



Cleveland City Planning Commission

Friday, October 15, 2021

**** PLEASE MUTE YOUR MICROPHONE ****

David Bowen, Commission Chair

Freddy L. Collier Jr., Director

Michael Bosak, Administrator

Cleveland City Planning Commission

Preamble

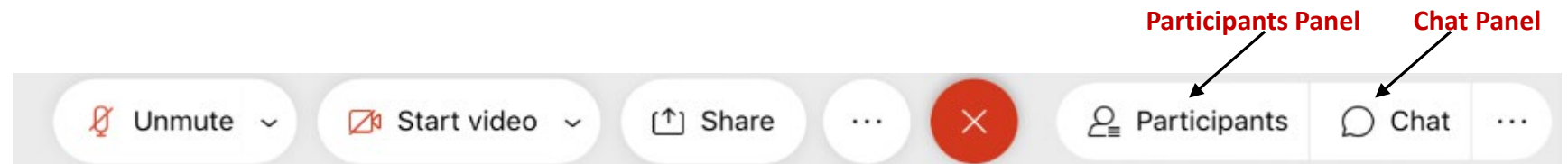
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. ABSTENTIONS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING OF ANY VOTE.

IN ORDER TO ENSURE THAT EVERYONE PARTICIPATING IN THE MEETING HAS THE OPPORTUNITY TO BE HEARD, WE ASK THAT YOU USE THE RAISE HAND FEATURE BEFORE ASKING A QUESTION OR MAKING A COMMENT. THE RAISE HAND FEATURE CAN BE FOUND IN THE PARTICIPANTS PANEL ON THE DESKTOP AND MOBILE VERSION AND ACTIVATED BY CLICKING THE HAND ICON. PLEASE WAIT FOR THE CHAIR OR FACILITATOR TO RECOGNIZE YOU AND BE SURE TO SELECT UNMUTE AND ANNOUNCE YOURSELF BEFORE YOU SPEAK. WHEN FINISHED SPEAKING, PLEASE LOWER YOUR HAND BY CLICKING ON THE RAISE HAND ICON AGAIN AND MUTE YOUR MICROPHONE.

WE WILL ALSO BE UTILIZING THE CHAT FEATURE TO COMMUNICATE WITH PARTICIPANTS. THE CHAT FEATURE CAN BE ACTIVATED BY CLICKING THE CHAT BUTTON LOCATED ON THE BOTTOM OF THE WEBEX SCREEN.

CALL-IN USERS CAN UNMUTE BY USING *6



October 15, 2021

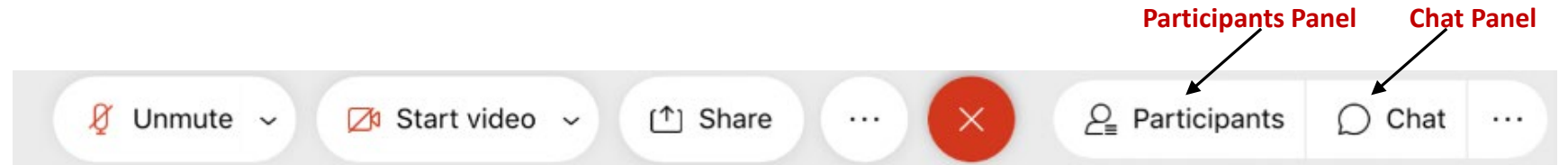
Cleveland City Planning Commission

Preamble

**ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.
THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YOUTUBE.**

**ALL REQUESTS TO SPEAK ON A PARTICULAR MATTER VIA OUR WEBSITE AND EMAIL
HAVE BEEN CONSIDERED.**

**WE HAVE ALSO RECEIVED EMAILS FROM THOSE WHO HAVE PROVIDED WRITTEN
COMMENT ON A PARTICULAR MATTER.**



October 15, 2021

Cleveland City Planning Commission

Call to Order and Roll Call



October 15, 2021

Cleveland City Planning Commission

Special Presentations – Public Art



October 15, 2021



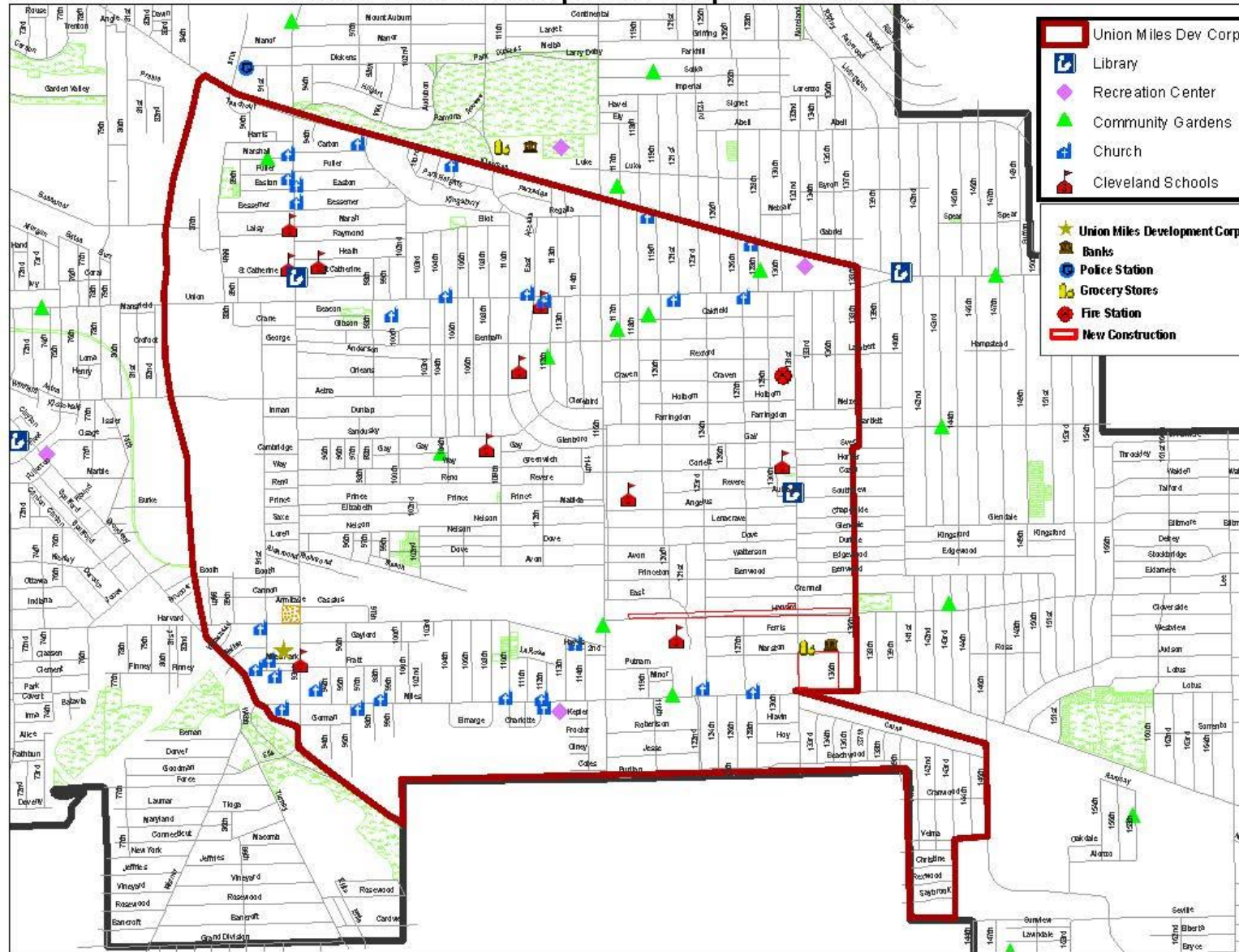
Union Miles Community Mural #3: Seeking Final Approval

Address: 10505 Union Avenue

Presenter: Amanda Cramer, Union Miles DC



Union Miles Development Corp. Service Area





I want to...

☆ Survey Parcel 12725027

[See parcel details in MyPlace](#)

Owner: CALLAWAY, LATONYA & SHAWN

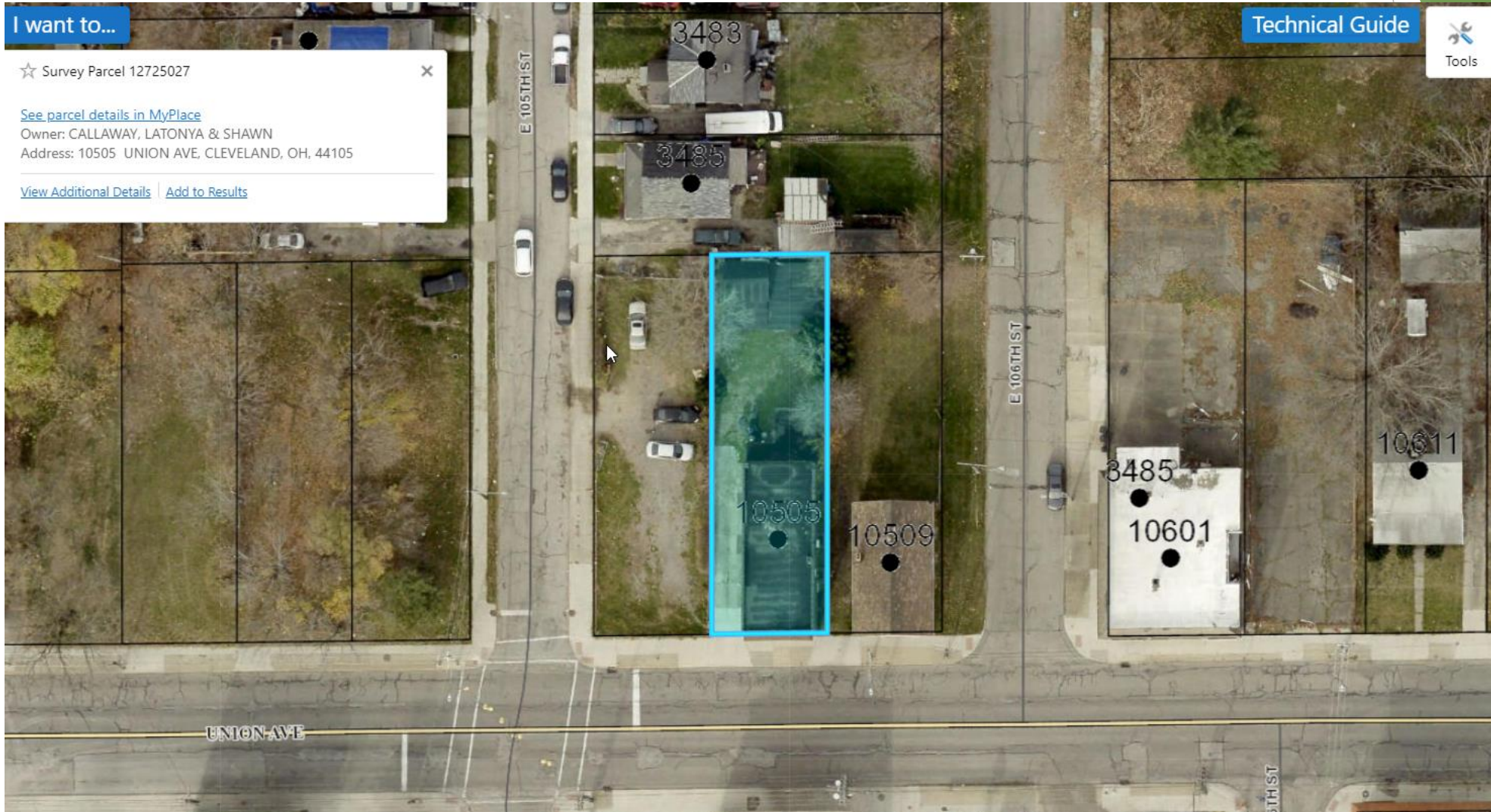
Address: 10505 UNION AVE, CLEVELAND, OH, 44105

[View Additional Details](#) | [Add to Results](#)

Technical Guide



Tools





- ▶ Union Miles Development Corporation (UMDC) would like to complete a 20'x10' (200 SF, estimated) mural at 10505 Union Avenue, near the intersection of East 105th Street and Union. The entire wall is about 1300 SF.
- ▶ We are working with Mr. Soul, who has completed two murals for us in the past year. The project will cost us \$5,000, provided through a private foundation. The property owner is Latonya Callaway, who recently acquired from a relative. She has brought the property into tax compliance since obtaining it.
- ▶ The piece will feature a young boy with various symbols and colorful imagery.



Mid-term Projects

Interpretive Mural Project

Enthusiasm for a mural project is high, with the most positive feedback given in response to efforts already in progress to involve the neighborhood youth. Residents strongly encouraged youth participation throughout the process, from identifying which stories to tell, to designing the murals and installing the artwork.

Proposed Themes

- Native American Life
- Early European Settlers
- Advent of Industry and Immigration
- African American Roots
- The Future

Case Study: Groundswell

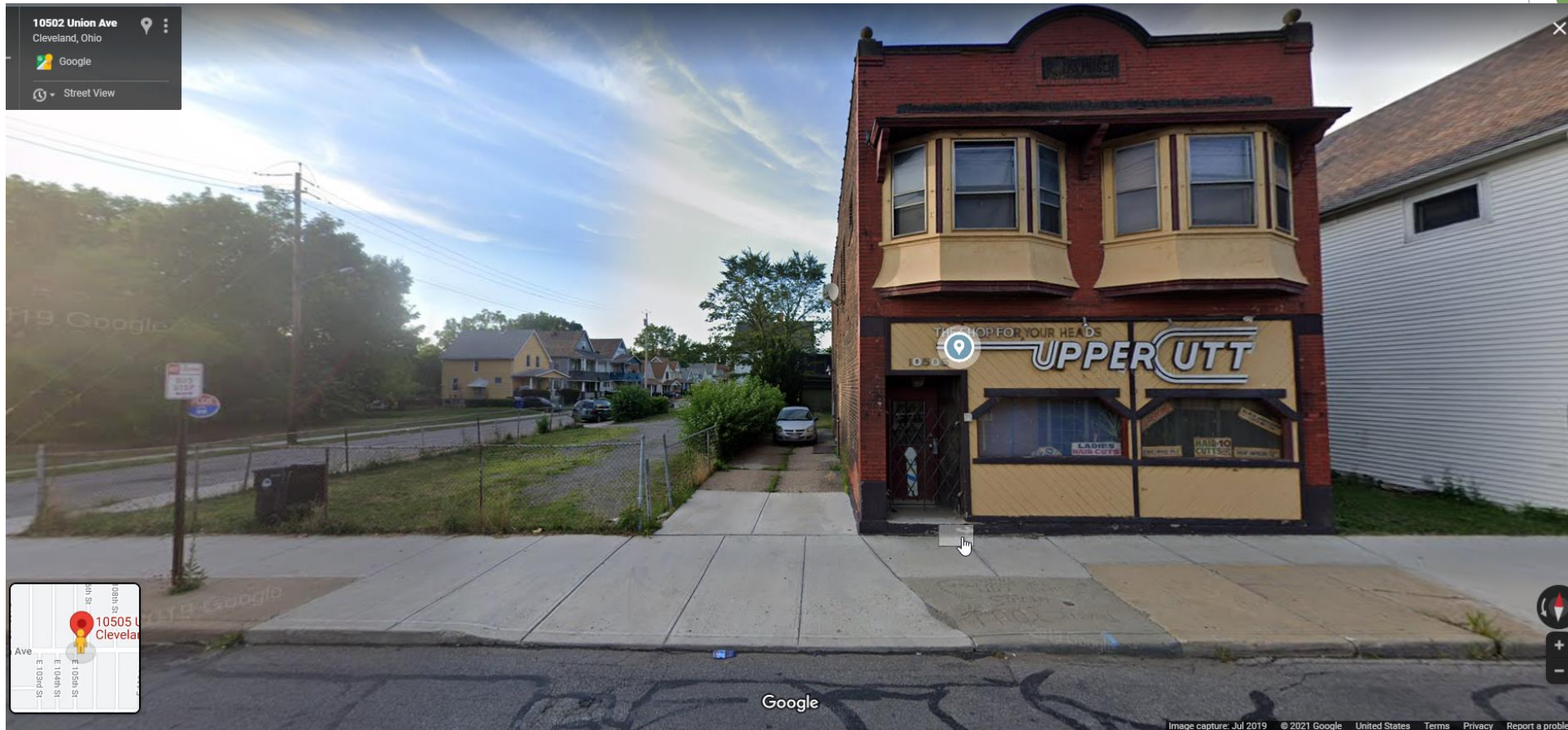
Groundswell is a non-profit in Brooklyn, NYC that works with local youth to design and create murals in their neighborhoods. Some of these projects were located at senior living facilities and/or engaged older residents in the process of identifying themes as a way of fostering collaboration across generations and bridging the gap between elder and youth populations. More of Groundswell's mural projects can be found at <https://www.groundswell.nyc/projects>

The 'Bridges' mural project in Harlem was facilitated by an adult lead artist from the community who guided students as they worked to engage senior residents in the building, identify the story they wanted to tell, and then design and fabricate the mural.





East 105th and Union, looking east



Looking directly at building (north), 10505 Union Avenue



Looking west at intersection of East 105th Street and Union Avenue





Urban Renaissance with heArt Mural: Seeking Final Approval

Address: 11401 St Clair

Presenter: Tarra Petras, City of Cleveland

Note: this piece was presented to the Planning Commission on October 1st 2021; no action taken due to loss of quorum.

Application to
City of Cleveland
Planning Commission/Design Review

Project Name: Urban Renaissance With heART
Mural
11401 St. Clair Avenue

Sankofa Fine Art Plus
11401 St. Clair
Cleveland Ohio 44108

Urban Renaissance With heART Planning Commission/Design Review Application Sankofa Fine Art Plus



11401 St. Clair Avenue

Urban Renaissance With heART Planning Commission/Design Review Application Sankofa Fine Art Plus



11401 St. Clair Avenue

Urban Renaissance With heART
Planning Commission/Design Review Application
Sankofa Fine Art Plus



N ←

11401 St. Clair Avenue

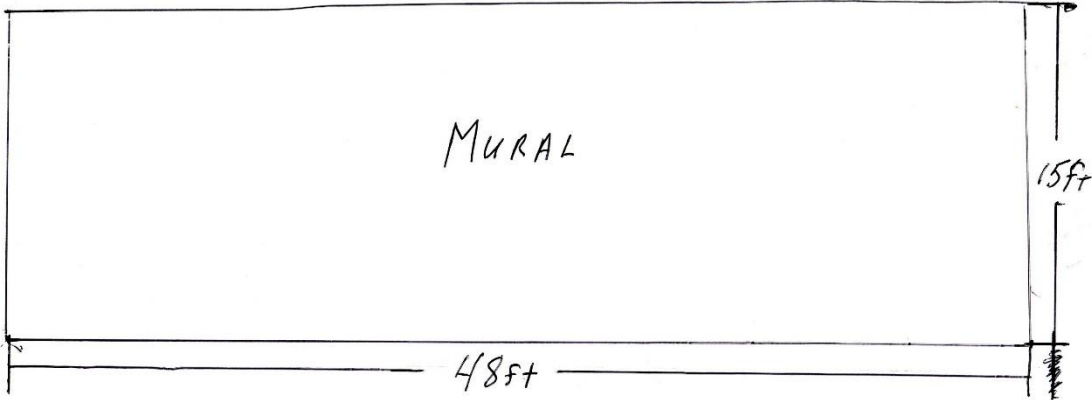
Urban Renaissance With heART
Planning Commission/Design Review Application
Sankofa Fine Art Plus



11401 St. Clair Avenue

Urban Renaissance With heART Planning Commission/Design Review Application Sankofa Fine Art Plus

11401 St. Clair Ave.



Urban Renaissance With heART Planning Commission/Design Review Application Sankofa Fine Art Plus



11401 St. Clair Avenue

Cleveland City Planning Commission

Mandatory Referrals



October 15, 2021

Mandatory Referrals

October 15, 2021



Ordinance No. 869-2021(Ward 8/Councilmember Polensek): Authorizing the Director of Public Utilities to renew the lease with City Rose, Ltd. For certain property at **743 East 140th Street**, Cleveland, Ohio for a term of two years for the public purpose of operating the Division of Cleveland Public Power's East Side Service Center at 743 East 140th Street.

Cleveland City Planning Commission

**Real Estate Legislation
October 15, 2021**

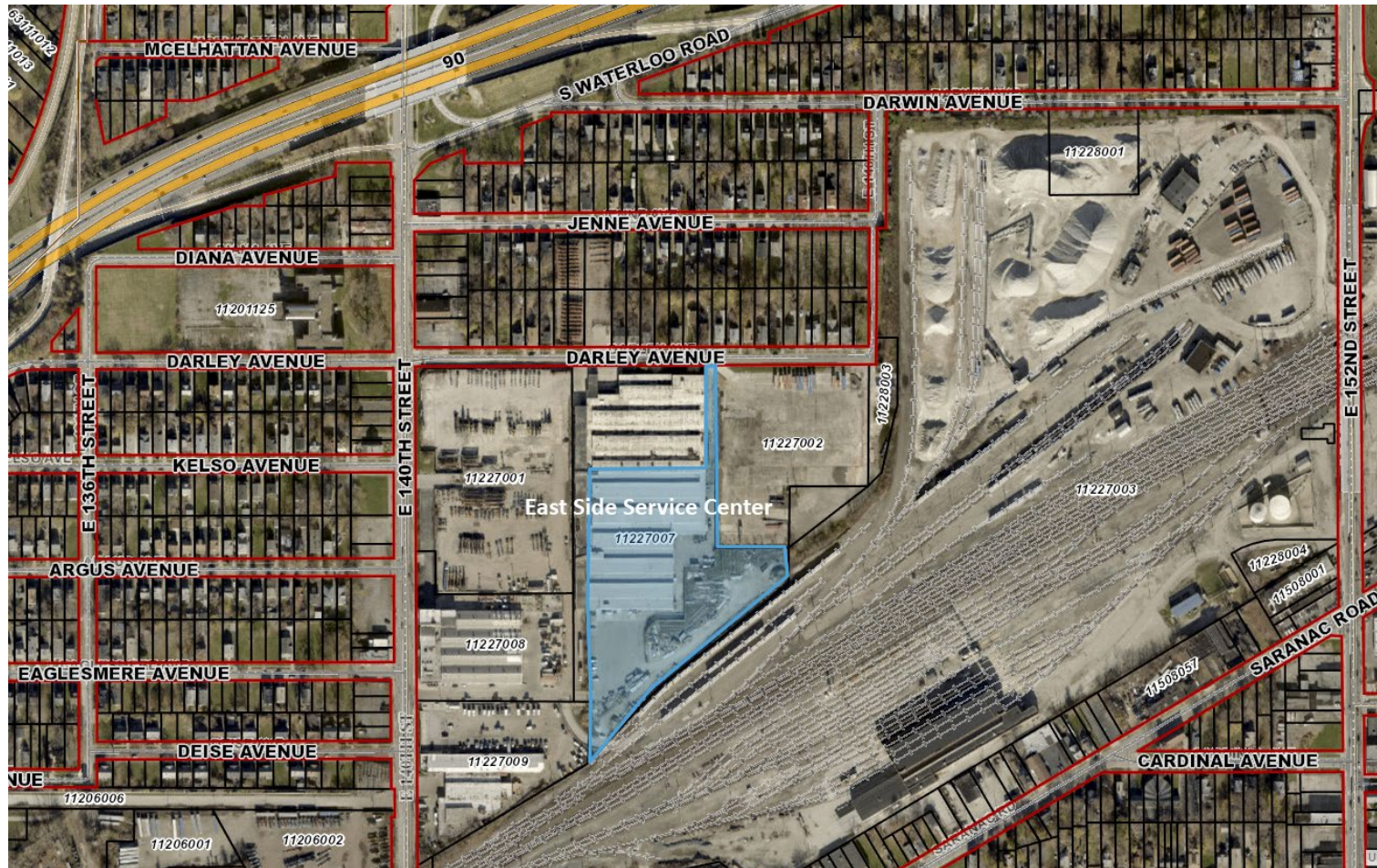


CITY OF CLEVELAND
Mayor Frank G. Jackson



Ord. No. 869-2021

Renew Lease with City Rose Ltd. for Cleveland Public Power's East Side Service Center



Ord. No. 869-2021

Renew Lease with City Rose Ltd. for Cleveland Public Power's East Side Service Center

- Cleveland Public Power's East Site Service Center
 - Used by CPP operations team to store materials and equipment to use in responding to service requests.
 - Houses trouble team, which responds to outages and trouble calls; underground team, which installs underground ducts; and overhead crews.

Ord. No. 869-2021

Renew Lease with City Rose Ltd. for Cleveland Public Power's East Side Service Center

- This legislation:
 - Allows DPU to renew existing lease for East Side Service Center, located at 743 East 140th Street, for a two-year term.
 - The leased premises consists of a portion of PPN 112-27-007, including the southern half of the building (approx. 97,000 sq. ft.), a paved parking area for 75 cars, and a 2.5-acre storage yard.

Cleveland City Planning Commission

Administrative Approvals



October 15, 2021

Administrative Approvals

October 15, 2021



Ordinance No. 868-2021(Ward 14/Councilmember Santana): Authorizing the Director of Public Works to execute a deed of easement granting to The Cleveland Electric Illuminating Company, or its designee, certain easement rights in property located in Mercedes Cotner Park; declaring that the easement rights granted are not needed for the City's public use; and authorizing payment to The Cleveland Electric Illuminating Company to release, vacate, and abandon an existing easement located within the Park.

Cleveland City Planning Commission

Special Presentations



October 15, 2021



Clark Fulton Together Plan: Seeking Final Approval

Presenters: Freddy Collier, Jr., Director, Cleveland City Planning

Greg Zucca, MetroHealth

Keisha Gonzalez, Cleveland Foundation

Ricardo Leon, MetroWest DC

Woo Kim, WRT

GREENWAYS
These streets have bike lanes and sidewalks that make it easy and safe to get around the neighborhood. Greenways will connect to the regional trail system

FULTON ROAD
A place for small, local, mom & pop shops

A mixed-use destination for health and entertainment. Extend the reach of MetroHealth and leverage the accessibility the BRT line will bring.

