

WEST PARK

MAGAZINE

WEST PARK KAMM'S NEIGHBORHOOD DEVELOPMENT | SUMMER 2019





The vision of West Park Kamm's Neighborhood Development is to promote, develop, and guide the West Park neighborhood as the best place to live, learn, work, shop, worship, and play.

West Park Magazine is published by Kamm's Corners Development Corporation dba West Park Kamm's Neighborhood Development, a non-profit, neighborhood-based planning and development organization serving the Kamm's Corners/West Park community of Cleveland, Ohio. West Park Magazine, Kamm's Corners Development Corporation dba West Park Kamm's Neighborhood Development management and staff are not responsible for any representations and/or warranties, oral or written, made by its advertisers. It is our policy to neither endorse political candidates, nor take a stand on ballot issues.

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West Park Kamm's is a well-established Cleveland neighborhood with prominent institutions and a vibrant restaurant and nightlife scene that attracts people from across Northeast Ohio. From the founding fathers of West Park, like Oswald Kamm and John West, to today's residents and business owners, the desire to continuously improve the neighborhood has stayed the same.

With this neighborhood spirit, in 1977, residents and business owners created Kamm's Area Development Corporation (KAMCO), a grassroots organization aimed at revitalizing the area. In 1996, KAMCO looked to capitalize on its successes with a new name, Kamm's Corners Development Corporation (KCDC), and broaden the spectrum of its services to align with those offered by a community development corporation.

This year, the organization's board and staff recognized the need to change again with a name that better described its focus and services for all constituents of Ward 17 - **West Park Kamm's Neighborhood Development (WPKND)**.

We are proud to share a name that more accurately reflects our whole neighborhood, as the community development corporation that has served you for four decades.

In this edition, you'll see WPKND's vision for the future, take a glimpse back in time to see on how far we've come, and learn about the services the organization provides that are vital to the continued success of our community. This magazine is a reintroduction to a familiar face with a renewed commitment to serving West Park Kamm's.

We invite your comments and encourage your participation in our shared neighborhood of West Park!

WPKND STAFF

BEN CAMPBELL

Ben, **Director of Commercial and Industrial Development**, joined the staff in 2014 with 20 years' experience in neighborhood economic and community development. He is a graduate of Cleveland State University's College of Urban Affairs. He and his family have called West Park home for 18 years.

■ ben@westparkkamms.org

BILL MARKOWITZ

Bill has been a resident of West Park since 1970 and started with our organization in 2010. As the **Manager, Residential Property Redevelopment**, Bill oversees the reclamation and resale of abandoned and donated homes and he is also **Manager, Kamm's Corners Farmers Market**, where he had worked as a volunteer since 2008.

■ bill@westparkkamms.org

JACKIE WOHLER

Jackie's role has expanded greatly as **Manager of Office Operations** since joining the team in 2005. Her responsibilities now encompass bookkeeping, human resources, vendor contract administration, real estate, and office management, along with magazine/e-newsletter production support, and computer network management. Since its beginning, Jackie has led the planning and execution of The Hooley on Kamm's Corners™. She is also heavily involved in many of the organization's events such as West Park Holiday Cheer and Lawn Chair Cinema.

■ jackie@westparkkamms.org

Shifting Gears

Vacations offer time for self-reflection, and my recent train trip through the Canadian Rockies with my wife was no exception. Realizing that life is short and I have a long list of things I hope to do, I returned to West Park with a different perspective and an accelerated plan.

With significant changes in the funding and compliance environment for organizations like Kamm's Corners Development Corporation, and our own organizational changes that include a new name and direction, this is the perfect time to shift gears, making way for new leadership and fresh ideas.

After 18 years of service, I approached the Board of Directors of the newly renamed West Park Kamm's Neighborhood Development with a plan to retire. They understood and accepted my request. I've begun my retirement and have already started checking off the things on that list.

It has been my singular pleasure to serve as the Executive Director of the organization over the years and to work in this wonderful neighborhood. Cindi and I continue to call home. Thank you all for the opportunity, and I look forward to seeing you around the neighborhood!



Steve Lorenz
Executive Director 2001-2019

MOLLIE WIRTZ

Mollie is the **Manager of Marketing and Communications** and updates the neighborhood about issues and events through social media, our website, and *West Park Magazine*, formerly known as *Kamm's Corners Magazine*. She is the lead designer and editor of the magazine, which is published each quarter. Mollie also assists with the planning of the organization's many events.

