Housing Development Office

New Home Construction Packet

For Development on a Land Bank Lot

The City of Cleveland welcomes your interest in acquiring a Land Bank lot for New Home Construction.

All New Home Construction shall comply with the following City regulations, policies, and ordinances:

- City of Cleveland Residential Design Guidelines (RDG): http://planning.city.cleveland.oh.us/designreview/cpc.shtml
- Enterprise Green Communities Criteria (EGC): http://www.enterprisecommunity.com/solutions-and-innovation/enterprise-green-communities/criteria
- City of Cleveland Land Use Code (LUC): http://www.amlegal.com/library/oh/cleveland.shtml
- Connecting Cleveland 2020 Citywide Plan (CC2020): http://planning.city.cleveland.oh.us/cwp/contents.html
- Sustainable Cleveland 2019 (SC2019): http://www.gcbl.org/files/resources/sc2019resourceactionguide8sep10.pdf

This packet includes the following:

1. Schematic Design Review Submittal Checklist
2. Statement of Builder or Design Professional
3. Documentation of Project Financing Capacity
4. City of Cleveland Land Bank Housing Design Review Scoresheet

To apply to build a new home on a City of Cleveland Land Bank lot:

1. Fill out the City of Cleveland Land Bank Application for Development.
2. Fill out the forms in this New Home Construction Packet.
3. Return all completed forms to the City of Cleveland Land Bank Office, Room 325, City Hall, 601 Lakeside Avenue, Cleveland, Ohio 44114-1070. Phone: 216.664.4126, Fax: 216.420.8042 Or email them to: CD-DND@city.cleveland.oh.us. (5 MB maximum file size.)

For questions & additional information regarding New Home Construction, contact:

Jennifer Chandler, Neighborhood Development Specialist
City of Cleveland Department of Community Development | Housing Development Office
601 Lakeside Avenue, Room 320, Cleveland, Ohio 44114
Phone: 216.664.2791 Fax: 216.420.7965
jchandler2@city.cleveland.oh.us

CITY OF CLEVELAND LAND BANK
APPLICATION FOR NEW HOME CONSTRUCTION
SCHEMATIC DESIGN REVIEW SUBMITTAL CHECKLIST
City of Cleveland Department of Community Development

Applicant Name _____

Land Bank Parcel ____-___-____ Parcel Address_____

In order to assess whether the proposed project meets the City of Cleveland Residential Design Guidelines, Schematic Design plans for the project shall be submitted to the Department of Community Development for review. Schematic Design level plans should accurately reflect: the intended placement and configuration of building footprints, site layout, structure massing, façade design, and general exterior materials selections. Residential Design Guidelines are available at: http://planning.city.cleveland.oh.us/designreview/cpc.shtml.

Required Items:

Submissions are required in electronic format as well as hardcopy.

☐ Site Plan *(drawn to scale, showing paving, parking, and sidewalks, with key dimensions and building setbacks from property lines indicated.)*

☐ Site Context Plan *(site plan drawn to scale, showing adjoining properties and buildings, with key dimensions indicated. This may be part of the Site Plan, if drawn at appropriate scale.)*

☐ Elevation Drawings (*Indicate proposed exterior materials and finished floor heights. Provide a street elevation that shows the scale of the proposed building in relation to the scale of structures on adjacent properties.)*

☐ Floor Plans

CITY OF CLEVELAND LAND BANK
APPLICATION FOR NEW HOME CONSTRUCTION
STATEMENT OF BUILDER OR DESIGN PROFESSIONAL
City of Cleveland Department of Community Development

Applicant Name _____

Land Bank Parcel ____-___-____ Parcel Address_____

Legal Name of Business		Phone Number
Mailing Address		Phone Number
City, State, Zip Code		E-mail
Contact Person		
Business Website if applicable:		
Jurisdiction(s) licensed in:	License Number:	Type of License

1. Organization has been in business as a _____ (General Contractor, Architect, Professional Engineer, Plumber, Electrician, etc.) for _____ years

2. Ownership Information

Name	Title

3. List two most recent new homes constructed or projects of similar size

a.)Type of Job	Approx. Cost	Year completed	Address	
Client/homeowner			Phone number	Sq ft.
b.)Type of Job	Approx. Cost	Year completed	Address	
Client/homeowner			Phone number	Sq ft.

4. List two subcontractors, suppliers or consultants used

Name	Telephone Number

The undersigned certifies that the statements and representations made herein are true and complete to the best of her/his knowledge and hereby authorizes the City of Cleveland or its agent to verify the information represented herein with employees, references, clients and others as it may deem necessary in its sole discretion.

Owner/Partner/Member- signature	Print	Title	Date

REV: 19 September 2013

CITY OF CLEVELAND LAND BANK
APPLICATION FOR NEW HOME CONSTRUCTION
DOCUMENTATION OF PROJECT FINANCING CAPACITY
City of Cleveland Department of Community Development

Applicant Name _____
Land Bank Parcel ____-___-____ Parcel Address_____

$_____ Total Project Budget (from Land Bank Application)

_____ Area of Proposed Residential Building(s) in Square Feet

$_____ Budgeted Cost per Square Foot

Project Funding Sources

Bank Financing

☐ Pre-Qualification letter from bank attached for max loan amount of $_____

☐ Bank letter/documentation for construction line of credit in amount of $_____

Equity

☐ Statement from financial institution with evidence of funds $ _____

Other Funding

☐ Describe sources and provide evidence of commitment

_____$_____

_____$_____

HOUSING DESIGN REVIEW SCORESHEET

Housing Design Review Subcomittee: A Joint Committee of the City of Cleveland Housing Development Office and the Cleveland Planning Commission

The Housing Design Review Subcommittee evaluates new residential construction proposals for compliance with the City's goals for Compatibility, Sustainability, and Walkability. These goals are outlined in several City Standards and Policy documents. The following table is a Summary of critical City of Cleveland Design Requirements to be met by all applicants. The requirements are referenced to the documents listed below. Refer to these documents for full explanations of all requirements:

