

LEGISLATIVE REQUEST
DEPARTMENT OF COMMUNITY DEVELOPMENT

INTRODUCTION ONLY

PASSAGE UNDER SUSPENSION

ORD. # _____

RES. # _____

DATE: 09/14/2021 INITIATOR: James Greene COUNCIL APPROVAL: _____

DIVISION: Neighborhood Dev PROJECT # Land transfer to The NRP Group

PHONE: 216 664-4003

FUNDING SOURCE: _____ CDBG YEAR: N/A OTHER N/A

AMOUNT REQUESTED: \$0

FUND NUMBER: N/A SUB-FUND _____ RL _____

THIS IS A REQUEST FROM THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT TO Assign an Attorney to prepare legislation that would allow the Director of Community Development to sell parcels of the former Harry E. Davis school site located at E 105th Street and Churchill Ave. to the NRP Group, which includes an easement giving the City public access to the development's roadway. NRP's project will occupy about 40% of the site as shown on the attached Preliminary Layout plan.

ORIGINAL AMOUNT	\$0	ORD. #	PASSAGE DATE
1 ST AMENDMENT	_____	_____	_____
2 ND AMENDMENT	_____	_____	_____
3 RD AMENDMENT	_____	_____	_____
4 TH AMENDMENT	_____	_____	_____
TOTAL CONTRACT	\$ _____		

COMPREHENSIVE PROJECT SUMMARY Churchill Gateway is a 4 Story building located at 10700 Churchill Road. The building will feature 3,000 square feet of commercial space on the ground floor that will be used for community programming, and 52 one, two, and three-bedroom affordable apartment units. The project will be located at the former Harry E. Davis School site in the Glenville neighborhood in Cleveland. The location is a key target area for the Mayor's Neighborhood Transformation Initiative, and Churchill Gateway is an affordable housing development and, as the Glenville neighborhood begins to revitalize, will ensure that high quality housing options continue to be available to community residents.

[Signature] 9.15.21

 MANAGER DATE

[Signature] 9/15/2021

 DIRECTOR OF COMMUNITY DEVELOPMENT DATE

James C. Greene 9-15-21

 COMMISSIONER DATE

 EEO OFFICER DATE

 LEGISLATIVE COORDINATOR DATE

 ENVIRONMENTAL OFFICER DATE

 FISCAL OFFICER DATE

 DIRECTOR OF DATE

ORDINANCE NO.

Executive Summary

Legislative Request:

This is a request from the Director of the Department of Community Development to Assign an Attorney to prepare legislation that would allow the Director of Community Development to sell parcels of the former Harry E. Davis school site located at E 105th Street and Churchill Ave. to the NRP Group (Churchill Gateway, the project), which includes and enter an easement giving the City public access to the development's driveway. This location is a key target area of the Mayor's Neighborhood Transformation Initiative. The first phase of development of the Site is a mixed-use affordable housing project consisting of a 4-story, 52 unit apartment building with 3,000 sq ft of commercial space on the ground floor. NRP's project will occupy about 40% of the site as shown on the attached Preliminary Layout plan.

Purpose:

Churchill Gateway is a result of an innovative, cross-sector partnership. The project will be located at East 105th and Churchill Road on what was formerly the Harry E Davis School in the Glenville neighborhood in Cleveland. This project will be an anchor development along the East 105th corridor, creating a connection between the Glenville neighborhood to the North and the job center at University Circle to the South. NRP is working with the City of Cleveland, the Cuyahoga Metropolitan Housing Authority, the Cleveland Metropolitan School District ("CMSD"), and University Hospitals ("U-H") to combine needed new affordable housing production with a U-H Community Outreach Center. The project will consist of one 4-story, 52-unit apartment building with 3,000 square feet of commercial space on the first floor.

The location of this site is a key target area for the Mayor's Neighborhood Transformation Initiative and is within one mile of three of Cleveland's ten largest employers. Churchill Gateway is an affordable housing development and, as the Glenville neighborhood begins to revitalize, will ensure that high-quality housing options continue to be available to community residents.

