



INNOVATION SQUARE FAIRFAX NEIGHBORHOOD PLAN

Prepared for
Fairfax Renaissance Development Corporation
March 27, 2017



INNOVATION SQUARE

FOCUS AREA & ITS INHERENT VALUE PROPOSITION

FAIRFAX - A BRIEF OVERVIEW

After the Great Migration of the early 1900s, the area known today as Fairfax (previously called Cedar Central) became a predominantly African American neighborhood and has remained that way. The neighborhood's population peaked at 35,000 during the 1940s and 1950s. In 2012, there were 6,078 people living in Fairfax, with about 95% of them being African Americans.

Fairfax, founded in 1915, is home to the Karamu House, which is the oldest African American theater in the United States and was the starting place of numerous actors and playwrights, including Langston Hughes. There are also several historically significant churches in the neighborhood that continue to serve the area and attract visitors / parishioners to the neighborhood.

Fairfax's land-use represents a mixture of potentially complementary uses. However, development patterns, railroad infrastructure, larger / auto-dominated corridors and other physical elements have led to an overall sense of disparate uses. The Cleveland Clinic's ever-expanding campus provides high-quality redevelopment, notably along the northern boundary of the study area. As new facilities are brought on-line, it is noted and recommended their planning and design consider the impacts and transitions to the existing neighborhood. Residential uses dominate a majority of Fairfax, and new development is intended to respond to this context and, ultimately, add value to the existing housing stock.

VISION

Fairfax Renaissance Development Corporation (FRDC), the local Community Housing Development Organization, has been master planning since the mid-1990's. The Fairfax 2014-2019 Strategic Investment Plan was adopted by the City of Cleveland in 2014 and envisions the revitalization of Innovation Square development as a mixed use, mixed income, walkable urban community. Increased multi-modal access to spaces and places, including employment centers, is paramount to the neighborhood's successful future. Plans include leveraging assets, such as walkable access to transit (bus and rapid service), proximity to growing economic hubs and the ability to reposition underutilized and underperforming land through strategic partnerships.

FRDC's leadership in acquiring and controlling land has set the stage for substantial redevelopment adjacent to the new Opportunity Corridor (see page 4 for more information). This property strategy has eliminated many vacant, abandoned and blighted properties and assembled smaller parcels into contiguous redevelopment sites. The Innovation Square Fairfax Neighborhood Plan aims to revitalize the area with a balance of mixed

PLANNING PRINCIPLES

The planning team reviewed previous and recent materials provided by FRDC. Recent master planning processes (outlined on the following pages) have established a series of guiding principles that directed Innovation Square's plan development:

1. Create a pedestrian oriented neighborhood by providing a connected network of open spaces. Each space is unique in its purpose and character.
2. Create a diversity of housing types in each phase of the project. This encourages different types of people to engage and connect.
3. Gather density around public spaces and primary corridors. This gives the most number of people immediate access to open space amenities.
4. Integrate new development into the existing neighborhood by knitting together the public realm with the neighborhood trail and compatible densities.
5. Integrate the community narrative into the fabric of the neighborhood.

use buildings, homes and greenspaces that are connected to the larger neighborhood. A combination of market-rate and affordable for-sale and rental units spread across apartments, townhomes, and single family infill houses that will reach into the existing neighborhood.

Innovation Square is positioned to take advantage of nearby investments and revitalize the Fairfax neighborhood by developing a pedestrian-friendly urban residential community that is inclusive of all income levels and life stages and providing opportunities to attract new residents while retaining Fairfax's long-term and committed residents. Large-scale catalytic investments are paired with single-family infill homes, aimed to stabilize neighborhood streets adjacent to the development's core area.

Protecting the heritage and "place" of Fairfax is a critical factor in how the redevelopment must respond to its context. Streets, blocks and housing are arranged to promote a sense of community and a recognizable place that can be celebrated and marketed as unique to Innovation Square, and assets are leveraged to increase density and attract new investments.



RECENT INVESTMENTS & INITIATIVES

SETTING THE STAGE FOR REDEVELOPMENT

FRDC's leadership extends decades, particularly in planning centered around the Opportunity Corridor. Organization master-plans have focused on how to leverage the pending (now, under construction) roadway into a employment hub and technology center. The planning team's process examined past, recent and ongoing planning efforts to ensure Innovation Square's vision is consistent with other community supported initiatives.

Samples of initiatives are outlined on the following page, and they range from overall master plans, large corridor and redevelopment planning to social and cultural programming that occurring in and around the study area.

Innovation Square's value is enhanced by its location and proximity to a variety of other investments - both public and private - and aims to take full advantage of the momentum already begun by ongoing initiatives and investments.





Opportunity Corridor streetscape concepts include a multi purpose trail that provides off-street bicycle connections to the various redevelopment sites. Image from the Greenway Concept Plan, courtesy of Environmental Design Group.



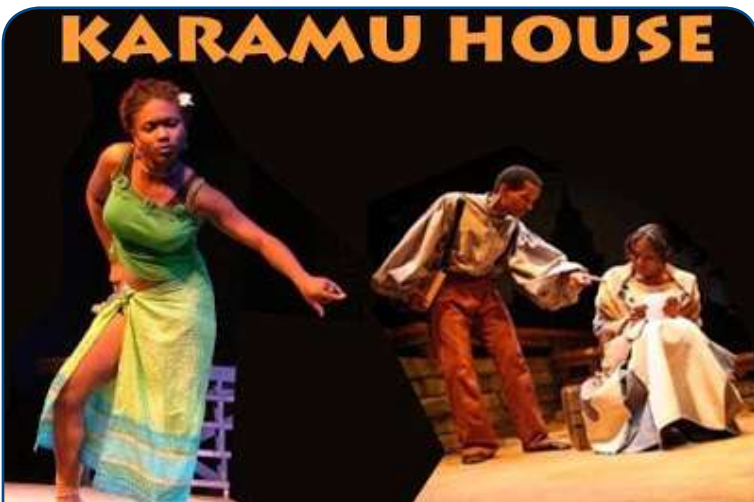
The Greater Cleveland Regional Authority's investment in the Quincy - E 105th St Station demonstrates a commitment to retaining and enhancing increased transit access to the Innovation Square neighborhood. Image courtesy of GCRTA.



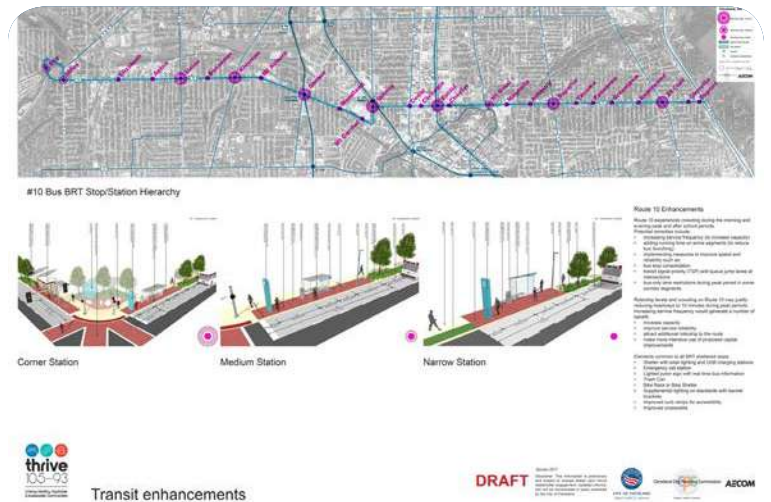
New Economy Neighborhood is envisioned to be the home to new biotech, health, education, and office support operations that desire to be in close proximity to some of Cleveland's anchor institutions, such as the Cleveland Clinic, Case Western Reserve University, and University Hospitals.



