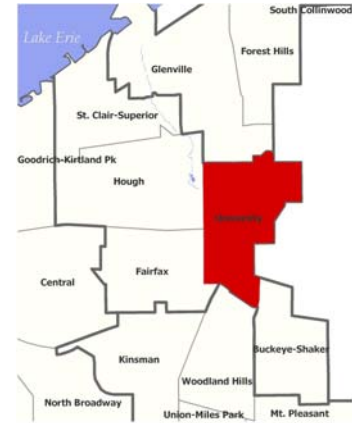


# UNIVERSITY NEIGHBORHOOD PLAN SUMMARY

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**Description.** The University neighborhood encompasses two of Cleveland's most well known places, University Circle and Little Italy. University Circle came into being in the 1880s with the donation of 63 acres of wooded parkland to the City by financier Jephtha Wade, one of the creators of Western Union. "Little Italy." was established in the late 1800s by Italian immigrants who settled there for lucrative employment in the nearby marble works. The dense housing in Little Italy represents the largest residential area in the neighborhood. There are a few other isolated streets of residential and student housing located in the neighborhood. The majority of the land in the neighborhood is either institutional use or park land.



**Assets.** University is home to many institutions that are not only assets to the neighborhood but the region as well. Among the assets in the neighborhood are:

- *educational institutions* like Case Western Reserve University, the Cleveland Institute of Art, the Cleveland Institute of Music, the Cleveland Music School Settlement, John Hay High School and the Arts Magnet School
- *health institutions* the University Hospitals and the Veterans Hospital
- *cultural attractions* such as the Cleveland Museum of Art, Severance Hall, the Western Reserve Historical Society, Cleveland Museum of Natural History, the Children's Museum and the Cleveland Botanical Gardens
- *natural features* such as Doan Brook and the hillside to the "Heights"
- *open spaces* such as Wade Park, Ambler Park and Lakeview Cemetery

**Challenges.** Among the challenges faced by the University neighborhood are:

- increasing the variety of housing available for a variety of markets and identifying locations for new housing
- maintaining aging historically significant housing
- undertaking improvements that will maintain the vibrancy of Little Italy's commercial district
- creating a lively center of activity for University Circle
- reconfiguring roadways to improve sense of place and traffic flow
- better integrating rapid transit stations into the fabric of the district
- creating development sites for institutional expansion and spin-off development















**Vision.** Maintain the University area as a leading center of arts, education and health care but with an improved sense of neighborhood and an increased variety of housing options. Among the development opportunities and initiatives proposed are the following:

- encourage institutional improvements that maintain University Circle as a center of arts and culture for the region
- encourage the student, faculty and worker populations of the universities and institutions to live in the neighborhood by providing the necessary housing, retail, entertainment job, and technological amenities they require and create a 24 hour environment
- reinforce University Circle as the number two economic center for the region behind downtown
- develop neighborhood connections utilizing natural amenities such as Doan Brook and Rockefeller Park
- undertake roadway and intersection improvements that create gateways, increase safety and improve pedestrian friendliness
- undertake improvements to transit stations that will foster the construction of transit-oriented development projects

# University Neighborhood Assets - 2006



## Legend

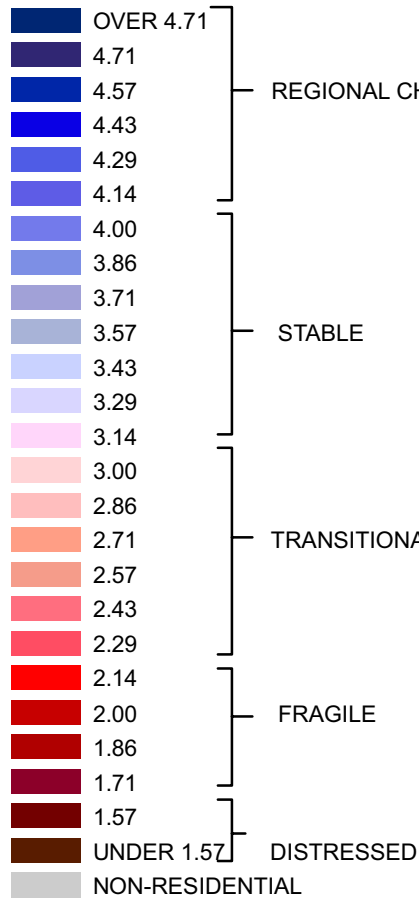
-  Cleveland Municipal Schools
-  Other Schools
-  Miscellaneous
-  EMS
-  Fire
-  Health
-  Hospital
-  Parks (see below)
-  Police
-  Service
-  Utilities
-  Library
-  Parks
-  Historic District



