

# EXISTING AND PROPOSED LAND USE

## Existing Land Use

Downtown Cleveland is the office, commercial, and government center of Northeast Ohio, and has a daytime population of approximately 150,000 persons. These individuals come downtown to work and shop, to seek dining and entertainment activities, and to meet their educational and personal business needs. Much of downtown Cleveland's vitality is derived from the unique and highly intensive mixture of office, retail, and institutional land uses which has developed to serve this population.

While downtown has a wide range of land uses, closer analysis reveals definite patterns of activity. By far the most important land use is that represented by the office space market. Office employment, which serves as the base of the downtown economy, historically was concentrated in buildings located in the vicinity of Public Square and along Euclid Avenue. With the initiation of the Erievue Urban Renewal Plan in the early 1960s, office building development shifted northward to sites along East 9th and East 12th Streets. In the 1980s the Erievue I Urban Renewal Area was completed and office building development began to shift back to Public Square. The development of the BP America Building in 1986 was followed in 1988 by announcement that Society National Bank and Ameritrust would build new headquarters on Public Square.

## Office Space

In 1987, the majority of downtown's 21 million square feet of office space was located within an area referred to as the Downtown Office Core. This area is bounded on the north by the Memorial Shoreway; on the east by East 13th Street; on the south by Huron Road; and on the west by West 6th Street, St. Clair Avenue, and West 3rd Street. Several major concentrations of office development are located within this core. The most significant is the East 9th Street/Erievue District, with nine million square feet of class A space. The Mall/Public Square, Tower City, and Playhouse

Square districts each contain over two million square feet, while approximately half of the 2.6 million square feet of office space in the Euclid/Prospect District can be attributed to the BP America Building.

## Retail Space

Downtown Cleveland in 1987 was the state's largest retail center, with approximately three million square feet of space. Stores offering general merchandise, food and beverages, and apparel and specialty goods are concentrated in the Tower City and Euclid/Prospect Districts, from Public Square eastward to East 9th Street. Downtown's two major department stores, Higbee's and The May Company, are located within this area.

Specialty retail districts have emerged in Playhouse Square, the East 9th Street/Erievue, Warehouse and Flats Oxbow North districts. The retail area in the vicinity of Playhouse Square and Cleveland State University contains about 600,000 square feet. This retail serves theatergoers and CSU students and faculty, as well as office workers in the area. The 183,000 square foot Galleria at Erievue and surrounding support-retail located on the ground floors of nearby office towers serve the East 9th Street/Erievue District. This upscale shopping center is also expected to draw shoppers on a regional basis. In recent years, Flats Oxbow North and the Warehouse districts have developed as distinct dining and entertainment areas, as restaurants and night clubs have gradually replaced many of the industrial and commercial businesses which formerly operated there.

## Commercial Services

Commercial service activities constitute a third downtown land use. Firms in this category are characterized as businesses which serve other businesses. Examples include wholesalers, contractors, and machine repair shops. The largest concentration of these firms is found in the Lakeside Industry District east of East 18th Street, along Superior, St. Clair, and Hamilton avenues.

Other smaller nodes of this type are located in the Warehouse District and along Carnegie Avenue, between Ontario Street and the Innerbelt.

## Housing

The creation of downtown housing units has occurred at a modest pace since the late 1960's. The Chesterfield and The Park apartment complexes (opened in 1967 and 1975, respectively) met with success and proved that a market existed for downtown living. These two buildings, which together contain 1,400 high-rise, market rate rental units, are located in the Playhouse Square District, at East 12th Street and Chester Avenue. In addition, three buildings, containing a total of 565 elderly housing units, are located adjacent to the Chesterfield and The Park, along East 13th Street.

In recent years, the focus of downtown housing development has shifted to the Flats Oxbow and Warehouse districts. Grove Court Condominiums and Riverbend Condominiums were developed on the west and east banks of the Cuyahoga River respectively, while in the Warehouse District, historic warehouse buildings have been converted to loft-style apartments.

## Recreation and Open Space

Downtown Cleveland is endowed with a remarkable collection of public open spaces, of a style and magnitude unmatched by other comparably-sized American cities. Situated at the heart of the downtown are Public Square and The Mall, which function as grand plazas, framed by surrounding office, government, and institutional buildings. These major city-owned parks provide open space for passive recreational activities such as sitting and strolling, and serve as the location for large public gatherings.

Other major downtown open spaces include Willard and Huntington parks which, together with The Mall, were part of the 1903 Group Plan; Chester Commons, located at East 12th Street and Chester Avenue; Erie Street Cemetery, Cleveland's oldest burial ground; and the Cleveland

State University playing fields. Smaller public open spaces include Heritage Parks I & II in Flats Oxbow North, the Eastman Reading Garden in the Mall/Public Square District, the Square in Playhouse Square, and the Cardinal Mindszenty Plaza at East 14th Street and Lakeside Avenue in the East 9th Street/Erievue District. The athletic field complex under development by Cleveland State University will add additional open space to downtown Cleveland. This area, to the north of Chester Avenue, will include a soccer stadium, baseball fields, tennis courts, and a running track.

