

DOWN- TOWN

The Arcade in Downtown Cleveland

DOWNTOWN CLEVELAND

For about 100 years between the Civil War and the 1970s, Downtown Cleveland wasn't a residential neighborhood at all. You came downtown to work or shop, then went back home on the streetcar or (later) in your car. This meant that the place largely closed down around 6 p.m. and didn't come back to life until the next morning.

Downtown is still shaking off this legacy. Although it now has a population of some 10,000, it's still sleepy at night, especially in winter, when cold-averse Clevelanders stay shivering inside their apartments and the office buildings are dark. But a slow evolution is underway. The Downtown Cleveland Alliance, formed in 2005, patrols and cleans the sidewalks. A new tax credit has sped the conversion of historic commercial buildings to apartments. And Cleveland State University, at the eastern fringes of the center, has been building new dorms like crazy, driving Downtown's residential population (and sightings of young hipsters and international students) ever higher.

In fact, demand for rental apartments Downtown seems insatiable. Units fill as soon as they come on line, and some buildings have waiting lists.

Even within Downtown, Cleveland's penchant for scattered nodes of activity holds true. There are three distinct residential centers in the city's center. All three double as entertainment districts, with lots of bars and restaurants. Be forewarned: This means they can get noisy, especially on weekends. If you don't like noise, look for apartments with windows facing away from the street.

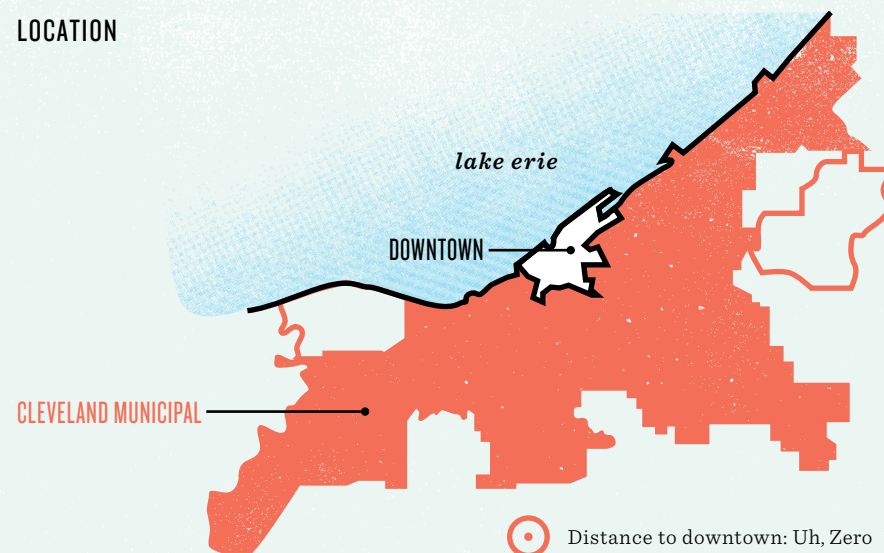
9,098

{ population }

88/100

Downtown's Walk Score

LOCATION



WHO SHOULD LIVE HERE?



Student



Professional



Empty nester



No car needed

AMENITIES AND COMMUNITY FEATURES:

Rapid Transit	Museums	Park	Specialty Shops
Grocery Stores	Retail Shopping	Yoga	Concert Hall
Restaurants	Bookstore	Bars/Nightlife	Pharmacy
Movie Theaters	Gym	Community Garden	Farmers Market
Library	Coffee Shop	Live Theater	Sports



