

# DETROIT-SHOREWAY NEIGHBORHOOD PLAN SUMMARY

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**Description.** Development began in the neighborhood in the 1850s along Detroit Street (Avenue), a major route connecting Cleveland with regions to the west and serving as the neighborhood's main commercial district. Beginning in the late 1890s, industries began locating along the rail lines on the bluffs overlooking Lake Erie and then began to develop further to the south, along the rail lines running through the Walworth Run Valley. Detroit-Shoreway was built as a middle-income neighborhood, with a mix of single- and two-family homes and small multi-family structures, with more architecturally distinguished homes constructed along Franklin Avenue. There is still a strong presence of Italian and Romanian-American ethnic communities. In recent years, new waves of immigration have brought growing numbers of Hispanic and Asian residents.



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

- its proximity to *Lake Erie* and Edgewater Park
- the *West 65<sup>th</sup>/Detroit retail district* anchored by the Gordon Square Arcade and a growing cultural, performing arts and entertainment environment
- a regionally renowned *antiques and collectibles district* on Lorain Avenue between West 45<sup>th</sup> Street and Clark Avenue
- the Eco-Village, an environmentally sensitive new housing development built in conjunction with adjacent rapid transit and recreational amenities at West 65<sup>th</sup> and Lorain
- new housing projects such as Ashbury Tower and Battery Park on former industrial sites

**Challenges.** Among the challenges faced by the Detroit-Shoreway neighborhood today are:

- creating stronger connections to the Lake Erie shoreline
- the cost to clean-up contaminated industrial sites for reuse
- attracting more retail uses to serve the shopping needs of residents
- improving the appearance along the main commercial corridors of Detroit and Lorain
- poor housing conditions in the neighborhood south of Lorain Avenue

**Vision.** Detroit-Shoreway has the potential to be a highly desirable lakefront community with a vibrant cultural scene and easy access to Downtown Cleveland. Among the development opportunities and initiatives proposed are the following:

- transform the West Shoreway from an expressway to a boulevard and create additional and strengthened connections from the existing street grid to the lakefront
- create a strong north-south connection along West 65<sup>th</sup> Street from Clark Avenue (at the proposed West Side Reliever High School and Zone Recreation Center) north to the lakefront, with improved landscaping and bike lanes
- develop housing on vacated industrial sites along the bluff to take advantage of lake views
- identify and construct an off-street trail route east of West 65<sup>th</sup> Street for the Cleveland Lakefront Bikeway
- undertake streetscape improvements on Detroit Avenue between West 58<sup>th</sup> and West 73<sup>rd</sup> to support the cultural and entertainment district that is emerging, and encourage complementary uses to locate there
- undertake streetscape improvements along Lorain Avenue from West 52<sup>nd</sup> to West 82<sup>nd</sup>
- explore additional transit-oriented development opportunities, using sustainable design practices, around the West 65<sup>th</sup> rapid transit station
- target housing program activity in the vicinity of Eco-Village

