

# TREMONT NEIGHBORHOOD PLAN SUMMARY

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**Description.** In its past Tremont was the site of two Union Army camps during the Civil War and was briefly the home of the city's first institution of higher learning, Cleveland University (1851-1953). The area was first developed as an upper-middle class neighborhood with larger lots but as housing was needed to accommodate workers in the businesses in the industrial valley second houses were built on many lots and the density increased. Tremont's traditional urban fabric was adversely affected by the construction of Interstate Highways 71, 90 and 490 which isolated it from surrounding neighborhoods. Today many people think of Tremont as just the area around Professor Street but it also includes residential enclaves along Scranton Road and south of I-490.



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

- *proximity and views* of Downtown and the Cuyahoga Valley
- the many *historic churches* with distinct steeples located throughout the neighborhood
- the *Professor Street retail district* with many trendy restaurants and taverns
- the wide tree lawns which contribute to a very *pedestrian comfortable environment and sense of place*
- *Lincoln Park* which resembles a New England village green, complete with gazebo
- *major new housing developments* which are contributing to the neighborhood's rebirth

**Challenges.** Among the challenges faced by the Tremont neighborhood today are:

- maintenance of affordable housing opportunities
- continued poor air quality and environmental conditions
- lack of parking to accommodate residents and businesses
- integration of new infill housing within existing urban context
- relative isolation from adjoining neighborhoods
- poor access to Tremont Playfields
- controlling the spread of unplanned retail development along Quigley/West 3<sup>rd</sup> Street, north of Steelyard Commons

**Vision.** Capitalize on Tremont's scenic views, ethnic heritage and proximity to Downtown Cleveland and the Ohio & Erie Canal Towpath Trail, assets that make it a choice destination for visitors and potential residents. Among the development opportunities and initiatives proposed are the following:

- continue to promote Tremont as a regional dining and arts destination
- create neighborhood connections to the Towpath Trail
- develop scenic overlooks along University Avenue from which to view the Downtown skyline and industrial Flats
- better connect the neighborhood to Tremont Valley Playfield
- promote Tremont as a heritage tourism site that merges the story of steelmaking and ethnic settlement
- develop off-street parking facilities to accommodate commercial parking demand
- create a mixed-use development strategy for the Scranton Road Peninsula that accommodates housing, retail, office and recreation uses
- identify a route for Flats Intermodal Connector Roadway to accommodate industrial truck traffic traveling between lakefront and regional interstate highway system



