

KINSMAN NEIGHBORHOOD PLAN SUMMARY

Description. It was the coming of the railroads—specifically the freight line linking Cleveland and Pittsburgh—followed by the extension in the 1860s and '70s of streetcar lines along Kinsman Road and Woodland Avenue that brought about the development of this area, as factories sprang up south of Woodland along East 79th Street. Housing and retail had to be developed quickly for the workers who flowed into the area to apply for jobs. The neighborhood developed as a number of individual residential enclaves interspersed along the rail lines and industrial districts.



Assets. Among the neighborhood's most significant assets are:

- service from both RTA's Red and Blue/Green Line *rapid transit lines*
- nearby access to *Interstate 490*
- a number of *industrial employers* such as the Orlando Baking Company
- the *Ken Johnson Recreation Center*
- the *Marion Motley Playfield* which occupies a portion of the Kingsbury Run Valley

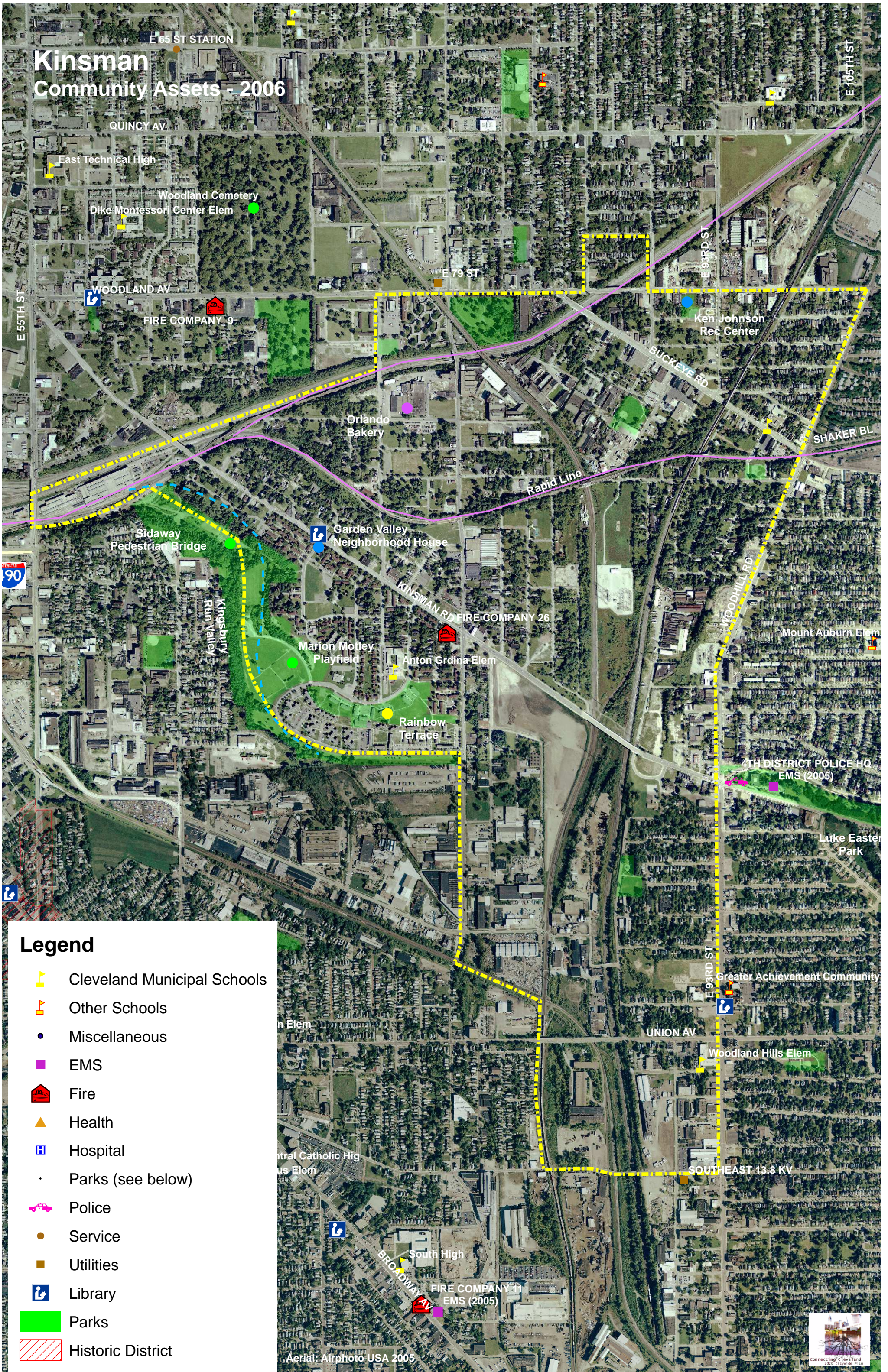
Challenges. Among the challenges faced by the Kinsman neighborhood today are:

