

Reconnecting Chester Avenue

A Vision Plan for Chester, Hough, & Midtown

Nikhil Mathew & Jade Nichols

CRP 3072 Urban Design Workshop

Final Review, 12.09.25



Part 1: Chester Ave

1 History of Chester

2 Mobility and Safety

3 Streetscape Proposal

Part 2: Neighborhood Vision

4 History & Strengths

5 Parcel Analysis

6 3 Sites Proposal

City Context & Our Project Partners



MID TOWN

Cleveland foundation

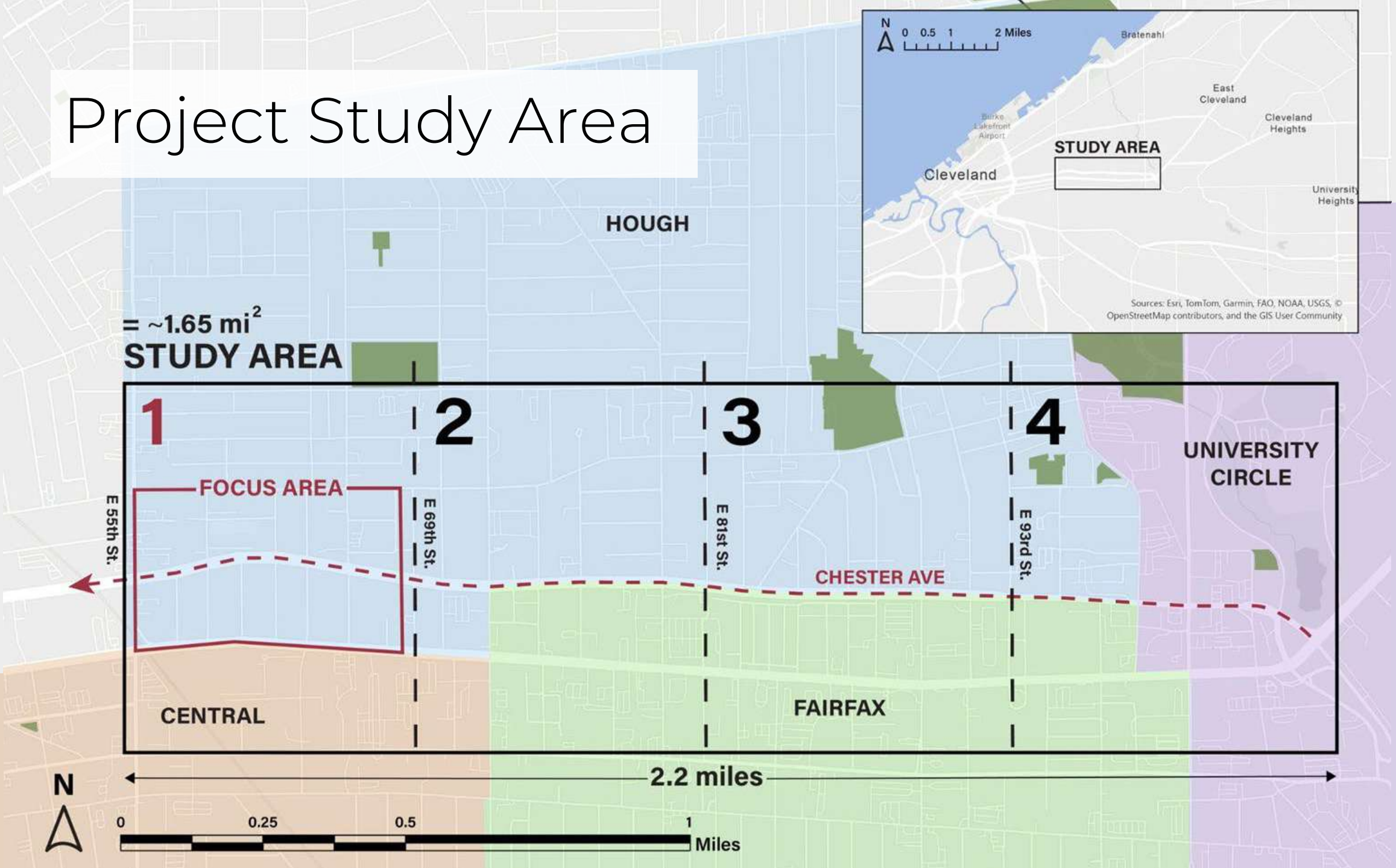
famicos FOUNDATION

UNIVERSITY CIRCLE INC

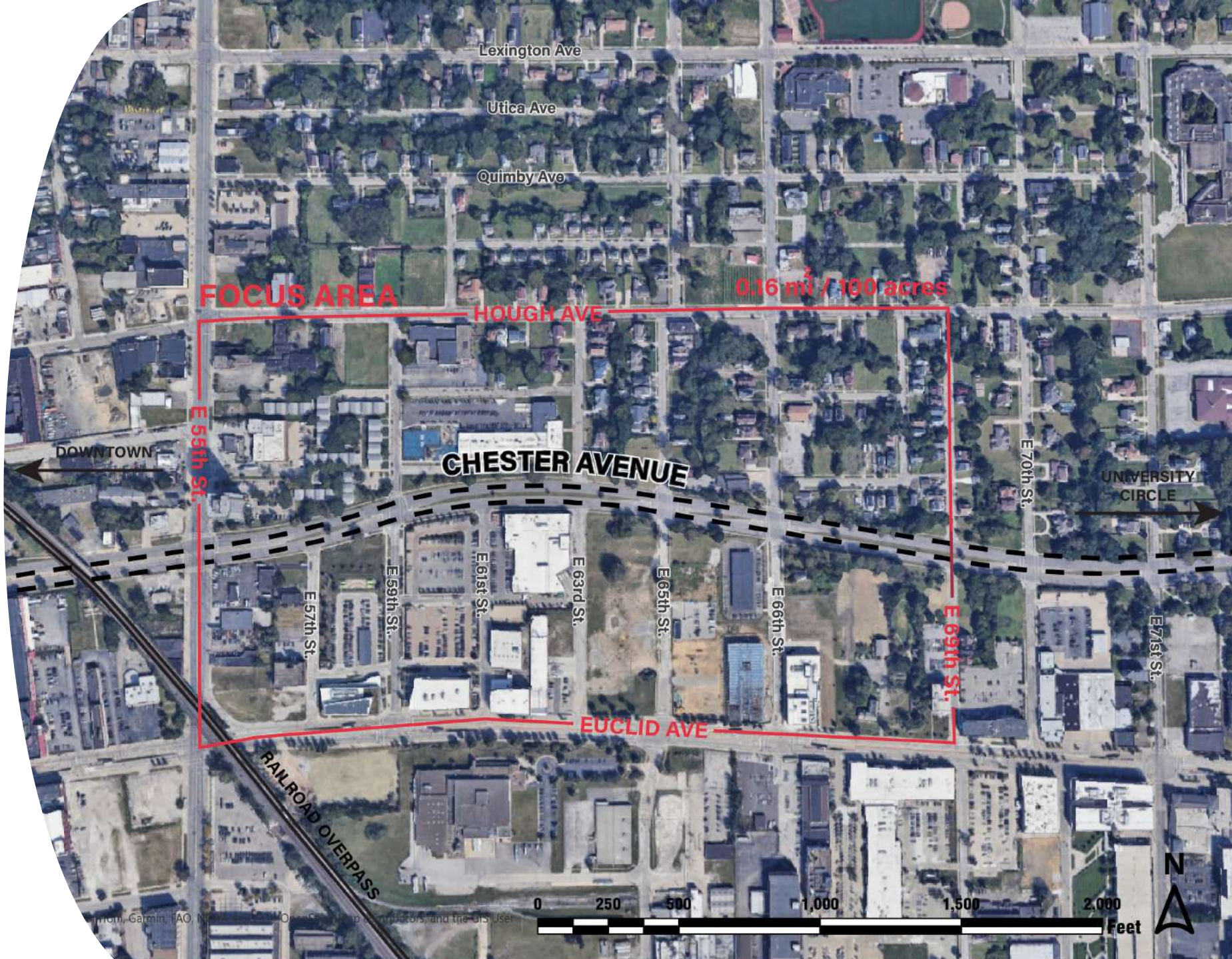
CITY OF CLEVELAND OHIO CITY PLANNING COMMISSION cpc JOYCE PAN HUANG, DIRECTOR

FAIRFAX RENAISSANCE DEVELOPMENT CORPORATION

Project Study Area



Focus Area


Lexington Ave
Utica Ave
Quimby Ave
FOCUS AREA
0.16 mi² / 100 acres
HOUGH AVE
E 55th St.
DOWNTOWN
CHESTER AVENUE
E 57th St.
E 59th St.
E 61st St.
E 63rd St.
E 65th St.
E 66th St.
E 69th St.
E 70th St.
E 71st St.
UNIVERSITY CIRCLE
EUCLID AVE
RAILROAD OVERPASS
0
250
500
1,000
1,500
2,000
Feet
N



1

Understanding the Past

The historical narrative of Chester Avenue

The Creation of Chester Avenue

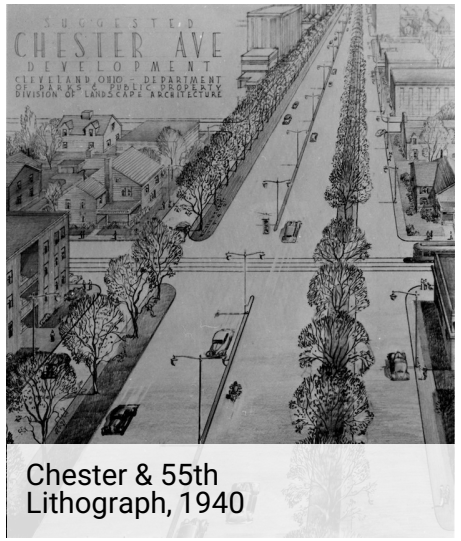


Cleveland, 1835

Dating back to 1835, Chester Avenue began as Chestnut Street, a street that existed between E 9th St to what is now E 13th St. Since then, the avenue has been extended many times, with the focus area extension being built in 1951.


Chester Ave, 1933

The “Chester Freeway” (or “semi-freeway”) was conceived in the late 1930s as part of a network of freeways in Cleveland to alleviate traffic congestion and increase flow between Downtown and University Circle.



Chester & 55th
Lithograph, 1940

The road finished construction in 1949 and widening efforts finished in 1979.

Images and information from ClevelandHistorical.org

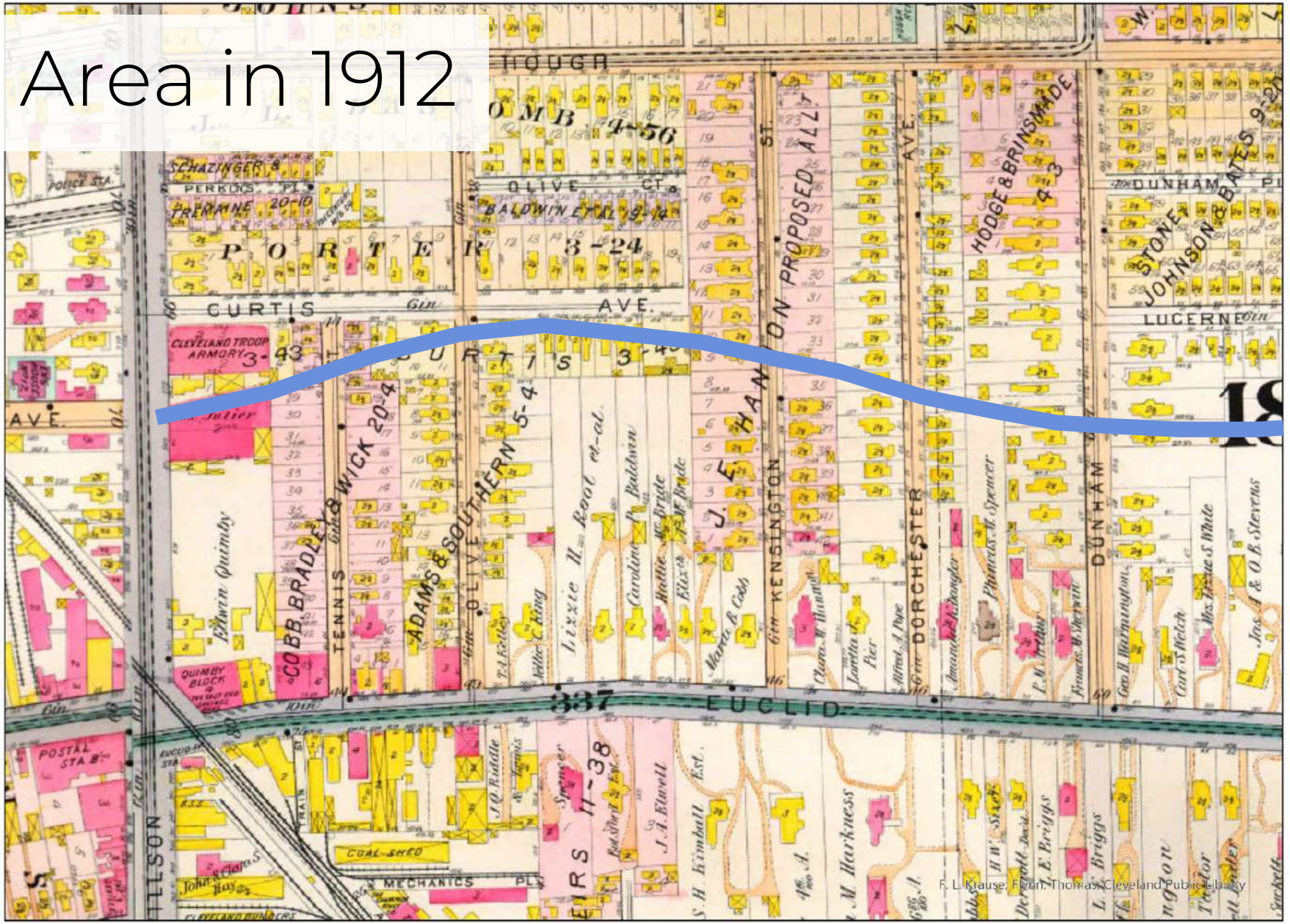
Our Focus Area in 1912

Brick Buildings
Commercial/Industrial

Frame Buildings
Residential

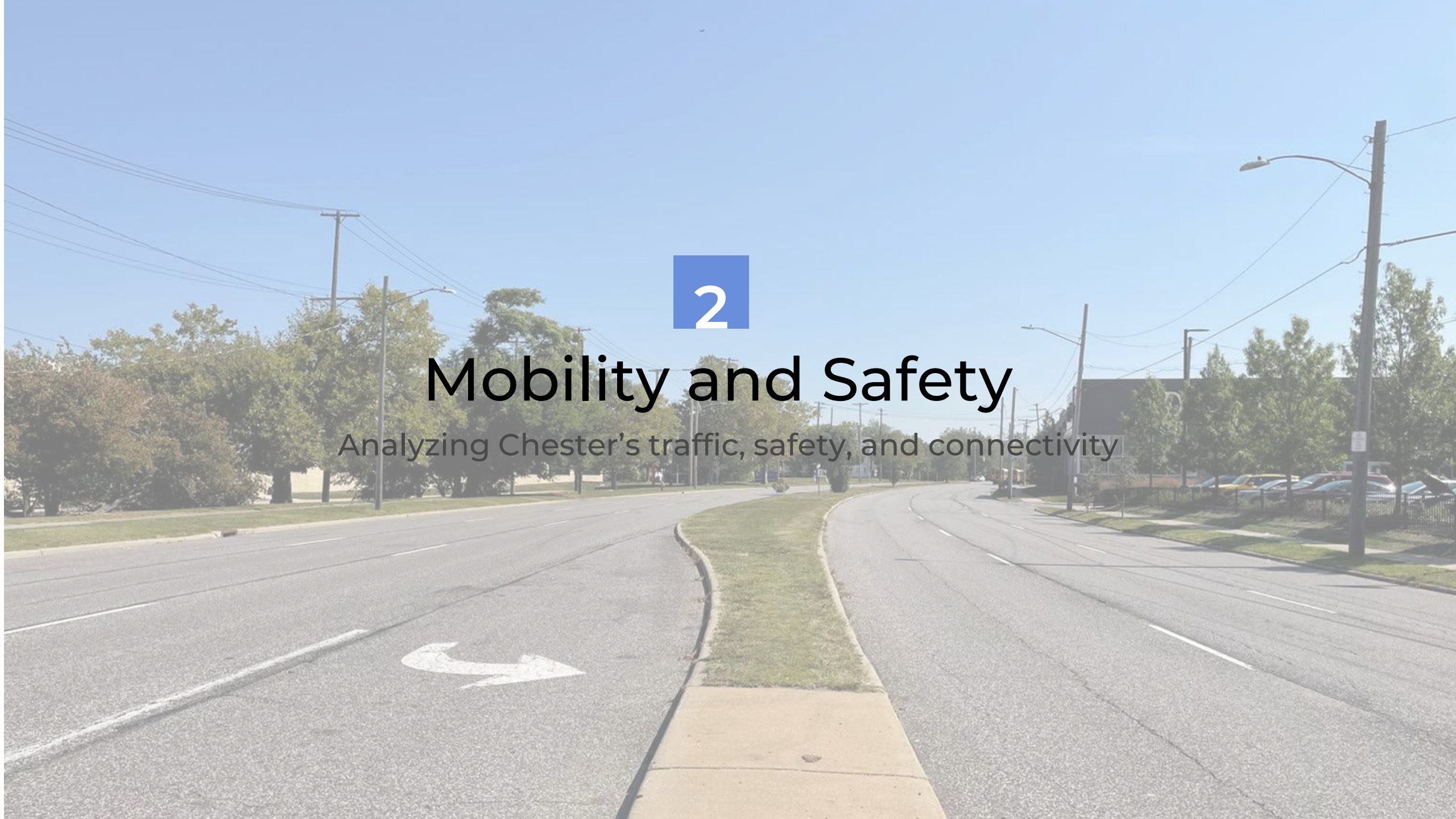
Stone Buildings

Chester Ave's Location Today




Chester from E 55th: 1949
E. 66
Hough
Chester Extension
Single Family Residential
Single Family Residential
Industrial
Euclid
Multi Family Residential
E. 59
Curtiss
Single Family Residential
E. 57
CHESTER AVE
Residential and Light Industrial
Commercial
E. 55


Chester from E 55th: 2025
Single Family Residential
Education (NEST)
Residential Duplexes
Residential Tower
CHESTER AVE
Commercial
Parking
Parking
Hospital
Commercial / Light Industrial

