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Our Place in the Urban Age Summary Report

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Our Place in the Urban Age

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Charles Alexander, Ph.D., Professor, Electrical and Computer Engineering and Wright Center for Sensor Systems Engineering, Cleveland State University
Valdis Krebs, Orgnet.com
Our Place in the Urban Age  
Levin College of Urban Affairs 30th Anniversary Forum Series

EXECUTIVE SUMMARY
Since its inception in 2000, the Levin College Forum has encouraged the type of broad based community dialogue that leads to serious public and private actions to tackle difficult issues that cut across the governmental, business and civic sectors of our region. The Forum is the place where people come together to learn, connect and envision a better future for themselves and for Northeast Ohio.

In March 2007, the Levin College kicked-off Our Place in the Urban Age, a year-long series of ten forums and one photography exhibit celebrating the 30th anniversary of the Maxine Goodman Levin College of Urban Affairs. Our Place explored the dynamic role of cities in a world transformed by technology, climate change, modern lifestyles and a global economy.

The term Urban Age represents a new way of looking at the economic, social, political and cultural processes that shape city life in the 21st Century. It was coined at the London School of Economics which, in 2005 began a two-year sequence of international conferences held in cities across Africa, Asia, the Americas and Europe to explore these processes.

For the first time in history, more than half of the earth’s population lives in an urban area. In developing countries like China, India, Africa and Latin America, urban populations are exploding and cities are growing exponentially. At the same time, many developed cities in the U.S. and Europe, cities like Cleveland, are shrinking and their economies are going through radical restructuring as a result of shifting economic bases and new patterns of migration.

What does all this mean for Cleveland and Northeast Ohio? How will we adapt in this Urban Age? What will be “Our Place”? Can Northeast Ohio’s cities once again be generators of culture, hubs of innovation, places for sustainable living and places of opportunity? These are the questions that we set out to address through the series.

We invited national and local experts, representing various disciplines and perspectives, to share their thoughts on these questions:

- What will America’s urban centers look like?
- What economic functions will they serve?
- How will the quality of life change?
- How will Cleveland and Northeast Ohio adapt?

One lesson from Our Place speakers is that in order for Cleveland and other older industrial urban centers to survive and prosper at the most basic level, they need people and jobs. A variety of innovative strategies were suggested for economic development and place making, centered on the need to create “communities of choice.”
David Morgenthaler, founding partner of Morgenthaler Ventures, who has built a national reputation for industry leadership and value-added venture capital investing, began the 30th anniversary series by looking at Cleveland's history and what has changed since its heyday. Automobile manufacturing and metal production was once the greatest wave of innovation the nation had seen—one Cleveland and other industrial cities rode to economic and social prosperity. Today, if Cleveland and similar cities are to survive, they must innovate again. Although Morgenthaler is rather skeptical of the future of urban centers, he emphasized that if they are to survive, these aging cities must generate high paying, value-added jobs.

Alan Ehrenhalt, executive editor of Governing Magazine, and author of *The Lost City: Discovering the Forgotten Virtues of Community in the Chicago of the 1950s and The United States of Ambition*, addressed a number of misconceptions surrounding the rejuvenation of aging industrial cities. His approach to revitalizing these cities was unique in that it emphasized quality over quantity. Rather than doing whatever it takes to attract new residents, Ehrenhalt advised Cleveland to focus on the people who are already here by creating communities of choice that provide for the needs of current and future residents. He also pointed out that, contrary to conventional wisdom, the quality of a city’s schools is often not the deciding factor for residents seeking an urban lifestyle. He pointed to cities such as Vancouver that are actually suffering from too much of a population influx into urban areas, which carries its own set of challenges.

Providing his perspective on what a community of choice would look like, Steve Badanes, founder of Jersey Devil, an architecture firm comprised of skilled craftsmen, architects, inventors and artists, reminded us that “we need to acknowledge...that hand craftsmanship, growing food and community places are all important land uses for cities.” Cleveland should use its dwindling population to its strategic advantage, redesigning neighborhoods to become self-sufficient and environmentally conscious. For Badanes, innovation really is the key, not only for rejuvenating urban centers, but also for developing them in a way that is in harmony with the natural environment. To Badanes, it is important to design WITH the community, not for the community.