- deteriorated housing conditions and large areas of vacant lots
- incompatibility between railroads and residential
- industrial brownfield sites which need clean-up before redeveloping
- illegal dumping on vacant sites
- roadways whose width and turning radii do not easily accommodate industrial traffic and access to the interstate system
- outdated and unattractive retail buildings at East 93rd and Kinsman















Vision. Rebuild the neighborhood offering greater amenities and a variety of housing types to accommodate people with different lifestyles and various levels of income. Among the development opportunities and initiatives proposed for Kinsman are the following:

- development of housing and community center on vacant land off of Kinsman between Laisy and St. Catherine
- construct a new shopping plaza at the southwest corner of East 93rd and Kinsman
- construct a new mini-shopping plaza along Kinsman between East 72nd and East 75th
- construct Opportunity Blvd. to open up access to the Forgotten Triangle area
- development of vacant and underutilized land west of the Hemisphere site
- reconstruction of the Sidaway Bridge over the Kingsbury Run Valley
- use open space and underutilized land in the Kingsbury Run Valley for trail development

Kinsman Community Assets - 2006



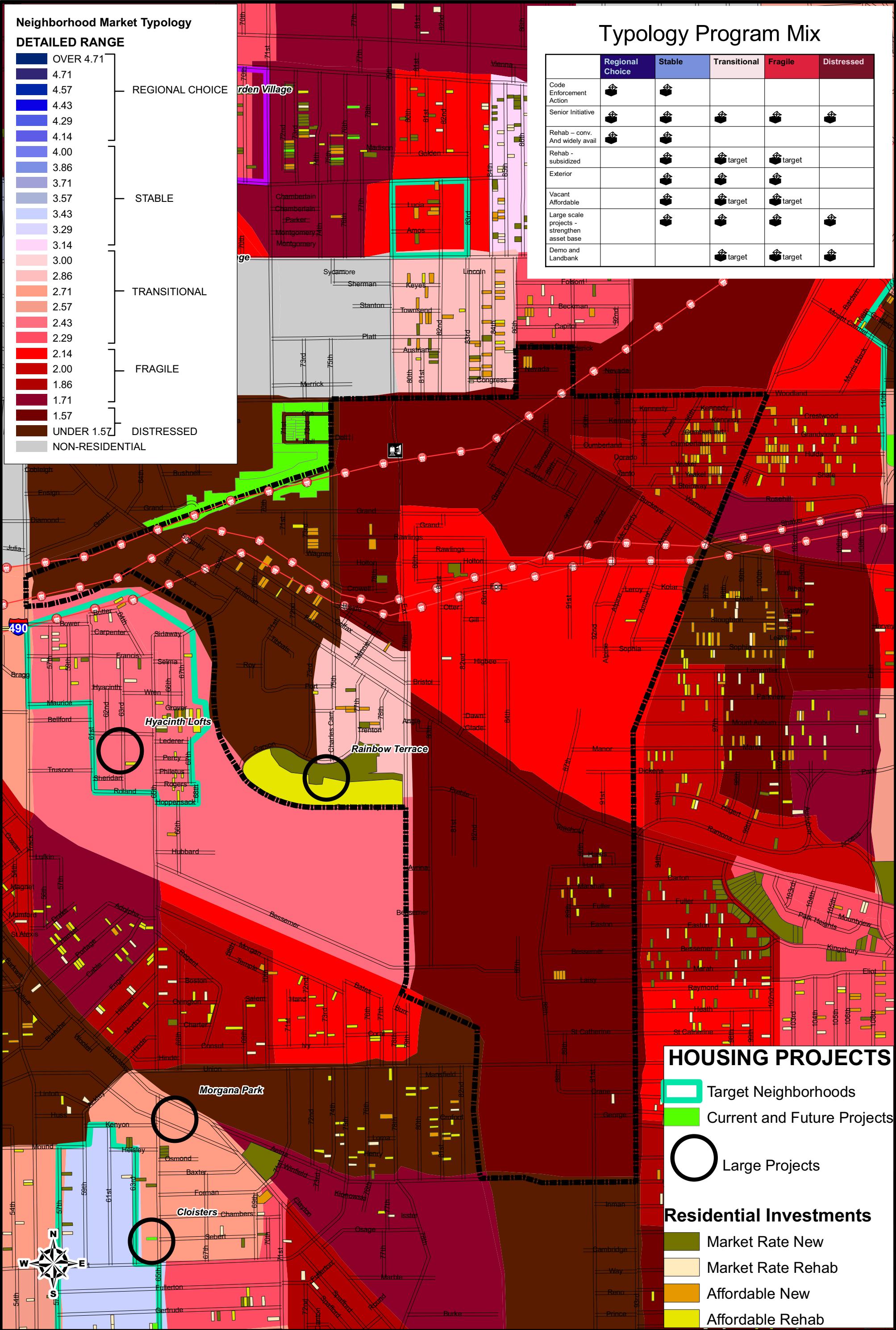
Legend

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

Aerial: Airphoto USA 2005

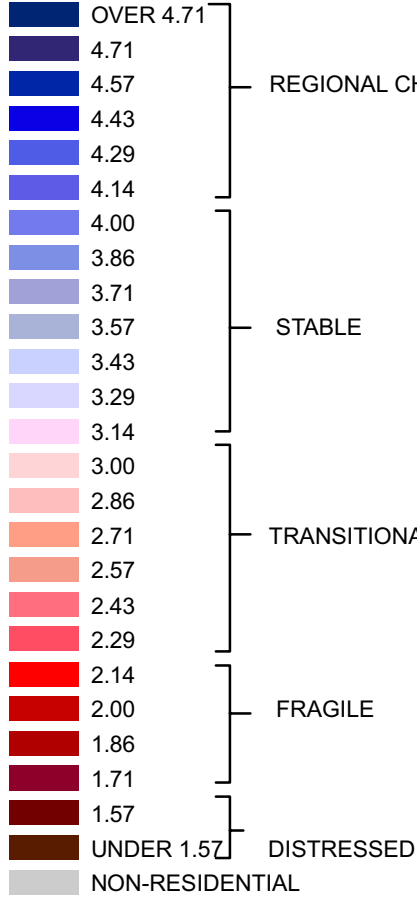


Kinsman Typology and Housing Projects



Neighborhood Market Typology

DETAILED RANGE



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 | 🏠 |

HOUSING PROJECTS

- Target Neighborhoods
- Current and Future Projects
- Large Projects

Residential Investments

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