# Detroit-Shoreway Community Assets - 2006

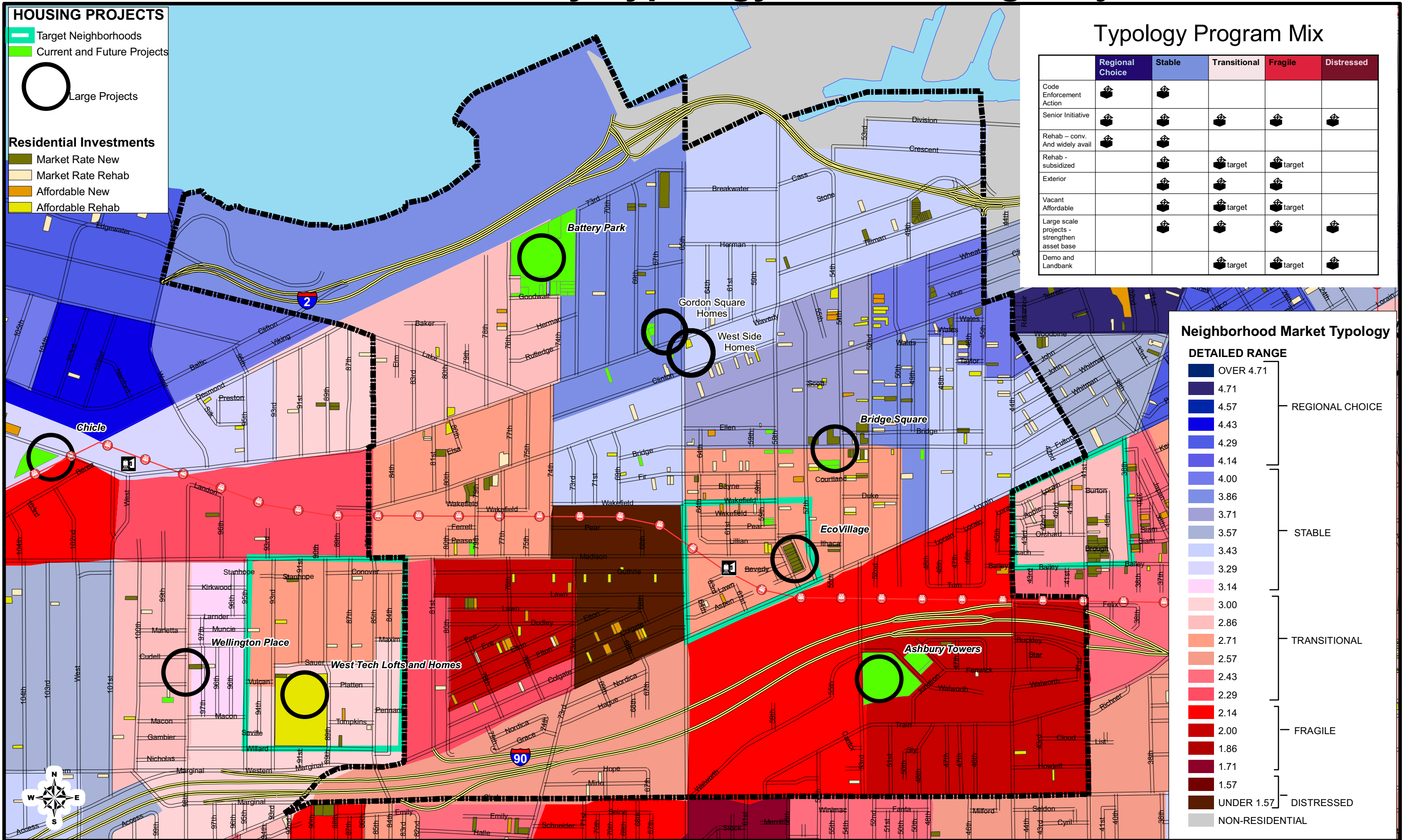


- Legend**
- Cleveland Municipal Schools
  - Other Schools
  - Miscellaneous
  - EMS
  - Fire
  - Health
  - Hospital
  - Parks (see below)
  - Police
  - Service
  - Utilities
  - Library
  - Parks
  - Historic District

