

CLEVL^{OT}

Cleveland Vacant Land Opportunity Tool

Environmental Justice Collaborative Problem-Solving (EJCPS) Grant
Cleveland, Ohio

Mapping Summit
May 26, 2023

Project grant recipient:



Western Reserve
Land Conservancy

land • people • community

Project funded by:



Project consultant:



CLEVLOT MAPPING SUMMIT

AGENDA

1. Project reorientation
2. Output review
3. Mapping introduction
4. City of Cleveland Planning / Community Development presentation
5. Mapping Workshop
6. Wrap Up

1. PROJECT BACKGROUND

1. Vision
2. Partners
3. Focus geography
4. Tool development process
5. Timeline

PROJECT VISION

A **COLLABORATIVELY-BUILT, TRANSPARENT AND ACCESSIBLE** PLANNING TOOL TO **ACCELERATE** VACANT LAND REUSE AND **ADVANCE ENVIRONMENTAL JUSTICE.**



GREY DEVELOPMENT will provide housing, create jobs, and improve walkability within key areas (near transit).



GREEN DEVELOPMENT will reduce maintenance burden, increase quality of life, and climate resiliency.

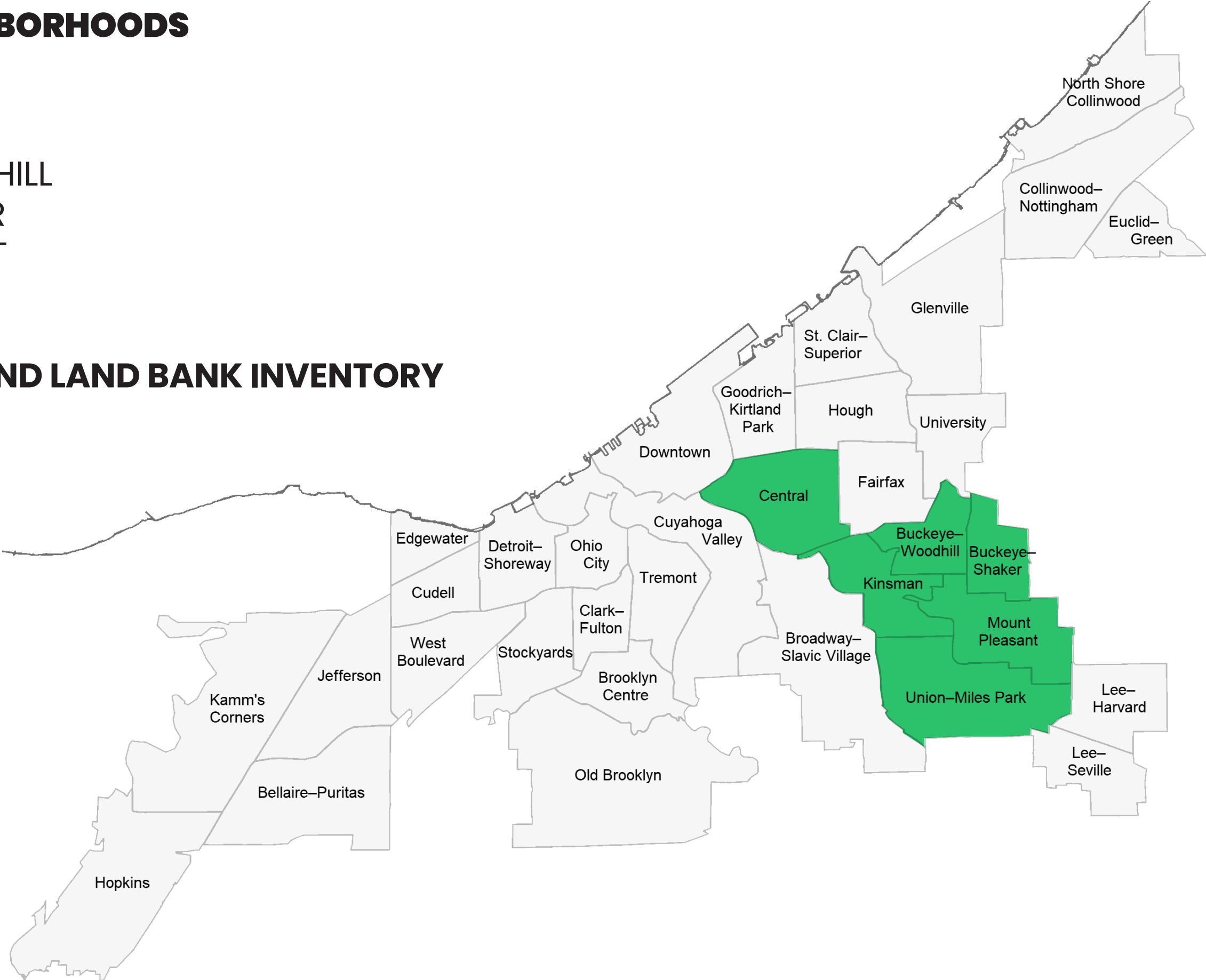
PROJECT PARTNERS



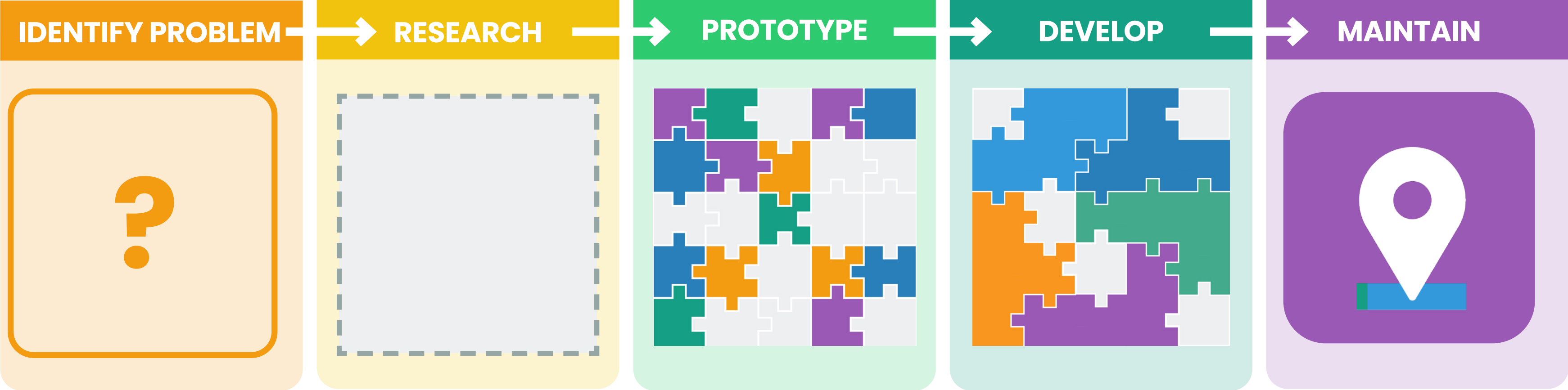
PRIORITY NEIGHBORHOODS

- CENTRAL
- KINSMAN
- BUCKEYE-WOODHILL
- BUCKEYE-SHAKER
- MOUNT PLEASANT
- UNION MILES

25% OF CLEVELAND LAND BANK INVENTORY



TOOL DEVELOPMENT PROCESS

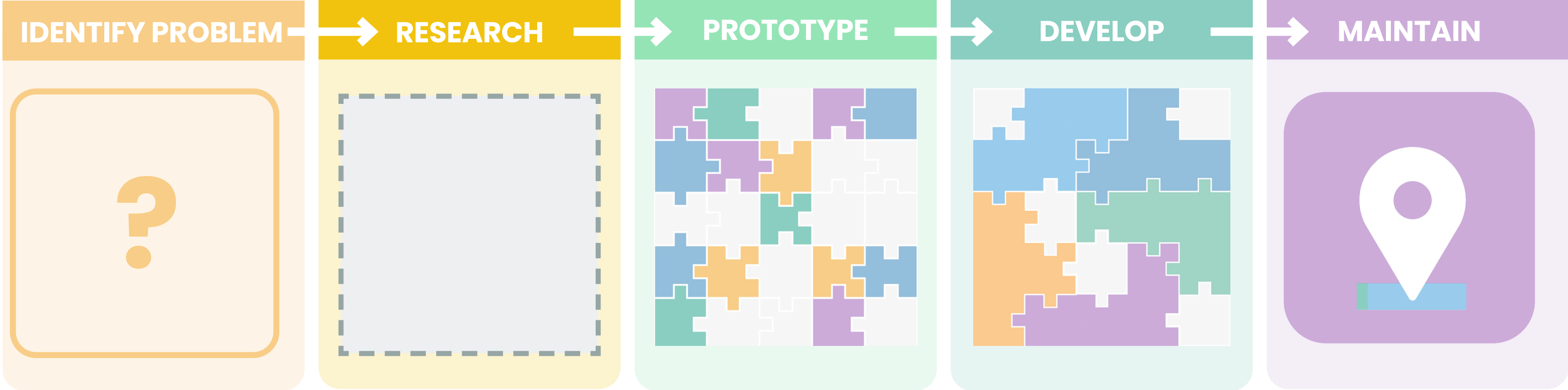


2. OUTPUT REVIEW

1. Stakeholder Summit 1.0: User Experience Journey Maps
2. Stakeholder Summit 2.0: Working Group formation
3. Working Groups
4. Problem statements and prototypes
5. Pilot projects under development

TOOL DEVELOPMENT PROCESS

RESEARCH PHASE



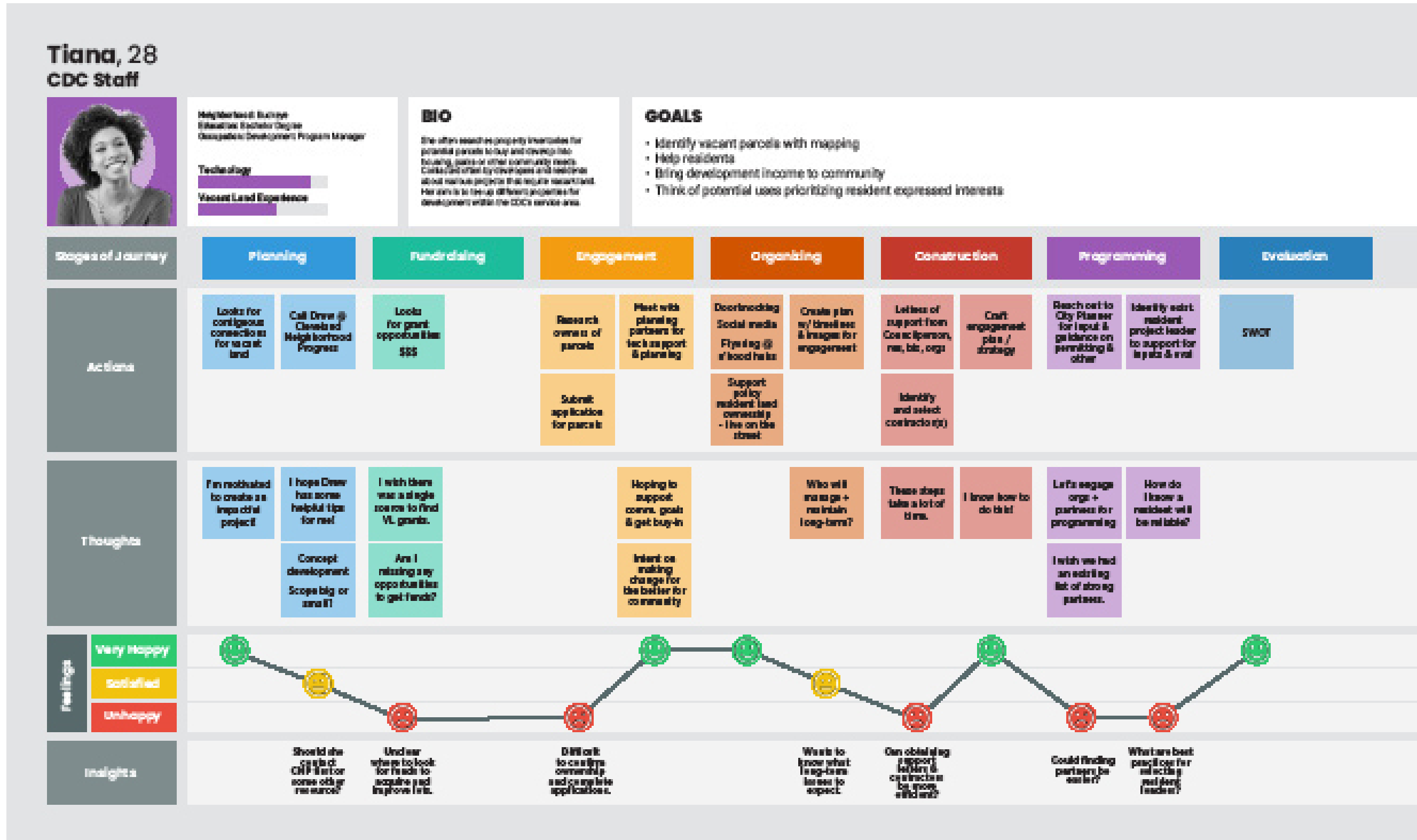
STAKEHOLDER SUMMIT 1.0

USER JOURNEY MAPPING



STAKEHOLDER SUMMIT 1.0


USER JOURNEY MAP



STAKEHOLDER SUMMIT 2.0

WORKING GROUP FORMATION

Tiana, 28
CDC Staff



Neighborhood Equity Education Bachelor Degree
Community Development Program Manager

Technology
[Progress bar]

Vacant Land Experience
[Progress bar]

BIO
She often searches property inventories for potential parcels to buy and develop into housing, parks or other community needs. Collaborates often by developing and negotiating about various projects that require vacant land parcels to be set up differently for developers with the CDC's service area.

GOALS

- Identify vacant parcels with mapping
- Help residents
- Bring development income to community
- Think of potential uses prioritizing resident expressed interests

Stages of Journey	Planning	Fundraising	Engagement	Organizing	Construction	Programming	Evaluation
Actions	Looks for contiguous connections for vacant land Call Drew @ Cleveland Neighborhood Progress	Looks for grant opportunities like \$\$\$	Research owners of parcels Meet with planning partners for tech support & planning Submit applications for parcels	Door knocking Social media Flytag @ #foodhubs Create plan w/ street use & images for engagement Support policy resident land ownership - live on the street	Letless of support from Co-oc. (person, res, biz, orgs) Craft engagement plan / strategy Identify and select contractor(s)	Reach out to City Planner for input & guidance on permitting & other Identify what resident project leader to support for inputs & eval	SWOT
Thoughts	I'm rethought to create an impactful project I hope Drew has some helpful tips for real Concept development: Scope big or small?	I wish there was a single source to find VL grants. Am I missing any opportunities like to get funds?	Hoping to support comm. goals & get buy-in Intent on making change for the better for community	Who will me up - maintain long-term? These steps take a lot of time.	I know how to do this!	Let's engage orgs + partners for programming I wish we had an strategic list of strong partners.	How do I know a resident will be reliable?
Feelings	Very Happy	Satisfied	Unhappy	Very Happy	Satisfied	Unhappy	Very Happy
Insights	Should she call Drew for some other resources?	Understand where to look for funds to acquire and improve land.	Don't call to call city commission and complete applications.	Wish to know what is expected in terms for aspect.	Can obtain support letters & contracts to go on with it.	Could finding partners be easier?	What are best practices for resident project leader?



Breakout Group 1

Add all challenges in the space below:

Available resources (lack of knowledge of these)

Replication of past vacant land initiatives, not always productive

City Land Bank processes; applications

Transparency around application status (where; denied; accepted, etc)

Lack of clarity of where to begin (process confusion)

Not knowing what plans exist, who to talk to next, etc.

Collaboration with utilities

Environmental Justice challenges in the neighborhood

Restrictions on vacant lots (which lots are available for what by who)

What is land slated for by the City (park, development, CDC plan, etc.)

What land is available for reuse? (encouraged for reuse)

Neighborhood specific data on utilities, canopy, etc (more strategic lot choice) consolidated on a specific lot

Former land-use and implications on future use

What can be a community garden, rain garden, public green space, mini forest, etc.?

More data-tracking support? regularly updated

Name 3-5 Working Group topics in space below:

Data & Decision-making Tools

Mobile accessible maps

Public Planning Resource

Land Assembly

Maintenance (long-term, reliable, sustainable)

Process & Transparency

Development

Timing

Liability

Status Updates

Online application

Community Engagement Working Group

Trained CDC Staff

Ensure accessibility / public education

Land (foreclosure, state foreclosures, DOBs, etc.) - how to bring these parcels into public/private ownership?

Where would this be housed?

WORKING GROUPS

L | A | N | D studio
landscape art neighborhoods development



LONG-TERM STEWARDSHIP AND SUPPORT



PLANNING CRITERIA, METRICS, & INTEGRATION

BURTEN, BELL, CARR
DEVELOPMENT, INC.



PROCESS TRANSPARENCY & COMMUNITY ENGAGEMENT

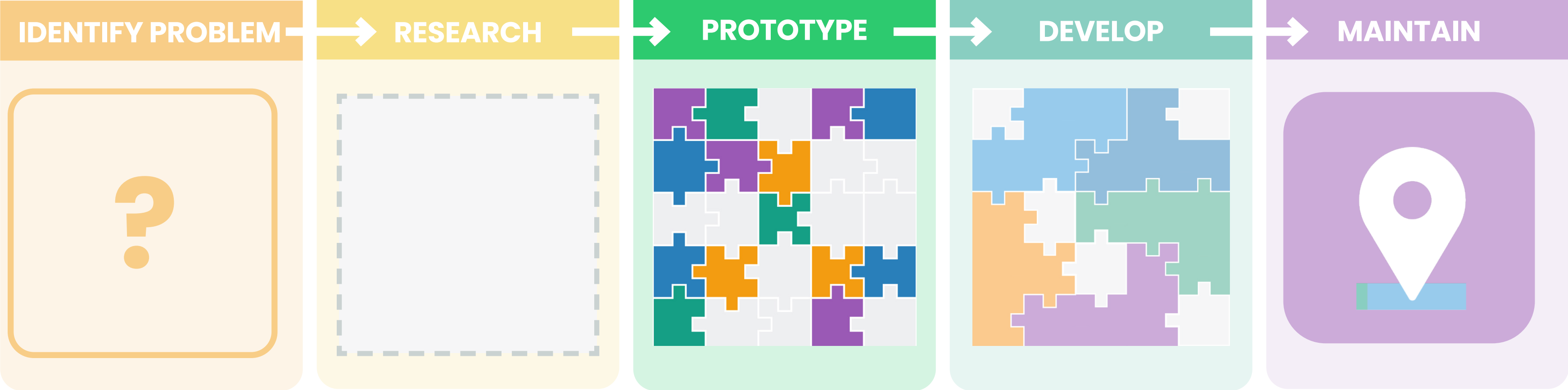
Cleveland
Neighborhood
Progress >



POLICY AND FUNDING

TOOL DEVELOPMENT PROCESS

PROTOTYPE PHASE



LONG-TERM STEWARDSHIP AND SUPPORT

PROBLEM STATEMENT

There is no consistent system of support that provides education, planning, and resources for green space developers, resulting in high rates of project failure and an increased maintenance responsibility for the City of Cleveland when projects fail.



