

ST. CLAIR-SUPERIOR NEIGHBORHOOD PLAN SUMMARY

Description. St. Clair-Superior became home to large numbers of Slovenian and Lithuanian immigrants in the 1870s and 1880s due to the location of industries close to St. Clair Avenue. The character and architecture of the area still show the strong influence of its Eastern European settlers. The neighborhood is predominantly residential south of St. Clair Avenue and mainly industrial with small pockets of houses north of St. Clair Avenue. The industries originally located along the rail lines that follow the bluff along the lakeshore. St. Clair Avenue is a wide arterial that is the main commercial street of the neighborhood.



Assets. Among the neighborhood's major assets are:

- *proximity to Lake Erie and major open spaces* like Gordon Park, the East 55th Marina and Rockefeller Park
- *good regional access* via the the East 55th and East 72nd interchanges of Interstate 90
- *the St. Clair Avenue retail district* which reflects the neighborhood's incredible cultural diversity in the many ethnic restaurants, shops and bakeries
- *the Slovenian National Home* constructed in 1924 whose auditorium can accommodate over 1,300 people

Challenges.

- preventing deteriorating conditions in the southern and eastern portion of the neighborhood from negatively impacting more stable areas
- lack of variety and of new housing
- large vacant industrial and institutional uses
- consolidating retail into more viable nodes along St. Clair and Superior
- creating stronger connections to the lakefront

Vision. The provision of affordable spaces for artists and small businesses in a mixed-use environment which also benefits from its proximity to Lake Erie can be a cornerstone for revitalizing St. Clair-Superior. Among the development opportunities and initiatives proposed are the following:

- reinforce St. Clair Avenue as the neighborhood's premier retail district through streetscape and pedestrian enhancements
- create a presence and appreciation for arts and culture in the St. Clair-Superior neighborhood through the establishment of an arts district
- encourage the reuse of upper floor living areas above commercial uses to create live-work environments
- renovate underutilized warehouse and commercial buildings for adaptable reuse such as housing or other entrepreneurial endeavors
- connect St. Clair-Superior to lakefront and Rockefeller Park through bicycle and pedestrian amenities as called out in the Waterfront Plan
- provide the necessary basic amenities for residents in St. Clair-Superior such as shopping and better access to recreation
- target housing programs around the St. Vitus area

St. Clair-Superior Neighborhood 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