- City of Cleveland Residential Design Guidelines (RDG): http://planning.city.cleveland.oh.us/designreview/cpc.shtml
- City of Cleveland Land Use Code (LUC): http://www.amlegal.com/library/oh/cleveland.shtml
- Connecting Cleveland 2020 Citywide Plan (CC2020): http://planning.city.cleveland.oh.us/cwp/contents.html
- Enterprise Green Communities Criteria (EGC): http://www.enterprisecommunity.com/solutions-and-innovation/enterprise-green-communities/criteria
- Sustainable Cleveland 2019 (SC2019): http://www.gcbl.org/files/resources/sc2019resourceactionguide8sep10.pdf

PROJECT:	PROJECT ADDRESS:	HDRS PROJECT NO.:			DATE:
REQUIREMENT	**RATIONALE**	**REFERENCE**	**PTS. AVAIL.**	**PTS. EARNED**	**COMMENTS**
1. Green Building Standard					
• Comply with City of Cleveland Green Building Standard	• To receive Tax Abatement, structures must comply with the Green Building Standard.		Recommended		
2. Combining Lots					
• "The City of Cleveland encourages new residential development to utilize existing Lots of Record with minimal modification." • Preference should be given to constructing a housing unit on each individual lot.	• "This limitation is necessary in order for existing neighborhoods, that have streets with missing homes, to be re-established without destroying the rhythmic house placement pattern which is characteristic of Cleveland." • On streets that have building units on each lot, wide lots diminish the continuity and harmony of the street.	RDG: 17,32 RDG: 28-29	8		
• Combining Land Bank lots to create a larger lot for one single-family residential unit is not permitted.	• Enterprise Green Communities Criteria require that new housing contribute to the compact development of neighborhoods. • EGC Criteria require that projects be built to a min. density based on neighborhood type. Combining lots reduces the number of dwelling units per acre. • Connecting Cleveland 2020 Plan and Sustainable Cleveland 2019 encourage development of Walkable, mixed-use neighborhoods. • Additional living units in a neighborhood increase the number of residents, making neighborhood retail and transit more viable.	EGC: 2.3 CC2020: 8, 25, 29 SC2019: 53	Required		

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REQUIREMENT	**RATIONALE**	**REFERENCE**	**PTS. AVAIL.**	**PTS. EARNED**	**COMMENTS**	
	• Mixed-use neighborhoods create a high quality walking environment, allowing access to daily needs using fewer car trips. This promotes personal health, economic development, and reduced greenhouse	SC2019: 52				
3. Off-Street Parking						
• Off-street parking lots shall be located behind buildings, with entrances located off of adjoining side streets or alleys. • Limit the number of off-street parking spaces to the minimum number needed to serve the facility.	(If single family development, or parking lots are not part of the development, then points are awarded.)	LUC: 341.07(g)	5 3			
• "Parking spaces shall be located behind the setback building line." Parking spaces shall not be located in the Front Yard Setback. • Use of evergreen shrubbery and trees in combination with low ornamental fences is required in screening parking lots from streets.		LUC: 349.05 (a)	Required			
• Parking structures shall have liner buildings with active spaces lining the First Floor.			Required			
4. Garage Doors						
• If an alley exists behind the lot, curb cuts and Front Yard driveways are not permitted. • If no alley exists, attached or detached garages located behind the house are strongly encouraged, and may be required, depending on the following Lot Width criteria:	• Garage doors present an unoccupied, blank wall to the street. This diminishes the character of the street for the pedestrian, decreasing the quality of Walkability. • Per the RDG, garage doors facing the street "destroy the character of the existing street and are unacceptable."	CC2020: 29 SC2019: 53 RDG: 36	Required		No. of front-load garages within 300': No. of dwelling units within 300': Percentage of Houses on Block with Porches:	 #DIV/0!
Interior Lots less than 30' in Width: • Maximum allowable garage door width visible from the street shall be 9'. • Garage doors shall be set back a minimum of 20' from the street right of way. • Street-facing garage doors on attached garages shall be set back a minimum of 5' from the front façade of the main building. • Provide 20% glazing minimum on front-loaded garage doors.	• See attached Off-Street Parking Diagrams. • Irregular or extremely shallow lots will be reviewed on a case by case basis. • This dimension ensures that vehicles parked in front of garage doors do not block the sidewalk. • Note that parking in the Front Yard Setback is not permissible per Zoning Code Section 349.05 (a).		Required			

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REQUIREMENT	**RATIONALE**	**REFERENCE**	**PTS. AVAIL.**	**PTS. EARNED**	**COMMENTS**
Interior Lots 30' or more in Width: • Garage doors on **attached** garages shall not face a street. • Detached garages shall be located in the rear half of the lot. • Garage doors serving detached garages shall not face a street, except when at least 50% of the door width is located behind the side building line of the primary structure.	• See attached Off-Street Parking Diagrams. • In contexts where front-loaded garages are prevalent, a front-loaded garage may be acceptable. • Irregular or extremely shallow lots will be reviewed for compliance on a case by case basis.	LUC: 337.23	Required		
Corner Lots • Off-street parking shall be accessed only from the side street frontage. • Detached garages shall be located in the rear half of the lot. • Garage doors shall be set back a minimum of 20' from the street right of way, or set back a minimum of 50% of the established side street setback, whichever is greater. • On Corner lots with a Lot Width of less than 40', garage doors shall be located a maximum of 23' from the interior Side Lot Line.	• See attached Off-Street Parking Diagrams. • This dimension ensures that vehicles parked in front of garage doors do not block the sidewalk. • Note that parking in the Front Yard Setback is not permissible per Zoning Code Section 349.05 (a).	LUC: 337.23	Required		
5. Driveways and Aprons					
• The driveway serving a single residential unit shall be 10 feet wide maximum at the sidewalk/ right of way line. • Driveways and curb cuts serving one-way vehicular traffic for multiple units shall be 10 feet wide maximum at the sidewalk/right of way line. • Driveways and curb cuts serving two-way vehicular traffic for multiple units shall be 16 feet wide maximum at the sidewalk/right of way line. • Driveways and curb cuts may be 18' wide at alleys.	• Negative consequences of wide driveways: • Increases the amount of impermeable surfaces, increasing storm runoff. • Reduces the area of the tree lawn available for the planting of street trees for shading • Reduces the amount of front yard area for landscape planting. • These reductions diminish the pedestrian walking experience. • Reduces the amount of available on street parking.		Required		