# Tremont Neighborhood Assets - 2006



## Legend

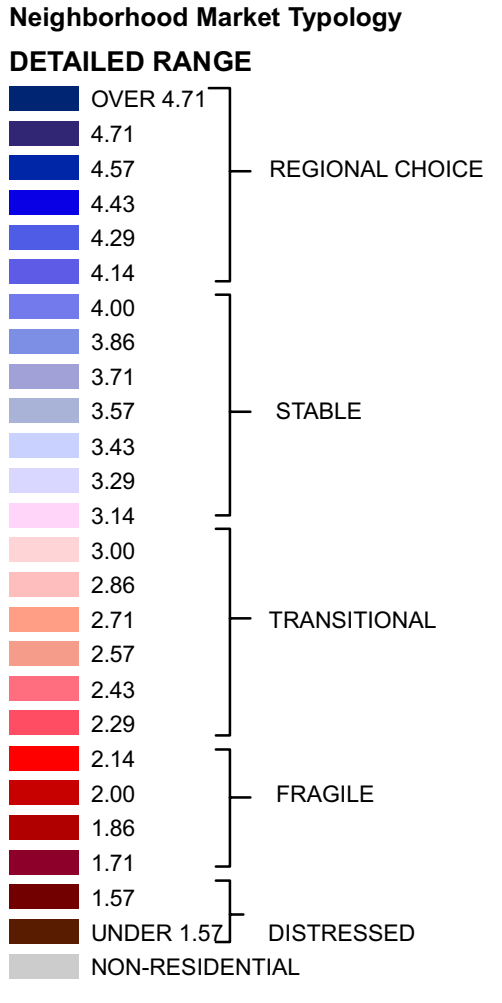
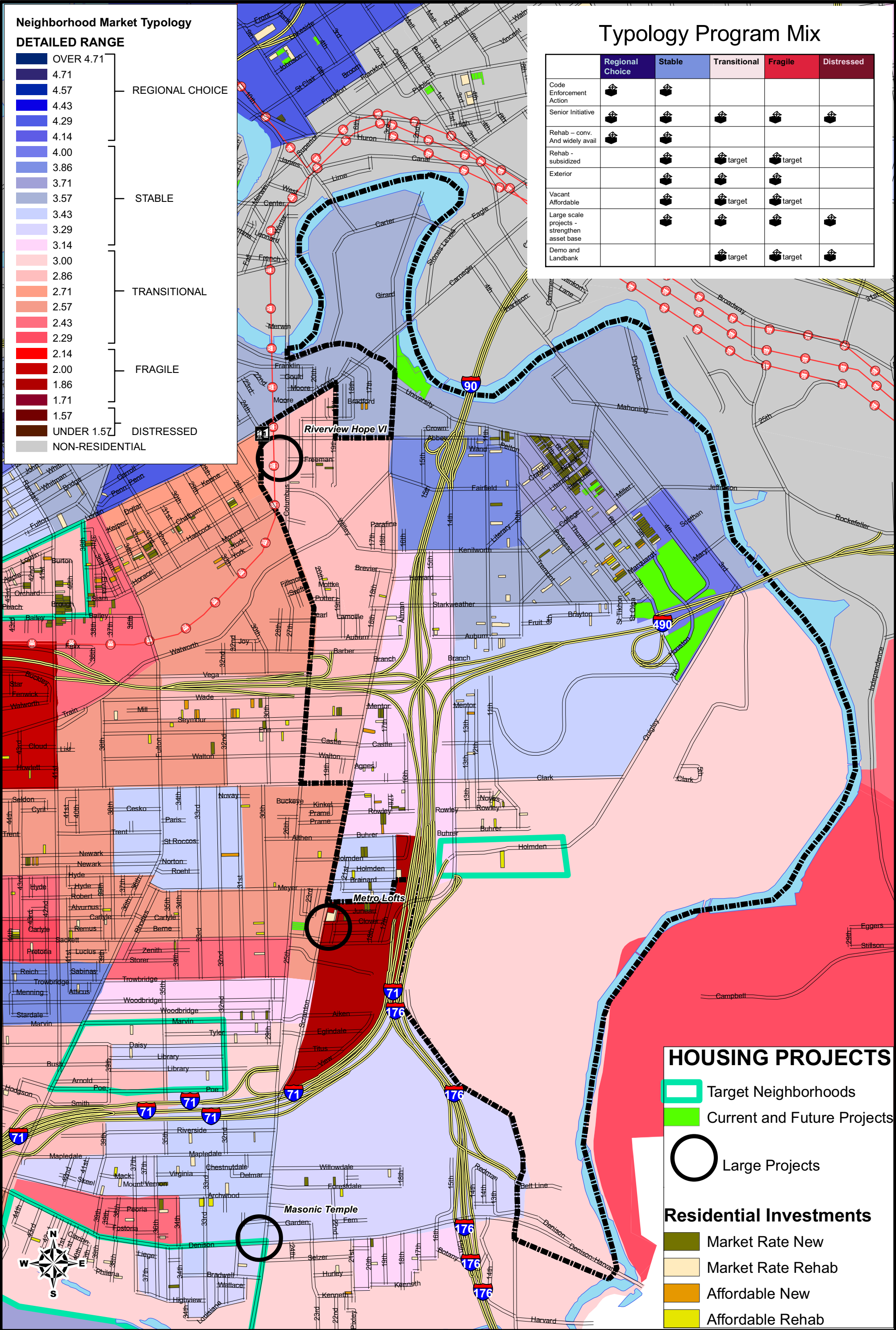
- Cleveland Municipal Schools
- Other Schools
- Miscellaneous
- EMS
- Fire
- Health
- Hospital
- Parks (see below)
- Police
- Service
- Utilities
- Library
- Parks
- Historic District

