



City of Cleveland Mixed-Use Development of the Former Watterson Lake School Site

May 7, 2024

PREPARED IN COLLABORATION WITH:

CITY OF CLEVELAND, BRIDGING THE GAP DEVELOPMENT,

CUYAHOGA METROPOLITAN HOUSING AUTHORITY

STANTEC ARCHITECTURE

AGENDA

6:00 Introductions

6:15 Teams Overview

6:30 Design Update

7:00 Questions

7:30 Discussion



BRIDGING THE GAP
DEVELOPMENT, LLC

**WATERSON LAKE SCHOOL SITE
RE-DEVELOPMENT**

TEAMMATES



Derrick Tillman

Development Lead
**Bridging the Gap
Development**



Matthew Schmidt, AICP

Development Partner
**Cuyahoga Metropolitan Housing
Authority**



Akil Hameed, MBA

Management / Leasing
FASS Real Estate Services



Jeremiah Brooks, AIA

Senior Architect
Stantec



Luke Havrilla, AIA

Project Manager
Stantec



Elizabeth Doane, AIA, LEED AP

Architect of Record
Stantec



Cassidy Rush, AIA, NCARB

Architect
Stantec



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OUR PARTNERS

● DENOTES MBE/WBE/DBE STATUS

DEVELOPMENT



● BRIDGING THE GAP DEVELOPMENT

DEVELOPMENT PARTNERS



CUYAHOGA METROPOLITAN HOUSING AUTHORITY

PRE-CONSTRUCTION SERVICES



&ESTIMATE

MANAGEMENT / LEASING



● FASS

ARCHITECTURE, PLANNING & DESIGN



STANTEC ARCHITECTURE

MEP ENGINEERING



THORSON BAKER + ASSOCIATES

FINANCING



BELLWETHER ENTERPRISES

CIVIL, SITE & LANDSCAPE



THORSON BAKER + ASSOCIATES

INTERIOR DESIGN



● DESIRED DESIGNS

STRUCTURAL ENGINEERING



● BARBER & HOFFMAN

CONSTRUCTION SERVICES



● NEXT GENERATION

CMHA



The mission of the Cuyahoga Metropolitan Housing Authority is to be leader in providing safe, quality, affordable housing for individuals and families of Cuyahoga County.

- **CMHA helps revitalize neighborhoods through investment and transform lives through education, programming, and social services.**
- **We provide a wide variety of social services that span a lifetime, including youth services, family programming, and senior support.**
- **These initiatives create a foundation for residents to gain the knowledge they need to be successful and thrive in the community.**



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CMHA's Role in Watterson Lake

- Participate in the development and financing process leading to construction
- Partner to apply for and successfully receive the State of Ohio LIHTC allocation
- Provide pre-development loan funding during the design stages
- Serve as a local liaison for the development partnership
- Guide the development of a successful property management and resident support strategies for mixed-income housing
- Awarded 30 Project Based Vouchers (PBVs) to subsidize units at the 30% AMI level



Watterson Lake Mixed Income Housing Development



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**WATTERSON LAKE SCHOOL SITE
RE-DEVELOPMENT**

WATTERSON LAKE INCOME LIMITS



FY 2024 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](#) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2024 Income Limits Summary

FY 2024 Income Limit Area	Median Family Income Click for More Detail	FY 2024 Income Limit Category Click for More Detail	Persons in Family							
			1	2	3	4	5	6	7	8
Cleveland- Elyria, OH MSA	\$97,200	Very Low (50%) Income Limits (\$) Click for More Detail	34,050	38,900	43,750	48,600	52,500	56,400	60,300	64,200
		Extremely Low Income Limits (\$)* Click for More Detail	20,450	23,350	26,250	31,200	36,580	41,960	47,340	52,720
		Low (80%) Income Limits (\$) Click for More Detail	54,450	62,200	70,000	77,750	84,000	90,200	96,450	102,650

NOTE: **Cuyahoga County** is part of the **Cleveland-Elyria, OH MSA**, so all information presented here applies to all of the Cleveland-Elyria, OH MSA.