Aerial: Airphoto USA 2005



# Detroit-Shoreway Typology and Housing Projects



## HOUSING PROJECTS

- Target Neighborhoods
- Current and Future Projects



Large Projects

## Residential Investments

- Market Rate New
- Market Rate Rehab
- Affordable New
- Affordable Rehab

## Typology Program Mix

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

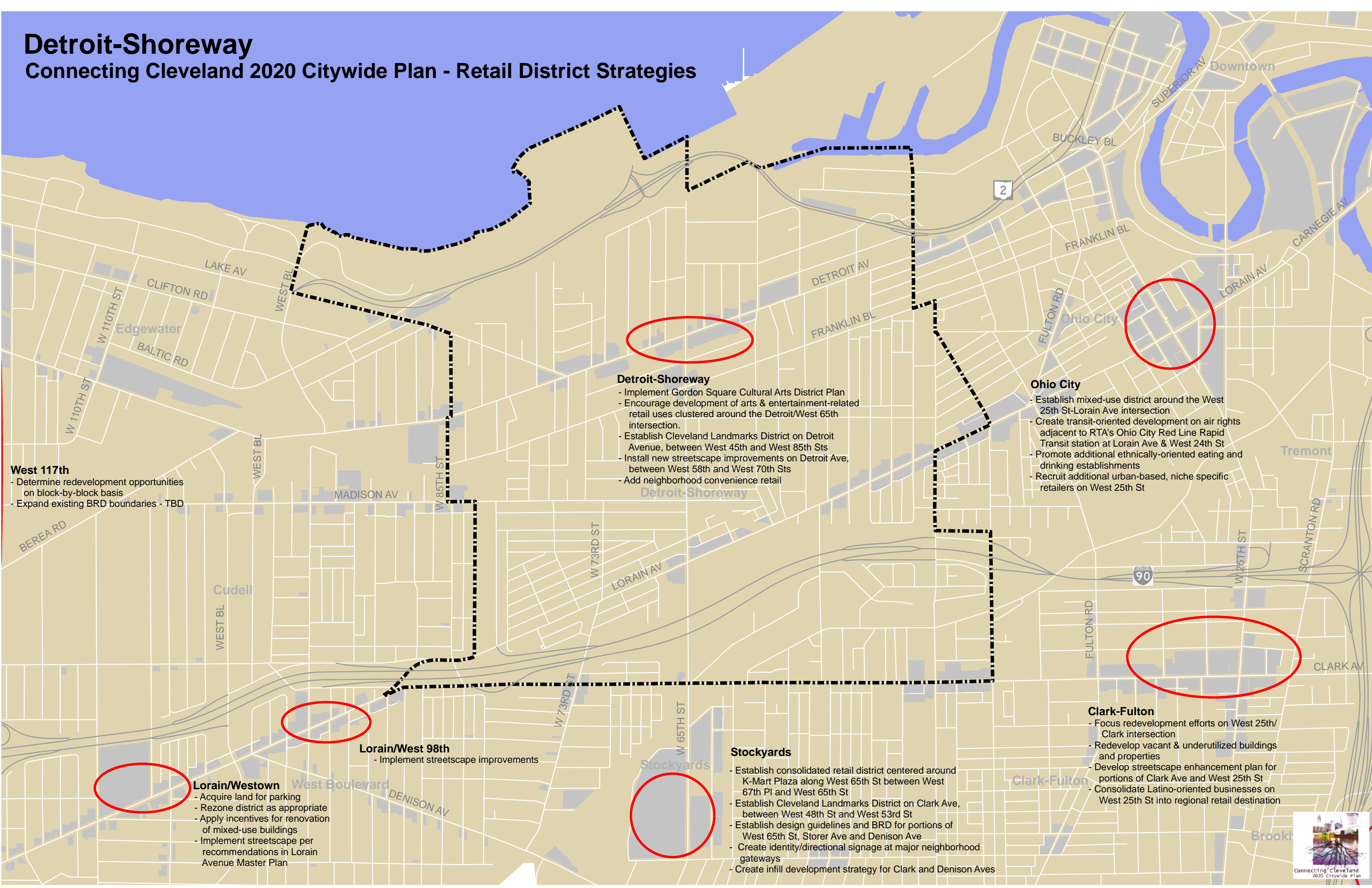
## Neighborhood Market Typology

### DETAILED RANGE

- OVER 4.71
  - 4.71
  - 4.57
  - 4.43
  - 4.29
  - 4.14
  - 4.00
  - 3.86
  - 3.71
  - 3.57
  - 3.43
  - 3.29
  - 3.14
  - 3.00
  - 2.86
  - 2.71
  - 2.57
  - 2.43
  - 2.29
  - 2.14
  - 2.00
  - 1.86
  - 1.71
  - 1.57
  - UNDER 1.57
  - NON-RESIDENTIAL
- REGIONAL CHOICE
- STABLE
- TRANSITIONAL
- FRAGILE
- DISTRESSED

