

REGION II

The Cleveland Playhouse, the Cleveland Clinic, Case Western Reserve University, historic architecture, increasing development activity and an intense commitment to renewal on the part of local residents are among the positive images commonly associated with the area of east central Cleveland included within Region II. These images are easily obscured, however, by the presence of widespread property deterioration, over five thousand vacant lots and pervasive poverty. The Citywide Plan seeks to accelerate the process of rebuilding and renewal in Region II through a strategy which emphasizes substantial rehabilitation, land assembly, contemporary development, expanded employment opportunities and the need to work in close partnership with community-based organizations.

LOCATION

Region II is an 8.5-square mile area located in east central Cleveland, situated generally between Downtown and University Circle. Its boundaries are drawn to include City Council Wards 5, 6 and 7 (as in effect from 1981-1991). Region II encompasses the Hough, Fairfax and Central neighborhoods and significant portions of the Kinsman, Woodland Hills and University neighborhoods (shown on Map 20 as "Statistical Planning Areas"). Other areas within Region II include Little Italy/Murray Hill, Midtown, Doan Center and portions of University Circle, Fairwood and Buckeye-Woodland.

NEIGHBORHOOD HISTORIES

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

NOTE: See page 160 for the Hough Community Vision Plan.

Hough. Originally a part of East Cleveland Township, the present Hough neighborhood was first settled in 1799 by Oliver and Eliza Hough. Residential development intensified after the area's incorporation in 1866 as part of the Village of East Cleveland (which encompassed most of the present area of Region II). By 1872, at the time of its annexation to Cleveland, the Village was a prosperous community of 5,000 residents.

During the latter half of the 19th century, as Euclid Avenue was transformed into "Millionaire's Row," the Hough community to the north of Euclid Avenue became home to Cleveland's most prosperous residents as well as to several exclusive private schools — including the Hathaway Brown, Laurel, Hawken and University schools. Among the neighborhood's many prominent residents was Charles W. Chestnutt, a black novelist and attorney, who is credited as being the nation's first popular writer to depict the African-American experience from the community's own perspective. Chestnutt lived on Lamont Avenue from 1904 until his death in 1932.

An often over-looked landmark in Hough is League Park, at East 66th and Lexington, the home of major league baseball in Cleveland from 1891 to 1946. In its prime, the park had a seating capacity of 27,000 and was the site of such events as Babe Ruth's 500th home run, Bob Feller's first game, and the first and only unassisted triple play in major league history.

By 1890, Hough had urbanized to an extent which warranted the development of electric streetcar lines on both Euclid Avenue and Hough Avenue. Doan's Corner at East 105th and Euclid soon became Cleveland's second largest shopping district, with five theaters and a department store in 1920. In contrast, however, the area between Lexington and Hough Avenues, from East 73rd to East 79th Streets, became known as "Little Hollywood," an area characterized by "speakeasies" (during Prohibition) and many houses of prostitution.



League Park, now a City-owned ballfield, was the home of major league baseball in Cleveland between 1891 and 1946. (LOCATION: East 66th and Lexington).

Housing deterioration began to take root in Hough during the Great Depression of the 1930's as owners of the neighborhood's relatively large houses were forced to defer maintenance and take in boarders. The industrial mobilization during World War II led to a rapid growth in the City's work force and created a tremendous housing shortage in Cleveland. As a result, many of Hough's larger houses were subdivided into rental units. Overcrowding and deterioration worsened in the 1950's as Urban Renewal and freeway construction displaced thousands of lower-income blacks from the nearby Central neighborhood. (Records from 1956, for example, show that the owner of two houses and a barn converted the three buildings into 33 dwelling units).

The conversion of single-family houses to rental apartments pushed Hough's population from

63,000 in 1920 to an estimated peak of 82,000 in the mid-1950's. Toward the end of the period, this change was accompanied by a rapid racial turnover, as the proportion of black residents climbed from 14% in 1950 to over 75% in 1960.

Frustration over worsening living conditions and increasing joblessness mounted during the 1960's and finally erupted on July 18, 1966, in seven days of riots which claimed four lives and resulted in thirty injuries and the setting of approximately 240 fires.

As national economic trends reduced the flow of new residents into Cleveland to a trickle, the exodus of middle-income residents from Hough resulted in massive population losses. Despite successful community-based efforts during the 1970's to develop several hundred units of subsidized housing and a contemporary shopping

center, Hough's population plummeted from over 71,000 in 1960 to under 26,000 in 1980.

Despite the persistence of poverty and widespread property deterioration, the 1980's witnessed signs of a rebirth in Hough. The architectural legacy of the neighborhood's past prosperity and its location between a revitalized Downtown and the expanding institutions of University Circle have drawn increased attention to Hough as a site for new development. The restoration of confidence in Hough's future is

symbolized by the development of the 277-unit Lexington Village townhouse complex and numerous single-family houses.

Local neighborhood revitalization and housing development efforts have been undertaken by a number of organizations since the mid-1960's. These included the Hough Area Development Corporation (HADC), established in 1967 and active until 1984, and Housing Our People Economically (HOPE), established in the mid-1960's and active until 1983.



The successful development of Lexington Village, a 277-unit townhouse complex, has helped strengthen demand for housing in the Hough neighborhood. (LOCATION: East 79th and Hough).

Current neighborhood revitalization efforts are led by the Hough Area Partners in Progress (HAPP), established in 1981 and now responsible for a broad range of housing and retail development activities. Other organizations active in local development activities in the 1980's include the Famicos Foundation, established in 1969, and the Black Economic Union (BEU), established in 1968.

Fairfax. After its annexation to Cleveland in 1872, the neighborhood now known as Fairfax underwent a period of rapid residential development which continued until about 1920, when the area's population reached 34,000 — approximately 85% of its 1950 peak. During the neighborhood's prime, such streets as Cedar and Quincy were lined with thriving retail businesses, attractive single-family houses and a number of ornate apartment buildings.

Euclid Avenue, near the neighborhood's northern border, became the site of many of Cleveland's largest and most architecturally-distinguished churches. Among the earliest remaining examples is the Euclid Avenue Congregational Church at East 96th Street, a Gothic/Romanesque building constructed in 1872.

Fairfax is also home to three nationally-recognized institutions. The foremost of these is the Cleveland Clinic, established in 1921 and now ranking as Cleveland's largest private employer, with a staff of approximately 8,000. Just to the west, at East 86th and Euclid, is the Cleveland Playhouse, an architectural and cultural landmark founded in 1917 and expanded in 1983 to incorporate three state-of-the-art theaters under a single roof. Finally, at East 89th and Quincy, the Karamu House is an inter-racial theater and arts center which dates from 1917 (and has been located at its present site since 1949).