## Hotels

Land devoted to hotel space in downtown Cleveland is distributed among four properties, totaling 1,900 guest rooms. The 480-room Bond Court Hotel, built in 1975, is located at the northeast corner of St. Clair Avenue and East 6th Street, opposite the Cleveland Convention Center. The 380-room Holiday Inn Lakeside, opened in 1974, is located at East 12th Street and Lakeside Avenue. Located to the south and west of the Convention Center are the Hollenden House and the Stouffer Tower City Plaza Hotel, each with over 500 guest rooms. The Hollenden House, located at Superior Avenue and East 6th Street, was constructed in 1963 while the Stouffer Tower City Plaza Hotel, located on Public Square, opened in 1918 and was renovated in 1979, and again in 1986. The amount of downtown land area devoted to hotel use has decreased since the 1950s, due largely to decisions by operators to close older, marginally profitable properties. As a result, downtown Cleveland is underserved by first-class convention hotels.

## Government and Institutional Space

Government and institutional space is generally found in two downtown districts: The Mall/Public Square and Cleveland State University. The greatest concentration of government space is found in the Mall/Public Square District. The Cuyahoga County Courthouse, City Hall, Public





1 & 2- FAMILY HOUSING	
MULTI-FAMILY	
OFFICE	
RETAIL	
HOTEL	
COMMERCIAL SERVICES	
RECREATION/ OPEN SPACE	
INSTITUTIONAL	
MIXED USE	
LIGHT INDUSTRY	
HEAVY INDUSTRY	
TRANSPORTATION/ UTILITIES	
PARKING	
VACANT	

**CIVIC VISION  
DOWNTOWN PLAN**

# DOWNTOWN PLANNING AREA

## GENERAL EXISTING LAND USE

**CITY PLANNING COMMISSION**  
ROOM 520 CITY HALL - CLEVELAND, OHIO  
664-2210

DOCUMENT NO. 8615  
DRAWN BY K.W. 1/15/88







*Nautica Boardwalk*

Auditorium, Cleveland Board of Education, the Federal Reserve Bank, the Cleveland Public Library, and the Federal Courthouse all owe their location, adjacent to the Mall, to the 1903 Group Plan.

Public buildings subsequently constructed by the city, county, and federal governments, such as the Justice Center complex, County Administration Building, and Federal Building, respected the Group Plan's goal of concentrating public buildings in the Mall/Public Square District. The State of Ohio is the only government branch to have located a major facility outside of this area, siting the Frank J. Lausche State Office Building at the corner of Superior Avenue NW, and Prospect Avenue, in the Tower City District.

Cleveland State University is downtown Cleveland's most important institutional land use. The campus occupies about 65 acres within the larger Cleveland State University District.

### **Light Industry**

Light industrial land uses are characterized by warehousing and light manufacturing enterprises which exclude outdoor storage and do not produce excessive noise, vibration, or pollution. The Flats Oxbow districts contain downtown's highest concentration of light industrial uses while the Lakeside Industry District also houses firms of this type. Flats Oxbow firms generally occupy older industrial buildings which are located along the east and west banks of the Cuyahoga River. Access to the area by truck traffic has become increas-

ingly difficult in recent years due to the poor condition of many of its roads and bridges. The Lakeside Industry District, on the other hand, has gradually evolved from a heavy industrial area to a commercial service and light industry center. In recent years, many distribution firms have been attracted to this district by its central location and proximity to the Innerbelt.

### **Proposed Land Use**

Over the past thirty years, the pattern of land use in downtown Cleveland has been greatly influenced by the structural changes that have occurred in the local, regional, and national economies. The growth of firms in the finance, insurance, and real estate (FIRE) and service sectors of the local economy is reflected in the steady growth of downtown office space while the decline of downtown industrial land uses is reflective both of the general decline in local industrial activity and of the relative obsolescence of downtown industrial and warehouse/distribution space.

Projected trends in the downtown employment, office, retail, and housing markets indicate that these sectors will continue to experience growth through the year 2000. As a response to this growth, further land use change becomes inevitable. However, this anticipated change should not be determined solely by market forces. Rather, it needs to be guided by a well thought-out plan that encourages orderly development and minimizes risk for both public and private investment.

The Downtown Plan's proposed land use element provides such direction. It is intended to serve as a guide to future land use and development decision-making and as the basis for the comprehensive rezoning of downtown. In this capacity, it specifies land use characteristics by type, scale, and intensity of development. It indicates the location of anticipated major private developments and public facilities; describes improvements to the recreation and open space

system; and targets future office, retail, and housing development within downtown. When paired with effective implementation through zoning code enforcement and capital improvement programming, these land use plan recommendations can greatly influence the intensity, character, and quality of downtown physical development.

### **Office Space**

The development of office space through the year 2000 will be concentrated within the Downtown Office Core. Within this area some 20 potential office building sites, totaling over 1.3 million square feet of land area, have been identified. These sites can be developed with over 18 million square feet of additional office space, assuming a full build-out to the maximum allowable under current zoning. At the projected rate of office space absorption — about 400,000 square feet per year — these 20 sites represent an inventory sufficient to meet the City's needs well beyond the plan period.

The majority of the 20 sites are located around the perimeter of the Downtown Office Core. Some will be developed sooner than others due, primarily, to their location adjacent to major activity centers. Sites with prime near-term development potential include those in the East 9th Street/Erievue District along East 12th and 13th Streets east of the Galleria; properties to the north and northwest of Public Square; sites immediately south of Tower City on Prospect Avenue and Huron Road; and sites east of Tower City between Ontario Street and East 9th Street.

### **Retail Space**

Downtown retailing is expected to continue to follow a pattern of steady growth through the turn of the century. The greatest concentration of activity will continue to be located in the Tower City District and along Euclid and Prospect avenues, from Public Square eastward to East 9th Street. Additional retail uses will be attracted to this area due to the presence of downtown's



two major department stores and the development of the 300,000 square foot Tower City Center project, set to open in 1990.

