

# Local Green Housing Projects

## *Affordable Multi-Family Housing Projects*

### **Tremont Pointe Project (HOPE VI)**



([http://www.tremontwestdevelopment.com/images/tremont\\_ridge.jpg](http://www.tremontwestdevelopment.com/images/tremont_ridge.jpg))

#### Project Partners and Involved Parties:

- Enterprise Community Partners Green Communities Initiative
- Valleyview Development Team
- McCormack Baron Salazar
- Cuyahoga Metropolitan Housing Authority
- City Architecture
- Michael Benza and Associates
- McSteen and Associates

The Tremont Pointe Project consists of 190 housing units and 3,000 square feet of community space. This project focuses on building housing for low income residents and former public housing tenants. This development has easy access to RTA bus routes, the Community Circulator, the Tremont Health Clinic, and various other public and private

institutions, facilities, and places of commerce. The Tremont Pointe Project is in a walkable neighborhood and is very close to the Towpath Trail.

This redevelopment project was part of the Green Communities Initiative and has many green features incorporated into the design and structure. These homes focus on energy efficiency and water conservation, while they also incorporate features such as green carpeting, low voc paint, formaldehyde free composite woods, and healthy building materials. Environmentally responsible construction practices were also used during construction.

This information and other information can be accessed at:

<http://www.greencommunitiesonline.org/>

[http://www.greencommunitiesonline.org/projects/profiles/tremont\\_pointe.pdf](http://www.greencommunitiesonline.org/projects/profiles/tremont_pointe.pdf).

### **Cogswell Hall Rehabilitation**



([www.cogswellhall.org](http://www.cogswellhall.org))

#### **Project Partners and Involved Parties**

- Cogswell Hall
- Detroit Shoreway Community Development Organization
- Ohio Capital Corporation for Housing
- Enterprise Community Partners Green Communities Initiative

Cogswell Hall is a conglomerate care dorm-style living facility for women. The Cogswell Hall Rehabilitation project is planned to rehab the 30 unit historic Cogswell Hall and expand it by 11 units. The rehabilitation project will double the size of the building and increase the square footage of each individual unit. The project is planning to become certified as LEED Silver, meet the Enterprise Green Communities requirements, as well as the mandatory National Park Service requirements for historic buildings. Green features of the building will include a bioswale, a metal roof and a variable refrigerant heating and cooling system. Construction is slated to begin during the summer of 2008 and be completed by December 2009.

This information and other information can be accessed at:

<http://www.cogswellhall.org/contact.php>

[http://www.greencommunitiesonline.org/about/programs/ohio\\_cogswell.asp](http://www.greencommunitiesonline.org/about/programs/ohio_cogswell.asp)

## EcoVillage Affordable Green Cottages



[\(http://www.cclandtrust.org/GreenCottages/\)](http://www.cclandtrust.org/GreenCottages/)

### Project Partners and Involved Parties:

- Cuyahoga Community Land Trust
- Detroit Shoreway Community Development Organization
- Affordable Green Housing Center and Environmental Health Watch
- Cleveland Green Building Coalition
- EcoCity Cleveland
- Larsen Architects
- Emerging Green Designers
- Ohio Housing Finance Agency
- City of Cleveland Housing Trust Fund
- The Finance Fund
- The Sears-Swetland Family Foundation
- Village Capital Corporation
- Key Bank
- Enterprise Community Partners

The Affordable Green Cottages is a project consisting of five affordable single family green homes with the Cleveland EcoVillage. These homes will be either two or three bedroom and be 1,226 or 1,350 square feet respectively. Construction of the first home is slated to start in the summer of 2008.

