

St. Clair Superior Priority Areas

A Residential Investment Strategy

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St. Clair Superior: A Brief History

Welcome to the Neighborhood

Since 1880, the area that is now St. Clair Superior has housed many industrial interests, primarily metals and machine works factories. These industry buildings have been historically concentrated north of St. Clair Ave, while land to the south of St. Clair Ave. became predominantly a densely settled residential area.

Like many neighborhoods in Cleveland, St. Clair Superior was home to a mix of various working class immigrant groups, including Lithuanians, Poles, Italians, Germans, and Croats, and Slovenians whom were the vast majority. In the first half of the 20th century, St. Clair Superior amassed the largest Slovenian population in the world outside of Slovenia itself.

The DNA of this neighborhood contains a rich history of cultural diversity paired with a strong industrial foundation. While there are still a few operating industry buildings in St. Clair Superior, many have closed or relocated. Similarly, the majority of the residential sector of the neighborhood now hosts vacant land or vacant structures. All property photos on the following page are courtesy of the Cleveland Property Survey (2022).

However, there are development prospects on the horizon for this often overlooked neighborhood.

For more info on CHEERS,
visit the Cleveland
Metroparks website!



Picture courtesy of Publish Ohio.

Cheers for CHEERS!

The highly anticipated Cleveland Harbor Eastern Embayment Resilience Strategy (CHEERS) project has finalized the design and is now in the process of securing funding and permitting from the Army Corps and other entities. This project seeks to "reconnect communities to the lake, improve public health, bolster the economy, and benefit the environment and natural habitat" (Cleveland Metroparks, 2024). CHEERS is expected to start the first phases of breakwater construction and dredge fill in 2026.



Updated CHEERS Plan, located directly north of the St. Clair Superior neighborhood.



1153 East 74th St.



1149 East 72nd St.



1115 East 76th St.




Cheers for CHEERS! (cont.)

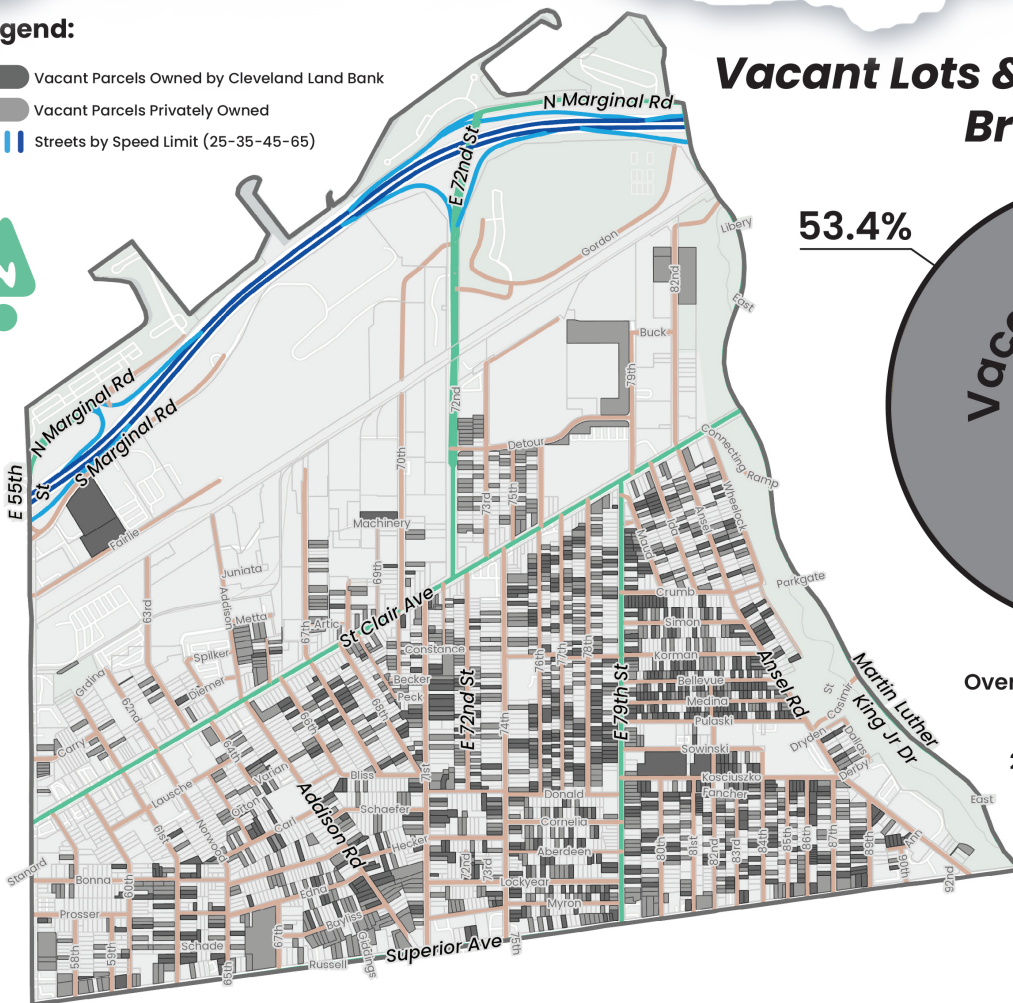
With the upcoming implementation of CHEERS, The City of Cleveland anticipates growing development interest in both the industrial and residential sectors of the neighborhood. Unfortunately, the current conditions of this neighborhood (vacant homes, low-quality housing stock, and empty retail/commercial buildings) pose significant barriers to growth.

