

EDGEWATER NEIGHBORHOOD PLAN SUMMARY

Description. Edgewater is distinguished by its dramatic Lake Erie frontage and by its tree-lined streets, its impressive housing stock, and its vibrant Clifton Boulevard Historic District retail area. The neighborhood existed as part of the Village of West Cleveland from 1871 until its annexation to Cleveland in 1894 and became known in the last years of the 19th century for its large estates that were home to wealthy and influential Clevelanders such as Marcus Hanna. North of Clifton Boulevard the housing is predominantly single-family but south of Clifton Boulevard the neighborhood is a mix of one and two-family homes. Larger apartment buildings line the south side of Clifton Boulevard and are also located in the vicinity of Detroit Avenue. There is some industry located along the rail line that makes up neighborhood's southern boundary and separates it from Cudell.



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

- its *tree-lined streets* and proximity to *Lake Erie*
- the closeness of *Edgewater State Park* which features one of the city's largest beaches, playfields, picnic areas, a boat-launching ramp and off-shore fishing platforms
- the *Clifton Boulevard retail district*
- the *character and style* of many of the older homes along Edgewater Drive and Lake Avenue and in the Clifton Boulevard Historic District
- *rapid transit stops* at West 117th and West Boulevard

Challenges. Among the challenges faced by the Edgewater neighborhood today are:

- maintaining and rehabbing housing stock as needed between Clifton and Franklin Blvds.
- guiding reinvestment along West 117th Street

Vision. The Edgewater neighborhood, although asset-rich, should continue to strive for neighborhood-scale, high-quality new development where appropriate, especially along the high-visibility and heavily-trafficked West 117th Street arterial. Among the development opportunities and initiatives proposed are the following:

- finding a viable use for the former Fifth Christian Scientist Church building (at Lake and West 117th) and the surrounding parcel
- further discussion regarding streetscape improvements along Clifton Blvd.
- installation of a potential rail stop for future West Shore Commuter Rail
- enhanced appearance of overhead bridges at Detroit near RTA station and West Blvd. and Desmond
- encouraging industrial redevelopment near Franklin and West 112th
- create bike route along West Blvd connecting to neighborhoods south of Lake Erie
- create a passive greenspace for the neighborhood around Detroit Avenue near West 110th Street