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MARKET RATE

Gordon Square - Market Rate Apartment Development

Market Rate Projects - Completed		
Name	Year Completed	# Units
The Shoreway	2015	45
The Edison	2017	306
Battery Park Lofts	2018	82
Station 73	2022	258
Welleon	2023	128
West 58th Apartments	2023	27
TOTAL		846

Market Rate Projects - Planned or Anticipated		
Name	Year Completed	# Units
The Shoreway Tower	TBD	112
West 73 Apartments	TBD	194
8400 Lake	TBD	170
Station 73 South	TBD	TBD
Westinghouse	TBD	TBD
HKM	TBD	TBD
Burger King / Happy's	TBD	TBD



Greater Cleveland ranked third nationally for the highest percentage rent increase.

Median Market Rate rent for area
 1 BR/1BA = \$1,600 - \$2,500+
 2 BR/2BA = \$2,100 - \$3,000+



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PROJECT UPDATE



OHFA awarded March 2024:
State Tax Credits - Competitive
4% LIHTC (Low Income Housing Tax Credit)



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UNIT MIX

# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	Tenant-Paid Rent (Net Rent)	Tenant Utility Allowance (UA)	Rent + UA (Gross Rent)	Maximum Gross LIHTC Rent	Rental Subsidy Amount	Subsidy Type	Rent to Project Per Unit
11	0	1		30%	30%	\$400	\$86	\$486	\$474	\$487	PBV	\$887
30	0	1		60%	60%	\$863	\$86	\$949	\$949		N/A	\$863
7	0	1		70%	70%	\$1,021	\$86	\$1,107	\$1,107		N/A	\$1,021
											N/A	\$0
11	1	1		30%	30%	\$450	\$99	\$549	\$508	\$546	PBV	\$996
12	1	1		50%	50%	\$749	\$99	\$848	\$848		N/A	\$749
12	1	1		70%	70%	\$1,088	\$99	\$1,187	\$1,187		N/A	\$1,088
13	1	1		80%	80%	\$1,257	\$99	\$1,356	\$1,357		N/A	\$1,257
											N/A	\$0
8	2	1		30%	30%	\$500	\$125	\$625	\$610	\$704	PBV	\$1,204
12	2	1		60%	60%	\$1,095	\$125	\$1,220	\$1,221		N/A	\$1,095
2	2	1		70%	70%	\$1,299	\$125	\$1,424	\$1,424		N/A	\$1,299
6	2	1		80%	80%	\$1,502	\$125	\$1,627	\$1,628		N/A	\$1,502
											N/A	\$0
7	3	2		70%	70%	\$1,471	\$174	\$1,645	\$1,645		N/A	\$1,471
											N/A	\$0
5	4	2		80%	80%	\$1,893	\$204	\$2,097	\$2,098		N/A	\$1,893

136 Units Total
 30 PBV Units
 106 Workforce Units

Demand has generated an urgency to create more affordable housing for low-income, working-class and missing middle-income residents.



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WATERSON LAKE SCHOOL SITE
 RE-DEVELOPMENT

DESIGN BASIS

COMMUNITY CONNECTIVITY

ACCESSIBLE OUTDOOR SPACE

AFFORDABILITY/DIVERSITY

DENSITY

SUSTAINABILITY/ WALKABILITY

WATTERSON-LAKE SITE ENGAGEMENT REPORT

Free By Design, LLC
Indigo Bishop & Kaela Geschke
April 2022

Community Values Survey Free by Design developed a survey to identify and prioritize values, recognize which values currently exist in the neighborhood, and recognize the potential for the Watterson-Lake site to fulfill unmet demand for expressed values. This survey consisted of both qualitative and quantitative questions. The survey was open from November 1st, 2021, through February 1st, 2022.

The survey was linked on the engagement website, included on flyers that were distributed to neighborhood residents and businesses, made available at community pop-ups, sent to attendees of a prior Watterson-Lake site meeting held at Bethany Church on August 8th, 2019 (attendee list provided by Northwest Neighborhoods Community Development Corporation staff), and distributed through block club listservs in the immediate vicinity of the Watterson-Lake site. The community values survey also contained a demographic section. This was intended to act as an accountability measure to ensure that input from residents reflected the demographic makeup of the community.