The City should use the land it currently owns to help control the narrative of any speculation and green gentrification in the neighborhood. While there are no new houses currently being built (or have been built in 5+ years), the influx of interest warrants specific City attention to this geography.

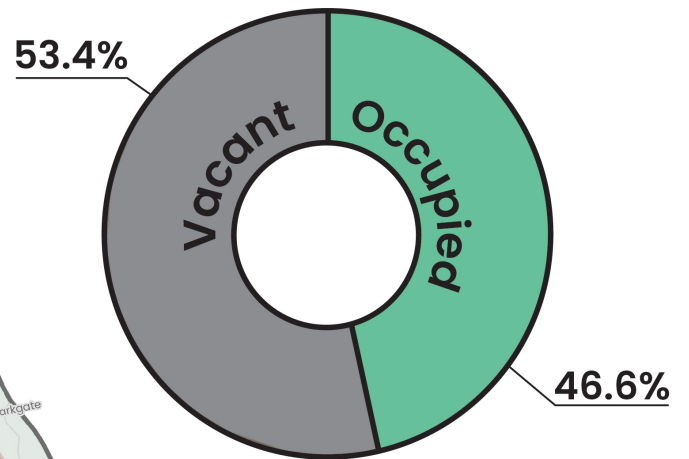
The graphic below illustrates the severity of vacancies in St. Clair Superior.

Legend:

-  Vacant Parcels Owned by Cleveland Land Bank
-  Vacant Parcels Privately Owned
-  Streets by Speed Limit (25-35-45-65)



St. Clair Superior: Vacant Lots & Vacant Structures Breakdown, May 2024



Over half of the parcels in St. Clair Superior are categorized as "Vacant Lots" or "Vacant Structures", per the 2022 Cleveland Property Inventory.



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Street & Parcel datasets gathered from Cleveland's Open Data Portal. The 2022 Cleveland Property Inventory was conducted by Western Reserve Land Conservancy which analyzed 160,000+ parcels across the City of Cleveland.

SCS Neighborhood Vacancies

The majority of this neighborhood's land is classified as "Vacant Structure" or "Vacant Land" by the 2022 Citywide Property Survey. Much of this land is owned by the Cleveland Land Bank, as symbolized by the dark grey polygons in the map above.

Our Residential Reinvestment Strategy

While the St. Clair Superior neighborhood boasts a rich history of development and residential influx, times have changed. Currently, SCS sees no new construction and very few rehabs per year. The City Planning Department also sees very few design review cases per year out of this SPA (Statistical Planning Area).

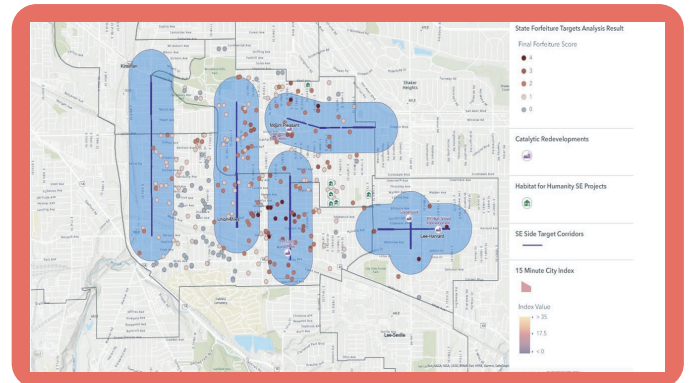
With the impending CHEERS project and significant investments in sites like the old First Energy lakefront plant, speculation on real estate will begin in the coming years.