Kinsman

Connecting Cleveland 2020 Citywide Plan - Retail District Strategies

- Cedar Avenue**
- Create northern gateway to Fairfax
 - Construct streetscape improvements - esp along Clinic Parking
 - Near E. 79th: neighborhood based retail
 - Near Clinic: retail for workers & residents
 - Mix retail with accessory office, research space

East 55th & Woodland

- Create neighborhood level shopping/lifestyle center on southwest corner (possibly food terminal related; cultural center, jazz clubs)
- Bring back historic clock tower as neighborhood icon at southeast corner
- Reconfigure intersection to make safer and more pedestrian/bicycle friendly
- Increase safety by attracting uses that "put eyes on the street"

Broadway

- Consolidate and renovate retail between E. 55th and Aetna
- Improve streetscape following recommendations in TLCI study
- Recruit local residents to work at businesses
- Work with existing businesses to stay and grow and attract new retail and services

Slavic Village

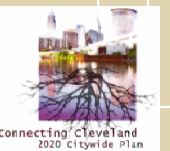
- Capitalize on and grow ethnic shops and restaurants
- Renovate storefronts & increase code enforcement
- Develop infill retail
- Create a "town center" greenspace on south side of street between E 53rd & E 54th
- Implement "Fleet Ave Planning & Design Study" recommendations (streetscape, bike lanes, gateway features, signage)
- Develop vacant lots for off-street parking

East 71st & Harvard

- Recruit businesses as vacancies occur
- Develop new architecturally compatible buildings at the street line in place of parking lots
- Improve landscaping of existing parking lots in district and make them more pedestrian-friendly
- Improve aesthetics of Silverman's Plaza facades and increase parking lot landscaping