Doris Koo, President and CEO, Enterprise Community Partners, picked up on the theme of creating communities of choice. She reflected on the importance of involving residents in community planning and development decisions that result in access to opportunity, education, housing, health care and public safety for residents. Enterprise has worked with communities across the country, including Cleveland, to make healthy, sustainable neighborhoods that support success for all residents. Koo illustrated one program that is attempting to attract new residents by creating communities of choice in Cleveland and the rest of Ohio—Enterprise Community Partner’s Green Communities initiative. This program funds residential development that addresses the four E’s: equity, economy, education and environment. In Cleveland, these principles are embodied by the Greater University Circle Initiative.

Forums from *Our Place in the Urban Age* are available on the web at www.urban.csuohio.edu/forum
Ben Hecht, President and CEO of Living Cities, a national organization with a mission to increase the vitality of cities and urban neighborhoods and improve the lives of city residents, continued with the theme of the importance of creating communities of choice to attract residents to Cleveland. He reminded us that Cleveland is at a “strategic inflection point.” If we “continue to do business the same way, events will manage [us], [we] will not manage events.” Cities are economic engines, but to operate successfully, they must strategically invest in human capital. To create communities of choice, we must develop Cleveland as a place of individual opportunity as well as an ideal location for business expansion and development.

Cleveland is “going green.” Cleveland Mayor Frank Jackson talked about the many ways that Cleveland is using environmental sustainability as a strategy to build communities of choice. He was joined by Tom Hicks, Vice President, Leadership in Energy and Environmental Design (LEED), U.S. Green Building Council, who introduced the new LEED-ND (Neighborhood Development) pilot program. Cleveland is home to three of these projects, ranking it sixth in the nation.

CITIES cannot act on their own and Bruce Katz, Vice President and Director, Metropolitan Policy Program at the Brookings Institution, presented his “Five Part Playbook for States,” recommending a set of state actions to support cities from his newly released report “Restoring Prosperity: The State Role in Revitalizing America’s Older Industrial Cities.” His other recommendations were geared to things that cities can do on their own and include fixing the basics, building on the region’s economic strengths, transforming the physical landscape and growing the middle class.

Several other Forum speakers illustrated how Cleveland and Northeast Ohio can build on pre-existing economic strengths in rejuvenating the region. One area which contributed to Cleveland’s past economic prosperity was its manufacturing proficiency. Jerome Ringo, President, Apollo Alliance, a national organization committed to green jobs explained how this and Cleveland’s strong labor unions make it an ideal place for “green” jobs. By tweaking our strengths and resources, Cleveland could become part of a new and growing industry.
Our Place also featured a panel on Ingenuity, Cleveland’s own festival of arts and technology. The Ingenuity forum highlighted several areas where Cleveland and Northeast Ohio already excel and in which jobs can be created. Drs. Alexis Abramson, John West and Charles Alexander illustrated the region’s strength in nanotechnology, liquid crystals, polymers and sensors, respectively. These exciting new technologies could become Cleveland’s next high value industry, creating jobs and generating wealth.

It was not that long ago that Northeast Ohio’s cities, Cleveland foremost among them, were generators of culture, hubs of innovation, places for sustainable living and places of opportunity. The legacy of that time is a city on a fresh water lake, with a rich cultural heritage. Our Place brought together some of the nation’s best thinkers with local experts and interested citizens. What emerged was a discussion of strategies that could be used to improve the quality of life for current residents and attract new residents. Innovation, green jobs, sustainable neighborhoods and building community wealth all will surely play an integral part in the successful rejuvenation of Cleveland and other similar urban centers. By gathering the diverse perspectives of the speakers and audience members, Our Place in the Urban Age has served as the springboard for a more in-depth exploration of the strengths and weaknesses of this region—an exploration that may well lead Cleveland into a new era of prosperity.

Our Place in the Urban Age by the numbers:

- 45% attended more than 3 forums in the series,
- 1,376 people attended forums from more than 100 different Ohio zip codes, and
- 72% live in Cleveland and inner suburbs.

What attendees got out of the Our Place forum series:

- 90% of attendees said they got new ideas they can use,
- 80% of attendees were inspired to think about new collaborations,
- 83% said they were inspired to take action, and
- 30–40% left the forum program with a sense of hope about the future of the region.