View of Downtown day 89/100

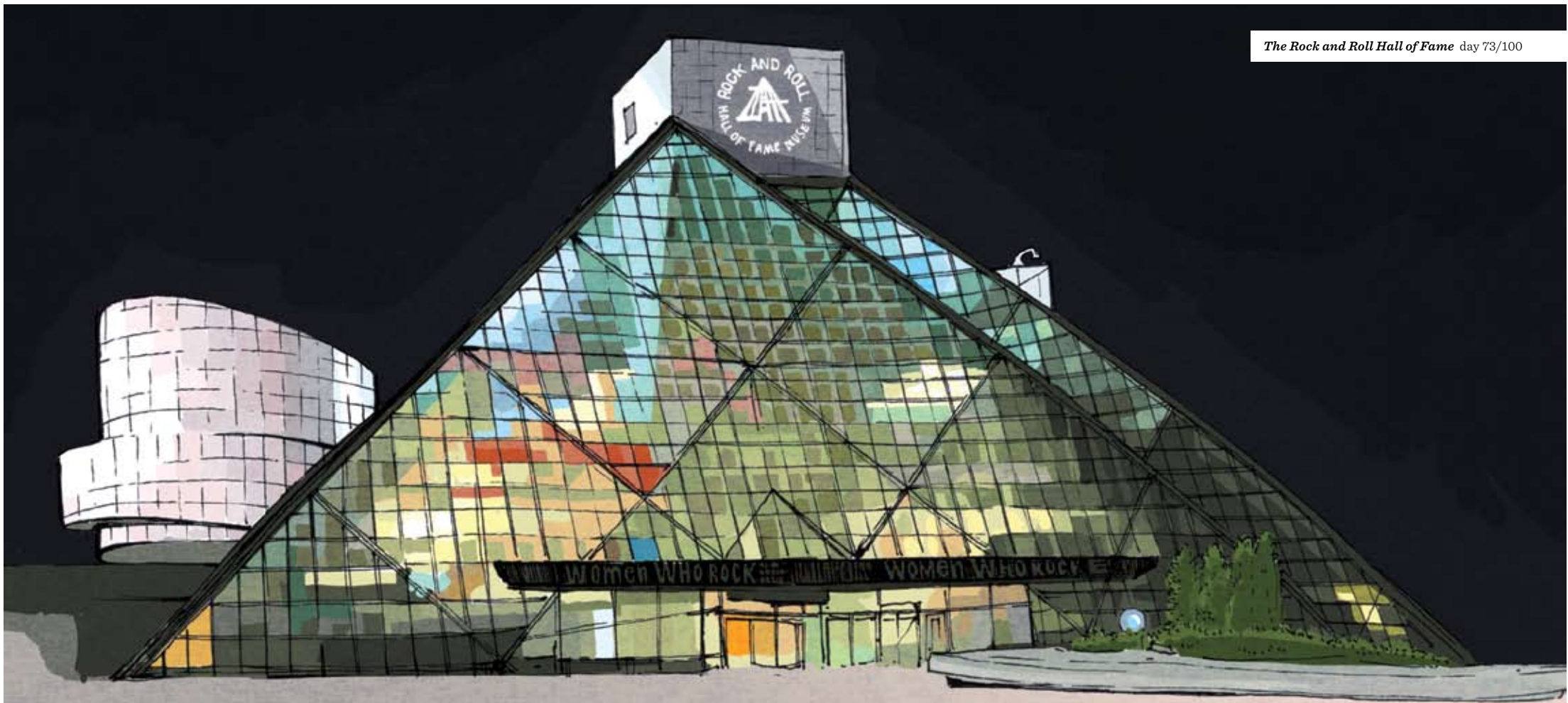
The most populous district is the Warehouse District, on the west edge of Downtown. It has cast iron warehouse buildings that have been converted to apartments. Most conversions date from the 1990s and feature the design details of that era (think exposed brick and recessed lighting). A new-construction, high-end condo building, The Pinnacle, opened in 2005 on Lakeside Avenue and W. 9th Street. Some units are available for rent and many have panoramic views of Lake Erie. (See pinnacle701.com).

Gateway and the area around East 4th Street are near Public Square, the geographic and historic center of downtown. The district is less than a mile from the Warehouse District but feels farther because several acres of surface parking lots – a legacy of urban renewal and a thirst for easy parking – create a chasm between the two areas. Gateway/E. 4th emerged as a residential area in the early 2000s. A single developer (MRN Ltd.) bought nearly an entire block of buildings, lured places like the House of Blues to the ground floors and turned the upper floors to apartments. Other developers have since joined the party.

The third residential node in Downtown is Playhouse Square. This is the city's theater district, with five grand 1920s movie palaces that now host productions by local and touring companies. It has had a residential population since the 1970s, when developers built several high-rise towers called Reserve Square. (They were renovated in 2007.) Other buildings, including the former Statler Hotel, have since made the switch to apartments. A new condo building and townhouses have risen at The Avenue, around E. 12th and St. Clair.