Aerial: Airphoto USA 2005





# Tremont Typology and Housing Projects



### Typology Program Mix

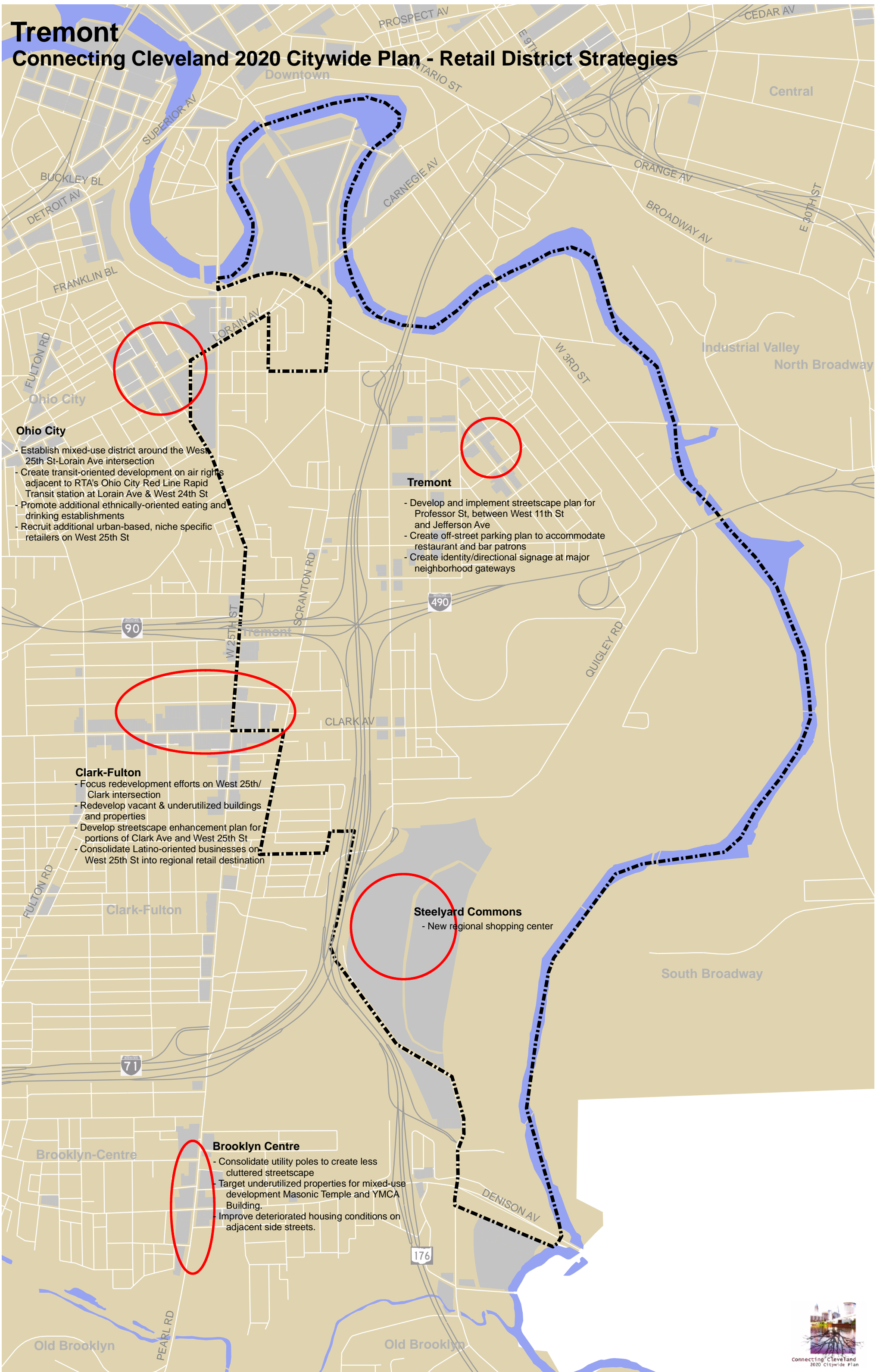
	Regional Choice	Stable	Transitional	Fragile	Distressed
Code Enforcement Action	🏠	🏠			
Senior Initiative	🏠	🏠	🏠	🏠	🏠
Rehab - conv. And widely avail	🏠	🏠			
Rehab - subsidized		🏠	🏠 target	🏠 target	
Exterior		🏠	🏠	🏠	
Vacant Affordable		🏠	🏠 target	🏠 target	
Large scale projects - strengthen asset base		🏠	🏠	🏠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