Envisioning Cleveland Submission: River View by Mike Rosa
What makes a world class city? Innovation
Mr. Morgenthaler addressed the history of cities and how they evolve, specifically focusing on northeast Ohio. Automobile manufacturing and metal production was one of the greatest waves of innovation that the country has had. Cleveland had it all. Manufacturing afforded our region great institutions like universities and hospitals.

The bottom line is we must create jobs that are high paying value added jobs. Industry has a clear cycle; when industries mature they slow and the region’s growth slows, next businesses become less competitive, and lastly they die. Politely reminding us that global competition is not going away, Morgenthaler made an important point, one that many of us don’t think about. He said, “Core parts of the world are studying and emulating us and we are not paying enough attention to this.”

Ending the conversation, Mr. Morgenthaler went on to say that perhaps he’s a pessimist, but he is not too positive about the future of downtowns. Summing up his experience he said, “As the great CEO of Intel said, ‘In the world of today only the paranoid survive.’”

According to Mr. Morgenthaler, Northeast Ohioans must ask themselves three simple, but tough questions before deciding the future of the region:

1) What do we want to do?
2) What do we need to do?
3) How should we do it?
The Downtown Comeback: Myths and Realities

Continuing Mr. David Morgenthaler’s tough look at the future of American cities, on April 12, 2007, Mr. Alan Ehrenhalt, executive editor of Governing Magazine, challenged the Forum audience to change the way they think about cities. Mr. Ehrenhalt helped reframe the discussion by offering a set of myths and realities of downtown redevelopment.

Myths and Realities of the Downtown Comeback

- **Myth:** Population loss or gain is an indicator of a comeback.
  - **Reality:** The more important indicator is who the people are, where they are going and how the roles of different neighborhoods are changing.

- **Myth:** Downtowns need to gentrify to be successful.
  - **Reality:** Gentrification misses the magnitude of what is going on. It is really an inversion of rich and poor, a much more complicated phenomena that deserves a better name.

- **Myth:** Cities need huge residential numbers to make a difference.
  - **Reality:** Relatively few downtown residents can make a big impact. What matters is who they are. They don’t have to be middle class families with children, a demographic that is actually declining as a percentage of our population. The largest growing demographic is aging baby boomers and they want to live in cities. 25,000 people living in downtown (compared to the current 9,000) would make a huge difference toward creating a 24 hour downtown.

- **Myth:** Development in one area comes at the expense of other areas.
  - **Reality:** Downtown revival doesn’t always work in precisely the way you think it’s going to. For example, the redevelopment of upper Michigan Avenue in Chicago actually catalyzed the redevelopment of the loop area.

- **Myth:** A city cannot have too many people living downtown.
  - **Reality:** While it may be a leap to think about in the context of Cleveland, cities like Vancouver have experienced so much downtown population growth that they have had to build two public schools and it is projected that 20% of the downtown population will be commuting out to jobs in the suburbs in the near future.

- **Myth:** You can’t revive a downtown or a city through transit.
  - **Reality:** Transit can generate significant development. “It’s not the trains, it’s the tracks.” It’s the confidence that “tracks” give developers that drives development. Often, the problem in US cities is that our transit systems aren’t built big enough—they don’t serve enough neighborhoods.

- **Myth:** What might be the most controversial myth—you can’t bring back a central city until you fix the schools.
  - **Reality:** School performance tracks demographics. Schools are the hardest problem facing cities, but many cities choose it as the first problem to tackle. Many cities are “coming back” without “fixing” the schools. The new residents, in turn, create demand for better schools. Mr. Ehrenhalt’s experience shows that schools are not among the priorities of downtown residents. Rather, they care most about public safety, retail and public transportation.