A fourth neighborhood is emerging on the campus at Cleveland State, on a stretch of Euclid Avenue between E. 17th and E. 24th. At present, the area is home mostly to about 1,000 CSU students living in dorms, but there are some market-rate options as well, including University Lofts and 1900 Euclid, both around Euclid Avenue and E. 21st Street.

Cleveland's downtown architecture is beautiful in an austere, Northern kind of way. Euclid Avenue has survived almost unchanged since 1920, lined on both sides with somber



commercial buildings out of a Humphrey Bogart film noir. The civic buildings (library, public auditorium, courthouse, City Hall) of Daniel Burnham's 1903 mall plan look like little Greek temples. The Old Arcade at 401 Euclid Ave., built in 1890, has a delicate, soaring glass ceiling and gargoyled stair rails. For some, the opportunity to wander daily through this stone and brick wonderland may be reason enough to live downtown.

If you're OK paying a premium – and let's be honest, it's a modest premium compared with a lot of cities – Downtown is one of the best options for newcomers. For one thing, a lot of other newcomers live here, so you won't feel isolated. But even more important, it offers a big range of amenities and activities. The amount you can do without getting in a car and leaving the neighborhood is unparalleled in the region.

The image of Downtown is changing, but it was and is the commercial heart of the city. Banks and law offices and a few corporate headquarters have their offices here.

That sets a certain tone for the residential sector. Residents are largely professional and don't have children. Many walk to work in adjacent office towers, but a growing number reverse commute – they drive to office parks in the 'burbs, against the flow of traffic, taking advantage of downtown's easy freeway access.

Some empty nesters (older folks with grown kids) may also like Downtown because of the range of activities, the minimal need for a car, and the lack of yard work. People over 60 should also keep in mind that they can audit classes for free at Cleveland State under the university's "Project 60" program.

Housing

There are a few townhouses at the edges of Downtown – for example on W. 10th Street and in the Avenue District around E. 13th Street and Superior Avenue. But most condos and apartments are in mid-rise elevator buildings.

Because Downtown was not historically a residential neighborhood, most of these buildings are former office buildings or warehouses that have been converted to residential use. There's also at least one former hotel – the Statler Arms, in Playhouse Square.

New construction is harder to come by. A few examples include the Pinnacle Building, at 701 Lakeside Avenue, and the Avenue District's loft building, at E. 12th Street and St. Clair Avenue. East 12th Street, meanwhile, has a few high-rise apartment towers dating from the 1970s. These include Reserve Square, 1701 E. 12th St., renovated in 2008, and the Chesterfield, 1801 E. 12th St. These last two are especially popular among international students at nearby Cleveland State University.

Transportation

Downtown deserves special consideration among people who don't want to drive much or at all (p. 202). It has by far the best access to public transportation of any neighborhood in the city. All three Rapid lines meet at Tower City on Public Square, providing direct rail connections to University Circle and the airport. Most bus lines, including the Health Line, also originate in downtown, so it's possible (if often time-consuming) to get pretty much anywhere in Cuyahoga County without a car.

Bicycling infrastructure is good and getting better. There are bike lanes on Euclid Avenue out to University Circle, although they stop around E. 19th Street through to Public Square. There are bike racks outside most destinations. A bicycle station opened at High Street and E. 4th in 2011. It has showers, secure parking and lockers, though these are probably more useful to people commuting into downtown than those living there.

All of Greater Cleveland's major interstate highways come through Downtown. There are multiple entrances to I-90, I-71 and I-77, and from them you can reach I-480, I-490 and I-80 (the Ohio Turnpike). You can also access the West Shoreway (Ohio Route 2), a divided highway that takes you to the Near West Side and Lakewood, from either E. 9th St. or W. 3rd St.

Health & Recreation

Downtown has a number of conventional gyms catering to office workers and residents. Two of the most visible are practically on top of each other: Titans Gym, 619 Prospect Ave., and FitWorks, 530 Euclid Ave.

