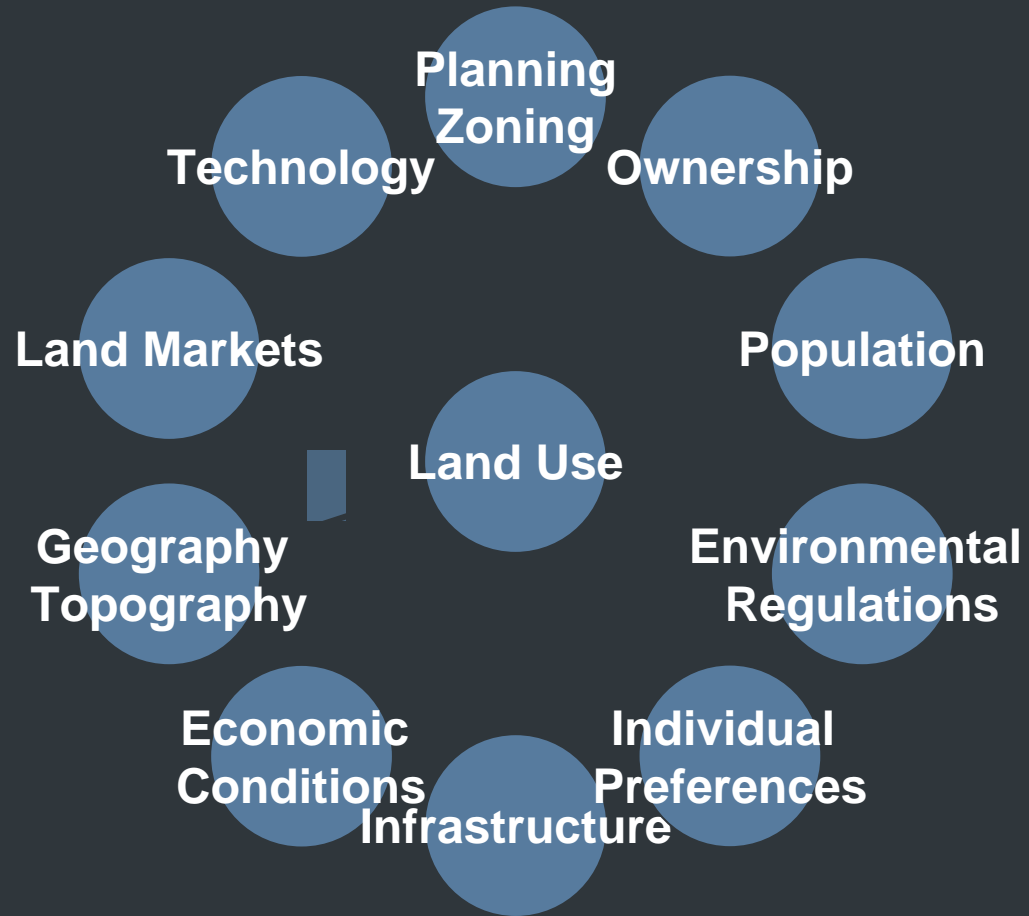


Opportunity Corridor: Restoring Prosperity to the Forgotten Triangle

Factors that Influence Land Use
Build on Economic Strengths*
Transform the Physical Landscape*
Restore Prosperity*

Source: Restoring Prosperity: The State Role in Revitalizing America's Older Industrial Cities.
The Brookings Institute

Factors Influencing Land Use*

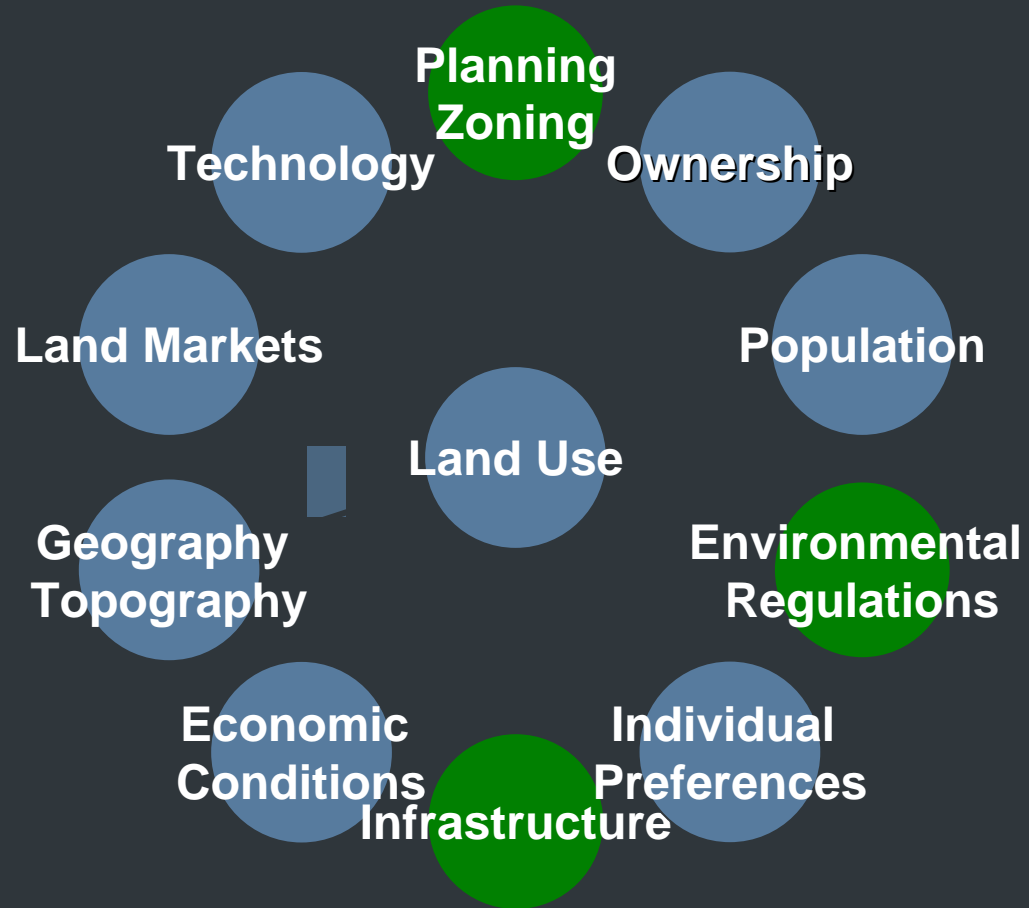


* Source: An Overview: Land Use and Economic Development in Statewide Transportation Planning

US DOT, FHWA, May 1999

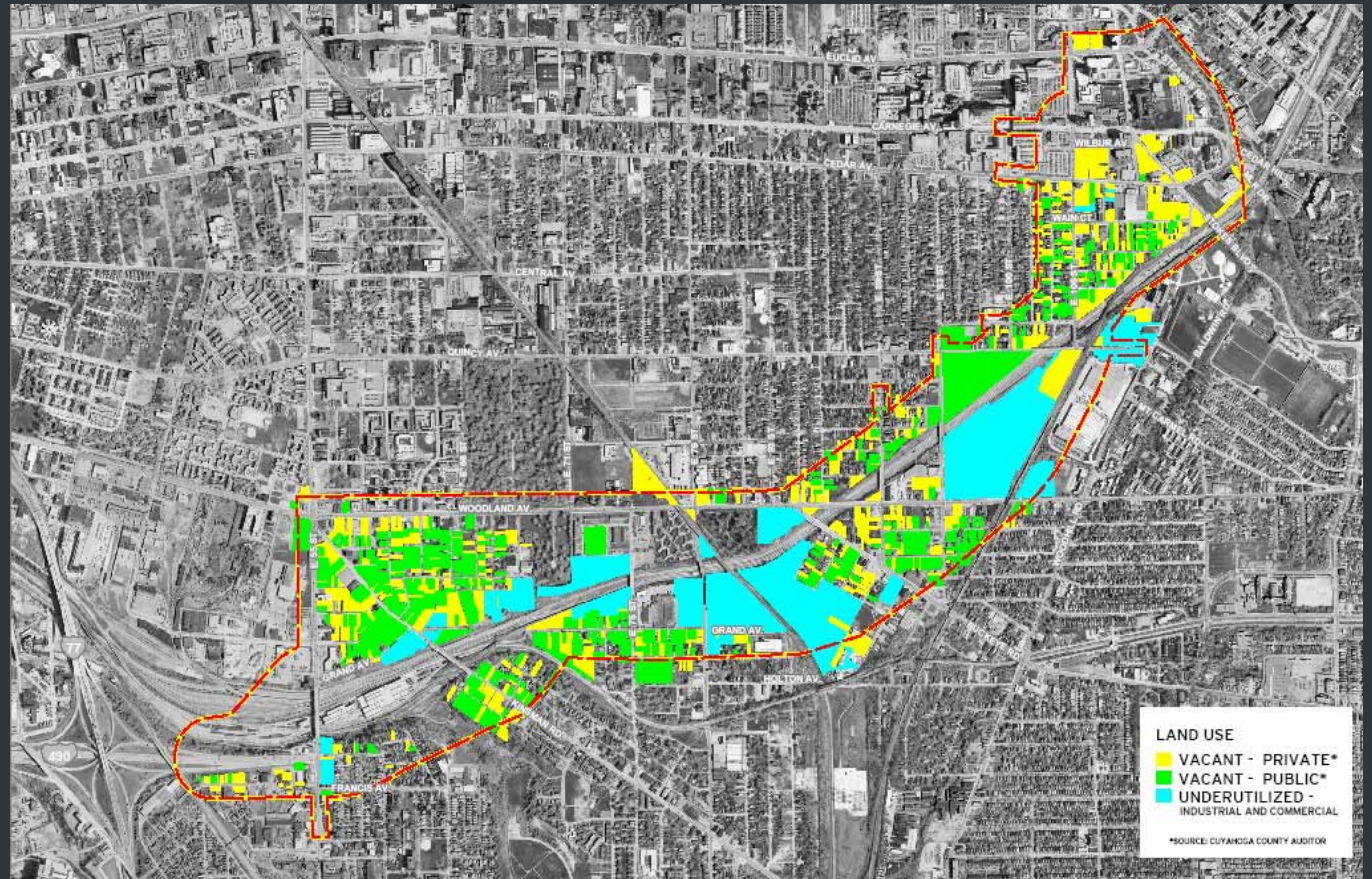
Forgotten Triangle: Public Sector Control

