

GLENVILLE NEIGHBORHOOD PLAN SUMMARY

Description. The neighborhood was originally incorporated as the Village of Glenville in 1870 and was annexed to Cleveland in 1905. Shady, thick glens through which little streams tumbled gave the area its picturesque name. During the late 1890s the area was known for its farm produce and was also a vacation spot for wealthy Clevelanders. Major development occurred in the neighborhood between 1900 and 1930. The neighborhood is predominantly residential with many streets a mix of single-family, two-family and small multi-family buildings.



Assets. Among the neighborhood's assets are:

- *Rockefeller Park* in the Doan Creek Valley, home to the Cleveland Cultural Gardens, the City Greenhouse and the Harrison Dillard Bikeway
- the concentration of *churches* along East 105th Street
- the *Glenville Towne Centre commercial district* featuring the East Side Market and Glenville Wall of Fame
- proximity to the institutions of *University Circle*
- proximity to *Lake Erie*, Gordon Park and Dike 14
- *historic residential districts* adjacent to Rockefeller Park and University Circle

Challenges. Among the challenges faced in the Glenville neighborhood today are:

- vacant lots scattered throughout the neighborhood
- areas of large aging houses that are expensive to maintain and heat
- limited variety of housing options
- deteriorated storefronts, vacant lots and unattractive streetscape in retail districts
- the largely vacant former White Motor Company site north of St. Clair, near East 79th
- capitalizing on the proximity to University Circle, Rockefeller Park and Lake Erie

Vision. Make Glenville a neighborhood of choice by building on its unique location near University Circle, Lake Erie and Rockefeller Park and the strength of its religious institutions.

Among the development opportunities and initiatives proposed are the following:

- implement the Heritage Lane housing development along East 105th Street, just north of University Circle
- create housing options for residents that offer variety in size, style, price-point, and housing type
- target housing programs around streets near University Circle and Tanner Court
- undertake streetscape enhancements along the major neighborhood arterials of East 105th, Superior, and St. Clair to complement housing and institutional investments and promote new retail investment
- focus retail at nodes at East 105th/St. Clair, East 105th/Superior and Garrett Square
- renovate and redevelop the White Motors site at East 79th and St. Clair into a regional retail center
- restore the 88-acre Dike 14 into an accessible natural resource area on the lakefront
- make Gordon Park more accessible and better connected to the lakefront and Rockefeller Park by extending and realigning MLK Boulevard at its northern end and by creating a more substantial land bridge connection over the shoreway
- pursue improvements to make Rockefeller Park more user-friendly and advocate for the addition of an African-American Cultural Garden
- capitalize on the heritage of Glenville residents through arts and cultural initiatives celebrating the accomplishments of its many famous residents

Glenville Community Assets - 2006



Lake Erie

Dike 14

Inner City Yacht Club

Gordon Park

MLK Blvd

CULTURAL GARDENS

City Greenhouse

ST CLAIR AV

Charles H Lake Elem

FIRE COMPANY 30

East Side Market & Glenville Towne Ctr

EMS BASE 8

GLENVILLE MVM

Forest Hill Parkway Elem

Forest Hills Parkway

HEALTH CENTRE

St Agatha-St Aloysius Elem

Glenville High

Glenville H.S. & Rec Center

Louis Pasteur Elem

Franklin D Roosevelt Middle

Patrick Henry Middle

LAKIEW RD

Rockefeller Park

East Blvd

Historic District

Deer Brook

Michael R. White

Cory Rec Center

Joseph F Landis Elem

Garrett Square Retail District

St Thomas Aquinas Elem

Harry E Davis Middle

Mary M. Bethune

SUPERIOR AV

St Francis Elem

FIRE COMPANY 22

Daniel E Morgan Elem

Magnolia/Wade Park Historic District

John W Raper Elem

ANSEL RD

University Circle

EMS BASE 13

WADE PARK

MT. SINAI HOSPITAL

Mary B. Martin

Wilson Military Academy High

Early Childhood Development Cen

Citizens Academy Elem

MAYFIELD RD

EUCUID AV

UNIVERSITY HOSPITALS/RAINBOW

CHESTER AV

Legend

- Cleveland Municipal Schools
- Other Schools
- Miscellaneous
- EMS
- Fire
- Health
- Hospital
- Parks (see below)
- Police
- Service
- Utilities
- Library
- Parks
- Historic District