Analysis Background

This strategic approach builds off work Alan Neider (B&H Harvard Fellow) did in Summer 2023.

Taking queues from his work and refining the analytics, City Planning has incorporated a more complete neighborhood profile (including zoning, etc.) and expanded on Neider's previous forfeiture thinking.

The goal of this analysis is to call out specific addresses to hold and focus on for **renovations, rehabs, and priority infill**.



Alan Neider, 2023

**This is a City Hall roadmap for focused investment.
The ultimate goal for residents:**

- 1) Create affordable owner-occupied homeownership opportunities with unoccupied state forfeiture parcels
- 2) Build sustainable generational wealth through homeownership

Getting Familiar with St. Clair Superior

The map below includes the boundaries of St. Clair Superior, the parcels within the neighborhood, and the roads symbolized by their speed limit. Generally, the industrial & commercial properties are located north of St. Clair Ave while the residential properties are located south of St. Clair Ave.



Figure 1

The neighborhood's west border is E 55th St and its east border is MLK Jr Blvd. Superior Ave is the southern border. St. Clair Superior claims a Lake Erie shoreline on its northern border- however, lake access is obstructed by I-90. An aerial image of SCS (Figure 1) and the neighborhood's current zoning (Figure 2) are helpful in navigating this area.

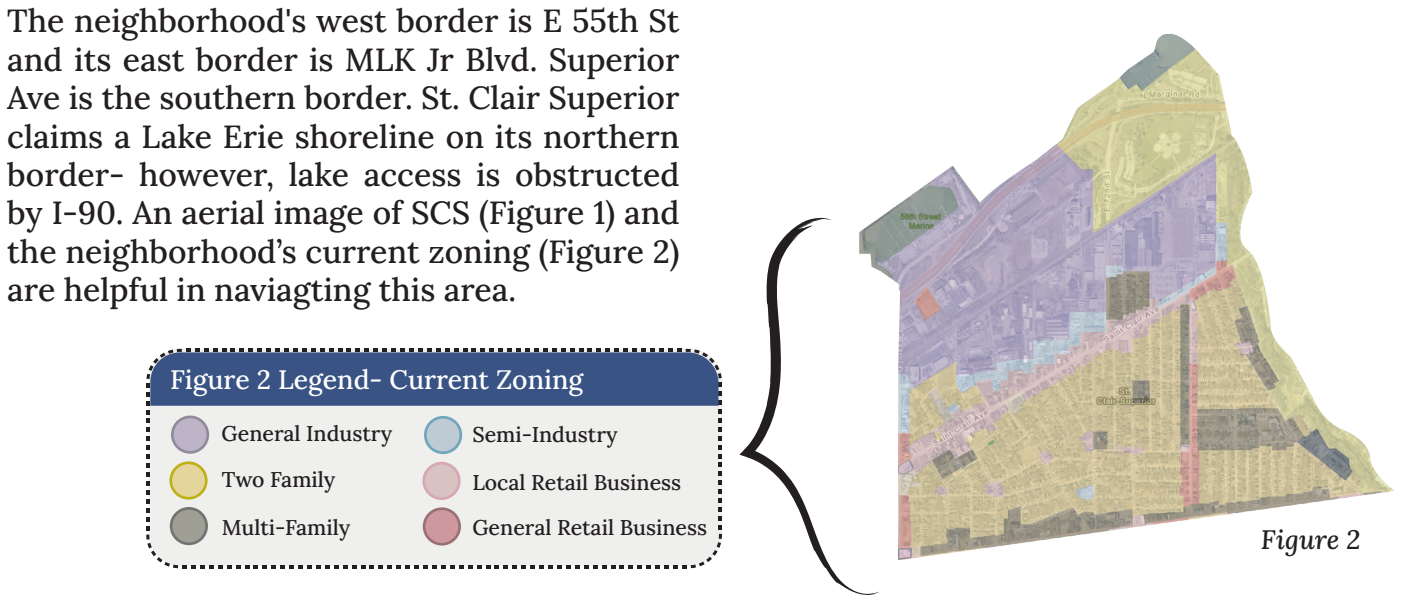
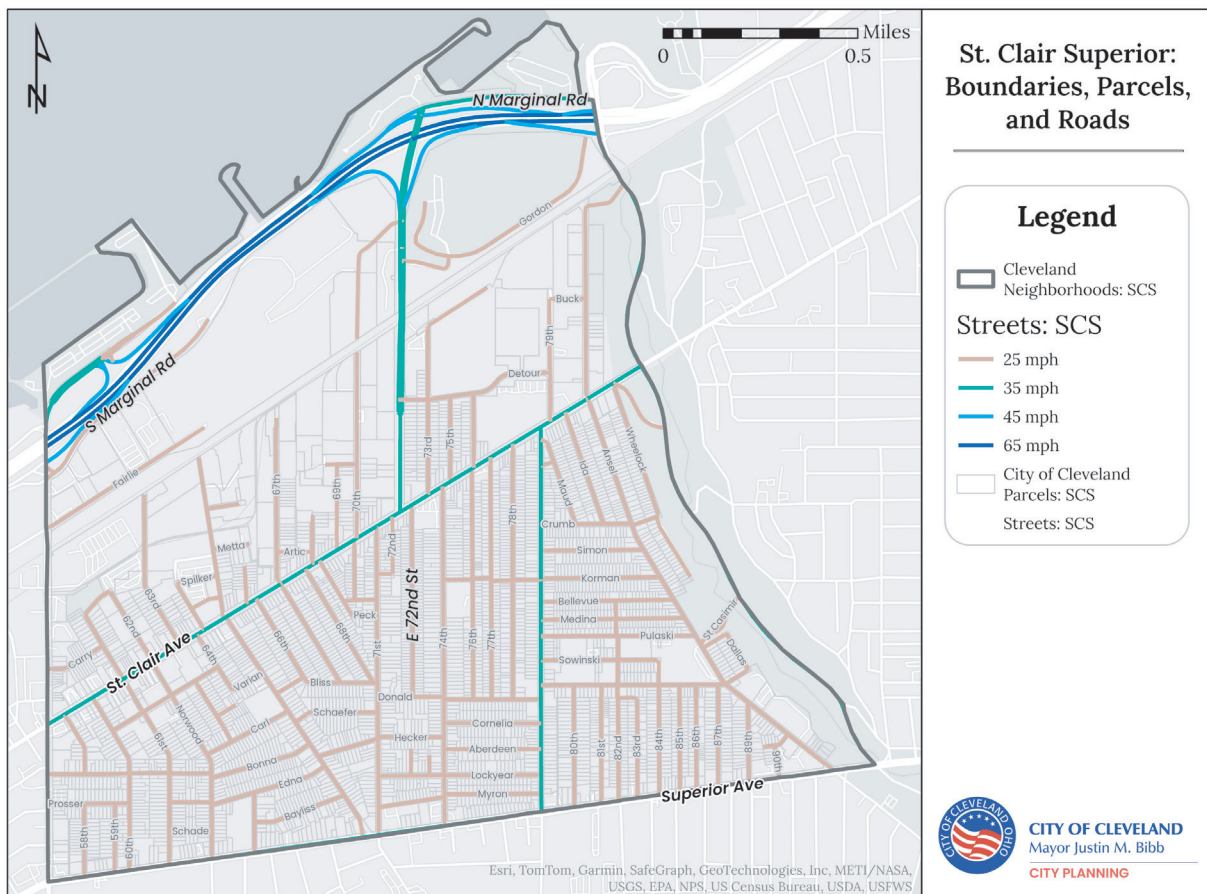
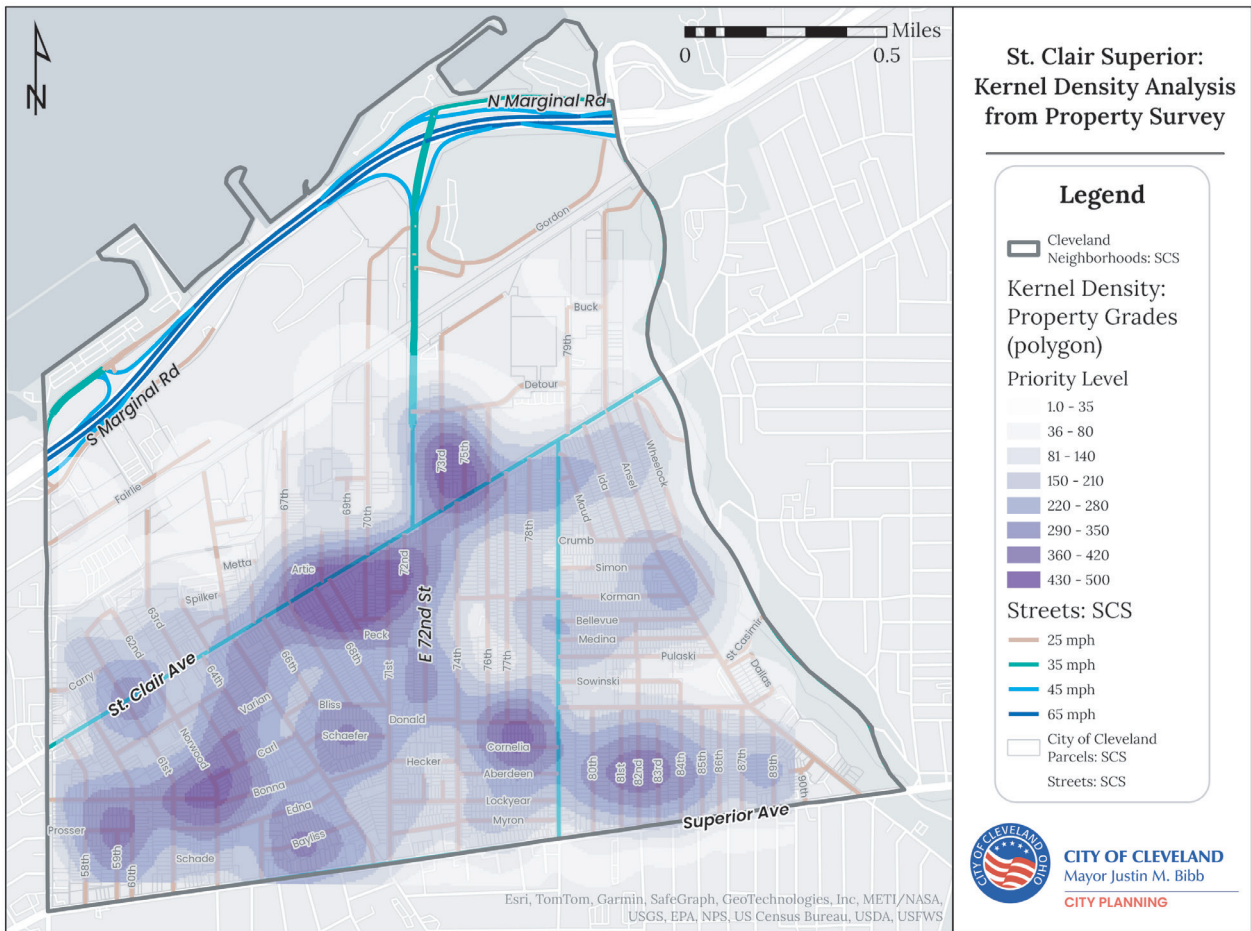