■ mollie@westparkkamms.org

JD SMITH

JD is responsible for community organizing efforts, planning community events like Lawn Chair Cinema, and managing home repair and referral programs. He also leads community engagement as the **Neighborhood Engagement Coordinator**. He joined the staff in 2018 after graduating from Wittenberg University where he studied Business and Urban Studies. JD, a West Park resident, also keeps the organization's website up to date.

■ JD@westparkkamms.org

■ LETTER FROM BOARD OF DIRECTORS PRESIDENT

After years of operating as Kamm's Corners Development Corporation, our organization has a new name: West Park Kamm's Neighborhood Development. It's a name that better describes our inclusive mission to fully serve residents, organizations, and businesses in the West Park and Kamm's Corners areas.

It truly is the work of so many passionate and involved individuals that keeps our neighborhood as one of Cleveland's most desirable places to live, work and enjoy. Our renewed vision, as we operate under our new name, is to ensure neighbors and business owners come together to take collective action and generate solutions to shared challenges. The West Park Kamm's Neighborhood Development Board is always looking for people who'd like to join that effort and serve on our Community Engagement, Neighborhood Planning, and Marketing committees. Simply get in touch with our office to find out more.

We invite you to mark your calendars now for West Park Holiday Cheer, our annual end-of-the-year fundraiser that's scheduled for December 5th. Look for more details on that big event soon!

Finally, the Board of Trustees and staff want to sincerely thank former Executive Director Steve Lorenz for his service to the organization and the neighborhood over the past 18 years. Steve's work and passion for West Park has set the stage for further growth and evolution. We're sure we'll continue to see Steve and his wife Cindi around West Park. Steve, we wish you the best in your retirement and appreciate you for your tireless efforts!



Todd Sheppard
Board Chair, West Park Kamm's Neighborhood Development



Pictured from left to right: Bill Markowitz, Mollie Wirtz, Ben Campbell, JD Smith, and Jackie Wohleber.

BOARD OF DIRECTORS 2019-2020

WPKND's Board of Directors volunteer their time and talents by serving three-year terms guiding the mission of the organization. Since its inception in 1977, the board has made substantial improvements to West Park Kamm's in the interest of the whole community for generations to come.

OFFICERS:

President:

Todd Sheppard
Resident, Whistle Communications

Vice-President

Therese Chambers Arth
Resident, The Public House

Treasurer:

Charles Slife
Resident, Austin Company

Secretary:

Diane Dunleavy
Resident, Cuyahoga County Prosecutor's Office

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Susan Blankenship
Resident, Key Bank

Kyle Baker
Cleveland Metroparks

Karen Cocita
Resident, St. Mark Catholic School

Katie Hough
Resident, City of Cleveland

John Roche
Resident, Schirmer Construction

Melanie Sklarz
Resident, Onix Networking Corporation

Jordan Suzick
*Cleveland Resident,
Cleveland Clinic Fairview Hospital*



WEST PARK'S



1977

Kamm's Area Development Corporation founded (KAMCO)

1980

Stick-A-Round Kamm's Corners promotion runs to encourage shopping locally

1985

North Side of Lorain Avenue's parking changes to angle parking

1989

Referral Program starts to help residents navigate city resources



1979

City of Cleveland begins Storefront Renovation Program - 88 projects completed to date

The ABC's of VCR

LESSON #1 WHO IS VISUAL COMMUNICATIONS & RECORDING? Visual Communications & Recording (VCR) is a company devoted to the sales and service of home video equipment including home video cassette recorders, video cameras, televisions, video T.V. games, portable video recorders, large screen T.V.'s, and accessories. We're supported by 20 years experience in the broadcast and industrial video markets.

LESSON #2 WHY SHOULD YOU BUY FROM VISUAL COMMUNICATIONS & RECORDING? Since video products are our specialty we make sure that the product we are purchasing from the manufacturer is the top of the line. We offer personalized service and friendly sales people that work hand in hand with you to help you select the equipment that best suits your needs. Buying from VCR is like buying stock in the company.

