

# myGlenville

# Revitalize

## myGlenville Neighborhood Revitalization Master Plan

FINAL  
MAY 9, 2017

NeighborWorks®  
CHARTERED MEMBER

famcos  
FOUNDATION

Presentation to:  
**Cleveland City Planning  
Commission**

**July 7, 2017**

URBAN  
PARTNERS

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# MyGlenville Study Area

Although the majority of the Glenville neighborhood is encompassed in Ward 9, there are significant portions of Glenville that are in Ward 8 and Ward 10. Therefore, the study area for this neighborhood revitalization strategy is extended beyond Ward 9 to a larger, more historically consistent boundary for the Glenville neighborhood.



# Public Meetings & Open House





# What Themes Emerged

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## ► Maintain Glenville's cultural identity

- *Glenville was once known as the “Gold Coast of Cleveland” and was the envy of the Northeast Ohio region. The residents and stakeholders expressed a desire to tap into this rich history as a foundation of revitalization, rather than inventing a brand new identity for Glenville.*



## ► Make Glenville Work for Current Residents as well as Newcomers

- *Residents expressed a high level of concern over the prospect of being displaced (both physically and socially) by new developments. All efforts to improve Glenville must be vetted through a framework of social inclusion—or put in another way, must weigh the consequences of proposed projects/initiatives to existing residents.*
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# What Themes Emerged



## ▶ Return a Strong Sense of Community

- *Long-time residents recalled a time when Glenville was a place where neighbors looked out for each other, where the community embraced a collective responsibility to raise its children, and where people from different backgrounds lived next to each other. Promoting the sense of unity and inclusiveness should be important elements of neighborhood revitalization.*



## ▶ Promote Healthy Lifestyles

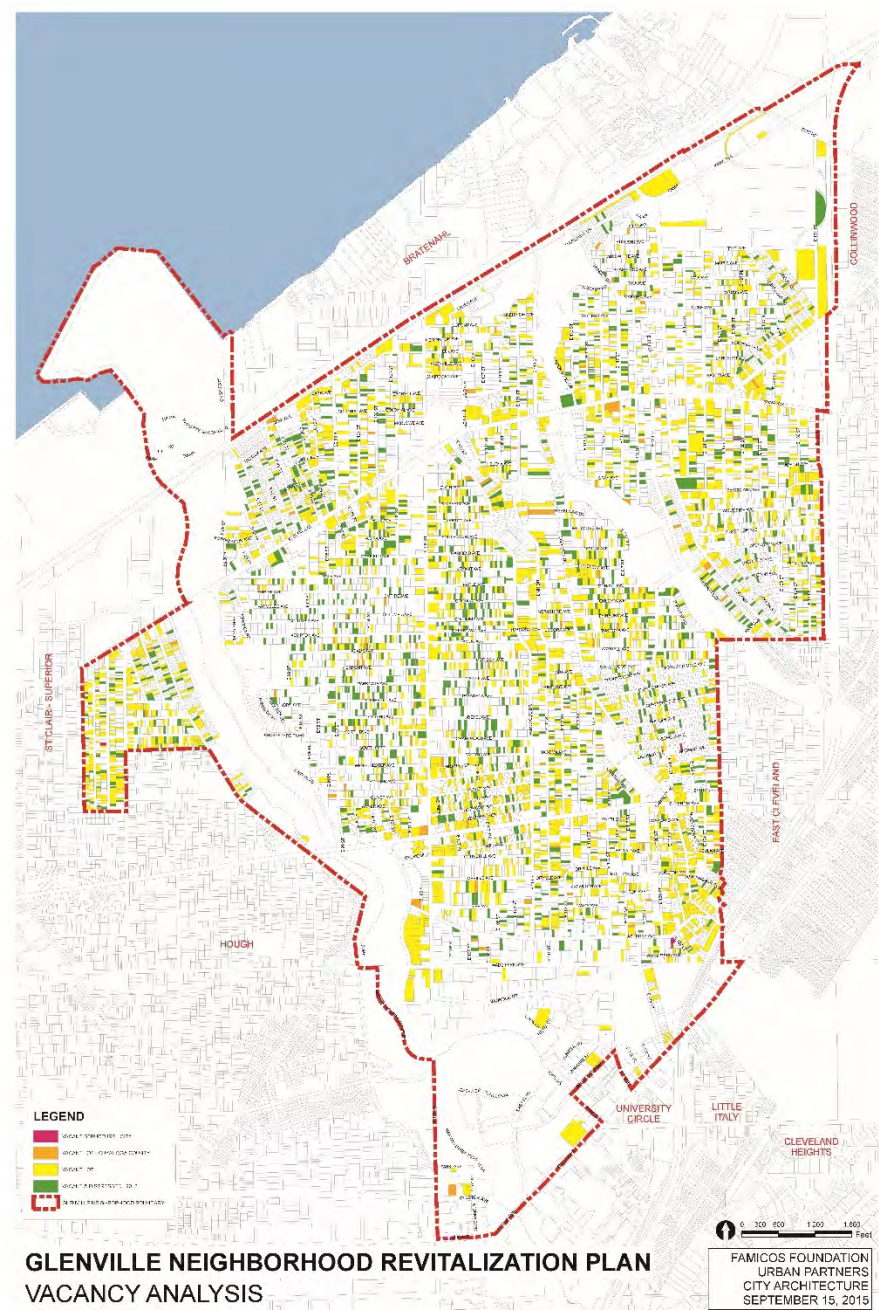
- *Residents and stakeholders expressed an urgent need to focus on public health initiatives to address concerns over extremely high rates of infant mortality and lead poisoning incidents in Glenville. Additionally, various ideas to create public spaces that encourage healthy lifestyles (e.g. building walking/biking trails), as well as efforts to recruit healthy food providers to the neighborhood, were repeat suggestions.*