East 93rd & Kinsman

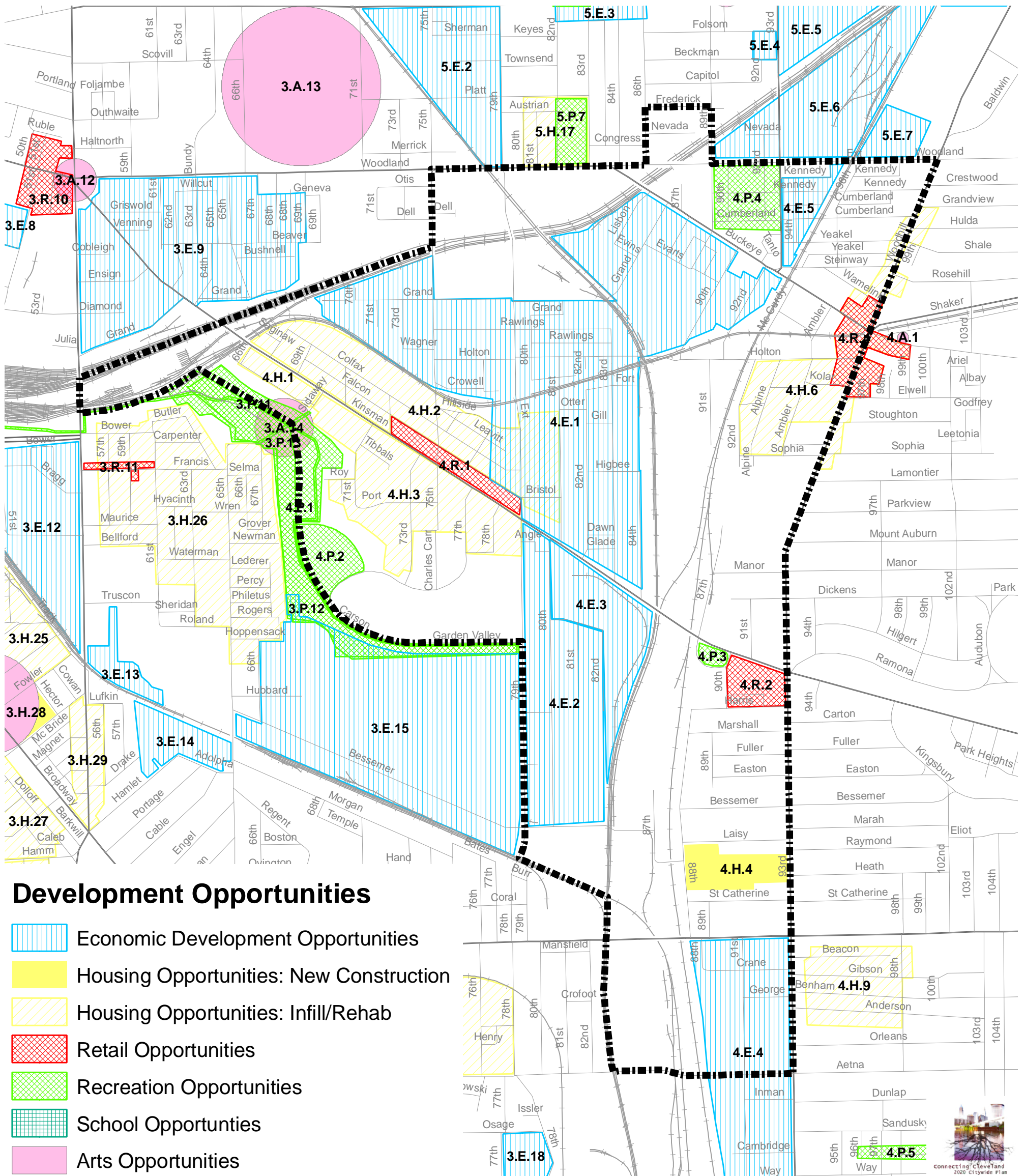
- Construct a new shopping center
- Add streetscape improvements
- Add crosswalks at intersection to improve pedestrian access