LONG-TERM STEWARDSHIP AND SUPPORT

PROTOTYPE SOLUTION

A web forum to access and archive crowd-sourced information about planning, funding, and operating vacant land reuse projects.

The screenshot displays the CLEVLOT website interface. At the top, the URL www.CLEVLOT.org is shown in a rounded rectangle. Below this, there are links for "Register" and "Login". The main navigation bar includes "CLEVLOT" (in green), "Home", "Resources", "Success Stories", "Case Studies", "Ask a ?" (all in a light blue box), and "FAQ". Below the navigation, there is a "RESOURCE PAGE" section with a search bar containing "Ask a question..." and a "Submit" button. The main content area is titled "Recently Asked Questions" and lists several questions with their respective dates and answer counts. On the left side, there are two category lists: "Categories" (Side Yards, Gardens, Mowing, Trees, Funding) and "Case Studies" (Success Stories, Print Resources, Reserach Papers).

www.CLEVLOT.org

Register Login

CLEVLOT Home Resources Success Stories Case Studies Ask a ? FAQ

RESOURCE PAGE

Ask a question... Submit

Recently Asked Questions

Categories
Side Yards
Gardens
Mowing
Trees
Funding

Case Studies
Success Stories
Print Resources
Reserach Papers

Posted: 8/6/2022
I have a property next door that's not being maintained. Who do I contact?
10 Answers

Posted: 7/10/2022
I want to plant a tree in my yard but can't afford to buy one. Anyone know of any free trees?
2 Answers

Posted: 7/11/2022
Hey Bob, I just got a free tree from @ReforestOurCity. Hope this helps!

Posted: 7/13/2022
Bob, this is ___ from @ReforestOurCity. Sign up for our newsletter and we'll let you know when we're giving away more trees.

Posted: 8/6/2022
Is there any funding out there to help maintain my property?

PROCESS TRANSPARENCY & COMMUNITY ENGAGEMENT

PROBLEM STATEMENT

For residents, organizations, and developers wanting to reuse/revitalize vacant land, there is a lack of clarity around the process of acquiring land from the City of Cleveland Land Bank resulting in delays, lost investments, and diminishing trust.



PROCESS TRANSPARENCY & COMMUNITY ENGAGEMENT

PROTOTYPE SOLUTION

A print and digital graphic representation of the vacant land reuse process for residents and organizations that identifies areas for community involvement.



POLICY AND FUNDING

PROBLEM STATEMENT

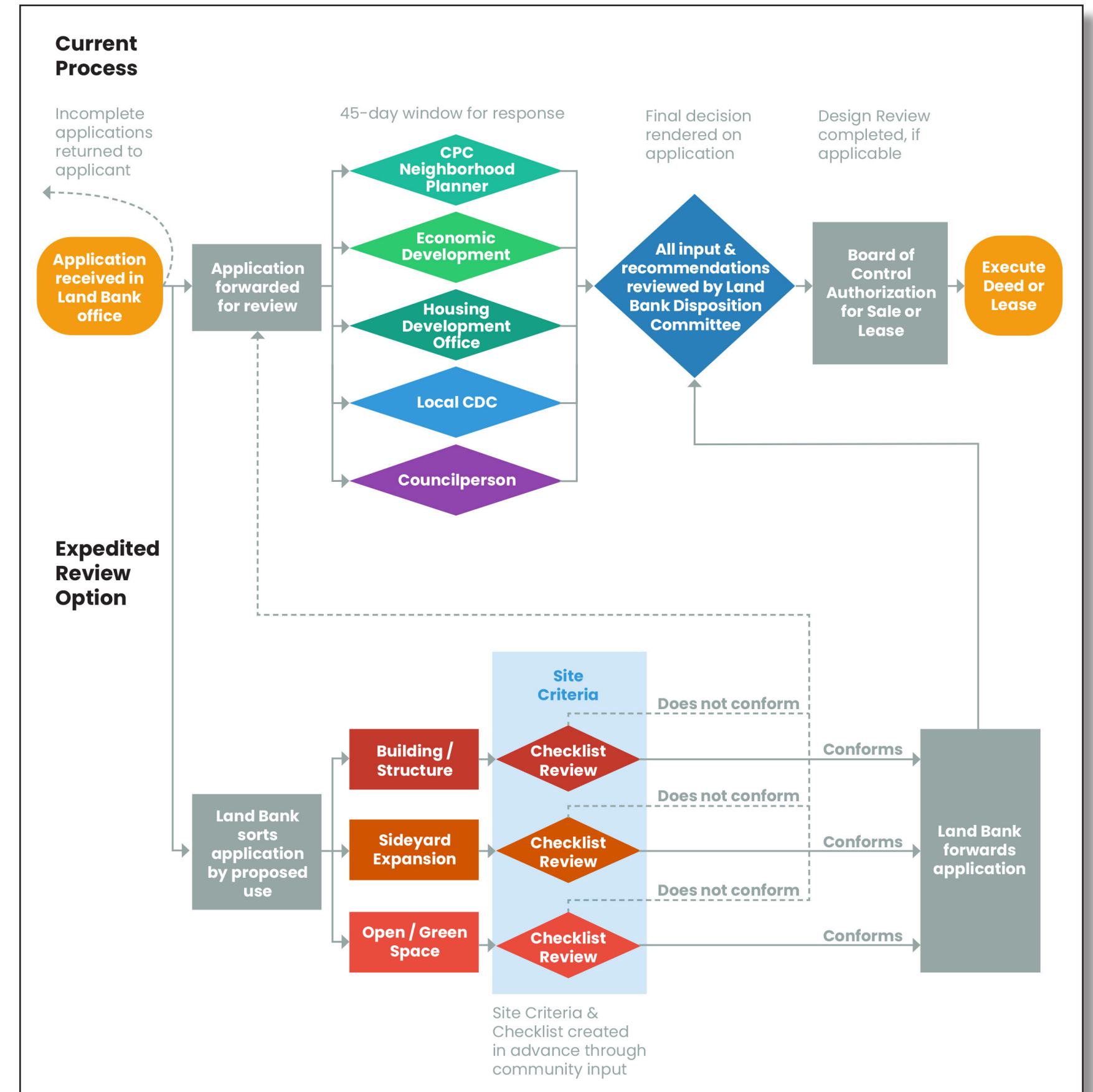
The current Cleveland Land Bank disposition process is time-intensive, reactive, and lacks strategy, causing the rate of incoming parcels to outpace the rate of parcel disposition and a steady increase in parcel inventory.



POLICY AND FUNDING

PROTOTYPE SOLUTION

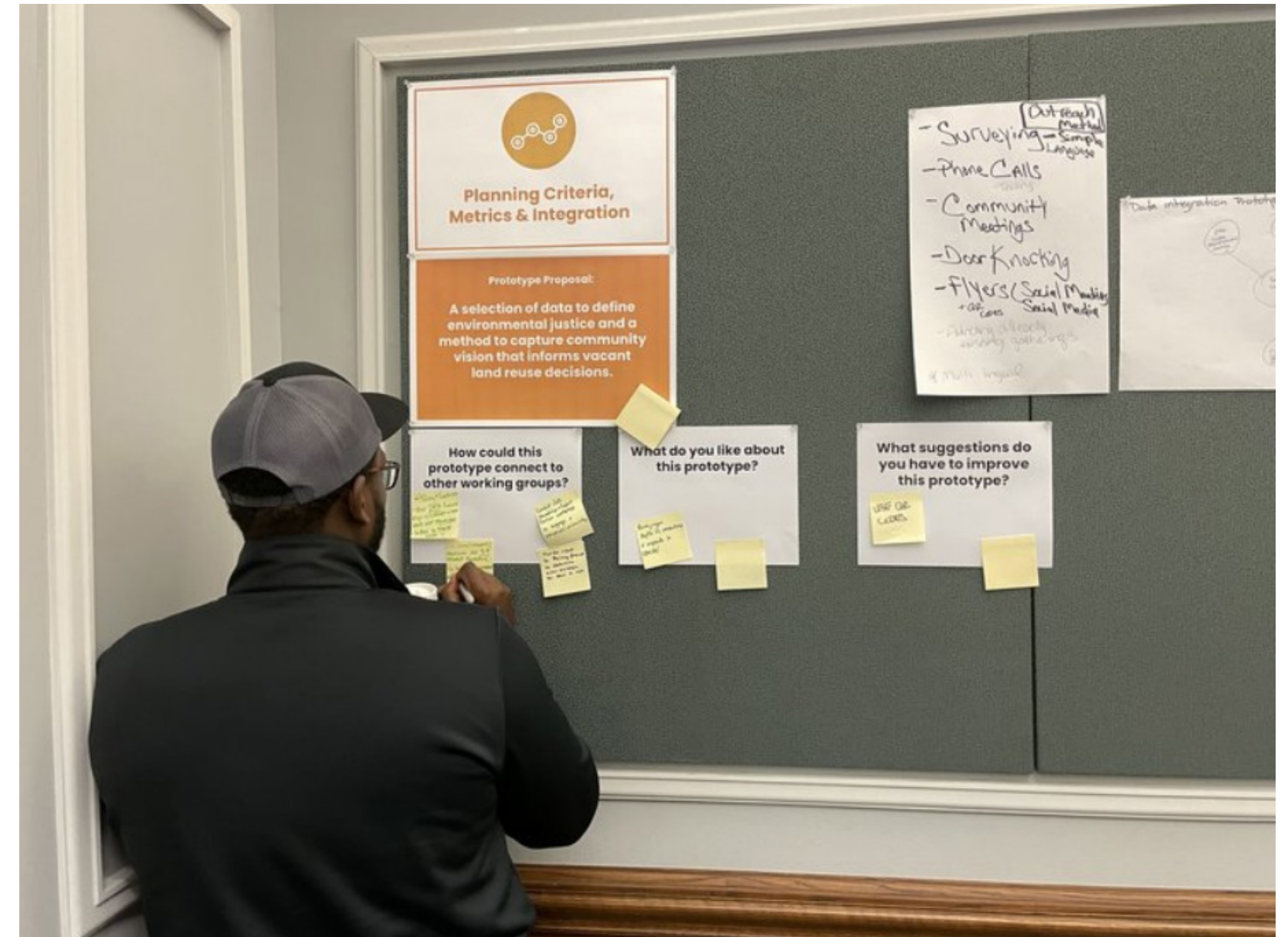
A set of definitions and policies that empowers the Cleveland Land Bank to facilitate faster and more strategic disposition of vacant parcels.



PLANNING CRITERIA, METRICS, & INTEGRATION

PROBLEM STATEMENT

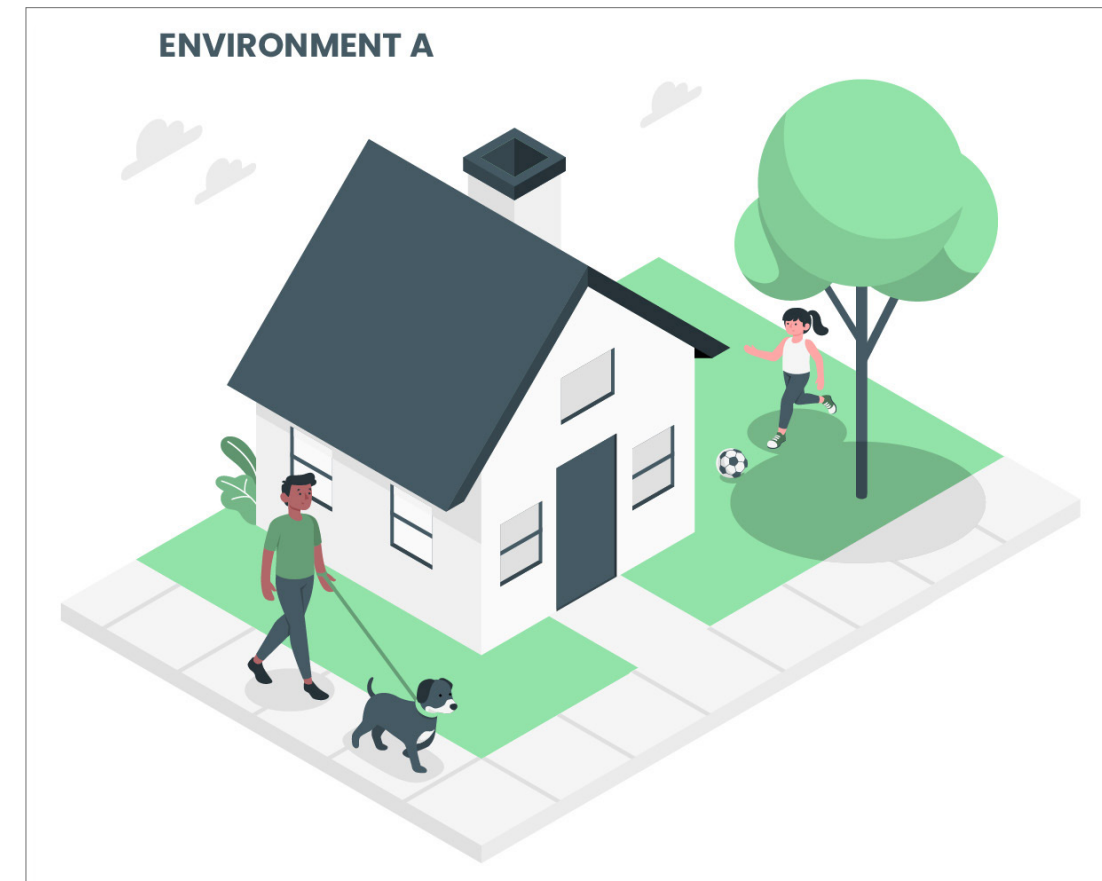
Decision makers lack an environmental justice data tool to locate projects on vacant land with consideration to beneficial and harmful features and in alignment with neighborhood, city, and regional goals.



PLANNING CRITERIA, METRICS, & INTEGRATION

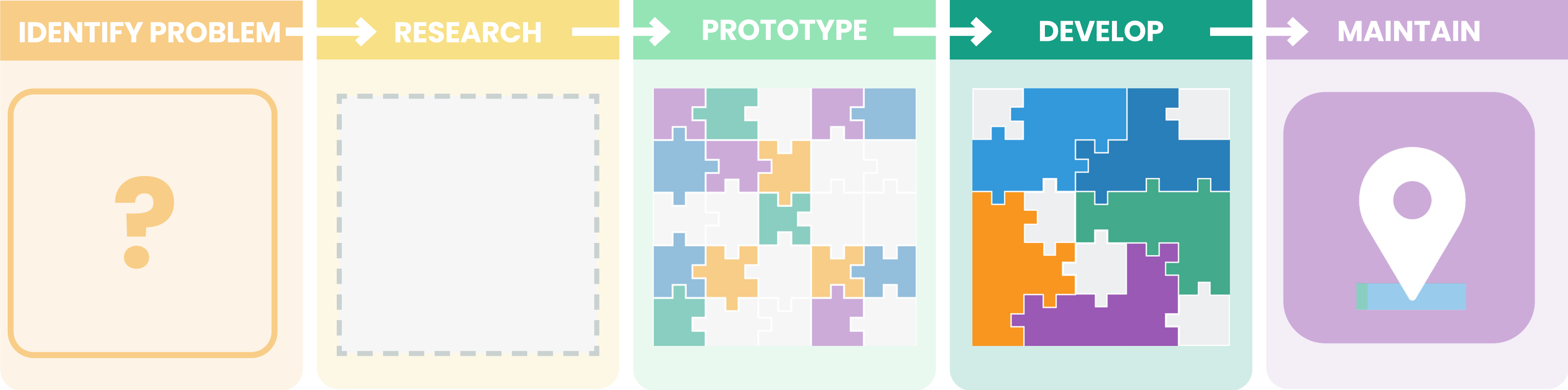
PROTOTYPE SOLUTION

A selection of data to define environmental justice and method to capture community vision that informs vacant land reuse decisions.

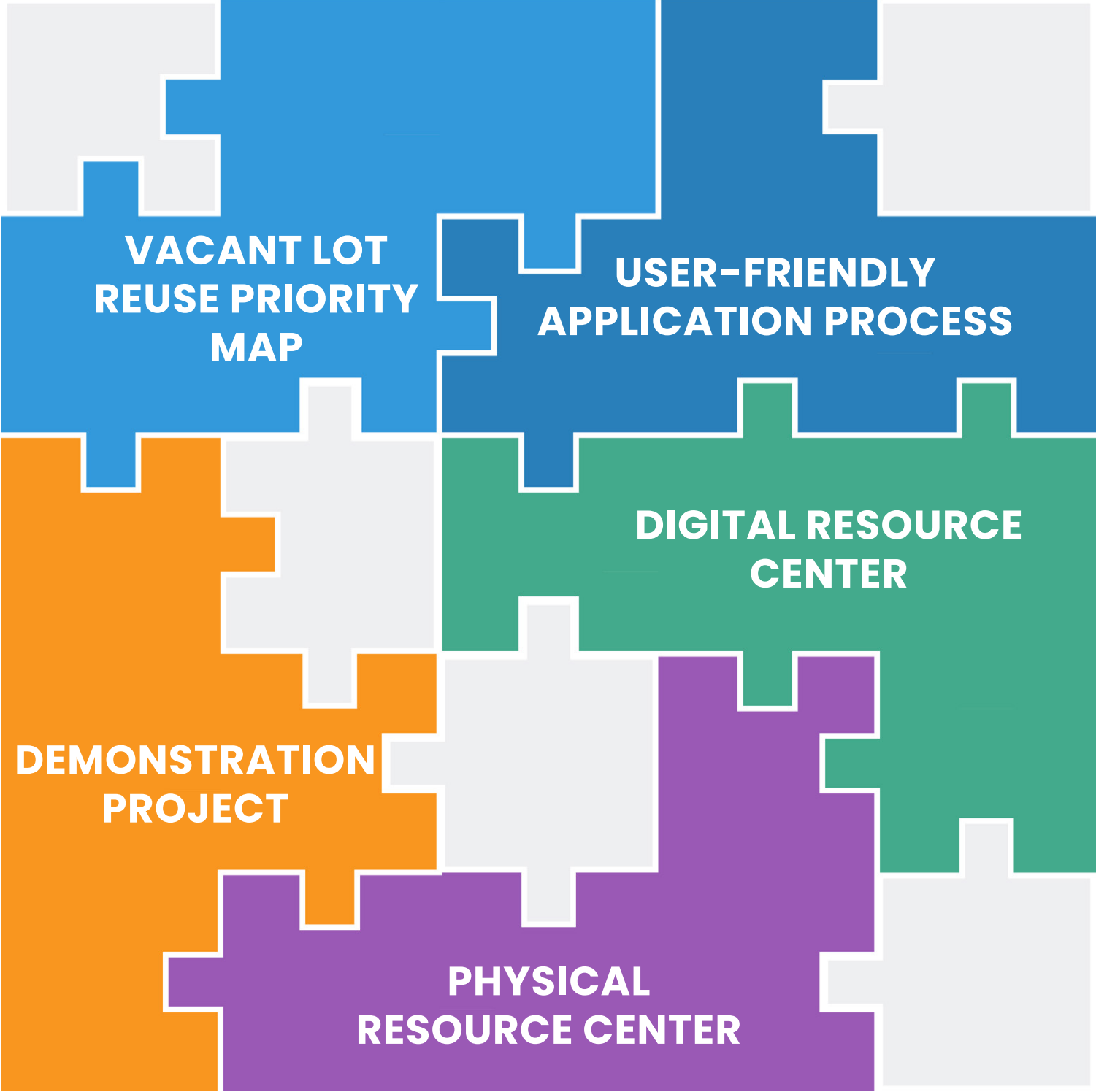


TOOL DEVELOPMENT PROCESS

PILOT DEVELOPMENT PHASE




PILOT PROJECTS TO DEVELOP
BASED ON PROTOTYPING PROCESS



PILOT PROJECT

USER FRIENDLY APPLICATION

Tiana, 28
CDC Staff



Neighborhood Business
Education Bachelor Degree
Occupation: Development Program Manager

BIO
She often searches property inventories for potential parcels to buy and develop into housing, retail or other community needs. She's often met by developers and realtors about various projects that require research. Her aim is to line-up different properties for development within the CDC's service area.