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REQUIREMENT	**RATIONALE**	**REFERENCE**	**PTS. AVAIL.**	**PTS. EARNED**	**COMMENTS**
6. Define the Public Right of Way					
• Provide a low front yard fence or wall at the sidewalk/right of way line. • "Fences should be compatible in design with adjoining buildings and with the most valued aspects of an area's character." • Use of chain-link fences along street frontages is not permitted.	• Fences or walls yield a street with a well-defined public right of way and a desirable sense of enclosure. • This sense of definition and enclosure makes the street comfortable for walking. • Fences or walls also increase a sense of security by clearly delineating between the public and private realms.	LUC: 341.07(f)	3		
• Provide landscape plantings that are formal, ordered, and urbanistic at the right of way line. • Use of tightly trimmed hedgerows, privets, or boxwoods defines the property edge. • Low 12"-18" h. fences also achieve this goal. • Use of grasses and indeterminate form shrubs are less effective at defining the property edge.	• Such plantings help achieve many of the above results that fences provide. But fences are still more effective than landscaping. • Urbanistic plantings are recommended in most neighborhoods, depending on context. • See attached examples. • 3 Pt. Bonus for providing both fence and landscaping.				
7. Accessory Living Units					
• Provision for Granny Flats, Carriage House Apartments, and English Basement Apartments is encouraged.	• These units increase neighborhood density. • Increase income diversity within the neighborhood. • Increase the supply of affordable rental units. • Supplement homeowner income.		8 (BONUS)		
8. Overall Neighborhood Compatibility					
• "It is the goal of the Planning Commission to comprehensively facilitate the re-establishing of Cleveland's neighborhoods. The optimum strategy in reaching this goal is to approach residential redevelopment with an unwavering, committed emphasis on compatibility between new and existing structures." • "New development should be compatible in scale, material, color, placement, and character with the design of . . . properties that are representative of the area's most valued architectural and environmental qualities." • **Required: Provide a Street Elevation showing proposed construction within the existing context (within 100' of side property lines.)**	• "It is not the position of the Planning Commission to dictate the particular style or type of residential architecture that is to be built within the City." • Additional elements that determine compatibilty include building proportion, height, compositional integrity, relationship of solid to void, the quality, type, and scale of materials, and the level of detail. • Compatibility is determined based on Criteria 9 – 26. • The area of relevant context is determined by a circle with a radius of 300', centered on the front property line of the parcel. • Existing structures that have elements that do not meet City Goals and Policies should not be considered as contextual elements to be modeled.	RDG: 78 LUC: 341.07 (a)	6		

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REQUIREMENT	**RATIONALE**	**REFERENCE**	**PTS. AVAIL.**	**PTS. EARNED**	**COMMENTS**	
9. Building Placement						
• "All new construction along streets having existing structures should adhere to the predominant building setback line of existing structures." • Front setback should be in alignment with the existing structures within 100' of the property line of the parcel. • Encroachments such as porches, bays, and balconies are allowed within the Front Yard Setback as per Zoning Code Regulations. • **Required: Provide a Context Plan that shows adjacent structures within 100' of the project site.**	• "By adhering to this requirement, new residential units will not destroy the planned uniformity and order of existing local streets, but will reinforce the new unit's sense of compatibility within the given context." • These elements add interest for pedestrians and encourage quality Walkability.	RDG: 34 LUC: 357.06 (a)	6		Front Setbacks of Buildings: Building 1: ____ Building 2: ____ Building 3: ____ Building 4: ____ Building 5: ____ Building 6: ____ Total Setbacks: Number of Buildings: Average Setback: Proposed Front Yard Setback:	 0 #DIV/0!
10. Building Height						
• "All new residential structures requiring design review should have vertical dimensions that are compatible with the predominant building height of neighboring structures." • Building height shall be determined by: • Building Heights and eave lines of properties directly adjacent to the lot. • Typical/average Building Heights and eave lines of properties within 300' of the lot. • Building Height may exceed Height Limit when taller portions are set back per Zoning Code.	• Indicate the parapet height or median roof height on elevation drawings.	RDG: 18 RDG: 78 LUC:353.02	10		Typical Eave or Parapet Height Within 300': Zoning Height District: Maximum Height Allowable per Code: Proposed Building Height	
11. First Floor Height						
• 10' Floor to Floor Recommended.	• Short First Floor heights yield squat building proportions.		3			
12. Building Proportion/Massing						
• "All new residential construction requiring design review should have similar proportions to existing neighboring structures."	• Compatibility in proportion and massing reinforces a neighborhood's sense of cohesive character. Structures with proportions that are unsympathetic to the context diminish a neighborhood.	RDG: 20	8			

