



DECEMBER 5th-7th  
**DUCK ISLAND**  
NEIGHBORHOOD  
PLANNING CHARRETTE  
ST. WENDELIN CHURCH

---

28 JANUARY 2014



# Schedule

## Thursday, Dec. 5

10am-1pm      Focus Group Meetings  
*Developers*  
*Public Officials*  
*Major Property Owners*

6-8pm            Community Meeting #1  
*Initial input*

## Friday, Dec. 6

9am-3pm        Work Session

3-5pm            Informal Input Session  
*Preparation for Saturday meeting*

## Saturday, Dec. 7

10:30am-Noon    Community Meeting #2  
*Review ideas and alternatives*

Noon-1pm        Walking tour of key sites

## Next Steps

Late December    DRAFT PLAN  
*Available for review*

January 28        Community Meeting #3  
*Priorities for implementation*

# Duck Island Focus Areas



# Charrette Process



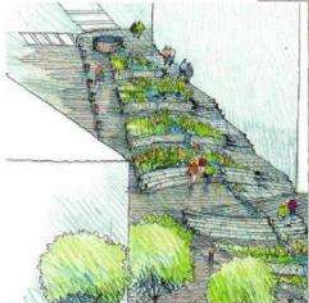
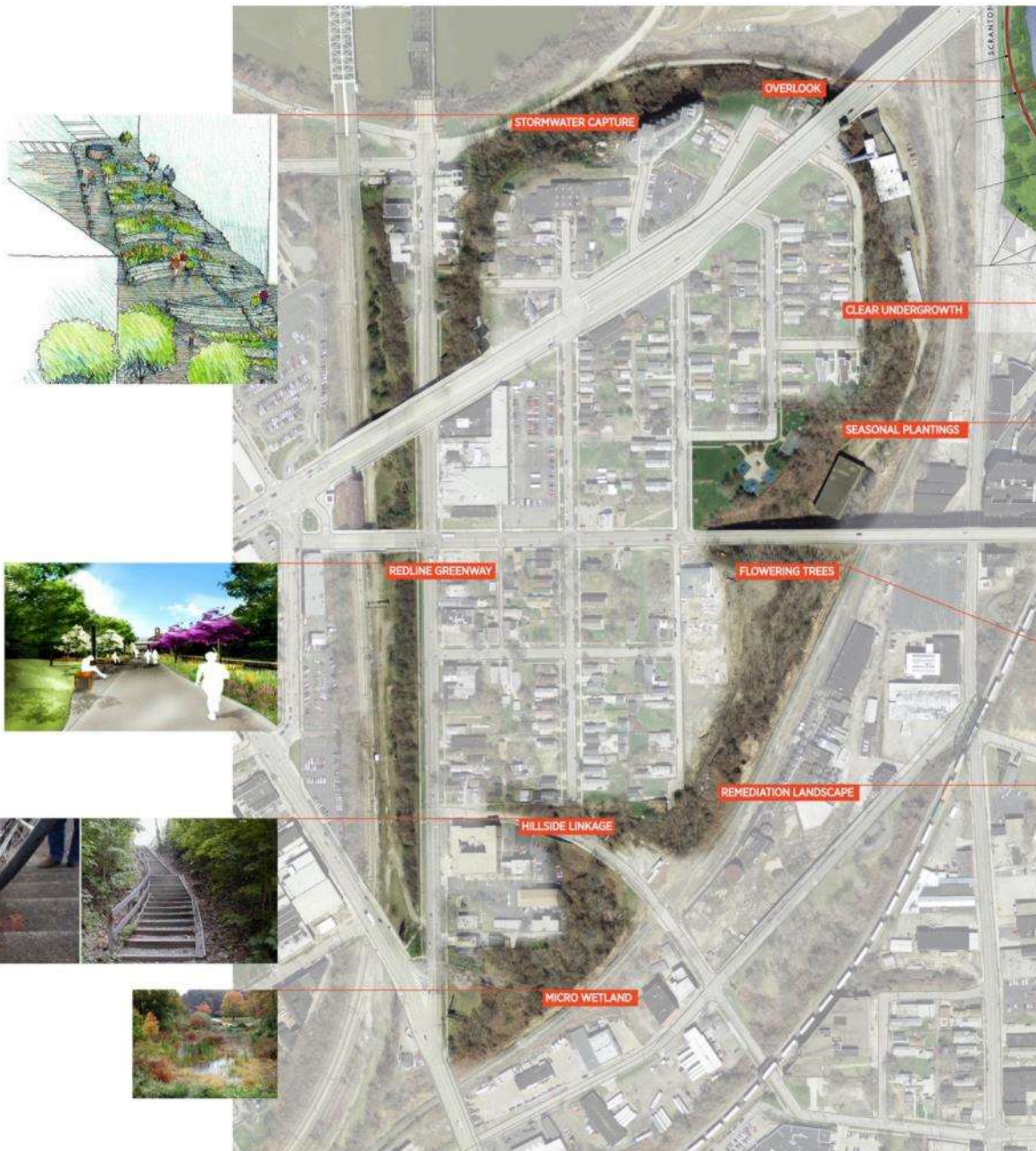