Factors
Influencing
Land Use



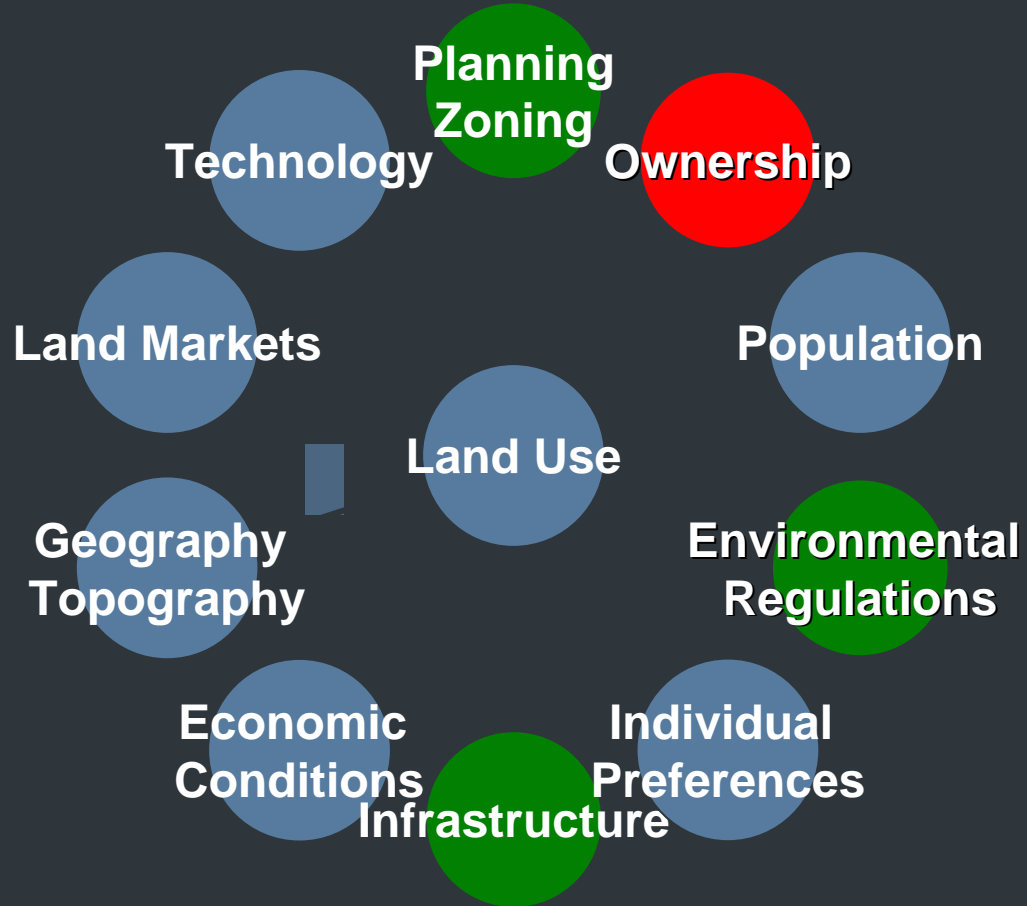
Forgotten Triangle: Ownership

Factors Influencing Land Use



Forgotten Triangle: Ownership

Factors
Influencing
Land Use



Forgotten Triangle: Population

Factors
Influencing
Land Use

1960-1970
Population
23.7% ↓

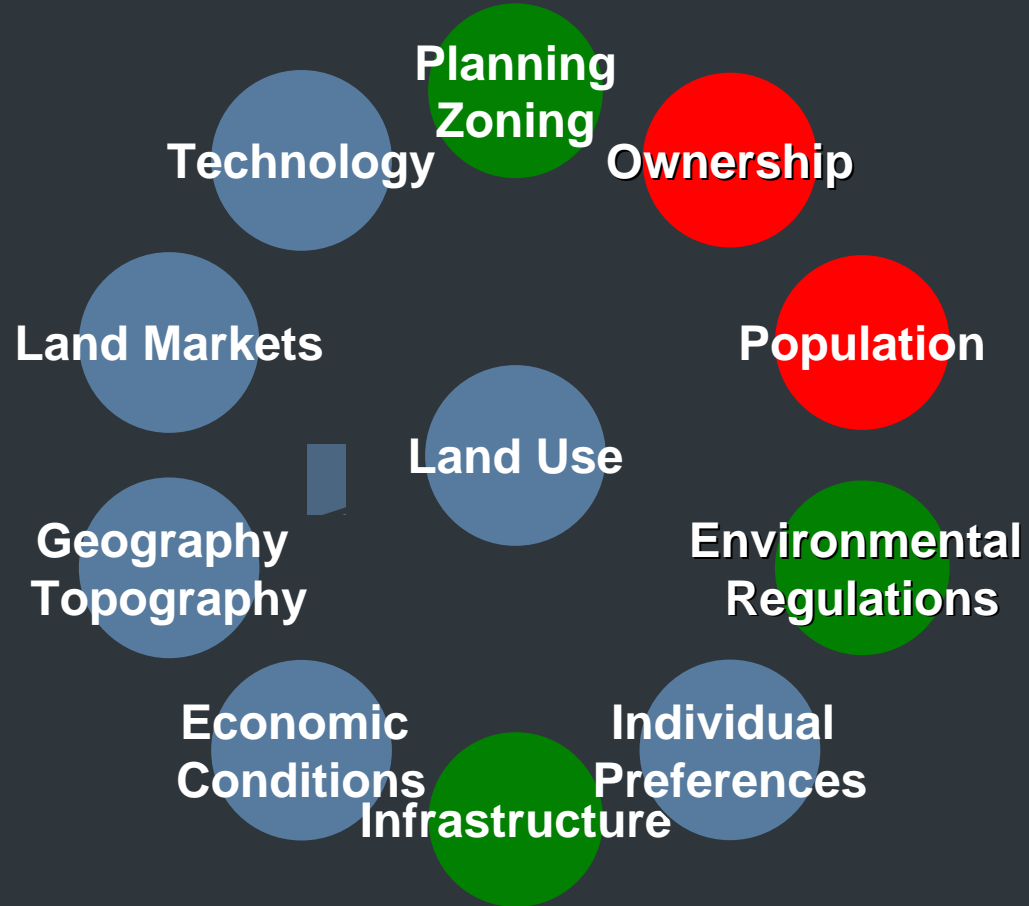
1970-1980
Population
43.5% ↓

1980-1990
Population
12.9% ↓



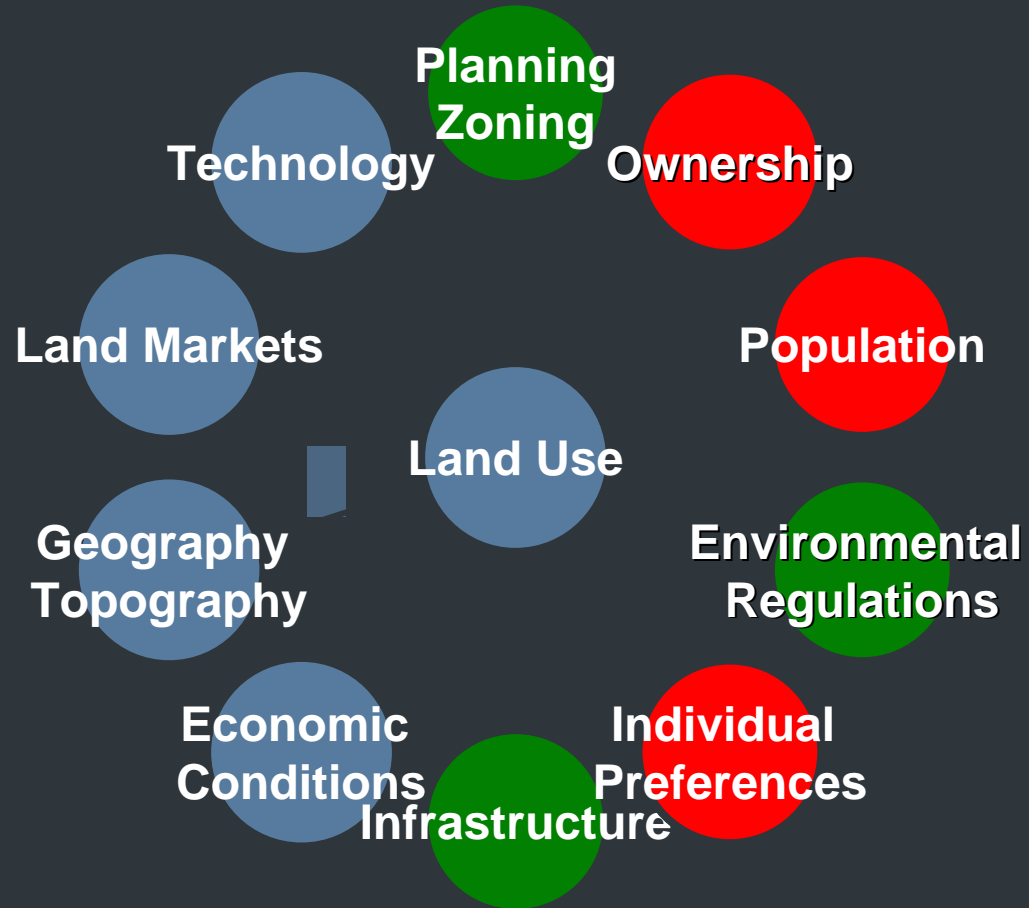
Forgotten Triangle: Population

Factors
Influencing
Land Use



Forgotten Triangle: Individual Preferences

Factors
Influencing
Land Use



Forgotten Triangle: Economic Conditions

Median Household
Income \$7,156

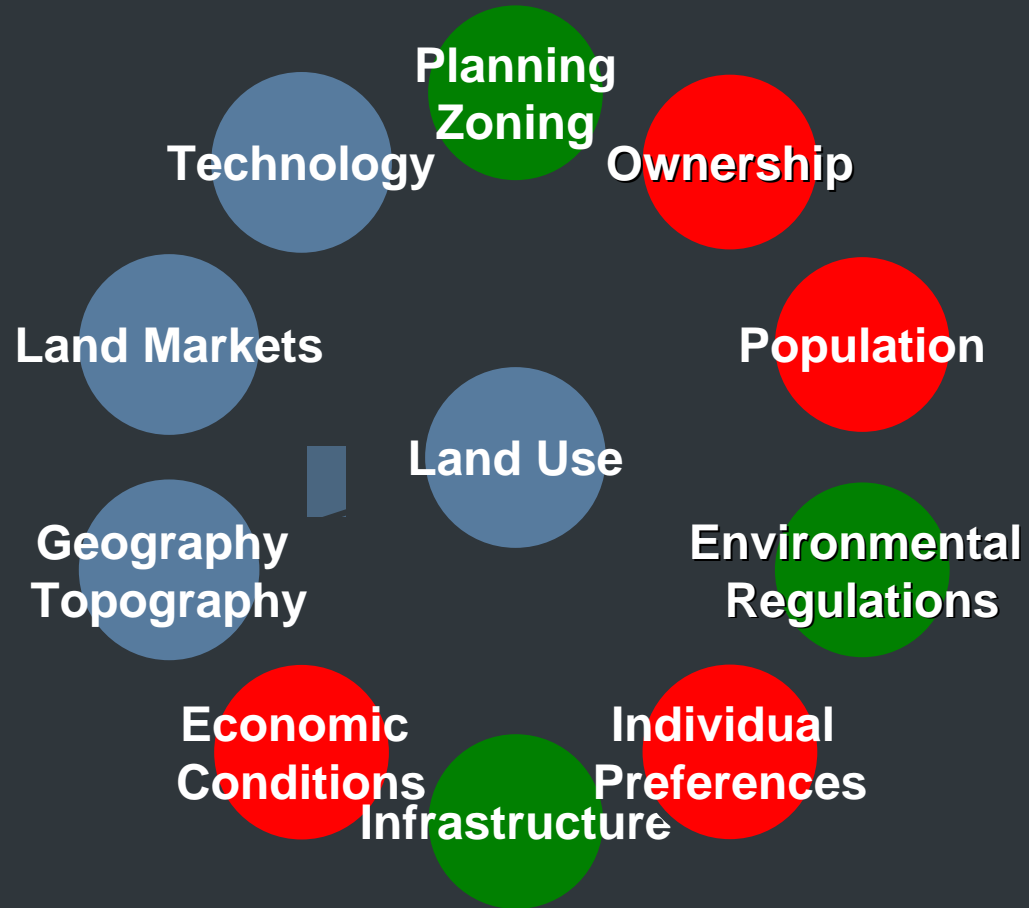
Factors
Influencing
Land Use



Persons Living in
Poverty 60.6%

Forgotten Triangle: Economic Conditions

Factors
Influencing
Land Use



Geography Topography