Cleveland's Finest Resource for Video Communications and Recording

VCR Visual Communications and Recording
17104 Lorain • Cleveland, Ohio • 476-1340
Mon. - Sat. 10 - 6 Sun. 12 - 5

1979-80
First Renovations:
Visual Communications and Recording (VCR), The Closing Room, Intercontinental Tailoring

1996
Name change to KCDC

DEVELOPMENT CORPORATION TIMELINE 1977 – PRESENT



2002

Lorain Avenue Streetscape Revitalization project kicks off



2003

The first Asphalt Cinema shown on the municipal lot, moved to Impett Park in 2009, renamed Lawn Chair Cinema in 2019



Inaugural annual event Wine in the Holidays held, now West Park Holiday Cheer



2004

Design Review District designated in downtown Kamm's Corners and Weatherization help is now available



2006

Kamm's Corners Farmers Market blooms



2010

The First Annual Hooley on Kamm's Corners™

2012

Single Family Home Rehab in collaboration with the Cuyahoga County Land Bank has sold 18 homes to date to first-time home buyers

2015

Kamm's Area Special Improvement District approved by property owners. Just renewed for 5 years!

2016

Local Senior Home Repair Program begins with private funding



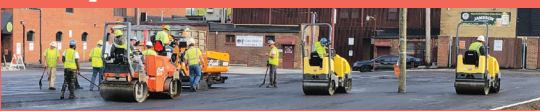
2018

School Choice Fair and Walk on Wednesdays programs begin



2019

Repaving and improvements of municipal lot with grant funding from NEORSD and the City of Cleveland



2019
KCDC
renamed
WPKND



THE FUTURE

- Revive the Drive
- Old Lorain Road
- Cleveland State University Capstone recommendations

WPKND Serving West Park since 1977

FOR OUR WEST PARK RESIDENTS

WEST PARK MAGAZINE

West Park Magazine, formerly known as *Kamm's Corners Magazine*, is a quarterly free publication written, designed and created by WPKND. 12,000 copies are mailed directly to the residents of our service area and are available at local merchants. The magazine is designed to highlight what makes our neighborhood beautiful, while building on the commitment and pride the community has every day to West Park. The magazine spotlights the achievements, shares accolades of all and takes part in sharing the good works of our community. Our organization's goal for *West Park Magazine* is to unite our community together in support of one another. The magazine would not be possible without advertisers. We urge you to please support those who assist our mission.

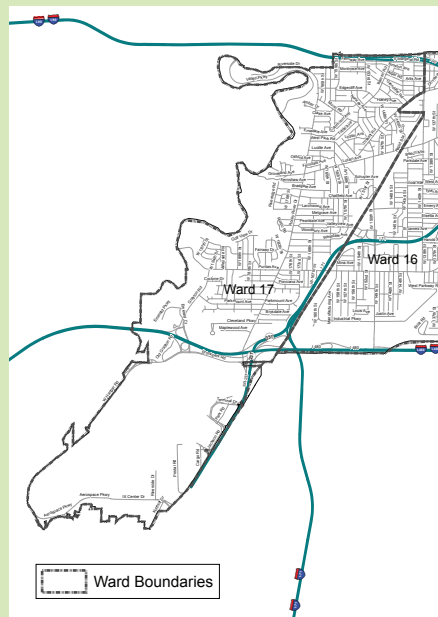
SENIOR HOME REPAIR

Started in 2016, WPKND operates a Senior Home Repair assistance program that offers up to \$500 towards home repairs for low to moderate-income seniors (62+) and adults with disabilities. Repair services focus on code compliance, quality of life, and safety issues. The program is funded with private donations.



WHO DO WE SERVE?

West Park Kamm's Neighborhood Development service area matches Cleveland's Ward 17. The service area extends north to the Lakewood border, west to the Rocky River, south to Brookpark Road, and east to the RTA Rapid Transit tracks. WPKND provides service to residents, business owners and merchants, youth, places of worship, educators, seniors, and visitors.



ENSURING QUALITY OF LIFE IN WEST PARK

WPKND offers a "spot" code-enforcement program to help residences meet code standards. It is designed to maintain a healthy housing stock and stabilize property values.

REFERRAL PROGRAM

For 30 years WPKND has provided West Park residents with resources needed to remain in safe, healthy homes. These programs range from

low-interest home repair loans through partner agencies like CHN Housing Partners and the City of Cleveland Department of Community Development, to utility assistance through Housing Energy Assistance Program (HEAP) and Percentage of Income Payment Plan Plus (PIPP).

