

Ordinance No. 990-2024

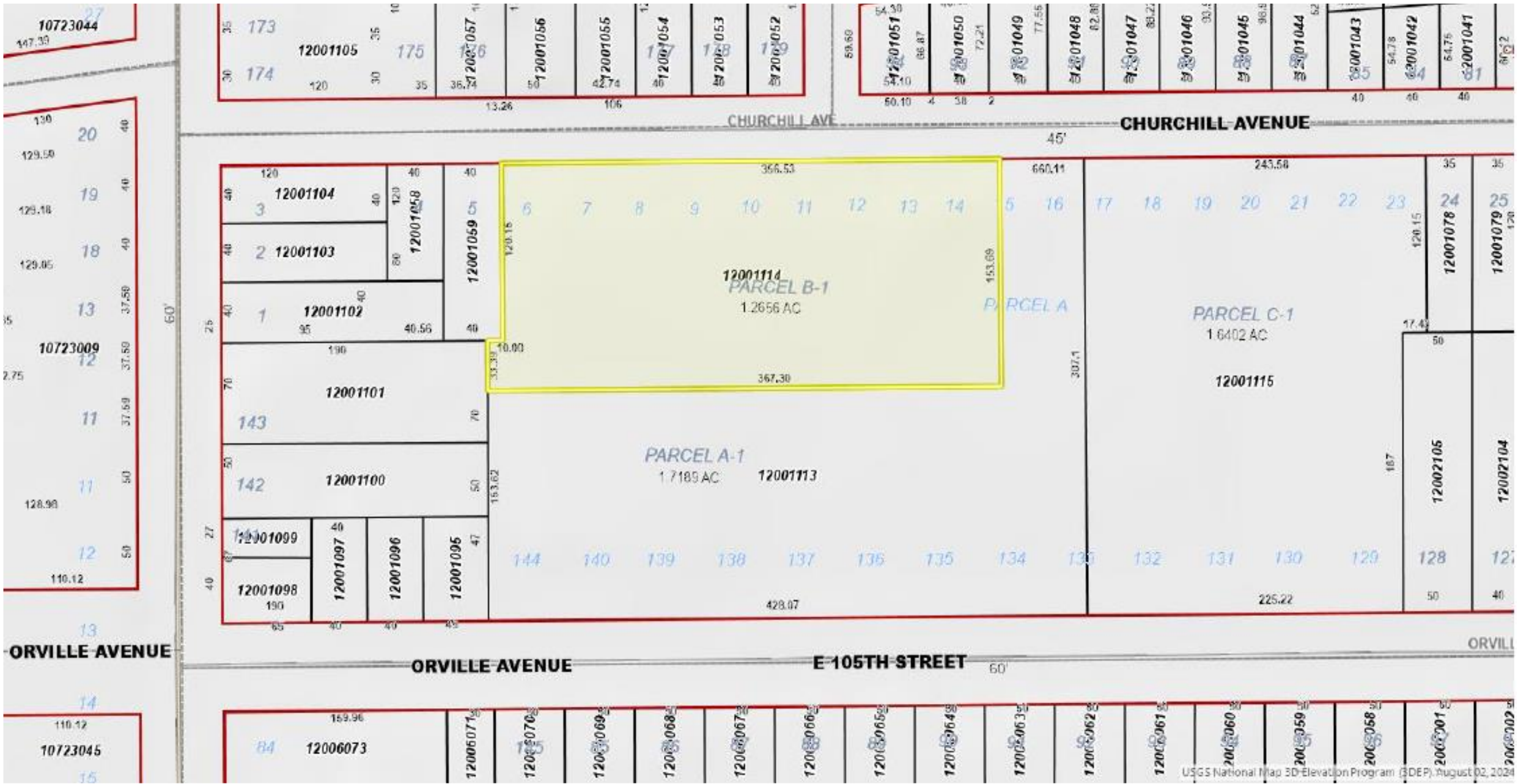
Churchill Gateway (aka The Davis) Phase 2
Development Agreement

Background and Purpose

- Sell City of Cleveland Parcel 120-01-114 to the NRP Group
- Develop The Davis Phase 2
 - 70-unit Multi-Family LIHTC Project
 - Tenant mix targeting 30%-60% AMI
- Surface parking included in the rear between the two buildings