Kinsman

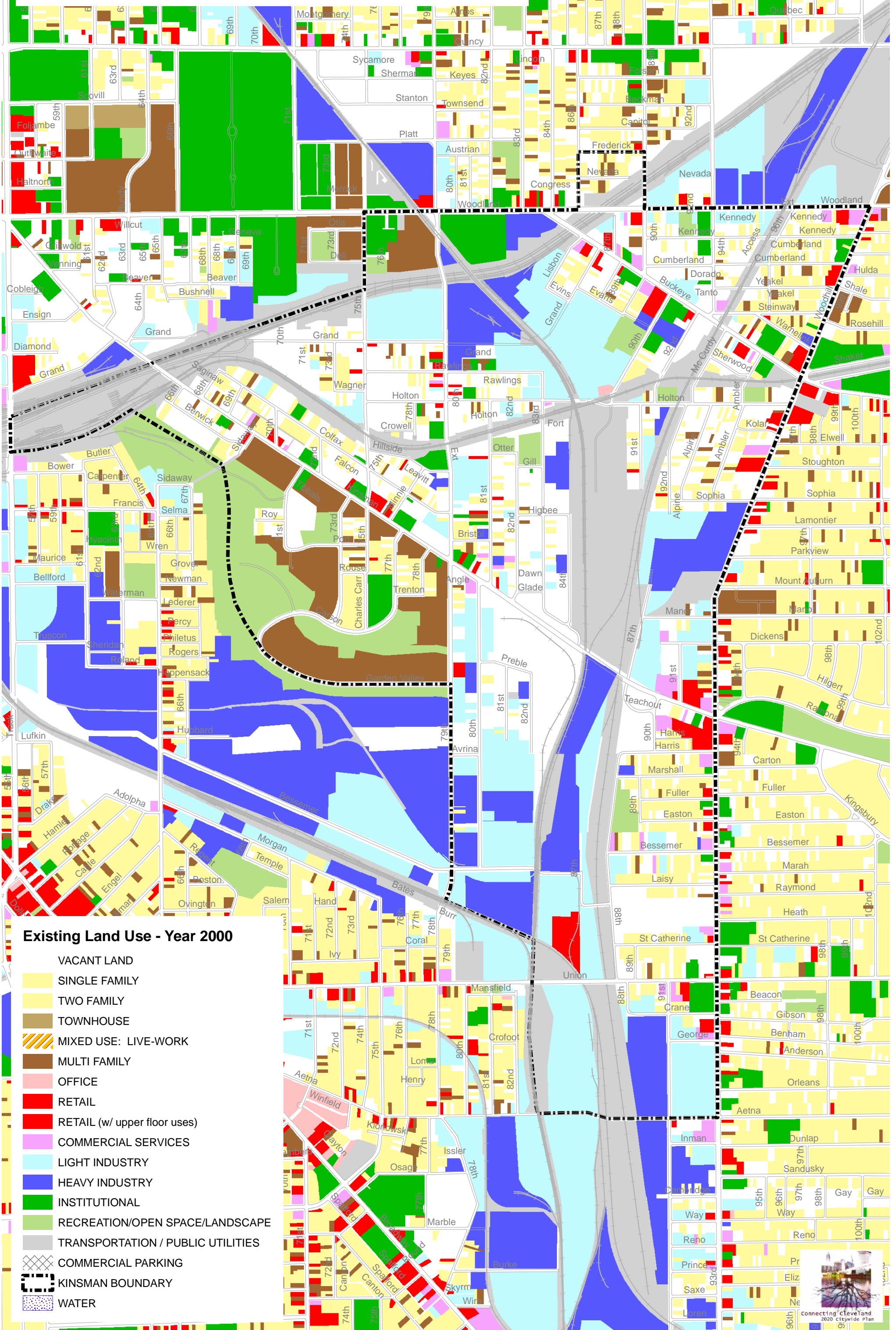
Connecting Cleveland 2020 Citywide Plan - Development Opportunities

- 4.A.1 Cityview Park - pocket park & gateway signage to Buckeye-Shaker/Woodland Hills neighborhood
- 4.E.1 Buckeye Sites – potential industrial park
- 4.E.2 Hemisphere II – opportunity for new industrial development
- 4.E.3 Hemisphere Development – opportunity for industrial park
- 4.E.4 Union Miles Properties - opportunity for new and expanded industrial development
- 4.E.5 Woodland & East 93rd - opportunity for new business development in underutilized area
- 4.H.1 Sidaway Site – opportunity for single-family housing
- 4.H.2 Forgotten Triangle – opportunity for single- and multi-family housing
- 4.H.3 Garden Valley – demolish existing and build new multi-family and infill housing
- 4.H.4 Laisy & St. Catherine – single-family housing
- 4.H.6 Woodhill - opportunity for townhouse single- and multi-family housing with great views of the city skyline
- 4.P.1 Kingsbury Run – opportunity to develop linear park and trail
- 4.P.2 Marion Motley Playfield – redevelopment of existing playing field
- 4.P.3 Troy Lee Jones Cultural Garden – opportunity for a community garden
- 4.P.4 Ken Johnson Recreation Center – expansion of recreation center and park
- 4.R.1 Kinsman Road – opportunity for development of small-scale retail to serve area
- 4.R.2 Kinsman Square – demolish existing plaza and retail buildings for large-scale retail development
- 4.R.4 Cityview Area – demolition of existing buildings and construction of new mixed-use buildings and small-scale retail



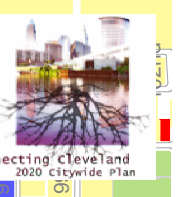
Kinsman

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
- KINSMAN BOUNDARY
- WATER



Kinsman

Connecting Cleveland 2020 Citywide Plan Land Use

