

COMMUNITY MEETING

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

8 NOVEMBER 2023

PREPARED IN COLLABORATION WITH:
CITY OF CLEVELAND
BRIDGING THE GAP DEVELOPMENT
STANTEC ARCHITECTURE
FASS REAL ESTATE SERVICES



Agenda

- 6:00** City Introductions
- 6:15** Developer Introductions
- 6:30** Conceptual Design Review
- 7:00** Questions
- 7:30** Discussion

Our Team

● Denotes team member firms with SBE/MBE/WBE/DBE status

DEVELOPMENT



● BRIDGING THE GAP DEVELOPMENT

DEVELOPMENT PARTNERS



CUYAHOGA METROPOLITAN HOUSING AUTHORITY

PRE-CONSTRUCTION SERVICES



&BUILD | &ESTIMATE

MANAGEMENT / LEASING



● FASS

ARCHITECTURE, PLANNING & DESIGN



STANTEC ARCHITECTURE

MEP ENGINEERING



THORSON BAKER + ASSOCIATES

FINANCING



BELLWETHER ENTERPRISES

CIVIL, SITE & LANDSCAPE



● KS ASSOCIATES

INTERIOR DESIGN



● DESIRED DESIGNS



ENTERPRISE COMMUNITY PARTNERS

STRUCTURAL ENGINEERING



● BARBER & HOFFMAN