# Tremont

## Connecting Cleveland 2020 Citywide Plan - Retail District Strategies



### Ohio City

- 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

### Tremont

- Develop and implement streetscape plan for Professor St, between West 11th St and Jefferson Ave
- Create off-street parking plan to accommodate restaurant and bar patrons
- Create identity/directional signage at major neighborhood gateways

### 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

### Steelyard Commons

- New regional shopping center

### Brooklyn Centre

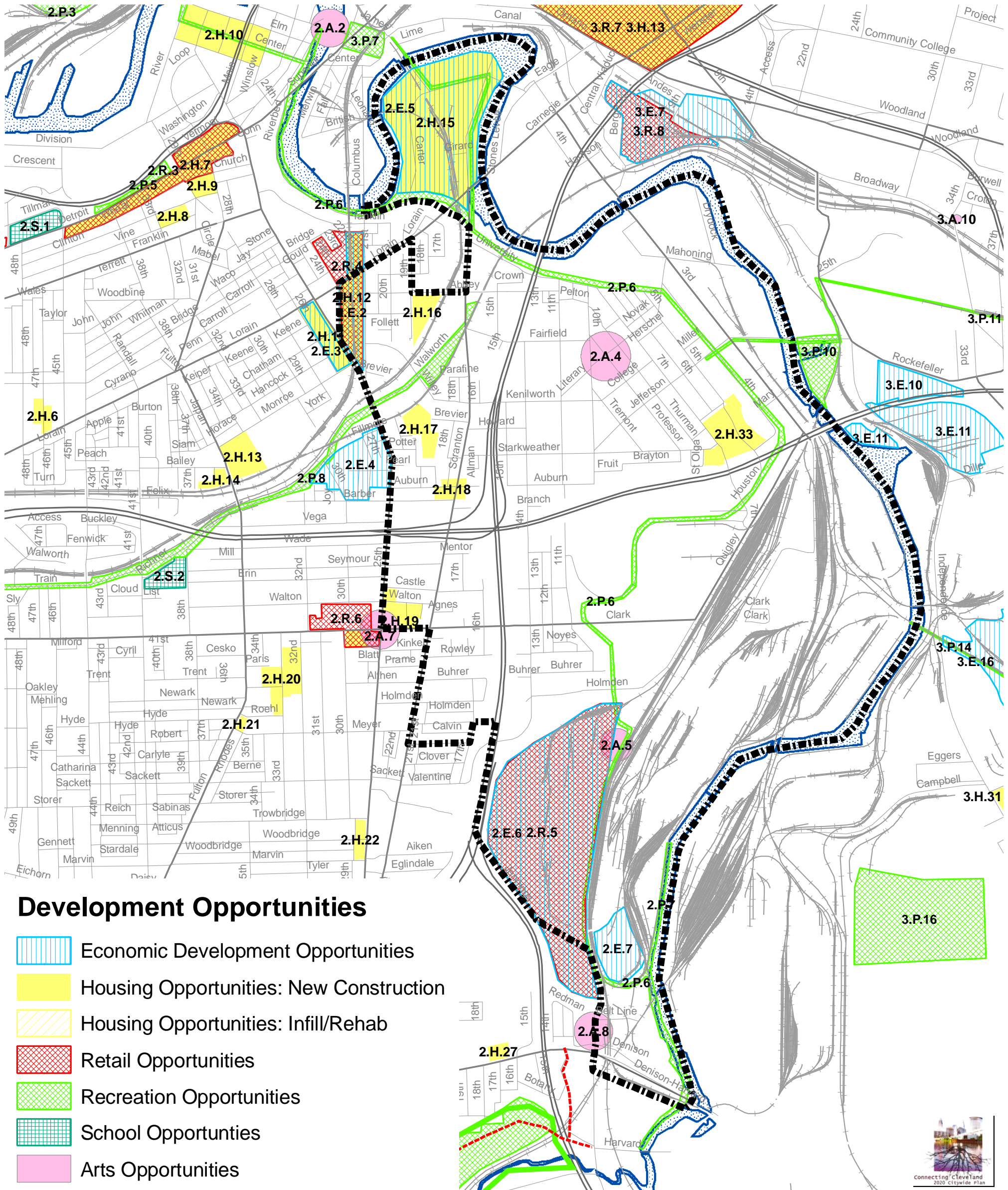
- Consolidate utility poles to create less cluttered streetscape
- Target underutilized properties for mixed-use development Masonic Temple and YMCA Building.
- Improve deteriorated housing conditions on adjacent side streets.