GOALS

- Identify vacant parcels with mapping
- Help residents
- Bring development income to comm
- Think of potential uses prioritizing re

Technology

Vacant Land Experience

Stages of Journey

Planning	Fundraising	Engagement	Organizing
Looks for contiguous connections for vacant land	Looks for grant opportunities	Research owners of parcels	Meet with planning partners for feedback & planning
Call Dave @ Cleveland High School Progress	Submit application for parcels	Door knocking	Social media
		Flying @ neighborhood	Create plan w/ timeline & images for engagement

Thoughts

- I'm motivated to create a neighborhood project
- I hope Dave has some helpful tips for real
- I wish there was a single source to find VL grants.
- Concept development: Scope big or small?
- Are I missing any opportunities to get funds?
- Hoping to support comm. goals & get buy-in
- Intent on making change for the better for community
- Who will we go + maintain long-term?

Feelings

Very Happy, Satisfied, Unhappy

Insights

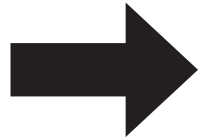
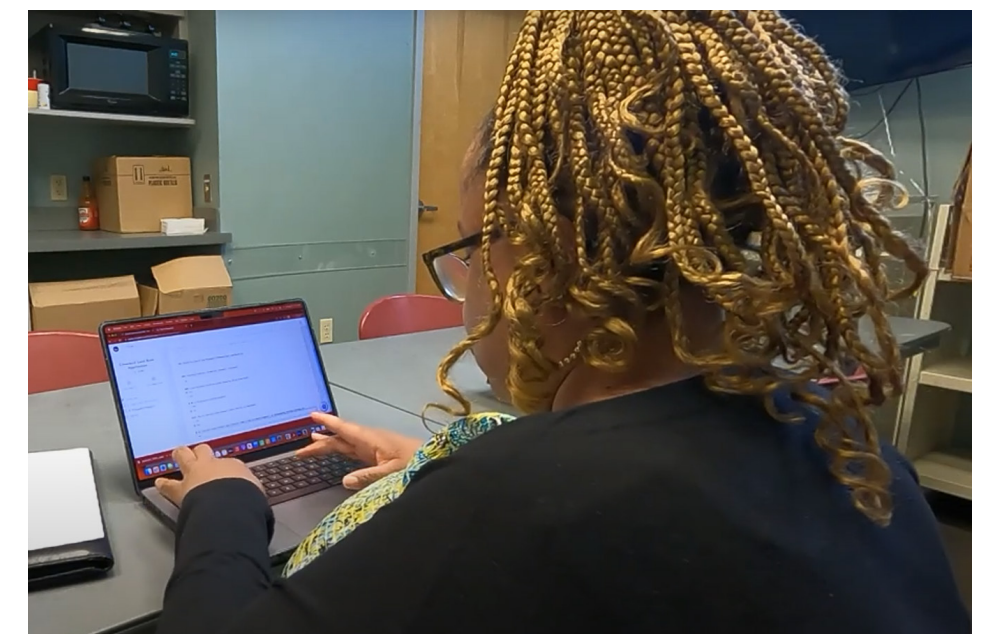
- Should she contact Dave first or some other research?
- Understand where to look for funds to acquire vacant properties.
- Don't call to call Dave immediately and run into application.
- Wants to know what the best way to see to expect.



Cleveland Land Bank Application
Id: 31284

View Users (2) Print Application

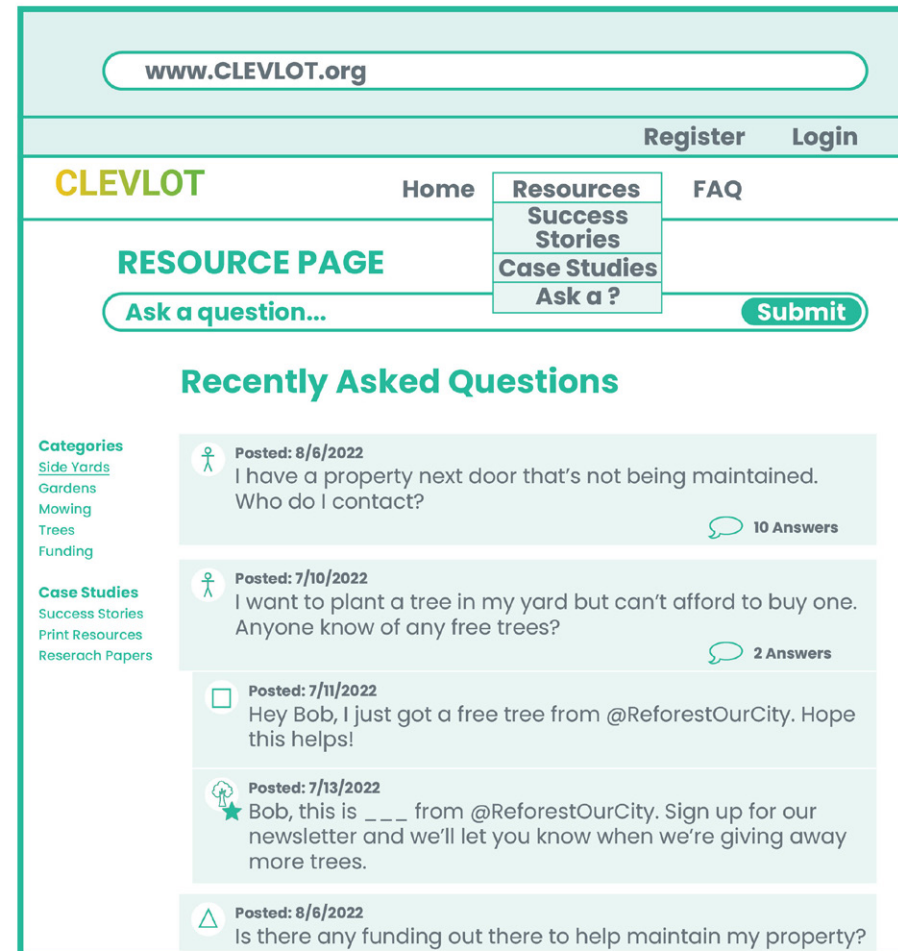
- Overview
- A. Applicant Information*
- B. Proposed Project
- Submit



Journey Steps	Discovery	Registration	Onboarding and First Use	Sharing
Which step of the experience are you describing?	Why do they even start the journey?	Why would they trust us?	How can they feel successful?	Why would they invite others?
Timestamp			4:24	
Actions What does the customer do? What information do they look for? What is their context?	Latrea was contacted by a resident to help with a backyard application.		Reads the text to "Continue" or "Unfamiliar with "Geotechnical" - Option	
Needs and Pains What does the customer want to achieve or avoid? Tip: Reduce ambiguity, e.g. by using the first person narrator.			Confused which button to press at this point	
Touchpoint What part of the service do they interact with?	City of Cleveland			
Customer Feeling What is the customer feeling? Tip: Use the emoji app to express more emotions	😬	😬	😬	😬
Backstage				

PILOT PROJECT

PHYSICAL AND DIGITAL RESOURCES



How to CLEVLOT Home How to get a vacant lot from the ... How to find other project nearby More ▾ 🔍

How to get a vacant lot from the Cleveland Land Bank

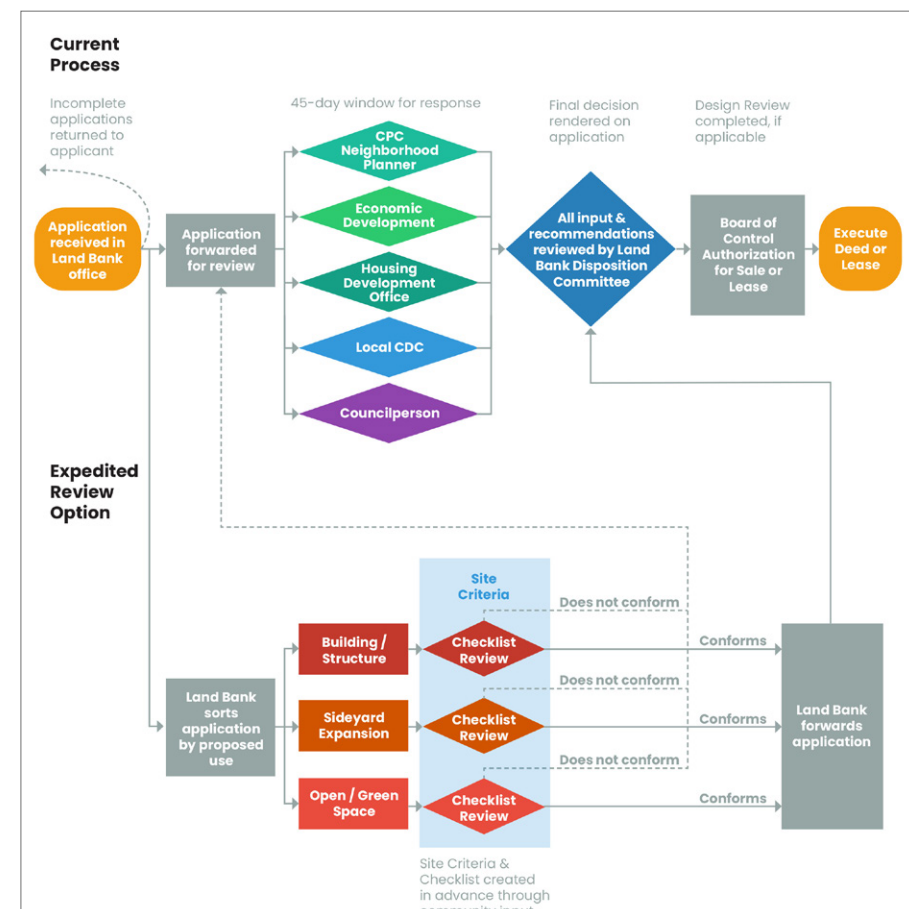
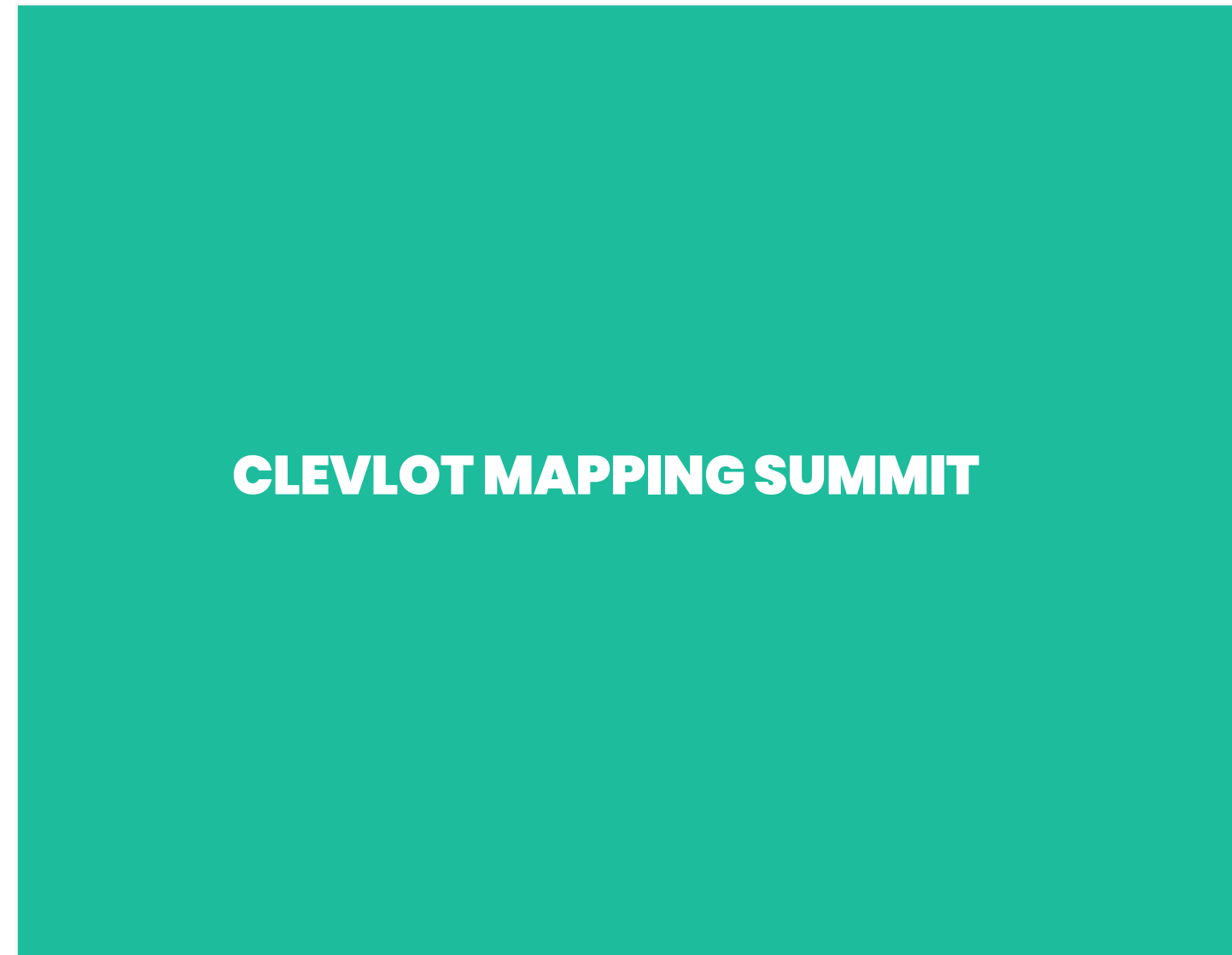
and make Cleveland inclusive, save, resilient, and sustainable

1. Determine the ownership of the vacant lot by visiting the Cuyahoga County Auditor's website or office and searching for the property using the address or parcel number.
2. Contact the City of Cleveland Land Bank to inquire about the availability of the lot and the application process for purchasing it.
3. Submit an application to the Land Bank, which will include a detailed plan for the use of the lot and

ⓘ ✎

PILOT PROJECT

VACANT LOT REUSE PRIORITY MAP



3. CLEVLOT MAPPING SUMMIT

WHY ARE WE HERE?

1. Working groups and other research highlights need for criteria
2. Recommendation from CWRU Environmental Law Clinic research
3. Review of existing criteria included in Land Bank applications
4. City of Cleveland initiatives to integrate / upgrade criteria

PILOT PROJECT

SITE CRITERIA / DECISION MAKING TOOL

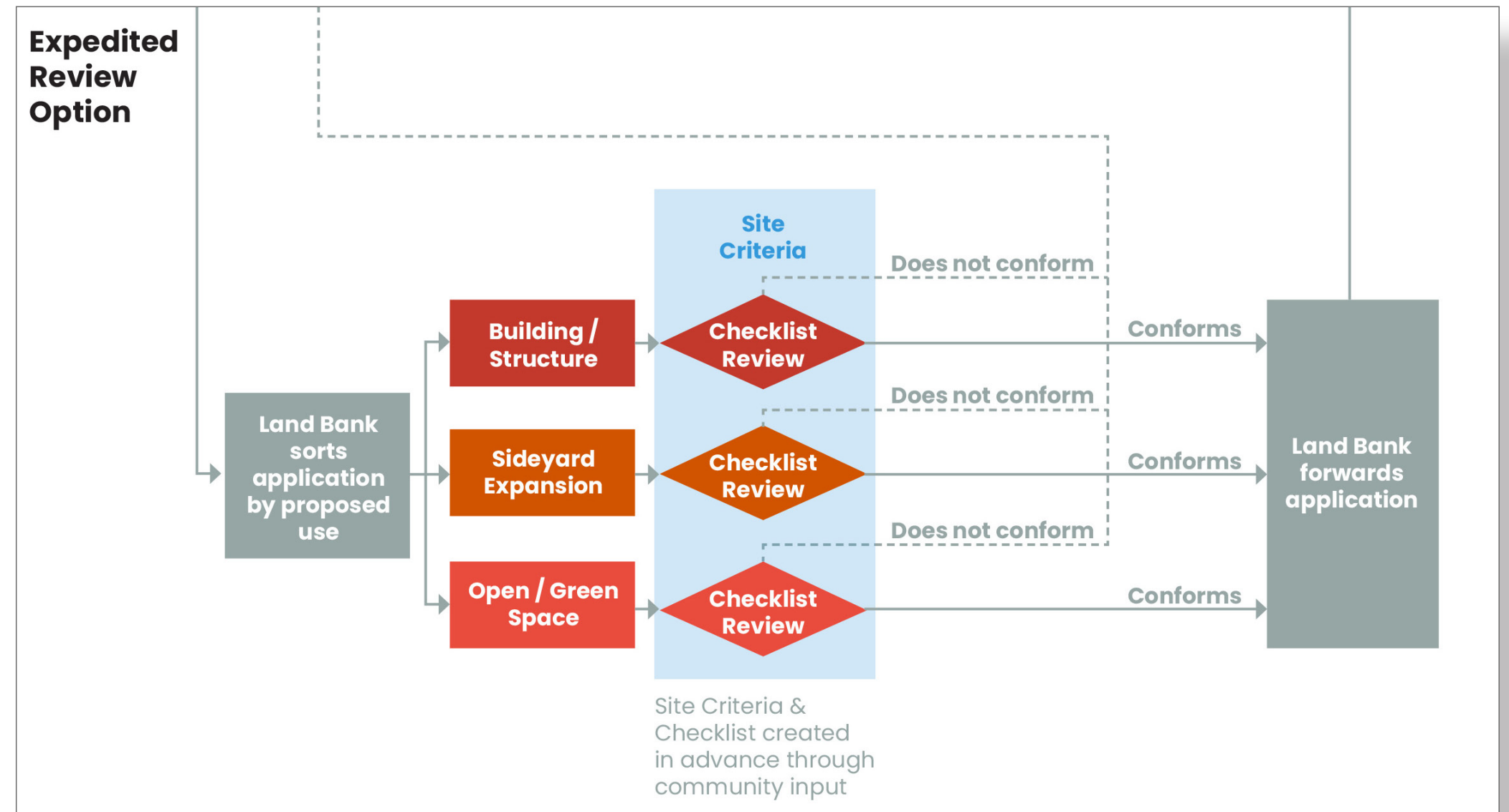
Decision makers lack an environmental justice data tool to locate projects on vacant land with consideration to beneficial and harmful features and in alignment with neighborhood, city, and regional goals.