Aerial: Airphoto USA 2005



Glenville Typology and Housing Projects

HOUSING PROJECTS

- Target Neighborhoods
- Current and Future Projects



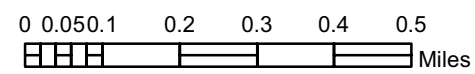
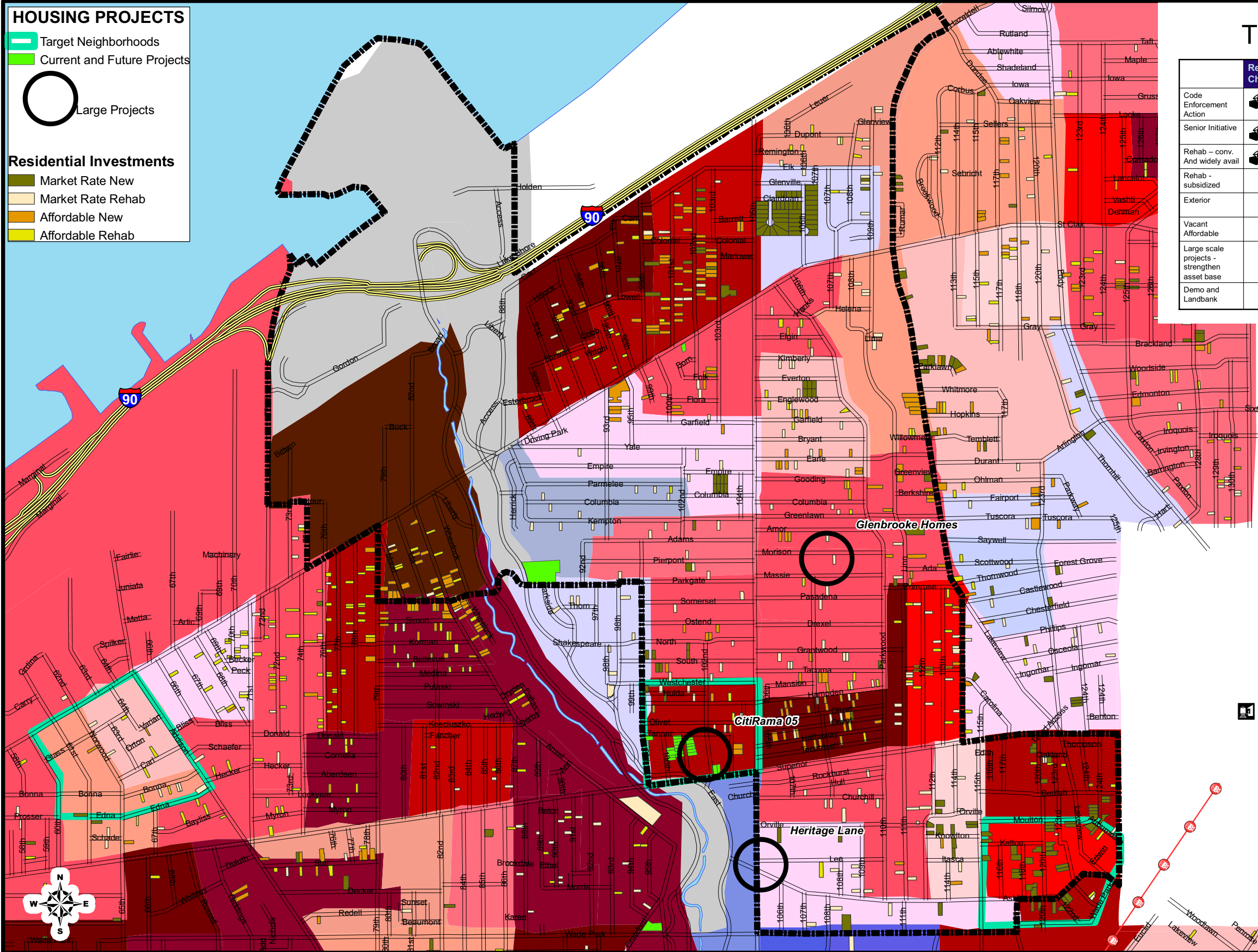
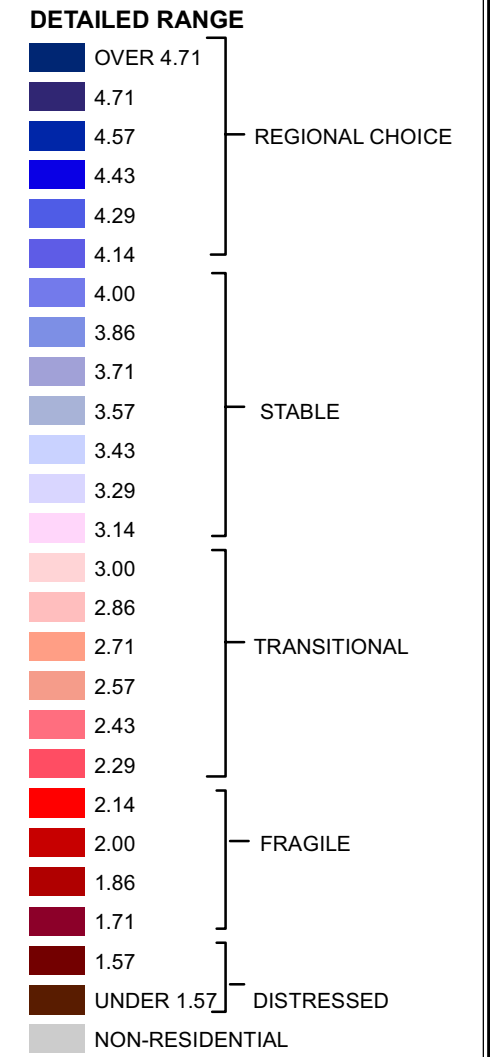
Residential Investments