Ground breaking is expected in 2017 for a new office and technology lab at the intersection of Cedar Avenue and East 105th (Opportunity Corridor). New employment opportunities, combined with marketable and desirable housing, are intended to transform Fairfax and create a thriving mixed use district.



Karamu House is an important historic African American theater and has been a neighborhood institution for over 100 years.



The City of Cleveland Planning Commission's Thrive 100-93 initiative studies how the two corridors' redevelopment can accommodate current residents, attract new employment centers, provide better & enhanced access to jobs, support healthy lifestyles and build community pride.

CONTEXT MAP

UNDERSTANDING INNOVATION SQUARE'S POSITION

Innovation Square is bounded by Cedar Ave to the north, Quincy Ave to the south, E 105th St on the east, and includes both sides of E 97th St. Immediate neighbors include the Cleveland Clinic, Opportunity Corridor, and the New Economy Neighborhood planned redevelopment site.

The neighborhood's location can take full advantage of its proximity to University Circle, offering additional housing options, aiming to be more affordable than current market rate apartment options in surrounding districts. New housing, ranging from studio apartments to single family homes, can offer home-ownership options, a market that is under-served in the immediate University Circle district.

Additionally, access to Downtown Cleveland is easily attained via Cedar, Carnegie, Euclid and / or Chester Avenues. The approximate 3.5 mile distance offers a short commute whether by auto, bus or bike (dedicated bicycle facilities exist on Euclid Avenue). Commute time may be further reduced upon Opportunity Corridor's completion.

Access is further offered through ample access to public transportation options: Two bus lines running along its borders - #8 Cedar and #10 East 105, the Quincy-E105 Red Line Rapid Station, and the nearby HealthLine. Throughout this process, the planning team coordinated with other consultant teams working on improvements to the Quincy Station. The Innovation Square Fairfax Neighborhood Plan aims to take full advantage of transit's proximity. Current residents, who rely on public transportation, experience will be enhanced by improved connections. And access to transit can attract new residents, desiring an urban, walkable neighborhood that does not require automobile ownership to travel to and from work or regionally (via public transit).

Innovation Square's location at the hinge between MidTown, Downtown, University Circle and Cleveland / Shaker Heights provides urban living, within the City of Cleveland, with direct connections to surrounding amenities and shopping districts. This value is increased by the area's immediate adjacency to the Cleveland Clinic and emerging New Economy Neighborhood (intended to be an employment hub). These adjacencies create conditions for a walkable neighborhood with strong ties to the existing streets and residential neighborhood. The planning team considered these physical conditions, overlaid by the Planning Principles, to create an urban redevelopment plan that responds to the Fairfax neighborhood while taking advantage of market conditions in the surrounding / growing areas.

1. New Economy Neighborhood

2. Quincy-E 105 RTA Rapid Transit Station

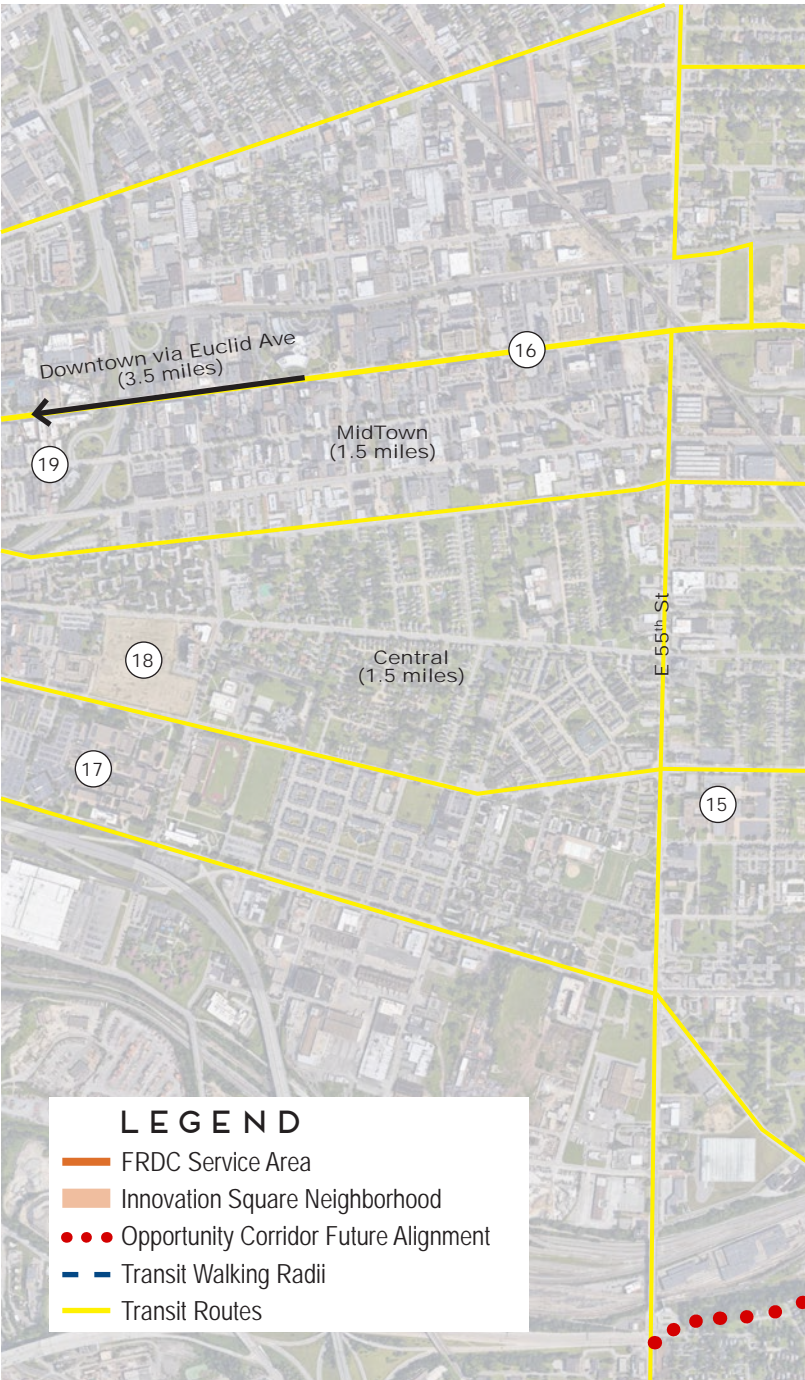
3. Cedar-University Transit Station

4. Cuyahoga County Juvenile Justice Center (employment hub)
5. Karamu House (cultural / heritage icon)

6. Bolton School (CMSD to shutter in 2017 / 2018)

7. Global Cardiovascular Innovation Center (GCIC)

8. Cleveland Clinic Campus



(ongoing expansions)

9. Euclid Avenue HealthLine
10. Cleveland School of the Arts & John Hay High School
11. Case Western Reserve University
12. University Hospitals Cleveland