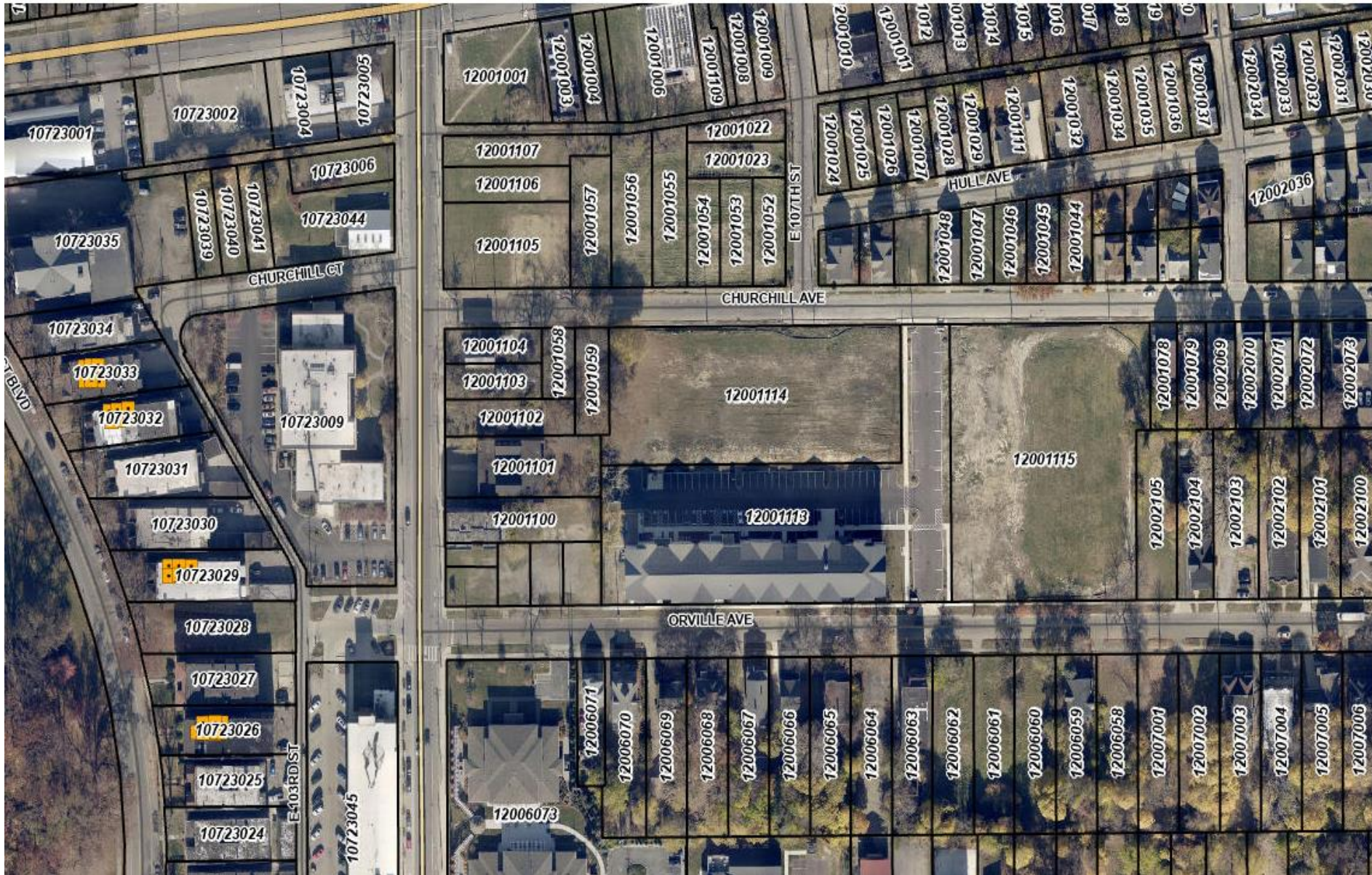
Former Harry E. Davis CMSD School Site