Although the first of Fairfax's residents were New Englanders and European immigrants, middle-income blacks had become the dominant group as early as 1930. By 1970, 96% of the

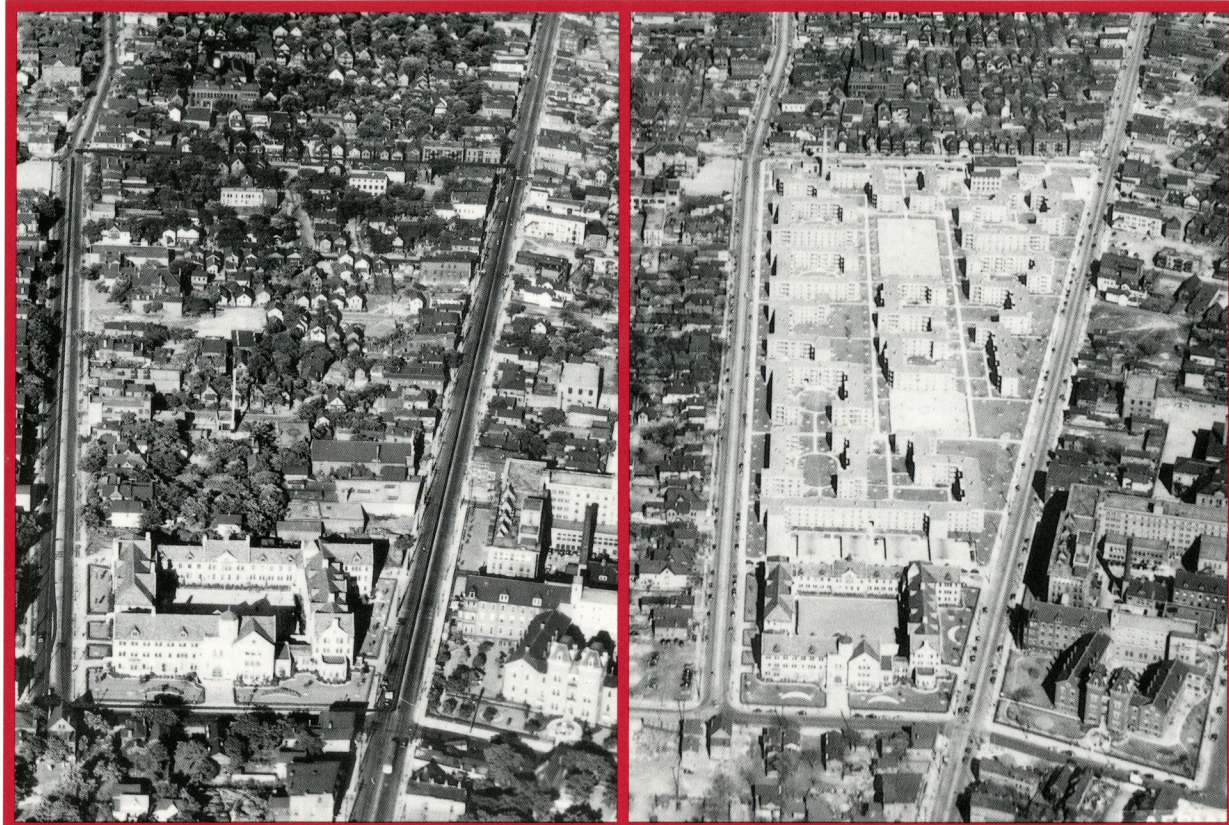
neighborhood's residents were black. Between 1950 and 1980, an exodus of many middle-income households reduced the population of Fairfax from its peak of over 39,000 to less than 13,000. Household incomes and housing values in 1980 had fallen to approximately half of the citywide average.

In recent years, the continuing expansion of the Cleveland Clinic has strengthened the market for private development in Fairfax. Local development and revitalization efforts in Fairfax have been led by the Fairfax Foundation, established in the early 1960's and active until about 1982; New Cleveland Six, established in 1980; Doan Center, Inc., established in 1984; and Neighbors Organized for Action in Housing (NOAH), established in 1969.

Central. In the 1840's and 1850's, German settlers first farmed the land in the portion of East Cleveland Township now known as Central. One of the first uses established in Central was the City-owned Woodland Cemetary, dedicated with great fanfare on June 14, 1853. Significant residential development did not begin, however, until the 1880's when Austro-Hungarian and Italian immigrants and Jewish immigrants from Poland and Russia began arriving to work in the nearby foundries and steel mills.

After the turn of the century, the European immigrants in Central were joined by blacks migrating from the rural south. Shiloh Baptist Church, Cleveland's oldest black congregation (established in the mid-1800's), has been located in its present building at East 55th and Scovill since 1925. Adjacent to the church is the House of Wills funeral home, one of the most successful black-owned businesses in Cleveland, founded in 1904 and occupying its present building since 1942.

Between 1910 and 1920, Central's population climbed from 60,000 to 78,000 — making Central the most heavily populated neighborhood in Cleveland, home to nearly 10% of the City's



The Cedar-Central (now Olde Cedar) Estates, the nation's first public housing complex, was built in 1936 as a response to severe housing deterioration and overcrowding in the Central neighborhood. (LOCATION: West of East 30th Street, between Cedar and Central Avenues).

residents. Blacks constituted the great majority of the neighborhood's population as early as the 1920's.

During the Great Depression of the 1930's, housing deterioration and overcrowding transformed Central into the City's most distressed neighborhood. Government officials and community leaders responded with programs which resulted in construction of the nation's first public housing projects. These included Olde Cedar Estates (built as "Cedar-Central" in 1936), Outhwaite Estates (1936, 1939) and Carver Park Estates (1943). With the addition of Cedar Extension (1954) and King-Kennedy Estates

(1970), Central is now the site of approximately 4,000 housing units owned and operated by the Cuyahoga Metropolitan Housing Authority (CMHA). These units represent 35% of all CMHA-owned units and 50% of all CMHA units for families.

"Slum clearance" activities associated with the Urban Renewal program of the 1950's and 1960's resulted in replacement of much of Central's older housing with freeways (including the Innerbelt and a segment of I-77) and institutions (including Cuyahoga Community College and an expansion of St. Vincent's Charity Hospital). Central's population plummeted from over 62,000 in 1950

to under 25,000 in 1970. By 1980, with a population of under 18,000 and a median household income of only \$4,280 (1/3 of the citywide average), Central retained its fifty-year old status as Cleveland's most distressed neighborhood.

Economic activity in Central, however, remained relatively strong throughout the 1980's. In the "Midtown Corridor" area (along Central's northern border), approximately 15,000 individuals are employed by a diverse mix of commercial, industrial and service-oriented businesses in addition to social service agencies, unions and government offices. Further to the south is the Region's largest concentration of wholesale food distributors, in the vicinity of East 55th and Woodland. Prospects for further job growth have been bolstered by development of the 23-acre Midtown Commerce Park and the opening of I-490, which links I-71 and I-77, providing businesses in Central with convenient access to the regional highway network.

