



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:

Daniel DeAngelo, Project Coordinator

City of Cleveland Department of Community Development | Housing Development Office

601 Lakeside Avenue, Room 320, Cleveland, Ohio 44114

Phone: 216.664.4036 Fax: 216.420.7965

ddeangelo@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



**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 REVIEW SCORESHEET

HDRS and CDRC: Joint Committees of the City of Cleveland Housing Development Office and the Cleveland Planning Commission

<p>The Housing Design Review Subcommittee (HDRS) and the Community Development Review Committee (CDRC) evaluate 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:</p> <ul style="list-style-type: none"> • 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 • Cleveland Green Building Standard (CGBS): http://www.city.cleveland.oh.us/sites/default/files/forms_publications/GreenBuildingStandardsHandbook2018.pdf • 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:	PROJECT NO.:			DATE:
CRITERIA	EXPLANATION/RATIONALE	REFERENCE	PTS. AVAIL.	PTS. EARNED	COMMENTS
PASSING SCORE = 180 Points	90% x 200 Total Points Available		200		
1. Green Building Standard					
• Comply with City of Cleveland Green Building Standard	• To receive Tax Abatement, structures must comply with the Cleveland Green Building Standard.	CGBS	Recommended		
2. Combining Lots					
<ul style="list-style-type: none"> • “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 of record. 	<ul style="list-style-type: none"> • “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 buildings on each lot, single buildings on wide lots diminish the continuity and harmony of the street. 	RDG: 17,32 RDG: 28-29	6		
<ul style="list-style-type: none"> • <u>Not Recommended; Prohibited on Land Bank lots and on projects using CD funds:</u> Combining <u>standard</u> lots to create a larger lot for one single-family residential unit. 	<ul style="list-style-type: none"> • CC2020 Plan and SC2019 encourage development of compact, walkable, mixed-use neighborhoods. • Large lot development is not compact and walkable. • CGBS and EGC Criteria require that new housing contributes to the development of compact neighborhoods. • New residential units shall be built to the density of the census block group where the project is located. Combining lots reduces the number of dwelling units per acre. • Housing density is needed to support retail and neighborhood amenities. • 8 -12 dwelling units/acre needed to support transit. 	CC2020: 8, 25, 29; SC2019: 52,53 CGBS: p. 3 EGC: 2.3, p. 41	Not Recommended / Prohibited		

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PROJECT:	PROJECT ADDRESS:	PROJECT NO.:			DATE:
CRITERIA	EXPLANATION/RATIONALE	REFERENCE	PTS. AVAIL.	PTS. EARNED	COMMENTS
3. Accessory Dwelling Units					
<ul style="list-style-type: none"> Recommended: Provide ADU's such as Granny Flats, Carriage House Apartments, and English Basement Apartments. 	<ul style="list-style-type: none"> An ADU is a smaller, more affordable dwelling unit located on the same parcel as a main dwelling unit. Increases "invisible" or "gentle" density, supporting retail and transit, while preserving the existing character of the neighborhood. Increases income diversity in the neighborhood. Increases the supply of affordable rental units. Supplements homeowner income. <p>(Townhouses are not ADU's, so they do not earn these</p>		5 (BONUS)		
4. Off-Street Parking					
<ul style="list-style-type: none"> Parking lots shall be located behind buildings, with parking entrances located off of adjoining side streets or alleys. 	(If a parking lot is not part of the development, then points are awarded.)	LUC: 341.07(g)	4		
<ul style="list-style-type: none"> Limit the number of off-street parking spaces to the minimum number needed to serve the facility. 	<ul style="list-style-type: none"> Maximizes the use of available land. Limits stormwater runoff. 		4		
<ul style="list-style-type: none"> Parking spaces shall not be located within the Front Yard Setback. Screen parking lots from streets using evergreen shrubbery and/or ornamental fences. 	<ul style="list-style-type: none"> Parking lots do not provide "eyes on the street", so they do not contribute to a sense of safety. Parking lots are not interesting to look at, so they decrease walkability. 	LUC: 349.05 (a)	Required		
<ul style="list-style-type: none"> Recommended on all projects; Required on Land Bank lots, projects using CD funds, and projects in the Central Business District: Structured parking shall have liner buildings with Active-Use spaces on the First Floor. 	<ul style="list-style-type: none"> Min. Depth of Active-Use space: 15' 	LUC 356.02	Recommended/ Required		
5. Garages					
<ul style="list-style-type: none"> Detached garages shall be located in the rear half of the lot. 		LUC: 337.23	Required		
<ul style="list-style-type: none"> Recommended on all projects; Required on Land Bank lots and projects using CD funds: On Townhouses, the garage door shall not be located on the same side of the building as the Principal Pedestrian Entrance. 	<ul style="list-style-type: none"> Townhouses with Frontage <u>only</u> on an Alley are exempted. 		Recommended/ Required		
<ul style="list-style-type: none"> If the lot has access to an alley, curb cuts on the Street Frontage and driveways in the Front Yard are prohibited. If no alley exists, attached or detached garages located behind the main building are strongly encouraged. 	<ul style="list-style-type: none"> Garage doors present an unoccupied, blank wall to the street. Inactive, unoccupied uses make the street feel unsafe to the pedestrian. Inactive uses are less interesting, which reduces 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 dwelling units within 300': No. of front-load garages within 300': Percentage of units with rear garages within 300':
<ul style="list-style-type: none"> Garages are typically required to be located behind the main dwelling unit, depending on the following Lot Width Criteria: 					