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REQUIREMENT	RATIONALE	REFERENCE	PTS. AVAIL.	PTS. EARNED	COMMENTS	
13. Roof Slope						
• Roof Slope shall be similar and compatible with the roof pitch of structures within 300'.	• The use of sloped roofs is recommended in areas where they are found within the context, in order to respond appropriately and durably to the rain and snow conditions found in the Northeast Ohio climate.	RDG: 13,16	8			
• If a sloped roof is used, provide articulated rake trim. • If a flat roof is used, provide articulated cornice, parapet, or coping.			3			
14. Building Frontage						
• Residential buildings shall occupy at least 40% of the lot width along the right of way line. • Multi-Family Residential and Non-Residential buildings shall occupy at least 60% of the lot width along the right of way line.	• Maintaining continuous street frontages enhances the pedestrian experience by making it safer and more interesting to walk from place to place.	Smart Code: Table 15A	8		Building Width: Lot Width at ROW: % Frontage Build-out:	 #DIV/0!
• Each building shall have a main pedestrian entrance facing the Principal Street Frontage.			5			
• Each First Floor living unit shall have a pedestrian entrance facing the Principal Street Frontage.	• Encourages walking, by allowing ease of access to each unit. • Increases street activity and "eyes on the street."		2			
15. Frontage Feature						
• Provide a Frontage Feature, such as a usable porch or stoop, door yard, or defined court.	• See attached Frontage Feature Diagram		10			
• Porches: "In areas where the majority of the surrounding structures have front porches, new structures should have front porches that extend across at least 50% of the front elevation." • A porch is defined as having a roof covering it. • Minimum seating area required: 4' w. x 3' d., clear of the travel path to the door.	• "Design features such as front porches and windows that put "eyes on the street" can make a significant and long-term contribution to improving neighborhood safety." • Porch is more likely to be used if it offers protection from the sun and inclement weather, and enough room for two chairs. (If front porches are not predominant in the context, these points are awarded by default.)	RDG:39 CC 2020: 23	8		No. of Houses within 300' w/ Full Front Porch: 1/2 No. of Houses within 300' w/ Partial No. of Houses within 300': Percentage of Houses on Block with Porches:	 #DIV/0!
16. Entry Porch or Stoop Height						
• Residential: 18" above grade minimum, 66" above grade maximum. 24" – 36" recommended. • Non-residential: 0' allowable.	• Elevated porch or stoop increases security by providing a defensible space above the level of the sidewalk. ADA accessibility requirements excepted.	LEED-ND 2009: 51; CPTED	Required		Proposed:	
• Height at 24" – 48"	• Elevated porch provides resident privacy, increasing the liklihood that the porch will be used.		5 (BONUS)			

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REQUIREMENT	RATIONALE	REFERENCE	PTS. AVAIL.	PTS. EARNED	COMMENTS	
17. Define the Building Entry						
• Provide at least one of the following elements: • Roof/Awning/Canopy over Entry Door • Front Door Visible from sidewalk at 20' beyond property line. • Front Door with 50% or more transparent glazing or 12" wide min. sidelight • Handrail with 30% or more transparency	(Receive 2 bonus points for each additional element		2			
• Provide a sidewalk—separate from the driveway—that connects the Frontage Feature to the public sidewalk.			Required			
18. Active Living Spaces						
• Locate the active, occupied living spaces facing the street on the First Floor of residential units.	• These spaces allow homeowners to engage with the community and ensure that there are "eyes on the street" for increased neighborhood security.		10			
• Recommend that upper floor interior building spaces interface with the street through the use of balconies and Juliet balconies.	• These elements also add depth, relief, and shadow lines to street facades.		5 (BONUS)			
19. Solid/Void facing Street Frontages						
• On the street-facing, First Floor façades of residential buildings, a minimum of 30% of the wall area at the building line shall be transparent door and window openings. • On the street-facing, First Floor façades of non-residential buildings, a minimum of 60% of the wall area at the building line shall be transparent door and window openings.	• Glazing area shall be calculated between the height of 3' and 8' above grade. • Provides "eyes on the street", which increases neighborhood security.	LEED-ND 2009: 50	10	#DIV/0!	Area of Glazing between 3' & 8': Front Façade Width: Front Façade Width x 5': Proposed First Floor Solid/Void:	 0 #DIV/0!
• On the street-facing, Upper Floor facades of residential and non-residential buildings, a minimum of 20% of the wall area shall be transparent door and window openings.	• Glazing area shall be calculated between the height of 3' and 8' above Finished Floor.		6		Area of Windows on Upper Floors: Upper Floor Wall Area between 3' and 8': Proposed Upper Floor Solid/ Void:	 #DIV/0!

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20. Windows					
• Recommended: Use vertically proportioned window openings with an approximate 1:2 width to height ratio. • Individual lites within the window should also be vertically proportioned, and similar in proportion to • Recommended: If a wide, horizontal window opening is desired, group vertically proportioned windows together to create the opening.	• Vertical proportions relate to the scale and form of the human figure.	Smart Code	5		
• Recommend the use of wood or clad wood windows. • The use of vinyl windows is discouraged.	• Wood and clad wood windows are more durable, have more articulated detailing, and more interesting profiles.		5 (BONUS)		
• "The City of Cleveland is encouraging the use of muntins in windows of traditionally designed homes."	(If muntins are not used, points for muntins are awarded by default.)	RDG 44	2		
• Muntins on both interior and exterior of windows are encouraged.			1		
• Snap-in muntins and muntins on the inside of the glass only are not permitted.			Prohibited		
21. Window Trim					
• At all windows visible from the street, provide expressed sills that project 3/4" min. and run the full width of the window and side casings.	• Projecting sills add a desirable shadow line and a layer of visual interest and detail.		3		
• Provide side casings. Recommended width: 1/8 of the smallest window opening dimension.	Casings not required for Modern Style architecture.		2		
• Provide expressed head trim or masonry lintels.			2		
22. Window Boxes, Awnings, Shading Devices					
• Provide window boxes, awnings, and shading devices.	•These elements provide depth, texture, color, and/or shadow lines on the building facade, making walking more interesting. • Window boxes offer a welcoming presence and imply that the property is inhabited and cared for. • Awnings and shading devices reduce heat gain, saving energy. • (Receive 2 bonus points for each element used.)		2 (BONUS)		

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REQUIREMENT	RATIONALE	REFERENCE	PTS. AVAIL.	PTS. EARNED	COMMENTS
23. Shutters					
• Shutters, if used, shall not be shorter or taller than the window that they flank. • Each shutter shall be one-half the window width.	• Shutters should be sized to actually be capable of covering the window that they flank. interesting.		If used, required criteria.	NA	
24. Cladding/Siding/Trim					
• Use materials that are sympathetic in character to those found in the surrounding neighborhood.			8		
• Utilize materials that are human-scaled, especially at the First Floor level.	• Materials that are scaled to the human hand give the building a comprehensible size and scale. • They also add visual interest, increasing walkability. • "Human scaled" means 10" max. in one dimension and unlimited in the other. • Examples of such materials include brick, stone, dimensional siding, and shingles or shakes made of wood, cement, or metal.		5		
• Exterior cladding and trim materials shall be of high quality and durable in nature, in order to maintain property value over the long term. • Use of vinyl siding is strongly discouraged. • **NOTE: On Land Bank parcels in Ohio City, vinyl siding is prohibited on Street Frontages.**			8	8	
• Simple use of a limited number of different materials is encouraged.	• In general, changes in materials should be used to delineate the various parts of the building: Distinguishing the base from upper floors; delineating the gable, parapet, or other features; emphasizing special elements or rooms, such as the entry or large public spaces.		4		
• Use cladding to emphasize building form, rather than as surface decoration.			2		
• At outside corners, return cladding materials to an inside corner.			2		
• Return materials on front facades to a logical break point, or 3' minimum, on side facades.			4		
25. Pressure Treated Wood					
• Visible pressure treated wood shall be painted or solid color stained	(If no pressure treated wood is used, then points are awarded by default.)	RDG: 39	3		