PILOT PROJECT

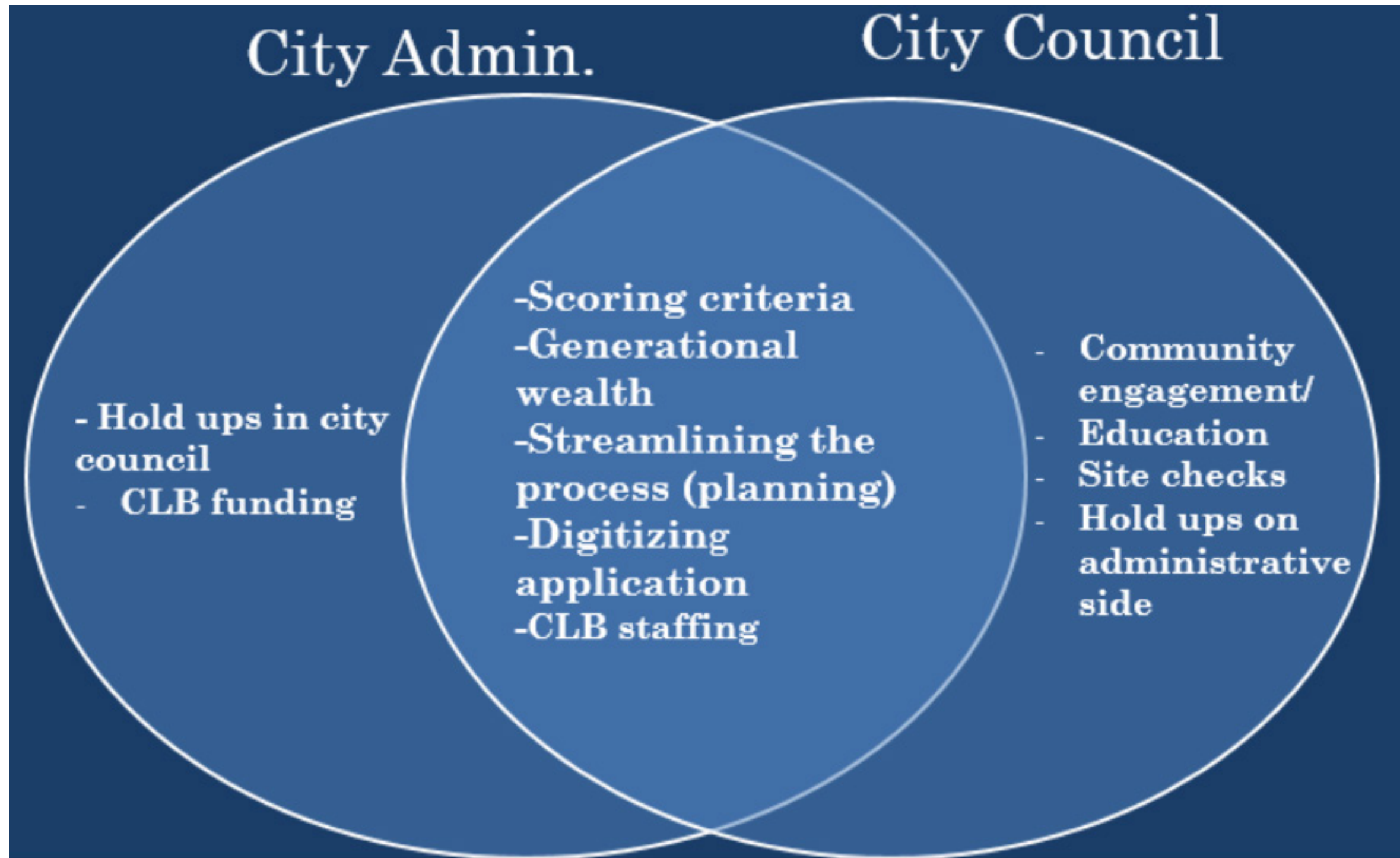
SITE CRITERIA / DECISION MAKING TOOL

The current Cleveland Land Bank disposition process is time-intensive, reactive, and lacks strategy, causing the rate of incoming parcels to outpace the rate of parcel disposition and a steady increase in parcel inventory.



CASE WESTERN RESERVE UNIVERSITY ENVIRONMENTAL LAW CLINIC

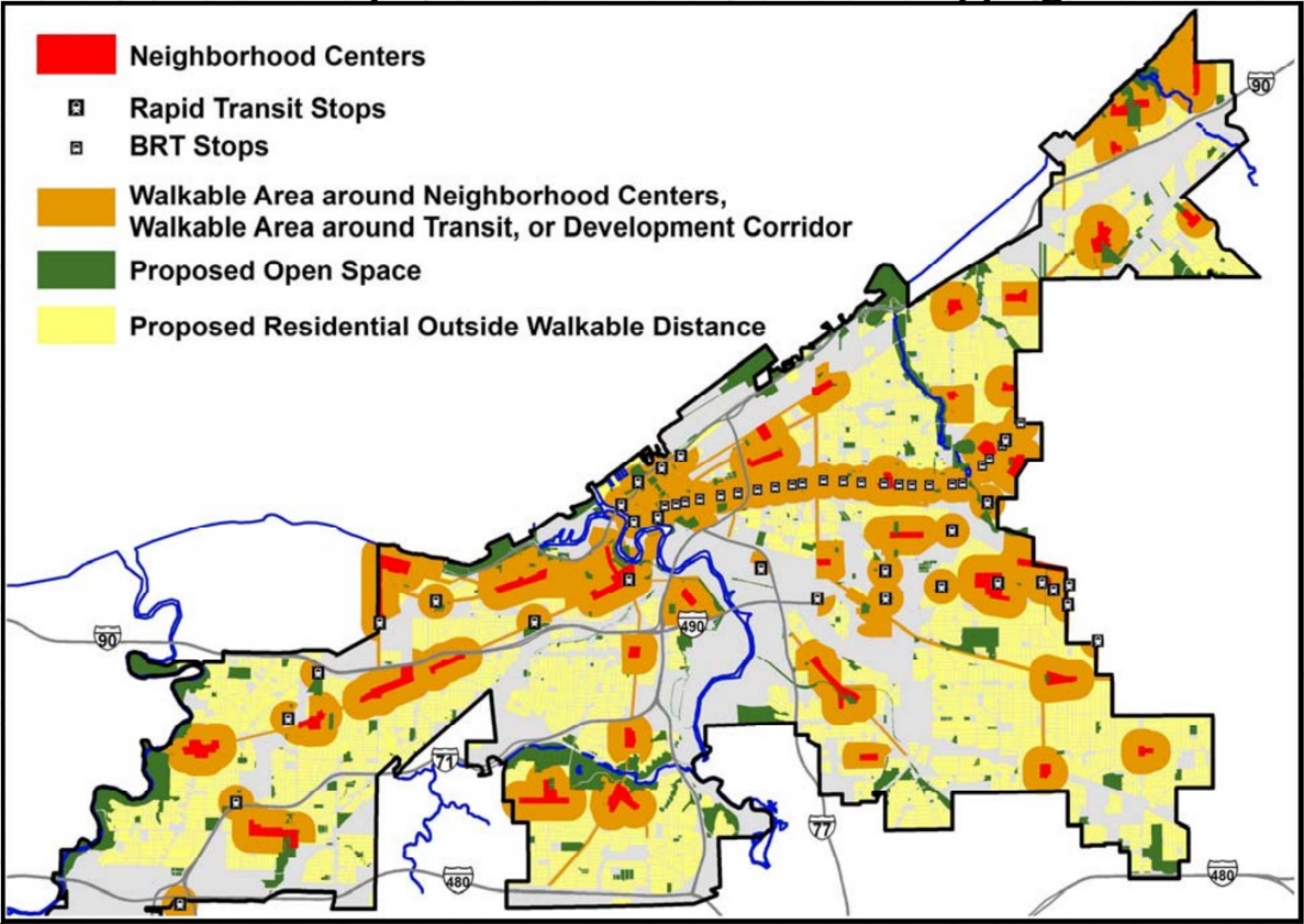
SCORING CRITERIA COMMON GROUND FOR IMPROVEMENT



EXISTING CRITERIA FOR VACANT LAND REUSE

8 IDEAS FOR VACANT LAND REUSE, CLEVELAND CITY PLANNING COMMISSION (C. 2010)

Sustainable Development Pattern & Criteria for Mapping

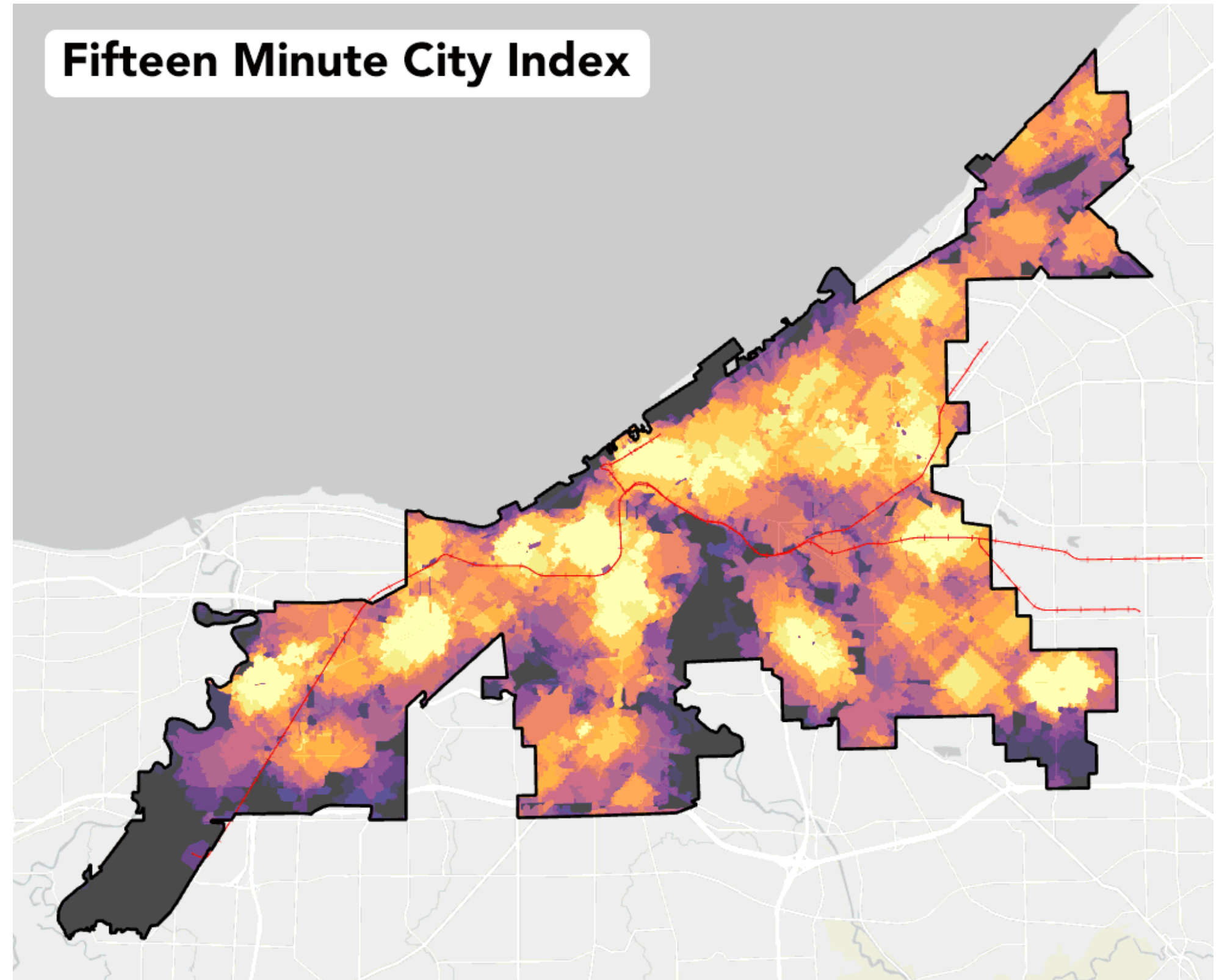
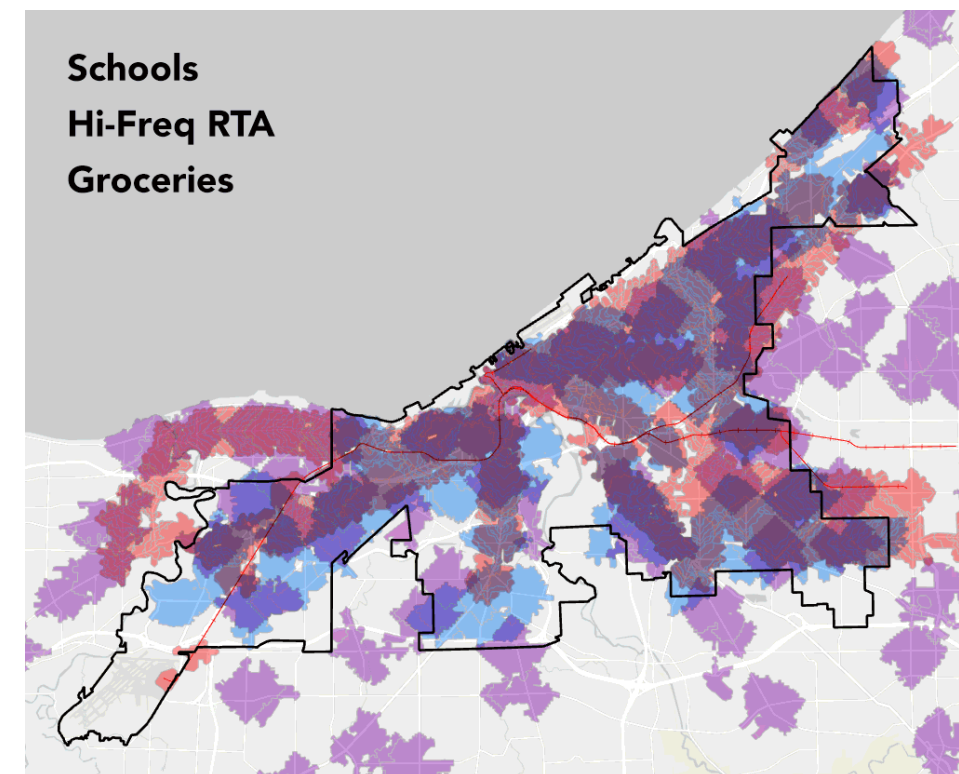
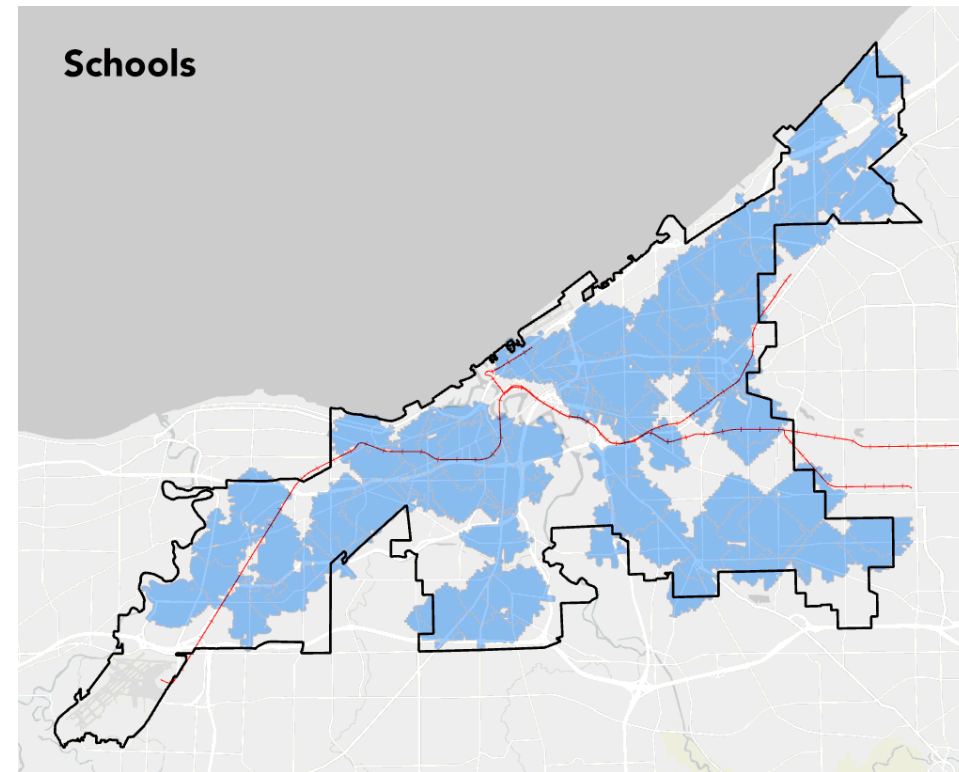


4. CITY OF CLEVELAND DEPARTMENTS OF PLANNING AND COMMUNITY DEVELOPMENT

INTEGRATED DEVELOPMENT CLUSTER GIS TEAM

15-MINUTE CITY INDEX

MAP PHYSICAL FEATURES TO GUIDE PLANNING





Cleveland Land Bank Lot Use Recommendation and Customer Service for Citizens

05.26.2023

Chansun Hong Ph.D., Community Development Dept., MIS & GIS Manager

Darrick Matthews MUPD, GISP, Community Development Dept., GIS Assistant Manager

Our Vision

The Department of Community Development envisions a Cleveland where stakeholders are empowered to build the pathway to equity. This vision is realized by creating quality housing and vibrant neighborhoods that serve as the foundation for generational wealth and community prosperity.