### Some green features and techniques included in these homes are:

- Full basements
- Detached garages
- Low energy usage
- Energy efficient windows
- Advanced air sealing

- Attic insulation of R45
- Wall insulation of R22
- Energy efficient HVAC system
- Energy Star appliances
- Water conservation low flow plumbing fixtures
- Dual flush toilets
- High quality and low VOC paints and flooring
- Life-cycle homes
- Accessibility to first floor laundry and bedrooms
- Wide hallways and doors
- Open floor plans
- No-step entry
- Other accessibility upgrades are available upon request
- Affordable to neighborhood residents

This information and other information can be accessed at:

<http://www.cclandtrust.org/GreenCottages/Project.html>

<http://www.gcbl.org/building/green-building/cleveland-ecovillage-green-cottages>

## **Emeritus House**



<http://www.famicos.org/default.aspx?tabid=63>

Project Partners and Involved Parties:

- Famicos Foundation
- Phillis Wheatley Association
- Ohio Capital Corp. for Housing
- City of Cleveland
- Enterprise Green Communities
- Marous Brothers

- Cleveland Foundation
- State of Ohio

The Emeritus House, built in 1927, is a nine story, 78,000 square foot brick structure, and was built to house seniors and those living with disabilities. The building is located at 4450 Cedar Road in Cleveland's Central neighborhood. The rehabilitation of this historic 56-unit multi family structure is an Enterprise Green Communities project, and the building and some of the units are handicapped accessible and are affordable to community members through HUD Section 8. Green features of the building and units include, new electrical, mechanical and HVAC systems; low VOC paints, sealants, and adhesives; ENERGY STAR appliances; and low formaldehyde woods with sealed edges.

This information and other information can be accessed at:

[http://www.city.cleveland.oh.us/pdf/whats\\_new/12307.pdf](http://www.city.cleveland.oh.us/pdf/whats_new/12307.pdf)

<http://www.famicos.org/default.aspx?tabid=63>

<http://www.propertiesmag.com/current/2008-04/PropertiesWEB-Apr08.pdf>

## **Village Green Elderly**

Project Partners and Involved Parties:

- NRP Group LLC.
- Ohio Housing Trust Fund
- Enterprise Green Communities

The Village Green Elderly Project is an Enterprise Green Communities Project that will be located at East 182<sup>nd</sup> and Euclid Avenue in Cleveland. This \$8.3 million new construction project will consist of 50 housing units for families or couples with at least one member being over the age of 55. The project will meet Green Communities standards and is a Low Income Housing Tax Credit development project. The Village Green Elderly is an infill development project and will be located near existing community green space and a retail area.

This information and other information can be accessed at:

[http://www.enterprisecommunity.org/partnership\\_programs/green\\_communities/about/programs/ohio\\_village\\_green.asp](http://www.enterprisecommunity.org/partnership_programs/green_communities/about/programs/ohio_village_green.asp)

<http://www.reuters.com/article/pressRelease/idUS215184+15-Jan-2008+PRN20080115>

[http://www.ohiohome.org/newsreleases/rlsboard\\_sep07.htm](http://www.ohiohome.org/newsreleases/rlsboard_sep07.htm)

## ***Private Market Multi Family Housing***

### **EcoVillage Townhomes**



([http://www.ecocitycleveland.org/ecologicaldesign/ecovillage/town\\_homes/ribbon-cutting\\_photos.html](http://www.ecocitycleveland.org/ecologicaldesign/ecovillage/town_homes/ribbon-cutting_photos.html))

#### Project Partners and Involved Parties

- Renovation Planners
- Kerr and Boron Associates LLC
- Detroit Shoreway Community Development Organization
- Building Science Corporation

The EcoVillage Townhomes are a row of 20 townhomes located on West 58<sup>th</sup> Street in Cleveland that are two and three stories and are about 1,600 square feet on average; some units have extra living space underneath. The EcoVillage is a walkable neighborhood with close access to the RTA station and bus stops. The Townhomes project is infill development and also increased the number homes on the lots. The Townhomes are green homes and are designed to be an example for the neighborhood.

The homes are full of green building products and techniques that help to increase indoor air quality, energy efficiency, and lifespan and durability of the home. Some of the green features include having the air ducts in conditioned spaces, controlled ventilation, detached garages to help increase indoor air quality, advanced framing techniques, salvaged brick pavers, concrete containing fly ash, and sealed combustion water heater and furnace. Construction waste recycling and material choices were also areas that were focused on throughout the project.