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26. Columns						
• Column proportion—width to height—should range between 1:7 and 1:12.	• Columns can be traditional or contemporary style. • (If no columns are used on the project, the points under Columns are awarded by default.)		4		Column Width: Column Height: Proposed Proportion:	 #DIV/0!
• Columns should have an articulated top and base.	• Column base height is typically 1/2 the diameter or width of the column • Capital height is typically 1/2 to 1 diameter high, often with an astragal molding located at 1 diameter from the top of the column.		4			
27. Railings						
Recommended on all buildings; Required on Land Bank parcels and on projects using Community Development (CD) funds: • Use wood or metal railings, rather than vinyl. • Provide some variety and interest in the detailing of railings, using the many examples found in our neighborhoods as precedents.	• Vinyl railings tend to have quality and durability issues. • Vinyl railings typically have knuckle brackets that are not compatible with the character of railings in existing neighborhood contexts.		4			
28. Under-Porch Lattice						
• Vinyl porch lattice not recommended; vinyl lattice prohibited on Land Bank parcels and on projects using Community Development funds.	• Vinyl lattice tends to be less durable.		3			
29. Tree Lawns and Grates						
Recommended on all streets; Required on Land Bank parcels and on projects using CD funds: • New tree lawns shall be 5' wide minimum. • In urban settings, trees in the public right of way shall be planted in tree grates.	• In urban core/downtown settings, tree grates allow for more pedestrian traffic capacity on sidewalks. • Grass tree lawns, raised planters, and planting beds limit sidewalk capacity in urban core settings .		5			
30. Street Trees						
Recommended on all streets; Required on Land Bank parcels and on projects using CD funds: • Provide street trees in tree lawns when feasible; species per Urban Forester. • When tree lawn is less than 3' wide, plant tree in front yard. • Tree Spacing: 25' o.c. max.; verify with Forester.	• Street trees provide shade, making walking more comfortable, and therefore more likely to occur. • Street trees act as a psychological buffer between street traffic and sidewalk.	CC2020: 16,20,29 Speck:225	5			
• Protect existing street trees during construction with sturdy fencing at drip line.	• This fencing shall be shown on Permit Sets.		Required			

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TOTAL SCORE			200	#DIV/0!	Percent Passed (Need 90% to Pass):	#DIV/0!
PASSING SCORE	90% x 200 =		180		Points Still Needed to Pass:	#DIV/0!

ADDITIONAL COMMENTS:

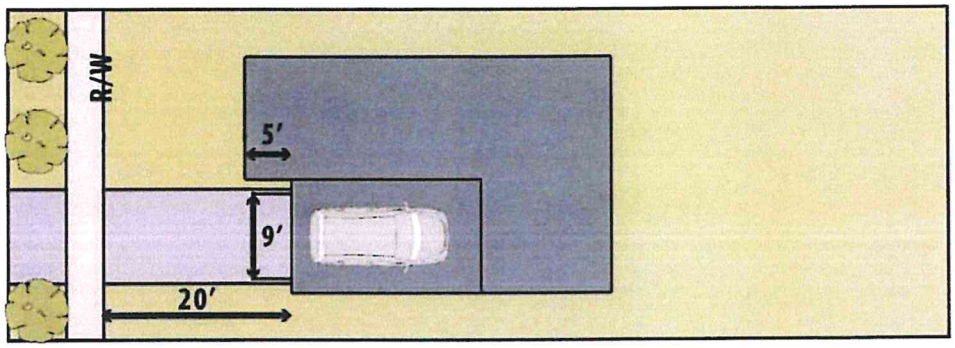
NEXT STEPS:

1. Revise and Resubmit to HDRS
2. HDRS Schematic Design Approval
3. Local Block Club
4. BZA
5. HDRS Approval of Final Design
6. Submit Permit Sets to Building & Housing
7. Planning and HDRS Sign Off on Permit Sets
8. B & H Issues Permit