Downtown's specialty retail districts are expected to continue to serve distinct market segments. Retailers in the vicinity of Playhouse Square and Cleveland State University will cater to the area's office market and to a growing number of consumers drawn to the area by events at the restored theaters and at the planned CSU Convocation Center. The Galleria will provide up-scale shopping opportunities to the regional market-place, while surrounding support retail will continue to serve the needs of nearby office workers. The Flats Oxbow districts will continue to evolve into one of the region's most popular dining and entertainment centers as the Nautica project is fully developed and as work proceeds on the adaptive reuse of buildings along both sides of the river.

### Housing

The development of additional market rate housing units is likely to occur at several downtown locations. In the Warehouse District, major development opportunities will involve the continued adaptive reuse of loft-style buildings. The construction of infill projects on vacant and underutilized parcels will play an increasingly important role as the inventory of prime loft buildings is developed for housing, retail, and office uses. Construction of high-rise or a mixture of high-rise and townhouse style buildings appears appropriate for areas such as the Scranton Road Peninsula in Flats Oxbow South and the Davenport Avenue bluffs in the East 9th Street/Erievue District. Support retail will also be necessary in these areas. Additional high-rise construction in the Playhouse Square District would complement the Chesterfield and The Park apartment buildings and add to the critical mass of residents necessary to create a vibrant, viable urban neighborhood.

Two other locations with long-term potential

include the old Criminal Courts/Third District Police Headquarters in the Cleveland State University District and the North Coast Harbor project in the Downtown Lakefront District. The Criminal Courts site can be developed through a combination of adaptive reuse and new construction as housing to serve the Cleveland State University student and faculty market. In contrast, the downtown lakefront could accommodate mid-rise and high-rise construction which takes advantage of the excellent lake views.

### Hotel

The attraction of additional downtown hotel space is vital to Cleveland's long-term viability as a convention destination. The recent \$28-million Convention Center renovation has resulted in a state-of-the-art facility able to compete with the nation's best. With this in mind, the Convention Center District, an area bounded by the North Coast Harbor, East 12th Street, Prospect Avenue, and West 6th Street, has been designated for the development of convention-style hotels. Properties within this district offer the best opportunity for the development of major convention hotels. Furthermore, projects immediately adjacent to the Convention Center can be connected directly to it through the use of below-grade pedestrian walkways.

The development of smaller, more specialized hotel facilities elsewhere in downtown should be undertaken by the private sector in response to market demand. Appropriate locations exist in Flats Oxbow North, Playhouse Square, and the Warehouse Districts.

### Government and Institutional Space

The space needs of government and institutional entities is not expected to increase significantly during the plan period. It is anticipated, however, that improvements will continue to be made to existing spaces to improve the quality, efficiency, and accessibility of government and institutional spaces. Additional government space, in the form of annexes to existing buildings and new buildings

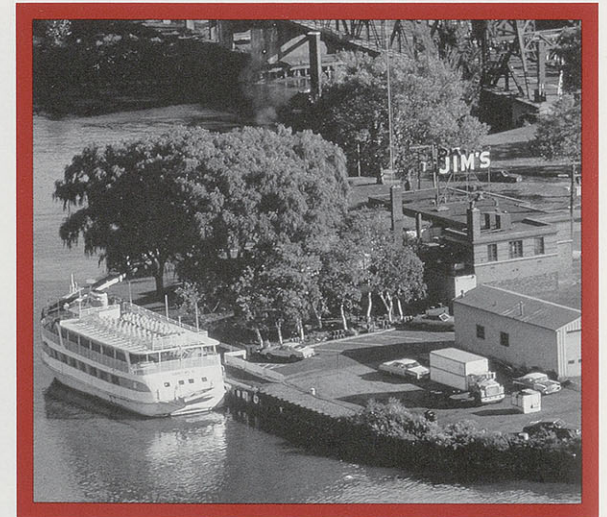
to replace obsolete facilities, is expected to be developed during the plan period. Government space is expected to continue to be concentrated in the Mall/Public Square District though some new government facilities are likely to be located in outlying downtown districts where land for surface parking is available and access to the region's freeway network is better.

Downtown's major institutional use, Cleveland State University, will continue to acquire properties between Payne and Chester avenues, from East 18th Street to the Innerbelt, for the purpose of providing additional outdoor recreation facilities and parking space. CSU's proposed 13,000 seat convocation center, to be located on Prospect Avenue, between East 18th and 21st streets, is scheduled to be completed in the early 1990s. Opportunities also exist to develop university-related residential, retail, and office projects along the perimeter of the CSU campus.

Two other areas have the potential for retail development. The North Coast Harbor project, in the Downtown Lakefront District, is projected to contain a festival retail component. Retailing at this location will benefit from the recreation and entertainment uses planned for the project, as well as from proximity to the Convention Center and nearby East 9th Street/Erievue District. The Warehouse District will contain both retail uses to serve the convenience shopping needs of district office workers and residents, and a small specialty retail component which will cater to a broader market.

### Commercial Services

Commercial service firms will play an increasingly important role in downtown Cleveland. They will be drawn primarily to the Lakeside Industry District on the eastern edge of downtown, adjacent to the Innerbelt. This district has a concentration of single-story and loft warehouse buildings and offers commercial service firms easy access to downtown and regional clientele at a reasonable cost. An additional, though smaller con-



*Pleasure Cruise Boat on the Cuyahoga River*

centration of commercial service uses will be found along Carnegie Avenue, from Ontario Street eastward to East 21st Street, south of the proposed CSU convocation center.