# Neighborhood Identity

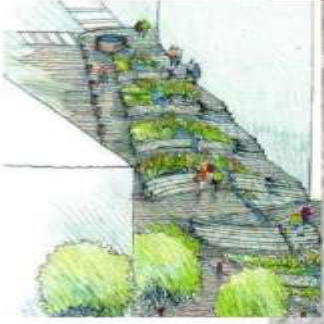


**Green Space  
& Identity  
Slopes**



# Green Space & Identity Slopes



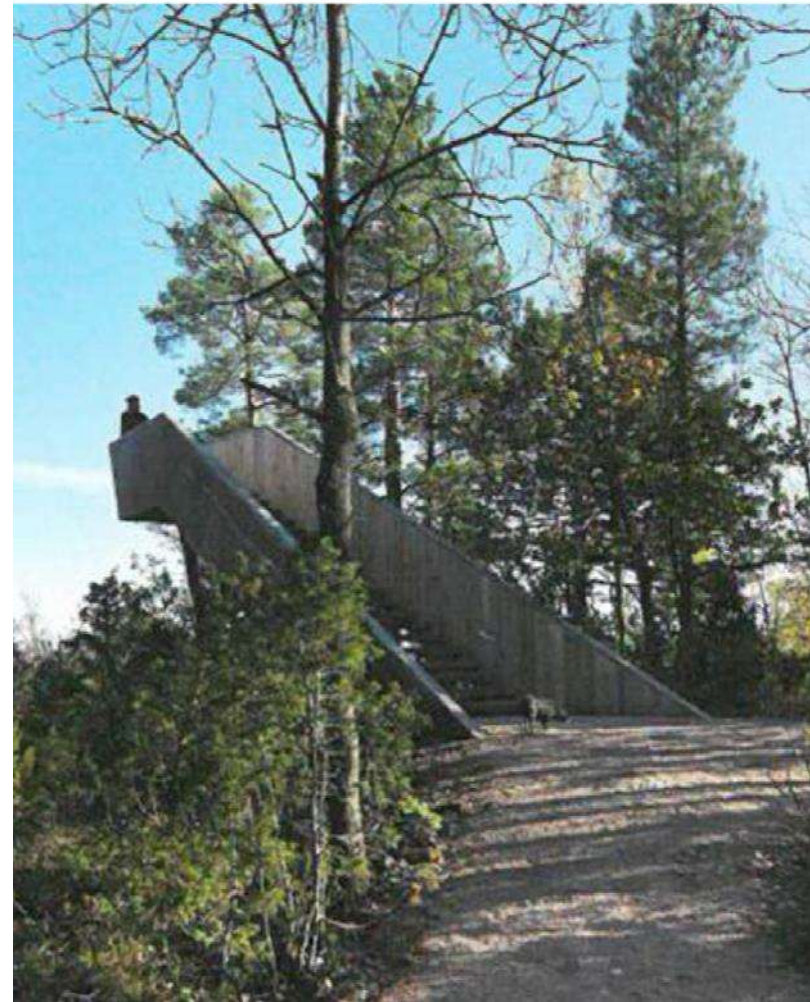
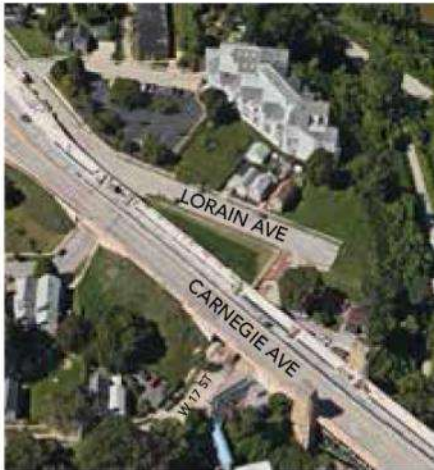