## ▶ Restore Economic Vitality

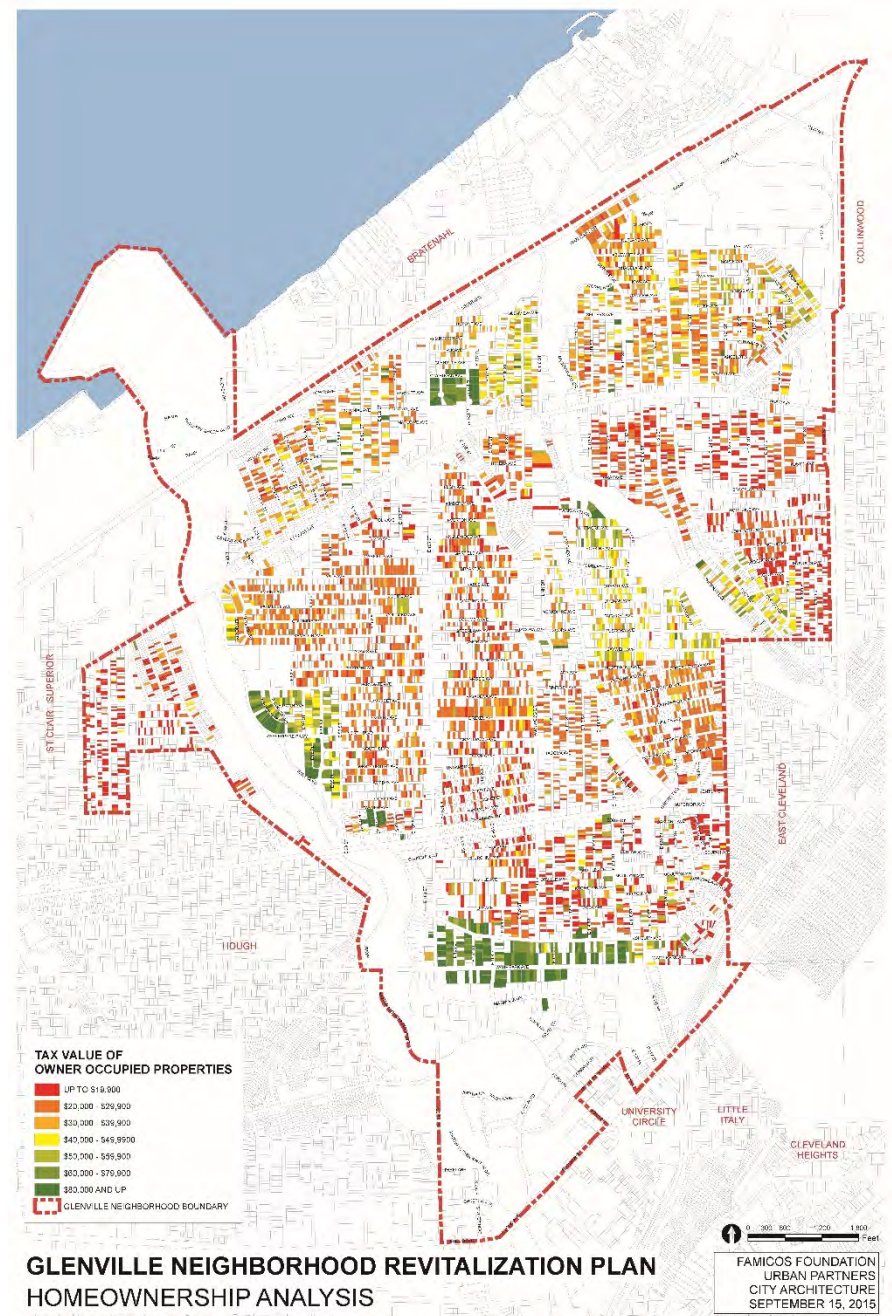
- *Currently, many of the shops and services—even for those meeting everyday needs—are missing from Glenville. Residents routinely travel outside of the neighborhood to visit supermarkets and restaurants. Residents expressed a strong desire to shop and dine in Glenville, while at the same time support locally owned establishments as much as possible. Additionally, residents and stakeholders expressed the need to focus on location job creation in sectors that pay adequate living wages.*