Figure 2

Figure 2 Legend- Current Zoning

General Industry	Semi-Industry
Two Family	Local Retail Business
Multi-Family	General Retail Business





SCS Priority Areas: Map 2

Where to Prioritize Our Funding and Time

Given that SCS is over 50% vacant structure/land, City Planning is using the 2022 Property Survey to find high concentrations of priority rehab candidates. These addresses are graded as B, C, and D properties that are vacant and grouped together.

There is one vacant structure graded A within the SPA, but (generally speaking) B, C, and D properties are more available and valuable for this work.

Analysis also assumes the Neighborhood Investment Manager in ED will be focusing exclusively on St. Clair Ave, the commercial and retail corridor for this neighborhood. This analysis tries to “ignore” St. Clair Ave due to that factor.

The Mapping Process

To start, the GIS Analyst extracts vacant structure parcels in SCS, defined by the 2022 Cleveland Property Survey. Next, the analyst assigns priority values to each property point based on Survey Grade in order of B, C, A, D. These values are between 0-1 to support weighted kernel density.

To produce the visual analysis, the analyst runs a kernel density analysis using priority values as weighted population.

The completed kernel density analysis is in purple in the map above. The areas that are darkest (500) are the highest priority given the parameters. The lightest areas (1) are least prioritized.