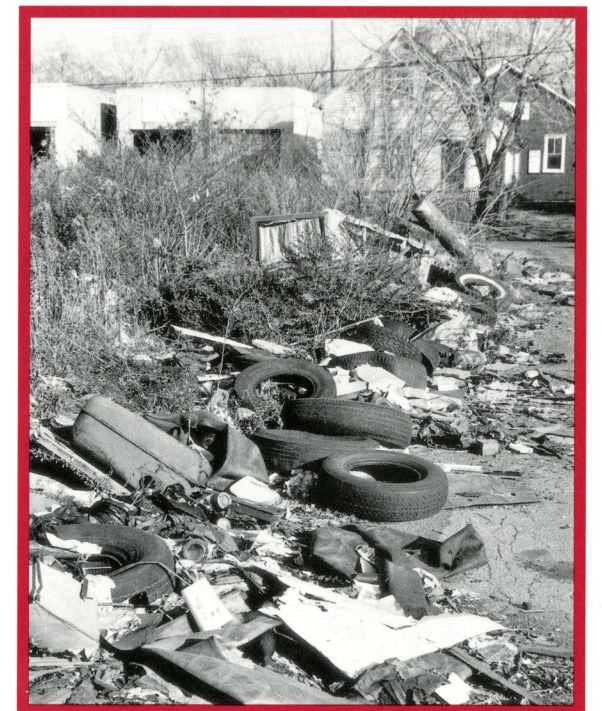
Locally-based development and revitalization efforts in Central are led by Midtown Corridor, Inc., established in 1983; St. Vincent's Quadrangle, established in 1983; Nouvelle Espoir, established in 1983; the Maingate Development Corporation, established in 1988; and the Burton, Bell and Carr Development Corporation, established in 1990.

Kinsman. Annexed to Cleveland in 1873, the Kinsman area developed primarily in response to the establishment of a freight rail line connecting Cleveland and Pittsburgh. Land along East 79th Street, south of Woodland Avenue, became the site of numerous factories associated with the metals industry. Foremost among these was the Van Dorn Company, which was established at its present East 79th Street location in 1878 as the Cleveland Wrought Iron Fence Company.

Extension of streetcar lines along Kinsman Road and Woodland Avenue in the 1860's and 1870's combined with the local manufacturing activity to

spur development of modest houses for the area's factory workers. This early development, occurring well before establishment of the City's first zoning code in 1929, resulted in many incompatible juxtapositions of industry and housing. By 1920, the area had reached its peak population of 26,600.

Remaining examples of institutions established in Kinsman near the turn of the century include the Beulah Baptist Church (built in 1895 as the Woodland Avenue Methodist Church at 6010 Woodland Avenue), the Wooldrige Elementary School (built in 1902 at East 62nd and Kinsman and closed in 1978), the Second Mt. Carmel Baptist Church (built in 1908 as the First German Baptist Church at 5713 Kinsman Road) and the Woodland Recreation Center (built by the City in 1915 as the Woodland Avenue Public Baths).



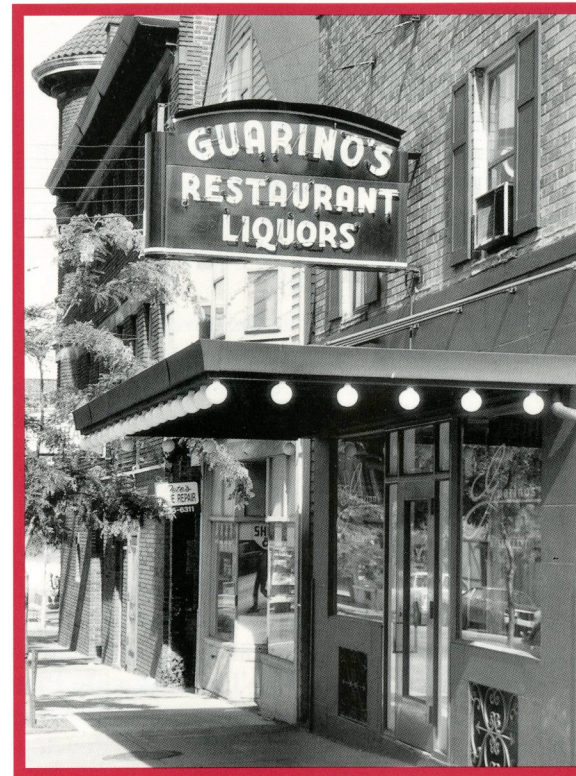
Vacant lots and illegal dumping are the targets of clean-up efforts in the Kinsman-Woodland-Woodhill "Forgotten Triangle" area.

In the decades following World War II, housing deterioration and the development of outlying neighborhoods, free of industrial intrusions, acted to drain population from the Kinsman area. Between 1960 and 1980, the area's population fell from over 20,000 to under 8,700. The proportion of black residents rose from 53% in 1950 to 97% in 1980. By 1985, the average household income in Kinsman was estimated to be the lowest of Cleveland's 35 Statistical Planning Areas. Widespread deterioration, demolition and illegal dumping caused the area bounded by Kinsman Road, Woodhill Road and Woodland Avenue to become known as the "Forgotten Triangle."

Community-based development and revitalization efforts in Kinsman have been led by the WECO organization, established in 1971. Improved prospects for development are offered by a proposal to construct an east-west roadway connecting the Buckeye Road/Shaker Boulevard intersection with the East 55th Street/I-77 interchange.

Little Italy. The area known as "Little Italy" or "Murray Hill" is a compact neighborhood focused along Mayfield Road and tightly bounded by the hills of Lake View Cemetery on the east and north, the former Nickel Plate Railroad line on the west, and Case Western Reserve University on the south. In the late 19th century, Italian immigrants were drawn to the area principally by opportunities for employment as stone cutters at the Lakeview Marble Works, which was established in 1880 to serve the needs of nearby cemeteries.

By 1895, the area north of Mayfield Road had been densely developed with modest wood frame houses. The area south of Mayfield, along Murray Hill Road, was developed principally between 1905 and 1915 and is characterized by brick houses. By the 1920's, with an Italian population of over 6,000, Little Italy had surpassed "Big Italy" (in the vicinity of East 22nd and Woodland) as Cleveland's largest Italian community.



A cluster of restaurants and bakeries form the core of the Little Italy neighborhood. (LOCATION: Mayfield Road near East 123rd Street).

Holy Rosary Church, built in 1895, is the neighborhood's largest institution and the focal point of community life. Each year since its founding, the church has sponsored a four-day celebration, the Feast of the Assumption, which has attracted crowds of up to 100,000 in a single evening. The church also operates a school, which was established in 1953. Another landmark institution on Mayfield Road is Alta House, a recreational and educational facility established in 1895 through contributions from John D. Rockefeller (and named after his daughter Alta Rockefeller Prentiss).

Although by 1980 the neighborhood's population had fallen to 2,400 residents, still predominantly of Italian ancestry, Little Italy remains a vital community known for restaurants and bakeries which draw customers from throughout the metropolitan area. In recent years, new life has been injected into the local economy by the emergence of an arts community, with a variety of galleries and shops opening on Murray Hill Road and Mayfield Road.

During the 1980's, the most significant development in the neighborhood was the conversion of the Murray Hill School, vacant since

its closing in 1978, to an exclusive 40-unit condominium project. Community based revitalization activities in Little Italy are led by the Little Italy Redevelopment Association (LIRA), established in 1980, and the Mayfield-Murray Hill District Council, established in 1963.

POPULATION

Past Trends. Between 1950 and 1985, the population of Region II fell by 66.7%, from 227,920 to 75,952, while the number of households decreased by 53.4%, from 64,801 to 30,169. During this time, average household size dropped from 3.2 persons to 2.5 persons. The Region's non-white population increased from 47.4% in 1950 to 90.8% in 1985. Region II's average household income of \$11,211 in 1985 was the lowest of any Region in the City and only 57.0% of the City's average.