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CRITERIA	EXPLANATION/RATIONALE	REFERENCE	PTS. AVAIL.	PTS. EARNED	COMMENTS
Garages on Interior Lots <u>less than 30'</u> in Width:	<ul style="list-style-type: none"> See attached Off-Street Parking Diagrams. 		Required		
<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Irregular or unusually shallow lots will be reviewed on an individual 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 prohibited by the Zoning Code. 	LUC: 349.05 (a)			
Garages on Interior Lots <u>30' or more</u> in Width:	<ul style="list-style-type: none"> See attached Off-Street Parking Diagrams. 		Required		
<ul style="list-style-type: none"> Garage doors on <u>attached</u> garages shall not face a Street. When garage doors serving <u>detached</u> garages face a Street, no more than 9' of the garage door shall be visible beyond the side building line of the primary building. 	<ul style="list-style-type: none"> In contexts where front-loaded garages are predominant, a front-loaded garage <u>may</u> be acceptable. Irregular or extremely shallow lots will be reviewed for compliance on an individual case basis. Note that parking in the Front Yard Setback is prohibited by the Zoning Code. 	LUC: 349.05 (a)			
Garages on Corner Lots	<ul style="list-style-type: none"> See attached Off-Street Parking Diagrams. 		Required		
<ul style="list-style-type: none"> Access off-street parking from the Side Street Frontage <u>only</u>. 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. 	<ul style="list-style-type: none"> 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 prohibited by the Zoning Code. 	LUC: 349.05 (a)			
6. Driveways and Aprons					
Driveway Widths at the Sidewalk/Right of Way Line: <ul style="list-style-type: none"> Serving a single Residential unit: 10' max. Serving multiple units, one-way traffic: 10' max. Serving multiple units, two-way traffic: 16' max. Garages on Alleys shall be located 6' minimum from the Alley Right of Way. Curb cuts on alleys: No maximum. 	Negative consequences of wide driveways: <ul style="list-style-type: none"> Reduces the amount of available on-street parking. Increases the amount of impermeable surfaces, increasing stormwater runoff. Reduces the area of the tree lawn available for the planting of street trees for shading. Reduces front yard area available for landscaping. These landscape reductions decrease walkability. 		Required		
<ul style="list-style-type: none"> At driveway aprons, the public sidewalk shall be continuous across the driveway, and shall be at the same elevation as the surrounding sidewalks. Apron shall have tapered sides, not radiused curbs. 	<ul style="list-style-type: none"> This configuration sends the visual signal to drivers that pedestrians on the sidewalk have the right of way, slowing drivers, and increasing pedestrian safety. 	Complete Streets Chicago Guide	Required		

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CRITERIA	EXPLANATION/RATIONALE	REFERENCE	PTS. AVAIL.	PTS. EARNED	COMMENTS
7. Define the Public Right of Way					
<ul style="list-style-type: none"> • Provide a fence or wall at the sidewalk/Right of Way line/Street Frontage. • 4' max. height. 50% opacity. A fence or wall as low as 12"-18" high can be effective. • "Fences should be compatible in design with adjoining buildings and with the most valued aspects of an area's character." • Chain-link fences on Street Frontages are prohibited. 	<ul style="list-style-type: none"> • Fences or walls yield a street with a well-defined public realm and a desirable sense of enclosure. • This sense of definition makes the street feel more comfortable for walking. • Fences or walls increase a sense of security by establishing "Territorial Identity" that clearly delineates between public and private realms, and "discourages trespass by potential offenders." 	LUC: 358.04(a) LUC: 341.07(f) CPTED: 147	3		
<ul style="list-style-type: none"> • 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. • Use of grasses and indeterminate form shrubs are less effective at defining the property edge. 	<ul style="list-style-type: none"> • Such plantings help achieve many of the results that fences provide. • However, fences and walls are more effective at defining the public/private realm. • Urbanistic plantings are recommended in most neighborhoods, depending on the specific context. 		1		
8. Compatibility					
<ul style="list-style-type: none"> • "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.) 	<ul style="list-style-type: none"> • "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 compatibility include: building proportion, height, window configuration, presence of additive forms, the quality, type, and scale of materials, and the level of detail provided. • 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) LUC: 341.05 (a)(1)	Compatibility is determined by Criteria 9 – 28 below.		