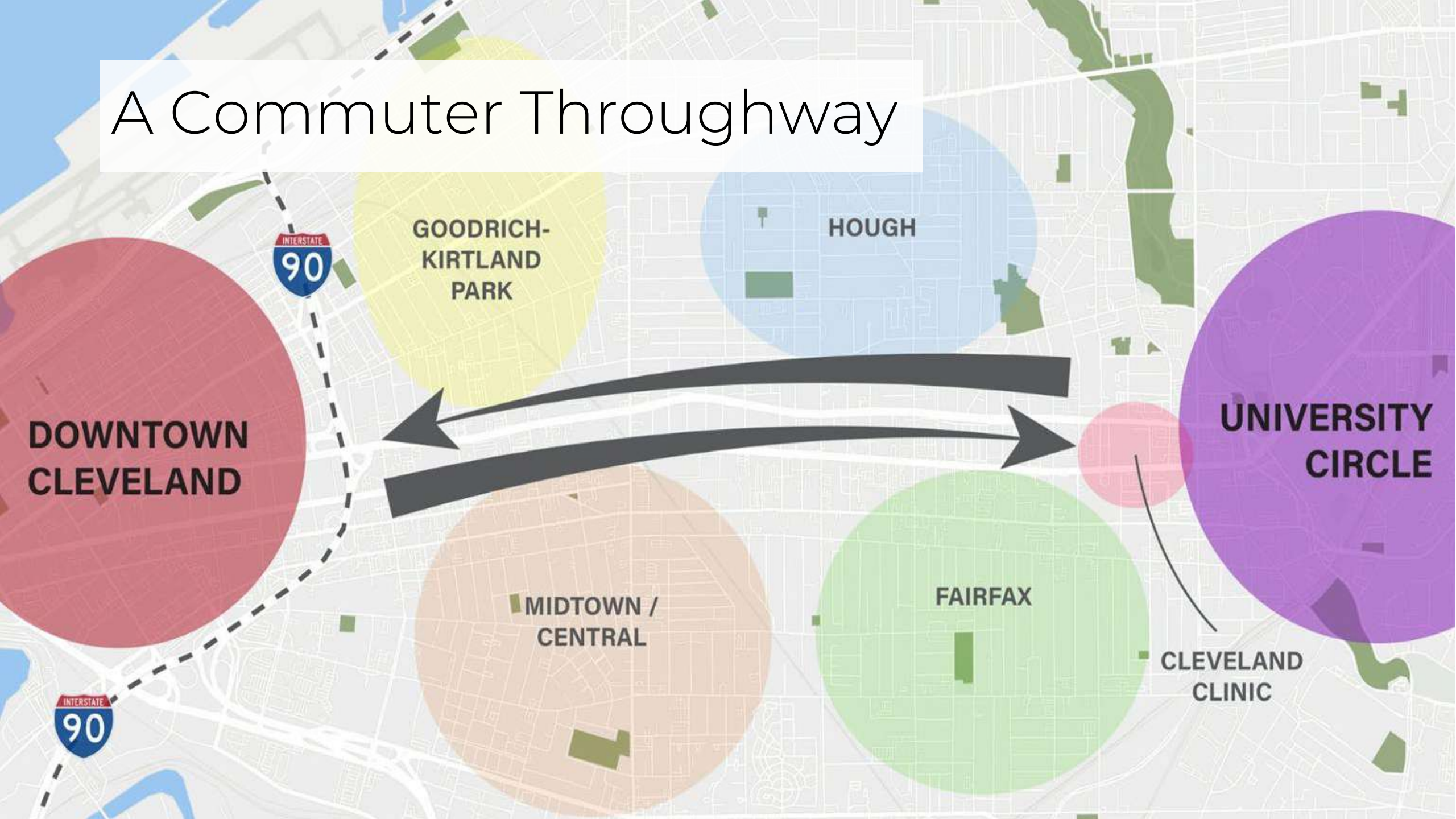


2

Mobility and Safety

Analyzing Chester’s traffic, safety, and connectivity

A Commuter Throughway



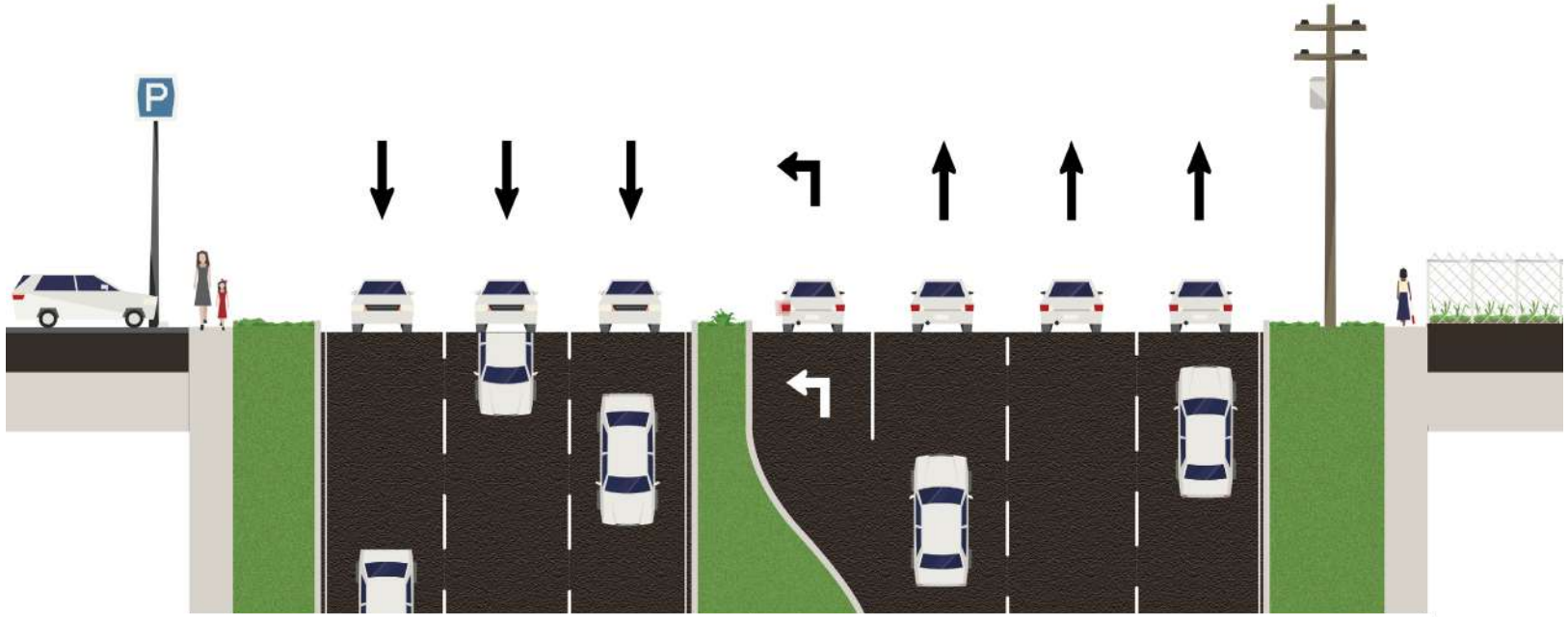
Lanes & Traffic Data (from ODOT's TCDS)

AADT (2024)

23,242

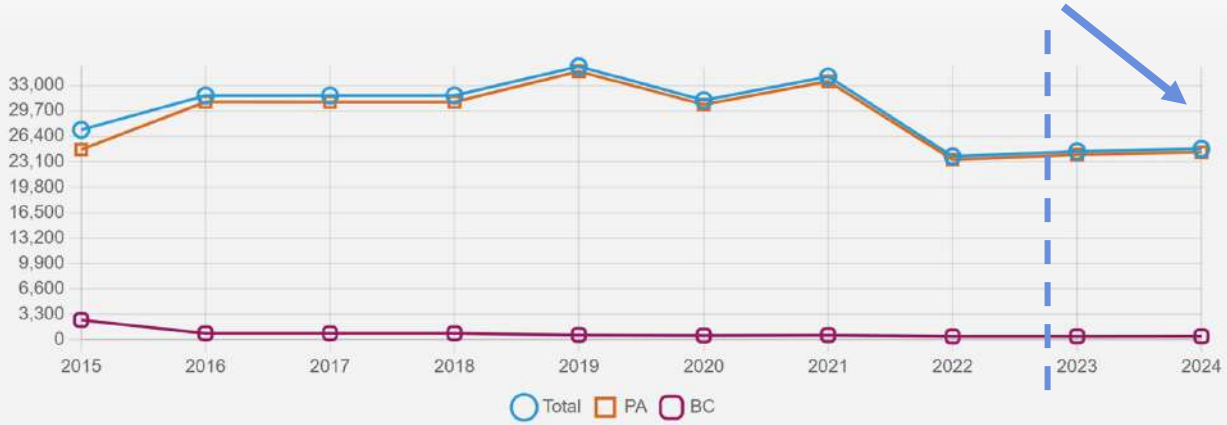
Proportion of Cars

98%



85th Pct Speed (2019)

42mph







Crash Heatmap

Within our study area since 2016, Chester Ave has had **20 minor injury** crashes, **6 serious injury** crashes, and **1 fatal** crash which occurred at E 59th.

Crashes are concentrated at Chester intersections, especially **E 55th**, but also **59th, 65th, and 66th**

In this area of Hough, Chester Ave is the **most dangerous** East-West street

Data from City of Cleveland Open Data



Crash Precedents

Several injured after crash in Cleveland intersection



By Noelle Haynes
Published: Aug. 31, 2025 at 10:49 PM EDT

CLEVELAND, Ohio (WOIO) - Several people were injured during a crash in a Cleveland intersection Sunday evening.

The crash happened at the intersection of Chester Avenue and 55th Street around 6:30 p.m.

The crash was on the edge of the Hough and Goodrich Park neighborhoods.

Cleveland EMS told 19 News several people had minor injuries but no one was taken to the hospital.

Cleveland, OH – Injuries Reported After Collision at Chester Ave & 71st St

March 1, 2022 | Breaking News



Cleveland, OH (March 1, 2022) – On Tuesday afternoon, March 1, a car accident in the Cleveland area resulted in confirmed injuries. The collision occurred at the intersection of Chester Avenue and E. 71st Street at 2:35 p.m.

According to an emergency response team dispatched to the scene, at least one person was injured as a result of the collision. While first responders treated the victims, several lanes were temporarily closed. Those who needed more medical attention were taken to a nearby hospital. There has not been any new information released about the accident.

METRO

Man killed by cars drag racing in Cleveland, police reports say

Updated: Jun. 08, 2020, 12:51 p.m. | Published: Jun. 08, 2020, 12:12 p.m.



Cleveland police are searching for the driver a drag-racing car that killed a 58-year-old man crossing the street.

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AdRoll NetLi
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perform
stronger
Align your chann
prove ROI.

Cleveland Police investigating two-car crash that injured pedestrian, damaged a building



By Madeline Harden
Published: Nov. 1, 2025 at 5:31 PM EDT | Updated: Nov. 2, 2025 at 12:58 PM EST

CLEVELAND, Ohio (WOIO) - A pedestrian was severely injured after two cars crashed into the wall of a building in downtown Cleveland on Saturday afternoon.

CLEVELAND

Several people seriously injured after car crash on Cleveland's east side

Driver with suspended license likely caused crash.



Credit: wkyc

Author: WKYC Staff
Published: 1:09 PM EST January 12, 2021
Updated: 1:09 PM EST January 12, 2021

CLEVELAND — Cleveland police and rescue crews were called to a multi-car crash at E. 55 and Chester late Monday night.

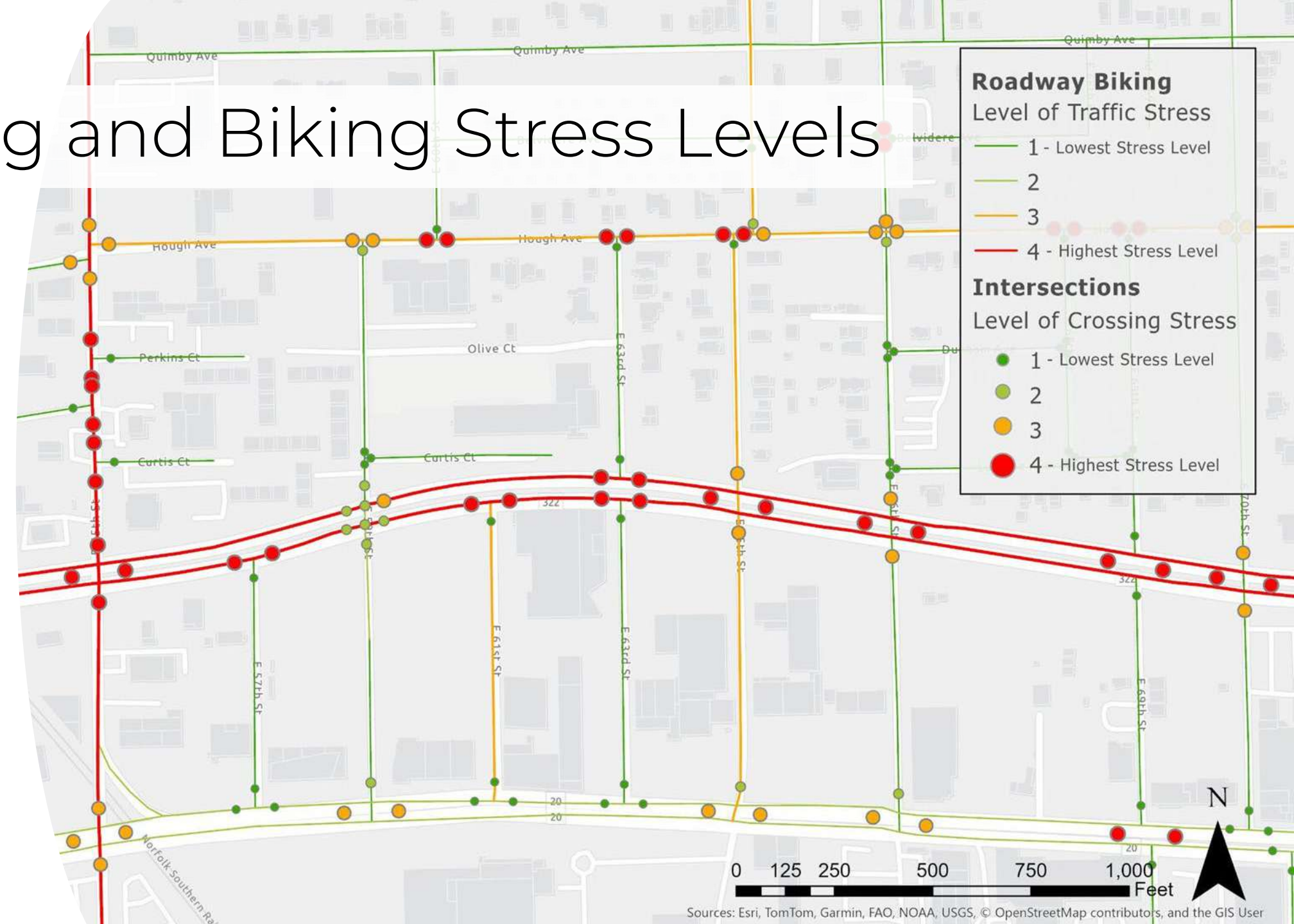
Police say a 37-year-old female driver in a Nissan Altima was heading westbound on Chester Avenue at E. 55th Street. She was traveling through a green light. At the same time, a 19-year-old female driver in a Hyundai Accent with a suspended driver's license was traveling northbound on E. 55th Street at Chester Avenue. She had two passengers in her car.

Crossing and Biking Stress Levels

Besides E 59th, Chester crossing stress and intersection crash density are **highly correlated**

Despite Chester's width, biking on Chester is at a stress level of 4 (highest)

Data from Cleveland Moves




E 59th and Chester
Construction Cones
No Refuge Island
No speed bumps or raised crosswalk
Long Crossing Distance
No Horizontal Markers



E 55th and Chester

High Noise Pollution

Construction Cones & Tape Blocking Path

Large Vehicles & Trucks

Long Crossing Distance

Hard to Discern Walk Line and Stop Line

Chester During Rush Hour



Perceived Sidewalk Quality & Intersection Safety



Community Input

"Residents cannot cross [E 55th] with kids or accessibility challenges."

Opportunity

"The amount of space makes it seem like a good opportunity to provide additional options for cyclists traveling East-West."

Speeding

"If there was a separated bike lane I would use it."

Safety

"...Chester Ave would benefit from a true separated bike trail."

Pedestrian Challenges

"The cars are flying, they do 55 in the 35."

Separated Bike Route

"...Such a large and underutilized right of way presents an opportunity to reconnect the community."

"Problematic for pedestrians or bikes to navigate."

"Most community members would rather shop across 55th than across Chester."

"A good bike route between downtown and UC should be a high priority. Euclid is the primary option now, but it has many limitations."