- Market Rate New
- Market Rate Rehab
- Affordable New
- Affordable Rehab

Typology Program Mix

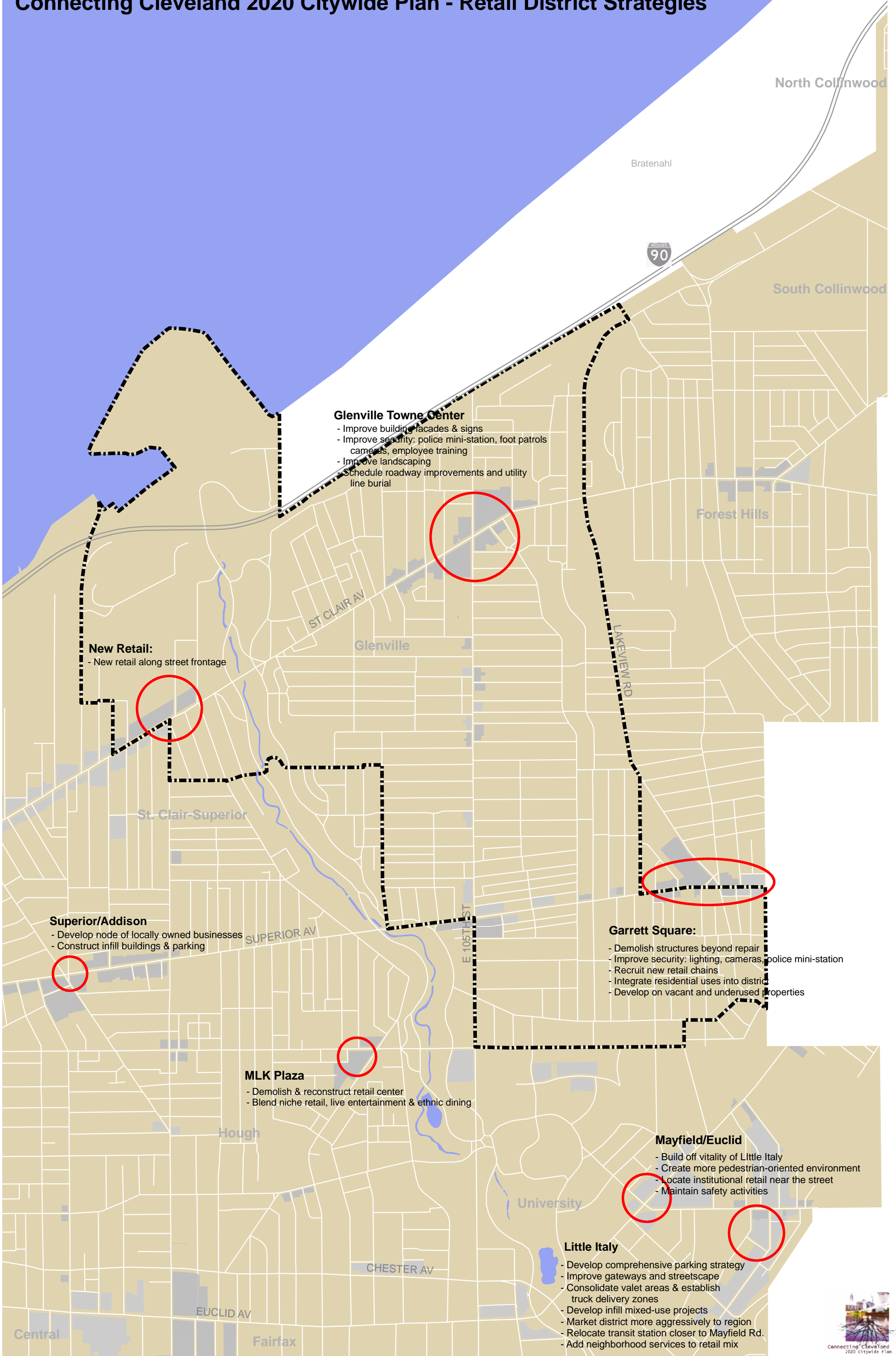
	Regional Choice	Stable	Transitional	Fragile	Distressed
Code Enforcement Action	🏠	🏠			
Senior Initiative	🏠	🏠	🏠	🏠	🏠
Rehab - conv. And widely avail	🏠	🏠			
Rehab - subsidized		🏠	🏠 target	🏠 target	
Exterior		🏠	🏠	🏠	
Vacant Affordable		🏠	🏠 target	🏠 target	
Large scale projects - strengthen asset base		🏠	🏠	🏠	🏠
Demo and Landbank			🏠 target	🏠 target	🏠