Projections. Recommendations of the **Citywide Plan** are designed to stabilize population throughout the City. If, however, trends experienced in the 1980's were to continue, the population of Region II would fall to 59,726 in the year 2000, a decrease of 16,226, or 26.4%, from the 1985 level. The number of households

Table 16
DEMOGRAPHIC CHARACTERISTICS 1950 - 2000
Region II

	1950	1960	1970	1980	1985*	1990**	1995**	2000**
Population	227,920	203,974	133,216	83,835	75,952	68,548	64,102	59,726
% Under Age 19	27.8	39.1	40.7	34.2	31.9	31.2	31.2	31.5
% Over Age 65	7.3	8.0	10.8	13.7	13.6	13.9	13.4	12.7
% Non-White	47.4	72.0	82.3	88.4	90.8	91.8	92.8	93.4
Households	64,801	60,964	44,875	32,331	30,169	27,979	26,763	24,965
Average Size	3.2	3.2	2.8	2.4	2.5	2.5	2.4	2.4
Average Income‡	—	—	—	—	\$11,211	\$12,864	\$12,935	\$12,777

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

Table 17
HOUSING CHARACTERISTICS 1950 - 1985
Region II

	1950	1960	1970	1980	1985*
Number of Units	66,594	65,784	51,195	38,002	35,701
% Vacant	2.4	7.3	12.3	14.9	**
% Owner-Occupied	19.4	18.7	18.5	21.1	20.4

*estimated **data not available

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

would be expected to decrease by 17.2% or 5,204 households. Average household income is projected to rise by \$1,600 between 1985 and the year 2000 (in 1985 dollars), representing 60.8% of the City's average income.

HOUSING

Current Conditions. Housing in Region II is primarily rental and multi-family and is characterized by the oldest and lowest-value units in the City. As of 1985, 80% of the Region's housing units were rental. Only 10% of the Region's units were in single-family structures, and 22.5% were in two-family structures, while 34%

were in buildings of 40 units or more. The median value of a single-family house was \$7,114 and half of all one- to four-unit buildings were judged to be substandard. The 1980 housing vacancy rate of 14.9% was the City's highest.

The Cuyahoga Metropolitan Housing Authority (CMHA) owns over 18% of all housing units in Region II, and another 16% of all units are privately-owned, rent-subsidized units (including the 753-unit Longwood complex). More specifically, of CMHA's 11,000-unit housing inventory, 6,400 units are located within Region II and 4,600 of these are located within the Central and Kinsman neighborhoods. Typical household incomes for residents in these estates range from

\$3,000 to \$4,000 annually.

Recommendations. No strategy to improve housing conditions in Region II can ignore the inventory of CMHA-owned units, particularly the 4,600 units in Central and Kinsman. The **Citywide Plan** recommends a dual strategy of reducing the density of units at these estates, while upgrading the condition of remaining units and associated common areas.

The reduction of units at the most densely-built, economically-isolated estates would require a one-for-one replacement with equally-subsidized units in mixed-income City neighborhoods. Any such strategy must include the active participation of CMHA residents in all phases of the decision-making process.

In addition, the housing strategy for Region II should include a "substantial rehabilitation" component for privately-owned housing and a program to promote residential re-use of the area's several hundred vacant lots. The **Citywide Plan** proposes that these vacant lots be used either for yard expansion of adjacent houses, development of "infill" single-family houses, or as sites for larger-scale development. Among the sites designated for housing development in the land use plan for Region II are the following (as listed on Map 24):

- 1 - vacant land at East 75th and Hough for continued large-scale housing development;
- 2 - numerous vacant lots located between East 65th and East 82nd Streets, south of Hough Avenue and north of Chester Avenue, proposed for single- and multi-family housing;
- 3 - vacant land off Central Avenue, between East 30th and East 40th Streets, proposed for expansion of the recent single-family development;
- 4 - sites in proximity to the institutions of University Circle and Doan Center for development of mixed-income multi-family housing;

- 5 - vacant lots in Central, Fairfax and Hough, proposed for single-family infill housing development;
- 6 - 12 acres on the south side of Quincy Avenue, west of East 79th Street, currently vacant and proposed for multi-family housing;
- 7 - 14 acres, east of Woodland Cemetery, predominantly vacant and proposed for multi-family housing development;
- 8 - the area north of Kinsman Road, between East 79th and East 84th Streets, currently a mixture of housing, industry and vacant land and proposed for single-family housing; and
- 9 - a 10-acre site on the west side of East 93rd Street, one block north of Union Avenue, formerly an RTA bus garage and landfill and proposed for single-family housing.

COMMERCIAL

Current Conditions. Commercial development in Region II occupies 234 acres of land and approximately 2.2 million square feet of floor area located principally along 13 major roads.

While Region II contains a significant share of the City's total retail acreage, the majority of its retail districts suffer from severe decline and are typified by vacant land, vacant and deteriorated buildings, low levels of retail activity, and a limited variety of store types (with relatively few supermarkets, drug stores, clothing stores, etc.). The incidence of vacant parcels and vacant storefronts (representing 18% of total parcels and 24% of commercial floor area respectively) is higher in Region II than in any other Region in the City.

As a result of the depressed condition of local retailing, most residents of Region II are significantly under-served with respect to neighborhood shopping opportunities. Residents are estimated to make 20% of their retail purchases at stores



Contrary to common perceptions, numerous blocks of well-maintained housing remain in Cleveland's central east side neighborhoods. (LOCATION: East 81st Street in Fairfax).

outside of the Region (\$34 million of \$169 million in annual expenditures). Many of these expenditures are made at nearby Downtown retail businesses.

Recent and planned retail development will provide additional shopping opportunities that begin to address the unmet needs of Region II residents. These developments include 1) construction of two major new shopping centers, Church Square and Buckeye Commons, 2) the 40,000-square foot center constructed as part of the Mayfield Triangle apartment complex and 3) the 22,000-square foot plaza constructed as part of the Cleveland Clinic Guest House hotel.

The retail mix at the Mayfield Triangle and Cleveland Clinic shopping centers, although primarily oriented to serving employees and visitors of the major institutions in the Doan Center and University Circle areas, will also increase the availability of shopping to nearby residents of Hough, Fairfax and Little Italy.

Recommendations. The Region II land use plan recommends a strategy of renovation and expansion of existing shopping districts – complemented by development of five new shopping centers – to establish a total of two community-level shopping districts and eight neighborhood-level shopping districts, supplemented by a number of smaller convenience centers. Collectively, these areas represent 184 acres of land designated for future retail use (plus additional acreage for districts which extend into Region I, as shown on Map 23).

The land use plan also designates portions of Woodland, Carnegie and Cedar Avenues and East 55th Street, formerly in scattered or marginal retail use, for “commercial services” (businesses that serve other businesses or infrequent shopping needs), totaling an additional 127 acres.

The proposed shopping districts and associated development opportunities, as shown on Map 24, are as follows. (See page 40 for a description of



East 55th and Woodland (pictured here in 1941) is an example of a once-thriving retail district which is targeted for consolidated retail development and revitalization in the CITYWIDE PLAN.

district categories).

