

Request for Re/Development Proposals

For Cuyahoga Land Bank owned property at:

15519 Waterloo Road

Cleveland, OH 44110

[PPN 112-17-035]



PROPOSALS DUE: JULY 16, 2018

RFP issued by:

Collinwood & Nottingham Villages Development Corporation

15614 St Clair Ave, Cleveland, OH 44110

In partnership with:

Waterloo Arts

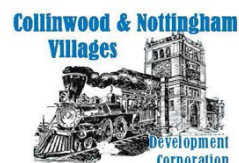
15605 Waterloo Road, Cleveland, OH 44110

Contact:

Amy Callahan, Executive Director - Waterloo Arts

Email: a.callahan@waterlooarts.org

Phone: 216-692-9500



OVERVIEW

REQUEST FOR PROPOSALS TO:

1. Acquire and Develop site at corner of East 156th and Waterloo Road: 15519 Waterloo Road.
 - a. PPN 112-17-035
 - b. Renovate existing masonry commercial building with 5,666 net square feet on two floors.
 - c. The building has a City of Cleveland condemnation order requiring that renovation work be done with approved plans and permits to meet current code and result in a new Certificate of Occupancy.
 - d. Proposals for development of a vacant site after demolition by the current owner will also be considered. Any new construction must meet design guidelines attached in EXHIBIT D, those being the standards, or substantial equivalent thereof.
2. The adjacent vacant 10,960 sf parcel at 15509-13 Waterloo is owned by Northeast Shores Development Corporation and is not offered as part of this RFP, but the parcel may be available if required as part of the winning development proposal.
 - a. PPN 112-17-034
 - b. Proposals that include this site for parking only for must show plans to accommodate future development phase that meets guidelines attached in EXHIBIT D, those being the standards, or substantial equivalent thereof.

INTRODUCTION

The Waterloo Arts District is a vibrant community of retailers, artisans, galleries, music and dining venues. The success of the nationally-renowned Beachland Ballroom, along with a transformative streetscape project and a summertime arts festival that welcomes over 5,000 attendees each year, have made Waterloo Road a destination for art and music lovers.

[Video of Waterloo Arts District](#)

Although many of Waterloo's storefronts have been refurbished and are now occupied, a key "missing piece of the puzzle" has been the vacant building at the northwest corner of Waterloo Road and East 156th Street. This mixed-use, two-story masonry building at 15519 Waterloo Road sits at the very heart of the District and presents a unique opportunity for development.

At a March 2018 community meeting, over 100 residents and business owners met to discuss the fate of this key Waterloo Road property, and overwhelmingly supported an effort to gather proposals for saving the building, rehabilitating it, and integrating it into the Waterloo community.

The Waterloo Arts District and the Collinwood & Nottingham Villages Community Development Corporation (CNVDC) are issuing a Request for Proposals for the property at 15519 Waterloo Road. The building appears structurally sound but has endured deterioration and needs significant rehabilitation work. An adjacent parcel, currently vacant, can be included in the scope of the proposal, either as a lot or a future development.

Waterloo Arts and CNVDC are welcoming of creative, neighborhood-appropriate approaches to 1) saving and re-using the existing building (and the adjacent lot, if needed) -OR- 2) a completely new development on a cleared site. Regardless, the end goal must be *to make the neighborhood better*.

VISION

Responders to this RFP should demonstrate a credible approach to creating a high-quality, market rate, financeable development that also addresses the following priorities advanced by neighborhood stakeholders:

- Active uses on ground level
- Commercial and possibly residential uses that are compatible with and complementary to the Waterloo Arts District and North Collinwood neighborhood
- Create opportunities for local businesses, employment and resident services
- Complete quality exterior renovation of the existing “Gold Building”

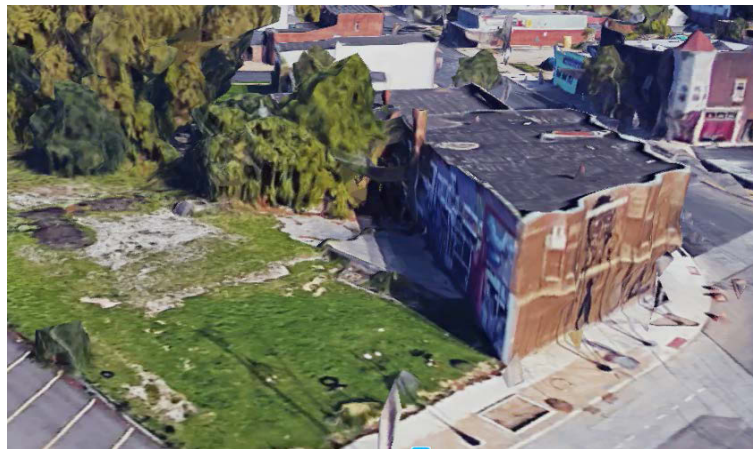
TERMS AND CONDITIONS

Proposals and sale are subject to the following conditions:

- CNVDC, (Waterloo Arts) the local City Councilman and the Cuyahoga County Land Reutilization Corporation retain joint discretion to accept or reject any bid or to reject all bids. The group also retains the right to request additional information, negotiate modifications of proposals submitted and to negotiate specific work elements with any proposer prior to making a decision.
- Cash offers only, however if the acquisition of the Property is financed by a lending institution, the Buyer must deliver a firm letter of commitment to CNVDC within thirty (30) days from the date of the Agreement.
- Buyer must pay all closing costs including title and escrow charges and pro-rated real estate taxes as of the date of closing.
- Buyer must be prepared to close the transaction within 14 days of acceptance of the offer.
- Offers must include a detailed description of your rehabilitation and/or redevelopment plan for the property and your proposed end use (i.e. rental or for sale product).
- Buyer must demonstrate financial capacity to undertake the rehabilitation of the property.
- The deed will include a reversion clause that gives CNVDC the right to repurchase the property at the original sales price if rehabilitation of the property does not begin within 60 days after title transfer or if rehabilitation is not completed within 365 days after title transfer.
- Properties are sold in “AS IS” condition and CNVDC makes no representation or warranty regarding the property’s condition or zoning.
- Purchaser agrees to hold CNVDC harmless and to release and indemnify CNVDC from all liability in connection with the sale or rehabilitation of the property.
- Purchaser agrees to accept deed subject to restrictive covenants.

LOCATION & PARCEL DESCRIPTION

PPN 112-17-035 is located on the northwest corner of Waterloo Rd and E 156th St in the center of the Waterloo Arts and Entertainment District of North Collinwood. The lot is 3960 sf with an existing two story commercial brick building built circa 1920 with 52 ft of retail frontage and walk up offices. The building has 5360 sf of useable space and a full basement. The building has been unoccupied for more than 10 years and is currently has a condemned status with the City of Cleveland.



