

OHIO CITY NEIGHBORHOOD PLAN SUMMARY

Description. Ohio City was incorporated as its own municipality in 1836 just two days before the incorporation of the "rival" City of Cleveland. It was subsequently annexed to Cleveland in 1854. Housing in Ohio City dates principally from the late 19th century. The predominantly Victorian-style one- and two-family buildings range from modest working class houses to the luxurious residences on portions of Franklin Boulevard and Clinton Avenue. The commercial district at Lorain and West 25th was first established in 1840 as "Market Square". The neighborhood is home to many institutional uses and social service agencies. Lakeview Terrace Estates, built in 1935, was among the first public housing projects in the country. The history, location and major assets of the neighborhood have spurred the renovation of large areas of the neighborhood over the past 30 years.



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

- the *West Side Market*, which was built in 1912 and replaced the older Pearl Road Market
- *proximity and views* of Downtown, Lake Erie and the Cuyahoga Valley
- *Lutheran Medical Center* which specializes in orthopedics and spine, behavioral health and chronic wound care
- *St. Ignatius High School*, a prominent Jesuit institution which since 1886 has provided college preparatory courses for young men
- Many architecturally significant buildings that contribute to the *Ohio City Historic District*

Challenges. Among the challenges faced by the Ohio City neighborhood today are:

- high concentration of social service agencies and subsidized housing units
- improving the appearance of commercial corridors like Detroit and Lorain Avenues and West 25th Street
- deteriorating older housing stock
- vacant industrial brownfield sites in need of redevelopment
- junkyards negatively impacting prospects for adjacent redevelopment

Vision. Take advantage of Ohio City's historic building stock, proximity to Downtown Cleveland and the Flats, and emerging levels of entrepreneurship to create a premier mixed-use neighborhood. Among the development opportunities and initiatives proposed are the following:














- create transit-oriented mixed-use development adjacent to RTA's Ohio City Red Line Rapid Transit station at West 25th Street and Lorain Avenue
- implement phases 7-12 of the Stonebridge mixed-use redevelopment project
- develop infill housing on two large former industrial sites at Fulton Road and Monroe Avenue
- create mixed-use district along Detroit Avenue between West 25th and West 45th Streets
- implement Riverview Hope VI scattered site housing project
- develop contemporary light-industrial park in Queen Barber area at West 25th Street-I-90 interchange
- facilitate relocation of Cleveland-Cuyahoga County Port Authority facilities to parts of Whiskey Island and new island to the north in the lake as proposed in Waterfront Plan
- create better access to the portion of Whiskey Island to remain as open space