- **Myth:** Downtown advocates have to battle sprawl—sprawl is evil.
  - **Reality:** Sprawl vs. downtown development is not always a zero sum game. Sprawl isn’t entirely a consequence of government policy; it is also a function of human nature. Many people prefer less density, and they always have. Sprawl is inevitable, with public policy affecting it only at the margins. Further, Ehrenhalt argues that it is not always bad—it is a migration of function. The abandonment that results can actually be an opportunity for inner cities to remake themselves. At the same time, abandonment is a high price to pay for revival. The key is not just to fight sprawl, but to ensure that real choices exist, including the choice of an urban experience. City’s must use public subsidies and policies to give people more choices through transit and flexible zoning that will provide for all styles of living.
Lessons Learned
The students of the Yestermorrow school in Vermont learn valuable lessons from Mr. Badanes including hand drawing, model building and the use of local materials, but Mr. Badanes has also learned many lessons during his time at Yestermorrow and Jersey Devil; lessons that Northeast Ohio can use as well:

- “We need to acknowledge...that hand craftsmanship, growing food and community places are all important land uses for cities.”
- “Build something that doesn’t become a burden on future generations.”
- “Stick to your guns and maintain a sense of humor.”

Imagine joining with your neighbors to build your own school, library or community gathering space...

We can’t keep shipping building materials back and forth across the globe before we use them. Architects and consumers need to be concerned with embodied energy—the sum total of the energy used to construct, operate and deconstruct a building, including raw material extraction, transport and manufacturing. This is why Jersey Devil’s projects use local sustainable materials that work with the landscape and not against it. For instance, local vegetation is used to provide shade but also doubles as a food source for birds and wildlife. At the Casa Mariposa in Baja California, Mexico (below) the wind off the ocean cools the interior structure from the extreme desert heat by using breezeways and the unique butterfly shape of its roof.

What is Jersey Devil?
Jersey Devil is an architectural firm comprised of skilled craftsmen, architects, inventors, and artists “committed to the interdependence of building and design.” Jersey Devil architects/builders live on-site during construction of their designs, which are known for energy-efficiency and innovative use of materials. The firm is nationally recognized for designing and building innovative projects from homes to playgrounds to public sculptures.

Designing with the Environment: A Conversation with Steve Badanes

On April 19, 2007, Steve Badanes, founder of the Jersey Devil architectural firm, inspired Forum audience members with his innovative approach to designing buildings, organizing community projects, and educating the next generation.
Creating and Sustaining Communities of Choice

25 years ago, James Rouse, founder of Enterprise Community partners, spoke in Cleveland at the 1982 “Cities Congress on Roads to Recovery” and called for a new long-range vision of what the City of Cleveland might become, spurring Cleveland’s leaders to develop a Civic Vision shared by the diverse segments of the political, business, community and neighborhood leadership.

On June 18, 2007, the Forum welcomed Doris Koo, the new President and CEO of Enterprise Community Partners. Thanks to the efforts of Enterprise and Cleveland’s robust community development industry, Cleveland has come a long way in the 25 years since Mr. Rouse’s call for action; however, challenges still remain.

Today, the biggest challenge is creating and sustaining communities of choice for residents; communities that address the four E’s — Equity, Economy, Education and Environment. Toward this end, Enterprise joined with Ohio agencies and companies to form Ohio Green Communities, which finances affordable homes in Ohio that promote health, conserve energy and natural resources, and provide easy access to job, schools and services.

Local Communities of Choice: The Greater University Circle Initiative

Greater University Circle, including the five adjacent neighborhoods, is poised to become one of the most unique places in the country according to India Pierce Lee, Program Director and Lillian Kuri, Director of Special Projects, at The Cleveland Foundation.

Over the next 3-5 years, they estimate that institutions and public entities in University Circle will invest over $2 billion dollars in development. While the institutions of University Circle are healthy and strong, the same cannot be said of the surrounding neighborhoods. The Cleveland Foundation has convened the institutions and asked them to help change that.

The Foundation hopes to target philanthropic dollars toward a comprehensive agenda to benefit the five adjacent neighborhoods. For example, developers of the “Upper Chester” project in eastern Hough have plans to build 300-400 units of mixed income housing. An application has been submitted that, if approved, would make this one of the nation’s first registered LEED ND neighborhood pilot projects.

