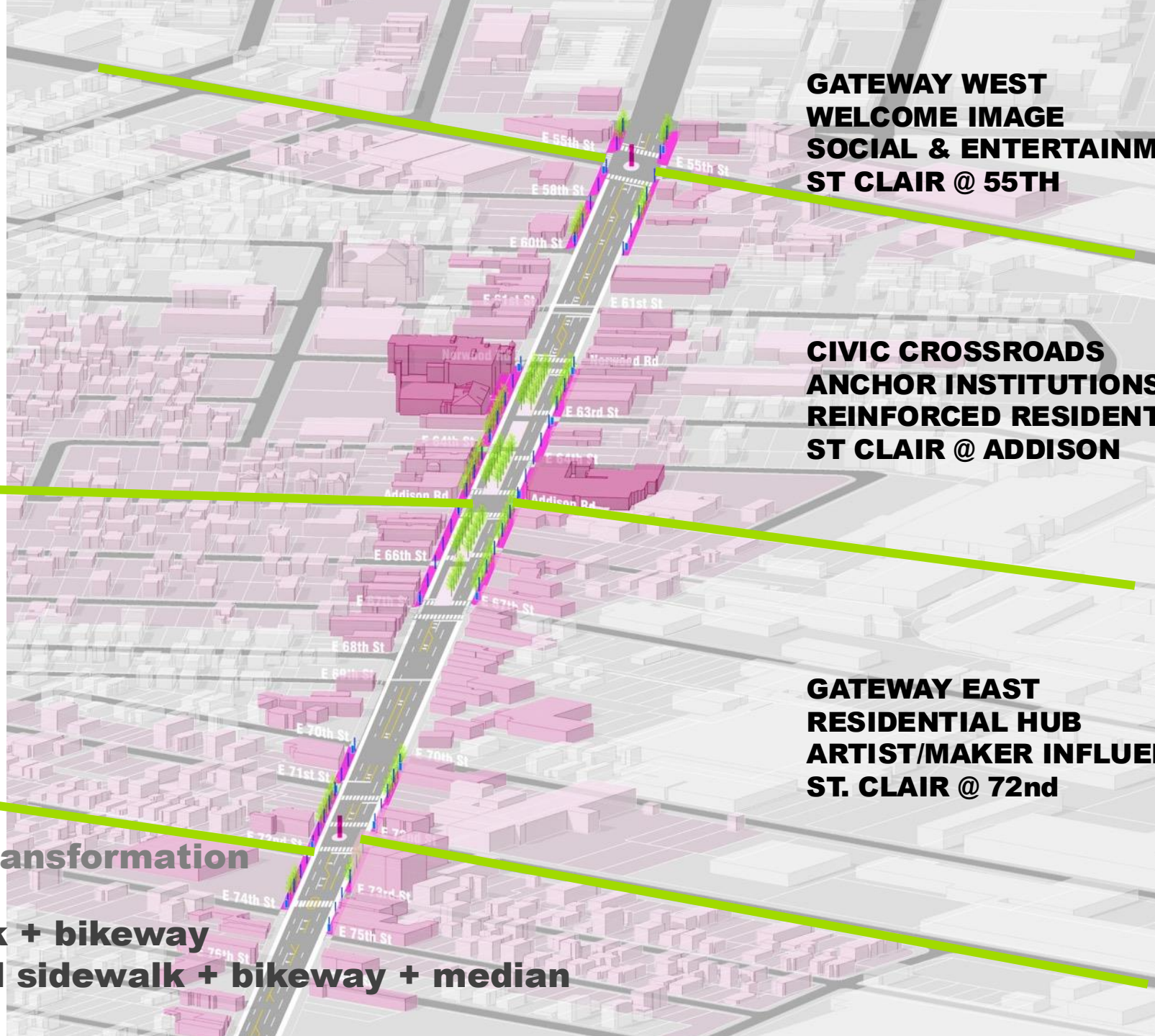


St. Clair Avenue Transformation sidewalk + bikeway + median



St. Clair Avenue Transformation widened integrated sidewalk





**GATEWAY WEST
WELCOME IMAGE
SOCIAL & ENTERTAINMENT
ST CLAIR @ 55TH**

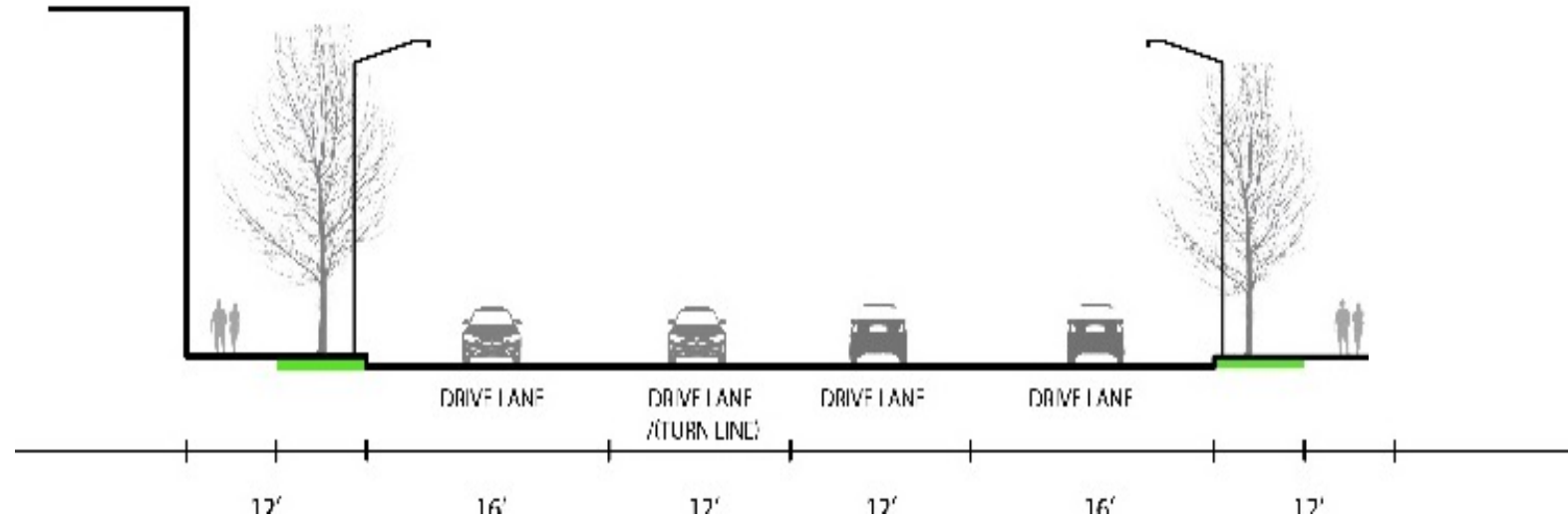
**CIVIC CROSSROADS
ANCHOR INSTITUTIONS