## NORTHERN SLOPE: STORMWATER CAPTURE

Possible implementation support: Northeast Ohio Regional Sewer District





## NORTHERN SLOPE: LORAIN AVENUE OVERLOOK

Possible implementation support: to be determined



## BRIDGE BERMS

Possible implementation support: OSU Extension; Cleveland Botanical Garden





## WEST FACING SLOPE: CLEAR UNDERGROWTH

Possible implementation support: City Parks Dept; volunteer efforts







WEST FACING SLOPE, FOOT OF ABBEY BRIDGE: SEASONAL PLANTINGS

Possible implementation support: City Parks Dept; volunteer efforts



REMEDATION LANDSCAPE





WEST FACING SLOPE, SOUTH OF ABBEY: REMEDIATION LANDSCAPE  
Possible implementation support: Environmental Health Watch, *Environmental Justice Collaborative Problem-Solving Cooperative Agreement Program*



## HILLSIDE LINKAGE: SOUTHERN END OF W. 20<sup>th</sup> STREET

Possible funding support: Neighborhood Connections Grant



MICRO WETLAND



## MICRO WETLAND: SOUTHERN SLOPE

Possible funding support: Sustain Our Great Lakes Grant





**REDLINE GREENWAY: WESTERN SLOPE/COLUMBUS ROAD**  
Possible implementation support: Rotary Fundraising Efforts





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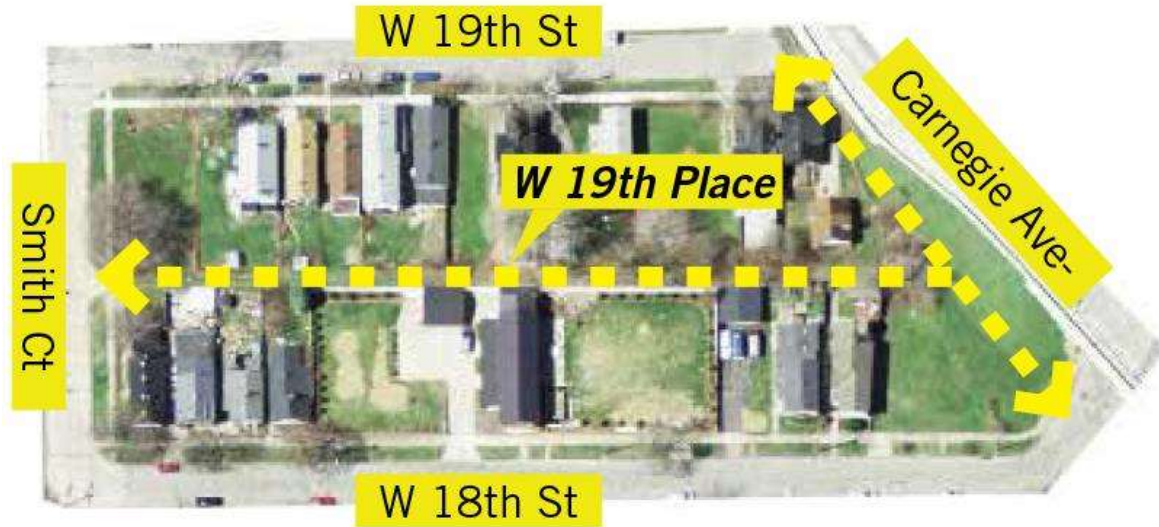


## REDLINE GREENWAY: COLUMBUS POINT

Possible implementation support: Rotary Fundraising Efforts



COLUMBUS ROAD at MOORE COURT: Bike/Ped Connection  
Possible implementation support: to be determined



## GREEN ALLEY: W. 19<sup>th</sup> PLACE

Possible implementation support: Environmental Health Watch, *Environmental Justice Collaborative Problem-Solving Cooperative Agreement Program*