3

Reimagining Chester's Future

Our proposal for Chester Ave and 3 Key Focus Sites

Low-Cost Initiatives for Chester Ave



Intersection Pavement Mural



Tree & Flower Plantings on Chester's Median



Wayfinding Signage



Thermoplastic Crossings



Tactical Refuge Islands



Tactical Bike Lane

- Adding stripe lines to pedestrian crossings for visibility & repainting faded lines
- Increasing allocated signal walk time for pedestrians; signal timing optimization
- Trash receptacles and pop-up seating
- Radar speed signs showing real time speed
- Reducing speed limit by 5mph

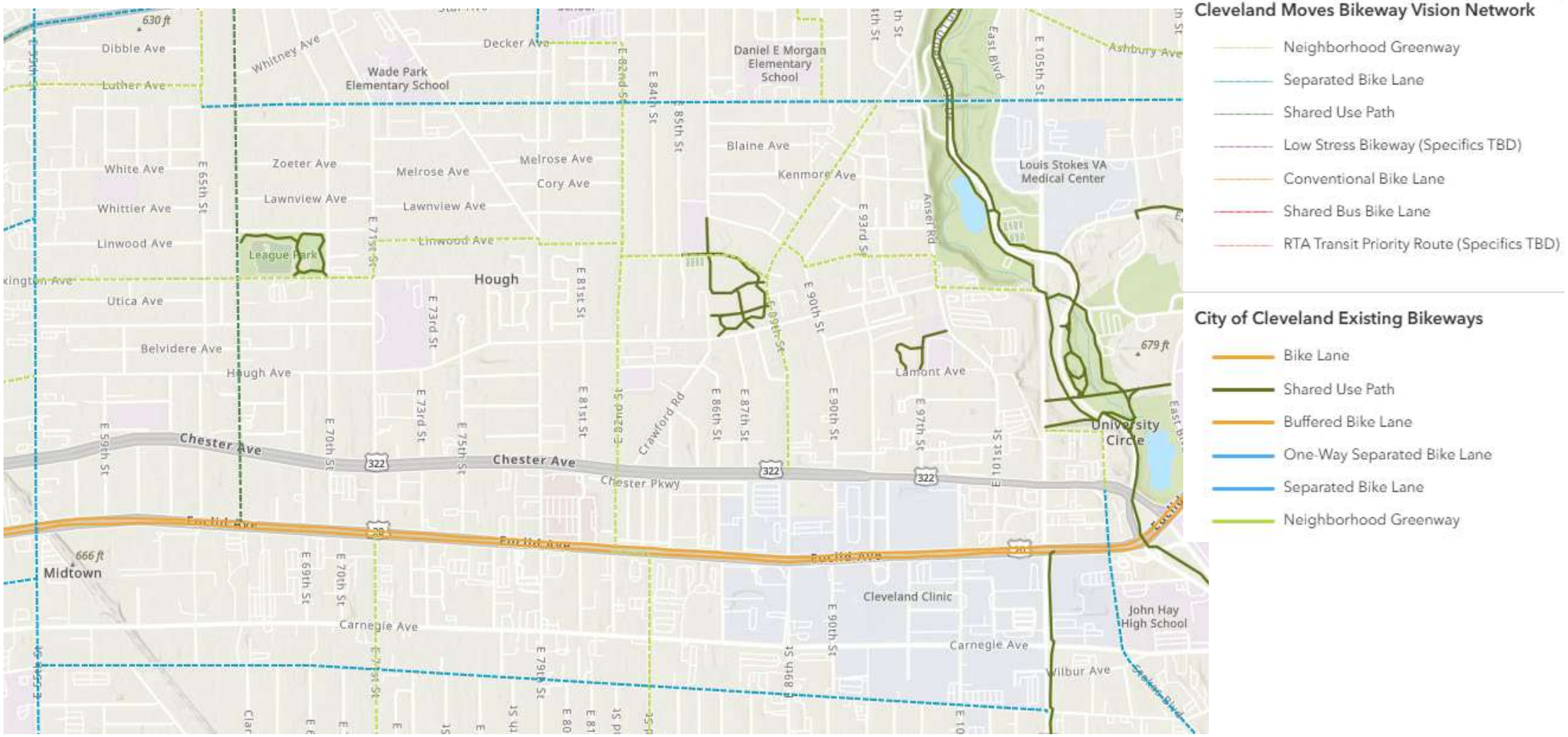
Additional Recommendations


Chester & 66th St, Before
Toward U Circle
ester Ave

Chester & 66th St After Short Term Implementations



Current & Pending Bike Lanes



Connecting Bike Lanes to Assets





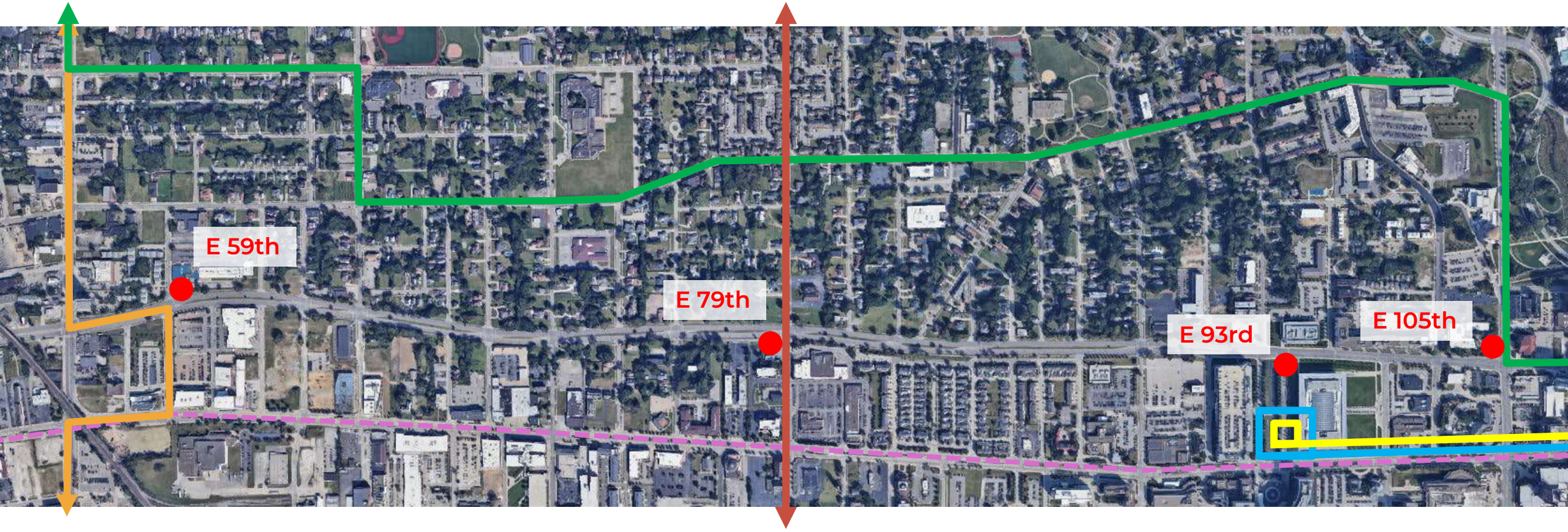




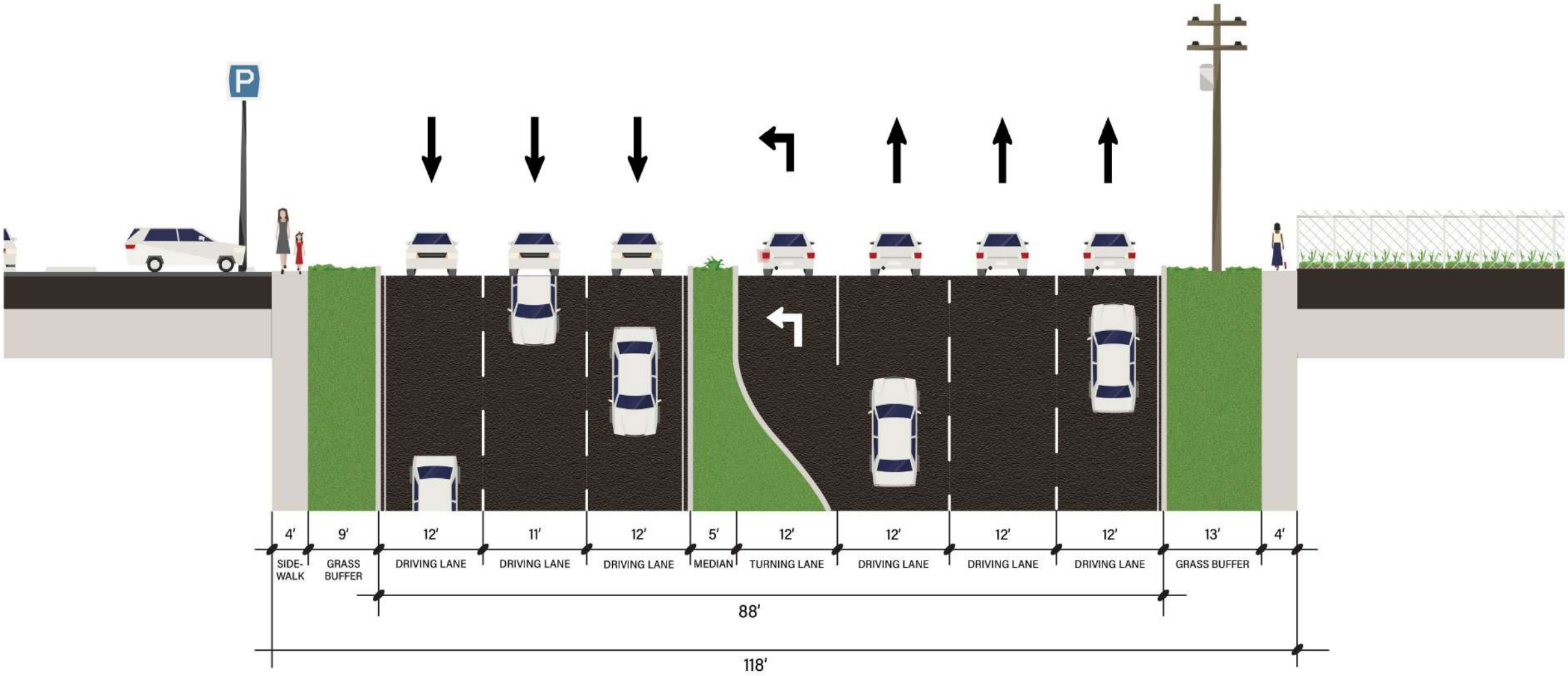
Mobility Hubs

Colored Lines are Bus Routes
Red Circles are proposed hub locations

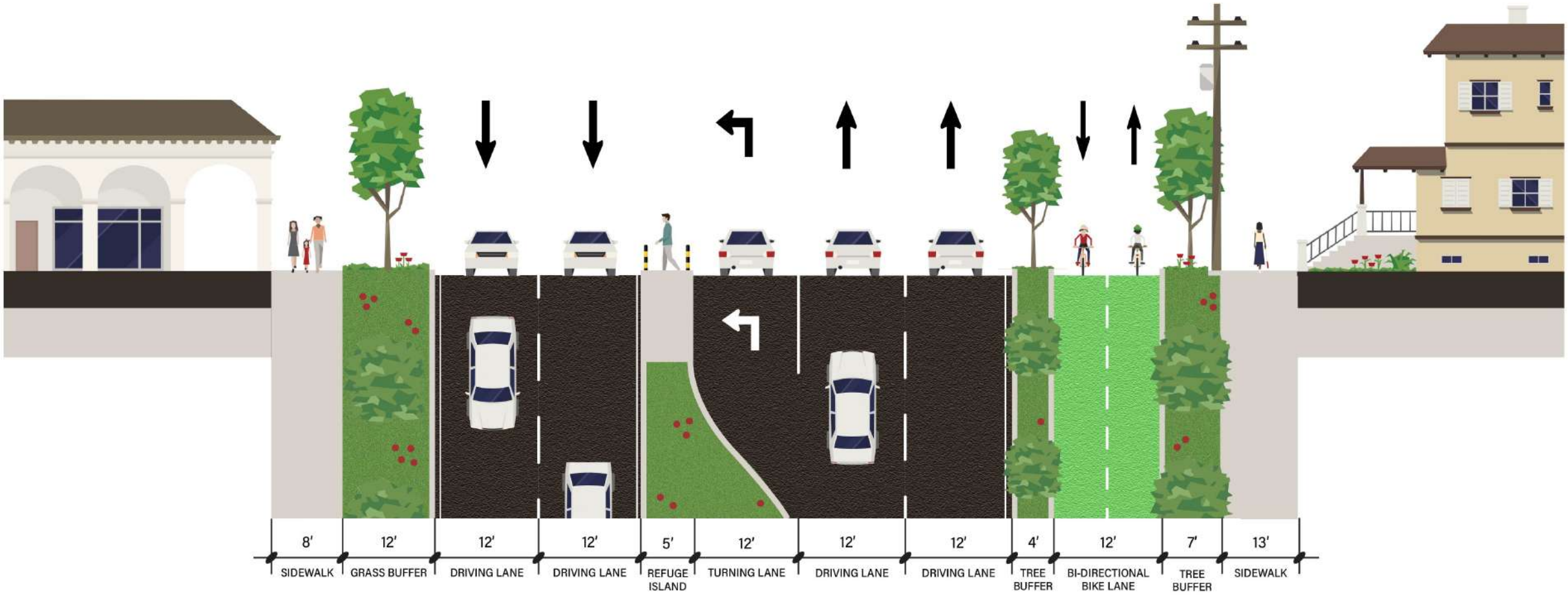




Chester Existing



Design Vision



Chester Plan – Between 63rd and 66th





Questions? Comments?

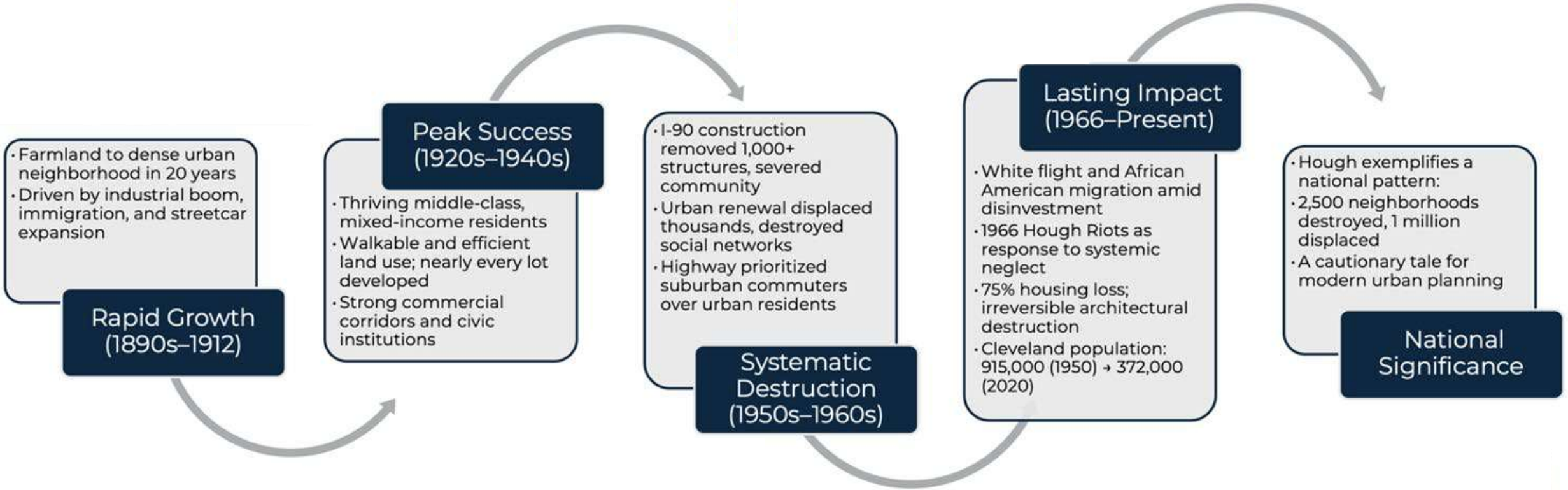


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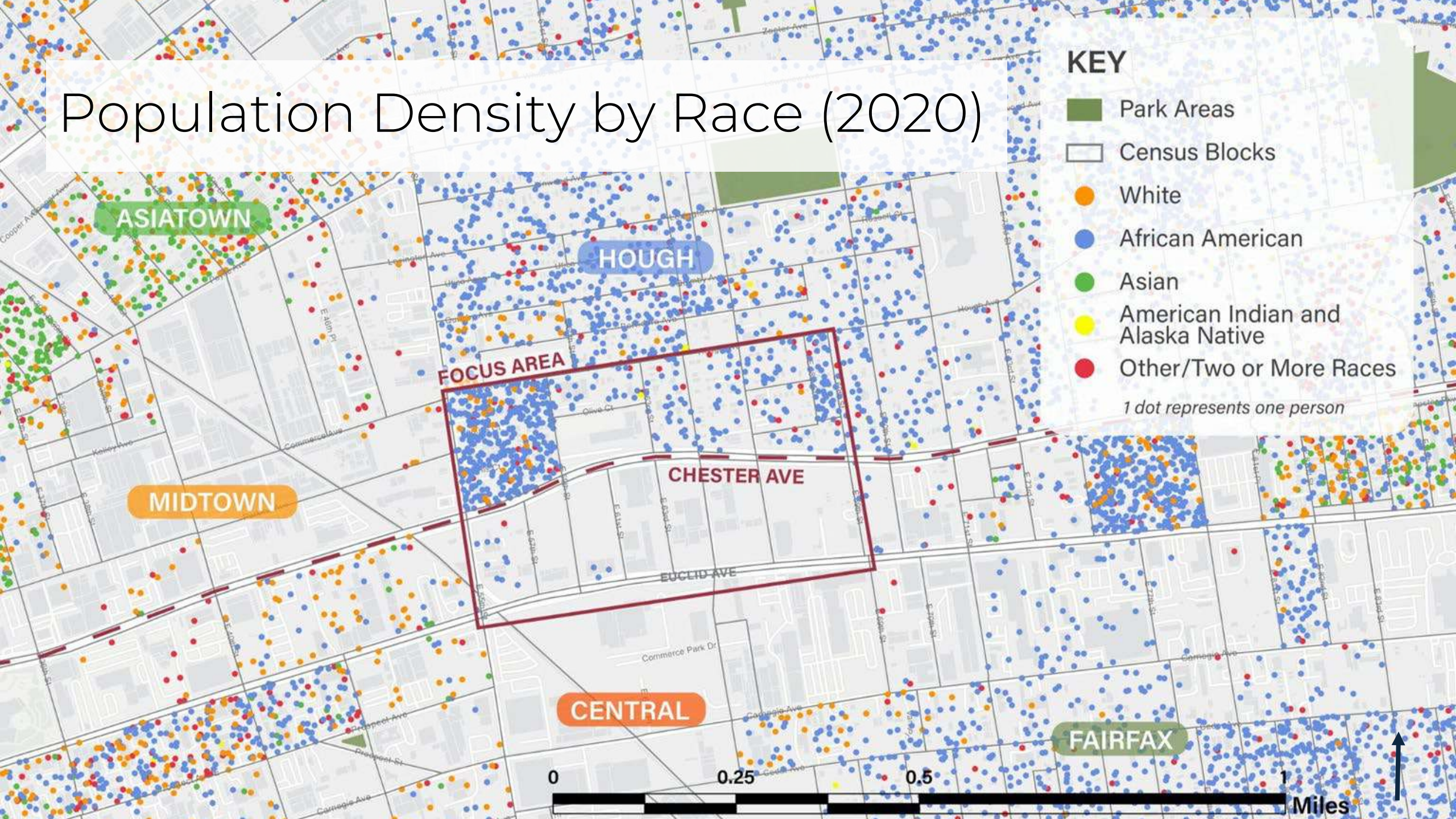
Hough's Identity & Strengths

Beyond Chester, how can Cleveland strengthen Hough and Midtown?