REINFORCED RESIDENTIAL
ST CLAIR @ ADDISON**

**GATEWAY EAST
RESIDENTIAL HUB
ARTIST/MAKER INFLUENCE
ST. CLAIR @ 72nd**

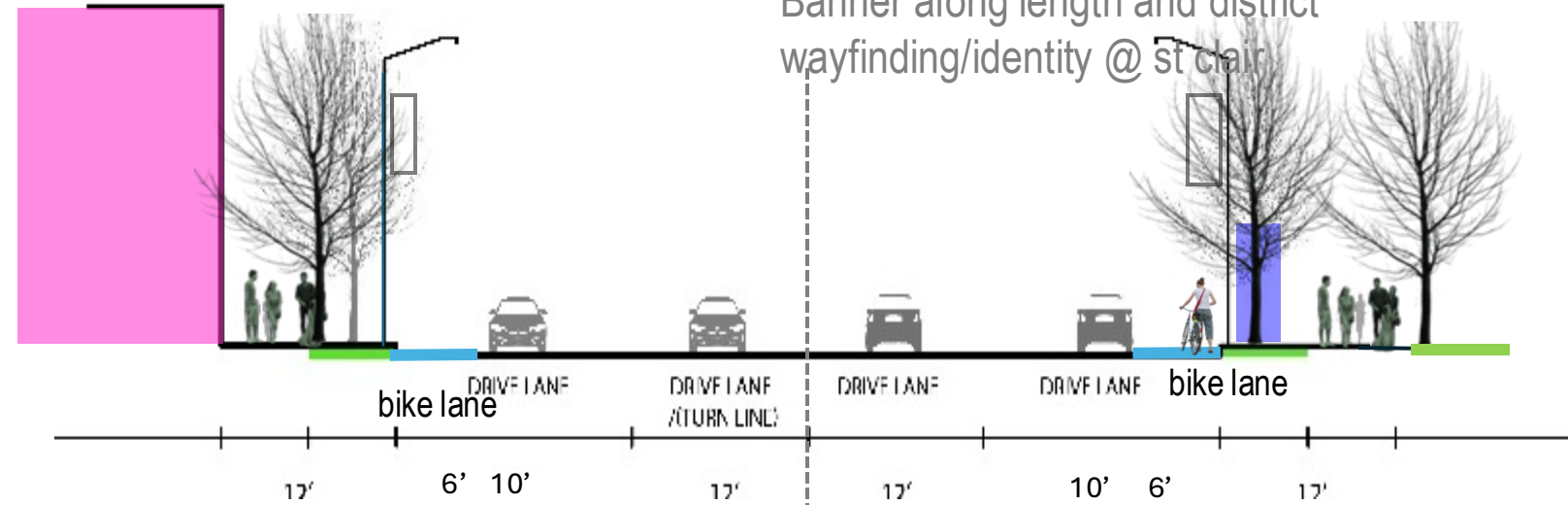
**St. Clair Avenue Transformation
recommendation:
gateways sidewalk + bikeway
crossroads phased sidewalk + bikeway + median**