Bienvenidos!

www.ClarkFultonTogether.com



Final Plan

October 15, 2021

Prepared by:



In partnership with:
Reinvestment Fund, WSP and Neighborhood Connections

Prepared for:



Metro Health



Agenda

- 1. How the Clark-Fulton Master Plan aligns with the City of Cleveland Goals and Strategies**
- 2. Clark-Fulton Vision**
- 3. Team & Partners**
- 4. Our Process**
- 5. Plan Guiding Principles, and Forward Moves**
- 6. Catalyst Sites**
- 7. Questions and Discussion**

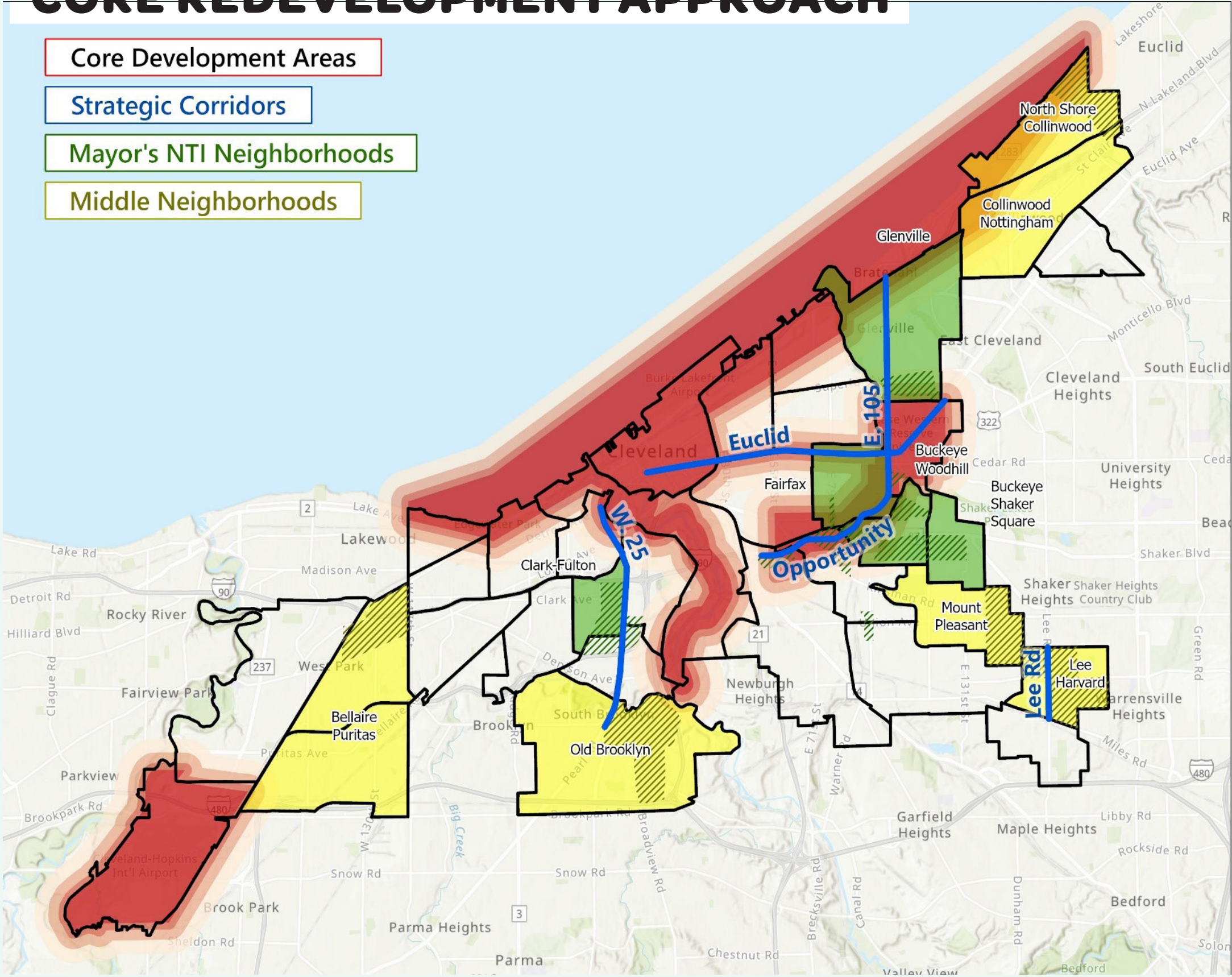
CORE REDEVELOPMENT APPROACH

Core Development Areas

Strategic Corridors

Mayor's NTI Neighborhoods

Middle Neighborhoods



STRATEGIC PUBLIC SECTOR CAPITAL INVESTMENTS

- Clark 1 (Lorain to West 41 Street) \$7.9 million
- Clark 2 (West 41st Street to Quigley) \$7.4 million
- Fulton Road from Denison to Clark \$5.3 million
- Fulton Road from Clark to Lorain - \$4 million
- Fulton Road from Lorain to Detroit- \$4.4 million
- Scranton Road from Sackett to Fairfield - \$2.3 million
- Scranton Road/Carter Road from Fairfield to Columbus - \$6.7 million
- West 25th Street Corridor - (Planning Phase)

CATALYTIC NEIGHBORHOOD INVESTMENTS IN CLARK-FULTON TARGET AREA

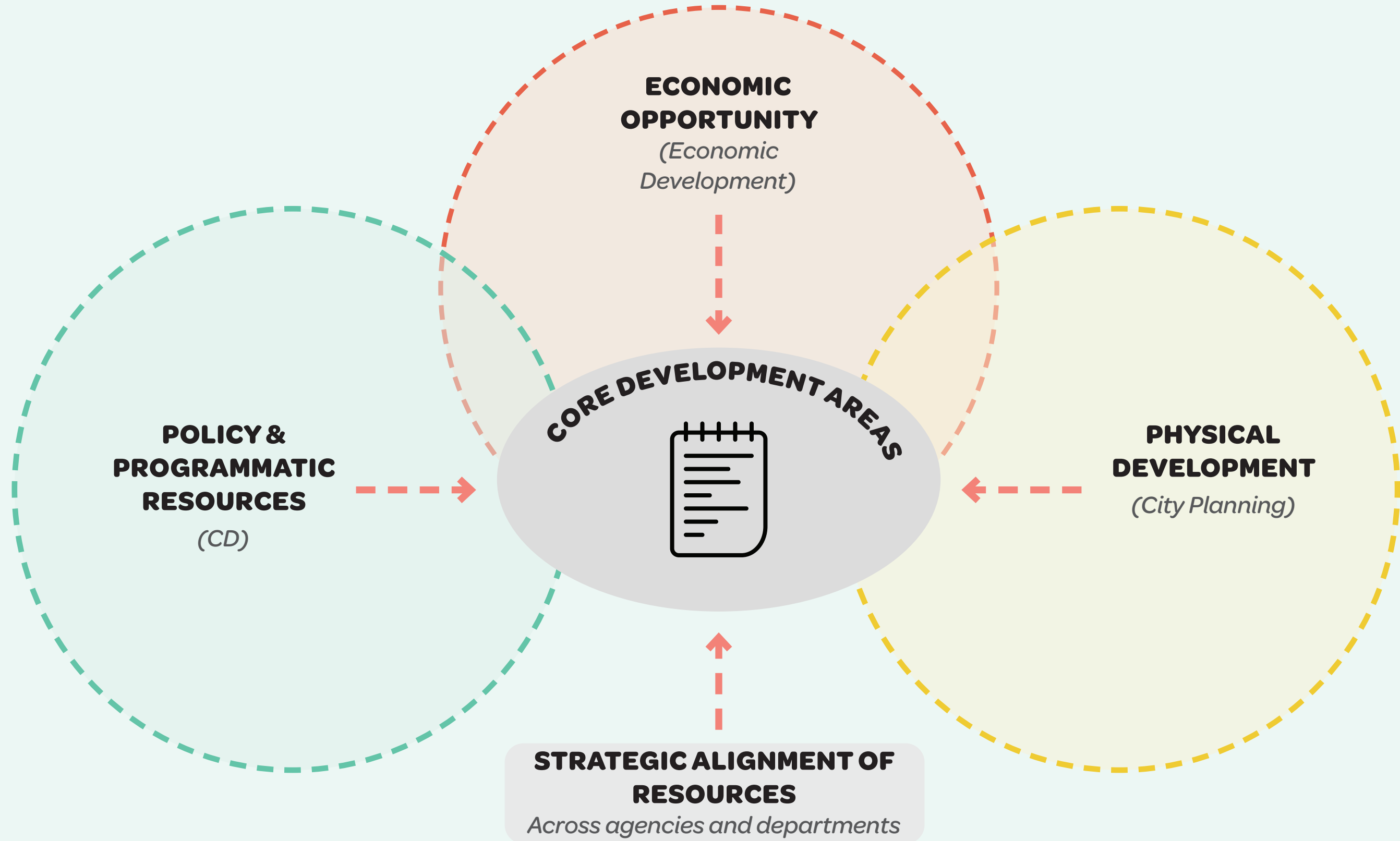
CLARK FULTON INVESTMENTS

- 7 HDO projects
- 1 Storefront Renovation Project
- 19 Senior Homeownership Assistance Program Projects
- 14 Lead Hazard Control Abatement Projects
- 3 CDC Activity Grants

Total Investment by the City- \$35,960,589

- \$7,200,000 HOME awarded by the City
- \$27,000,000 FHAct 50 LIHTC Equity award by the City

MAYORS' NEIGHBORHOOD TRANSFORMATION APPROACH



REINVESTMENT APPROACH IN TARGETED AREAS



Housing Diversity



New Housing Construction



Targeted Demolition



Critical Home Repair



Entrepreneurship



Mixed Use Development



Capital Improvements



Vacant Land Re-Utilization



Vacant Home Rehabilitation



New Tools and Programs



Technology



Green Space Expansion



Youth Engagement



Urban Design & Zoning



Public Art



Bike Infrastructure

NEIGHBORHOOD TRANSFORMATION INITIATIVES



Juntos!



Created a community-driven master planning vision for Clark-Fulton

Clark-Fulton is a community that is safe, unique and **welcomes diversity and multi-cultural expression**. We **enjoy the fragrance and color of our art, food and festivals**. We treat everyone with **respect regardless their race, age, and heritage**. We love and support our local business. We make sure all community members have **resources and opportunities to build wealth, and age-in place**. We are healthy, active with access to quality open space, amenities and services. We empower people at the be the forefront of all decision making.



Yesterday...

We were ...

Established by European immigrants. Welcoming to Hispanic and other immigrant communities. Built a strong commercial activity. Developed ageless and strong housing stock.



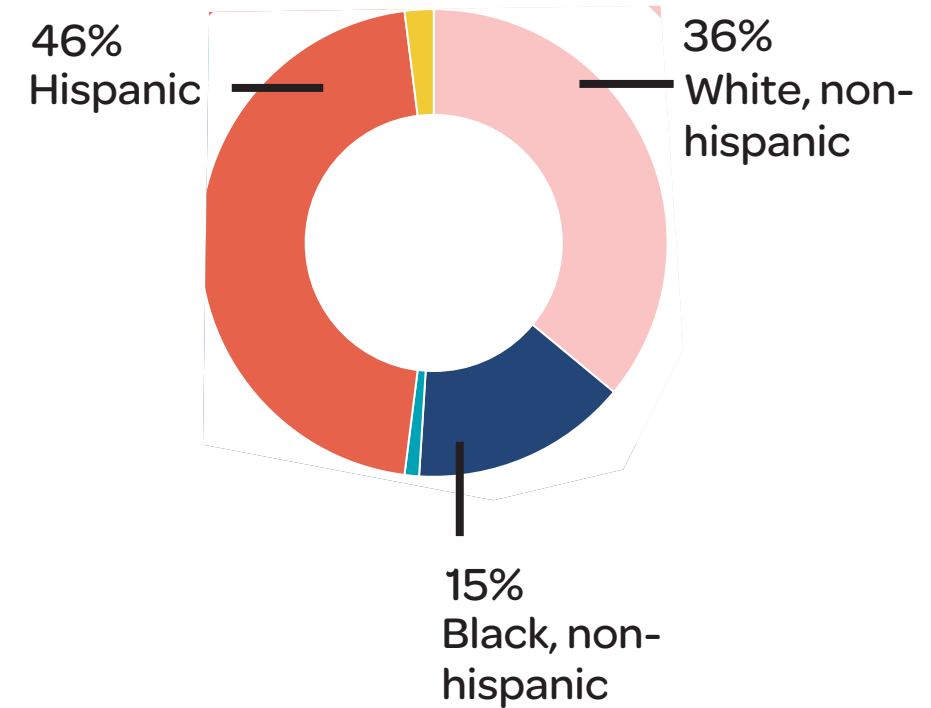
Today

We are ...

A beacon of diversity and unique – no other neighborhood in the Westside is like us. Continuing to be welcoming to LatinX and other immigrant communities and preserving our heritage. Celebrating and expressing our diverse community culture and values. Providing new affordable housing opportunities. Embracing our entrepreneurs' spirit. Welcoming inclusive and responsible investment.

12,801 residents

Over the last five years, the area has seen an influx of non-Hispanic white residents, and exodus of non-Hispanic Black residents.



\$28,175

Median family income

of residents live in poverty

41%

non-family households

31%

married couples without children

69%

of residents 25 yr+ have no college education

CLARK-FULTON TOGETHER PROJECT TEAM

CONSULTANT TEAM

WALLACE, ROBERTS AND TODD (WRT) - PRIME CONSULTANT

Master Planning, Public Realm Design, Community Engagement

Woo Kim, Principal-In-Charge
Claudia Ray - Project Manager
Amie Patel - Project Planner
Keiko Kramer - Landscape Architect
Jared McKnight - Landscape Designer
Jingran Yu - Landscape Designer

REINVESTMENT FUND

Economic and Housing Investment

Michael Norton
Jacob Rosch

NEIGHBORHOOD CONNECTIONS

Capacity Building & Ambassador Training

Kaela Geschke
Jerry Pena

WSP

Multi-modal Transportation

Nancy Lyon-Stadler
Timothy Rosenberger

CORE TEAM

CITY COUNCIL, WARD 14

Councilwoman Jasmin Santana

CITY OF CLEVELAND

Freddy Collier
Director

METRO WEST

Ricardo Leon
Executive Director

METROHEALTH

Greg Zucca
Director of Economic & Community Transformation

CLEVELAND FOUNDATION

Keisha Gonzalez
Program Officer, Community Revitalization & Engagement

TOGETHER TEAM

Alysha Ellis, *Community Member*

Sarah O'Keefe, *MetroHealth*

Kristyn Zollos, *Metro West*

Adam Gifford, *Metro West*

Matt Moss, *City of Cleveland*

Gregory Peckham, *LAND Studio*

Tiffany Graham, *LAND Studio*

Irwin Lowenstein, *ReThink Advisors*

STEERING COMMITTEE

KEY STAKEHOLDERS

Maribeth Feke, *GCRTA*

Grace Galluci, *NOACA*

David Jurca, *Seventh Hill Design*

Cory Riordan, *Tremont West*

Eunice Cabrera, *Community Member*

Luis Cartagena, *Community Member*

Neil Mohny, *Community Member*

AMBASSADOR TEAM

Ebonie Joiner

Julie Miragliotta

Rhonda Jones

Rodney Lewallen

Yomarie Gonzalez



CLARK-FULTON COMMUNITY AMBASSADORS

Ebonie Joiner

- Archwood / Brooklyn Centre Resident
- Ward 14 SEEDS Graduate, Cohort I
- Westside Coordinator, Mother2Mother Org
- Director of Ed/Garden Leader, Shalom & Tranquility Garden
- Co-Founder/Brooklyn Centre Community Group (Queens of Brooklyn Centre)

Rhonda Jones

- Stockyard Resident
- Student Experience Coordinator, Case Western Reserve University School of Law
- Vice President, West 73rd Stockyard Community Coalition
- 2021 Graduate, Masters Non-Profit Organization, CWRU

Rodney Lewallen

- Clark-Fulton / Jones Homes Historic District Resident
- President, Jones Home Neighborhood Association
- CHANGE Inc. Advisory Board Member
- Neighborhood Leadership Development Program, Co-hort V Graduate
- Retired Library Assistant / Adult Programming, Cleveland Public Library

Yomarie Gonzalez

- Stockyard Resident
- Ward 14 SEEDS Graduate, Cohort I
- Community Development Program Assist/Prayer Leader, Building Hope In The City
- Baker / Owner / Operator, Mi Sueno Cakes

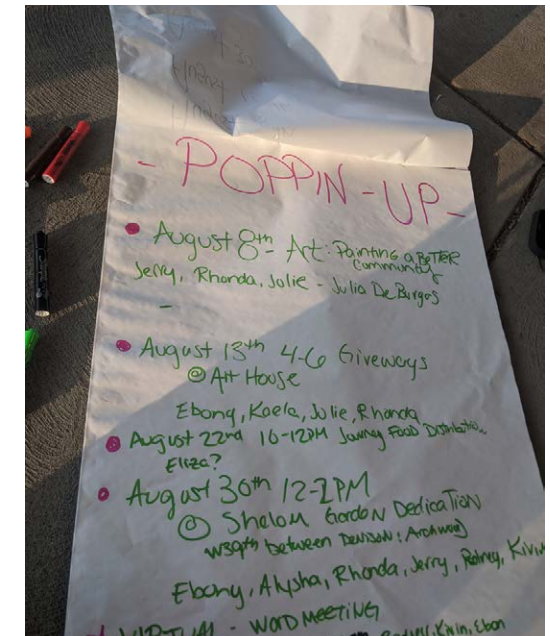
Julie Miragliotta

- Archwood / Brooklyn Centre Resident
- Ward 14 SEEDS Graduate, Cohort I
- Event Planners / Coordinate
- Girl Scout Leader, Troop 71499
- Co-Garden Leader, Shalom & Tranquility Garden
- Co-Founder/Brooklyn Centre Community Group (Queens of Brooklyn Centre)

AMBASSADOR TRAINING

2020

- 1 Your Story and the Story of the Community
June 18
- 2 Understanding Expectations
July 9
- 3 Building Deep Community Relationships
July 23
- 4 Vision for Interconnected Neighborhood
Aug 6
- 5 Democracy Tools & Outreach
Sep 3
- 6 Understanding Power Dynamics
Sep 17
- 7 Training is Complete!
Nov 2020



AMBASSADOR EXPRESSION SERIES



1 March 21, 2021
Aging in Place: Housing
Displacement: Jobs/
Transportation
Race & Inclusion: Food
Access



3 May 2, 2021
Race & Inclusion: Neighbor
Relations
Displacement: Child Health &
Education
Aging in Place: Social Interaction



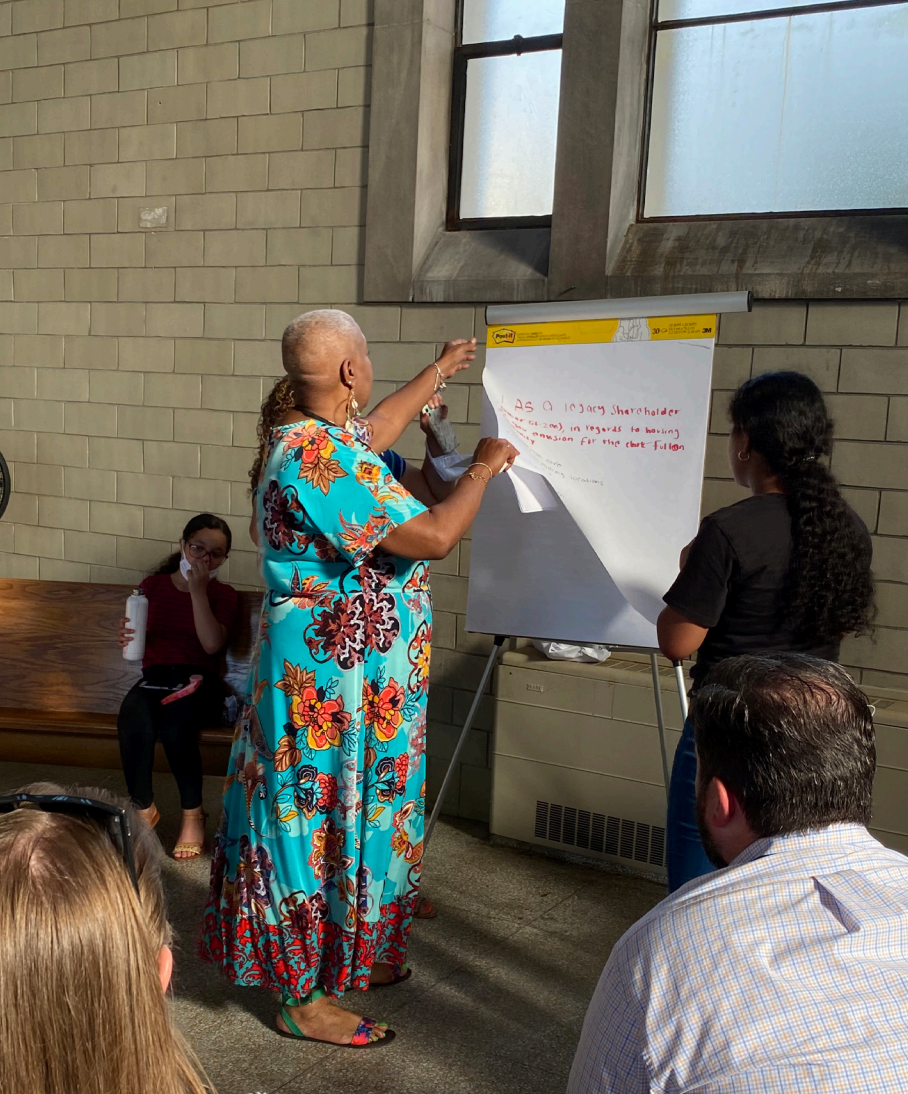
Ambassador Training
June-Nov 2020



2 April 15, 2021
Aging in Place: Health &
Wellness
Displacement: Refugee
Displacement
Race & Inclusion: Lead
Poisoning/SIDS



4 May 23, 2021
Ambassadors
Expression Series
Wrap-Up: welcoming,
inclusive and safe
community centered in
equity and development
without displacement



June 2021

AMBASSADOR EXPRESSION SERIES



CDC's

- Ohio City Inc
- Old Brooklyn Community Development Corporation
- Greater Collinwood Development Corporation
- Tremont West Development Corporation
- Northwest Neighborhoods CDC
- MidTown Development

DEVELOPMENT

- Foran Group Development LLC
- Burten, Bell, Carr Development, Inc
- NRP Group
- Levin Group
- Turner Construction
- Cleveland Bricks
- The Community Builders
- Slavic Village Development

HOUSING

- Habitat for Humanity
- Cleveland Housing Network
- Eden Permanent Supportive Housing
- Cuyahoga Metropolitan Housing Authority
- Cuyahoga Land Bank
- Front Steps Housing and Services
- Hebrew Free Loan Association

SUSTAINABILITY

- Cleveland Roots
- Cuyahoga County Sustainability
- Northeast Ohio Regional Sewer District

MOBILITY

- Bike Cleveland
- 25 Connects Project Team
- Clevelanders for Public Transit
- Northeast Ohio Areawide Coordinating Agency (NOACA)
- Greater Cleveland Regional Transit Authority (GSRTA)

OPEN & REC. SPACES

- Big Creek Connects
- Canalway Partners
- Cleveland Metroparks
- Trust for Public Land
- Western Reserve Land Conservancy + Thriving Communities Institute

HEALTH

- University Hospitals
- Environmental Health Watch
- Global Health Metrics
- Healthy Neighborhood Committee
- The Gund Foundation

RELIGIOUS GROUPS

- Ohio City Salvation Army
- Iglesia Nueva Vida
- Cleveland Hope Exchange
- Scranton Rd Ministry
- Building Hope in the City
- Ohio City Salvation Army
- Redeemer Crisis Center
- Family Ministry Center
- One Hope NEO

WORKFORCE

- Cleveland Neighborhood Progress
- Esperanza
- Tri-C
- Towards Employment

EDUCATION

- Cleveland Metropolitan School District
- Cleveland Public Library
- Cuyahoga Community College
- Cleveland Urban Design Collaborative
- City Life Center
- Boys and Girls Club

INCUBATOR

- Cleveland Owns
- The Hildebrandt Building

COMMUNITY SERVICES

- Center for Community Solutions
- City Life Center
- Boys and Girls Club
- Refugee Response

ECONOMIC DEVELOPMENT

- American Agricultural Association
- Economic + Community Development Institute
- Hispanic Business Center + Northeast Ohio Chamber of Commerce
- Fund for Economic Future
- Global Cleveland
- Hispanic American Committee

DIGITAL DIVIDE

- Digital C
- Digital Inclusion
- Jumpstart Inc.

ARTS

- ArtHouse
- Arts Cleveland
- Art from my Heart LTD
- Cleveland Public Theatre
- Cleveland Museum of Art
- Julia de Burgos

MASTER PLANNING PROCESS

DELIVERABLES



PHASE 1: LAUNCH



PHASE 2: IDEAS & ACTIONS



PHASE 3: COMMENCEMENT

INVENTORY & ASSESSMENT

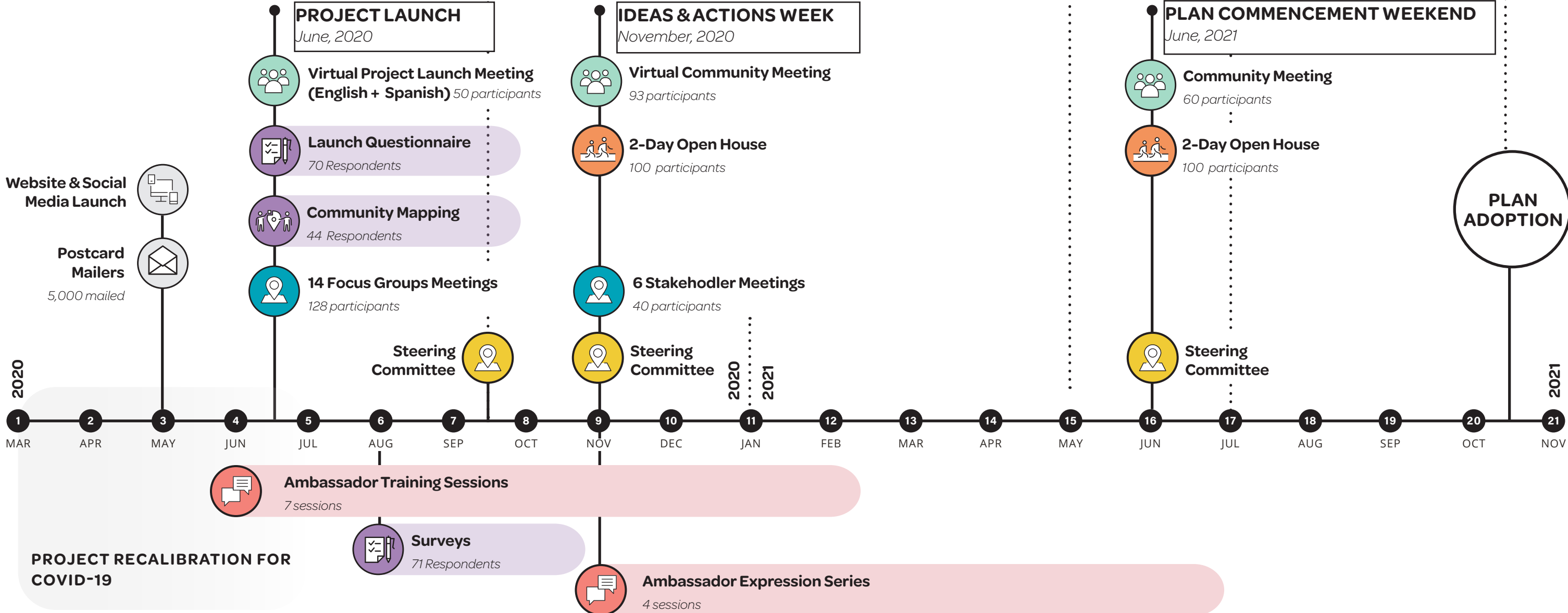
Learning About Neighborhood Needs & Opportunities:
January - September 2020

PLAN DEVELOPMENT

Exploring & Drafting the Neighborhood Vision
October 2020 - May 2021

FINAL PLAN

Validating the Neighborhood Vision & Plan Adoption
June - October 2021





PHASE 1: PROJECT LAUNCH JUNE, 2020



AGENDA

- 1. Introductions (15 minutes)**
- 2. Housing Analysis Presentation (15 minutes)**
 - ✓ Housing Characteristics
 - ✓ Assets + Concerns + Initial Idea
 - ✓ Parcel + Zoning Analysis
- 3. Discussion Points : Actions + Solutions (50 minutes)**
 - ✓ Housing Market Analyses (10 minutes)
 - ✓ Developing a Land Trust Solution for Clark-Fulton (10 minutes)
 - ✓ Supporting Rehabilitation and Repair of the Existing Housing Stock (10 minutes)
 - ✓ Creating Market-Rate Infill Housing (10 minutes)
 - ✓ Updating Zoning Codes and Regulations (10 minutes)
 - ✓ **Housing Market Analyses (10 minutes)**
 - o What did we miss? Are there elements of the analysis that need additional clarification or explanation?
 - o Are there additional questions about the Clark-Fulton housing market that we have yet to investigate?
 - ✓ **Developing a Land Trust Solution for Clark-Fulton (10 minutes)**
 - o **GOAL:** What is the goal of a Land Trust? Does the goal of bringing a Land Trust to Clark-Fulton to manage neighborhood change, support resident retention, and discourage irresponsible activity have our support?
 - o **TOOL:** Does it make more sense for the neighborhood to develop its own Land Trust model or use the existing Near West Land Trust in Cleveland? What aspects of the current Near West Land Trust framework will work for Clark-Fulton and what aspects need to be tweaked?
 - o **PIPELINE:** What type of policy should be in place to manage the City and County Land Bank properties and how they relate to the Land Trust? Does the Tremont template work or not for Clark-Fulton's context?