Factors Influencing Land Use



Forgotten Triangle: Geography/Topography

Access to University Circle
via East 105th St

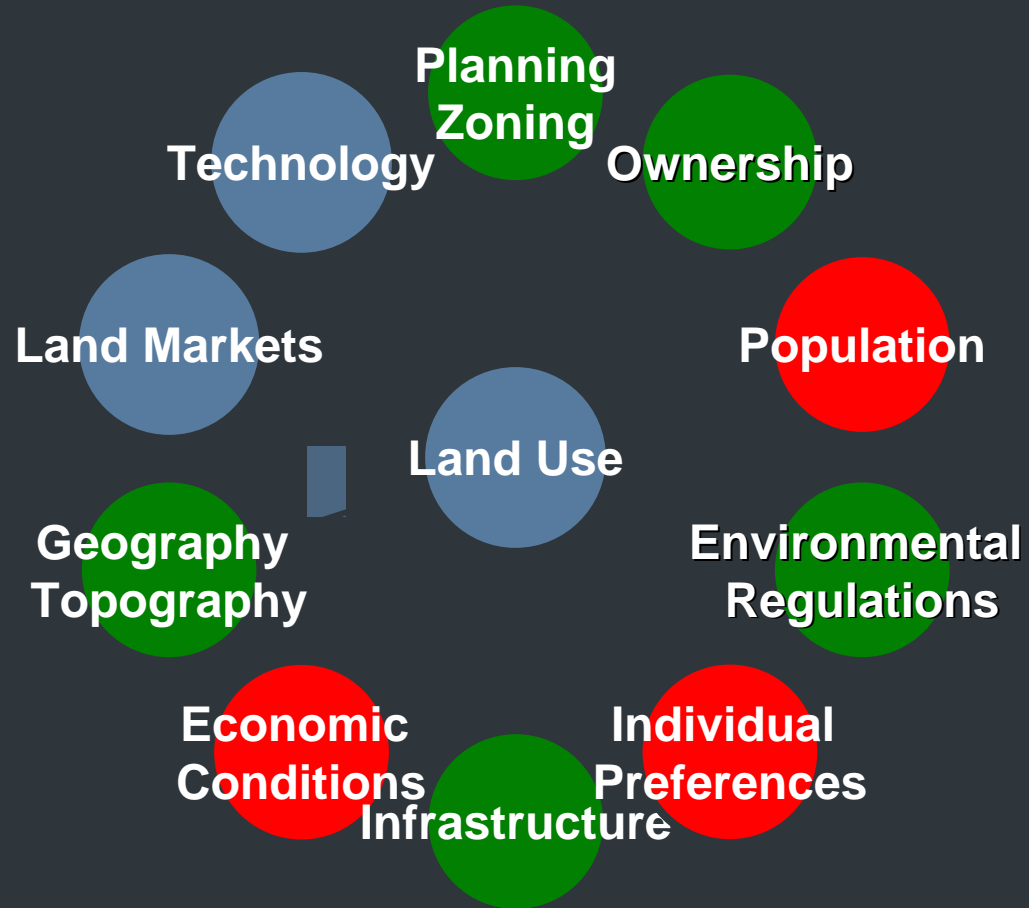


Access to the Region
via I-490

Factors
Influencing
Land Use

Forgotten Triangle: Geography/Topography

Factors
Influencing
Land Use



Forgotten Triangle: Land Markets

Factors
Influencing
Land Use

1970-1980 Housing
Units 31.9% ↓

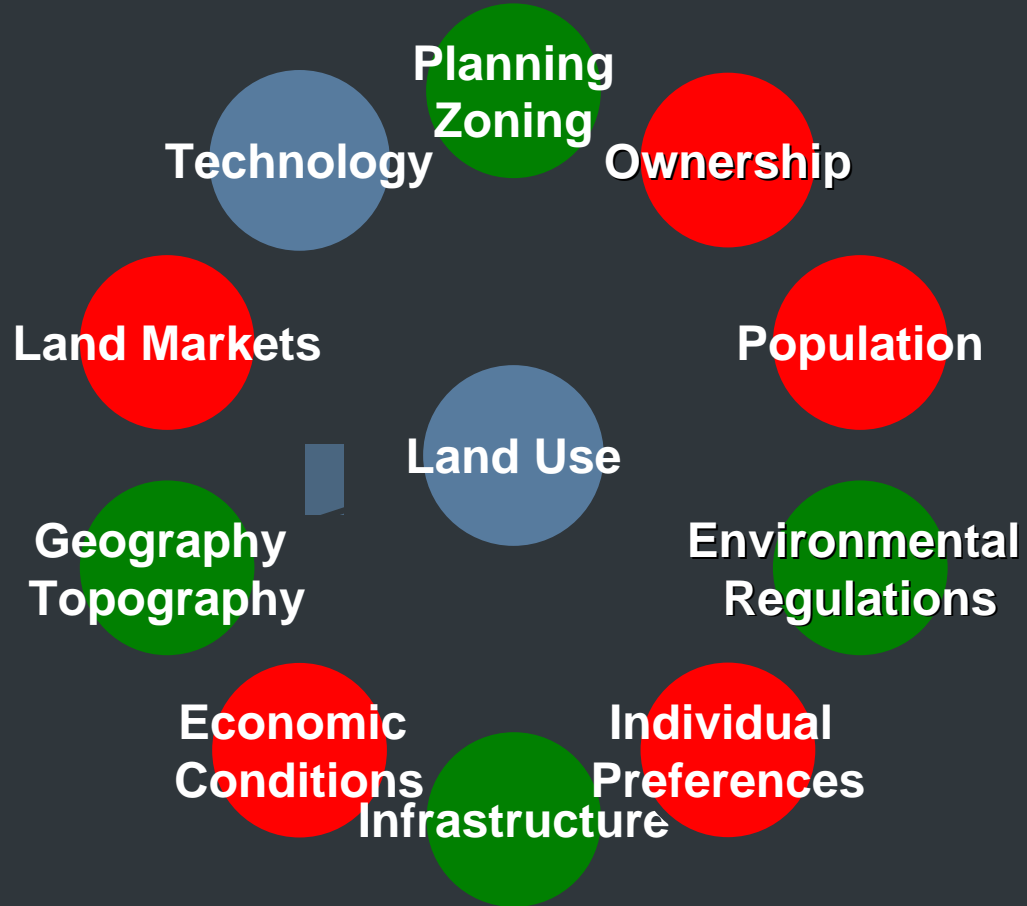


1980-1990 Housing
Units 16.6% ↓



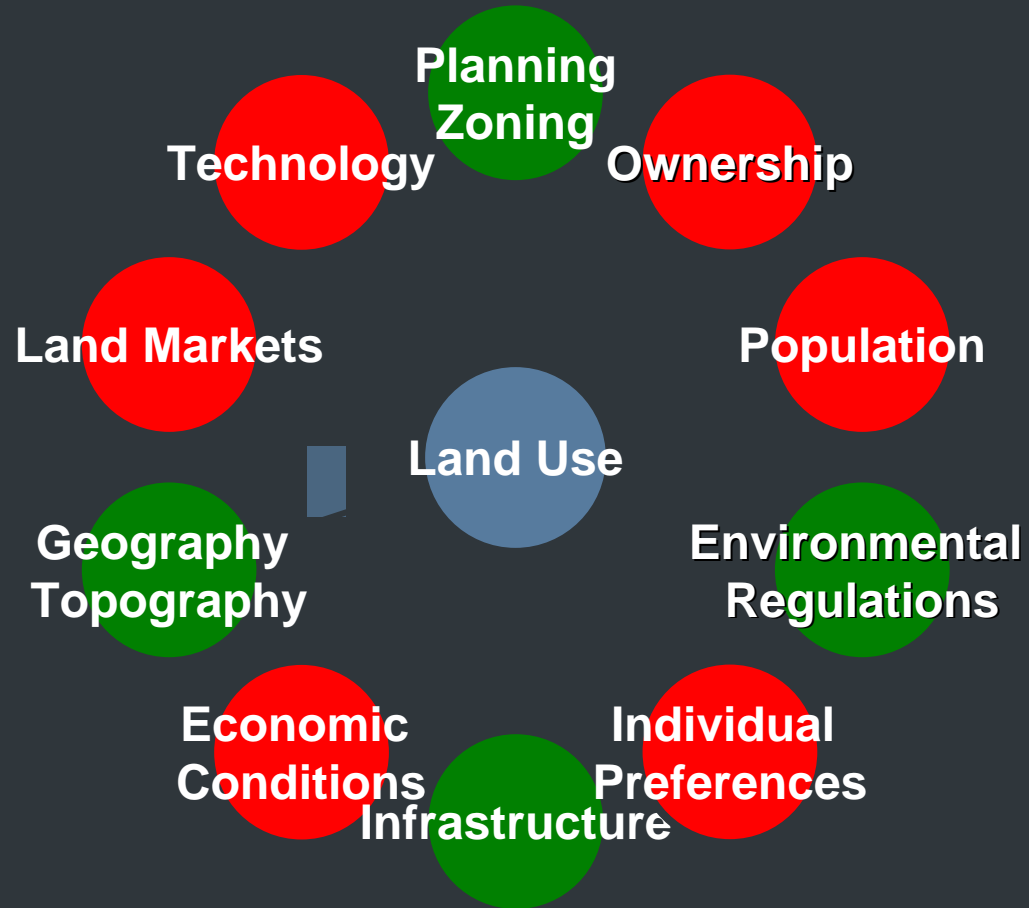
Forgotten Triangle: Land Markets

Factors
Influencing
Land Use



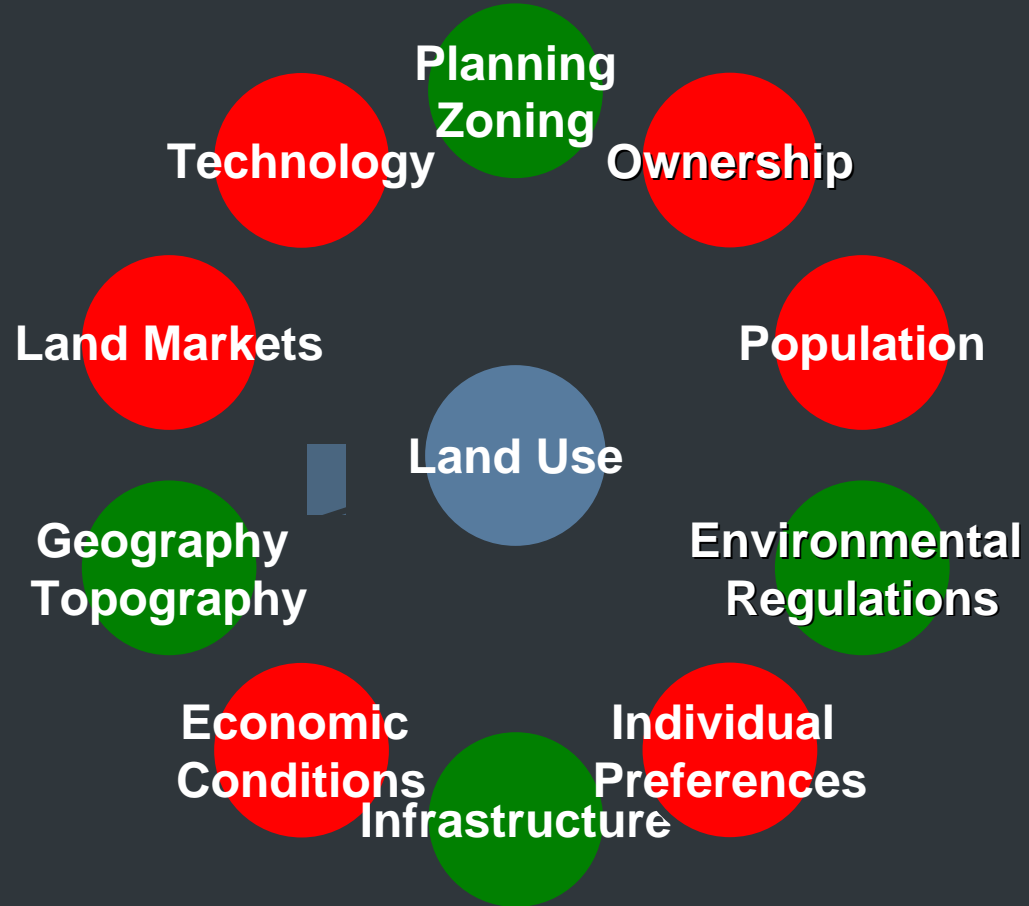
Forgotten Triangle: Technology

Factors
Influencing
Land Use



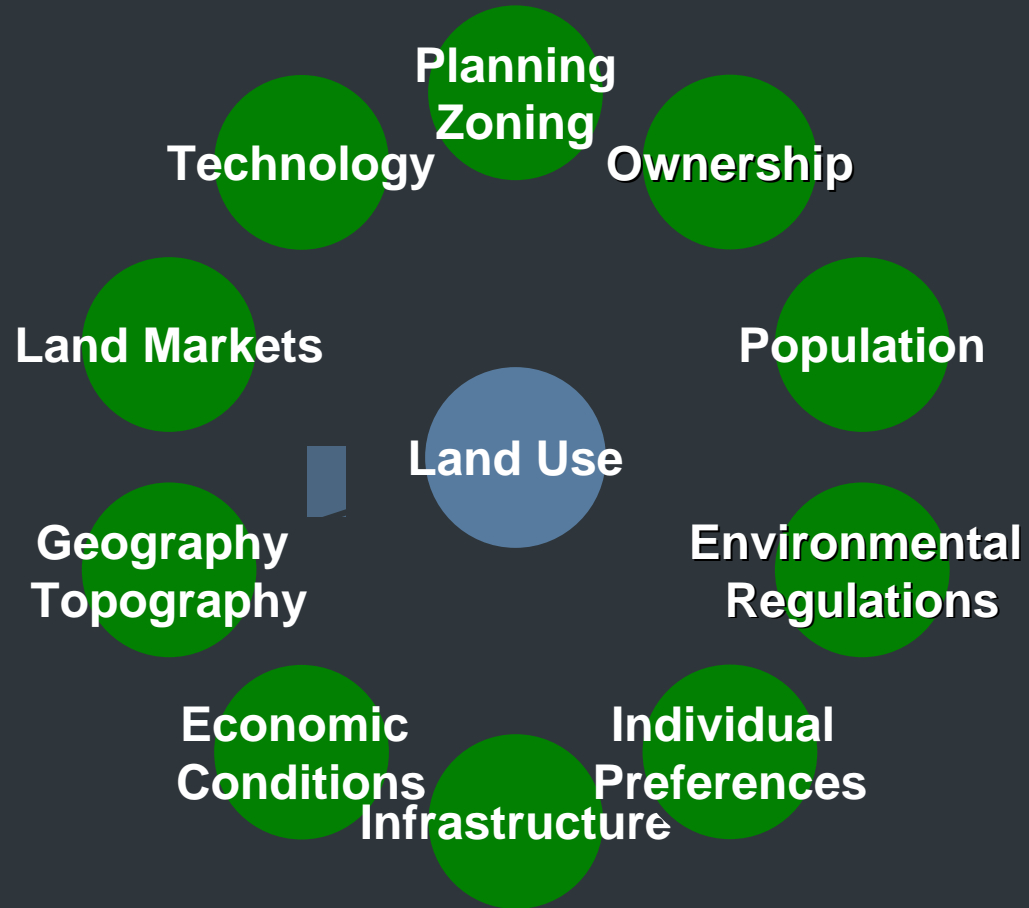
Forgotten Triangle: Today

Factors
Influencing
Land Use



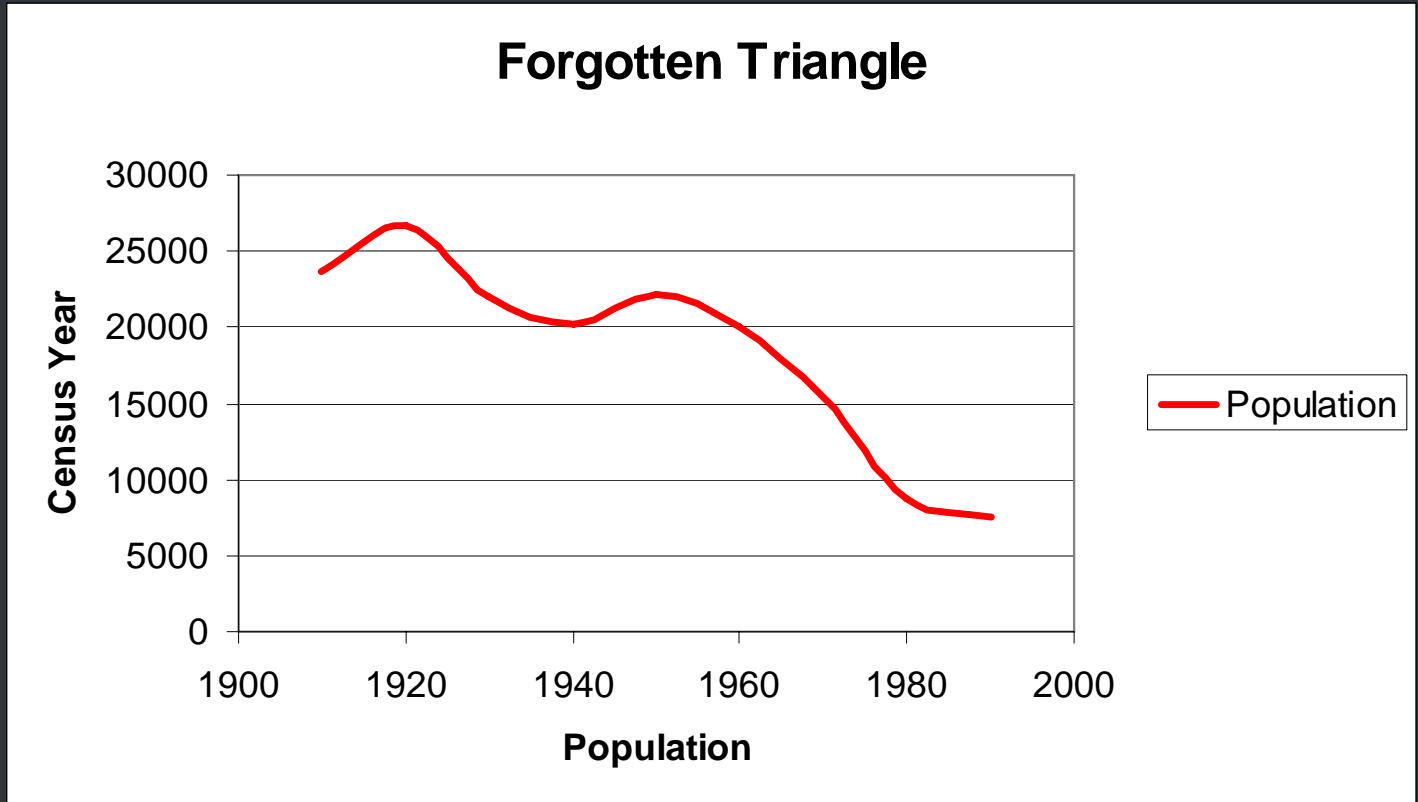
Forgotten Triangle: Yesterday