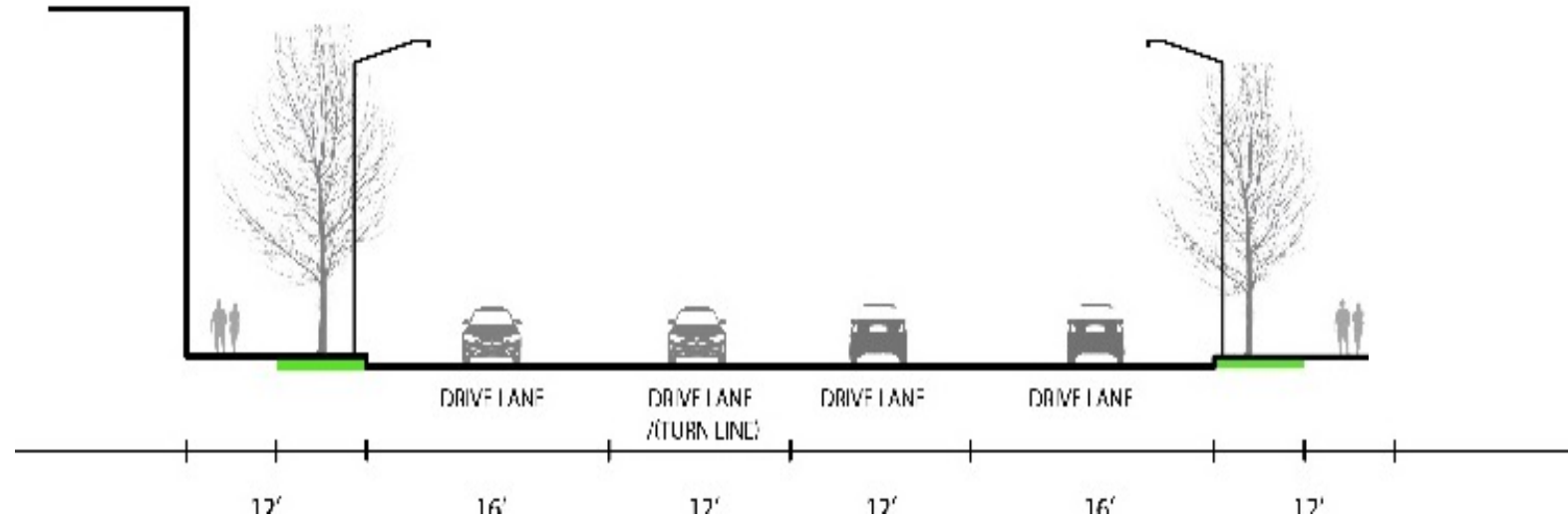
INFRASTRUCTURE

55th Street

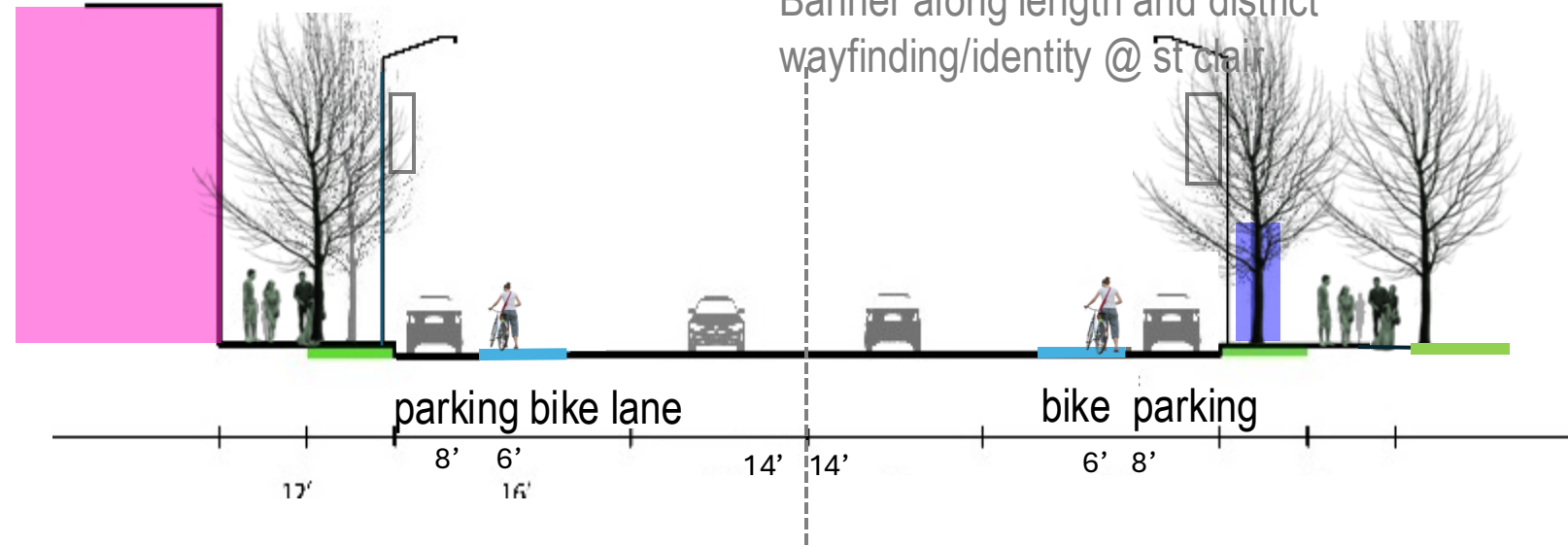