## ABBEY PARK IMPROVEMENTS

Possible implementation support: rezoning effort; \$400,000 in city funding



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# DEVELOPMENT PRIORITIES

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GREEN ALLEY

ABBAY MARKET RENOVATION

ABBAY AVE MIXED USE

NORTH OF LORAIN MIXED USE

PUBLIC ACCESS AT MOORE COURT

RTA CONNECTION

COLUMBUS AVE TOWNHOMES

NEIGHBORHOOD INFILL

SENIOR HOUSING



# Key Corridor: Abbey Ave



# Abbey Market: Storefront Improvement



# Abbey Market: Storefront Improvement





West 19th Street Mixed-Use Master Plan  
Cleveland, Ohio

Conceptual Site Plan B

dimitarchitects, llc  
Abode Living

**Houses at Abbey Park**  
2097 West 19th Street  
Carolyn Bentley - 216.470.1502

**Project Approach:**  
Occupying a prominent location at the corner of West 19th Street & Smith Court, this compact 1,400sf home is unique in that its large overhangs provide the ideal passive solar orientation throughout the year, while super-insulated walls at the perimeter keep utility cost low. The south facing home also affords excellent views of Abbey Park from the front porch & interior spaces. The monochromatic palette is a counterpoint to the unique form of the structure that dramatically reflects the profile of the surrounding homes, though in a decidedly contemporary manner.

**Project Specifications:**  
+ Open plan living room, kitchen & dining room  
+ 2 bedroom, 2 bath  
+ Attached 2 car garage  
+ Optional roof terrace  
+ Super-insulated construction for maximum sustainability and efficiency  
+ General plan/basement options  
+ Wood floors, granite countertops  
+ Tax abated

Base Price: \$250,000



TOD- W. 25th Street RTA Station & District  
Ohio City District in Cleveland, Ohio

Section 3

dimitarchitects, llc  
April 11, 2013

**Houses at Abbey Park**  
1870 Smith Court  
Carolyn Bentley - 216.470.1502

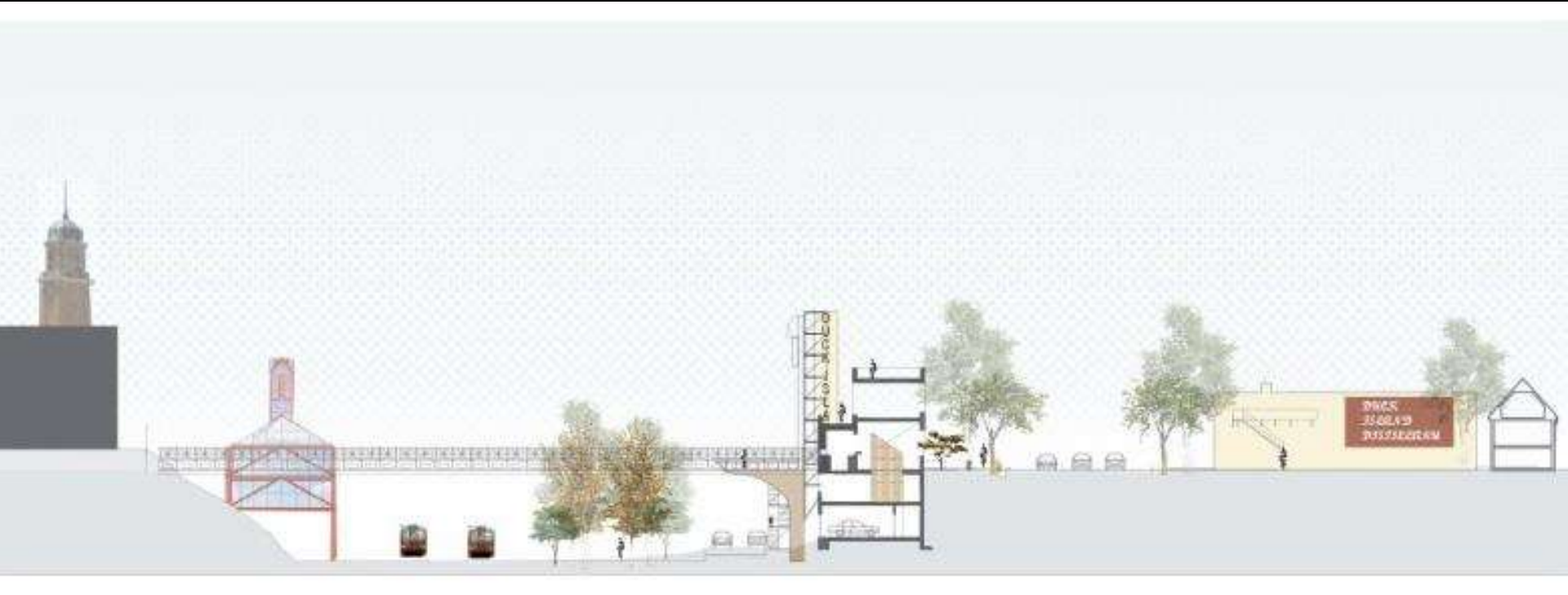
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Occupying a prominent location near the corner of West 19th Street & Smith Court, this compact 1,400sf home is unique in that its large overhangs provide the ideal passive solar orientation throughout the year, while super-insulated walls at the perimeter keep utility cost low. The south facing home also affords excellent views of Abbey Park from the front porch & interior spaces. The muted palette of cedar, siding and cement board draw in the look of its surroundings, while its expressive form subtly set it apart.