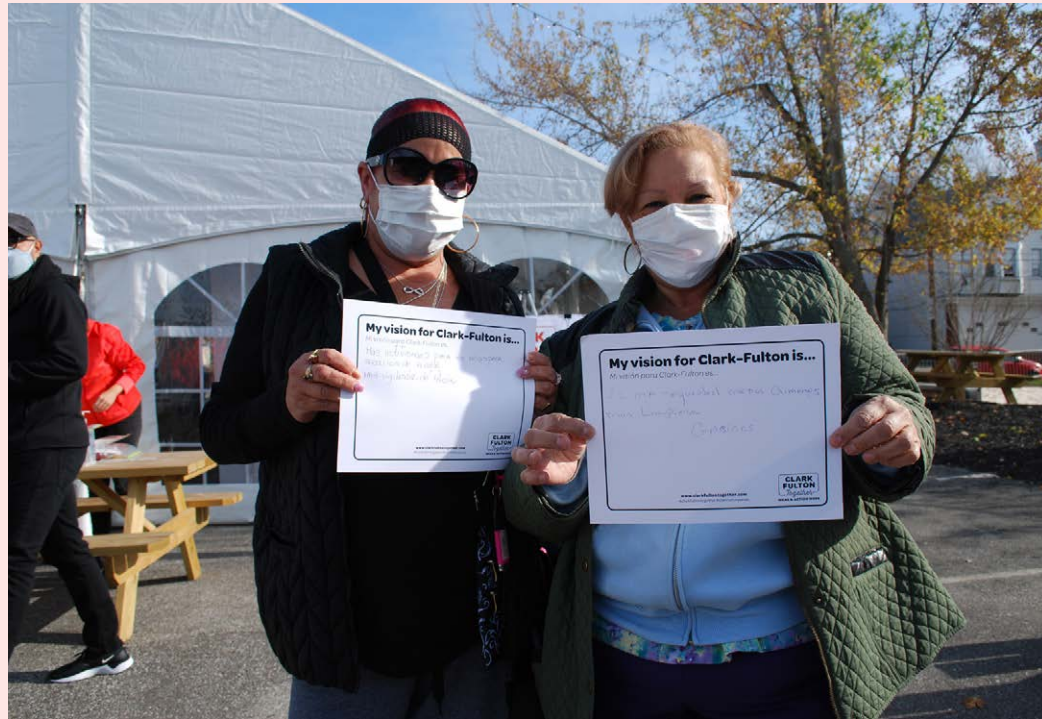
Virtual Project Launch Meeting
(English + Spanish) *50 participants*



14 Focus Groups Meetings
128 participants



PHASE 2: IDEAS & ACTIONS WEEK NOVEMBER, 2020





PHASE 3: PLAN COMMENCEMENT WEEKEND JUNE, 2021



Guiding Principles and Forward Moves

DISCLAIMER

This is the first ever comprehensive neighborhood plan in the City of Cleveland. This is a community-driven and aspirational plan, certain ideas and concepts proposed may require further studies, due diligence, and engagement.

Plan Framework

VISION

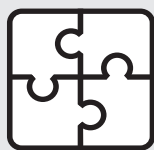
Guiding Principles



EQUITY & WELLBEING



TOGETHERNESS



INCLUSIVE & CONNECTED



IDENTITY & EXPRESSION

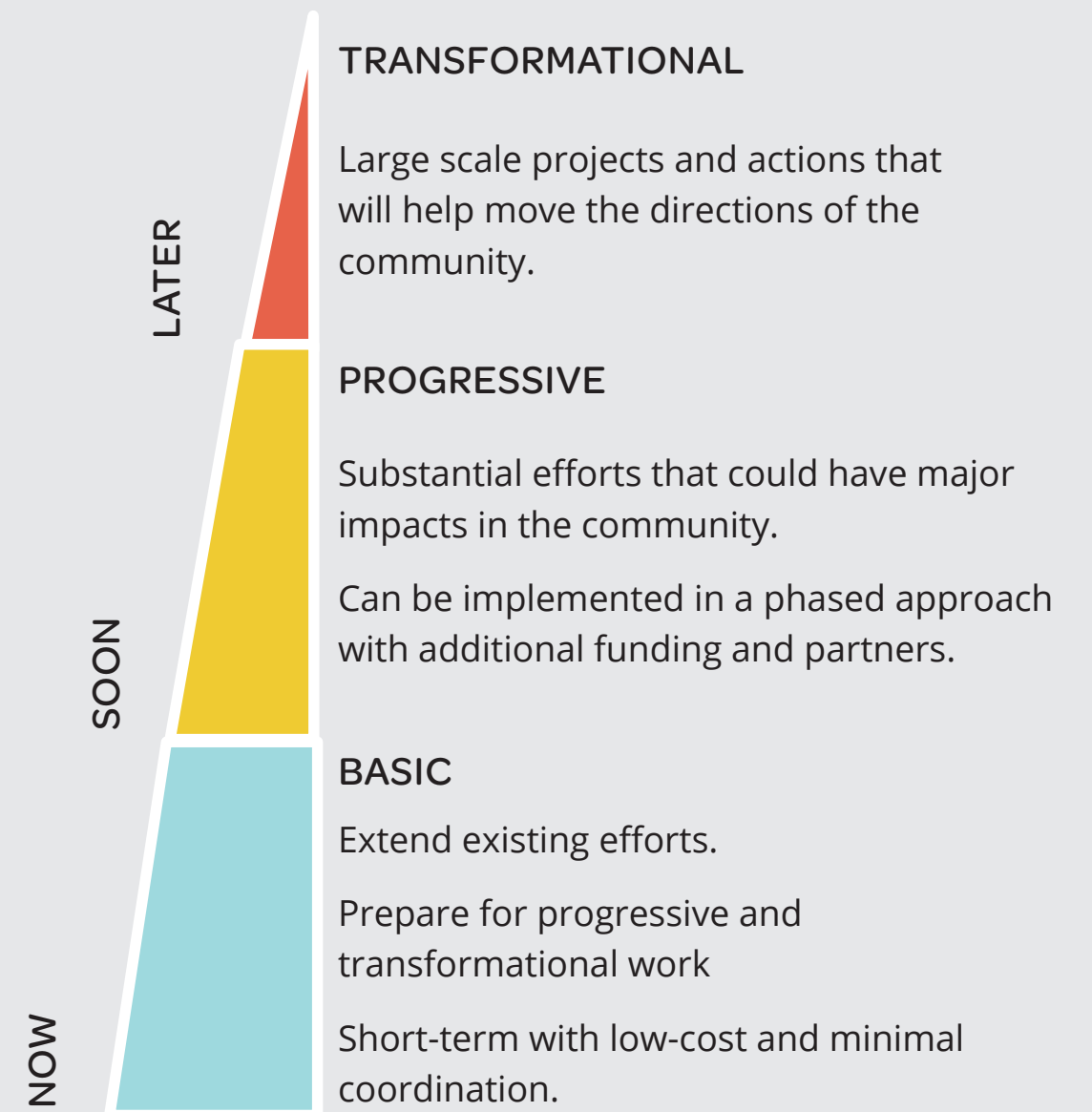


RESILIENT & SUSTAINABLE

Forward Moves

- F1.** Strengthen and create new community places and destinations.
- F2.** Foster healing, health, and inclusivity for a strong neighborhood.
- F3.** Preserve and create housing opportunities without displacement.
- F4.** Build community prosperity through equitable economic and educational empowerment.
- F5.** Cultivate unique, vibrant, and prosperous mixed corridors.
- F6.** Create welcoming, accessible, and authentic public realm network.
- F7.** Create a safer, smart, green and connected neighborhood mobility network for all users.
- F8.** Advance efforts to build capacity and infrastructure for an inclusive, accessible, and robust digital and resilient community

Implementation



F1

Strengthen and create new community places and destinations.

Reforzar y crear nuevos lugares y destinos comunitarios.

Identify, emphasize, and celebrate areas in Clark-Fulton that are currently under-recognized and under-appreciated. By emphasizing, and creating distinct characters, there is an opportunity to support inclusive and diverse uses while encouraging positive, community-oriented redevelopment in the neighborhood.



WHAT MAKES A GREAT PLACE?



Placemaking inspires people to collectively reimagine and reinvent public spaces as the heart of every community. **Strengthening the connection between people and the places** they share, placemaking refers to a collaborative process by which we can shape our public realm in order to maximize shared value. More than just promoting better urban design, placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution.

F1-A

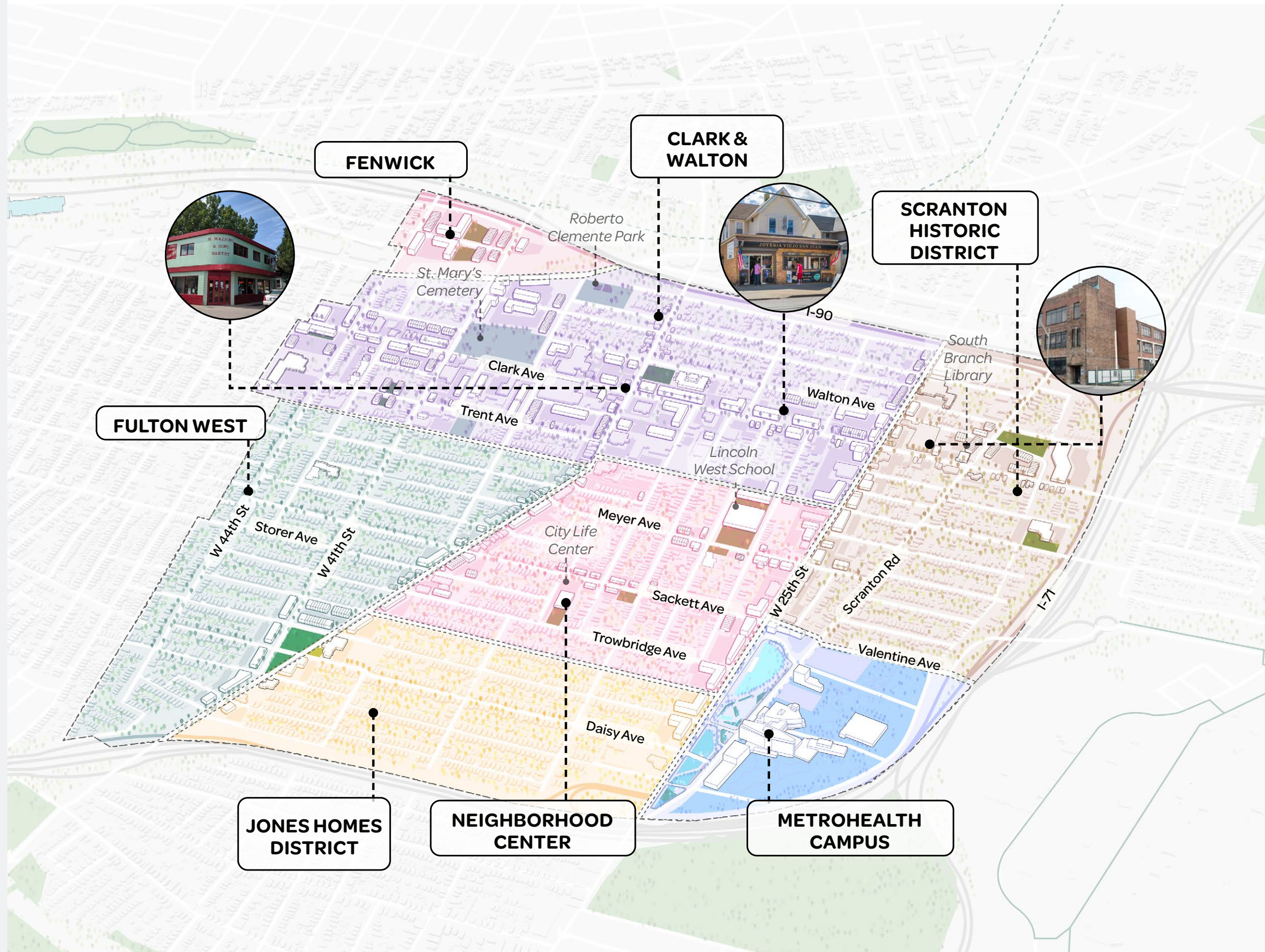
Create seven distinct character areas.

Crear ocho áreas de caracteres distintos.

F1-B

Identify, preserve, and restore iconic and character buildings.

Identificar, preservar y restaurar edificios emblemáticos.



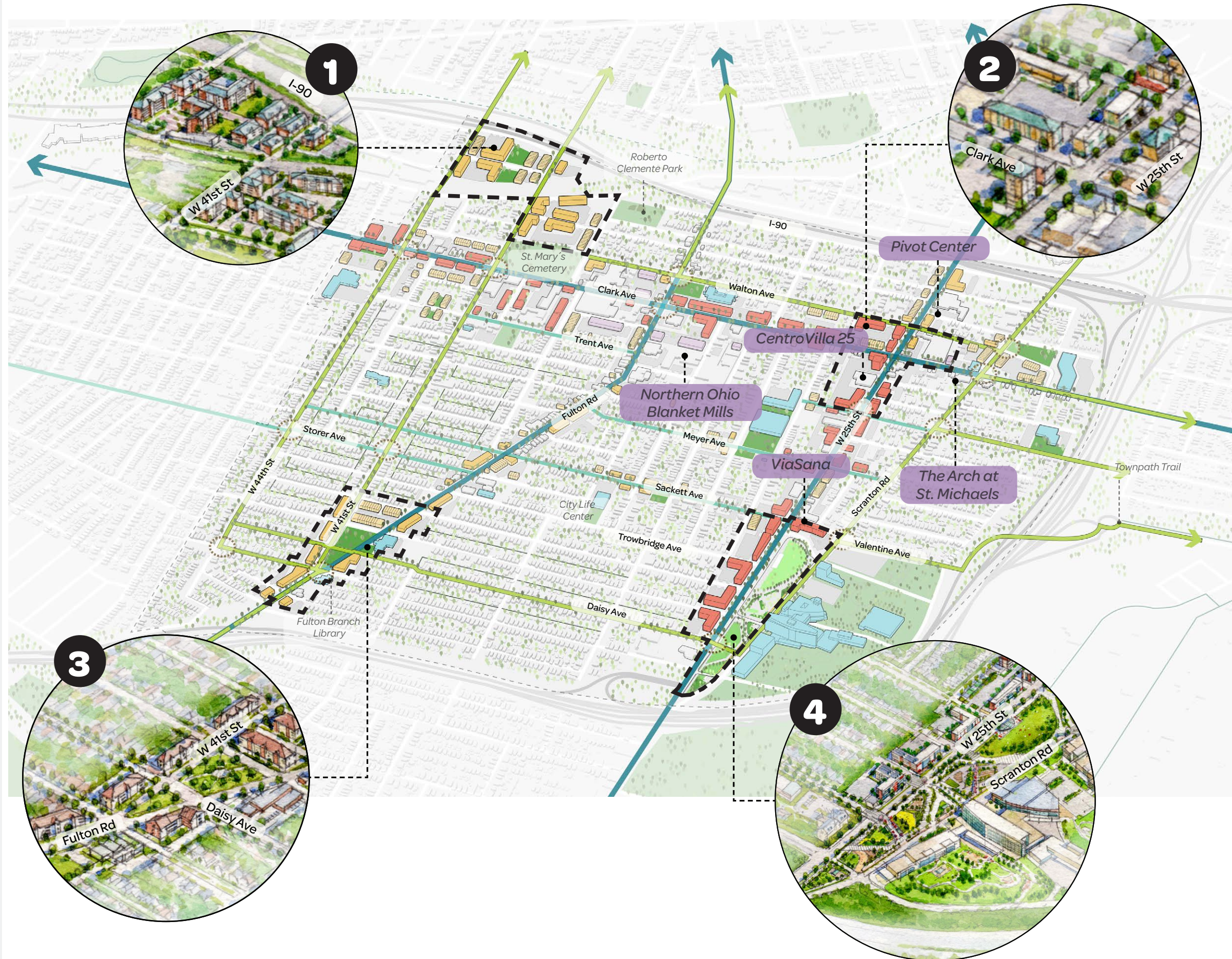
F1-C

Identify and acquire sites for development opportunities.

Identificar y adquirir propiedades para oportunidades de desarrollo.

COMMUNITY INVESTMENT FUND

The Community Investment Fund (CIF) is a tool to preserve and protect Clark-Fulton from gentrifying development. The CIF has the ability to acquire and invest in Clark-Fulton, to give ownership of land to the community and places restrictions on what types of development can occur. It is a tool that will create wealth and empower community members by giving them a seat at the table and a voice in the future development of Clark-Fulton.



F2

Foster healing, healthy, and inclusivity for a strong neighborhood.

Fomentar la sanación, la salud y la inclusión para un vecindario fuerte

The Community Ambassadors are working hard to bring long-lasting, change to their community through community capacity building and fostering difficult, but crucial conversations about ways to improve quality of life in Clark-Fulton.



F2-A

Continue to build community capacity through Community Ambassadors.

Continuar desarrollando la capacidad comunitaria a través de los embajadores.

F2-B

Retain and support residents to age-in-place and avoid displacement.

Retenga y apoye a los residentes para que envejecen en el lugar y eviten el desplazamiento.

F2-C

Foster community conversations around race and inclusion in the neighborhood.

Fomentar las conversaciones comunitarias sobre la raza y la inclusión en el vecindario.

F2-D

Ensure a healthy and safe life for all residents.

Garantizar una vida sana y segura para todos los residentes.



F3

Preserve and create housing opportunities without displacement.

Preservar y crear oportunidades de vivienda sin desplazamiento.

Preserve, enhance and develop affordable, mixed housing options to keep Clark-Fulton affordable and diverse, while also providing the resources and support needed to existing homeowners to take renovation and home improvements themselves.

Preserve Housing Stock
to remain safe, livable, and efficient for residents.

Create new housing opportunities



F3-A

Ensure housing stock remains safe, livable, and efficient.

Garantizar que las viviendas disponibles sigan siendo seguras, habitables y eficientes.

Provide Home Repair Grants and Loans.

Proporcionar subvenciones y préstamos para reparaciones de viviendas.

Identify and Support Responsible Contractors.

Identificar y apoyar a contratistas responsables.

Utilize Code Enforcement to Mitigate the Effects of Predatory Investor Activity.

Utilizar la aplicación de la normativa como medio para mitigar los efectos de la actividad depredadora de los inversores.

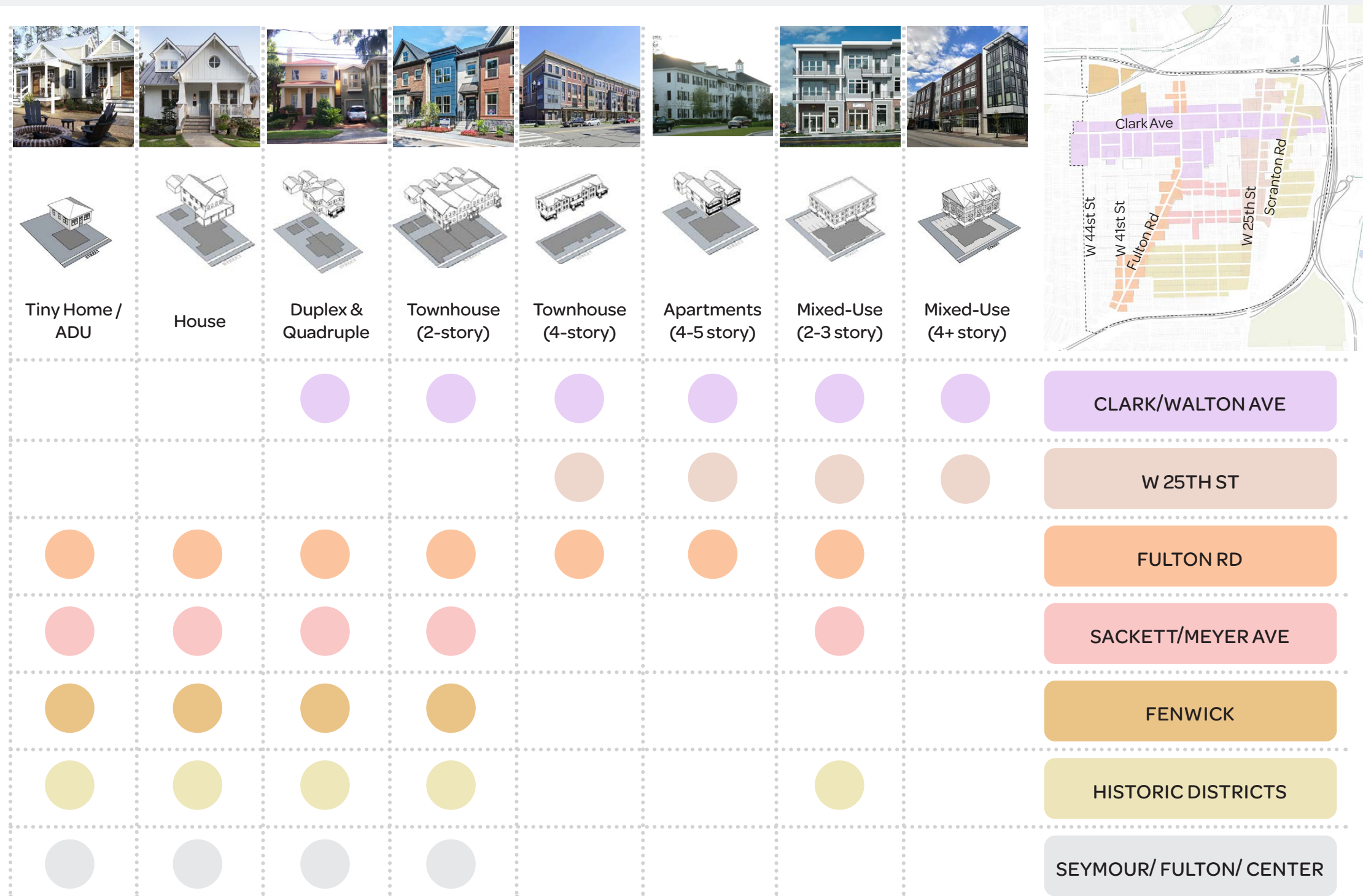
HOUSING INVESTMENTS:

Roof Repairs & Weatherization Improvements



Develop housing supply to meet the needs of all current and future residents.

Desarrollar la oferta de viviendas para satisfacer las necesidades de todos los residentes actuales y futuros.



WHAT IS THE COMMUNITY SAYING?

What new housing types & styles do you want to see in Clark-Fulton?

¿Qué nuevos tipos y estilo de viviendas desea ver en Clark-Fulton?

- 39** Single Family / Casa Unifamiliar
- 35** Single Family / Casa Unifamiliar
- 14** Townhomes / Casa Adosada
- 11** Townhomes / Casa Adosada
- 24** Tiny Homes / Pequeñas Casas
- 16** Duplex / Dúplex
- 15** Live/Work / Vivir / Trabajar
- 5** Condo / Mixed Use / Condominio / Uso Mixto

F3-C

Provide financial resources to increase home ownership and retention. *Proporcionar recursos financieros para aumentar la adquisición de propiedad y la retención de viviendas.*



Increase Access to Housing Vouchers.
Increase Access to Housing Vouchers.

Support Aging in Place.
Support Aging in Place

Develop Accessible Loan Products.
Develop Accessible Loan Products.

Explore Alternative Finance Models.
Explore Alternative Finance Models.

Develop New Funding Sources for Home Maintenance and Rehabilitation.
Develop New Funding Sources for Home Maintenance and Rehabilitation.

F3-D

Build financial literacy, trade skills, and education of current and future residents. *Desarrollar la alfabetización financiera, las habilidades comerciales y la educación de los residentes actuales y futuros..*

WHAT IS THE COMMUNITY SAYING?

Feedback gathered at Plan Commencement
Open House - June 2021

What programs and resources are most needed for existing residents? *What programs and resources are most needed for existing residents?*



Facade Repairs
Reparaciones de Fachadas



Interior Repairs
Reparaciones Interiores



Real Estate Knowledge
Conocimiento de inmobiliarios



Classes & Program
Clases y programas



Grants & Loans
Ayudas y préstamos



Household Finance Management
Gestión de finanzas del hogar

F3-E

Create a community land trust to provide affordable housing in perpetuity.

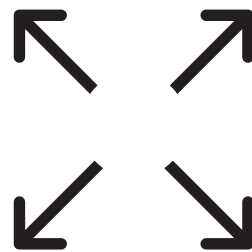
Crear un fondo de tierras comunitarias para proporcionar viviendas asequibles a perpetuidad.

APPROACHES

To create a Community Land Trust



Create a completely new community land trust for Clark-Fulton. *Create a completely new community land trust for Clark-Fulton.*



Expand the newly created community investment trust for commercial properties to include residential properties as well. *Expand the newly created community investment trust for commercial properties to include residential properties as well.*



Work with the existing Near West Land Trust to expand its geographic footprint to include Clark-Fulton. *Work with the existing Near West Land Trust to expand its geographic footprint to include Clark-Fulton.*

F4

Building community prosperity through equitable economic and educational empowerment. *Construir prosperidad comunitaria a través del empoderamiento económico y educativo equitativo.*

Equipping residents and business owners in Clark-Fulton with the support, education, and resources will help build community prosperity throughout the neighborhood.



F4-A

Strengthen and support Clark-Fulton's current business owners by connecting them to the resources and information they need to thrive.

Reforzar y apoyar a los actuales propietarios de negocios de Clark-Fulton conectándolos con los recursos y la información que necesitan para prosperar.



F4-B

Create Opportunities for workforce development training and enhance job placement programs to support Clark-Fulton residents.

Crear oportunidades de formación para el desarrollo de la mano de obra y mejorar los programas de inserción laboral para apoyar a los residentes de Clark-Fulton.



F4-C

Develop assets to support the growth of new small-scale entrepreneurs in next gen manufacturing, construction, healthcare, food & beverage, technology and the arts.

Desarrollar activos para respaldar el crecimiento de nuevos empresarios a pequeña escala en la fabricación, la construcción, la atención médica, la alimentación y las bebidas, la tecnología y las artes.