Edgewater Community Assets - 2006

Lake Erie



Legend

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

Edgewater Typology and Housing Projects

HOUSING PROJECTS

- Target Neighborhoods
- Current and Future Projects



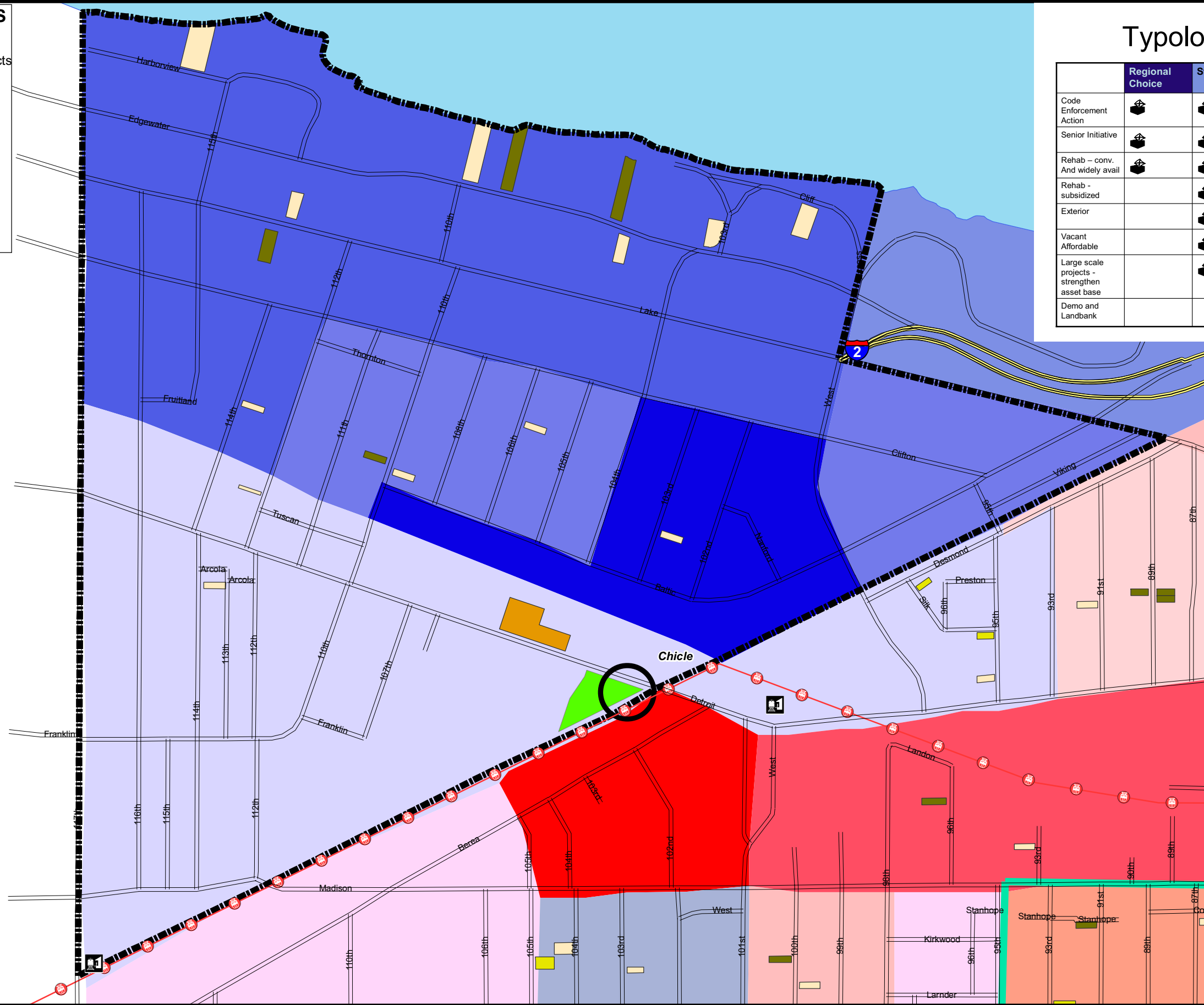
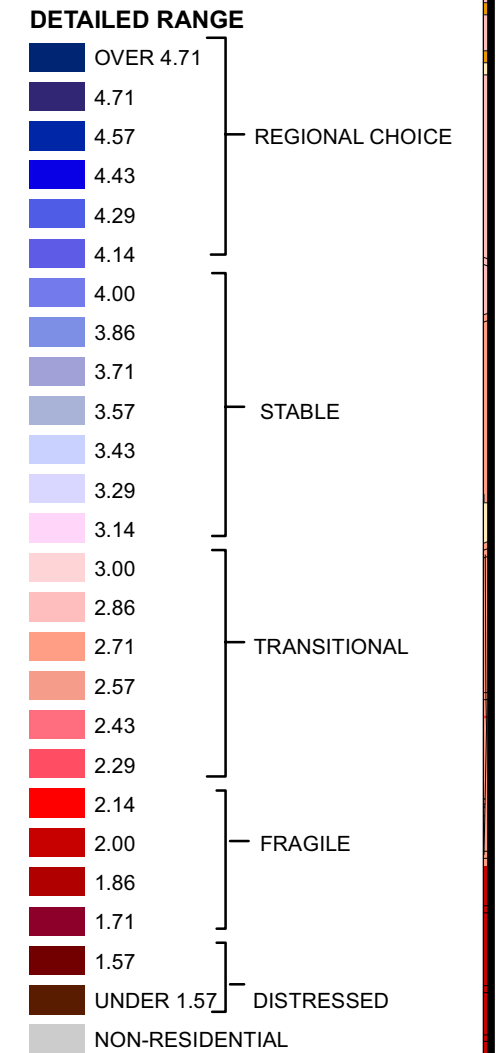
Residential Investments