On Site Pop-Ups To increase touch points with neighbors and community stakeholders, two pop up events were held on the Watterson-Lake site. These events occurred on November 3rd and November 10th 2021, from 5:00 p.m. to 7:00 p.m. and 4:00 p.m. to 6:00 p.m. respectively, at the corner of West 74th Street and Detroit Avenue.

Events were designed to create an inviting, low risk environment to attract those who may not typically be engaged in a public process. To create the atmosphere a small tent was erected, hot drinks and sweets provided, lively music played, and balloons and seasonal decorations displayed. While both events were advertised, the primary purpose was to serve as an avenue for neighbors and stakeholders casually passing by to learn about the project and provide insights.

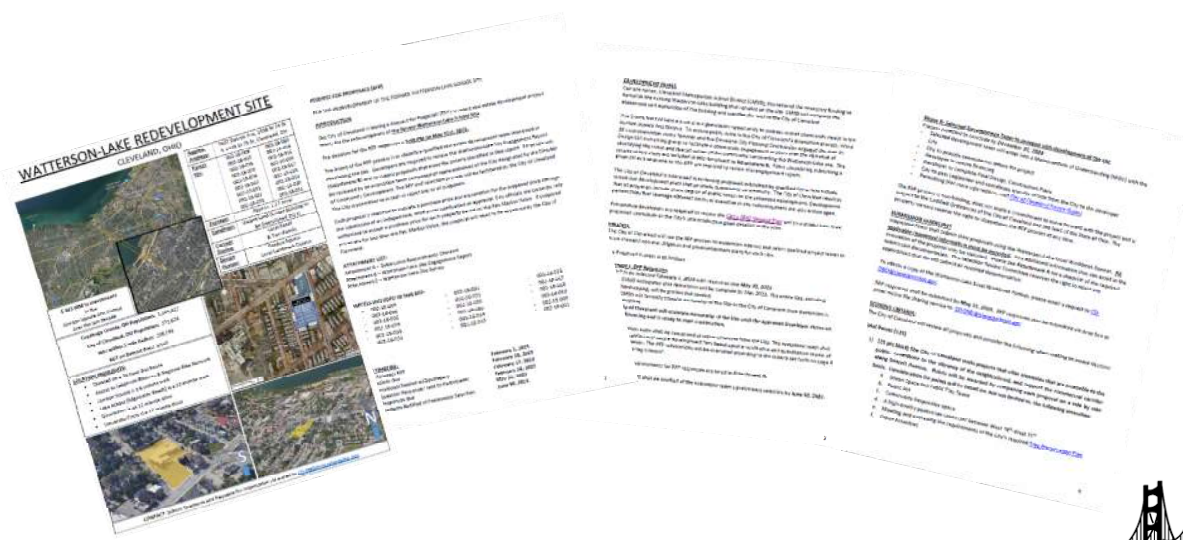
The pop-up events materials included flyers for upcoming community workshops; direct links for individuals to complete the community survey; a computer so individuals who do not have access to the



Community Workshops Two community workshops were held on November 17th from 6:00-7:30p.m. and November 30th from 5:30-7:00 p.m. The first was held in person at Joseph M. Gallagher School, a CMSD school in close proximity to the site, while the second workshop was hosted on the digital platform Zoom for individuals who were uncomfortable with in person engagement due to the COVID-19 pandemic.

In preparation for the community workshops, responses from the community values survey and pop-up events were synthesized. Outstanding questions submitted via the website or through the survey were compiled and a Frequently Asked Questions one-pager was created for the workshop (Attachment B). An FAQ section was also added to the engagement website. Through analyzing community responses, three overarching categories arose as primary values identified by the community.

1. Maintaining or increasing diversity: Comments were primarily referencing economic and racial diversity. To a lesser extent, comments also referred to intergenerational diversity and/or to diversity broadly.
2. Maintaining access for the community: The highest number of comments referenced greenspaces and spaces for connection among neighbors. Community members specifically mentioned neutral public spaces where they could gather or play.
3. Promoting or increasing sustainability: Comments emphasized that neighbors highly value integrating sustainability measures such as increasing tree canopy, decreasing impermeable surfaces and reducing heat islands. Additionally, the importance of pedestrian and cyclist safety as well as connections to neighborhood assets were highlighted.