Other gyms are buried inside individual office buildings, but anyone can join. These include Results, inside the Terminal Tower building at 1500 W. 3rd St., and The Club at Key Center,

127 Public Square. One of the nicest workout facilities Downtown is Cleveland State University's Recreation Center, at 2420 Chester Ave. It's in a new, LEED-certified green building and has an Olympic sized pool. But the location at the eastern edge of Downtown will be inconvenient for some. There's a yoga studio, called simply The Studio Cleveland, 1395 W. 10th St.

The Cleveland Rowing Foundation has a new facility in the Flats at 1785 Merwin Ave. Most of the time, it's used by rowers from area high schools and universities, but "lay people" can also take lessons and join summer leagues. There are also plans to start kayak rentals. Paddling down the Cuyahoga River on a summer evening as the sun is setting, with the skyline as your backdrop, is an experience not to be missed.

Cleveland Plays, also in the Flats at 2316 Mulberry Ave., runs a number of co-ed and single-sex intramural sports teams throughout the city. Options include volleyball, floor hockey, flag football, soccer and basketball. These are a great way to meet new friends if you're athletic and new to town.

Green space in the city center is mostly in the form of pocket parks and the Downtown Malls – no, not that kind of mall. The Downtown malls are essentially grand civic lawns, laid out by famed urban planner Daniel Burnham in 1903. Burnham wanted them to step down all the way to Lake Erie, but at present they stop at the lakefront railroad tracks. Lovely but sleepy, the malls may get a shot in the arm through new landscaping and programming as part of the Convention Center and Medical Mart project.

Voinovich Park, around the Rock Hall and Science Center at the end of E. 9th Street, gets you to the lake but is eerily (pun intended) quiet. Perk Park, at Chester Avenue and E. 12th Street, underwent extensive renovation in 2011 and offers a shady place to stroll or eat lunch.

Eating & Drinking Out

Restaurants are plentiful, especially on E. 4th Street and in the Warehouse District. Some of the region's superstar chefs have their flagship restaurants on E. 4th Street. They include Iron Chef Michael Symon (Lola); Zach Bruell (Chinato); and Johnathan Sawyer (Greenhouse Tavern, which grows its own produce on the roof). More casual places are sparse, but Sawyer recently opened Noodlecat, 234 Euclid Ave., a Japanese-style noodle emporium, and you can also eat at the city's only all-vegan restaurant – Flaming Ice Cube, 140 Public Square. Warehouse District residents like the Water Street Grille,

1265 W. 9th St.. The coffee shops are decent, too; my favorites are Erie Island Coffee, 2057 E. 4th St., and Phoenix Coffee, 1700 E. 9th St. (closes early).

Small, interesting restaurants hide in the shopping arcades clustered on lower Euclid Avenue. The Old Arcade, 401 Euclid Ave., offers Zen Cuisine, serving fast and nutritious Asian dishes; and Greek Express, with spinach pies and some curries. Inside the Colonial Arcade, 530 Euclid Ave., you'll find Indies Indian & American Food and Vincenza's Pizza & Pasta. Vincenza's makes some of the most delicious New York-style pies in town. Most of these places serve a business clientele and have limited night and weekend hours.

The two best sushi places Downtown are micro-sized Sapporo Sushi, in a cramped storefront at 1940 E. 6th St., and Sushi 86, 509 Prospect Ave. Both, unfortunately, are closed on weekends, when you can head to the very good Ginza Sushi House, 1105 Carnegie Ave., or the trendy Sushi Rock, 1276 W. 6th St.

Bars cater more to visitors from the suburbs than to Downtown residents themselves. Clubs pound out house music on weekends in the Warehouse District, while some bars seem to have a 1:1 ratio of plasma TV's to patrons. Maybe the best option is Flannery's, 323 Prospect Ave. Many Downtown residents beat a path to Tremont, Ohio City, Detroit Shoreway and Coventry to get their drink on.

Arts and culture are good, though not on par with University Circle (p. 126). There's the aforementioned Playhouse Square, around E. 14th St. and Euclid Ave., which has plays and music concerts throughout the week. The Rock & Roll Hall of Fame, 1100 E. 9th St., and the neighboring Great Lakes Science Center, 601 Erieside Ave., have permanent and rotating exhibits; the Rock Hall sometimes has concerts. House of Blues, 308 Euclid Ave., hosts national music acts of the pop and blues variety, and Tower City has an 11-screen cinema, 230 W. Huron Rd., that shows mostly mainstream fare. If you're feeling higher-brow, it's easy enough to hop the Rapid or the Health Line for University Circle.