### Light Industry

Land area devoted solely to light industrial use will continue to decline as a percentage of the total downtown land use. Light industrial uses will continue to exist in the Flats Oxbow and Lakeside Industry districts. The principle concentration of these uses will be found in Flats Oxbow North and South. The Columbus Road peninsula, in particular, is likely to contain the bulk of these firms, as it provides the best direct truck access of any Flats Oxbow location. The Lakeside Industry District will represent the downtown's only other significant concentration of light industry.

### General Industry

General industry uses, which are characterized by outdoor storage and intensive manufacturing and processing operations, should be located away from heavily populated business and residential areas. Two areas of the downtown will be reserved for this category: the Port of Cleveland and Flats



Oxbow South. The Port of Cleveland, at the mouth of the Cuyahoga River, serves the region as the major entry point for domestic and foreign raw materials and manufactured goods. In return, lake and ocean-going vessels load cargoes of locally produced industrial products. Due to the nature of these operations, the Port requires that much of its land area be devoted to outdoor storage and trucking activities. Downtown's other general industry area will continue to be in the Flats Oxbow South District, between Eagle Avenue and the Innerbelt bridge. The West 3rd Street Peninsula, in particular, will continue to accommodate a variety of manufacturing and outdoor bulk storage uses.

**Mixed-Use**

The mixed-use category of land use is new to the downtown. This designation encourages a development pattern quite unlike what might result from typical, single-use zoning. As the name implies, a mixed-use district provides for a combination of compatible light industrial, office, retail, and housing uses. Portions of Flats Oxbow the and Warehouse District have been proposed for mixed-use developments.

**Recreation and Open Space**

For downtown Cleveland to realize its full potential, a high quality system of public open space must be developed, maintained, and enhanced. Close attention must be paid to the quality and quantity of this space in order to complement downtown's office, retail, residential, and entertainment uses. This will require systematic planning and programming to ensure an appropriate blend of passive and active recreational opportunities.

In qualitative terms, downtown's existing inventory of public open space will require regular maintenance and visible security in order to be attractive to the public. Facilities like Public Square, the Mall, Chester Commons, Willard and Huntington parks, and Heritage Parks I and II will

also require periodic physical renovation to offset naturally occurring wear and tear.

Additional recreation and open space opportunities will emerge in a number of downtown locations. The new \$8.5 million, North Coast Harbor basin and promenade park, part of the Cleveland Lakefront State Park, will provide an area for passive recreation as well as a location for festival events. This facility represents the first step in the reclamation of downtown Cleveland's greatest resource - its waterfront. The North Coast Harbor project, with its unparalleled views of the downtown skyline and lakeshore, is expected to serve as the catalyst for a subsequent mixed-use development including an aquarium and maritime museum, a convention hotel, festival retail, office development, and housing.

A proposed lakefront bikeway, linking two primary components of the Lakefront State Park system, Edgewater Park on the west and Gordon Park on the east, will skirt the northern edge of the downtown. Utilizing a combination of surface streets and independent rights-of-way, the bikeway will pass through Whiskey Island, Flats Oxbow, and the North Coast Harbor site. This linkage of the Lakefront State Park system will create additional opportunities for public access to the waterfront. In recognition of this, building setbacks have been proposed along the Shoreway marginal roads to preserve views toward the lake and ensure the creation of a continuous linear, landscaped entry corridor to the downtown for motorists traveling the Shoreway.

The policy of preserving public access along the Cuyahoga River aims to create a linear strip of open space along the west bank, from the Nautica boardwalk and Heritage Park II, southward to Columbus Road. The creation of a riverwalk along this right-of-way would take advantage of the excellent views of the river and the city skyline, and prevent the establishment of commercial uses immediately adjacent to the river. On the east bank, a system of strategically located riverwalks

should be developed. These riverwalks would be interspersed with the light industrial uses that prevail south of the Detroit-Superior Bridge. Further south, in the Tower City/Scranton Road Peninsula area, the riverwalk should be established along both sides of the river, extending to the Innerbelt bridge.

A number of gateways to the downtown have been identified and targeted for landscaping and other physical improvements. These gateways are major transportation entry points to the downtown and should convey to visitors the sense that they have entered the center city. Gateways that have been proposed include portions of the Memorial Shoreway and the Innerbelt; the major freeway interchanges at West 6th, Ontario, East 9th, East 14th, and East 18th streets; and the entrance to

downtown from the Detroit-Superior Bridge. In addition, the entire below-grade portion of the Innerbelt, between East 22nd Street and the Memorial Shoreway, should receive special landscaping attention.

Proposed improvements to gateway areas include the planting of shrubs and trees, the installation of improved signage and street furniture, the use of distinctive paving materials, and the creation of landscaped areas with appropriate architectural or sculptural elements. Likewise, the below-grade portion of the Innerbelt should be intensively landscaped with a combination of shrubbery, ornamental grasses, and seasonal flowers, all intended to provide color throughout the four seasons.



*Summer Festival on the Mall*



# EXISTING AND PROPOSED ZONING

## Background

Virtually every city in the United States uses a tool known as “zoning” to regulate the development of land. The zoning *map* divides a city into particular districts or “zones” and the zoning *code* sets standards for the type and intensity of development permitted in each district.