- 1 - **Church Square:** redevelopment of 9 acres of vacant and under-utilized land, located between Euclid and Chester Avenues from East 79th to East 82nd Streets, for construction of a 100,000-square foot community-level shopping center which is centrally located in the most under-served portion of the City;
- 2 - **Buckeye Commons (East 116th and Buckeye):** upgrading and renovation of existing streetside retail development along Buckeye Road (principally in Region I), capitalizing on the recent construction of the Buckeye Commons center, to strengthen this community-level shopping district;

- 3 - **Cedar Avenue/East 30th Street:** assembly and redevelopment of vacant or under-utilized properties to establish a relatively small-scale neighborhood-level shopping district, strategically located to serve residents of the adjacent neighborhoods and public housing complexes, as well as the employees and visitors of institutions in the adjacent St. Vincent Quadrangle area;
- 4 - **Woodland Avenue/East 55th Street:** assembly and redevelopment of vacant and under-utilized land to establish a neighborhood-level shopping district, which may be anchored by a farmer's market supported by the nearby regional food processing and distribution center;

- 5 - **Quincy Avenue:** consolidation, renovation and targeted redevelopment – including the construction of a new shopping center – to establish a neighborhood-level shopping district with a retail mix oriented to convenience goods and personal services so as to complement the proposed Church Square shopping center;
- 6 - **Superior Avenue/Addison Avenue:** consolidation, renovation and infill development to establish a small-scale neighborhood-level shopping district;
- 7 - **Martin Luther King Plaza Area:** renovation and modest expansion of the existing center, as well as infill development in the vicinity of East 93rd and Wade Park, to upgrade this neighborhood-level shopping district;
- 8 - **Little Italy (Mayfield Road/Murray Hill):** renovation and retail mix improvements to upgrade the existing neighborhood-level and “specialty” shopping district, capitalizing on the area's unique architectural and historic character and preserving its “old world” mixed-use pattern of small shops and restaurants interspersed with residences;
- 9 - **Euclid Avenue/Mayfield Road Area:** expansion of the existing “mixed-use” district serving the University Circle institutional area;
- 10 - **Kinsman Road/East 93rd Street:** development of a shopping plaza, along with consolidation and renovation of existing streetside retail businesses (primarily in Region I), to establish a neighborhood-level shopping district; and
- 11 - **Larchmere Boulevard:** renovation and retail mix improvements to upgrade the existing small-scale neighborhood-level and “specialty” shopping district.

INDUSTRY/OFFICES

Current Conditions. Industry currently occupies 658 acres or 12% of the land area in Region II — close to the citywide average of 13.7%. Office development accounts for another 34 acres. Manufacturing employment in Region II represented 9,521 jobs in 1985 and was concentrated in firms specializing in non-electrical machinery (34), chemical, rubber and plastics products (18), and fabricated metals (15).

Within Region II, industrial development is concentrated in the southern portion of the Region, particularly south of Woodland Avenue. Major industrial districts include the area centered on East 79th Street between Woodland and Union Avenues and the Maingate (formerly Gladstone) food terminal area, south of Woodland Avenue and west of East 55th Street. Office and commercial service activities are concentrated in the burgeoning Midtown Corridor area, along Euclid, Chester and Carnegie Avenues, west of East 79th Street; while St. Vincent Quadrangle is a center of institutional employment.

Much of the industrial development in the southern portion of Region II is characterized by undesirably high levels of deterioration and vacancies and relatively poor freeway access. It is estimated that over 2,700 manufacturing jobs were lost in the Region between 1979 and 1985. In addition, many of these older industrial areas are impacted by an incompatible mixture of industrial buildings and housing, which works to the detriment of both uses.

Recommendations. The land use plan for Region II designates 627 acres of land for either industrial or office/light industrial use. This compares to a 1986 total of 658 acres. In addition, the plan designates 122 acres for exclusively office use (principally along Euclid Avenue in the Midtown Corridor/Dual Hub area), compared to current office use of only 34 acres.

As part of a strategy to reduce conflicts between



Expansion of the internationally-recognized Cleveland Clinic has strengthened the market for office, retail and housing development in the Doan Center area. (LOCATION: East 100th and Euclid).

industry and adjacent neighborhood areas, the plan advocates a gradual transition from “heavy” to “light industrial” use in several areas, including land between Cedar and Woodland Avenues from East 79th to East 63rd Streets along the rail lines which run in a northwest-southeast direction.

This strategy is supplemented by recommendations to install landscaped buffer areas, as redevelopment occurs, to separate industry from housing, such as along East 84th Street north of Kinsman Road. In limited instances, the plan recommends that inappropriately-located pockets of industry be removed and redeveloped for housing or another compatible use, such as along portions of East 79th and East 84th Streets north of Kinsman Road and just south of the RTA tracks.

Among the opportunities for future industrial and office development in Region II are the following (as listed on Map 24):

1 - continued office and office/light industrial

development on numerous fully-improved lots in the Midtown Commerce Park as well as on other sites along Euclid Avenue;

- 2 - light industrial development on 49.8 acres of vacant lots and deteriorated residential properties in the vicinity of Grand, Rawlings and Holton Avenues, as well as East 75th and East 79th Streets (in proximity to the proposed State Route 87A);*
- 3 - light and heavy industrial development on 25 acres of vacant land with direct rail access, located south of Kinsman Road and east of East 82nd Street; and
- 4 - light industrial development to permit expansion of the current concentration of food distribution operations on vacant and under-utilized land in the Maingate/Gladstone area,

*It should be noted that industrial redevelopment in area #2 is dependent upon a relocation plan acceptable to current residents.

south of Woodland Avenue and west of East 55th Street.

RECREATION

Current Conditions. City-operated recreation facilities located in Region II include 25 playgrounds, 17 basketball court areas, 16 ball diamonds, 10 tennis courts, 5 outdoor pools and 4 recreation centers (2 with indoor pools and 2 with indoor-outdoor pools). A sixth outdoor pool, at East 73rd Street just south of Kinsman Road, has been closed for several years and is not scheduled to re-open. Two of the ball diamonds are located at historic League Park in the Hough neighborhood. The municipal facilities are supplemented by 13 public school playgrounds, 3 high school indoor pools and the YMCA's Metropolitan Headquarters at East 22nd and Prospect.

The Lonnie Burten, Fairfax and Thurgood Marshall Recreation Centers all offer a full complement of indoor and outdoor recreation facilities. In contrast, the Central Recreation Center (at East 25th and Central) is less than half the size of the other centers and lacks the grounds necessary for outdoor facilities. All four centers are in need of substantial repair and renovation (in the range of \$600,000 - \$900,000 as estimated in 1986).

Outdoor pools in Region II include two of the most modern in the City — the Lonnie Burten Pool, rebuilt in 1985, and the East 71st Street Pool, built in 1982. The Lonnie Burten Pool, with dimensions of 131' x 229', is nearly ten times as large as the typical City pool. The outdoor pools at League, Gassaway and Longwood are each of standard size (42' x 75') and require substantial repair and renovation (\$145,000 - \$225,000 each as estimated in 1986). Attendance at the Gassaway, League, Longwood and East 71st Street pools is among the lowest in the City, with operating costs per attendee ranging from

\$4.30 – \$7.11 compared to a citywide average of \$2.96 (1985/1986 average).