HOME WEATHERIZATION PROGRAMS

WPKND helps low-income residents apply for CHN Housing Partners' Home Weatherization Program, which provides furnace and hot water tank replacement, insulation installation, and other services at no cost to homeowners and renters.

DEPARTMENT OF AGING PROGRAMS

WPKND can help seniors of Ward 17 navigate Department of Aging Programs, as well as refer the department's services. The Cleveland Department of Aging offers a variety of services for the city's aging population, from residential programs like the Tree Assistance Program and CHORE, which provides free maintenance, to Senior Employment Services.

SHERWIN WILLIAMS PAINT PROGRAM

WPKND has teamed with our local Sherwin Williams store in Kamms Plaza to offer discounts on paint and painting supplies. All residents of Ward 17 are eligible for the discount. Contact JD Smith with questions or to receive a voucher. Limit one per household.

FOR OUR WEST PARK BUSINESSES

BUSINESS ASSISTANCE SERVICES

The program's goal is to provide technical assistance to start-up businesses, assist with business expansions, retain existing businesses and attract new businesses to our neighborhood. The assistance comes in many forms: business planning, financial incentives and resources, zoning and permitting issues, site selection, marketing and promotion. WPKND has assisted hundreds of businesses over the years. Some examples of participating newer businesses include 5 Points Coffee & Tea, Only in Clev, Working Class Brewery, Two Sons Tattoo, Hatfield's Goode Grub, and Triumph Cleveland. When opportunities arise, the organization acquires and renovates commercial real estate.



KAMM'S AREA SPECIAL IMPROVEMENT DISTRICT

Kamm's Area Special Improvement District was established in 2015 by a vote of the property owners within the district to maintain and promote "downtown" Kamm's Corners. The district includes the properties that front Lorain Avenue from Cleveland Clinic Fairview Hospital to West 165th Street. Essential functions of the district include litter control, public planter maintenance, sidewalk snow removal, street banner rotation, and district marketing. The district's budget of approximately \$30,000 is funded through assessments on the property owners within the defined area. Cleveland Clinic Fairview Hospital and Kamms Plaza Shopping Center are the largest contributors. The members renewed the special improvement district until 2024.



STOREFRONT RENOVATION PROGRAM

This program, a partnership of WPKND and the City of Cleveland, provides commercial property owners and businesses with design and financial assistance for exterior renovations, landscaping, awnings, and signage. Since the program was established in our neighborhood 30 years ago, 88 projects have been completed. Recent participants include the HKM Building, the VIP Inn, and the Alber Building.

DESIGN REVIEW DISTRICT

Since 2004, all of the main streets in our service area have been designated as "Design Review Districts."

Any exterior alterations, including new construction, demolition, renovations, and signage (essentially any work that requires a building permit) will also require the approval of the Far West Design Review Committee and the Cleveland City Planning Commission. The goal of the program is to maintain and enhance the visual appearance of our main streets. WPKND staff works closely with local businesses to guide them through the process with the Design Review Committee and the City Planning Department.



Pictured above: Sherry works year-round to maintain the streetscape and perform litter removal on behalf of property owners.

COMMUNITY BUILDING EVENTS



KAMM'S CORNERS FARMERS MARKET

In its 13th season this year, the Kamm's Corners Farmers Market boasts more than 25 vendors that offer vegetables, fruits, honey, meats, cheeses, eggs, pasta, breads, pastries, scented soaps, olive oil, and everything in-between. It's held every Sunday from 10:00 a.m. until 1:00 p.m. from mid-June through mid-October in the municipal parking

lot behind Walgreens. In addition, local chef demonstrations and live music performances enhance the shopper's experience "on the Corner of Fresh and Fun".

The Market hosts organizations that empower people to live their healthiest lives, including breast cancer awareness (Cleveland Clinic Fairview Hospital), blood pressure and glucose level screenings (Cleveland Emergency Medical Services), and on-site chair massages (West Park Massotherapy).

On average the market brings in more than 7,000 shoppers and has a financial impact of millions annually for the surrounding region.

Kamm's Corners Farmers Market accepts the Ohio Direction Card, and through the Produce Perks program, doubles your purchasing power each week by matching dollar for dollar up to \$20 for every dollar spent on your Ohio Direction Card. The Produce Perks' mission is to "improve the health of underserved communities by increasing affordable access to healthy food." Once per month the market will also host the WIC (Women, Infants, and Children) tent which issues Farmers Market Nutrition Program coupons to participants. Kamm's Corners Farmers Market provides Ohio Direction Card users and WIC participants a source for fresh produce close to home.