The Foundation is also working to catalyze transit oriented development around the relocated RTA redline station, facilitate employer assisted housing and replicate the model programs developed by the Manchester Bidwell Corporation, an effective and influential community educational center based in Pittsburgh. Lillian Kuri explained that the planning and development lessons learned from the Greater University Circle Initiative can be applied to the entire region.
Communities of Choice: Cleveland’s Strategic Investment Initiative

Continuing its conversation on creating communities of choice, on November 29, 2007, the Forum welcomed keynote speaker Ben Hecht, President and CEO of Living Cities, a national organization with a mission to increase the vitality of cities and urban neighborhoods and improve the lives of people who live there. Recognizing the challenges presented to Cleveland’s community development sector by the sub-prime crisis, Mr. Hecht said that Cleveland is at a “strategic inflection point.” He explained, “if you continue to do business the same way, events will manage you, you will not manage events.”

Reinforcing the message of Doris Koo of Enterprise Community Partners, Mr. Hecht’s organization is exploring ways to assist CDCs in connecting people to the opportunities that exist in the mainstream. “We will only make a difference if we can build the infrastructure out of the neighborhood and connect it back to where people live.”

Is the Future Possible?
Hecht believes it is and he cited three fundamental forces of change:

1. Reestablish cities as economic engines that run on all cylinders. Human capital makes a city competitive and new strategic investments are needed to facilitate the success of low-income people.

2. Technology allows us to do things differently. Community development brought services into the neighborhoods. Now technology can enable us to move things out. For example, Consumer Credit Counseling Services of Atlanta is providing homeownership counseling services to people in all 50 states—using technology.

3. We are an incredibly wealthy nation. Hedge fund managers are making $50 million a year and they are interested in putting that wealth to a socially responsible purpose. Socially responsible investing has gone from $600 billion to $3 trillion in last 10 years. That’s the tip of the iceberg—intergenerational transfers of wealth are just starting.

To expand financial resources, Living Cities is focusing on 4 key areas:

- Reestablish cities as communities of choice—places of individual opportunity and wealth that consider the impact on the environment.
- Be a place for business expansion and development.
- Remain a place that has strong neighborhoods with their local culture.
- Develop strategies that are sustainable both environmentally and financially—cities must start making critical infrastructure investments for the 21st century that will enable every person to be part of the global economy.
Communities of Choice: Greening Northeast Ohio’s Neighborhoods

On February 6, 2008 the Forum concluded its discussion of communities of choice by highlighting five such projects in Northeast Ohio. These projects are combining the best practices in urban planning, environmentally sound design and construction and community health in a comprehensive approach to greener neighborhoods. Four of these projects are pilot projects for the US Green Building Council’s newest LEED (Leadership in Energy and Environmental Design) rating system—LEED ND. The fifth project is part of Enterprise Community Partners’ Green Communities Program.

The Flats Eastbank Project—Cleveland, Ohio

Building Cleveland by Design (BCBD) serves to coordinate a number of different plans to rejuvenate the Flats. The project focuses on three areas: the public realm, existing buildings and infrastructure. This is one of three LEED ND projects in Cleveland. BCBD has leveraged these projects to change how the city operates. They are working with the City of Cleveland to address a number of obstacles that sustainable/green building projects currently face. The project is applying for gold level certification in LEED ND.

The East College Street Project—Oberlin, Ohio

Transforms an abandoned Buick dealership from a brownfield to an eastern anchor for downtown Oberlin. The building will feature both market and affordable housing units as well as commercial retail space. Project goals include revitalization of the central core, creation of economically integrated housing and improvement of overall sustainability. The project is applying for gold level certification in both LEED ND and LEED NC (new construction).

Tremont Pointe—Cleveland, Ohio

This project is part of the Enterprise Community Partners’ Green Communities program. It is a mixed income HOPE VI public housing redevelopment project.

Upper Chester—Cleveland, Ohio

A collaboration with the Cleveland Clinic and the Site Center could produce a fully accessible neighborhood.

St. Luke’s Neighborhood Redevelopment—Cleveland, Ohio

Plans include a large-scale geothermal system that would heat and cool multiple buildings in the neighborhood using the earth’s constant temperature.
Envisioning Cleveland

As part of the 30th Anniversary Series, the Thomas F. Campbell, Ph.D. Exhibition Gallery in the College of Urban Affairs hosted Envisioning Cleveland, an exhibition of photographs taken by Northeast Ohioans that demonstrate how they view the City and region. Exhibitors were chosen from more than 175 submissions.
“Five Part Play Book for States”

1. **Fix The Basics:** Work on good schools and on creating a competitive business climate.