SITE TOUR

Interested proposers may tour the site and building during normal business hours between May 1, 2018 and May 31, 2018. A signed waiver and release acknowledging inherent risks of injury, death, and property damage must be signed prior to entering building. All tours must be scheduled through:

Amy Callahan

Phone: 216.692.9500

Email: a.callahan@waterlooarts.org

The CNVDC and WA reserves the right to extend these dates and/or to schedule tours outside of normal business hours. A tour of the Site is encouraged, but not required to submit a proposal.

PROPOSAL SUBMISSION

Proposers may either submit:

1. A completed file copy in PDF format sent via email with subject "Proposal for 15519 Waterloo Rd" to: rfp@waterlooarts.org **OR**
2. 3 paper copies, on 8.5" x 11" mailed or delivered to: Waterloo Arts, 15605 Waterloo RD, Cleveland, OH 44110, Attention: Amy Callahan.

PROPOSAL CONTENT

All development plans must include the following:

- I. **Project Description:** Describe the intended use for the first-floor space fronting Waterloo and East 156th street. (i.e. Retail, office, live/work, other). Provide a narrative describing the uses for the upper floors (number of units, unit sizes, etc.). Describe whether the developer will be building for owner occupancy, known tenant(s) or for a speculative rental or for sale market.
- II. **Expected timetable** for development, including identification of any conditions the must be met before the proposal can become reality, design, permitting, construction, marketing and occupancy.
- III. **Target Market** for the planned project, date on the market and plan for marketing the project.
- IV. **Developer Information:**
 - a. Provide a narrative describing the developer’s background and experience, including projects successfully completed by the development team.
 - b. Describe legal status of the entity and provide evidence of corporate status, if applicable.
 - c. Identify by name and title persons or entities owning an interest of 20% or more.
 - d. Provide a resume for key members of the team.
- V. **Preliminary Drawings, Specifications and Scope of Work:** Submit a site plan, conceptual elevations, and floor plans for the proposed project.
- VI. **Project Financing:** Explain the approach you would take to financing your proposed project. Include a “Sources and Uses” statement for acquisition/construction phase. For rental projects provide a five-year operating cash flow projection. For for-sale projects, provide a chart showing estimated market absorption.
- VII. **Price proposal.** A separate price will be required for the adjacent vacant parcel if included in the proposal. Minimum bid: \$1,000 per parcel.

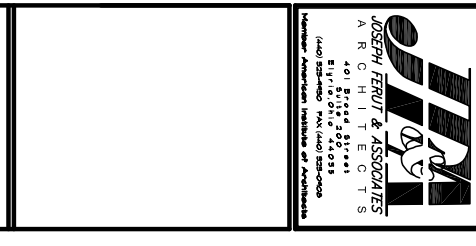
LIST OF ATTACHMENTS

- | | |
|------------------|----------------------------|
| Exhibit A | Historic Photos |
| Exhibit B | Architectural Drawings |
| Exhibit C | Current Interior Photos |
| Exhibit D | Building Form Requirements |

EXHIBIT A

Historic Photos and Renderings





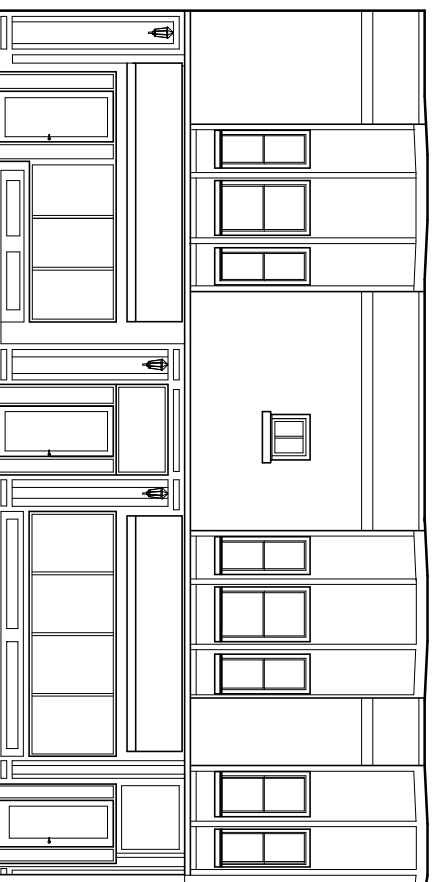
ALTERATIONS FOR 15515-15519 WATERLOO ROAD CLEVELAND, OHIO 44110

REVISIONS		
NO.	DESCRIPTION	DATE
1	OWNER REVIEW	11/09/07
2	PROGRESS SET	10/16/08
3	CHECK SET	12/22/09

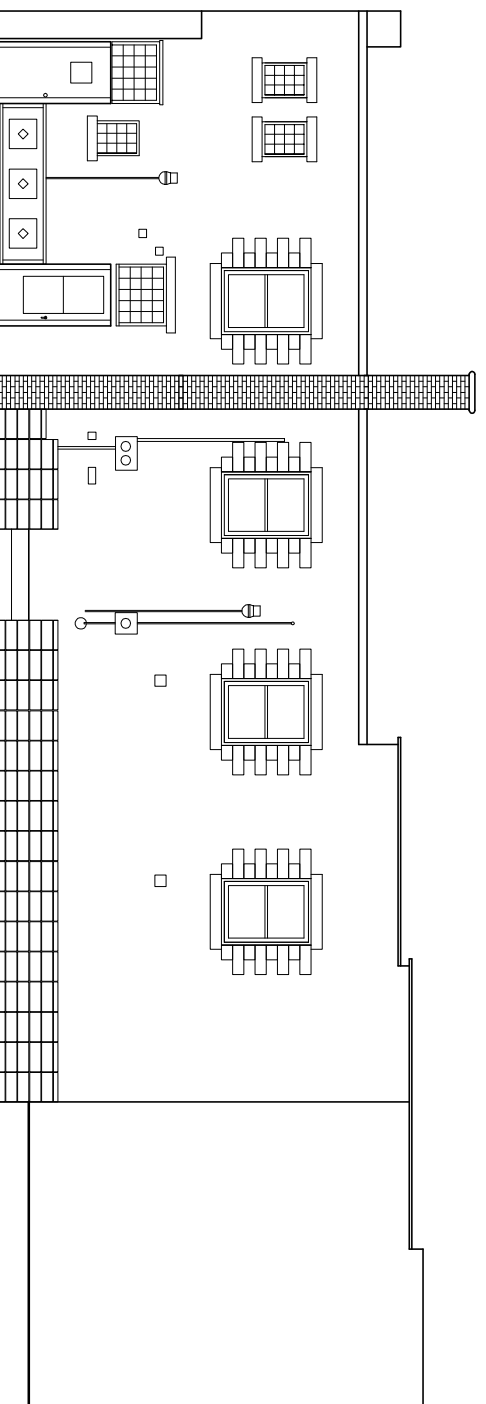
COVER SHEET			
DATE	12/22/09	BY	JEFF
SCALE	C.S.	PROJECT NO.	07064-ZAB
DRAWING TITLE		C.S.	

