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City Life magazine

2018-2019

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Cleveland – Shaping Greater Neighborhoods Together

AS A LIFELONG CLEVELANDER, I’ve seen significant advances in our city and know we are creating a better place for ourselves and future generations. We have become a successful city — recognized for our innovation and ability to meet and overcome challenges. But, we must not be content with simply being successful. We are focused on moving from a successful city to a great city — one where everyone can participate in prosperity and quality of life.

We are implementing a $65 million Neighborhood Transformation Initiative, which expands on our neighborhood revitalization efforts, and focuses on private investment. The initiative will help revitalize our neighborhoods and spur entrepreneurial growth in areas where traditional investment has not worked.

We are continuing to provide enhanced services as a result of the residents’ support of Issue 32. We are hiring more employees and creating new programs to better serve citizens. We are also constructing new facilities, including a new $6 million kennel, and investing in public safety, recreation, youth opportunities, roads and more.

As I’ve said before, everything we’ve done together that is successful, we’ve done as one community. The collaborative spirit of our citizens working to advance our neighborhoods — together with community development corporations, City departments, small and large businesses and our philanthropic community — will create a better quality of life for all.

We are committed to seeing this work through and look forward to Clevelanders from all walks of life sharing in the benefits of a great city.

Sincerely,

FRANK G. JACKSON, MAYOR
CITY OF CLEVELAND

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Welcome to the Neighborhoods

THIS IS A SPECIAL TIME for Cleveland Neighborhood Progress as we celebrate 30 years of service. Since 1988, our mission-driven community development intermediary has worked tirelessly alongside public and private partners and thousands of civic stakeholders to revitalize Cleveland’s neighborhoods and enhance the quality of life for Cleveland residents. We reflect on successes and focus on strengthening the region’s urban core.

Cleveland’s real estate market continues to grow and momentum is building for new and rehabilitated homes. Downtown’s population continues to surge and we watch the flow of residents spill into many other city neighborhoods. Our lakefront destination — offering vibrant music and entertainment venues, first-class dining, competitive national sports teams, world-class arts-and-cultural institutions, amazing greenspaces and robust housing options — attracts new residents every day.

We are happy to share the 12th edition of this annual publication, City Life by LiveCLEVELAND! is an important resource telling the success stories of Cleveland’s neighborhoods. From new hires and those returning to Cleveland to existing residents and suburbanites, we have helped thousands of individuals better understand and navigate Cleveland’s urban landscape. Families, empty nesters and young professionals have been drawn to city life in Cleveland through this informative publication and the many other marketing endeavors we have provided.

With neighborhood festivals, art walks, farmers’ markets, coffee shops, corner taverns, playgrounds, parks and public art around every corner, neighborhood vibrancy continues to rise. Visitors are eager to discover these gems, and city residents take advantage of them every day. From Detroit Shoreway, Glenville and Ohio City to Slavic Village, University Circle and Collinwood, these amenities make Cleveland special.

I hope you enjoy learning more about our city neighborhoods. At Cleveland Neighborhood Progress, it is our pleasure to share the wonderful story of city life in Cleveland, Ohio. There is a neighborhood and a home in the city that’s right for you — and we can help you find it.

Sincerely,

JOEL RATNER, PRESIDENT & CEO
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Cleveland Public Library has 27 branches across the city that serve four million patrons annually. Library services are also available at Cleveland City Hall in the Public Administration Library.

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The Cleveland Plan takes students from preschool to college, career

The Cleveland Metropolitan School District’s reform strategies are designed to help all students navigate a course from the start of their education to college and careers.

And under The Cleveland Plan, supports are in place at every stage of that journey, beginning with preschool, a time when children’s brains are developing rapidly and they begin honing skills like communication and teamwork.

The District and private providers have formed the PRE4CLE partnership and are making high-quality preschool as widely available as possible. Two-thirds of CMSD’s 61 preschool sites have achieved the state’s maximum five-star rating, and the rest are expected to follow.

PreK-8 schools form a bridge to high school. Currently, educators and community partners are adopting new ways of teaching and learning at 14 of those schools, selecting approaches that let students pose and answer their own questions, develop leadership skills and take advantage of technology.
When students move on to high school, a variety of new models await.

The schools, small and personalized, focus on themes such as aerospace and maritime fields, digital arts, information technology, citizenship, science and health and early college studies. Graduates can obtain industry certification and enter the workforce, or they can head to college and major in any field they choose.

Career technical education is changing, too. At Max S. Hayes High School, for example, students can serve pre-apprenticeships in the building construction trades or graduate and go straight into apprenticeships in the sheet-metal industry.

*The Cleveland Plan’s* goal is to ensure that every student receives a quality education, regardless of the provider.

To that end, CMSD works closely with charter schools, sponsoring 11 and partnering with another eight that meet high standards. The District and charters have formed the Cleveland Education Compact and work together on common issues and concerns.

With all those pieces in place, signs indicate that CMSD is making progress.

On its most recent report card, the District’s K-3 literacy rate jumped from an F to a C, with the rate of growth surpassing those of 88 school systems in Ohio.

The graduation rate set another in a series of record highs for the District. Data shows that students are better prepared for college, with fewer needing remediation when they arrive.

Parent participation is rising, with more than 90 percent meeting with their children’s teachers last school year. So is public confidence, with voters easily renewing a critical operating levy in 2016, two years after doing the same for a bond issue to help pay for school construction and renovation.
Urban Boom

CLEVELAND THRIVES, IN PART, BECAUSE OF ITS DIVERSE NEIGHBORHOODS. THESE DESIRABLE POCKETS OF THE CITY MAKE CLEVELAND SPECIAL.

BY JILL SELL

Just when you think you know Cleveland’s neighborhoods, something new happens to add to an area’s vitality and personality. Maybe it’s immediate and tangible, such as an exciting new restaurant, new housing or even a neighborhood-based radio station. Other times it’s less brick-and-mortar, such as solid employment opportunities or programs designed for specific residents. And it’s always about connecting neighborhoods and residents. We spotlight five neighborhoods for the latest buzz.

THE NEIGHBORHOOD LIFESTYLE

WHEN KAMM’S CORNERS resident Charlie Slife ends his work week he is grateful he can park his car in his driveway and leave it there. On weekends, Slife walks to the grocery store or friends’ houses. It’s also a short jaunt to public transportation, which he takes to Downtown Cleveland, where he volunteers on Saturdays for Mind Matters, a program that helps high school students prepare for college.

“Everything I need or want on a daily basis is readily accessible,” says Slife, who married his wife, Holly, in January. “I like to walk, take the train or ride my bike.” While Kamm’s continues to add bike lanes and improve upon its bike friendliness, Slife says it’s still relaxing to ride down residential streets.

The couple bought their brick house in July 2017, and appreciate its front porch and “surprisingly” deep backyard, where they occasionally see deer who wander over from the Metroparks. Slife, a location consultant for the Austin Co. in Mayfield Heights, rented in the Detroit Shoreway neighborhood for three-and-a-half years before buying in Kamm’s Corners, part of the West Park community. One of his favorite local spots is the Red Lantern Kitchen & Bar, which he says, “has been around for 3 million years, but has been renovated into a gastropub.”

But even more than convenient location and nearby retail opportunities, Slife respects the fact that residents in Kamm’s Corners are “working to improve the quality of life here beyond what it is already.”

“This neighborhood can only trend up,” says Slife. “Good neighbors are working hard to make it a place people want to live.”

Steve Lorenz, executive director of Kamm’s Corners Development Corp., agrees. Lorenz says Slife is a good example of the kind of resident who has lived in Cleveland, but who wants a “little quieter, more suburban-like neighborhood” than some areas closer to the city core.

Lorenz also identified the most recent flux of residents as those who lived in the neighborhood, left, and who are now “boomeranging back.” Empty-nesters also like the idea of moving from their large, no-longer-needed suburban homes and being closer to Cleveland’s sports and cultural activities.

“Kamm’s Corners is an old-style neighborhood as opposed to a new-style one, where once the garage door goes down, you don’t see anyone,” says Lorenz. Houses in the neighborhood sell between $60,000 and $300,000, with an average cost between $135,000 and $165,000, he adds.

“We’re here to stay,” says Slife, and that includes his two chubby cats he affectionately describes as “certified previously-owned cats.”

“Everything I need or want on a daily basis is readily accessible. I like to walk, take the train or ride my bike.” — Charlie Slife
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“OUR VOICES UNITED” is the inspiration for a Central-Kinsman community radio station’s call letters. This year, WOVU 95.9 FM hit the airwaves as a hyperlocal talk, sports and entertainment station. Operated by Burten Bell Carr Development Inc. (BBC), the station was created to promote programming and services available to neighborhood residents.

“There were people who said they had no idea BBC was even here,” says Joy Johnson, BBC associate director. “The radio station is a definite help in telling people about us,” says Johnson. “We are providing the community a way to share its voices.”

Pierre Woods, a former New England Patriots linebacker, is a regular guest and commentator for CSE 216, a sports and entertainment show that airs Thursdays at 6 p.m. Woods, who grew up in the neighborhood, “is very professional on air,” according to Johnson. Mark Krieger, retired WJCU 88.7 FM radio station director and John Carroll University communications department professor, is helping with technical assistance and training volunteers.

The radio station is located in Bridgeport Place, a small strip shopping center on Kinsman Road, and broadcasts daily from 10 a.m. to 4 p.m., but will become a 24-hour station with the help of automation and possibly some syndicated shows. Johnson sees the station built on volunteers and becoming self-sustaining with underwriting.

Johnson adds that providing radio training to those in the Central-Kinsman area for both on-air work and behind-the-scenes support is another positive for residents.

“They said radio is a dying medium, but TV didn’t kill it, cable didn’t kill it, the internet didn’t kill it. It’s changing, but not dying. It’s free to listeners. Radio is the lowest-cost medium to enter. We want WOVU to be the resource people both inside and outside the community use if they want to get something on the radio,” she says.

BBC was founded in 1990 and serves most of Cleveland’s Ward 5 in an area less than 4 square miles. Its mission is to “empower citizens and revitalize blighted and underserved communities.” Just minutes from Downtown Cleveland and University Circle, the Central-Kinsman neighborhood has received millions of dollars in new investment over the past decade and is seeing substantial revitalization, and WOVU is helping to spread the word.

“The radio station has so much potential and helps fulfill our goals,” says Johnson.

---

**CENTER OF CULTURE**

CHRIS RONAYNE, PRESIDENT, of University Circle, Inc. (UCI) since 2005, knows success is about connections. UCI is connecting in new ways to its increasing residential population and the more than 2 million visitors each year to Cleveland’s premiere arts and cultural center.

Beginning in 2008, physical connections with other neighborhoods and major street improvements began when the Greater Cleveland Regional Transit Authority initiated HealthLine, the $200 million Euclid Avenue transit project. Since then, additional connecting corridors with access to University Circle are being highlighted.

“The Nord Family Greenway opens this spring and summer and will be a beautiful promenade that will run through University Circle as a pedestrian corridor,” says Ronayne. “It is an exciting greenway that has the look and feel of a Washington, D.C. mall.”