2. **Build On Economic Strengths:** Cities are the places where strong institutions are located, the so-called “eds and meds.” To foster a “high road” economy, states should help cities reinvigorate their downtowns and should invest in the eds and meds, along with culture and entertainment, and other industries that play to a city’s strengths. States also need to support cross-regional cooperation between metro areas.

3. **Transform the Physical Landscape:** States need to recognize and leverage the physical assets of cities to create marketable sites for redevelopment. In some places this may mean tearing down freeways along waterfronts or improving large public parks.

4. **Grow the Middle Class:** People tend to think of this as a responsibility of the federal government, but there are a lot of things that states can do to address this such as making work pay and reducing the cost of being poor.

5. **Create Neighborhoods of Choice:** Grow inner city markets, support mixed income housing and compel banks to operate in inner city neighborhoods.
Cleveland is well positioned to play a role in building a renewable energy economy. The driving force behind national policy, Mr. Ringo said, isn’t going to happen in Washington, but in cities like Cleveland. Cleveland does not have to be a follower. It can be a leader. He encouraged the audience to change the landscape of Cleveland from what it is today.

Mr. Ringo sees great opportunity for Cleveland and Ohio to make real contributions to a green economy. We have strong labor unions and other mechanisms in place to train large numbers of people to manufacture what is needed for a green economy. He sees strong non-profit and government to create economic stimulation.

He also emphasized that on top of global warming concerns, there are economic woes to consider when looking at the current state of America’s cities. While environmental disruption disproportionately affects the poor, the loss of high paying and high productivity manufacturing jobs has cost people their livelihoods and created greater social inequity. Clean energy is just as much about solving our economic crisis as it is about solving our environmental one. At its heart, the program is about reinvesting in the competitiveness of American industry, rebuilding our cities, creating good jobs for working families, and ensuring good stewardship of both the economy and our natural environment – all things that Cleveland and Ohio can benefit greatly from.

Why is it so important the United States push for a clean energy strategy? America, Mr. Ringo said, can no longer stand to suffer from ‘category five denial’ when it comes to energy. America’s gluttonous appetite for energy has allowed this country to be in effect held over an oil barrel.

Underscoring his passion, Mr. Ringo told the audience that he could not think of a time since the Civil Rights Movement when there has been an opportunity to bring people of such diversity together to help fix America, saying now is the time to reanimate activism.

Building a Renewable Energy Economy

Jerome Ringo, of the Apollo Alliance, joined the Forum audience on May 31, 2007 to discuss building a renewable energy economy for Northeast Ohio and the nation. The Apollo Alliance is working to focus public attention and investment, research, science and technology education and worker training towards building such an economy.

Envisioning Cleveland Submission: Just Suppose by Holly C. Whisman
Ingenuity: Embracing the Creativity in Technology and the Technology in Creativity

In celebration of Cleveland’s annual Ingenuity Fest, the Forum hosted coordinators of the festival as well as other representatives from other regional examples of the synergies between creativity and technology.

Technology and Northeast Ohio’s New Economy

As Cleveland and all of Northeast Ohio tries to find its place in this post-industrial economy, some area researchers have found ways for the region to stay true to its manufacturing roots while remaining on the cutting edge of 21st century technology.

Alexis Abramson, Ph.D.
Nanotechnology
Explores the use of materials and creation of devices at the “nano” level – matter that is generally less than 100 nanometers. This area of research has many implications for the biomedical industry, which already has a large presence in Northeast Ohio.

John West, Ph.D.
Liquid Crystals and Polymers
These industries already have roots in the region, especially in Akron. Ohio has become a leader in the global polymer industry.

Charles Alexander, Ph.D.
Sensors
Cleveland has a wealth of academic and industry expertise in instruments, controls, electronics and sensors. The goal is to engage in industry driven projects and research that will give local companies a competitive advantage.
Special Thanks
To Our 30th Anniversary Sponsors

The Cleveland Foundation
Cuyahoga County Public Library
Enterprise Community Partners
George Gund Foundation
Jones Day
Neighborhood Progress

Envisioning Cleveland Submission:
Winding Path by Marilyn Polivka

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