The site is currently home to the Harry E Davis School which has been closed and empty since 2006; it has significant environmental and structural deficiencies that require the building be demolished. In its

place, NRP will develop a 4-story mixed-use building that speaks to the context of the neighborhood while creating density and promoting walkability.

The 4-story building, while slightly taller than the existing structure on the site, will blend well into the context of the neighborhood, creating a smooth transition from the heavily trafficked East 105th street into the neighborhood. Additionally, first floor units will feature porches that reflect the aesthetic of the surrounding homes. With parking tucked behind the building, neighborhood residents will experience an active sidewalk as they walk through the community.

In addition to high quality affordable housing units, Churchill Gateway will feature a 3,000 square foot Opportunity Center that will be programmed by University Hospitals. UH will use this space as a classroom and community gathering space to facilitate health education workshops, workforce training sessions, community baby showers, and a variety of other programs that will address social determinants of health for the community.

This building only occupies a small portion of the site. In its site plan and design, NRP is taking consideration into how the rest of the site may be utilized in the future and creating opportunity for additional phases of development



Polaris Engineering & Surveying
34600 Chardon Road Suite D
Willoughby Hills, Ohio 44094
Office: (440) 944-4433
Fax: (440) 944-3722

*OK
9/8/2021
JBW*

**June 4, 2021
Legal Description
Lot Split Parcel A**

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, known as being part of Original One Hundred Acre Lot No.386, further known as being a lot split parcel out of part of land conveyed to the Board of Education of the Cleveland City School District (Combined P.P.N. 120-01-060) and being part of subplot 15, all of subplot 16, and part of subplot 17 of The Phillips Subdivision as shown by plat recorded in volume 19, page 23 of Cuyahoga County Map Records, and part of sublots 133 through 140, and part of subplot 144 of the J.H. Wade Et. Al. Re-Subdivision as shown by plat recorded in volume 33, page 18 of Cuyahoga County Map Records;

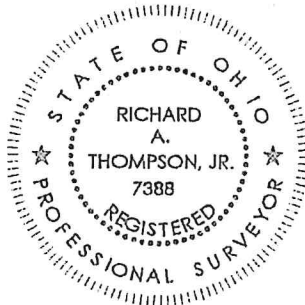
Beginning at the intersection of the easterly right of way of East 105th Street (formerly Doan Street – 60 feet wide) with the southerly right of way of Churchill Avenue (formerly Churchill Street - 45 feet wide);

Thence North 88°56'13" East, along the southerly right of way of Churchill Avenue, 556.56 feet to a 5/8 inch iron pin (Id: Polaris) set therein, being 11.47 feet easterly of the northwesterly corner of subplot 15 of said Phillips Subdivision and being the northeasterly corner of Parcel B of a lot split shown by plate recorded as AFN _____ of Cuyahoga County Records and the **Principal Place of Beginning**:

COURSE 1 North 88°56'13" East, continuing along the southerly right of way of Churchill Avenue, 60.00 feet to a 5/8 inch iron pin (Id: Polaris) set therein, being 1.46 feet easterly of the northeasterly corner of subplot 16 of said Phillips Subdivision and being the northwesterly corner of Parcel C of said lot split;