DRAWING INDEX	
C5	COVER SHEET/EXIST. ELEV.
A 1.0	REMOVALS
A 1.1	REMOVALS
A 3.0	BASEMENT & FIRST FLOOR PLAN
A 3.1	FIRST & SECOND FLOOR PLAN
A 5.0	ELEVATION
A 6.0	SECTION/DETAILS

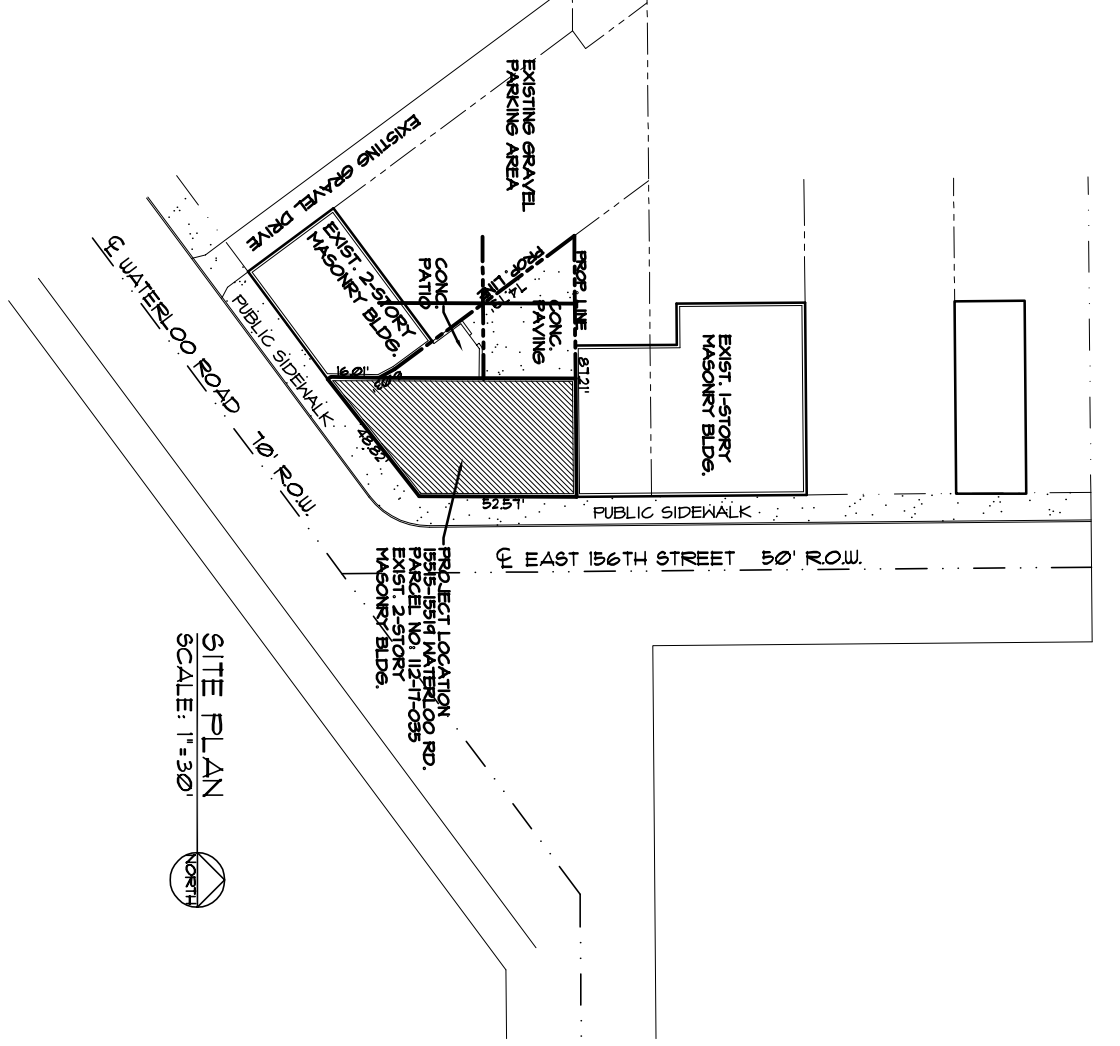
ZONING SUMMARY	
LOCATION: 15515-15519 WATERLOO ROAD PPL: 123-T-005 DISTRICT: R-C2 LOCAL RETAIL BUSINESS DISTRICT, RE-C2 LOCAL RETAIL BUSINESS BUSINESS REVITALIZATION DIST. UCCD DISTRICT 6 NO CHANGES TO EXISTING SETBACKS ARE PROPOSED.	
LOT AREA: APPROX. 4225 SF	
BUILDING AREA: GROSS, ALL FLOORS: 7922 SF TOTAL NET AREA ALL FLOORS: 5666 SF	
SCORE OF WORK: ADAPTIVE REUSE OF EXISTING STRUCTURE=NO ADDL. SF NUMBER OF STORIES = 2 ABOVE GRADE ONE BASEMENT-LEVEL STORY	
PARKING EXISTING: NONE PROPOSED NEW PARKING: NONE BUILDING HEIGHT ALLOWED: 60' BUILDING HEIGHT: APPROX. 25'-11"	
BUILDING USE: B - BUSINESS PROPOSED USES: LOWER LEVEL: S-1 STORAGE FIRST FLOOR: A-3 ASSEMBLY - GALLERY SECOND FLOOR: B-BUSINESS: TATTOO SHOP R-2 RESIDENTIAL APARTMENT 451 GROSS SF	



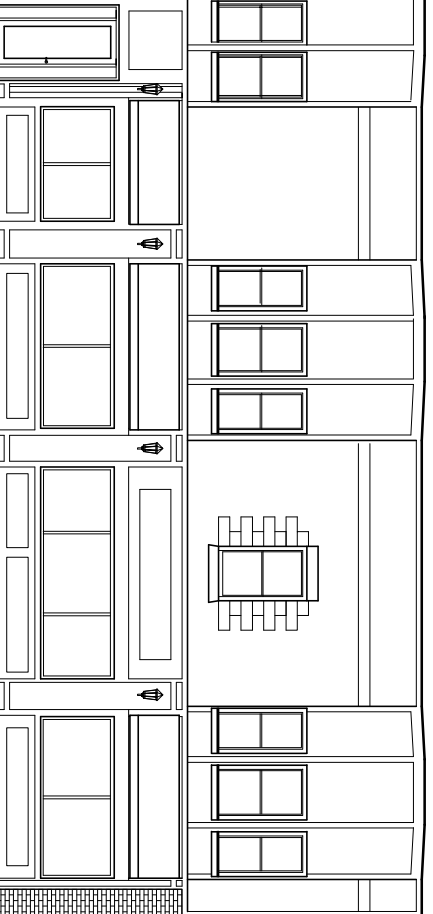
EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0"