Ohio City

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

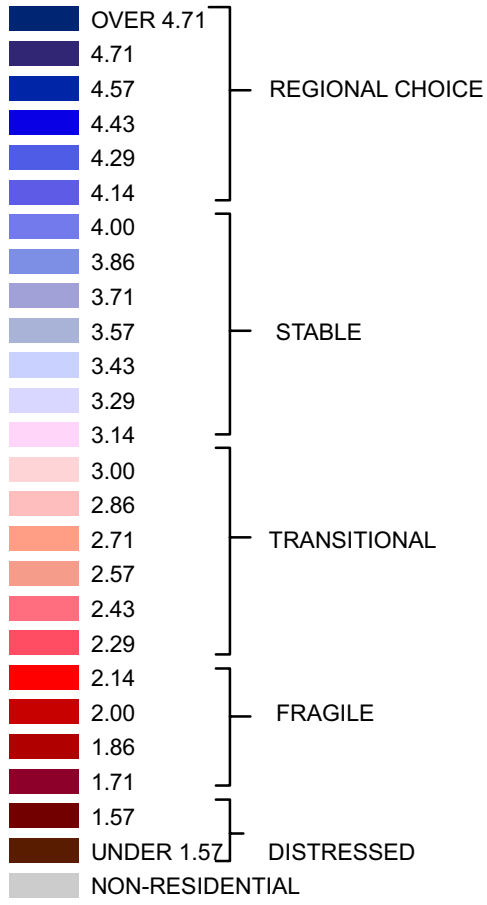


Connecting Cleveland
2020 Citywide Plan

Ohio City Typology and Housing Projects

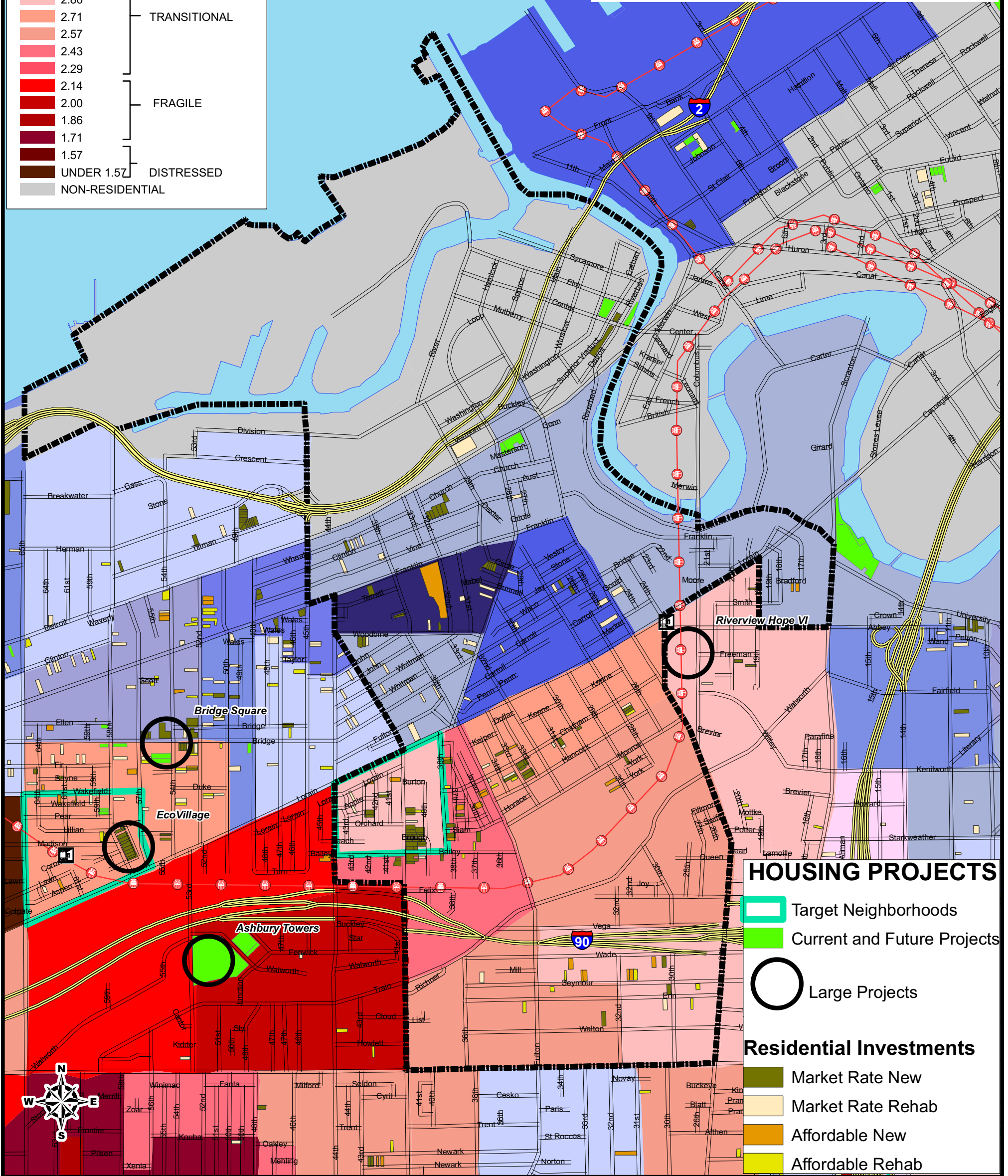
Neighborhood Market Typology

DETAILED RANGE



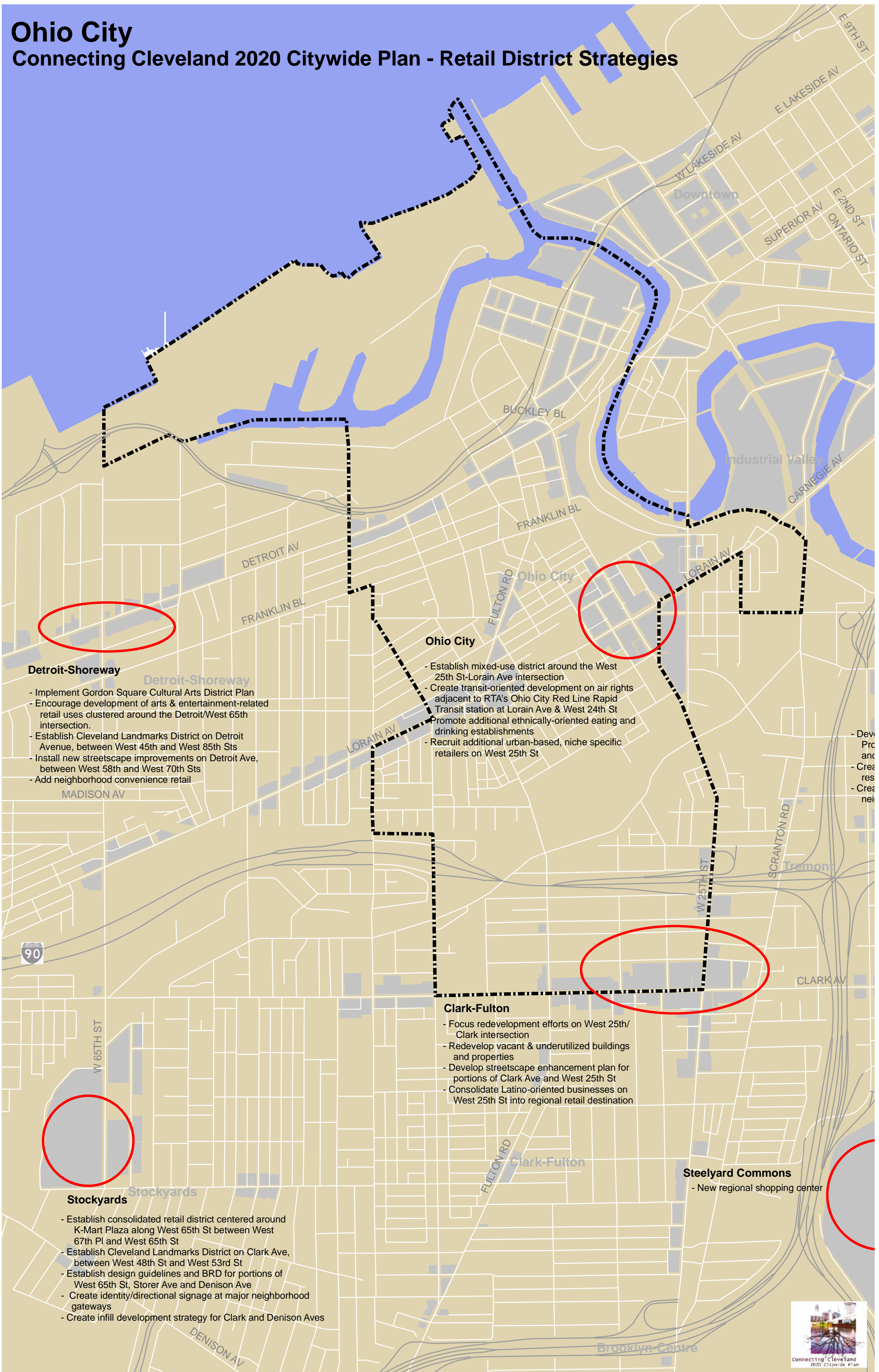
Typology Program Mix

| | 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 | 🏠 |



Ohio City

Connecting Cleveland 2020 Citywide Plan - Retail District Strategies



Detroit-Shoreway

- Implement Gordon Square Cultural Arts District Plan
- Encourage development of arts & entertainment-related retail uses clustered around the Detroit/West 65th intersection.
- Establish Cleveland Landmarks District on Detroit Avenue, between West 45th and West 85th Sts
- Install new streetscape improvements on Detroit Ave, between West 58th and West 70th Sts
- Add neighborhood convenience retail