Medical Center

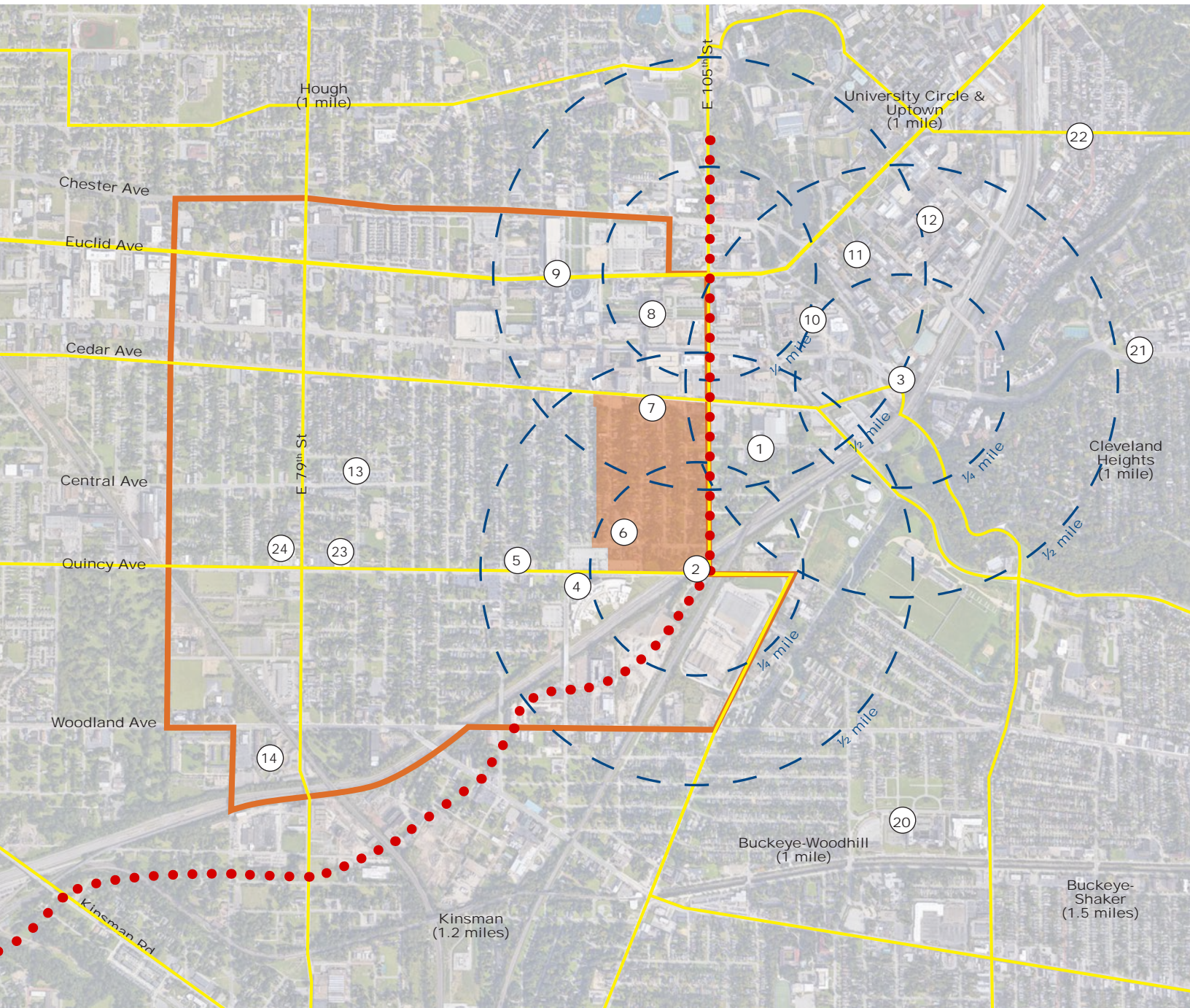
13. Griot Village (Fairfax Intergenerational Apartments)
14. New Community Place
15. East Technical High School
16. Health-Tech Corridor

17. Cuyahoga Community College Metro Campus

18. Sankofa Village (Cuyahoga Metropolitan Housing Authority)
19. Cleveland State University Campus
20. Legacy Neighborhood at St.

Luke's Foundation

21. Cedar Fairmount District (Cleveland Heights)
22. Little Italy Neighborhood (arts and entertainment district)
23. Quincy Place
24. Langston Hughes Center



INNOVATION SQUARE COMPONENTS

DESIGNING FOR BALANCE & QUALITY

A DIVERSE MIX OF RESIDENTIAL TYPES



By offering multiple living options and arrangements, including a strong emphasis on creating a mixed-income district, Innovation Square will establish itself as a neighborhood stabilizer.

BEAUTIFUL PARKS & ACTIVE PUBLIC SPACES



These will be complementary to the built environment, distributed throughout the redevelopment study area and utilized for recreation and educational opportunities. Playwright Park is already partially funded and will be the primary community gathering space, while other smaller green areas can be provided in the form of playgrounds, gardens, etc.

ACTIVE TRAVELWAYS & PLACE-ORIENTED AMENITIES



Two new streets are proposed to extend into the community to shorten the size of the blocks and will provide on-street parking and sidewalks. Specific areas for landscaping will be coordinated as building setbacks / yards are finalized.

“GREEN” DEVELOPMENT FOR A SUSTAINABLE FUTURE



By incorporating creative green building techniques and technologies, including regenerative housing design and site development, throughout the neighborhood and going beyond current green and sustainability norms can set Innovation Square apart.

DEVELOPMENT DENSITY & UNIT TYPES


BALANCING & CONNECTING AN URBAN NEIGHBORHOOD

The Unit Distribution diagram on the facing page illustrates a variety of unit types connected by meaningful green spaces and streets. The redevelopment program offers over 450 new units. Density is concentrated along East 105th Street (Opportunity Corridor) and strategic nodes within the development. Larger multi family / mixed use buildings, paired with stacked townhome units aim to create a balanced streetscape with the anticipated redevelopment of New Economy Neighborhoods 4-6 story construction. Development densities “step down” as connections into the existing urban fabric are made. Townhomes (both rental and for-sale) serve as transitions between the district’s core and the surrounding streets’ single family homes / duplexes.

New streets are proposed as extensions of Hudson and Frank Avenues meet City of Cleveland right-of-way regulations and connect to the existing north-

south streets in the district. Their 60’ ROW accommodate on-street parking, sidewalks and are complemented with adjacent green areas (including natural stormwater treatment installations / bio-swales). Pedestrian walkways are imagined where back-to-back properties can be acquired, better linking the entire neighborhood to the central community green space, Playwright Park, and providing vital pedestrian connectivity.

Green spaces are imagined to be distributed throughout the neighborhood, offering places for children to play, residents to gather, and community gardens. Each space is intended to further the “brand” of Innovation Square as an inclusive community, rich with outdoor spaces that complement the variety of architecture. Yards are included, offering private spaces that residents will be encouraged to take ownership of and utilize as their own.



Rental Housing Development Potential and Needs Analysis

of

Fairfax Neighborhood of Cleveland
Neighborhood bounded by Cedar Avenue, Quebec Avenue,
East 100th Street and East 105th Street
Cleveland, Ohio 44106

for

Ms. Denise Van Leer
Fairfax Renaissance Development Corporation
8111 Quincy Avenue, Suite 100
Cleveland, Ohio 44104

Effective Date
March 6, 2015

Job Reference Number
10180AM

Corporate Office: 10700 Quaker Road, Columbus, Ohio 43240
Phone: (614) 524-8100 Fax: (614) 524-8101

Upscale Amenities and Features			
Unit Amenities:	Project/Community Amenities:		
High Ceilings	Greening Corridor	Resilient Corridor	Compacted Green Space
Overhead Walkways	Stainless Steel Appliances	Billiards Room	Laundry Room
Patios/Balconies	Wood Flooring	Movie Theater Room	Resilient Alley
Light	Upgraded Moldings		
Skylight			

Unique Amenities and Features			
Open View	Concrete Counters	Resilient Corridor	Resilient Alley
Open View	Black Appliances	First Floor View Studio	Resilient Alley
LED Lighting			
Polished Concrete Flooring	High in Steel/Aluminum	Two-Way Washing Area (Roof)	
Steel and Polymers	LED Lighting	LED Lighting with Color Changing Lights	
Stainless Steel with Solid Dens Wall in Separate Living		Community Electronic Billiards Room and/or Social Media	
Space from Steep Slopes, if Desired		Page that can be Toggled Accented in Real Time	

A new development in Fairfax will need to at least offer the typical amenities and features. In addition, given the lack of recent development that has occurred in Fairfax, we recommend upscale/unique features also be offered. The more upscale and/or unique amenities and features that are offered, the smaller the unit sizes can potentially be and still be considered acceptable and appealing. Unique features will help to set the site apart from other more upscale communities. In addition, many of the unique features are less expensive than the upscale features. However, these unique features have the potential to have as significant an impact for less development cost. Inclusion of additional superior amenities may also enable a project to achieve higher rents, while more limited features/amenities will result in the necessity of lower rents.

