

SUB-AREAS ANALYSIS

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INTRODUCTION

The following chapters present the findings of the **Citywide Plan** with respect to eight Cleveland sub-areas or "Regions". The system of Regions was established in 1983 principally to facilitate assignment of City development staff and, secondarily, to facilitate planning analysis for sub-areas.

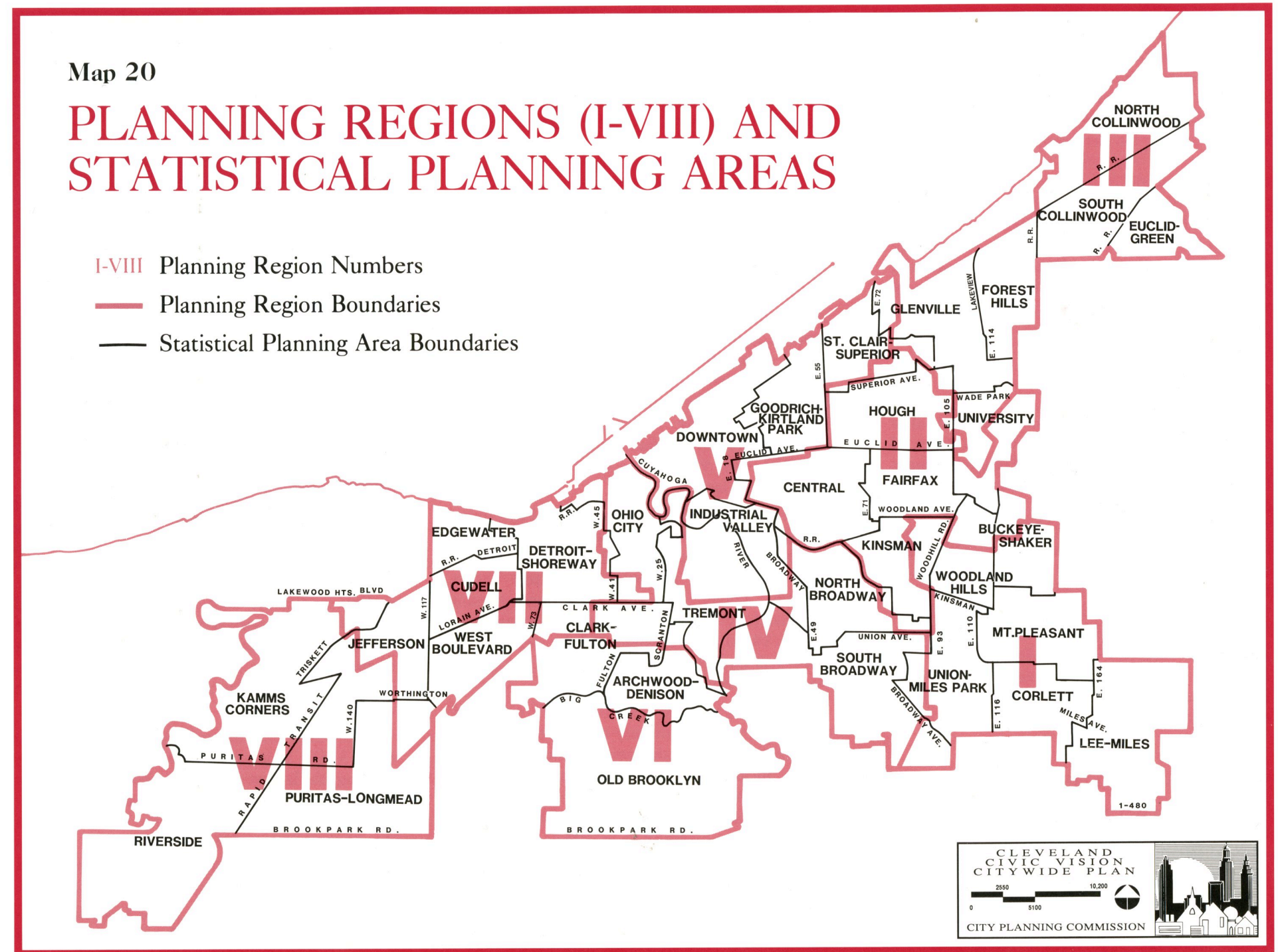
In order to simplify the interaction between the City's development staff and members of City Council, the Region boundaries were drawn to correspond with City Council Ward boundaries. The number of Wards per Region was determined principally on the basis of land area and level of development activity.

Reference is also made in the text of the **Citywide Plan** to neighborhood areas located within each Region. The City's formal system of neighborhood designation divides Cleveland into 35 "Statistical Planning Areas" (SPA's), which represent groupings of Census Tracts. This system was created by the City and local agencies in 1981 to permit analysis of U.S. Census data at the neighborhood level.

Because Census Tract boundaries do not correspond to Ward boundaries, it is not possible to match Census Tracts and SPA's to Regions. Therefore, all Census-related data presented for Regions in the **Citywide Plan** reflect Region boundaries which have been altered to follow the boundaries of Census Tracts.

Map 20 shows the relationship between the Ward-based Region boundaries and the Census Tract-based SPA boundaries. (See Map 1 for a depiction of Region and Ward boundaries).

NOTE: SPA boundaries correspond to 1980 Census Tracts, and Ward boundaries reflect lines established in 1981.



REGION I

Tree-lined streets, well-maintained single-family houses and the historic Shaker Square district are among the positive images commonly associated with the area of southeast Cleveland included within Region I. These community assets, however, stand in sharp contrast to the decline and decay of several local shopping districts and the deterioration and abandonment of housing in the area's westernmost neighborhoods. The Citywide Plan seeks to stabilize and upgrade conditions in Region I through a strategy which emphasizes retail consolidation and renovation coupled with targeted housing rehabilitation, code enforcement and infill development.

LOCATION

Region I is a 10.6-square mile area located in southeast Cleveland, bordered by the cities of Shaker Heights, Warrensville Heights, Maple Heights and Garfield Heights. Its boundaries are drawn to include City Council Wards 1,2,3 and 4 (as in effect from 1981-1991). Region I encompasses the Mt. Pleasant, Lee-Miles and Corlett neighborhoods and principal portions of the Buckeye-Shaker, Woodland Hills and Union-Miles Park neighborhoods (shown on Map 20 as "Statistical Planning Areas"). Other neighborhood areas within Region I include Miles Heights, Lee-Harvard, Seville and portions of Fairwood, Larchmere, Shaker Square, Buckeye-Woodland and Ludlow.

NEIGHBORHOOD HISTORIES

In order to convey a sense of historical development patterns in Region I, brief histories of selected neighborhoods are presented below.