Factors
Influencing
Land Use



Forgotten Triangle: Yesterday

Factors
Influencing
Land Use

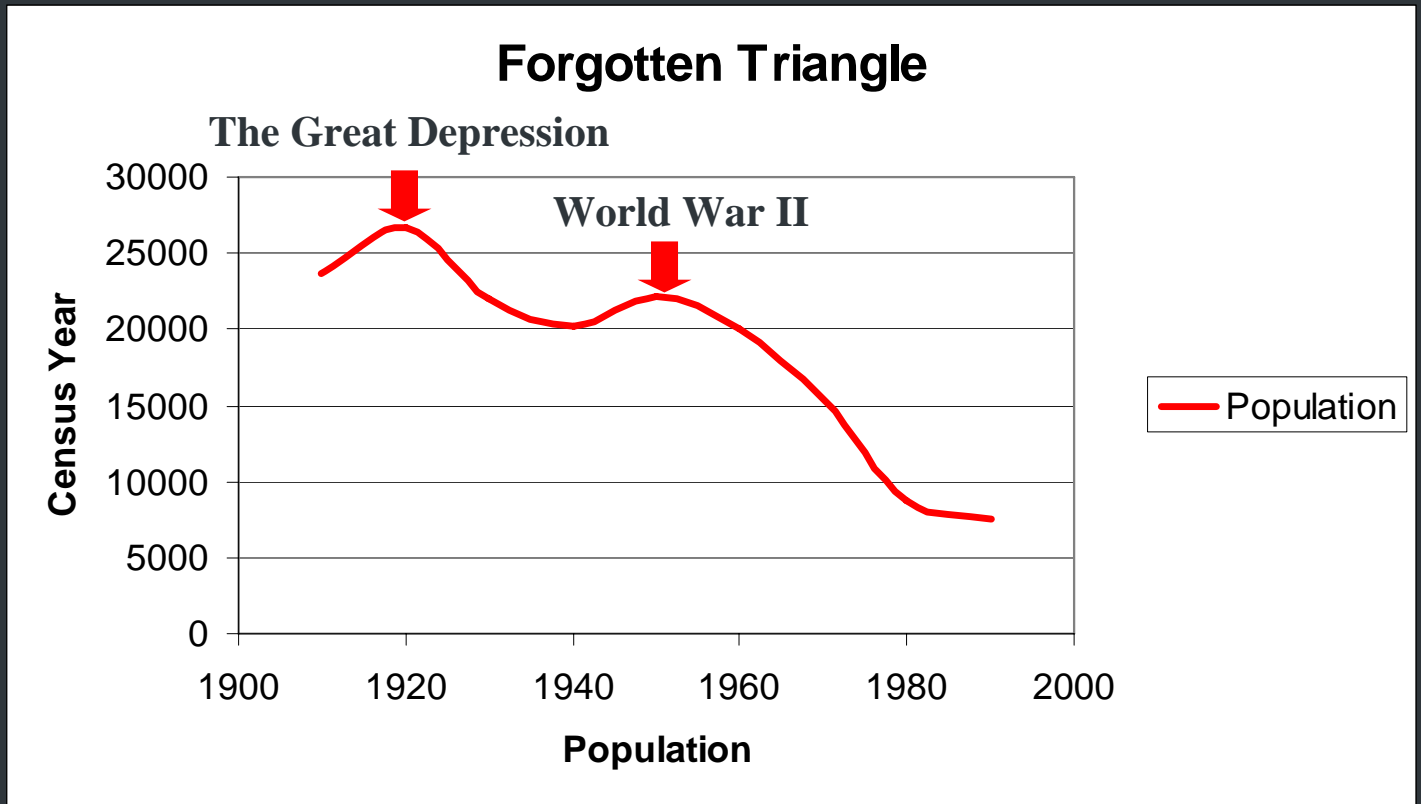


Population: 26,666

1920 Census

Forgotten Triangle: Yesterday

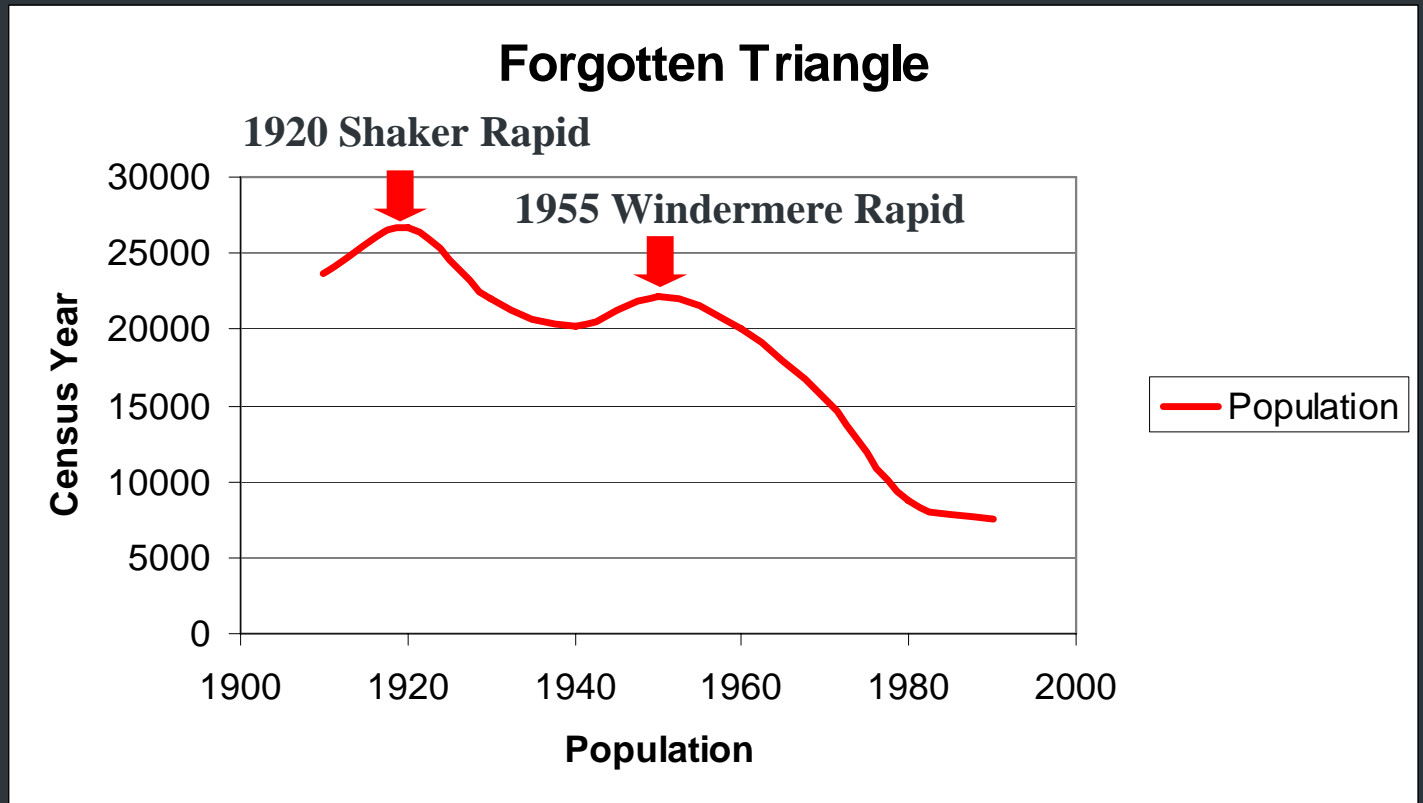
Factors
Influencing
Land Use



Historical Events with
Major Economic Impacts

Forgotten Triangle: Yesterday

Factors
Influencing
Land Use



Major Public Infrastructure
Investments

Forgotten Triangle: Yesterday

Factors
Influencing
Land Use



The illustration shows a vintage Peerless limousine with a driver and passengers in a tropical setting. The car is dark-colored with a light-colored interior. A man in a brown coat is standing by the open door, and a woman in a pink dress is getting in. Another woman in a yellow dress is standing nearby. The background features palm trees and a clear sky.