Overall, based on the preceding evaluation of existing market-rate projects in Fairfax, as well as the more comparable, modern, high quality rental projects that have been successful in other nearby areas of Cleveland, the following table summarizes the recommended/appropriate market-rate unit sizes and collected rents for a new rental development in Fairfax, assuming the northern portion of the site neighborhood is developed first, along Cedar Avenue. The following table assumes an upscale market-rate rental community is developed in Fairfax.

Bedrooms/ Baths	Square Feet	Collected Rents	Collected Rent Per Square Foot
Studio (1 Bath)	400 - 450	\$500 - \$600	\$1.45 - \$1.33
One Bedroom (1 Bath)	550 - 650	\$700 - \$1,125	\$1.25 - \$1.73
Two Bedroom (1 Bath)	1,000 - 1,100	\$1,200 - \$1,430	\$1.20 - \$1.30
Two Bedroom (2 Bath)	1,200 - 1,350	\$1,500 - \$1,600	\$1.25 - \$1.19
Three Bedroom (2 Bath)	1,350 - 1,500	\$1,400 - \$1,800	\$1.10 - \$1.20

MARKET STUDY SUMMARY

In 2015, an analysis was done to understand the potential housing market needs. The planning team reviewed the analysis and used its recommendations as a guide in creating the unit distribution and typologies. Summary of the analysis / recommendations include:

1. Market study does not address / suggest home-ownership potential
2. Three major rental markets identified:
 - Market-Rate (25%)
 - Affordable Apartments & Single Family Rental (53%)
 - Senior-Restricted Affordable (22%)
3. Study outlines amenities & desired components for the redevelopment / units
4. Analysis creates thresholds & ranges for marketable unit sizes (per bedroom count)
5. Phasing & Density Discussion – time frame to bring specific units to market
6. Market Demand & Density (406 units v. 812 units):

“...if units were developed in the next two years, an additional supply of similar size could then be supported in approximately five years...”

One of the primary ways in which a new upscale market-rate rental project in Fairfax will set itself apart from the competition will be by providing slightly smaller, less expensive rental options within walking distance to the Cleveland Clinic and the Euclid corridor through University Circle. Although the Fairfax neighborhood has yet to experience notable market-rate rental housing development, the northern portion of the subject site, along Cedar Avenue, is a prime location for this type of rental housing. In addition, as discussed in this analysis, demographic support and market demand also exist in the Fairfax area for affordable moderate-income (Tax Credit) rental housing both for seniors and younger individuals/households. Based on the demographic characteristics of this market, as well as the existing rental housing supply and the projected demographic changes, we have provided unit mix recommendations for a new development.

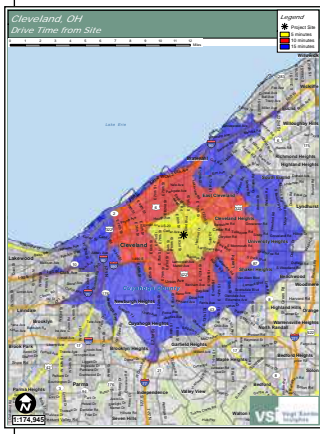
Recommended/Approximate Market-Rate Unit Mix for Young Professionals	
Bedrooms	Recommended Share of Units
Studio	5% - 10%
One-Bedroom	40% - 50%
Two-Bedroom	35% - 45%
Three-Bedroom	5% - 10%

Note that the lower the proposed rents at the site are set, the greater the share of larger units can potentially be supported due to step-up support potential. Individuals/couples often would prefer a larger unit if the price was affordable. As such, if the site offers more affordable units than most of the area competition, a lower share of one-bedroom units and a higher share of two-bedroom units would likely be appropriate.

Fairfax Renaissance Development Corporation Inquiry Survey Results

The Fairfax Renaissance Development Corporation administered a detailed inquiry survey regarding numerous characteristics and preferences of nearly 1,300 households. The following is a summary of key findings of the survey. We have summarized household income levels, as well as indicated neighborhoods of interest and household sizes. Note that many households reported more than one neighborhood of interest.

Household Income	Number	Percentage
Household Income \$12-\$25K	184	15.1%
Household Income \$25-\$50K	653	49.7%
Household Income \$50-\$75K	247	18.9%
Household Income \$75-\$100K	63	5.2%
Household Income \$100K+	206	15.9%
Total	1,283	100.0%





CEDAR AVE

MF-1

FRANK AVE

FRANK AVE
(NEW EXTENSION)

50' EXT

60' EXT

45' EXT

40' EXT

E 97 ST

100 ST

E 101 ST

E 103 ST

E 105 ST

ARTHUR AVE

HUDSON AVE
(NEW EXTENSION)

HUDSON AVE

NORMAN AVE

BOLTON SCHOOL
FUTURE
REDEVELOPMENT
SITE

PLAYWRIGHT
PARK

MF-2

QUEBEC AVE

QUINCY AVE

RTA

RTA

N

- Project Impact Area
- Redevelopment Block Areas
- FRDC-owned
- Lot consolidation / split needed

