

# NORTH BROADWAY NEIGHBORHOOD PLAN SUMMARY

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**Description.** The construction of the Ohio and Erie Canal and the Cleveland and Pittsburgh Railroad in the first half of the 19th century led to industrial growth and increased commercial trade in the Broadway area, including the establishment of several steel mills. This attracted an influx of Czech and Polish immigrants in the 1870s. The small working-class cottages that they constructed to live in still represent a majority of the housing in the neighborhood today. Between 1950 and 1980 the neighborhood experienced an out-migration of residents to the suburbs. Today North Broadway has a very diverse population of Eastern Europeans, African Americans, Puerto Ricans and Appalachian Caucasians.



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

- the *historic Broadway and East 55<sup>th</sup> Street retail district*
- good access to interstates 77 and 490
- many *businesses* in the East 55<sup>th</sup> /Bessemer Ave area
- *natural features* like the Kingsbury Run & Morgana Run valleys
- *historic structures* like Our Lady of Lourdes church and Bohemian National Hall

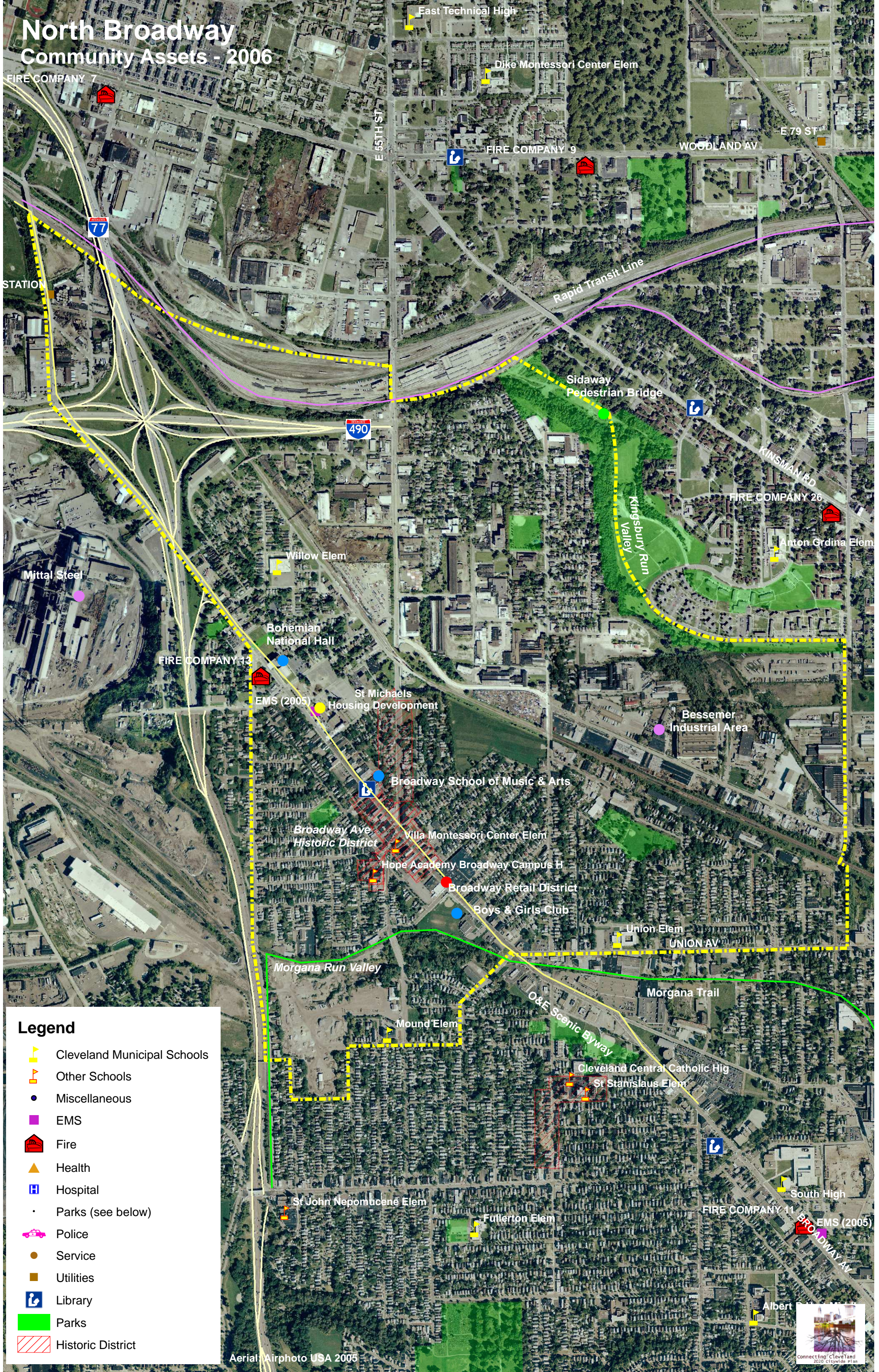
**Challenges.** Among the challenges faced by the North Broadway neighborhood today are:

- the decreasing level of home ownership over the past two decades
- vacant and boarded homes
- incompatibility between industrial and residential uses
- underutilized industrial area south of East 55<sup>th</sup> and I-490
- underutilized natural amenities and lack of open space
- vacant storefronts in the Broadway retail district
- reuse of the former St. Michaels Hospital site













**Vision.** Create a mixed-income community, close to jobs, which better capitalizes on its history and currently underutilized greenspace to increase its desirability. Among the development opportunities and initiatives proposed are the following:

- revitalize old industrial sites and build key connector roads to create economic development opportunities for industry in areas such as the I-490 Triangle, Bessemer at East 55<sup>th</sup>, the Coke Oven site and the Union/Aetna area
- develop housing options at various price points in North Broadway using rehabilitation, conversion and new infill in areas such as the former St Michael's Hospital site, Willow School neighborhood, and the Dalton Avenue/East 52<sup>nd</sup> neighborhood
- develop niche retail opportunities in North Broadway that complement and benefit from activity generated by the Morgana Run trail and trailhead
- better use the existing greenspace and clean-up additional land to create new greenspace in the Kingsbury Run valley corridor
- make North Broadway a safer community by increased police presence with officers integrating with residents via bike and foot patrols
- undertake improvements, such as public art and interpretive kiosks, along the route of the Ohio and Erie Canal Scenic Byway on Broadway
- target housing programs in the St. Hyacinth neighborhood off East 65<sup>th</sup> Street