# University Typology and Housing Projects

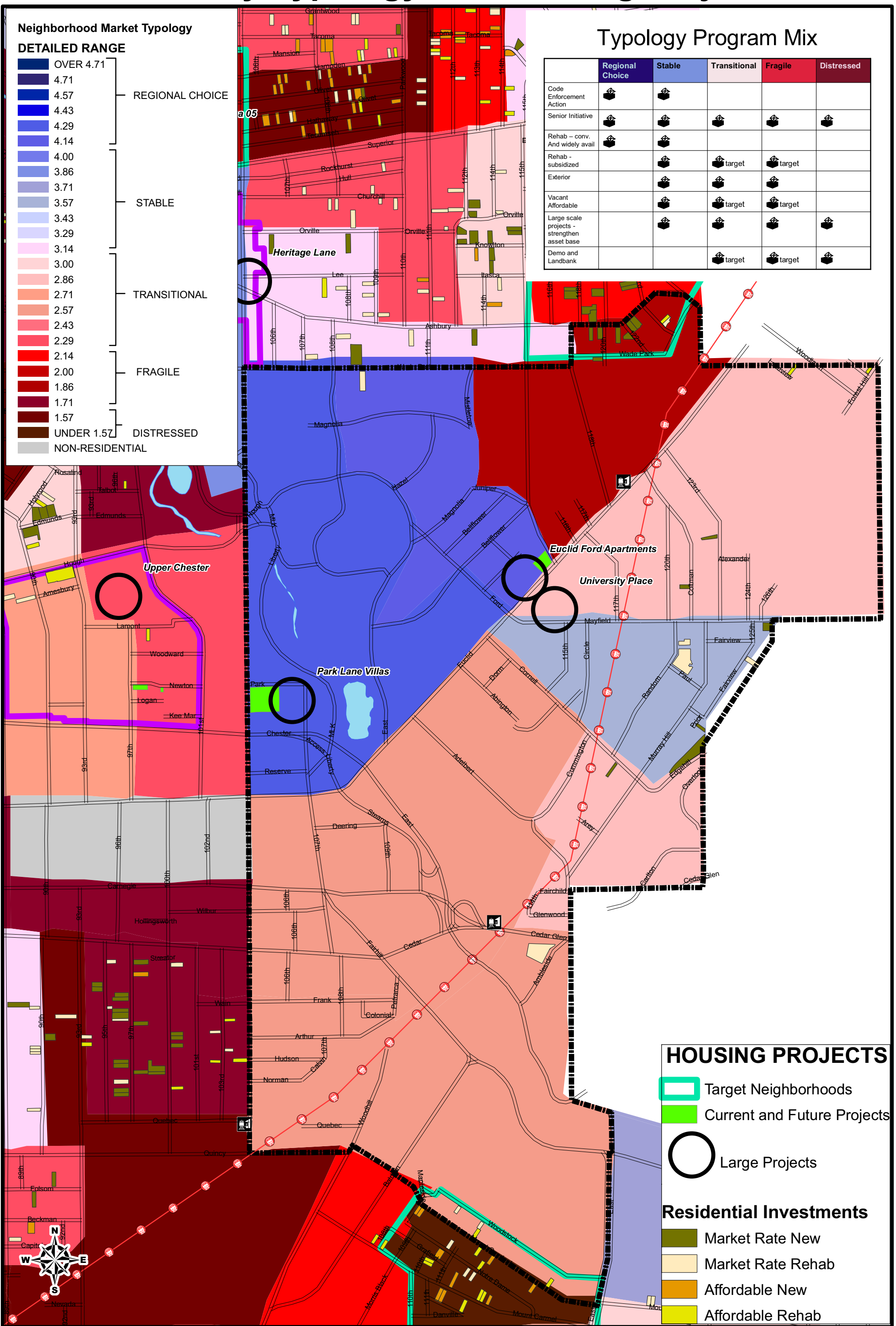
## Neighborhood Market Typology

### 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

# University

## Connecting Cleveland 2020 Citywide Plan - Retail District Strategies

St. Clair-Superior



### Garrett Square

- Demolish structures beyond repair
- Improve security: lighting, cameras, police mini-station
- Recruit new retail chains
- Integrate residential uses into district
- Develop on vacant and underused properties

### MLK Plaza

- Demolish & reconstruct retail center
- Blend niche retail, live entertainment & ethnic dining



### Mayfield/Euclid

- Build off vitality of Little Italy
- Create more pedestrian-oriented environment
- Locate institutional retail near streets
- Maintain safety activities