The 20-plus acres of transformed land will connect the Cleveland Museum of Art, Case Western Reserve University, University Circle and the Hough neighborhood.

Opportunity Corridor – a section of the East Side that will be reshaped by the Ohio Department of Transportation’s ambitious $300-plus million project to build a new boulevard – is not without controversy. But Ronayne sees it as another imperative connection and an opportunity to create mixed-use development in nearby Glenville, a historical neighborhood to the north of University Circle. Ronayne says significant changes can also occur on the neighborhood’s south side and along East 105th Street.

The Mayfield Corridor is “really coming to fruition,” says Ronayne, with the addition of Centric, a more than $70 million investment into a seven-story, lifestyle apartment complex. Centric features 276 units, commercial space, parking garage, Cyber Lounge, Sky Deck and a Wheelhouse where residents can store bicycles and get them repaired.

Ronayne also points to One University Circle, the $116 million, 20-story, high-rise apartment tower that opens this spring on Euclid Avenue between Stokes Boulevard and Stearns Road in University Circle.

“It’s elegantly designed and hugs the Circle, maintaining the personality of the Circle,” says Ronayne. Of course, improved corridors that lead to the area ultimately mean more opportunities for University Circle.

A goal of the 61-year-old UCI is to complement the area’s world-class medical, educational and cultural institutions with “housing, retail, parks and transit,” according to Ronayne.

“We have created a premier neighborhood that has been noted in national publications for many things, including the walkability of the Circle,” says Ronayne. “Because of Case Western Reserve University and the three medical centers, we attract people from all over the world who speak many languages. We are a global city. We are very interested in seeing development progress in neighborhoods like Fairfax, Hough, Glenville and Little Italy as well as University Circle.”
A HEALTHY BUSINESS LIFE

WHEN OWNER DANNY RIZK opened his first café in Tremont, even he admitted it was a little small.

“Two people couldn’t open their laptops at the same time. Within eight months we were looking for ways to expand,” says Rizk, who opened his new Beviamo Café at 2275 Professor Ave. in January. “We went from under 500 square feet to about 1,600 square feet, not counting our storage area and the patio we hope to open.”

Even that might not be big enough considering the reaction he is getting from customers who appreciate the 100 percent vegan kitchen and the variety of coffee, including Beviamo’s private organic label.

“Even though we get coffee from all over the world, it’s processed and roasted locally,” says Rizk. “And when people come in they think they are on another planet because of all the food options that they have never seen before.” (Beejo-Kazooie, anyone?)

Most customers don’t want to leave what Rizk calls his “modern, but homey” atmosphere. He says if he is at the café all day, he wants it to be comfortable. He extends that to customers who can chill out in recliners and beanbag chairs if they wish.

“Tremont is the perfect location,” insists Rizk, who greets artists, writers and customers who just want a good cup of espresso, a healthy smoothie or vegan sushi, available Fridays and made with Calrose Japanese rice. “We get a wide range of customers, including neighborhood veterans who drank in this building when it was a bar in the ’70s. And we get a lot of millennials moving to the neighborhood who want to eat healthier or want specialty coffees.”

Besides offering such interesting choices as The Legend of Zaatar (seasoned avocado, cucumber and za’atar, a Middle eastern herb blend), Rizk has a mission to “get people to know how important food really is” to their health and well-being. He hopes to host seminars and discussions that bring in guest speakers who explain why a smoothie should be made with peanut butter and/or super fruits and not white sugar.

“I grew up in Akron, but visited Cleveland neighborhoods for my first business. I fell in love with Tremont,” says Rizk. “I saved up enough to open the first café for smoothies, and now I have expanded so much. We are renting from someone who is actually a customer. I think he didn’t want us to go anywhere else.”
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IF YOU BUILD IT

THERE'S A WIN-WIN SITUATION taking place in Union Miles. Building Futures, a project of the Union Miles Development Corp. (UMDC), works well on several levels. The endeavor, now in its fifth year, rehabs vacant, deteriorating houses within the neighborhood while training ex-offenders/returning citizens in all phases of construction work. Participants are required to take classroom instruction as well as contribute with hammers and saws to onsite construction projects. Building Futures collaborates with Passages Inc. (intake, training and job search) and the Harvard Community Services Center for aftercare services to ensure all participants have a second chance in life.

“Once they were a blemish on society. Now, through Building Futures, they have a way to re-direct themselves and become a positive impact on the neighborhood,” UMDC Trainer Wilson Jones says of his students. “They come here with a determination to learn skills for their future and their family’s future. I look at it as, ‘Reach one, teach one.’”

Building Futures lists as its vision “a greater Cleveland where one mistake does not permanently prevent an individual from a bright future.”

Cleveland resident Terrance Barnes began his training last October. He calls Building Futures a “great value” not just for the electrical, plumbing, HVAC and carpentry skills he is...
learning, but also for the life skills it teaches. “My favorite part of the program has been the hands-on training,” says Barnes. “But I even liked the classroom work.”

Barnes has also been inspired to take online college classes with Bryant and Stratton College in Cleveland. He hopes to pursue a career in the construction trades after he completes this phase of his education.

Located on Cleveland’s southeast side, the Union Miles neighborhood was once known as the Village of Newburgh. At one time in the early 1800s, it was more developed than Cleveland. Downtown Cleveland is a 10-minute drive or 20-minute bike ride away. Many historic homes are part of the neighborhood, as are churches and Calvary Cemetery, one of the largest cemeteries in Cuyahoga County.

According to Roshawn Sample, UMDC executive director, the “Union Miles neighborhood is a very large service area with great potential that, at times, has been overlooked. Recognizing the assets and building upon them is a key factor.”

Building Futures is building on those assets in more than one way.
NINE YEARS AGO, the City of Cleveland, like many around the country, was facing difficult financial conditions resulting from the recession. Those difficulties magnified the importance of creating a stronger network of planning and action to make the city more sustainable, both financially and environmentally.

“I founded Sustainable Cleveland 2019 because I saw an opportunity to prepare Cleveland for the future — an opportunity to build a sustainable economy — and that opportunity could not be wasted,” says Cleveland Mayor Frank Jackson. “We’ve been making progress over the last nine years, with the goal of building thriving and healthy neighborhoods throughout the city.”

Sustainable Cleveland, a program run by the City of Cleveland’s Office of Sustainability, is in its ninth year to engage members of city neighborhoods and organizations to jointly evaluate and cre-
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ate action plans at the neighborhood level related to renewable energy, local food accessibility, waste reduction, availability of clean water, sustainable mobility and green space. The Office of Sustainability also created a climate action plan designed to reduce greenhouse gas emissions to 80 percent below 2010 levels by 2050, with an interim goal of 16 percent reduction by 2020. That action plan is getting an update, based on input from a 90-member Climate Action Advisory Committee, which will be released this year.

“Back then the Office of Sustainability was pretty rare, and now every major city has one,” says Matt Gray, Cleveland’s chief of sustainability, on the 2009 initiative. “The major purpose is, how do you plan for the future with a healthy and vibrant city? So, with our work, there are two big roles. One is looking internally at city operations, all our departments — whether it’s public utilities, airport, capital projects — how do you integrate sustainability into the city’s day-to-day operations? The second one is the larger community. How do you engage everyone, every home, every business, every neighborhood in this work?”

Each year the organization creates an “action area,” or theme on which to focus. Previous years have focused on green space, local foods, energy efficiency and clean water, among others. This year the action area is appropriately the Year of Vital Neighborhoods. One of the key elements to Sustainable Cleveland is its partnerships with area
TOPICS OF CLIMATE CHANGE and sustainability can be daunting and inaccessible to area residents. To combat that, Cleveland Neighborhood Progress, with the generous support of the Kiesge Foundation, is pursuing approaches to advancing climate resilience across four Cleveland neighborhoods with the goal of replicating best practices across the city.

“Climate ambassadors are neighborhood leaders [who] are grassroots advocates for sustainability and climate resilience,” says Bianca Butts, manager of climate resiliency and sustainability for Cleveland Neighborhood Progress. “These are residents who want to be champions for concepts of sustainability by engaging neighbors, volunteering on committees, leading neighborhood projects and sharing the resident perspective with their neighborhood community development corporation partners to inform how the work operates at the neighborhood level.”

Michael Armstrong has worked as a climate ambassador for the Detroit Shoreway neighborhood for about four years. As a resident of the West Eighties area of the neighborhood, he has a background in permaculture, and worked to help run the Battery Park farmers’ market the last two years as market manager. “Right now I am working on several different initiatives, and one of those is on the policy end with the City of Cleveland on the new climate action plan,” he says. He also helped another climate ambassador, Monique Davis, who led a project to design, fund and restore an abandoned lot in Dudley Triangle with grass, plantings and picnic tables. “We did some design sessions at the Zone Rec Center and the library on Lorain Avenue. There were children involved in two of those sessions, and they shared their ideas – some of those were incorporated into the site design.”

Armstrong says he is continuing to learn about climate action and sustainable development, and he sits on the Sustainable Cleveland Vital Neighborhoods Committee, which is clarifying the focus for this year’s efforts. Some of those key topics include better community engagement, developing better historic neighborhood identities and creating more open spaces. He helped, too, with climate-change workshops held by Sustainable Cleveland, IOBY and Cleveland Neighborhood Progress. “They were very well attended with interest and good engagement,” he says. “There’s a lot of strong concern about climate change, and a lot of people out there who are skeptical, so we deal with that, also.”

That peer-to-peer engagement, though, provides a greater impact, Butts says, since it comes from someone living the same neighborhood experience: “Climate ambassadors are invaluable to building bridges between resident priorities and organizations who truly want to support sustainable neighborhood change.”

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organizations such as Cleveland Neighborhood Progress, which is a funding intermediary for community development corporations. The missions of the two groups intertwine, according to Bianca Butts, manager of climate resiliency and sustainability for Cleveland Neighborhood Progress.

“If, ultimately, we want people to choose our neighborhoods, we must work to be good stewards of our communities,” she says. “That’s where sustainability and climate resilience come into the picture. At the neighborhood scale, making decisions with sustainability and climate resilience in mind can impact the way new development projects are implemented and designed — infrastructure improvements or access to green spaces and parks, to name a few.”

Cleveland Neighborhood Progress is working collaboratively with Sustainable Cleveland, Cleveland Urban Design Collaborative of Kent State, the University of Buffalo and community development corporations in four neighborhoods to test approaches to sustainability and resilience at the neighborhood level. The efforts in Slavic Village, Central/Kinsman, Glenville and Detroit Shoreway bring many organizations together to leverage expertise to make the sustainability efforts a success.

“That’s really what we’re focusing on this year is bringing all those partners together and, at the end of the day, we’re looking at how do we make this sustainable?” Gray says. “When working with these four neighborhoods, how do we create a model of integrating sustainability into neighborhood planning? That’s the goal.”

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So, what does sustainability look like in Cleveland’s neighborhoods? Butts says it means more trees in urban communities to improve air quality and naturally guard residents from harmful summer high-heat events. It’s also vacant land reused to install projects that can absorb extra water from intense rainfalls and prevent flooding.

“It could look like connected and protected bike lanes to provide alternate forms of accessible and clean transportation or ease of accessibility to green spaces or parks for urban neighborhoods,” she continues. “It could even look like neighborhood composting to reduce food waste and support urban gardens. We can reimage a sustainable Cleveland in many ways.”