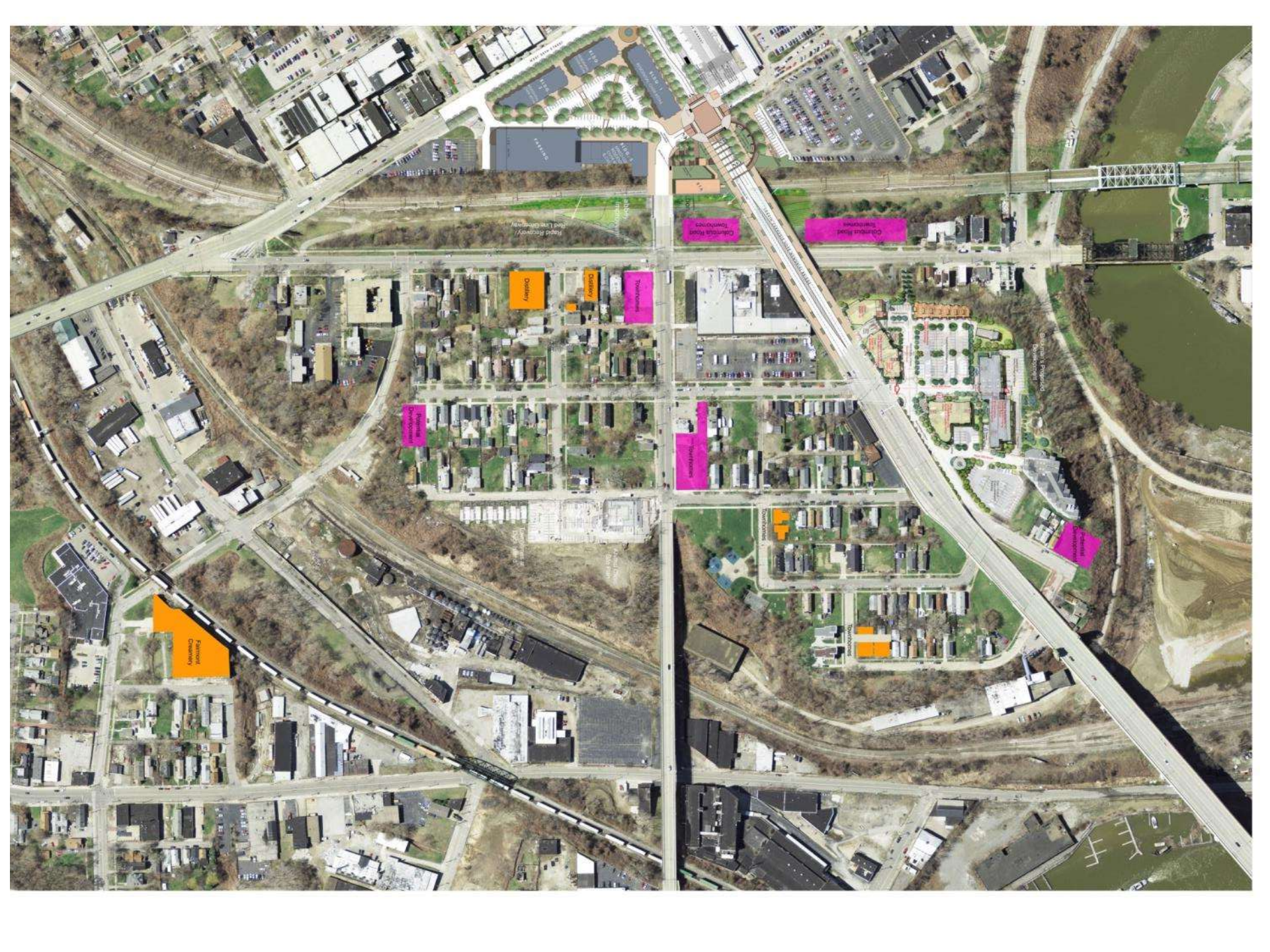
**Project Specifications:**  
+ Open plan living room, kitchen & dining room  
+ 2 bedroom, 2 bath  
+ Attached 2 car garage  
+ Master suite balcony, optional roof terrace  
+ Super-insulated construction for maximum sustainability and efficiency  
+ General plan options  
+ Wood floors, granite countertops  
+ Tax abated