SITE PLAN
SCALE: 1" = 30'



EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"

CODE COMPLIANCE

ALL CODE CITATIONS REFER TO THE 2007 EDITION OF THE OHIO BUILDING CODE

SECTION	SCOPE	ALTERATIONS
103.2	FRM	1210205
103.3	USE GROUP	5-1 MOD. HAZARD STORAGE
304.1	LOWER LEVEL	A-3 ASSEMBLY, GALLERY
	FIRST FLOOR	B-BUSINESS
	SECOND FLOOR	R-2 RESIDENTIAL
503	BUILDING HEIGHT:	25'-11"
503	BUILDING STOREYS:	2 FLS BASEMENT
	BUILDING AREA	8528 NET SF TOTAL
601	CONSTRUCTION TYPE:	3-B
706	FIRE BARRIERS	N/A
803.5	INT FINISHES:	C
903.1	ROOFS OR ENCLOSED SPACES:	
903.1	AUTO SPRINKL. SYST.:	NOT REQUIRED, NOT PROVIDED
907.2.2	FORK. FIRE EXTS.:	75 MAX SPACING THE PER NFPA 12
1004.1	OCCUPANT LOAD:	MANUAL FIRE ALARM SYSTEM NOT RECD
1004.1	EGRESS WIDTH:	
1009.1.4	NUMBER OF EXITS:	2 REQUIRED, 2 PROVIDED
P2402.4	FLUISHING FIXTURES:	116, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101

GENERAL NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF IRC CHAPTER 10 OF THE OHIO BUILDING CODE.
- ALL CONCRETE SHALL BE IN ACCORDANCE WITH THE 2007 EDITION OF THE OHIO BUILDING CODE.
- ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF IRC CHAPTER 11 AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG).
- ALL CONCRETE MIXES OTHERWISE NOTED, SHALL BE WITH AIR-ENTRAINING ADMIXTURES IN ACCORDANCE WITH SPECIFICATIONS FOR STRUCTURAL CONCRETE, ACI-308 AND SHALL OBTAIN A STRENGTH OF 4000 PSI IN 28 DAYS.
- ALL EXIT DOOR HARDWARE SHALL COMPLY WITH IRC CHAPTER 1006.
- FIRE EXTINGUISHER LOCATIONS SHALL BE VERIFIED BY THE LOCAL FIRE AUTHORITY.
- THIS PROJECT IS NOT LOCATED WITHIN A FLOOD PRONE AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- ALL HOOD CONSTRUCTION SHALL COMPLY WITH ALL THE REQUIREMENTS OF IRC CHAPTER 6, TABLES 601 AND 602.
- ALL METAL ROOFING AND SIDING SHALL BE GRADED AS PER IRC AND THE NEC. AT INTERVALS NOT TO EXCEED 100'
- GLAZING SHALL BE TEMPERED IN THE FOLLOWING LOCATIONS:
 - 1003.2.1 IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH DISTANCE FROM THE DOOR FRAME.
 - 1003.2.2 IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ON THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FINISHED SURFACE.
 - 1003.2.3 IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN 2406.3, 2406.3.1, 2406.3.2, 2406.3.3, 2406.3.4, 2406.3.5, 2406.3.6, 2406.3.7, 2406.3.8, 2406.3.9, 2406.3.10, 2406.3.11, 2406.3.12, 2406.3.13, 2406.3.14, 2406.3.15, 2406.3.16, 2406.3.17, 2406.3.18, 2406.3.19, 2406.3.20, 2406.3.21, 2406.3.22, 2406.3.23, 2406.3.24, 2406.3.25, 2406.3.26, 2406.3.27, 2406.3.28, 2406.3.29, 2406.3.30, 2406.3.31, 2406.3.32, 2406.3.33, 2406.3.34, 2406.3.35, 2406.3.36, 2406.3.37, 2406.3.38, 2406.3.39, 2406.3.40, 2406.3.41, 2406.3.42, 2406.3.43, 2406.3.44, 2406.3.45, 2406.3.46, 2406.3.47, 2406.3.48, 2406.3.49, 2406.3.50, 2406.3.51, 2406.3.52, 2406.3.53, 2406.3.54, 2406.3.55, 2406.3.56, 2406.3.57, 2406.3.58, 2406.3.59, 2406.3.60, 2406.3.61, 2406.3.62, 2406.3.63, 2406.3.64, 2406.3.65, 2406.3.66, 2406.3.67, 2406.3.68, 2406.3.69, 2406.3.70, 2406.3.71, 2406.3.72, 2406.3.73, 2406.3.74, 2406.3.75, 2406.3.76, 2406.3.77, 2406.3.78, 2406.3.79, 2406.3.80, 2406.3.81, 2406.3.82, 2406.3.83, 2406.3.84, 2406.3.85, 2406.3.86, 2406.3.87, 2406.3.88, 2406.3.89, 2406.3.90, 2406.3.91, 2406.3.92, 2406.3.93, 2406.3.94, 2406.3.95, 2406.3.96, 2406.3.97, 2406.3.98, 2406.3.99, 2406.3.100.
- GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO THE START OF ANY WORK.