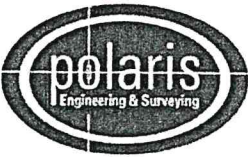
PAGE 2

- COURSE 2 Thence South 01°04'06" East, along a new division line, being the westerly line of said Parcel C, 307.12 feet to 5/8 inch iron pin (Id: Polaris) set at the southwesterly corner thereof, being in the northerly right of way of Orville Avenue (formerly Orville Street – 60 feet wide), and being 24.93 feet westerly from the southeasterly corner of subplot 133 of said J.H. Wade Et. Al. Re-Subdivision;
- COURSE 3 Thence South 88°55'54" West, along the northerly right of way of Orville Avenue, 428.07 feet to the southeasterly corner of a parcel of land conveyed to the City of Cleveland Land Reutilization Program by AFN 201408140371 of Cuyahoga County Records (PPN 120-01-095) being the southeasterly corner of subplot 141 of said J.H. Wade Et. Al. Re-Subdivision and witnessed by a 5/8 inch iron pin found 0.12 feet north and 0.50 feet east;
- COURSE 4 Thence North 00°46'52" West, along the easterly lines of sublots 141, 142, and 143 of said J.H. Wade Et. Al. Re-Subdivision, 153.62 feet to 5/8 inch iron pin (Id: Polaris) set therein;
- COURSE 5 Thence North 88°57'37" East, along a new division line, 367.30 feet to 5/8 inch iron pin (Id: Polaris) set;
- COURSE 6 Thence North 01°04'06" West, along a new division line, 153.69 feet to the **Principal Place of Beginning** and containing 1.7189 acres of land (74,877 square feet), as surveyed in June 2021 by Richard A. Thompson Jr. P.S. No. 7388 of Polaris Engineering and Surveying, Inc., be the same, more or less, but subject all legal highways and easements of record. The intent of this instrument is to describe Lot Split A of the Plat of Lot Split recorded as AFN _____ of Cuyahoga County Records.



Richard A. Thompson Jr.

RICHARD A. THOMPSON JR., OHIO REGISTERED
PROFESSIONAL LAND SURVEYOR #7388
6/4/2021



Polaris Engineering & Surveying
34600 Chardon Road Suite D
Willoughby Hills, Ohio 44094
Office: (440) 944-4433
Fax: (440) 944-3722

OK
EBW
8/17/2021

**August 16, 2021
Legal Description
Access Easement
Over PPN 120-01-_____**

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, known as being part of Original One Hundred Acre Lot No.386, further known as being an access easement over part of Parcel A of a lot split shown by plat recorded as AFN _____ of Cuyahoga County Records;

Beginning at the intersection of the easterly right of way of East 105th Street (formerly Doan Street – 60 feet wide) with the southerly right of way of Churchill Avenue (formerly Churchill Street - 45 feet wide);

Thence North 88°56'13" East, along the southerly right of way of Churchill Avenue, 556.56 feet to the northeasterly corner of Parcel B of a lot split shown by plat recorded as AFN _____ of Cuyahoga County Records and the **Principal Place of Beginning**:

- COURSE 1 North 88°56'13" East, continuing along the southerly right of way of Churchill Avenue, 60.00 feet to the northwesterly corner of Parcel C of a lot split shown by plat recorded as AFN _____ of Cuyahoga County Records;
- COURSE 2 Thence South 01°04'06" East, along the westerly line of said Parcel C, 307.12 feet to the southwesterly corner thereof, being in the northerly right of way of Orville Avenue (formerly Orville Street – 60 feet wide);
- COURSE 3 Thence South 88°55'54" West, along the northerly right of way of Orville Avenue, 60.00 feet to the southerly extension of the easterly line of said Parcel B;

PAGE 2

COURSE 4 Thence North 01°04'06" West, along the southerly extension and the easterly line of said Parcel B, 307.13 feet to the **Principal Place of Beginning** and containing 0.4230 acres of land (18,428 square feet), as calculated and described in August, 2021 by Michael P. Spellacy P.S. No. 8169 of Polaris Engineering and Surveying, Inc., be the same, more or less, but subject all legal highways and easements of record. The intent of this instrument is to describe an access easement over part of Parcel A of a lot split shown by plat recorded as AFN _____ of Cuyahoga County Records.

Michael P. Spellacy 8/16/2021
Michael P. Spellacy, P.S. No. 8169 08/16/2021



S:\2018 Projects\18277- NRP - Churchill Project - City of Cleveland (DRK)\2-Project Surveying Info\4-Legal Descriptions\Legal Description - Access Esmt.doc

Churchill Avenue 45'
"a public Right-of-Way" (F'ly. Churchill Street)

POB

PPOB

556.56'

N 88°56'13" E

60.00'

Parcel "B"
Plat of Consolidation
A.F.N. _____ (2021)

60' ACCESS ESMT
18,428 SQ. FT.
0.4230 AC.