# Vacancy Analysis

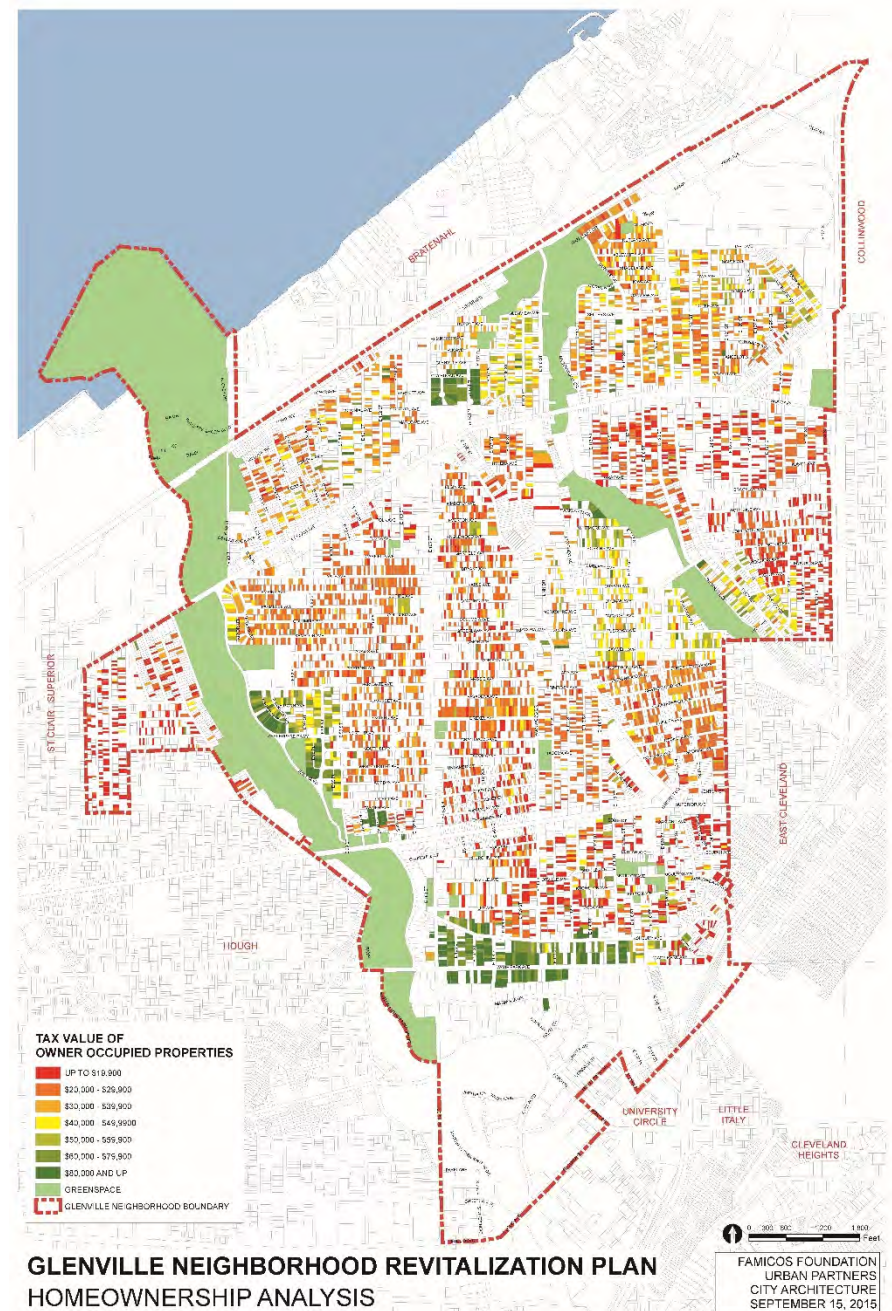




# Tax Value of Owner Occupied Homes



# Tax Value of Owner Occupied Homes





# Three-Tiered Approach

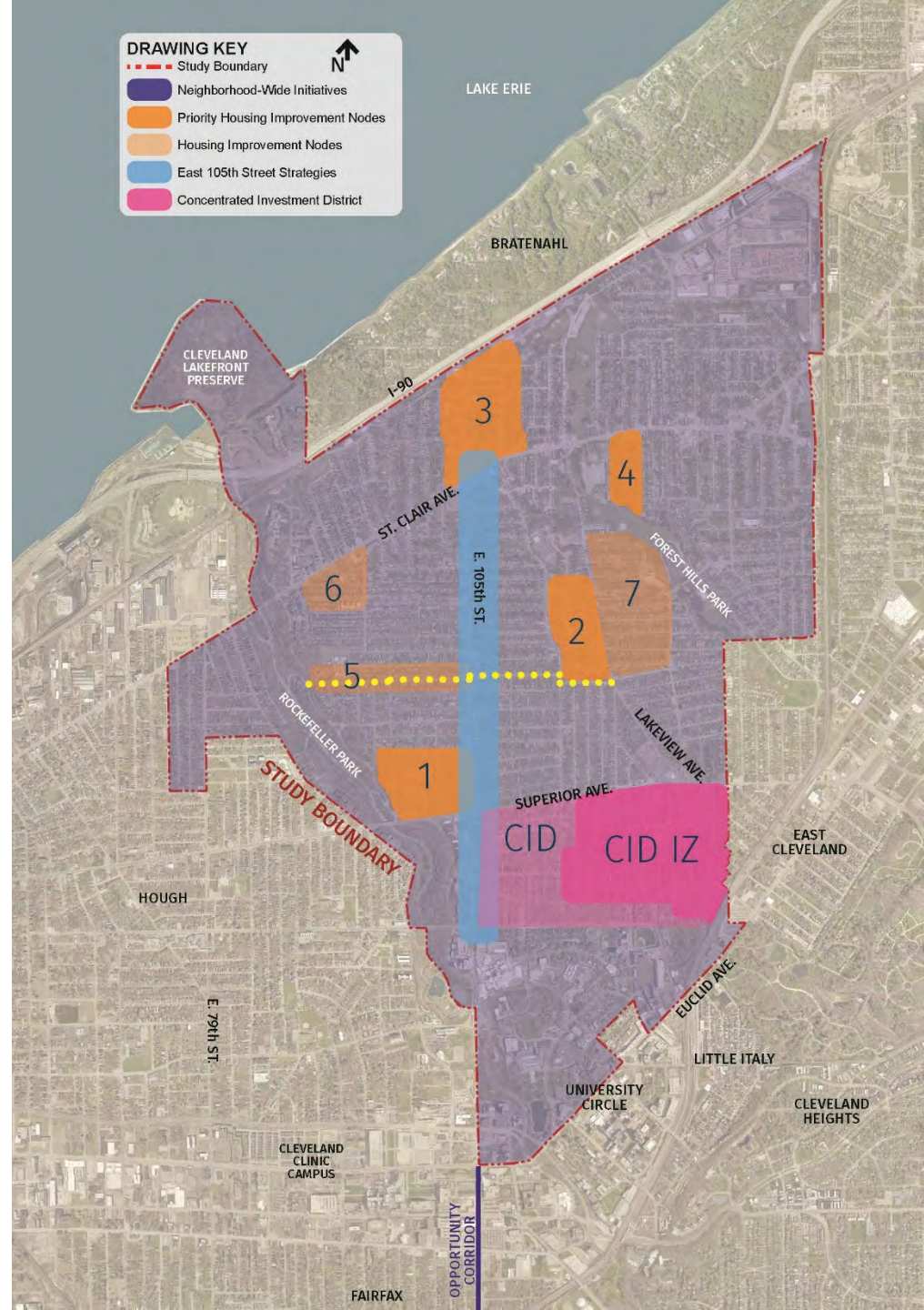
## 1. Targeted Initiatives:

1. East 105<sup>th</sup> Street
2. Housing Improvement Nodes (HIN)

## 2. Concentrated Investment District (CID)

1. CID Impact Zone

## 3. Neighborhood-Wide Initiatives



# Three Layers of the *MyGlenville* Strategy

## Neighborhood-Wide Strategies

### Concentrated Investment District

Purpose Built Communities Model:

- Local school investment
- Health & wellness outreach

### Targeted Micro-District Initiatives

Available public programming  
Homeownership rate  
Public land ownership  
Market dynamics



Strategies limited to small sections of Glenville to capture positive market activity and/or unique opportunities



