

REGION V

A revitalizing Downtown, lakefront recreation, the domed church towers of Tremont and the ethnic shopping district along St. Clair Avenue are among the positive images commonly associated with Cleveland's Region V. The area is prevented from realizing its full potential, however, by a lack of full-service neighborhood shopping districts, needs for housing repair, and an insufficient number of Downtown hotels and housing developments. The Citywide and Downtown Plans respond with a strategy which seeks to strengthen Downtown as a "24-hour community" and to extend the benefits of Downtown's revival to nearby City neighborhoods.

LOCATION

Region V is an 8.4-square mile area located immediately east of the Cuyahoga River and South of Lake Erie. Its boundaries are drawn to correspond to those of City Council Ward 13 (as in effect from 1981-1991) except for a portion of the North Broadway neighborhood, which is located in the Region IV portion of Ward 13. In addition to Downtown Cleveland, Region V encompasses the Goodrich-Kirtland Park neighborhood and principal portions of the St. Clair-Superior and Tremont neighborhoods, as well as the Industrial Valley area (shown on Map 20 as "Statistical Planning Areas"). Other neighborhood areas within Region V include the Warehouse District, Upper Prospect and Payne-Sterling, as well as the east bank of the Flats-Oxbow area and numerous other Downtown districts (as identified in the **Civic Vision 2000 Downtown Plan**).

NEIGHBORHOOD HISTORIES

In order to convey a sense of historical development patterns in Region V, brief histories of selected neighborhoods are presented below. (Histories of the Downtown districts within Region V are presented in the companion **Civic**

Vision 2000 Downtown Plan).

Tremont. Originally a part of Brooklyn Township, Tremont was incorporated in 1836 as part of Ohio City before being annexed to Cleveland in 1867. Bounded on the north and east by the winding Cuyahoga River and on the south and west by freeways, Tremont may legitimately lay claim to the title of Cleveland's "hardest to find neighborhood." This geographic isolation, however, is largely responsible for the small town character which — along with a unique mix of architectural styles — has contributed to the neighborhood's recent revival.

Before the opening of Tremont Elementary School in 1910, the Tremont neighborhood was known as "University Heights" and later as "Lincoln Heights." The former name has its origins in the ambitious but short-lived experiment to establish the City's first institution of higher learning — Cleveland University, which operated in Tremont from 1851 to 1853. The current street names "Professor," "College," "University" and "Literary" are remnants of this period. The latter name (Lincoln Heights) commemorates the neighborhood's role as the site of two Union Army camps during the Civil War. The current Lincoln Park, created in 1851 and purchased by the City in 1879, retains a reference to this period in the neighborhood's history.

Scenic views of the Cuyahoga River and the brief presence of the prestigious Cleveland University attracted a number of the region's most prosperous residents to Tremont during the latter half of the 19th century. The William Holzhauser House (ca. 1870) on Auburn Avenue and the Jeremiah Higbee House (ca. 1870), University Heights Congregational Church (1865, now St. Augustine Church), Pilgrim Congregational Church (1893) and Olney Gallery (1893), all on West 14th Street, are among the many local landmarks dating from this period.

The opening of the Central Viaduct in 1888 (demolished in 1939) provided the first direct link



The ornate onion domes of St. Theodosius Russian Orthodox Church are among the distinctive architectural images characterizing the Tremont neighborhood. (LOCATION: St. Tikhon and Starkweather).

across the Cuyahoga River between Tremont and the commercial and residential centers in and around Downtown Cleveland. This event opened Tremont to an influx of Eastern European immigrants seeking housing close to jobs in the fledgling steel industry — including the Lamson and Sessions fastener plant, established in 1869 on Scranton Road.

Tremont's current array of landmark churches reflects the ethnic diversity of settlement during this period. The images most widely associated with Tremont (because of their visibility from I-71) are those of the ornate "onion domes" which crown St. Theodosius Russian Orthodox Church (1911),

the Greek Catholic Church of the Holy Ghost (1919) and St. Vladimir Ukrainian Orthodox Church (1919).

Tremont's population peaked in 1920 at over 36,000 and then declined gradually to under 25,000 in 1960, reflecting a lessening of housing overcrowding. Between 1960 and 1980, however, the neighborhood's population plummeted to just above 10,000 as freeway construction and physical deterioration resulted in the demolition of hundreds of local houses. By 1980, the area's median housing value (\$14,327) had fallen to less than half of the citywide average.

During the 1980's, with the revitalization of

Downtown Cleveland and a renewed interest in urban living, area residents began to rediscover the geographic, architectural and social assets of the Tremont neighborhood. Among the more visible manifestations of this rediscovery were the opening of a restaurant near Lincoln Park, drawing customers from throughout the region, and the conversion of Lemko Hall (formerly a social and civic club) to seven luxury apartments.

Community-based revitalization efforts in the neighborhood are led by the Tremont West Development Corporation, established in 1979. Recreational and social service activities are centered in the Merrick House, established in 1919 as a settlement house serving Eastern European and, later, Hispanic immigrants.

St. Clair-Superior. The St. Clair-Superior neighborhood, as well as the adjoining Payne-Sterling neighborhood, began to urbanize in the 1870's and 1880's, following the area's annexation to the City of Cleveland. Industries located north of St. Clair Avenue (in the present Lakeside Industrial District) attracted Slovenian and Lithuanian immigrants in addition to smaller numbers of Croatians, Germans, and Poles.

The Slovenian and Lithuanian communities settled along St. Clair and Superior Avenues respectively. St. Vitus Roman Catholic Church has been the center of religious life for Cleveland's Slovenian community since its establishment in 1894 at East 61st and Glass (south of St. Clair Avenue). The landmark Slovenian National Home, with a 1,000-seat social hall, was built at East 64th and St. Clair in 1924. Members of the Lithuanian community founded the Lithuanian Building and Loan Association in 1906 (later becoming Superior Savings and Loan) and built the present St. George Lithuanian Church at its East 66th and Superior site in 1921.