N 1°04'06" W

S 1°04'06" E

Parcel "C"
Plat of Consolidation
A.F.N. _____ (2021)

307.12'

307.13'

Parcel "A"
Plat of Consolidation
A.F.N. _____ (2021)

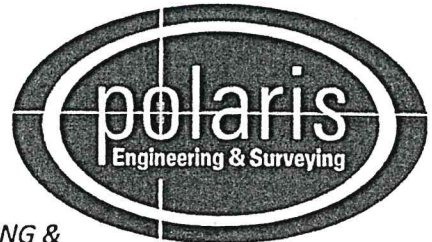
558.15'

60.00'

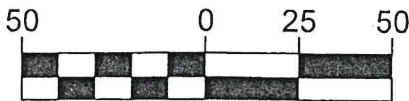
S 88°55'54" W Orville Avenue 60' "a public Right-of-Way"
(F'ly. Orville Street) (F'ly. Orville Avenue N.E.)

E. 105th Street 60' "a public Right-of-Way" (F'ly. Doan Street)

Michael P. Spellacy
08/16/2021

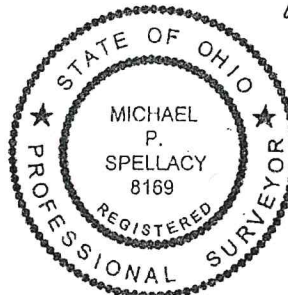


GRAPHIC SCALE



(IN FEET)