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PROJECT:	PROJECT ADDRESS:	PROJECT NO.:			DATE:	
CRITERIA	EXPLANATION/RATIONALE	REFERENCE	PTS. AVAIL.	PTS. EARNED	COMMENTS	
9. Building Placement						
<ul style="list-style-type: none"> “All new construction along streets having existing structures should adhere to the predominant building setback line of existing structures.” Front setback shall be in alignment with the existing structures within 100’ of the side property lines of the parcel. Encroachments such as porches, bays, and balconies are allowed within the Front Yard Setback, per Zoning Code Regulations. Required: Provide a Context Plan that shows adjacent structures within 100’ of the project site. 	<ul style="list-style-type: none"> “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.” 	RDG: 34	8		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 Setback:						
10. Frontage Build-out						
<ul style="list-style-type: none"> <u>Residential Use:</u> Building shall occupy 40% min. of the lot width along the Street Right of Way line. <u>Multi-Family and Non-Residential Use:</u> Building shall occupy 60% min. of the lot width along the Street Right of Way line. 	<ul style="list-style-type: none"> Maintaining continuous street frontages improves the walking experience by making the street feel more contained, safe, and interesting. It also makes efficient use of available land. 	Smart Code: Table 15A	5		Building Width:	
		Lot Width at ROW:				
		% Frontage Build-out:				
11. Building Proportion/Massing						
<ul style="list-style-type: none"> “All new residential construction should have similar proportions to existing neighboring structures.” 	<ul style="list-style-type: none"> Structures with proportions and massing that are unsympathetic to the context diminish a neighborhood's sense of cohesive character. To achieve compatibility in large structures, break up the building massing into elements that have proportions similar to the context. 	RDG: 20	6			
12. Building Height						
<ul style="list-style-type: none"> “All new residential structures should have vertical dimensions that are compatible with the predominant building height of neighboring structures.” Compatible building height is determined by: <ul style="list-style-type: none"> 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 of the building are set back from the Building Line per the Zoning Code. 	<ul style="list-style-type: none"> Indicate the parapet height or median roof height on elevation drawings. 	RDG: 18	10		Zoning Height District:	
		Maximum Height Allowable per Code:				
		Proposed Building Height:				
		Typical Eave or Parapet Height Within 300':				
		Proposed Eave Height:				
		RDG: 78				
		LUC:353.02				

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CRITERIA	EXPLANATION/RATIONALE	REFERENCE	PTS. AVAIL.	PTS. EARNED	COMMENTS
13. First Floor Interior Height					
<ul style="list-style-type: none"> Residential Use: 9' recommended. Non-Residential Use: 11' min. recommended. 	<ul style="list-style-type: none"> Shorter floor heights yield squat building proportions, while taller floor heights make the building more compatible with typical structures in the context. Dimension measured from finished floor to finished ceiling. 		2		Proposed Height:
14. Roof					
<ul style="list-style-type: none"> Roof shape and slope shall be similar and compatible with those of structures within 300'. 	<ul style="list-style-type: none"> "In keeping with Cleveland's predominant residential vernacular, steeply pitched roofs are encouraged." Sloped roofs respond durably to the rain and snow conditions found in the Northeast Ohio climate. 	RDG: 13,16,44	8		Typical Slope: Proposed Slope:
<ul style="list-style-type: none"> On a sloped roof, provide articulated rake trim. On a flat roof, provide articulated cornice, parapet, or 	<ul style="list-style-type: none"> Articulation adds visual interest for pedestrians. 		2		
<ul style="list-style-type: none"> Match eave and gable return details commonly found in the context. 	<ul style="list-style-type: none"> Sloped eaves that follow the slope of the rake board are more common in some neighborhoods. Flat soffit box eaves are predominant in others. 		2		
15. Active-Use Living Spaces					
<ul style="list-style-type: none"> On the First Floor, 60% min. of the building Frontage Build-out shall contain Active-Use, occupied living spaces. Min. Depth of Active-Use space: 9' 	<ul style="list-style-type: none"> These spaces encourage occupants to engage with the community. Provides "eyes on the street" for increased neighborhood security. Active-Use spaces are the most often used, habitable spaces in the building. Non Active-Use spaces include, but are not limited to: non-habitable spaces, garages, parking, hallways, bathrooms, closets, storage, mechanical rooms, utility rooms, trash rooms or areas, loading docks. 	CPTED	10		
<ul style="list-style-type: none"> Locate the Primary Living Spaces on the First Floor. 	<ul style="list-style-type: none"> Locating these rooms on the First Floor enables better surveillance of the street from the most actively used spaces in the home, making the neighborhood safer. Primary Living Spaces are the living room, dining room, and kitchen. 	CPTED	7		
<ul style="list-style-type: none"> Provide balconies and Juliet balconies on the upper floors of buildings. 	<ul style="list-style-type: none"> Encourages inhabitants to engage with the street. These elements add depth, relief, and shadow lines to street facades, making them more interesting, which increases walkability. 		3 (BONUS)		