Neighborhood Market Typology



Glenville

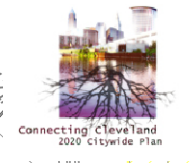
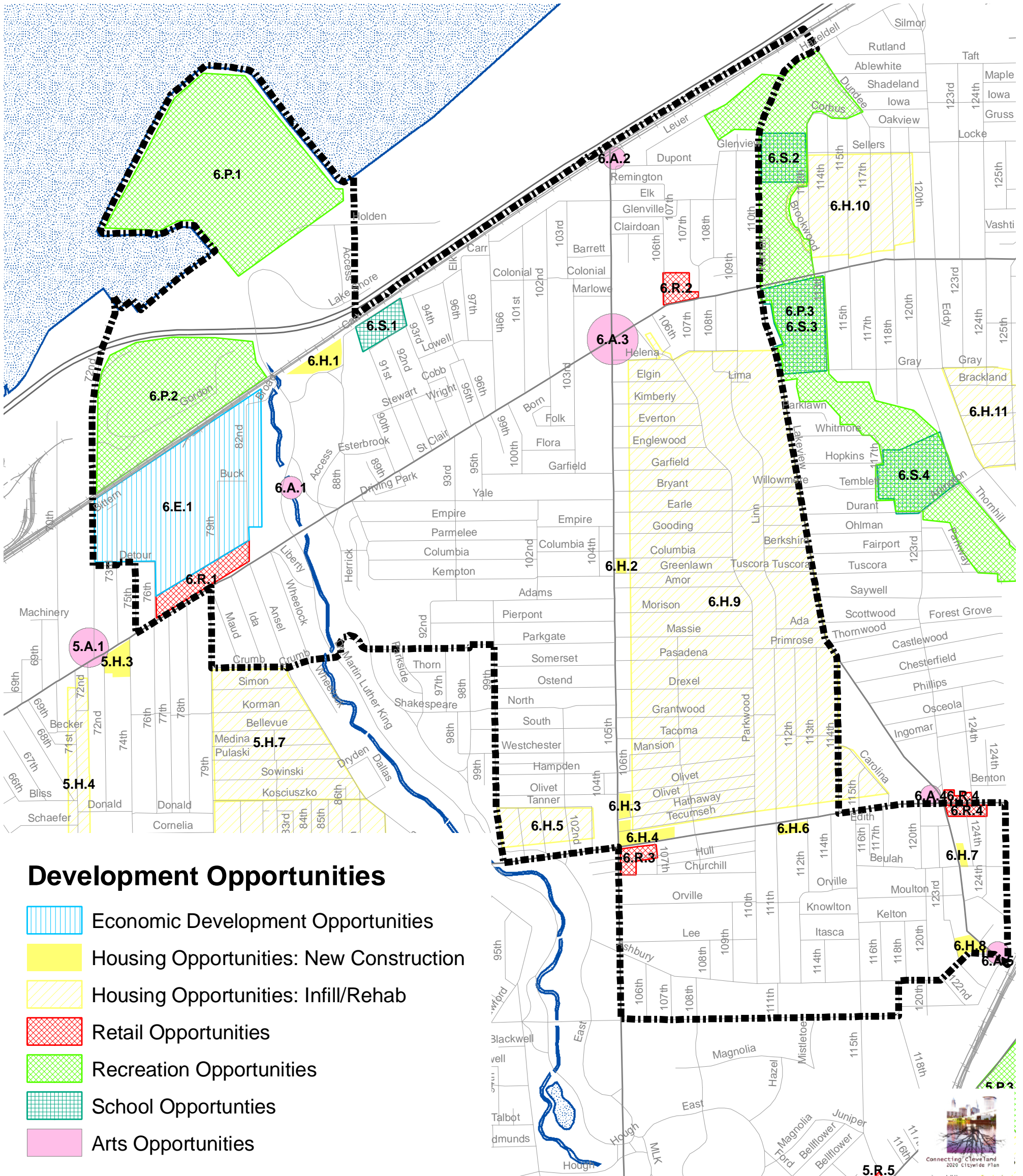
Connecting Cleveland 2020 Citywide Plan - Retail District Strategies