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- Establish mixed-use district around the West 25th St-Lorain Ave intersection
- Create transit-oriented development on air rights adjacent to RTA's Ohio City Red Line Rapid Transit station at Lorain Ave & West 24th St
- Promote additional ethnically-oriented eating and drinking establishments
- Recruit additional urban-based, niche specific retailers on West 25th St

Clark-Fulton

- Focus redevelopment efforts on West 25th/Clark intersection
- Redevelop vacant & underutilized buildings and properties
- Develop streetscape enhancement plan for portions of Clark Ave and West 25th St
- Consolidate Latino-oriented businesses on West 25th St into regional retail destination

Stockyards

- Establish consolidated retail district centered around K-Mart Plaza along West 65th St between West 67th Pl and West 65th St
- Establish Cleveland Landmarks District on Clark Ave, between West 48th St and West 53rd St
- Establish design guidelines and BRD for portions of West 65th St, Storer Ave and Denison Ave
- Create identity/directional signage at major neighborhood gateways
- Create infill development strategy for Clark and Denison Aves

Steelyard Commons

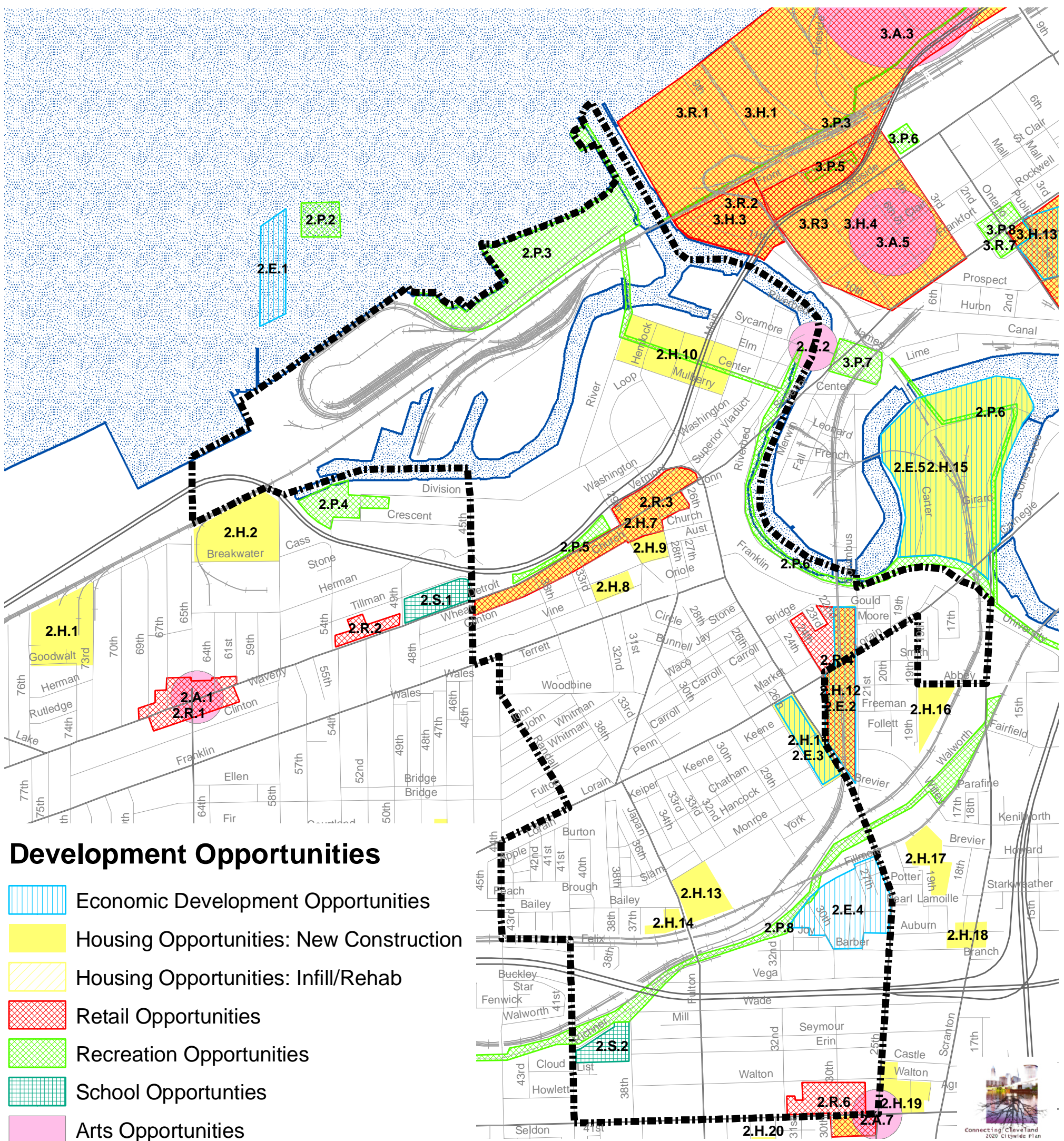
- New regional shopping center



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Connecting Cleveland 2020 Citywide Plan - Development Opportunities