Here Tonight



Derrick Tillman

Development Lead
**Bridging the Gap
Development**



Debbie Coakley

Project Manager
**Bridging the Gap
Development**



Akil Hameed,
MBA

Management / Leasing
**FASS Real Estate
Services**



Adam O'Brien,
AIA

Design Practice Leader
Stantec



Elizabeth Doane,
AIA, LEED AP

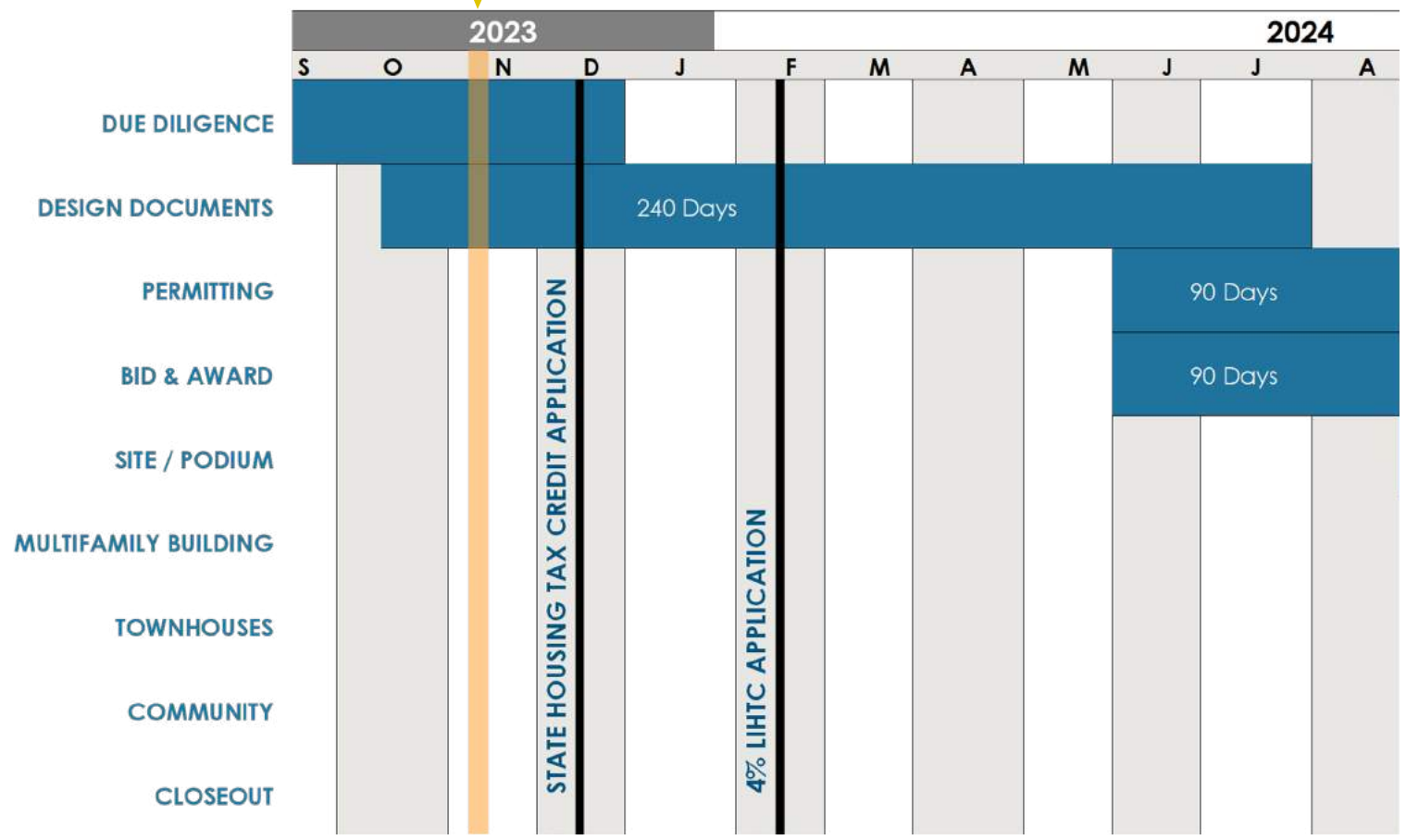
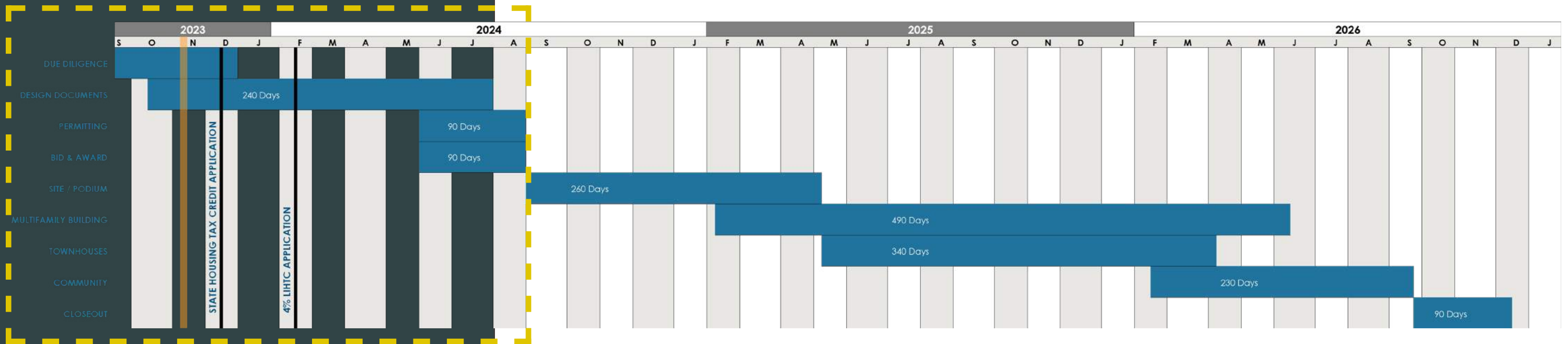
Project Manager
Stantec



Cassidy Rush,
AIA, NCARB

Architect
Stantec

Timeline



Design Basis

- COMMUNITY CONNECTIVITY
- ACCESSIBLE OUTDOOR SPACE
- AFFORDABILITY / DIVERSITY
- SUSTAINABILITY / WALKABILITY



WATTERSON-LAKE SITE ENGAGEMENT REPORT

Free By Design, LLC
Indigo Bishop & Kaela Geschke

April 2022

ENGAGEMENT REPORT

Community Values Survey Free by Design developed a survey to identify the community values which values currently exist in the neighborhood, and 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