# Detroit-Shoreway

## Connecting Cleveland 2020 Citywide Plan - Retail District Strategies



**West 117th**

- Determine redevelopment opportunities on block-by-block basis
- Expand existing BRD boundaries - TBD

**Detroit-Shoreway**

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

**Ohio City**

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

**Lorain/West 98th**

- Implement streetscape improvements

**Lorain/Westtown**

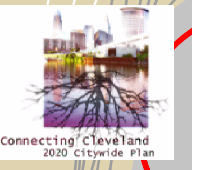
- Acquire land for parking
- Rezone district as appropriate
- Apply incentives for renovation of mixed-use buildings
- Implement streetscape per recommendations in Lorain Avenue Master Plan

**Stockyards**

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

**Clark-Fulton**

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



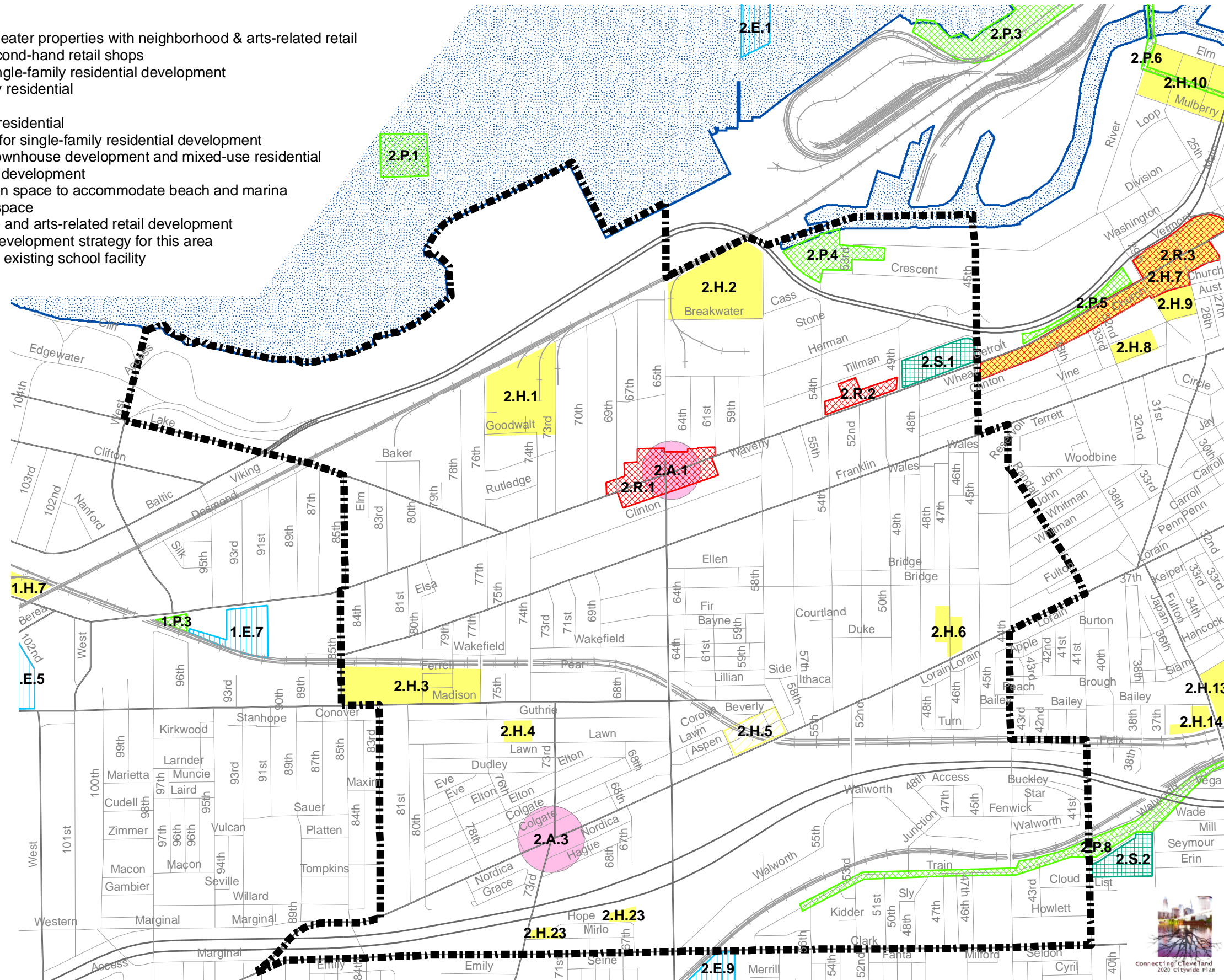
# Detroit-Shoreway

## Connecting Cleveland 2020 Citywide Plan - Development Opportunities

- 2.A.1 Gordon Square Cultural Arts District - redevelopment of historic theater properties with neighborhood & arts-related retail
- 2.A.3 Lorain Avenue Antiques District - concentration of antique and second-hand retail shops
- 2.H.1 Battery Park Site – opportunity for multi-family, townhouse and single-family residential development
- 2.H.2 Westinghouse Building – conversion from industrial to multi-family residential
- 2.H.23 Hope Avenue - ODOT I-90 residual r-o-w single-family residential
- 2.H.3 Marsh-Allan Complex – conversion from industrial to multi-family residential
- 2.H.4 Lawn Avenue – 1.5-acre Turner’s Hall property offers opportunity for single-family residential development
- 2.H.5 West 58th Street & Lorain Avenue – scattered-site single-family/townhouse development and mixed-use residential
- 2.H.6 Lorain Avenue North – multi-family or townhouse-style residential development
- 2.P.1 Edgewater Park Expansion – utilize 35-acres of new lakefront open space to accommodate beach and marina
- 2.P.4 Old River Channel Park – create 15 acres of new riverfront open space
- 2.R.1 Gordon Square Cultural Arts District – neighborhood convenience and arts-related retail development
- 2.R.2 Detroit South – develop new retail as part of a larger mixed-use development strategy for this area
- 2.S.1 Max S. Hayes Vocational High School Renovation – renovation of existing school facility