Groceries & Shopping

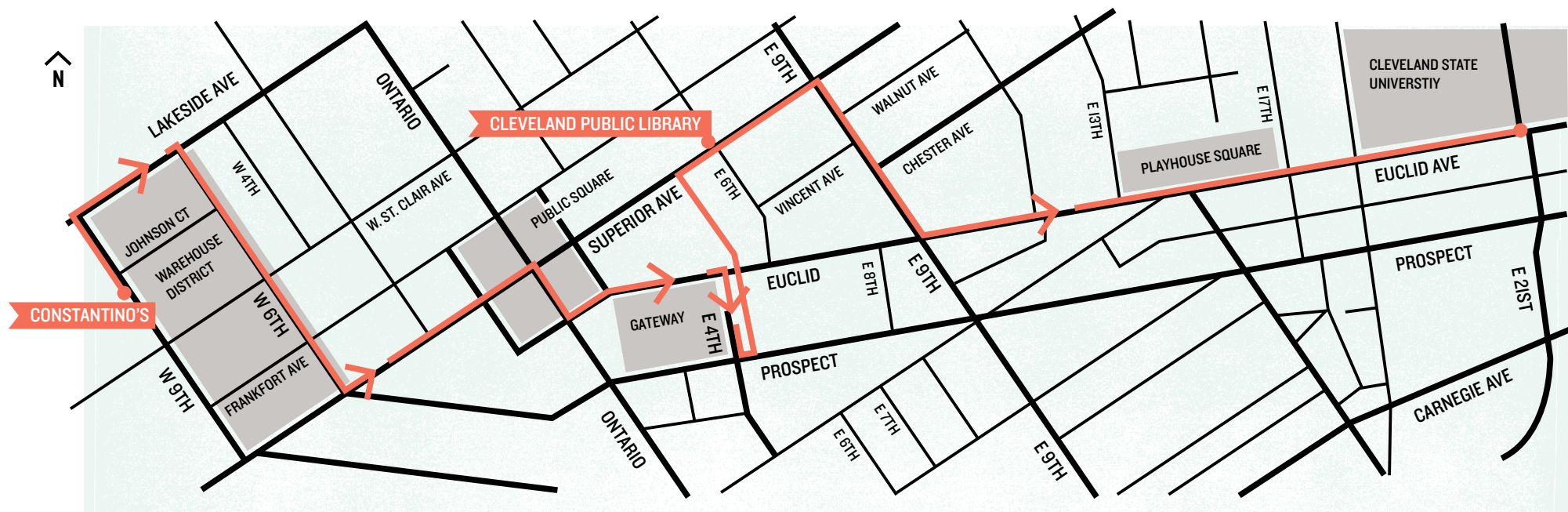
Shopping, as in all of Cleveland proper, fails to impress but is improving. Tower City, in the historic Terminal Tower, opened in 1990 as a glamorous, high-end mall. A Dollar (as in "Everything's A...") has now taken the place of Hugo Boss, but some stalwarts remain – for example Brooks Brothers, Jones New York, Victoria's Secret and FYE (music and games).



Spring in Cleveland day 14/100

Dredger's Union, a new, independently-owned department store, opened in 2011 at 2043 E. 4th St. It offers hip men's and women's clothing and housewear. Cleveland designer Sean Bilovecky conceives most of the store's menswear; you can also buy tailored suits here. There has been talk of luring outlet stores to occupy empty storefronts on Euclid Avenue, but little action to date. There's a home furnishing store called Surroundings Home Décor at 850 W. St. Clair Ave.

There's no Whole Foods or Trader Joe's, which some might consider a blessing, but grocery options are decent. Constantino's, 1278 W. 9th St., is a locally owned market offering nice prepared foods, lots of wine and craft beers and limited produce. A smaller store, Simply Food inside Reserve Square at 1701 E. 12th St., peddles the basics to a less yuppie clientele. In summer months, two weekly farmer's markets (p. 92 for more on local food) supplement the stores. One happens on Fridays, 11 a.m. to 2 p.m., on Public Square. The other is bigger and happens on Thursdays, 11 a.m. to 2 p.m., at Cleveland State University (Euclid Avenue and E. 21st Street).