- 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



Edgewater

Connecting Cleveland 2020 Citywide Plan - Retail District Strategies

Ohio City

- 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

- Lorain/West 98th**
- Implement streetscape improvements



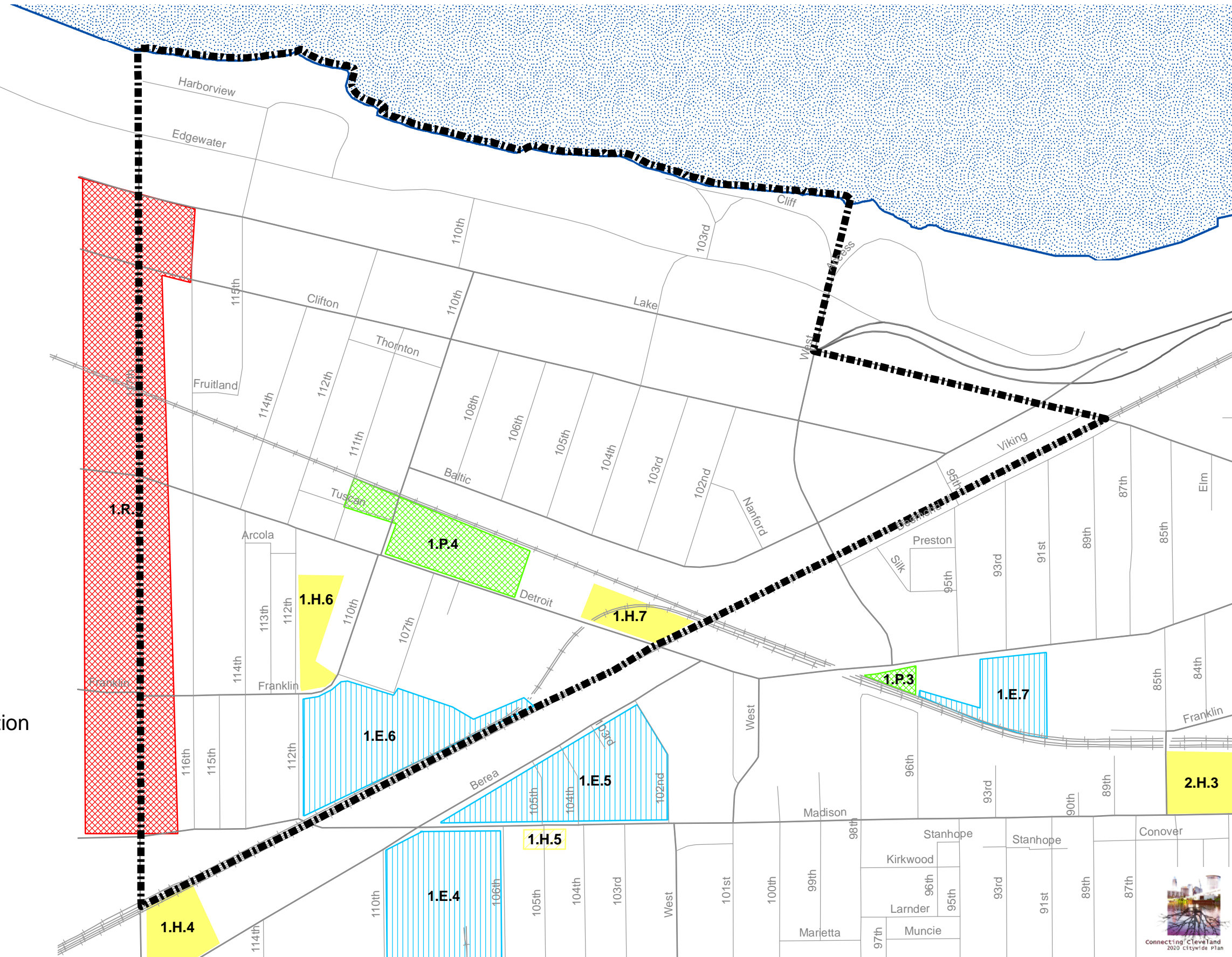
Edgewater

Connecting Cleveland 2020 Citywide Plan - Development Opportunities

1.E.6 West 112th Street Site – light industrial use
1.H.6 West 112th Street Site – potential for townhouse redevelopment
1.H.7 Detroit Avenue Site – townhouse development
1.R.2 West 130th Street Site - potential for shopping plaza or large store development