Base Price: \$225,000

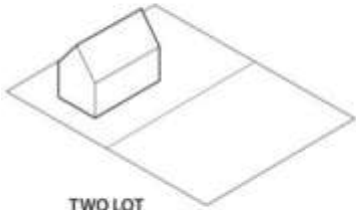
# Development Interest

# Columbus Road: Redline Greenway





# Density



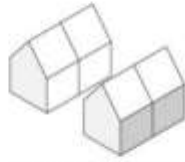
TWO LOT RESIDENTIAL

1-5 du/acre

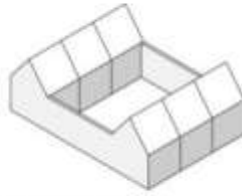


INDIVIDUAL HOUSE

1-10 du/acre

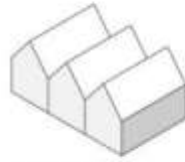


ATTACHED HOUSES

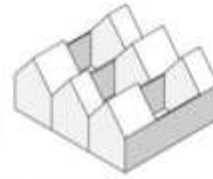


ATTACHED HOUSES AROUND A COURTYARD

10-30 du/acre

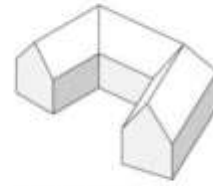


ROW HOUSES



ROW HOUSES WITH COURTYARD

20-40 du/acre



FOLDED ROW HOUSES



STEPPED ROW HOUSES

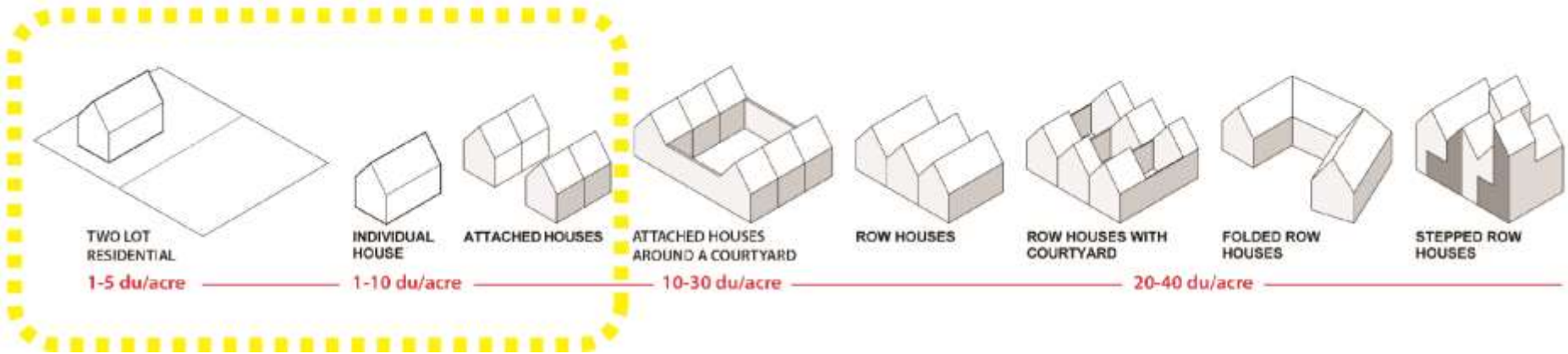


# Density: Neighborhood

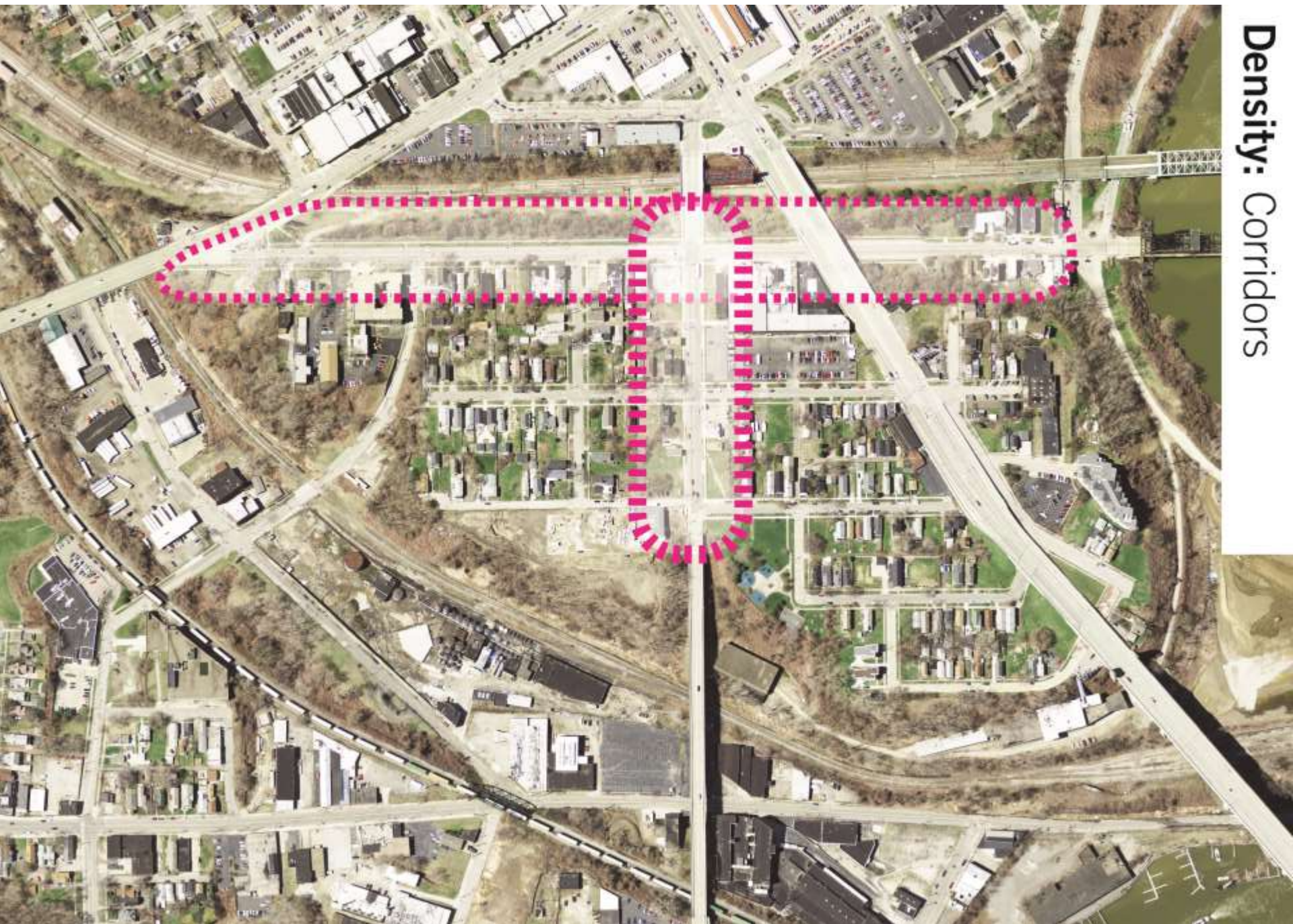