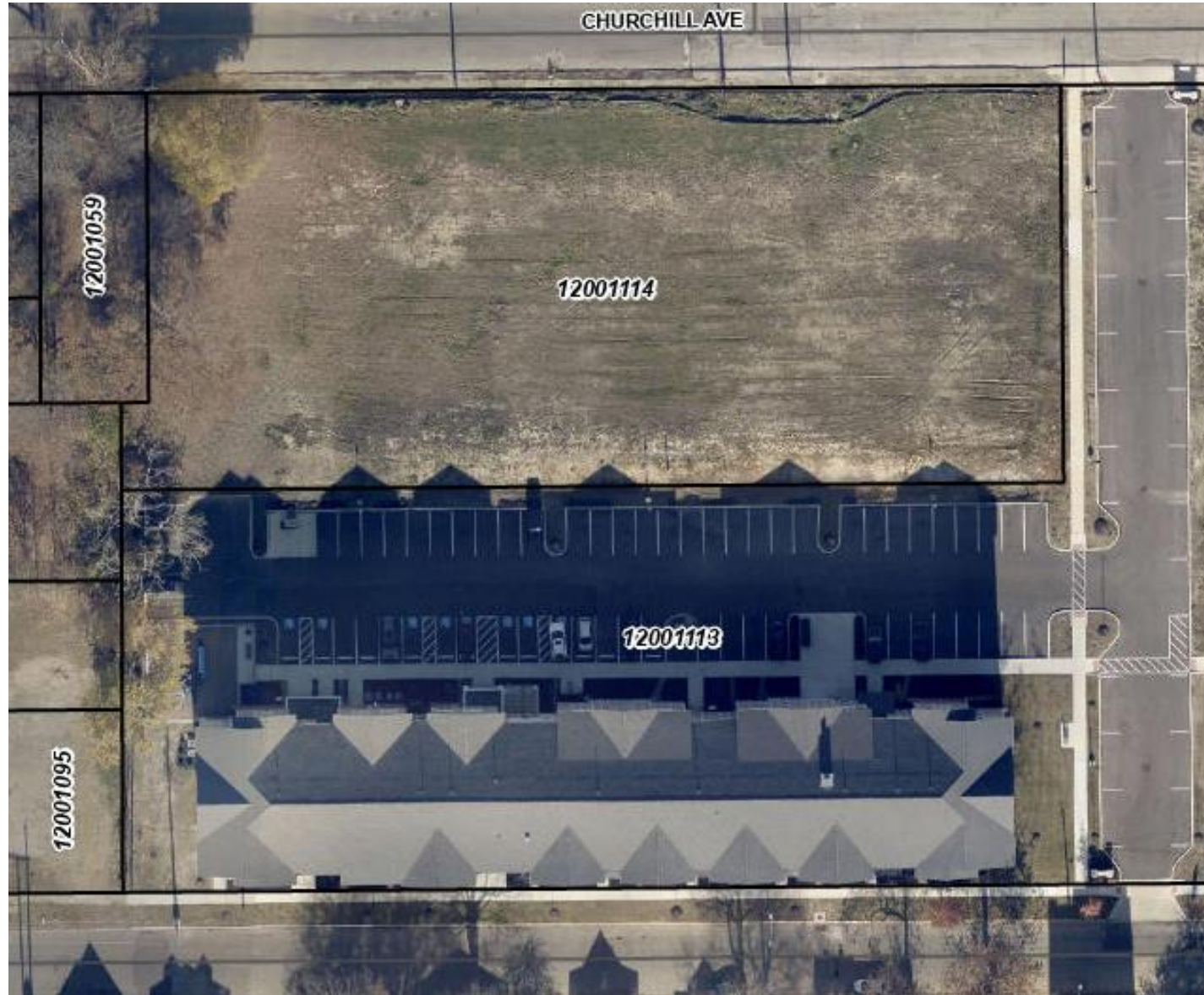
Churchill Gateway (aka 'The Davis Apartments')