Aerial: Airphoto USA 2005



Connecting Cleveland
2020 Citywide Plan

St. Clair-Superior Typology and Housing Projects

HOUSING PROJECTS

- Target Neighborhoods
- Current and Future Projects
- Large Projects

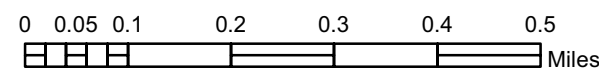
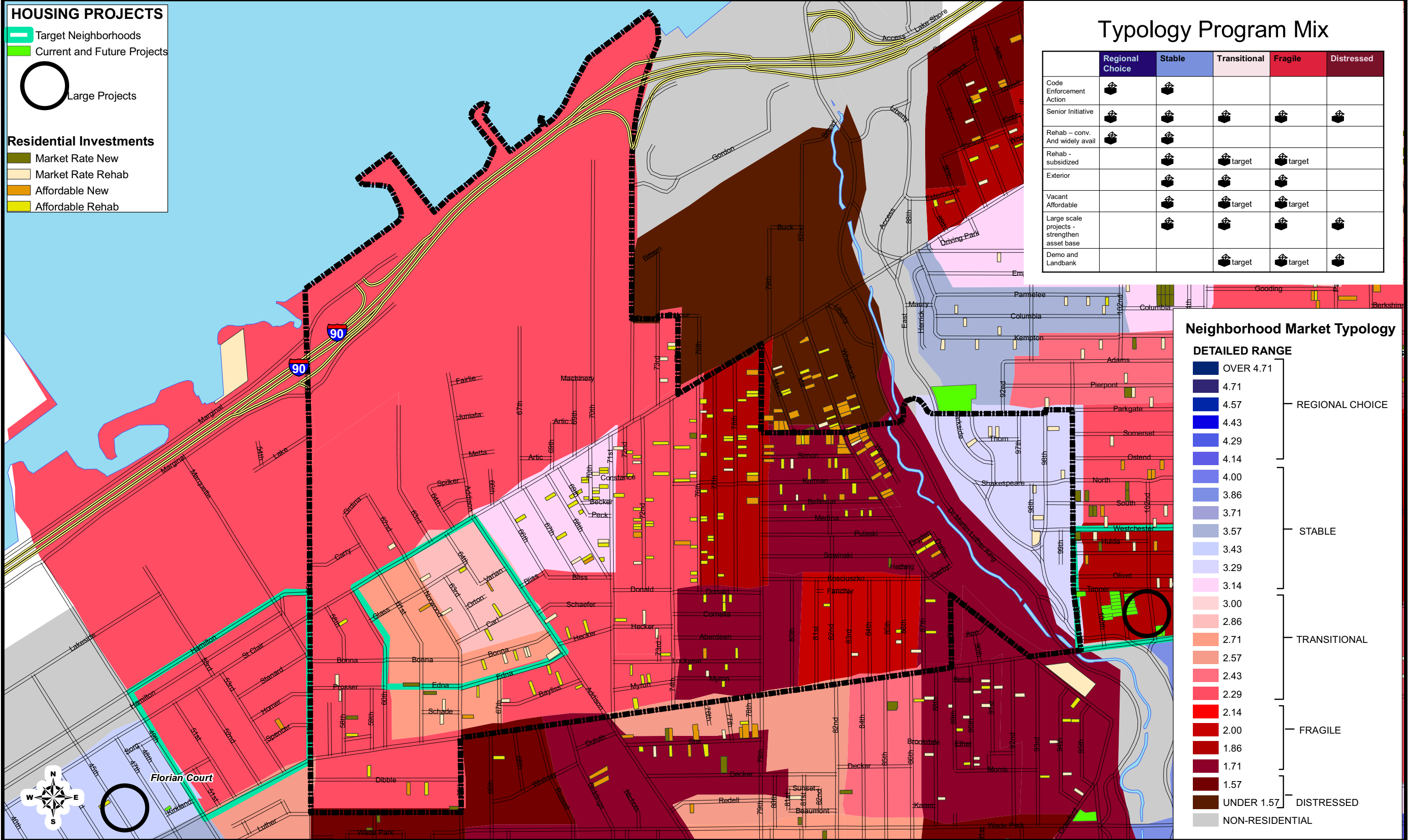
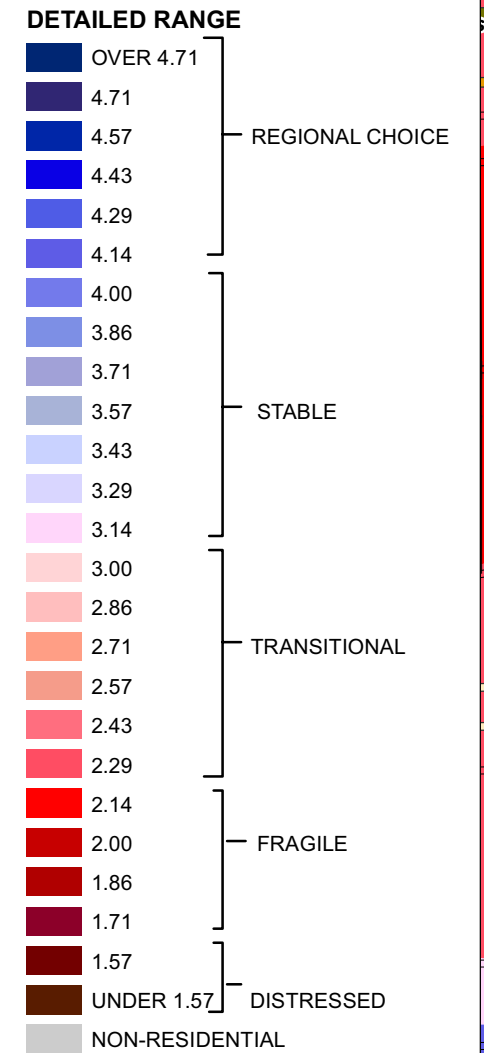
Residential Investments

