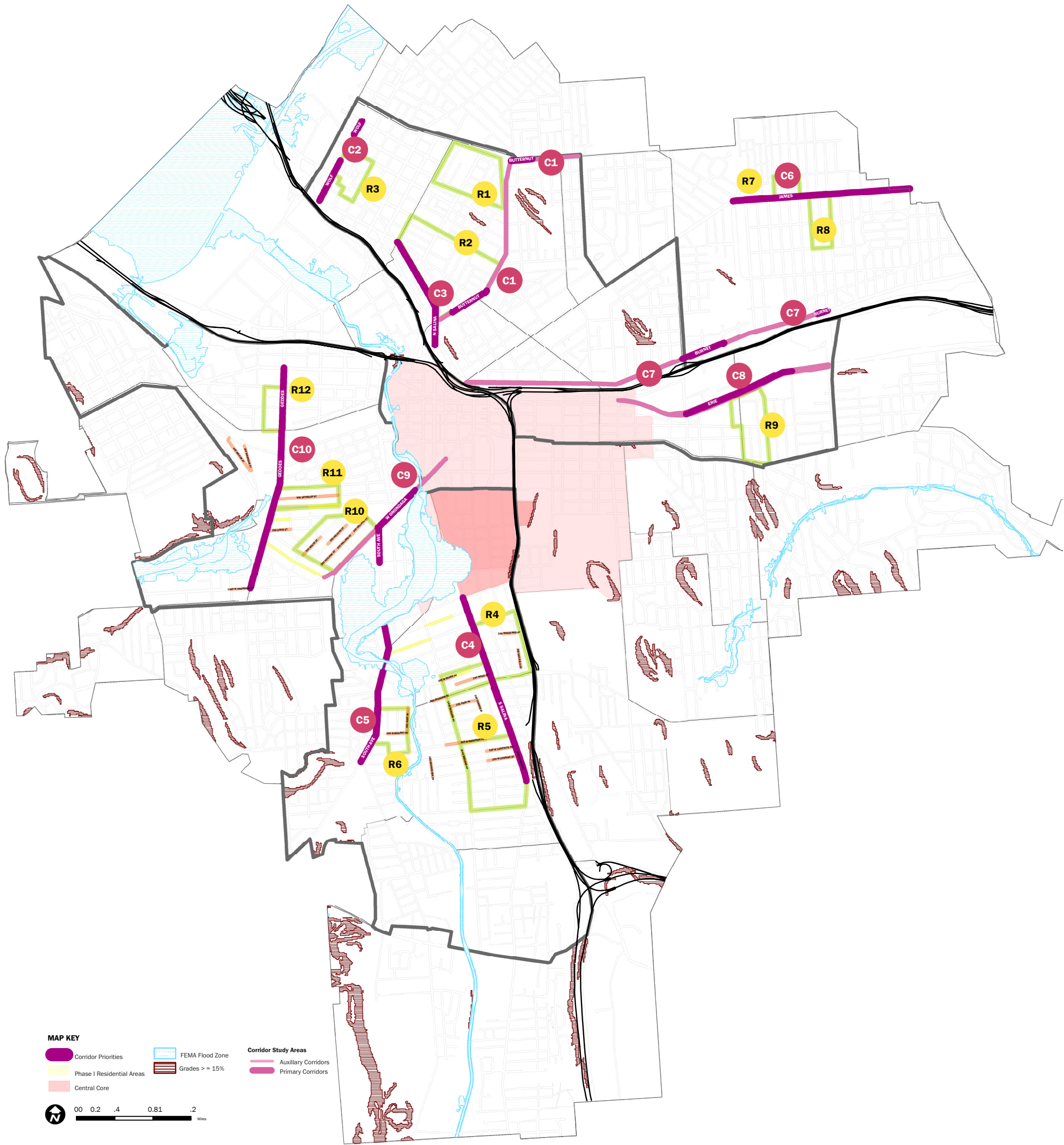


Priority Commercial Corridors + Phase I Residential Planning Areas



NORTHERN

Phase I Residential Areas

- R1 Danforth-Butternut-Pond (DBP)
- R2 Park-Salina-Butternut-Kirkpatrick
- R3 Washington Square

Commercial

- C1 Butternut + Grant
- C2 Wolf St
- C3 N Salina St

Residential Planning Strategy Overview Are all directly adjacent to key corridors and build off previous investments, such as along Butternut and Catherine. Areas were set according to defined working regions of identified by resident groups and agencies that have previously established relationships with NBD staff and/or the City overall. Given overall density, diversity of residents, number of resident groups and agencies, and the extent to which those groups may operate in silos, we believe casting a wider net and drilling down based on resident engagement might be most effective in this area. Strategic planning for alternative investment strategy beyond new construction is key due to lot size and topography limitations

SOUTHERN

Phase I Residential Areas

- R4 Baker-Woodland-Garfield
- R5 Brighton-Midland-Ostrander-Salina
- R6 Elmhurst-Hunt-Bishop-South

Commercial

- C4 S Salina St
- C5 South Ave

Residential Planning Strategy Overview All are directly adjacent or near-adjacent to key corridors and include two or more infill strategy blocks. Each area has pockets with high concentrations of assets, recent investments, or site control and pockets that have consistently struggled or have seen major declines in recent years (i.e. 100 Block of Wood Ave, had a 2% vacancy rate in 2012 to 24% in 2019) in close proximity to one another. Strategic planning is crucial to ensuring that priority properties are identified and moved through pipelines as efficiently as possible. Southside TNT Housing Task Force has historically been a good partner in previous efforts, but increased resident involvement is needed in Elmwood.