Phased Development Site



Churchill Gateway (aka 'The Davis Apartments') Phase 2

PPN 120-01-114 request



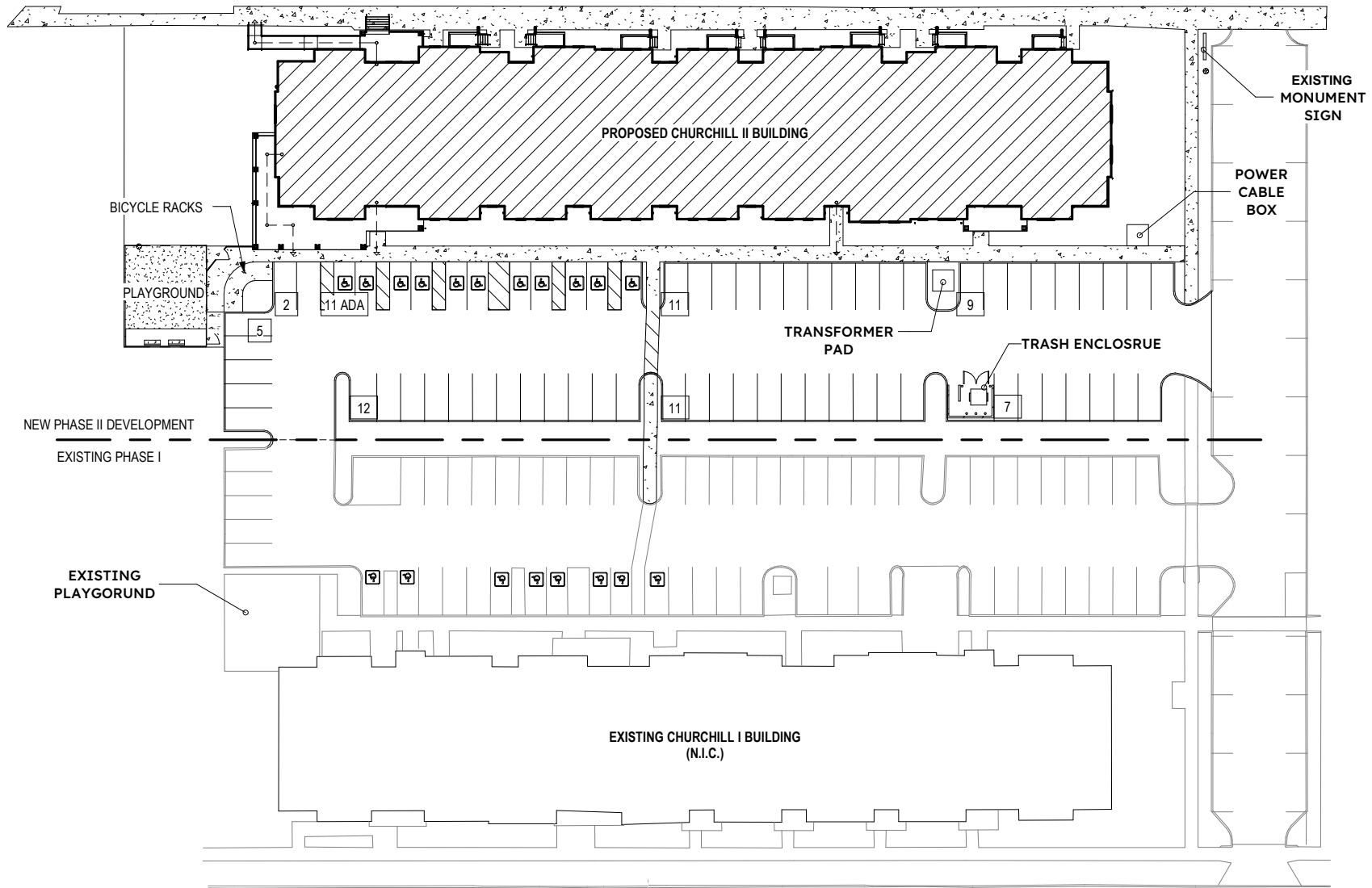


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CHURCHILL I CONTEXTUAL IMAGES

CHURCHILL GATEWAY II LLC • 2023.392 • 09/17/24

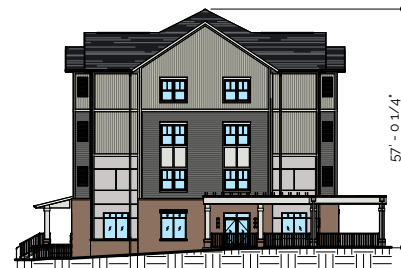




SOUTH ELEVATION (REAR)