Web: www.clevelandohio.gov/cd





Integrated GIS

Integrated GIS is a GIS users collaboration to improve city's business with CD, Planning, ED and Building & Housing



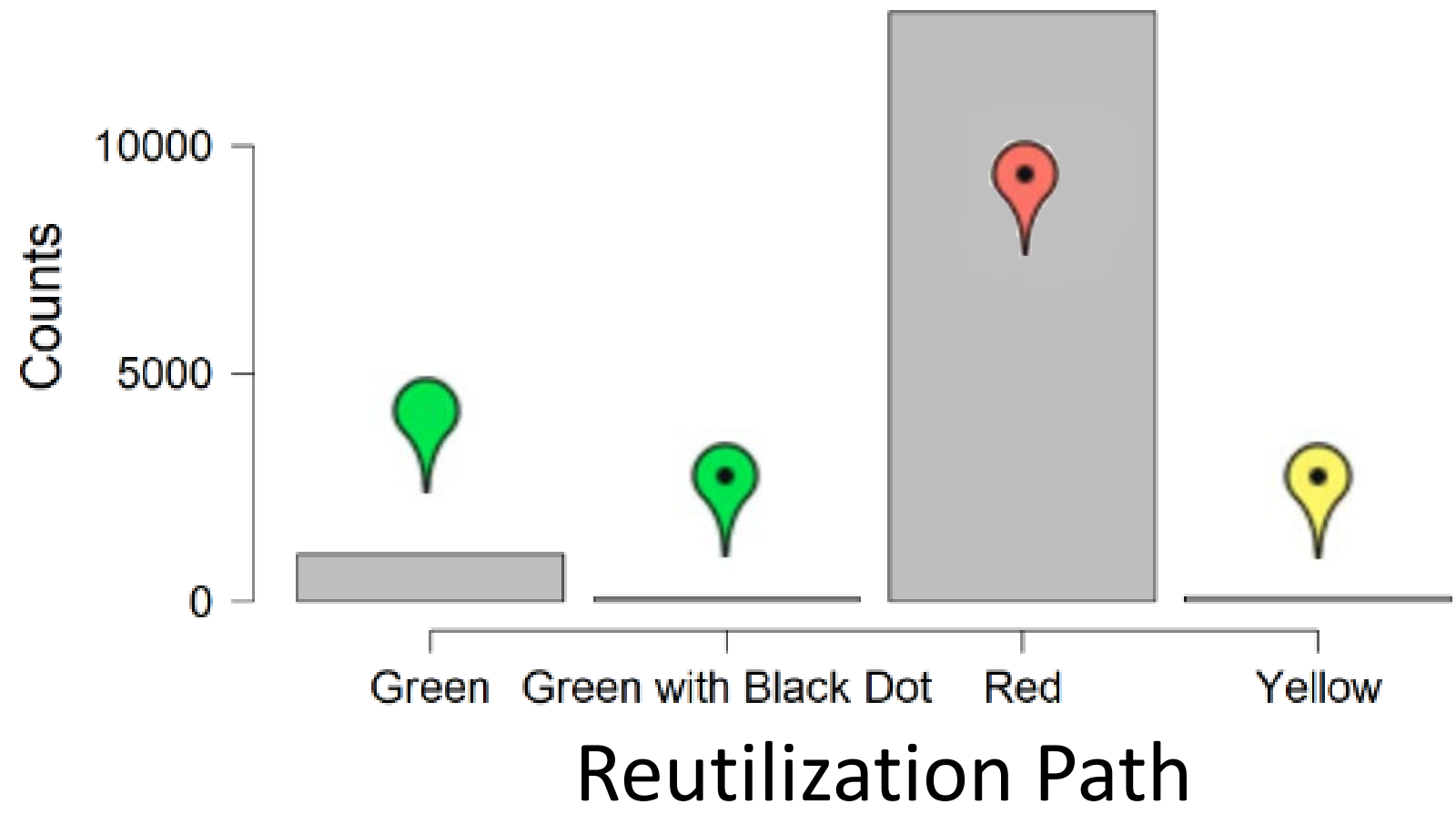
Previous Effort

Development Score Since 2019

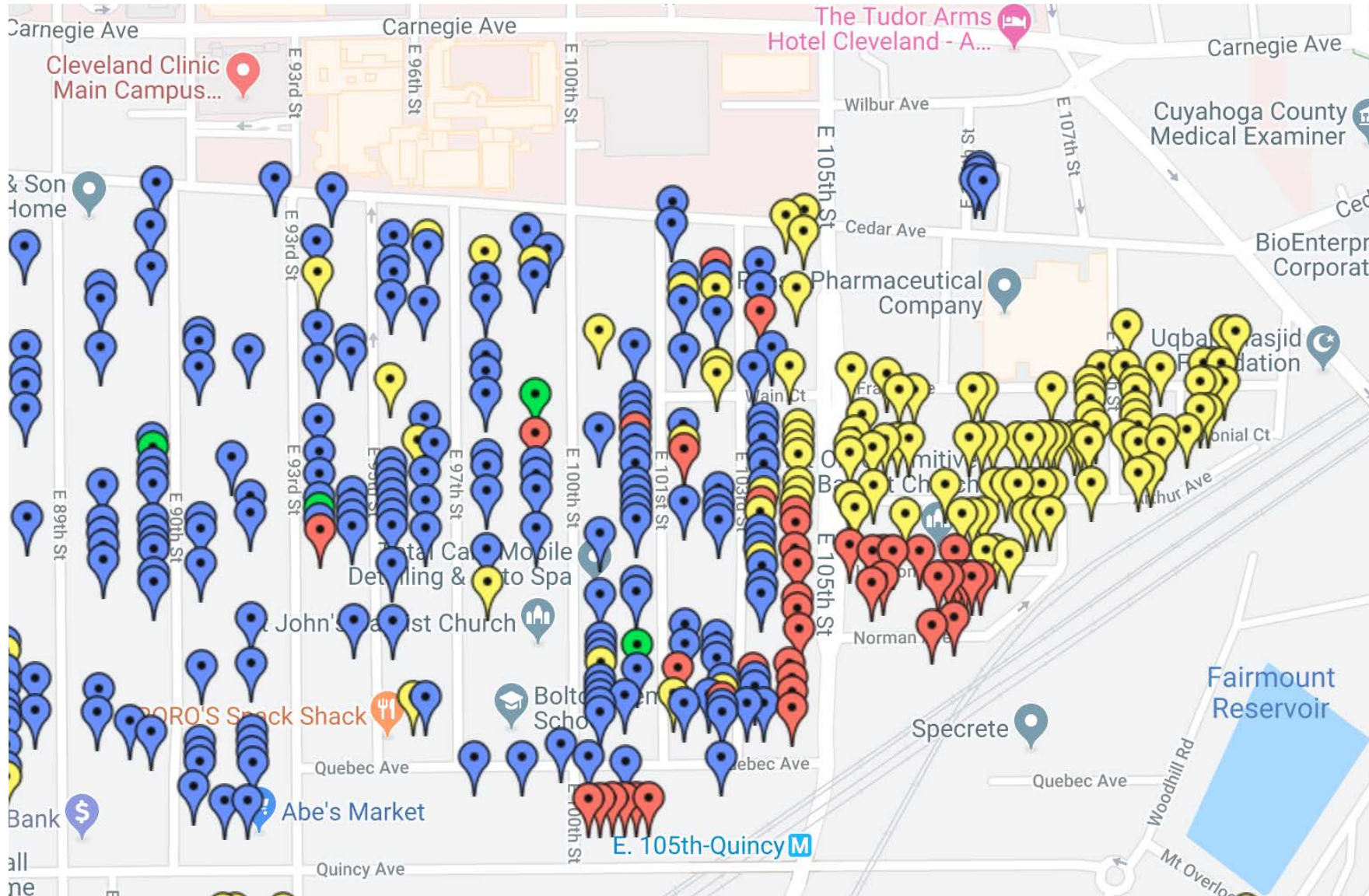
	High Potential for Development (65+ points)
	Moderate to High Potential for Development (Between 45 and 65 points)
	Low Potential for Development (Less than 45 points)
	Low Potential for Development (Less than 45 points) and not other Landbank Lots within 250 feet





Distribution of Parcels

Green with Black Dot	88 Parcels
Green	1032 Parcels
Yellow	104 Parcels
Red	12,935 Parcels



Highest and Best Use




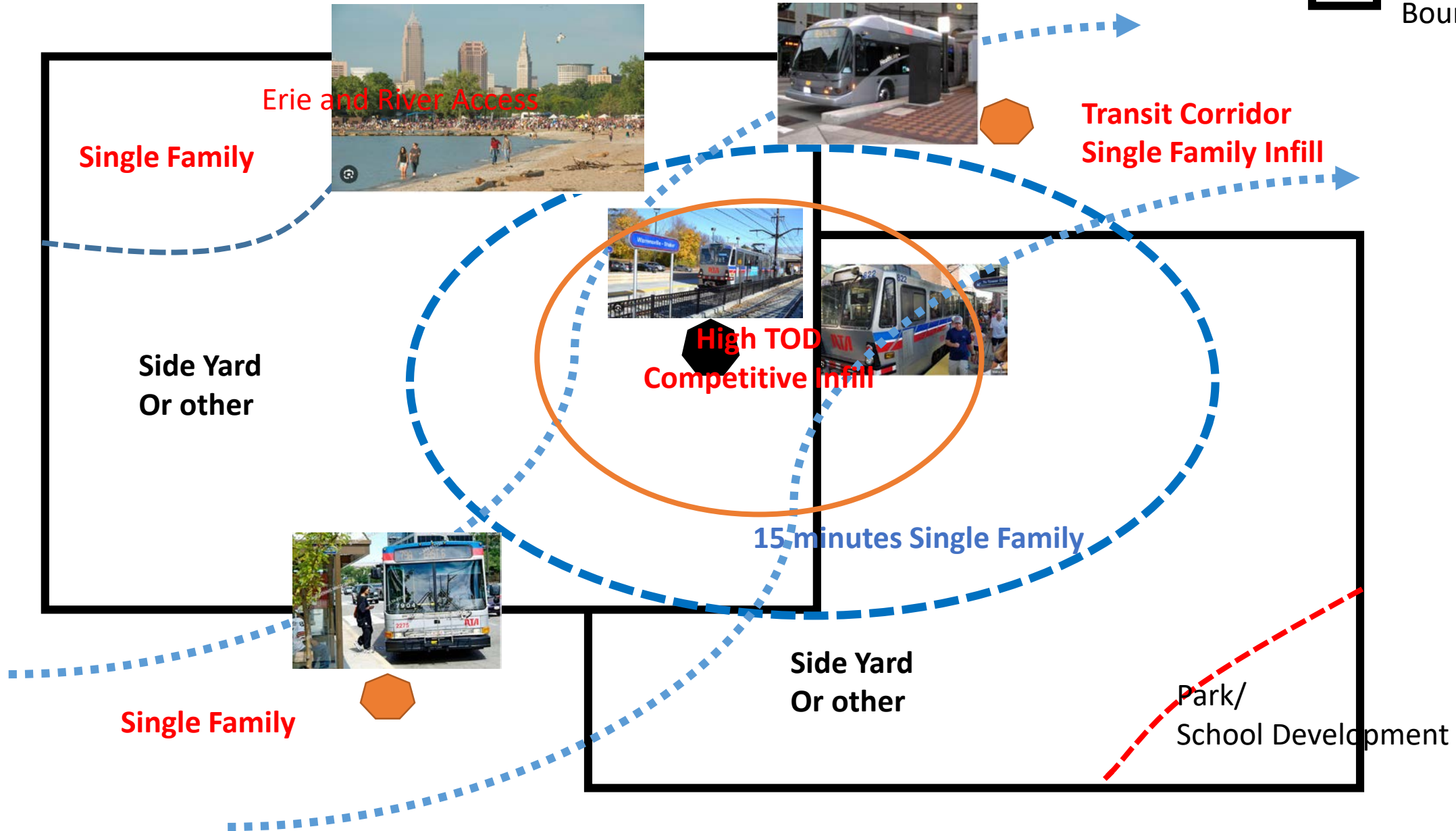
	High Density Mixed Us
	High Density Residential
	Single Family Residential
	Side Yards



Current Effort

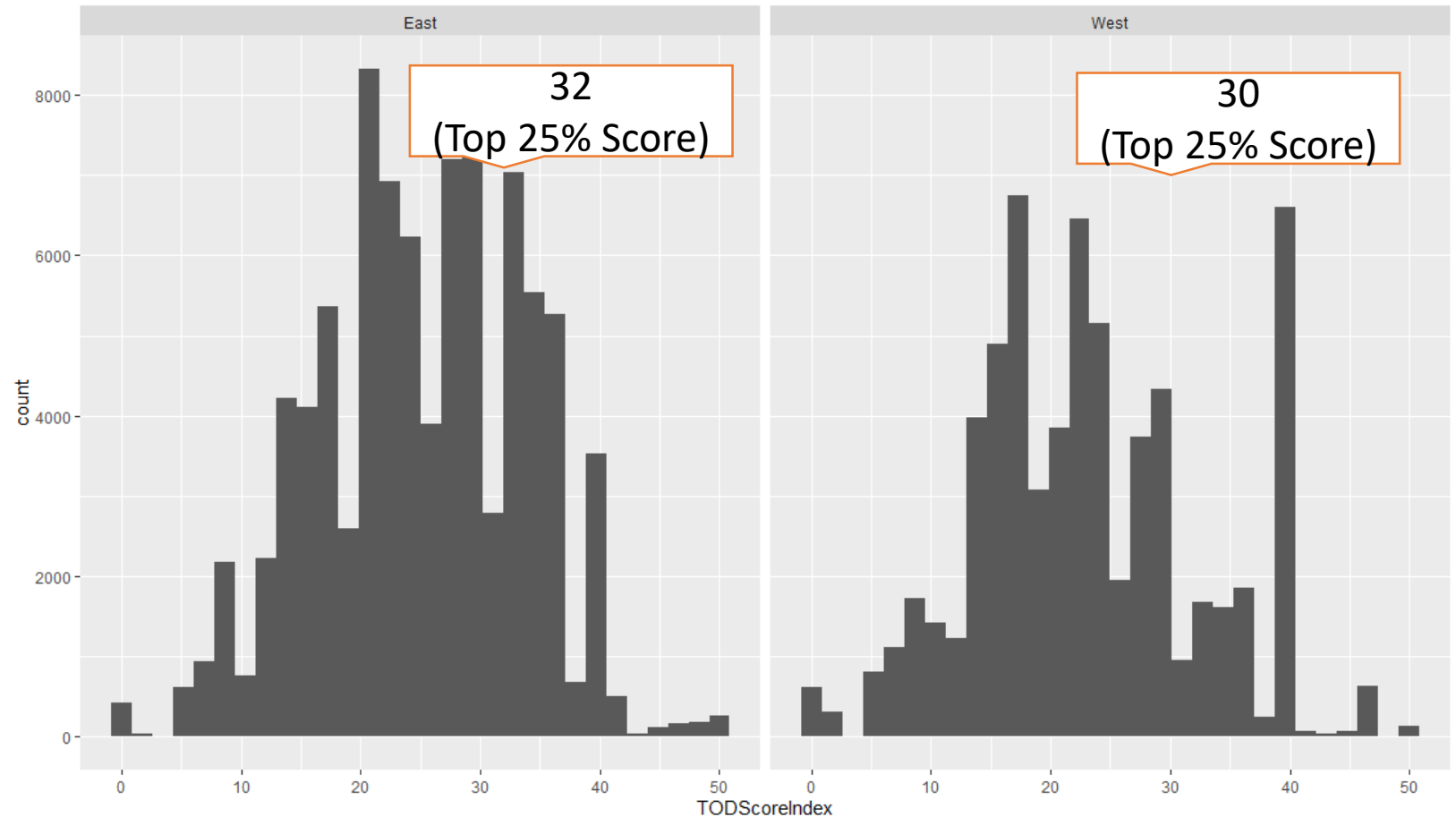
Concept for Vacant Lot Land Use Recommendation

 Neighborhood Boundary



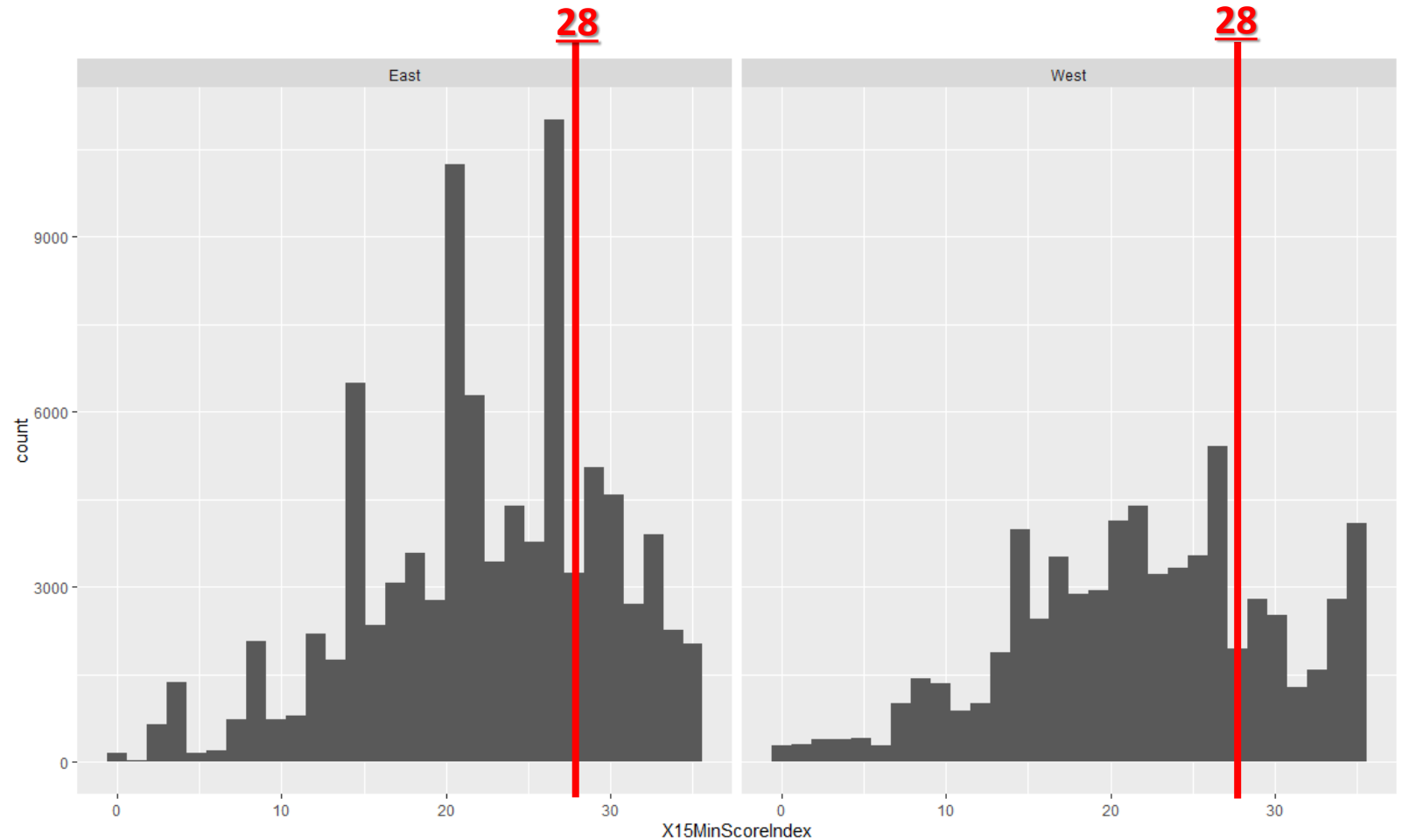
Transit Oriented Development (TOD) Score