EASTERN

Phase I Residential Areas

- R7 Norwood-Tyson-Lillian-James
- R8 S Midler-James-Edwards-Glencove
- R9 Westmoreland-Erie-Bruce-Genesee

Commercial

- C6 James St
- C7 Burnet Ave
- C8 Erie Blvd

Residential Planning Strategy Overview All are directly adjacent or near-adjacent to key corridors. Norwood and S Midler Collingwood are potential “tipping points” in that they have seen highest increases in vacancy from 2012-19, but still have a lower concentrations of disinvestment overall and relatively strong neighborhood involvement. Bruce-Cro-ly-Westmoreland has high need for investment and stabilization, lower resident engagement, but promising momentum in terms various agencies’ efforts, particularly CCI’s “Echoes” work. Areas overlap nicely with Brownfield opportunity area designations.

WESTERN

Phase I Residential Areas

- R10 Kellogg-Holland-Grace-Merriman
- R11 Gifford-Seymour-Shonnard-Oswego
- R12 Richmond-Wall-Park Ave-Erie Blvd

Commercial

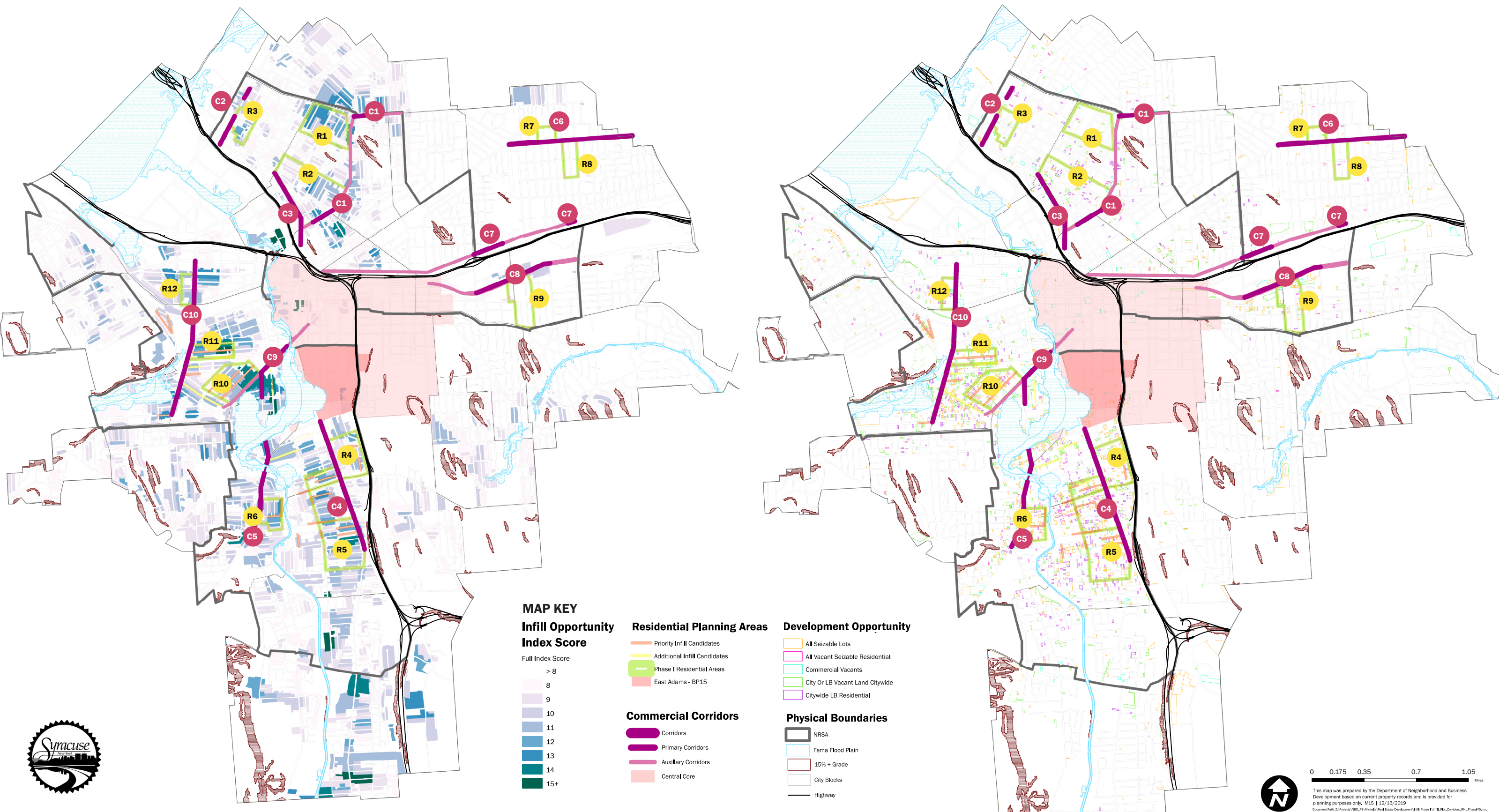
- C9 W Onondaga St
- C10 Geddes St

Residential Planning Strategy Overview Kellogg-Holland-Grace and Gifford-Seymour-Shonnard are clustered between two commercial corridors, include priority infill blocks, and build off previous investments north of Gifford St. These areas have particularly strong resident and agency capacity that has been particularly collaborative in recent years. Richmond-Wall-Park Ave is also adjacent to a commercial corridor and has high need in terms of targeted stabilization. This area has seen less investment and lacks the same degree of resident involvement as other parts of the Westside. Strategic planning in this area is crucial to ensuring that priority properties are identified and moved through pipelines as efficiently as possible.



RNI Planning Areas + Block Index Scores

RNI Planning Areas + Development Opportunities



0 0.175 0.35 0.7 1.05 Miles

This map was prepared by the Department of Neighborhood and Business Development based on current property records and is provided for planning purposes only. M/S | 12/13/2019
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