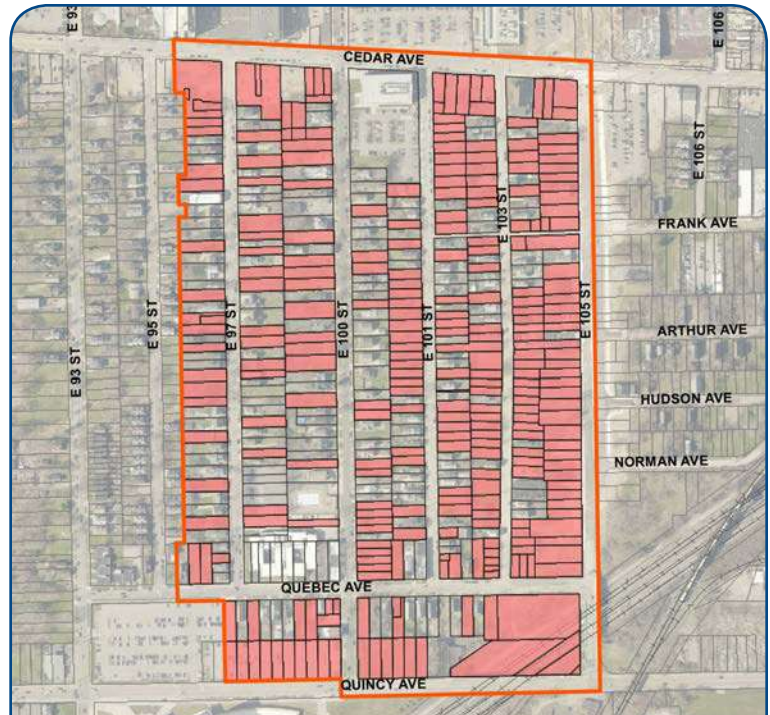
EXISTING CONDITIONS

IDENTIFYING PATTERNS & OPPORTUNITIES

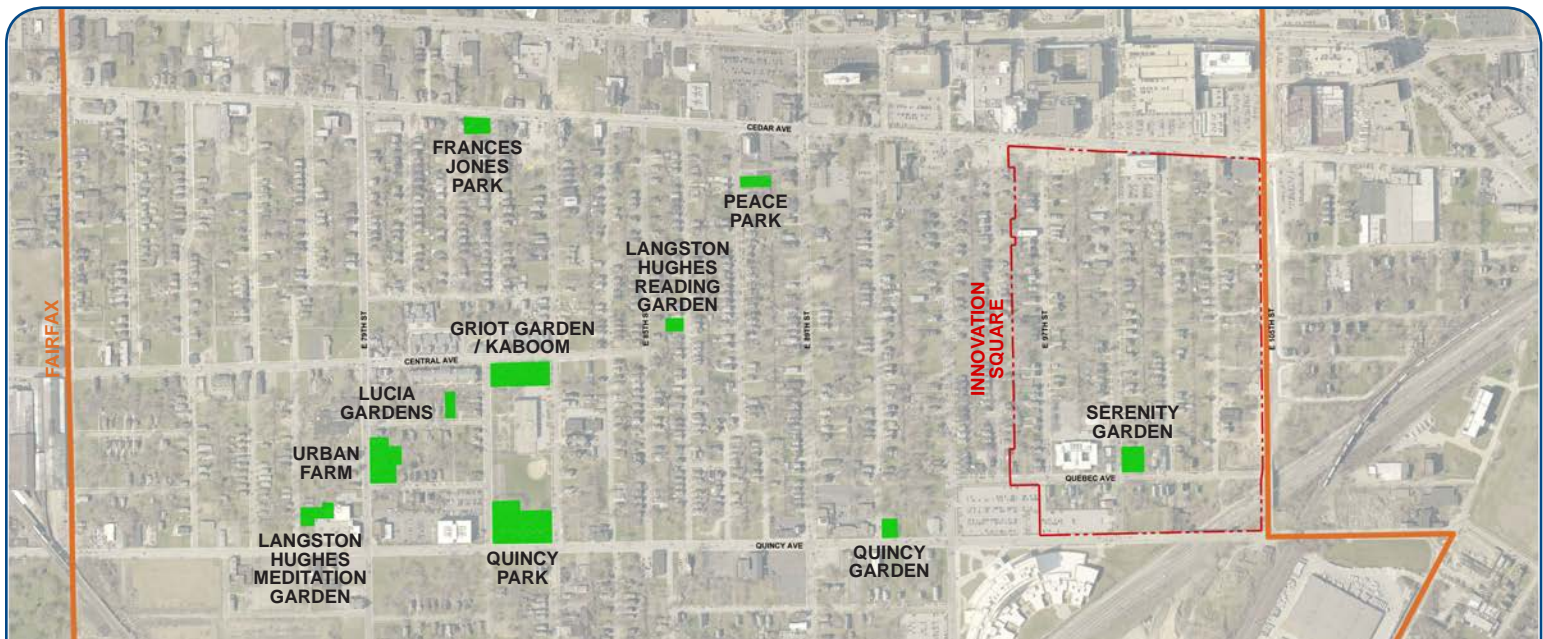
The neighborhood has suffered from decades of disinvestment. The resulting landscape is riddled with vacancy - both vacant buildings and lots. The high concentration of vacancy offers tremendous opportunities to repurpose large land areas as the new Innovation Square development.

Additionally, through strategic partnerships, FRDC has land-control of approximately half of the parcels in the core study area. The City of Cleveland and Cuyahoga Land Banks have amassed properties, limiting the number of owners and simplifying acquisition and consolidation strategies. The Ownership Map (far right) clearly demonstrates the advantageous position FRDC is current in - red properties (Land Banks) combined with orange (FRDC-owned) account for a majority of the study area. It is strongly recommended that additional acquisition efforts are undertaken. The planning team has identified strategic acquisitions - focusing on creating contiguous redevelopment sites by gaining control of neighboring parcels.

A neighborhood-wide inventory of green spaces, created by FRDC (below), illustrates available public spaces. There is a lack of green space in the Innovation Square footprint, and planning directives have led to the creation of parks and gardens to bring new green spaces to the neighborhood. National market trends identify access to green space as a value-add to properties.



This Vacancy Analysis map highlights parcels that have no structures on them. This includes vacant lots, side yards and parking lots. There are 280 vacant parcels within the Innovation Square Planning Area - 60%.



Green spaces in the immediate area offer a variety of amenities. However, Innovation Square's study area is under-served. The development of Playwright Park as the community's premier public gathering space is critical to providing a balanced neighborhood plan and design.

E 93 ST

E 93 ST

E 95 ST

E 97 ST

E 100 ST

E 101 ST

E 103 ST

E 105 ST

CEDAR AVE

FRANK AVE

ARTHUR AVE

HUDSON AVE

NORMAN AVE

QUEBEC AVE

QUINCY AVE

- Legend
- Plan Boundary
 - Fairfax Renaissance Development Corp. (29)
 - Cleveland Clinic Foundation (9)
 - CMSD Board of Education (17)
 - Cuyahoga County Board of Commissioners (9)
 - Cuyahoga County (2)
 - City of Cleveland Land Bank (170)
 - Greater Cleveland RTA (1)
 - Norfolk & Western Railway Co. (4)
 - Ohio Department of Transportation (6)
 - Tax Exempt (51)

48% OWNED OR CONTROLLED BY FRDC, INCLUDING LAND-BANK LOTS & PARTNERING ORGANIZATIONS (CMSD & ODOT)

INNOVATION SQUARE

ESTABLISHING A WELL-SERVED & CONNECTED COMMUNITY

The Innovation Square Plan (facing page) creates multiple living options within a connected and sustainable campus. Healthy Lifestyles are encouraged via walking trails, community gardens and playgrounds. Local arts can be celebrated through plaza designs and the integration of public art as wayfinding and neighborhood branding elements.

The plan aims to focus on residents. Public spaces, including new streets,

are intended to complement the architecture and provide areas for rest and recreation. Parking areas are located on block interiors to minimize their impact on the overall neighborhood.

A variety of housing types are provided with an underlying goal to increase density around the neighboring employment hubs and transit stations.

Development summaries are included in the Plan Notes below:

GREEN SPACES & LINKS

1. Crescent Park (highlighting East 103rd Street's axis)
2. Community Garden (located throughout neighborhood)
3. Bio-Swale (naturally treat stormwater; located throughout)
4. Playground & Grilling Patios (located for each block to provide visible play areas & gathering spaces)
5. Neighborhood Link (connecting core redevelopment areas & surrounding)
6. New Economy Plaza (continues green spaces along East 105th & creates entrance point to Innovation Square Neighborhood)
7. Quebec Avenue Gateway (entrance gateway along East 105th & improves walking experience to the Quincy Transit Station)
8. Playwright Park (main community park & gathering place, programmed via performance space, provides passive recreation options and serves as neighborhood nexus)

DEVELOPMENT TYPES

- A. 3-Story Stacked Townhomes along East 105th
- B. 2-Story Townhomes with 1-Story Flats at corners
- C. 3-Story For Sale Townhomes with first floor garage & bonus room, roof deck
- D. 4-Story Mixed-Use, Multi-Family Buildings along East 105th
- E. For Sale Single Family Homes with attached garages via alley
- F. For Sale Single Family Homes with detached garages via individual driveways

BLOCK 1 (3.28 ACRES)