# Tremont

## Connecting Cleveland 2020 Citywide Plan - Development Opportunities

- 2.A.4 Tremont Art Galleries & Historic Churches – collection of art galleries and historic ethnic church architecture
- 2.A.5 Steelyard Commons Steel Heritage Interpretive Exhibit - small interpretive exhibit commemorating steelmaking, housed in historic building
- 2.A.7 Hispanic Village - development of Hispanic-themed arts, cultural and retail district
- 2.E.5 Scranton Road Peninsula – develop 65-acre site to accommodate new mixed-use development featuring residential, office and commercial uses
- 2.E.6 Steelyard Commons – 127-acre site will accommodate an up-to-1-million-square-foot regional shopping center and related out-lot development
- 2.E.7 Mittal Steel Industrial Property – 15-acre site will accommodate new light-industrial development
- 2.H.12 West 25th-Lorain-Gehring Corridor – mixed-use (residential + retail/office space) development
- 2.H.15 Scranton Peninsula - mixed-use (residential + retail/office space) development
- 2.H.16 Abbey Avenue Area – single-family residential development
- 2.H.17 Brevier Avenue – single-family residential development
- 2.H.18 Ohio Awning Area – multi-family and single-family residential
- 2.H.19 Clark Avenue-West 25th Street – mixed-use: residential + retail/office on adaptively reused upper floors and new construction
- 2.H.33 Tremont Pointe - development of mixed-income neighborhood to include low and market rate rental and for-sale town homes and multi-family units
- 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.7 Mittal Steel/Cuyahoga Riverfront – develop this six-acre linear parcel along the Cuyahoga River to accommodate the new Towpath Trail
- 2.P.8 Walworth Run Greenway – construction of a neighborhood multi-purpose trail connection to the Towpath Trail
- 2.R.4 West 25th-Lorain-Gehring – transit-oriented development opportunity includes air rights over RTA tracks and Market Plaza property
- 2.R.5 Steelyard Commons – development of a 1-million square foot regional shopping center and related out-lots