Arts



Hilderbrandt Co. Bussiness



Hilderbrandt Co. Bussiness

Food



Hilderbrandt Co. Bussiness



Latin US Theater



Inlet Dance Theater



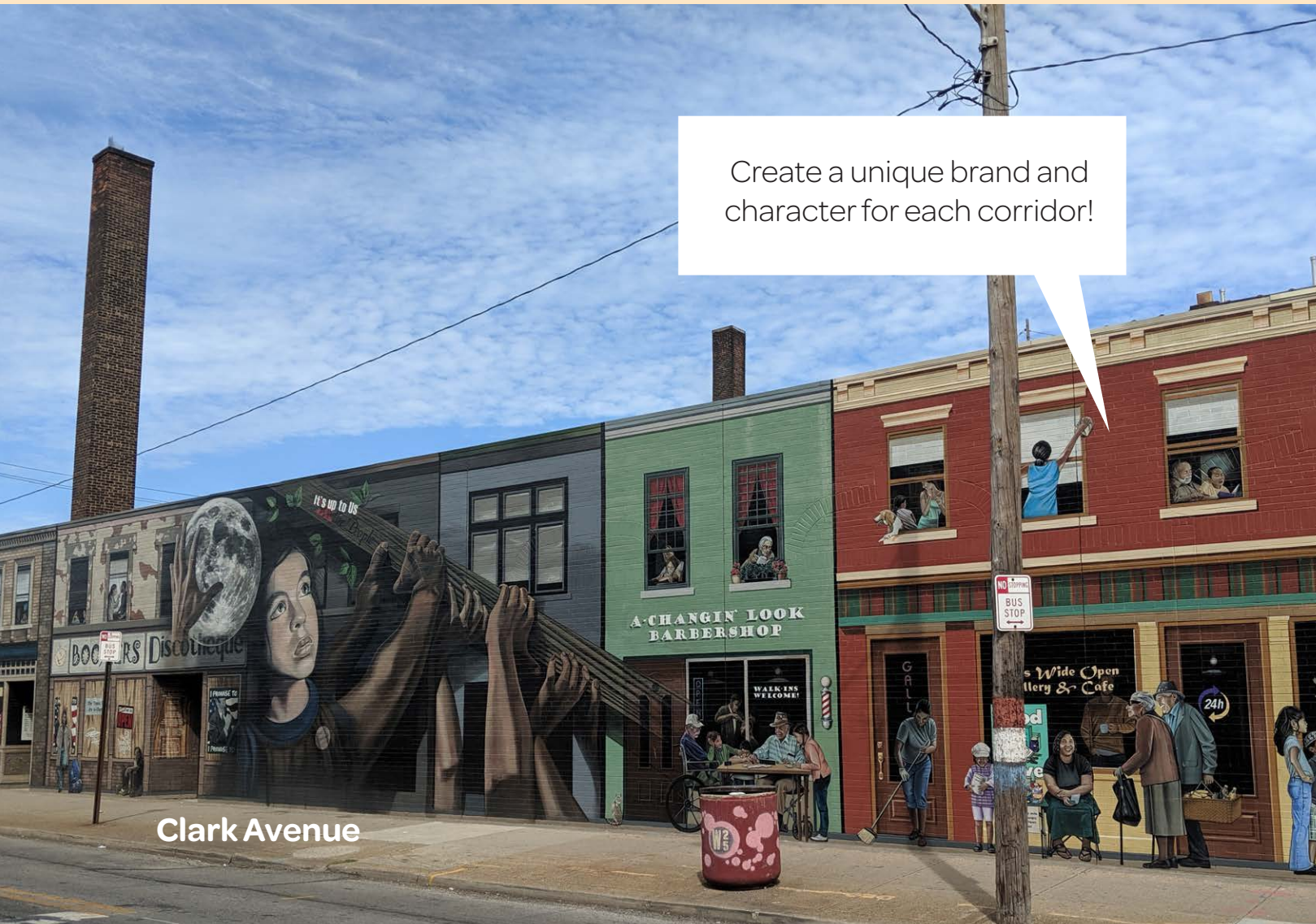
Las Villas Deli

F5

Cultivate unique, vibrant, prosperous mixed corridors.

Cultivar vías principales mixtas únicas, vibrantes y prósperas.

The corridors have the opportunity to be welcoming, encourage place-based development that respects the character and identity of the neighborhood. The following actions provide a framework for building safe and inviting corridors for local businesses, and offer resources that will help build, preserve, and enhance the history and culture of Clark-Fulton.



Create a unique brand and character for each corridor!

Clark Avenue

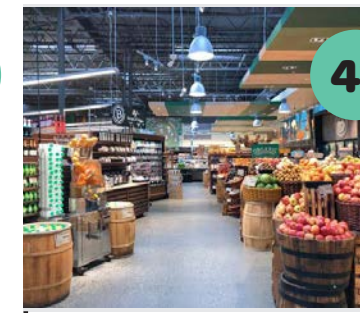
WHAT IS THE COMMUNITY SAYING?

What type of business you want to see in Clark-Fulton?

¿Qué tipo de negocios le gustaría ver en Clark-Fulton?



Medical Offices
Consultorios Medicos



Grocery Stores
Automercados



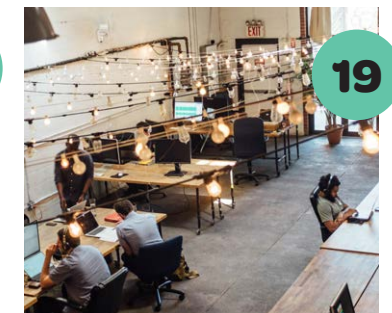
Food/Beverage
Comida/Bebidas



Day Care
Guardería



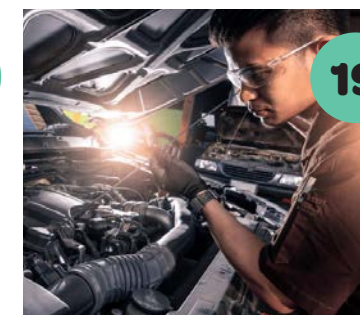
Arts
Arte



Co-Working
Trabajo Colaborativo



Maker Spaces
Espacios para fabricantes



Auto
Auto

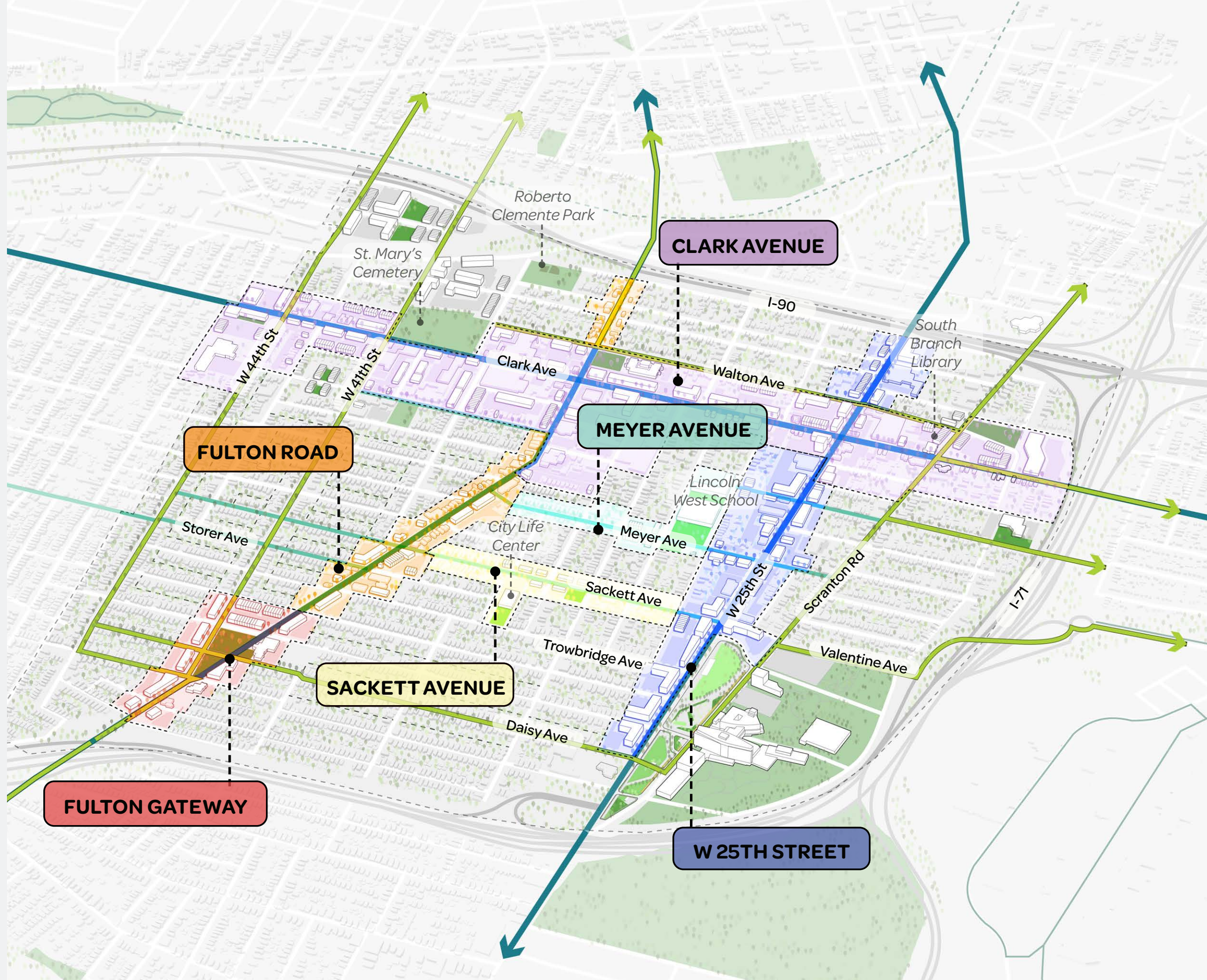
Community responses from Ideas and Action Week Open House Event on November 2020

F5-A

Create a brand and character for each corridor to become places of destination.

Crear una marca y un caracter para que cada vía principal se convierta en un lugar de destino.

-  **CLARK AVENUE**
A place to teach, produce, and create.
-  **FULTON ROAD**
A place for small, local mom and pop shops.
-  **FULTON GATEWAY**
¡Bienvenidos!
-  **W 25TH STREET**
A mixed-use destination for health and entertainment.
-  **MEYER & SACKETT**
A place for neighborhood gatherings.



Neighborhood Plaza - Meyer Avenue

A place for neighborhood gatherings.



NOTE:

All the actions presented are community-driven and aspirational. Further studies, due diligence, and engagement may be required to implement some of the ideas and concepts proposed.

F5-B

Provide support to property owners for property and safety improvements.

Brindar apoyo a los propietarios para mejoras en la propiedad y la seguridad.

F5-C

Establish programs that offer support and help stabilize local businesses.

Establecer programas que ofrezcan apoyo y ayuden a estabilizar las empresas locales.

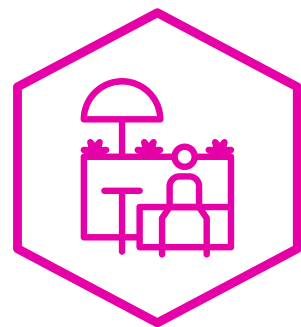
F5-D

Develop adequate parcel and block infrastructure guidelines.

Desarrollar pautas adecuadas de infraestructura para parcelas y bloques.



IMPROVEMENTS



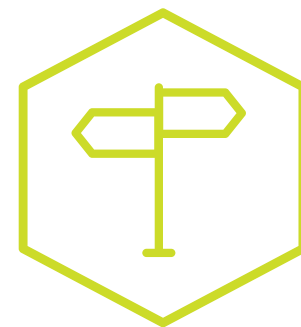
Furnishings



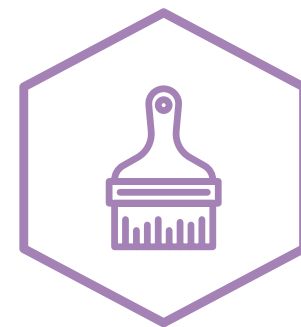
Trees &
Landscape



Lighting



Signage &
Branding



Murals



Building
Facade Repairs

F6

Create a connected, accessible, well-programmed public realm network

Crear una red de espacio público conectada, accesible y bien programada

Building on the existing open and recreational open space, there is an opportunity to enhance the public realm in an innovative, equitable and authentically Clark-Fulton ways that will help foster a resilient community.



Trent Park

WHAT IS THE COMMUNITY SAYING?

What outdoor activities you want to have in Clark-Fulton?

¿Qué tipo de actividades al aire libre le gustaría ver en Clark-Fulton?



23

Gathering
Reunión



37

Sports
Deportes



27

Play
Juegos



32

Educational
Educativa



29

Festivals
Festivales



26

ART
Artes



26

Gardening
Jardinería



29

Wellness
Bienestar

Community responses from Ideas and Action Week Open House Event on November 2020

F6-A
Create a comprehensive open space framework with systematic design tools to implement.

Crear marco normativo para los espacios abiertos que incorporen herramientas de diseño sistemáticas para su aplicación.

FRAMEWORK

STREETSCAPE

- Main Corridors
- Feature Streets
- Greenways
- Gateways
- Highway Crossings

OPEN SPACE

- Proposed Open Spaces
- Enhanced Open Spaces
- New Pocket Parks

NOTE:

All the actions presented are community-driven and aspirational. Further studies, due diligence, and engagement may be required to implement some of the ideas and concepts proposed.



PAVING



PLANTING



LIGHTING



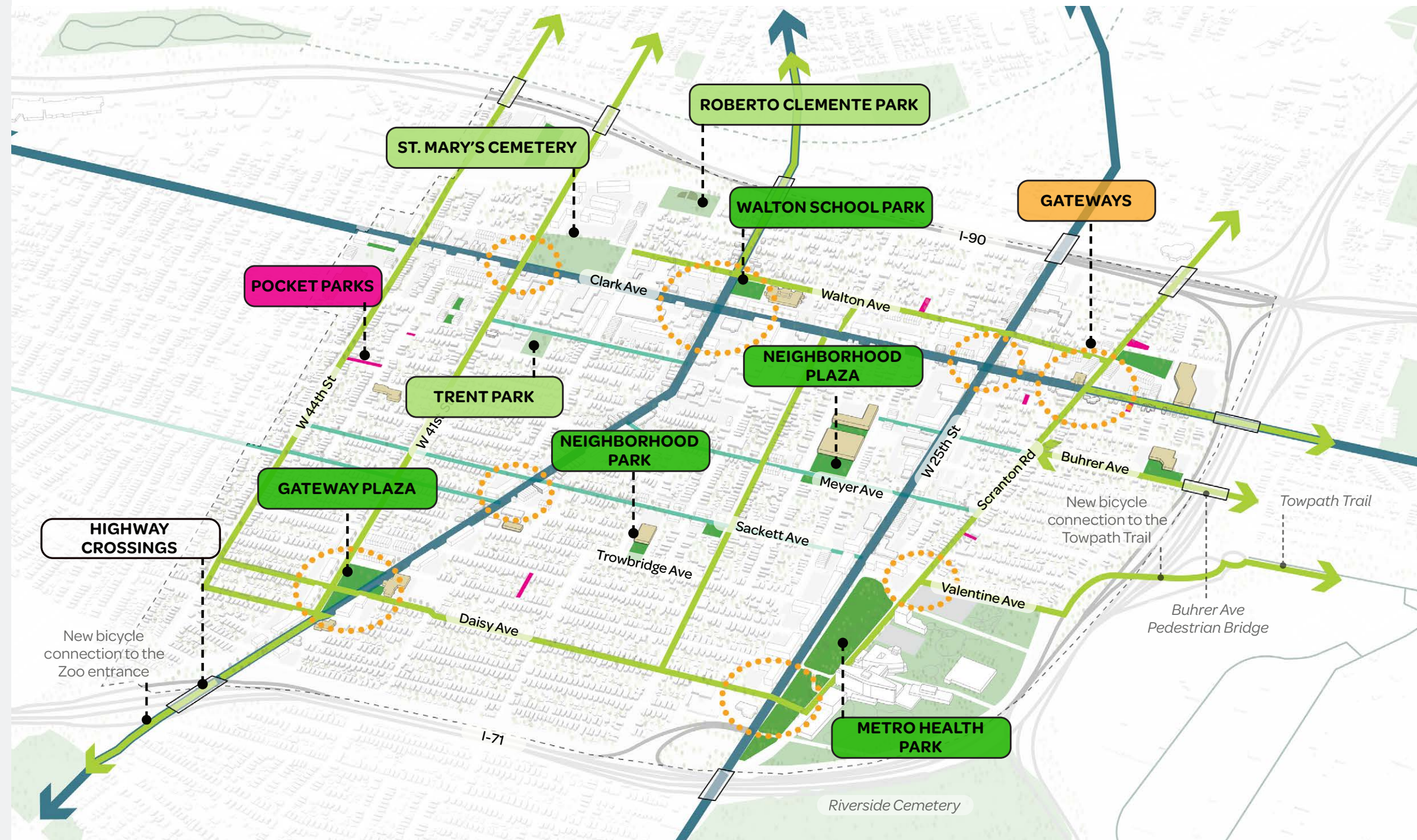
GREEN
INFRASTRUCTURE



FURNISHING

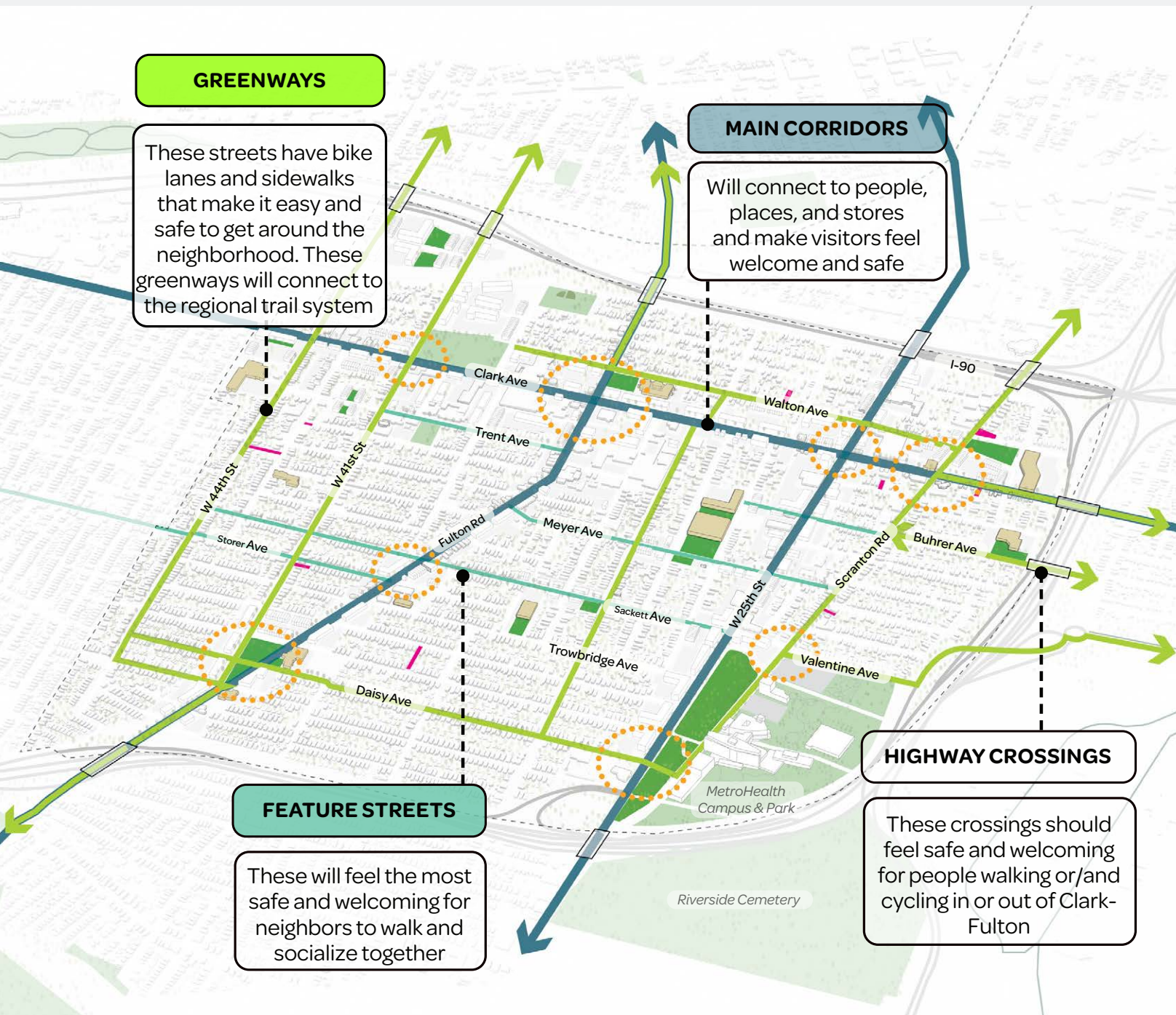


ENVIRONMENTAL
GRAPHICS



F6-B

Creation of complete and resilient streetscapes that enhance the sense of place. *Creación de paisajes urbanos completos y resilientes que mejoren el sentido del lugar.*



MAIN CORRIDORS

Outdoor Dining / Seating / Event Spaces



FEATURE STREETS

Welcoming, Vibrant, Flexible, Social, Cultural



GREENWAYS

Safe, Connected, Bike Lanes, Pedestrian Friendly



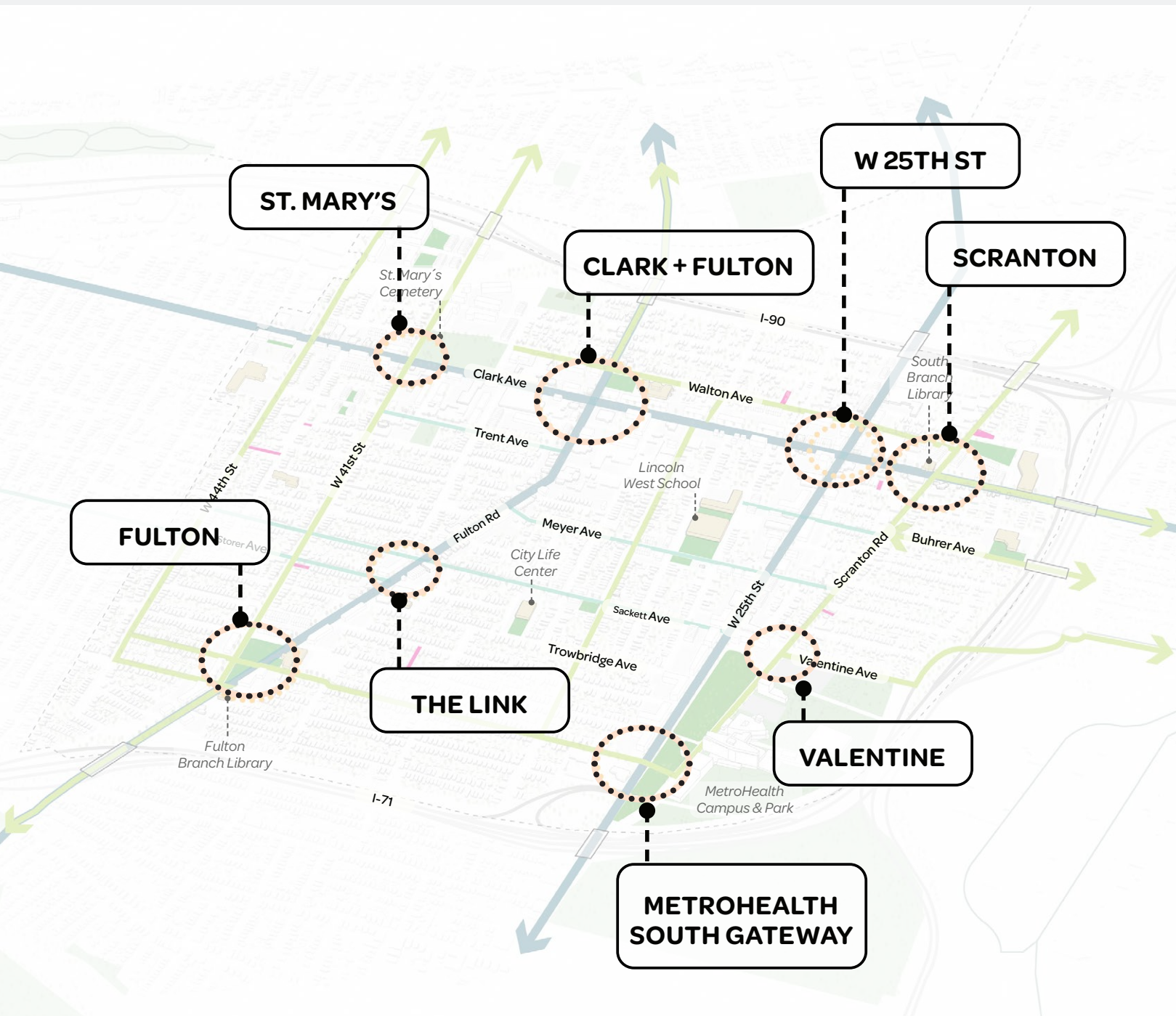
HIGHWAY CROSSINGS

Decorative Fence / Green Buffer

F6-C

Emphasize gateways as opportunities to welcome, celebrate, and engage the Clark-Fulton community.

Enfatizar los gateway como oportunidades para dar la bienvenida, celebrar y atraer a la comunidad de Clark-Fulton.



Identity / Threshold

Beacon / Art Installation

Columbus College of Art & Design, Columbus

Unifying The Intersection

Table Top/Decorative Crossing

"Lincoln Hub" Chicago



Identity / Threshold

Beacon / Art Installation

Columbus College of Art & Design, Columbus



Visibility / Threshold

Gateway Lighting



Unifying The Intersection

Table Top/Decorative

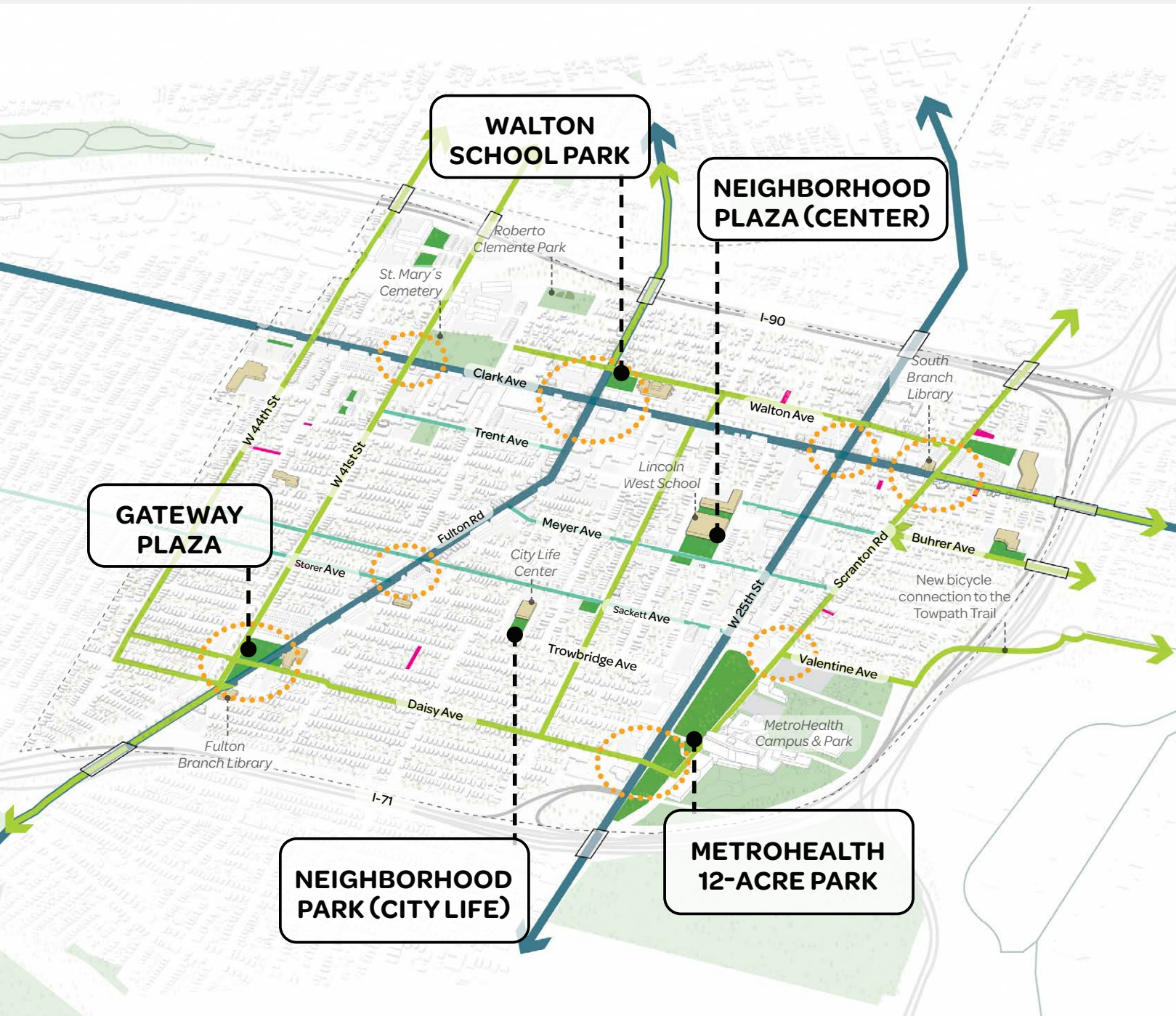


Visibility / Threshold

Gateway Lighting

F6-D

Provide healthy, flexible, and vibrant new open spaces for all ages. *Proporcionar nuevos espacios abiertos que sean saludables, flexibles y dinámicos para todas las edades.*



Nature/Flex Play

Santa Monica, CA
Source: Studio-MLA



Art/Play Plaza

Scottsdale, AZ
Source: behance.net



Recreational/Sports Park

Melbourne, Australia
Source: landezine.com



Market / Festival

Skovde, Sweden
Source: Tobias Andersson



Multicultural Social / Events

La Placita Event @ Clark-Fulton



Outdoor Seating

Monheim am Rhein, Germany
Source: landezine-award.com

F7

Create a safer, smart, green, and connected neighborhood mobility network for all users.