EAST ELEVATION





WEST ELEVATION

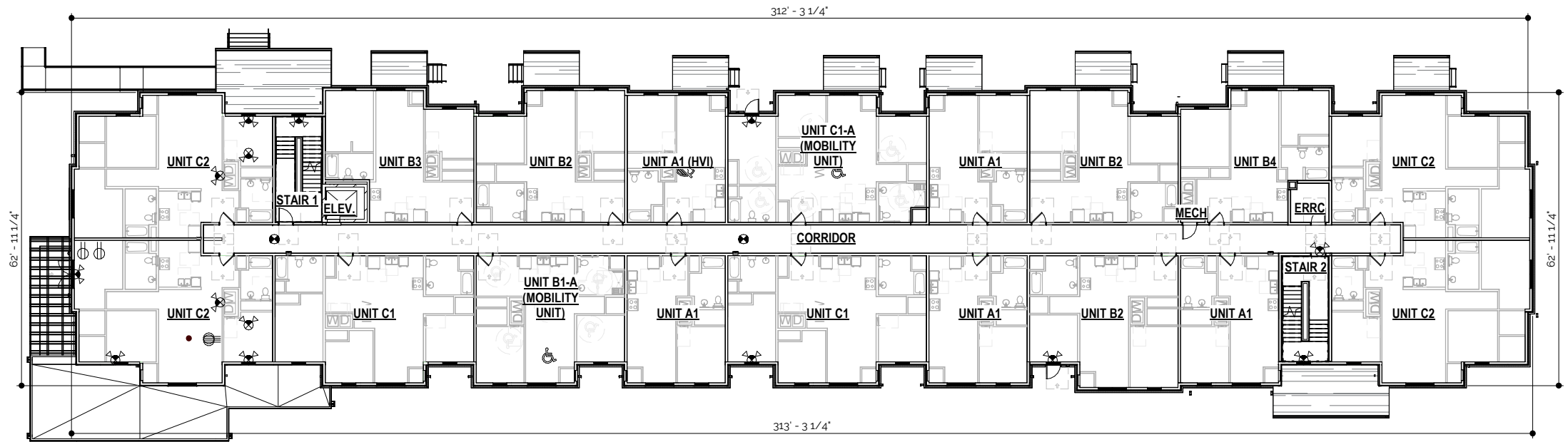


NORTH ELEVATION (FRONT)