Peerless

Attained Excellence

Built to satisfy the requirements of the tourist, the Peerless Limousine adapts itself to all conditions. Featured in the Limousine are all the improvements of our 1927 product. Several new features have been added to make the Peerless car still higher in quality and even more thoroughly reliable.

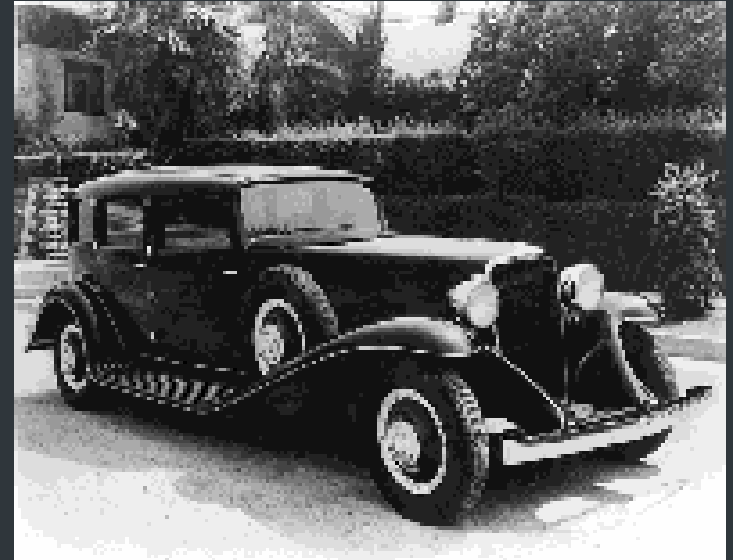
1. Deep frame, eliminating side sway.
2. Perfect balance.
3. Larger cylinders, more power.
4. Simple speed control.
5. Insulated springs, three springs rear.

The most refined and exacting taste finds in this car every requirement perfectly filled. Luxurious comfort and adequate protection; richness of finish and appointments; ease of entrance and egress; safety and responsiveness of control; reliability, stability, durability.

1927 Limousine
Model 16, \$5,000 Model 15, \$6,000

If dealer displaying this new Peerless and general catalogue is not your Month will be sent on request

PEERLESS MOTOR CAR COMPANY, 2443 Oakdale Street, Cleveland, Ohio
We shall exhibit only at the 7th National Automobile Show at Madison Square Garden, January 22th 1928, 1927
Model A. L. A. M.



Peerless Motor Car Co

Forgotten Triangle: Yesterday

"Three Ps" of the automotive world: Packard, Pierce-Arrow, and Peerless.

During the two decades that preceded the stock market crash of 1929 these three rivals built some of the most expensive, highest quality machines in the world.