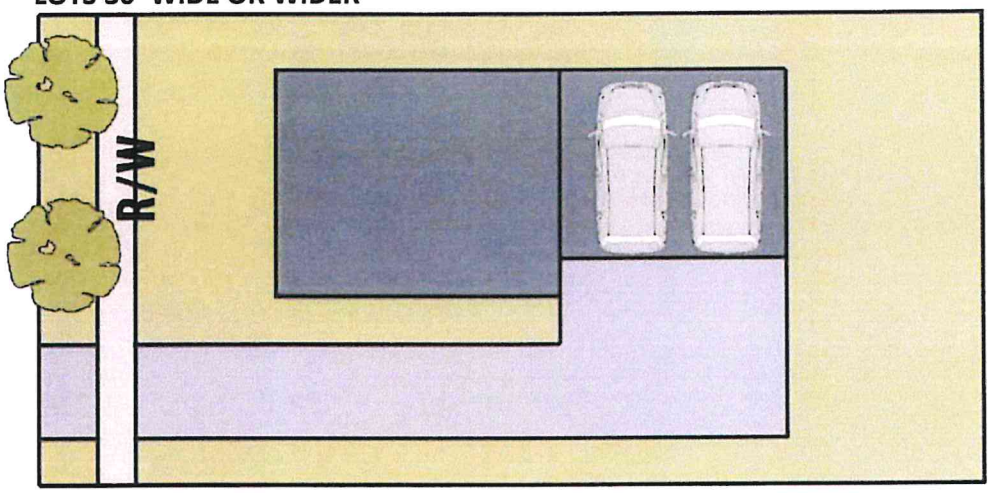
LAND BANK DESIGN REQUIREMENTS – OFF-STREET PARKING DIAGRAMS

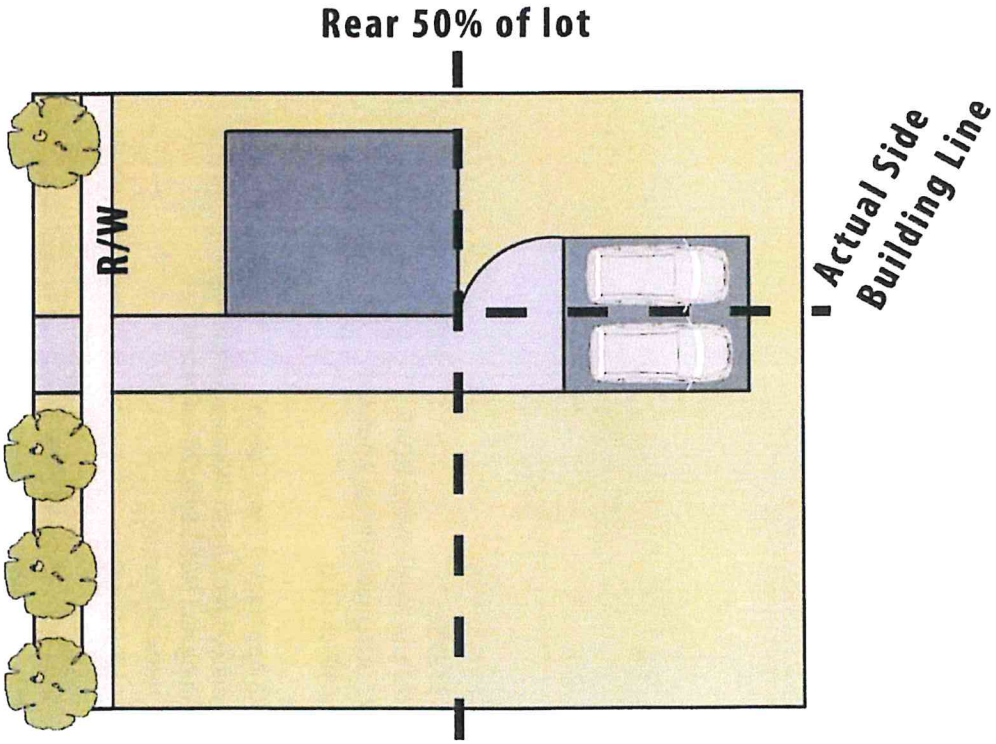
City of Cleveland Department of Community Development