Mt. Pleasant. Although first settled in 1826 by British farmers from the Isle of Man, the area now known as Mt. Pleasant remained pre-

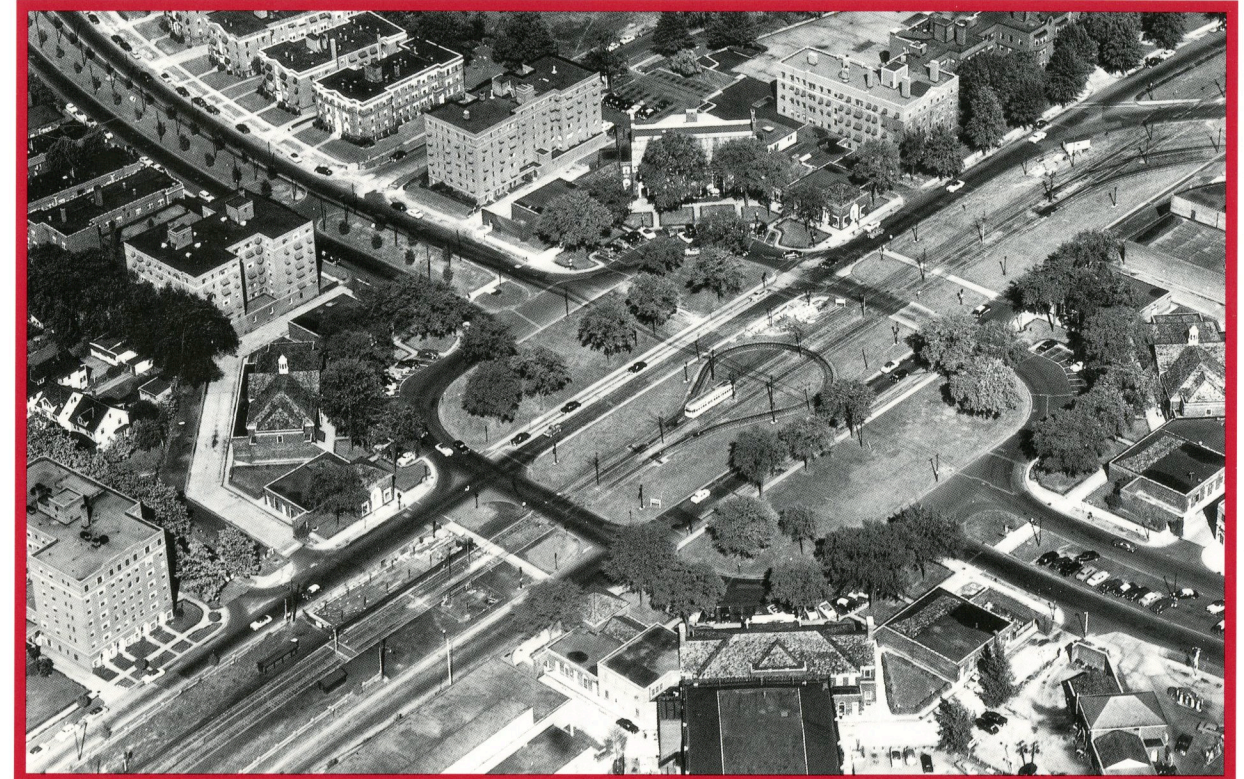
dominantly rural until after 1900 when it was subdivided to accommodate European immigrants moving east from the densely-developed neighborhoods near Downtown Cleveland. During the mid-1920's, Kinsman Avenue became the institutional and commercial center of a growing Jewish community, and East Boulevard (now Martin Luther King, Jr. Drive) became the site of many stately homes, most of which remain today.

Between 1920 and 1930, the neighborhood's population tripled, rising from 14,000 to 42,000. Unlike other east side Cleveland neighborhoods which underwent racial change in the 1960's and 1970's, Mt. Pleasant has been home to significant numbers of black residents since the turn of the century. It is reported that, in 1893, a contractor unable to pay cash wages compensated his black employees with vacant lots in a subdivision near Kinsman Road between East 126th and East 130th Streets. By 1907, approximately one hundred black families had settled in Mt. Pleasant. By 1970, over 95% of the neighborhood's residents were black.

In recent decades, population loss and an exodus of middle-income families resulted in increasing property deterioration and business vacancies, particularly along Kinsman Road and Union Avenue. Today, although conditions remain depressed, development of a new shopping plaza at East 143rd and Kinsman and the presence of many well-maintained houses provide evidence of the neighborhood's continued vitality.

Another sign of the neighborhood's vitality is the number of community-based development organizations conducting revitalization activities. These include the Mt. Pleasant Community Council, established in 1946; the Mt. Pleasant Village Association, established in 1983; and Mt. Pleasant Now, established in 1987.

Shaker-Ludlow. Developed by the Van Sweringen brothers between 1927 and 1929 at the point where the two lines of the Shaker Rapid diverge, Shaker Square is one of the nation's



Shaker Square, developed between 1927 and 1929 as one of the nation's earliest planned shopping centers (pictured here in 1953), is the focal point of one of Cleveland's premier residential districts. (LOCATION: Shaker and Moreland Boulevards).

earliest and most architecturally distinguished examples of a planned shopping center. In contrast to the standard commercial "strip" development of the 1920's, the octagonal-shaped center was specifically designed to accommodate automobile access and parking.

Adjacent to the Shaker Square retail center are over 3,000 units of high-quality multi-family housing, the largest such concentration in the City of Cleveland. Both the retail center and the adjoining apartment buildings are located within the Shaker Square Historic District — an area designated as a Cleveland Landmark District as well as on the National Register of Historic Places.

South of Shaker Square is the Ludlow neighborhood, which lies both in the City of Cleveland

and in suburban Shaker Heights. The neighborhood was developed in the 1920's and 1930's as part of the larger Van Sweringen development, which included Shaker Square, the Shaker Rapid, the Terminal Tower in Downtown Cleveland, and portions of the suburban communities of Shaker Heights, Beachwood, Pepper Pike and Hunting Valley. This residential area is known nationally for its Tudor architecture, curving streets and generous green spaces.

To the northwest of Shaker Square is the Larchmere retail district and the Fairwood neighborhood (in Region II). The Larchmere Boulevard area developed primarily between 1910 and 1930 and is currently experiencing increased attention as an upscale specialty shopping district, com-

plementing similar businesses at Shaker Square.

Community-based revitalization and development activities in the area are coordinated by the Ludlow Community Association, established in 1955; the Fairwood Community Association, established in 1970; the Friends of Shaker Square, established in 1976; and the Larchmere Development Association, established in 1988.

Buckeye-Woodland. Originally part of Newburgh Township and annexed to Cleveland in 1913, the Buckeye and Woodland neighborhoods developed principally between 1900 and 1930. During these decades, the Buckeye Road area attracted the largest Hungarian population outside of Hungary and became known as Cleveland's "Little Hungary."

Many commercial buildings and churches constructed during this period remain on Buckeye Road today, including the Moreland Building at East 118th Street (with a 1300-seat theater which was once a center for activities in the Hungarian community), the Ameritrust building at East 116th Street (built by local baker Charles Kase in 1915) and the Love Divine Baptist Church at East 113th Street (built in 1916 as the Bohemian Society Hall).