Cleveland has regulated development through zoning since 1929. Throughout the decades, Cleveland’s zoning regulations have been updated in a piecemeal fashion, creating a code and map which are often out-of-step with current market conditions and community preferences. Not surprisingly, the code is also often difficult to use and interpret.

As part of the process of implementing the land use and development recommendations of the Downtown Plan and the overall Civic Vision program, the city is currently preparing the first comprehensive update of its zoning regulations since the 1940s.

Revision of the zoning code will enable the city to ensure the highest standards for new development while protecting the character of existing development where that is desirable. Revision of the zoning map will enable the city to target particular types of development to locations recommended in the land use plan.

## Current Issues

Cleveland’s zoning code currently distinguishes between three major categories of business districts and three major industrial districts as well as six residential districts. Zoning codes of many other large cities include two or three times this number of districts.

The relatively limited number of zoning districts in Cleveland’s code restricts the city’s ability to tailor regulations to the unique character of distinct types of development. For example, Cleveland’s current code provides no regulations specifically designed to address the unique needs of office districts, mixed-use districts, townhouse districts,

commercial service districts or specialized downtown retail or residential districts.

Many of Cleveland’s present zoning districts are broadly-defined to include a wide range of uses. In this “pyramidal” style of zoning, “higher” uses such as “housing” are permitted in such “lower” use districts as “retail” (with retail uses then permitted in industrial districts).

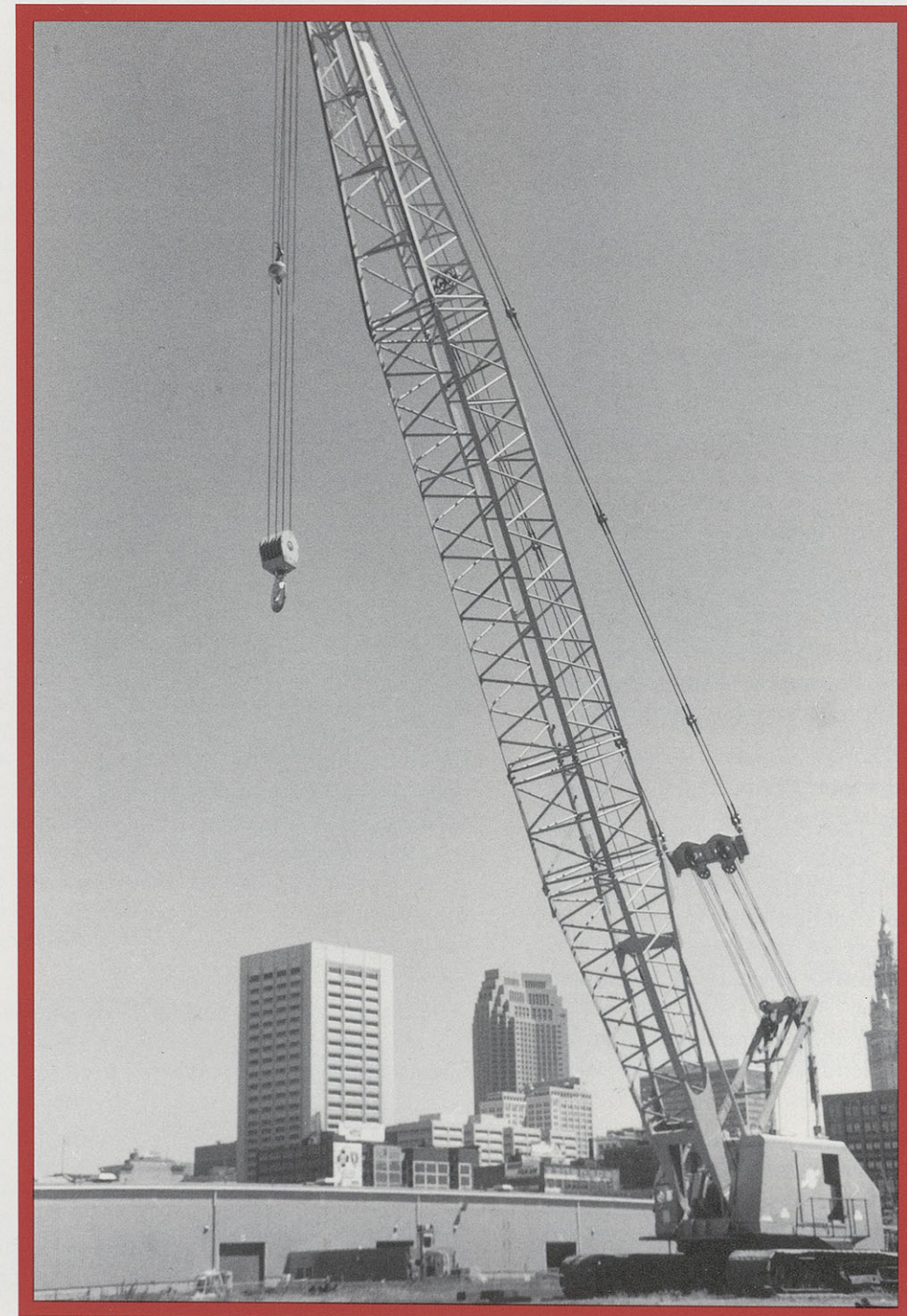
Although permitting a mix of uses, these all-encompassing districts typically fail to ensure an appropriate relationship between potentially incompatible uses (such as low-rise and high-rise housing or retail and industrial use) and also fail to encourage particular types of development desired by the city (such as housing or hotels in the downtown area).