Reinforce existing tree line when possible.





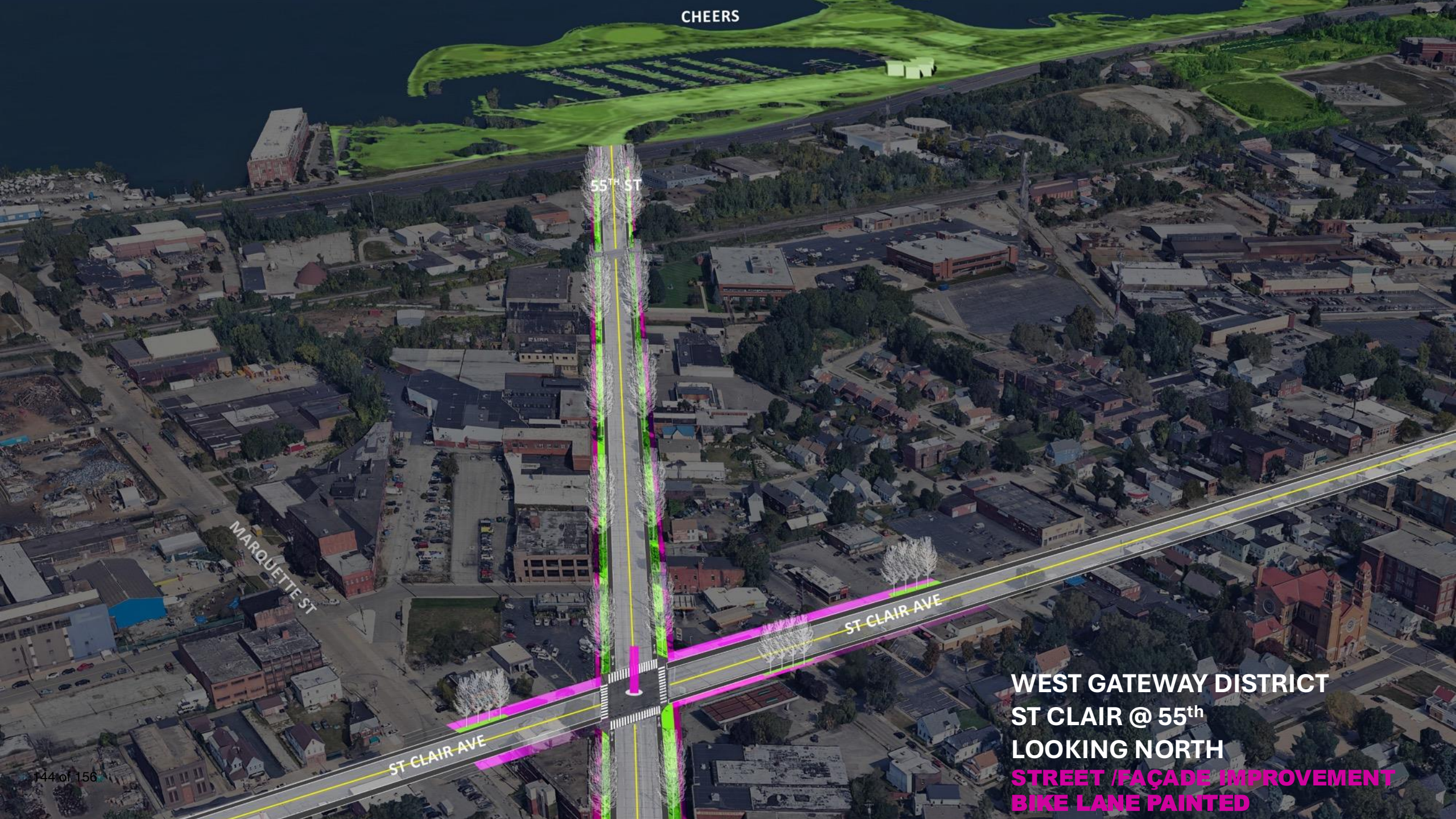
Reinforce existing tree line when possible.