This information and other information can be accessed at:

<http://www.buildingscienceconsulting.com/buildingamerica/casestudies/ecovillage/ecovillage.pdf>

[http://www.ecocitycleveland.org/ecologicaldesign/ecovillage/town\\_homes/w58townhome.html](http://www.ecocitycleveland.org/ecologicaldesign/ecovillage/town_homes/w58townhome.html)

[http://www.ecocitycleveland.org/ecologicaldesign/ecovillage/intro\\_ecovillage.html](http://www.ecocitycleveland.org/ecologicaldesign/ecovillage/intro_ecovillage.html)

### ***Private Market Single Family Housing***

## Dreyfuss-Wells Home



([http://www.cleveland.com/arts/index.ssf/2008/03/shaker\\_architect\\_builds\\_green.html](http://www.cleveland.com/arts/index.ssf/2008/03/shaker_architect_builds_green.html))

By Peggy Turbett)

### Project Partners and Involved Parties

- City Architecture
- Dreyfuss- Wells Family

The Dreyfuss-Wells home is located near Shaker Square on Ludlow Road. The 1,754 square foot home was infill development and built on a vacant lot, taking advantage of existing infrastructure and complementing the style of the neighborhood. This green home is located near various RTA stops and was built with accessibility in mind, having bathing and sleeping facilities on the first floor. LEED Gold Certification is the goal of this structure.

### Green Features of this home include:

- T-insulation and sealing of the building envelope
- Advanced wood framing (decreased use of wood and increased use of insulation)
- Solar thermal water heating
- Radiant floor heating
- Passive solar orientation and massing
- Site design and positioning and positioning of the garage to block winds
- Wood stove for extra heat
- Energy efficiency and deliberately lighting placement
- Energy Star Appliances
- No air conditioning
- Stormwater management practices (cisterns, rain gardens, and ponds)
- A partially paved driveway to allow for better infiltration
- Concrete flooring
- No carpeting to increase air quality
- Products that have low embodied energy, are recycled or salvaged, and are locally sourced
- Low VOC paints

- A mud room to help increase indoor air quality and keep pollutants and particulates outside
- Landscaping with native and edible plants

This information and other information can be accessed at:

<http://www.gcbl.org/building/green-building/green-buildings-in-northeast-ohio/dreyfuss-wells-home>

[http://www.cleveland.com/arts/index.ssf/2008/03/shaker\\_architect\\_builds\\_green.html](http://www.cleveland.com/arts/index.ssf/2008/03/shaker_architect_builds_green.html)

## EcoVillage Single Family Homes



[http://www.ecocitycleveland.org/ecologicaldesign/ecovillage/greenbuilt\\_w54.html](http://www.ecocitycleveland.org/ecologicaldesign/ecovillage/greenbuilt_w54.html)

### Project Partners and Involved Parties

- Detroit Shoreway Community Development Organization
- Green Built Homes
- Tesco Builders
- Building America Program
- Building Science Corporation

Two single family green homes were built in the EcoVillage on West 54<sup>th</sup> Street. These two homes have the Energy Star Logo and have earned the Healthy House label by the American Lung Association. Some features of one of the homes include walls insulated to R-25 and ceilings insulated to R-38, energy efficient heating, cooling, and ventilation systems, and accessible laundry and bedroom facilities on the first floor. A *Fine Homebuilding Magazine* article from June/ July 2005 featuring these homes can be found

at [http://www.ecocitycleveland.org/ecologicaldesign/ecovillage/greenbuilt\\_w54.html](http://www.ecocitycleveland.org/ecologicaldesign/ecovillage/greenbuilt_w54.html) by clicking on the hyperlink to the article.

This information and other information can be accessed at:  
[http://www.ecocitycleveland.org/ecologicaldesign/ecovillage/greenbuilt\\_w54.html](http://www.ecocitycleveland.org/ecologicaldesign/ecovillage/greenbuilt_w54.html).

## **Kious Straw Bale Home**



(<http://www.dotyandmiller.com/>)

### **Project Partners and Involved Parties:**

- Jan and Gus Kious
- Doty and Miller Architects
- Lekic Corporation
- Harvest Build Associates

Jan and Gus Kious built a straw bale home on Cedar Road in a walkable area of Cleveland Heights. This four-bedroom home is the first straw bale home in the county and consists of about 400 bales of straw. This green home features air sealing through spray insulation, triple glass windows, porous paving, salvaged and renewable materials, a heat recovery system, low energy water heating system, and energy efficient lighting. The engineered wood used in this project was made from recycled waste wood.