Service Area Issues. Municipal playgrounds in Region II are currently provided at a ratio of one playground per 3,000 residents (25 playgrounds for 76,000 residents) compared to a national standard and citywide average of approximately one playground per 5,000 residents. This oversupply of municipal playgrounds, combined with 18 school district and housing authority playgrounds, creates numerous opportunities for facility consolidation throughout the Region. The only significant instance of under-service is in the area south of Quincy Avenue between East 71st and East 93rd Streets.

Similarly, the Region's reduced population (estimated at 76,000 in 1985 versus 228,000 in 1950) has resulted in a supply of indoor recreation centers and outdoor pools which substantially exceeds recommended citywide standards. Recreation centers principally serving Region II are currently provided at a ratio of one per 19,000 residents compared to a recommended standard of one per 50,000 residents (and a current citywide average of one per 33,000 residents).

Swimming pools (outdoor and indoor) are provided at a ratio of one per 8,500 residents compared to a recommended standard of one per 20,000 residents (and a current citywide average of one per 13,000 residents). The extremely low attendance figures for these pools reflect an oversupply of facilities relative to population.

If conditions are to be upgraded and maintained at pools and recreation centers in Region II, consideration should be given to reducing the number of facilities. Any plan for such consolidation, however, must recognize the preponderance of lower-income households in Region II and their greater reliance on the public sector for the provision of recreation facilities.

COMMUNITY FACILITIES

Overview. Located within the boundaries of

Region II are six fire stations, eight library branches, one police district headquarters (5th District) and one City Service Department facility. (See Map 24). Planning issues relevant to these facilities are highlighted below.

Fire Stations. The six fire stations located in Region II represent the greatest number of stations in any of the City's eight Regions. Station #10, located at East 101st and Chester near University Circle, was constructed in 1986. Station #22, located on Superior Avenue just east of East 71st Street, and Station #17, at East 66th and Chester, have been renovated in recent years.

Although Station #9, located at East 68th and Woodland, is situated in the southwestern section of its primary response area, no clearly preferable alternate location is evident. Station #22 is located in the southern portion of its primary response area. A location to the north and west would be more centralized and would provide better coverage of the LADCO industrial area in Region V. (See Map 11).

Finally, plans call for a new "double engine" station to replace the existing "single engine" Station #26, currently located at East 79th and Kinsman.

Libraries. The six library branches located in Region II also represent the greatest number of such facilities in any City Region. (These branches include Garden Valley, Hough, Martin Luther King, Rice, Sterling, and Woodland). The library system has recently consolidated the East 55th Street branch (a rented facility) and the East 79th Street branch (built in 1916) through development of a new branch on Superior Avenue, just west of Addison Road (in Region V).

The current geographic distribution of library branches in Region II results in a significant over-concentration in the eastern Hough and western University areas and an under-supply of facilities in the Fairfax neighborhood, where many residents are located over one mile from the nearest library branch. (See Map 14).

Service Facilities. At East 65th and Central, the City operates a service maintenance center which is to be upgraded into one of eight proposed "consolidated district service centers." In addition, the City is converting the vacated Warner and Swasey industrial complex at East 55th and Carnegie into the Charles V. Carr Municipal Center, which would include maintenance facilities for both service and safety vehicles, as well as space for Emergency Medical Service equipment, the Traffic Engineering Division and the Police Tow Unit. Finally, pending the completion of a solid waste disposal plan, the City may consider

construction of a waste transfer station at a location on the central east side.

TRANSPORTATION

Existing Conditions. Although no freeways directly serve major traffic movements through Region II, four major east-west arterials within a space of less than a half mile connect the City's main employment centers of Downtown and University Circle. These arterials — Chester, Euclid, Carnegie and Cedar Avenues — carry a



Fire Station #10 was built in 1986 to replace an outmoded 1875 facility located four blocks to the east of the new station. (LOCATION: East 101st and Chester).

combined traffic volume which approaches that of area freeways.

Downtown and University Circle are also connected by RTA's rail rapid transit system. However, this rail line takes a circuitous route 1½ miles to the south of the main traffic and development corridor, through less-intensively developed residential and industrial areas along the Kingsbury Run valley. The current route leaves many of the City's most significant employment centers unserved by the rapid transit system.

Most of the industrial area along the rapid's current route (an area sometimes referred to as the "Forgotten Triangle") is located less than 1/2

mile east of the City's newest major east-west connection — the I-490 bridge, connecting I-71 and I-77 across the Cuyahoga River. The existing roadway system, however, requires traffic serving businesses and industries in this area to take indirect, often substandard routes to reach the freeway system.

North-south movement on the City's central east side is provided by a number of major arterials spaced approximately at one-mile intervals. However, East 79th Street, which is centrally located and provides the most direct north-south route on the east side, is only 30 feet or two lanes wide in many areas — well below the standards

for a major arterial. Other north-south streets in the Region, such as East 30th Street and East 105th Street, also suffer from insufficient lane width.