Crear una red de movilidad vecinal más segura, cómoda, smart, verde y conectada para todos los usuarios.

NOTE:

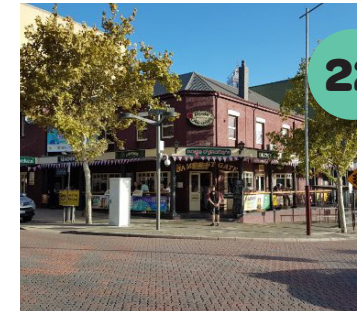
All the actions presented in this chapter are community-driven and aspirational. Further studies, due diligence, and engagement may be required to implement some of the ideas and concepts proposed.



WHAT IS THE COMMUNITY SAYING?

What type of improvements are needed for streets and alleys?

¿Qué tipo de mejoras se requieren para las calles y callejones?



Intersections
Intersecciones



Crosswalks
Paso de Peatones



Bike Facility
Instalación de Bicicletas



Sidewalk
Aceras



Transit Stops
Paradas de Autobus



Planting
Plantas y Arboles



Benches + Lights
Bancos y Luces



Banners
Pancartas

Community responses from Ideas and Action Week Open House Event on November 2020

F7-A







Develop a comprehensive mobility and connectivity framework for all modes and users.

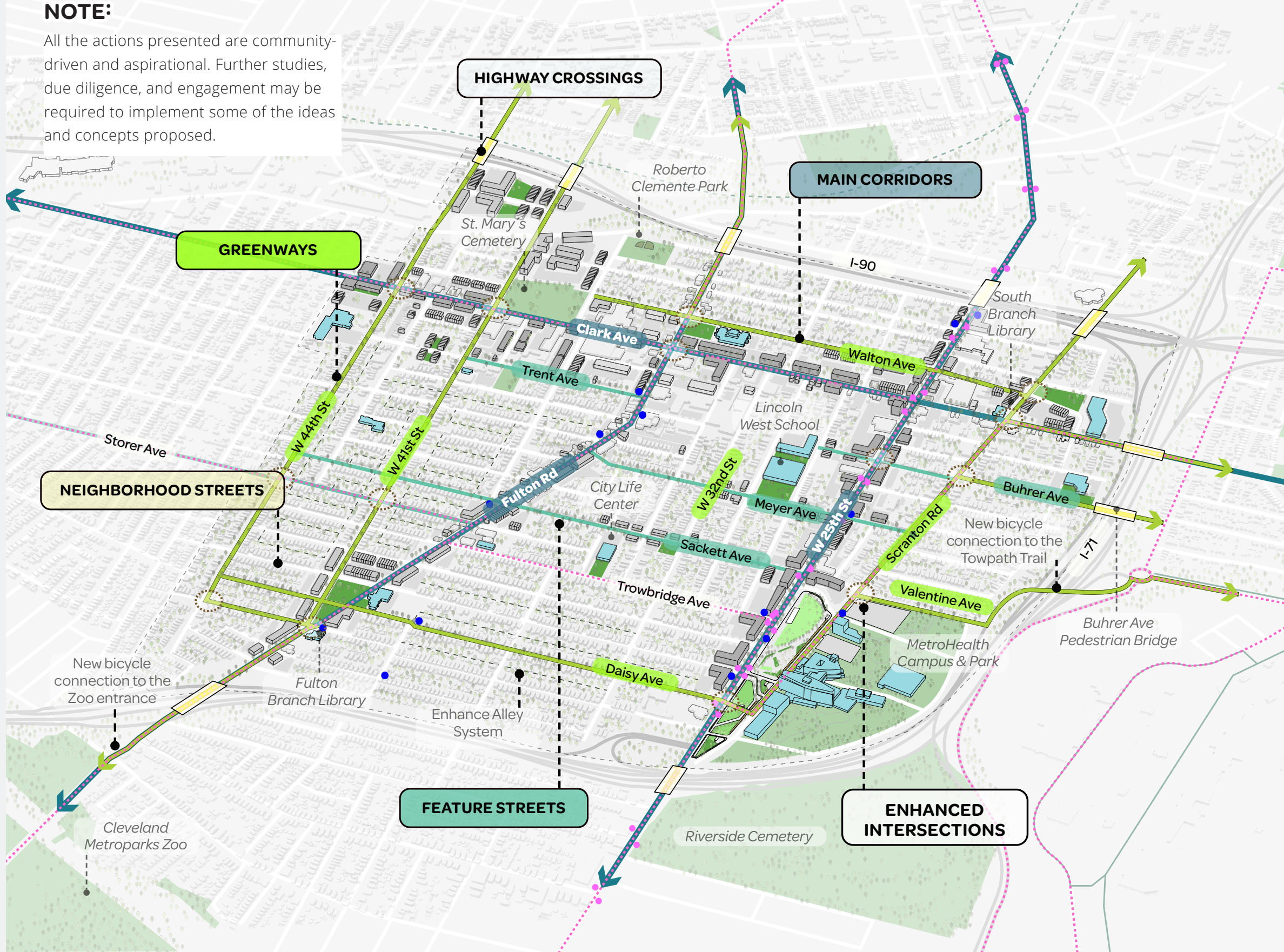
Desarrollar un marco regulatorio de movilidad y conectividad para todos los modos y usuarios.

FRAMEWORK

STREETS

- Main Corridors**
- Feature Streets**
- Greenways**
- Neighborhood Streets**
- Highway Crossings**

-  **Enhanced Intersections**
Intersecciones Mejoradas
-  **Enhanced Highway Crossings**
Paso de la Autovía Mejoradas
-  **Barrier Free Cle Priorities**
Prioridades del Cleveland Barrier Free
-  **Bus Routes**
Rutas de Autobus
-  **Bus Stops**
Paradas de Autobus
-  **Regional Trails**
Sendero Regional



F7-B

Improve and invest in the bicycle network.

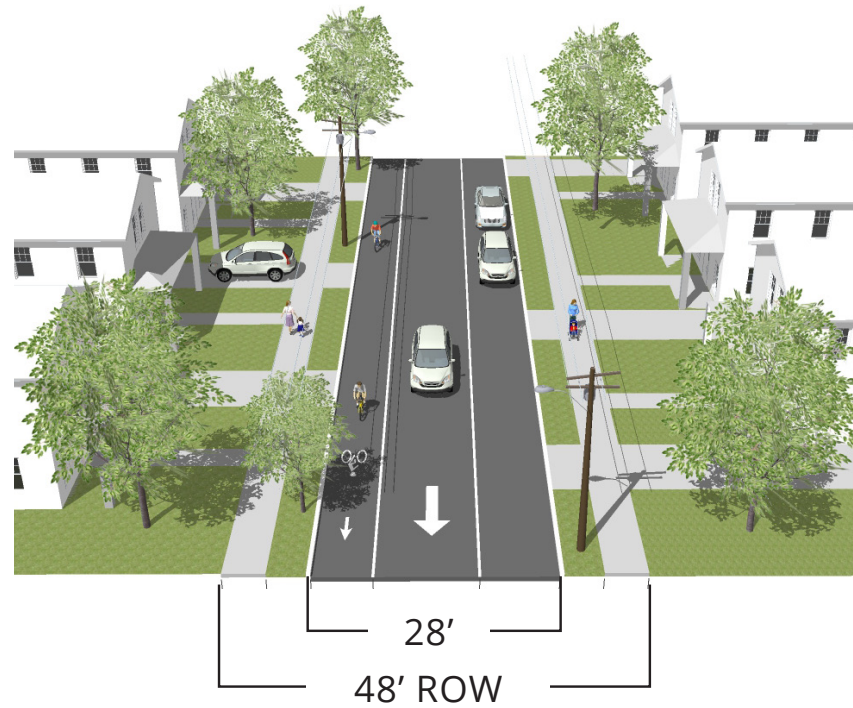
Mejorar e invertir en la infraestructura ciclista.

NOTE:

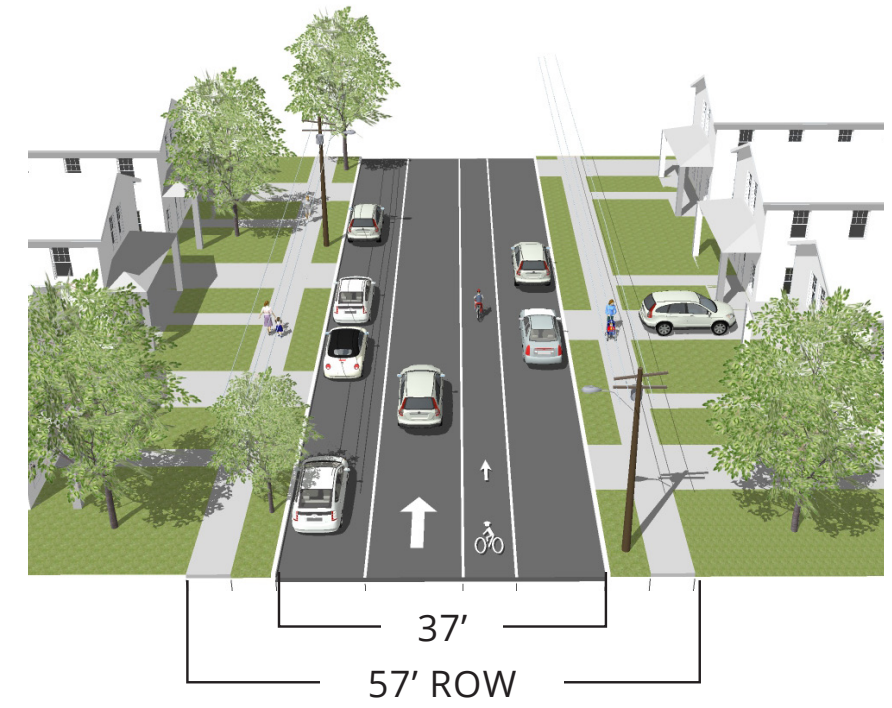
All the actions presented are community-driven and aspirational. Further studies, due diligence, and engagement may be required to implement some of the ideas and concepts proposed.



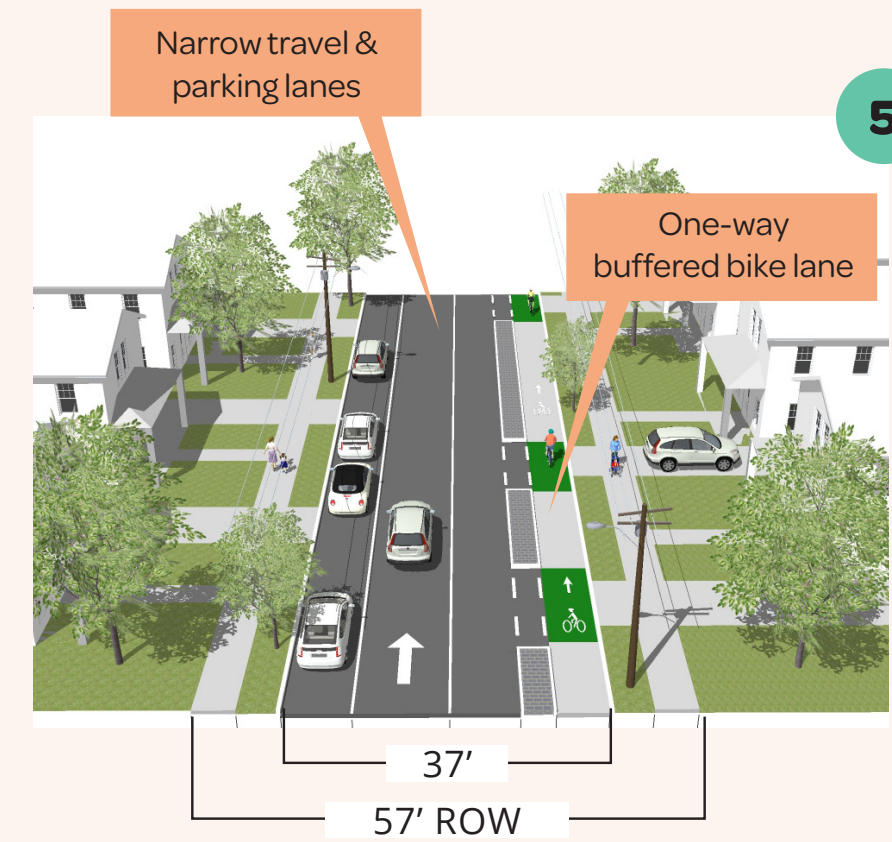
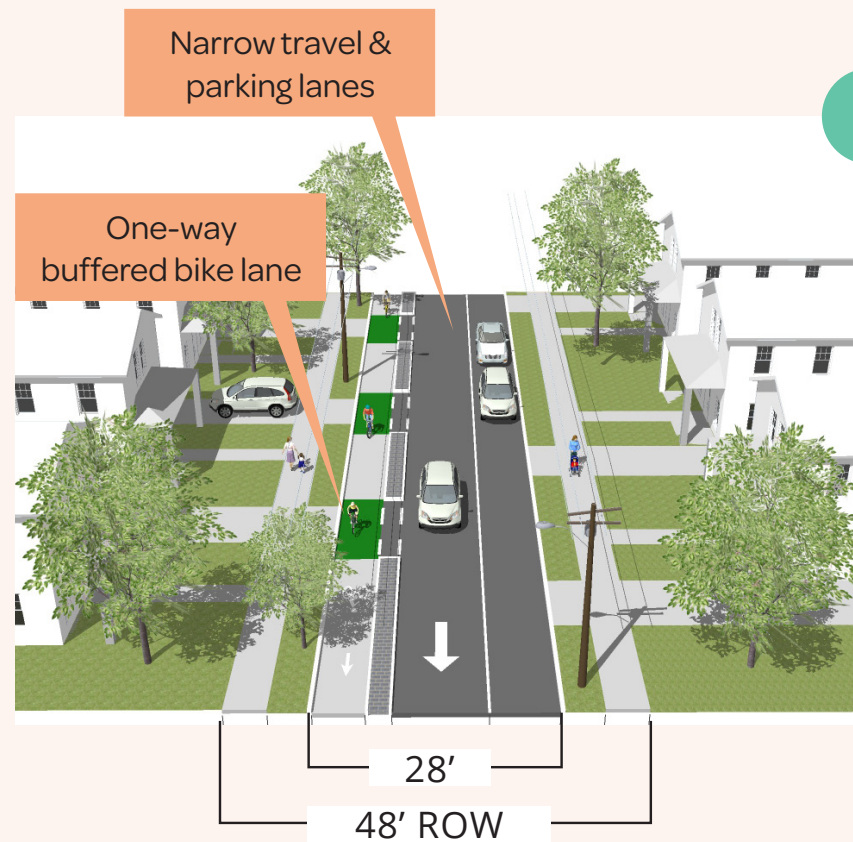
W 44TH STREET



W 41ST STREET



Proposed Re-design



F7-C

Re-design key corridors and leverage new development.

Rediseñar los corredores clave y aprovechar el nuevo desarrollo.

F7-D

Preserve and improve character and use of alleys.

Mantener y mejorar el carácter y el uso de los callejones.

F7-E

Increase use of public transit and shelter improvements through regional collaboration.

Incrementar el uso del transporte público y mejorar las paradas mediante la colaboración regional.

Walton Avenue Re-design



NOTE:

All the actions presented are community-driven and aspirational. Further studies, due diligence, and engagement may be required to implement some of the ideas and concepts proposed.

F8

Advance efforts for an inclusive, accessible, and robust digital and resilient community.

Impulsar los esfuerzos para crear capacidad e infraestructura para una comunidad digital inclusiva, accesible, robusta y resiliente.

The COVID-19 global pandemic has brought the need for digital and technological advances to ensure Clark-Fulton is growing in an inclusive and resilient way.



F8-A

Close the digital divide by focusing on literacy and skills development programs.

Cerrar la brecha digital centrándose en programas de alfabetización y desarrollo de habilidades.

F8-B

Provide adequate investments to infrastructure to support advancing technologies.

Proporcionar inversiones de infraestructura adecuadas para apoyar el avance de las tecnologías



F8-C

Partner with local and regional coalitions working to advance digital and sustainable technology.

Asociarse con coaliciones locales y regionales que trabajen en el avance de la tecnología digital y sostenible.

F8-D

Position Clark-Fulton to be an example in energy resilience during and after storm events.

Posicionar a Clark-Fulton para que sea un ejemplo de resiliencia energética durante y después de las tormentas.



Regulatory Framework Plan & Catalyst Sites

REGULATORY FRAMEWORK

Corridor Areas

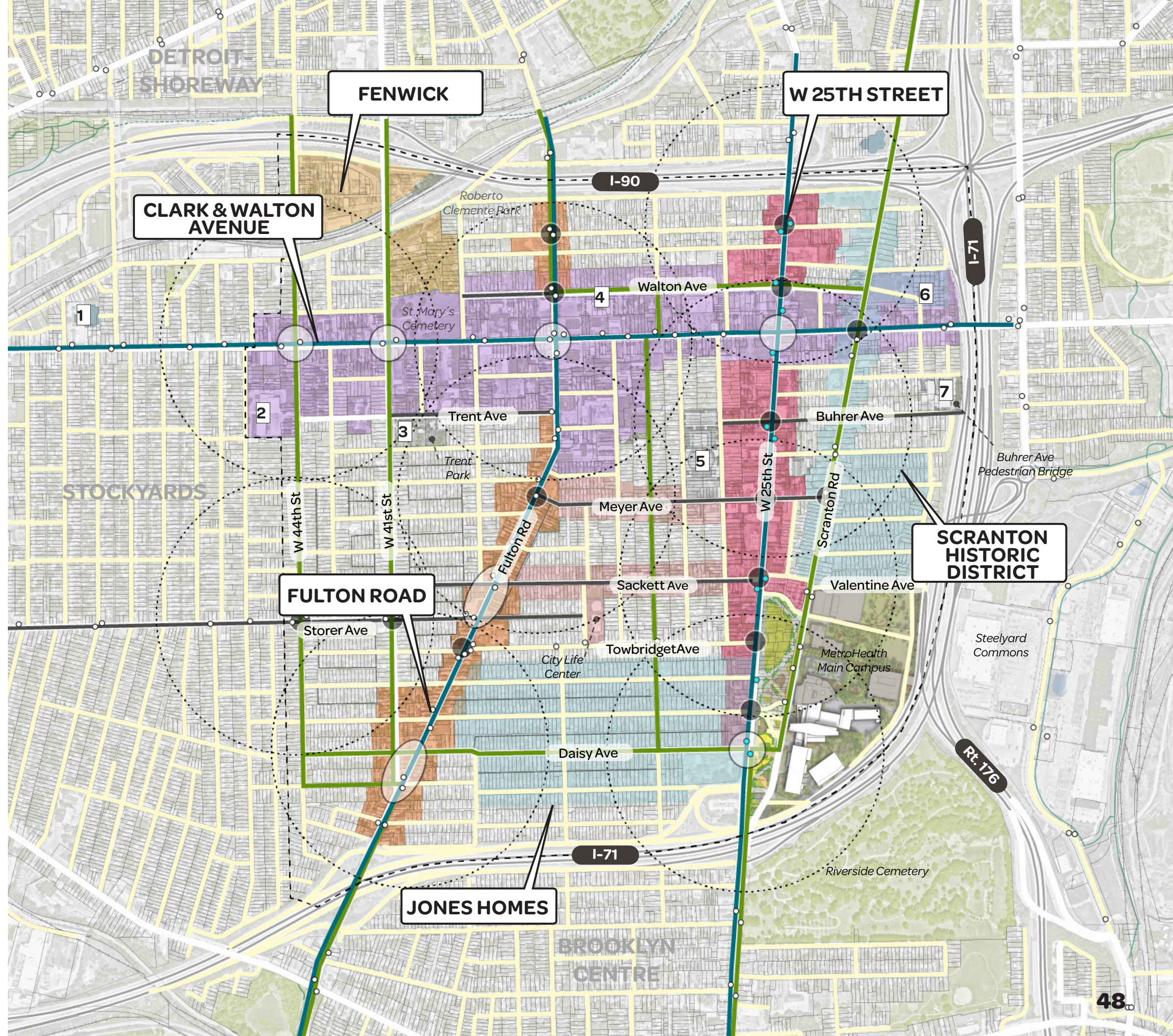
- Clark/Walton Avenue
- W 25th Street
- Fulton Road
- Meyer/Sacket Avenue

Neighborhood Areas

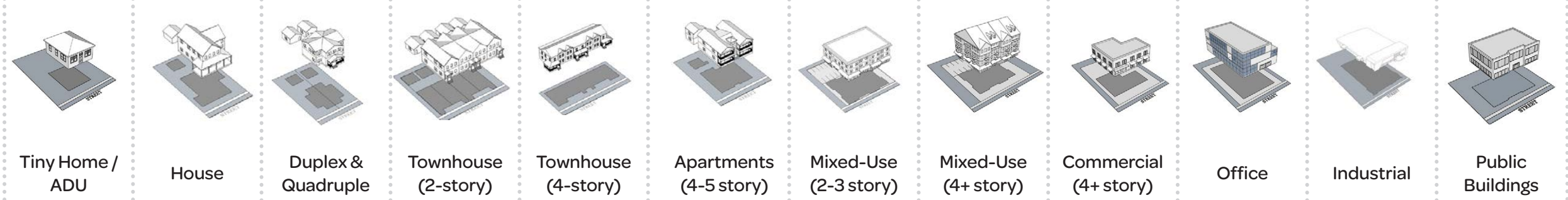
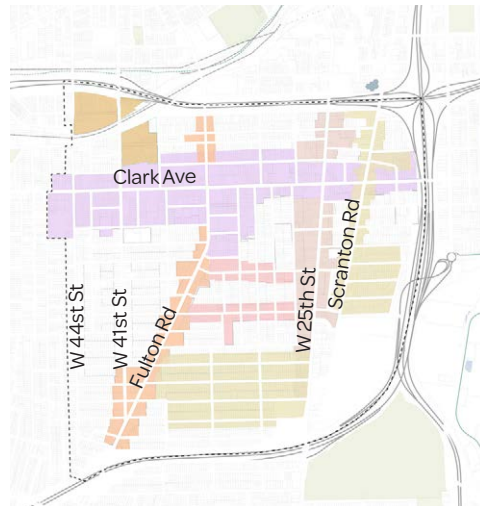
- Fenwick
- Seymour/West Fulton /The Center
- Jones Homes and Scranton Districts

Mobility Network

- Main Corridors**
Calles Principales
- Feature Streets**
Calles Características
- Bikeways**
Vías de Bicicleta
- Neighborhood Streets**
Calles Vecinales
- Alleys**
Callejones
- Trails**
Caminerias
- Bus Stops**
Paradas de Autobus
- W 25th St Proposed BRT Stops**
Paradas de BRT en W 25th St
- Gateways and Intersection Nodes**
Gateways y nodos de intersección



BUILDING TYPOLOGIES



Tiny Home / ADU House Duplex & Quadruple Townhouse (2-story) Townhouse (4-story) Apartments (4-5 story) Mixed-Use (2-3 story) Mixed-Use (4+ story) Commercial (4+ story) Office Industrial Public Buildings

CLARK/WALTON AVE			●	●	●	●	●	●	●	●	●	●
W 25TH ST					●	●	●	●	●	●		●
FULTON RD	●	●	●	●	●	●		●	●			●
SACKETT/MEYER AVE	●	●	●	●			●	●	●			●
FENWICK	●	●	●	●							●	
HISTORIC DISTRICTS	●	●	●	●			●					●
SEYMOUR/FULTON/CENTER	●	●	●	●						●		●

CATALYST SITES

The Master Plan Vision is applied throughout the neighborhood at five different catalyst sites. The sites illustrate opportunity scenarios for development, streets and open space projects driven by the Forward Moves. The Catalyst Sites design are conceptual and they will require additional due diligence and refinement before implementation.

La Visión del Plan Maestro se aplica en todo el barrio y en cinco lugares catalizadores. Los sitios ilustran escenarios de oportunidad para proyectos de desarrollo, calles y espacios abiertos impulsados por los Forward Moves. El diseño de los sitios catalizadores es conceptual y requerirá la debida diligencia y el perfeccionamiento antes de su aplicación.

DEVELOPMENT

Proposed Infill Development

Existing Buildings

Institutional Buildings

Neighborhood Streets

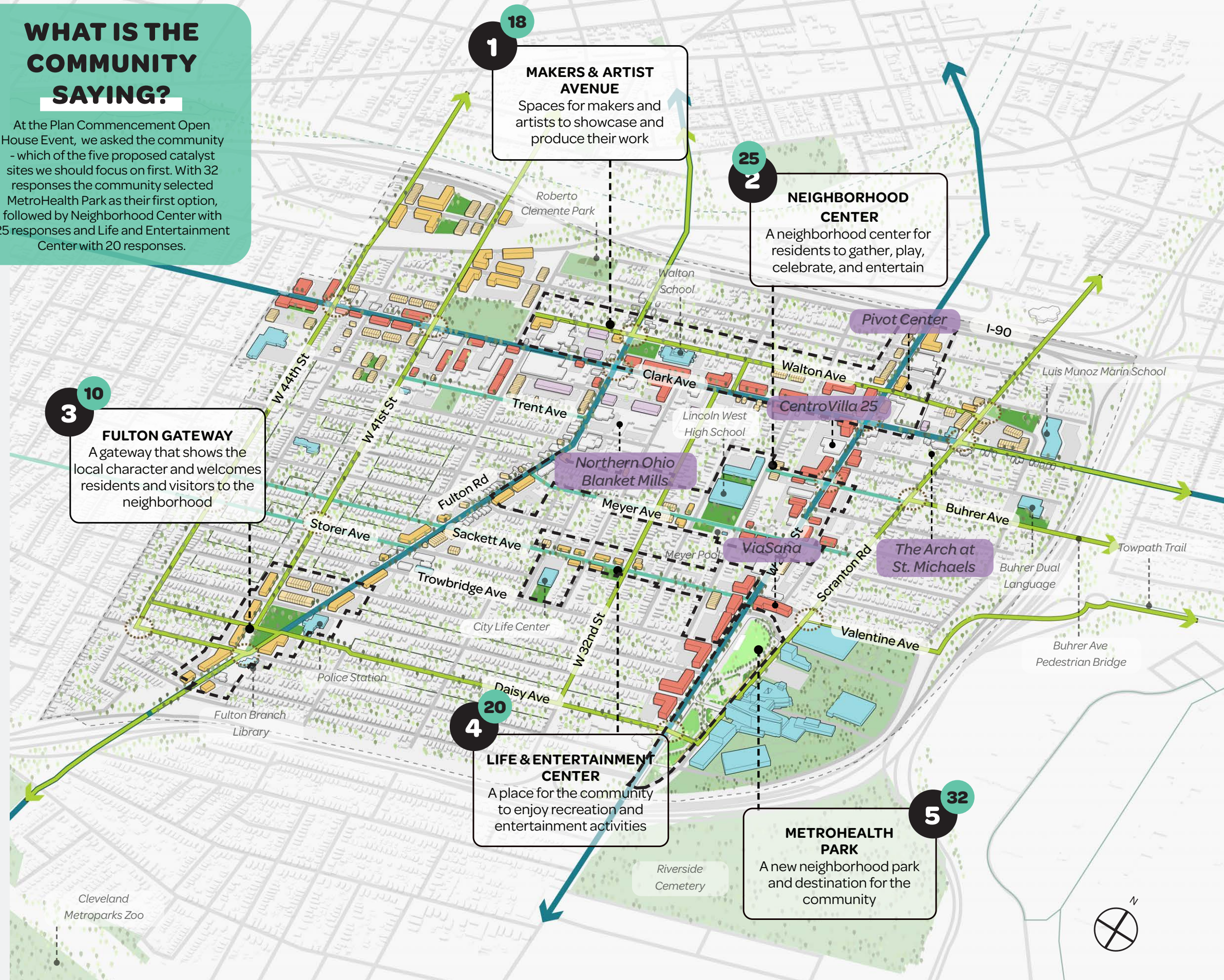
Existing and New Parks

NOTE:

All the actions presented are community-driven and aspirational. Further studies, due diligence, and engagement may be required to implement some of the ideas and concepts proposed.