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

Typology Program Mix

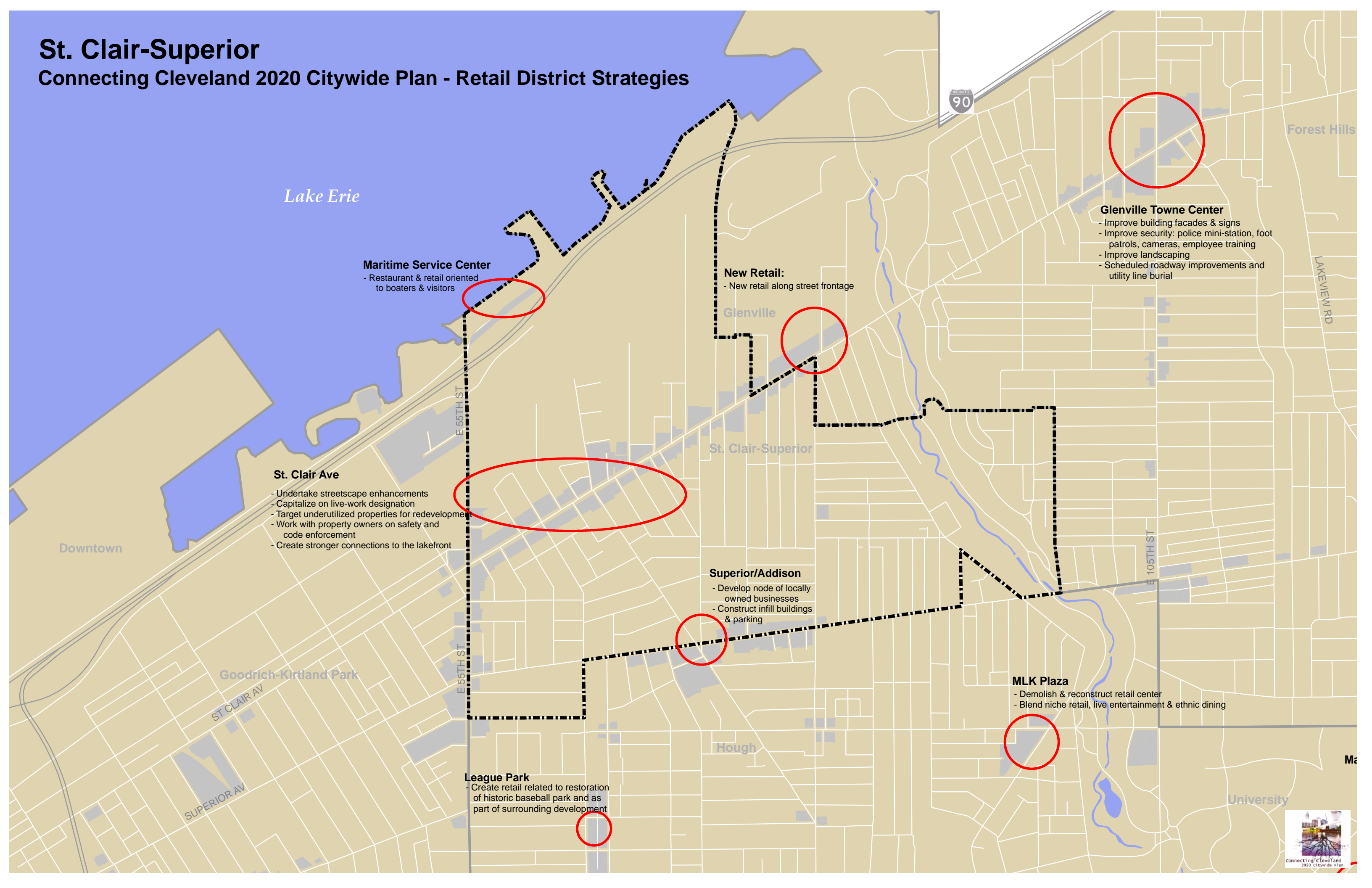
	Regional Choice	Stable	Transitional	Fragile	Distressed
Code Enforcement Action	🏠	🏠			
Senior Initiative	🏠	🏠	🏠	🏠	🏠
Rehab - conv. And widely avail	🏠	🏠			
Rehab - subsidized		🏠	🏠 target	🏠 target	
Exterior		🏠	🏠	🏠	
Vacant Affordable		🏠	🏠 target	🏠 target	
Large scale projects - strengthen asset base		🏠	🏠	🏠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

Neighborhood Market Typology



St. Clair-Superior

Connecting Cleveland 2020 Citywide Plan - Retail District Strategies



Maritime Service Center
- Restaurant & retail oriented to boaters & visitors

New Retail:
- New retail along street frontage

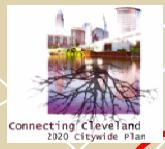
Glenville Towne Center
- Improve building facades & signs
- Improve security: police mini-station, foot patrols, cameras, employee training
- Improve landscaping
- Scheduled roadway improvements and utility line burial

St. Clair Ave
- Undertake streetscape enhancements
- Capitalize on live-work designation
- Target underutilized properties for redevelopment
- Work with property owners on safety and code enforcement
- Create stronger connections to the lakefront

Superior/Addison
- Develop node of locally owned businesses
- Construct infill buildings & parking

MLK Plaza
- Demolish & reconstruct retail center
- Blend niche retail, live entertainment & ethnic dining