LOTS LESS THAN 30' WIDE



LOTS 30' WIDE OR WIDER

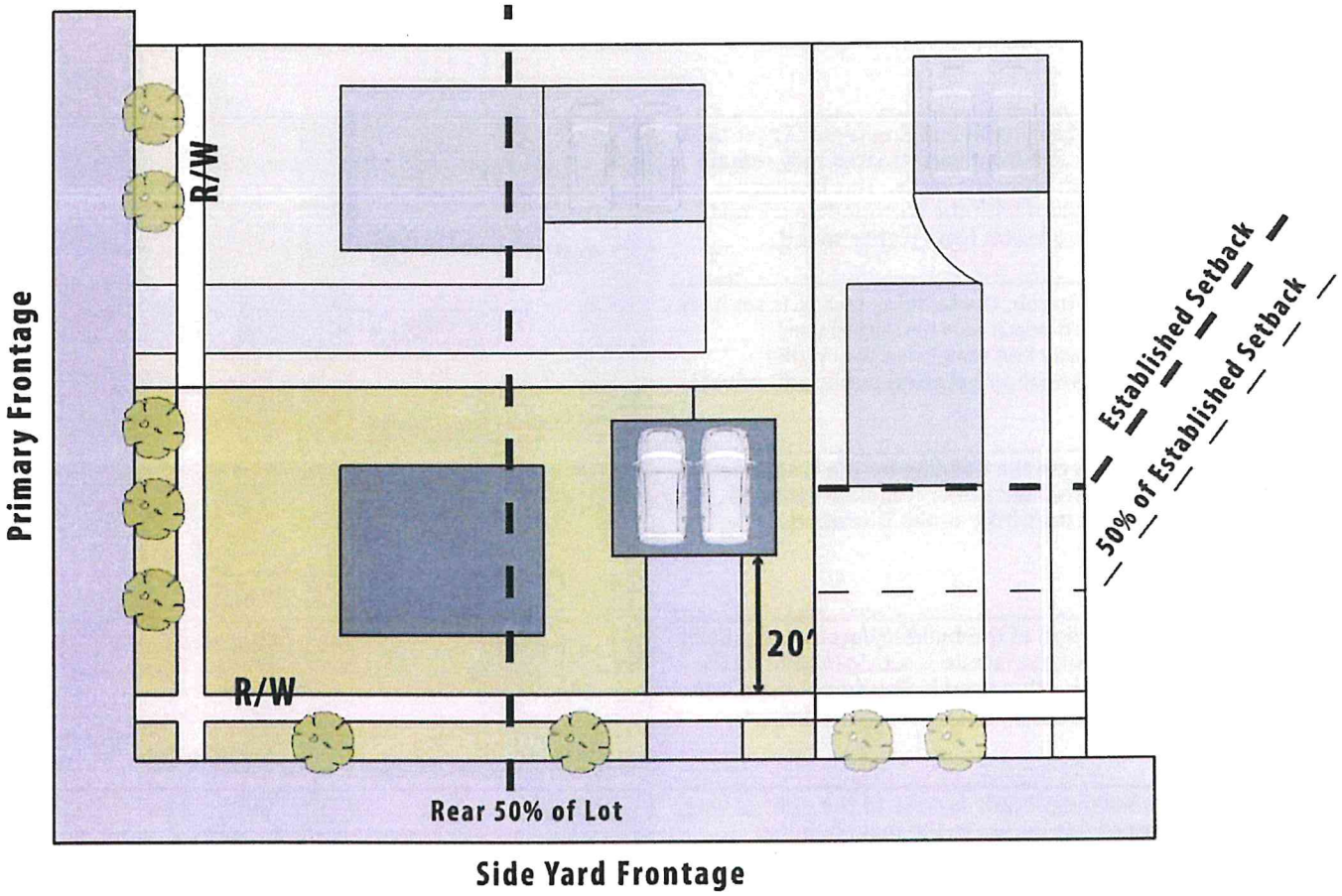




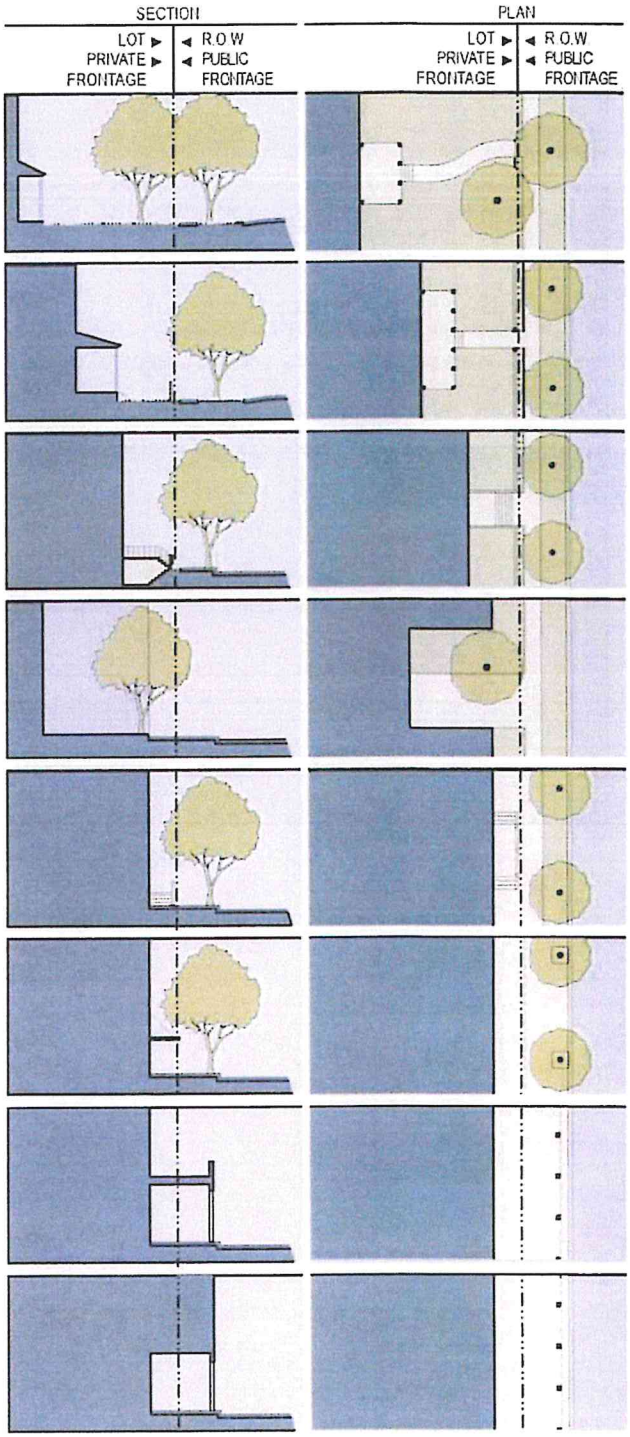
LAND BANK DESIGN REQUIREMENTS – OFF-STREET PARKING DIAGRAMS

City of Cleveland Department of Community Development

CORNER LOTS



Required Frontage Features



a. Common Yard: A planted Frontage wherein the building façade is set back substantially from the right of way line. The front yard created may remain unfenced and be visually continuous with adjacent yards. This frontage is found where deep front yards are consistent with the surrounding context. The deep front yard setback can provide a buffer from higher speed thoroughfares.

b. Porch & Fence: A planted Frontage wherein the building façade is set back from the front yard line, with an attached porch as a permitted yard encroachment. A fence at the right of way line maintains the spatial definition of the street and provides delineation between public and private space.

c. Terrace or Lightwell: A Frontage wherein the building façade is set back from the right of way line, with an elevated terrace or a sunken lightwell. This frontage feature buffers residential uses from urban sidewalks. Synonym: Dooryard.

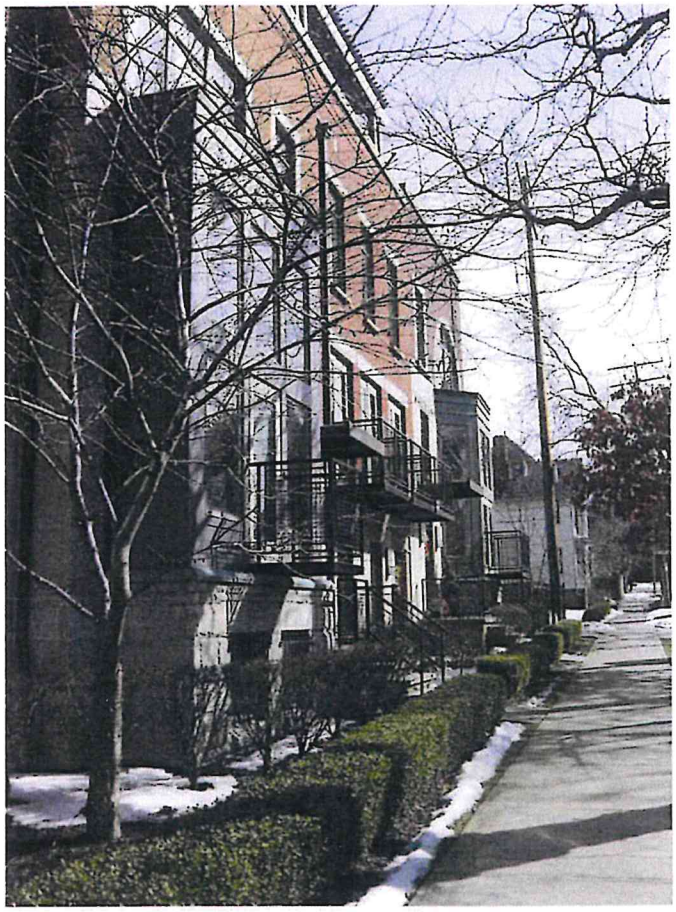
d. Forecourt: A Frontage wherein a portion of the building façade is set back from the right of way line, and the rest of the facade is set close to or at the right of way line. This frontage feature is often used in apartment buildings. This frontage feature is usually used in conjunction with other frontage features.