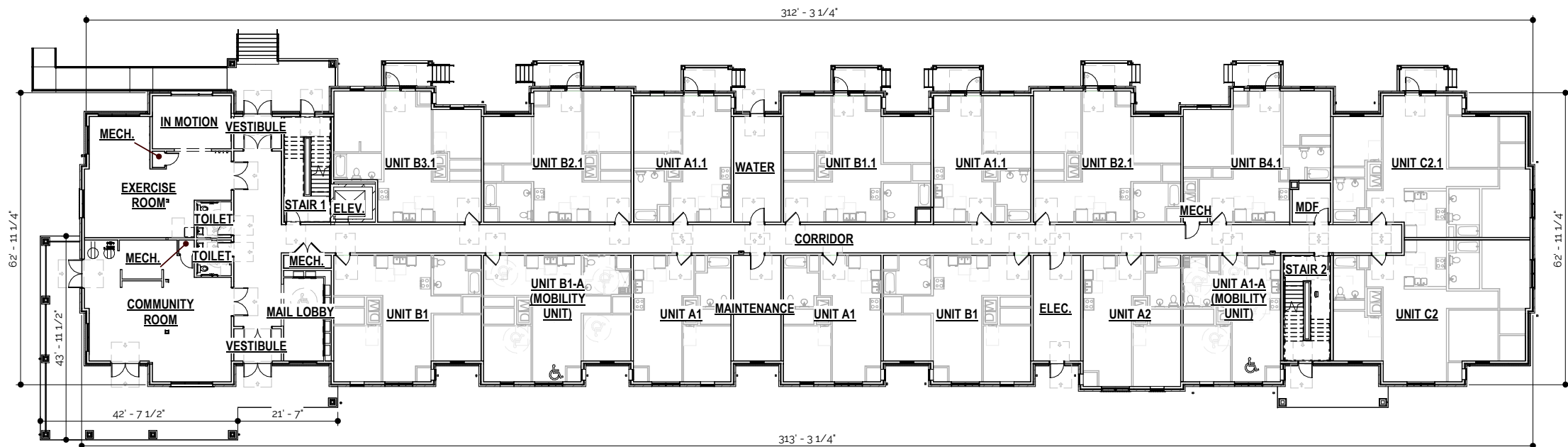
EXTERIOR FINISH LEGEND

-  30 YEAR DIMENSIONAL ASPHALT ROOF SHINGLES
MANU: TAMKO HERITAGE
COLOR: VIRGINIA SLATE
-  VERTICAL BOARD & BATTEN VINYL SIDING
FINISH: SMOOTH
MANU: ROYAL
STYLE: BOARD & BATTEN
COLOR: STERLING GREY
-  HORIZONTAL TRIPLE 3" CLAPBOARD VINYL SIDING
FINISH: SMOOTH
MANU: ROYAL
SYTLE: RESIDENTIAL
COLOR: ROCKSLIDE
-  HORIZONTAL 4-1/2" CLAPBOARD SIDING
FINISH: SMOOTH
MANU: ROYAL
STYLE: WOODLAND
COLOR: MIDNIGHT SURF
-  FIBER CEMENT PANEL
FINISH: SMOOTH
MANU: JAMES HARDIE
COLOR: PAINTED: SHERWIN WILLIAMS SW3387
-  TRIM
FINISH: SMOOTH
MANU: AZEK OR APPROVED EQUAL
COLOR: WHITE
-  MODULAR BRICK VENEER
MANU: GENERAL SHALE
FINISH: SMOOTH
COLOR: VALOR (IRONCUT)

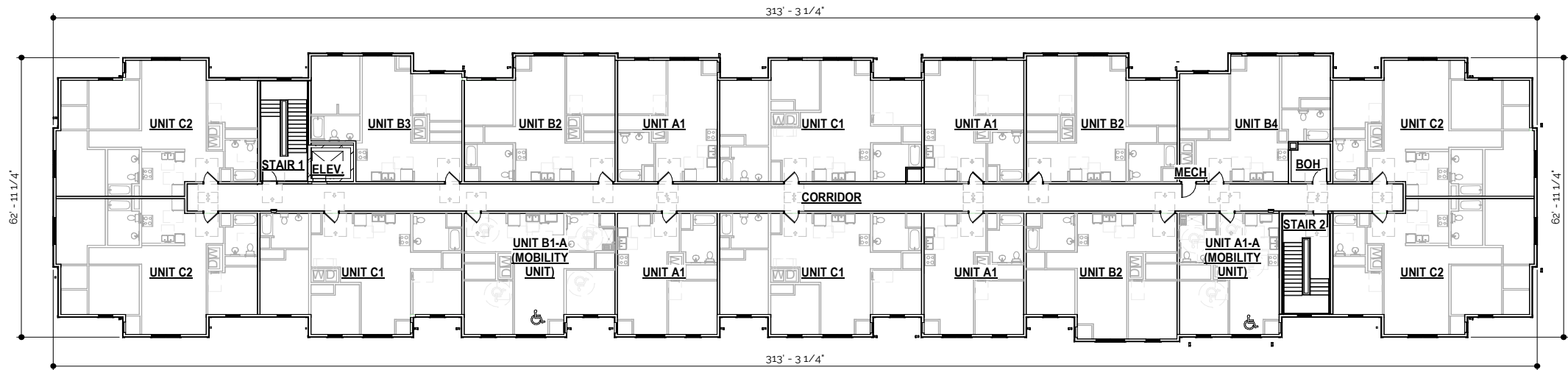
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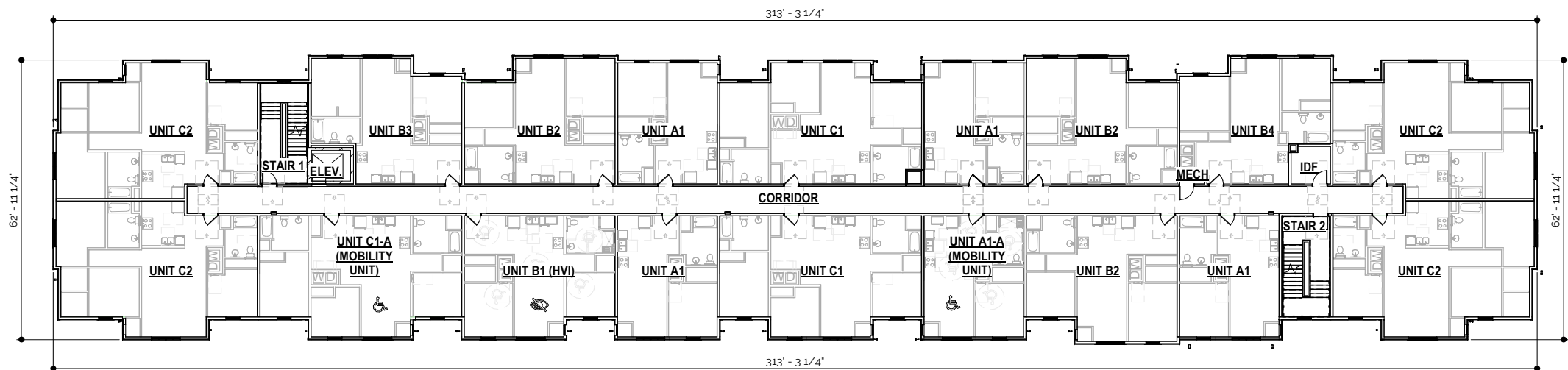
SECOND FLOOR PLAN