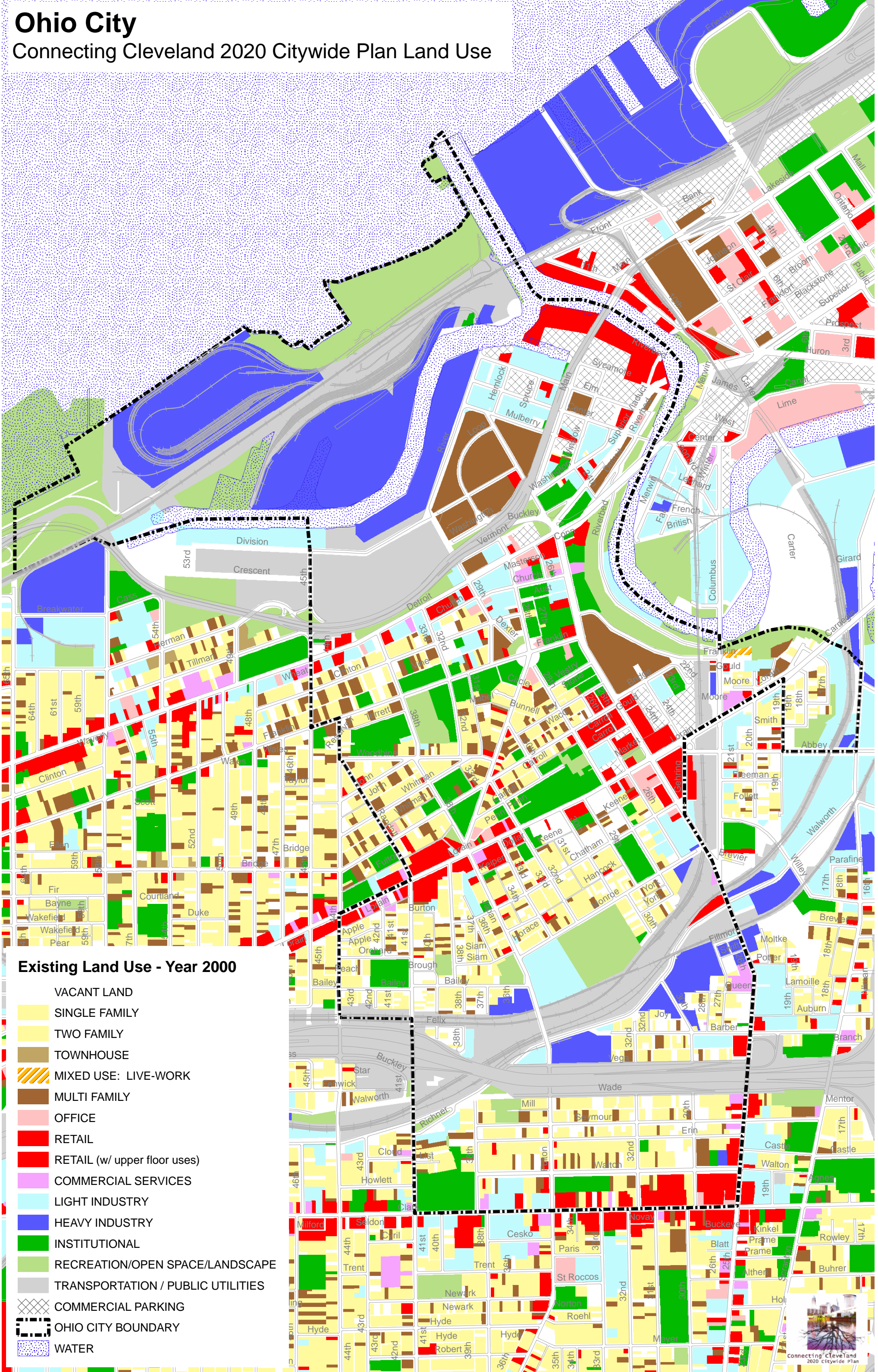
- 2.A.2 New Towpath Trail Bridge - public art opportunity in conjunction with proposed new signature pedestrian bridge
- 2.A.7 Hispanic Village - development of Hispanic-themed arts, cultural and retail district
- 2.E.1 Cleveland-Cuyahoga County Port Authority Relocation – 110-acres reclaimed from the lake could accommodate a new port facility and industrial development
- 2.E.2 Lorain Avenue & Columbus Road – retail and/or office development on RTA air rights as part of a transit-oriented development project
- 2.E.3 West 25th-Lorain-Gehring Corridor – develop infill retail and/or office space
- 2.E.4 West 25th Street-Barber Avenue – redevelop area for light industrial use
- 2.H.10 Stonebridge Phases 7-12 – mixed-use: (residential + retail/office space)
- 2.H.11 Lorain Avenue & Columbus Road – RTA air rights offer opportunity for mixed-use development (residential and retail/office space)
- 2.H.12 West 25th-Lorain-Gehring Corridor – mixed-use (residential + retail/office space) development
- 2.H.13 Fulton Road & Monroe Avenue – townhouse residential development
- 2.H.14 Junk Yard Site – single-family residential development
- 2.H.7 Detroit Avenue South – mixed-use residential and retail/office
- 2.H.8 Clinton Avenue – townhouse residential development
- 2.H.9 CMHA Hope VI Project – townhouse residential development