REQUEST FOR PROPOSAL



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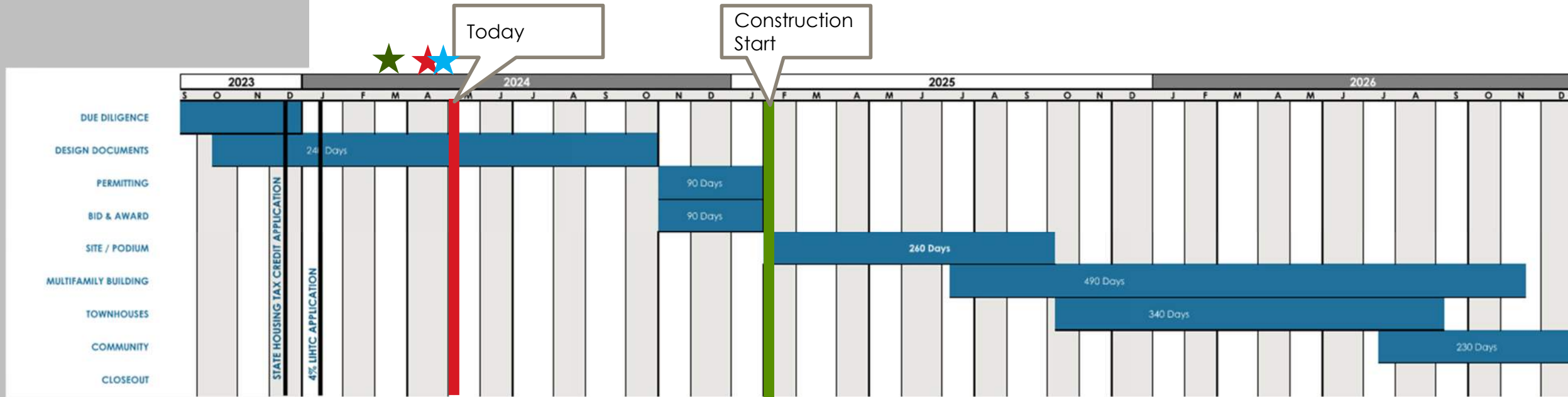
WATTERSON LAKE SCHOOL SITE RE-DEVELOPMENT

TIMELINE

Phase II- Selected Development Team to proceed with development of the site

Process expected to conclude by **December 31, 2024**;

- ☑ Selected development team will enter into a Memorandum of Understanding (MOU) with the City
- ☑ City to provide commitment letters for project
- ☑ Developer to secure financing
- ➔ Developer to complete Final Design, Construction Plans
 - City to pass Legislation and coordinate transfer of title from the City to the developer
 - Permitting (For more information, visit [City of Cleveland Permit Guide](#))



2/1/23 RFP Released

★ 3/25 OHFA Awarded

★ 4/17 Historic West Cleveland Design Review

★ 4/25 Cleveland Landmarks Commission



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WATERSON LAKE SCHOOL SITE
RE-DEVELOPMENT