# North Broadway Community Assets - 2006



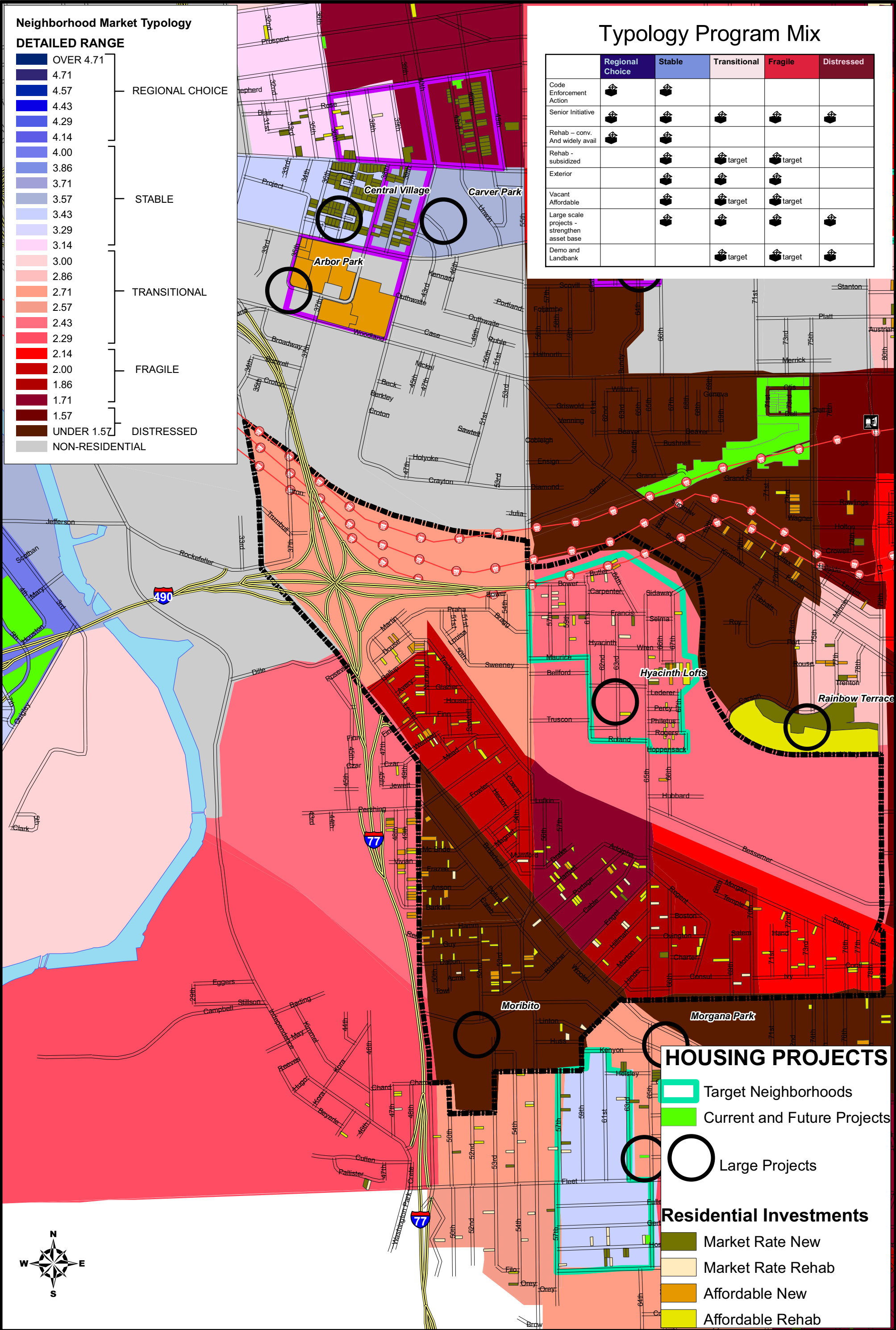
**Legend**

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

Aerial Airphoto USA 2005



# North Broadway Typology and Housing Projects



**Neighborhood Market Typology**  
**DETAILED RANGE**

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

**Typology Program Mix**

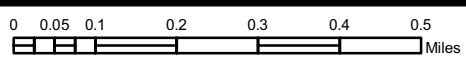
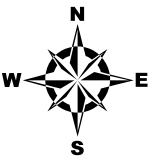
	Regional Choice	Stable	Transitional	Fragile	Distressed
Code Enforcement Action	🏠	🏠			
Senior Initiative	🏠	🏠	🏠	🏠	🏠
Rehab - conv. And widely avail	🏠	🏠			
Rehab - subsidized		🏠	🏠 target	🏠 target	
Exterior		🏠	🏠	🏠	
Vacant Affordable		🏠	🏠 target	🏠 target	
Large scale projects strengthen asset base		🏠	🏠	🏠	🏠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

**HOUSING PROJECTS**

- Target Neighborhoods
- Current and Future Projects
- Large Projects

**Residential Investments**

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



# North Broadway

## Connecting Cleveland 2020 Citywide Plan - Retail District Strategies

### Cedar Avenue

- Create northern gateway to
- Construct streetscape improvements along Clinic Parking
- Near E. 79th: neighborhood
- Near Clinic: retail for workers
- Mix retail with accessory office