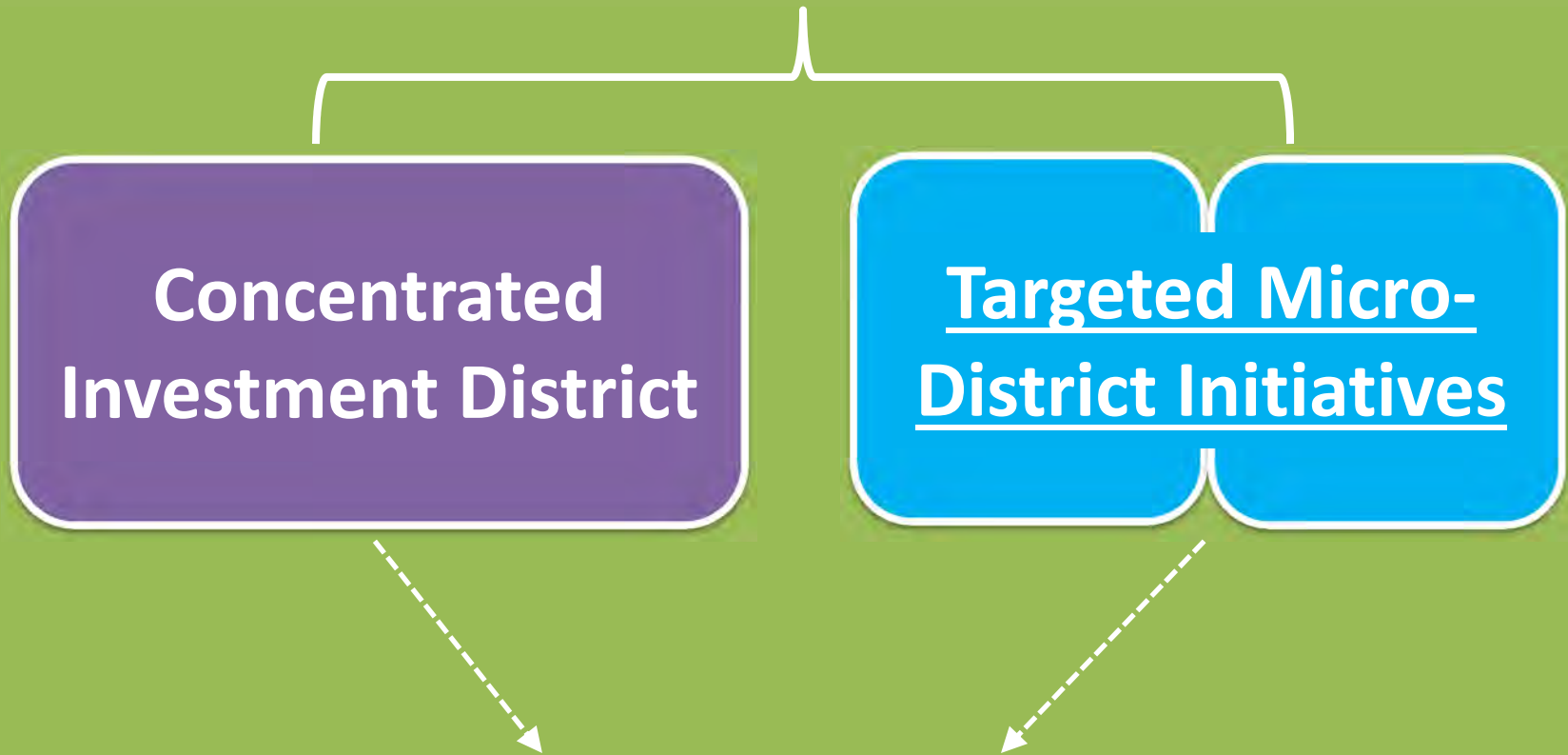
# Three Layers of the *MyGlenville* Strategy

## Neighborhood-Wide Strategies

**Concentrated  
Investment District**

**Targeted Micro-  
District Initiatives**

**Geographically Specific**



# Three Layers of the *MyGlennville* Strategy

## 5 Neighborhood-Wide Strategies

- A. Maintain/Grow Housing Diversity**
- B. Strengthen Education**
- C. Expand Employment & Business Opportunity**
- D. Improve Quality of Life/Strengthen  
Community Identification &  
Engagement/Community Safety**
- E. "Sustainability" and Environmental  
Stewardship**



# Three Layers of the *MyGlenville* Strategy

## Concentrated Investment District

### 1. Concentrated Housing Investment "At Scale"

- Large concentration of quality housing in mixed income development. General target of 1,000 units (combination of homeownership and rental; new construction and rehabilitation)
  - *Identify three potential investment areas and test feasibility*

### 2. Strengthen Education

- High Quality, cradle-to-college education pipeline for the children in the concentrated investment district.
  - *How many seats needed? Delivery strategy? Partners? Financial Requirements?*

### 3. Improve Community Wellness

- Design customized wellness program with the assistance of partners
  - *Prepare inventory of community wellness resources*
  - *Produce assessment of retail services, youth recreation services, health services, and other.*
  - *Develop a plan that includes potential partnering strategies and financing opportunities.*

# Three Layers of the *MyGlenville* Strategy

## Targeted Micro-District Initiatives

### 1. Revitalize E. 105th Commercial Corridor

### 2. Housing Improvement Nodes (1 to 3 Blocks Each)

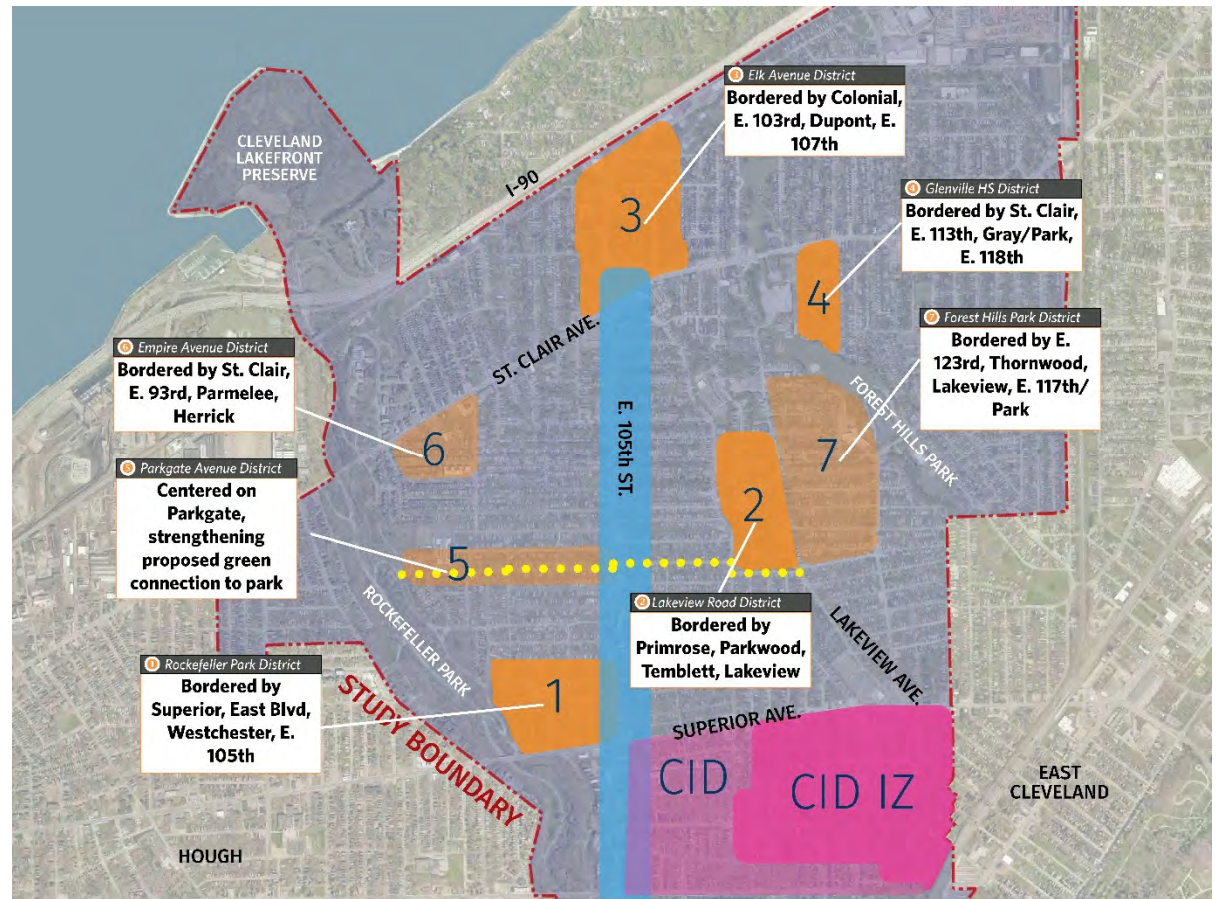
- Maintain Current Homeowners
  - *Homeowner rehab program*
- Attract New Homeowners
  - *Rehabilitate homes for affordable homeownership*
  - *Rehabilitate/construct new homes for market*
- Provide Quality Affordable Rental Housing
  - *Preserve existing income-targeted rentals*
  - *Support existing landlords to maintain & improve units*
  - *Increase permanently affordable rentals*
- Benefit From Market Rate Rentals
- Vacant Land Management/Reuse