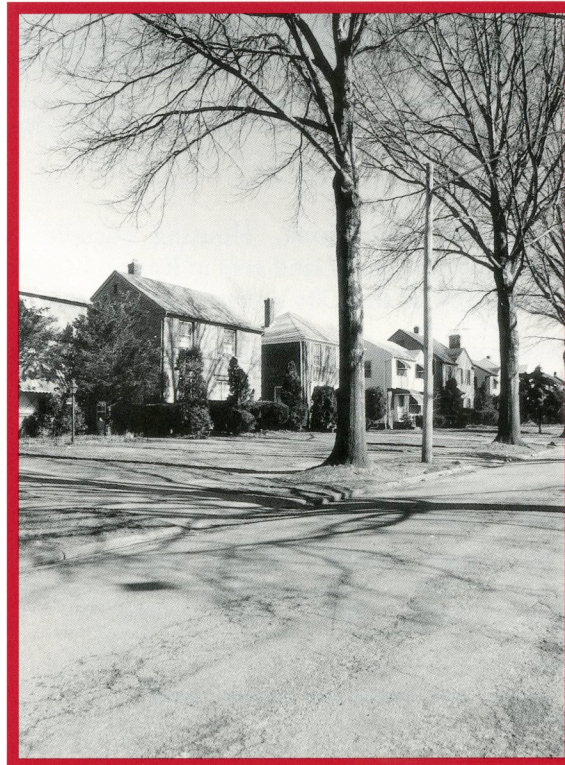
During the 1960's and 1970's, racial and economic change, accompanied by increasing property repair needs in the Buckeye-Woodland neighborhood, resulted in the establishment of grass-roots organizations committed to stabilizing the neighborhood. The Buckeye-Woodland Community Congress and Bank on Buckeye were among the most active and innovative neighborhood organizations operating in Cleveland during the 1970's and early 1980's.

Although neighborhood conditions remain depressed, a recent upturn in storefront renovation activity and the development of a 120,000-square foot shopping center near East 116th and Buckeye are causes for renewed optimism. Current community-based development and revitalization efforts are led by the Buckeye Area Development

Corporation, established in 1970, and the Buckeye Evaluation and Technical Institute, established in 1979.

Lee-Miles. Originally a part of Warrensville Township, the area which now forms Cleveland's extreme southeast corner existed as the Village of Miles Heights between 1927 and 1932. The Village secured a place in history in 1929 by electing Ohio's first black mayor, Arthur R. Johnston.

It was not until the 1940's and 1950's that the Lee-Miles area began to experience intense development. Between 1940 and 1960, the neighborhood's population soared from less than 3,700 to over 20,000. Racial change occurred during the 1960's as the neighborhood's non-white



Attractive single-family housing in the Lee-Miles neighborhood is competitive with housing in nearby suburbs. (LOCATION: Talford Avenue, east of Lee Road).

population increased from 30% in 1960 to 93% in 1970.

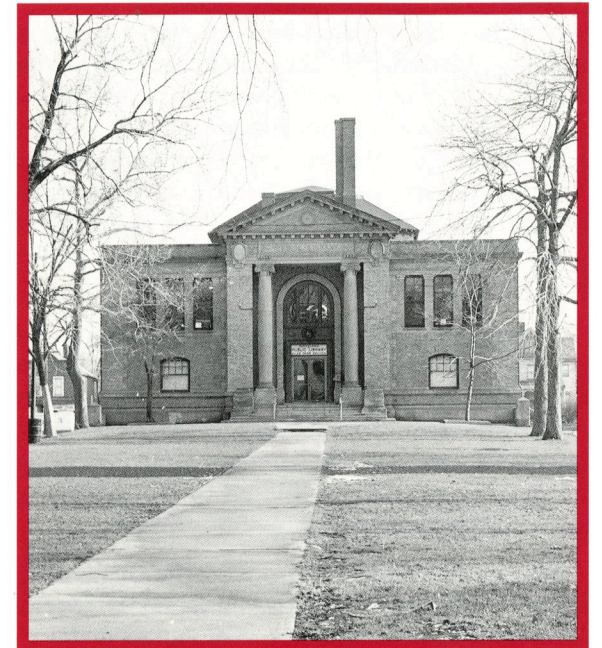
Because of its relatively late development, Lee-Miles is characterized by housing and shopping areas which are among the most contemporary in the City of Cleveland. The 170,000-square foot Lee-Harvard Shopping Center was developed in 1949 and is undergoing a 70,000-square foot expansion. Just to the south, two market-rate townhouse developments were begun during 1989.

The area's largest development site is the 114-acre Cleveland Industrial Park, created by the City government in 1981, and experiencing increased development activity in the past two years. Community-based development and revitalization activities are led by Miles Ahead, established in 1972, and the Lee-Harvard Merchants' Association, established in 1983.

Union-Miles/Corlett. The origin of the present Union-Miles neighborhood can be traced to the old village of Newburgh, which held the distinction of being the region's largest settlement at the start of the 19th century. The nearby "village of Cleveland," plagued by swampy conditions and an outbreak of malaria, was relegated to the status of a "small village on the lake about six miles from Newburgh" — a settlement which benefited from its location on higher ground.

Among the area's first settlers were Judge James Kingsbury, who built a house and sawmill along the stream now known as Kingsbury Run near the present intersection of East 93rd and Union, and Charles Miles, Sr., for whom a portion of the area was named. The former Newburgh Town Hall, built in 1860 at 9213 Miles Avenue was listed as the oldest public building in Cleveland until its demolition in 1984. The present Miles Park Historic District (one block north of East 93rd and Miles) is the site of four institutional buildings and ten houses which date from the late 19th century and early 20th century.

Steel mills which were first developed in 1850's



The Miles Park Branch of the Cleveland Public Library, built in 1907, became home to the Harriet Tubman Museum after the library closed in 1987. (LOCATION: East 93rd and Miles Park).

and 1860's in the vicinity of East 91st and East 93rd Streets drew an influx of Irish and Welsh immigrants, followed in the late 19th century and early 20th century by Slovenian, Romanian and Czech immigrants. Between 1910 and 1930, the local population swelled from 11,000 to 28,000; and, by 1940, Cleveland was home to the largest Slovenian population outside of the present nation of Yugoslavia. Racial change occurred in the 1960's and 1970's as the neighborhood's non-white population increased from approximately 10% in 1960 to over 90% in 1980.

Development later spread eastward to the Corlett neighborhood, which is focused around the intersection of East 131st and Miles. Most of the current buildings along East 131st Street date from the 1920's, when the neighborhood experienced its most rapid development. Population in the Corlett neighborhood jumped from only 1,200 in 1910 to 20,000 in 1930.

Among the more historically significant buildings in the East 131st Street area are the Boys' Club at East 131st and McLeer, built in 1926 as the Sokol Tyrs Hall (a recreational and educational society for Czech immigrants) and the Corlett School, built in 1915 at East 131st and Corlett. The school and neighborhood may have been named after early Irish settlers Eliza and Harriet Corlett, both principals in the Cleveland public schools in the 1890's.

In recent decades, an aging housing stock and declining employment in the steel industry began to take its toll on the Union-Miles and Corlett neighborhoods. The exodus of many middle-income families resulted in reduced population and income levels and contributed to the decline of several neighborhood shopping districts.

During the 1980's, prospects for the area's future began to brighten with the initiation of several local development projects. Among these are an innovative "child-designed" playground in the Kingsbury Run area, a new shopping plaza at East 131st and Miles, and plans for the construction of several single-family and townhouse units. Local revitalization efforts are led by the Union-Miles Development Corporation, established in 1980, and the Southeast Improvement Association,

established in 1982.

POPULATION

Past Trends. Between 1950 and 1985, the population of Region I decreased by 23,400 to 102,323. This loss of 18.6% compares to the City's overall population loss of 41.0%. Despite the loss of population, Region I actually gained 1,300 households due to a drop in average household size, from 3.3 persons per household in 1950 to 2.7 persons in 1985. The Region's racial composition shifted dramatically during the period, with the proportion of non-whites rising from 10.1% in 1950 to 94.6% in 1985. Average household income in the Region was slightly above the City average in 1985 — \$21,398 as compared to \$19,693.