This information and other information can be accessed at:  
<http://www.gcbl.org/building/green-building/straw-bale-construction>  
<http://www.dotyandmiller.com/>

## **Slavic Village Green Home**



[http://www.ecocitycleveland.org/ecologicaldesign/greenbuilding/greenbuilt\\_house.html](http://www.ecocitycleveland.org/ecologicaldesign/greenbuilding/greenbuilt_house.html)

Project Partners and Involved Parties:

- Green Built Homes Limited
- Jim LaRue
- Phil Davis
- Carlton Rush
- Tesco Builders
- Building Science Corporation
- Building America Program

This green home is located on East 71<sup>st</sup> Street in the Slavic Village neighborhood of Cleveland. The home is built to heat for less than \$300 per year and focuses on healthy indoor air quality.

Green Features of the home include:

- Tightly sealed building envelope
- Minimal opportunity for heat loss and gain
- Effective outdoor wall insulation
- Double glazed windows
- Insulated sub-slab and foundation walls
- R30 insulation between roof rafters, R5 foam insulation in rafters, R38 cellulose insulation in collar beams
- Healthy building materials
- Low toxicity paints
- Sealed particle board products
- Bonded straw countertops
- Water saving plumbing fixtures
- CFL bulbs
- Photovoltaics
- Recycled carpeting and vinyl siding

This information and other information can be accessed at:

[http://www.ecocitycleveland.org/ecologicaldesign/greenbuilding/greenbuilt\\_house.html](http://www.ecocitycleveland.org/ecologicaldesign/greenbuilding/greenbuilt_house.html)

## **EcoVillage EcoVation Home**



<http://www.dscdo.org/eco/EcoVillageHighlights.htm>

### **Project Partners and Involved Parties:**

- Detroit Shoreway Community Development Organization
- EcoVillage
- Cleveland Housing Network
- Green Building Coalition
- Cleveland Magazine

This green rehabilitation project was done on a home built in 1916. Updates and renovations were made to this home to make it more energy efficient, better insulated, and to improve the indoor air quality of the home.

### **Some green features of the home include:**

- Energy Star Appliances
- 90+ combustion furnace
- No VOC paints
- Wheat straw countertops
- CFL bulbs
- Ductwork on the interior walls
- Air sealing
- Blower door testing
- Blown cellulose insulation on exterior walls
- R38 insulation of attic by filling thermal bypasses
- Pella double paned wood windows
- Light tubes
- Recycled products and materials
- Low maintenance landscaping

This information and other information can be accessed at:

<http://courses.umass.edu/greenurb/2007/michaud/innovations.html>

[http://www.ecocitycleveland.org/ecologicaldesign/ecovillage/ecovation\\_home.htm](http://www.ecocitycleveland.org/ecologicaldesign/ecovillage/ecovation_home.htm)

<http://www.dscdo.org/eco/EcoVillageHighlights.htm>

<http://www.clevelandmagazine.com/ME2/dirmod.asp?sid=E73ABD6180B44874871A91F6BA5C249C&nm=Arts+%26+Entertainemnt&type=Publishing&mod=Publications%3A%3AArticle&mid=1578600D80804596A222593669321019&tier=4&id=026B4D4D15004FBEA530D77268E69855>

## ***Leadership in Energy and Environmental Design for Neighborhood Development Pilot Projects (LEED-ND)***

Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) is currently a pilot program focusing on sustainable urban neighborhoods. There are currently pilot projects beginning the LEED-ND process nationwide, and the LEED-ND program hopes to be available to the public in 2009. LEED-ND focuses on smart growth, urbanism, green building, reduction of sprawl, healthy living practices, protection of local species, and the use of public transit. LEED-ND neighborhoods need to be close to existing cities or town centers, have good access to public transit, focus on infill development, and be in previously developed areas. The neighborhood also needs to be walkable, have mixed use development, convenient access to all services, and display compact development patterns. Cleveland has three LEED-ND pilot projects occurring currently, all of which must submit plans by January of 2009 to gain preliminary approval and the privilege to market the development projects as LEED-ND. Information on LEED-ND can be found at

<http://www.usgbc.org/DisplayPage.aspx?CMSPageID=148>.