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EXHIBIT B

ALTERATIONS FOR
15515-15519 WATERLOO ROAD
 CLEVELAND, OHIO 44110

NO.	DESCRIPTION	DATE
1	OWNER REVIEW	11/09/07
2	PROGRESS SET	10/16/08
3	CHECK SET	12/22/08

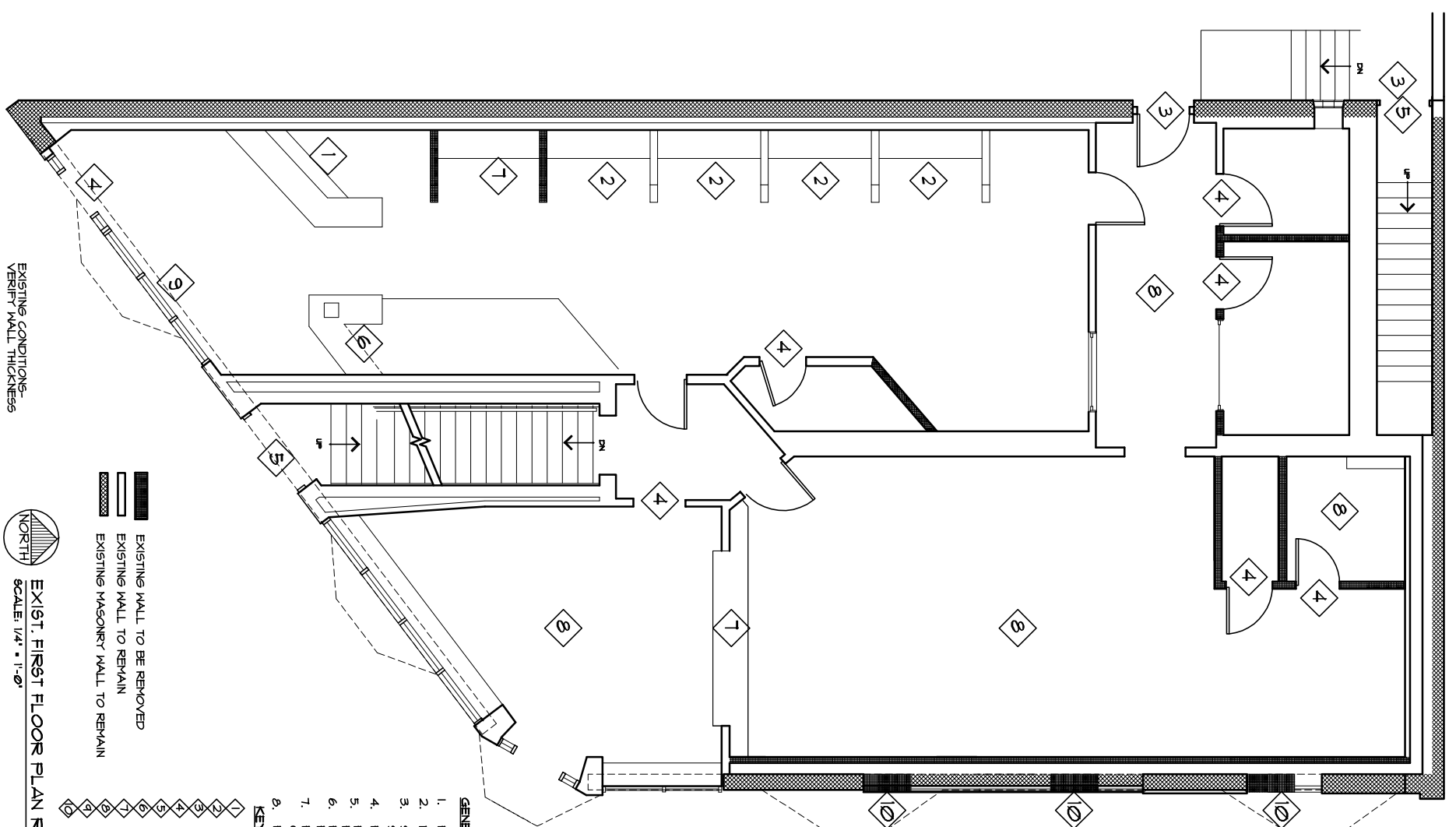
NO.	DESCRIPTION	DATE
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3	CHECK SET	12/22/08

DATE	BY	REVISION
12/22/08	KA	REVISED
07/06/04	ZAB	REVISED
	A	REVISED

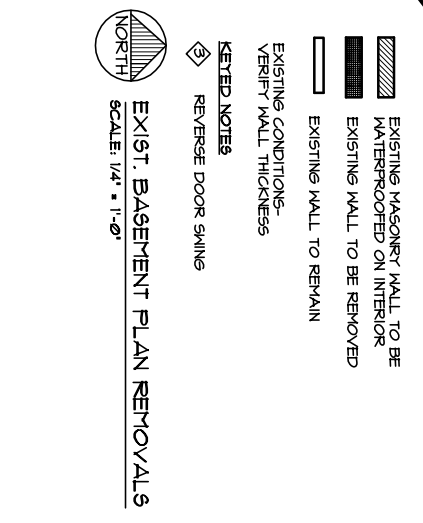
VARIES

REMOVALS

A.I.O



- GENERAL NOTES**
- PROVIDE SHORING UNDER ALL BEARING CONDITIONS.
 - MAINTAIN SECOND FLOOR WALL, DOOR & WINDOW FINISHES
 - SALVAGE ALL DOORS AND FRAMES, LIGHT FIXTURES, STEEL STUDS AND TRIM/WOODWORK
 - REMOVE EXISTING HVAC SUPPLY AND RETURN DUCTWORK
 - RETAIN EXISTING LAYER OF GYP. BOARD ON UNDERSIDE OF ROOF STRUCTURE TO FULLEST EXTENT POSSIBLE.
 - RETAIN ALL EXISTING SUSPENDED CEILING AND LIGHT FIXTURES ON THE SECOND FLOOR.
 - REMOVE ALL EXISTING FLOOR FINISHES (CARPET, RESILIENT TILE, CERAMIC TILE, ETC.) REMOVE GLUES AND ADHESIVES ALSO.
 - RETAIN ALL EXISTING FIRST FLOOR STOREFRONT WINDOW FRAMES
- KEYED NOTES**
- EXISTING COUNTER TO REMAIN
 - BOOTHS TO REMAIN
 - REVERSE DOOR SWING
 - REMOVE DOOR
 - REPLACE EXISTING DOOR W/ 45-MIN. FIRE-RATED DOOR
 - REMOVE COLUMN & COUNTER
 - REMOVE COUNTER & WALL
 - REMOVE FLOOR COVERING & GLUE
 - REMOVE & SAVE EXISTING STOREFRONT WINDOW & DOOR
 - REMOVE WALL SECTION FOR NEW WINDOWS



- EXISTING MASONRY WALL TO BE WATERROOTED ON INTERIOR**
- EXISTING WALL TO BE REMOVED**
- EXISTING WALL TO REMAIN**
- EXISTING CONDITIONS- VERIFY WALL THICKNESS**
- KEYED NOTES**
- REVERSE DOOR SWING