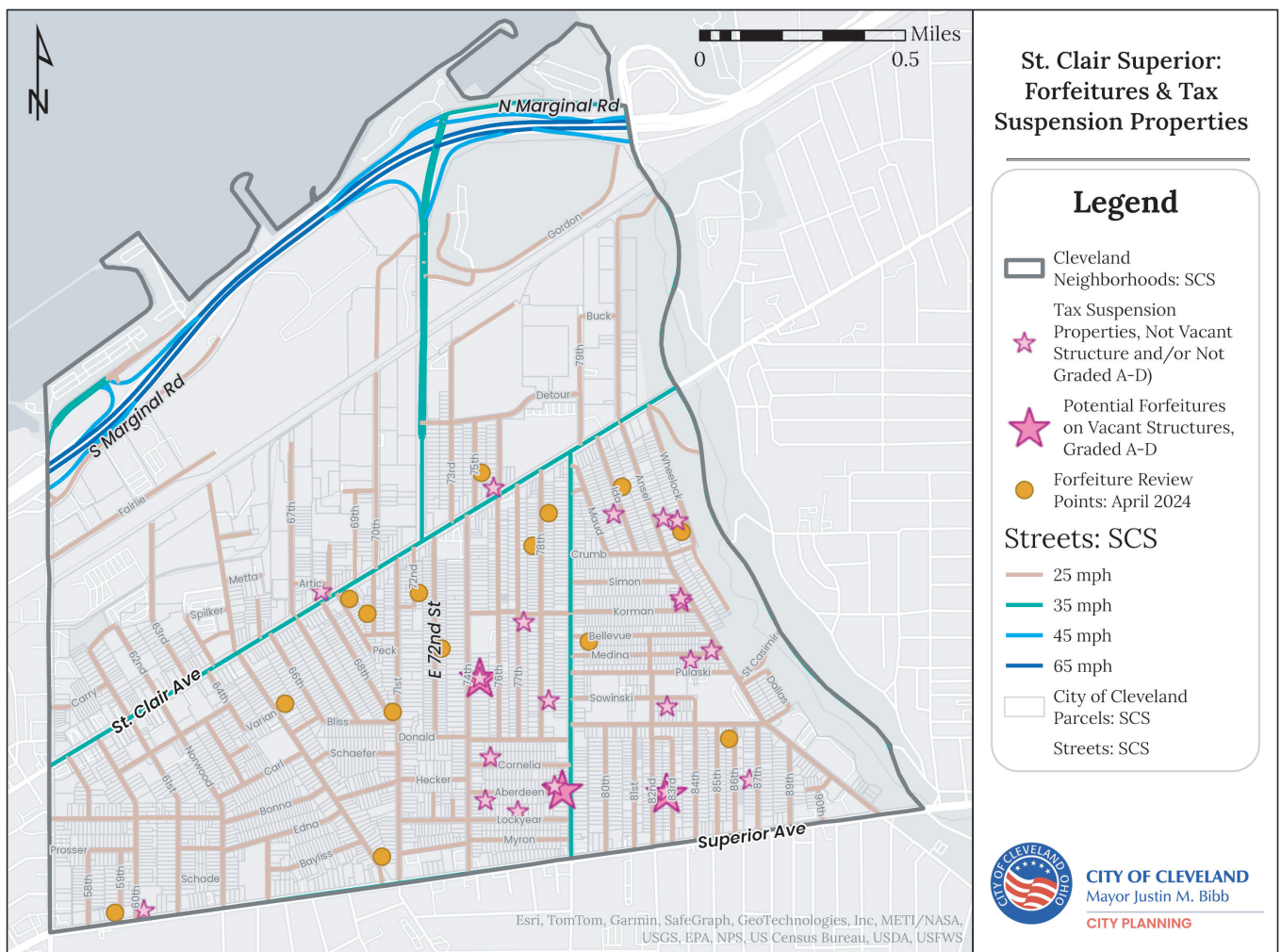
Tax Delinquencies, Forfeiture Reviews, and Potential Forfeitures

See map below for points of interest.

Forfeiture Review Points: CD review in April 2024, prepared by ED, all properties in this layer are vacant land or structures.

Forfeiture Properties: Internal layer of parcels to request for forfeiture as of Feb 2024, prepared by ED, all properties are vacant land or structures.

Tax Suspension Properties: Cuyahoga County suspension list which deems parcels uncollectable (and have stopped collecting-on); these properties would end in forfeiture if foreclosed.