Further to the west, in the Payne-Sterling neighborhood, members of the Croatian community developed St. Paul's Catholic Church at East 40th and St. Clair in 1904 and St. Nicholas'

Byzantine Catholic Church at its present East 34th and Superior site in 1913. One of the most prominent and oldest landmarks in the Payne-Sterling neighborhood is the Immaculate Conception Church, established in 1873 (and rebuilt in 1898) at East 41st and Superior.

Among the other landmarks dating from this initial period of immigration are St. Francis Church, built by the German Catholic community in 1904; the East Madison School, built in 1889 on Addison Road (formerly East Madison Road); and the Goodrich-Gannett Center, which occupies a building at East 55th and St. Clair (constructed in 1903 to house the Lake Shore Bank).

Population in the St. Clair-Superior neighborhood peaked at over 38,000 in 1920 and then declined gradually until the 1970's when the loss accelerated — with the number of residents falling from approximately 22,000 in 1970 to under 15,000 in 1980. To the west, in the Goodrich-Kirtland Park area (including Payne-Sterling), population peaked at over 29,000 in 1910 and fell to under 6,000 by 1980, as residences were replaced by industrial and commercial uses. Housing values in both neighborhoods had fallen to half of the citywide average by 1980, but property conditions remained generally good on many blocks characterized by well-manicured

front lawns and urban gardens.

Although the local Eastern European community was bolstered by a second wave of immigration following World War II, the St. Clair-Superior and Payne-Sterling neighborhoods have become more heterogeneous in recent decades. Black residents now comprise half of the St. Clair-Superior population, while a sizable Asian community has formed in the Payne-Sterling neighborhood.

Community-based development and revitalization activities are led by a number of local organizations. The St. Clair-Superior Coalition, established in 1976, pursues a wide range of activities, including recent efforts to renovate and re-use the closed Hodge School at East 74th and Korman. Housing rehabilitation efforts are coordinated by COHAB, established in 1979; and storefront renovation activities are coordinated by the St. Clair Business Association.

LADCO (the Lakeside Area Development Corporation), established in 1973, promotes industrial retention and development in the area north of St. Clair Avenue. The Payne-Sterling Neighborhood Association, established in 1983, represents the interests of residents within its service area.

POPULATION

Past Trends. Because much of Region V is occupied by Downtown commercial development and nearby industrial development, its residential population is the lowest of the City's eight Regions. The 1985 population of 24,827 represents a decline of 62.8% from the 1950 total of 66,699. During this same period, the number of households in the Region fell by 40% to 11,339 as the average household size fell from 3.2 persons to 2.2 persons, the lowest in the City. A portion of the Region's household loss is attributable to housing demolitions occasioned by the development of the Downtown freeway network and the federal Urban Renewal program.

Between 1950 and 1985, the non-white pro-



The Goodrich-Gannett Center, occupying the old Lake Shore Bank building (constructed in 1903), is a landmark in the St. Clair-Superior neighborhood. (LOCATION: East 55th and St. Clair).

portion of Region V's population increased from 5.7% to 27.3%. The area's average household income of \$17,738 in 1985 was second lowest of the City's eight Regions.

Projections. Projected gains in Downtown population are expected to offset potential losses in outlying areas, resulting in a relatively stable Region V population through the year 2000. However, recent signs of strengthening housing demand in neighborhoods adjacent to Downtown may boost the area's population above projected levels. With respect to household incomes, the expected increase in the number of upper-income households living in Downtown is projected to raise the Region's year 2000 average household income to \$29,910 (in 1985 dollars), the highest in the City.

HOUSING

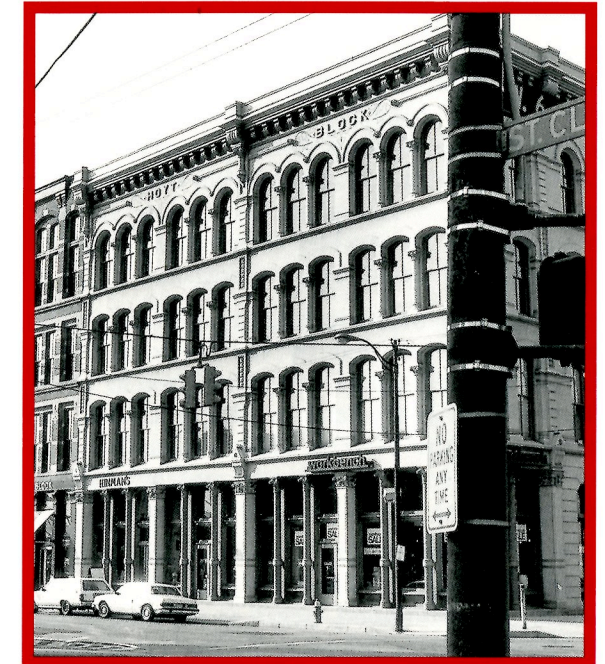
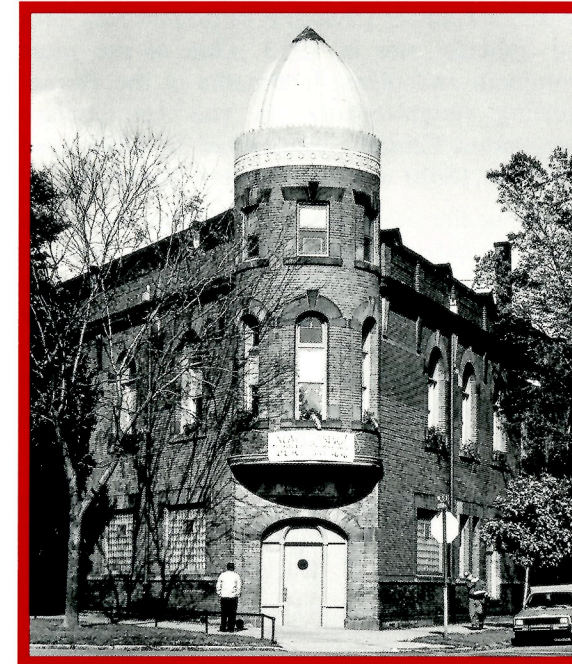
Current Conditions. With only 419 acres or 7.8% of its land area devoted to housing, Region V contains the least amount of residential land and the fewest number of residential units (13,200) of any Region in the City. Single-family houses comprised only 13% of the housing units in Region V in 1985, compared to a citywide average