EXIST. BASEMENT PLAN REMOVALS
 SCALE: 1/4" = 1'-0"
 NORTH

EXHIBIT B

PRELIMINARY - NOT FOR CONSTRUCTION

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EXHIBIT B

EXISTING CONDITIONS-
VERIFY WALL THICKNESS
PRELIMINARY - NOT FOR CONSTRUCTION

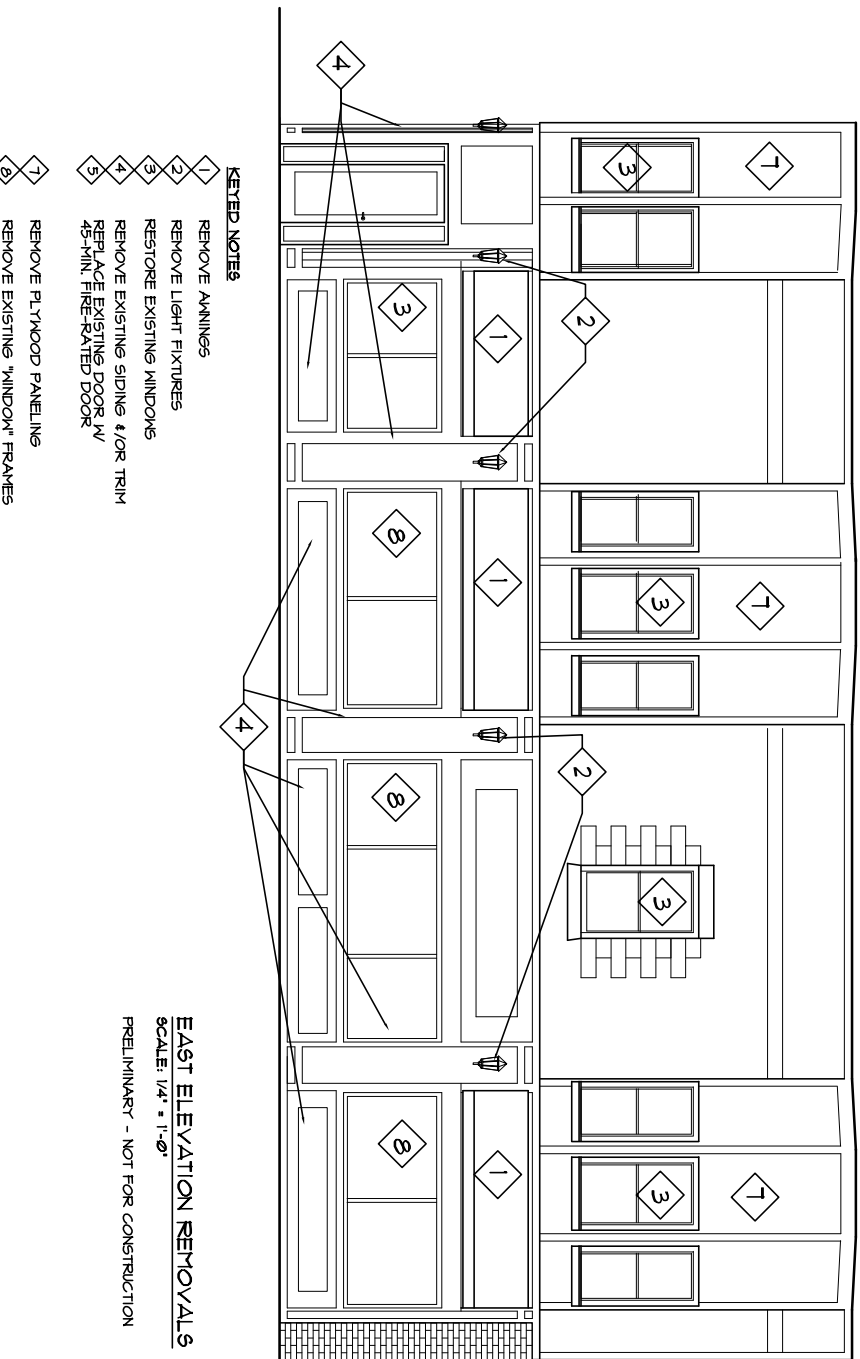


EXIST. SECOND FLOOR PLAN REMOVALS
SCALE: 1/4" = 1'-0"

EXISTING WALL TO BE REMOVED
EXISTING WALL TO REMAIN

- GENERAL NOTES**
1. PROVIDE SHORING UNDER ALL BEARING CONDITIONS.
 2. MAINTAIN SECOND FLOOR WALL, DOOR, & WINDOW FINISHES.
 3. SALVAGE ALL DOORS AND FRAMES, LIGHT FIXTURES, STEEL STUDS AND TRIM/WOODWORK.
 4. REMOVE EXISTING HVAC SUPPLY AND RETURN DUCTWORK.
 5. RETAIN EXISTING LAYER OF GYP. BOARD ON UNDERSIDE OF ROOF STRUCTURE TO FULLEST EXTENT POSSIBLE.
 6. RETAIN ALL EXISTING SUSPENDED CEILINGS AND LIGHT FIXTURES ON THE SECOND FLOOR.
 7. REMOVE ALL EXISTING FLOOR FINISHES (CARPET, RESILIENT TILE, CERAMIC TILE ETC.) REMOVE GLUES AND ADHESIVES ALSO.