In addition to the overly simplistic classification of districts, the current zoning code fails to provide appropriate and contemporary standards for such issues as the following:

- outdoor signage
- landscaping
- downtown parking
- building height and mass

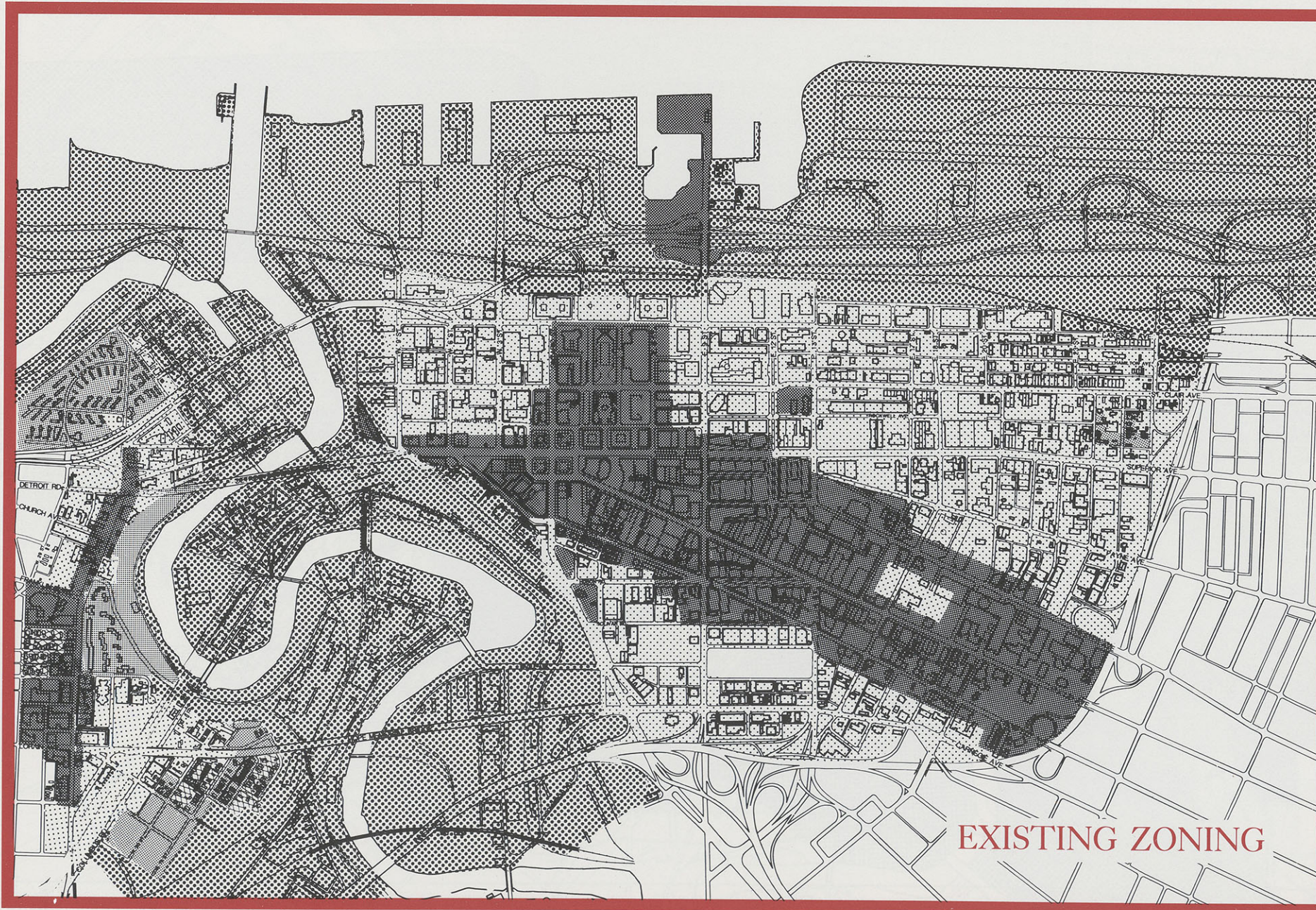
With respect to the zoning map for downtown Cleveland, there are several discrepancies between the type of development permitted by the zoning map and the type of development recommended in the Downtown Plan. In many cases, the zoning map is also out of step with recent development trends. Examples of such discrepancies include the following:

- **The Flats.** The east and west banks of the Cuyahoga River remain zoned for traditional industrial use years after the area has been transformed into a unique “mixed-use” district, with large areas of entertainment, restaurant and retail use complementing the earlier industrial uses.
- **Warehouse District.** Similarly this area north of Superior Avenue and west of West 3rd Street, has been zoned for industry during the time



*The Port of Cleveland with the city skyline*





**LEGEND**

- Multi-Family
- One Family
- Retail
- Semi-Industry
- General Industry

when most of the district's industries were being replaced by retailing, restaurants and housing.

- **Residential Areas.** While the city government is working to encourage housing development at several downtown sites, no portions of the downtown are zoned exclusively for housing.