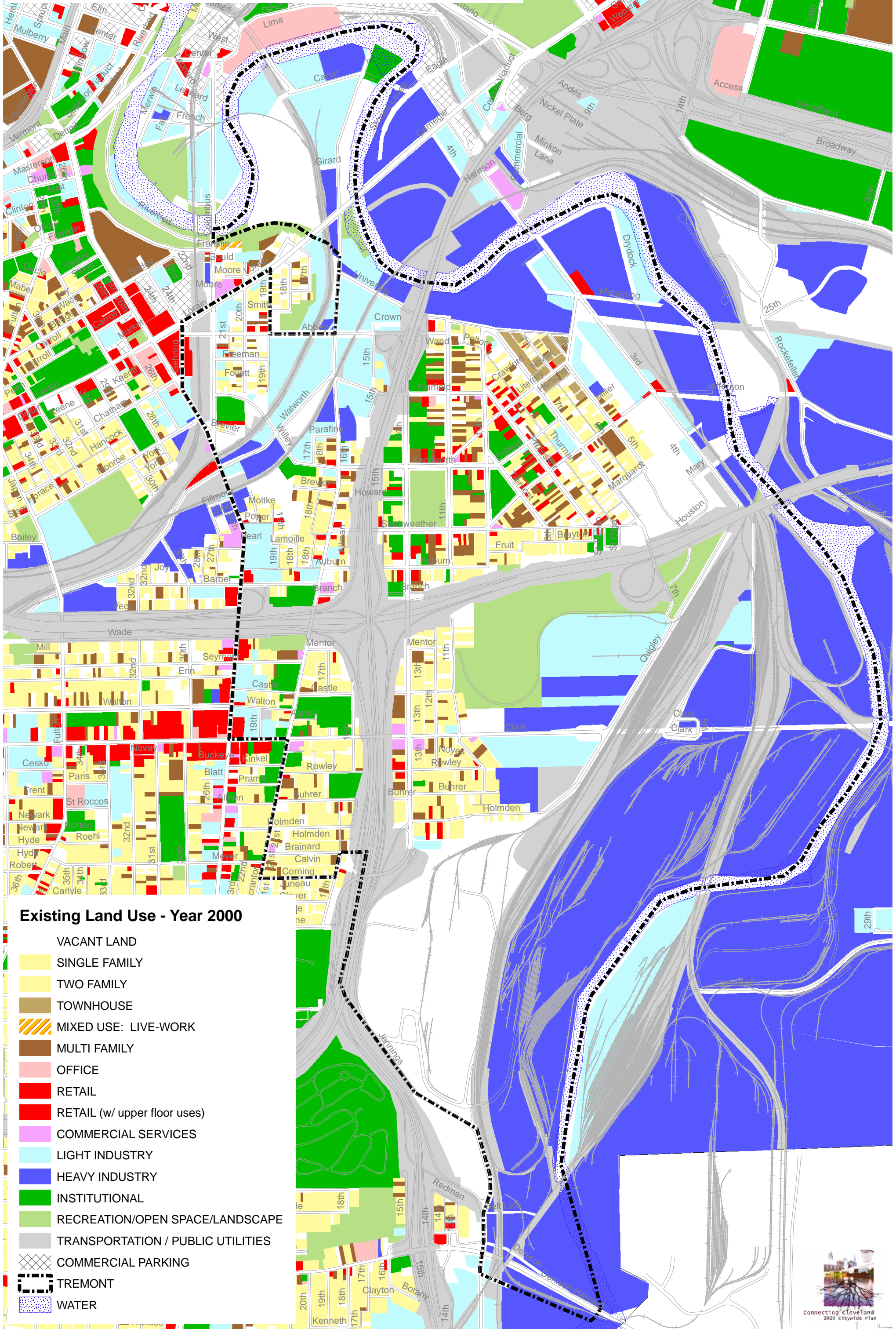
### Development Opportunities

-  Economic Development Opportunities
-  Housing Opportunities: New Construction
-  Housing Opportunities: Infill/Rehab
-  Retail Opportunities
-  Recreation Opportunities
-  School Opportunities
-  Arts Opportunities