- KEYED NOTES**
- 4 REMOVE EXISTING DOOR
 - 6 REMOVE & REPLACE STAIR-WELL GUARD RAIL

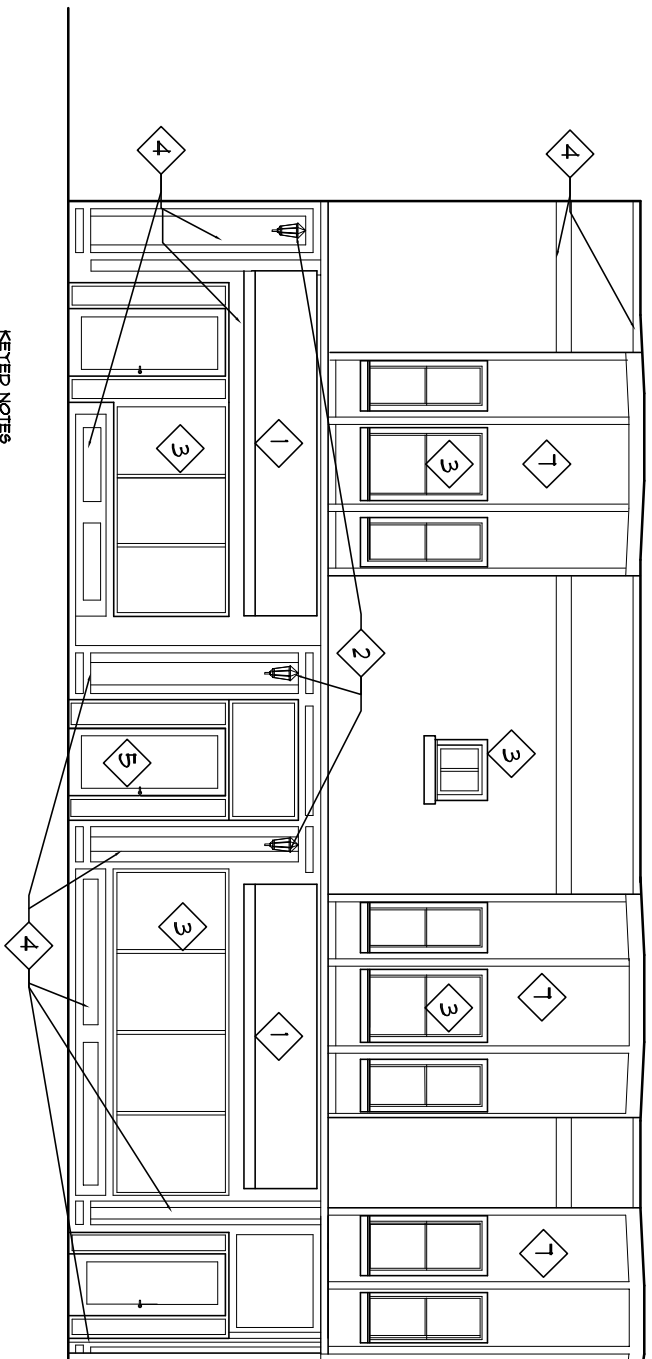


- KEYED NOTES**
- 1 REMOVE ANNINGS
 - 2 REMOVE LIGHT FIXTURES
 - 3 RESTORE EXISTING WINDOWS
 - 4 REMOVE EXISTING SIDING &/OR TRIM
 - 5 REPLACE EXISTING DOOR W/ 45-MIN. FIRE-RATED DOOR
 - 7 REMOVE PLYWOOD PANELING
 - 8 REMOVE EXISTING "WINDOW" FRAMES

EAST ELEVATION REMOVALS
SCALE: 1/4" = 1'-0"
PRELIMINARY - NOT FOR CONSTRUCTION

- KEYED NOTES**
- 1 REMOVE ANNINGS
 - 2 REMOVE LIGHT FIXTURES
 - 3 RESTORE EXISTING WINDOWS
 - 4 REMOVE EXISTING SIDING &/OR TRIM
 - 5 REPLACE EXISTING DOOR W/ 45-MIN. FIRE-RATED DOOR
 - 6 REMOVE & REPLACE STAIR-WELL GUARD RAIL
 - 7 REMOVE PLYWOOD PANELING

SOUTH ELEVATION REMOVALS
SCALE: 1/4" = 1'-0"
PRELIMINARY - NOT FOR CONSTRUCTION



ALTERATIONS FOR 15515-15519 WATERLOO ROAD CLEVELAND, OHIO 44110

REVISIONS

NO.	DESCRIPTION	DATE
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3	CHECK SET	12/22/08

DATE	BY	APP.
12/22/08	KA	JEFF
01/06/09	KA	JEFF
07/06/09	ZAB	JEFF
	A	

REMOVALS	
DATE	BY
12/22/08	KA
01/06/09	KA
07/06/09	ZAB
	A

All

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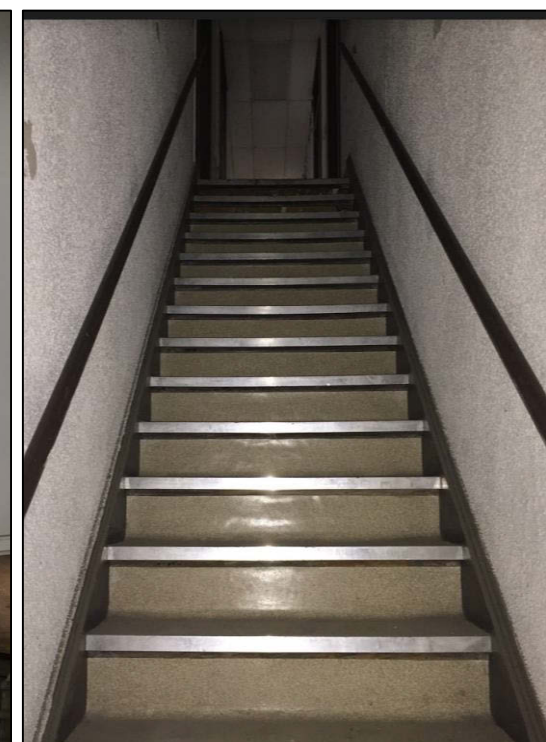
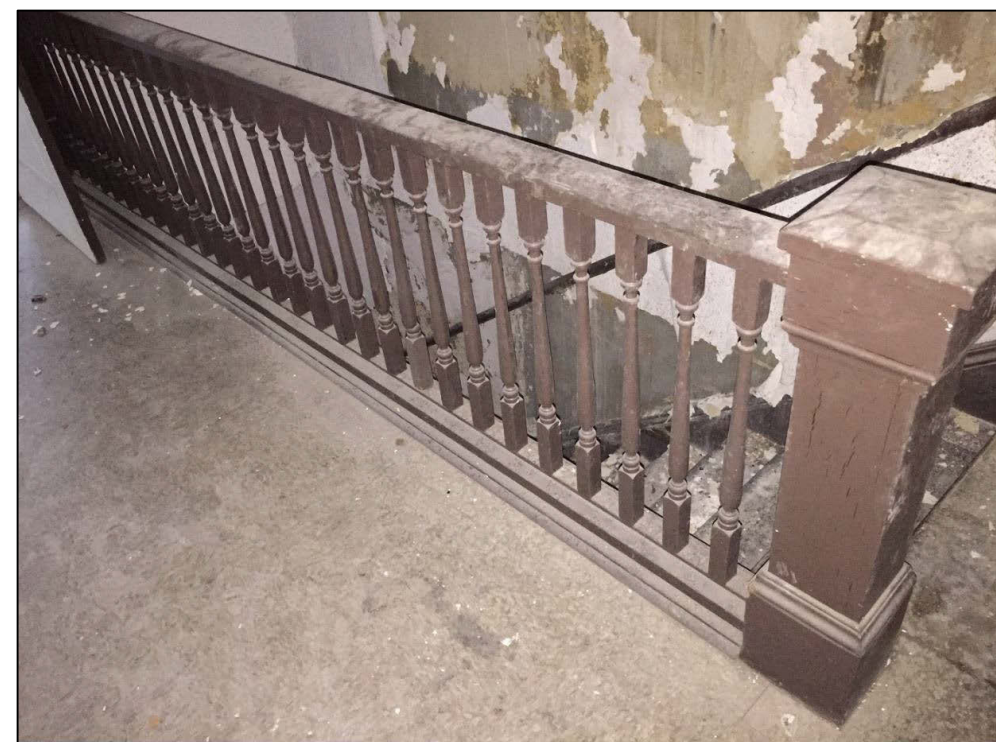