These are all areas where projects are under way in multiple neighborhoods. However, barriers stand in the way of those goals, and the biggest is culture change. “A lot of this is changing the status quo,” Gray notes. “Whether that’s in people’s homes, in businesses or even the larger city, in city government.”

Residents can make a difference in their own community, but also in their own homes, to support Cleveland’s sustainability goals. Small, consistent changes like reducing plastic by taking reusable bags to the grocery store, or changing out light bulbs with more energy-efficient LED lights would be a good start, Butts says. Many residents are leading neighborhood sustainability projects, she adds, and they could use volunteers and donations. (See the sidebar on resources to find out more about how to get involved.)

“Our initiatives have been able to support resident-led projects to make changes in neighborhood spaces, bring new awareness to why sustainability and climate resilience can be applied to daily life, and connect residents to one another,” Butts says. “Creating change at the neighborhood level is imperative to truly reaching the goal of having Cleveland be a green city on a blue lake.”
PUTTING DOWN ROOTS

PROGRAMS AND NEW DEVELOPMENT OFFER WAYS TO LET MORE RESIDENTS CALL CLEVELAND’S NEIGHBORHOODS HOME.

BY ANNIE ZALESKI

IT’S NO SECRET that Downtown Cleveland has long been a housing hotspot. Thanks to an influx of millennials and baby boomers, Downtown’s overall population has increased by 79 percent since 2000. According to Jeff Kipp, director of neighborhood marketing for Cleveland Neighborhood Progress, nearly 16,000 residents now call Downtown home.

“People are jumping into city life via leased properties and then investing in the city by transitioning to homeownership,” he says. “This continuing trend will lead to population growth for the entire city.”

But Downtown Cleveland is just one small area where residents can put down roots. In fact, there are more than 30 neighborhoods within the city limits — and all have their own amenities, assets and unique housing stock. “The city is filled with options: waterfront homes, high rise condominums, transit-oriented units, modern new homes, classic old homes and everything in between,” Kipp says. “And across this spectrum of housing comes a variety of price points that can work for all of our residents.”

Ensuring that city residents have a pathway to homeownership — and, even more important, housing stability — is one major goal of CHN Housing Partners. Over the years, the organization has developed 6,000 units of affordable housing, including approximately 4,000 single-family homes in the city of Cleveland, split between renovating existing structures and building new ones.

In the last decade, CHN decided to focus its single-family development efforts in specific land clusters within neighborhoods. Recently, it finished a construction project encompassing three blocks on both sides of Fleet Avenue in Slavic Village — to the tune of 37 homes — and is gearing up to build two waves of homes in the Clark-Fulton neighborhood.

“We became much more focused on maximizing the number of homes in small target areas,” says CHN Housing Partners’ executive director, Rob Curry. “[with] the notion being that activity breeds activity. [We] get a critical mass of housing renovation and new construction going so that sub-market begins recovering.”

These homes, which CHN develops with the help of affordable housing tax credits, are then rented, with the intent of preparing tenants to eventually take the title after they’ve lived there for 15 years. This purchase price is reasonable — Curry says renovated homes are priced at $19,750, while new constructions are $25,750 — and CHN helps residents figure out favorable post-title loan terms so they can pay the mortgage and cover household expenses and insurance.

Curry estimates that 85 to 90 percent of renters take the title on their house — a reflection of the success of CHN’s Lease-Purchase program and the high standards to which it holds participants. “What makes it
really work is that we give them the wrap-around support to help them succeed,” says Laura Boustan, CHN Housing Partners’ strategic communications manager. “We don’t just expect them to pay their bill on time — if they have trouble throughout, we help them. We’re there for them to succeed financially in every way.”

Slavic Village and Clark-Fulton aren’t the only neighborhoods ripe for a resurgence. Howard Hanna’s Ted Theophylactos, who’s been a realtor in the Cleveland market for 20 years, says that Old Brooklyn — in particular the South Hills area — is quite popular. Lower Lake Avenue, which is close to the Clifton-Edgewater and Detroit-Shoreway neighborhoods, also offers good deals. “That’s another great area to get a lovely home anywhere from $90,000 to $160,000,” Theophylactos says, adding that this tiny enclave is roughly north of Detroit Avenue between West 65th Street and the iconic Don’s Lighthouse restaurant.

In desirable neighborhoods such as Tremont, Detroit-Shoreway and Ohio City, Theophylactos and his team also work with a “core group of renovators” in order to identify properties that could use some TLC — with an eye toward increasing the pool of available homes priced between $130,000 and $200,000. “For that [price range], you have to go into sections of those neighborhoods that may not have as many rehabbed homes or as much new construction,” he says. These areas include the southwest quadrant of Detroit-Shoreway (a section south of Madison Avenue and north of Lorain Avenue between West 65th and West 85th streets) and in southern Tremont off of Scranton Road.

“There are a lot of people that are in the market for houses right now, and we want to give them more product,” Theophylactos adds.

On the more upscale front is Duck Island, a formerly low-density area located between Tremont and the West Side Market that’s also in demand. Many of the neighborhood’s newly built houses have yards — making it an asset for families with kids — and the neighborhood’s location can’t be beat. “You have all the activity of the market district, and all the activity of central Tremont, and you’re kind of right between the two,” Theophylactos says. “But you’re also right on the Lorain-Carnegie Bridge, which means you can walk Downtown. That and Hingetown have really become great neighborhoods.”

And he’s also excited about the luxury townhomes in Ohio City’s The Vine. “We have a level of luxury here that we’ve never had before,” he says, citing amenities such as quartz waterfall countertops, floating stairwells with glass ceilings, zero threshold showers with rainforest shower heads and high-end Samsung appliances. Although the steep price tags might be intimidating, some of these new upscale constructions come
with financial breaks. For example, One Seventeen (a Brickhaus development located on West 117th Street, near the Cleveland/ Lakewood border) and the 20-unit Cyan Park (near Herman Park along West 58th Street) have 15-year tax abatements.

For those looking to rent before buying, Cleveland has no shortage of options. Over on the near east side, the ground-up construction project One University Circle is quickly becoming a bridge from Cleveland’s past to its future. Although the building’s curved, half-circle façade is meant to reflect the trolley turnaround that used to be at the end of Euclid Avenue, the development itself is forward-looking.

As its name implies, One University Circle contains 276 apartment units overlooking the bustling cultural and academic hub. These apartments range in size, floor plans and price range, with 512-square-foot studio apartments renting for $1295/month and spacious 1963-square-foot three-bedroom, three-bathroom units going for $4795/month.

Incredibly, the 20-story building is the first new residential high-rise to be built in Cleveland in 40 years. “[With] the new construction projects, you’re not dealing with an older building or older plumbing, for ex-
ample,” says Cate Cymbalist, regional sales and marketing director for Village Green, the management company overseeing One University Circle. “So you’ve got the benefits of us being more energy efficient. You have new windows, and the layouts cater more to what is needed now for luxury apartments.”

That includes amenities such as 10- to 12-foot ceilings, stainless-steel appliances, shaker cabinets and quartz countertops in bathrooms and kitchens. One University Circle also offers resident perks built into the building plan — there are indoor and outdoor wellness spaces, a sky lounge, a rooftop deck with an outdoor pool, and an urban vegetable garden — and amenities such as on-call massage therapists. There’s even a 4000-square-foot retail space in the lobby that’s in the process of being rented.

Plus, One University Circle is within walking distance to University Hospital, Cleveland Clinic and the neighborhood’s many museums and restaurants, which makes it even more attractive. “Convenience is what we’re going for here,” Cymbalist says. “That’s what people want nowadays.”

Convenience is also a hallmark of Ohio City’s The Quarter, a five-story building sprouting up at the intersection of West 25th Street and Detroit Avenue. Slated to open in June 2018, the $60 million Snively Group development contains 194 studio, one- and two-bedroom apartments. The Quarter’s smallest unit, a 500-square-foot studio, rents for $1,099/month, while a spacious, 1,139 two-bedroom apartment goes for $2,699/month.

Like One University Circle, the building offers residents some attractive perks: temperature-controlled parking, a pool, a small grocery store, a furniture retailer and an on-site dry cleaner. A music school, the Music Settlement, is on the premises, while the Quarter is also near a multi-purpose trail that leads to Edgewater Park.
“We wanted programming that wasn’t just restaurants,” says Zoe Adams, marketing director at Snively Group. “We wanted it to be active throughout the day — between the Music Settlement, which is a school, and the businesses, everything will be open in the morning. The street will really be active [in the] morning, afternoon and evening. That will be nice for the neighborhood.”

Across the street from The Quarter, the Snively Group is renovating the former Forest City Bank building, with the plan to have 38 affordable apartments available in 2019. Adams expects these units to have “similar finishes” to apartments in the Quarter, while the building itself will have a fitness center, a co-working space, and be energy-efficient, courtesy of solar panels spanning the roof.

CHN Housing Partners is working toward another way to expand home ownership opportunities for people living in low-income neighborhoods. The organization is raising capital to fund a residential lending arm, so those who might have difficulties getting a bank loan can access an alternative loan source.

All of this activity points to a richer, more vibrant future for Cleveland.

“A diversity of housing options contributes to the charm and character of our neighborhoods,” Kipp says. “While we’re currently experiencing an uptick in construction of new contemporary housing units, a large portion of our housing stock is 100-plus years old. It’s the variety of style and cost that guarantees you can find what you’re looking for in our urban neighborhoods.”

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Be Our Neighbor

Throughout the pages of this magazine, and online at livecleveland.org, you’ll read descriptions, see pictures, meet people and learn of events that help you appreciate what city living is and what it means to the people who call Cleveland home. Every city neighborhood has a unique set of assets and attractions, and every city neighborhood has its own personality. But, most importantly, all of these neighborhoods make up one amazing City of Cleveland.

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Building a Strong Community

The Buckeye neighborhood is an example of residents and local organizations working in tandem for a better tomorrow.

By Jennifer Polanz

THE BUCKEYE NEIGHBORHOOD, which encompasses Buckeye, Larchmere, Woodland Hills and Shaker Square, has seen its share of challenging times linked to the foreclosure crisis and recession of 2008.

However, local development groups, nonprofit organizations, faith-based alliances, schools and community volunteers are rallying together to build a stronger neighborhood founded on better housing, strong education and empowered residents.

"With the housing crisis, there was a great deal of blight and abandonment, not just in Buckeye, but Buckeye-Woodland Hills... and Mount Pleasant," notes Jacqueline Gil- lon, community engagement specialist with Thriving Communities Institute, part of Western Reserve Land Conservancy. "But there remains a solid cadre of residents who care very much about the neighborhood, about their property. They just need tools; they need someone who is going to assist them with advice (and) resources."

Gillon’s organization works to strategically identify structures that have been abandoned and earmark them for demolition or recovery, particularly abandonments next to well-maintained homes. "Instead of leaving the land vacant after demolition, we advocate for green space," she says, adding residents often purchase the open parcel next to them for side yards and gardens.