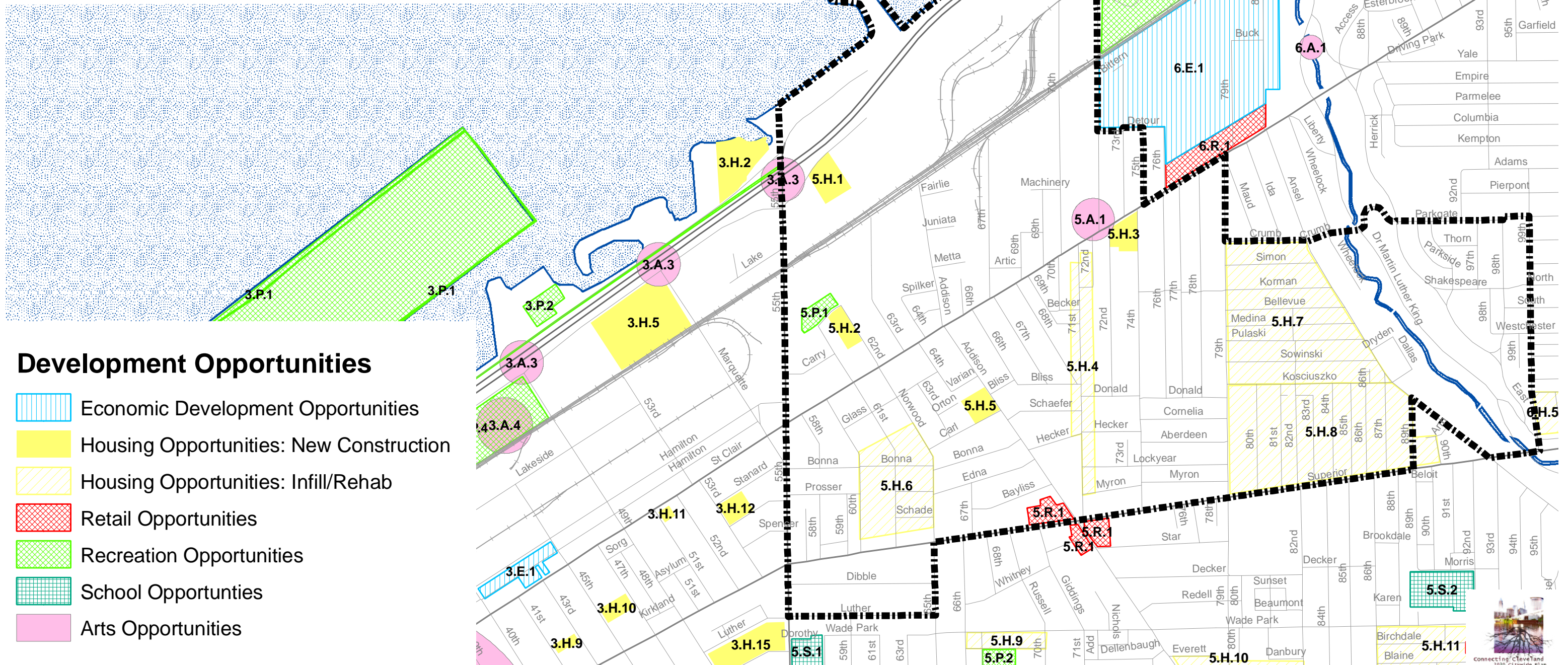
League Park
- Create retail related to restoration of historic baseball park and as part of surrounding development



St.Clair-Superior

Connecting Cleveland 2020 Citywide Plan - Development Opportunities

- 5.H.1 Former Howard Johnson Motel – opportunity for mixed-use residential/retail development
- 5.H.2 Reese Paper Area – opportunity for townhouse development on vacant parcels
- 5.H.3 Former Tops Supermarket Site – opportunity for high-density mixed-use residential/retail development
- 5.H.4 East 71st Properties – rehabilitation or demolition of dilapidated homes for infill/rehab
- 5.H.5 Addison Road Site – opportunity for development of single-family townhouses
- 5.H.6 St. Vitus Area – work on concerted demolition, infill housing and rehabilitation to enhance nearby investment in the St. Vitus neighborhood
- 5.H.7 Kosciusko Area – opportunities for development of single-family infill or rehabilitated housing accompanied by code enforcement
- 5.H.8 North Superior – opportunities for townhouse and infill development and targeted rehabilitation
- 5.A.1 St Clair - add public art and banners
- 5.R.1 Addison & Superior – development of neighborhood shopping amenities with mixed-use retail and office space
- 5.S.1 Willson Elementary School – opportunity for possible adaptive reuse of this building as a community center after the school is relocated
- 5.P.1 Grdina Park – implement upgrades to park as generated through 2006 planning process