WHAT IS THE COMMUNITY SAYING?

At the Plan Commencement Open House Event, we asked the community - which of the five proposed catalyst sites we should focus on first. With 32 responses the community selected MetroHealth Park as their first option, followed by Neighborhood Center with 25 responses and Life and Entertainment Center with 20 responses.



1 18
MAKERS & ARTIST AVENUE
Spaces for makers and artists to showcase and produce their work

2 25
NEIGHBORHOOD CENTER
A neighborhood center for residents to gather, play, celebrate, and entertain

3 10
FULTON GATEWAY
A gateway that shows the local character and welcomes residents and visitors to the neighborhood

4 20
LIFE & ENTERTAINMENT CENTER
A place for the community to enjoy recreation and entertainment activities

5 32
METROHEALTH PARK
A new neighborhood park and destination for the community

1

MAKERS & ARTISTS AVENUE

Walton Avenue will be transformed into a complete and green street, featuring protected bikelanes, and the home for makers and artists to showcase and produce their work. Walton Avenue will connect a series of key buildings and destinations from the St. Mary's Cemetery, Hildebrandt Provision and the Astrup building.

Walton Avenue se transformará en una calle completa y verde, con carriles de bicicletas protegidos, y en el hogar de fabricantes y artistas para exponer y producir sus obras. Walton Avenue conectará una serie de edificios y destinos clave como St. Mary's Cemetery, la Hildebrandt Provision y el edificio Astrup.



2

NEIGHBORHOOD CENTER

Make the area around Meyer Pool and Lincoln West School new neighborhood center for residents to gather, celebrate, entertain, and shop.

Convertir la zona que rodea Meyer Pool y Lincoln West School en el nuevo centro del barrio para que los residentes se reúnan, celebren, se entretengan y compren.

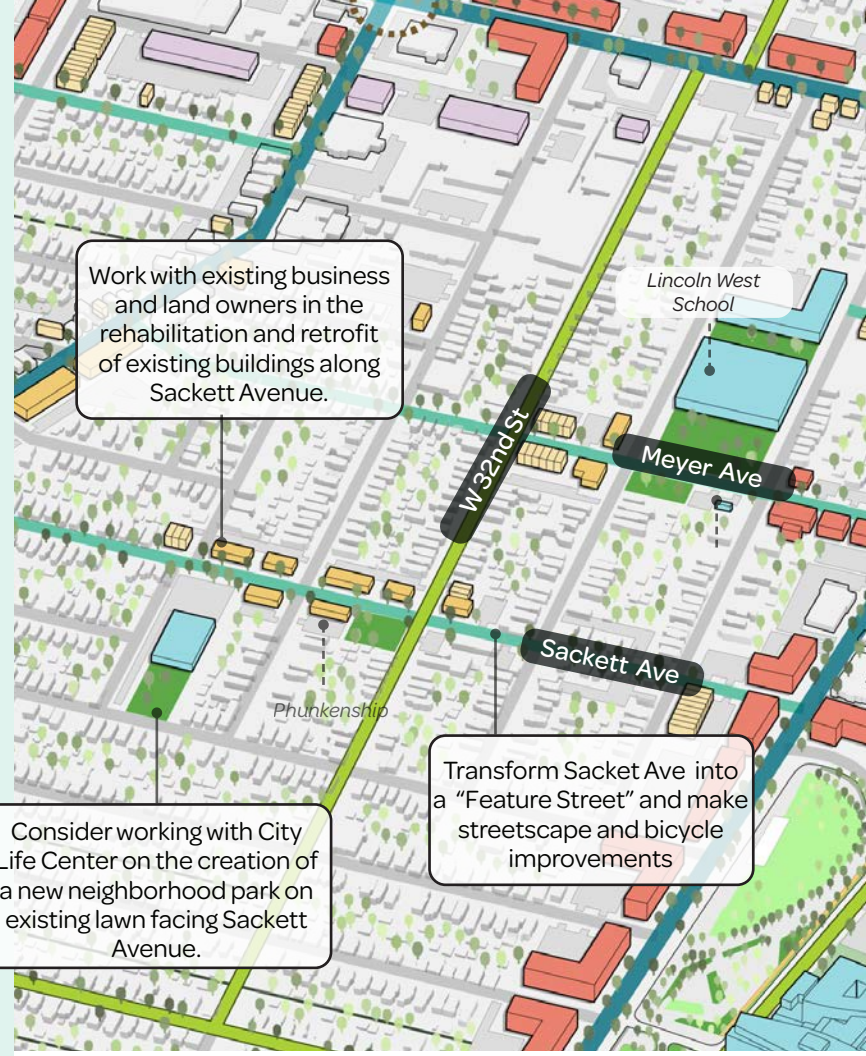


3

LIFE & ENTERTAINMENT CENTER

Make Sackett Avenue a place for the community to enjoy recreation and entertainment activities.

Convertir Sackett Ave en un lugar para que la comunidad disfrute de actividades de ocio y entretenimiento.



4

FULTON GATEWAY

Fulton Gateway is an iconic, welcoming place, with a central open space that reflects the vibrancy of the neighborhood surrounded by local stores and homes.

Fulton Gateway es un lugar emblemático y acogedor, con un espacio abierto central que refleja la vitalidad del barrio, rodeado de tiendas y viviendas locales.



5

METROHEALTH PARK

The park **stitches the neighborhood** by providing a **series of public “rooms”** along the main park trail that opens to all sides of the park. All rooms are **flexible** with the potential to accommodate **seasonal events like markets, food trucks, art exhibits** and etc or **permanent facilities like playground, soccer field, adult fitness equipment** that can mature overtime.

NOTE:
This concept design based on the initial input gathered from the Clark-Fulton Community, stakeholders, and MetroHealth System. Further engagement, studies and detail design will be required for the construction of the park.



WHAT IS THE COMMUNITY SAYING?

At the Plan Commencement Open House Event, we asked the community what the most meaningful amenities and programs would be in MetroHealth Park to stitch the neighborhood together. The responses revealed an attention to greenery and vegetation, markets and festivals, and activities pertaining to wellness and gathering spaces.

STREETSCAPES & PLAZAS



21
Market/Festival
Mercado/Festivales

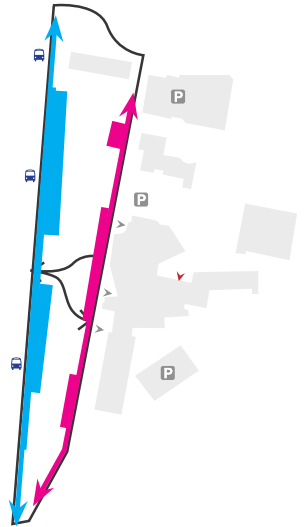


14
Wellness Trail
Sendero para el Bienestar



4
Pop Up
Pop Up

LINK



CIRCULATION PATHS



23
Greenery
Vegetación



11
Picnic, Tables & Chairs
Picnic, Mesas & Sillas



9
Recreation
Recreación



7
Outdoor Fitness
Zonas de Deporte Exterior



8
Interactive Water
Juegos Interactivos con Agua



8
Game
Zonas de Juego

METROHEALTH PARK OPEN SPACES



11
Event Lawn
Pradera para Eventos



5
Social Pod
Áreas Sociales



14
Plaza Seating
Zonas de Asiento en las Plazas



10
Play
Juego



8
Outdoor Fitness
Zonas de Deporte Exterior



3
Art Exhibits/Installation
Exhibiciones Artísticas/Instalacion



4
Art Pop-Up/Installation
Arte Pop-Up/Instalaciones

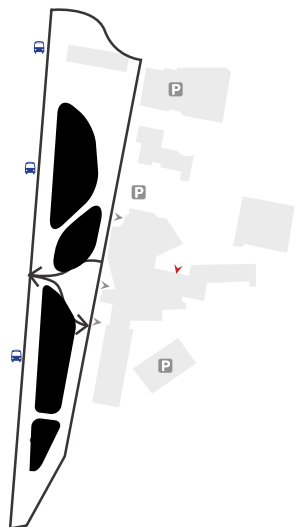


6
Summer pop up
Pop Up Veraniegos

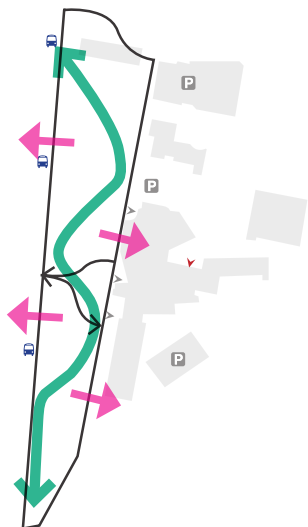


7
Winter pop up
Pop Up Invernales

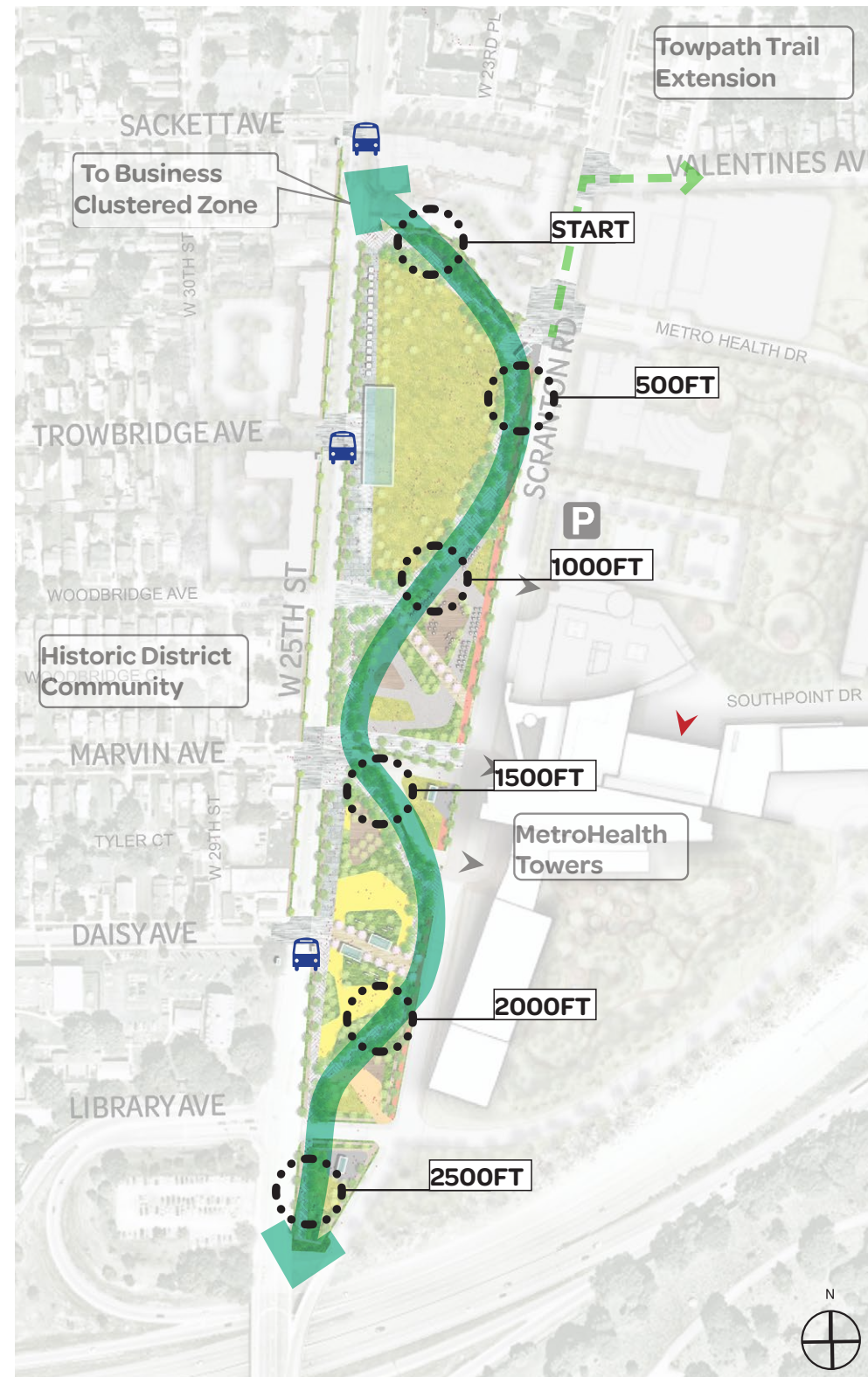
ROOMS



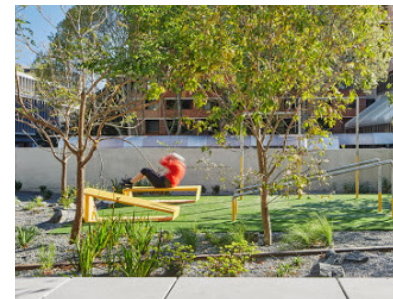
STITCH



PROGRAMS: THE 0.5 MILE LINE



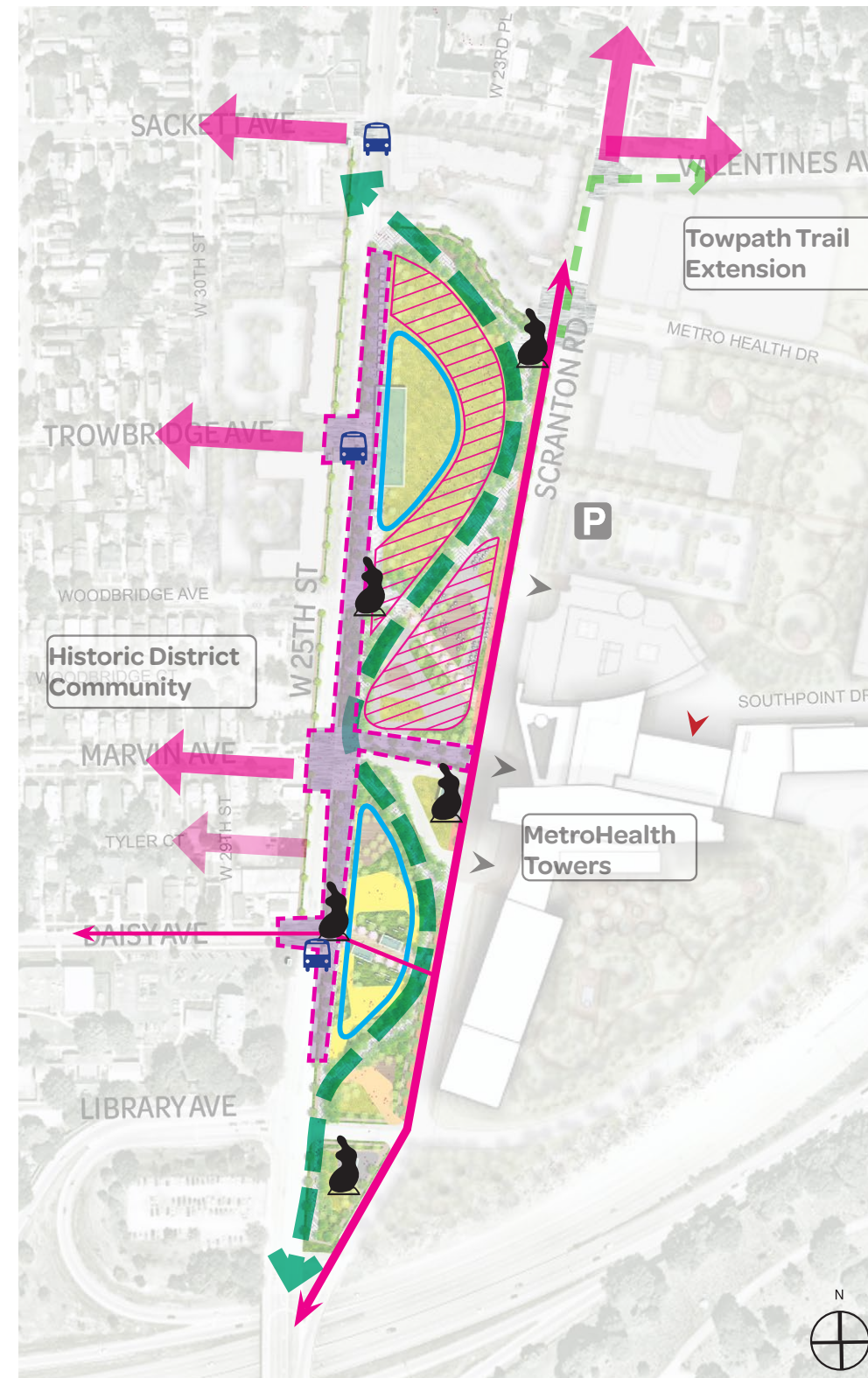
Picnic, Tables and Chairs



Fitness



PROGRAMS: THE ART + CULTURE OPPORTUNITIES



Ground Mural/Paving



Signage & Flex Exhibit Space



Flex Exhibit Space



Signage & Art Installation



Gateway Art Installation

CLARK-FULTON COMMONS

NOTE:

This concept design based on the initial input gathered from the Clark-Fulton Community, stakeholders, and MetroHealth System. Further engagement, studies and detail design will be required for the construction of the park.





iGracias!



West 25th Connects Plan: Seeking Final Approval

Presenters: Maribeth Fike, GCRTA

Craig Sklenar, Stantec

David Jurca, Seventh Hill



25 Connects/Conecta

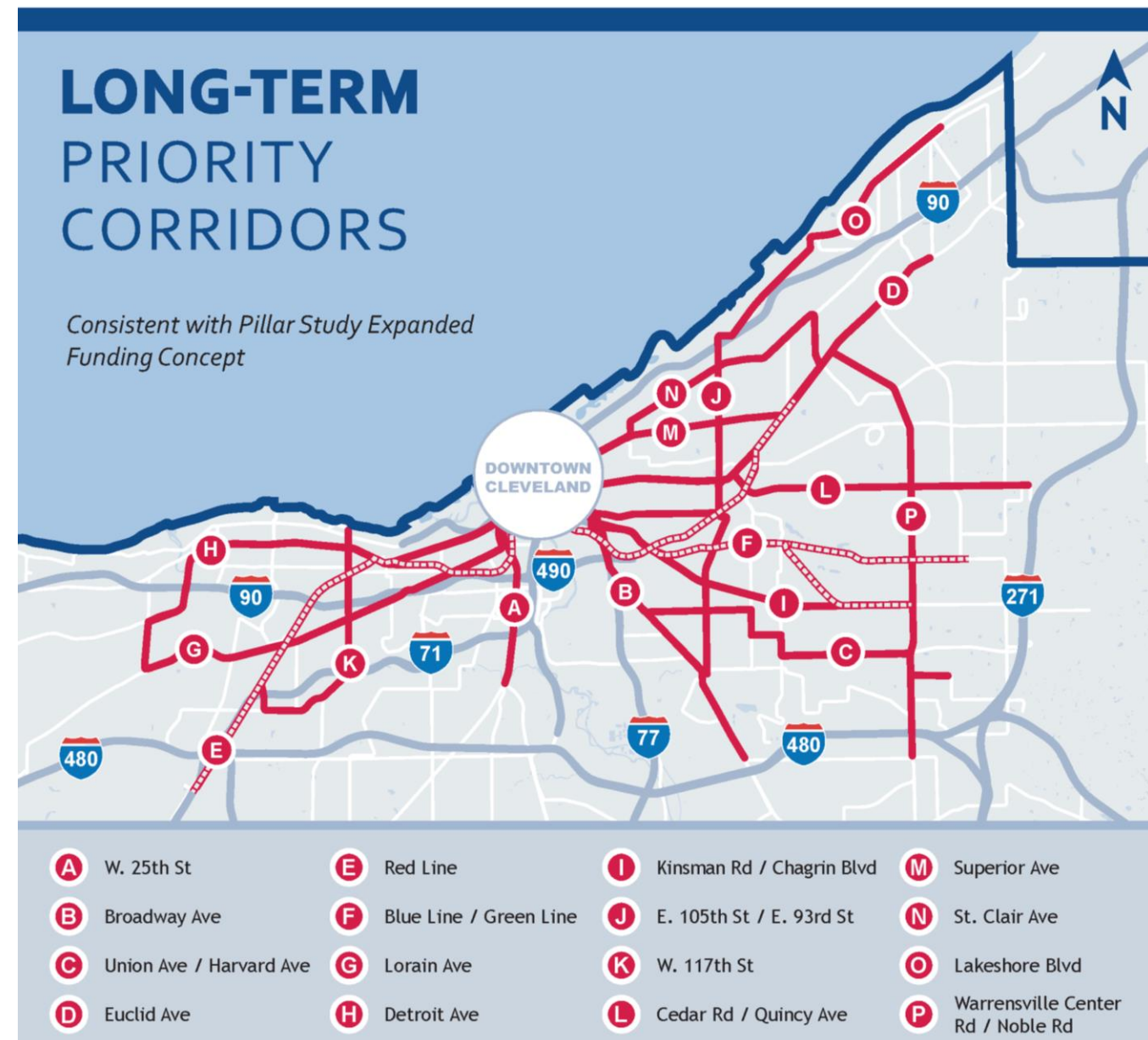
Presentation to Cleveland City
Planning Commission

October 15, 2021



25Connects/conecta - MetroHealth Line

- Connects Downtown Cleveland through 5 Cleveland neighborhoods & outlying communities
- Next RTA Development/Expansion
- 1.7 M boardings/year
- Connects the Community
- Leverages investments
- Treats all of W. 25 as a unified transportation corridor



25 Connects/Conecta- What did it do?

- Created baseline for next phase of engineering
 - Preserved Right-of-Way
 - Established concept level lane & station placement
 - Engaged community & stakeholder
 - Consistent with City-wide/neighborhood plans
 - Leverages MetroHealth & other developments
 - Provided feedback on public transit

25 Connects/Conecta- What did it do?

- Developed landuse/zoning recommendations
- Developed TOD development tools for future projects
 - Financing Tools
 - Conceptual TOD Developments along the corridor
- Established new level of engagement and coordination between the City of Cleveland & GCRTA
- Established partnerships between local stakeholders



A TRANSIT-ORIENTED DEVELOPMENT PLAN FOR W. 25TH CORRIDOR

PRESENTATION TO:

CLEVELAND CITY PLANNING COMMISSION

OCTOBER 15, 2021

PREPARED BY



+



25CONNECTS.COM
25CONECTA.COM

DETROIT
BRIDGE
LORAIN
FRANKLIN
CLARK
MONROE
PEARL
DENISON
WILDLIFE



MEETING AGENDA

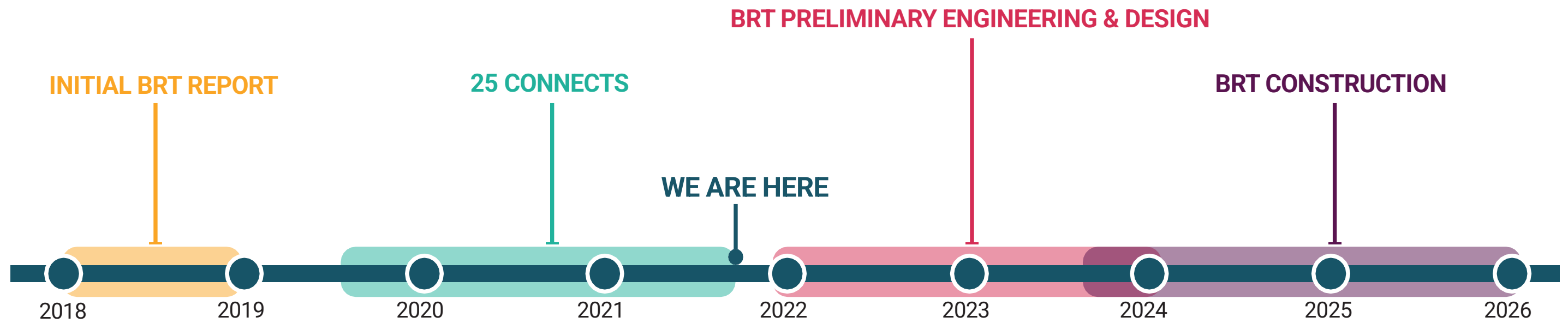
- 1 PROJECT HISTORY
- 2 WHO WE ARE
- 3 COMMUNITY STAKEHOLDERS
- 4 PURPOSE
- 5 WHAT WE HEARD
- 6 ZONING REVIEW AND POLICY
- 7 MARKET & FINANCE PLAN
- 8 BRT DEVELOPMENT
- 9 CONCLUSION & NEXT STEPS



PROJECT HISTORY



PROJECT HISTORY





WHO WE ARE



WHO WE ARE



**PRINCIPAL,
PROJECT DIRECTOR**
DAVID DIXON, FAIA



PROJECT MANAGER
CRAIG SKLENAR, AICP



SENIOR PRINCIPAL
RALPH DENISCO



SENIOR ASSOCIATE
RHONDA BELL, ENV SP



URBAN DESIGNER
AICHA LAKHSSASS



**PRINCIPAL, PBS CLIENT
SOLUTIONS**
BRETT SHERMAN



**ENGAGEMENT STRATEGY
LEAD**
DAVID JURCA



ETHNOGRAPHIC RESEARCH
ROBERTA DUARTE
AREKO CONSULTING



COMMUNICATION DESIGN
JACINDA WALKER
DESIGNEXPLORR



STREET TEAM LEADER
DIANE HOWARD



STREET TEAM LEADER
SONIA MATIS



COMMUNITY STAKEHOLDERS



COMMUNITY STAKEHOLDERS

- › **City of Cleveland**
- › **Metrohealth Systems**
- › **Bike Cleveland**
- › **Cuyahoga Metropolitan Housing Authority (CMHA)**
- › **Cleveland Neighborhood Progress**
- › **Land Studio**
- › **Cuyahoga County, OH**
- › **Detroit Shoreway**
- › **Old Brooklyn - Cleveland**
- › **Greater Cleveland Partnership**
- › **Northeast Ohio - Hispanic Center for Economic Development**
- › **Cleveland Lutheran Hospital**
- › **Metro West**
- › **Cleveland Metroparks**
- › **Ohio City**
- › **Ohio Department of Transportation**
- › **Northeast Ohio Areawide Coordinating Agency**
- › **Ward 14 Council Representative Jasmin Santana**
- › **Sixth City + Cycles**
- › **Cleveland Public Theatre**
- › **The Young Latino Network**
- › **Esperanza**
- › **Platform Beer Co.**
- › **Cleveland Public Library**
- › **Tremont West Development Corporation**

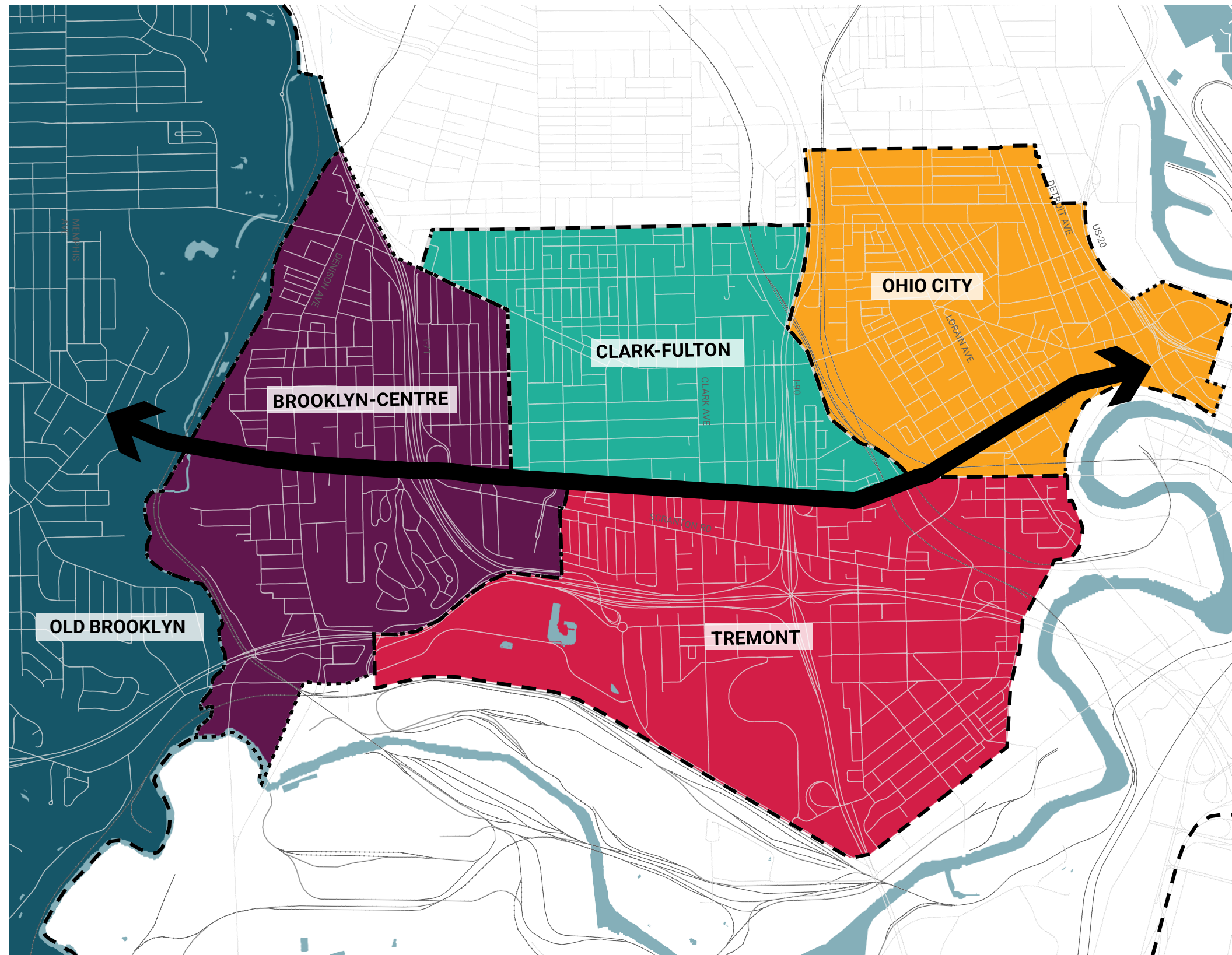


PURPOSE



PURPOSE

THE PURPOSE IS TO PREPARE THE W. 25TH STREET CORRIDOR FOR DESIGN OF AN FTA ELIGIBLE BUS RAPID TRANSIT PROJECT THAT PRESERVES THE CORRIDOR FOR TRANSIT AND TRANSIT-ORIENTED DEVELOPMENT MAXIMIZING THE BENEFITS OF TOD WITH THE AID OF KEY STAKEHOLDERS LIKE THE CITY OF CLEVELAND, CDC'S, AND THE DIVERSE POPULATION RESIDING ALONG THE CORRIDOR.





