5. Strategies and Recommendations

The MyGlenville Plan is organized into a tiered approach that considers varying degrees and types of strategic investments. The 3-tiered strategy examines and outlines opportunities for every Glenville resident, regardless of location within the overall neighborhood.

Targeted Initiatives:

1. **E. 105th Street Strategies**: Targeted initiatives to reestablish E. 105th as the central spine of the community.
2. **Housing Improvement Nodes (HIN)**: Compact areas considered for redevelopment and stabilization.
   - Programs to help existing homeowners to maintain, repair and stay in their homes.
   - New construction opportunities to attract new investment and bolster intact blocks & streets.
   - Rental programs to ensure Glenville remains affordable, particularly south of Superior Ave.

Concentrated Investment District (CID): A community reinvestment program that will catalyze positive change with high quality mixed-income housing, the creation of a cradle-to-college education pipeline and community wellness programs to create a complete neighborhood. Famicos Foundation’s ongoing investment in Circle North, combined with improvements at Mary Bethune School and the proximity to University Circle were factors in designing the CID’s location.

Neighborhood-Wide Initiatives: Outlines a set of initiatives that will continue the work of making measurable quality-of-life improvements that benefit all Glenville households. It is organized into five sections:

- Maintain/Grow Housing Diversity
- Strengthen Education
- Expand Employment & Business Opportunity
- Improve Quality of Life/Strengthen Community Engagement
- Community Safety
- Promote Sustainability, Environmental Stewardship, & Greenspace Improvements
Figure 25: Location-Specific Investments

This map illustrates the HINs, East 105th Street Strategies and CID. These targeted areas were selected based on existing conditions and redevelopment potential. Overlaying vacancy rates versus occupancy, property valuations, proximity to green spaces/education providers and other factors led to the areas' selection. The plan identifies sites and outlines land-use and physical redevelopment recommendations and concepts.

HIN's are located throughout the Study Area, ensuring investment opportunities are equitably distributed in multiple areas of Glenville. Initial Phase HIN's are identified where interventions and investment must occur to stabilize adjacent streets/blocks, continue investments/redevelopment initiatives or where educational facilities' roles can be expanded and made more accessible to residents.

Each component is presented in further detail in the following sections.
6. E. 105th Street Strategies

The following revitalization strategies aim to reestablish E. 105th Street as the central spine of the Glenville community. This effort will build on the many current assets in the corridor:

- The array of strong churches located along the corridor;
- The concentration of modern retailing at E. 105th Street and St. Clair Avenue;
- The positive housing developments such as Doan School Apartments, Greater Abyssinia Towers, and Heritage Lane; and
- The planned growth of activity in Case Western Reserve University’s West Quad along E. 105th Street that will bring additional energy to the area.

This revitalization strategy focuses on a variety of market opportunities for three segments of E. 105th Street (see Figure 26).

Figure 26: Three Segments of E. 105th Street
Figure 27: Segment One (Wade Park Avenue to Olivet Avenue)

The strategy for Segment One seeks to continue the evolution of this portion of the community into a mixed-income, mixed-use environment.

**6. E. 105th Street Strategies**

**1. Mixed-Income, Mixed-Use Development**

These developments will reinvigorate 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 café/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. Mixed-Use Development**

Envisioned as a development site for housing and/or commercial uses. One of the concepts being considered is a business support center/co-working space to connect local entrepreneurs to supportive services and programs.
Figure 28: Segment Two (Olivet Avenue to Empire Avenue)

The strategy for Segment Two encourages the relationship between the many important churches in the Glenville neighborhood and the adjacent residential community. The revitalization effort emphasizes support of adjacent residential blocks.

- **Family Style Restaurant**
  - This restaurant serves the residents, as well as the commuting churchgoers that flock to worship services, bible studies, and other events in Glenville.

- **Future Mixed-Use Development**
  - Potentially senior housing, garden apartments, etc.

- **Connections to Cultural Gardens & Forest Hills Park**
  - New linkages with hiking and biking pathways and, ideally, with more pedestrian and bicycle-friendly patterns along E. 105th. Connections to nearby neighborhoods are enhanced with small plazas and community gathering places.

- **Green Parking Lots**
  - Beautify existing parking lots, many of which serve the churches on E. 105th, with tree screening, pervious surface paving, and other stormwater management controls.

- **Intergenerational Housing Village**
  - Cluster of infill homes on consolidated/assembled sites. These homes will be designed to foster interaction among all age groups to improve the lives of children, youth, and senior adults.

- **Preservation & Rehabilitation**
  - A major emphasis in this segment is the preservation and rehabilitation (especially with intensive façade improvements) of viable smaller commercial structures, coupled with selective demolition of vacant and abandoned properties that detract from the appearance of the corridor.

- **Gather in Glenville**
  - Events to fill summer Sunday afternoons on E. 105th with food, music, family-friendly movies, and shopping. Kicking off in 2016, this series will serve as the lead gathering event for Glenville residents and engage the church-going crowd.

*No specific properties identified as of this report.*
Figure 29: Segment Three (Empire Avenue to I-90)

The strategy for Segment Three focuses attention on job- and service-creating activities, such as rehabilitating the closed East Side Market as a new supermarket and capturing community-serving retail opportunities.

- **Glenville Enterprise Center**
  - Pursue unique development opportunity between a public, private partnership (Fred Geis and the County).

- **East Side Market**
  - Reopen the East Side Market as a grocery store that provides fresh meats, seafood, and fruits/vegetables to the community.

- **Community-Serving Retail (Existing Space)**
  - Fill vacancies at existing shopping centers with opportunities for stores such as dry cleaners/laundromats, optical store, medical equipment store, hardware, garden center, auto parts, florist, and gift shops.

- **Future Retail-Commercial Development Site**
  - Potential uses may include retail, an auto repair incubator/training center or institution-related back office or support facility.

- **Housing Improvement Node 3**
  - Elk Avenue District - expanded discussion for HINs starting on page X.

- **Community-Serving Retail (New Space)**
  - Support some retail expansion south along E. 105th Street just south of St. Clair Avenue.

- **Gateway Intersection**
  - Special paving, lighting to showcase the neighborhood, including the Superman market and the Glenville Hall of Fame.
Figure 30

Segment One: Superior & E. 105th District

Intersection of Superior & E. 105th Looking South Towards University Circle
Segment Two: Hathaway Avenue - Everton Avenue

Intersection of Pasedena & E. 105th Looking North
Figure 32
Segment Three: E. 105th & St. Clair Avenue

Intersection of E.105th and Englewood Looking North Towards St. Clair Avenue