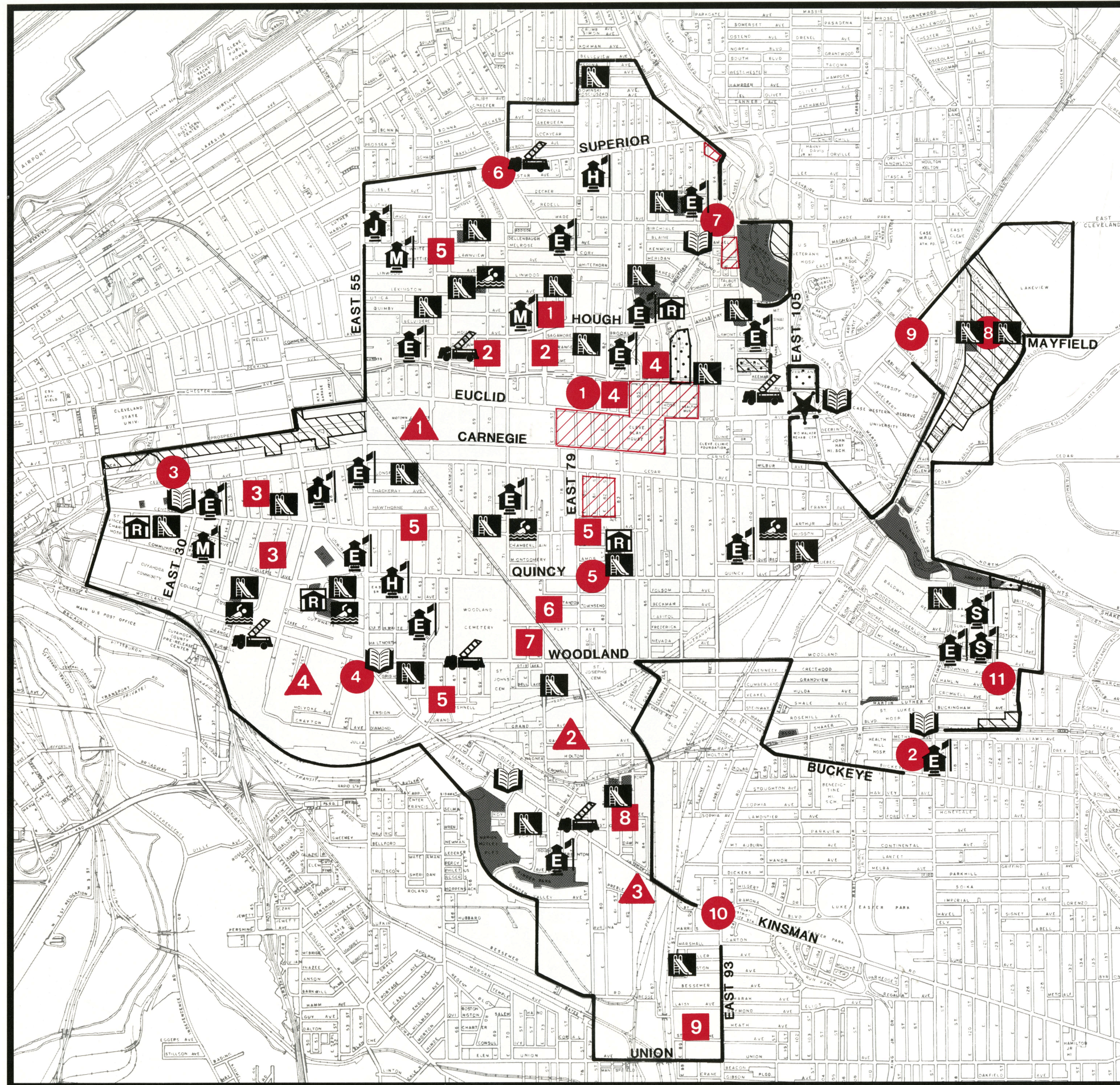
Proposed Improvements. The transportation improvements proposed for Region II are intended to improve traffic flow and promote economic development throughout the central east side, including areas such as Doan Center, University Circle and the Kinsman "Forgotten Triangle" area. Among the major proposed improvements are the following:

- relocating the existing RTA Red Line between Downtown and University Circle from its current route along the southern edge of the Central and Fairfax neighborhoods to a more centrally-located route along Euclid Avenue;
- connecting the East 55th/I-490 interchange to Buckeye/Woodhill/Shaker (through a new State Route 87A) or to another east-west arterial;
- improving and/or widening portions of East 30th, East 79th, East 105th, Woodhill, Euclid and Cedar;
- relocating the existing Campus/East 34th rapid station to East 30th Street in order to better serve institutions in the St. Vincent Quadrangle area.

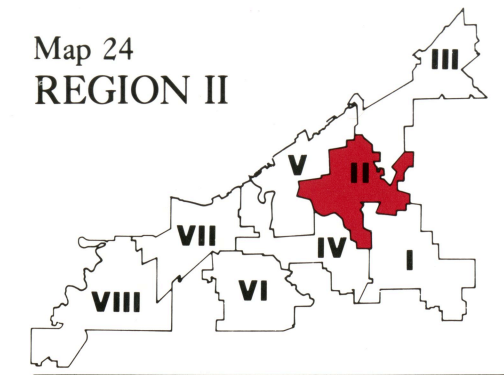
For a complete listing of potential projects, see the Chapter entitled "Transportation."



The existing east side rapid transit line follows freight rail tracks through the sparsely-developed Kingsbury Run Valley, 1½ miles south of the employment corridor linking Downtown Cleveland and University Circle. (LOCATION: East 75th Street, south of Woodland Avenue).



Map 24
REGION II



COMMUNITY RESOURCES

DEVELOPMENT AREAS

- 1 HOUSING
- 1 RETAIL
- ▲ INDUSTRIAL/OFFICE

HISTORIC DISTRICTS

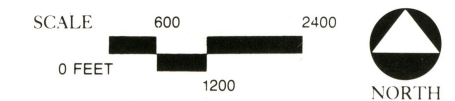
- NATIONAL REGISTER
- CLEVELAND LANDMARK
- POTENTIAL

COMMUNITY FACILITIES

- ★ POLICE STATION
- 🚒 FIRE STATION
- 📖 LIBRARY
- SCHOOLS
- 🏠 ELEMENTARY
- 🏫 JUNIOR HIGH
- 🎓 HIGH SCHOOL
- 🎓 MAGNET SCHOOL
- 🎓 SPECIAL SCHOOL