### East 55th & Woodland

- Create neighborhood level shopping/lifestyle center on southwest corner (possibly food terminal related; cultural center, jazz clubs)
- Bring back historic clock tower as neighborhood icon at southeast corner
- Reconfigure intersection to make safer and more pedestrian/bicycle friendly
- Increase safety by attracting uses that "put eyes on the street"

### East 93rd & Kinsman

- Construct a new shopping center
- Add streetscape improvements
- Add crosswalks at intersection to improve pedestrian access

### Broadway

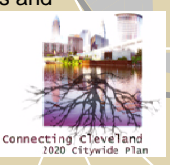
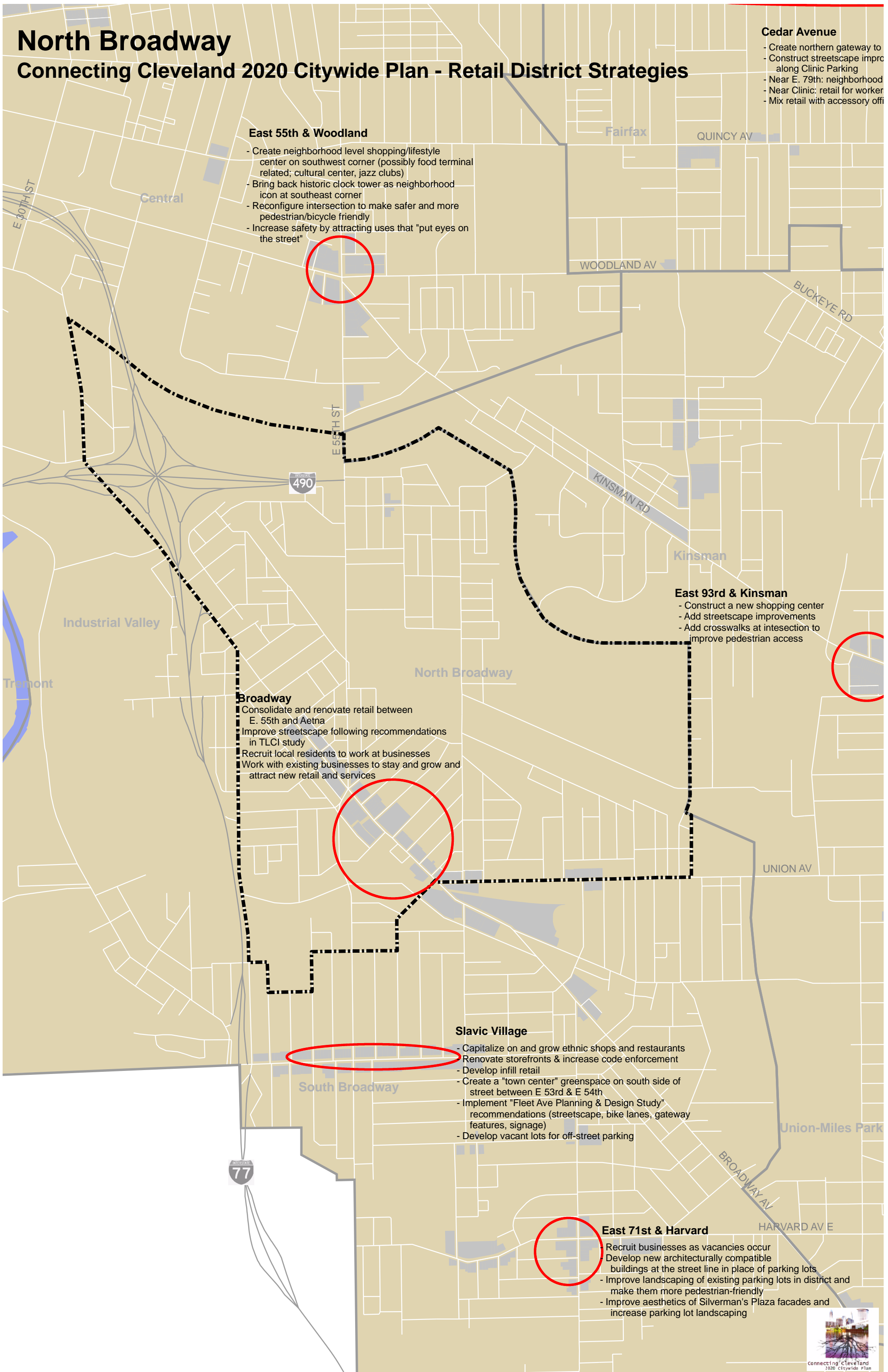
- Consolidate and renovate retail between E. 55th and Aetna
- Improve streetscape following recommendations in TLCI study
- Recruit local residents to work at businesses
- Work with existing businesses to stay and grow and attract new retail and services