Business Week, Forgotten Luxury Cars
March 1, 2007

Factors
Influencing
Land Use

Forgotten Triangle: Yesterday

Van Dorn Iron Works

Factors
Influencing
Land Use



Peerless Motor Car

Forgotten Triangle: Yesterday

Commercial



Factors Influencing Land Use



Retail

Forgotten Triangle: Yesterday

Gas Stations



Factors
Influencing
Land Use



Blacksmiths Shops

Forgotten Triangle: Yesterday

5 & 10 Stores



Factors
Influencing
Land Use



Grocery Stores

Forgotten Triangle: Yesterday

Multi-Family Homes



Factors
Influencing
Land Use



Single Family Homes

Forgotten Triangle: Yesterday

Churches



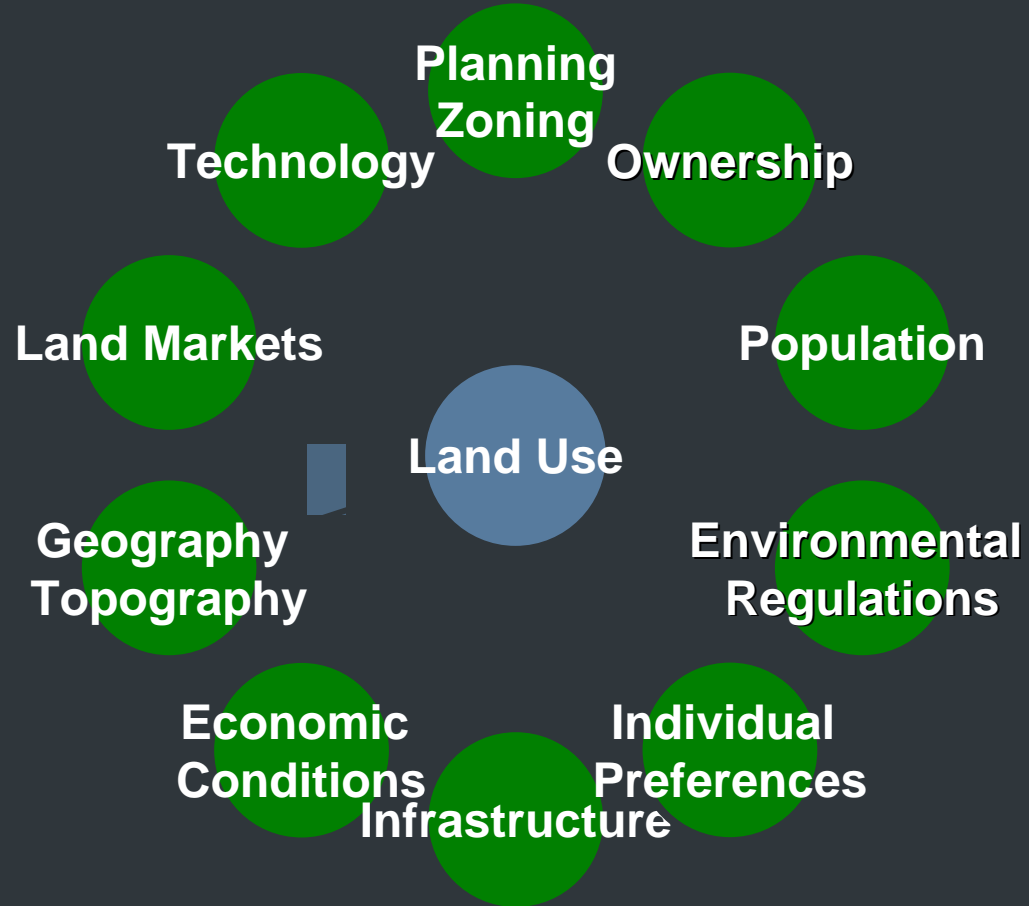
Factors
Influencing
Land Use



Schools

University Circle: Today

Factors
Influencing
Land Use



University Circle: Build on Economic Strengths

**Build on
Economic
Strengths**

1990-2000 Population 12% ↑

2000-2005 Employment 14% ↑

Average Wage \$40,325

Annual Payroll \$850 Million