Projections. Recommendations of the **Citywide Plan** are designed to stabilize population throughout the City. If, however, trends experienced during the 1980's were to continue, the population of Region I would decline by 20% between 1985 and the year 2000, reaching a level of 82,016, while the number of households would drop by 12.3%. Little change in the Region's racial or economic composition is projected.



Concept Townhouses is one of two large-scale residential developments to be initiated in the Lee-Miles neighborhood during the late 1980's. (LOCATION: East 167th Street, north of Miles Avenue).

HOUSING

Current Conditions. Housing occupies a greater percentage of land area in Region I (50%) than in any of the City's seven other Regions.

Approximately 80% of the 40,700 housing units in Region I are in one-family (43%) and two-family (37%) buildings, compared to a citywide average of 67%.

Generally, housing conditions are better and vacancy rates are lower in Region I, particularly in the eastern and southern portions, than in the City overall. The median value for a single-family house of \$22,600 in 1985 was higher than for any other east-side Region, although below the City median of \$27,400. Within Region I, housing values decrease and rates of vacancy and abandonment increase moving from east to west, toward the Kinsman neighborhood.

Recommendations. It is proposed that housing revitalization in Region I stress increased code enforcement for the Lee-Miles and Buckeye-Shaker neighborhoods and moderate rehabilitation for the Woodland Hills and Union-Miles Park neighborhoods. Elements of both strategies will

Table 14
DEMOGRAPHIC CHARACTERISTICS 1950 - 2000
Region I

	1950	1960	1970	1980	1985*	1990**	1995**	2000**
Population	125,738	126,562	125,451	108,565	102,323	95,879	88,829	82,016
% Under Age 19	28.2	35.1	37.0	31.4	29.1	26.9	26.3	26.6
% Over Age 65	7.3	11.1	10.3	10.1	11.2	13.0	13.8	14.0
% Non-White	10.1	28.8	71.6	90.6	94.6	97.1	98.3	98.4
Households	36,916	40,261	41,134	39,003	38,274	37,191	35,742	33,556
Average Size	3.3	3.1	3.0	2.8	2.7	2.6	2.5	2.4
Average Income‡	—	—	—	—	\$21,398	\$22,460	\$22,382	\$21,938

*estimated **projected prior to 1990 U.S. Census ‡in constant 1985 dollars

Table 15
HOUSING CHARACTERISTICS 1950 - 1985
Region I

	1950	1960	1970	1980	1985*
Number of Units	37,476	41,357	42,768	41,478	40,680
% Vacant	1.3	2.7	3.8	6.0	**
% Owner-Occupied	55.8	58.6	58.5	57.4	59.5

*estimated **data not available

Sources: U.S. Census Bureau; The Urban Center, Cleveland State University; Cleveland City Planning Commission.

be necessary to some degree in each neighborhood. A strategy emphasizing substantial rehabilitation and redevelopment will be necessary in the more deteriorated portions of the Kinsman neighborhood.

Retail consolidation and the redevelopment of vacated institutional or unsuitably-located industrial uses will provide opportunities to develop new housing units in Region I, through either new construction or through the conversion of existing buildings. Housing development sites proposed for Region I include the following (as listed on Map 21):

- 1 - the 50-acre Cleveland Developmental Center property currently occupied by vacated institutional buildings and proposed for single- and multi-family housing;
- 2 - a six-acre site near the southeast corner of Luke Easter Park, presently occupied by a junkyard and proposed for multi-family housing;
- 3 - street frontages along Union Avenue (East 93rd–East 135th), Kinsman Road (East 112th–East 137th), East 116th (Union-Kinsman) and Miles Avenue (east of East 167th) — currently vacant or in mixed retail/residential use and proposed for either multi-family construction or residential conversion;
- 4 - a 23-acre site in the East 93rd and Buckeye area — presently a mixture of vacant land, retail and residential uses — and proposed for multi-family development;
- 5 - 15 acres on three sites in the southeast corner of the Region, currently vacant and proposed for single-family housing; and
- 6 - a three-acre site south of Harvard Avenue at MLK Drive.

COMMERCIAL

Current Conditions. Commercial development in Region I occupies 224 acres of land and approximately 2.4 million square feet of floor area

located principally along ten major roads.

Shopping areas in Region I are diverse in character. They range from the healthy, active districts in the easternmost sections of the Region (including historic Shaker Square and the Lee-Harvard Shopping Center) to the economically depressed areas in the middle and western sections (portions of Kinsman Road, Miles and Union Avenues, and East 116th and East 131st Streets).

These depressed areas are typically characterized by marginal storefronts interspersed with vacant land and buildings. Overall, 11.6% of existing commercial floor area in the Region is vacant.

As a result of these depressed conditions and the availability of convenient and easily accessible shopping areas outside of the City, residents of

Region I are estimated to make 34% of their retail purchases at stores in surrounding suburbs (\$141 million of \$409 million in annual expenditures). This represents the second largest “outflow” of retail sales of any of the City’s eight Regions.

Recent and planned development in Region I, however, is beginning to reverse this trend. These developments include 1) construction of a 12,000-square foot shopping plaza and expansion of a supermarket at East 131st and Miles, 2) construction of an enlarged supermarket at the Lee-Harvard Shopping Center, 3) construction of a 10,000-square foot shopping plaza at East 143rd and Kinsman and 4) development of several franchise restaurants.

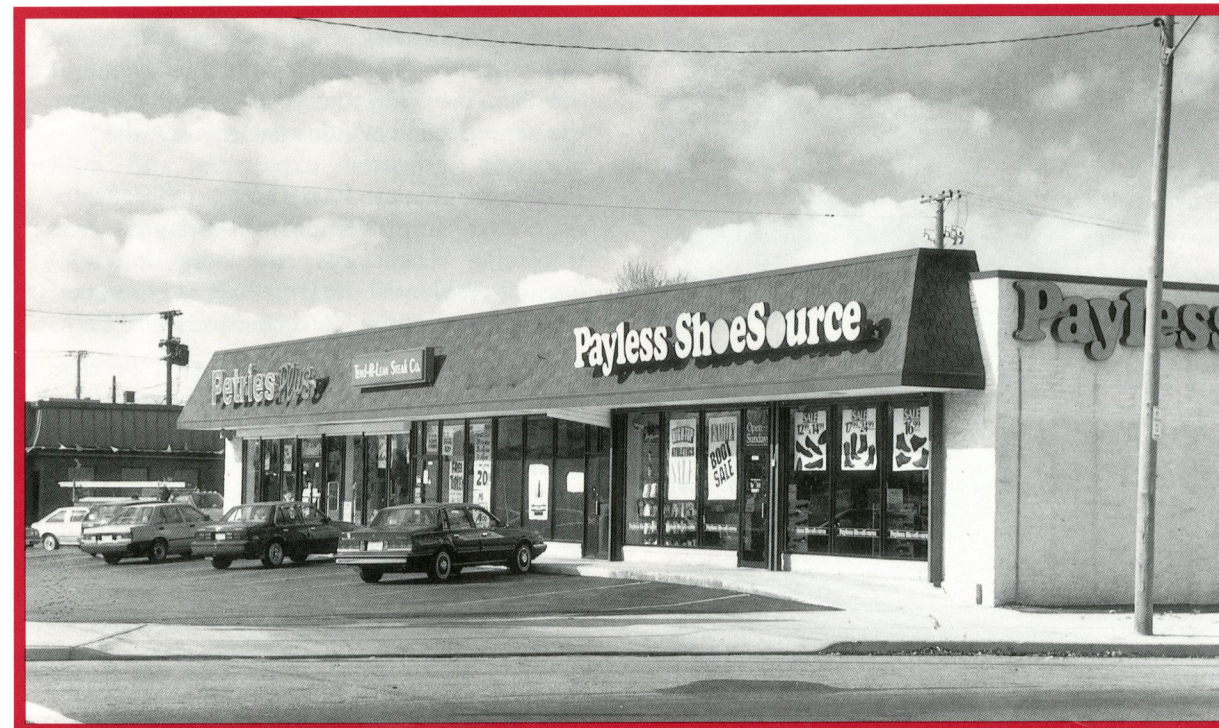
Recommendations. The Region I land use plan reflects a strategy of consolidation, renovation, and infill development — complemented by con-