A faith-based organization, Buckeye Ministry in Missions Alliance, has essentially adopted five streets in the Buckeye-Woodland Hills area to monitor abandonment and blight. The group works with block club presidents and other organizations like the Home Repair Resource Center to host workshops every two weeks to teach area residents how to maintain their homes.

However, Gillon says, the organizations are addressing more than just cosmetic appearances. The underlying difficulties of unemployment and underemployment are being addressed, as well, through a variety of programs designed to help residents improve their employment situation. One unique angle in this is EDWIN’S Leadership and Restaurant Institute. This organization gives formerly incarcerated adults a chance at a new career in the culinary arts by offering culinary classes, as well as assistance in free housing, legal services, basic medical care, clothing, job coaching, literacy programs and finding employment.

"[Its] work is spilling out to Buckeye Road," Gillon says. "[It] has provided [a] chance through teaching culinary skills, and...[they] are excellent mentors and teachers."

Education is key to the Buckeye neighborhood’s efforts to build a stronger community, and Jason Tidmore, principal at Harvey Rice Wraparound, is one of many educators working to fulfill that vision. The school received the “wraparound” designation in 2009, and since then has been working with 35 community partners to provide additional services, including a monthly fresh produce market where residents can pick up locally grown food, as well as backpacks full of items for select students to take home on weekends.

He notes that educators at the school are strong advocates of the notion that it takes a village, and they are continuing the work of building local partnerships.
with the community.

“We provide services both for our scholars and our families to help them meet their everyday non-academic needs that help them in their achievement,” says Tidmore. These programs help educators support their students in a more meaningful way, and allow students to focus directly on school and put more time and attention into academics, he explains. “It’s about investing in the whole child, and addresses some of those mental health and social needs as well as socioeconomic needs.”

The school is for pre-K (which has been recognized as a 5-star early learning program) through 8th grade, and features after-school activities like chess club, technology club, Boy Scouts and Girl Scouts, athletics programs and a Bible study group. The school engages parents in two ways. One, it has Academic Parent Teacher Teams (APTT), which allow parents to learn practical academic strategies to help their children at home. Second, the school collaborates with Tri-C on Parent University, where parents receive free college courses taught by Tri-C instructors on the Harvey Rice campus. Parent representatives also have a place on the Positive Behavioral Interventions & Supports (PBIS) Team and the APTT so they can influence instructional practices.

“We are really working intentionally to create a strong community within the school and around it,” Tidmore says.

Residents who are willing to advocate for their community can make a difference. One such voice is Dawn Arrington, a self-employed consultant for community network building, who moved into the Buckeye neighborhood in December 2003.

The location worked well for Arrington, who wanted to use public transportation and grew up nearby in Mount Pleasant. Arrington and her husband, Michael, are now raising their two children, Michael Jr. and Michaela, there. It hasn’t always been an easy road, as the area was targeted for investment until the recession hit. “I will say there are a lot of positive things happening in pockets — there’s a new grocery store coming soon,” she says of Simon’s Supermarket in Buckeye Plaza. “The owners are very interested in working with the neighborhood. They had hard work to do to earn the trust of the community. To me that’s a really good sign we have good stuff going on.”

She also notes a green infrastructure project that includes new storm sewers, bioretention basins and rain gardens to capture storm runoff. These projects and others are discussed at the monthly Network Night at the Rice Cleveland Public Library branch, where local residents gather at the library for honest conversations about their neighborhoods. It’s where many community efforts begin and find momentum to continue, Arrington says.

She adds that there are impactful events of varying sizes happening throughout the year. A big one is Larchmere PorchFest, a one-day free music festival with 30 concerts on 30 front porches featuring local artists. That’s the third Saturday in June every year. A smaller, but still meaningful, effort is a knitting group in which her mother participates every Monday where people of all ages get together to knit, snack and talk.

“Things like that to me are huge when we’re talking about what we want our community to be,” she says, “or when we’re celebrating what it already is.”

Clockwise: Michael, Michaela, Michael Jr. and Dawn Arrington

Larchmere PorchFest
The Best of All Worlds

Kamm’s Corners has a little something for everyone, including opportunities to work where you live.

By Jennifer Polanz

THE KAMM’S CORNERS main drag on Lorain Avenue is a snapshot of what it’s like to live in the West Park neighborhood. An eclectic variety of restaurants, pubs, independent retail and other service-oriented businesses keeps the area thriving.

“We have the best of both worlds,” says Steve Lorenz, executive director of Kamm’s Corners Development Corp. “We have a small-town feel with all of the urban amenities — everything you could possibly want is right here.

“It’s just a great place to live and do business, and many people do both,” he adds. Some of the best features of the neighborhood are its walkability and the variety of housing options. They range from small bungalows and ranches, to large colonials and craftsman styles. Many houses have been in the same family for generations.

Longtime resident and business owner Tom White is one of those people. He was born at Fairview General Hospital (now part of the Cleveland Clinic) and has always resided in the 44111 ZIP code. His father, George, helped construct the building that houses White’s Wheel Aligning Service, a business George started in 1940. Tom still runs White’s today, and he has part ownership in the family farm that brings fresh vegetables to the Kamm’s Corners Farmers Market.

“When I go any place to eat or shop I know people in the community from school, from the shop, from the farmers market,” he says.

That vibrant neighborhood vibe also appealed to Brian Lynch, co-owner of Only In Clev, an apparel and gift shop. He and his business partner, Rich Carey, were looking for a new location after outgrowing their Lakewood storefront. They talked with Ben Campbell at Kamm’s Corners Development Corp., who showed them the location they occupy now.

“We didn’t have to even think about it — we just took it,” Lynch says, adding the development group had done an excellent job of renovating the outside of the building. “West Park is a loyal area; people are born there, and may move away, but they often come back. It’s a very strong neighborhood with a lot of local pride.”

The community is a perfect fit for Only In Clev, which celebrates local Cleveland history and culture with artisan-made gifts and shirts that feature the city’s neighborhoods and rich ethnic backgrounds. It’s one of a number of independently owned stores.

“Small retail is a tough business these days with the Walmarts and Amazons of the world, so you have to have something really special to attract walk-in business,” Lorenz says, adding you won’t find stores like these in every neighborhood. Along with the retail and services, West Park has excellent access to public transportation with three Rapid Transit stations, as well as nearby access to I-90 and I-71, and the Cleveland Metroparks.

“Our be Downtown in 12 minutes... We’re very connected to everything,” Lorenz notes.
Ahead of its Time

By renovating a historic building for mixed-use residential and retail, Glenville celebrates its history and provides a space for the community.

By Jennifer Polanz

THERE ARE BUILDINGS that are vital to the narrative of the neighborhood in which they stand. The former Medical Associates Building on East 105th Street in Glenville is one of those locations. Designed by the first licensed African-American architect in Ohio, Robert P. Madison, and built in 1962 by an African-American construction company, this building was commissioned by African-American doctors who practiced at Forest City Hospital but were not allowed to rent any other office space in the city to see their patients.

“Honestly, the building was ahead of its time from the design to how the building was commissioned,” says Khrys Shefton, director of real estate development for Famicos Foundation, the development corporation for the Glenville neighborhood. “The doctors pooled resources in order to be able to get the building done.”

The building fell into tax foreclosure a couple of years ago, and Famicos Foundation worked to purchase and renovate the building in partnership with FRONT, a city-wide art program bringing in local, national and international artists for its 2018 Triennial Art exhibitions. They also acquired the old Winnie’s Nursery property, which is nearby.

“We were always going to convert (the medical building) to retail and residential,” Shefton says of the historic structure, which now goes by the name The Madison in honor of its designer. “FRONT being a major tenant made it easier for us to secure financing and get the project done faster than we anticipated.”

The project took on its current form with breakneck speed, from the first meeting about renovations in December 2016 to drawings in January 2017, out to bid by February, choosing a contractor in March and construction starting in May. The organizations cut the ribbon on the $3.1 million renovation in October 2017.

The building, which has 12 apartment units and a first-floor retail space, now is occupied by local, national and international artists who stay there while they conduct research and work on installations for the FRONT Triennial Art exhibitions. A new one-story building on the Winnie’s Nursery site, called the FRONT Porch, will host events during the show. The art exhibit runs through Sept. 30, 2018, at which time the building will open up to market rental rates.

For Shefton, the building renovations are a victory in saving some of Glenville’s (and Greater Cleveland’s) history. “This is preserving a fascinating and important part of Glenville history while utilizing the space to provide services for the community,” she says. “This is the continuation of the good work the Famicos Foundation has been doing on 105th between Wade Park and Ashbury. This project is another step in the right direction.”

While The Madison renovations happened quickly, Shefton says, that isn’t always the case with redevelopment and revitalization. “The reason why you have community development corporations is they lead the way for private development,” she says. “We have an instance where long and hard-fought investments in development have led the way for a resurgence to happen in the community, not just for new people to move in, but for the long-time inhabitants of Glenville.”
Battery Park is a vibrant walkable neighborhood on Cleveland’s near West Side.

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Moving On Up

Downtown Cleveland’s resident population continues its upward trajectory, while more businesses and retailers are coming to the city.

BY KRISTEN HAMPShIRE

THE DOWNTOWN MOMENTUM didn’t slow down after the landmark Cavs and Indians wins, or after the RNC crowd left town. These pinnacle events drew national media attention to Cleveland, stoked business and prompted development. The investments continue, with a growing population of residents choosing Downtown as home and more businesses relocating to the city center.

Downtown is on a roll.

“The Downtown market rate housing has remained strong in 2017, and we added 805 units of new housing last year,” reports Joe Marinucci, president and CEO of the Downtown Cleveland Alliance. “Last year, the occupancy rate was an average of 94.5 percent, which tells us this market is remaining strong, and we see continued growth.”

In September, Downtown announced its 15,000th resident. DCA is focused on its 2020 plan to continue bringing people and jobs Downtown so the population increases to 20,000 by then. As more residents make Downtown home, the city becomes an even more attractive location for retailers and elevates into “a self-sustaining market,” Marinucci says. “By that, we achieve a blend of national and local retailers to augment what we have now, and by self-sustaining, that means if a retailer leaves there is another one to immediately step into that footprint.”

There has been a steady flow of adaptive reuse/historic property renovations, with buildings including the Garfield, the Standard and the Halle. Meanwhile, new construction with the Beacon and Playhouse Square’s imminent construction of a 34-story apartment tower add to the product mix, Marinucci says. And, the 50-story nuCLEus mixed-used development offers opportunities for retailers to enter the Downtown market.

There’s a lot going on Downtown.

“You can live in an environment where you don’t need a car and you can live, work and play in a way that you couldn’t do here 15 years ago,” Marinucci says of the city’s evolution.

Every day, about 104,000 people work Downtown, and 69 companies renewed their leases Downtown or are new to the market, Marinucci shares. “That represents over 7,500 employees,” he points out. “So, we have been able to retain and create a nice job base, and we are seeing continued growth in companies like Quicken Loans and New York Life.”

Downtown is well on its way to achieving that 20,000 resident base by 2020. DCA is tracking 17 projects (and counting) in various stages, and, with those alone, the population is expected to exceed 20,000. “For us, this is a significant milestone, and one we’ve been aggressively pushing,” Marinucci says.