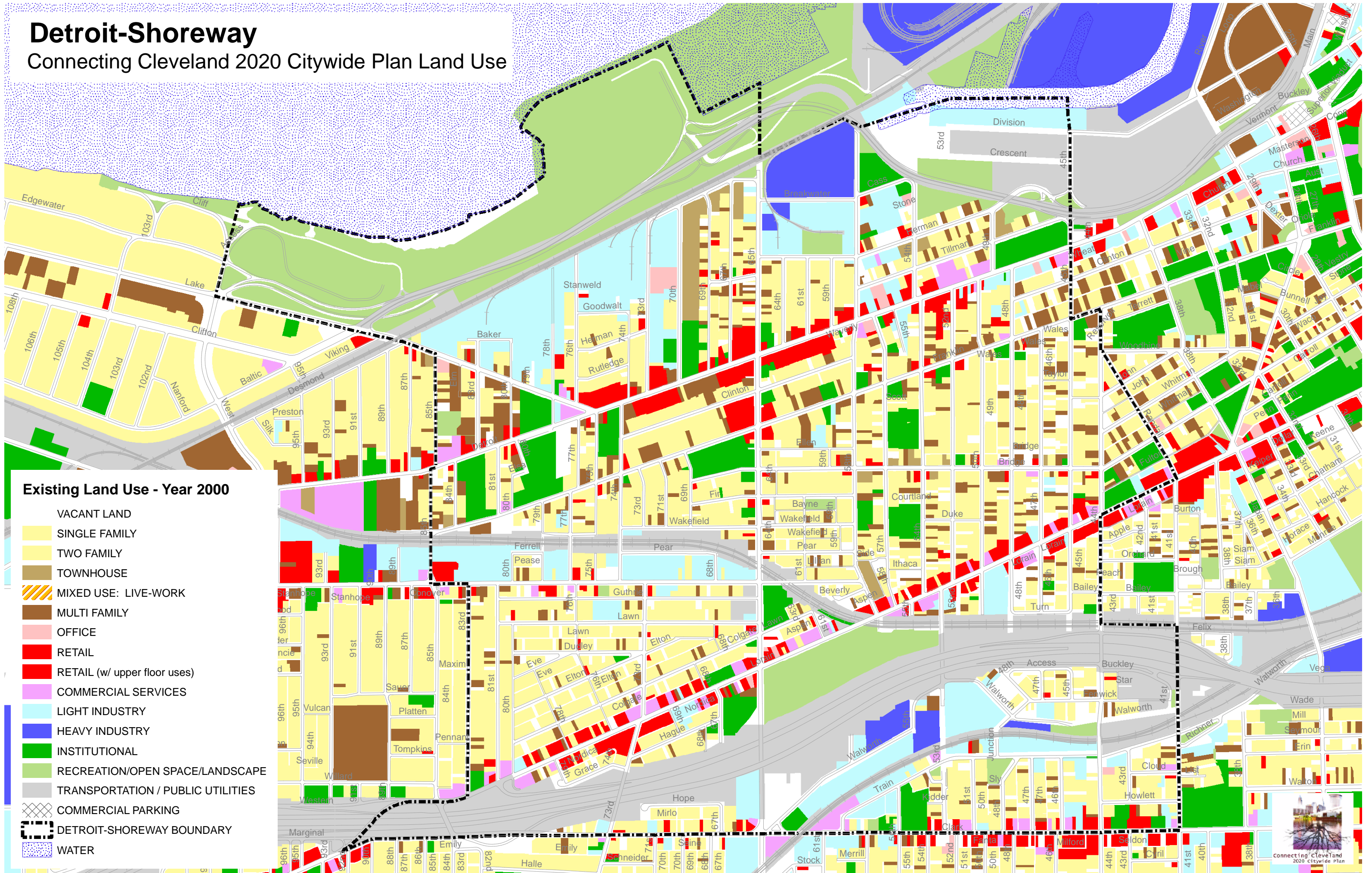
### Development Opportunities

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



# Detroit-Shoreway

## Connecting Cleveland 2020 Citywide Plan Land Use



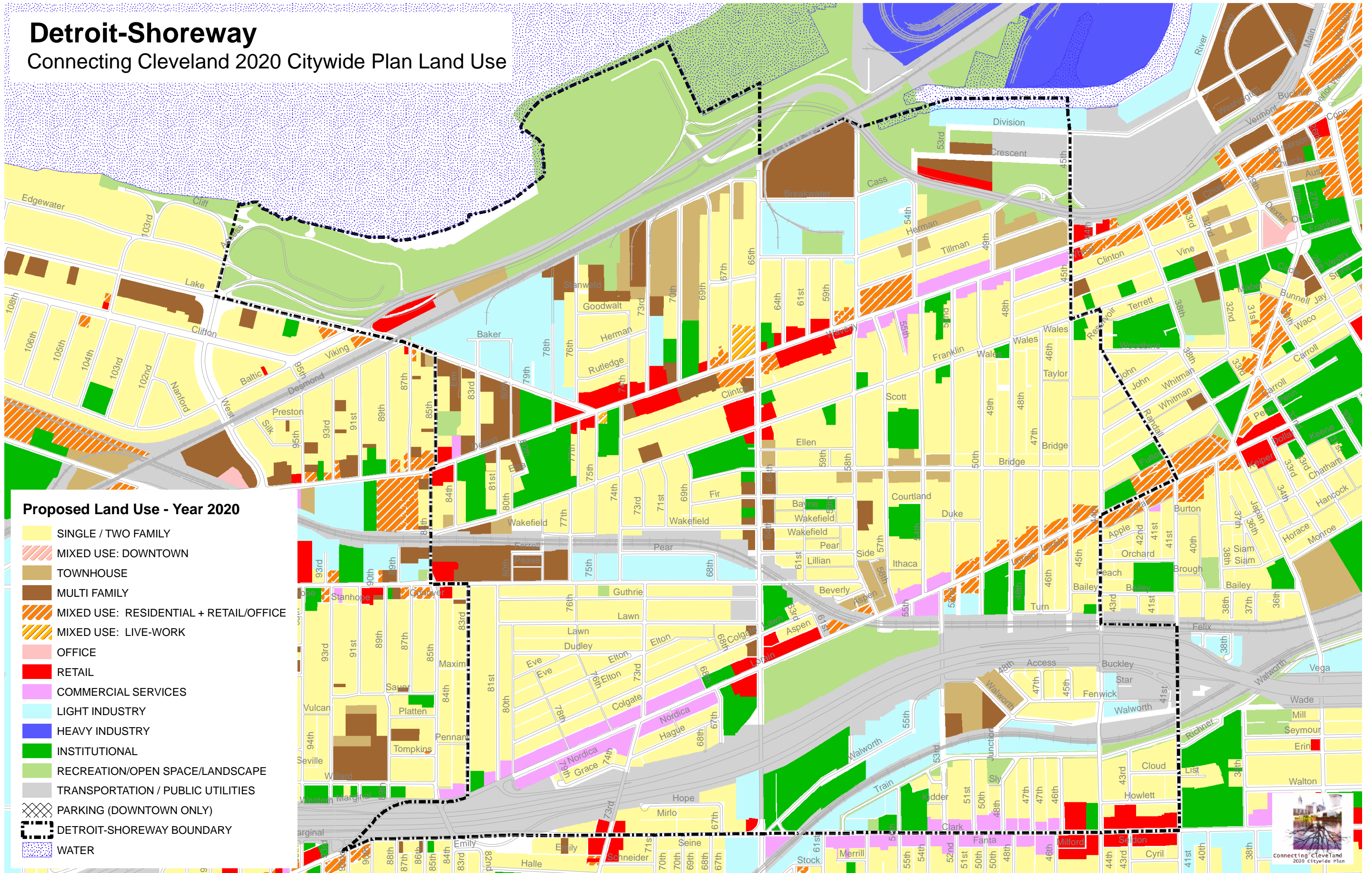
### Existing Land Use - Year 2000

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



# Detroit-Shoreway

## Connecting Cleveland 2020 Citywide Plan Land Use



### Proposed Land Use - Year 2020

- SINGLE / TWO FAMILY
- MIXED USE: DOWNTOWN
- TOWNHOUSE
- MULTI FAMILY
- MIXED USE: RESIDENTIAL + RETAIL/OFFICE
- MIXED USE: LIVE-WORK
- OFFICE
- RETAIL
- COMMERCIAL SERVICES
- LIGHT INDUSTRY
- HEAVY INDUSTRY
- INSTITUTIONAL
- RECREATION/OPEN SPACE/LANDSCAPE
- TRANSPORTATION / PUBLIC UTILITIES
- PARKING (DOWNTOWN ONLY)
- DETROIT-SHOREWAY BOUNDARY
- WATER