Development Opportunities

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

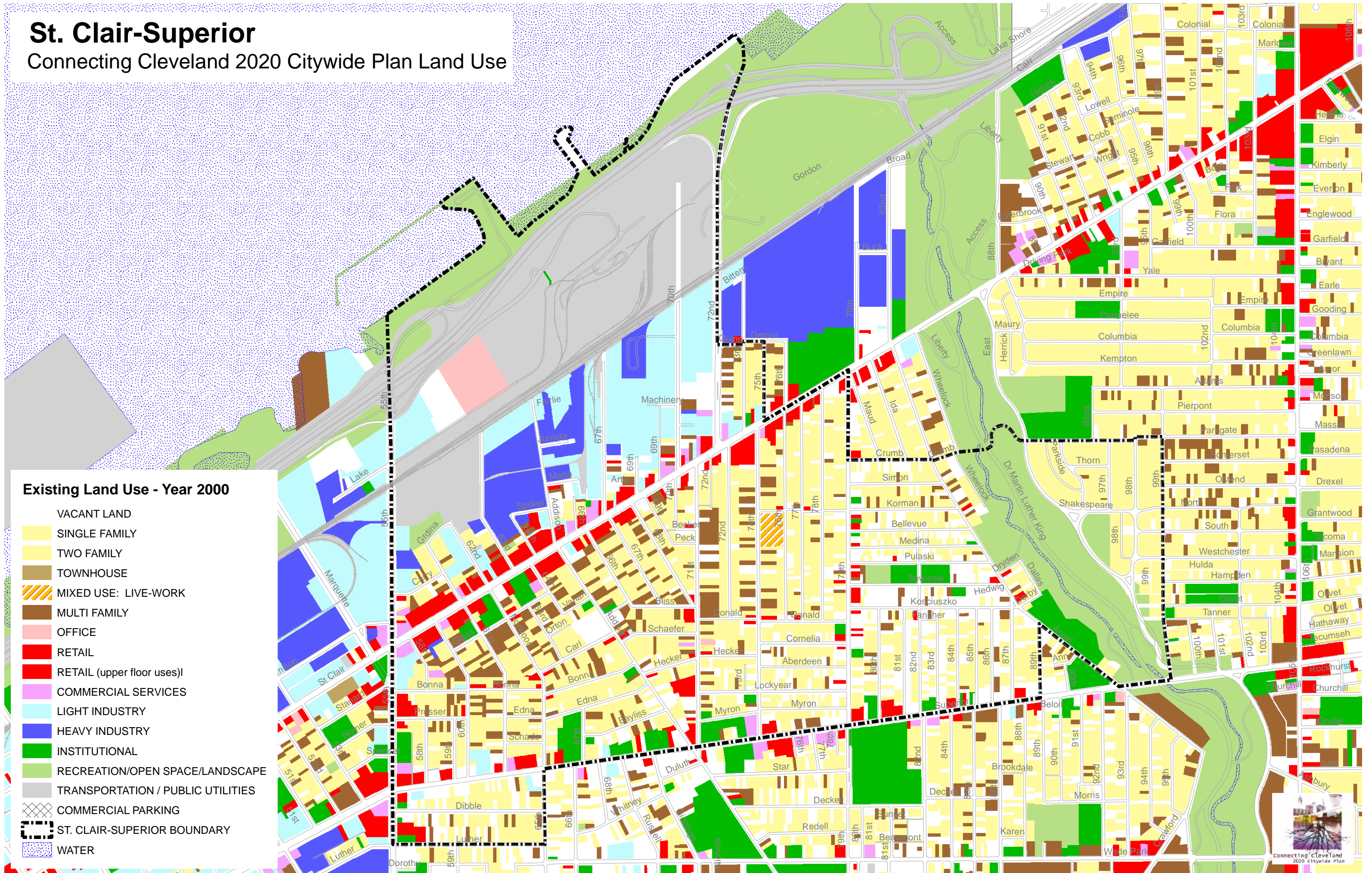


St. Clair-Superior

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 (upper floor uses)
- COMMERCIAL SERVICES
- LIGHT INDUSTRY
- HEAVY INDUSTRY
- INSTITUTIONAL
- RECREATION/OPEN SPACE/LANDSCAPE
- TRANSPORTATION / PUBLIC UTILITIES
- COMMERCIAL PARKING
- ST. CLAIR-SUPERIOR BOUNDARY
- WATER



St. Clair-Superior

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)
-  ST. CLAIR-SUPERIOR BOUNDARY
-  WATER