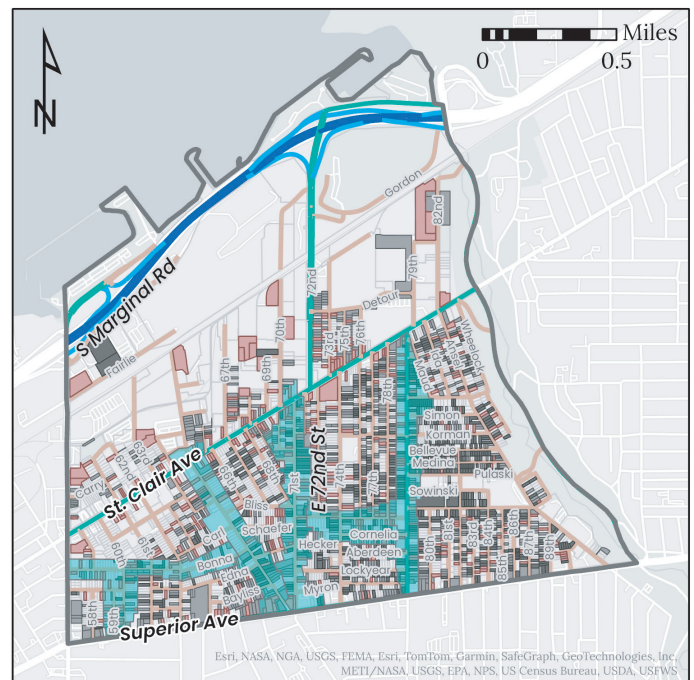
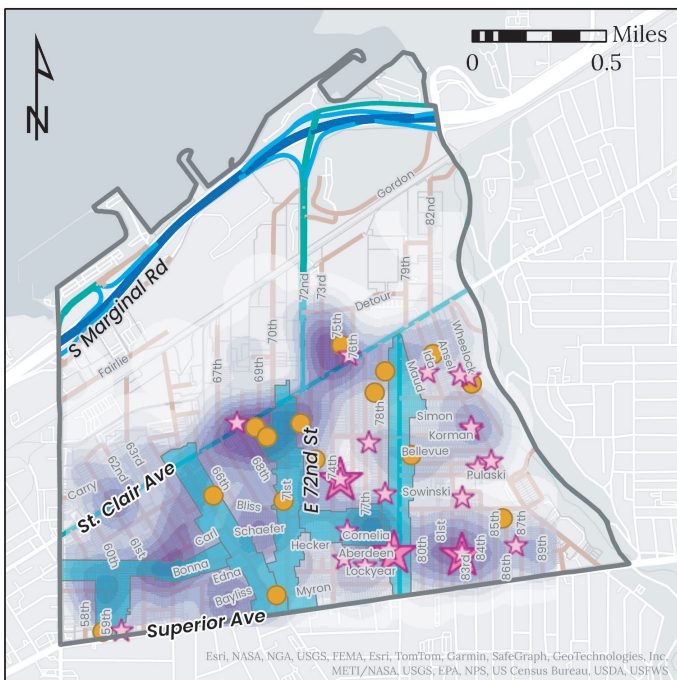
SCS Priority Areas: Map 3

All “potential” forfeitures have not been acquired by the City. However, these SCS properties remain of interest for this analysis.

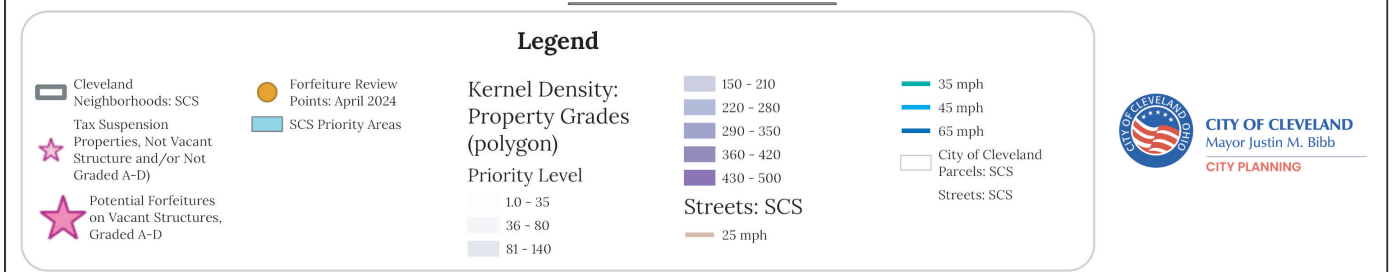
Priority Areas in St. Clair Superior

SCS priority areas are associated with:

- Less restrictive zoning (multi-family residential, local retail, etc.)
- Less vacant land, not vacant structures
- Priority access streets (higher daily traffic volumes)
- Overlaying the kernel density analysis map of priority rehab candidates & 15 min city index