## **Upper Chester Neighborhood Plan**

Project Partners and Involved Parties

- City Architecture
- Finch Group
- Heartland Developers
- Cleveland Foundation
- Cleveland Planning Commission

The Upper Chester Neighborhood Development Plan is a going to be a LEED-ND Project, and is focused on the western edge of University Circle, near Cleveland Clinic and Case Western Reserve University, and parts of the Hough Neighborhood. The development project is going to construct an estimated 840 housing units and 80,000 square feet of commercial and retail space on about a 49 acre area. The neighborhood has access to the RTA system and the newly constructed Euclid Corridor transportation network. Trees are going to be an integral part of the 45-60 foot wide set-back sidewalks

and paneled windows are going to help with passive solar heating. Photovoltaic panels will be present and the paneled windows will draw in air that will be sent through the buildings' heating, cooling, and ventilation systems. The construction and development in the area will help to improve land use and neighborhood design. The Stage 2 LEED-ND plans will be submitted for approval by the end of 2008.

Some potential goals and features of the neighborhood include:

- Bike lanes
- Slower speed limits
- Permeable pavement
- Pollution reduction
- Special signage
- Stormwater management best practices (bio-swales, rain garden, etc)
- Narrower lanes
- Curbside recycling
- Cross walks with LED signals
- Recycled materials used throughout the project

This information and other information can be accessed at:

[http://blog.cleveland.com/architecture/2008/03/upper\\_chester\\_plans\\_are\\_exciti.html](http://blog.cleveland.com/architecture/2008/03/upper_chester_plans_are_exciti.html)

<http://www.gcbl.org/blog/marc-lefkowitz/cleveland-pilots-green-neighborhood-development>

<http://www.gcbl.org/planning/leed-nd>

<http://www.gcbl.org/planning/leed-nd/a-green-overlay-district-for-cleveland>

## **Saint Luke's Pointe Neighborhood and Campus Redevelopment Project**

This 28-acre area near Shake Blvd. and East 116<sup>th</sup> is slated to have over 80 town-homes and single family homes, a new corporate learning center, Harvey Rice Elementary School, Harvey Rice Cleveland Public Library Branch, a central park area, pedestrian friendly sidewalks and areas, and 70 senior housing units. The development will consist of 65,000 square feet of school space, 16,000 square feet of library space, and 5,000 square feet of space for commercial opportunities and the cooperative learning campus. Currently, single family homes and town-homes can be reserved, and the project will have its Stage 2 LEED-ND plans submitted for approval by the end of 2008.

This information and other information can be accessed at:

<http://www.neighborhoodprogress.org/nvcprojects.php>

<http://www.gcbl.org/planning/leed-nd>

<http://www.legacyatsaintlukespointe.com/welcome.php?fn=551&ss=19>

## **Flats East Development**

#### Project Partners and Involved Parties:

- Park Works
- Building Cleveland by Design
- Flats Oxbow
- Cleveland Planning Commission
- Cleveland Public Art
- Cleveland Museum of Natural History Center for Regional Sustainability
- Kent State University Urban Design Collaborative

The 24-acres Flats East Development project is being led by the Wolstein Group in partnership with Fairmount Properties. Building Cleveland by Design, a joint program of ParkWorks and Cleveland Public Art, is advising the project on meeting its sustainability goals. The development hopes to make over 20% of the buildings in the project LEED Certified. The overall goal areas of LEED-ND projects are efficient lighting, native plantings, cohesive and effective sidewalk and street use and planning, effective connecting corridors to various parts and amenities of the neighborhood, stormwater management, heat island abatement, water conservation, and the use of recycled and recyclable materials. This project is a very dense development and will most likely be the first of the three projects to be completed. The Stage 2 LEED-ND plans will be submitted by the end of 2008.