Ground Floor

MIXED-USE BUILDING FOOTPRINT
19,000 SF

LOBBY / ADMIN / SUPPORT
5000 SF

AMENITY
1500 SF

COMMUNITY SPACE
3500 SF

RETAIL / INCUBATION SPACE
9000 SF

OUTDOOR AMENITIES

PUBLIC PARK / PLAYGROUND
8000 SF

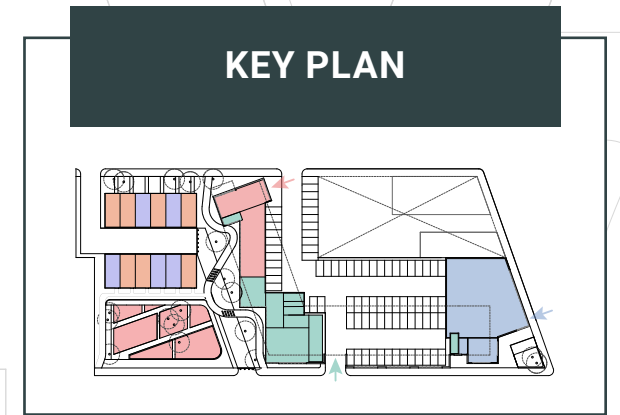
ON-SITE PARKING
80 PARKING SPOTS MIXED-USE, 12 PRIVATE RESIDENTIAL

PUBLIC ART WALK

TOWNHOMES

3 BEDROOM