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16. Glazing on Street Frontages					
<ul style="list-style-type: none"> On street-facing, First Floor façades, provide transparent door and window openings: <ul style="list-style-type: none"> <u>Residential Use</u>: 30% of wall area, min. <u>Non-Residential Use</u>: 60% of wall area, min. 	<ul style="list-style-type: none"> “Use safety-by-design standards to require windows along public streets.” “Windows put 'eyes on the street' and make a significant and long-term contribution to improving neighborhood safety.” Glazing area is calculated between the height of 3' and 7' above Finished Floor. 	CC 2020: 23 LEED-ND 2009: 50	12		Glazing area between 3' & 7':
					Front Façade Width:
					Front Façade Width x 4':
					Proposed First Floor Solid/Void:
<ul style="list-style-type: none"> On street-facing, upper floor façades, provide transparent door and window openings: <ul style="list-style-type: none"> <u>Residential and Non-Residential Uses</u>: 20% of wall area, min. 	<ul style="list-style-type: none"> Glazing area is calculated between the height of 3' and 7' above Finished Floor. 		3		Upper Floor glazing area between 3' & 7':
					Front Façade Width:
					Front Façade Width x 4':
					Proposed Upper Floor Solid/ Void:
17. Principal Pedestrian Entrance					
<ul style="list-style-type: none"> Provide a Principal Pedestrian Entrance facing the Principal Street Frontage, for each building. Entrance shall be open during regular business hours. 	<ul style="list-style-type: none"> Encourages walking by allowing direct access from the Street, rather than just from the parking lot. More equitable for those arriving by transit, bicycle, or foot. Increases sidewalk activity, making the street safer. 		7		
					<ul style="list-style-type: none"> Provide a Principal Pedestrian Entrance facing the Street Frontage for <u>each</u> First Floor dwelling unit.
<ul style="list-style-type: none"> Define the Principal Pedestrian Entrance by providing at least one of the following elements: <ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Makes wayfinding easier and clearer for visitors. This improves safety. (2 bonus points for each additional element used.)		2		
<ul style="list-style-type: none"> Provide a sidewalk—separate from the driveway—that connects the Frontage Feature to the public sidewalk. 	<ul style="list-style-type: none"> Distinguishes between paths for pedestrians and those for cars. Aids in wayfinding for visitors, especially to rear units. This improves safety. 		3		

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18. Frontage Feature					
<ul style="list-style-type: none"> Provide a Frontage Feature, such as a usable porch or stoop, door yard, or defined court. 	<ul style="list-style-type: none"> Engages the building with the life of the street. See attached Frontage Feature Diagram 	Smart Code	7		
19. Porches					
<ul style="list-style-type: none"> "In areas where the majority of the surrounding structures have front porches, new residential structures should have front porches that extend across at least 50% of the front elevation." Recommended on all projects; Required on Land Bank lots and projects using CD funds: Provide a full width front porch on each First Floor living unit. Porch Depth: 8' recommended, 6' min. required. Min. Seating Area Required: 4' w. x 3' d., clear of the travel path to the door. A Porch has a roof covering it. 	<ul style="list-style-type: none"> "Design features such as front porches that put 'eyes on the street' can make a significant and long-term contribution to improving neighborhood safety." Can improve compatibility by providing a semi-transparent, additive form to the building, similar to those found in the context. A Porch is more likely to be used if it offers protection from the sun and inclement weather, and enough room for two chairs, a bench, or a porch swing. 	RDG:39 CC 2020: 23	6		No. of Houses w/ Full Front Porch within 300':
					1/2 No. of Houses w/Partial Porches within 300':
					Total No. of Houses within 300':
					Percent of Houses with Porches within 300':
<ul style="list-style-type: none"> To achieve compatibility, provide a porch roof shape that is typically found in the context. 	<ul style="list-style-type: none"> Common Porch Roof Shapes: Hip, front gable. Less common shape: Shed. Hip or front gable roof allows for a cleaner, more durable installation of downspouts, attached to the face of the building, rather than to a porch column. 		3		
<ul style="list-style-type: none"> Porch Beam Depth: Match the typical depth found in the context. 	<ul style="list-style-type: none"> Beam should be substantial enough to visually support the roof that bears on it. Beam should be at least as deep as the width of the columns that the beam rests on. In some neighborhood contexts, porch beams are eliminated, and columns meet the porch ceiling directly. 		1		
20. Frontage Feature Height					
<ul style="list-style-type: none"> <u>Residential Use:</u> Match the typical height found in the specific context within 100'. 18" above grade min. 66" above grade max. <u>Non-Residential Use:</u> 0' allowable. 	<ul style="list-style-type: none"> Elevated height increases security by providing a defensible space above the level of the sidewalk. Required ADA accessibility compliance is exempted from the elevated height requirement. 	LEED-ND 2009: 51; CPTED	Required		Typical: Proposed:
<ul style="list-style-type: none"> Height at 24" – 48" 	<ul style="list-style-type: none"> Increased height provides resident privacy, increasing the likelihood that the porch will be used. Increased height is especially important when building is close to the right of way (10' or less), or when the building is on a street with high traffic volume. 		5 (BONUS)		