St. Clair Superior Priority Areas



SCS Priority Areas: Map 5

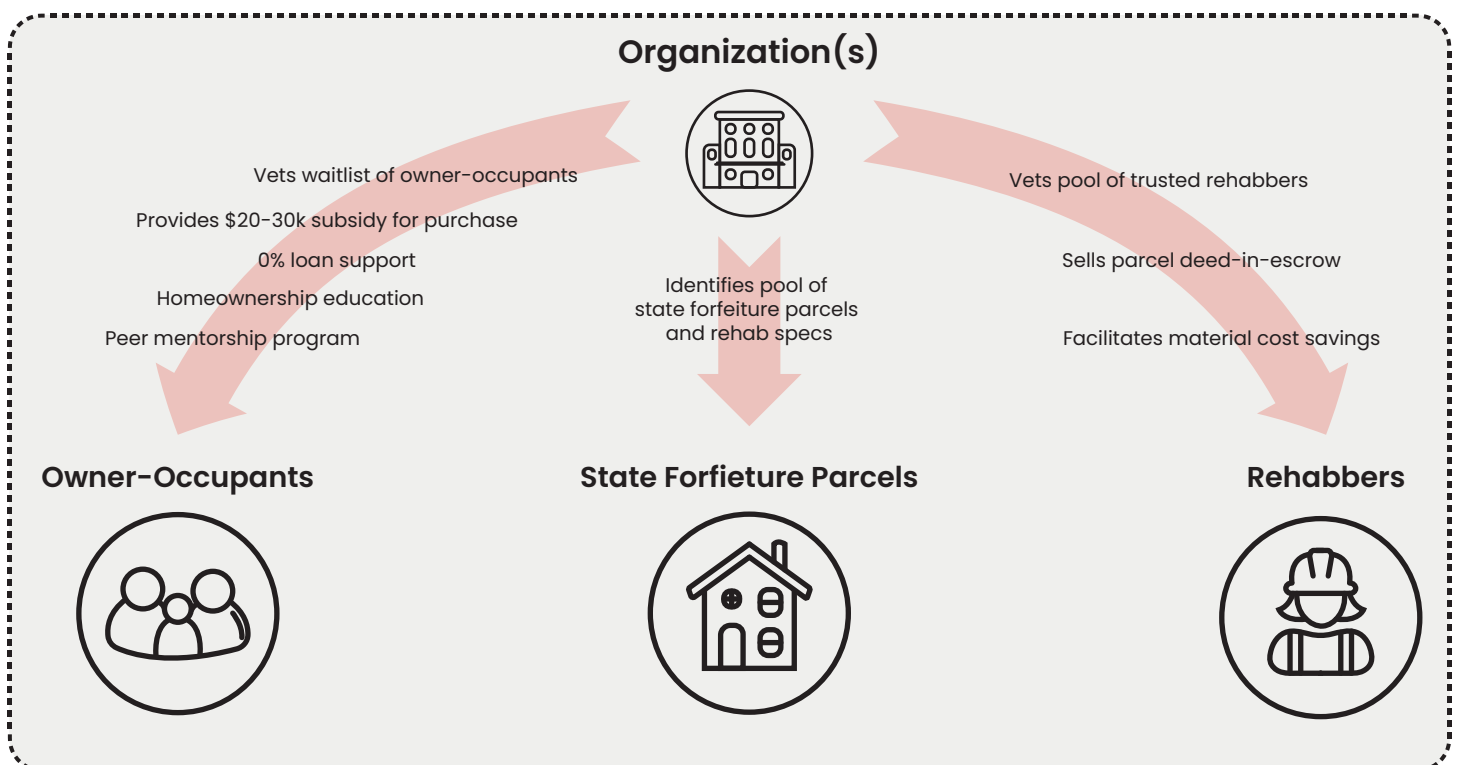
Relevant City Programs (aka "Organization")

- ★ **Model Block Program:** Grants to homeowners to make exterior repairs of their homes
- ★ **Storefront Renovation Program:** Provides design, technical and financial assistance for business owners who renovate exterior surfaces of their buildings
- ★ **Lead Hazard Control Program:** Provides lead risk assessments, identifies lead-based paint and provides grants to control lead-based hazards
- ★ **Sideyard expansions**
- ★ **Community Development Standard Infill Housing:** CD is currently working with two firms on prototyping designs

- ★ **Department of Aging- Senior Homeownership Assistance Program:** Provides repair grants to eligible senior and disabled applicants

Outstanding Questions

1. What program/policy framework would the priority area investment best sit under?
2. Is it viable to create a new program focused on priority area investment in CD/ED/B&H/City Planning?
3. Would the City (Land Bank/Sites Fund?) ever acquire structures?
4. How can City Planning best support Sites Fund/Integrated Dev. Cluster within this framework?



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**See you in
St. Clair Superior!**

Photo Credits: SCSDC

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