Mark your calendars now for our popular Indoor Kamm's Corners Farmers Market, on Sunday, December 8, from 10:00 a.m. to 1:00 p.m. Enjoy seasonal produce from our regular market vendors, along with select artisans, craft makers, healthy living features, and holiday music. See you at The Cretan Center, 3853 West 168th Street, directly across from the summer home of our weekly market for this last market of the 2019 season!

WALK ON WEDNESDAYS

Walk and learn with some of West Park's best people as you explore the neighborhood by foot and visit local merchants. You're likely to pick up something new when you join us for WOW on the second and fourth Wednesdays from May through October.



THE HOOLEY ON KAMM'S CORNERS™

The Hooley™ is West Park's annual day-long block party on Lorain Avenue from West 165th to Rocky River Drive. Billed as West Park's Homecoming Celebration, the festival is held on the third Saturday in June and is complete with live music and entertainment on two stages, festival food, vendor booths, and plenty of family fun. Mark your calendar for next year's festival, June 20, 2020. See you at the Hooley™!





LAWN CHAIR CINEMA

Lawn Chair Cinema (formerly Asphalt Cinema) is a free summer celebration and family movie night held on the third Fridays of June, July, and August at Impett Park. The fun begins at 6:30 p.m. with games and arts and crafts activities, followed by a family-friendly movie at dusk.



QUICK PICK

Designed as a quick, hour-long “flash-mob” style clean-up of West Park. The monthly event seeks to beautify a small piece of the neighborhood in an hour or less. Keep an eye on our social media channels for future event details.

COMMUNITY ENGAGEMENT

ANNUAL TOWN MEETINGS

Hosted by WPKND, the Annual Town Meeting is a West Park tradition of 42 years with the purpose of bringing the community together for all things West Park. The meeting’s agenda discusses neighborhood updates, new businesses, safety issues, city concerns, and new initiatives. Local non-profits are in attendance to share their services. Guests love to participate in the “Spontaneous Raffle” with generous donations from West Park’s businesses.



CENTER OF INFLUENCE LUNCHEONS

WPKND hosts quarterly community luncheons that bring together neighborhood leaders and professionals from different service sectors. Annually, nonprofit and senior service providers are convened. The other two quarters feature a rotating roster of sectors and topics that range from contractors to educators, and realtors to clergy.

clubs to neighborhood-wide gatherings, feature guests from Cleveland Police and city services, and cover a variety of topics from safety to neighborhood cleanups.

COMMUNITY MEETINGS

WPKND organizes and hosts community meetings on an as-needed basis. These meetings can range in size from block

WEST PARK SCHOOL CHOICE FAIR

This past spring, WPKND teamed up with Bellaire-Puritas Development Corporation, Pre4CLE, and Cleveland Transformation Alliance to host a School Choice Fair that showcased West Park’s public, charter, and parochial K-8 schools and preschools. Families connected with West Park Schools to find the right, local fit.

Progress in West Park



MUNICIPAL PARKING LOT IMPROVEMENT

WPKND secured grants to complete major improvements to the Municipal Parking lot on Albers Avenue, which is owned by the City of Cleveland. Two grants from Cuyahoga County in 2017 and 2018 funded improved area lighting, camera surveillance and construction of a storage shed. Thanks to grants from the Northeast Ohio Regional Sewer District and additional funding through the City of Cleveland, renovation of the lot including the installation of green infrastructure was completed in 2019. These upgrades are responsible for eliminating nearly 1,000,000 gallons of stormwater runoff annually.



RESIDENTIAL PROPERTY REHABILITATION PROGRAM

WPKND acquires blighted properties and abandoned tax-foreclosed houses from the Cuyahoga Land Bank or other sources and restores them to be sold as owner-occupied homes. To date, WPKND has rehabbed and/or sold 18 properties in Ward 17 to first time home buyers.

WEST PARK HISTORICAL SOCIETY

The interest in forming the West Park Historical Society began in early 2005 when a group of West Park history enthusiasts came together to form the organization.