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21. Railings					
<ul style="list-style-type: none"> Provide railings on porches and stoops. 	<ul style="list-style-type: none"> Provides a desirable level of semi-privacy, making the frontage feature more likely to be used. 		2		
<ul style="list-style-type: none"> Provide variety in the detailing of railings. 	<ul style="list-style-type: none"> Adds distinguishing character and visual interest. Many fine examples found in our neighborhoods can be used as precedents. 		1		
<ul style="list-style-type: none"> Use wood, metal, or solid knee wall railings on porches, stoops, and balconies. Not recommended on all projects; Prohibited on Land Bank lots and on projects using CD funds: Vinyl railings. 	<ul style="list-style-type: none"> 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 traditional neighborhood contexts. 		2		
22. Columns					
<ul style="list-style-type: none"> Recommended column proportion: Between 1:7 and 1:12 (width to height). 	<ul style="list-style-type: none"> Columns can be traditional or contemporary style. (If no columns are used on the project, the points under Columns are awarded by default.) 		2		Column Width: Column Height: Proposed Proportion:
<ul style="list-style-type: none"> Provide an articulated top and base on columns. 	<ul style="list-style-type: none"> Provides visual interest and character. Expresses how column is attached at top and base. Capital height is typically 1/2 the column diameter, often with an astragal molding located at 1 diameter from the top of the column. Column base height is typically 1/2 to 1 times the diameter or width of the column. 		4		
23. Windows					
<ul style="list-style-type: none"> Provide window openings that are compatible with those found in the neighborhood context: 		Smart Code, Cusato			
<ul style="list-style-type: none"> Similar in proportion. 	<ul style="list-style-type: none"> In traditional contexts, use vertically proportioned window openings with an approximate 1:2 width to height ratio. Vertical proportions relate to the scale and form of the human figure. Recommended: If a wide, horizontal window opening is desired, group vertically proportioned windows together to create a larger opening. 		2		
<ul style="list-style-type: none"> Similar in orientation 	<ul style="list-style-type: none"> i.e. vertical or horizontal 		2		
<ul style="list-style-type: none"> Similar in the relationship and proportion of solid to void 	<ul style="list-style-type: none"> e.g. distinct (punched) window openings, continuous bands of windows, or large expanses of glazing. 		2		
<ul style="list-style-type: none"> Recommended: Provide wood, clad wood, or metal windows. 	<ul style="list-style-type: none"> Wood, clad wood, and metal windows are more durable, have more articulated detailing, and more interesting profiles than vinyl windows. 		2 (BONUS)		

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24. Bedroom Windows					
<ul style="list-style-type: none"> • Recommended for all projects; Required on Land Bank lots and on projects using CD funds: Provide 22 sf min. of glazing in bedrooms. • Recommended: Place windows on more than one wall in a room. 	<ul style="list-style-type: none"> • Makes the room more livable and pleasant to be in. • Maintains property values and the City tax base over the long term. • Adds interest to the side elevations of buildings. • Provides more evenly distributed light in the room, yielding less glare, and making visual tasks easier. 	Pattern Language 159	4 1		
25. Trim and Level of Detail					
<ul style="list-style-type: none"> • Provide a <u>level</u> of visual detail and ornamentation on the building similar to that found in the existing context. 	<ul style="list-style-type: none"> • Improves neighborhood compatibility. • Details add depth, texture, and shadow lines that make the pedestrian experience more interesting, improving walkability. • Detail can be traditional or contemporary. 		4		
<ul style="list-style-type: none"> • Provide window boxes, awnings, and shading devices. 	<ul style="list-style-type: none"> • These elements provide depth, texture, color, and shadow lines that make the pedestrian experience 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. This saves energy and reduces carbon emissions. (3 bonus points for each element type provided.) 	Walkable City 245	3 (BONUS)		
<ul style="list-style-type: none"> • Provide expressed head trim or masonry lintels at door and window openings. 	<ul style="list-style-type: none"> • Adds shadow lines and a layer of visual interest. • Improves durability by shedding water away from the building. 	Cusato 98	2		
<ul style="list-style-type: none"> • Provide expressed sills at windows. 	<ul style="list-style-type: none"> • Projecting sills add a shadow line and a layer of visual interest and detail. • Recommended projection: 3/4" min., and running the full width of the window and side casings. 		2		
<ul style="list-style-type: none"> • Provide side casings at windows. 	<ul style="list-style-type: none"> • Casings enrich and frame the opening, adding visual interest. • Recommended width: 1/8 of the smallest window opening dimension. 	RDG 44 Cusato 98	1		

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<ul style="list-style-type: none"> Muntins: "The City of Cleveland encourages use of muntins in windows of traditionally designed homes." 	<ul style="list-style-type: none"> Muntins help to make the new building compatible with traditional buildings in the context. Exterior muntins provide depth and shadowlines that give visual interest, improving walkability. 	RDG 44	2 (BONUS)		
<ul style="list-style-type: none"> Recommended; Required on Land Bank lots and on projects using CD funds: When muntins are used, provide the muntins on the exterior of the glass, minimum. Not Recommended on all projects; Prohibited on Land Bank lots and on projects using CD funds: Snap-in muntins, muntins between the glass only, muntins on the interior only. 	<ul style="list-style-type: none"> Interior muntins appear inauthentic because they are placed behind a large, flat pane of glass. They do not provide the same level of visual interest, nor are they compatible with traditional contexts. If exterior muntins are cost-prohibitive, use simple 1-over-1 window lites without muntins, which is very common in many Cleveland neighborhoods. (If muntins are not used, points are awarded by default.) 		2		
<ul style="list-style-type: none"> Shutters: <u>If used</u>, shall not be shorter or taller than the window that they flank. Each shutter shall be one-half the window width. 	<ul style="list-style-type: none"> Shutters should be sized to actually be capable of covering the window that they flank. Shutters are not commonly found in most Cleveland neighborhoods. 		If used, Required criteria		
26. Foundation Materials					
<ul style="list-style-type: none"> Utilize materials that are durable and compatible with the context. 	(In order of preference): <ul style="list-style-type: none"> True brick veneer or stone Smooth formed concrete Polished face CMU Not recommended: Brickmold concrete Prohibited on Land Bank lots and projects using CD funds: Split face CMU, Superior Wall foundation 		2		
27. Frontage Feature and Stair Materials					
<ul style="list-style-type: none"> Match the typical frontage feature materials found in the context. 	Commonly found materials: <ul style="list-style-type: none"> Wood-framed floor structures, sometimes with brick or stone piers, are most common. Brick or stone foundations are common. Wood, composite, or concrete decks. Wood or brick stair foundations. Wood, stone, cast concrete, or stone treads. 		1		
<ul style="list-style-type: none"> Recommended: Wood under porch lattice. Not Recommended on all projects; Prohibited on Land Bank lots and on projects using CD funds: Vinyl lattice 	<ul style="list-style-type: none"> Vinyl lattice is less durable than wood. 		1		