7 HOMES - 1875 SF, OFF-STREET PARKING

4 BEDROOM
5 HOMES - 2250 SF, OFF-STREET PARKING



Typical Floor

4 RESIDENTIAL FLOORS
24,550 SF EACH (98,200 SF TOTAL)

CIRCULATION / AMENITY
6550 SF PER FLOOR

APARTMENT UNITS
18,000 SF PER FLOOR

ROOFTOP GARDEN
10,000 SF

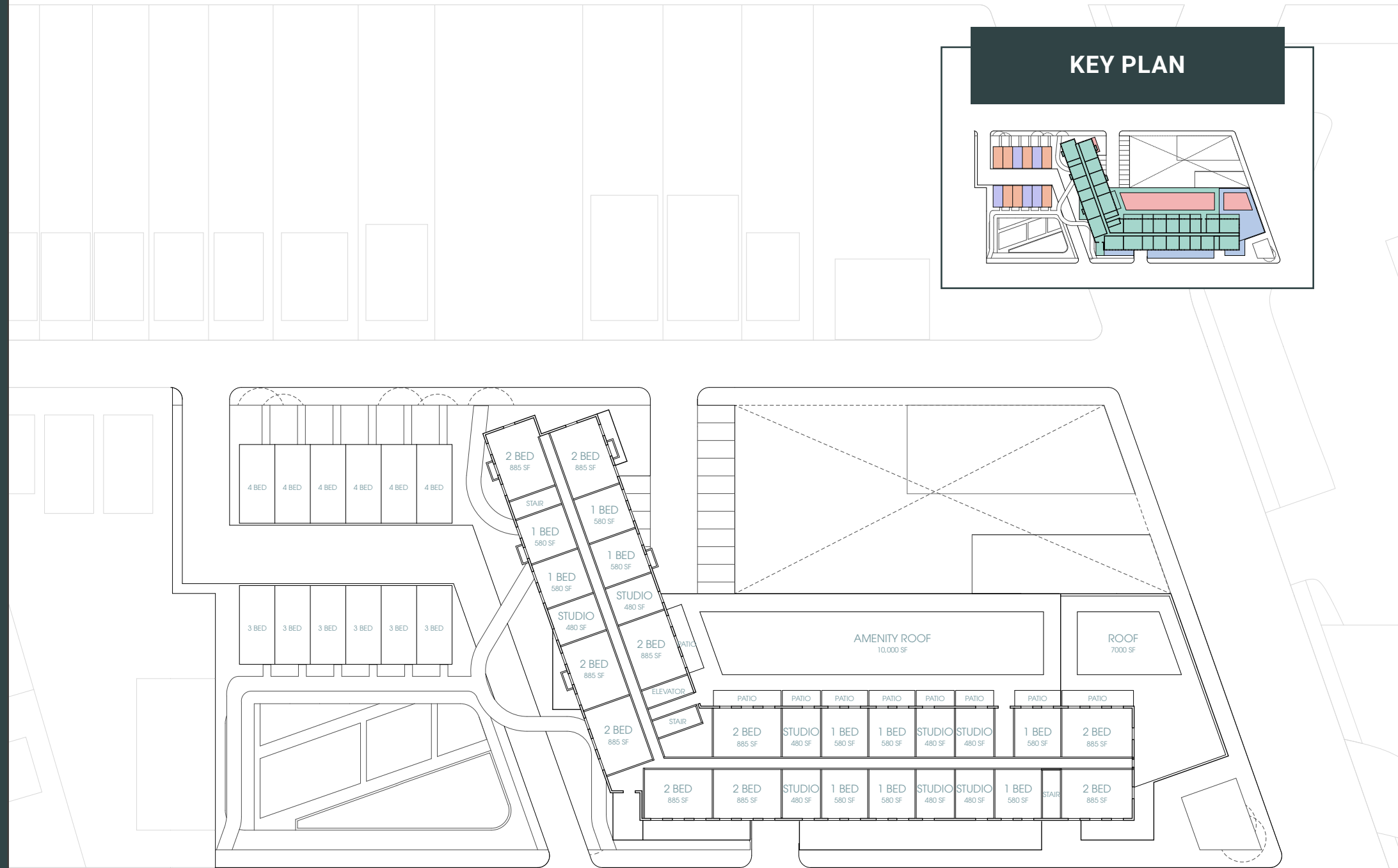
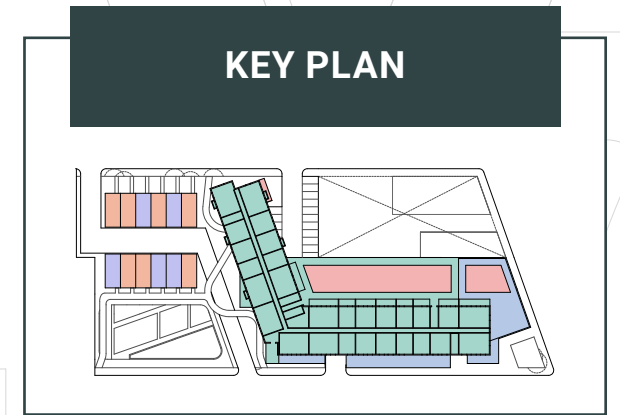
PRIVATE EXTERIOR PATIOS
SF VARIES