Historical Timeline



Population Density by Race (2020)



Neighborhood Demographics (2023)

CENTRAL (population+racial makeup)

14K

79% black
9% white
12% other

HOUGH

11K

82% black
9% white
9% other

U CIRCLE

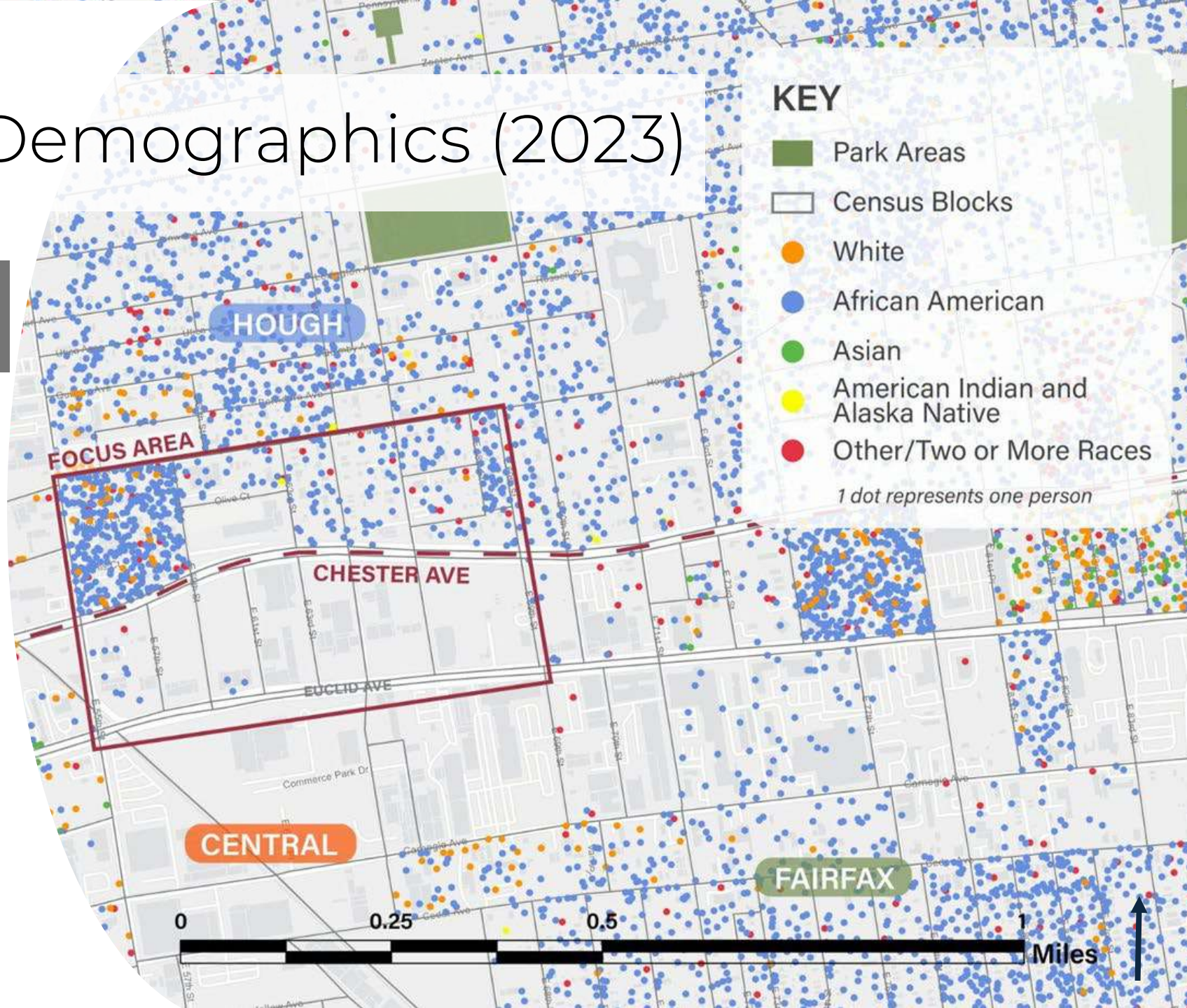
10K

30% black
46% white
24% other

FAIRFAX

5K

84% black
10% white
6% other



Strengths: Public Art

Corner of Chester and 55th
In front of Willson Apts



Olive Ct and E 59th St
On the backside of the Oriana House Rehab Center



Electric Box on Hough Ave
and E 59th St



How can Chester reinforce the public art scene in Hough?

Strengths: Micromobility Resources

BIRD Shared Ebike
Found on E 55th and Chester



Bike rack, repair, and pump station
Euclid Ave, by the Midtown Collaboration Center



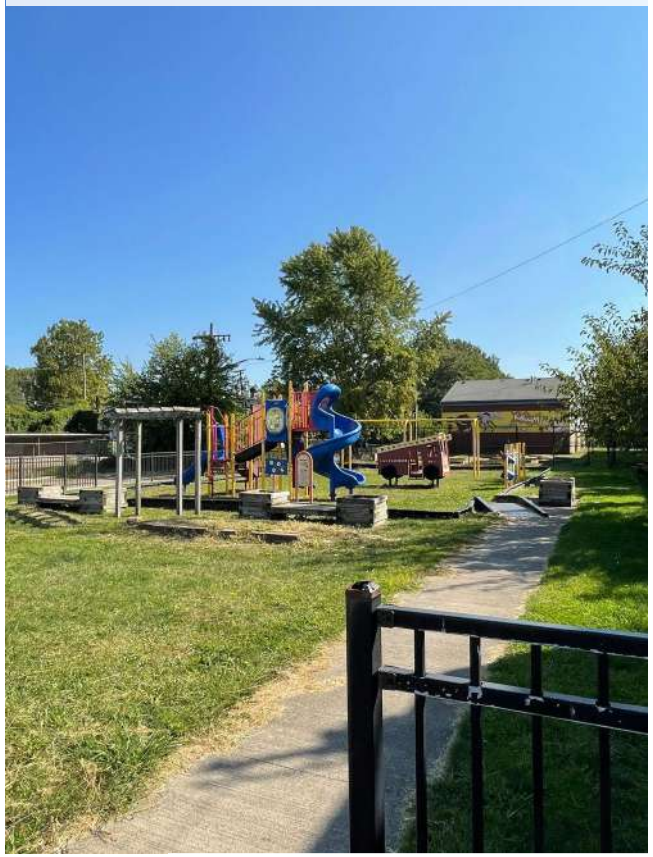
BIRD Shared Escooter
Found on Chester Ave



How can Chester help support and encourage micromobility?

Positives: Spaces for Recreation

Children's Playground
E 55th and Perkins Ct



Children's Playground
E 60th and Hough Ave



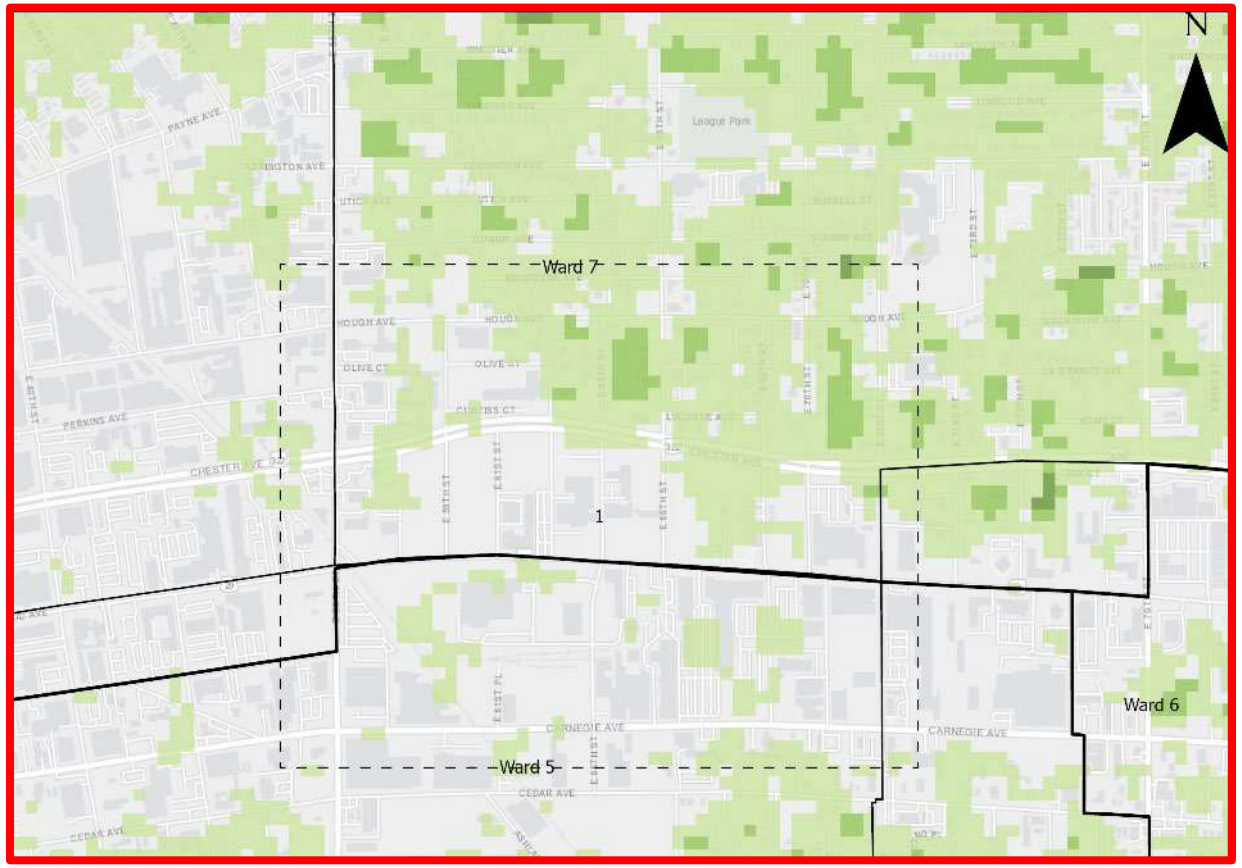
Heroes of Manufacturing
Park, E 59th and Curtiss Ct

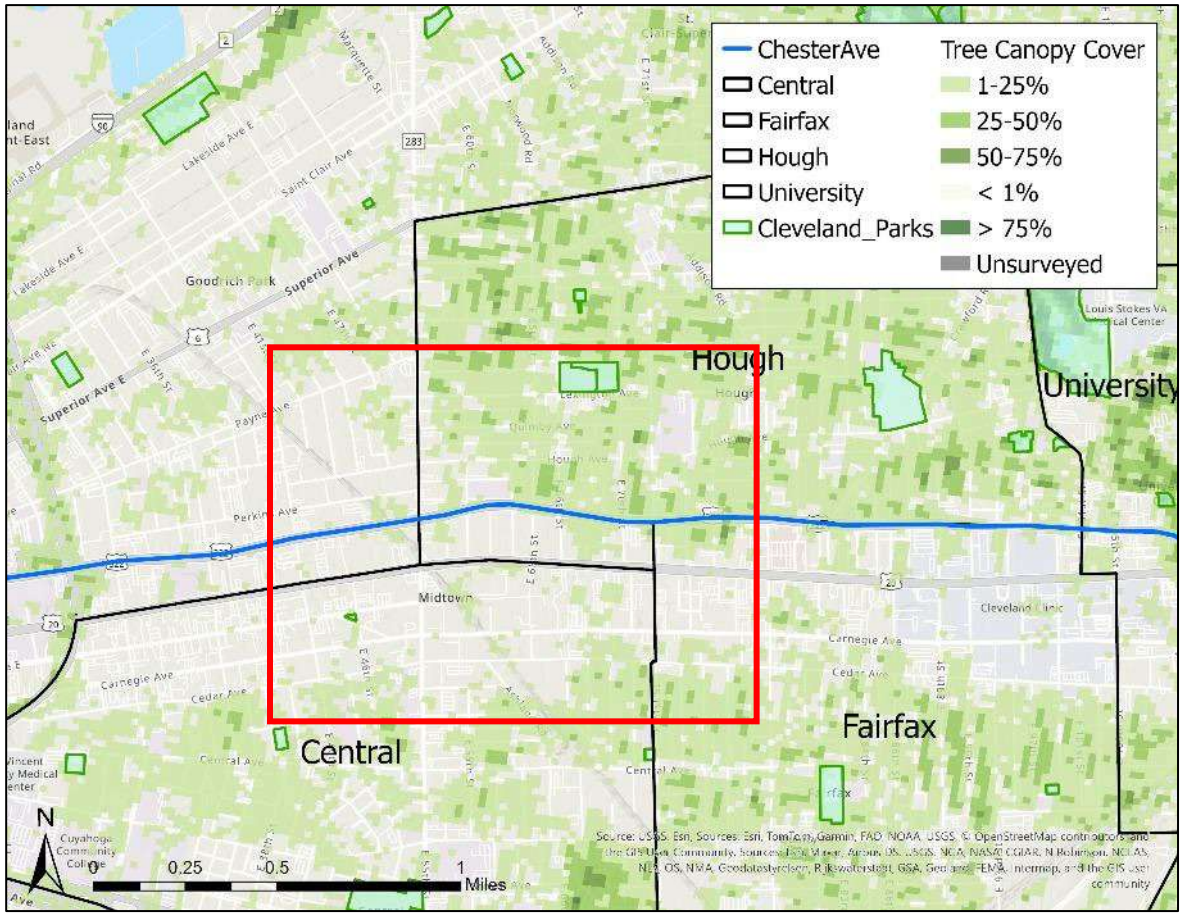


How can Chester help to activate these places?

Tree Canopy Analysis

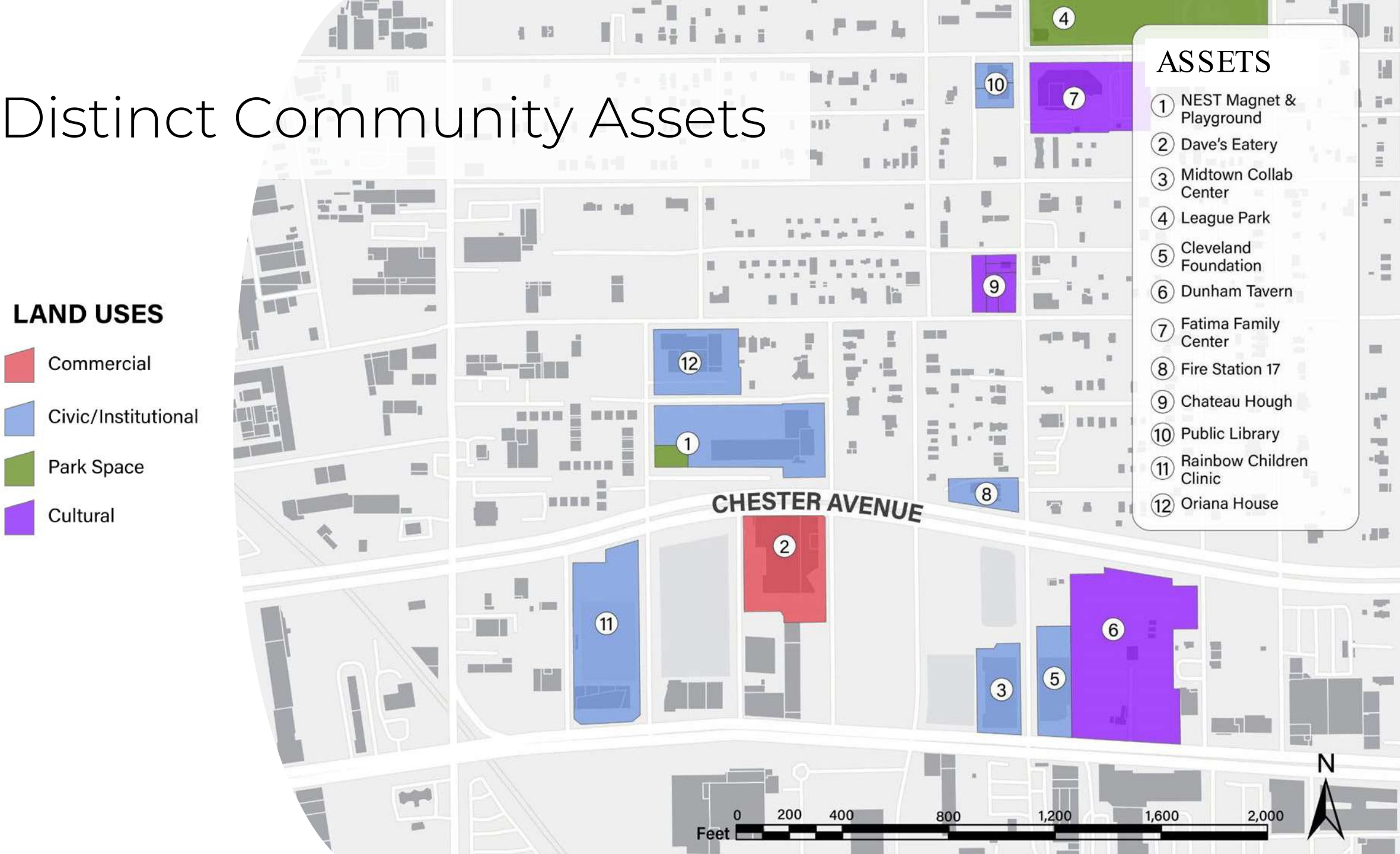
Low tree coverage South of Chester Ave and East of 63rd St





Almost no coverage between Chester and Euclid for the entire 2.2 mile study area, even with the large Chester grass median