of 37%; while 25.3% of the Region's units were located in apartment buildings of 20 units or more. Renters comprised 71.9% of the households in 1985. The median value of a single-family house in 1985 (\$9,114) was only one-third the citywide average of \$27,400, and the 1980 vacancy rate of 13.9% was the City's second highest.

Recent trends show a strengthening demand for housing throughout Region V. Increased interest in Downtown living is expected to result in the addition of 3,000 housing units by the year 2000. Downtown's continuing revitalization is also expected to generate market-rate housing units through either new construction or conversions in such near-Downtown neighborhoods as Tremont, St. Clair-Superior and Payne-Sterling.

Recommendations. An assessment of current conditions indicates that housing revitalization in Region V should emphasize substantial rehabilitation in the Tremont and Payne-Sterling neighborhoods and moderate rehabilitation in the St. Clair-Superior neighborhood. Downtown housing development should focus on the creation of new units through new construction or conversion of multi-story industrial buildings.

Opportunities for new housing elsewhere in



Uniquely urban housing options are created through the conversion of landmark buildings into loft apartments. (LOCATIONS: Lemko Hall in Tremont (l.) and the Hoyt Block in the Warehouse District (r.).)

Region V include proposals to consolidate retail uses along major streets (such as Superior, St. Clair and Payne) and to redevelop inappropriately lo-

cated industrial sites. Housing development sites proposed for Region V include the following (as listed on Map 33):

- 1 - an eight-acre site in northern Tremont overlooking the Cuyahoga Valley and Downtown, currently vacant and proposed for multi-family housing;
- 2 - portions of Payne, St. Clair and Superior Avenues, currently a mixture of retail, industrial and residential uses, and proposed for multi-family housing;
- 3 - industrial sites currently located within residential areas in the Goodrich-Kirtland Park neighborhood and proposed for single-family housing; and
- 4 - various sites within and around Downtown including the Warehouse District, the Davenport Bluffs, the lakefront and the CSU/Playhouse Square area (as identified in the

Table 22
DEMOGRAPHIC CHARACTERISTICS 1950 - 2000
Region V

	1950	1960	1970	1980	1985*	1990**	1995**	2000**
Population	66,699	51,602	36,626	26,200	24,827	23,635	22,740	24,118
% Under Age 19	27.9	33.0	33.1	26.4	24.7	24.3	23.9	21.9
% Over Age 65	8.2	11.1	11.6	16.0	17.6	17.9	17.2	16.2
% Non-White	5.7	4.7	8.6	24.0	28.4	37.5	46.6	50.3
Households	18,597	17,230	13,083	11,455	11,339	11,289	11,230	12,583
Average Size	3.2	2.9	2.7	2.2	2.2	2.1	2.0	1.9
Average Income‡	—	—	—	—	\$17,738	\$19,256	\$21,191	\$29,910

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

Table 23
HOUSING CHARACTERISTICS 1950 - 1985
Region V

	1950	1960	1970	1980	1985*
Number of Units	18,989	18,821	14,308	13,302	13,220
% Vacant	2.2	8.5	8.6	13.9	**
% Owner-Occupied	26.6	25.3	27.8	28.1	28.1

*estimated **data not available
Sources: U.S. Census; The Urban Center, Cleveland State University; Cleveland City Planning Commission.

companion **Downtown Plan.**)

COMMERCIAL

Current Conditions. Commercial development in Region V (excluding Downtown) occupies 143 acres of land and approximately one million square feet of floor area located principally along St. Clair, Superior and Payne Avenues and East 55th Street. Downtown Cleveland — the metropolitan area's largest shopping district — provides an additional 125 acres of land and over three million square feet of floor area devoted to retail use.

Approximately half of all neighborhood retail space in Region V is located on St. Clair Avenue, principally between East 55th and East 79th Streets — an area which includes many businesses oriented to the needs of the local Eastern European population. A second viable retail district is centered on Professor Street in the historic Tremont neighborhood.

Other major roads in Region V (such as portions of Superior and Payne Avenues and East 55th Street) are characterized by sporadic and marginal retail development interspersed with industrial uses. Overall, 19.5% of existing commercial floor area (excluding Downtown) in the Region is vacant, compared to a citywide average of 14.4%.

Because of the proximity of Downtown Cleveland, residents of Region V are particularly well-served by stores selling apparel, small appliances and other comparison shopping goods. However, these neighborhood residents are generally under-served with respect to shopping districts providing contemporary supermarkets, drug stores and other convenience-oriented businesses. This is the case both in near-Downtown neighborhoods, such as St. Clair-Superior, and in-Downtown neighborhoods, such as the Warehouse District.

Recent retail development in Region V, outside of Downtown, has been relatively limited. The

most significant project involved a 33,000-square foot expansion of a supermarket located at East 33rd and Payne.

Recommendations. The Region V land use plan reflects a strategy of consolidation, renovation and in-fill development proposed to establish three neighborhood-level shopping districts and several smaller convenience centers in addition to the regional-level shopping district in Downtown Cleveland. Collectively, the shopping districts in the neighborhood portion of Region V represent 72 acres of land designated for future retail use.

Residents of the eastern portion of the Region will also be served by the planned community-level shopping center, Church Square, at East 79th and Euclid. Residents of the Tremont neighborhood,

in the westernmost portion of the Region, are also served by the Ohio City (West 25th/Lorain) community-level shopping area and the Clark Avenue neighborhood-level shopping area in Region IV.