RECREATION

- 🌳 PARKS
- 🏟️ RECREATION CENTERS
- 🏊 POOLS
- 🎡 CITY PLAYGROUNDS

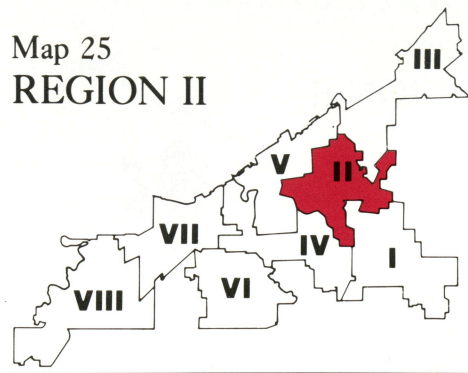


CLEVELAND
CIVIC VISION
CITYWIDE PLAN



CITY PLANNING COMMISSION
501 CITY HALL CLEVELAND, OHIO 44114

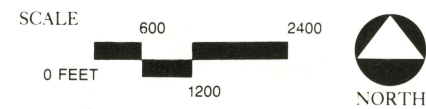
Map 25
REGION II



EXISTING LAND USE

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

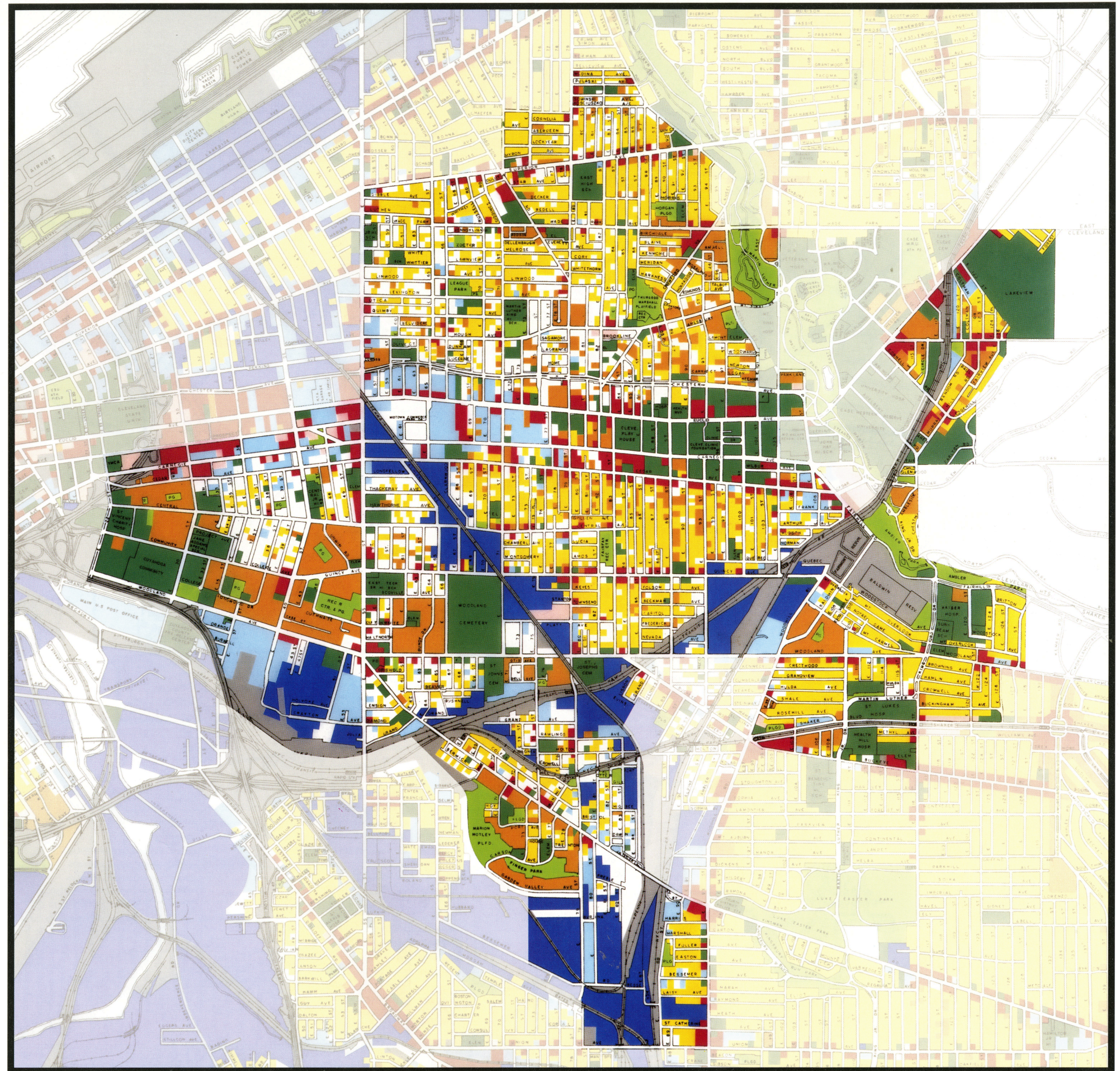
SOURCE: 1986 surveys and aerial photos

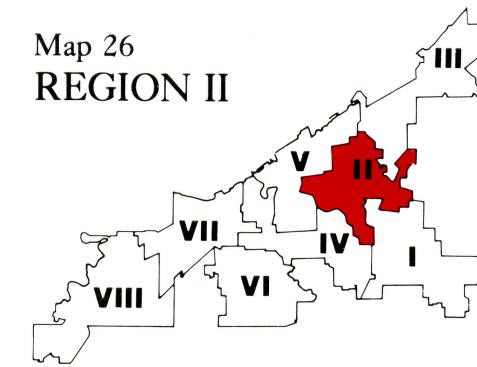


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CITYWIDE PLAN

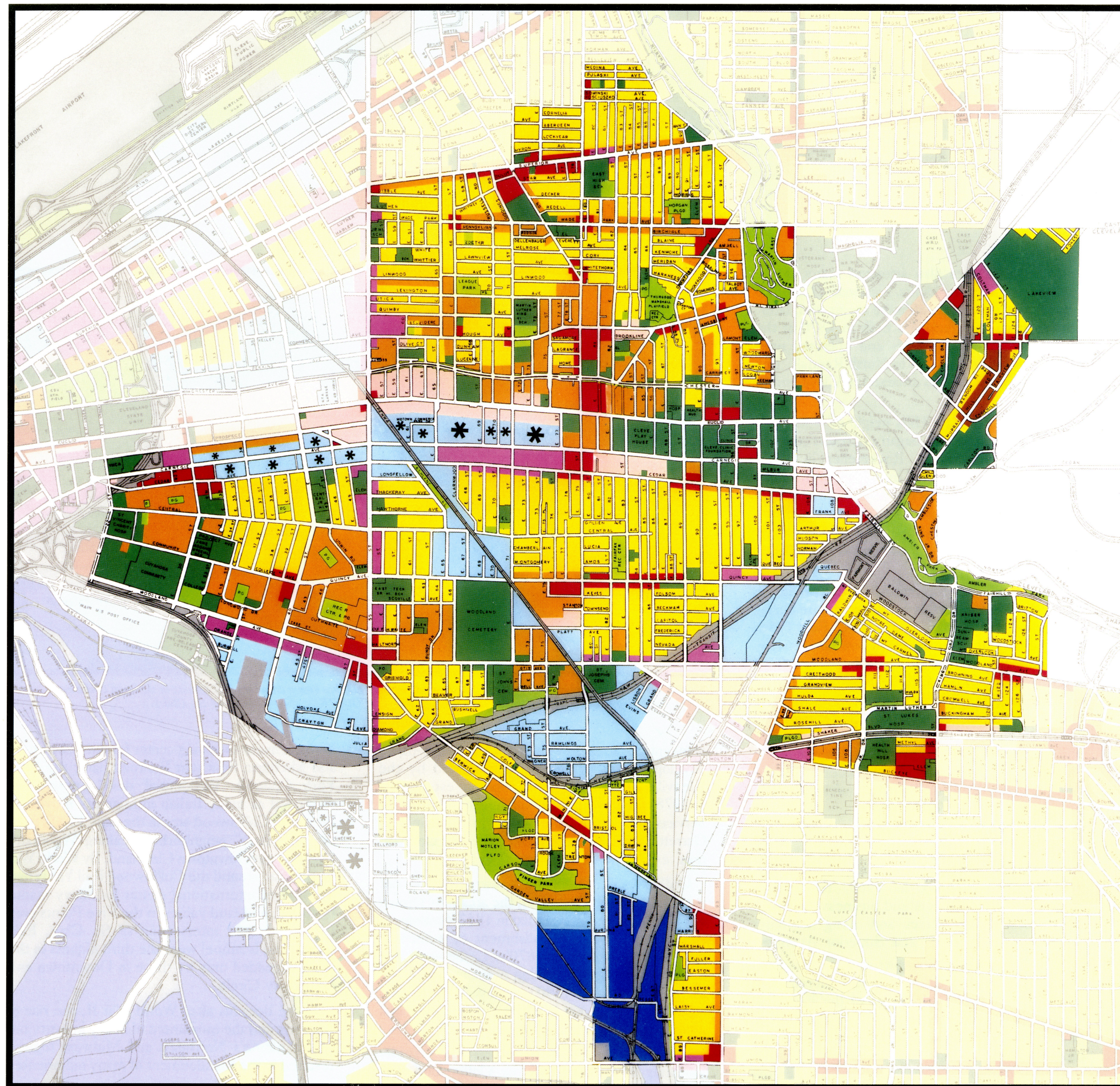


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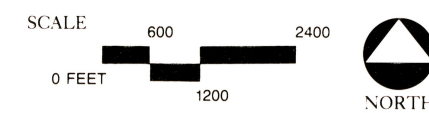




FUTURE LAND USE



- 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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