struction of three new shopping centers — proposed to establish a total of two community-level shopping districts and five neighborhood-level shopping districts, supplemented by a number of smaller convenience centers. Collectively, these areas represent 208 acres of land designated for future retail use (plus additional acreage for districts which extend into Region II, as shown on Map 26).

The land use plan also designates portions of Miles, Woodland and Holton Avenues and Woodhill/East 93rd Street, formerly in scattered or marginal retail use, for “commercial services” (businesses that serve other businesses or serve infrequent shopping needs), totaling an additional 134 acres.

The proposed shopping districts and associated development opportunities, as shown on Map 21, are as follows. (See page 40 for a description of district categories).

- 1 - **Lee-Harvard Shopping Center Area:** renovation and retail mix improvements for streetside retail development along Lee Road and expansion and renovation of the shopping center to upgrade the existing community-level shopping district;
- 2 - **Buckeye Road:** renovation of exiting street-side retail development and addition of a shopping center (Buckeye Commons in Region II) to establish a community-level shopping district;
- 3 - **Shaker Square:** maintenance of the existing retail area as both a neighborhood-level and “specialty” shopping district, with a variety of unique businesses continuing to draw customers from outside of the immediate neighborhood;
- 4 - **Larchmere Boulevard:** renovation and retail mix improvements to upgrade the existing small-scale neighborhood-level and “specialty” shopping district;
- 5 - **Kinsman Road/East 93rd Street:** consolidation and renovation of existing streetside



The recent development of a contemporary shopping plaza in Mt. Pleasant is part of a citywide strategy to recapture retail sales which have been lost to suburban stores. (LOCATION: East 143rd and Kinsman)

retail businesses and redevelopment, including construction of a shopping center (in Region II), to establish a neighborhood-level shopping district;

- 6 - **Kinsman Road (East 135th Street to East 154th Street):** consolidation, renovation and retail mix improvements to upgrade the existing neighborhood-level shopping district; and
- 7 - **Miles Avenue/East 131st Street:** renovation, retail mix improvements and redevelopment, including construction of a shopping plaza, to upgrade and expand the existing neighborhood-level shopping district.

INDUSTRY

Current Conditions. Industry occupies proportionately less land in Region I, 5.7% or 388 acres, than in any of Cleveland's other seven Regions. In contrast, industry occupies 13.6% of all land on a citywide basis. Manufacturing employment in Region I totaled 2,291 jobs in 1985 and was concentrated in firms specializing in fabricated metal products (40%), chemical, rubber and plastics products (25%), and electrical equipment (17%).

Within Region I, the 114-acre City-owned Cleveland Industrial Park, located west of Lee

Road and south of Miles Avenue, is rapidly approaching its development capacity. This site provides a contemporary setting for light industrial development and convenient access to I-480 and the regional freeway network.

Along the Miles Avenue/Conrail industrial corridor, the current pattern of development results in land use conflicts between single-family residential neighborhoods and nearby heavy industrial uses (including unsightly salvage yards) located on relatively shallow lots. Similarly, in the area between East 91st and East 93rd Streets (in the Southeast Improvement Association area), an intermingling of residential and industrial uses results in a situation characterized by housing deterioration and restricted opportunities for industrial expansion.

Recommendations. The land use plan for Region I designates 361 acres of land for future industrial use. This represents a reduction of 7% from the 1986 total of 388 acres. Despite the net reduction in industrial land use, the plan supports industrial expansion and infill development in the East 91st/East 93rd Street Southeast Improvement Association area (replacing vacant lots and inappropriately-located residential uses) as well as continued development of the Cleveland Industrial Park.

The net reduction in industrial acreage in Region I results from the recommendation that salvage yards and other heavy industrial uses along Miles and South Miles Avenues be replaced with uses in the "commercial services" category (e.g., wholesalers, contractors, repair operations, etc.). This redevelopment would upgrade the image of this corridor, thereby improving the marketability of sites in the nearby Cleveland Industrial Park, while also improving living conditions for residents in adjoining neighborhood areas.

In instances in which industrial uses will remain in proximity to housing, the plan recommends a transition from "heavy industrial" to "light

industrial" use (as in the East 91st/East 93rd Street area) and, where feasible, the development of landscaped buffer areas along such borders (as is shown along the edges of the Cleveland Industrial Park).

Among the opportunities for future industrial development in Region I are the following (as listed on Map 21):

- 1 - continued contemporary industrial development on available fully-improved lots in the Cleveland Industrial Park;
- 2 - industrial expansion and development on scattered vacant and residential lots located between East 91st and East 93rd Streets from Union Avenue south to the rail lines (in the Southeast Improvement Association area);
- 3 - light industrial development in pockets of vacant lots and deteriorated housing south of Buckeye Road and west of Woodhill Road as well as along East 91st Street south of Holton (in the WECO area); and
- 4 - commercial service development on vacant lots and salvage yard sites along the south side of Miles Avenue between approximately East 131st Street and Lee Road (in the Miles Ahead area).

RECREATION

Current Conditions. City-operated recreation facilities located within Region I include 33 tennis courts, 32 ball diamonds, 16 playgrounds, 12 basketball court areas, 3 outdoor pools and 3 recreation centers (each with an indoor pool). The largest recreation site is the 116-acre Luke Easter Park, which includes a full complement of outdoor facilities. In addition, Region I is the site of approximately 14 public school playgrounds and a YMCA branch at East 113th and Miles.

The three indoor centers all require substantial repair and renovation. The Alexander Hamilton



The 114-acre Cleveland Industrial Park was developed by the City to capitalize on the site's proximity to I-480. (LOCATION: south of Miles Avenue and west of Lee Road).



The Kingsbury Run Playground, completed in 1988, was designed and built with the participation of children and parents in the Union-Kinsman neighborhood. (LOCATION: East 102nd and Kingsbury).

Recreation Center is unusually small (12,800 square feet, compared to approximately 30,000 square feet at newer centers) and lacks a gymnasium. Use of the Woodland Recreation Center (built in 1920) is limited by the inadequate size of its indoor pool (18' x 50', the City's smallest pool). A fourth indoor facility, the ice rink at Luke Easter Park (one of two skating rinks in the City), has been closed for several years due to severe physical deterioration but has been designated for renovation or redevelopment.