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28. Cladding/Siding Materials					
<ul style="list-style-type: none"> Use materials that are sympathetic in character to those found in the neighborhood context. 	<ul style="list-style-type: none"> "Neighborhood compatibility must be achieved through material selection." 	RDG 44	8		
<ul style="list-style-type: none"> Utilize materials that are human-scaled, especially at the First Floor level. 	<ul style="list-style-type: none"> Materials that are scaled to the human hand give the building a comprehensible size and scale. They also add visual interest, improving walkability. "Human scaled" means 10" max. in one dimension and unlimited in the other. Examples of such materials include brick, stone, dimensional siding, shingles, shakes. 		7		
<ul style="list-style-type: none"> Exterior cladding and trim materials shall be of high quality and durable in nature. Not Recommended: Vinyl siding. Prohibited on Land Bank lots in Ohio City: Vinyl siding on Street Frontages. 	<ul style="list-style-type: none"> In order to maintain property values and the City tax base over the long term. Vinyl siding is prone to impact damage, discoloration, and degradation over time. 		5		
<ul style="list-style-type: none"> Simple use of a limited number of different materials. 	<ul style="list-style-type: none"> In general, changes in materials should be used to delineate the various parts of the building, e.g. 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. Multiple material changes require additional sealants at transitions, decreasing durability, and requiring more maintenance. 		3		
<ul style="list-style-type: none"> Use cladding to emphasize building form, rather than as surface decoration. 			2		
<ul style="list-style-type: none"> At outside corners, return cladding materials to an inside corner. 			2		
<ul style="list-style-type: none"> Return materials on front facades to a logical break point on side elevations: 5' min. 			3		
29. Pressure Treated Wood					
<ul style="list-style-type: none"> Visible pressure treated wood shall be painted or solid color stained. Recommended on all projects; Required on Land Bank lots and on projects using CD funds: Provide soffits to conceal wood structure under balconies and upper level porch structures that are visible from the street. 		RDG: 39	1		
30. Number of Bathrooms in Single Family Dwelling Units					
<ul style="list-style-type: none"> Recommended on all projects; Required on Land Bank lots and on projects using CD funds: Provide two full bathrooms in detached single family dwelling units. 	<ul style="list-style-type: none"> Makes the home more livable for families. Aids in resale value, maintains property values and the City tax base over the long term. 		Recomm ended/ Required		

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31. Tree Lawns and Grates					
<ul style="list-style-type: none"> • Recommended on all streets; Required on Land Bank lots and on projects using CD funds: • New tree lawns shall be 5' wide, minimum. • In urban core and retail districts, trees in the public right of way shall be planted in tree grates. 	<ul style="list-style-type: none"> • Tree lawns need to be wide enough to provide adequate room for healthy tree growth. • Tree grates allow for more pedestrian capacity on sidewalks. • Grass tree lawns, raised planters, and planting beds should not be used in urban core and retail districts, because they limit sidewalk capacity. 		3		
32. Street Trees					
<ul style="list-style-type: none"> • Required on all Streets: • Preserve existing street trees. • Recommended on all projects; Required on Land Bank lots and projects using CD funds: • When no street tree exists, provide deciduous shade trees in tree lawn or tree grates. • When <u>existing</u> tree lawn is less than 4' wide, plant tree in front yard. • Tree Spacing: 25' o.c. max. • Tree species as determined by Urban Forester. 	<ul style="list-style-type: none"> • "No person shall remove any public tree without prior written approval of the Commissioner of Park Maintenance and Properties, and then only if one or more of the situations under Section 341.052 (b) apply." • Per the Cleveland Tree Plan, approved by the Planning Commission in 2016, "Reversing tree canopy loss is critical to the well-being of Cleveland residents and the future viability of the city." • Street trees provide shade, making walking more comfortable, and therefore more likely to occur. • Street trees create safer spaces for the public by slowing traffic speeds and providing a physical and psychological buffer between street traffic and pedestrians. • "The lion's share of benefits comes from mature trees. Larger trees provide more [beneficial] services than smaller trees. . . . This increase in services is exponential." • "Therefore, it is more critical to prioritize care for existing trees than to replace them with newly planted trees." 	LUC: 509.14, CC2020: 16,20,29 Speck: 225, Cleveland Tree Plan p. iii, 34, 35	Required /Recomm ended		
<ul style="list-style-type: none"> • Protect existing street trees throughout construction with sturdy fencing at drip line. 	<ul style="list-style-type: none"> • "No person shall shall fail to properly preserve, maintain, and protect public trees." • Protective fencing shall be shown on Permit Sets. 	LUC: 341.052 (a)	Required		
33. Trees on Lots					
<ul style="list-style-type: none"> • Recommended on all projects; Required on Land Bank lots, projects using CD funds, townhouse and multi-family projects of four or more units, and development projects situated on one or more acres of land: "All trees with a DBH of over six (6) inches shall be preserved, maintained, and protected during construction" 	<p>Trees provide numerous benefits:</p> <ul style="list-style-type: none"> • Improve property values • Reduce stormwater runoff • Remove pollution from the air • Reduce energy consumption • Sequester carbon 	LUC: 341.052, Cleveland Tree Plan p. 34, 35	5		
<ul style="list-style-type: none"> • Protect existing trees throughout construction with sturdy fencing at drip line. 	<ul style="list-style-type: none"> • Protective fencing shall be shown on Permit Sets. 	LUC: 341.052 (a)	Required		

