GOING PLACES
Circle North: A Glenville Community
A Plan for TOD at E 105th St & Superior Ave
Acknowledgements

Special Thanks to:

- CLEVELAND CITY PLANNING
- CITY OF CLEVELAND ECONOMIC DEVELOPMENT
- GREATER CLEVELAND REGIONAL TRANSIT AUTHORITY
- NORTHERN OHIO AREAWIDE COORDINATING AGENCY
- UNIVERSITY CIRCLE INC.
- CLEVELAND PUBLIC LIBRARY
- BIKE CLEVELAND
- CITY COUNCILMAN CONWELL
- COUNTY COUNCILWOMAN CONWELL
- CITY ARCHITECTURE INC
- URBAN PARTNERS
One Active Planning Process

GOING PLACES FITS WITHIN THE FRAMEWORK OF, AND IS INFORMED BY THE FINDINGS IN:

- My Glenville Neighborhood Revitalization Master Plan
  Famicos in partnership with City Architecture Inc., Urban Partners, JD Simmons & Associates, and V. Lamar Wilson Associates

- Superior 5 Plan
  Glenville Community Development Corporation in partnership with the Cleveland City Planning Commission

MASTER PLAN + SUPERIOR 5 OVERALL RECOMMENDATIONS ADDRESSED IN GOING PLACES

- Multimodal Transportation
  - Bike lanes
  - Public Transit Infrastructure

- Parks and Greenspace
  - Open Rockefeller Park up to the neighborhood.
  - Install Community Gardens and Parks
  - Reconstruct the Cultural Gardens

- Density / Infill Development

- Branding + Wayfinding

- Street Design + Infrastructure of Superior Ave. and East 105th St.
  - remove visual clutter
  - pedestrian oriented
  - unified landscaping and street elements.

- Zoning
  - Create Special Overlay District.
The nature of place is change. Managing, guiding and laying the framework for that change so that it benefits the community is a fundamental goal of good planning.

**Superior 5**

Going Places, within the framework of the master plan for Glenville serves as a continuation and expansion of the Superior 5 initiative led by the Glenville Community Development Corporation and overseen by the Cleveland City Planning Commission.

**#MyGlenville Master Plan**

Going Places is a focused effort to plan for the future of the Circle North neighborhood and is designed as a complement to the #MyGlenville Neighborhood Revitalization Master Plan for the Glenville neighborhood, completed by Famicos in partnership with City Architecture Inc. and Urban Partners.

**Geographic Areas of Study**

**Planning is an Active Process**

**Planning for Change**

**Superior 5**

**MyGlenville**

**Progression and Timeline**
COMMUNITY DRIVEN

All initiatives to date have been directed by the voice of the community via community meetings and focus groups and these documents are the graphic expressions of those engagements.

IN PARTNERSHIP WITH

Local planning, community development, transportation and government agencies were consulted during the development of Going Places and their input is reflected in what it suggests for the future of this vital Cleveland neighborhood.
**E 105th STREET**

The people of Glenville see the revitalization of E. 105th Street as a central element of their future — not one tied to long-passed visions, but rather one realistically based on capturing current opportunities for a supermarket and restaurants, rehabilitating or removing deteriorated commercial eyesores, and retaining carefully considered sites for additional goods and services as Glenville becomes home to a growing population and retail market. Glenville’s churchgoers — both current and former residents — will see benefit from reinvestment in the blocks near their places of worship and from opportunities to further engage in the community as participants in Glenville events and programming and as customers for new 105 stores and eateries.”

**HOUSING**

“Through this plan, Glenville’s current homeowners see a future with support to preserve and upgrade their homes so they can benefit from increasing equity in their housing investments. They see attracting new homeowners in a range of income levels to further strengthen the value of their homes. Glenville’s current renters will see an expanded stock of long-term affordable, quality homes and apartments, while new renters will be attracted to a broader range of rental products.”

**CURRENT + FUTURE RESIDENTS NEEDS**

‘Glenville’s youth will grow in a safe community that offers a variety of positive activities that draw out their skills and interests. In local schools, they will find a nurturing learning environment that engages them and provide them the tools for later success in life. They will further benefit from increasing access to and support from the adjacent University Circle communities — both from the institutions and from the individuals who work there. Glenville’s seniors will see expanded choices for living within the community and improved access to the many nearby services.

The people of Glenville recognize the challenges that current levels of vacancy and abandonment present and the need to concentrate investment to achieve measurable successes. But the people of Glenville also recognize that all Glenville residents must benefit — in the near term — from plan activities. Balancing these needs and objectives, the people of Glenville have crafted a plan that includes both neighborhood-wide initiatives in housing and programming and concentrated early investment in achieving clear success on specific residential blocks and along the E. 105th Street corridor.

**OVERALL GOALS**

“The end goal for the project is to chart a course of action that will enable Glenville — its residents and partners — to stem the tide of disinvestment and create a neighborhood that is safe, investment-friendly, welcoming to visitors, and clean: a neighborhood that boasts excellent school choices for its children and opportunities for residents to make good food and healthy lifestyle choices.”

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*#myGlenville Neighborhood Revitalization Master Plan*
1. **Mixed-Income, Mixed-Use Development**

   These developments will revitalize the E. 105th Street Corridor as the central spine of the community, adding services and shops within walking distance to new and existing homes. Building density of activity at E. 105th + Superior will be a key component.

2. **St. Mark’s Church**

   Pursue concepts for cafe/community gathering venue, similar to Busboys and Poets and the Coupe in Washington DC. Other uses may include community-based learning center for CWRU or other academic institutions.