Outdoor pools at Kerruish and Glendale are of moderate size (42' x 75'), while the outdoor pool at Luke Easter is one of the City's three largest

(56' x 164'). All three pools were rated as in need of substantial repair in a 1986 study. Kerruish Pool, which was closed between 1986 and 1988 due to deteriorated conditions, underwent a \$600,000 renovation in 1989.

Service Area Issues. The present distribution of City and public school playgrounds in Region I leaves several areas either under-served or over-served. (See Map 8). The largest under-served area is located between Buckeye and Kinsman Roads in the area generally between East 116th and East 126th Streets. An apparent over-supply of playground facilities occurs in the Region's northwest corner, in the vicinity of Holton,

Woodhill and Woodland roads.

Swimming pools and indoor centers are somewhat over-concentrated in the northern and eastern portions of the Region. The pools at John F. Kennedy, Glendale, Alexander Hamilton and Luke Easter are spaced at intervals of only one mile, creating significantly overlapping service areas (based on a one-mile radius standard).

Even more significant is the fact that the Woodland Recreation center is located only 2/3 of a mile from the newer and larger Fairfax Recreation Center in Region II. In contrast, an area in the southwest portion of the Region is under-served by City facilities and depends on the YMCA at East 113th and Miles to provide convenient facilities. (See Maps 9 and 10).

Land Use Issues. The land use plan for Region I indicates creation of a passive recreation area along Mill Creek through a portion of the site formerly operated as the Cleveland Developmental Center on Turney Road. This park area would provide a link to the Metroparks' Garfield Park Reservation.

COMMUNITY FACILITIES

Overview. Located within the boundaries of Region I are three fire stations, one police station (4th District) and four libraries. (See Map 21). Planning issues relevant to these facilities are highlighted below.

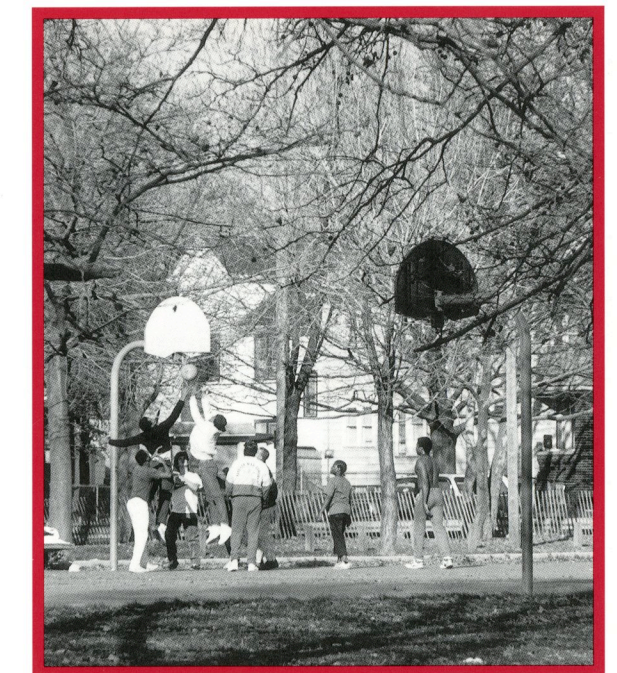
Fire Stations. Three fire stations are located within Region I. These include Station #6 at East 173rd and Harvard, Station #36 at East 131st and Bartlett, and Station #41 at East 116th and Parkhill. Stations #6 and #36 have recently been renovated. Station #11, which was located one block west of Region I near East 91st and Harvard (Region IV), was relocated in 1989 further west to Broadway and Marble.

Station #6 is located in the northeast quadrant of its primary response area. A location further to the south and west, near Lee Road, would provide

more optimal service. (See Map 11).

Libraries. Four libraries are located in Region I (East 131st Street, Harvard-Lee, Mt. Pleasant and Union) and one is located on its northern boundary with Region II. The Warner-Turney area and other small areas near the southern periphery of the Region are outside of the desired 1 1/2 mile travel distance to a branch. Large areas in the Region are, however, within overlapping service areas, including much of the Mt. Pleasant and Corlett neighborhoods. (See Map 14).

Service Facilities. The City currently operates a street service garage at the Cleveland House of Corrections in Highland Hills Village (formerly Waresville Township). Plans call for replacing the facility with a new Southeast District Service Center, which would be located in the Cleveland Industrial Park, adjacent to the existing parks maintenance facility.



The 116-acre Luke Easter Park is a center of community activities in southeast Cleveland. (LOCATION: Kinsman Avenue near Martin Luther King Drive).

TRANSPORTATION

Existing Conditions. Because the interstate highway system directly serves only a small portion of Region I (the extreme southeast corner), principal traffic movements within the Region are handled by major arterial roads. The ability of these roadways to adequately maintain traffic flow is often hindered by insufficient lane width. North-south traffic flow in the central portion of the Region is also impeded by an inadequate number of major north-south streets. This has resulted in undesirably high levels of through-traffic on local residential streets.

The extreme northern section of Region I, in the vicinity of Buckeye Road and Shaker Boulevard, is served by light rail rapid transit (RTA's Green and Blue Lines), which provides service to Downtown Cleveland.

Proposed Improvements. Principal objectives of the transportation improvements proposed for

Region I include improving through-traffic movement within the Region and improving access to the interstate system, especially from the new Cleveland Industrial Park. Among the specific improvements proposed are the following:

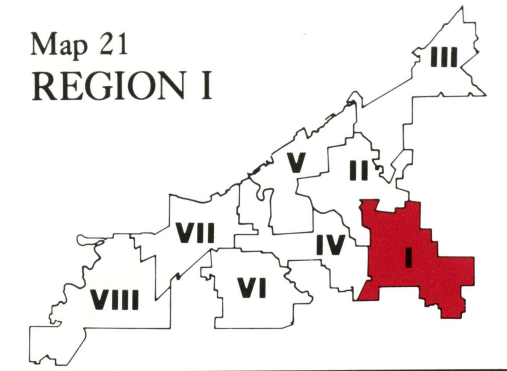
- improving and/or widening portions of Kinsman Road, Harvard Avenue, East 93rd Street, Woodhill Road, East 116th Street and Lee Road;
- constructing a westbound on-ramp and eastbound off-ramp at Lee Road and I-480;
- establishing limited-stop passenger rail service on existing freight rail trackage in the southern portion of the Region; and
- upgrading the East 131st Street/Miles Avenue and Union/Kinsman/East 140th Street intersections.

For a complete listing of potential projects, see the Chapter entitled "Transportation."



Efforts to revitalize the East 131st and Miles retail district include an analysis of traffic problems associated with the rail line which crosses the intersection in a diagonal direction.