Glenville

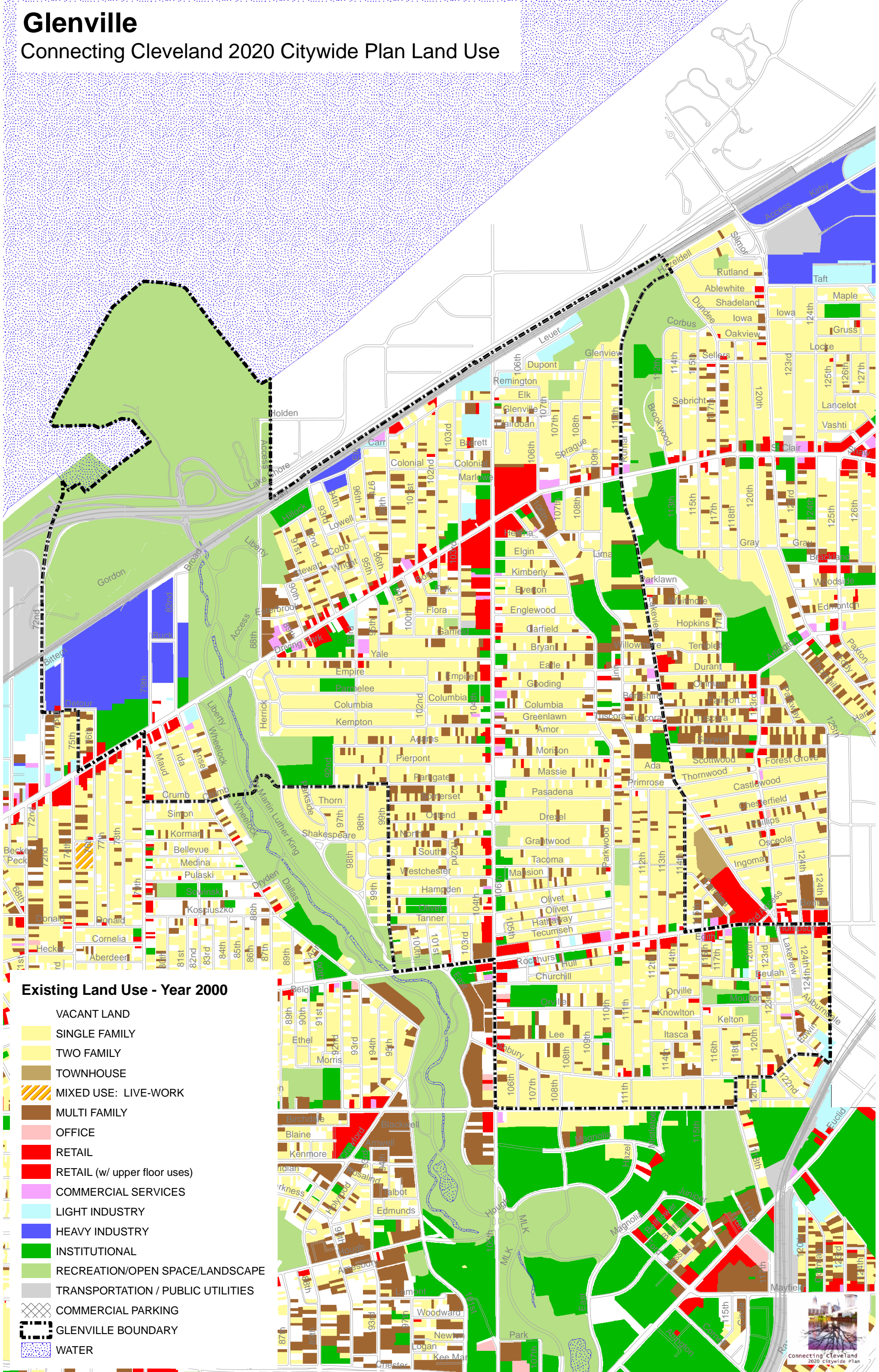
Connecting Cleveland 2020 Citywide Plan - Development Opportunities