Large portions of St. Clair and Superior Avenues, as well as East 55th Street, formerly in scattered or marginal retail use, are designated for "commercial services" (businesses that serve other businesses or infrequent shopping needs), totaling an additional 92 acres. Proposed retail and commercial service uses in the Downtown portion of the Region account for an additional 111 and 117 acres of land respectively.

The proposed shopping districts and associated development opportunities, as shown on Map 33,

are as follows. (See page 40 for a description of district categories).

- 1 - **Downtown:** renovation and infill development to strengthen Downtown Cleveland's position as the metropolitan area's principal regional shopping district (through a strategy to increase sales during evening and weekend hours as well as to increase sales of comparison shopping goods);
- 2 - **Professor Street:** renovation, infill development and retail mix improvements to upgrade the existing neighborhood-level and specialty shopping district by capitalizing on the area's appeal to young households and its proximity to Downtown and the Flats entertainment district;
- 3 - **Lincoln Park Area (West 14th, Kenilworth & Starkweather):** renovation and re-use of vacant or under-utilized buildings to upgrade Tremont's mixed-use residential/retail/institutional district;
- 4 - **Payne Avenue (East 30th Street to East 39th Street):** consolidation, renovation and infill development to upgrade the existing neighborhood-level shopping district, centered on the "Asia Plaza" development, which is intended to capitalize on the recent influx of Chinese and other Asian residents; and
- 5 - **St. Clair Avenue (East 55th Street to East 79th Street):** consolidation, renovation and retail mix improvements, including the addition of discount general merchandise businesses, to upgrade the existing neighborhood-level shopping district.

INDUSTRY/OFFICES

Current Conditions. With 1,325 acres of industrial development and 20,000 manufacturing jobs (as of 1985), Region V accounts for one-fifth of the City's industrial acreage and one-quarter of its manufacturing employment. In addition, Down-



Many businesses in the St. Clair Avenue retail district continue to serve the eastern European communities which first settled the area. (LOCATION: East 64th and St. Clair).



Proximity to freeways, rail lines and Downtown offices is an asset to industries located in the Lakeside districts just east of Downtown Cleveland. (LOCATION: Hamilton and Marquette).

town office development in Region V occupies 117 acres of land and accounts for approximately 85,000 jobs (in the finance, services and government sectors). (See the **Civic Vision 2000 Downtown Plan** for a discussion of office development as well as a discussion of the port facilities).

Industrial development in Region V is split between two very distinct geographic areas — the Industrial Valley along the Cuyahoga River and two districts along the lakefront, just east of Downtown. This latter area includes the Lakeside Industry District, west of the Innerbelt, and the Lakeside Area Development Corporation (LADCO) area, east of the Innerbelt.

Manufacturing employment in the Region reflects this geographic split, with a concentration

of light industrial firms — many serving Downtown offices — in the two Lakeside districts (including 4,062 jobs in the printing industry) and a concentration of heavy industrial firms in the Industrial Valley (including 2,410 jobs in the fabricated metals industry).

Although manufacturing employment in Region V fell by 45% from 35,741 jobs to 19,810 jobs during the recession years between 1979 and 1985, light industrial development in the Lakeside areas appears strong today, with relatively few vacancies reported. The major planning issues confronting these industrial districts, particularly the LADCO area, are the need for infrastructure improvements (road surfaces, sidewalks, bridges, etc.) and the need to better separate industrial and residential uses in portions of the St. Clair-Superior

neighborhood. With regard to the Industrial Valley, most current industrial sites are uniquely suited to industrial use, regardless of employment trends.

Recommendations. The land use plan for Region V reflects little anticipated change in the amount of land devoted to industrial use — 1,352 acres in the year 2000 compared to 1,325 acres currently. Office development, however, is targeted for expansion from the current 117 acres to a year 2000 total of 199 acres.

Much of the additional office development is proposed for locations along Euclid Avenue, between the Innerbelt and East 55th Street, and is predicated upon the continued reinvestment and employment growth experienced in this corridor during the 1980's.

In order to reduce existing land use conflicts in portions of the St. Clair-Superior neighborhood, the plan recommends elimination of several pockets of inappropriately-located industry (such as along East 41st Street between St. Clair and Superior Avenues and along East 62nd Street north of St. Clair Avenue). In other instances, the plan recommends industrial expansion to replace isolated pockets of housing (such as along the west side of East 34th Street between St. Clair and Superior Avenues and along the east side of East 37th Street, south of Payne Avenue).

With respect to the LADCO area, north of St. Clair Avenue, it should be noted that although the plan recommends light industry as the predominant use, it is recognized that many of the current heavier industrial uses can remain as “good neighbors” with appropriate landscaping and controls on such adverse impacts as excessive noise.

Among the opportunities for future industrial and office development in Region V are the following (as shown on Map 33):

1 - heavy industrial development of several vacant sites along the Cuyahoga River including a 30-acre site west of Broadway and

north of Jefferson Avenue;

- 2** - light industrial development of a 1.4-acre under-utilized site at East 79th and St. Clair;
- 3** - office development in a currently under-utilized commercial area on sites along Euclid and Chester Avenues between the Inner Belt and East 55th Street;
- 4** - office and retail development on sites in the vicinity of the Gateway sports complex and Tower City Center, along Huron Road, Prospect Avenue, Ontario Street and East 9th Street; and
- 5** - office and hotel development on a site immediately north of Cleveland City Hall, providing a link to the North Coast Harbor area.