Distinct Community Assets



Community Assets





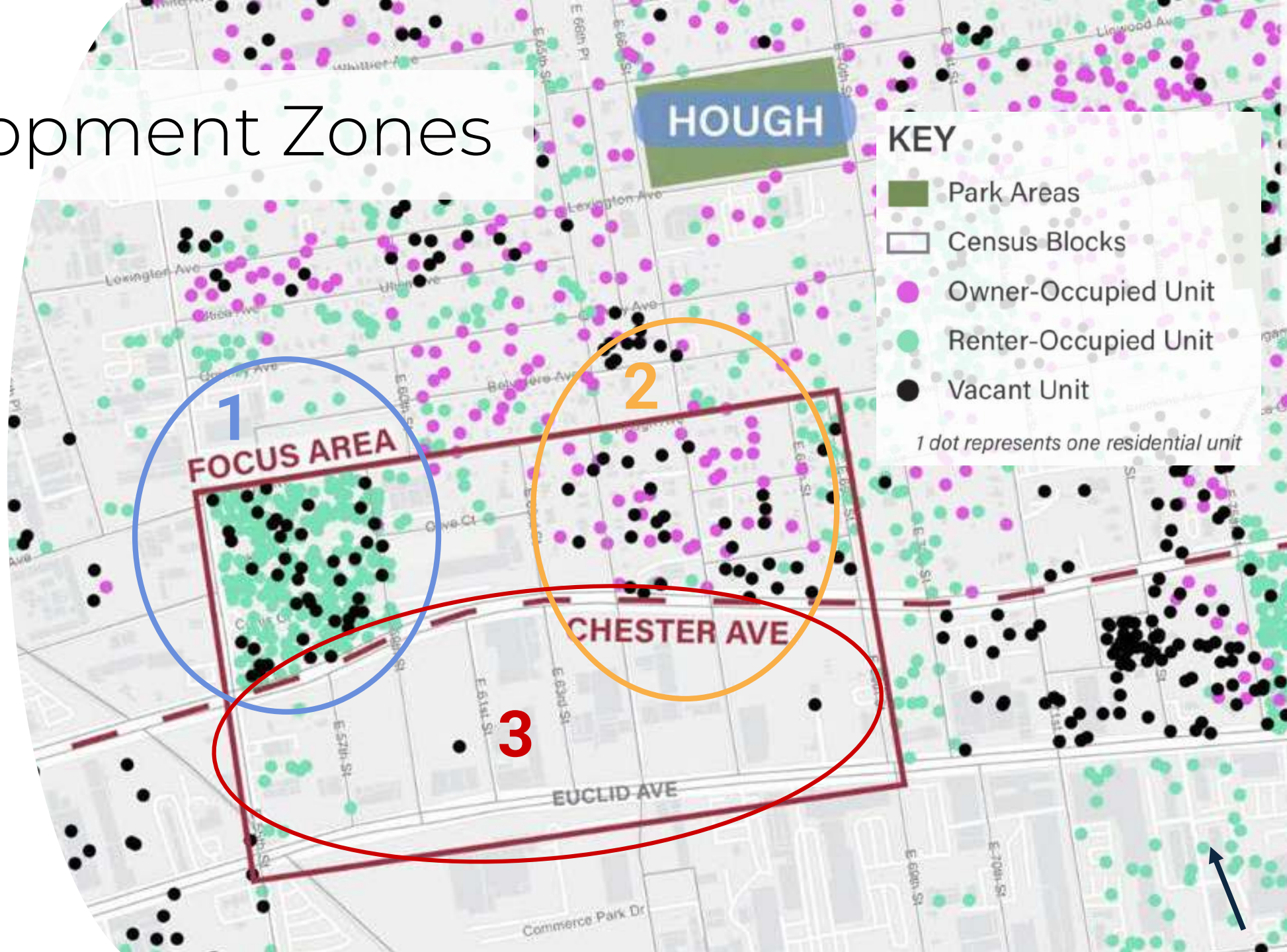


3 Development Zones

1
RENTER-OCCUPIED
& VACANT ONLY

2
OWNER-OCCUPIED
& VACANT ONLY

3
ALMOST NO
RESIDENTIAL AND
COMMERCIAL



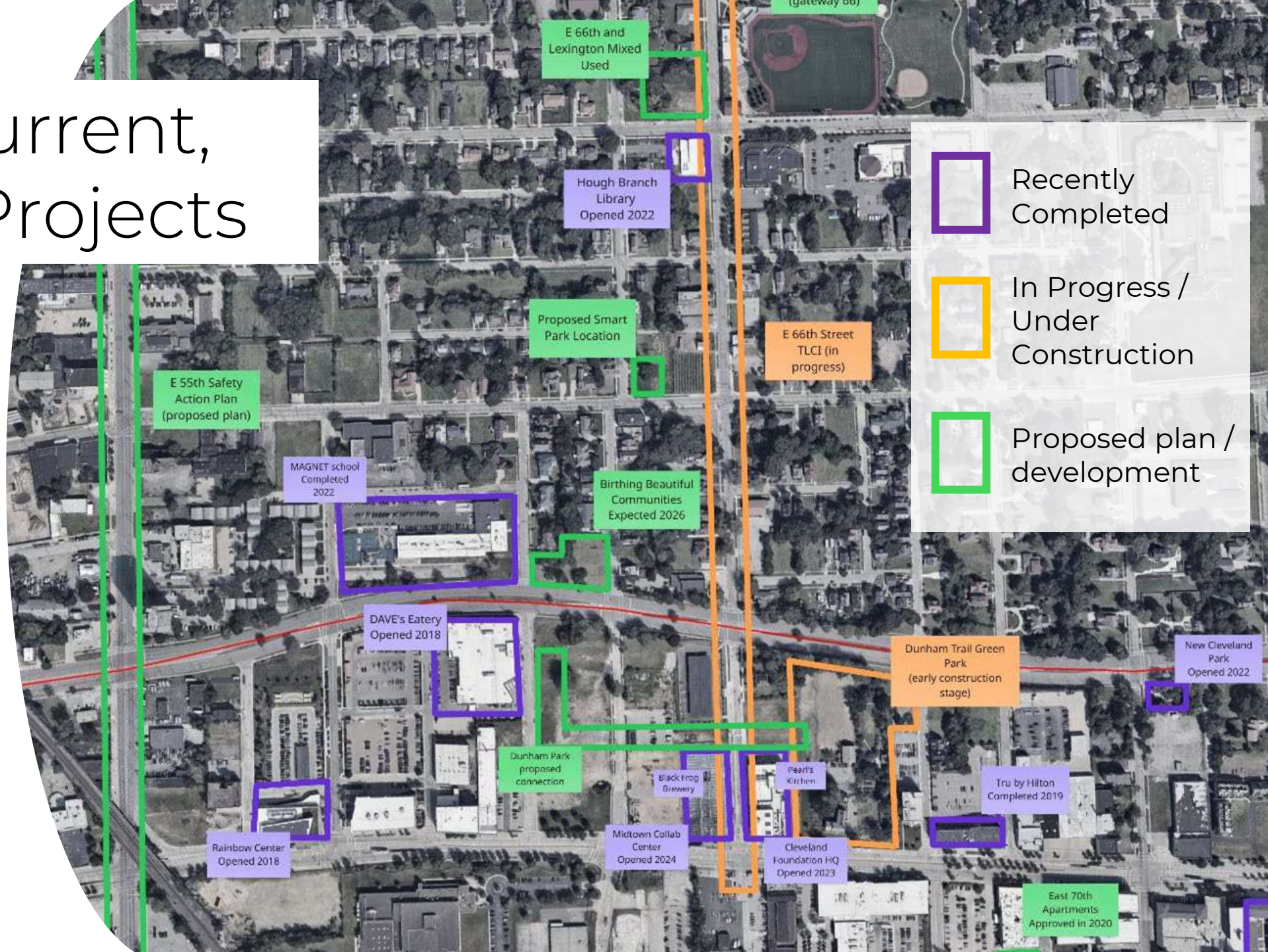

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2
3

Recent, Current, & Future Projects

Most of the proposed and current projects are along or near E 66th

Both E 66th and E 55th have dedicated streetway vision plans

Midtown's Innovation district has spurred new development



E 55th Safety Action Plan

- Aims to prioritize safety and accessibility on E 55th and address the 894 crashes that have occurred from 2021-2024
- The project will shorten the number of lanes and add dedicated, separated bike lanes on either side of the road
- How can Chester Ave coordinate with the E 55th safety improvements to create a comfortable but efficient intersection?



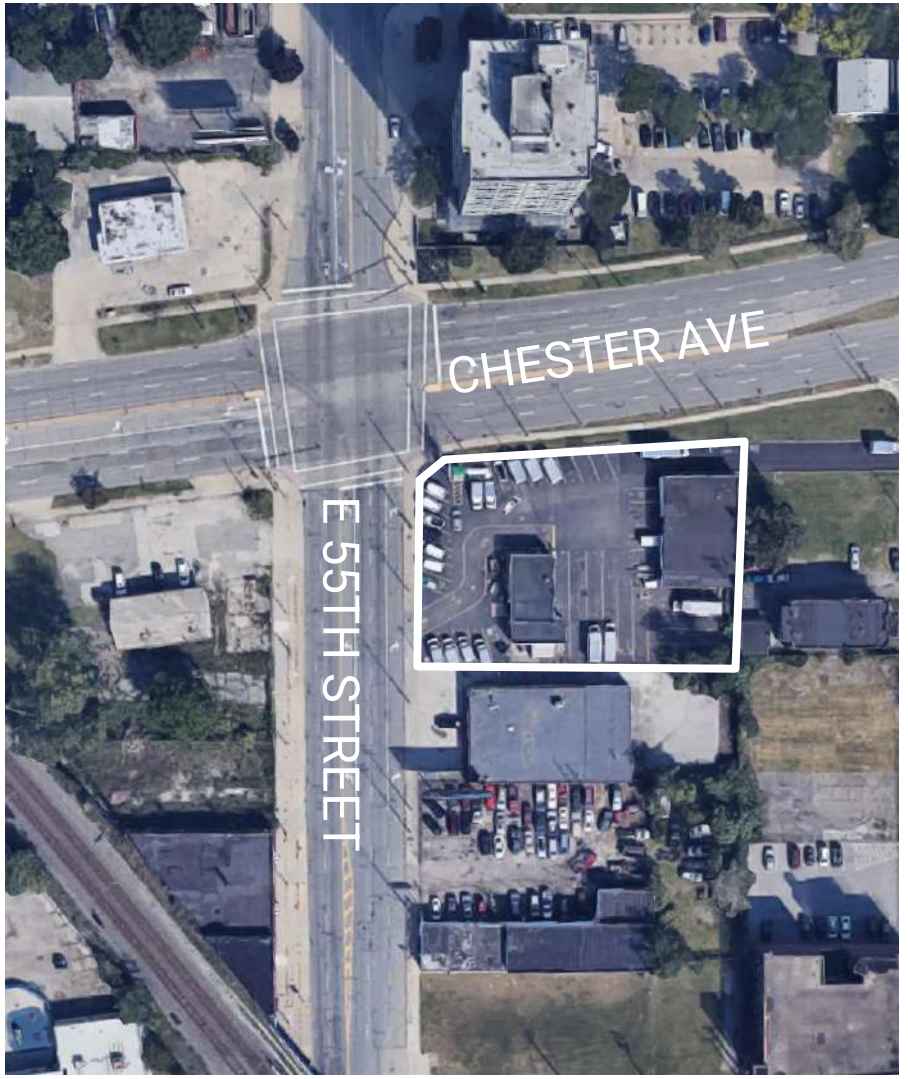




UHaul Site on E 55th & Chester

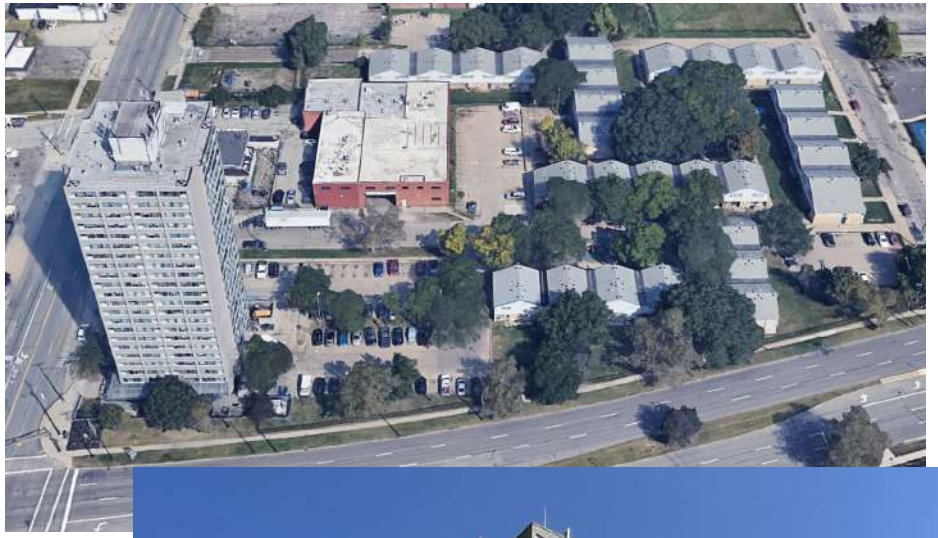
- This site is located in a high value area, but it's design and function contributes to:
  - Noise pollution
  - Large vehicle presence
  - Collision risk due to inexperienced drivers
  - Residents moving large items across Chester or across 55th
- Could another use be more beneficial for the community and residents of the Willson Apts?





Willson Tower

- This is a high-rise residential tower built in 1971.
- 210 ft tall, 22 floors.
- It provides public housing one and two bedroom apartments
- CMHA plans to renovate the building in the near future, as well as reevaluate the land use for the surrounding low-rise units.

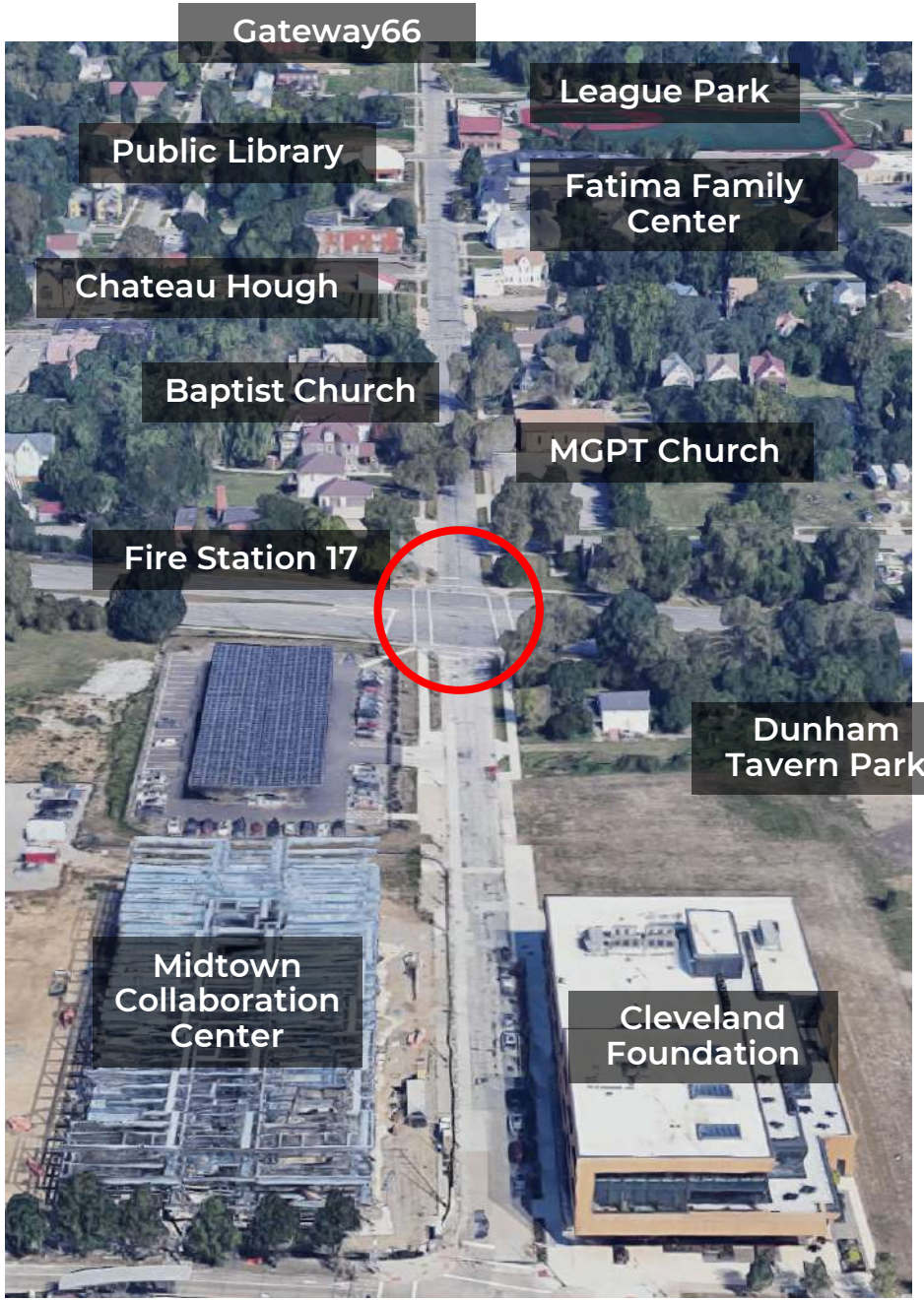




- Could a wall mural be possible for Willson?
- What types of nearby public space to the residents of Willson lack?
- How can Chester be designed to accommodate pedestrian and cycling activity to/from Willson?

E 66th St Streetscape

- E 66th is one of the most important Corridors in Hough, with a number of cultural landmarks, parks, historic churches, and new development.
- MidTown C is revitalizing this street through our entire focus area to connect Hough and MidTown
- Key roadway changes include:
  - Road diet with sidewalk improvements
  - Shared use path (bi-directional path on the West side for bikes and pedestrians)
  - Sidewalk improvements
  - Enhanced crosswalks and curb extensions
  - Street Greening
  - Pedestrian scale lighting and public art
- How can Chester compliment and learn from this initiative, especially at the 66th/Chester intersection?



Dunham Heritage Green Trail Project

- This project is one of the most important in our focus area
- It plans to turn the green space surrounding dunham tavern museum into a comprehensive green trail park masterplan
- It will create a greenway corridor between Dunham and the back of Dave's Market, connecting MAGNET and the landmarks of Hough to Dunham Tavern
- How do we reimagine Chester with this project in mind?





5

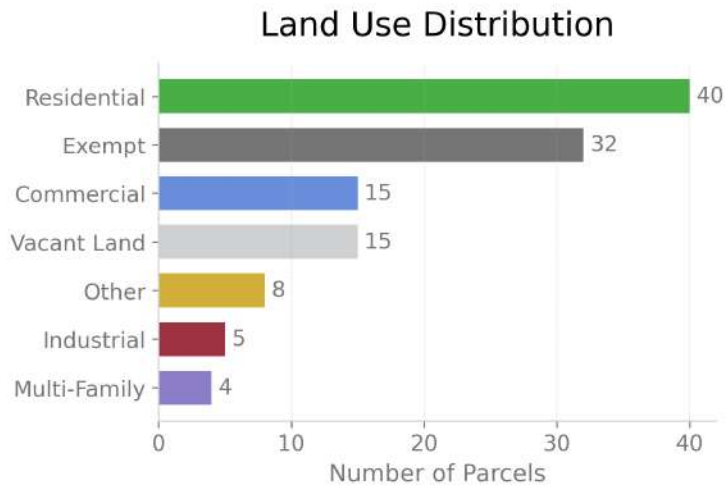
Parcel Analysis

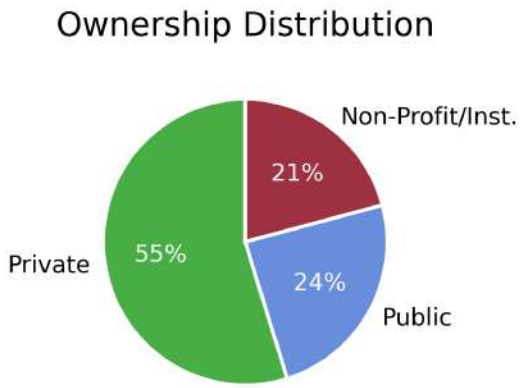
Which areas adjacent to Chester have the most opportunity?