APARTMENT UNITS
28 PER FLOOR (112 TOTAL UNITS)

2 BEDROOMS
10 PER FLOOR (40 TOTAL UNITS)

1 BEDROOMS
10 PER FLOOR (40 TOTAL UNITS)

STUDIO
8 PER FLOOR (32 TOTAL UNITS)



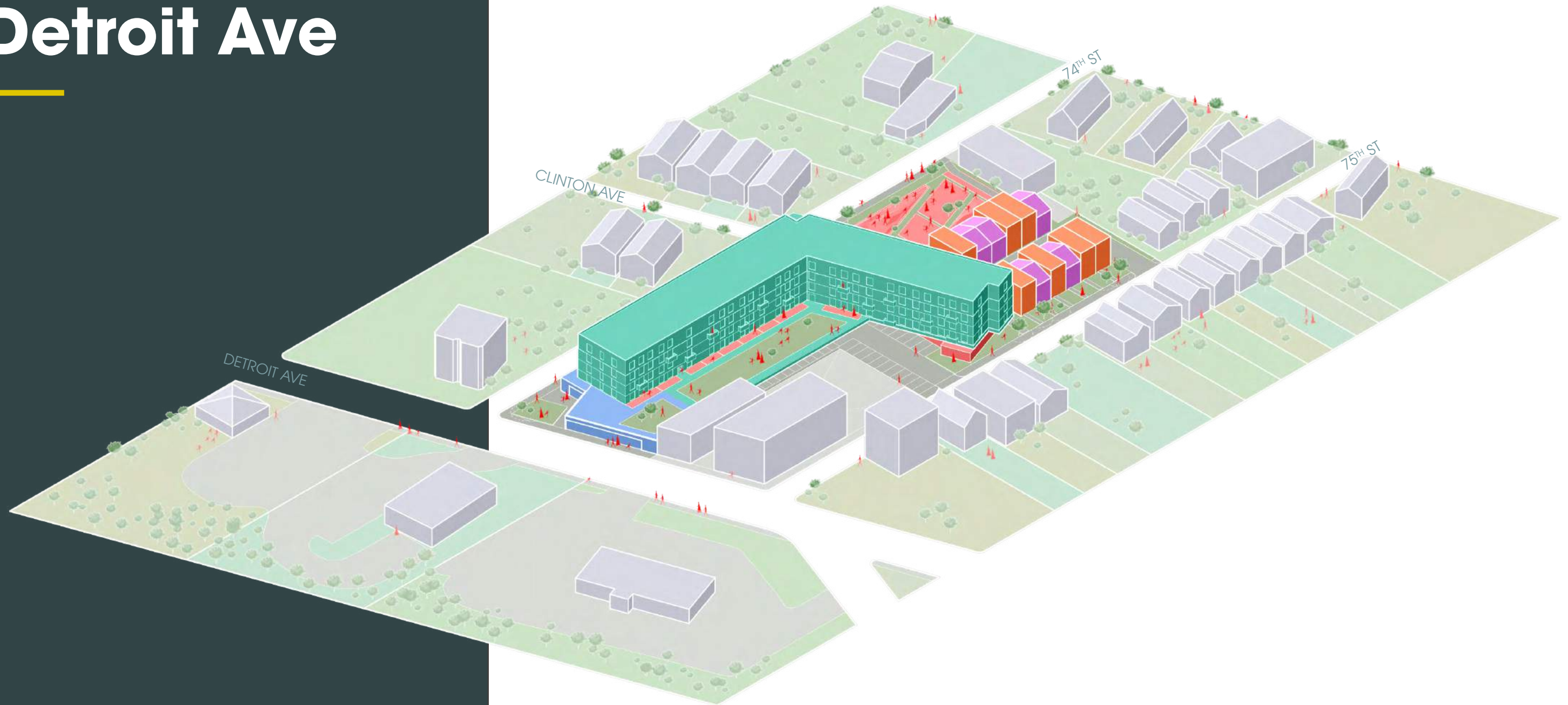


Building Section

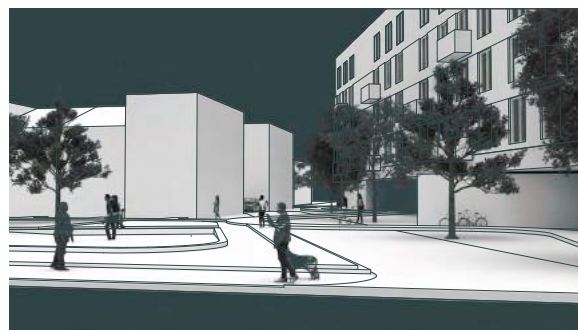
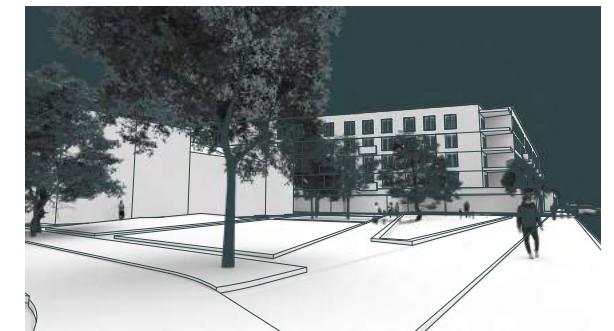
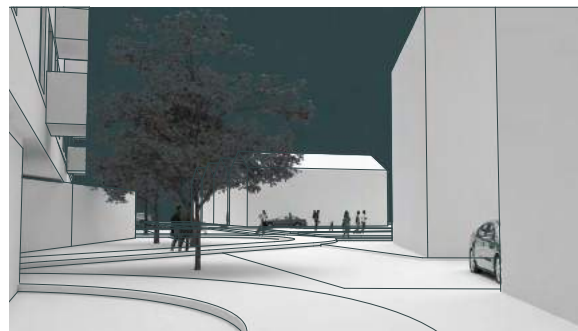
Axon Franklin Blvd