PLAN COMPONENTS

BRT DEVELOPMENT

1. Ridership
2. Operations
3. Parking
4. Biking & Pedestrians

ZONING REVIEW & POLICY

1. Zoning Review
2. Zoning Recommendations
 - Approval Process
 - Zoning/Design Regulations

MARKET & FINANCE PLAN

1. Market Conditions
2. Finance Toolkit

WHAT WE HEARD

1. Outreach - involve entire population
2. Design preferences of customers and the population
3. Safety



PLAN COMPONENTS





WHAT WE HEARD



WHAT WE HEARD

TARGETS & RESULTS

TARGETS

- 2,200 ITEMS TO DISTRIBUTE
- 440 PARTICIPANTS TO INVOLVE
- 21 EVENTS (7 PER PHASE) TO ORGANIZE
- 44,000 IMPRESSIONS TO COLLECT



RESULTS

- 2,500 DISTRIBUTED ITEMS
- 772 INVOLVED PARTICIPANTS
- 22 ORGANIZED EVENTS
- 65,387 COLLECTED IMPRESSIONS

We distributed 2,500 items to reach 5% of the entire corridor

Bilingual postcards
Neighborhood flyers Bus shelter handouts

We held 21 events, seven for each phase

Mobile tours Las Dos Fronteras event
User Experience (UX) walks
Latinx events Public Virtual Mtgs
Stakeholder Virtual Mtgs Youth Focus Group

We engaged 772 participants which is **332** more people than we planned

Station Design Survey 2.0
BRT Priorities Survey 1.0 Stakeholder Virtual Mtgs
Ethnographic interviews

Mobile tours Las Dos Fronteras event Youth Focus Group
User Experience (UX) walks Public Virtual Mtgs

Social media ads
Website Email Campaigns
User Experience (UX) walks

Latinx events Stakeholder Virtual Mtgs
Las Dos Fronteras event Public Virtual Mtgs
Mobile tours Ethnographic interviews Youth Focus Group

We got 65k impressions, from all around the corridor



WHAT WE HEARD

PUBLIC ENGAGEMENT RESULTS



1 TRANSIT

- › Prioritize comfort and reliability
- › Provide culturally relevant identity and service
- › Improve safety by design.



3 ECONOMIC DEVELOPMENT

- › Create TOD with actions to address displacement.
- › Support local businesses eager to grow.
- › Target investments to increase street level activities.



2 USE AND BUILT FORM

- › Collaborate with local retail to better serve riders.
- › Focus on affordability and cultural identity.
- › Remove barriers for equitable access.



4 PARKS AND RECREATION

- › Implement programs to welcome community members.
- › Provide more green spaces of different sizes.
- › Integrate design features to serve all mobility needs.





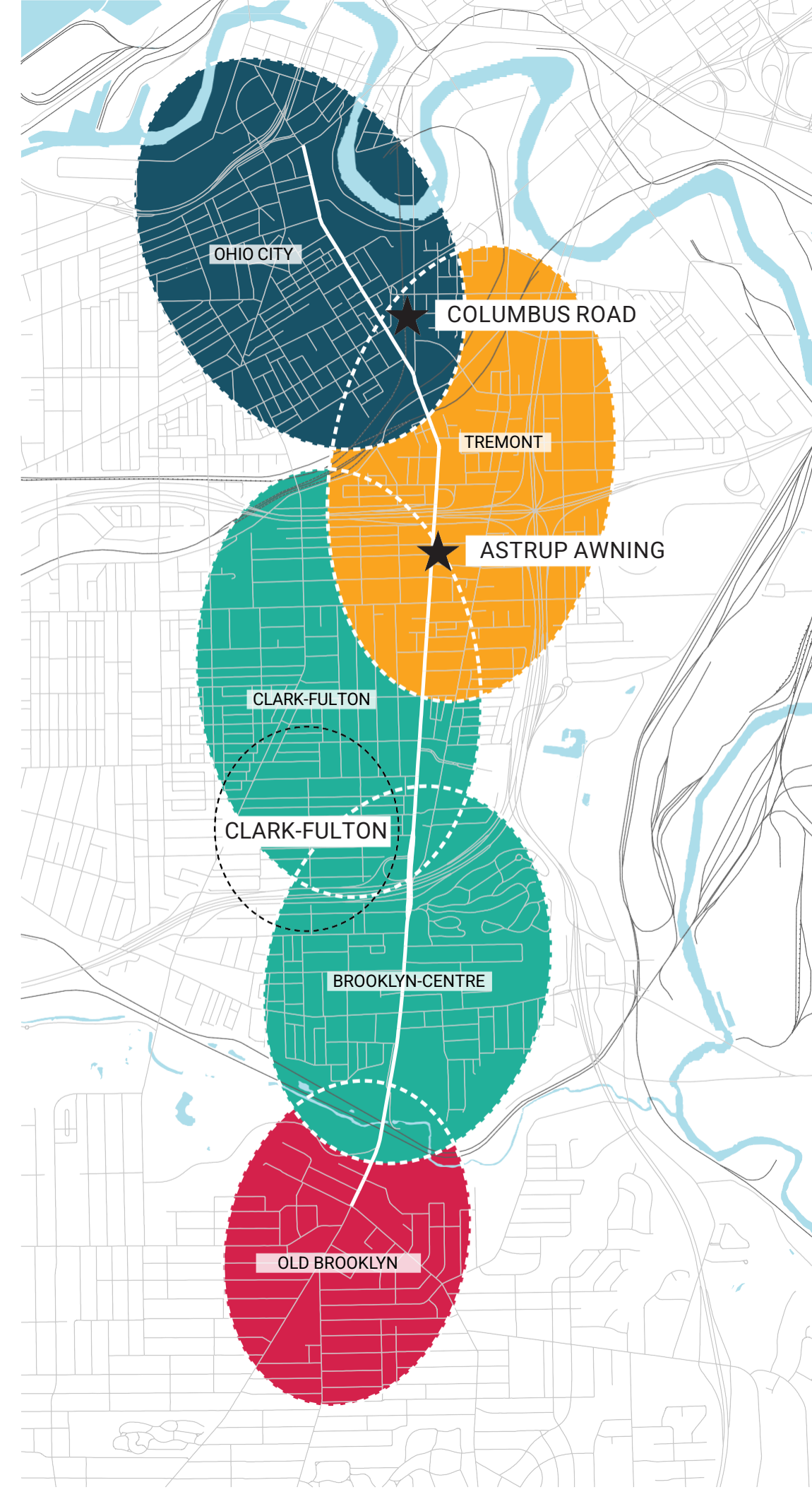
MARKET & FINANCE PLAN



MARKET & FINANCE PLAN

OBJECTIVES

- › Update existing market conditions reports
- › Identify three unique development geographic areas along corridor
- › Create a specific toolkit of TOD financing tools to be used as a guide for future development projects





MARKET & FINANCE PLAN

RECOMMENDATIONS



1 FINANCIAL PROGRAMS

- › Establish a program to help individuals purchase lower cost homes in Clark Fulton and Brooklyn Centre.



2 COORDINATING COUNCIL

- › Establish a Near Westside coordinating council of Community Development Corporations.



3 FUNDING

- › Create a funding mechanism to assist in financing TOD developments along the 25Connects corridor.



4 CLEARINGHOUSE

- › Establish a clearinghouse within the City of Cleveland, Department of Economic Development with access to all current and applicable public sector incentives available for TOD.



ZONING REVIEW & POLICY

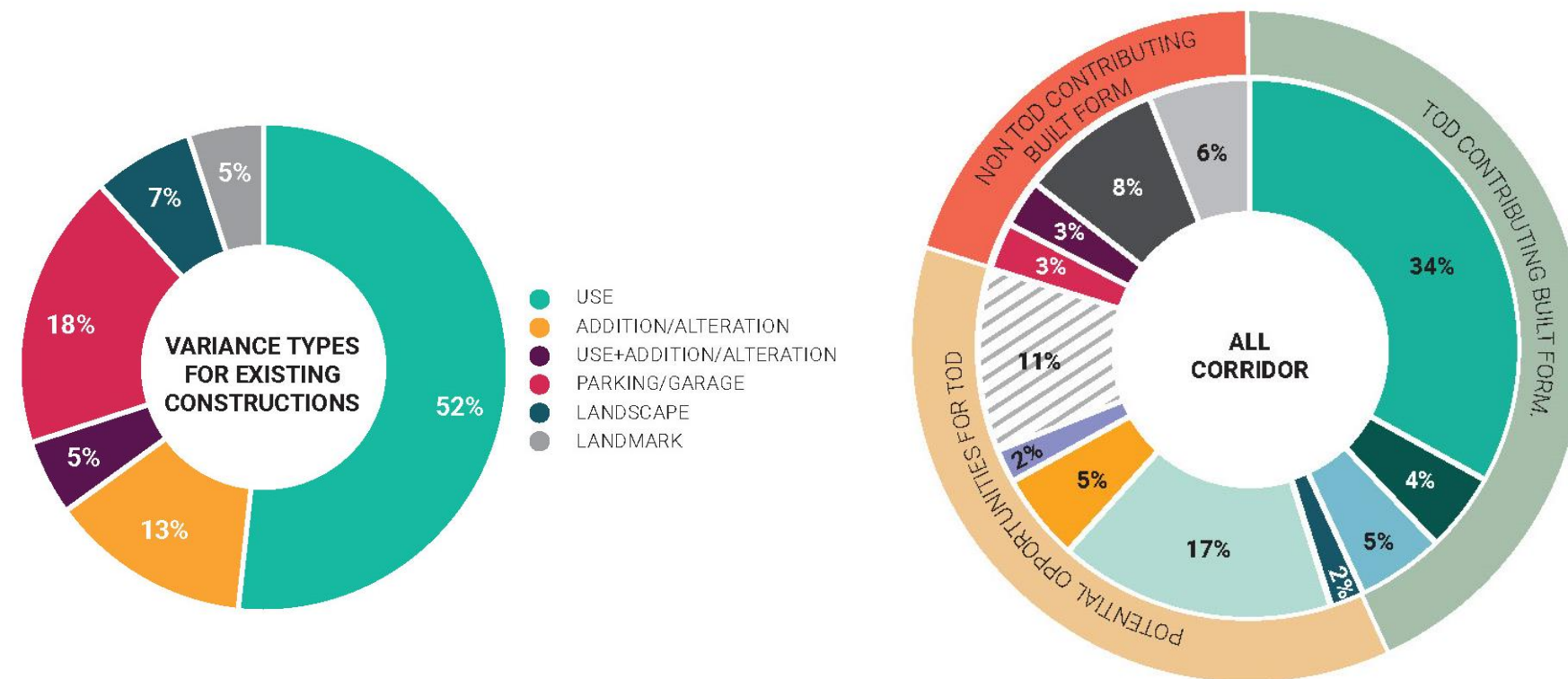


ZONING REVIEW & POLICY

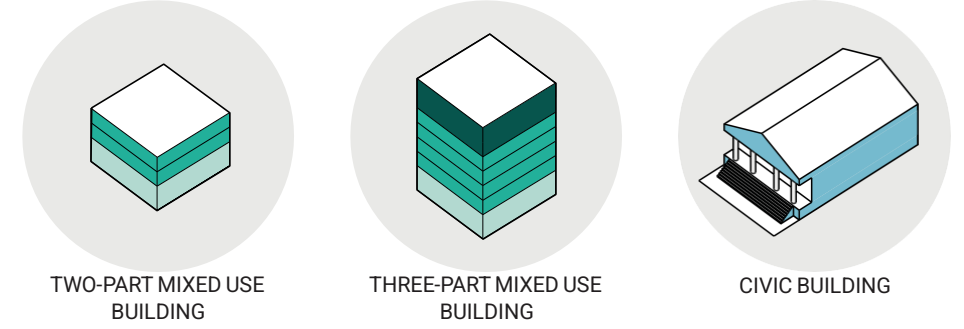
KEY FINDINGS

› Identify barriers to TOD :

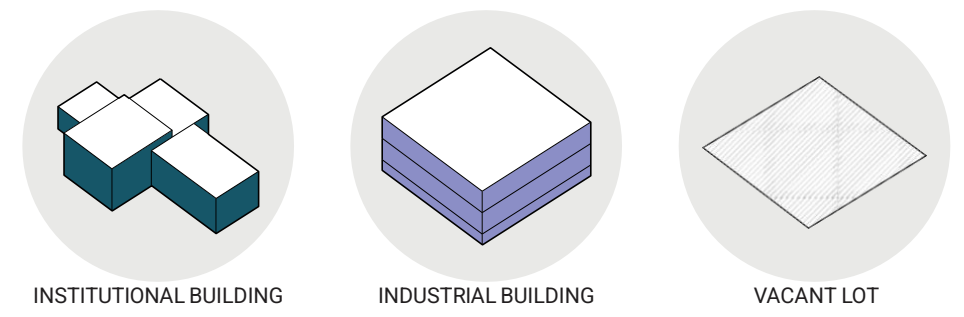
- Zoning Code
- Review of application process for development
- Examine variances issued along corridor (2015-2019)



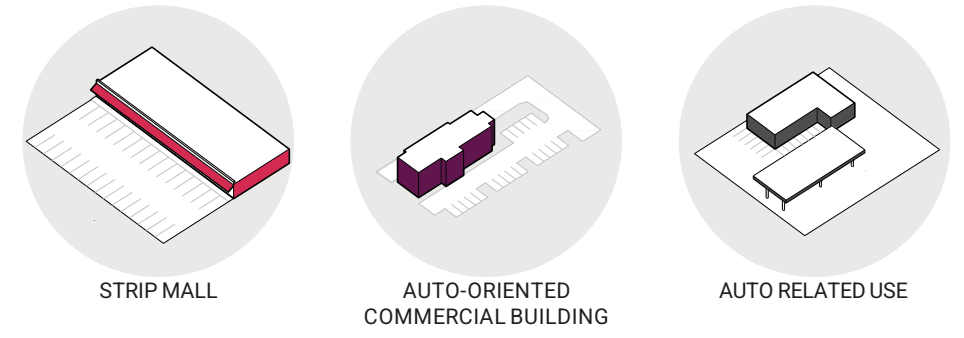
TOD CONTRIBUTING BUILT FORM



POTENTIAL OPPORTUNITIES FOR TOD



NON TOD CONTRIBUTING BUILT FORM



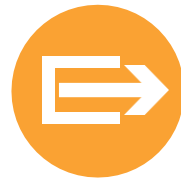


ZONING REVIEW & POLICY

APPROVAL PROCESS RECOMMENDATIONS



1 EARLY CONSULTATION



2 SIMPLIFY THE PROCESS

ZONING/DESIGN REGULATION RECOMMENDATIONS



1 DEVELOP A NEW TOD OVERLAY



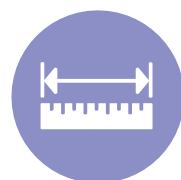
2 STREAMLINE THE CONDITIONAL USES



3 BE CLEAR ABOUT DENSITY



4 ELIMINATE ALLEY CLOSURES AND PRIORITIZE ALLEY IMPROVEMENTS



5 PROVIDE WIGGLE ROOM FOR SETBACKS



6 CONCENTRATE RETAIL AREAS



ZONING REVIEW & POLICY

EARLY CONSULTATION RESULTS

Previous V.S. Current Renderings



Previous Southwest Corner View From Moltke Court



Current Southwest Corner View From Moltke Court



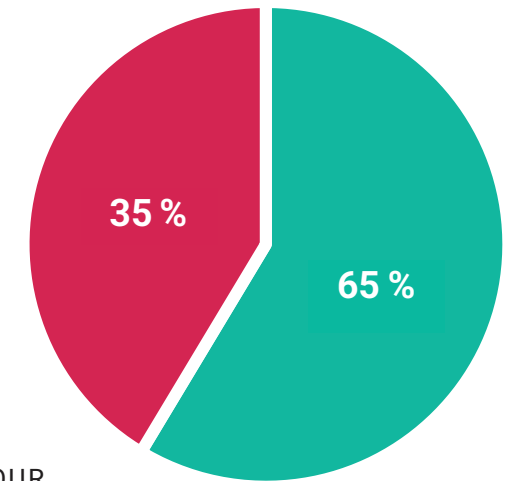
BRT DEVELOPMENT



BRT DEVELOPMENT

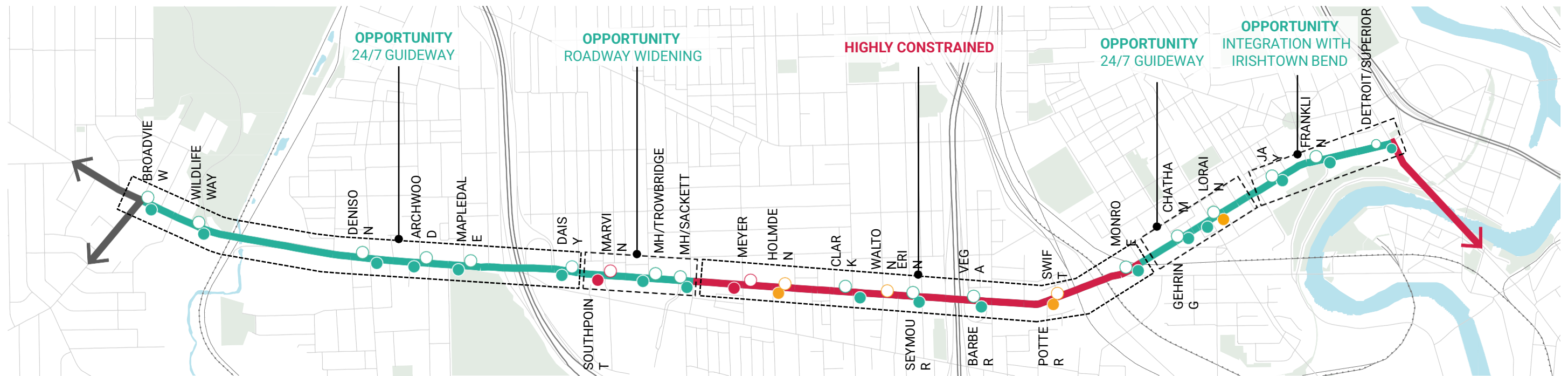
OPERATIONS

- › Achieved FTA guideway requirements
- › Recommended ROW segments that are peak hour and 24/7 dedicated bus lanes
- › Identified areas along the corridor where width constraints require decisions on vehicle traffic versus BRT operations
- › Recommended increasing the building setbacks to protect the ROW, support BRT Station locations, and create better walkability.



● 24/7
● PEAK HOUR

27/7 VS PEAK HOUR DEDICATED LANES



OPPORTUNITIES AND CONSTRAINTS - BRT GUIDEWAYS

PROPOSED BRT BUS STOPS

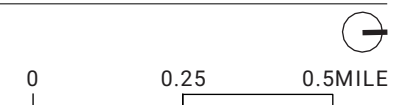
- NORTHBOUND
- SOUTHBOUND
- NORTHBOUND ALTERNATIVE
- SOUTHBOUND ALTERNATIVE

EXISTING BUS STOPS/NOT PART OF BRT

- NORTHBOUND
- SOUTHBOUND

BRT GUIDEWAYS

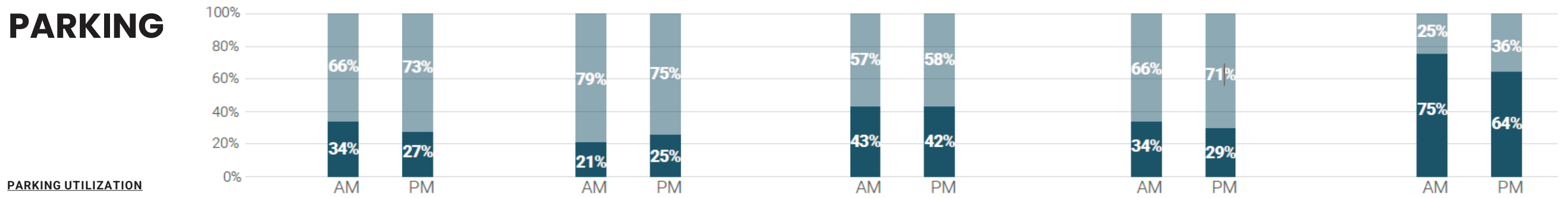
- 24/7 DEDICATED LANES
- PEAK HOUR DEDICATED LANES





BRT DEVELOPMENT

PARKING



PARKING UTILIZATION

- OCCUPIED
- VACANT



PROPOSED BRT BUS STOPS

- NORTHBOUND
- SOUTHBOUND
- NORTHBOUND ALTERNATIVE
- SOUTHBOUND ALTERNATIVE

EXISTING BUS STOPS/NOT PART OF BRT

- NORTHBOUND
- SOUTHBOUND

BRT GUIDEWAYS

- 24/7 DEDICATED LANES
- PEAK HOUR DEDICATED LANES

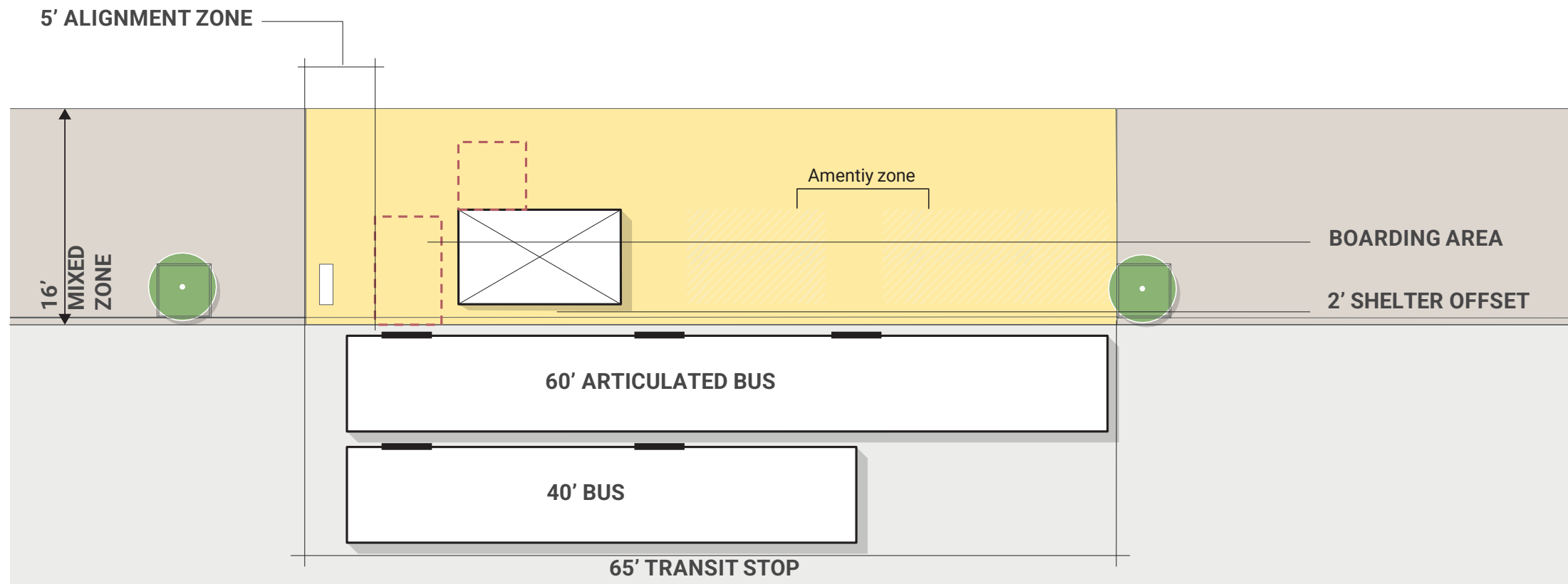




BRT DEVELOPMENT

5 BRT STATION TYPOLOGIES

EXAMPLE OF A STATION TYPOLOGY FOR 25CONNECTS : **PREFERRED STATION**



4 OTHER TYPOLOGIES



REGULAR STATION
NARROW STATION

CONSTRAINED STATION
CYCLE TRACK STATION

SPECIAL STATION
**recently upgraded*



BRT DEVELOPMENT

TOD CONCEPT ASSUMPTIONS



› Parking Requirements

- 1 stall per unit maximum
- 0.15 stall per unit visitor parking
- No parking required for ground floor or retail under 25,000 sqft