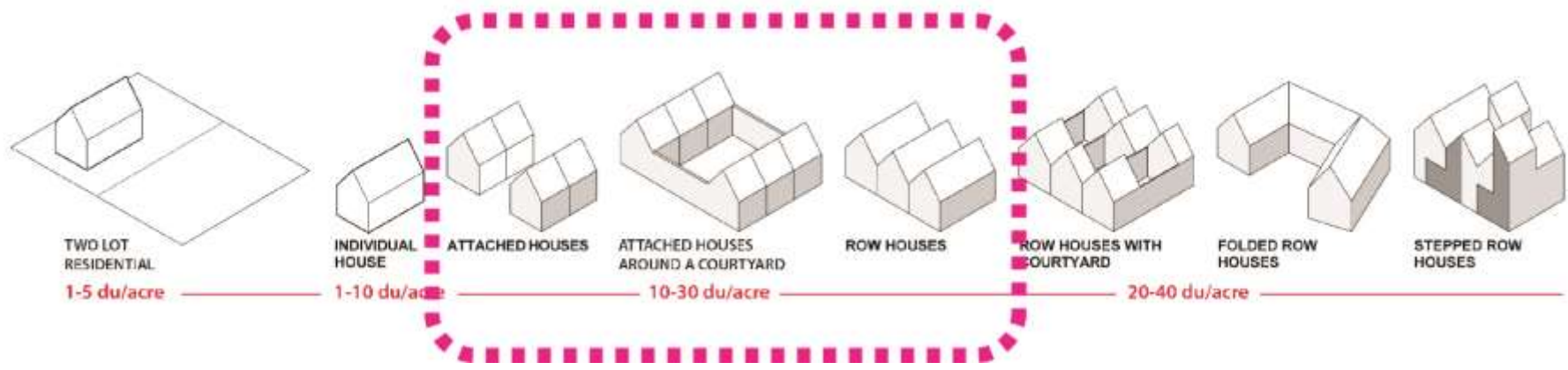
# Density: Neighborhood



# Density: Corridors



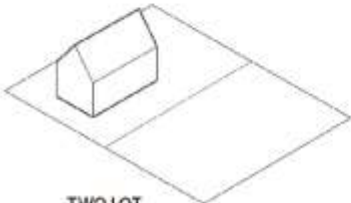
# Density: Columbus Ave



# Density: North of Lorain



# Density: North of Lorain



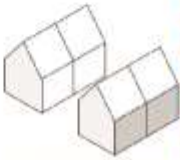
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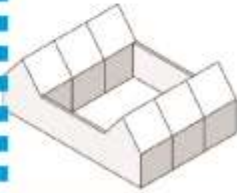


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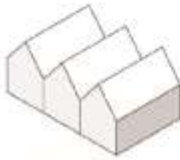


ATTACHED HOUSES

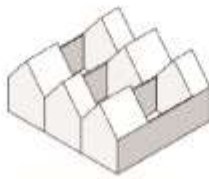


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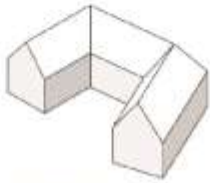


ROW HOUSES



ROW HOUSES WITH COURTYARD

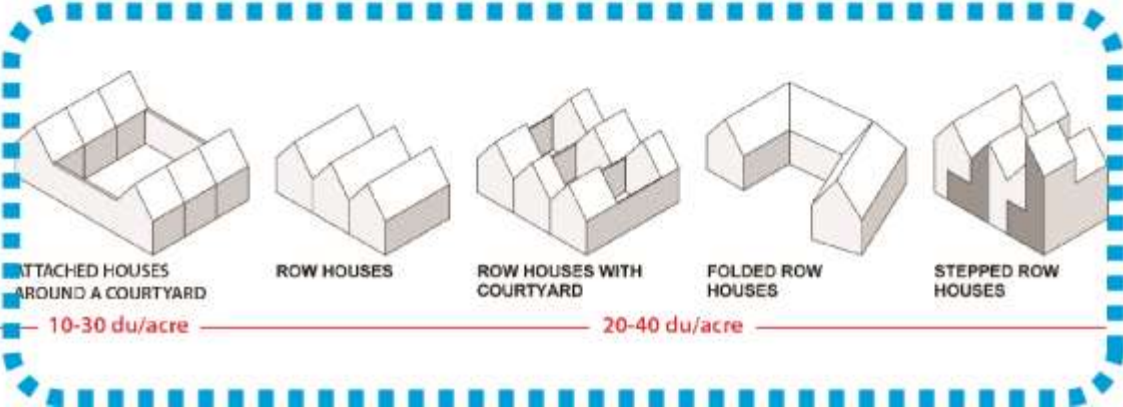
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FOLDED ROW HOUSES



STEPPED ROW HOUSES





## Senior Housing Options for aging in place



## Safety & Maintenance

# Feedback

## DUCK ISLAND

COMMUNITY MEETING 2 | DECEMBER 7, 2013



### comments

name:

email:

phone:

address:

Topics/ideas in the presentation you liked:

Topics/ideas in the presentation you didn't like:

Topics or considerations you didn't see that should be addressed:

Additional Notes/Comments:

Would you like to receive a draft copy of the plan? (please provide email):

Please leave this in the dropbox or mail it to:

**TREMONT WEST DEVELOPMENT** • 2406 Professor Ave, Cleveland, OH 44113 • (216) 575-0929