RECREATION

Current Conditions. City-operated recreation facilities in Region V include 33 tennis courts, 14 ball diamonds, 10 playgrounds, 4 basketball court areas, 2 recreation centers (with indoor pools) and an outdoor pool. In addition, Region V is the site of several significant public open spaces including Public Square, the Mall/Hanna Fountains area, Chester Commons, the recently-developed North Coast Harbor, and the Heritage Park/Settlers' Landing areas. The municipal facilities are supplemented by three elementary school playgrounds, the YMCA's “One Fitness Center” at East 9th and Superior, Gordon Lakefront State Park and the Cleveland State University athletic facilities.

The Sterling and Kovacic Recreation Centers serve the Payne-Sterling and St. Clair-Superior neighborhoods, respectively, in the northeastern portion of Region V. The Kovacic Center was built in 1920, includes a 20' x 55' indoor pool (one-third the size of the standard City pool), is in need of substantial repair (\$634,000 as estimated in 1986) and lacks the site area necessary for

significant outdoor facilities or parking. The Sterling Center was built in 1972, includes a standard 42' x 75' indoor pool, is in need of moderate repair (\$237,000 as estimated in 1986), and provides a ball diamond, playground and 30-car parking lot in its outdoor area.

The only outdoor pool in Region V, the Lincoln Pool, serves the Tremont neighborhood as well as the near west side portion of Region IV. This pool, a standard 42' x 75', was built in 1954 and renovated at a cost of approximately \$200,000 in 1988. Another outdoor facility which has undergone substantial modernization is Gordon Park. Five lighted ball diamonds, with stands and a concession facility, were developed at a cost of nearly \$2 million in 1987. Further plans call for



Five lighted ball diamonds were added to Gordon Park in 1987 as part of a \$2 million improvement project. (LOCATION: East 72nd and I-90).

addition of a tot lot, shelter, benches, landscaping and improved parking.

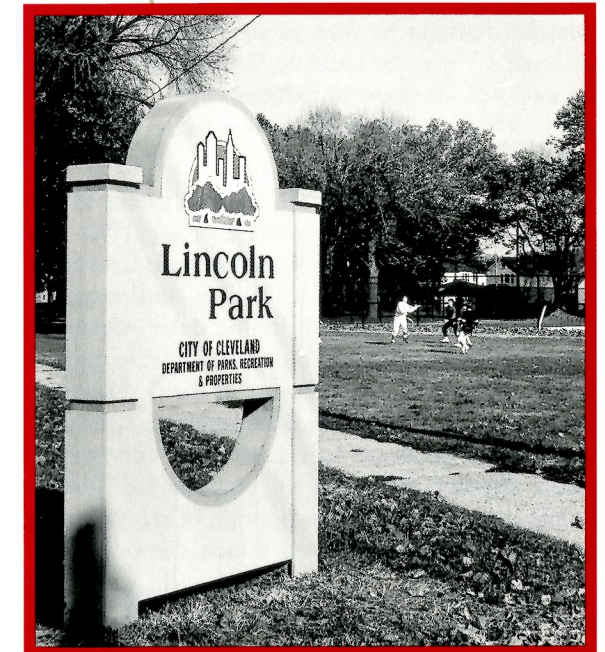
Service Area Issues. The effective service areas of several playgrounds in the St. Clair-Superior and Payne-Sterling neighborhoods are limited by barriers created by major commuter routes converging on Downtown Cleveland. Specifically, service area gaps occur in the following residential locations outside of the Downtown area (as shown on Map 8): 1) between Superior and St. Clair Avenues from East 40th Street to East 55th Street (formerly served by the Standard Elementary School and potentially served by a City-owned site at East 53rd and Spencer), 2) between Superior and Perkins Avenues, east of East 30th Street, and 3) north

of St. Clair Avenue between East 72nd and East 76th Streets.

In accordance with recommended standards (presented on page 48), the approximately 20,000 residents of the St. Clair-Superior and Goodrich-Kirtland neighborhoods should be served by one public swimming pool and should share an indoor center with an adjacent service area (to meet the standard of one center per 50,000 residents). The presence of two recreation centers with indoor pools presents an opportunity for consolidation and upgrading of facilities and programming. The fact that the more modern of the two facilities (Sterling) is located toward the western edge of the service area is partially offset by the presence of the Goodrich-Gannett Neighborhood Center and the League Park Pool in proximity to the eastern end of the service area.

On the south side of Region V, the geographically-isolated Tremont neighborhood, with less than 10,000 residents, is well served by its one outdoor pool (Lincoln). However, travel distance to the nearest full-service City recreation center (Zone) is a somewhat excessive two miles. This deficiency is partially offset by the presence of the privately-operated Merrick House, with an indoor gym, and potential community use of the indoor pool at Lincoln West High School (on West 30th Street, south of Clark Avenue in Region IV).

Land Use Issues. The land use plan for Region V (as well as for Region IV) proposes establishment of a "greenbelt" along portions of the Cuyahoga River where pedestrian access will not conflict with activities of industrial uses. The plan also envisions extension of the Cuyahoga Valley Steam Railroad Line to the Flats entertainment and retail district (from its current northern terminus at Old Rockside Road in Independence). Finally, as noted with respect to Region III, the plan supports the expansion of Gordon Lakefront State Park through improvement of the Corps of Engineers' Site 14.



Lincoln Park is the focal point of community activities in the Tremont neighborhood. (LOCATION: West 14th and Starkweather).

COMMUNITY FACILITIES

Overview. In addition to the numerous governmental and institutional buildings located in Downtown Cleveland, Region V is the site of one fire station, one police district headquarters (3rd District), two libraries and two Public Service Department facilities. (See Map 33). Planning issues relevant to these latter facilities are discussed below.

Fire Stations. Although only one fire station (Station #1) is located within Region V, three other stations are located just beyond its boundaries and serve substantial portions of the Region. Station #1, which is located at East 17th and Superior and includes the Fire Division Headquarters, was recently renovated. With respect to long-term facility planning, consideration should be given to the fact that improved fire protection service could

be provided to the Lakeside and LADCO industrial districts as well as to Tremont and the Industrial Valley by locating Stations #22 (Region II) and #21 (Region IV) closer to the centers of their existing primary response areas. (See Map 11).