3. **Casual Dining Full-Service Restaurants**

   Utilizing distinctive properties such as the vacant Carnegie Library and the classic filling station.

4. **New Housing**

   These housing developments will serve households with a range of incomes, including attracting smaller-household Millennials further north from the University Circle area. Home types will include stacked townhomes.

5. **Additional Overnight Lodging**

   Assuming the success of the Fisher House, encourage additional lodging facilities (i.e., mid-tier hotel, or extended stay hotel).

6. **Fisher House VA Facility**

   New facility to provide free lodging for families of veterans hospitalized and being treated at the VA Medical Center and other nearby hospitals.

7. **CWRU West Quad (not numbered)**

   University is exploring the potential for a mixed-use zone (750,000 - 1 million square feet) that could house a medical village, office space for partner institutions, or both. Located east of E. 105th, south of Mt. Sinai Drive.
REDUCING THE BLOCK SIZE

“Large block structures make crossing busy roads difficult. By providing more intersections, it provides the pedestrian a greater sense of freedom of choice and a safer means to cross. It also may shorten the sense of elapsed time on walking trips.

Likewise, providing bump-outs reduces the travel distance for a pedestrian to cross the street as well as provide a visual constraint for vehicles, which helps slow traffic speed.”

“There has long been a trend to make larger rounded corners and longer blocks with fewer intersections. Adding new intersections means more places for vehicles to stop, vehicles moving at slower speeds and more places for bicyclists and pedestrians to cross. Redirecting East Boulevard also provides for new spaces to be created such as a bike path or a new park and the addition of on-street parking to access the park.”

ROCKEFELLER PARK

“Adding new points of interest helps enliven the neighborhood and provides places for pedestrians congregate. While this newly create area is not suitable for structures, open space amenities will help strengthen the connection between the neighborhood and Rockefeller Park.”

The current landscape conditions at the top or Rockefeller Park show a lack of proper maintenance and forethought. By removing trees and creating open view corridors to the paths and activities in the valley below, a new, stronger connection to the park is created. By repairing benches, adding new paths and signage, a physical extension of the park provides a closer entrance to the resident who live and work next to the park.

BRANDING + IDENTITY

“The ‘Nature’ theme was favored to draw on the natural features of the City and to create a “Green” identity by promoting a holistic approach to redevelopment. A master plan was based on this ‘Nature’ theme to identify specific programs, projects, initiatives and implementation strategies necessary to implement the vision.”
The Superior 105 intersection is comprised of a mixture of buildings, but the uses of those buildings do not contribute to an active intersection. Not only do higher density of buildings encourage walkability, they also justify the financial investment of additional services such as alternate modes of transportation such as Circulator Buses and City resources.

Higher densities mean more residents or employees within walking distance of transit stops and stations. They mean more street life and the added interest and security that goes with more people around.

The Superior 105 intersection is comprised of low buildings and large amounts open space. Large setbacks and single story buildings limits the connectivity between the corners of the intersection. Using landscaping at each of the four corners, uniting the pedestrian crossing zones into a ring of pedestrian activity, and special paving, seating, transit amenities, and sculpture create a sense of cohesiveness.

Conversations with GCRTA can help by having the GCRTA perform an evaluation of current ridership and usability study. This will study will indicate the size and location of current service for the neighborhood.
### GROUP 1 COMMENTS

1. Demo vacant buildings
2. Abyssinia – move fence (landscaping not friendly)
3. SE corner – remove concrete between building and walk Stations – letter to RTA, move station, add to meet volume
4. Grass – Parkside site
5. Street trees
6. Bike lane
7. Shared parking/restricted hours on street
9. Special poles – promotion of important residents

### GROUP 2 COMMENTS

1. Dedicated parking lots for future uses.
2. Adequate on-street parking for what’s here now.
3. Accommodate bicyclists and pedestrians. Not adequate, make provisions for the future.
4. 25mph – 105th – traffic lights, 11 approved
5. 35mph Superior Ave
6. Bus routes adequate
7. “Identity – Superior 5 should have one. “Theme” Unique Stores/shops/restaurants/local theme Superman – Store/ Museum Identity and Promote
8. Roadway improvement – width is fine
9. Become a Gateway to Rockefeller Park
10. Pedestrians now — bike lane future
11. Public Art – graphetti art – controlled and intentional vs. destructive
12. Community garden – “Yes” vegetable and flowers
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<thead>
<tr>
<th>PHASE 1 GOALS</th>
<th>PHASE 2 GOALS</th>
<th>PHASE 3 GOALS</th>
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<tbody>
<tr>
<td>1. Utilities - Remove visual clutter (Bollards, Telephone Poles, Telephone Boxes)</td>
<td>1. Extension of Bike Path from MLK to E107th</td>
<td>1. Completion of the Parkside Homes</td>
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<td>2. Property Ownership/ Control (Vacant, Future Development, Paths, Role of current owners)</td>
<td>2. Reconfiguration of East Boulevard (New Parking at East Boulevard and E100th St.)</td>
<td>2. Infill Development Along Superior</td>
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<td>3. Create a Special Overlay District (Gordon Square, Shaker Square)</td>
<td>3. Install all Community Gardens and Parks</td>
<td>3. Unified District Landscaping (Greater Abyssinia, Planters in front of Superior Retail)</td>
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<td>5. Create District Signage (Banners, Gateways, Wayfinding, Site Elements)</td>
<td>5. Evaluate RTA Needs</td>
<td>5. Langston Hughes Library - Outdoor Reading Garden</td>
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<td>7. Re-pave of Superior Avenue</td>
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