- 6.A.1 African American Cultural Garden in Rockefeller Park
- 6.A.2 East 105th Street Wall - wall mural on East 105th Street at the Bratenahl border celebrating the multi-ethnic heritage
- 6.A.3 Glenville Wall of Fame - opportunity for famous Glenville residents to be honored on brick wall mural
- 6.A.5 Lakeview Road Bridge Beautification - decorative lighting, wall murals, and signage
- 6.E.1 White Motors Site - redevelop vacant/underutilized industrial site for new light industrial development
- 6.H.1 East 88th & Carr Area – use vacant land on East 88th Street and Carr Avenue for development of multi-family housing
- 6.H.2 Columbia & Greenlawn – acquire site and demolish existing structure on east side of East 105th Street to create mixed-use housing
- 6.H.3 Olivet & Hathaway – opportunity for higher-density, townhouse development along East 105th Street
- 6.H.4 Superior & East 105th – opportunity for high-density development of 150 new housing units including mixed-use residential/retail and townhouses
- 6.H.5 Tanner Area – opportunities for infill housing construction
- 6.H.6 Superior Avenue Area – acquire key vacant parcels along Superior Avenue between East 105th Street and Lakeview Road for townhouse development
- 6.H.7 Lakeview Row – utilize vacant parcels on Lakeview Road just south of Hot Sauce Williams for townhouse development
- 6.H.8 Ashbury & Lakeview – rehabilitation or demolition of abandoned or underutilized buildings to create housing opportunities for planned unit development
- 6.H.9 Parkwood/Linn Drive Area – vacant land and dilapidated structures offer opportunities here for infill housing & rehabilitation of still usable structures
- 6.P.1 Dike 14 – restoration of 88 acres of a confined disposal facility into an accessible natural resource area on the lakefront
- 6.P.2 Gordon Park – development of a multi-purpose recreation facility and aquatic center
- 6.R.1 White Motor Site – redevelop the portion of a former industrial site that fronts on a main arterial for retail development
- 6.R.2 St Clair & East 106th – develop a neighborhood retail shopping center in an underserved area
- 6.R.3 East 105th & Superior – opportunity for a new retail center and mixed-use development using vacant land and underutilized structures
- 6.S.1 Charles Lake Elementary – opportunity for the reuse of a former school building as an Environmental Education Center