### Slavic Village

- Capitalize on and grow ethnic shops and restaurants
- Renovate storefronts & increase code enforcement
- Develop infill retail
- Create a "town center" greenspace on south side of street between E 53rd & E 54th
- Implement "Fleet Ave Planning & Design Study" recommendations (streetscape, bike lanes, gateway features, signage)
- Develop vacant lots for off-street parking

### East 71st & Harvard

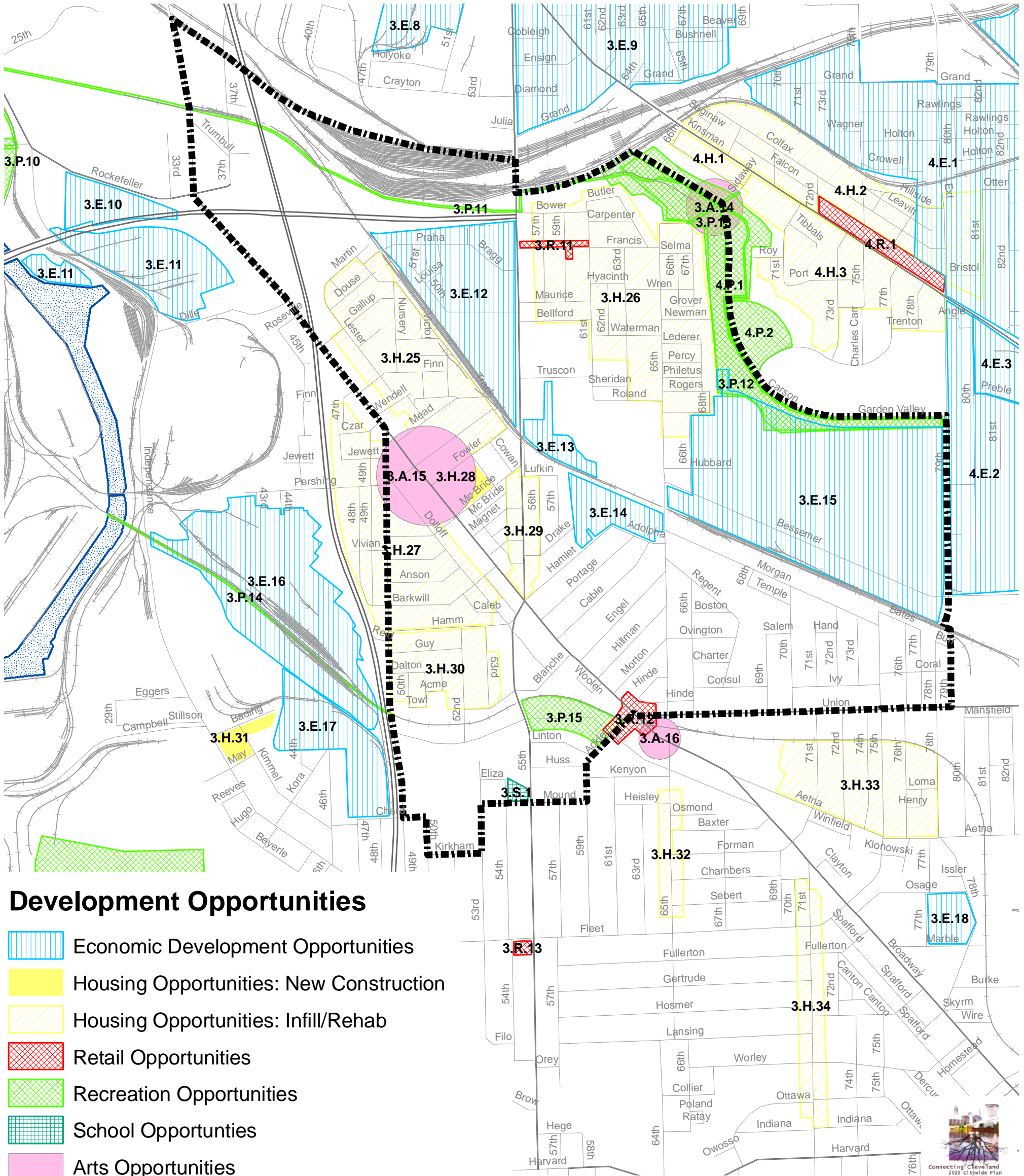
- Recruit businesses as vacancies occur
- Develop new architecturally compatible buildings at the street line in place of parking lots
- Improve landscaping of existing parking lots in district and make them more pedestrian-friendly
- Improve aesthetics of Silverman's Plaza facades and increase parking lot landscaping