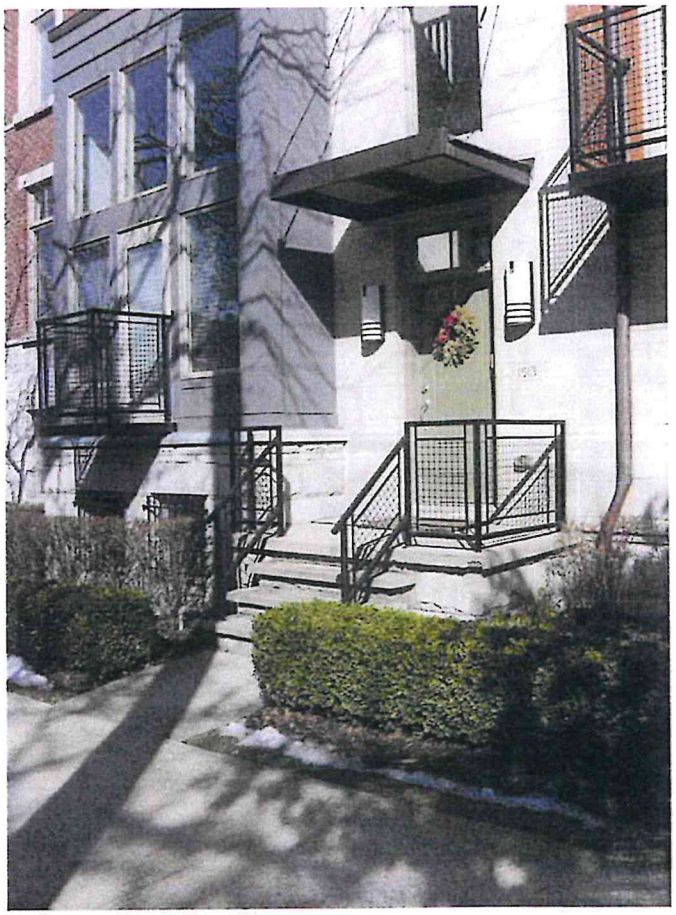
e. Stoop: A Frontage wherein the building façade is close to the right of way line. An exterior stair and landing provide access to the main building entrance. The First Story is elevated from the sidewalk level sufficiently to ensure privacy for First Story windows. This frontage feature is recommended for First Story residential uses. The Stoop is a permitted yard encroachment.

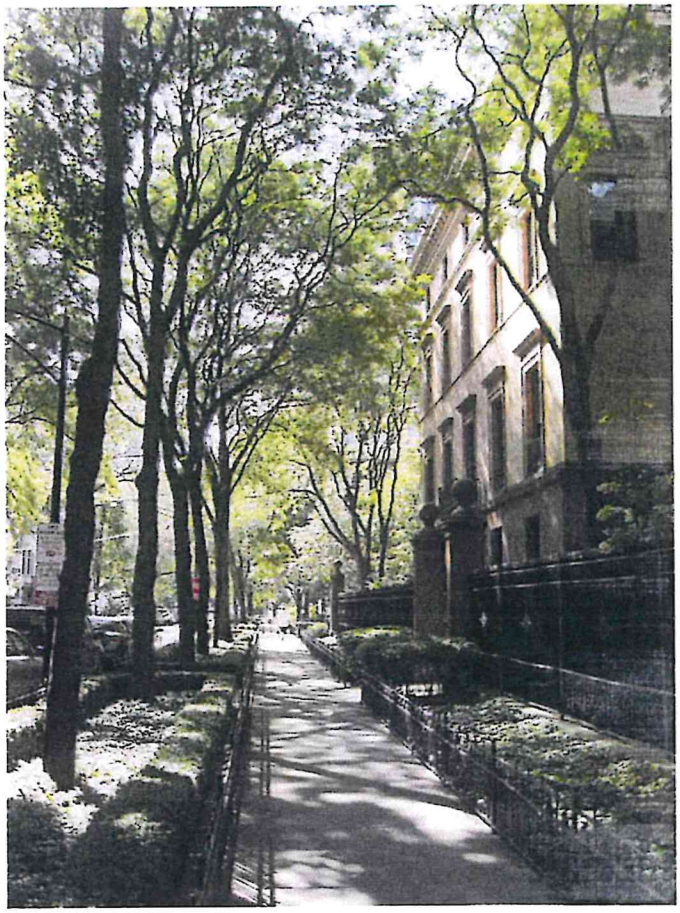
f. Shopfront: A Frontage wherein the building façade is close to the right of way line, and the building entrance is at sidewalk grade. This frontage is typical of Retail uses. This frontage feature has substantial glazing at the sidewalk level. This frontage may have an awning. Where permitted, the awning may encroach over the sidewalk.

g. Gallery: A Frontage wherein the façade is close to or at the right of way line, with an attached roof or lightweight colonnade overlapping the sidewalk. This frontage is typical of Retail uses. Where encroachment of the Gallery over the public right of way is permitted, the Gallery shall extend to within 2 feet of the curb.

h. Arcade: A Frontage wherein the façade at sidewalk level is close to or at the right of way line, with a colonnade supporting habitable space above the sidewalk. This frontage is typical of Retail uses. Where encroachment of the Arcade over the public right of way is permitted, the Arcade shall extend to within 2 feet of the curb.







URBANISTIC LANDSCAPING
CLEARLY DEFINES PUBLIC VS. PRIVATE

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