Maybe my favorite downtown amenity is free: the Cleveland Public Library, 325 Superior Ave. I first visited it in high school, to research a paper on William Blake. Even for people who don't love books, it's hard not to be taken with the magnitude and architectural grace of the second largest public library in the country. And, hey – free music, movies and books! A lovely Reading Garden – designed by Maya Lin – sits between the original and new buildings, but is only open in warm weather.

Downtown: The Once Over

The most vibrant time to visit Downtown is the weekday lunch hour, from noon to 1 p.m., when office workers venture out for food and fresh air. But to get a better feel for what it's like to live here, come at dinner or on the weekend.

Start at Constantino's Market, 1278 W. 9th St. Could you handle shopping here?

The store is in the Bingham Building, one of the Warehouse District's nicer buildings.

Call ahead (216-579-4000) and check out an apartment.

Round Lakeside Avenue, past the Pinnacle Building, to W. 6th St. The two blocks of West 6th between Lakeside and Superior have restaurants, some thump-thump clubs and lots of converted apartments.

Go east on Superior to Public Square. Tower City, 230 W. Huron Rd., offers some chain clothing stores, and there's a mainstream cinema – Tower City 11 – in the back. Also check out the main Rapid Station, in the middle of the mall. This would be your main public transit link to points East and West. If you like, you can visit the Terminal

Tower Observation Deck for sweeping views of Downtown, the lake and the entire region. (You have to buy tickets for the observation deck in advance – visit www.towercitycenter.com.)

Head East from Public Square down Euclid Avenue, past the spire of the Soldiers and Sailors Monument. Wander down the short block of E. 4th Street between Euclid and Prospect. You can look at an apartment or two here by calling 216-589-1111. If you're hungry, stop at one of the street's many restaurants. If you're a sports fan, and time things right, you can check out the Cleveland Indians at Progressive Field or the Cavaliers at Quicken Loans Arena, both a block south on E. 4th.

Double back to Euclid and walk through the Old Arcade, directly across from E. 4th. Gape at the grandeur within.

Exit the Arcade on the other side, on Superior. You'll be standing across from the Cleveland Public Library. Don't miss the vaulted reading room in the original building, 325 Superior Ave. All this could be at your fingertips!

Head down Superior to E. 9th. From here you can detour to the Rock Hall and the Great Lakes Science Center, several blocks to the North (left). Walk East on Euclid, through a few blocks of mostly vacant buildings, to Playhouse Square. Visit the box office at 1501 Euclid Ave. Would the performance schedule here scratch your cultural itch? Check out an apartment in the Statler Arms by calling 216-696-6800, or the Osborn Building at 866-477-6481.

If you still have time, keep heading East down Euclid Avenue through the campus of Cleveland State University. Perhaps the nicest market-rate residential option here is University Lofts, at E. 21st St. Call The Coral Company at 216-407-8689 for an appointment.

If you don't feel like walking all the way back to Constantino's, you can hop on the E-Line Trolley, a free green bus, at E. 21st and Euclid. It will shuttle you back to your starting point. (Trolleys run Monday through Friday from 7 a.m. to 7 p.m.; on weekends you'll have to catch the Health Line, which costs \$2.25 per ride, back to Public Square.)