### Little Italy

- Develop comprehensive parking strategy
- Improve gateways and streetscape
- Consolidate valet areas & establish truck delivery zones
- Develop infill mixed-use projects
- Market district more aggressively to region
- Relocate transit station closer to Mayfield Rd
- Add neighborhood services to retail mix

CHESTER AV

CARNEGIE AV

CEDAR AV

### 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

Fairfax

QUINCY AV

E 93RD ST

BUCKEYE RD

Kinsman

### Buckeye Rd.

- Infill construction to reinforce pedestrian orientation
- Establish Pedestrian Retail Overlay District east of East 116th
- Capitalize on assets to create distinct places on street
- Consolidate retail by developing housing & office at east end of district
- Encourage auto-oriented uses near Buckeye Plaza
- Relocate library and Harvey Rice School



### Shaker Square/Larchmere

- Maintain retail mix that creates unique districts
- Focus on improving deteriorated conditions in adjacent neighborhoods



SHAKER BL

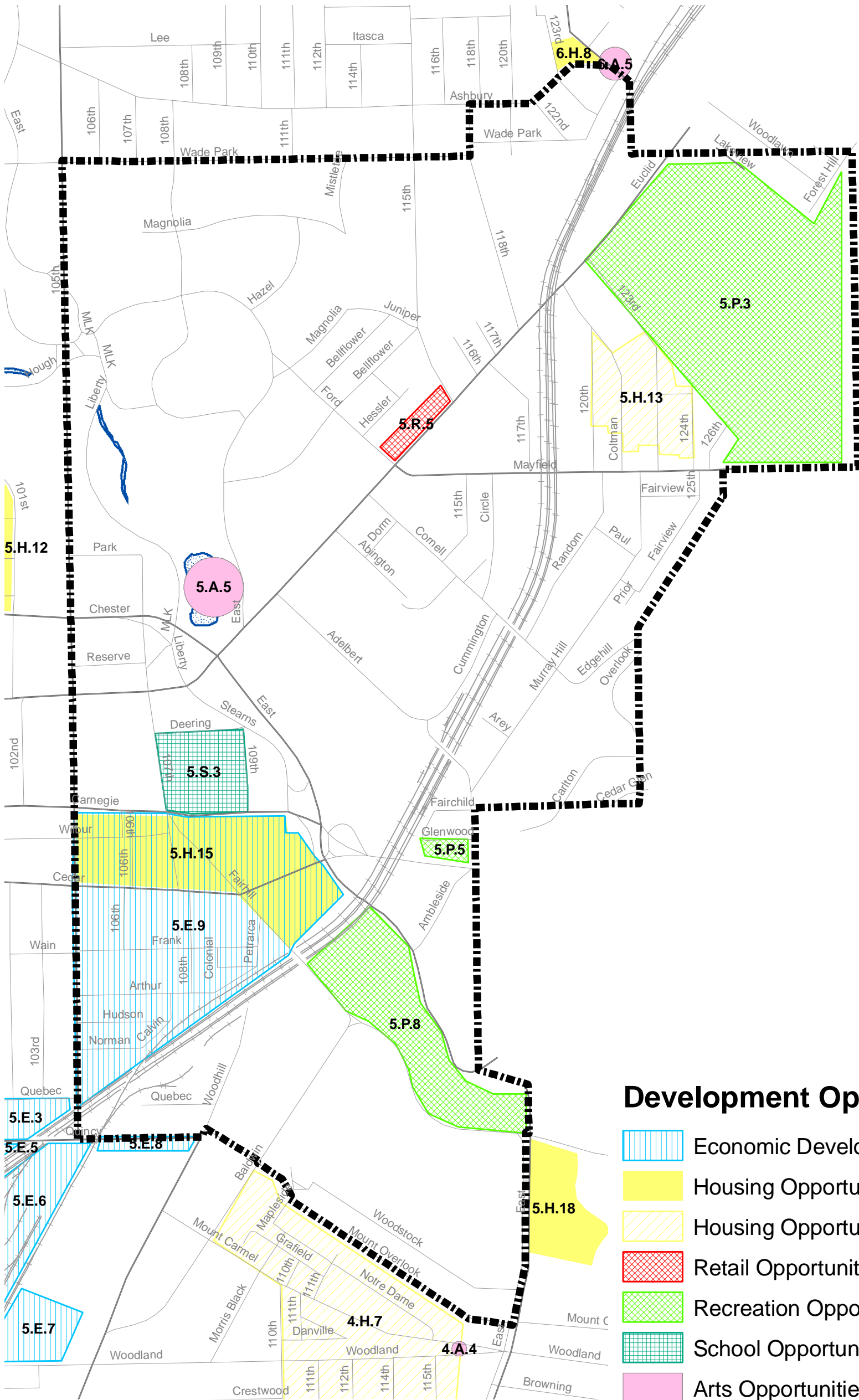
Buckeye-Shaker



# University

## Connecting Cleveland 2020 Citywide Plan - Development Opportunities

- 5.H.13 Little Italy North – targeted rehab and code enforcement where housing is in deteriorated condition
- 5.H.15 Cedar & East 105th – opportunity for development of mixed-use live-work units
- 5.A.5 University Circle - addition of historical markers highlighting the university neighborhoods history & cultural institutions
- 5.E.9 Frank Avenue Area – redevelop the area for office, institutional, and research facilities
- 5.P.3 Lakeview Cemetery – addition of benches, aesthetic improvements, historical markers and trails to allow for passive recreation
- 5.P.5 Ambler Park – develop passive recreation amenities at existing park near the RTA transit stop with seating-area lighting and pedestrian trails
- 5.P.8 Stokes Parkway – add recreational amenities such as walking and bike trails, benches, basketball and tennis courts
- 5.R.6 Ford & Euclid – development of mixed-use retail with higher-density residential above
- 5.S.3 John Hay Renovation – take advantage of the opportunity presented by the massive renovation of the school building and grounds