DESIGN FEEDBACK

COMMUNITY

- Multiple requests for seating, types, fixed as well as moveable.
- Loved the placement of the greenspace and how it is open to the street.
- Love the curvy walkway, great for meandering, it is a promenade. Widen it.
- Love there will be public art.
- Drought tolerant and low-maintenance plantings, like the High Line in NYC.
- Include Prairie grasses, pollinators that do not require fertilizers, sturdy groundcover.
- Area for people to bring dogs, with poop bag dispensers and appropriate trash receptacles.
- Adult play area.
- Hiding parking was great.
- Lots of trash receptacles, regularly picked up.
- Covered pavilions with access to electrical and lighting.
- Year-round usage.
- Community art.
- Community garden.
- Increase the greenspace.
- Lawn and pickleball courts.
- Add a tree lawn to all sidewalks, desperate need for trees.
- Microforest to combat climate change.
- Take elements from the "Arts District" neighborhood, recognize all the galleries and multiple theaters.
- Ability to cut through W74th and W75th, not in a car.
- Vintage lamp posts along walking paths.
- Edgewater Park playground suggested as a model.
- Would like to seating around the playground.
- Regular maintenance.
- Both for big and little kids.
- Access to water, even if it requires a key.
- Meet ADA standards.
- Facilitate a plan to deal with traffic from the parking lot.
- Bus pass program.
- Inexpensive, rental indoor community space, preferably with a kitchen, open to greenspace.
- Increase density toward Detroit and scale back from there, (mentioned multiple times).
- Keep the 5 story apartment building from towering over the existing houses.
- 5 story building set back on 74th for greenspace/trees.
- Onsite property management.
- If people can drive through the parking lots, speed bumps are imperative.
- Barriers for cars on the pedestrian parkway.
- The parking lot should not be able to be used as a cut through.
- Accessibility.
- Security, good lighting, security detail on site.
- Housing to be mixed income.
- Brick facade, please avoid corrugated metal siding panels.
- Review potential for Detroit side building massing to increase to match multi-story development that already exists. Then, the apartment building could be shorter, so it fits within the residential character. Permanent affordability.
- Less parking to allow for more greenspace.
- Include bike parking.
- Intergenerational apartments.
- City's S&L parking lot integration/separation from project. Land swap & valuation.
- Careful with garage treatment on residential street.
- Increase massing on Detroit- kee/develop urban corridor.
- The echo of the former school is particularly not important. The decay, debate and demolition of the former Historic portion of the school is somewhat traumatic.

LANDMARKS

- Notes/Comments:** Public comment received and summarized. Staff report – pre-development meeting completed, bringing project through as concept during the public meeting process to allow for feedback from community and Landmarks; design should acknowledge Detroit, W 74th, and W Clinton – hits Gordon Square and Franklin-West Clinton
- Precedent and scale in relation to previous Watterson Lake and surroundings home; seems large with townhomes and building and overwhelming to the scale and density of the historic districts
 - Materials and massing not look like anything in the neighborhood; can feel like drastic change for neighborhood
 - Pocket park on Detroit not provide respite – look to others in neighborhood at W 64th and W Clinton and Franklin and W 65th that are used by the community
 - Look to reduction in pavement and addition of greenspace or natural paths over hardscape
 - Large shade trees on W 74th and clarify the paved space on Detroit as programmable or café use
 - Helpful to include neighboring buildings for context
 - Garage entry on W 74th shift in location to new be against the corner house
 - Community garden seems large for use – possibly reduce size or look to compatibility with neighboring playground space or provide fencing and screening for the gardens
 - Detroit corner and elevation important and should not be afterthought to design
 - Appreciate moving density to Detroit and notes from community feedback
 - More glass or public art opportunity in Detroit recessed corner – opportunity to add more interest to building in space
 - Materials feel cold/commercial – suggest more warm and inviting and warm elements to provide interest
 - Windows on townhomes are stark and commercial – more vernacular building form or double hung windows to relate to residential area
 - Storefronts could have black or bronze finish or step in and out with recesses; entry area start to create dialogue with neighborhood; feels like podium for apartments above – parapet at roof to pay homage with modern element at top
 - Lighting for units and site should be warm temperature for residential feel
 - Form-base code area, five stories appropriate; density fills important need for housing in area
 - Building steps back at second floor – step back further at 5th floor level possibility?
 - Fire access requirement for pedestrian roadway width – needed for emergency access? – can do permeable paver or drivable grasses to be less obvious drive but fill needs for access
 - Parking and TDM needs to provide options and not 1:1 parking but not create hardships for neighborhoods where on-street parking is required
 - Density led by the response to the RFP and established with City, OHFA requirements



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WATTERSON LAKE SCHOOL SITE
RE-DEVELOPMENT

SITE PLAN



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**WATERSON LAKE SCHOOL SITE
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PERSPECTIVE