- Slight different distribution between Cuyahoga River East and West
- Location with excellent Access to Public Transit and concentrated amenities



15 Minutes Neighborhood Score

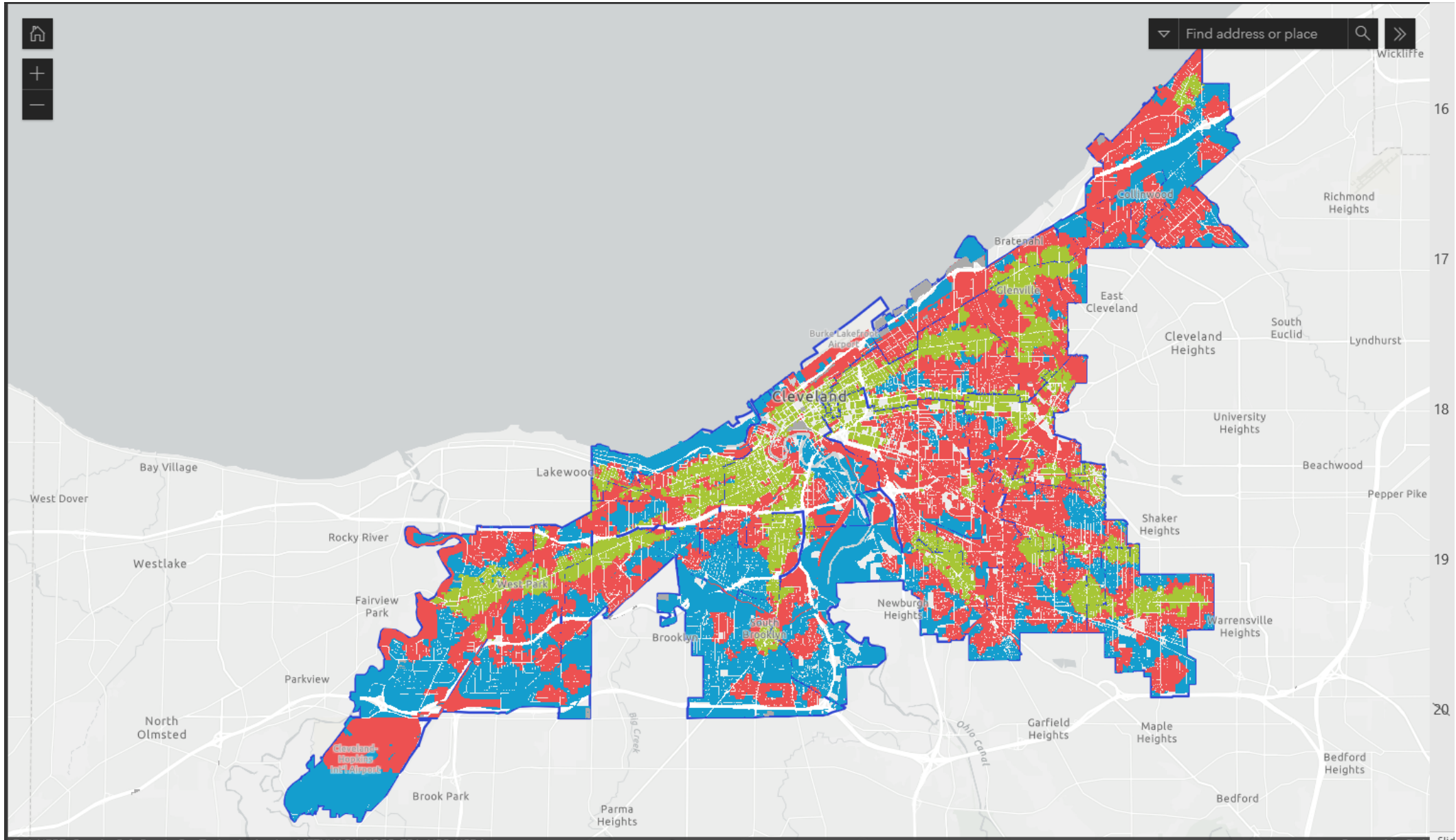
- Distribution between Cuyahoga River East and West
- 28 is top 25%.
- Location concentrated with excellent amenities



Analysis Index's description, measure, and recommendation

Definition	Priority	DB	Measure	Recommendation
High TOD area	1	Master	Area with top 25% TOD score Location with excellent Access to Public Transit and concentrated amenities	Competitive Infill 20 housing units/acre 1 unit per 2200 SQFT
High 15 minutes	2	Master	Areas with the top 25 % 15-minute score- Location concentrated with excellent amenities	Single-Family Infill
High-Frequency Bus Stop Corridor	3	Master	Within ¼ mile's working distance of the high-frequency bus stop	Single-Family Infill
RAPID stop corridor	3	Master	Within ¼ mile's working distance of the RAPID stop	Single-Family Infill
Excellent Park/Water Access	3	Master	Within ¼ mile's working distance of Park and ERIE main entrance	Single-Family Infill
Near School Site Redevelopment	3	Master	Within ¼ mile's working distance of the school site redevelopment	Single-Family Infill
Other	6	Master	Not fit in the above groups	Other

Converted TOD and Amenities at the level of parcel



Converted TOD and Amenities around Rice Public Library

LB Recommendation - Internal

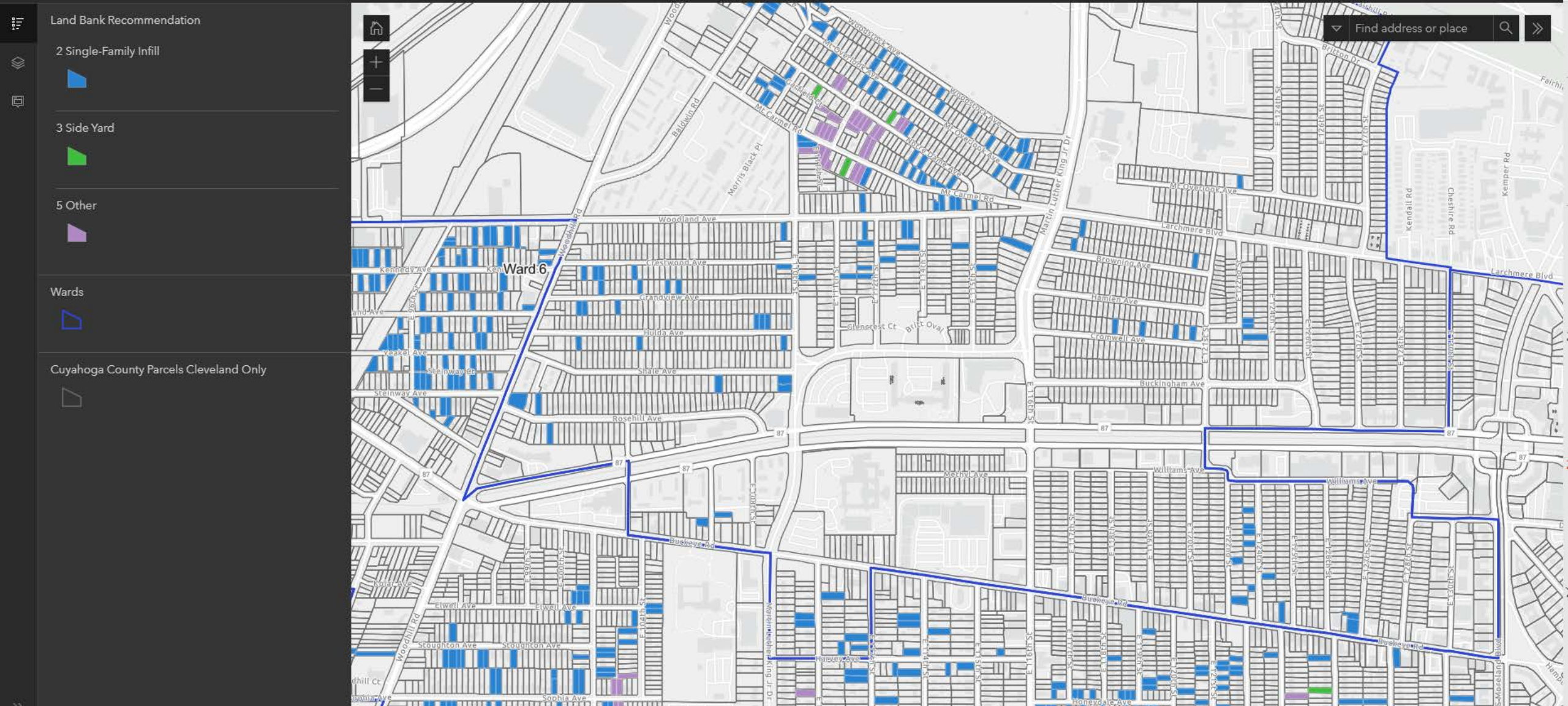


Analysis Index's description, measure, and recommendation

Definition	Priority	DB	Measure	Recommendation
Stand Alone with adjacent responsible homeowner	4	LB	Stand Alone criteria Market and Middle: < 2200 SQFT Opportunity: <6000 SQFT	Side Yard
Large lot aggregation	5	LB	Aggregated lot size >= 0.5 Acre	Site Assembly

Land Bank Lot Recommendation around Rice Public Library

LB Recommendation - Internal



Land Bank lot Distribution – draft under review

Reuse Recommendation	Market Rate	Middle Market	Opportunity	NA	Total	%
1 Competitive Infill	152	38	2,896	5	3,091	17%
2 Single-Family Infill	203	200	5,959	8	6,370	35%
<u>3 Side Yard</u>	<u>6</u>	<u>10</u>	<u>833</u>		<u>849</u>	<u>5%</u>
4 Site Assembly	149	98	4,604	4	4,855	27%
<u>5 Other</u>	<u>53</u>	<u>151</u>	<u>1,311</u>	<u>27</u>	<u>1,542</u>	<u>9%</u>
6 Approved	33	3	285	1	322	2%
7 Transfer to Park	2	3	17	1	23	0%
8 with application	118	38	835	11	1,002	6%
Total	716	541	16,740	57	18,054	100%

Source: Land Bank Administration Database as of May 11

Disposition strategy with the timeline by Market condition

Profile	Market Rate	Middle	Opportunity
Completive Infill	Short term	Midterm	Long term
Single-family Infill	Short term	Midterm	Long term
Side Yard	Short term	Midterm	Short term
Site Assembly	Short term	Midterm	Long term
Other	Midterm	Midterm	Long term

Resource Available

- [Public web map](#)
- <https://clevelandgis.maps.arcgis.com/apps/webappviewer/index.html?id=1c40c47ecdf34f42b9118cf7f83c28a4>

- Land Bank online application portal will be available on June/July this year.

<https://portal.neighborlysoftware.com/clevelandoh/participant>



Thank you for our attention

3. WORKSHOP

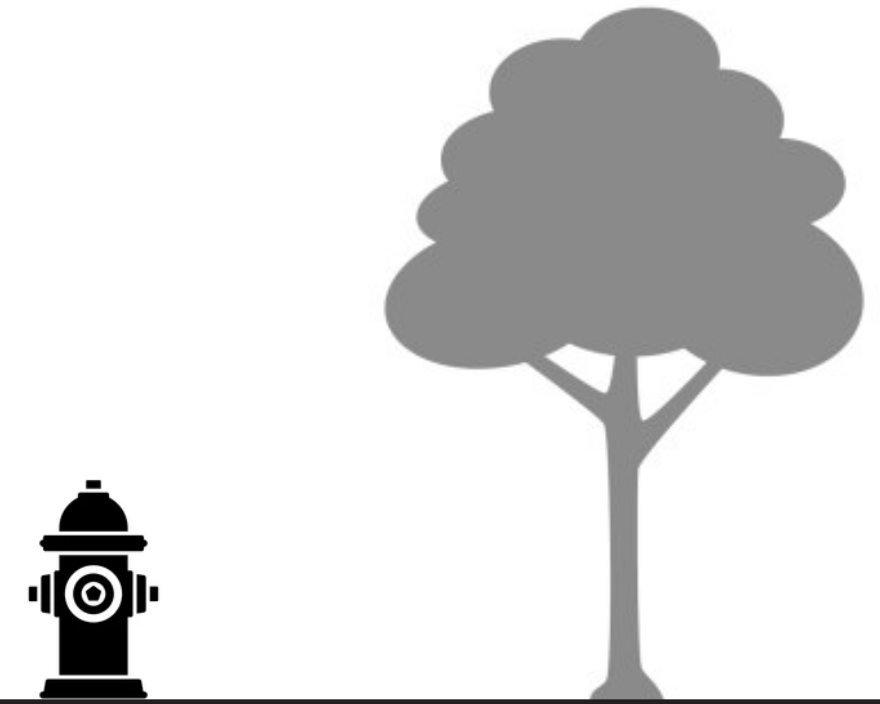
1. What we want to do today: check existing criteria, propose new
2. What we want don't want to do today: create neighborhood masterplans
3. Group activity

VACANT LOT PRIORITIZATION

MAP PHYSICAL FEATURES TO GUIDE SUSTAINABLE VACANT LAND REUSE



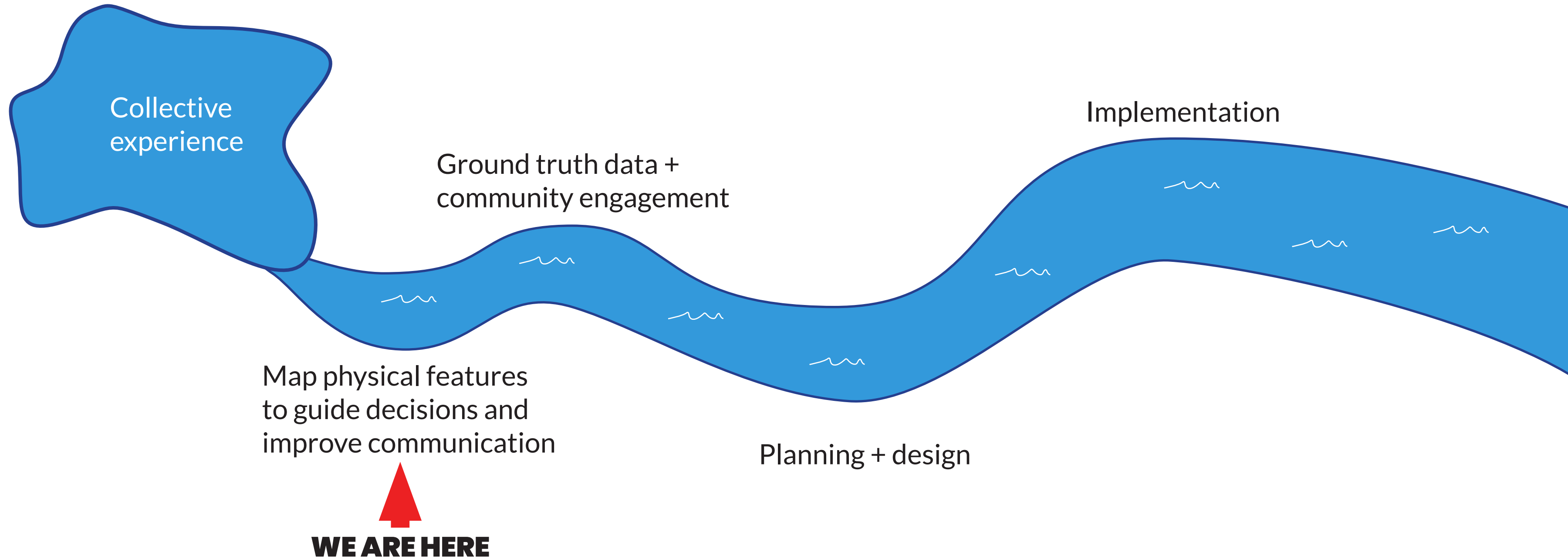
If there's a **transit stop**, then build **infill housing**