One way the West Park Historical Society is dedicated to serving West Park is by displaying their large collection of West Park memorabilia and photos. With no place to call home, the West Park Historical Society partnered with WPKND to find a permanent location and shared unused office space for storage. In 2017, the first floor of WPKND's building became the West Historical Society's new headquarters at 17401 Lorain Avenue.

The tax-exempt organization's first big event in 2008 acknowledged the 50th Anniversary of the closing of Puritas Springs Amusement Park.

The West Park Historical Society now boasts more than 200 members who receive a newsletter three times a year and are invited to all historic presentation programs. The members also receive a reduced rate when renting their facility.

To learn more or to join the West Park Historical Society, go to westparkhistory.org.



SAVE THE DATE

THURSDAY,
DECEMBER 5,
2019

NEW INITIATIVES FOR WPKND

COMING SOON

REVIVE THE DRIVE

This fall, and continuing into 2020, WPKND will kickoff a new program called “Revive The Drive” to target improvements and upgrade conditions on Rocky River Drive south of Lorain Avenue. The program will focus on incremental, highly visible improvements with positive impacts to private properties and the public right-of-way along the corridor. Presently, WPKND is working to raise funds for a small grant program to offset costs to private property owners, including one and two-family homes, multi-family residential, and commercial properties.

Elements of the program include:

- Small grants and technical assistance to property owners and businesses
- Volunteer sidewalk clean-ups
- Requests for enhanced services from the City of Cleveland, such as street sweeping, tree maintenance, utility work, etc.
- Sourcing landscaping supplies, paint, and other program resources from West Park businesses to support local shopping
- Special Revive the Drive yard signs to recognize those properties that already enhance the appearance of Rocky River Drive, as well as those that participate in the program

It is hoped that direct benefits will accrue to businesses, homeowners, and renters as we collaborate to improve the curb appeal of their properties and correct minor code violations. Commercial and apartment building owners will benefit as we work together to upgrade the appearance of their properties and make them more attractive for current and future tenants and shoppers. We believe we will all benefit from the revival of Rocky River Drive.



OLD LORAIN ROAD

With generous assistance from Councilman Marty Keane, funding has been secured for a planning and preliminary engineering study to identify options for improving this important neighborhood access point to the Cleveland Metroparks Rocky River Reservation. The focus of the study will be on improving access and safety of vehicles, bicyclists, and pedestrians using this road. While a timetable for the study has yet to be finalized, the study is hoped to be completed by mid-2020. Old Lorain Road is a high priority for WPKND.



CONNECTING WEST PARK

The Viking Planning Group
Cleveland State University

CONNECTING WEST PARK

At the request of WPKND, faculty and graduate students of Cleveland State University’s Masters of Urban Design and Development produced the “Connecting West Park” study during the 2019 spring semester. The class evaluated the area in and around the West Park Rapid Station and the former Kmart building. The components of the study included market research, data collection, stakeholder interviews, 2,000+ resident surveys, and recommendations for improvements and redevelopment opportunities. The project concluded with a printed study document and a presentation to neighborhood residents at Saint Mel Church in May. The complete study document can be found on our website.



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WESTPARKKAMMS.ORG

and follow us on



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**Kamm's Corners
Farmers Market**

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**The Hooley on
Kamm's Corners™**

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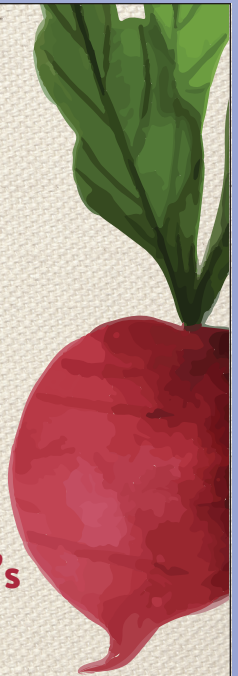
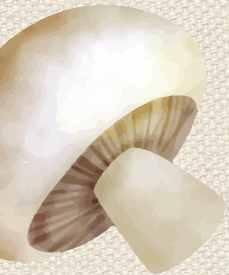
@TheHooleyOnKammsCorners

West Park Magazine design by Hammersmith Designs



*On the Corner of
Fresh and Fun!*

Sundays
10 a.m. – 1 p.m.
OPEN UNTIL OCTOBER 13



**Don't miss the Indoor Kamm's
Corners Farmers Market!**
December 8 • 10am-1pm
Cretan Center

KC-FM.ORG



@KammsMarket



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