# Targeted Initiatives

## Housing Improvement Nodes

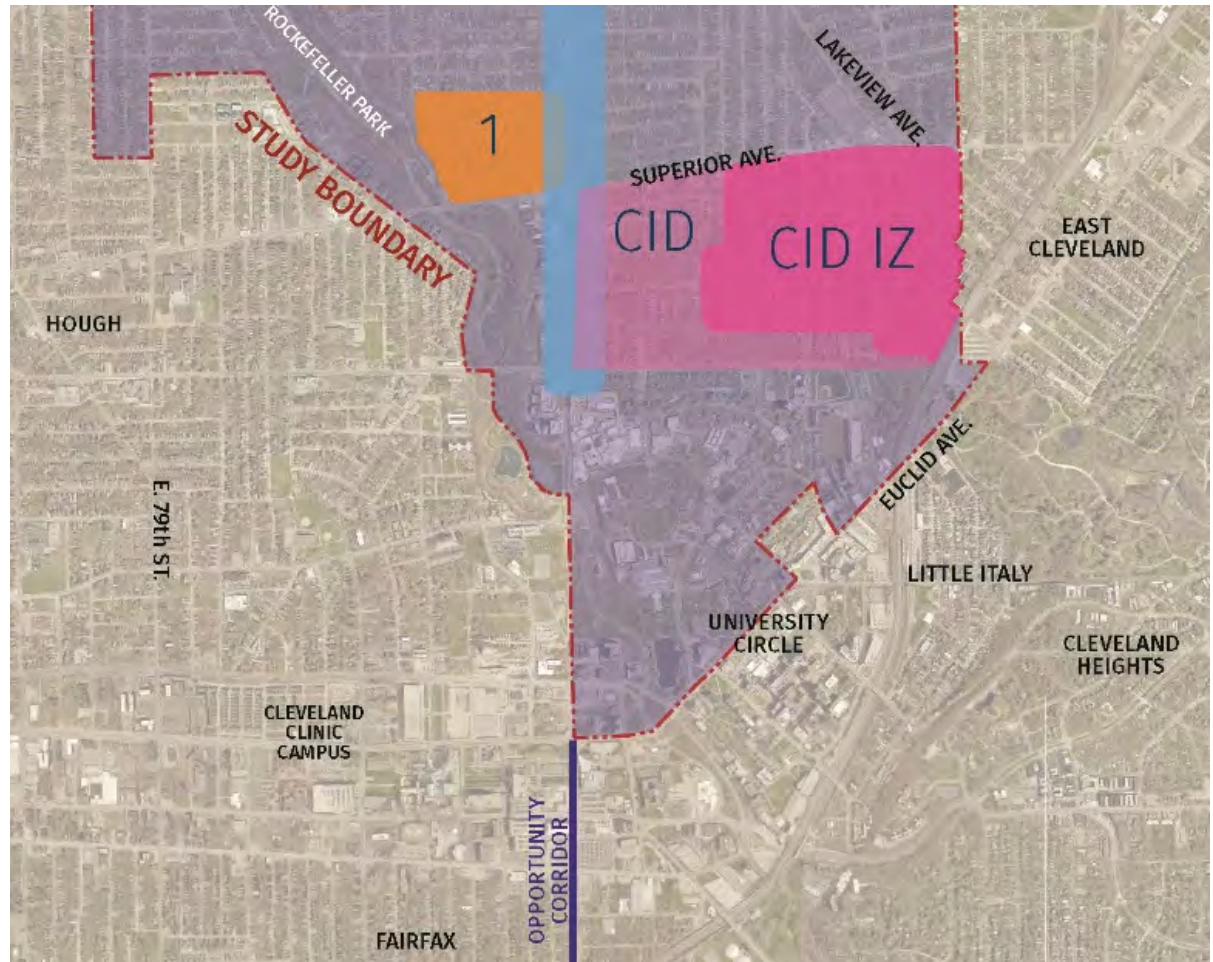
- Programs to help existing homeowners to maintain, repair and stay in their homes.
- New construction opportunities to attract new investment and bolster intact blocks.
- Rental programs to ensure Glenville remains affordable, particularly south of Superior Ave.



## Concentrated Investment District

A community reinvestment program which will catalyze positive change with high quality mixed-income housing, the creation of a cradle-to-college education pipeline and community wellness programs to create a complete neighborhood.

Famicos Foundation's ongoing investment in the Circle North neighborhood, combined with improvements at Mary Bethune School and the proximity to University Circle were factors in designating the CID's location.