MULTI FAMILY BUILDING	56 UNITS	112+22 PARKING SPACES
TOWNHOME FLATS	13 UNITS	
TOWNHOME (STACKED)	8 UNITS	
TOWNHOMES	9 UNITS	
TOTAL	86 UNITS	

BLOCK 2 (0.94 ACRES)

FOR SALE TOWNHOMES	6 UNITS	0 PARKING SPACES
FOR SALE SINGLE FAMILY HOME	1 UNIT	
TOTAL	7 UNITS	

BLOCK 3 (2.95 ACRES)

FOR SALE TOWNHOMES	6 UNITS	0 PARKING SPACES
FOR SALE SINGLE FAMILY HOME	9 UNITS	
TOTAL	15 UNITS	

BLOCK 4 (2.81 ACRES)

TOWNHOMES	66 UNITS	59 PARKING SPACES
FOR SALE SINGLE FAMILY HOME	0 UNITS	
TOTAL	66 UNITS	

BLOCK 5 (2.89 ACRES)

TOWNHOME FLATS	33 UNITS	62 PARKING SPACES
TOWNHOME (STACKED)	20 UNITS	
TOWNHOMES	18 UNITS	
TOTAL	71 UNITS	

BLOCK 6 (3.14 ACRES)

FOR SALE TOWNHOMES	11 UNITS	48 PARKING SPACES
TOWNHOMES	22 UNITS	
FOR SALE SINGLE FAMILY HOME	1 UNIT	
TOTAL	34 UNITS	

BLOCK 7 (2.80 ACRES)

TOWNHOMES	55 UNITS	43 PARKING SPACES
TOTAL	55 UNITS	

BLOCK 8 (2.86 ACRES)

MULTI FAMILY BUILDING	66 UNITS	69 PARKING SPACES
TOWNHOME FLATS	12 UNITS	
TOWNHOME (STACKED)	12 UNITS	
TOWNHOMES	2 UNITS	
TOTAL	92 UNITS	

BLOCK 9 (INFILL)

FOR SALE SINGLE FAMILY HOME	21 UNITS
TOTAL	21 UNITS

BLOCK 10 (INFILL)

FOR SALE SINGLE FAMILY HOME	14 UNITS
TOTAL	14 UNITS

DEVELOPMENT TOTALS

Innovation Square's implementation is anticipated to be a phased approach that can be coordinated with public infrastructure / capital improvement investments that can fund the new streets, etc.

There are 472 new units planned for the Innovation Square Fairfax Neighborhood Plan, for a 588 unit overall development.



Cedar Ave

E 95th St

E 97th St

E 100th St

E 101st St

E 103rd St

E 105th St a.k.a. Opportunity Corridor

Frank Ave

Hudson Ave

Quebec Ave

BOLTON SCHOOL PROPERTY
FUTURE REDEVELOPMENT
SITE

FUTURE
REDEVELOPMENT
SITE

FUTURE
REDEVELOPMENT
SITE

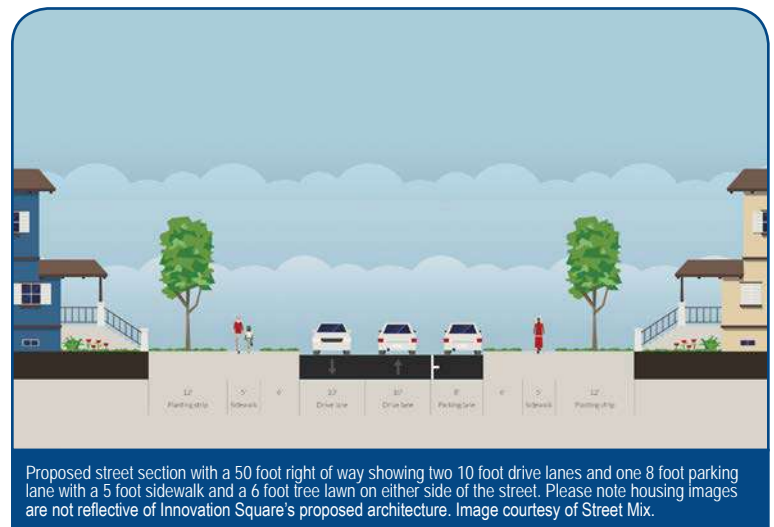
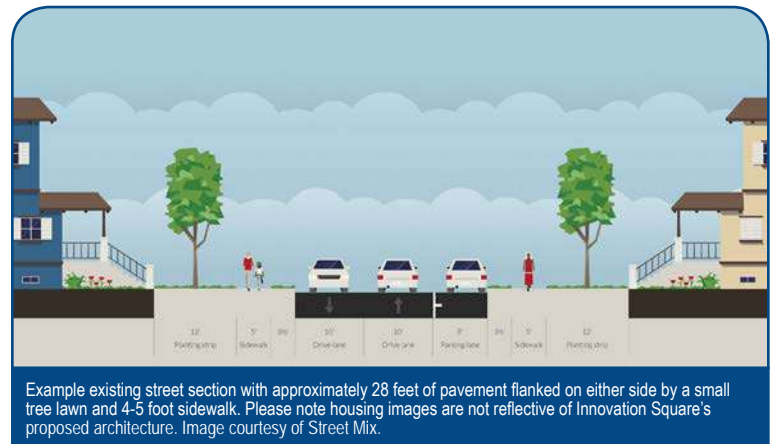
PUBLIC SPACES & STREETS

LINKING PEOPLE & PLACE

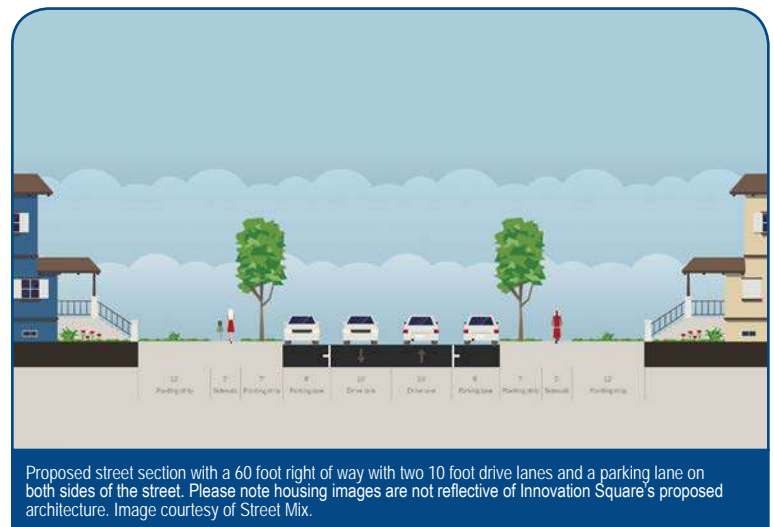
Because of its urban setting, Innovation Square's development must create new street connections and enhance existing corridors. With the exception of East 105th Street (Opportunity Corridor), the City's street grid in this area is relatively narrow. Existing rights-of-way range between 40 and 60 feet. Typical conditions accommodate 2-ways of travel, on-street parking on one side of the roadway and a 3-4 foot tree-lawn with 4-5 foot sidewalk. The plan proposes to extend streets to make new east-west connections throughout the site (Frank and Hudson Avenues).

After consulting the Cleveland Complete and Green Streets Typologies Plan and meeting with representatives from the City of Cleveland Planning Commission staff, the plan proposes two street configurations / options that are supported by the City's departments. The first proposed street section has a 50 foot ROW that allows for on-street parking on one side of the street. This option is very similar to the Small Neighborhood Street proposed in the City's Typologies Plan. The second proposed street section has a 60 foot right of way. This option is proposed in areas of the plan where it is preferable to increase the housing density and / or allow for larger greenspaces which is accomplished by moving some parking from the blocks' centers to the street.