**Recommendations**

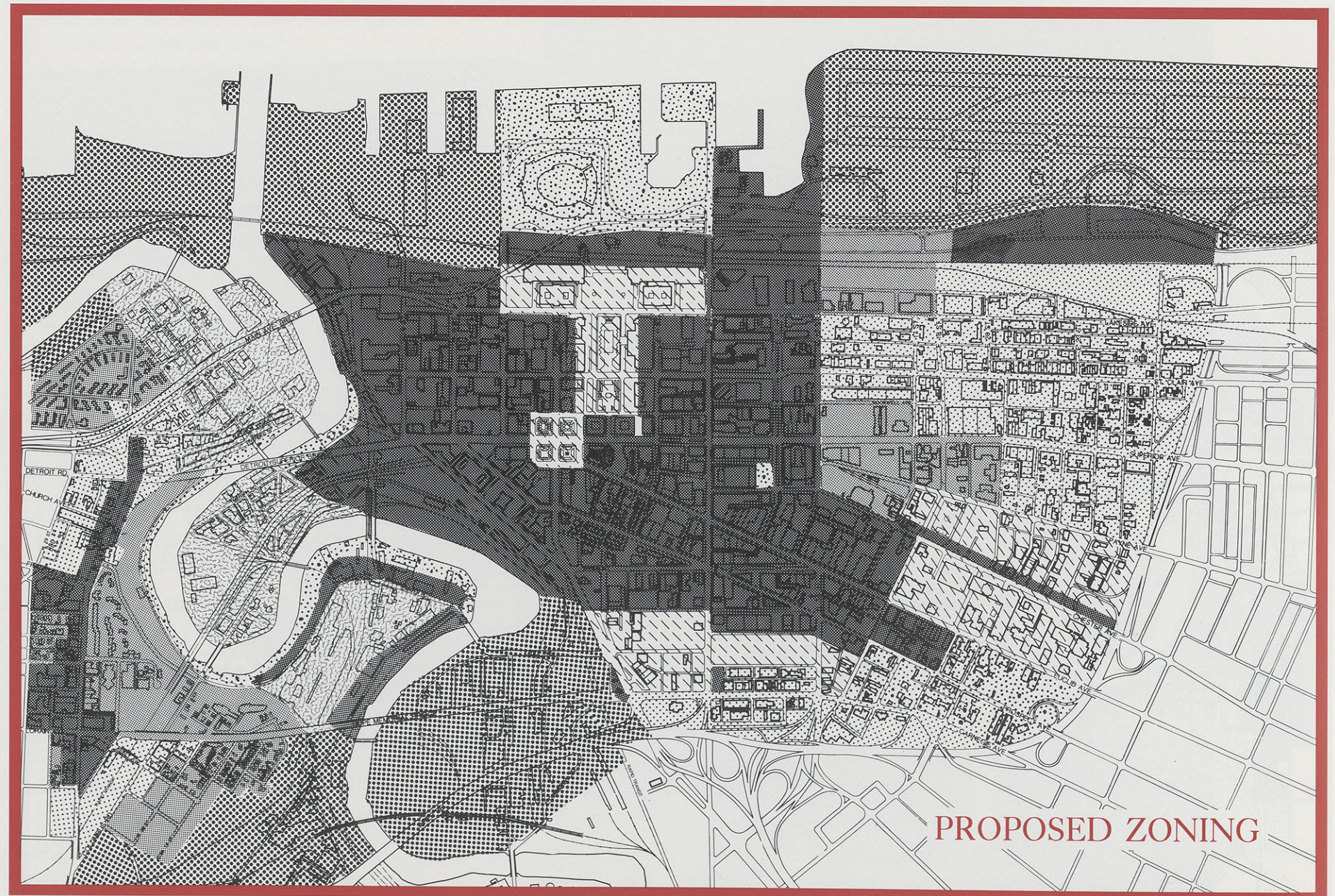
As indicated above, the city is currently preparing a comprehensive revision of its zoning code and map as part of the Civic Vision planning process. Although detailed zoning recommendations for downtown will be developed as part of this project, several general suggestions can be identified at the current time. These are highlighted below:

- **New Districts.** One or more new zoning districts should be created to permit a finer tuning of regulations to match the varied character of downtown development. Such districts could include one or more mixed-use districts (specialized "overlay" districts), a downtown housing district, and a downtown office/retail district.
- **Signs & Landscaping.** Current regulations for signage and landscaping need to be strengthened on a citywide basis. Consideration should also be given to developing specialized regulations tailored to the unique character of downtown development. For example, innovative examples of flashing or animated signage — incompatible with the character of neighborhood shopping areas — may be appropriate in certain entertainment-oriented districts in the downtown area.
- **Parking.** Because it is often infeasible to require "on-site" parking for high-intensity downtown development, flexible standards should be developed which set criteria for the provision of practical "off-site" parking facilities.
- **Building Height and Mass.** It is recommended that the building height districts shown on the city's Zoning Map for downtown be revised to










achieve two goals. First, as a general urban design theme, building heights should be greatest at Public Square (in the 800'-900' range) and should gradually diminish as the distance from Public Square increases. Second, pockets of lower height limits should be established to protect historically, and architecturally significant districts of low-rise buildings. A specific height limitations proposal is shown on the map to the right.