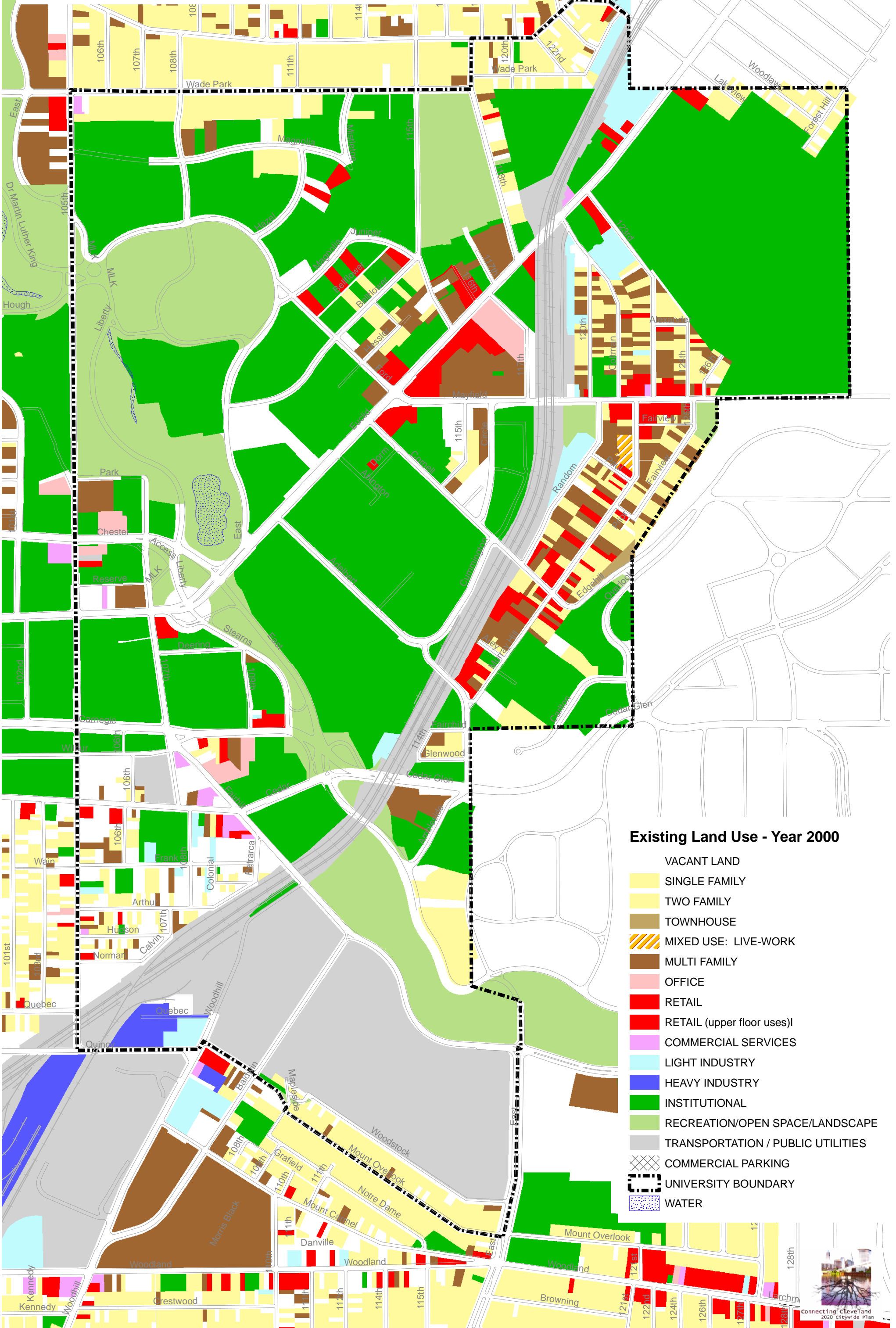
### Development Opportunities

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



# University

## Connecting Cleveland 2020 Citywide Plan Land Use



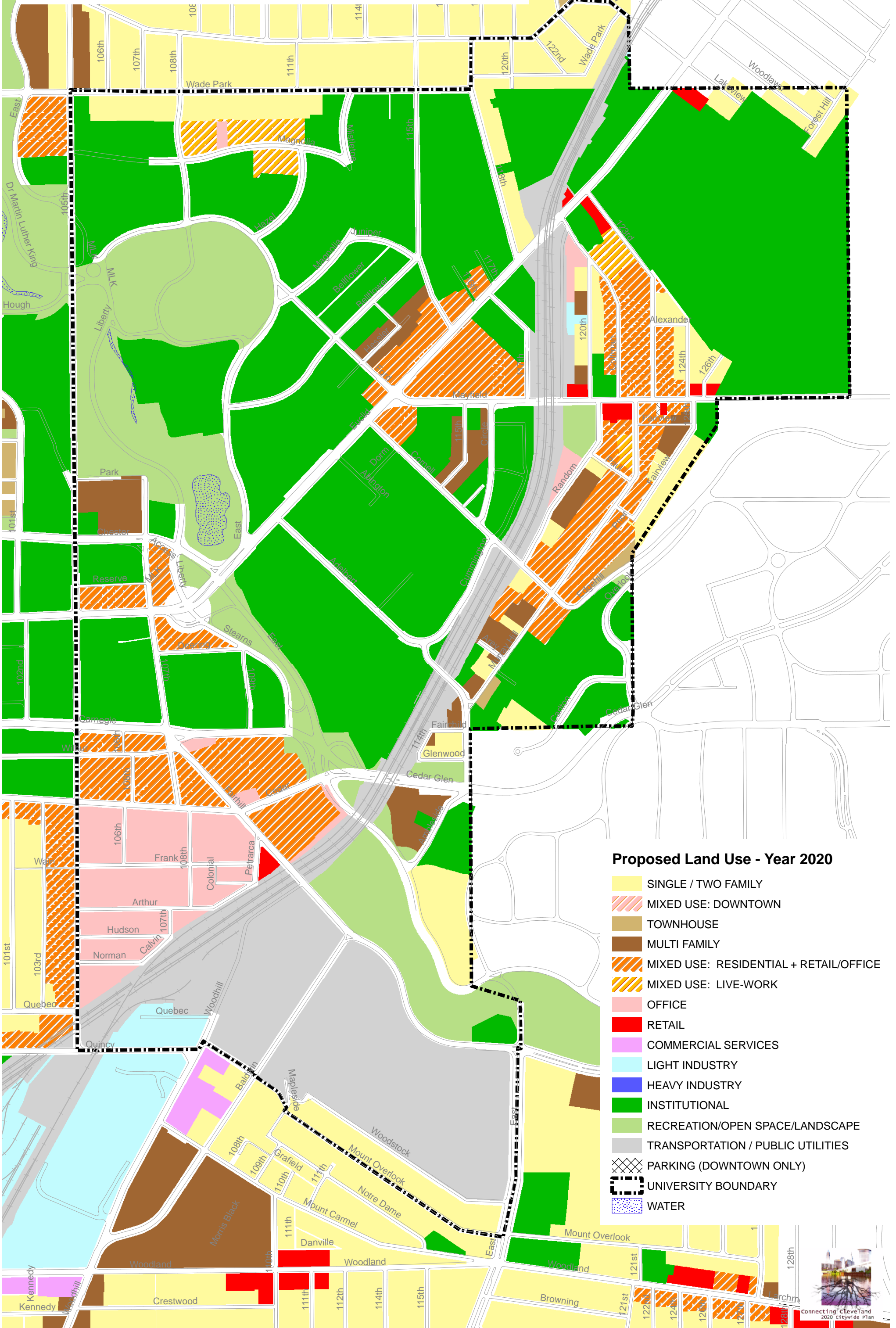
### Existing Land Use - Year 2000

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



# University

## 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)
- UNIVERSITY BOUNDARY
- WATER