#### Possible Green Features Being Explored:

- Stormwater management plans (green roofs, bio-swales, porous pavement, vegetation, stormwater planters, rain gardens, conveyance furrows, etc.)
- Native vegetation
- No invasive species
- Secure bike parking
- Bike lanes
- Car sharing programs
- Encourage walking and discourage vehicle use
- Continuous and accessible sidewalks and streets
- Access to public transit
- Water conservation planning
- Light pollution reduction
- Select and use as many recycled materials and products as possible
- Link residential areas with adjacent communities and facilities
- Cohesive street-scapes
- Connections to local parks (Wendy Park and Canal Basin Park)
- Implementation of heat island abatement strategies (shade trees, paving with Solar Reflective Index materials of at least 29, and grid pavements)
- Sustainability of the neighborhood as a whole
- Availability of local foods and products

This information and other information can be accessed at:

<http://www.buildingcleveland.org/model.php>  
<http://www.gcbl.org/building/rebuilding-cities/building-cleveland-by-design/>  
<http://www.gcbl.org/planning/flats-district/flats-east-bank/flats-east-bank-public-design-guidelines>  
[http://www.ecocitycleveland.org/gcbl\\_files/flats-east-drawing.htm](http://www.ecocitycleveland.org/gcbl_files/flats-east-drawing.htm)  
<http://www.gcbl.org/planning/flats-east/green-neighborhood-design>

## ***Cleveland Housing Trust Fund Green Projects Initiative***

The city's Housing Trust Fund Green Projects Initiative approved ten green developments in June 2008. These 10 green construction and rehabilitation projects will receive a total of \$4.6 million low cost development financing from the Housing Trust Fund, helping to develop 654 affordable and energy efficient housing units in Cleveland. These ten projects will be required to meet the Enterprise Green Communities standards. These ten projects are as follows:

- Garden Valley Phase I
  - East 73<sup>rd</sup> and Kinsman
  - Cuyahoga Metropolitan Housing Authority and Falbo and Penrose
  - Replacing 81 Public Housing Units
  - Rental
  - New Construction
- Rainbow Apartments
  - 7829 Euclid, 1946 East 79<sup>th</sup>, 2025 East 81<sup>st</sup>
  - Cleveland Housing Network
  - 181 Units
  - Rental
  - Rehabilitation
- New Circle Vistas
  - East 115<sup>th</sup> North of Euclid
  - Maximum Accessible Housing
  - 36 Units
  - Special Needs Accessible
  - New Construction
- Lakeshore Village
  - 16151 Lakeshore Blvd.
  - Northeast Shores and Dominion Development
  - 108 Units
  - Rental
  - Rehabilitation
- Valley view Apartments Phase II
  - West 5<sup>th</sup> and Marquart
  - Cuyahoga Metropolitan Housing Authority, McCormack, Baron

- 87 Units
- Final phase of HOPE VI Tremont Pointe Project
- Rental
- New Construction
- Mercedaria Plaza
  - Fulton Rd and Meyer
  - Catholic Charities
  - 40 Units
  - Rental
  - New Construction
- Denison Elderly
  - 1900 Denison
  - NRP
  - 61 Units
  - Rental
  - Rehabilitation
- Habitat
  - Various Locations
  - Habitat for Humanity
  - 10 Units
  - For Sale
  - New Construction
- Opportunity Housing
  - Various Locations
  - Cleveland Housing Network and Neighborhood Progress Inc.
  - 50 Units
  - For Sale
  - Rehabilitation of vacant homes
- Green Rehab Pilot
  - Various Locations
  - Demonstration Project
  - For Sale
  - Rehabilitation

This information and other information can be accessed at:

[http://www.wkyc.com/news/news\\_article.aspx?storyid=92100](http://www.wkyc.com/news/news_article.aspx?storyid=92100)

[http://city.cleveland.oh.us/mayor/press\\_release/list.asp?intReleaseID=539](http://city.cleveland.oh.us/mayor/press_release/list.asp?intReleaseID=539)

<http://city.cleveland.oh.us/pdf/press/20080624539.pdf>

<http://www.cmha.net/index.aspx>

<http://www.chnnet.com/>

<http://www.neighborhoodprogress.org/>