11/23 Massing



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PERSPECTIVE



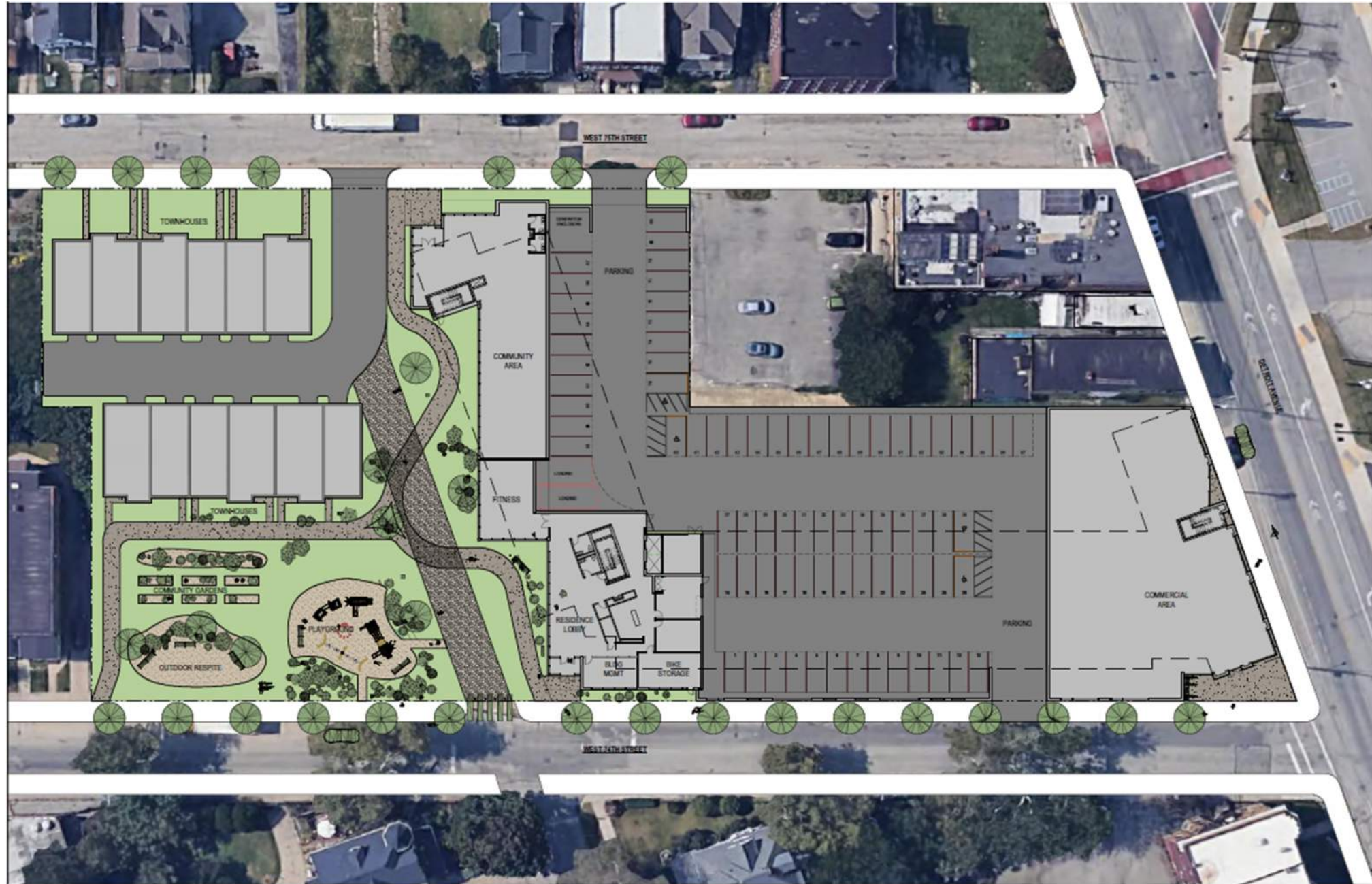
11/23 Massing



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SITE PLAN



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TRANSPORTATION DEMAND OPTIONS



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QUESTIONS & FEEDBACK



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Thank You!