MIDTOWN

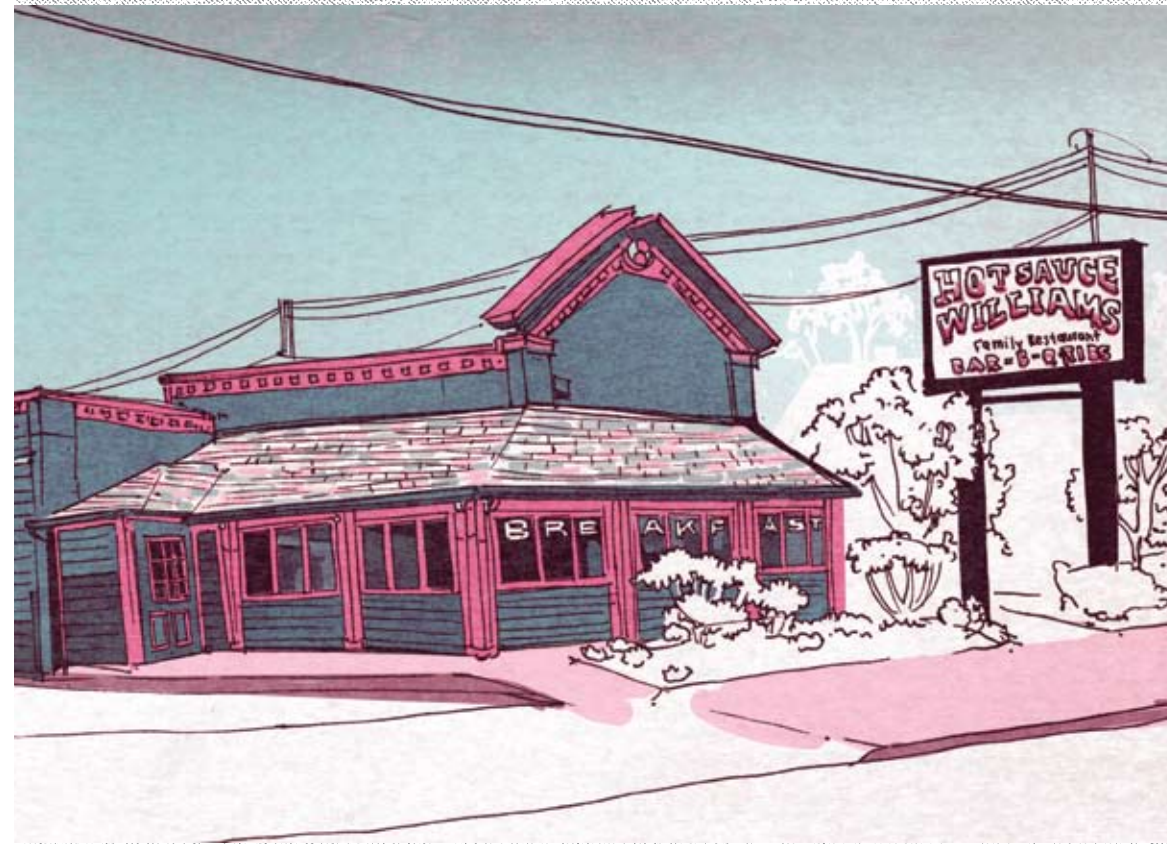
Midtown sits roughly between Downtown and the Cleveland Clinic campus around E. 79th St. Its main street is Euclid Avenue, but the neighborhood also extends to Chester, Euclid, Prospect and Carnegie avenues.

Although it's still known mostly as a hub for business and industry, Midtown has some of the loveliest multifamily housing in Cleveland. Prospect Avenue between E. 30th and E. 55th streets, in particular, has beguiling old apartment buildings and even a few – four, to be exact – East Coast-style rowhouses. (The latter are near the intersection of Prospect and E. 36th St. Blink and you'll miss them.) Rents are cheaper than in Downtown or University Circle, with some nice 1-bedrooms available for around \$500 a month, including utilities.

One of the nicer buildings is Dixson Hall, 3814 Prospect Ave., which has grand apartments dating from around 1910. One-bedrooms go for about \$550, including heat. Call 216-323-7522 for a viewing.

The neighborhood's other main asset is its proximity to both Downtown and University Circle. The new Health Line bus rapid transit on Euclid Avenue will get you to either employment hub within 10 minutes, and the drive is even shorter. Euclid also has well-marked bicycle lanes for the more active.

Amenities within the neighborhood itself are scarce. Hot Sauce Williams, a beloved barbecue restaurant, is at 7815 Carnegie Ave. Otherwise, the nearest grocery stores, restaurants and bars are in Asiatown and Downtown. In fact, you'll find yourself traveling to do just about anything other than sleep. But for some, the combination of great architecture, cheap rents and quick commutes may be worth the trade-off.



Hot Sauce Williams

day 15/100