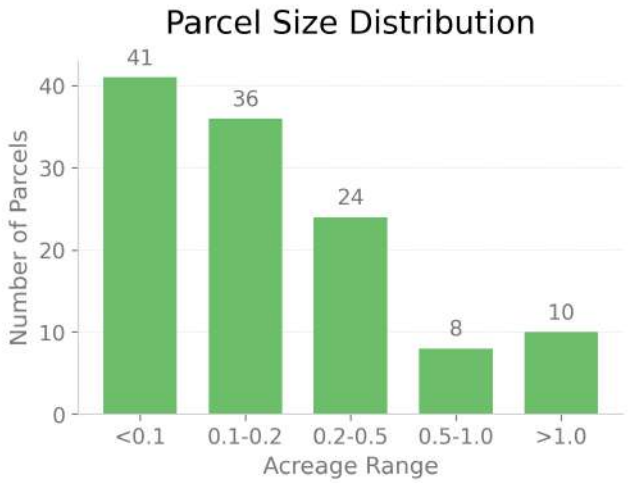
Parcel Database

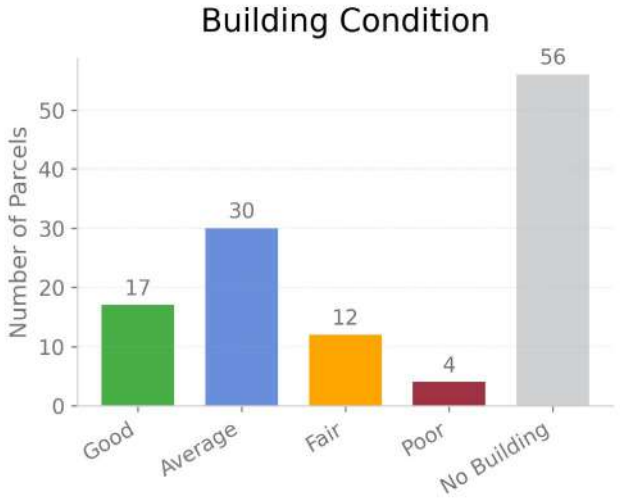
	A	B	C	D	E	F	G	H	I	J	K	L
1	Name	Block Grp	Parcel #	Owner Type	Condition	Good/Rehab/Develop	Owner	Land Use	Approx Land Value USD	Land Value Trend	Acreage	Sq Ft
2	Wilson Housing	A	118-01-018	Public	Fair	Develop	Cleveland Metro Housing Auth.	Exempt (E) Public Housing	1,929,200	Downward	5.18	225 510
3	Baseball Field	A	118-01-001	Private (NPO)	Empty	Rehab	Oriana House Inc.	(4000) C Commercial Vac Land	37,500	Downward	0.78	34 120
4	Abe Warehouse	A	118-01-036	Private (Commercial)	Average	Good	1893 E 55th St LLC	(4800) C Warehouse < 75 k sf	460,600	Upward	0.62	27 180
5	Gpa Abe's Chicken	A	118-01-037	Private	Fair	Good	D.B. OHIO ENTERPRISE INC	(4200) C - DETACHD STORE<750	88,400	Upward	0.24	10 400
6	Perkins Ct Industrial	A	118-01-005	Private (Industrial)	Fair	Good	Superbowl Browns LLC	(3400) I Light Mfg / Assembly	300,000	Stable	1.91	83 156
7	AME Church Hough	A	118-01-003	Private (NPO Religious)	Poor	Good	Emmanuel A.M.E. Zion Church	Exempt (E)	153,800	Stable	0.4	17 372
8	Oriana House	B	118-03-076	Private (NPO)	Average	Good	Oriana Services Inc.	Institutional Residential	2,581,200	Stable	1.59	69 260
9	MAGNET NEST	B	118-03-037	Private (NPO)	Excellent	Good	MAGNET QALICB Inc.	(4990) C Other Comm. Bldg	4,249,800	Upward	3.1	135 036
10	Invigorate Hough	D	118-05-014	Private	Fair	Rehab	Harris Antunesia S.	(4980) C Store + Office	15,200	Stable	0.11	4 792
11	Baptist Church	D	118-05-038	Private (NPO)	Fair	Good	Eternal Security Baptist Church	Exempt (E) Religious	116,200	Stable	0.28	12 197
12	Militant Church 66th	E	118-05-102	Private NPO	Average	Good	Church of God Militant	Exempt Religious	406,000	Stable	0.65	28 314
13	Tech Hive	F	118-06-068	Private	Good	Good	Little Buddy Props LLC	(4490) C Office > 2 St	907,000	Stable	0.72	31 403
14	Dunham Main Parcel	F	118-06-075	Private (NPO)	Good	Develop	Dunham Tavern Museum	(4990) C Other Comm.	2,048,100	Upward	5.27	229 581
15	Dunham West Parcel	F	118-06-072	Private (NPO)	Fair	Develop	The Cleveland Foundation	Exempt Historic House	173,300	Downward	0.5	21 858
16	Cleveland Foundation	F	118-06-073	Private (NPO)	Excellent	Good	The Cleveland Foundation	Exempt Institutional	8,770,500	Upward	1.07	46 428
17	Midtown Collab	F	118-06-076	Private (NPO)	Excellent	Good	Cle Foundation MidTown Collab.	(4490) C Office > 2 St	Outdated	NA	1.1	47 719
18	Midtown Collab Parking	F	118-06-077	Private (NPO)	Good	Good	The Cleveland Foundation	(4565) C Parking Lot	Outdated	NA	1.23	53 375
19	Future Dunham Strip	F	118-06-078	Private (NPO)	NA (empty)	Develop	The Cleveland Foundation	(4000) C Vacant Land	218,300	Stable	0.5	21 829
20	Solar Parking	F	118-06-079	Private (NPO)	Good	Good	The Cleveland Foundation	(4990) C Other Comm.	1,217,800	Stable	2.38	103 589
21	CF Vacant Large	G	118-04-001	Private (NPO)	NA (empty)	Develop	The Cleveland Foundation	(3000) I Vacant Ind. Land	962,000	Stable	3.16	137 433
22	CF Vacant Small	G	118-04-010	Private (NPO)	NA (empty)	Develop	The Cleveland Foundation	(3400) I Light Mfg	48,300	Upward	0.2	8 786
23	CF Vacant Small	G	118-04-053	Private (NPO)	NA (empty)	Develop	The Cleveland Foundation	(3400) I Light Mfg	30,800	Upward	0.13	5 600
24	CF Vacant Small	G	118-04-054	Private (NPO)	NA (empty)	Develop	The Cleveland Foundation	(3400) I Light Mfg	27,400	Upward	0.11	4 978
25	CF Vacant Small	G	118-04-055	Private (NPO)	NA (empty)	Develop	The Cleveland Foundation	(3400) I Light Mfg	30,800	Upward	0.13	5 600
26	Public Owned Vacant	G	118-04-057	Public	NA (empty)	Develop	CLE-Cuyahoga Port Authority	(4000) C Vacant Land	75,400	Upward	0.17	7 536
27	Dave's	H	118-04-063	Private	Excellent	Good	Dave's Midtown Partners LLC	(4210) C - SUPERMARKET	6,839,400	Stable	2.26	98 566
28	Dave's Parking	H	118-04-065	Private	Excellent	Good	Dave's Midtown Partners LLC	(4990) C Other Comm.	425,700	Upward	1.63	70 878
29	Eagle Foods	H	118-04-064	Private	Average	Good	East 61st Street Partners LLC	(4470) C - 1-2 STORY OFFCE BLI	1,534,200	Upward	0.73	31 560
30	Offices	H	118-04-115	Private	Poor	Rehab	JM CIP II, LLC	(4230) C - FURNITURE MART	716,000	Upward	0.55	23 850
31	Dubick Supply Store	H	118-04-014	Private	Fair	Rehab	JM CIP II, LLC	(4230) C - FURNITURE MART	327,400	Upward	0.48	20 760
32	Parking+Vacant	H	118-04-013	Private	NA (empty)	Develop	JM CIP II, LLC	(4230) C - FURNITURE MART	197,800	Upward	0.72	31 150
33	Link 59	H	118-04-066	Private	Excellent	Good	LINK59, LLC	(4490) C - ELEVATOR OFFCE >2 S	5,873,100	Stable	2.39	104 187
34	Childrens Hospital	I	118-02-066	Private	Excellent	Good	UNIVERSITY HOSPITALS CLEVELAI	() E -	11,170,400	Stable	3.16	137 714
35	Residential	I	118-02-031	Private	Average	Develop	1535 East 85th St LLC	(4010) C 7-19 Unit Apts	146,800	Upward	0.1	4 520

Parcel Data









Total Parcels

120

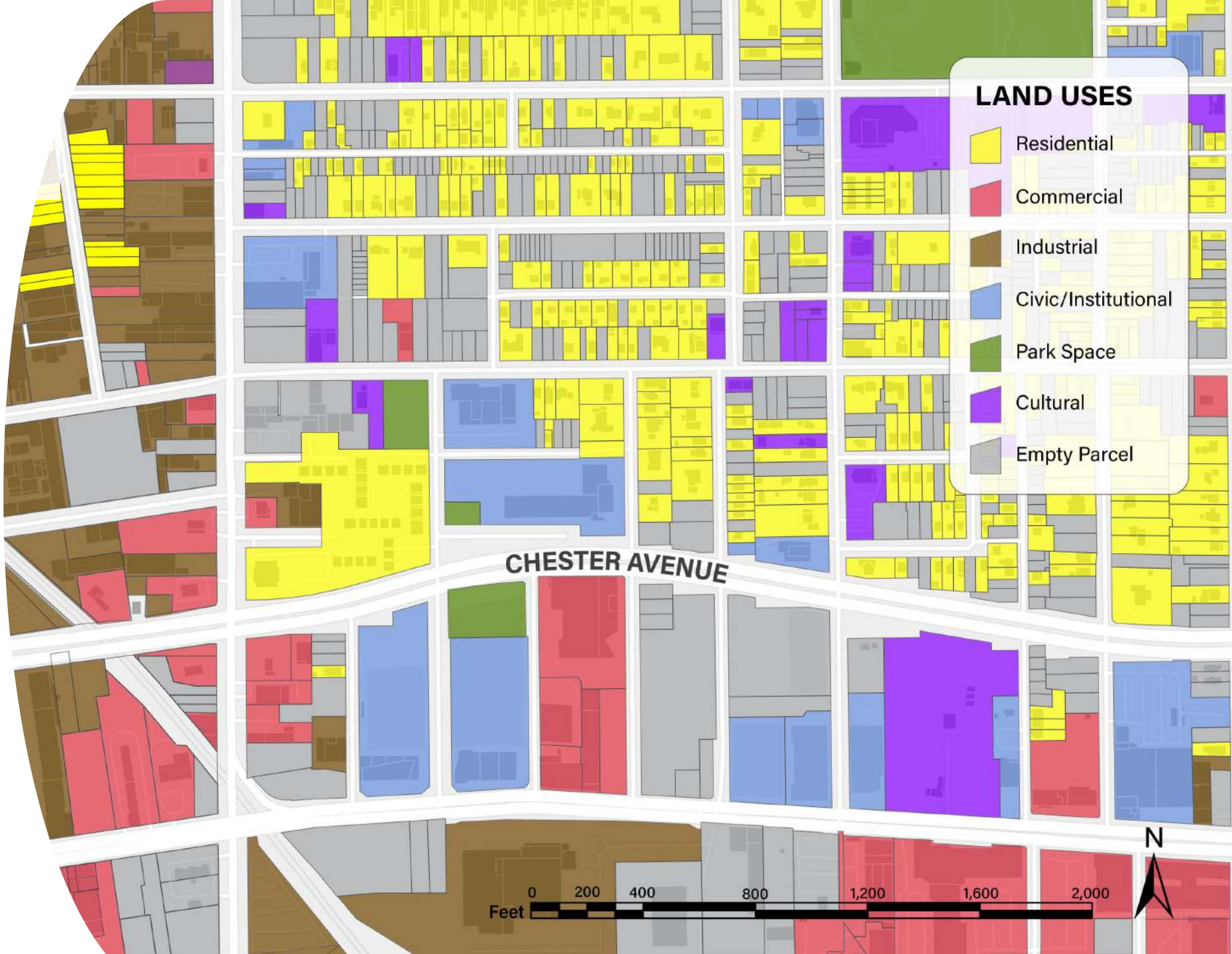
Average Size

0.40ac

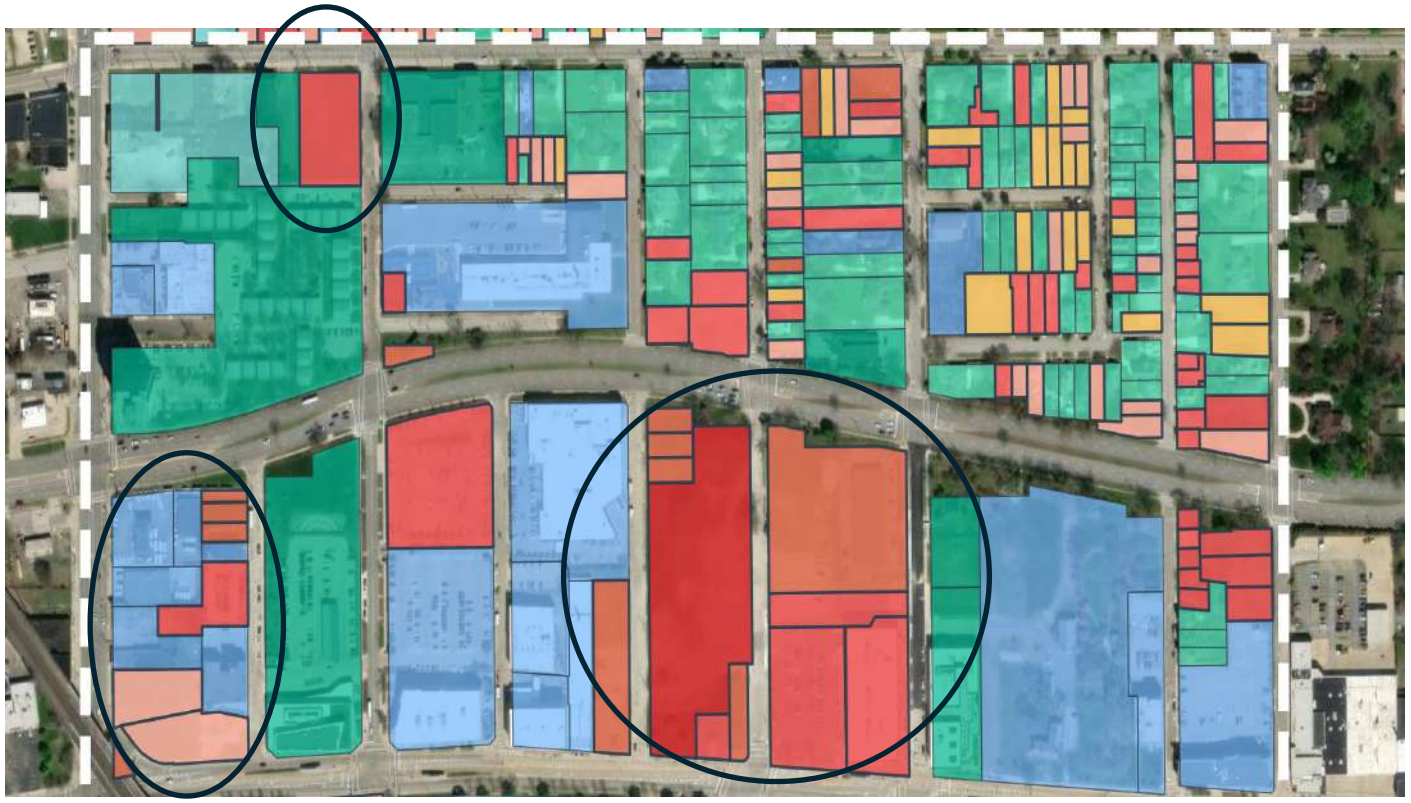
of Vacancies

55 (46%)

Land Use


LAND USES
Residential
Commercial
Industrial
Civic/Institutional
Park Space
Cultural
Empty Parcel
CHESTER AVENUE
N
0
200
400
800
1,200
1,600
2,000
Feet

Vacancy Map



Land Use Categories

VACANT / UNDERUTILIZED

Vacant Residential	31 parcels (2.9 ac)
Vacant Commercial	24 parcels (9.8 ac)
Vacant Industrial	1 parcels (3.0 ac)
Land Bank	21 parcels (2.3 ac)
Exempt Vacant	41 parcels (7.2 ac)
Other Vacant	15 parcels (5.4 ac)
Subtotal:	**133 parcels (30.6 ac)**

DEVELOPED / IN USE

Residential	79 parcels (10.9 ac)
Commercial	29 parcels (31.8 ac)
Industrial	3 parcels (10.5 ac)
Institutional/Exempt	10 parcels (17.0 ac)
Subtotal:	**121 parcels (70.2 ac)**

MAP SYMBOLS

Study Area Boundary

Land Ownership Map



Land Ownership Categories

PUBLIC / INSTITUTIONAL

City of Cleveland / Land Bank	42 (4.0 ac)
Port Authority	7 (5.6 ac)
Cleveland Foundation	11 (10.0 ac)
Religious Institution	13 (3.0 ac)
Non-Profit Organization	22 (10.6 ac)
Healthcare / Hospital	3 (5.0 ac)
Other Public/Exempt	12 (11.0 ac)
Subtotal:	**110 parcels (49.1 ac)**

PRIVATE

Private Commercial/Corporate	36 (33.2 ac)
Private Individual	108 (18.5 ac)
Subtotal:	**144 parcels (51.7 ac)**

MAP SYMBOLS

Study Area Boundary

Selected Sites





6

Neighborhood Vision Plan

Our final vision plan proposal to unify Chester, Hough, and Midtown

SWOT of Chester Ave, Hough and Midtown



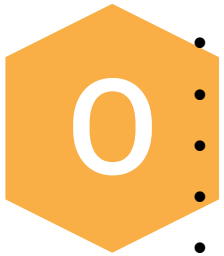
Strengths

- Strong established community anchors
- Public art presence and local food production
- Funded infrastructure corridor projects
- Diverse population and housing stock
- Recreational spaces and youth play areas
- Strong sense of Hough community identity
- Historical cultural assets and religious spaces