FIRST FLOOR PLAN



FOURTH FLOOR PLAN



THIRD FLOOR PLAN

PROJECT SUMMARY

CHURCHILL GATEWAY II WILL CONSIST OF A NEW ONE (1) FOUR-STORY BUILDING, HOSTING SEVENTY (70) UNITS. THE UNITS CONSIST OF ONE-, TWO-, AND THREE-BEDROOM UNITS AND THEIR ANSI TYPE A ACCESSIBLE UNITS ARE DISPERSED THROUGHOUT EACH FLOOR, IT WILL INCLUDE AN EXERCISE ROOM, COMMUNITY AREA WITH KITCHENETTE, OUTDOOR COVERED PATIO, MAINTENANCE AREA, PLAYGROUND AREA, AND CENTRALIZED MAIL LOBBY FOR ALL TENANTS. THE PROJECT WAS DESIGNED TO MEET LEED RESIDENTIAL - GOLD LEVEL CERTIFICATION.

TOTAL UNITS: SEVENTY (70) UNITS - 21 ONE BEDROOM UNITS, 26 TWO-BEDROOM UNITS, 23 THREE BEDROOM UNITS

BUILDING SIZE: 77,459 SF

RESIDENTIAL POPULATION: ALL AGE GROUPS

OFF-STREET PARKING SPACES: 68 SPACES TOTAL (11 ACCESSIBLE)

SUSTAINABILITY: LEED GOLD

CURRENT ZONING: MULTI-RESIDENTIAL UNDER APPROVAL WITH CITY

BUILDING/SITE AMENITIES:

- BICYCLE RACKS
- COMMUNITY ROOM
- COVERED MAILBOXES
- EXERCISE ROOM
- PLAYGROUND AREA
- OUTDOOR PATIO AREA (70% COVERED)

ADDITIONAL NOTES

1. THE GROUND LEVEL IS ELEVATED ABOVE THE STREET AND SIDEWALK TO ENHANCE PRIVACY AND CREATE A DISTINCT SEPARATION FOR FIRST-FLOOR TENANTS
2. THE BUILDING IS SEGMENTED INTO SMALLER, RESIDENTIAL-SCALE PROPORTIONS TO HARMONIZE WITH THE SURROUNDING COMMUNITY.
3. EFFORTS ARE MADE TO MATCH THE DESIGN AND AESTHETIC OF PHASE 1 AS CLOSELY AS POSSIBLE. THIS CONSISTENCY IN DESIGN HELPS TO CULTIVATE A COHESIVE COMMUNITY FEELING, MAKING THE ENTIRE DEVELOPMENT FEEL UNIFIED AND INTEGRATED.

DEVELOPER: THE NRP GROUP

ARCHITECT: MA DESIGN