› Local market opportunity considerations

- Density
- Affordability
- Displacement Mitigation
- Typologies of Housing



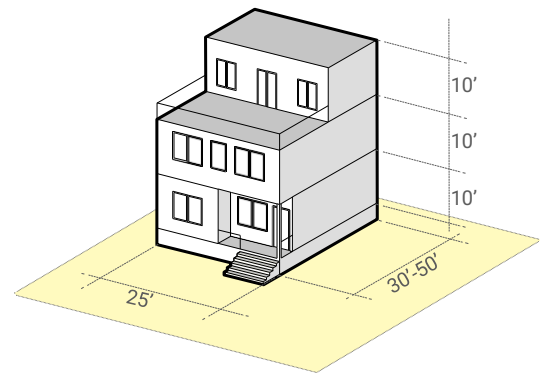
› BRT OPERATIONS

- Platform Placement
- Setbacks that might be required in certain areas

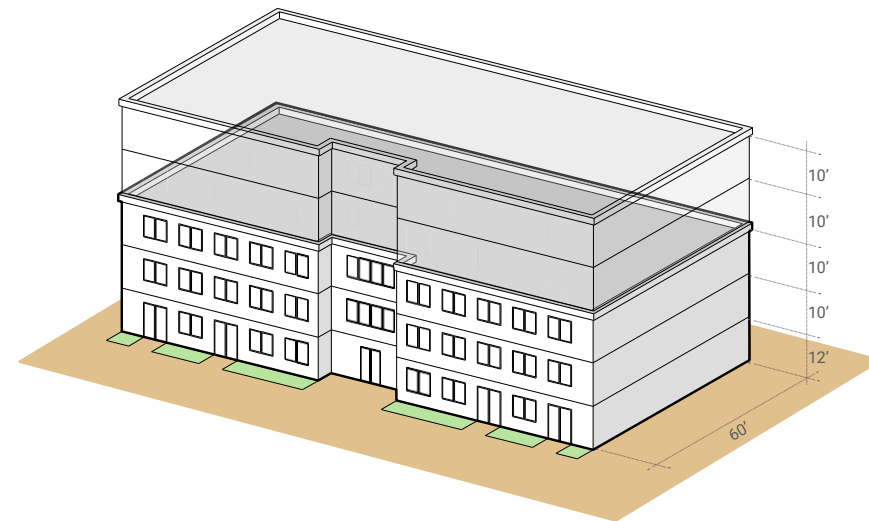


BRT DEVELOPMENT

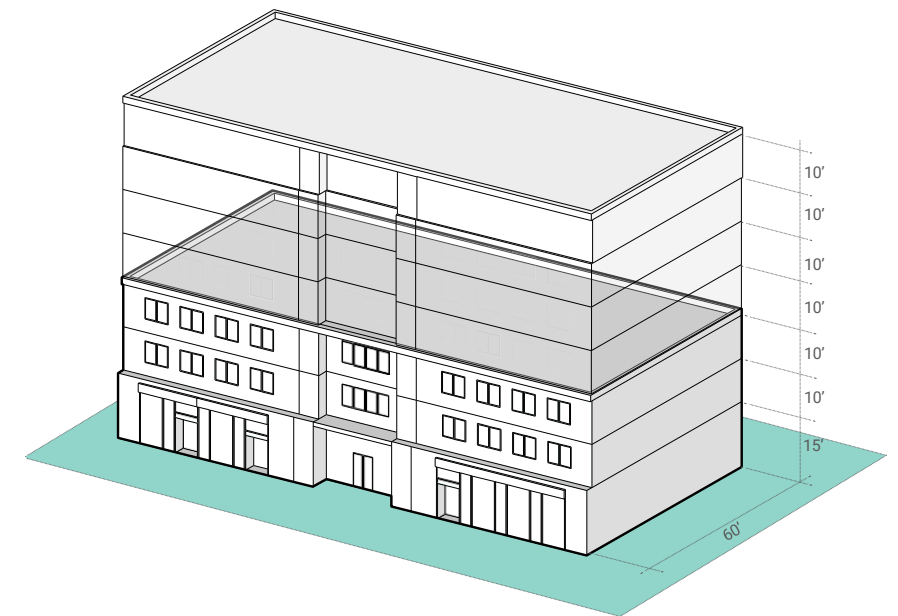
TOD BUILDING TYPOLOGIES



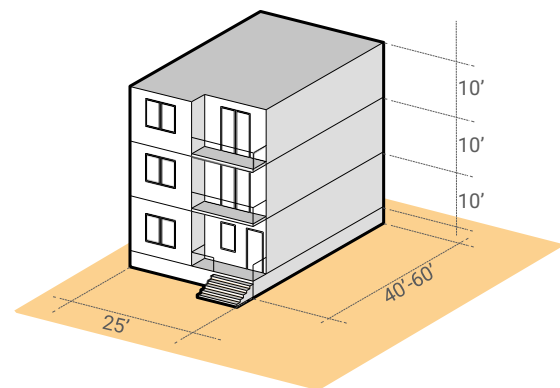
TOWNHOMES



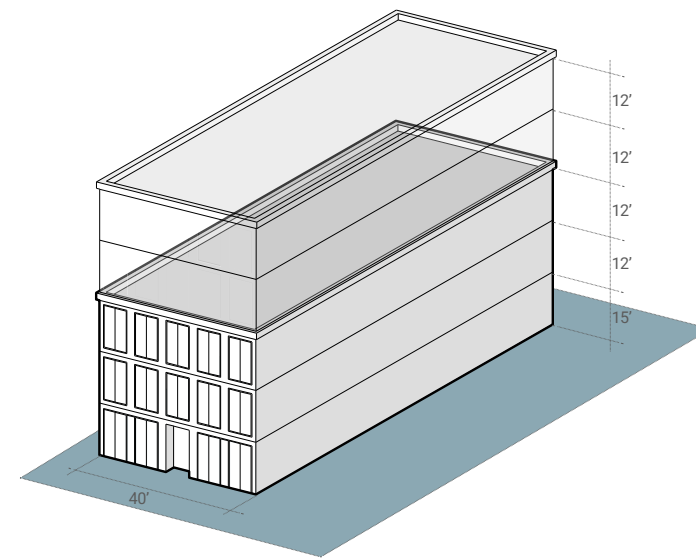
MULTIFAMILY
RESIDENTIAL



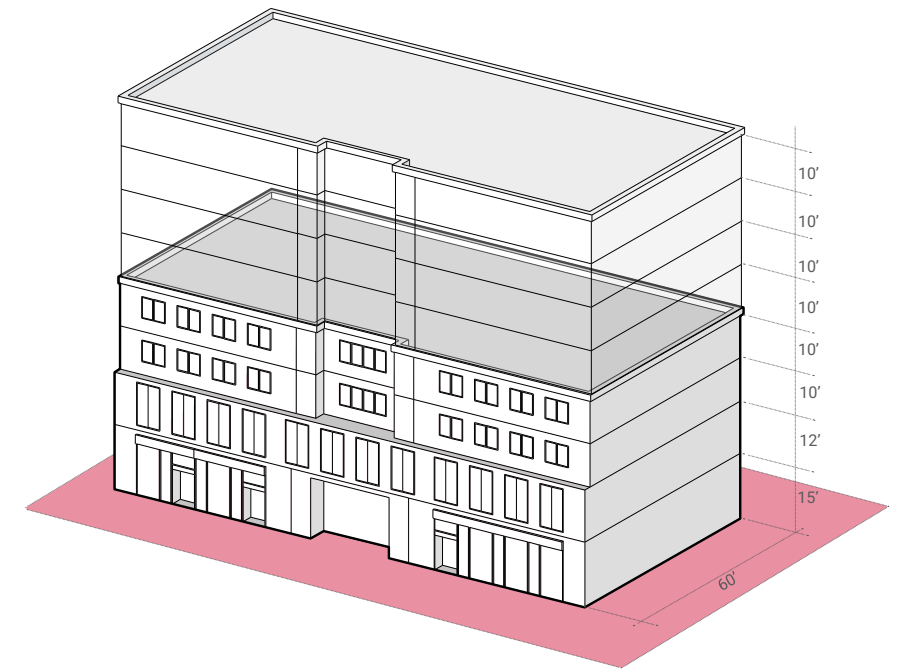
MIXED-USE (RETAIL + RESIDENTIAL)



STACKED FLATS



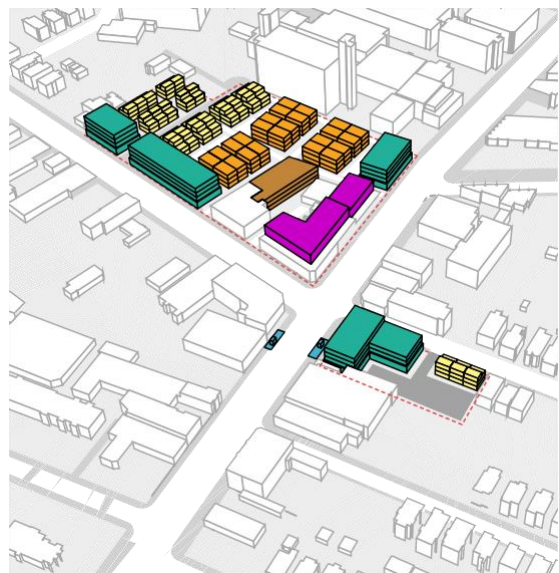
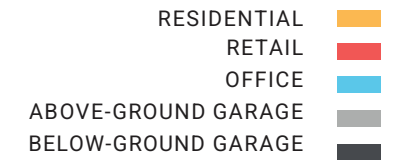
OFFICE BUILDING



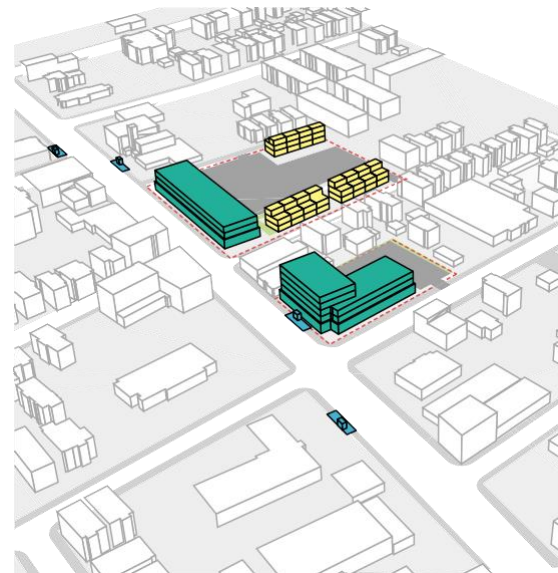
MIXED-USE (RETAIL + OFFICE + RESIDENTIAL)



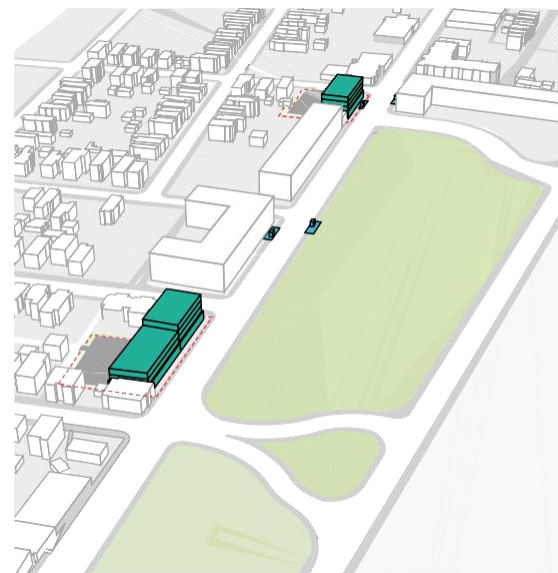
TOD CONCEPT SITES



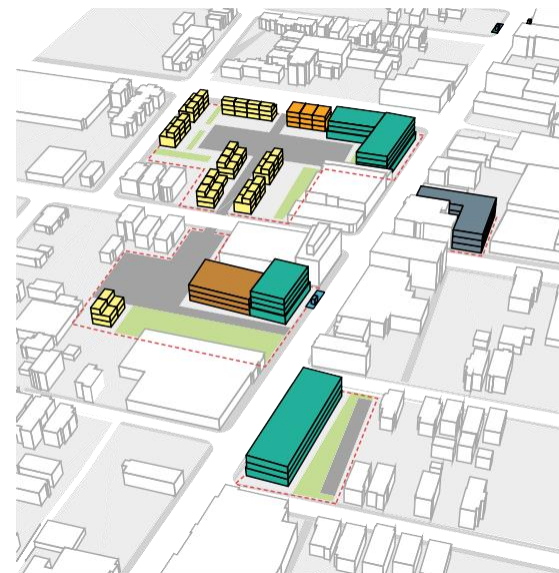
BROADVIEW STATION CONCEPT



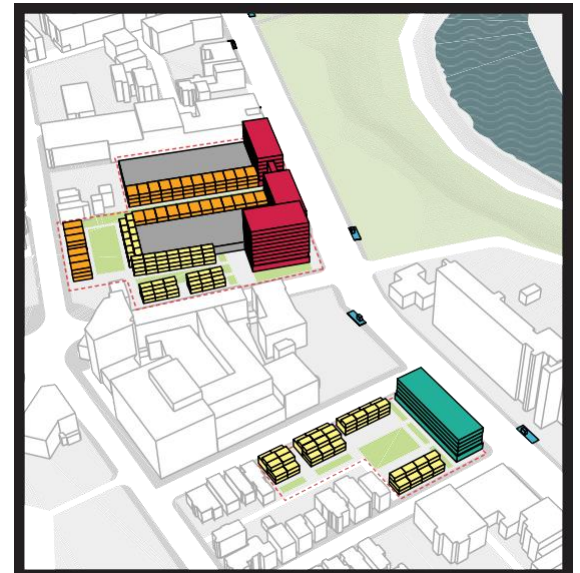
DENISON STATION CONCEPT



METROHEALTH STATION CONCEPT



CLARK STATION CONCEPT



FRANKLIN STATION CONCEPT





TOD CONCEPTS

TOD - FRANKLIN STATION

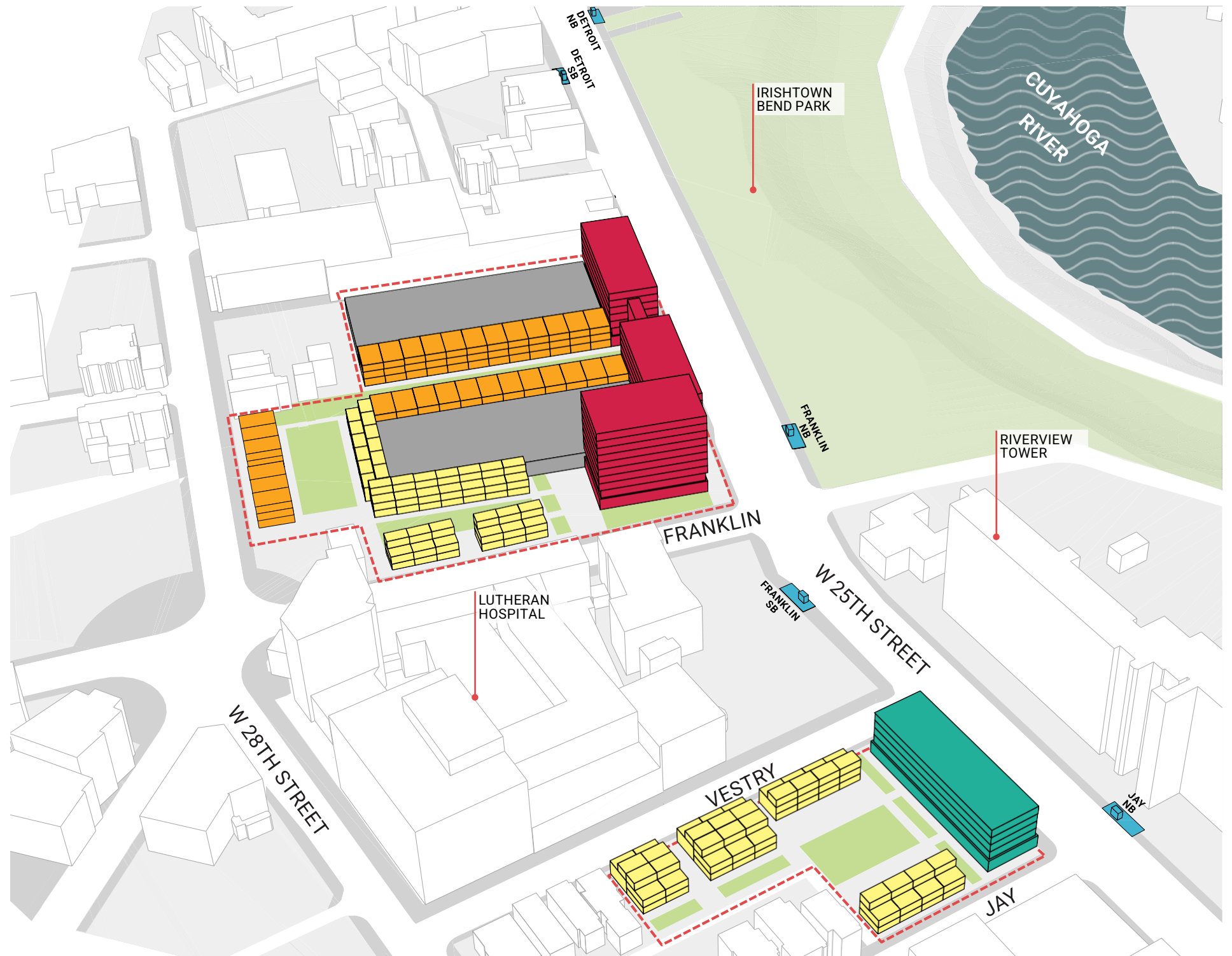
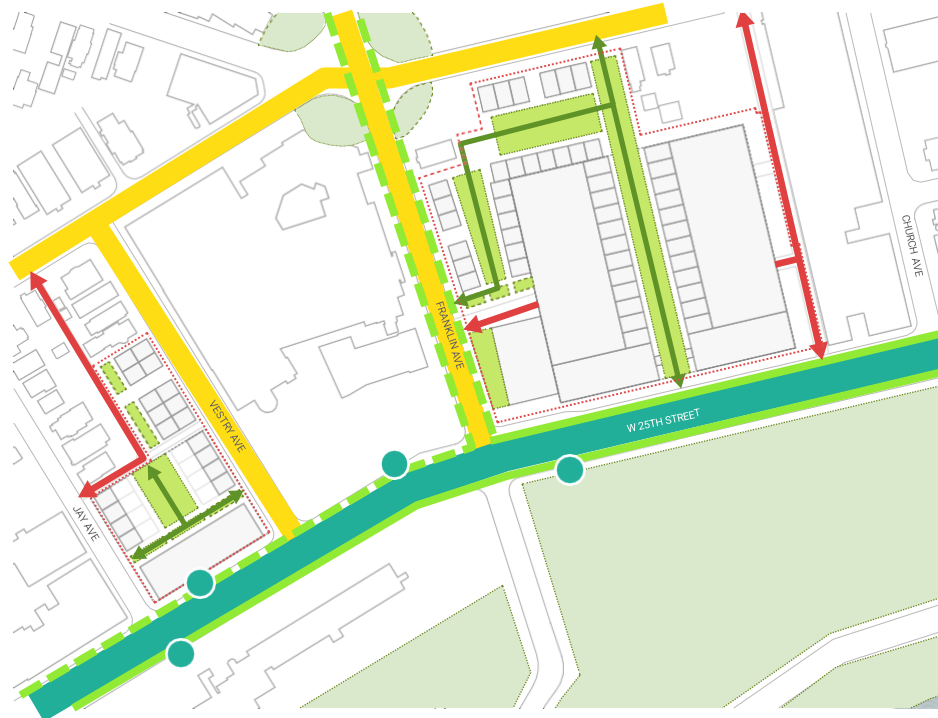
DEVELOPMENT BREAKDOWN

389 UNITS 921 SPACES



- RESIDENTIAL
- RETAIL
- OFFICE
- ABOVE-GROUND GARAGE
- BELOW-GROUND GARAGE

URBAN DESIGN STRATEGY

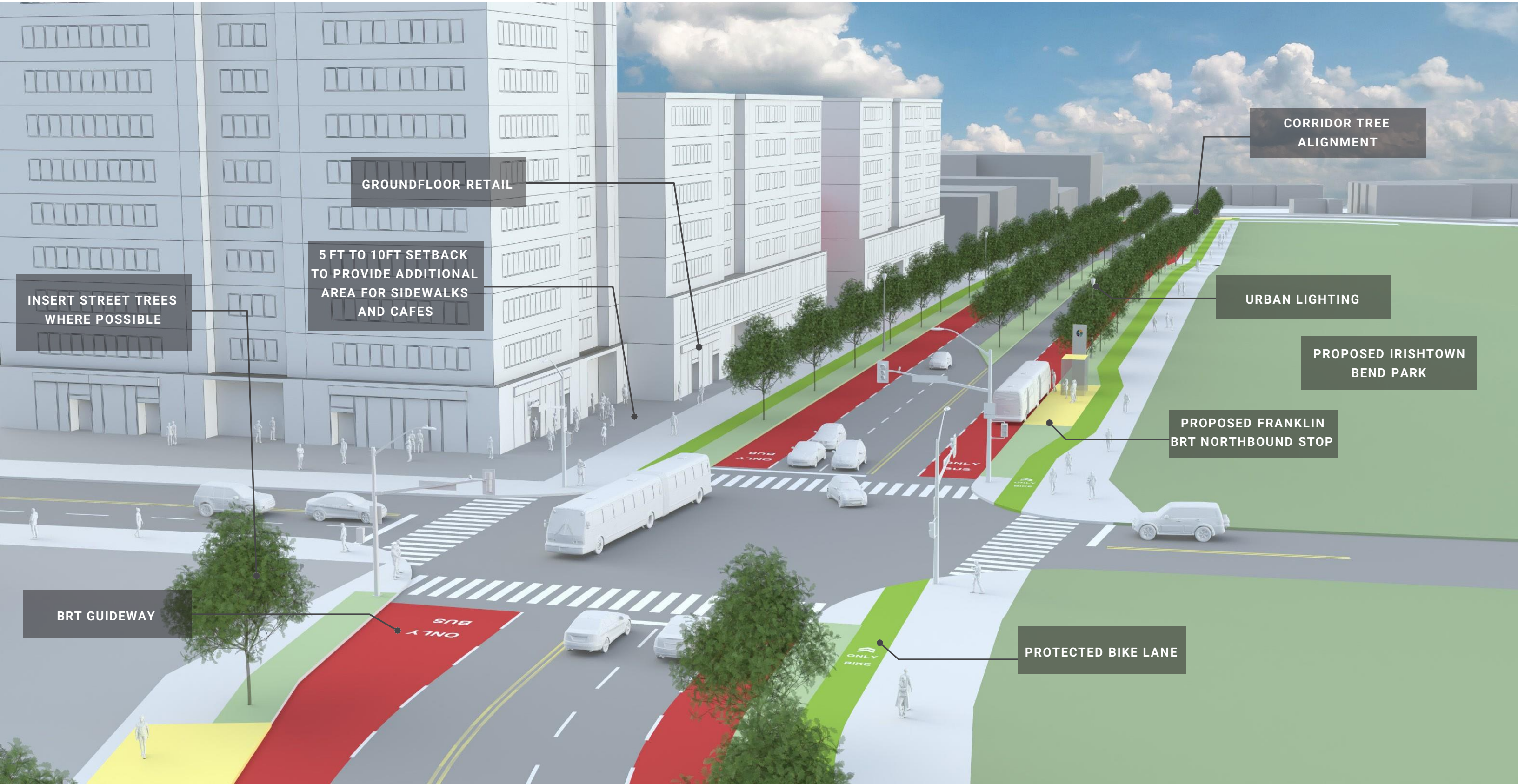


FRANKLIN TOD 3D DIAGRAM

- | | | |
|--|--|--|
| TYPE 1: TOWNHOMES | TYPE 4: OFFICE BUILDING | PARKING |
| TYPE 2: STACKED FLATS | TYPE 5: MIXED-USE (RET.+RES.) | TOD PROJECT |
| TYPE 3: RESIDENTIAL BUILDING | TYPE 6: MIXED-USE (RET.+OFF.+RES.) | BRT STATION |



PUTTING IT TOGETHER...












CONCLUSION & NEXT STEPS

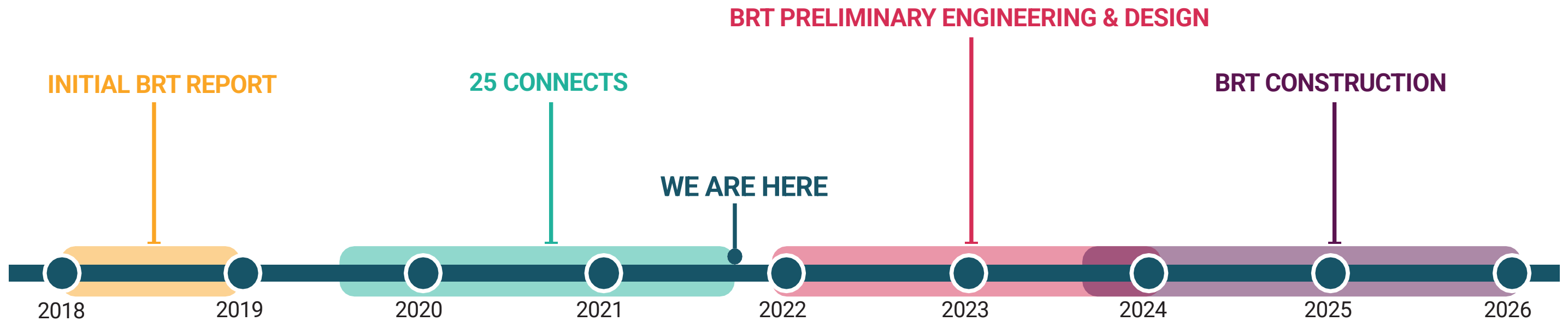


CONCLUSION & NEXT STEPS

-  Formalize a new development review process along transit priority corridors **(City of Cleveland and GCRTA)**
-  Initiate updates to the zoning code and land use planning policy to support TOD along the corridor **(City of Cleveland)**
-  Develop an Equitable TOD playbook that will integrate specific approaches to mitigate displacement while supporting new development within the corridor and across the city. **(City of Cleveland & GCRTA)**
-  Identify existing proposed development applications that might benefit from review by GCRTA along the W. 25 Street Corridor **(City of Cleveland and GCRTA)**
-  Continue dialog with community on transit, housing and economic development needs. **(GCRTA)**
 - › Facilitate community consensus as details on BRT design and implementation are developed
-  Initiate the Preliminary Engineering work for the MetroHealth BRT. **(GCRTA)**
-  FTA Small Starts Initiation **(GCRTA)**



THE PROCESS CONTINUES FOR BRT ON 25TH STREET



CITY OF CLEVELAND NEXT STEPS

-  W25 STREET TOD OVERLAY
-  CITY OF CLEVELAND COMP PLAN UPDATE

25 Connects/Conecta- What's Next?

- Approval of City Planning Commission-October 15, 2021
- Progression into Next Phase of Engineering of Project-2022
 - Preliminary Engineering & Design
 - Environmental Clearances
 - Cost Estimation
 - Funded in 2022 GCRTA Capital Budget
- Entrance into FTA Small Start Project Funding Pipeline
- Most importantly, continued coordination with City Planning



?? *Questions* ??



Cleveland City Planning Commission

Director's Report



October 15, 2021

Cleveland City Planning Commission

Adjournment



October 15, 2021