“When you step back, the beauty of that base is it creates a 24/7 environment,” he continues. “People are up in the morning, going to work — they’re out jogging after work or going to the many fitness centers, eating at restaurants. The more capacity we create, the more people want to live Downtown because the amenities are here.”
Easy Living
Residents reveal what makes Downtown Cleveland the perfect place to call home.

JONATHAN WHIGHAM // Playhouse Square

Two years ago, Jonathan Whigham transferred to Cleveland from Cincinnati — he’s a native Floridian. “I had been to Cleveland for work a few times, I love baseball and the American League — so I thought, I’ll give it a shot,” he says of the move.

He quickly made friends Downtown. “It was easy, and here’s why,” says Whigham, 33. “What I figured out about Downtown Cleveland is there are a lot of us who moved here from other places. There are a lot of transplants, and most of them come Downtown to meet people. I felt like I moved in and made a ton of friends.”

Whigham lives at the Sphere on East 12th Street. The 20-story high-rise structure offers views of the city and a rooftop pool, which sold him on living there. “I can watch the air show every Labor Day weekend,” says Whigham, who lives on the 11th floor. His apartment peaks out over the lake. And, the building is a 10-minute walk to work at Huntington Bank, where he’s a treasury service specialist.

When Whigham’s family comes to visit from Florida, he loves to walk them to Public Square and share some of Cleveland’s history.

And, of course, there’s baseball. “I go to Indians games quite a bit in the summer,” he says. And, he also enjoys Playhouse Square’s shows as a frequent theatergoer. He says the Sphere’s proximity to the theaters was “a happy accident,” as he didn’t realize how close he was until he was walking to work one day.

“It would be impossible to get me out of Downtown,” Whigham says, citing his pedestrian commute as a big sticking point. “There’s so much at your fingertips within a 10-minute walking radius.”

In fact, Whigham turned his parents onto the walkable lifestyle while they were visiting Cleveland. “After spending the weekend here, they realized why I love it and they said, ‘We understand why you live Downtown.’”

Happy Hour: For the views, Whigham hits Bar 32 in the Hilton. Before a show, he goes to Bin 216 for its wine selection and light bites, especially its flatbreads. Parmel’s is another place he likes for happy hour. “I go for the people that work there,” he says. “That’s my neighborhood hangout.”

Biggest Surprise: What did Whigham not expect about living Downtown?

“You can have as busy a life as you want it to be — and it can be a quiet, slow place if you want it to be,” he says. “If I want to do the hustle and bustle, there’s always an event going on. But there’s still a quiet, neighborhood-y feel. It’s not like being in a city like New York. You can still get your downtime in Cleveland.”

Dinner Out: “Last weekend, I went to Adega,” he says. “I’ve eaten dinner there twice in the last month, plus brunch, and I was wowed.”

Running Errands: “I get my haircut at the Arcade, and I do my personal errands Downtown — Heinen’s, CVS,” Whigham says.

Real Estate Advice? “There are lots of new places coming online to live — so shop around.” Whigham says. “You can still live Downtown and do it affordably.”
SUE & JOE CORSARO
// Gateway District

When Sue Corsaro and her husband, Joe, bought their first Downtown place at the Pointe at Gateway in 2005, “there was really no place to live Downtown,” she says, relating that their son eventually lived there while finishing college and law school. After he got married and moved out, the Corsaros used the space as a weekend getaway — they had raised their family in Bay Village and still owned a home there.

“We are sports fans, so we go to the games, walk to Playhouse Square — we try to do everything Cleveland has to offer,” Corsaro says.

When they sold their space at the Pointe in 2015, they went one year without a place Downtown. Then, they bought at the Kimpton Schofield at 2000 E. Ninth St. Joe owns a law firm in Westlake and a retirement plan firm in the Gateway District’s Caxton Building. While he spent most weekdays Downtown, the couple still enjoyed weekends in the city. Eventually, they decided to sell their home in Bay Village and become full-time Downtown residents. They’ve never looked back.

The Corsaros live in a three-bedroom, 3,000-square-feet space that feels like “a giant ranch,” Corsaro says. “There are a lot of empty-nesters in our building — a lot of professional people and others our age, which is great.”

In fact, they made friends with another couple who showed the Corsaros nightly dining deals — $20 lobster dinners on Mondays at Nauti Mermaid, $7 steak and fries at the Flat Iron on Tuesdays; the list goes on. The Corsaros have their own short list of favorites, including Parkers Downtown, right in the lobby of their building.

Because the Kimpton Schofield also is a hotel, Corsaro likes that she can relax in the lobby and she knows the bellmen by name. Living Downtown, she says, “has freed me up to do what I want.” That includes volunteering at her friend’s Cleveland Book Bank and spending time with her grandchildren, who love visiting Downtown.

“The changes Downtown since we have owned a place are just phenomenal,” she says.

**Dinner Downtown:** The Corsaros enjoy exploring the Downtown dining scene. They regularly visit Hodges, and are members of the House of Blues’ Foundation Room and the Union Club. Chinato on East Fourth Street also is a favorite.

**With the Grandkids:** “We’ll visit the Cleveland Public Library and then go to the candy store, Yum Yum’s. There is a guy who plays the piano on Euclid Avenue, and they love how he’ll play a song about their names. Next time they’re here, we’ll go bowling at the Corner Alley. There’s really a lot to do!”

**Shopping:** Corsaro regularly visits Geiger’s, and enjoys the independent shops at the Arcade. She’ll stop for lunch at Heinen’s, which is “a game changer,” she says, to have a grocery store right in the core of the city. “The Arcade also has a post office, and there’s the new Lavender Spa in the Buckley Building, and we found a great tailor here [Maestro Tailor by Hanna Theatres],” she adds, noting that Corbo’s Bakery opening in Playhouse Square is a bonus. “The more people who move Downtown, the more amenities we are getting here.”
CHRISTY GEIGER // Warehouse District

From her balcony in the Bingham, Christy Geiger can watch boats glide up and down the Cuyahoga River, and she can hear the music streaming from Jacobs Pavilion. The skyline, the lake, the energy — not to mention the proximity to her work at Geiger’s, the business her great-grandfather founded in 1932 — are all reasons that Geiger can’t imagine living anywhere but Downtown.

“I love how we have the Flats behind us and how you can walk anywhere,” says Geiger, 35, who relocated from Westlake to Downtown four years ago so she could be closer to the store. “Working Downtown — it’s just so easy to get to the store.”

And, Geiger loves watching the city grow. “More businesses are coming Downtown,” she says, pointing to Inner Bliss Yoga Studio that opened behind Geiger’s on Huron Road East as an example of a crop of specialty fitness outlets moving into the city.

Geiger chose the Bingham to live, where she had friends who were already in the building. “I was used to the city because I’d come down and visit all the time,” she says. “I love the huge spaces in this building, and everyone who works here is really nice. There are great events monthly for the residents, and the views are gorgeous.”

Since living Downtown, she has found all kinds of spots to shop, eat and grab convenience items, too. “I’ve learned about all the places I can go since moving down here,” she says, relating that Constantino’s Market in the bottom of her building is a go-to.

Additionally, Geiger says, her family’s shop attracts a variety of people and she has an opportunity to help them find unique clothing, accessories and more. “It’s really fun to meet people from all over,” Geiger says. “We get people in the store who are traveling because of all the hotels nearby, and we get repeat travelers who come back to see us. Also, a lot of businesspeople shop at our store because it’s convenient to stop in at lunchtime. And, with the Playhouse District close by, we get actors and actresses who come in to shop.”

Sally Fields stopped in once while filming a Netflix movie, and so did Cavs player JR Smith. During the World Series in 2016, team managers were shopping at Geiger’s. “We were watching the game on TV, and I’m like, ‘That shirt came from us... that came from the store...’”

Best Cleveland Moment: “The Cavs parade was awesome,” Geiger says of the 2016 championship win. “Actually, any sporting event is just fun, even if you are not at the game. Just to be Downtown, everyone has on their gear and there’s a lot of excitement.”

Why the Warehouse District: “I like that I can walk down to the Flats East Bank — how close that is,” Geiger says.

Out to Dinner: “Coastal Taco is neat in the summertime because of the great views,” Geiger says.

Favorite Downtown Spot: Geiger doesn’t hesitate — the spot she loves the most is her balcony in the Bingham. “It’s just gorgeous,” she says.
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RAVI GUDIPATI // NineTwelve

Ravi Gudipati was one of the earlier residents to buy into the Avenue townhomes in the NineTwelve District between East Ninth and East 12th streets. He moved into the city in 2008 with his then-fiancee. “I enjoyed the idea of living where I could come home after work, keep the car in the garage and walk around,” he says.

Gudipati grew up in Brecksville/Broadview Heights and works in Mentor, so he does the reverse commute out of the city in the morning, and back to relax in the evenings. “I’m always going away from traffic,” he says.

“I’ve always had an attachment to Downtown,” he says, relating that after attending undergraduate school in Georgia, he moved back to Cleveland to be close to family and friends.

Gudipati’s wife, Pallavi, grew up in Detroit and lived in Chicago for some years before they met and got married. So, she shared her husband’s desire to stay in the city. “It has really grown in here as a nice blend of urban and quiet residential,” Gudipati says, noting that their neighborhood is more reserved and has been a great place for their two children, ages 6 and 2.

And, with children, they have no plans of leaving Downtown with the Campus International School close by. Gudipati’s daughter goes there, and his son will be enrolled when it’s time. “It’s a huge asset to Downtown,” he says. “The student body looks like Cleveland — it’s very diverse with people of all backgrounds from different regions who speak different languages.”

When Gudipati opens his windows, he can hear the laughter of children outside playing in the green space by their building. “Our neighbors also have young kids, and so it’s a nice community,” he says, adding that he is looking forward to the continued development of the townhomes.

Of Downtown and the district where he lives, Gudipati says, “It’s a growing community. There are a lot more families Downtown. I’m looking forward to even more of that happening. Every summer seems to be a step-change improvement, and there are so many people walking around. The city is alive.”

Hanging with Family: “We like having dinner together on East Fourth Street in the summer — one of our favorite places is the House of Blues because we love sitting outside and watching people walk by,” Gudipati says. Nearby Public Square’s splash pad is his children’s favorite spot. “They can run out some of their energy!” he says. The Cleveland Public Library is another family destination within close walking distance of their home.

Up Next: Gudipati is looking forward to the Beacon project, and watching new buildings enter the Cleveland skyline. “It means more people living Downtown and more spin-off development with retailers and other conveniences,” he says.

Off to School: The Campus International School is a close walk from the Gudipati’s home. “It’s a brand-new building, outstanding infrastructure and a real asset,” he says.
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Katie Bennett and Anshu Vipparla are roommates at the Tower Press building — a place where artist lofts provide a creative sense of community and the two Venture for America fellows (both work at Genomic Oncology) feel a part of something bigger than just being a resident.

“When I walked inside this building, I fell in love with it,” says Vipparla, 23. “The windows are amazing; there’s brick everywhere. I love seeing how the artists interact in the building and how supportive they are.”

Bennett, 23, adds, “It seemed like a place in Cleveland where ‘real people’ lived and worked, and it’s more than I ever expected from living in an apartment building.”