University Circle: Build on Economic Strengths

MEDS

Cleveland Clinic Foundation

University Hospitals of Cleveland

Veterans Affairs Medical Center



Build on
Economic
Strengths



University Circle: Build on Economic Strengths

EDS

Case Western Reserve University

Cleveland Institute of Art

Cleveland Institute of Music

**Build on
Economic
Strengths**



University Circle: Build on Economic Strengths

CULTURAL & ENTERTAINMENT

Cleveland Museum of Art

Cleveland Museum of Natural History

Cleveland Orchestra

**Build on
Economic
Strengths**



University Circle: Build on Economic Strengths

Past, Present and Future Investments

\$287 Million invested in past 6 years

\$796 Million in current construction

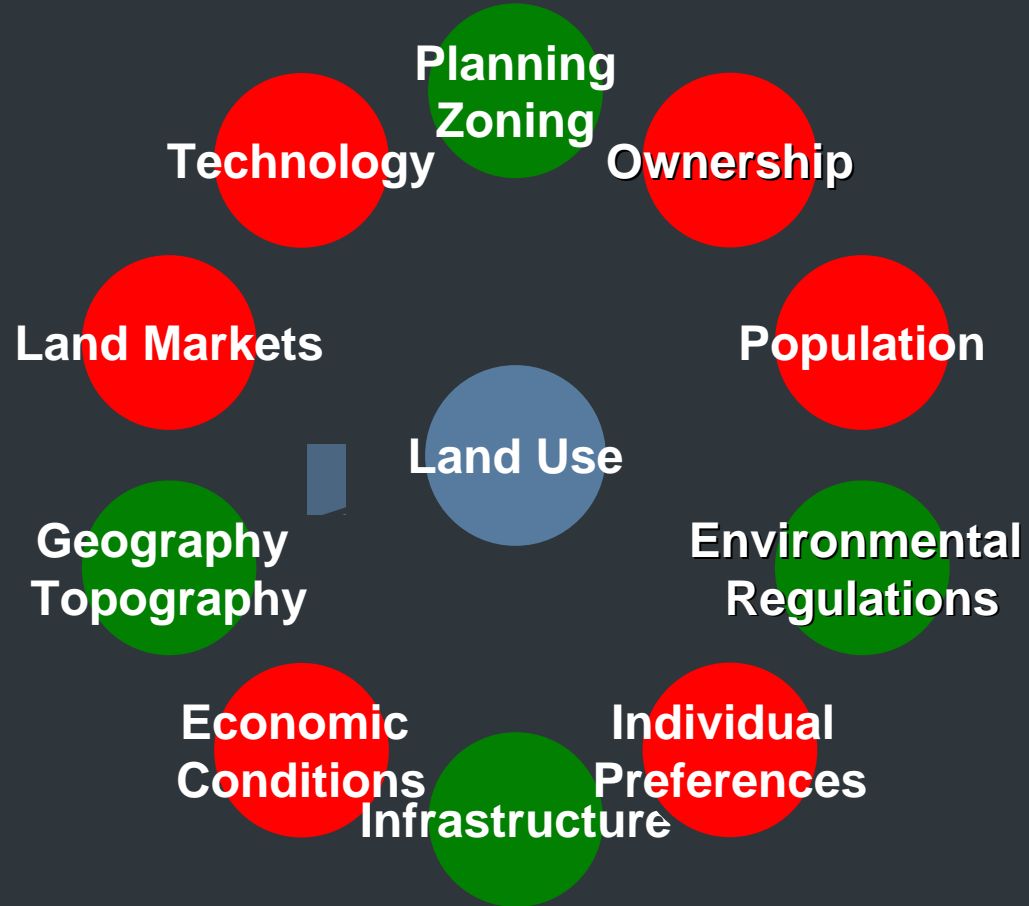
\$2.3 Billion projected in next 6 years

**Build on
Economic
Strengths**



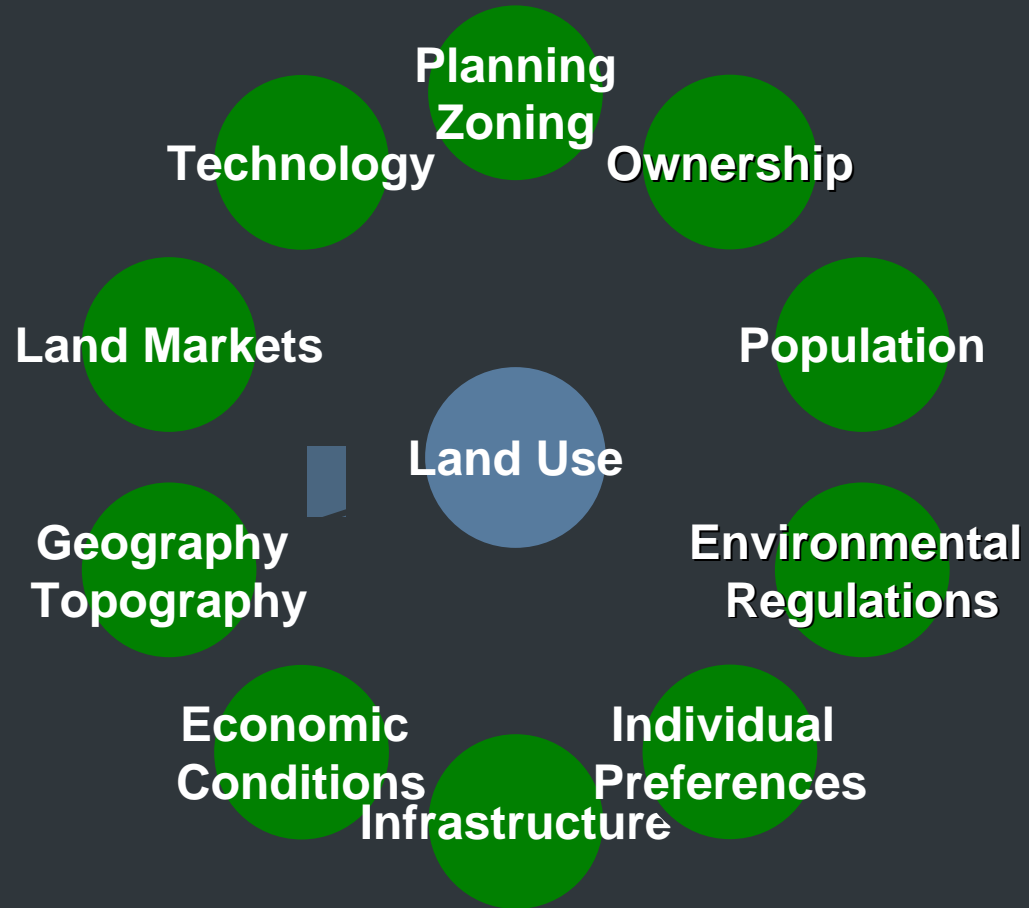
Forgotten Triangle: Today

Factors
Influencing
Land Use



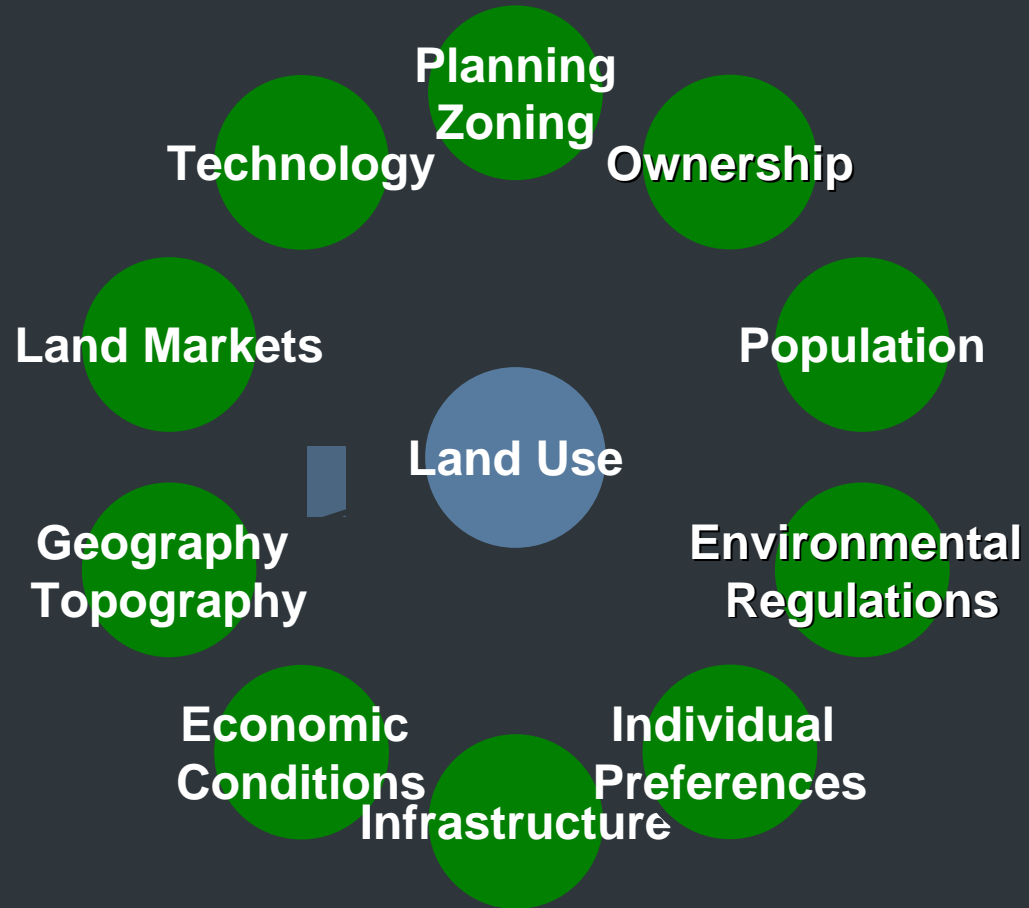