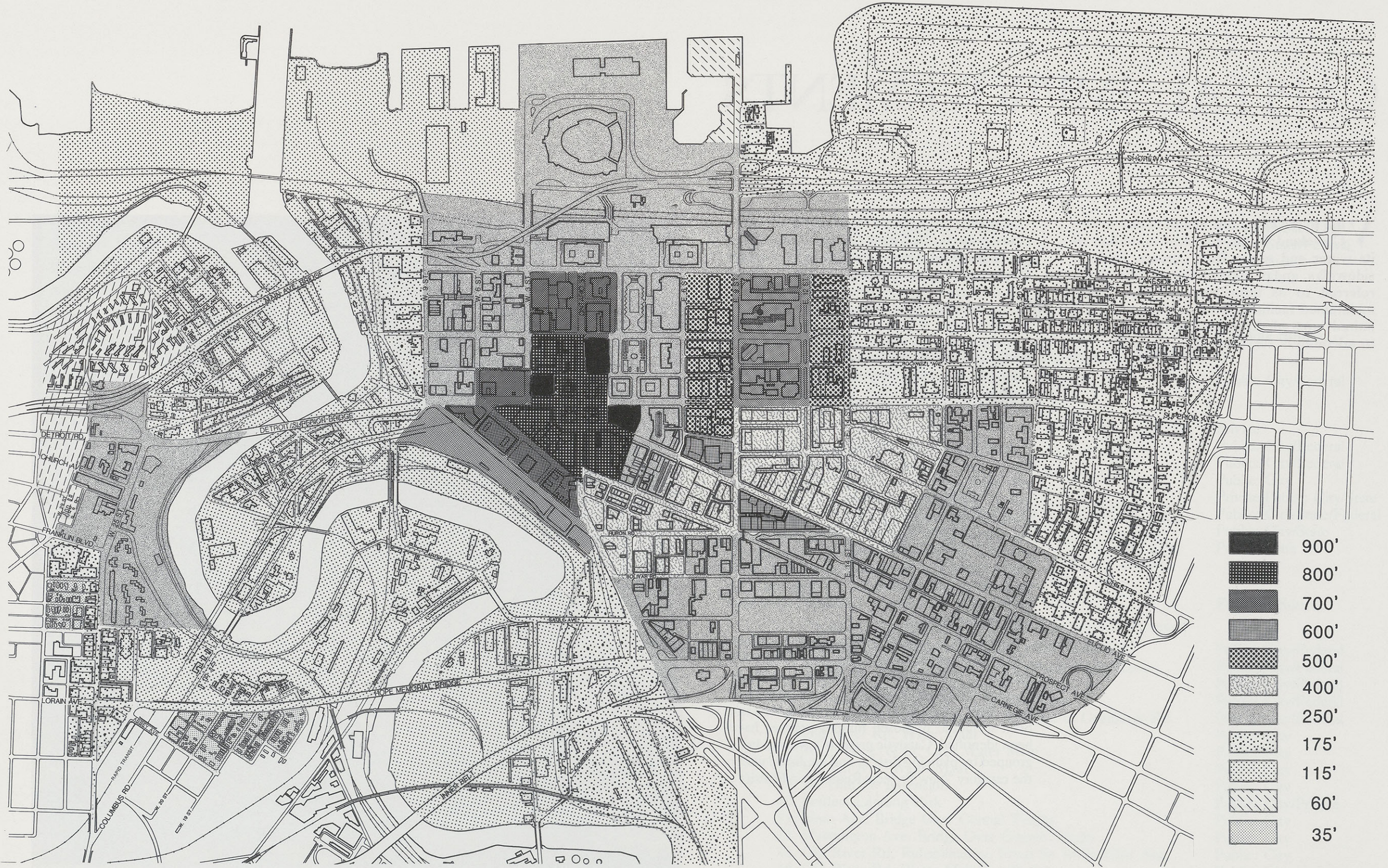
With respect to overall building mass, it is recommended that regulations be developed to ensure that proper light and air exposure are preserved at key sites, and around major public open spaces including Public Square, The Mall, Playhouse Square, Chester Commons, and the North Coast Harbor.



**LEGEND**

- |   |   |  |   |   |
|---|---|--|---|---|
|  Institution |  Multi-Family  |  Retail           |  Mixed-Use |  Recreation/Open Space |
|   |  Semi-Industry |  General Industry |   |   |





- 900'
- 800'
- 700'
- 600'
- 500'
- 400'
- 250'
- 175'
- 115'
- 60'
- 35'

CIVIC  
VISION  
DOWNTOWN  
PLAN

# DOWNTOWN PLANNING AREA

## BUILDING HEIGHTS

LEGEND

CITY  
PLANNING  
COMMISSION  
ROOM 520 CITY HALL - CLEVELAND, OHIO  
664-2210  
DOCUMENT NO. 9615  
DRAWN BY





# CAPITAL IMPROVEMENTS

**V**ital to the economic health of downtown Cleveland is the physical condition of its water and sewer lines, streets, bridges, sidewalks, and public buildings. Collectively referred to as infrastructure, these City-maintained facilities must be continually repaired, upgraded, or reconstructed in order to adequately serve the public's needs.

In order to expedite the identification of eligible capital projects, the City of Cleveland established the *Citywide Development Program*. The *Citywide Development Program*, published annually, operates on a six-year cycle, designating capital projects to be funded in its base year, through the City's capital budget. It also identifies a program of proposed projects and tentatively schedules them for funding during the following five years. For example, the 1988-1993 *Citywide Development Program* document listed projects tentatively scheduled for the following five years, from 1989 to 1993.

During the summer of 1988, the Capital Budget Committee, a special working group consisting of city department heads and representatives of the private sector was convened. The group was charged with generating a list of capital projects considered to be catalytic in their potential to generate additional downtown development. These catalytic projects, though currently non-programmed and non-funded, are expected to be incorporated into future *Citywide Development Program* budgets.

Listed below are proposed projects for downtown Cleveland contained in the 1988-1993 edition of the *Citywide Development Program*. Projects have been grouped by downtown planning district and, while dollar amounts have not been included, proposed funding sources have been identified. Catalytic projects have also been grouped by planning district and are listed under the category "New Projects Required in District".



Hope Memorial Bridge Pylon