# Concentrated Investment District

## Mary M. Bethune School Focus Area



Lakeview Avenue Looking North Towards Mark K. Bethune School & Superior Avenue

# Three Layers of the *MyGlenville* Strategy

## Neighborhood-Wide Strategies

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graph TD; A[Neighborhood-Wide Strategies] --> B[Concentrated Investment District]; A --> C[Targeted Micro-District Initiatives];
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Concentrated  
Investment District

Targeted Micro-  
District Initiatives

**East 105<sup>th</sup>  
Street Corridor**





**PUBLIC ART:**  
WAYFINDING & IDENTITY





# STREETSCAPE: LINKING EAST 105TH





**RETAIL:**  
GROWING  
THE MARKET





**HOUSING:**  
EXPANDING CHOICES





**PARKING LOTS:**  
DESIGNING FOR FLEXIBILITY





**HOUSING:**  
STABILIZE &  
STRENGTHEN





**PUBLIC SPACES:**  
CONNECT &  
ACTIVATE



neighborhood park



hotels



intersection / gateway



senior housing



streetscape improvements



intergenerational housing



multi-function parking lots



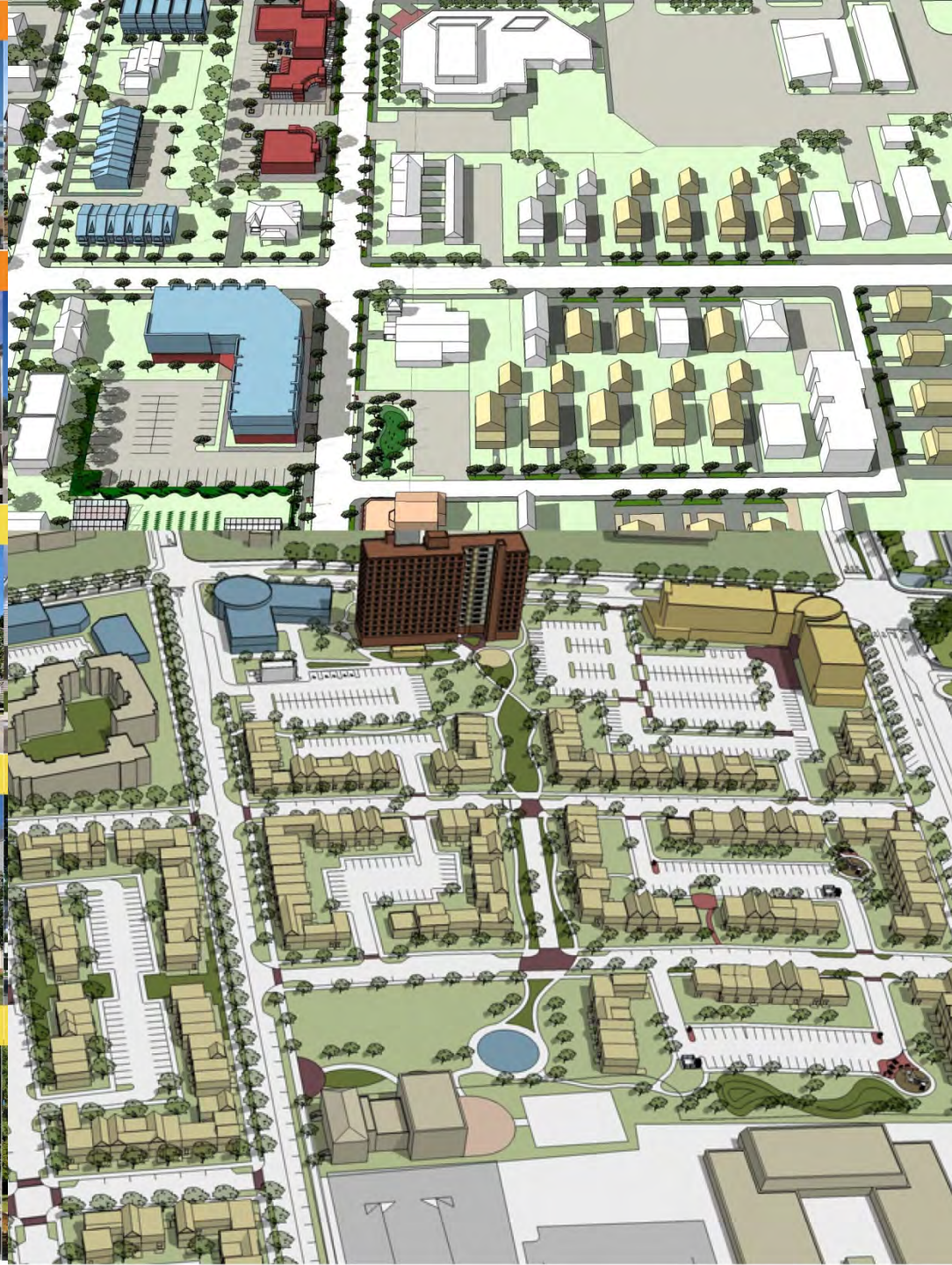
townhomes



mixed-use buildings

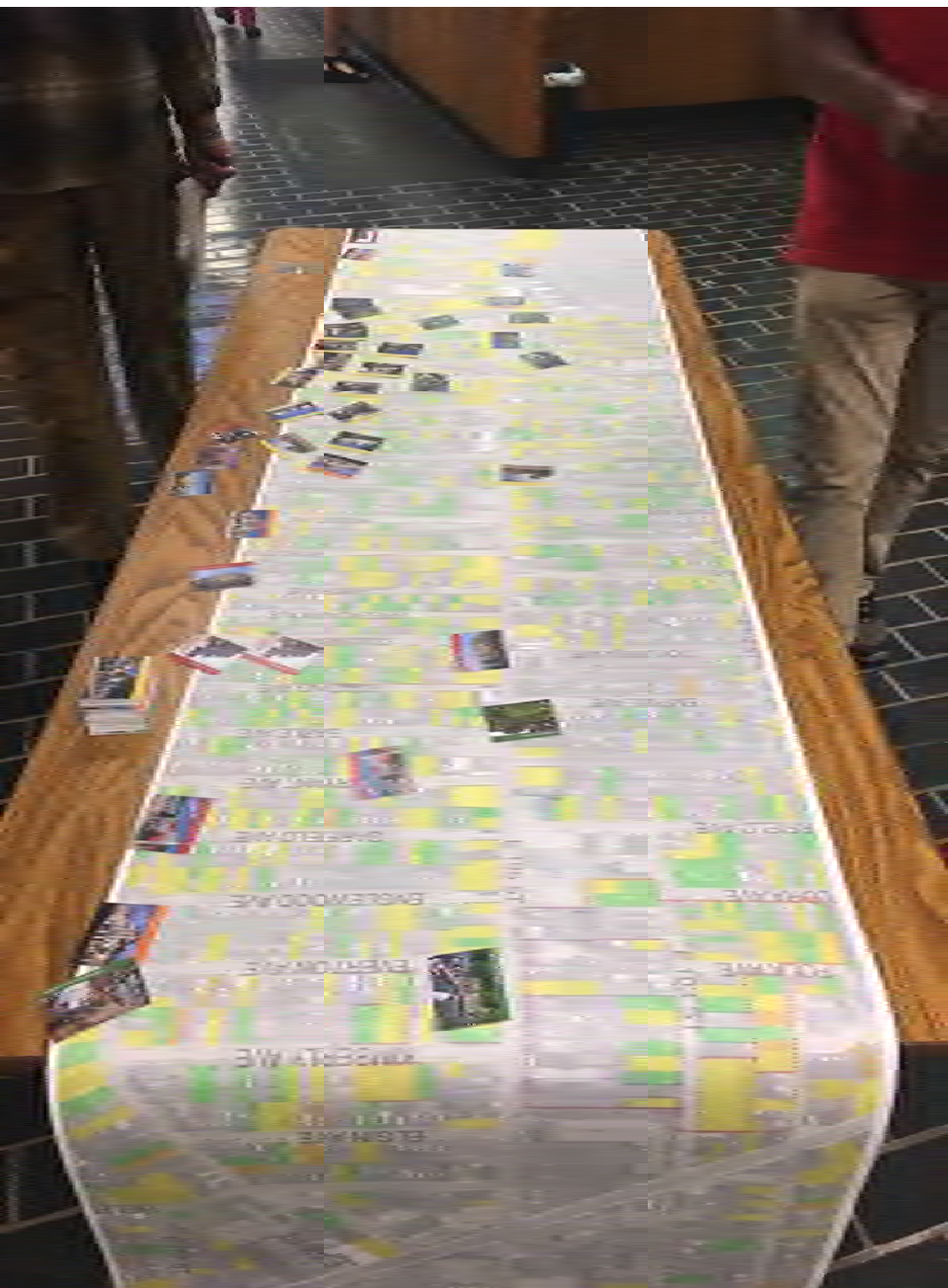


single family homes





EAST 105<sup>TH</sup> STREET ENVISIONING:  
COMMUNITY OUTREACH





# Targeted Initiatives East 105<sup>th</sup> St

Wade Park Avenue to  
Hathaway Avenue:

The strategy for this segment seeks to continue the evolution of this portion of the community into a mixed-income, mixed-use environment.

## 1 Mixed-Income, Mixed-Use Development

These developments will reinvigorate the E. 105th Street Corridor as the central spine of the community, adding services and shops within walking distance to new and existing homes. Building density of activity at E. 105th + Superior will be a key component.

## 2 St. Mark's Church

Pursue concepts for cafe/community gathering venue, similar to Busboys and Poets and the Coupe in Washington DC. Other uses may include community-based learning center for CWRU or other academic institutions.

## 3 Casual Dining Full-Service Restaurants

Utilizing distinctive properties such as the vacant Carnegie Library and the classic filling station.

## CWRU West Quad (not numbered)

University is exploring the potential for a mixed-use zone (750,000 - 1 million square feet) that could house a medical village, office space for partner institutions, or both. Located east of E. 105th, south of Mt. Sinai Drive.

## 4 New Housing

These housing developments will serve households with a range of incomes, including attracting smaller-household Millennials further north from the University Circle area. Home types will include stacked townhomes