# Tremont

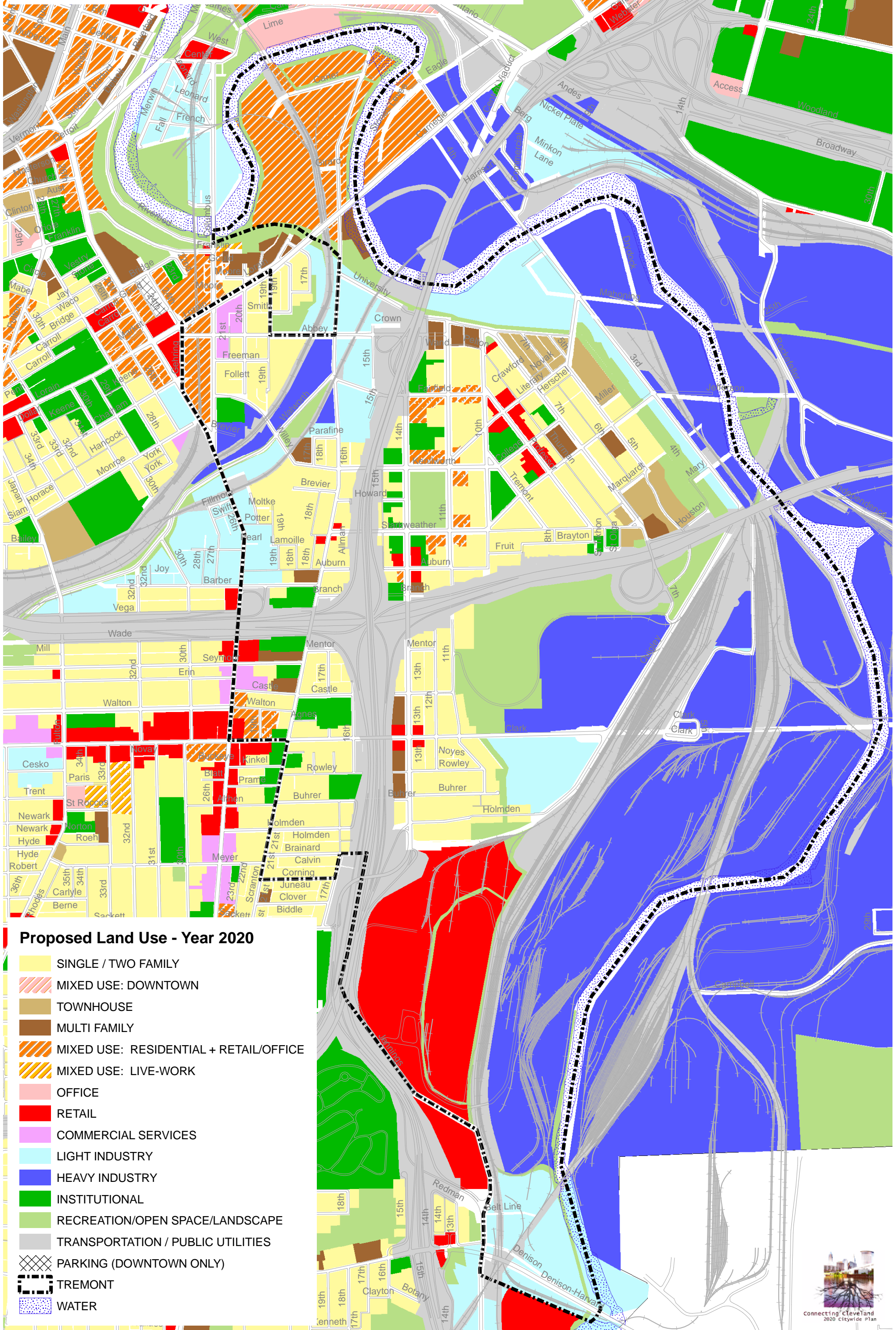
## Connecting Cleveland 2020 Citywide Plan Land Use





# Tremont

## 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)
- TREMONT
- WATER