If there's a **fire hydrant**, then plant **trees**

VACANT LOT PRIORITIZATION

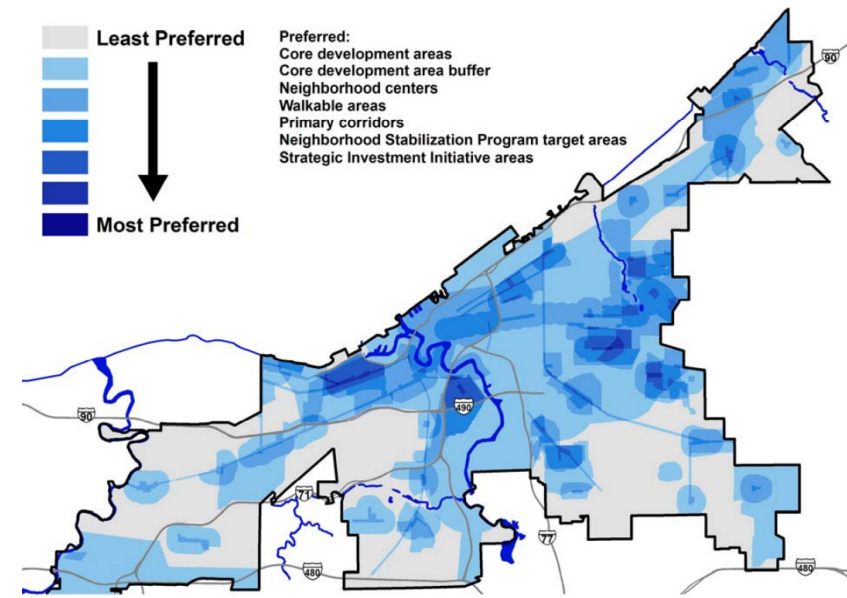
MAPPING, NOT MASTER PLANNING



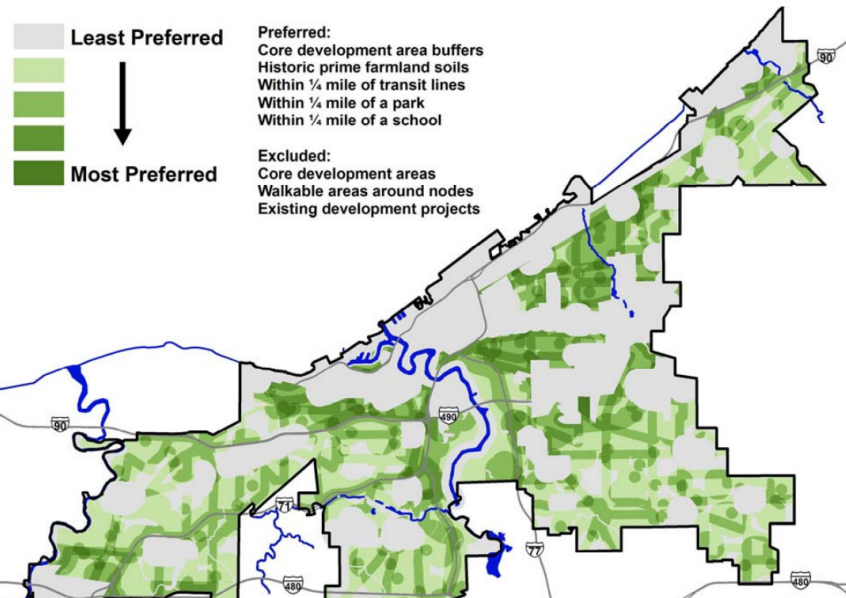
EIGHT IDEAS FOR VACANT LAND REUSE

CRITERIA

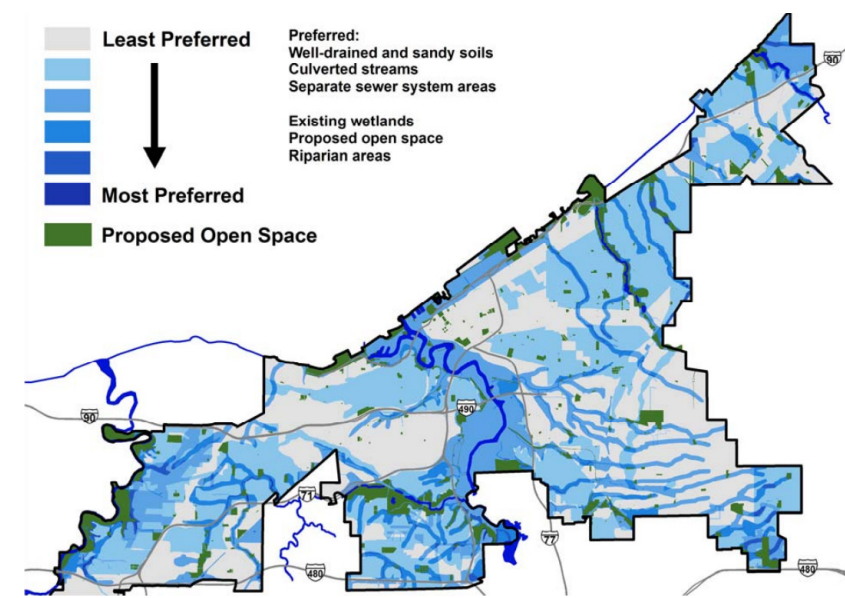
- STABILIZATION



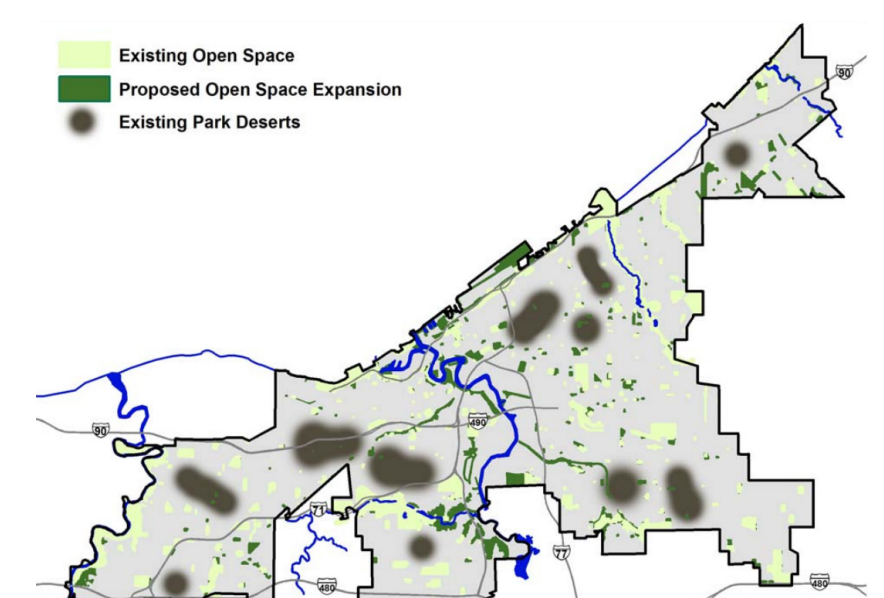
- URBAN AGRICULTURE



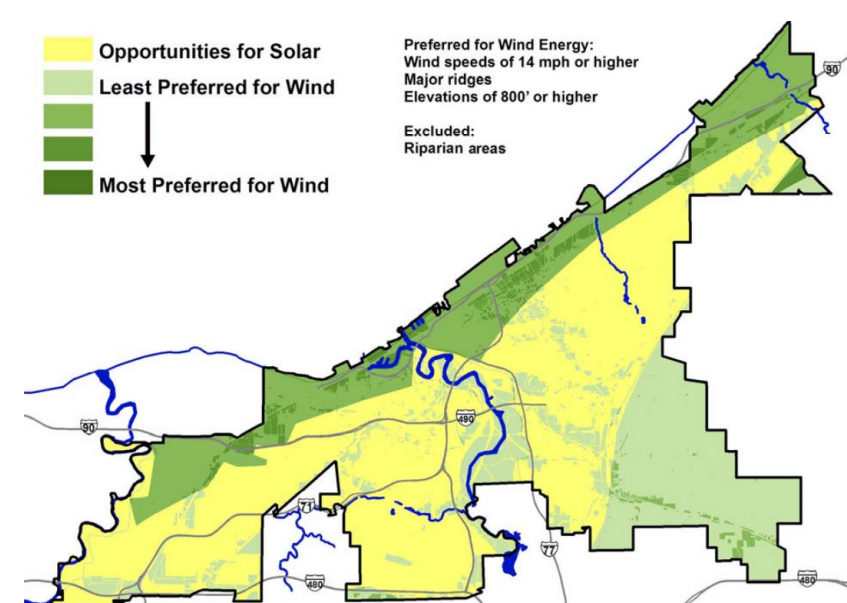
STORMWATER MANAGEMENT



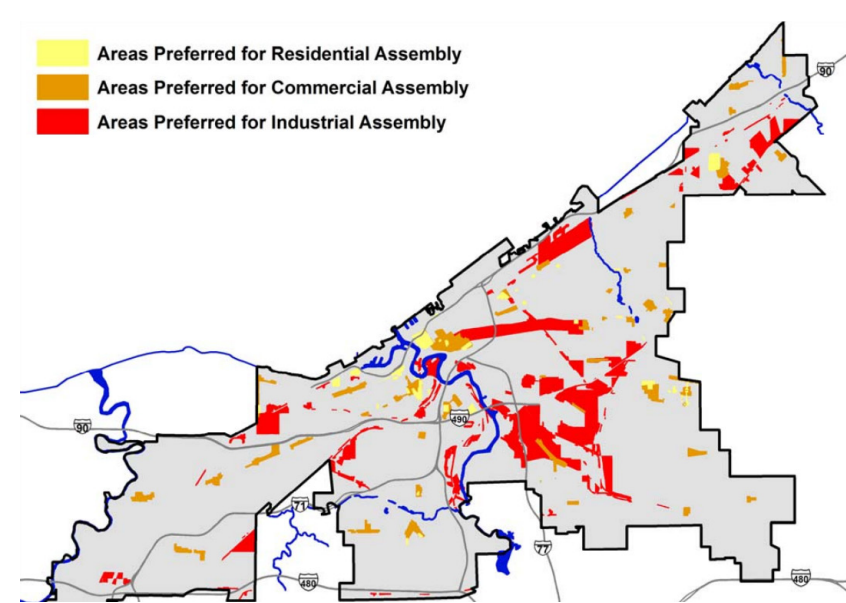
GREENSPACE EXPANSION



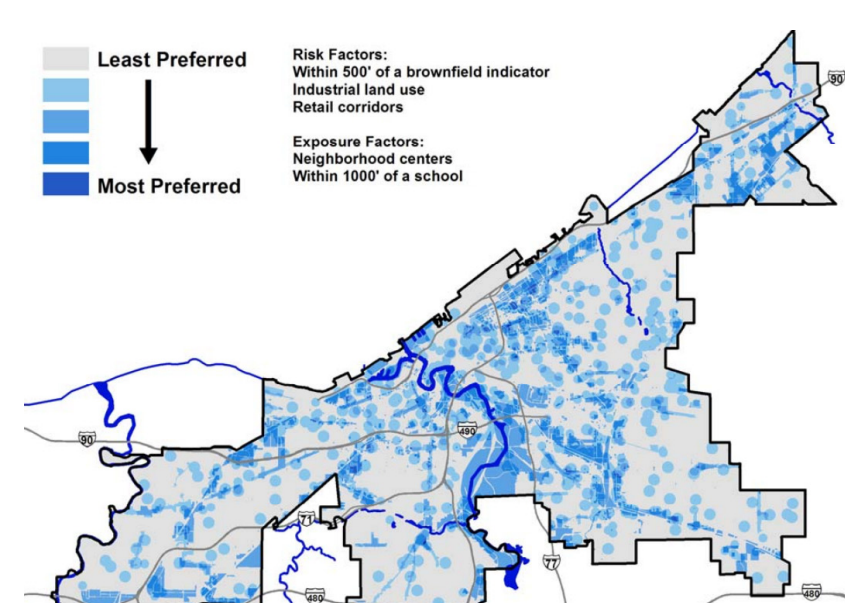
ALTERNATIVE ENERGY



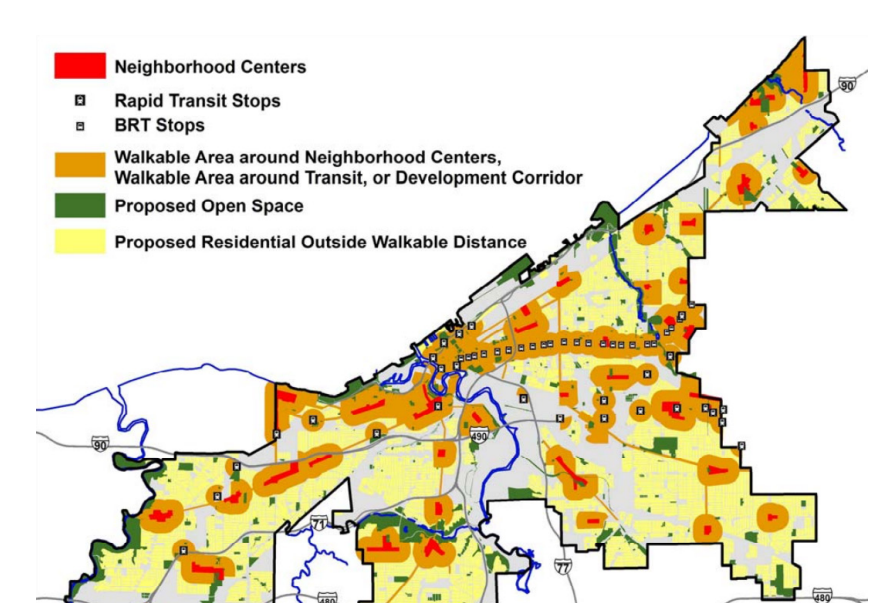
LAND ASSEMBLY



CONTAMINATION REMEDIATION



SUSTAINABLE DEVELOPMENT PATTERN



EIGHT IDEAS FOR VACANT LAND REUSE

CRITERIA

STABILIZATION

- Core development areas
- Core development area buffer
- Neighborhood centers
- Walkable areas
- Primary corridors
- Neighborhood Stabilization Program target areas
- Strategic Investment Initiative areas

URBAN AGRICULTURE

Preferred:

- Core development area buffers
- Historic prime farmland soils
- Within 0.25 miles of a transit
- Within 0.25 miles of a park
- Within 0.25 miles of a school

Excluded:

- Core development areas
- Walkable areas around nodes
- Existing development projects

STORMWATER MANAGEMENT

- Well-drained and sandy soils
- Culverted streams
- Separate sewer system areas
- Existing wetland
- Proposed open space
- Riparian areas

GREENSPACE EXPANSION

- Park deserts

ALTERNATIVE ENERGY

Opportunities for wind:

- Wind speeds of 14 mph or greater
- Major ridges
- Elevations 800' or higher

Excluded:

- Riparian

LAND ASSEMBLY

- Current and anticipated development activity for residential, commercial, and industrial

CONTAMINATION REMEDIATION

Risk factors:

- Within 500' of a brownfield indicator
- Industrial land use
- Retail corridors

Exposure factors:

- Neighborhood centers
- Within 1,000' of a school

SUSTAINABLE DEVELOPMENT PATTERN

Suitable for intensified development:

- Neighborhood centers
- Rapid Transit Stops
- BRT Stops
- Walkable areas around Neighborhood Centers
- Walkable Area around Transit or Development Corridor
- Proposed Open Space
- Proposed Residential Outside Walkable Distance

GREEN

- Well-drained and sandy soils
- Culverted streams
- Separate sewer system areas
- Existing wetland
- Proposed open space
- Riparian areas

- Park deserts

- Historic prime farmland soils
- Within 0.25 miles of a transit
- Within 0.25 miles of a park
- Within 0.25 miles of a school

Excluded (urban ag only):

- Core development areas
- Walkable areas around nodes
- Existing development projects

BOTH

- Core development areas
- Core development area buffer
- Neighborhood centers
- Walkable areas
- Primary corridors
- Neighborhood Stabilization Program target areas
- Strategic Investment Initiative areas

GREY

- Current and anticipated development activity for residential, commercial, and industrial
- Rapid Transit Stops
- BRT Stops
- Walkable Area around Transit or Development Corridor
- Proposed Residential Outside Walkable Distance

OTHER

- *Risk factors:*
- Within 500' of a brownfield indicator
- Industrial land use
- Retail corridors

- *Exposure factors:*
- Neighborhood centers
- Within 1,000' of a school

- *Opportunities for wind:*
- Wind speeds of 14 mph or greater
- Major ridges
- Elevations 800' or higher

Excluded:

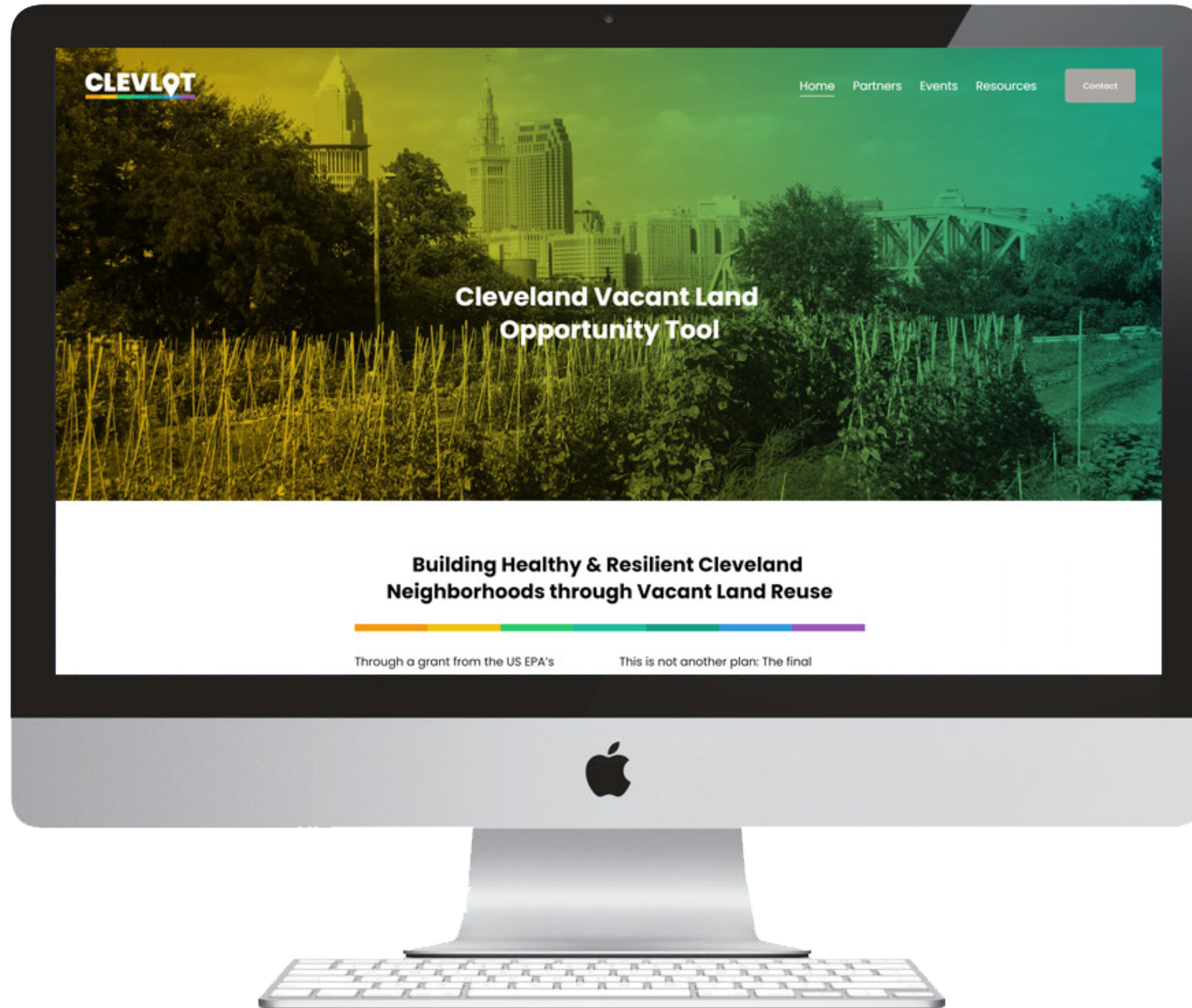
- Riparian

MAPPING WORKSHOP

INSTRUCTIONS

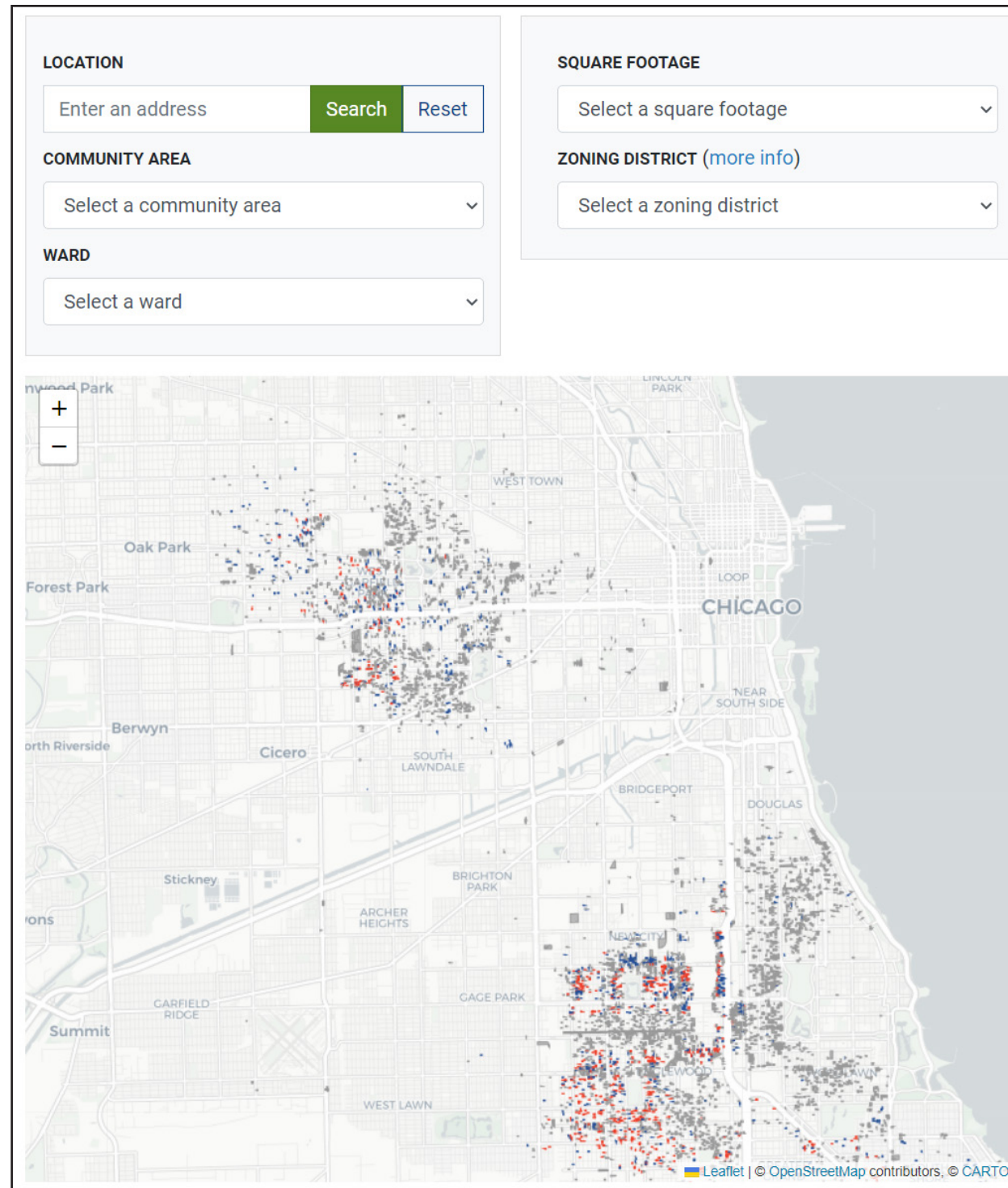
1. Discuss criteria for grey development in small groups
2. Discuss criteria for green development in small groups
3. Share and sort small group criteria on wall
4. Group discussion about criteria selection
5. Prioritize the most important criteria

CLEVLOT.ORG

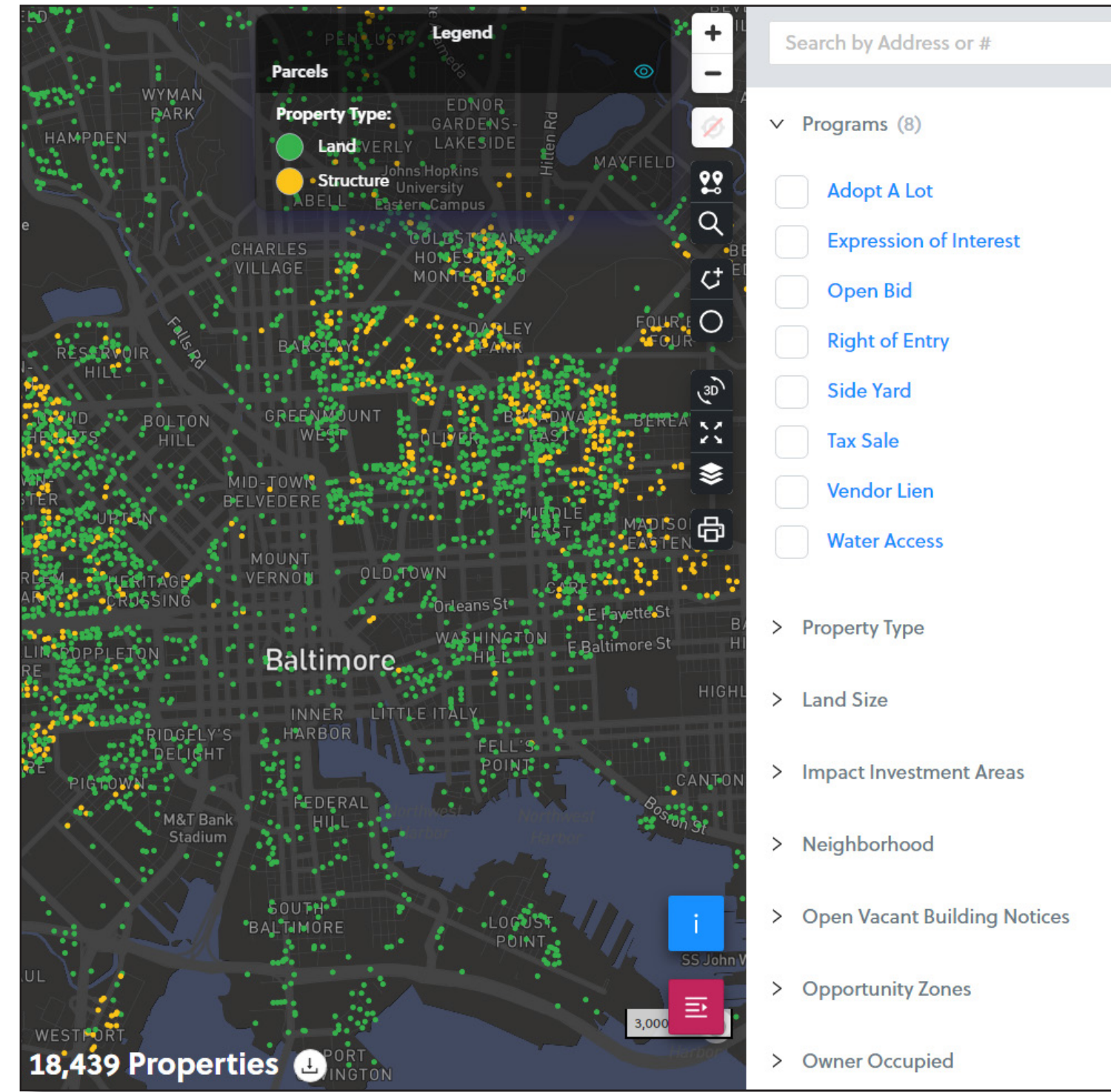


VACANT LOT PRIORITIZATION

COMMON IN OTHER CITIES



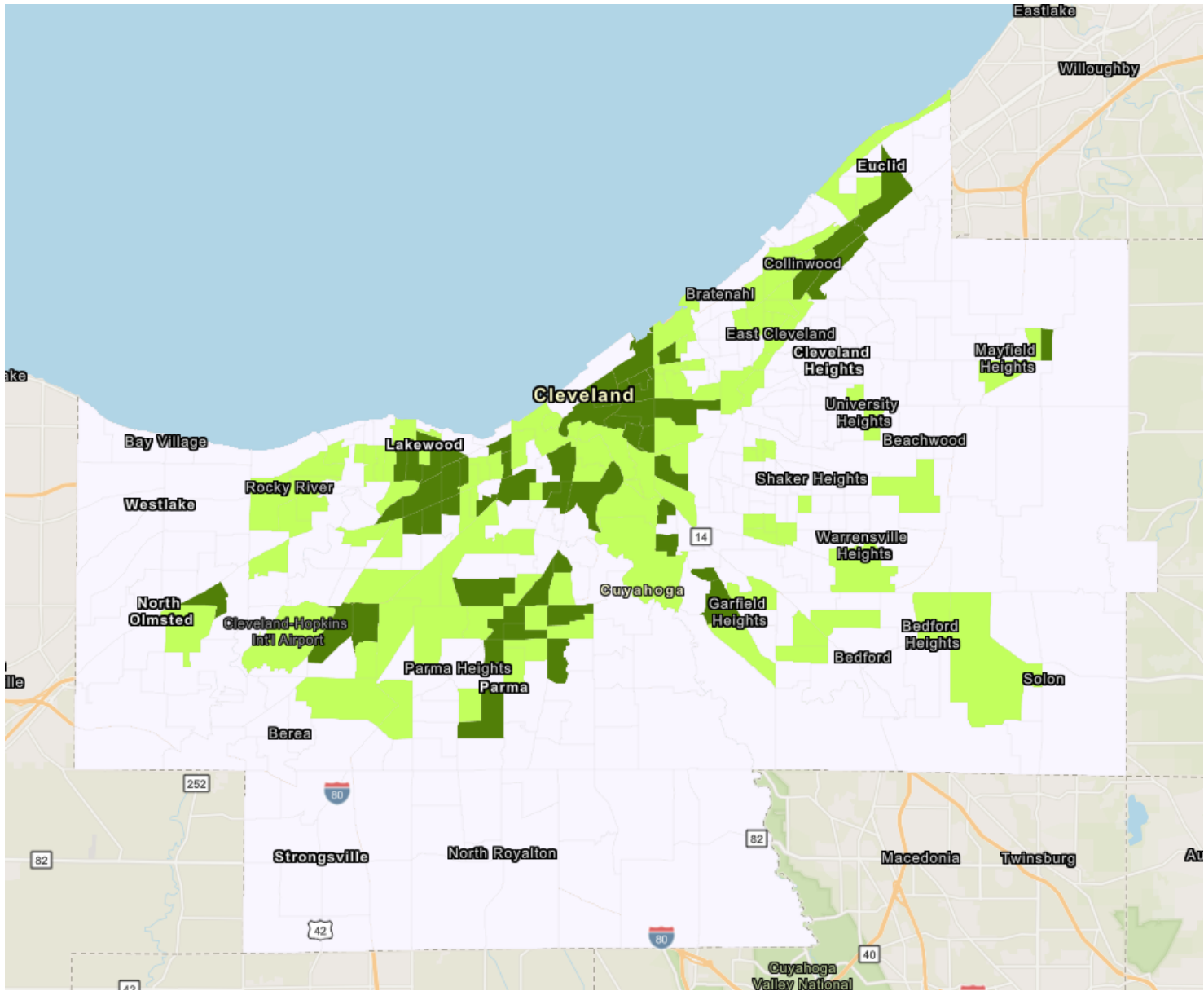
Chicago Block Builder



Buy Into Baltimore

DATA RESOLUTION: CENSUS BLOCK

URBAN HEAT ISLAND



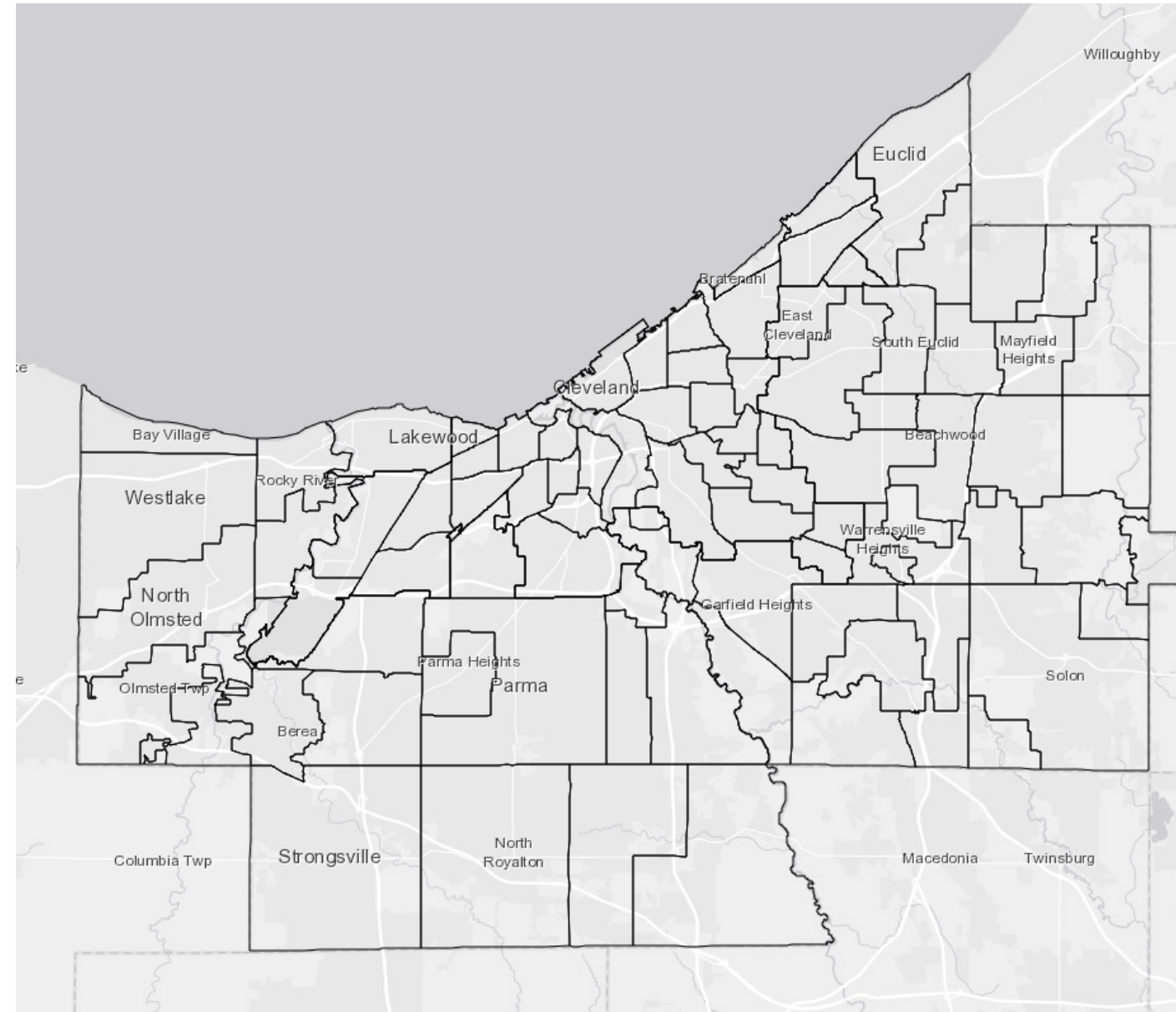
Cuyahoga County



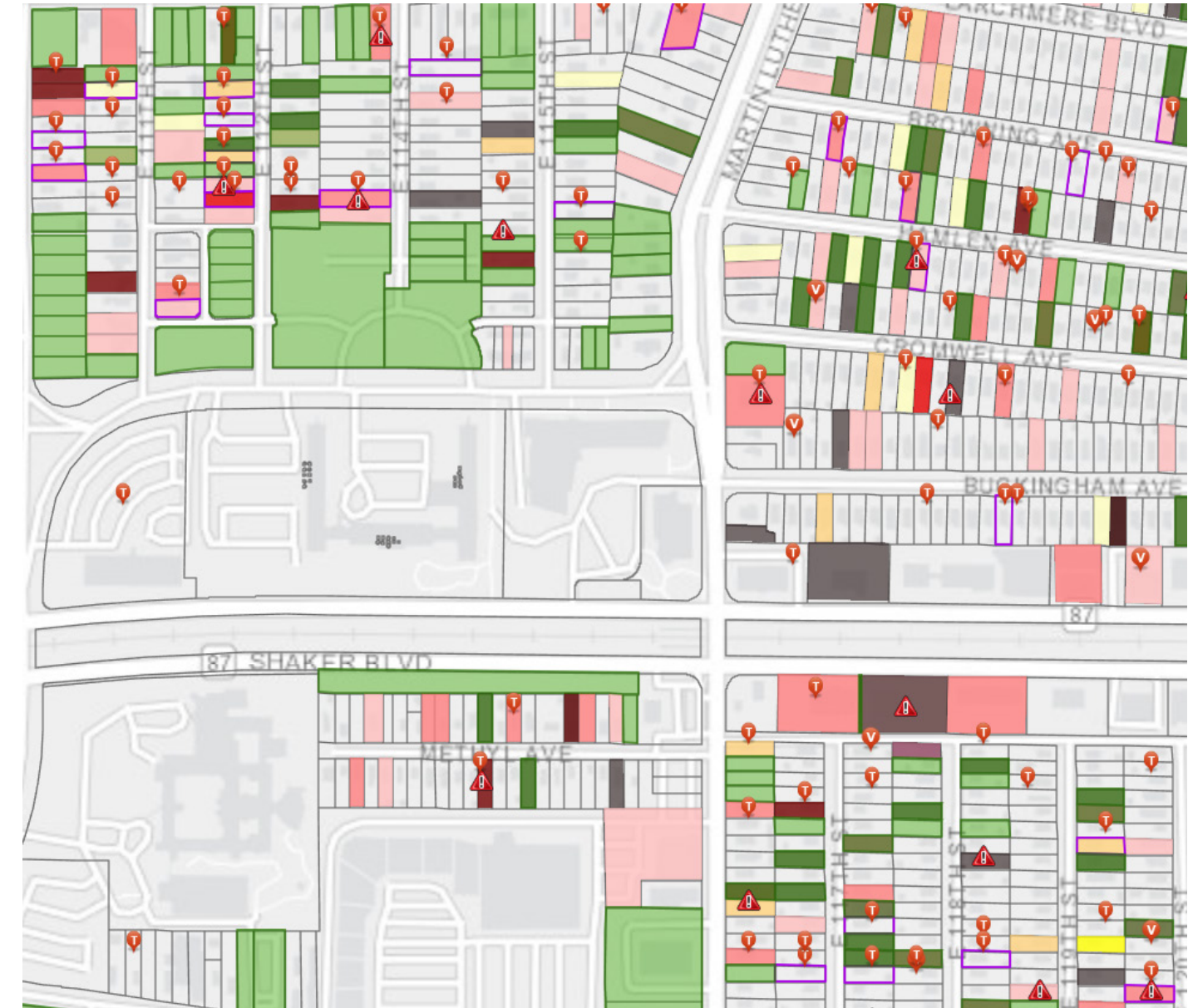
Rice Library and context

DATA RESOLUTION: PARCEL

PROPERTY STATUS



Cuyahoga County



Rice Library and context

DATA RESOLUTION COMPARISON

CENSUS BLOCK VS PARCEL



Rice Library and context, census block



Rice Library and context, parcel