## 5 Additional Overnight Lodging

Assuming the success of the Fisher House, encourage additional lodging facilities (i.e., mid-tier hotel, or extended stay hotel)

## 6 Fisher House VA Facility

New facility to provide free lodging for families of veterans hospitalized and being treated at the VA Medical Center and other nearby hospitals.

## 7 Mixed-Use Development

Envisioned as a development site for housing and/or commercial uses. One of the concepts being considered is a business support center/co-working space to connect local entrepreneurs to supportive services and programs.





East 105th Glenville Main Street  
Segment One: Superior & E. 105th District



Intersection of Superior & E. 105th Looking South Towards University Circle

**MEDICAL PROFESSIONAL BUILDING**  
REHABILITATE AS CAFE, UCI OFFICE CO-WORKING SPACES

**STACKED TOWNHOMES / FLATS**  
4-STORY; TOWNHOME OVER FLAT UNIT; DENSITY ALONG E. 105

**GLENVILLE HOTEL**  
CAPTURE MARKET DEMAND; LAND OWNED BY FAMIGOS;

**FISHER HOUSE COMPLEX**  
40 UNIT HOSPITALITY SUITES; PARTNERSHIP WITH THE V.A.

**MIXED-INCOME NEIGHBORHOOD**  
REPURPOSE FORMER SCHOOL SITE; CREATE DENSITY

**CARNegie FAMILY RESTAURANT**  
ADAPTIVE RE-USE AS RESTAURANT; PARKING BEHIND

**COMMUNITY GARDENS**  
RELOCATE; GARDENS; PROXIMITY TO DOAN; COMMUNITY SPACES

**RENOVATED ST. MARK CHURCH**  
CULTURAL CENTER / INSTITUTION; PARTNER WITH UCI, ETC.

**MIXED-USE BUILDINGS AT INTERSECTION**  
INCREASE DENSITY; REDEFINE PLACE; TRANSIT ACCESS

**GATEWAY INTERSECTION / ELEMENT**  
SUPERMAN PAVING PATTERN; SPECIAL LIGHTING; SIGNAGE

**INFILL HOUSING**  
STRATEGIC LOCATIONS; COMPLETE BLOCKS; GREEN HOUSING



# Targeted Initiatives East 105<sup>th</sup> St

Hathaway Avenue to  
Everton Avenue:

The strategy for this segment encourages the relationship between the many important churches in the Glenville neighborhood and the adjacent residential community. The revitalization effort emphasizes support of adjacent residential blocks.

**9 Family Style Restaurant**

This restaurant serve the residents, as well as the commuting church goers that flock to worship services, bible studies, and other events in Glenville

**10 Future Mixed-Use Development**

Potentially senior housing, garden apartments, etc.

**11 Connections to Cultural Gardens & Forest Hills Park**

New linkages with hiking and biking pathways and, ideally, with more pedestrian and bicycle-friendly patterns along E. 105th. Connections to nearby neighborhoods are enhanced with small plazas and community gathering places.