Banner along length and district wayfinding/identity @ St Clair

ADDITIONAL SECTIONS

CHEERS



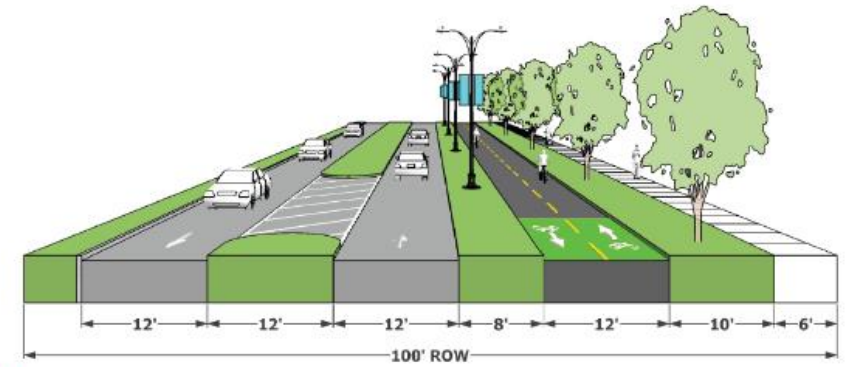
WEST GATEWAY DISTRICT
ST CLAIR @ 55th
LOOKING NORTH
STREET /FAÇADE IMPROVEMENT
BIKE LANE PAINTED

CHEERS

55TH ST

MARQUETTE ST

ST CLAIR AVE



PROPOSED SECTION

Connect St. Clair Superior from St Claire Ave. to Gordon Park (1 Mile) with an 12', 2-direction protected cycle track

0 6 12 24 FEET

SMITHGROUP

WEST GATEWAY DISTRICT
ST CLAIR @ 55th
LOOKING NORTH

STREET / FAÇADE IMPROVEMENT
PARKING+MEDIAN



CHEERS

72ND ST

ST CLAIR AVE

ST CLAIR AVE

EAST GATEWAY DISTRICT
ST CLAIR @ 72ND STREET
LOOKING NORTH
STREET /FAÇADEIMPROVEMENT
BIKE LANE PAINTED

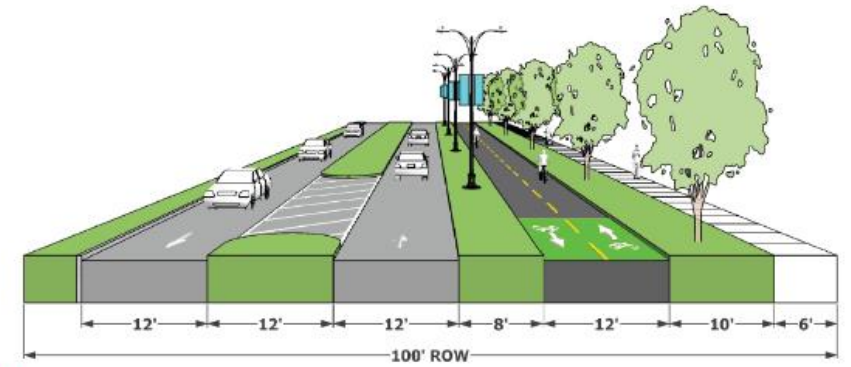


CHEERS

72ND ST

ST CLAIR AVE

ST CLAIR AVE



PROPOSED SECTION

Connect St. Clair Superior from St Claire Ave. to Gordon Park (1 Mile) with an 12', 2-direction protected cycle track