For buildings fronting East 105th Street, the plan proposes a 20 foot setback from the sidewalk, since this is a busy, high-trafficked street. On the smaller residential streets throughout the rest of the neighborhood, the plan strives for a more modest and intimate setback of around 12 feet, matching typical setbacks found on those blocks. Where possible, forecourts are provided to offer additional privacy and buffer between the streets and front porches.



First phase of the Opportunity Corridor (East 105th Street) is completed and includes a small tree lawn, median (landscaping still to be installed) and a proposed multi-purpose path along the eastern side of the ROW. It is anticipated that higher volumes of traffic will occur on the new boulevard.





PEDESTRIAN VIEW
OF PLAYWRIGHT
PARK
Park design creates flexible spaces for
gathering, performances and passive
recreation opportunities.



PEDESTRIAN VIEW OF
EAST 103RD ST. TOWARDS
CRESCENT PARK
Streets & sidewalks are intended to be public spaces
activated by residents.

SAMPLE UNIT PLANS

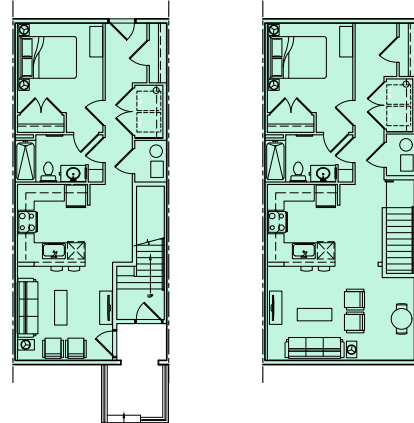
OFFERING A VARIETY OF LIVING OPTIONS

Innovation Square's residential units are varied to provide multiple living options and those variations are dispersed throughout the neighborhood to create an integrated mixture of homes. The sample units (right) are intended to begin a framework for the units' development and design. During the planning process, FRDC has expressed a desire to partner with a developer. In lieu of fully designing units, the plan outlines unit types and variations that can be updated and adjusted to meet specific requirements that may be requested by the future development partner(s).

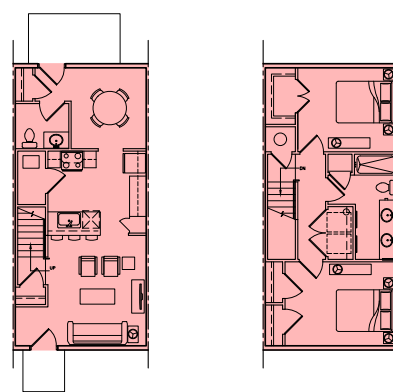
Each of the illustrated unit plans have been created for Innovation Square, and are based on City Architecture's experience and success navigating numerous processes and funding agency requirements (HUD, OHFA, Green Communities, etc.)

Unit Type	Unit Count	Unit Size %	Market Study Recommendation
Studio	64	12%	5-10%
1 Bedroom	211	41%	40-50%
2 Bedroom	177	34%	35-45%
3 Bedroom	19	4%	5-10%
3 Bedroom SFH	49	9%	-

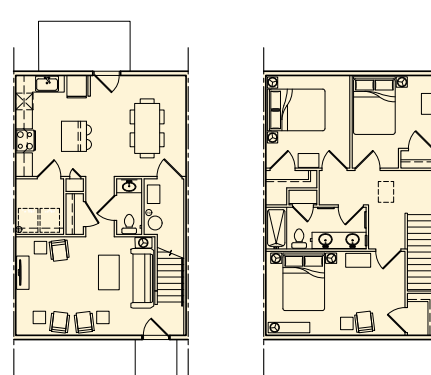
1 Bedroom Stacked Flats



2 Bedroom Townhome



3 Bedroom Townhome

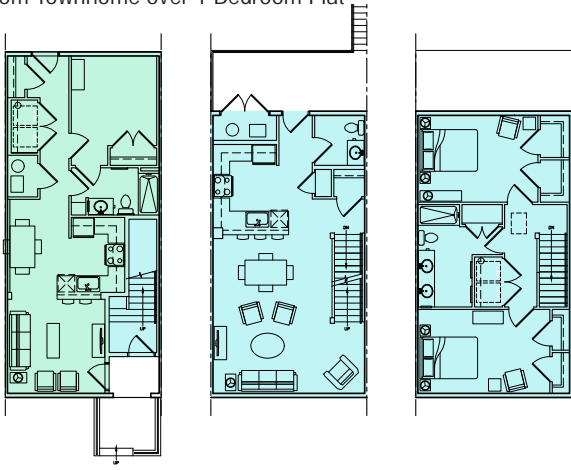


UNIT TYPE MATRIX

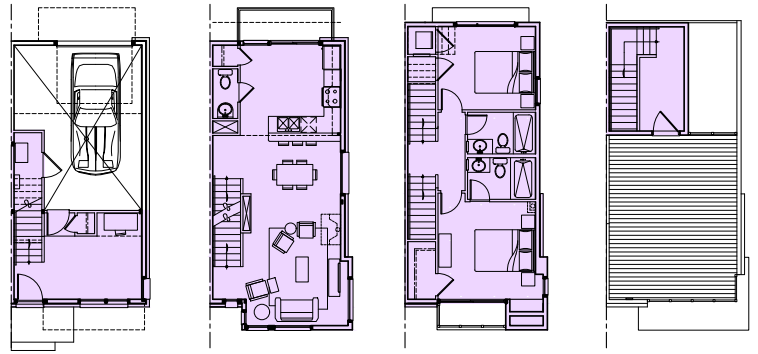
Unit Types	Building Count	Total Units
1B Flat over 1B Flat	39	78
2B Flat	4	4
2B Townhome	73	73
2B Townhome over 1 or 2 car garage	23	23
2B Townhome over 1B Flat	49	98
3B Townhome	19	19
3B Single Family Homes	49	49
Multi-Family Building 1		
Studio	28	28
1B Flat	14	14
2B Flat	14	14
Multi-Family Building 2		
Studio	36	36
1B Flat	18	18
2B Flat	18	18
Total New Units		472
Existing Units		116
Total Neighborhood		588*