# North Broadway

## Connecting Cleveland 2020 Citywide Plan - Development Opportunities

- 3.A.14 Sidaway Pedestrian Bridge - rehabilitation of and opportunity for public art and interpretive history of Kingsbury Run Ravine
- 3.A.15 Broadway Scenic Byway - encourage implementation of Urban Design Center's Broadway CanalWay Ohio Scenic Byway Master Plan
- 3.E.12 I-490 Triangle - opportunity to retain and/or expand existing industries and create new industrial development
- 3.E.13 Bessemer Site at East 55th Street - vacant land offers opportunity for light industrial development
- 3.E.14 BP 2 / Adolpha Site - vacant land that has been environmentally cleaned to commercial standard presents opportunity for industrial development
- 3.E.15 Bessemer/Garden Valley Area - retain and/or expand existing industries and create new industrial development opportunities on underutilized land
- 3.H.25 Willow School Neighborhood - extensive vacant land offers opportunity for large-scale infill and rehabilitation
- 3.H.26 St. Hyacinth Neighborhood - opportunity for large-scale rehabilitation and construction of minor infill housing
- 3.H.27 Barkwill Park Neighborhood - opportunity for large-scale rehabilitation of aged housing and construction of minor infill housing on vacant lots
- 3.H.28 Former St. Michael Hospital Site - opportunity for mixed-use, residential development
- 3.H.29 Broadway and East 55th Street Area - vacant land offers opportunity to construct higher-density housing (multi-family and townhouses)
- 3.H.30 Dalton Avenue/East 52nd Neighborhood - opportunity for large-scale rehabilitation of aging and boarded-up housing along with construction of minor infill housing
- 3.P.11 Kingsbury Run Connector to Towpath Trail - create bike path to connect to Garfield Park Reservation and Mill Creek Trail, opportunities to clean-up
- 3.P.12 Kingsbury Run Valley - new park bridging the St. Hyacinth neighborhood and Garden Valley with safe, programmed recreation opportunities
- 3.P.13 Sidaway Pedestrian Bridge - repair bridge connecting the and Kinsman neighborhoods
- 3.P.15 Lower Woolen Mills Site - opportunity to relocate two Morgana ball fields to land adjacent to the Morgana Run bike trail
- 3.R.11 St. Hyacinth Neighborhood - opportunity to create a small retail/commercial and establish a corridor connecting the neighborhood to the RTA
- 3.R.12 Morgana Run Rail Trailheads - the presence of the new multi-use trail has created an opportunity for recreational retail
- 3.S.1 Mound School - the building of the new Mound school off-site offers an opportunity for reuse