0 6 12 24 FEET

SMITHGROUP

EAST GATEWAY DISTRICT
ST CLAIR @ 72ND STREET
LOOKING NORTH

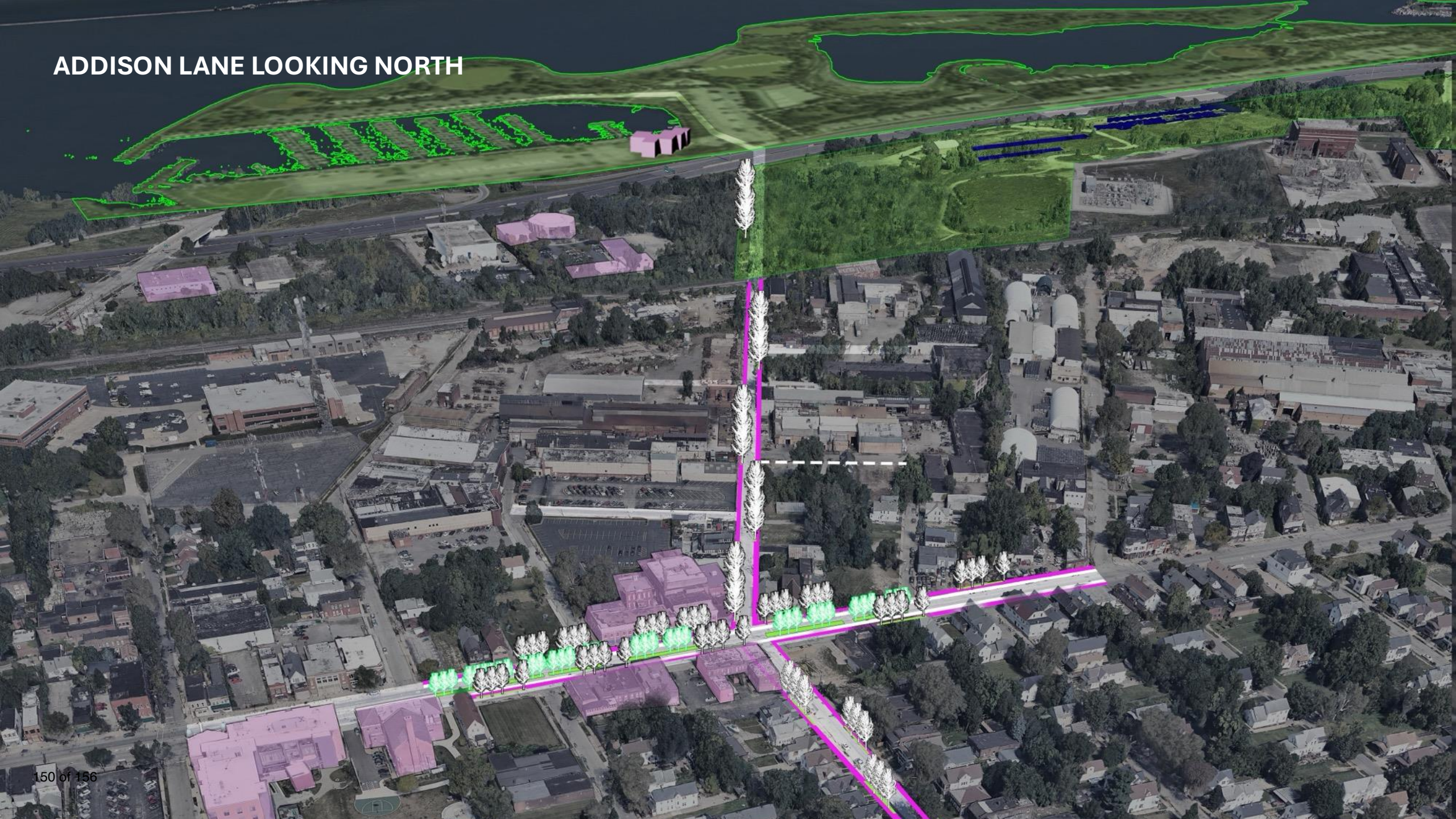
STREET /FAÇADEIMPROVEMENT
PARKING+MEDIAN