EXHIBIT C
Interior Photos
15519 Waterloo Rd

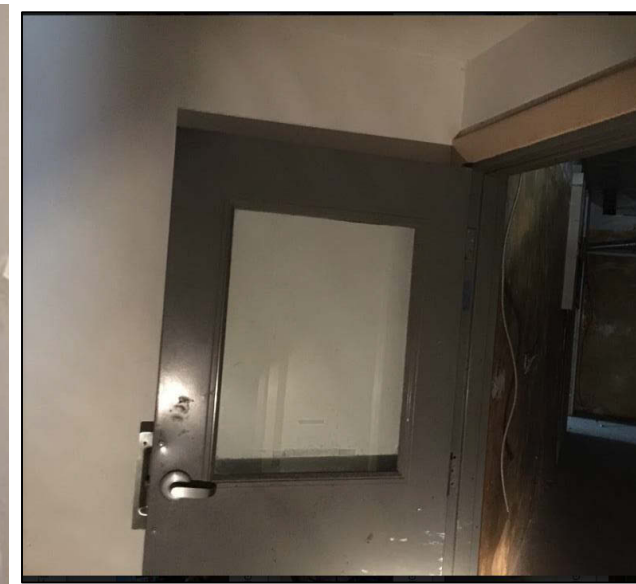
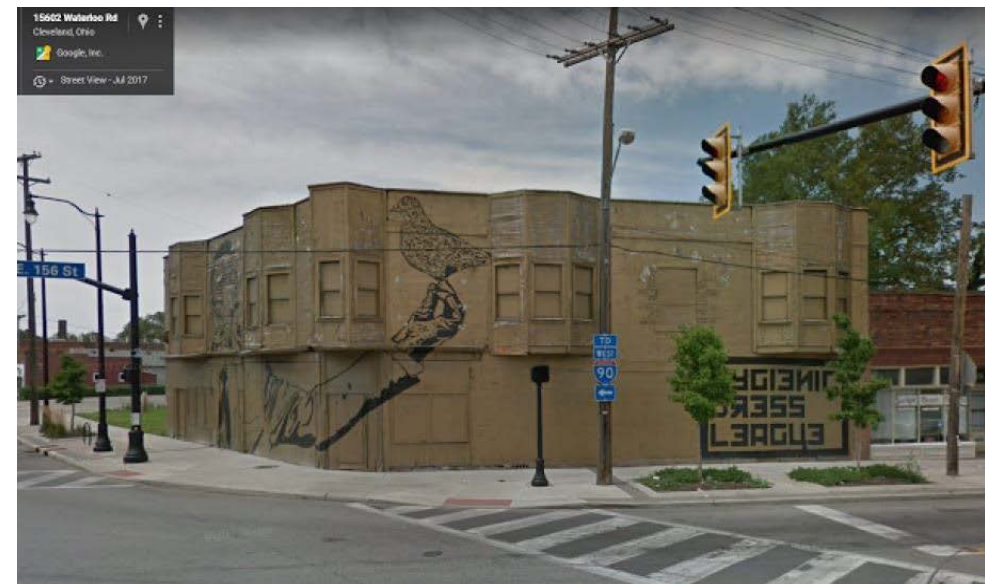
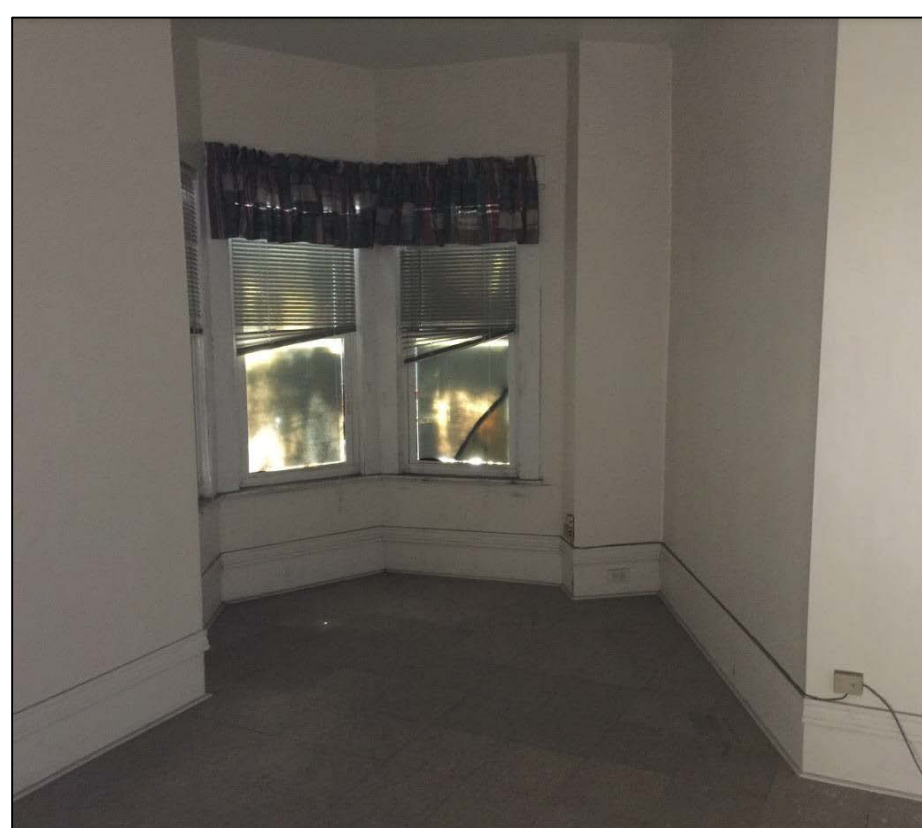


EXHIBIT D

Building Form Requirements

(1) Building Configuration	
A. Front yard setback	0 ft. max.
B. Frontage build-out	80% min. of principal street frontage
C. First-story height	11 ft. min., finished floor to finished ceiling
D. Active use; first story	Required on 75% of frontage build-out, min.
E. Entrances	<p>Each use fronting a principal street frontage shall provide a main pedestrian entrance to that frontage. Such entrance shall be recessed to prevent doors swinging over the ROW.</p> <p>Access to separate upper floor residential spaces: Pedestrian entrance fronting on Waterloo Rd. preferred.</p>
(2) Building Design Features	
A. First-story glazing	75% min. of the frontage build-out between 2.5' and 7.5' above grade shall be transparent windows and doors per PRO requirements.
B. Architectural articulation: Balconies, bays, awnings, sunshades, planter boxes, or similar	<p>At least one of these elements is required on 50% min. of all upper floor units facing the principal street frontage.</p> <p>Balconies, if used, shall be 1 ft. min. depth</p> <p>Required balcony railing transparency: 30% min.</p>
C. Materials; principal street frontage	<p>All materials shall be human-scaled, except that materials used on building bases (up to 3 ft. above grade) may be larger in size.</p> <p>Human-scaled materials are defined as twelve inch (12") maximum width in either the vertical or the horizontal dimension. The other dimension is unlimited. Examples include: brick, stone, wood, fiber-cement lap siding, terra cotta, or similar materials.</p> <p>Prohibited: Plain and split-face concrete masonry units, synthetic stucco, vinyl siding.</p>
(3) Parking	
A. Required parking	<p>Commercial parking requirements of the Zoning Code are reduced by 1/3 per the PRO.</p> <p>Residential parking is required at 1 space per unit.</p> <p>*City Planning would support a variance for parking reduced below these requirements.</p>