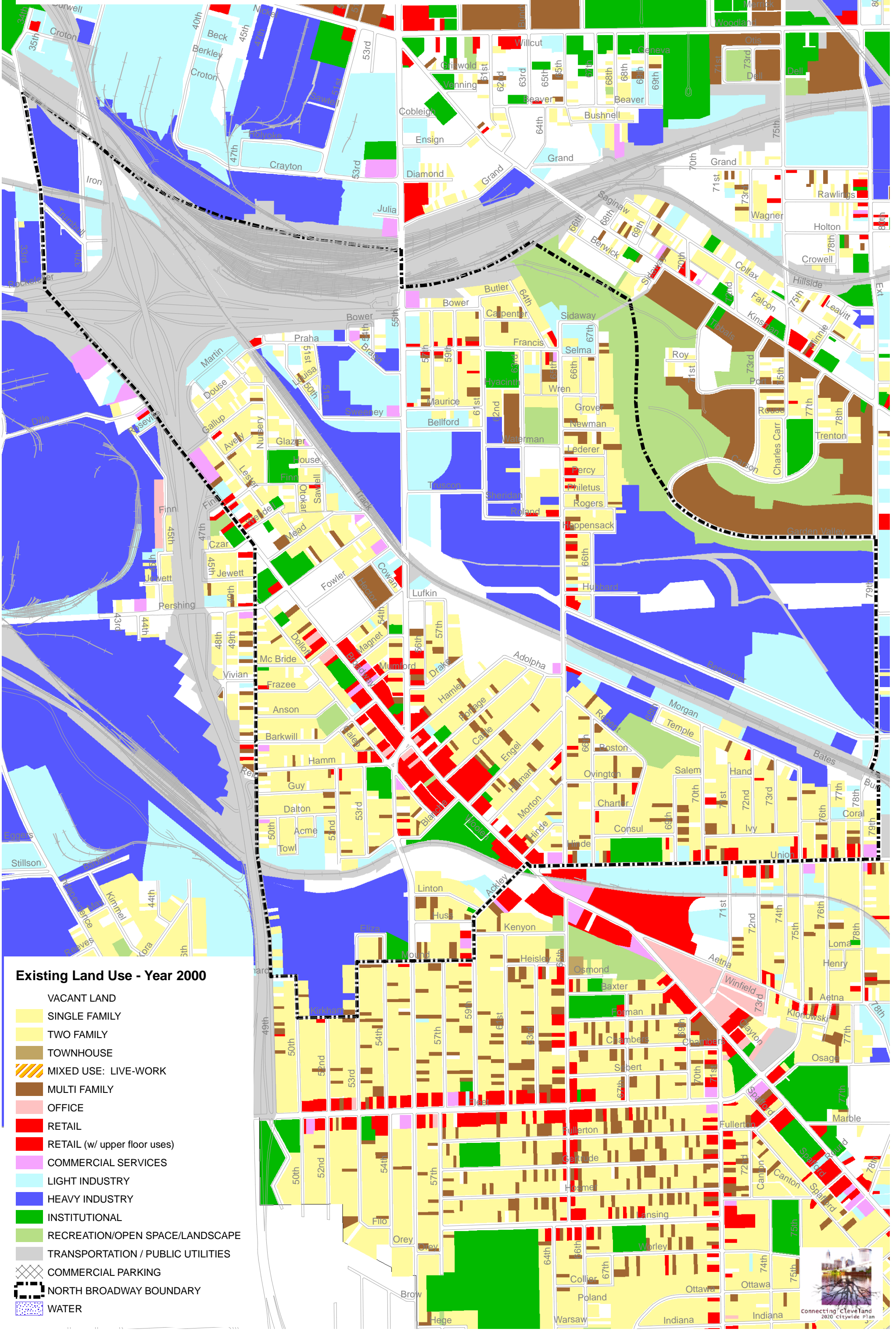
### Development Opportunities

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



# North Broadway

## 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
- NORTH BROADWAY BOUNDARY
- WATER



# North Broadway

## Connecting Cleveland 2020 Citywide Plan Land Use