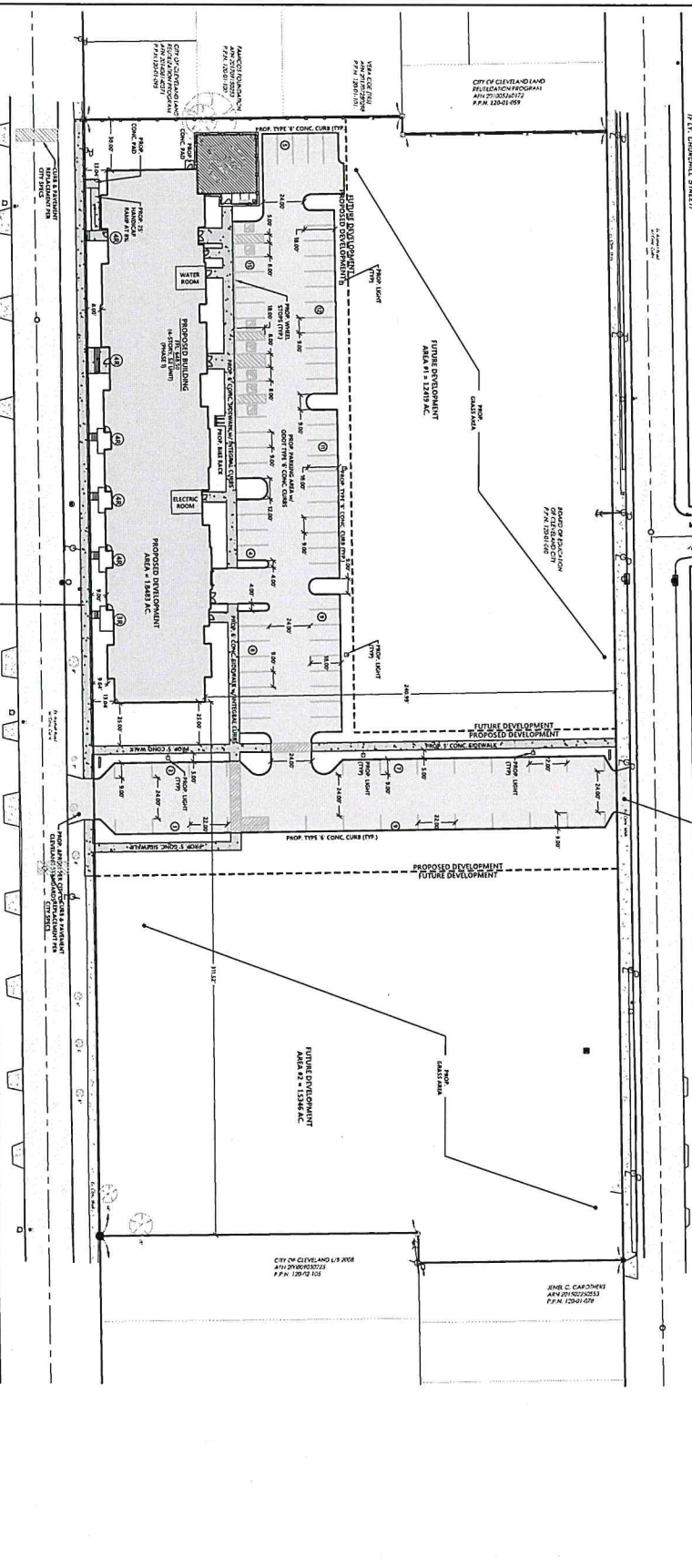
1 INCH = 50 FEET



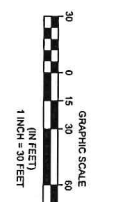
POLARIS ENGINEERING & SURVEYING, INC. 34600
CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722
(Fax) www.polaris-es.com

PREPARED FOR:
NPR GROUP LLC
CONTRACT NO. 18277

CHURCHILL AVENUE 45'
"A, Public Right-of-Way"
1/2" = 1' CHURCHILL STREET



TOPOGRAPHIC CERTIFICATION:
THE UNDERSIGNED HEREBY CERTIFY THAT THE TOPOGRAPHY REPRESENTED ON THIS PLAN WAS OBTAINED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT AS OF THE DATE THE FIELD WORK WAS COMPLETED, THE VERTICAL DATUM IS BASED ON NAVD83.
MORNING A. HENDERSON, P.E., P.S.
MORNING A. HENDERSON, P.E., P.S.



GRAPHIC SCALE
1 INCH = 30 FEET

DATA BLOCK
PROJ. DEVELOPMENT AREA: 4.62 Acres
PROJ. DEVELOPMENT AREA: 2.27 Acres
PROJ. DEVELOPMENT AREA: 1.55 Acres
NOTE: PROJ. BUILDING WILL BE WITHIN THE MFC-ZONING AREA.
PROJ. USE: APARTMENTS/CAREER CENTER & ASSOCIATED PARKING
ALLOWABLE FLOOR AREA: 1 - 46,234 SF = 46,234 SF
ALLOWABLE FLOOR AREA: 2 - 74,971 SF = 74,971 SF
FRONT SETBACK: REQUIRED: NONE
REAR SETBACK: REQUIRED: 20'
SIDE SETBACK: REQUIRED: 20'
REQUIRED: 52 SPACES PER UNIT = 52 SPACES
REQUIRED: 1 PER 20 PARKING SPACES = 5 PROPOSED: 6
PROPOSED: 5
PROPOSED: 27
PROPOSED: 36 SPACES
PROPOSED: 45 SPACES
PROPOSED: 5

REV. NO.	DATE	BY
001	1/20/23	AM
002	1/20/23	AM
003	1/20/23	AM
004	1/20/23	AM
005	1/20/23	AM

SYMBOL LEGEND	
□	1.1. Contour
○	1.2. Contour
○	1.3. Contour
○	1.4. Contour
○	1.5. Contour
○	1.6. Contour
○	1.7. Contour
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○	1.9. Contour
○	1.10. Contour
○	1.11. Contour
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○	1.100. Contour

NOTICE:
THE UNDERSIGNED HEREBY CERTIFY THAT THE SURVEYING AND MAPPING WORK WAS OBTAINED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT AS OF THE DATE THE FIELD WORK WAS COMPLETED, THE VERTICAL DATUM IS BASED ON NAVD83.
MORNING A. HENDERSON, P.E., P.S.
MORNING A. HENDERSON, P.E., P.S.

CONTRACT NO.
18277

PRELIMINARY LAYOUT PLAN



POLARIS ENGINEERING & SURVEYING, INC.
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(440) 944-4833 (440) 944-3722 (Fax)
www.polaris-es.com

CHURCHILL AVENUE

CITY OF CLEVELAND - CUYAHOGA COUNTY - OHIO