ADDISON EXTENSION

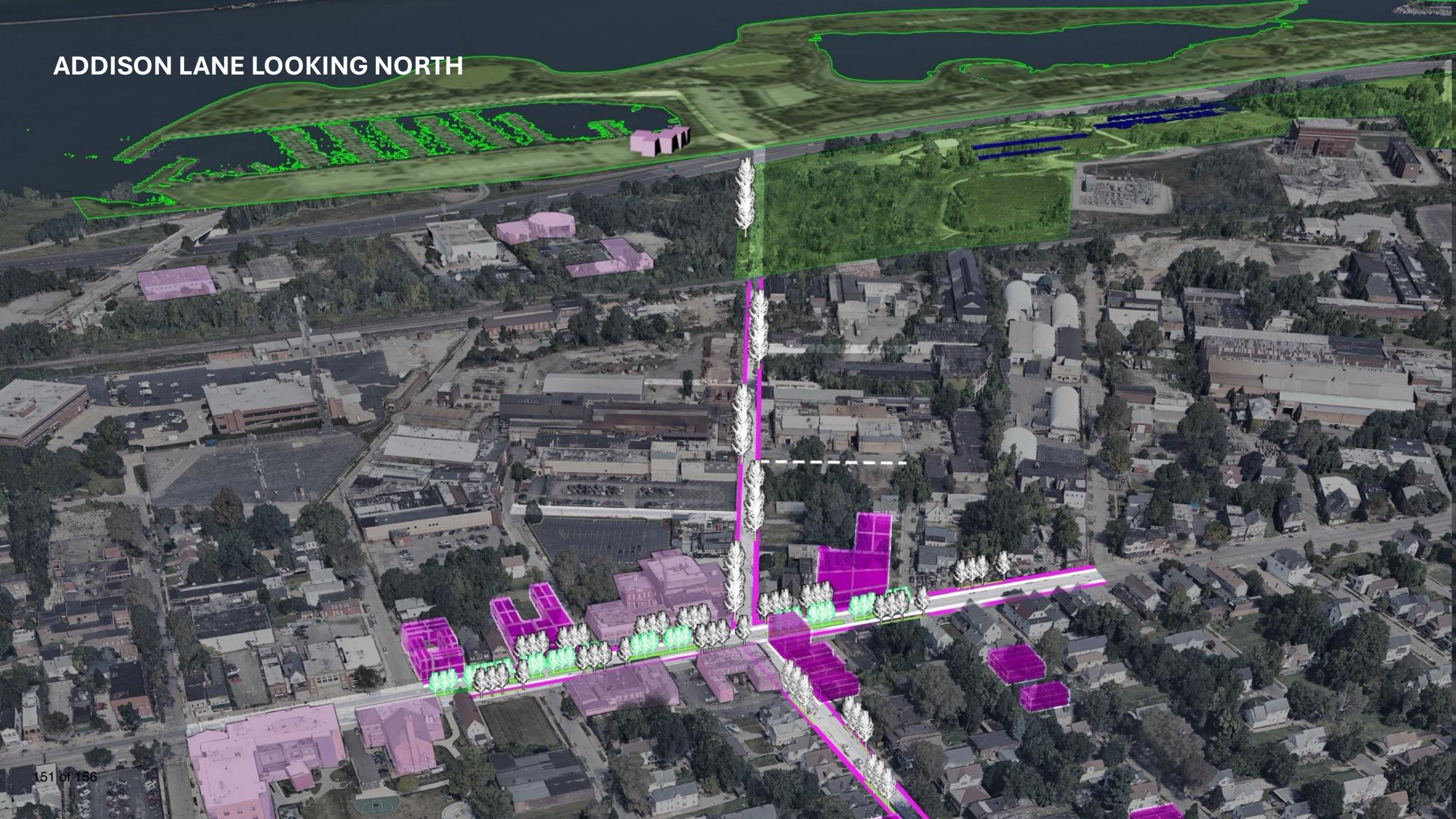
ADDISON LANE LOOKING NORTH



ADDISON LANE LOOKING NORTH



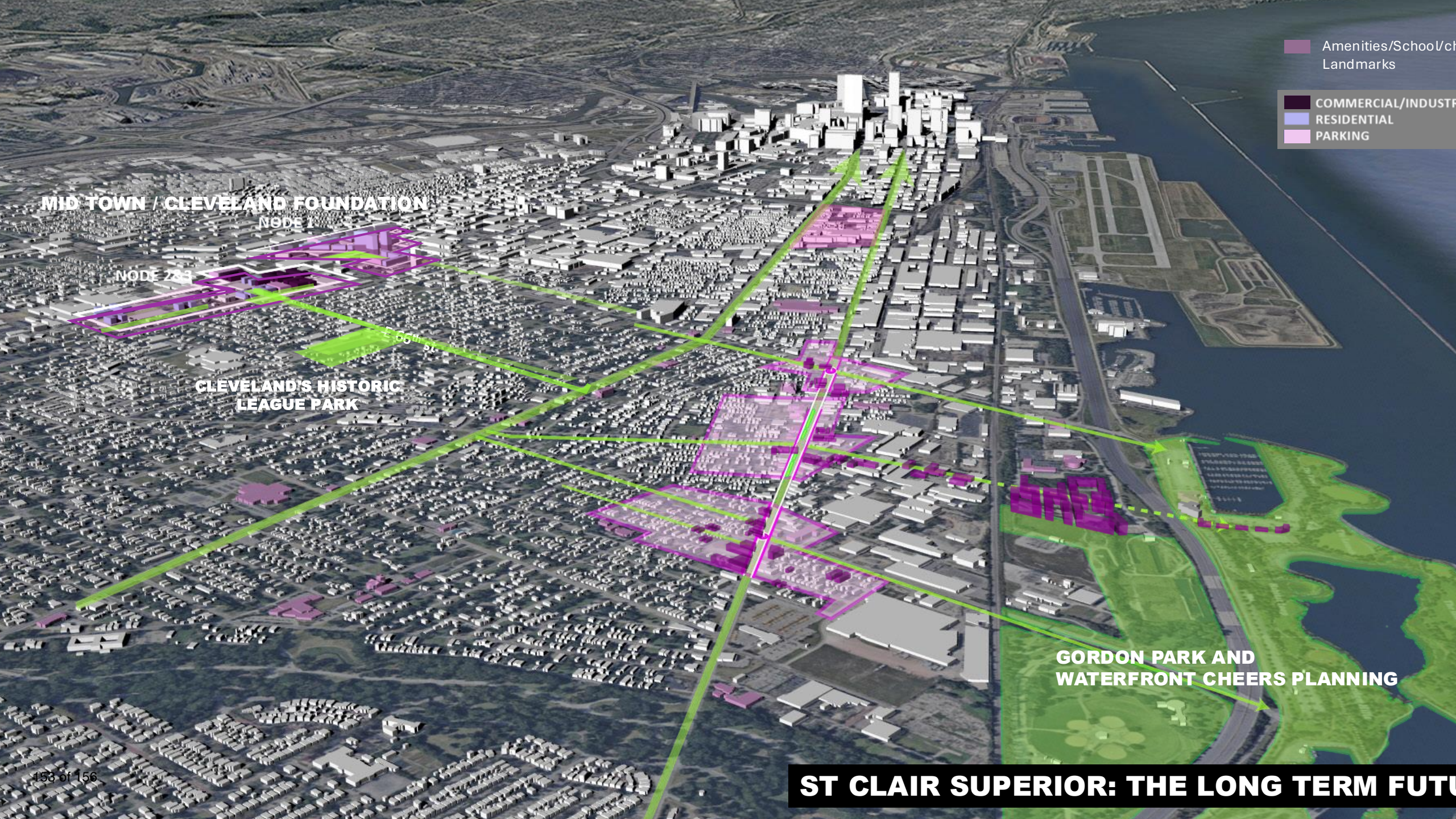
ADDISON LANE LOOKING NORTH



ADDISON LANE LOOKING NORTH

ACCOMMODATION POTENTIAL

77,400 gsf at 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)



- Amenities/School/Ch Landmarks
- COMMERCIAL/INDUSTRIAL
- RESIDENTIAL
- PARKING

MID TOWN / CLEVELAND FOUNDATION

NODE 1

NODE 2&3

E 65th St

CLEVELAND'S HISTORIC LEAGUE PARK

GORDON PARK AND WATERFRONT CHEERS PLANNING

ST CLAIR SUPERIOR: THE LONG TERM FUTURE



Addison looking north current



**Addison looking north:
potential infill and street improvements**



**Addison looking north:
potential infill and street improvements**