Map 21
REGION I



COMMUNITY RESOURCES

DEVELOPMENT AREAS

- 1 HOUSING
- i RETAIL
- ▲ INDUSTRIAL/OFFICE

HISTORIC DISTRICTS

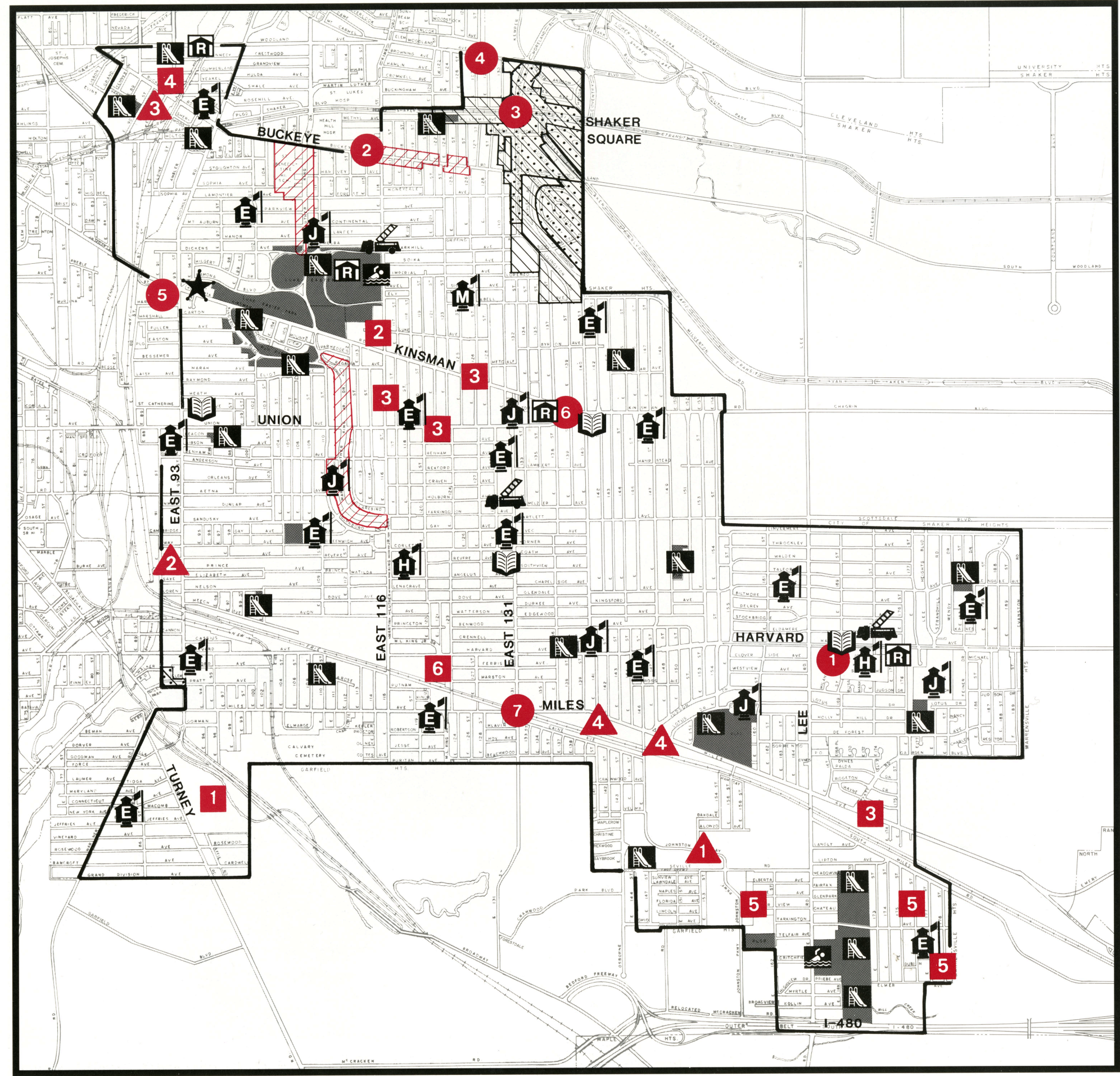
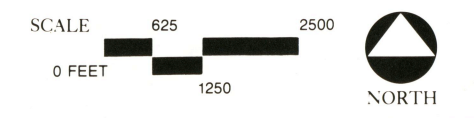
- NATIONAL REGISTER
- CLEVELAND LANDMARK
- POTENTIAL

COMMUNITY FACILITIES

- POLICE STATION
- FIRE STATION
- LIBRARY
- SCHOOLS
- ELEMENTARY
- JUNIOR HIGH
- HIGH SCHOOL
- MAGNET SCHOOL
- SPECIAL SCHOOL

RECREATION

- PARKS
- RECREATION CENTERS
- POOLS
- CITY PLAYGROUNDS

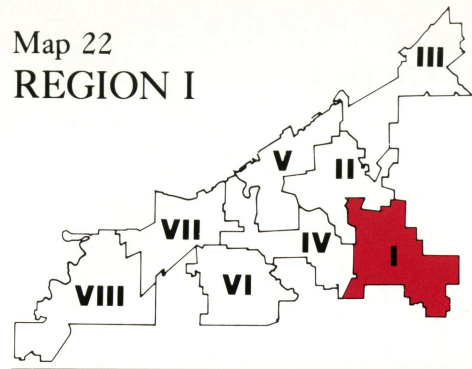


CLEVELAND
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CITYWIDE PLAN



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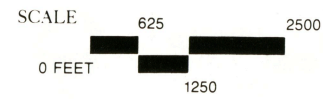
Map 22
REGION I



EXISTING LAND USE

- ONE- & TWO-FAMILY
- MULTI-FAMILY
- OFFICE
- COMMERCIAL
- LIGHT INDUSTRY
- HEAVY INDUSTRY
- RECREATION/
OPEN SPACE
(◇ GREENHOUSE)
- INSTITUTIONAL
- TRANSPORTATION/
UTILITIES
- VACANT