Bennett grew up in Arlington, Virginia, and went to school at Williams College in northwestern Massachusetts. Vipparla is from Boston and moved to Cleveland from North Carolina.

A typical day for the roommates begins with a 5:30 a.m. wake-up call for Bennett, who is on the master’s swimming team at Cleveland State University. Vipparla heads to work around 8:30 a.m., and, on a “treat day,” she stops at Copper Moon, her favorite coffee shop in the lobby of the Statler Arms building. “The barista, James, brightens your day every time, and I usually get a chai — that’s my go-to,” she says.

Lunch at Tea House Noodles or Pho Thang is a break from work. Later on, Bennett goes to CrossFit Sixth City while Vipparla likes the Downtown YMCA. They might grab groceries at Heinen’s to cook dinner or have pizza and beer at Masthead Brewery.

Both are involved in the Superior Neighborhood group that plans neighborhood projects, including a bus stop that showcases local artists. “The collaborative nature of the building we live in has seeded into other parts of my life and made it more collaborative and focused on community than I anticipated,” Vipparla says.

Bennett agrees. In Cleveland, she says, “There’s room to breathe and develop into whatever you want to be as a young person.”

Favorite CLE Memory: “I had just moved to Cleveland before the World Series in 2016, and I wasn’t a huge baseball fan then, but I started watching the games, realizing how amazing they are,” Bennett says. “During that series, they were broadcasting games outside of Progressive Field. It was midnight, pouring down rain, and we were waiting for the rain to end, huddled with friends outside of the stadium. There were so many fans, and we were all together, cheering and riding the roller coaster of the game. It was great to feel like a Cleveland fan at that moment.”

Exciting CLE Project: “The nuCLEUs Downtown is exciting!” Vipparla says. “I’m also looking forward to even more stores opening up. We already have a new Heck’s and Phoenix Coffee Shop, and I love what they did to Public Square. I went ice skating. It was really fun.”
HARBOR VERANDAS

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ED & JEANETTE SHEMA // The Flats

River Bend has been home to Jeanette Shemo and her husband, Ed, for 21 years. In that time, they’ve seen the fall and rise of the Flats, the entry of new businesses and influx of residents moving into Downtown.

Downtown has always been a way of life — even before they made the move. “We both worked Downtown at one point, and we always found it to be energizing and eclectic,” says Shemo. “So, when our youngest moved out, we decided it was time to move here.”

After raising their family in Parma, it was a natural move for the Shemos’ to move Downtown. Today, their kids are grown, and they have eight grandchildren. “They love, love coming Downtown,” Shemo says. “They’ve done it all their lives.”

At first, the couple bought into Bridgeview, but, when those converted into apartments, their real-estate agent found them River Bend. Their unit is on the south side of the building with views from all sides. “We’re all windows with two big balconies,” Shemo describes.

Ed works for a family office in Akron, and Jeanette is the office manager at St. Malachi. “I live on one side of the bridge and my office is on the other — so I have a two-minute commute,” she quips.

The Shemos take full advantage of Downtown’s amenities. They love checking out the Music Box Supper Club on Wednesday nights for the storytellers who share insights about Cleveland. And, Osteria is “our Cheers” — the Northern Italian restaurant is tucked in a cozy spot on St. Clair and West Sixth and has 14 tables and a bar.

The couple has the skinny on the city’s best happy hours. Blue Point has a great half-price deal, and Morton’s serves up petit filet mignon sandwiches with their drink specials. On Wednesdays at Nauti Mermaid, the Shemos enjoy half-price drinks and appetizers until 7 p.m., when oysters drop to $1 each. “There are so many fun places to go,” Shemo says.

Longtime City Dwellers: “I love all the development that has happened,” Shemo says. “And, we’d like to see that parking lot across from the Nauti Mermaid get developed — that will be a good thing for the neighborhood, along with the nuCLEus. If that gets off the ground, that will bring in even more residents and businesses.”

Favorite Memory: “When the Cavs won the championship. We had gone to Bold to watch the game through the first half. At halftime, we said, ‘Let’s run home and see what’s going on!’ So, we finished the game at home and got out on our balcony. The city was crazy! Two days later, we went to the parade with our daughter-in-law and grandkids, and our son was in the parade. It was unbelievable!”

CLE by Name: Ed points out that their last name is a completely-Cleveland acronym. SHEMO is for Superior, Huron, Erie, Michigan and Ontario.
Restoring Cleveland's Gems

K&D Group’s commitment to historic preservation is bringing the city’s beautiful, intricate buildings to life again.

The iconic Halle Building in Playhouse Square opened in 1908 as an upscale department store when Downtown was bustling with business and richly populated — shopping at Halle Brothers Co. became a treat and tradition. Longtime Clevelanders reminisce over the festive holiday storefronts and memories made at the historic site. Today, this building is experiencing a renaissance as K&D Group revitalizes it into a mixed-use office and residential development that will preserve its architectural beauty while providing modern amenities.

“You can’t replicate these buildings,” says Doug Price, CEO of K&D Group, relating that K&D began developing in Downtown about 20 years ago, starting with the Stonebridge project. At that time, in 1998, Stonebridge was the first new construction housing project in decades. After that, the company took on Reserve Square, and its first rehab project was the Residences at 668, which started a string of historic renovations.

“The detail of these buildings you could never afford to create again, and we’re very proud that we can preserve and resuscitate a property so that it can be appropriate in today’s modern environment,” says Price.

In 2014, K&D purchased the Halle Building from Forest City Realty Trust Inc. for $15 million. Then, it was about half occupied with office tenants, and very little had been done to showcase the building’s historic features. Initially, K&D intended to renovate most of the 11-story property into large apartment homes, but demand for office space in that prime location shifted those plans. Existing tenants wanted to stay. The building is home to Yours Truly restaurant on the first floor, along with new tenants including Everstream Solutions, Cleveland Rape Crisis Center and the Republican Party of Cuyahoga County.

K&D offered new, updated spaces in the Halle Building when tenants committed to long-term leases to support the build-outs. Already, the 225,000 square feet of office space available on floors one to five are occupied, including new tenant the NRP Group moving into the fourth floor and bringing 150 jobs Downtown. “The office part of the project has been functioning since we bought the property,” Price says.

“People love the bigness of the spaces,” Price continues. “The windows are 10 feet high — and they have all been replaced — and there are huge, 18-foot ceilings throughout.”

The remaining floors are being renovated into sizeable apartment homes — 123 units that range from 1,200 to 3,000 square feet. “The building offers living for people who want a home Downtown and want some size,” Price says, relating that the spaces eclipse the typical 700-square-foot floor plan that most Downtown apartments offer as “large.”
Modern Amenities & Historic Features

The Halle renovations follow other K&D projects, including the Residences at 668, the Residences at Hanna, Residences at 1717 and Residences at Leader. All are at 100 percent capacity with waitlists. Already, Price is getting interest for the Halle, which will target people who are likely not first-time owners and want room to create a true Downtown home.

“We’ve heard from people who are living in penthouses in other buildings, so we think this is targeting the established owner,” Price explains, noting that the square footage of these units, alone, makes a transition to Downtown living easier. (For example, empty-nesters who are downsizing can still have space to create a comfortable living environment.)

“The amenities are all here — parking is convenient with an underground tunnel, and the building has a full-size gym and resident center on the lower-level,” Price says. “And, Playhouse Square is out your front door.”

The bulk of building rehabilitation began in August 2017, and K&D will move in its first residents in July 2018. The units range from lofty, one-bedroom units that are up to 1,200 square feet and include a bath and a half and an office. The two-bedroom apartments are 1,400 to 2,500 square feet with two bathrooms and an office. The three bedrooms extend up to 3,000 square feet. “All of the units have fireplaces and high ceilings with ornate crown molding,” Price says. “We really tried to make sure we took in the historic period with modern finishes, paying homage to the history of the building.”

The modern elements include maple cabinets, granite countertops and upscale kitchens with double ovens, beverage centers and premium appliances. Light maple flooring gives units an airy, clean feel while lighting and plumbing fixtures contribute to the updated touches. The expansive ceilings, grand windows and architectural detail (such as crown molding) remind residents they are living in a Cleveland gem.

“It’s exciting to renovate a building with such history behind it and to be able to create a product that is different from what’s available now,” Price says.

The Halle Building’s unique posture and extra-large floor plans provided a canvas for creating a truly different Downtown living experience. For one, K&D is cutting an atrium six stories down into the core of the building, “so you can look up six stories to the skylight,” Price says. “There are a lot of features here that could only happen in this building.”

Of course, rehabilitating a historic building of this stature doesn’t come without challenges. And those mainly centered on securing financing for the large-scale project — an issue companies face with any major development. Because the property was split between commercial and residential spaces, K&D obtained separate loans, along with leveraging the Federal New Markets Tax Credit for the office portion. Additionally, state and federal historic tax credits are helping bring the project to fruition.

Price recalls when K&D was developing the Residences at 668 on Euclid Avenue. One month before Wall Street crumbled, K&D closed on the deal. And, it was the first round of state tax credits issues — with this project receiving the largest credit. In spite of it all, the momentum continued. “We rented it up, and it was full from day one,” Price says, pointing to a continuous growth in Downtown residents.
Developing Today’s Cleveland

Walk into Yours Truly restaurant on the first floor of the Halle Building and the dining area spills into the lobby of the Residences at Halle. “We’ve preserved and redone the lobby back to what it was like when Halle Brothers was there — it’s a huge piece of Cleveland history,” Price relates.

While renovating parts of the property, K&dD discovered historic relics from Halle Brothers Co. “We have about 25 jewelry cases and display carts — things we found throughout the building that are at a furniture refinisher and will be placed strategically throughout the building,” Price says.

Price envisions a lively holiday season at the Halle Building. “We’ll do some special displays and have fun with the building,” he says.

The Halle Building renovation brings Cleveland’s past into the present, while offering mixed-use space that appeals to businesses wanting to locate Downtown and residents who are seeking a character-filled, big-space home. Price says, “With the atrium, the amenities right here, the Playhouse Square location and the level of finishes we are doing, it’s really a unique project.”

The Halle Building project is just one more exciting development that is changing the face of Downtown, Price adds. He recalls, just a decade ago, walking down Euclid Avenue and seeing empty buildings. Helping rehabilitate historic Downtown buildings has been “a once-in-a-lifetime experience,” Price says. “To be a part of that — we are very proud. Now, you don’t see boarded-up, empty buildings. It’s been a 100-percent turn-around of the city.”

— KH

For more information, visit kanddrealegateservices.com.
Owning a Piece of Downtown

Zaremba Homes’ for-sale properties at the Avenue give residents an opportunity to invest in their own slice of Downtown Cleveland.

The growing mass of people who live, work, play, shop and dine Downtown is driving development in the city and increasing the demand for residential properties. But historically, for-sale real estate here has been limited.

That changed some years ago when Zaremba Homes developed the first phase of Avenue Townhomes at East 13th Street and Superior Avenue. “This is a unique part of Cleveland that is a quieter neighborhood,” says Nathan Zaremba Jr., president. “If residents want the excitement and nightlife, they can do that with ease and then they can return to their quiet side of town to reside. That’s an important component of what our development has to offer: direct, easy access to Cleveland amenities with the quietness residents look for when they return at night.”