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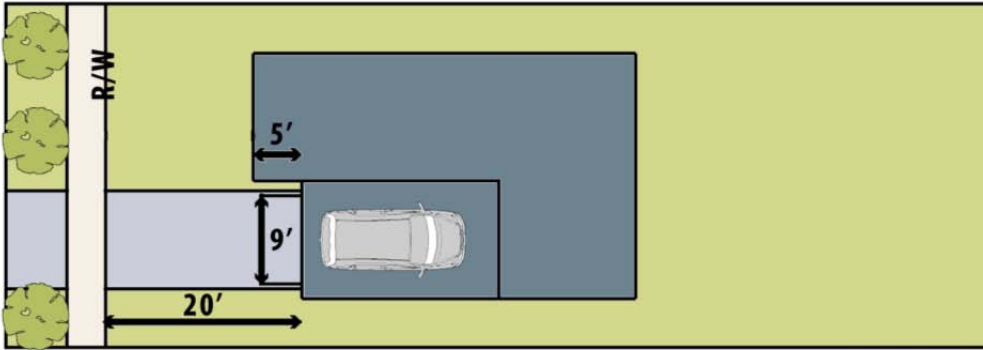
TOTAL SCORE			200		Percent Earned (Need 90% to Pass):	
PASSING SCORE	90% x 200 =		180		Points Still Needed to Pass:	

ADDITIONAL COMMENTS:

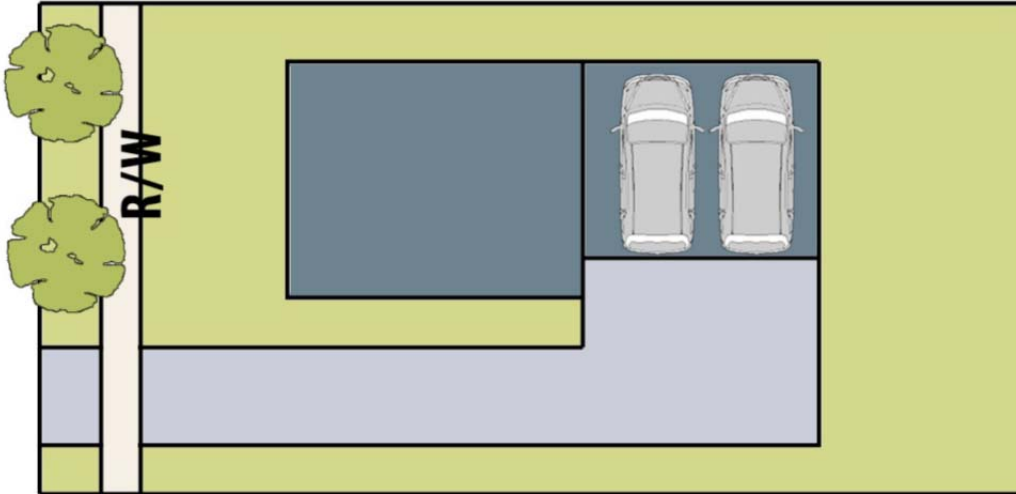
LAND BANK DESIGN REQUIREMENTS – OFF-STREET PARKING DIAGRAMS

City of Cleveland Department of Community Development

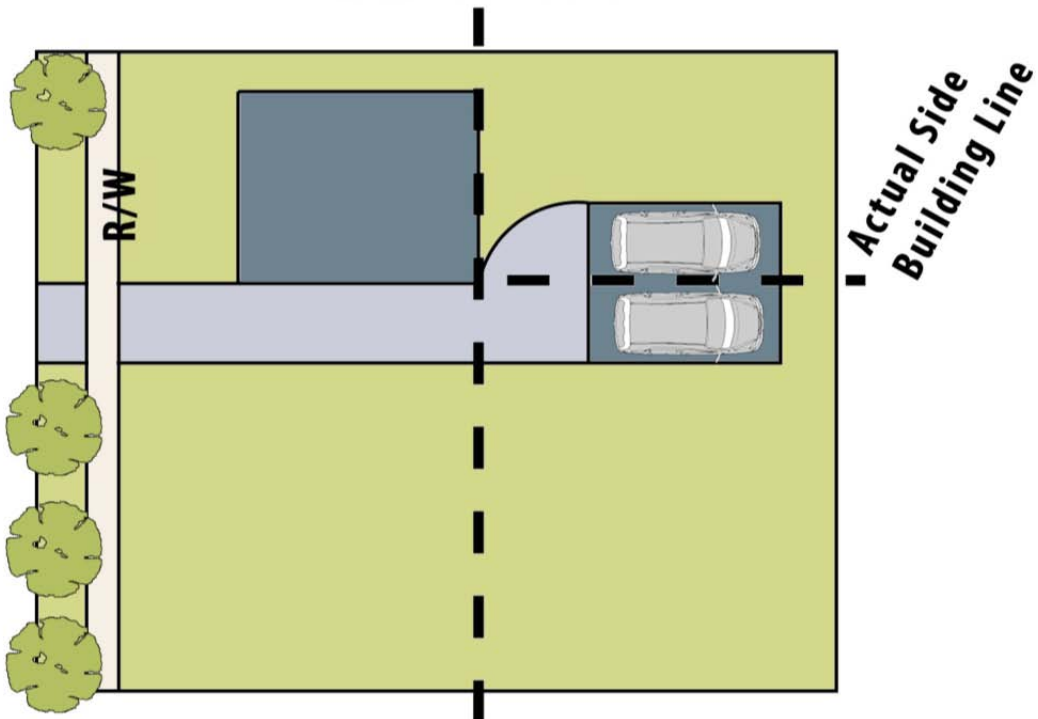
LOTS LESS THAN 30' WIDE



LOTS 30' WIDE OR WIDER



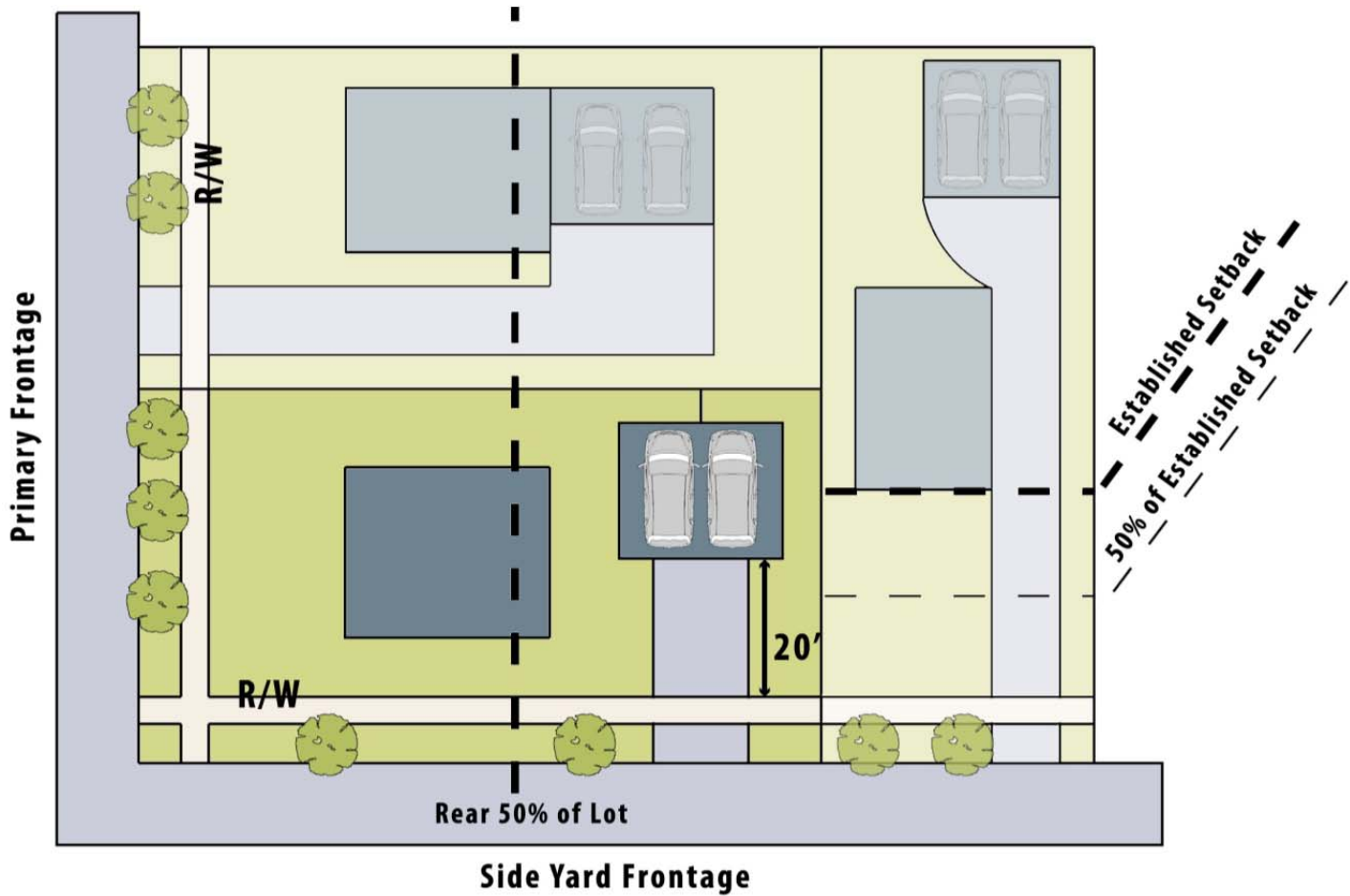
Rear 50% of lot



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 façade 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.