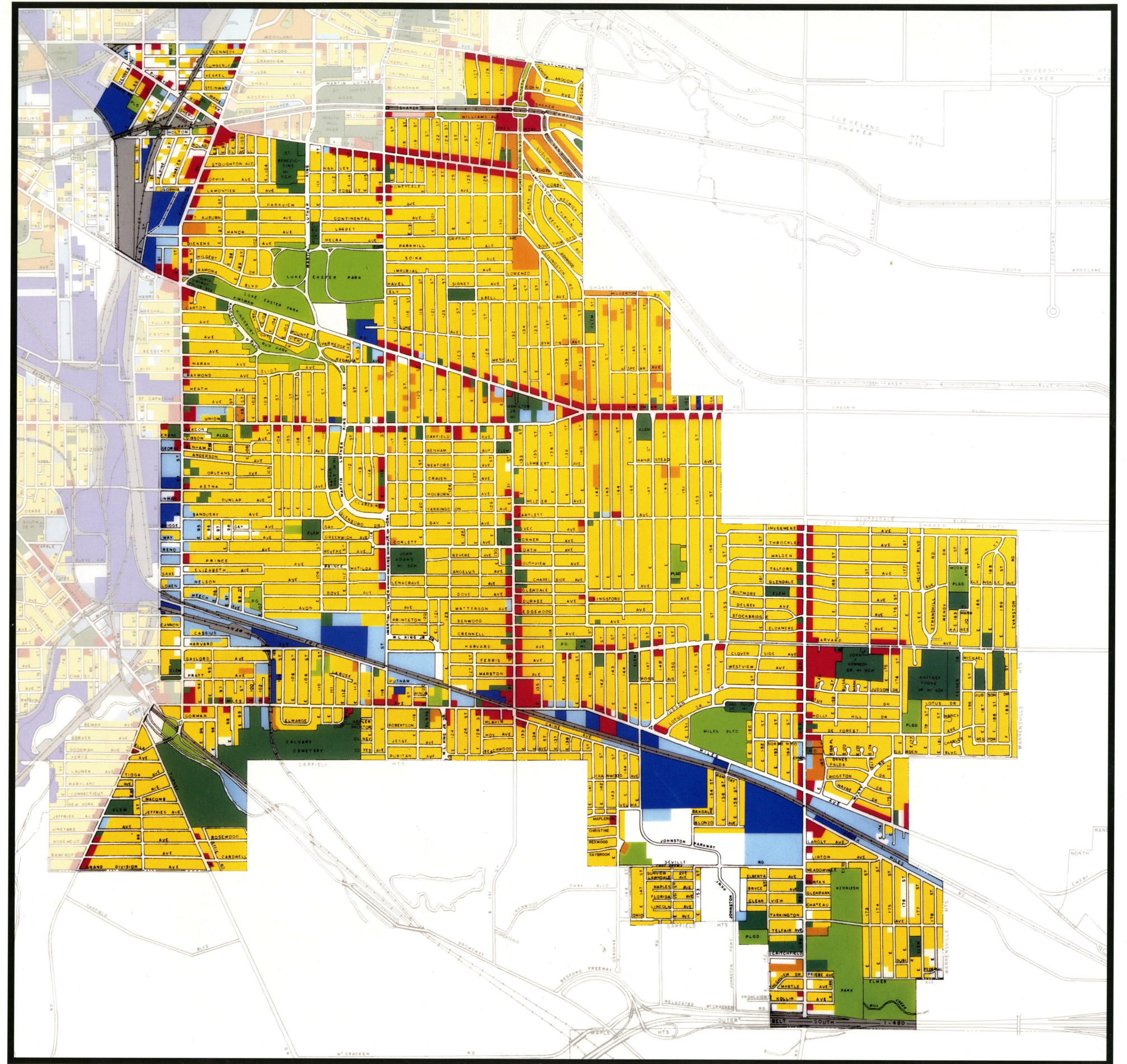
SOURCE: 1986 surveys and aerial photos

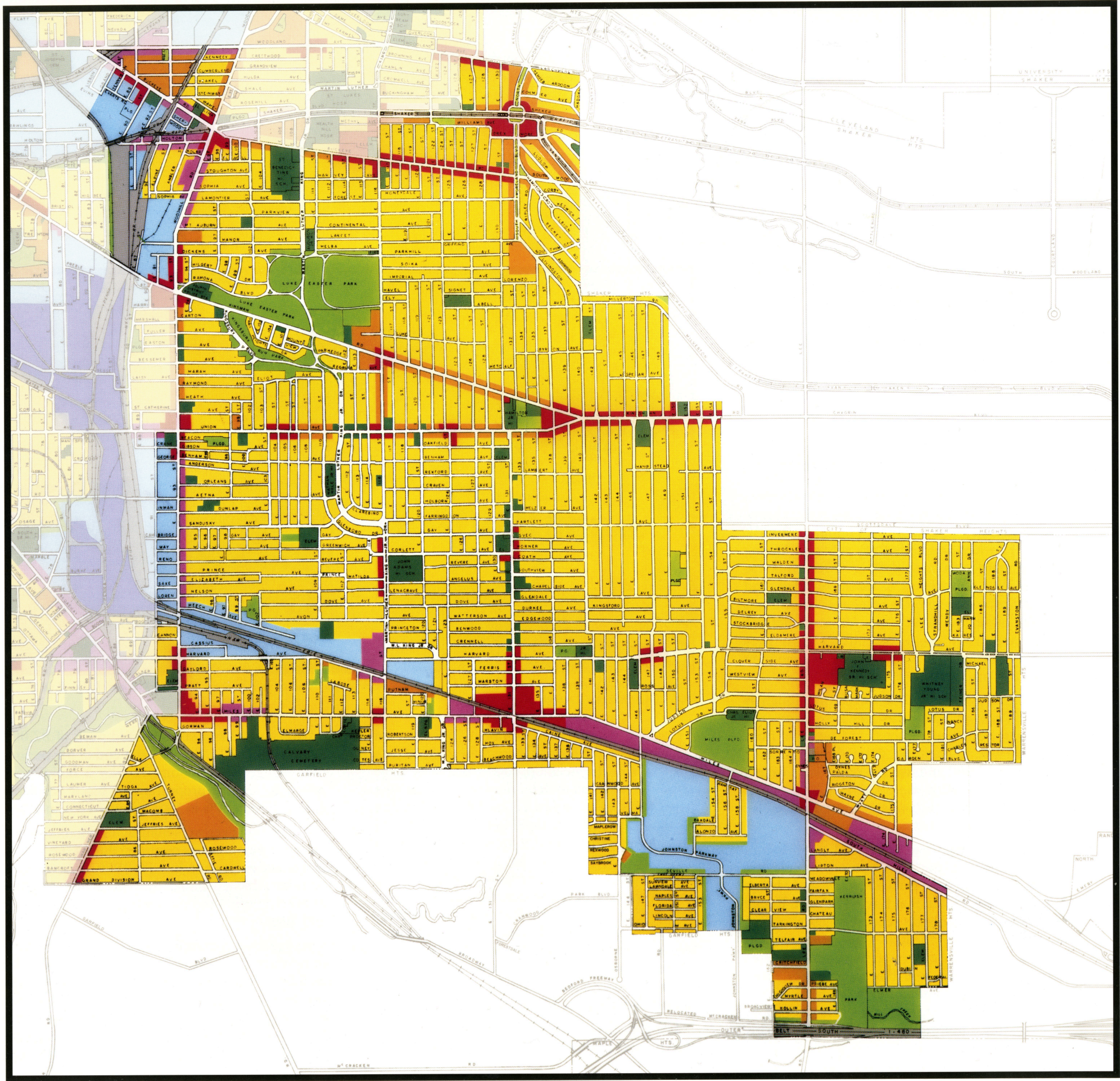


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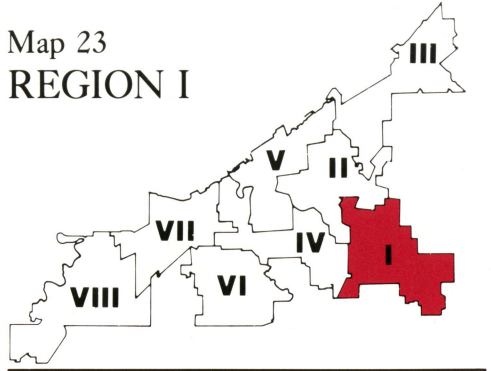


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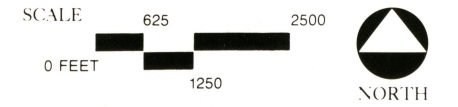


Map 23
REGION I



FUTURE LAND USE

- ONE- & TWO-FAMILY
- MULTI-FAMILY
- OFFICE
- RETAIL
- COMMERCIAL SERVICES
- * OFFICE/
LIGHT INDUSTRY
- LIGHT INDUSTRY
- HEAVY INDUSTRY
- RECREATION/
OPEN SPACE
(◇ GREENHOUSE)
- INSTITUTIONAL
- TRANSPORTATION/
UTILITIES
- MIXED LAND USE



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