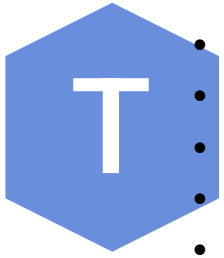
Weaknesses

- Chester Ave functions as a physical barrier
- Dangerous intersections with crash history
- Chester discourages biking and walking
- Limited tree canopy and shade
- Streetscape gaps (vacancy)
- Commercial unaffordability
- Neighborhood stigmatization



Opportunities

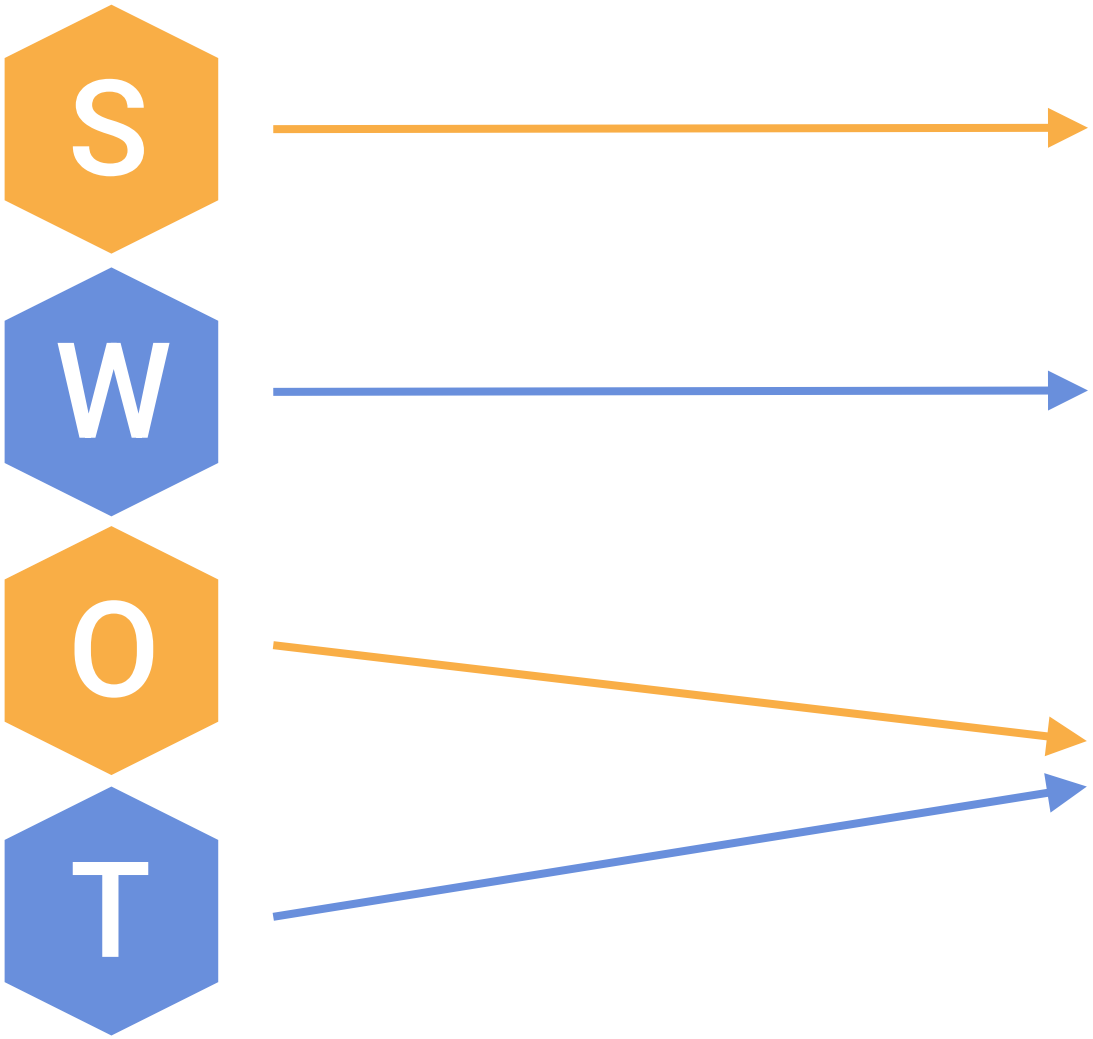
- Road diet and trail potential
- Coordinated corridor approach
- Increasing commercial opportunities
- Higher density housing + providing jobs
- Vacancy: Redevelop & repurpose
- 66th St Black Cultural District
- Increased green spaces and recreation
- Dunham tavern green space as catalyst



Threats

- Gentrification and displacement pressure
- Repeating patterns of harmful development
- Maintenance neglect and disinvestment
- ODOT limitations for Chester changes
- Commercial displacement
- Property tax and rent increases
- Climate vulnerability

Design Framework



Community Expression & Recreation

Celebrate and build on the community strengths in culture, public art, and play spaces

Safe Connectivity

Identify and improve the weaknesses in pedestrian accessibility, vehicle crashes, and bike infrastructure

Rooted Neighborhood Growth

Support development within key vacant sites and along major corridors while acknowledging past discrimination, preserving neighborhood dynamics, and honoring Hough's identity

Framework Implementation

Safe Connectivity

1. **Increase pedestrian visibility, safety and comfort** (clearing overgrowth, refuge islands, improve markings)
2. **Micromobility infrastructure and separated multi-use trails** (bike trail, transit hubs, shared scooters/bikes)
3. **Calming and Greening Chester Ave to bridge Hough and Midtown** (road diet, tree canopy and flora, reducing speed limit)

Community Expression & Recreation

1. **Continue to support public art, especially around Chester** (Cleveland Walls program, façade murals, pavement art)
2. **Maintaining and increasing outdoor sport and play opportunities** (baseball, basketball, playgrounds)
3. **Support informal reuse of vacant spaces** (community gardens, art galleries)

Rooted Neighborhood Growth

1. **New housing should be affordable** (public housing programs, senior housing, workforce housing, co-ops)
2. **Build and preserve community wealth through local businesses** (ECDI, Tech Hive, Chateau Hough)
3. **Engage the community thoughtfully instead of repeatedly** (storytelling workshops, design charettes, informal public space gatherings

Low-Cost Initiatives - Mapped

ART MURAL: Wilson Tower



CLEVELAND MOVES
TRANSIT HUB



ART MURAL: Back of Dave's



PAVEMENT ART:
E 66th Intersection



CLEAR CONSTRUCTION CONES

ART MURAL: Kram Kram



SIDEWALK
IMPROVEMENTS

CLEAR VEGETATION OVERGROWTH

0ft 100ft 250ft 500ft 1000ft

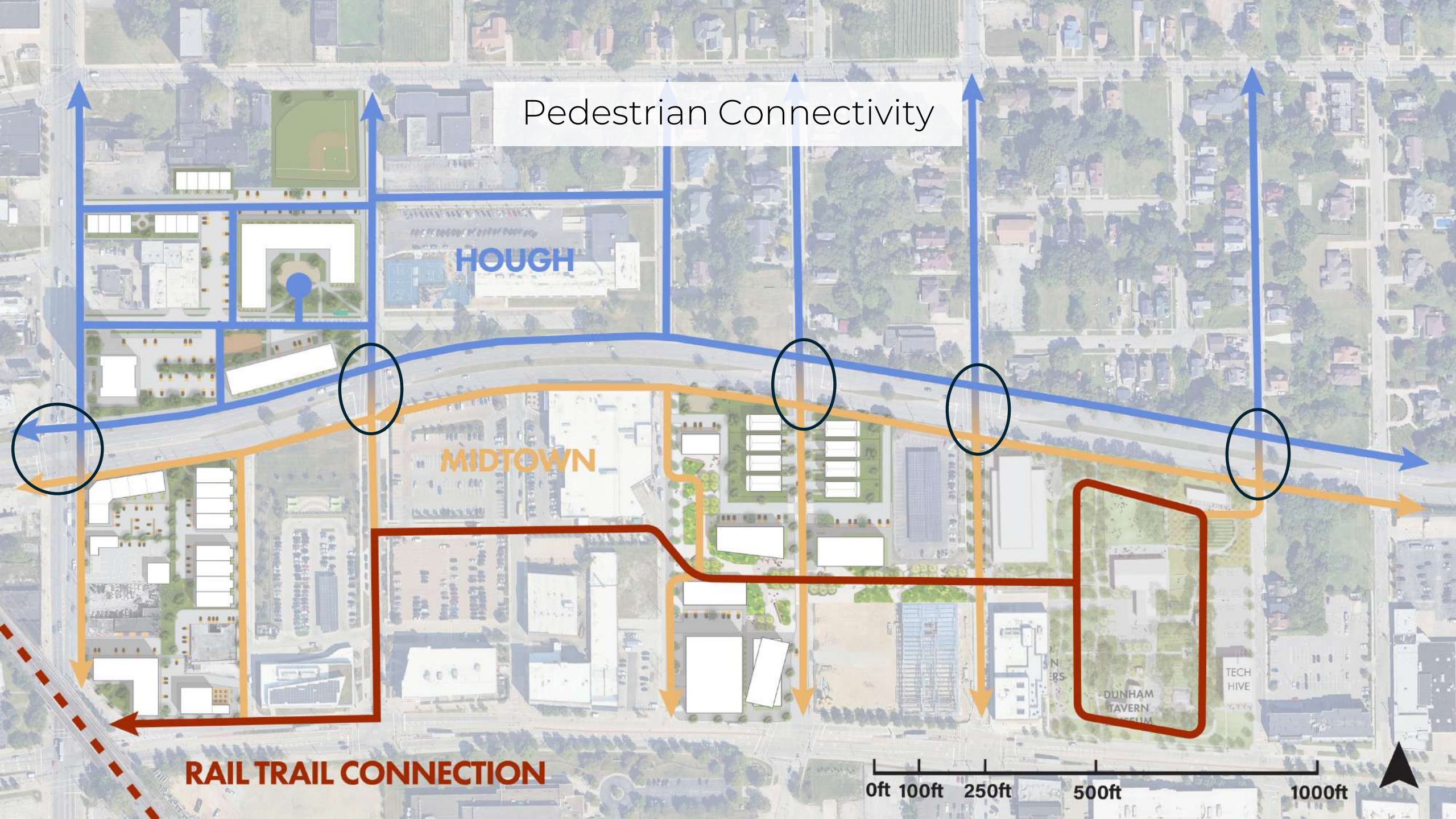

Current Conditions

Chester Streetscape Plan

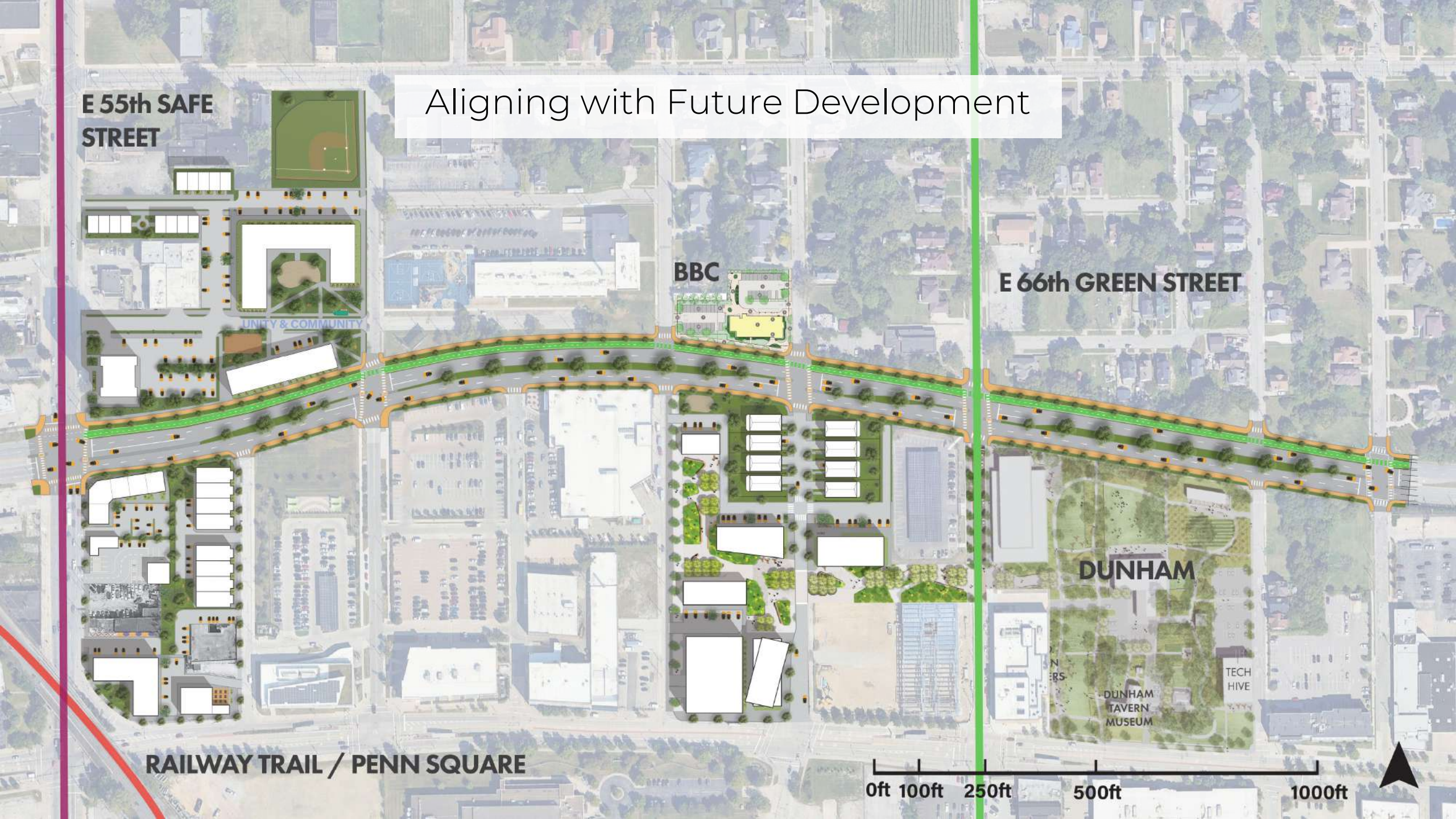



Site 1
Final Site Plan
UNITY & COMMUNITY
Site 3
Site 2
DUNHAM TAVERN MUSEUM
TECH HIVE
0ft 100ft 250ft 500ft 1000ft