Police Stations. The 3rd District Police Headquarters is currently located at East 19th and Payne, just north of the Cleveland State University athletic fields. In the late 1980's, concerns regarding antiquated and inefficiently designed spaces and substantial repair needs at the current facility generated a plan to move the 3rd District headquarters to a more central location. Recently, however, a proposal to house a new computer-aided dispatch facility in the current 3rd District building has revived consideration of rehabilitating the building for continued police station use.

Libraries. Currently, three library branches are located within Region V — the Jefferson Branch in Tremont, the recently-constructed Addison Branch at East 69th and Superior, and the Main Library at East 6th and Superior. The Jefferson Branch services a relatively small population (approximately 5,250), and much of its service area overlaps with that of the South Branch at Clark and Scranton Avenues. (See Map 14).

Consideration is currently being given to renovation of the Main Library complex. Both the Main Library Building and the adjoining Business and Science Building need major repairs and updating of basic systems, as well as enhancements to improve suitability for modern library service.

Service Facilities. The City recently completed construction of the Joseph L. Stamps District Service Center at East 40th and South Marginal. The award-winning design and prominent location of the facility are in keeping with the City's policy of developing consolidated centers which will not only improve the efficiency of service operations but will have a positive impact on the surrounding area.

The West 3rd Street service facility, located in

the Industrial Valley, is primarily used for the maintenance of waste vehicles. Plans call for renovation of this facility for use by the Division of Bridges and Docks.

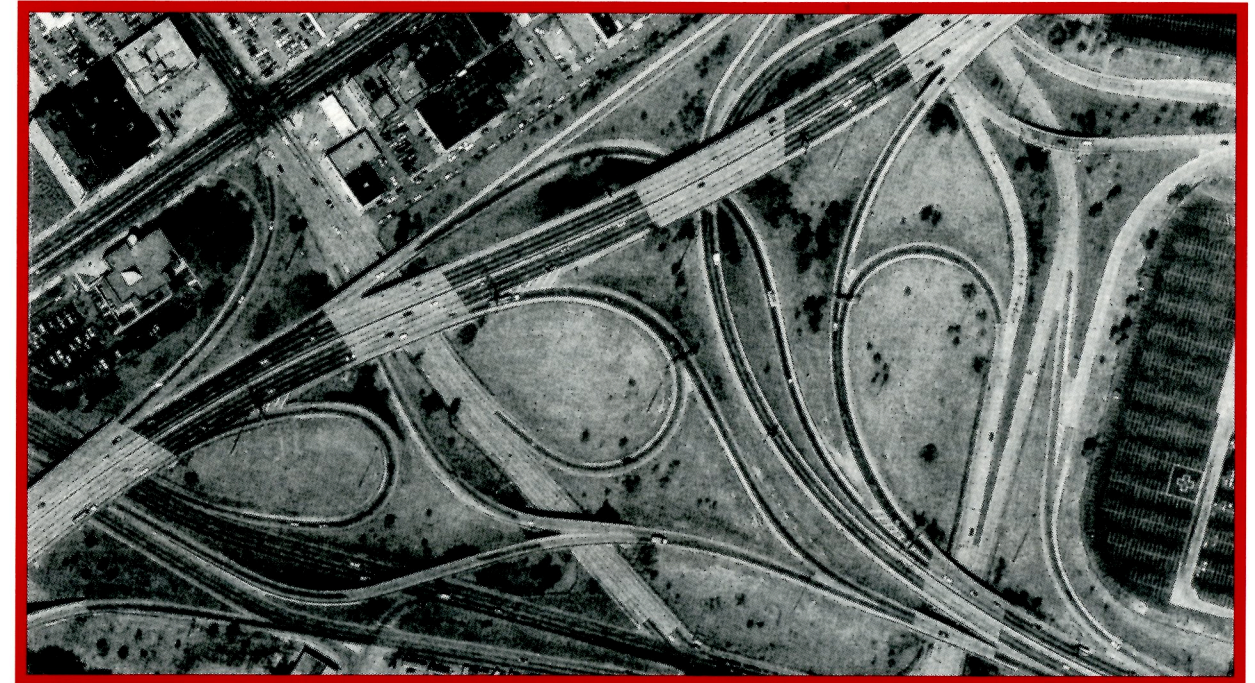
TRANSPORTATION

Existing Conditions. Four freeways and several major arterial roads traverse Region V as they converge on Downtown Cleveland. Also located in Region V is Burke Lakefront Airport, which is less than two miles from Downtown's Public Square and serves as a reliever airport to Cleveland Hopkins International Airport. With the opening of the I-490 bridge, half of the 18 Cuyahoga River crossings in Cuyahoga County are located within Cleveland's Region V. (Detailed analysis and recommendations for the Downtown transportation system can be found in the **Civic Vision 2000 Downtown Plan**).

Traffic patterns throughout Region V are influenced by the impact of activity in Downtown Cleveland. Specifically, high traffic volumes and complex roadway patterns result in numerous merging and weaving movements which create congestion on freeways serving Downtown, thereby prompting many motorists to by-pass the freeway system in favor of local roads.

For example, congestion on the Innerbelt and its approaches prompts motorists to use such alternative routes as East 30th Street, which is limited to one moving lane of traffic in each direction for most of its length. Similarly, many motorists approaching Downtown from the west on I-90 and I-71 exit the freeway to complete their trips on such roads as Lorain Avenue, Columbus Road and West 3rd Street.

Another issue affecting the street pattern in Region V is anticipated mixed-use development in the vicinity of Downtown's Flats-Oxbow South district. Changes in the current street pattern will be required to accommodate traffic generated by this development, particularly in the vicinity of the Scranton Road peninsula.



Congestion caused by merging and weaving movements on the Innerbelt acts to divert commuter traffic onto local streets in Region V. (LOCATION: I-90, I-71 and I-77).