Zaremba Homes is a fourth-generation business, with brothers Nathan Jr. and Matthew succeeding their late father, Nathan Zaremba. Their great-grandfather started the business in 1920. “We’ve had an opportunity to work with our father for the last 20 years, and carrying this on is important to us,” says Matthew, vice president. “It’s something we grew up with and also have a passion for.”

Today, 20 families live in the Avenue — many of them bought as single professionals who have since married and had children. The neighborhood is evolving and maturing as the second phase of development breaks ground this spring, which includes 36 for-sale townhomes that are completely customizable. “We offer that complete customer building experience to someone who wants to live Downtown,” says Matthew.

As the Avenue expands, attracting buyers who want their own piece of Downtown Cleveland, the investments in the NineTwelve District continue to grow the neighborhood into a vital, desired destination for residents and businesses. Since 2011, new property owners have invested $250 million in purchasing real estate assets in NineTwelve, and $736.6 million has been invested in the NineTwelve District real estate projects, Nathan Jr. shares. “There have been 75 different companies that have relocated or committed to this area, and there are 4,000 residents in this district. That is a substantial increase — and with that, retailers and restaurants follow.”

Before long, bike lanes running up and down Superior Avenue in front of the Avenue will add to the neighborhood’s convenience, accessibility and energy. “In the last few years, we have seen thousands of people come Downtown to rent, and they appreciate the lifestyle and amenities Cleveland has to offer,” Nathan Jr. says. “But, there haven’t been a lot of options for for-sale products, so this is the most exciting part for us — offering that ownership in Downtown Cleveland. And, other developers will bring product on as we continue to expand ownership in Cleveland.”

Growing a Legacy

Twenty years ago, Zaremba Homes began investing in Downtown, and since that time the company has developed over 500 units in the city. “We have a passion for urban redevelopment and developing within the City of Cleveland,” Nathan Jr. says.

“We love the opportunity to design, create and educate the
homebuyer. We really value the special relationship you develop with someone when they entrust us to build a home. We don’t take that for granted, and we really enjoy that process of seeing people through from start to finish.”

The brothers have seen the “ups and downs” of Downtown Cleveland, Matthew adds. “Now, you walk Downtown on a Thursday night in front of Masthead Brewery and it’s filled with people, young and old, enjoying Downtown — and it’s a neat experience,” he says. “The energy is definitely here.”

Bringing more home ownership options to Cleveland is, in many ways, indicative of Cleveland’s modern coming-of-age. With demand for housing comes a desire for ownership versus rental spaces. And, Nathan Jr. points out, once people realize they like the urban lifestyle and consider jumping from rent to own, they discover that the cost of doing so is not a barrier. A 15-year tax abatement on the Avenue project is worth about $160,000 in “house,” making the cost per square foot of these Downtown homes less expensive than a suburban property, Matthew relates.

**Owning the Lifestyle**

Living Downtown offers residents everything they can get in the suburbs — and then some. They are at the core of Cleveland’s dining scene, arts and culture, sports arenas and more. Even more so, by choosing to buy in the city instead of rent, homeowners are investing in Cleveland’s future — which is brimming with exciting additional development projects.

At the Avenue, homebuyers can choose every finish — they customize the townhome to their taste. “They come through a selection process with us, and we have a showroom here in our office so we can walk them through, start to finish, so they can choose the style they’re looking for,” Matthew says.

The wide range of options makes the Avenue perfect for anyone — empty-nesters, families, young professionals and everyone in between. Townhomes include two garage spots per residence, and each home has a rooftop deck. “You can look out at the Downtown skyline and see the horizon on the lake,” Matthew says.

The homes are energy-efficient, complying with Cleveland’s Green Community standards. “Even compared to homes built 10 to 15 years ago, these newer homes are at an energy efficiency level that will surprise owners when they see how low their utility bills are,” Matthew reveals.

The properties also includes a small pocket park — green space where residents can walk their dogs, play with their children or just hang out and have a picnic. And, a couple of blocks away is Perk Plaza with its ever-popular Walnut Wednesdays in the summer as well as access to education for all ages, particularly with Cleveland State University and the new Campus International School. The NineTwelve District is extremely walkable, as is Downtown as a whole, with nearby trolley and bus stops, along with Uber and Lyft availability.

“I keep going back to this project as being [able] to own a piece of Downtown,” Matthew says. “That means something to us — and it means something to others, too, who have pride in Downtown and want that chance to own.” — KH

*For more information, visit zarembahomes.com.*

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BY LEAH HAMMOND

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2020 Euclid Ave., amazon.com

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Downtown Cleveland Alliance’s Clean and Safe Ambassadors are here to assist Downtown Cleveland residents and visitors alike.

7 A.M. TO 12 A.M. • SEVEN DAYS A WEEK

ABOUT THE PROGRAM
Since April 2006, Downtown Cleveland Alliance has provided the Clean & Safe Ambassador program to Downtown. Dressed in gold and blue uniforms, 70 ambassadors patrol Downtown with friendly faces, keeping the city clean and safe.

GIVE WHERE IT HELPS!
It’s OK to Say No!
All too often giving money to panhandlers perpetuates the problem. In fact, many panhandlers are not homeless. To truly help, please give to a social service agency, which provides direct assistance to those in need.

SERVICES PROVIDED BY AMBASSADORS

- Provide safety escorts within Downtown
- Maintain flowers and plazas, power wash sidewalks and keep Downtown Cleveland clean and safe
- Serve as concierges to visitors and residents
- Provide directions to locations all over Downtown
- Assist motorists with flat tires, car lockouts and jump starts
- Collect trash from Downtown sidewalks

JUST CALL: 216-621-6000
Broadway/Slavic Village
» Do-it-yourselfers have a home in Slavic Village. You can start your own business on Fleet Avenue (Cleveland’s only Complete and Green Street), bike in 15 minutes to Downtown Cleveland and the two Cleveland Metroparks reservations that surround the neighborhood, or move to an affordable, high-quality Slavic Village Rediscovered home. Slavic Village is the best choice for those who value a diverse and colorful neighborhood with a high quality of life close to everything.

SLAVICVILLAGE.ORG

Brooklyn Centre
» This Near West Side neighborhood is southwest of Downtown and easily accessed from I-71. It offers large and affordable housing that mirrors the housing stock in neighboring Tremont and Old Brooklyn. It boasts access to all of Cleveland’s West Side attractions. It is home to the main MetroHealth campus and a short commute from the Metroparks Zoo and the West Side Market. There is a healthy mix of Italian, Hispanic and Mediterranean restaurants, historic churches and events.

DSCDO.ORG/SCFBC.ASPX

Buckeye
» The Buckeye neighborhood, once known as “Little Hungary,” is home to dedicated businesses and residents, inspiring public art and an urban farm. Directly adjacent to Shaker Square, this engaged community also features continual development of the former St. Luke’s Medical Center campus, and now includes a branch of the Cleveland Public Library, Harvey Rice Elementary School, The Intergenerational School, St. Luke’s Manor, a senior citizen housing development and market-rate housing.

BUCKEYESHAKER.ORG

Central/Kinsman
» Located at the southeast edge of Downtown Cleveland, the Central and Kinsman neighborhoods have experienced a comprehensive revitalization that included several hundred newly constructed single-family homes and other exciting living amenities. It features new places for shopping and services, improved schools, renovated parks and green spaces, community gardens, urban farms and upgraded streets and infrastructure.

BBCDEVELOPMENT.ORG

Clark-Fulton
» This diverse neighborhood, which is home to a growing Hispanic population, is located just southwest of Downtown and nestled between Ohio City and Tremont. With easy access to public transit, it is a few minutes from the Cleveland Metroparks Zoo, West Side Market and the main MetroHealth campus. The area’s Hispanic, Mediterranean and Italian heritages contribute to the vibrant mix of community events, ethnic restaurants and historic churches.

DSCDO.ORG/SCFBC.ASPX

Clark-Fulton La Villa Hispana
» From West 25th Street to Fulton Road on both sides of Clark Avenue, La Villa Hispana is a neighborhood district that celebrates the Latino cultures of its residents and business owners. The district has a well-established commercial stock and expresses its identity through public art and programming. Home to La Placita, a summer festival taking place over multiple weekends, and a number of new businesses, residents and visitors alike appreciate the charm and character of the neighborhood.

LAVILLAHISPANA.ORG

Collinwood
» The feeling one encounters when visiting North Shore Collinwood is one of diversity and community. Grassroots driving forces like the newly-renovated LaSalle Theater and continued investment along both the East 105th Street corridor and Waterloo Road showcase the strengthened local businesses while highlighting the engaged community that informs those forces. The area is home to many musicians and visual artists, as well as new and established entrepreneurs. Recreation opportunities can be found throughout the numerous Metroparks as well as the local recreation center.

NORTHEASTSHORES.ORG

Cudell/Edgewater
» The unique and historic neighborhoods that lie on the mid-West side of Cleveland contain some of the most desirable residential living in the city and are sustained by vibrant commercial and entertainment venues. As lakeshore neighborhoods, easy access to all of the waterfront activities is a definite amenity. Varied price ranges and housing styles make the neighborhood affordable for most.

CUDELL.COM
**Detroit Shoreway**

» One of Cleveland’s most diverse neighborhoods sits along the north coast. Less than 2 miles west of Downtown, Detroit Shoreway is the premier place to live, work and play. Featuring five theaters, 78th Street studios, the Lorain Avenue Antiques District, retail destinations and numerous bars and restaurants, this neighborhood is the place to be. Access to Edgewater Beach and everything it has to offer via two pedestrian tunnels make this neighborhood one of Cleveland’s best.

**DOWNTOWNCLEVELAND.COM**

**Detroit Shoreway Gordon Square**

» The Gordon Square Arts District is the economic cornerstone of Cleveland’s West Side, where a powerful combination of housing, new businesses, the arts and neighborhood beautification has sparked the development of new opportunities. You can enjoy first-run and independent movies at the Capitol Theatre, check out cutting-edge, experimental plays at Cleveland Public Theatre, and experience community-based theatre with big productions at the newly constructed Near West Theatre. Dozens of long-standing and new shops and eateries fill the district.

**GORDONSQUARE.ORG**

**Downtown**

» Downtown Cleveland features the Flats, Warehouse, Gateway, Campus District and Playhouse Square. Nearly 16,000 people now call Downtown home. With more than $2 billion in investment, Downtown is for people who love excitement. Experience an eclectic mix of restaurants featuring nationally acclaimed chefs, new retail, parks and green spaces, easy access to public transportation, a world-class performing arts center and professional sports teams.

**DOWNTOWNCLEVELAND.COM**

**Downtown**

» The Flats borders both banks of the Cuyahoga River, where Moses Cleaveland landed in 1796. The Flats was an industrial district focused on maximizing Great Lakes shipping routes, but it has become associated with entertainment and residential. The river runs through the East and West banks. The West Bank has expanded with the Greater Cleveland Aquarium and Music Box Supper Club, and the Flats East Bank Project is transforming its eastern counterpart.