Development Opportunities

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

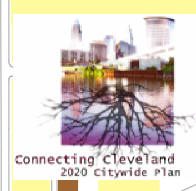
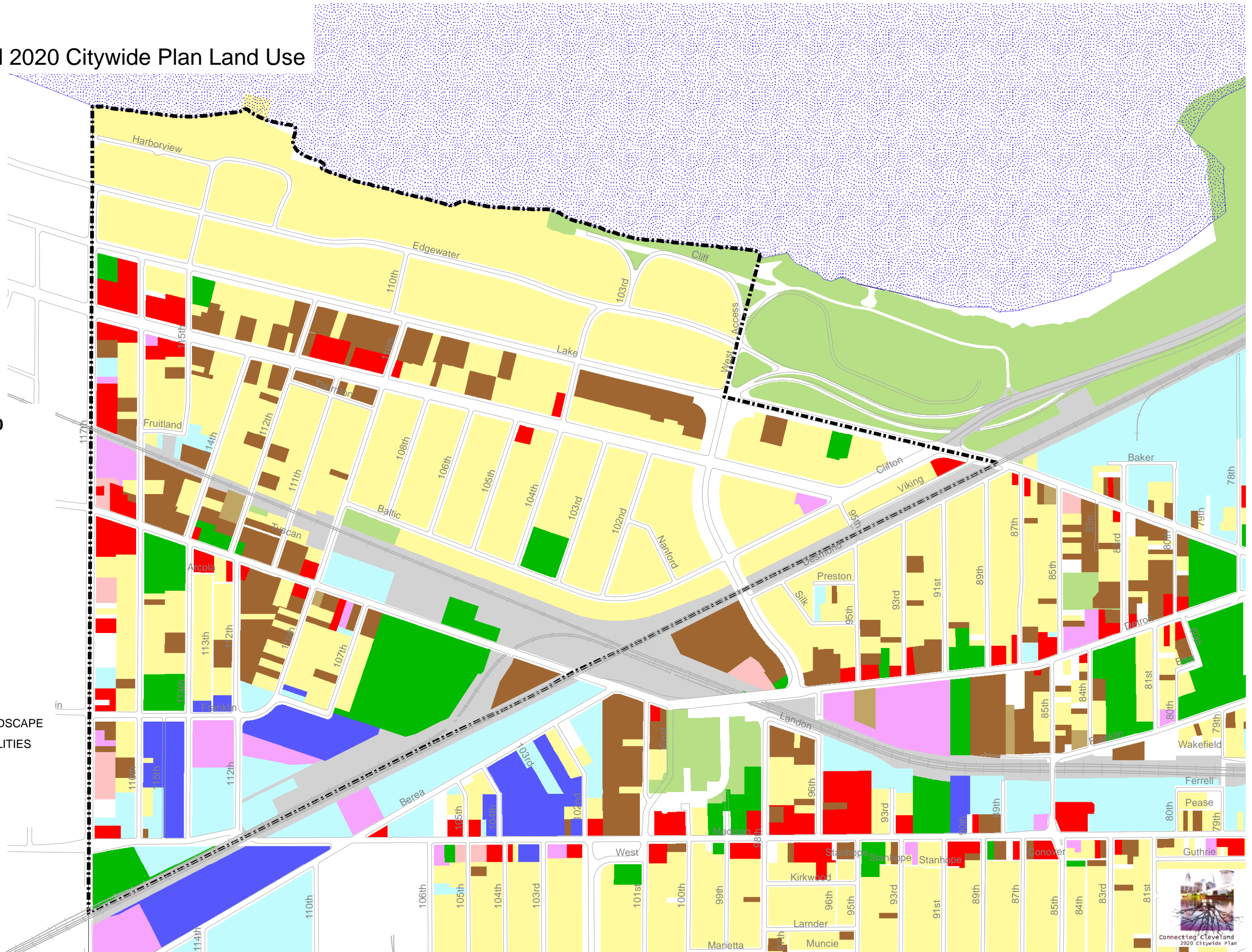


Edgewater

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
- EDGEWATER BOUNDARY
- WATER



Edgewater

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)
- EDGEWATER BOUNDARY
- WATER