- 2.P.2 Port of Cleveland Relocation and New Public Park – 50-acres of new lakefront recreational use in conjunction with the Port of Cleveland's possible relocation
- 2.P.3 Whiskey Island Park – preserve 30 acres of lakefront open space and historic Coast Guard station to accommodate beach, marina and other recreation uses
- 2.P.5 Jim Mahone Green – preserve two acres of open space as a new park with prime lakefront views, a.k.a. Dogbone Park
- 2.P.6 Towpath Trail Extension – develop the 5.5-mile long extension connecting the new regional multi-purpose trail system to downtown Cleveland
- 2.P.8 Walworth Run Greenway – construction of a neighborhood multi-purpose trail connection to the Towpath Trail
- 2.R.3 Detroit-Shoreway East – develop new retail as part of a larger mixed-use development
- 2.R.4 West 25th-Lorain-Gehring – transit-oriented development opportunity includes air rights over RTA tracks and Market Plaza property
- 2.R.6 West 25th Street-Clark Avenue - redevelopment of vacant & underutilized grocery store and surface parking lot properties
- 2.S.2 Thomas Jefferson Middle School Replacement – construction of a new middle school building to replace the existing facility



Connecting Cleveland 2020 Citywide Plan

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Connecting Cleveland 2020 Citywide Plan Land Use



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