*Does not include Bolton School Future Redevelopment Site

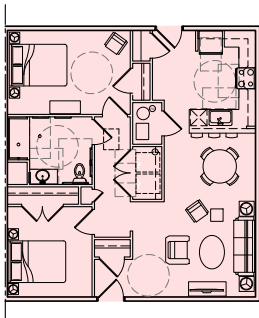
2 Bedroom Townhome over 1 Bedroom Flat



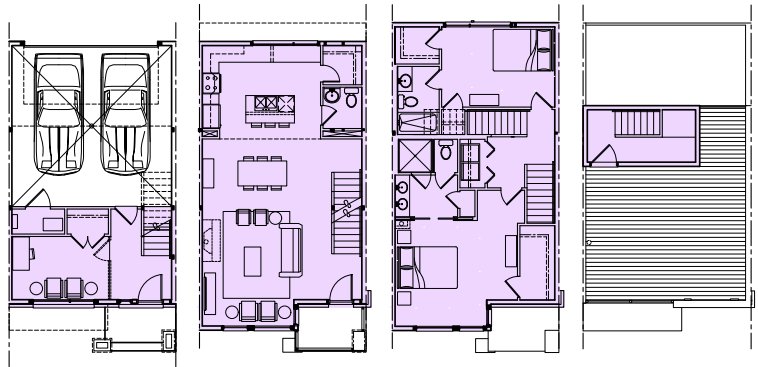
2 Bedroom Townhome with 1 car garage



2 Bedroom Flat (Accessible Unit)



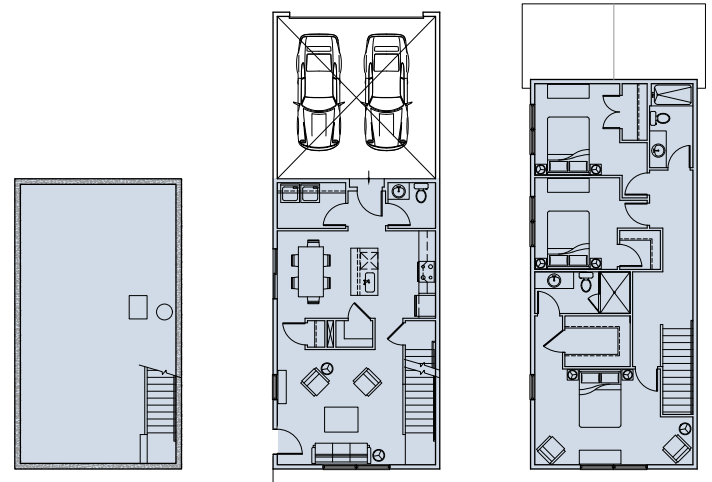
2 Bedroom Townhome with 2 car garage



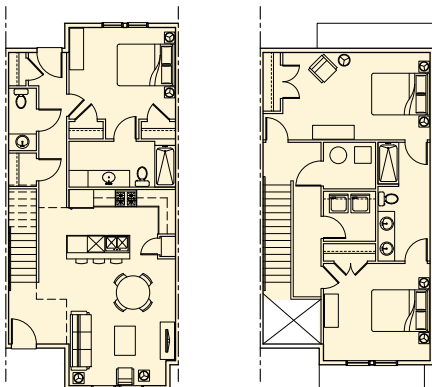
Apartment Building - Studio, 1 Bedroom, and 2 Bedroom Units



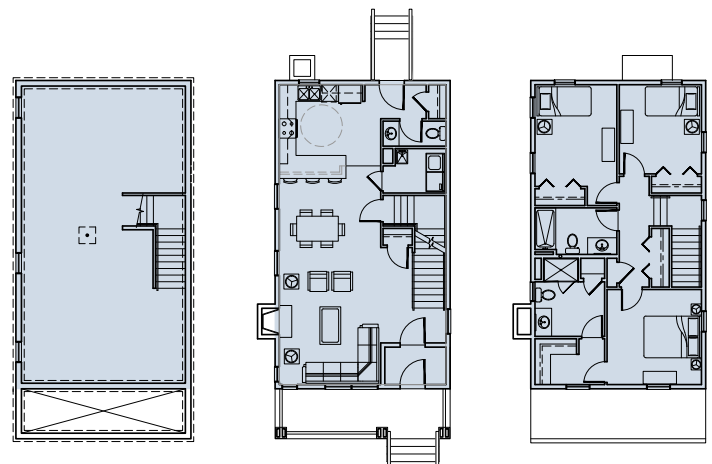
3 Bedroom Single Family Home with attached 2 car garage



3 Bedroom Townhome with ground floor master bedroom



3 Bedroom Detached Single Family Home



INNOVATION SQUARE

AERIAL VIEW OF COMMUNITY'S CENTER





FRONT DOORS, PORCHES, COMMUNITY ROOMS
AND OTHER LINKS ALL LEAD TO PLAYWRIGHT
PARK, EMPHASIZING ITS ROLE AS A
COMMUNITY GATHERING PLACE

INNOVATION SQUARE

AERIAL VIEW OF EAST IO5TH & HUDSON INTERSECTION



PLAZAS & GREENWAYS ALONG THE EAST IO5TH CONNECTION CREATE GATEWAYS & LINKS TO NEW ECONOMY NEIGHBORHOOD



INNOVATION SQUARE

AERIAL VIEW OF TOWNHOME BLOCKS



INNOVATION SQUARE'S DENSITY & SCALE
TRANSITIONS INTO EXISTING NEIGHBORHOOD
FABRIC & VARIETY OF UNIT TYPES



INNOVATION SQUARE


INNOVATIVE DESIGN & CONSTRUCTION STRATEGIES

SITE LAYOUT & DESIGN

- CELEBRATE THE AFRICAN AMERICAN CULTURAL HERITAGE OF THE NEIGHBORHOOD THROUGH PLACE NAMES, ART INSTALLATIONS, EVENTS AND ACTIVITIES
- COMMUNITY GARDENS TO PROMOTE FOOD AND GARDEN EDUCATION AS WELL AS HEALTHY EATING
- ACTIVE AND PASSIVE PUBLIC PARKS – OPEN GREENSPACES, PERFORMANCE SPACE, PLAYGROUNDS, POCKET PARKS, EXERCISE EQUIPMENT FOR ALL AGES AND ABILITIES
- WALKING TRAILS WITH DISTANCE MARKERS FOR RECREATION AND THROUGH-BLOCK PATHS TO INCREASE NEIGHBORHOOD CONNECTIONS
- RAIN GARDENS AND BIOSWALES FOR ON-SITE STORMWATER COLLECTION AND TREATMENT
- ON-SITE RENEWABLE ENERGY GENERATION BY MEANS OF SOLAR PANELS ON SOUTH-FACING ROOFTOPS OF HOMES AND THE FLAT ROOFED MULTI-FAMILY BUILDINGS

PROGRAMMING / SERVICES (REQUIRES PARTNERSHIPS)

- INCORPORATE LOCAL ARTS AND THEATER BY DEVELOPING PROGRAMS, CLASSES AND SHOWS WITH THE KARAMU HOUSE
- REUSE OF NEIGHBORHOOD INITIATIVE PROGRAM-FUNDED SITE ACQUIRED FROM THE COUNTY LAND BANK
- ANNUAL FREE DENTAL AND VISION SERVICES
- MONTHLY STAFFED OHIO BENEFIT BANK
- FREE MEDICAID/MEDICARE BILLING SERVICES
- FREE ACCESS TO ON-SITE, LICENSED PHYSICIAN OR NURSE PRACTITIONER AT LEAST ONCE PER WEEK
- DEDICATED HEALTH CLINIC / ACCESS TO HEALTHCARE



BUILDING SYSTEMS & CONSTRUCTION

- SUSTAINABLE DECONSTRUCTION BY DISASSEMBLING BUILDINGS FOR COMPONENT RE-USE, RE-PURPOSE, RE-SALE, OR RECYCLING OF DIVERTED MATERIALS
- SMART THERMOSTATS OR RESIDENT-CONTROLLED SMART METERING
- DUAL-FLUSH TOILETS AND LOW-FLOW FAUCETS
- GRAY WATER SYSTEMS THAT CAPTURE AND REUSE NON-POTABLE WATER
- DEDICATED FITNESS CENTER WITH EXERCISE MACHINES
- DEDICATED BUSINESS AND WORK-FROM-HOME CENTER
- DEDICATED COMPUTER ROOM
- FREE RESIDENT WI-FI
- ENSURE ENERGY EFFICIENT HOUSING BY ALIGNING NEW CONSTRUCTION WITH A SUSTAINABLE STANDARD, SUCH AS DEPARTMENT OF ENERGY ZERO ENERGY-READY HOME (WITH OR WITHOUT A RENEWABLE ENERGY SYSTEM), PASSIVE HOUSE INSTITUTE PROJECT CERTIFICATION, PLATINUM LEED RATING, EMERALD NGBS NATIONAL GREEN BUILDING STANDARD, OR ENTERPRISE GREEN COMMUNITIES