**12 Green Parking Lots**

Beautify existing parking lots, many of which serve the churches on E. 105th, with tree screening, pervious surface paving and other stormwater management controls.



**13 Intergenerational Housing Village**

Cluster of infill homes on consolidated/assembled sites. These homes will be designed to foster interaction among all age groups to improve the lives of children, youth and senior adults.

**★ Preservation & Rehabilitation**

A major emphasis in this segment is the preservation and rehabilitation (especially with intensive façade improvements) of viable smaller commercial structures, coupled with selective demolition of vacant and abandoned properties that detract from the appearance of the corridor.

**★ Gather in Glenville**

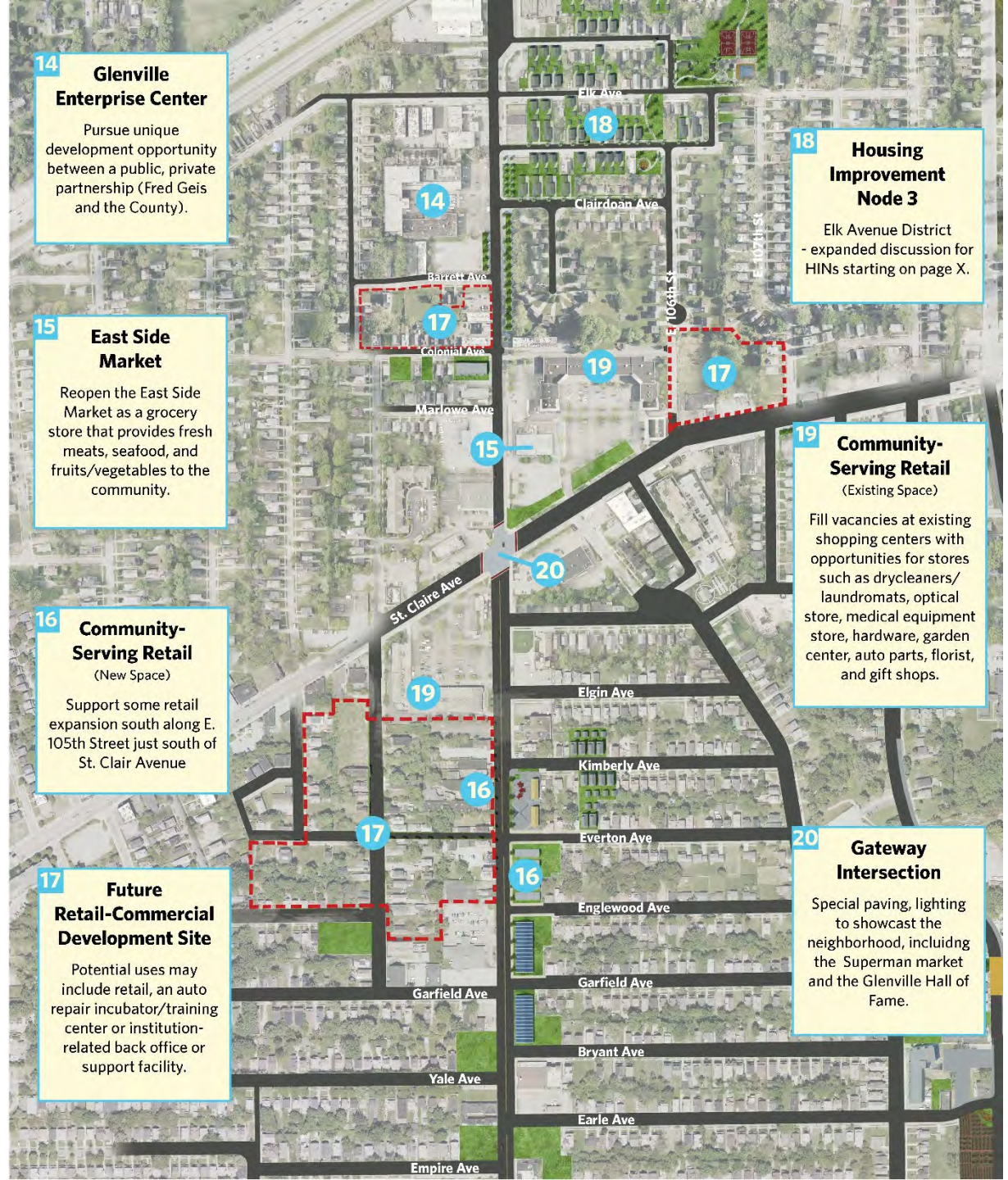
Events to fill summer Sunday afternoons on E. 105th with food, music, family-friendly movies, and shopping. Kicking off in 2016, this series will serve as the lead gathering event for Glenville residents and engage the church-going crowd.



# Targeted Initiatives East 105<sup>th</sup> St

Everton Avenue to  
Interstate 90:

The strategy for this segment focuses attention on job- and service-creating activities, such as rehabilitating the closed East Side Market as a new supermarket and capturing community-serving retail opportunities.





# GLENVILLE – WADE PARK

## STRATEGIC INVESTMENT INITIATIVE



Uniting a community of residents and institutions to preserve and enhance a historic neighborhood



**Planning began a decade ago & the results are still being realized.....**

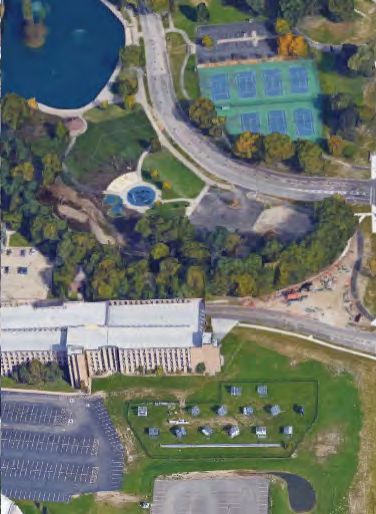
FAMICOS FOUNDATION  
NEIGHBORHOOD PROGRESS INC.  
CITY OF GLENVILLE

JUNE 2007





University Tower Apartments - completed 2012  
\$500+ Million Investment



MLK Intersection - completed 2014



Doan Apartments - Senior Apartments



Heritage Lane Homes: Last House Sold



Notre Dame Apartments Renovation





The Madison –  
Artist in Residence Apartments



Green Spaces as Infill Development



Masterplan: 1 – 3 years



Masterplan: 3 – 5 years



Masterplan: 5+ years