Axon Detroit Ave

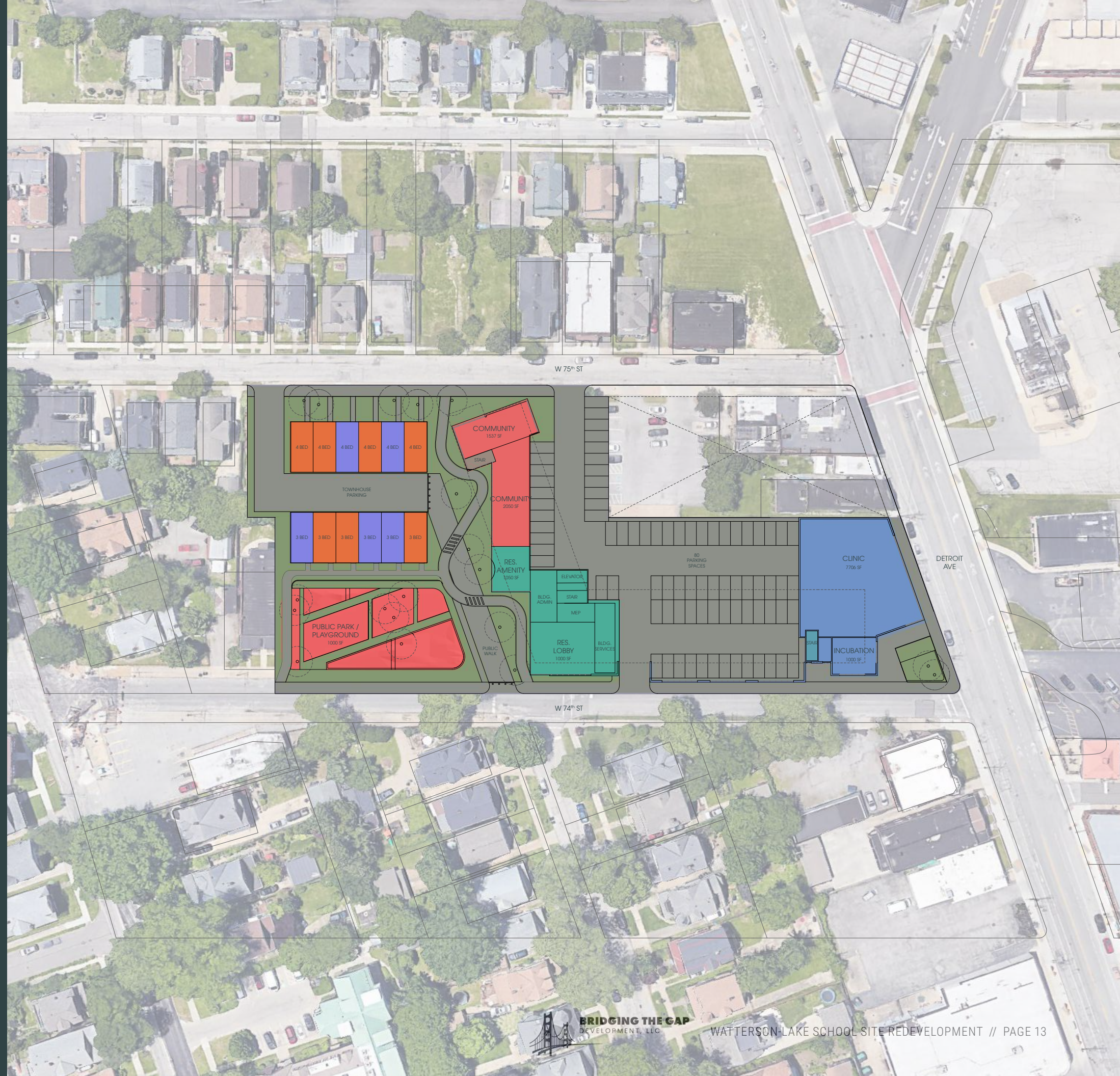


Perspective Views



Questions?

Your feedback helps us be a better partner.



PROJECT CONTACT:

Debbie Coakley
Project Manager
Bridging the Gap Development
T: (216) 408-9558
E: info@btgdevelopment.net

Feedback

Please provide your Ideas for.....

- Green Space
- Playground
- Commercial Tenants
- Event Ideas

Anything else you would like to tell us?