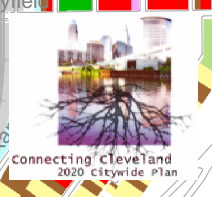
Glenville

Connecting Cleveland 2020 Citywide Plan Land Use



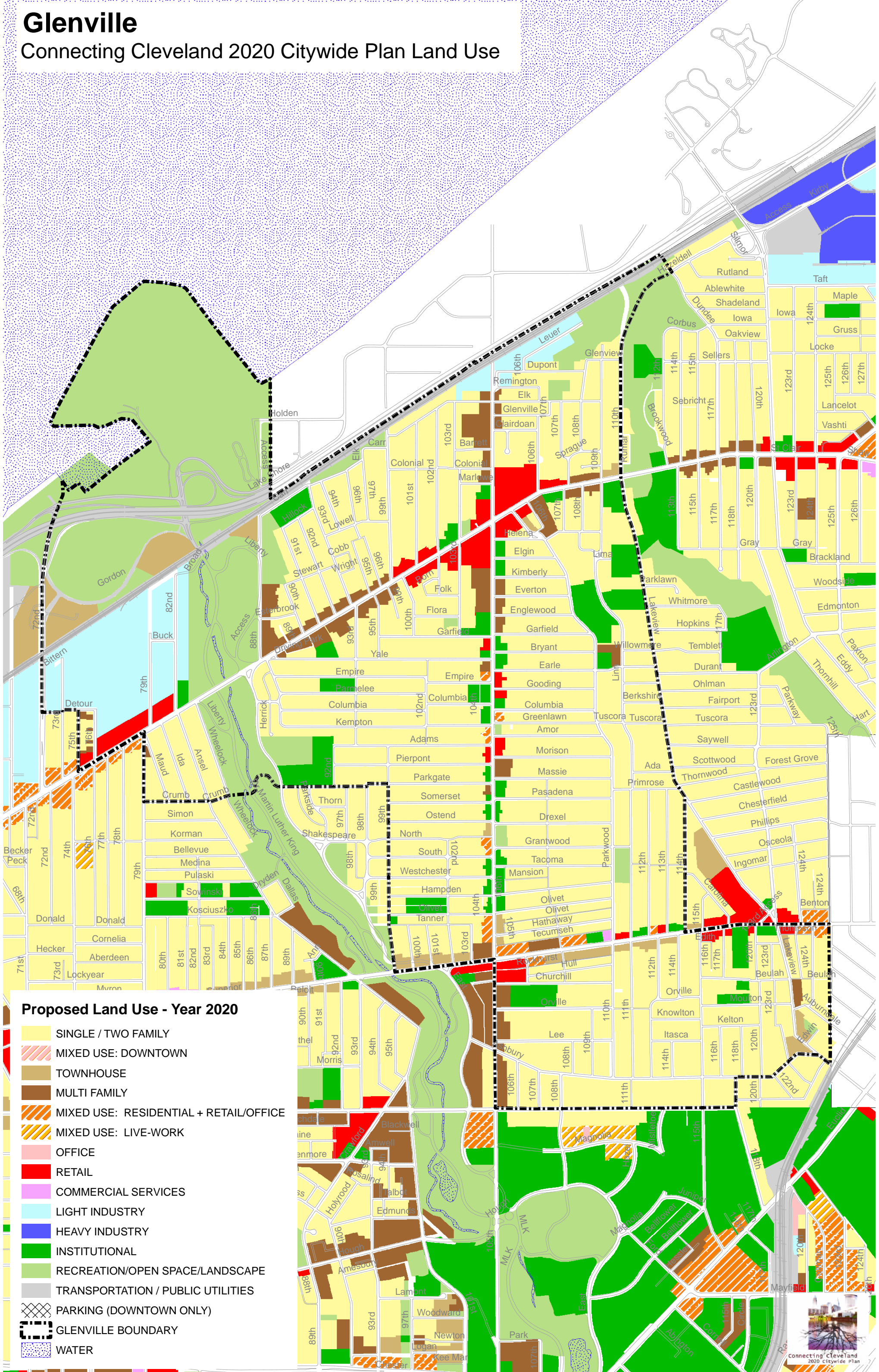
Existing Land Use - Year 2000

- VACANT LAND
- SINGLE FAMILY
- TWO FAMILY
- TOWNHOUSE
- MIXED USE: LIVE-WORK
- MULTI FAMILY
- OFFICE
- RETAIL
- RETAIL (w/ upper floor uses)
- COMMERCIAL SERVICES
- LIGHT INDUSTRY
- HEAVY INDUSTRY
- INSTITUTIONAL
- RECREATION/OPEN SPACE/LANDSCAPE
- TRANSPORTATION / PUBLIC UTILITIES
- COMMERCIAL PARKING
- GLENVILLE BOUNDARY
- WATER



Glenville

Connecting Cleveland 2020 Citywide Plan Land Use



Proposed Land Use - Year 2020

- SINGLE / TWO FAMILY
- MIXED USE: DOWNTOWN
- TOWNHOUSE
- MULTI FAMILY
- MIXED USE: RESIDENTIAL + RETAIL/OFFICE
- MIXED USE: LIVE-WORK
- OFFICE
- RETAIL
- COMMERCIAL SERVICES
- LIGHT INDUSTRY
- HEAVY INDUSTRY
- INSTITUTIONAL
- RECREATION/OPEN SPACE/LANDSCAPE
- TRANSPORTATION / PUBLIC UTILITIES
- PARKING (DOWNTOWN ONLY)
- GLENVILLE BOUNDARY
- WATER