**FLATSFORWARD.ORG**

**Downtown**

» The Gateway District embodies casual, sophisticated living and entertainment in Downtown Cleveland. Centrally located, walkable and connected to all of Downtown, the neighborhood boasts a great entertainment and culinary scene. Progressive Field, Quicken Loans Arena, The 9, East Fourth Street, 5th Street Arcades and the Arcade contribute to the reason it is the most visited neighborhood.

**CLEVELANDGATEWAYDISTRICT.COM**

**Downtown**

» Downtown’s dazzling neighborhood is Playhouse Square. Residents are just steps from an array of dining experiences and world-class entertainment options at the largest performing arts center in the country outside of New York City. With a unique identity inspired by historic theaters, Playhouse Square is a beautiful and exciting place to call home.

**PLAYHOUSESQUARE.ORG**

**Downtown**

» Explore the Warehouse District, which is full of history and life. Locally owned restaurants are fixtures of the neighborhood, and the variety of flavors and atmosphere is the best in Downtown. Browse boutique shops, visit over coffee, linger over cocktails and good conversation or dance the night away to the sounds of live entertainment.

**WAREHOUSEDISTRICT.ORG**
Euclid-Green
- Euclid-Green, a beautiful, park-like neighborhood on the city’s eastern boundary, is bordered by Cleveland Heights and South Euclid. It boasts winding, wooded and hilly residential streets — with some even offering Lake Erie views for its residents. The neighborhood hosts Duggan Park and the Cleveland Metroparks Euclid Creek Reservation, both of which offer plenty of opportunities for outdoor recreation.

FAIRCLEXRENAISSANCE.ORG

Glenville
- The Glenville neighborhood stands out on a national scale for the sheer concentration of historic residences it contains. More than 60 percent of the residential real estate here was built from 1939 or earlier, with some of it built much earlier. This is a greater concentration of historic homes than nearly every neighborhood in the United States as referenced by neighborhoods.com. It’s also known for the wooded 276 acres which form Rockefeller Park and Cleveland’s famed Cultural Gardens.

FAMICOS.ORG

Lee Harvard/Lee Seville
- Lee Harvard and Lee Seville is characterized as one of Cleveland’s most stable home ownership communities. Situated on Cleveland’s southeast side in Ward 1, the neighborhood is home to the Lee-Harvard Shopping Plaza — one of the largest destinations for shopping in the City of Cleveland, plus Kernish Park, Idalia Park, Jo Ann Park, Arthur Johnston Park, Whitney M. Young Blue Ribbon School and vibrant commercial corridors.

HARVARDCOMMUNITYCENTER.ORG

Midtown
- Midtown Cleveland is a vibrant 2-square-mile area between Downtown and University Circle. Its central location attracts a diverse mix of businesses, employees, residents and visitors, all of whom benefit from the proximity to healthcare institutions, universities, highways, the Agora Theater and Ballroom, Dunham Tavern Museum and Park, Asia Town, the HealthLine and bike lanes along Euclid Avenue. Residents can choose from century-old apartment buildings, historic townhouses and modern apartments created from former office and industrial space.

MIDTOWNCLEVELAND.ORG

Fairfax
- The Fairfax neighborhood has a rich history and an eye toward the future. Fairfax is a growing destination with a variety of housing options, both historic and new construction, public/private schools, places to dine, community resource centers, urban farms, community gardens and green spaces. Located between University Circle and Downtown, it’s home to some of Cleveland’s most treasured institutions, including Cleveland Clinic, a leader in healthcare. Fairfax — the ideal place to call home.

LITTLEITALYREDEVELOPMENT.ORG

Little Italy
- Little Italy is one of Cleveland’s most beloved neighborhoods. Its unique character is derived from both its rich history as an Italian-American enclave and its reputation as one of the city’s most popular dining and shopping destinations. Residents and visitors alike enjoy its many restaurants, galleries and festivals, as well as its walkability and proximity to the cultural, educational and healthcare institutions of University Circle.

HOUH.COM

Mt. Pleasant
- Home to Luke Easter Park, the largest urban park in Ohio, Mt. Pleasant is an attractive residential community. Rich with African-American tradition, the multigenerational neighborhood offers amenities for every age group. Green space, recreational activities and neighborhood festivals keep the residents engaged and connected. Only 10 minutes from Downtown, Mt. Pleasant also is bordered by Shaker Heights and offers an abundance of convenient retail opportunities.

MTPLEASANTNOW.ORG
Ohio City

Ohio City is one of Cleveland’s most complete neighborhoods, and a destination for celebrating the urban experience. It is the only neighborhood in Cleveland to have its own flag, and is home to anchors such as the West Side Market and the Ohio City Farm. Ohio City is also one of the most walkable and transit connected neighborhoods in the city.

Ohio City Hingetown

Part of the Ohio City neighborhood, Hingetown is quickly making a name for itself. Located between the Market District, Gordon Square Arts District and the Warehouse District, Hingetown offers art, food, culture and housing to residents and visitors. The neighborhood, which is home to the Transformer Station Contemporary Art Space, offers special events and programming throughout the year.

Old Brooklyn

Old Brooklyn is growing, rapidly diversifying and is Cleveland’s premier neighborhood for young families. With more than 150 acres of green space, affordable historic homes, Ohio’s largest community garden and the safest streets in Cleveland, it’s no surprise that first-time homebuyers and young families are choosing this multigenerational community.

OldBrooklyn.com

Shaker Square

Eleven thousand residents have access to a number of amenities in Shaker Square, including a variety of cuisines, unique shops, services and much more. The Larchmere/Shaker neighborhood is vibrant and walkable, full of gems such as the beautiful apartment and condominium districts, movie theater, bookstores and antiquies. There are also great events such as the North Union Farmers Market and the Larchmere Porchfest. This neighborhood is a great place to live or just a great place to spend your day and your evening.

Shad.org

St. Clair Superior

Bordering Lake Erie, Downtown and Rockefeller Park, the St. Clair Superior community is uniquely positioned between Cleveland’s biggest assets and employment centers. The neighborhood is authentic Cleveland — a place where cultural diversity, industry, retail, artists and residents merge. It’s a great place to live, work, learn, explore and play.

StClairSuperior.org

Stockyards

This culturally diverse neighborhood is conveniently situated just south of Detroit Shoreway and southwest of Downtown. Its variety of large and affordable housing boasts excellent access to all of Cleveland’s West Side attractions. The family-friendly Metroparks Zoo, West Side Market and the main MetroHealth campus are just a short drive, ride or walk away. The area’s Hispanic, Mediterranean and Italian heritages contribute to the vibrant mix of ethnic restaurants, historic churches and community events.

DSCDO.ORG/SCFBC.ASPX

St. Clair Superior

Asia Town Cleveland is unique in its character. It is home to Ohio’s densest Asian-American population consisting of Chinese, Taiwanese, Korean, Japanese, Filipino, Indian, Vietnamese, Cambodian, Laotian and Thai residents. Smokestacks rise behind an indoor shopping area carved out of old factories. Steeples rise above shops selling myriad wares from the East. Galleries and live-work lofts coexist on tree-lined streets with modest homes. Unparalleled views of Downtown greet explorers at every turn in Cleveland’s most unique cultural destination.

STCLAIRSUPERIOR.ORG

Larchmere

Larchmere is the neighborhood full of upbeat vitality and offbeat charm. Located one block north of Shaker Square, Larchmere Boulevard is filled with unique shopping and dining experiences and surrounded by quaint, tree-lined residential streets. Yearly events such as the Holiday Stroll, Larchmere Festival and Porchfest make Larchmere a fun entertainment and residential destination.

LARCHMERE.COM
**Tremont**

- Tremont is one of Cleveland’s oldest neighborhoods with architectural gems evoking its rich cultural heritage. The small-town character along with the unique mix of architectural styles and proximity to Downtown, has spurred this hot residential market. High on a bluff overlooking the bend in the Cuyahoga River, the Flats and spectacular views of Downtown Cleveland, Tremont is bursting with activity. New homes are popping up, the Towpath Trail is under construction and the annual event calendar has something for everyone.

**TREMONTWEST.ORG**

**Irish Town Bend**

- Located along the Cuyahoga River and Columbus Road between Lorain and Center streets, Irish Town Bend provides some of the most beautiful views of the city. Developed during the 1830s by immigrant Irish laborers for the construction of the city’s railways and canals, it eventually was sought out as a residential destination. The neighborhood is now home to Rivertage Park, breweries and charming townhomes.

**TREMONTWEST.ORG**

**University Circle**

- Located 4 miles from Downtown Cleveland, University Circle is home to some of the country’s very best healthcare, education and arts and cultural institutions. It’s also an eclectic, inviting neighborhood where you can walk out your front door to find world-class museums, serene parks and some of Cleveland’s hottest restaurants. It’s a place with historic charm and exciting innovation. University Circle has something for everyone.

**UNIVERSITYCIRCLE.ORG**

**Tremont Duck Island**

- Nestled between Tremont and Ohio City, Duck Island is filled with residents who are a mix of descendants of immigrant families and new urban dwellers who together enjoy great views and connectivity. The location is perfect for walking or biking to Downtown and near west side activities.

**TREMONTWEST.ORG**

**Union Miles**

- The Union Miles neighborhood is conveniently located on the southeast side of Cleveland, boasting quiet streets, historic housing, churches, parks, greenspace and a great sense of community. A 10-minute drive or 20-minute bike ride will take residents to places of education, culture and employment in the heart of Cleveland’s downtown. Check out the great assets Union Miles has to offer, making it a great place to live, work and play.

**UNIONMILES.ORG**

**West Park**

- West Park is a family neighborhood where residents put down roots and stay for generations. Its streets are lined with charming houses that range from luxurious to affordable and were built when fine craftsmanship was the rule. Excellent public and private schools abound. Minutes from Downtown, West Park offers every amenity just around the corner, including Kamm’s Corners Farmers Market, eateries featuring world cuisine, primary and specialty medical care, and destination retail.

**KAMMSCORNERS.COM**

**West Park Kammm’s Corners**

- Named after early settler and general store owner Oswald Kamm, Kamm’s Corners has remained a vital retail and entertainment district. Known for its Irish bent, the district includes Irish pubs, live music, many ethnic cuisines, specialty retail stores and the award-winning Kamm’s Corners Farmers Market. Homes range from the affordable to the luxurious, many becoming century homes each year. Be sure to visit the Hooley on Kamm’s Corners the second Saturday of May.

**KAMMSCORNERS.COM**

**Westown**

- Westown is a vibrant, historic and culturally diverse neighborhood featuring a wide range of housing on tree-lined streets. The Westown neighborhood is in the middle of Lorain Avenue’s 8-mile corridor of shopping, dining and history that links Cleveland Hopkins International Airport with Downtown Cleveland. Once an early stagecoach route, Lorain has an eclectic mix of retro shops, imports, Irish pubs, restaurants and entertainment, including live music venues and the historic Variety Theatre, where visitors from around the world visit to take photos, learn about its vaudeville past, ghosts and $13 million redevelopment plan.

**WESTOWNCDC.ORG**

Check out the LiveCLEVELAND! online calendar to discover events surrounded by great city living options.

You’ll discover:
- Neighborhood festivals
- Art walks
- Music festivals
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