Finally, initiation of the North Coast Harbor project has generated interest in redeveloping the western end of the adjoining Burke Lakefront Airport site for complementary recreational uses.

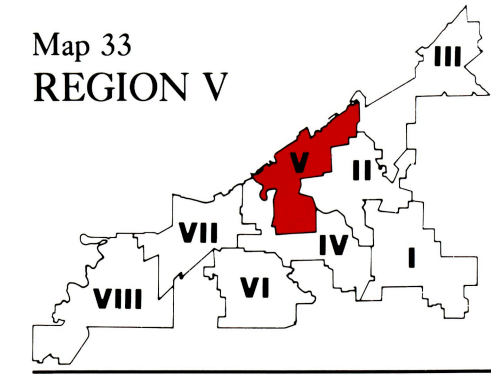
Proposed Improvements. Transportation proposals for Region V are intended to improve access to and around Downtown and the Flats, as well as to accommodate new development opportunities and complement transportation improvements recommended in the **Downtown Plan**. Major proposals include the following:

- improving and/or widening East 30th Street;
- relocating on- and off-ramps on I-77 at East 30th Street and East 22nd Street in conjunction with changes proposed in the **Downtown Plan** to improve safety at the interchange between I-77 and I-90;
- improving Quigley Road and West 3rd Street from the Clark-Quigley Connector to

Downtown;

- extending the Cuyahoga Valley Rail Line from the Cuyahoga Valley National Recreation Area to the Flats-Oxbow area;
- extending Riverbed Street eastward from Carter Street to West 3rd Street following an abandoned rail right-of-way;
- relocating and improving Railway Avenue;
- constructing a confined disposal facility to expand Burke Lakefront Airport and to facilitate open space and recreational development on the western portion of the current site, complementing the ongoing development of North Coast Harbor; and
- relocating and redeveloping the East 34th Street/Campus rapid transit station.

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



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

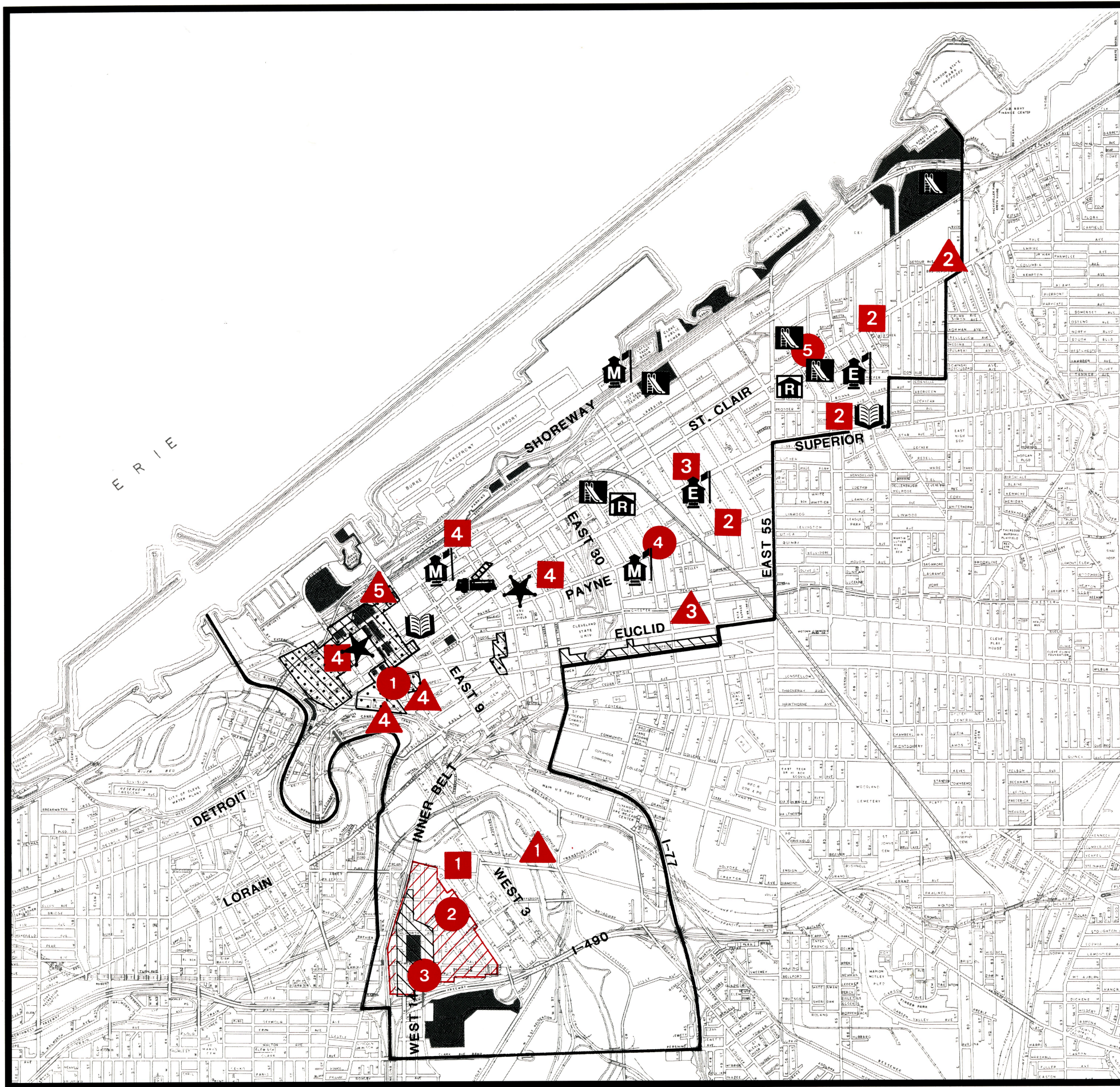
- 🌳 PARKS
- 🏟️ RECREATION CENTERS
- 🏊 POOLS
- 🎡 CITY PLAYGROUNDS