University Circle: Today

Build on
Economic
Strengths

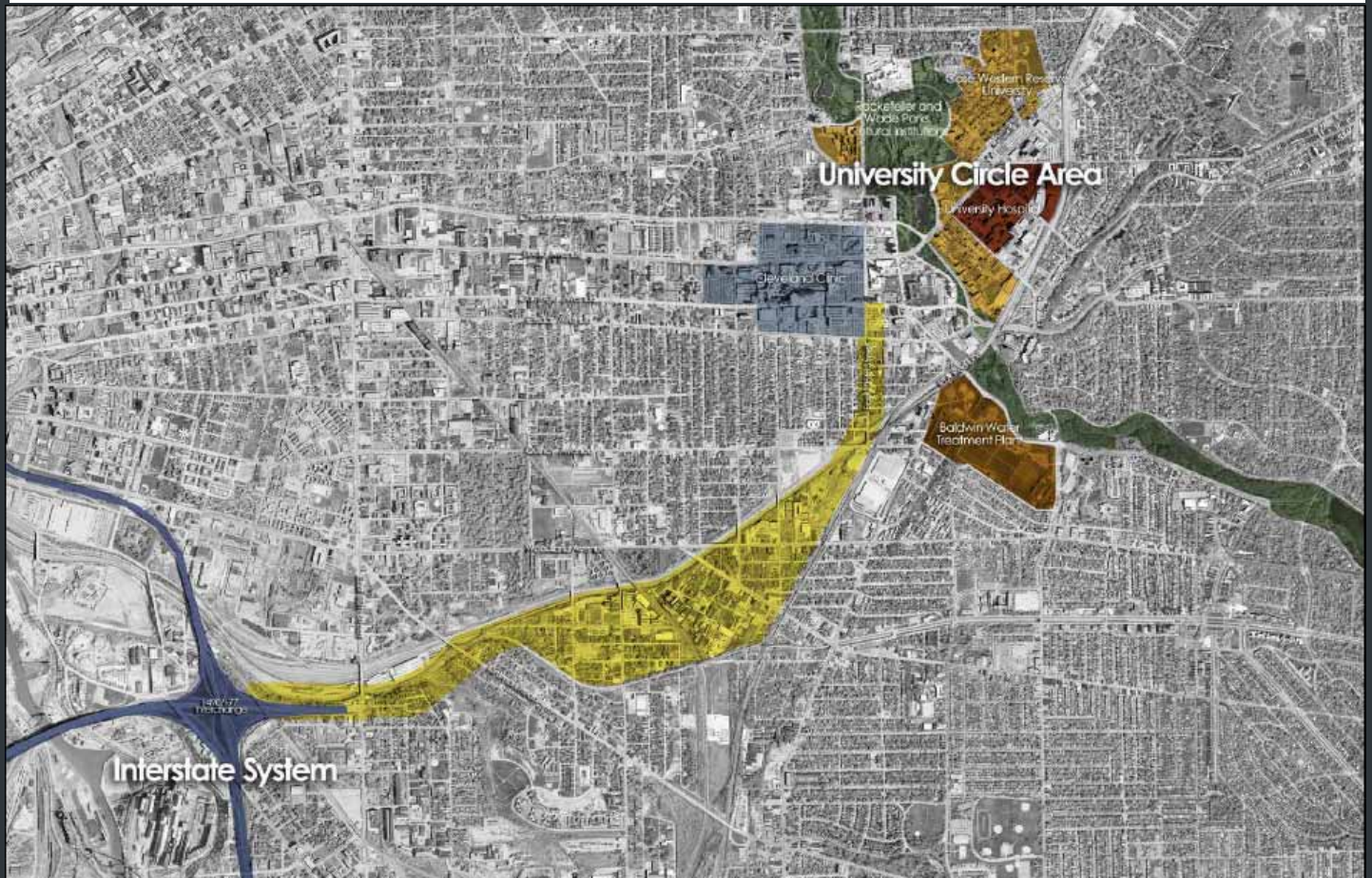


Forgotten Triangle: Tomorrow

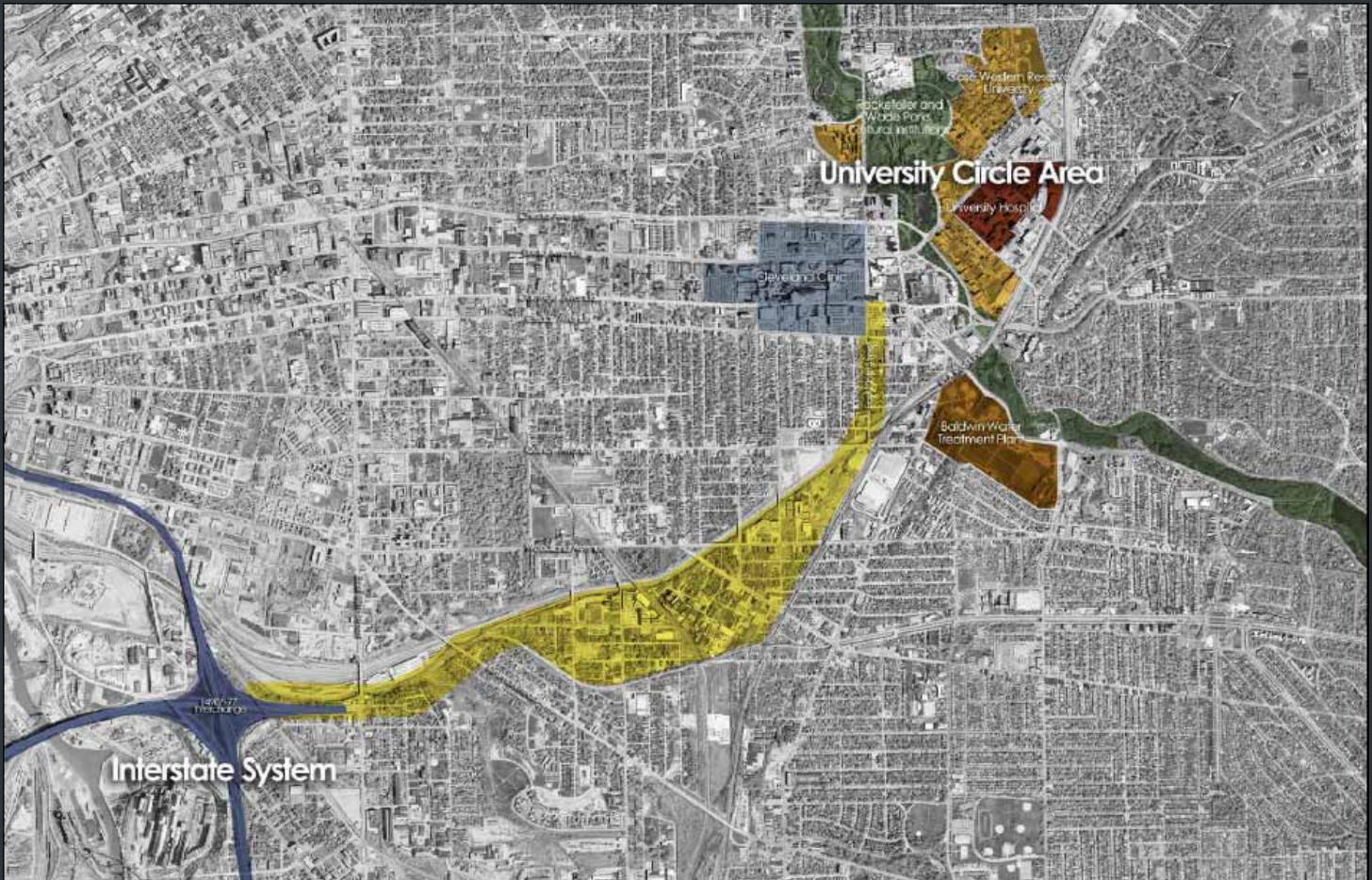
Transform
the Physical
Landscape



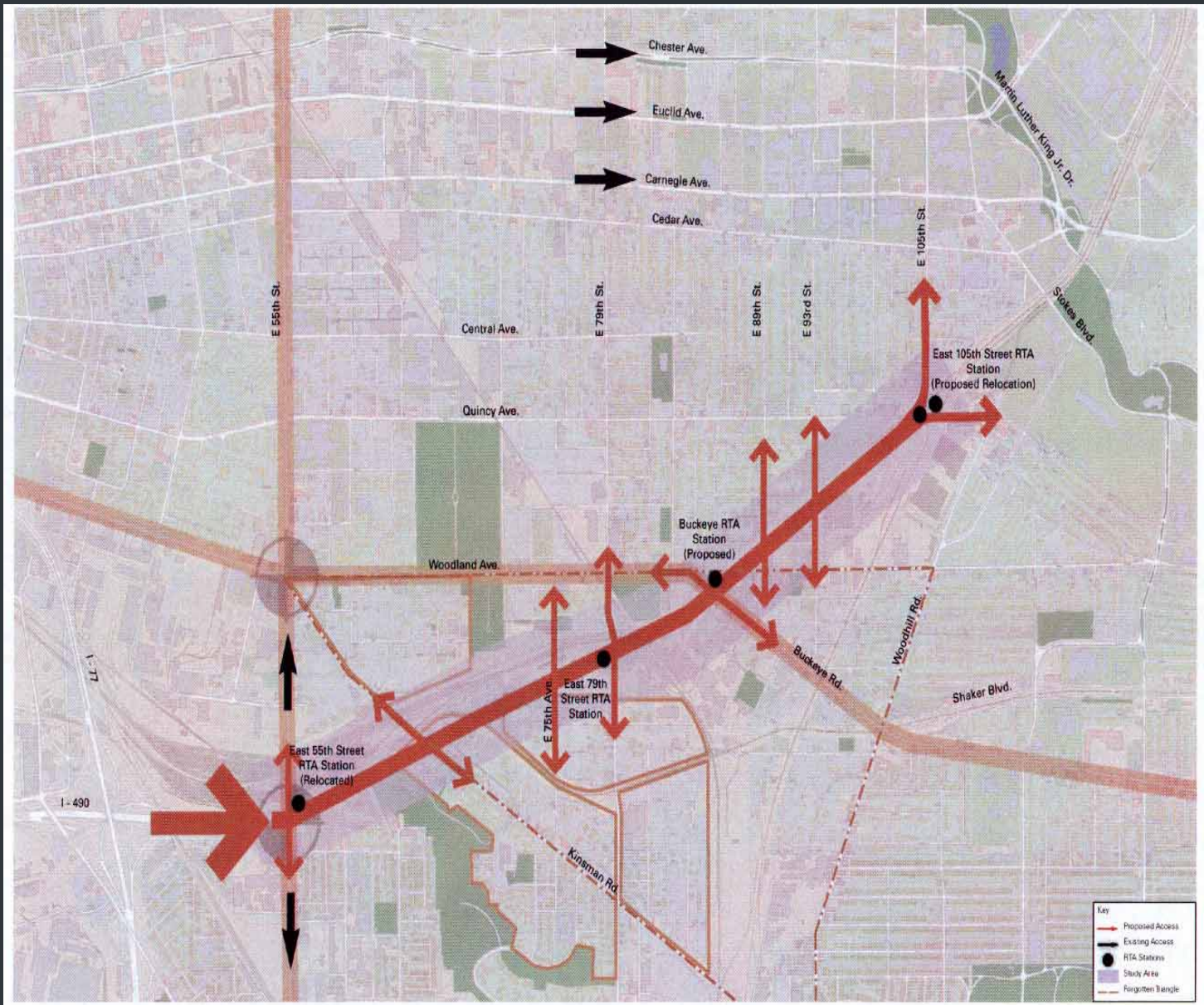
Transform the Physical Landscape



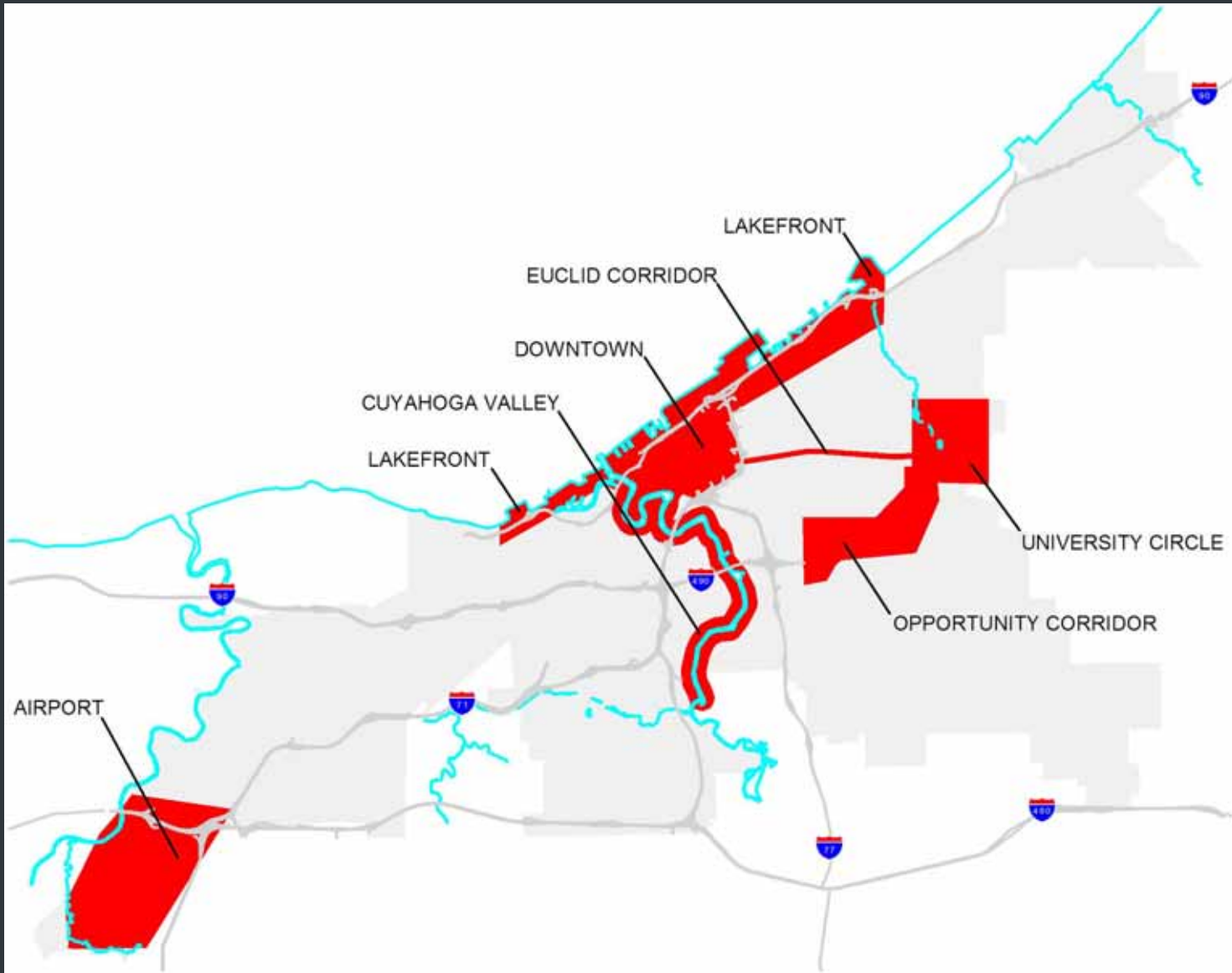
Transform the Physical Landscape



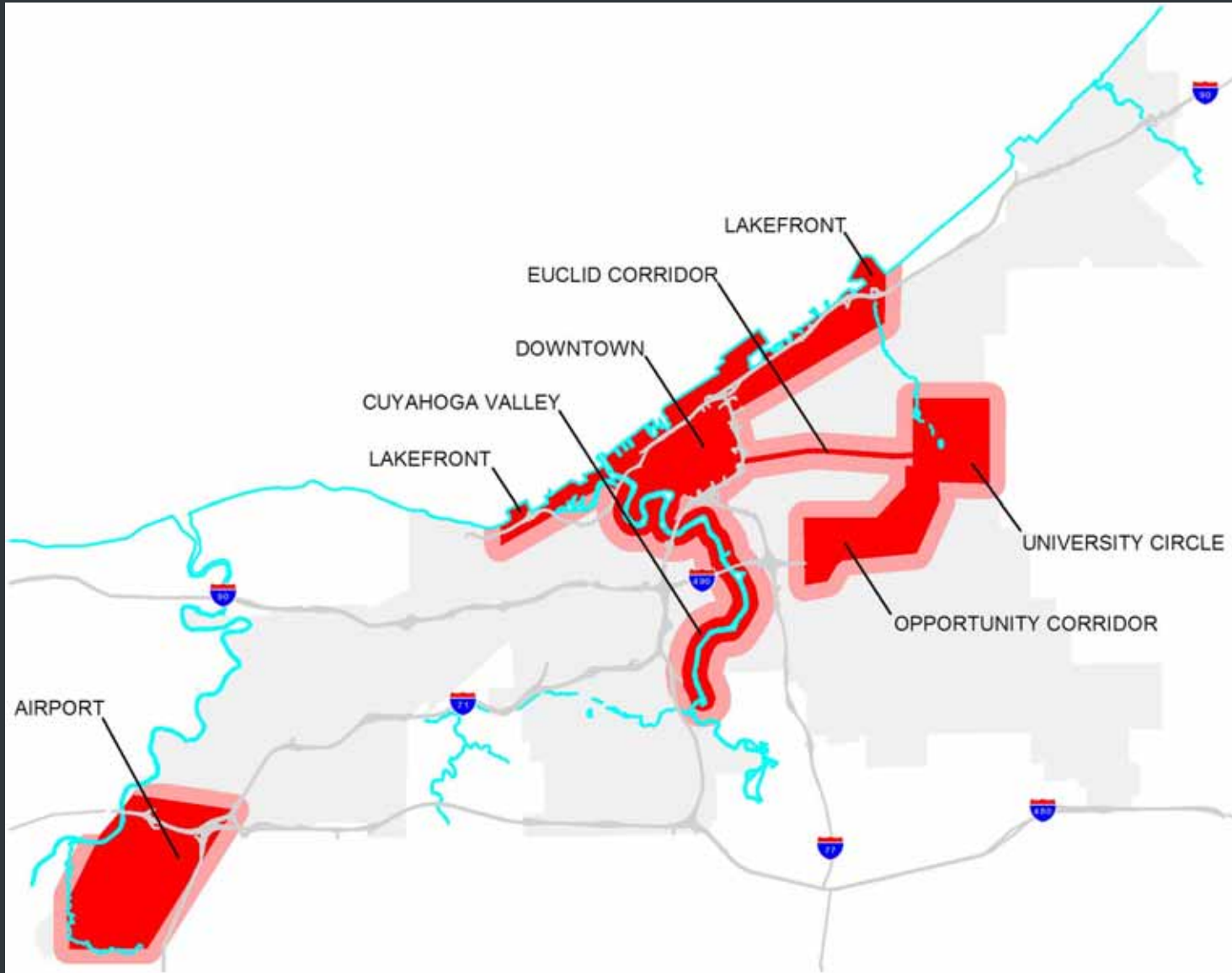
Transform the Physical Landscape



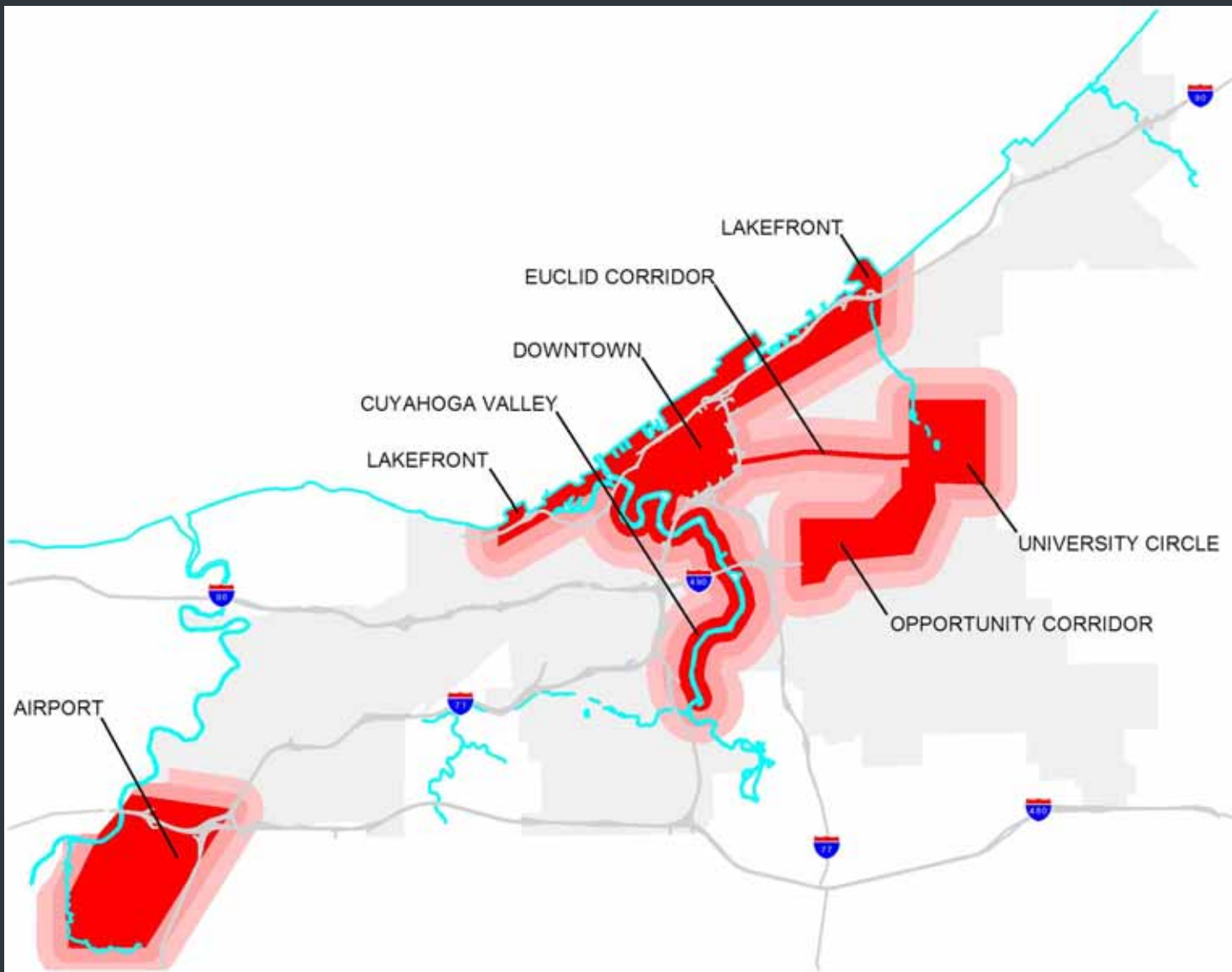
Build on Economic Strengths

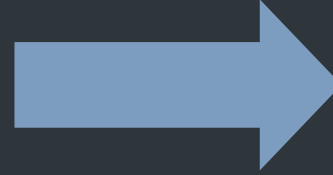
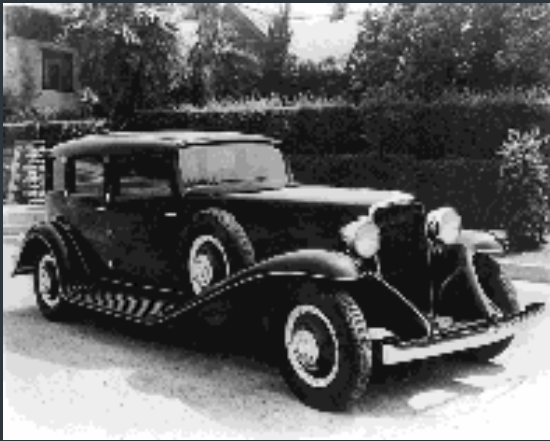


Build on Economic Strengths

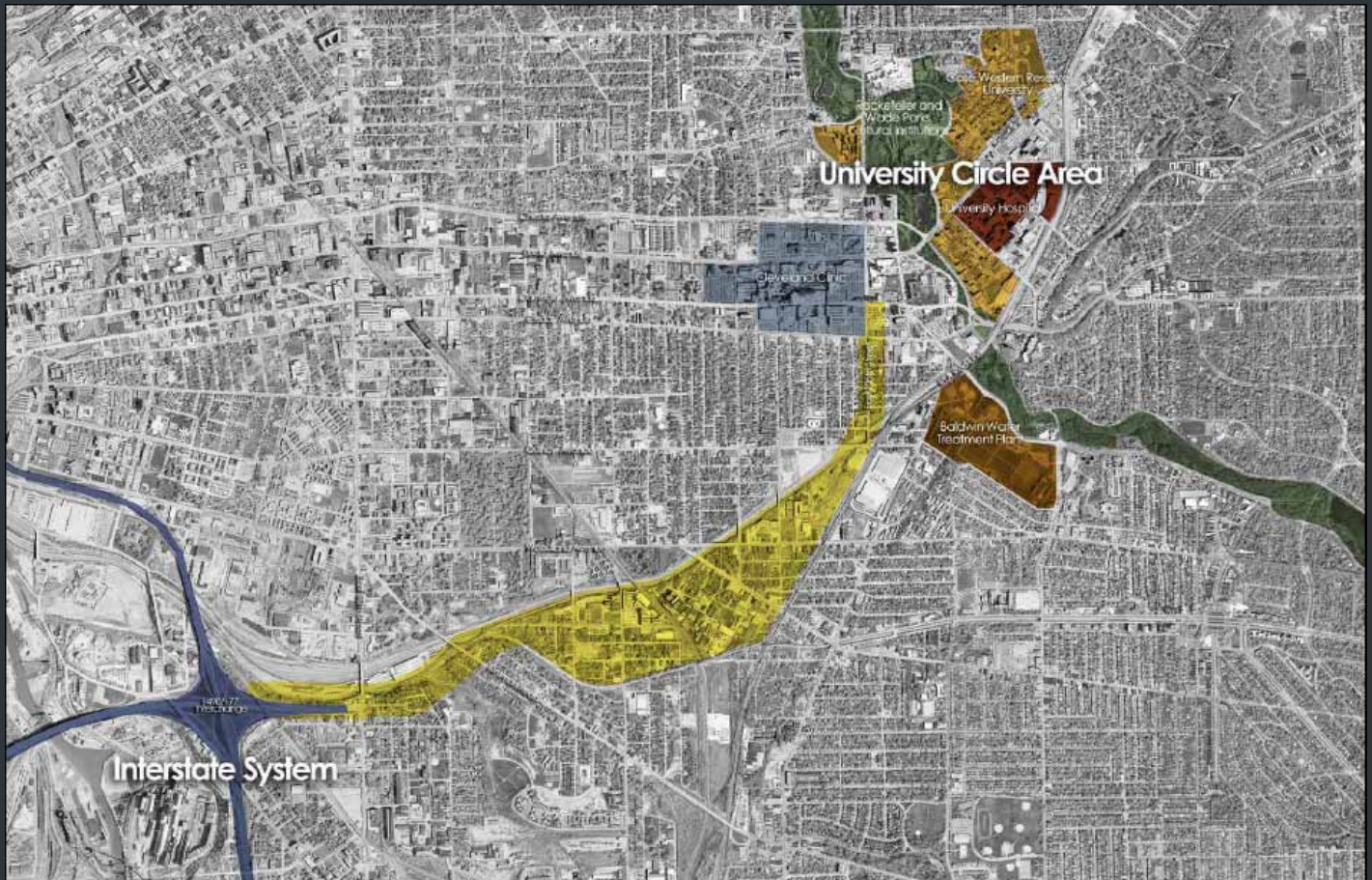


Build on Economic Strengths



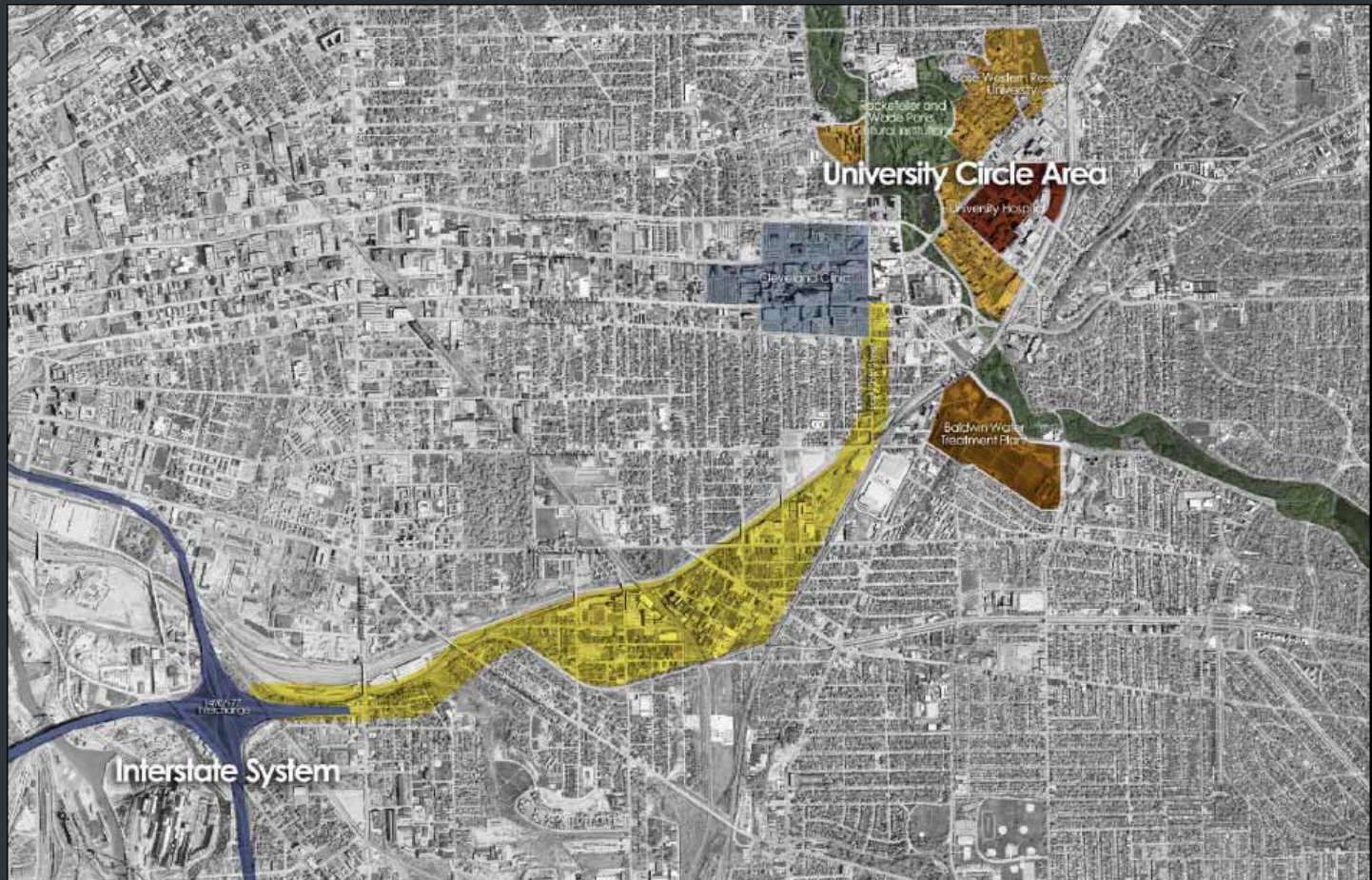



Restore Prosperity




Opportunity Corridor: Restoring Prosperity to the Forgotten Triangle

Restore
Prosperity





“Opportunity is missed by most people because it is dressed in overalls and looks like work.”



Thomas A. Edison