Pedestrian Connectivity



Aligning with Future Development

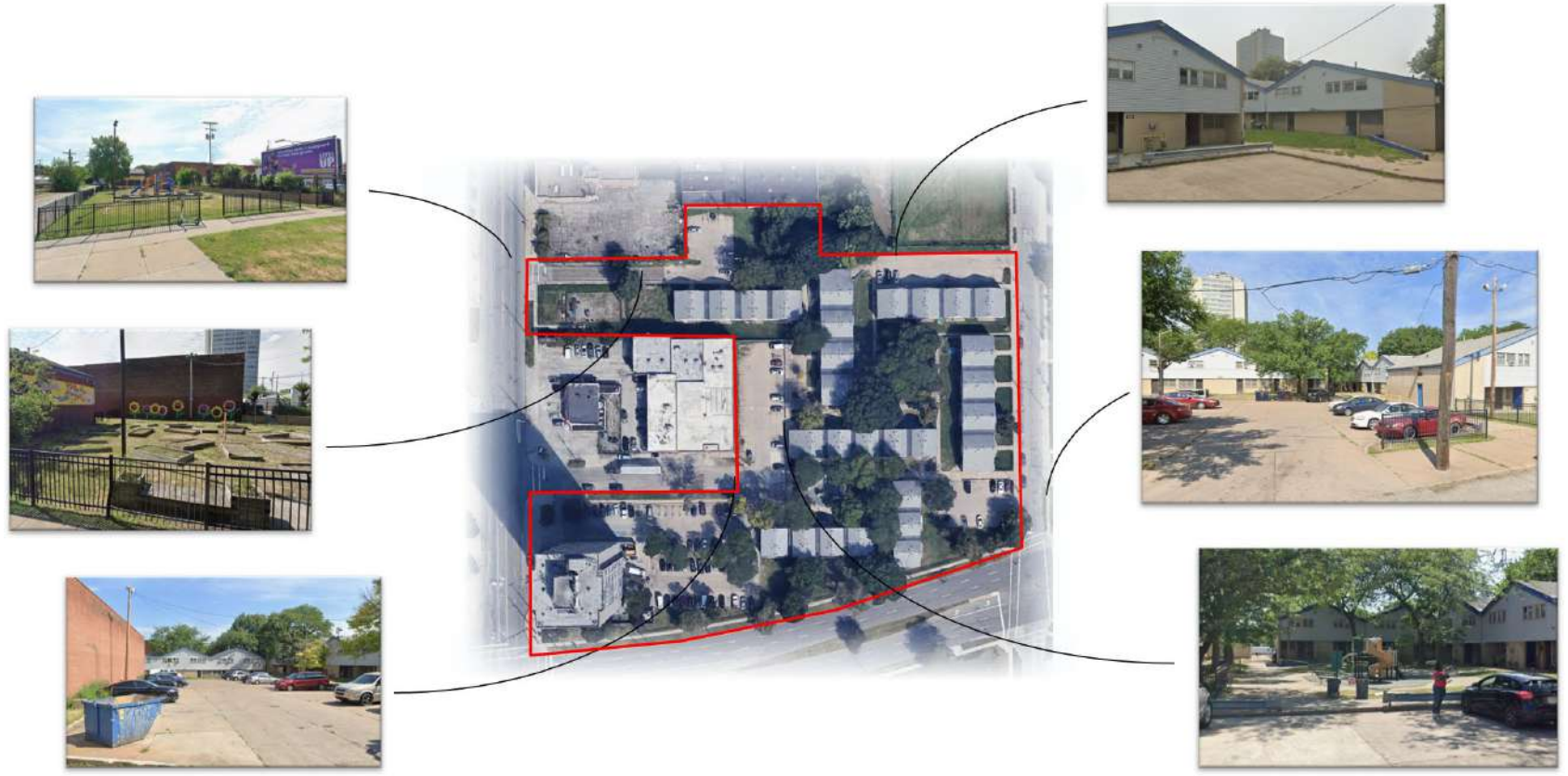


Site 1 Conditions & Background

Land Owner
CMHA

Total Acreage
5.2

Land Value
$1.9M



Site 1 Development Goals



Improve green space locations & rehab baseball

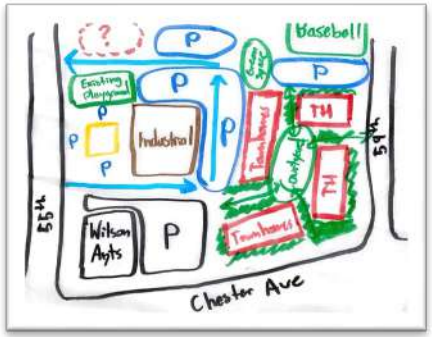


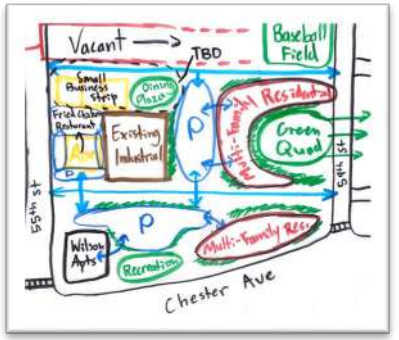
Provide affordable & diverse housing

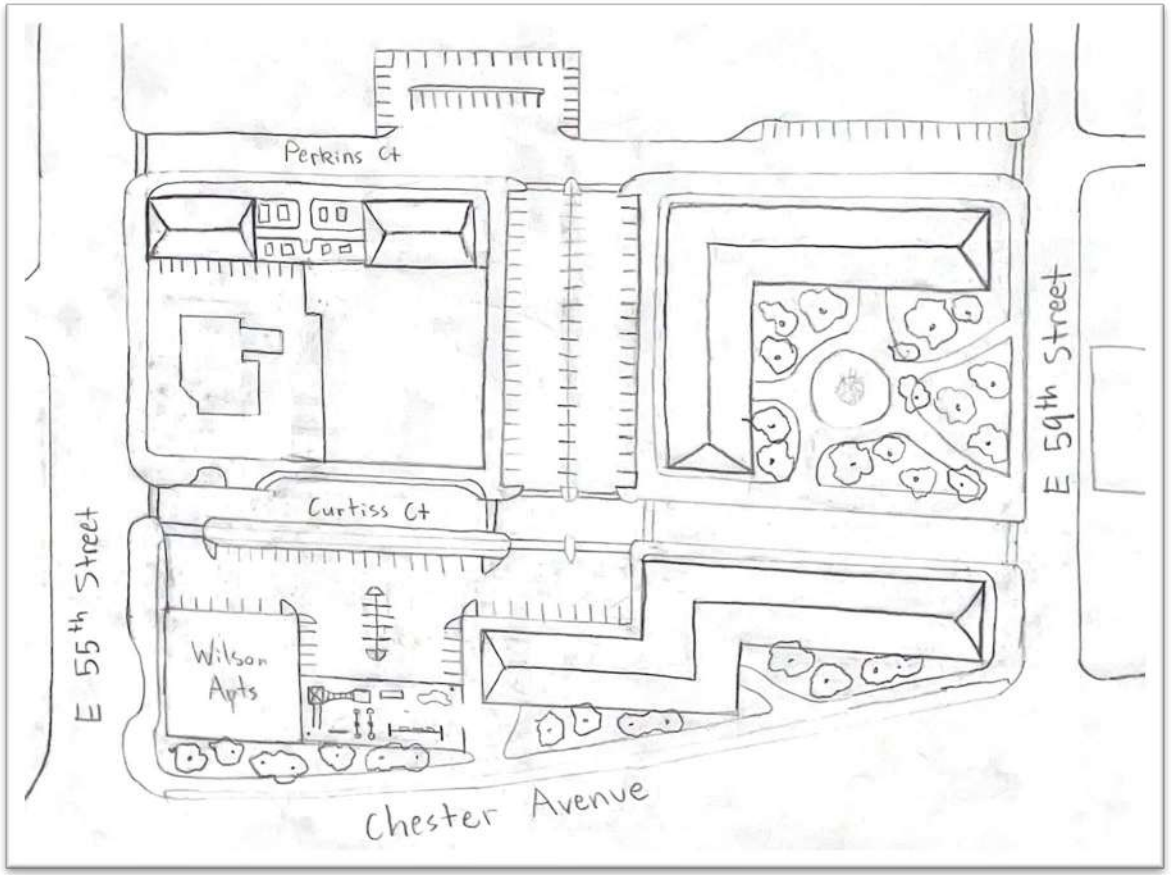


Increase connectivity between 55th + 59th

Site 1 Sketches & Iterations







Final Sketch









Wilson Living Center: Site Plan



Site 2 Conditions & Background

Land Owner(s)

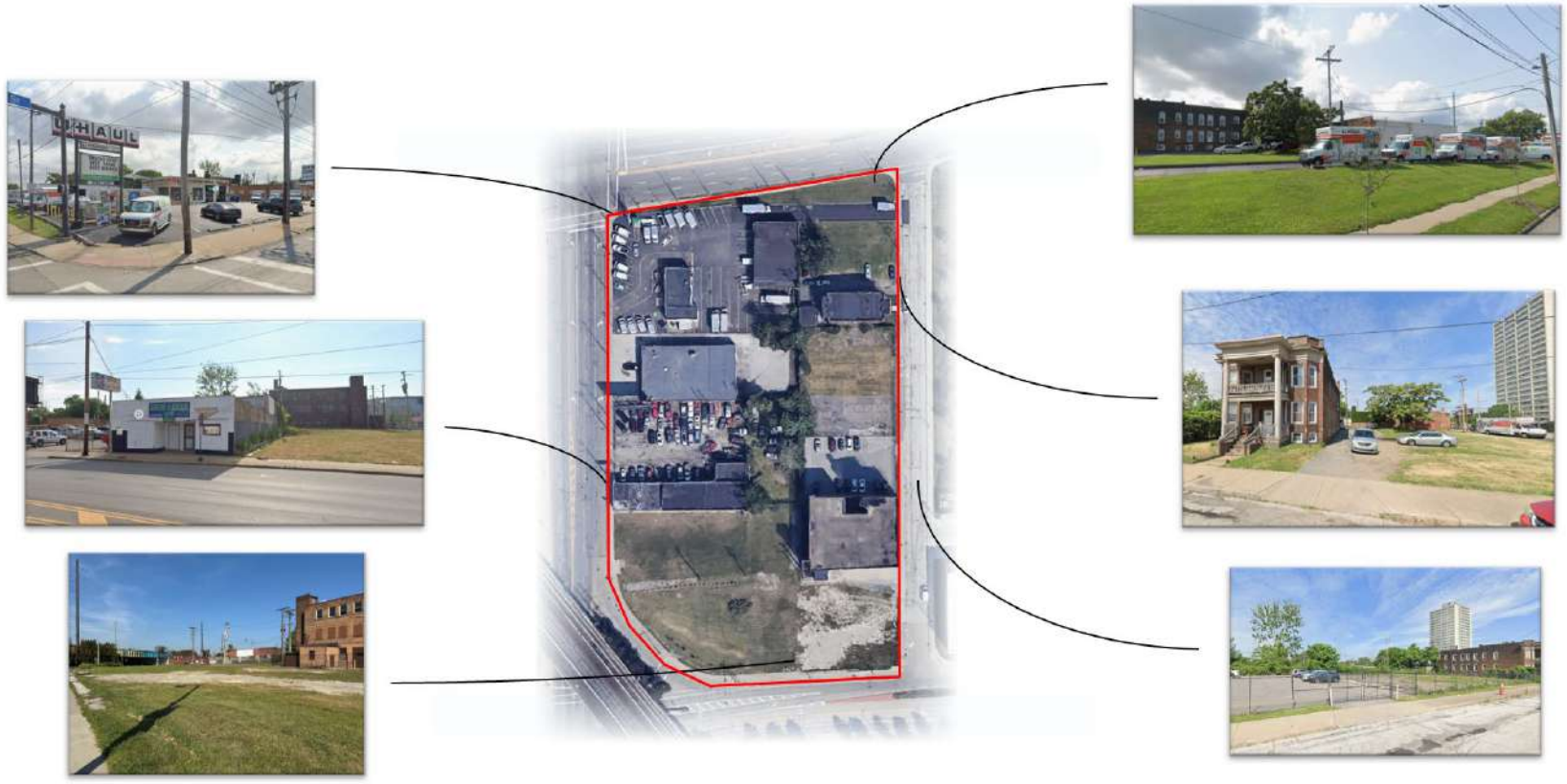
Amerco Real Estate
U-Haul Real Estate
Cuyahoga Port Authority
...

of Parcels

12

Total Acreage

3.5



Site 2 Development Goals



Relocate U-Haul to redevelop Chester & 55th

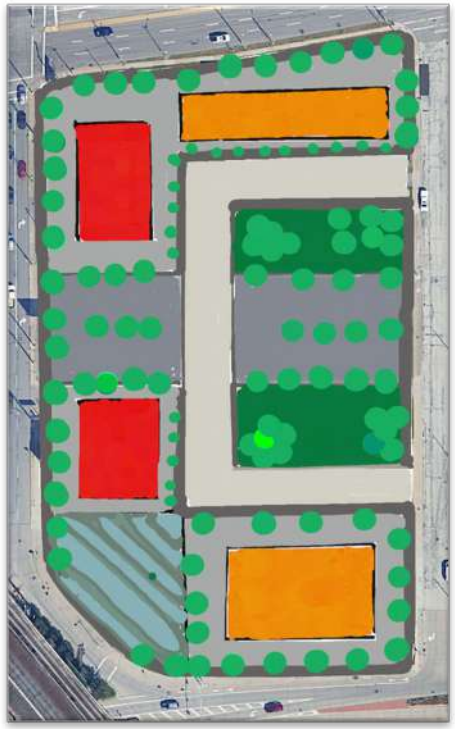


Retain existing industrial while providing additional uses

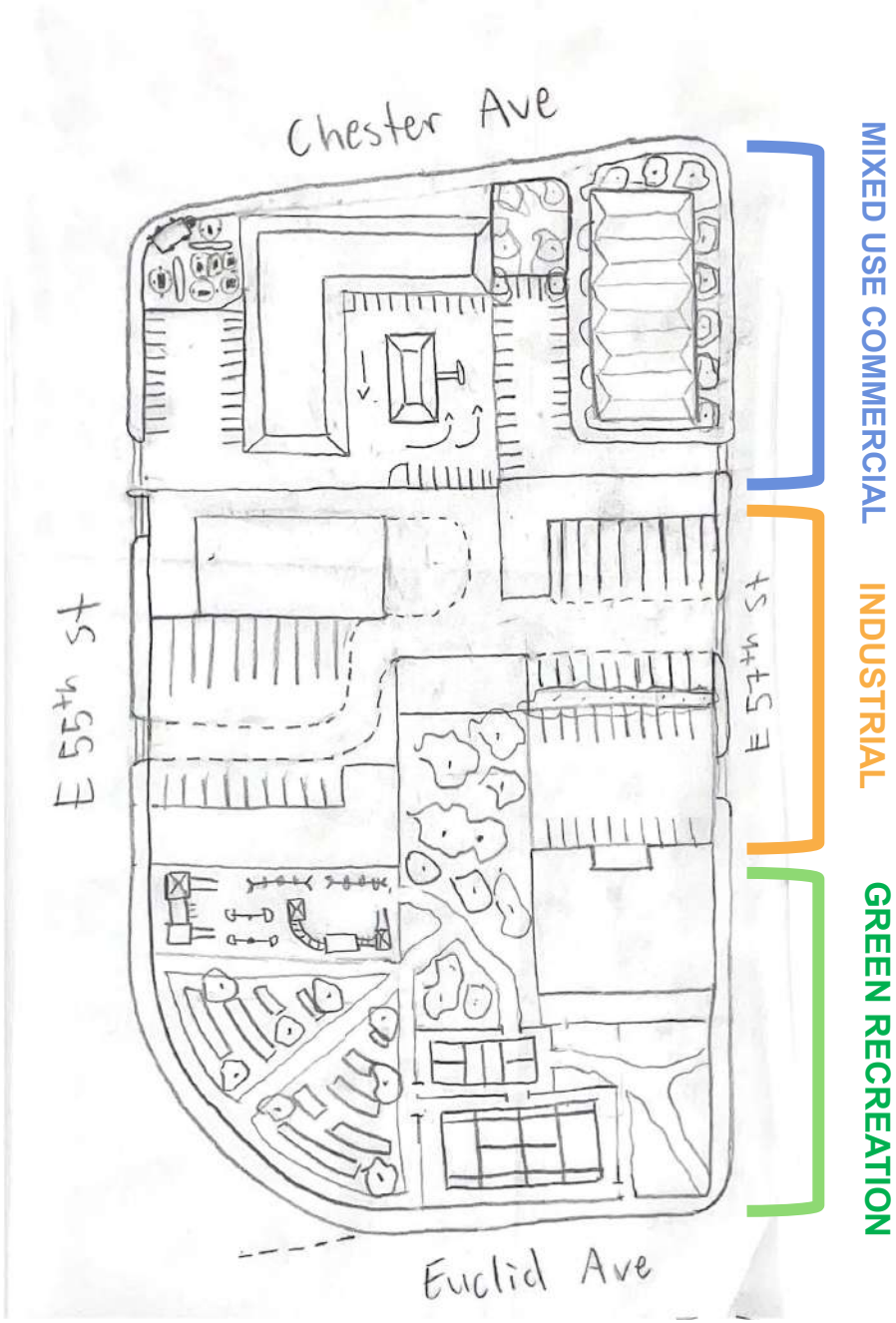


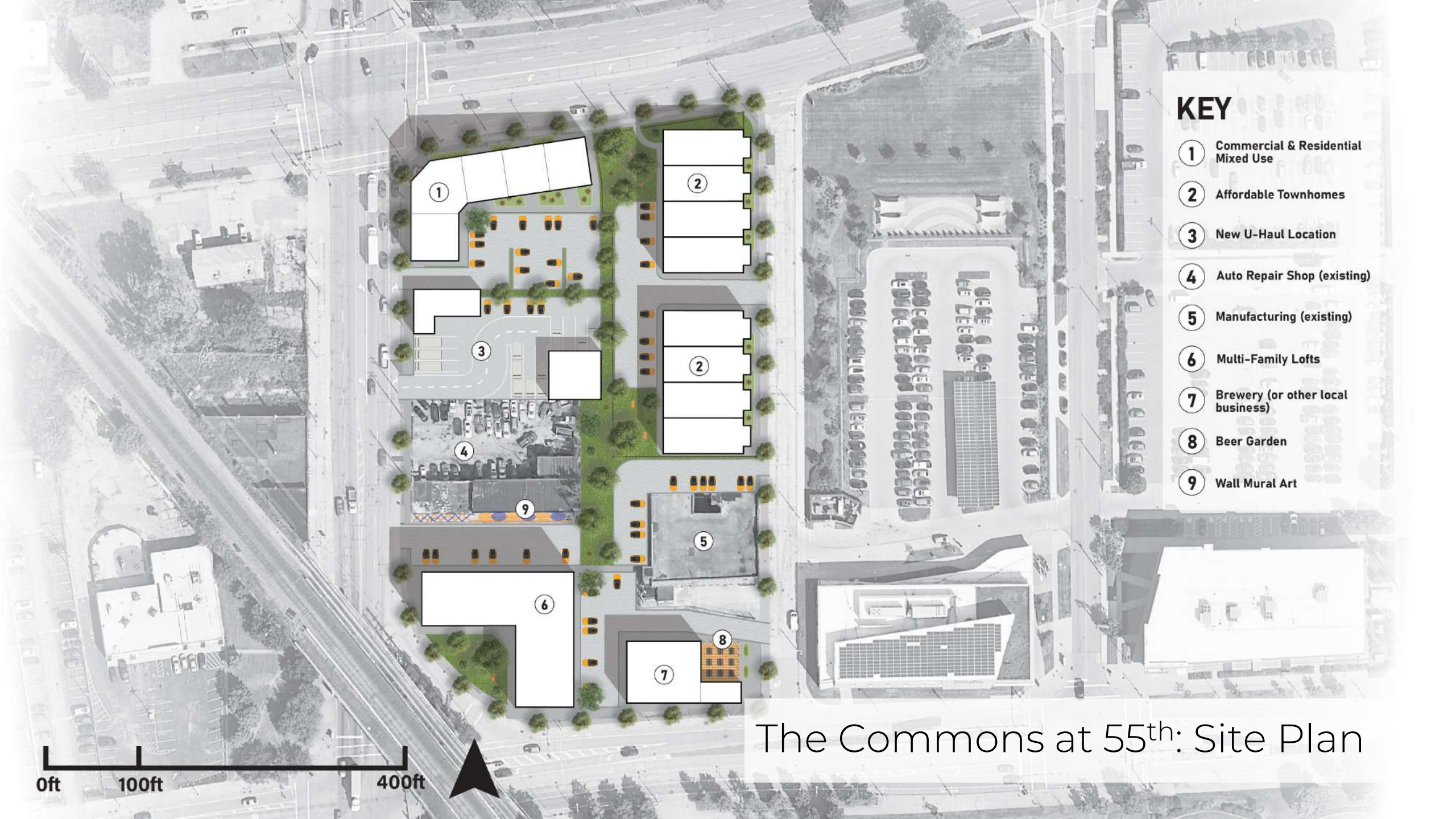
Opportunities for local art and local businesses

Site 2 Sketches









The Commons at 55th: Site Plan

Site 3 Conditions & Background

Land Owner

The Cleveland Foundation

of Parcels

8

Total Acreage

6.6













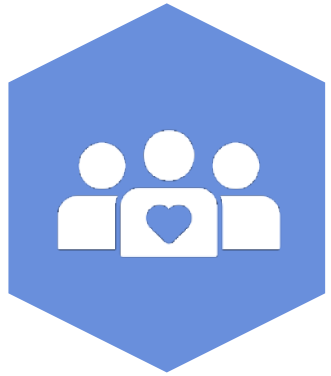
Site 3 Development Goals



Provide affordable housing through modular homes



Compliment the Dunham plan and provide alternatives to Dave's



Support community initiatives through a Black Avenue Community Center



The Midtown Shopping Corridor: Site Plan

Next Steps

1. Present Chester proposal to the Ohio Dept of Transportation and get feedback
2. Research and secure funding sources for short-term Chester safety initiatives, as well as sources for public art
3. Present research findings and site plan proposals to the local community for feedback
4. Reform site plan uses based on market demands for housing and commercial use
5. Take the good, leave the bad



Thank You for Listening