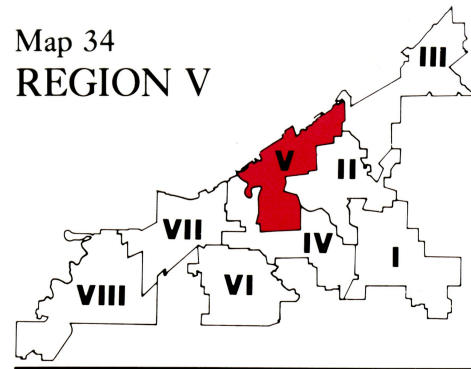
CLEVELAND
CIVIC VISION
CITYWIDE PLAN



CITY PLANNING COMMISSION
501 CITY HALL CLEVELAND, OHIO 44114



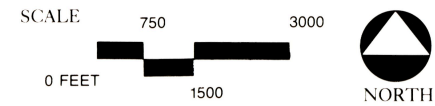
Map 34
REGION V



EXISTING LAND USE

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

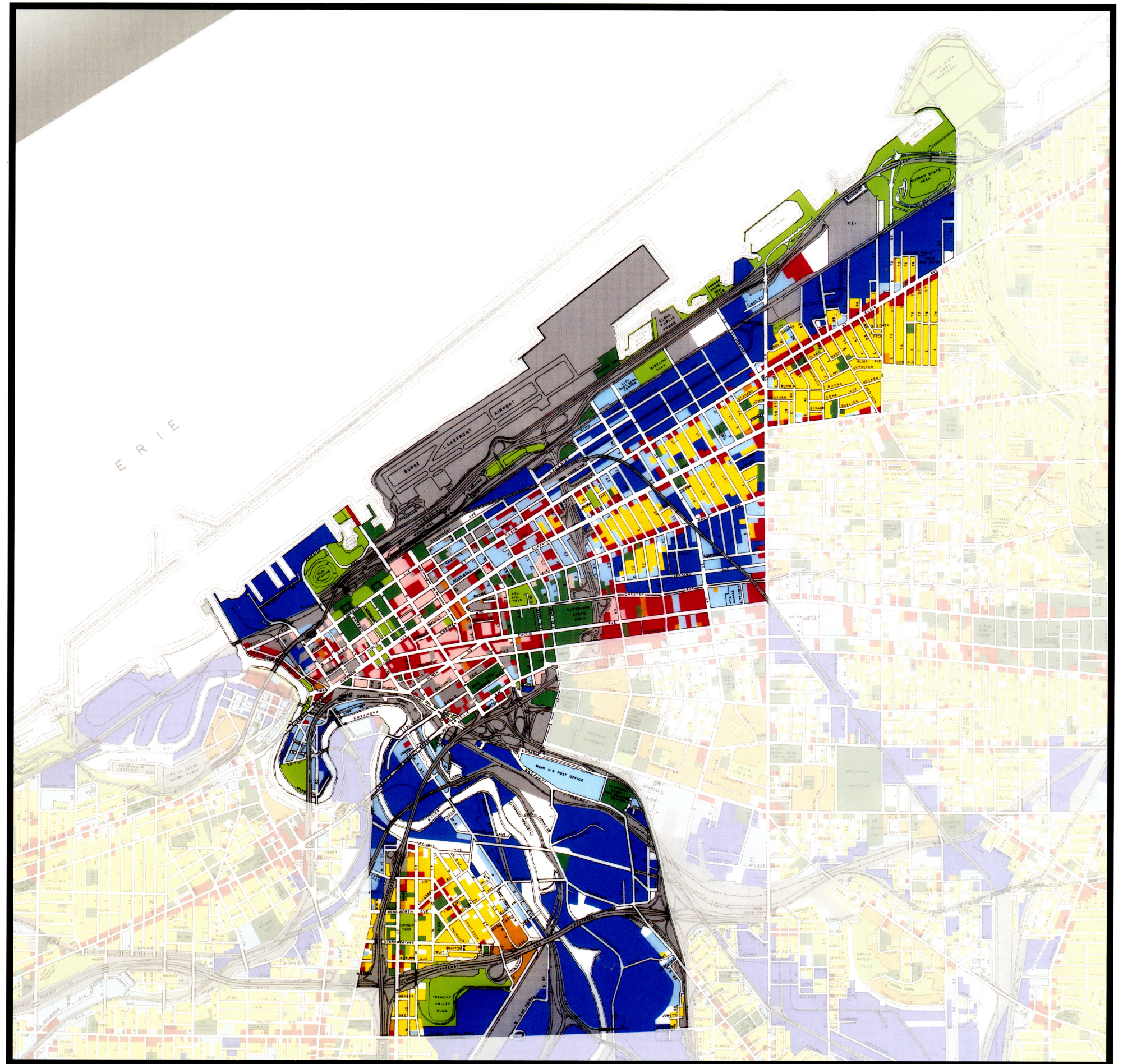
SOURCE: 1986 surveys and aerial photos

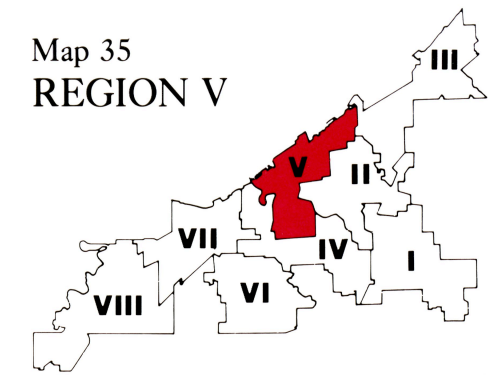


CLEVELAND CIVIC VISION CITYWIDE PLAN



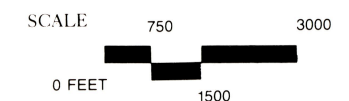
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FUTURE LAND USE

- 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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