



Respecting the Past Creating the Future.

Proposal for Development

LAKE AVENUE TOWNHOMES

The Orlean Company
City Architecture

March 27, 2014



March 27, 2014

Charles Slife
Office of the Mayor
Cleveland City Hall
601 Lakeside Avenue
Cleveland, Ohio 44114

RE: Lake Avenue Housing Development Proposal

Dear Mr. Slife,

The Lake Avenue project presents tremendous potential to create a special place of distinction that will enhance this already successful neighborhood and the proposed commercial development that shares the block. We are pleased to have the opportunity to present a concept for a beautiful and valuable residential community to the City of Cleveland.

Attached herein is a proposal that outlines our conceptual development plan and introduces the team that will implement it. **The Orleans Company** and **City Architecture** are pleased to submit our qualifications to energetically approach this project to develop the Lake Avenue Townhomes in the City of Cleveland. I am proud to lead our highly experienced team with diverse development and residential design capabilities. Our team's prior collaborations have resulted in a variety of residential developments throughout Greater Cleveland, along with a deep understanding of our respective cultures and how to maximize each other's talents and skill sets.

The broad experiences of our companies throughout Northeast Ohio, and specifically within the City and surrounding established communities, provide us with the comprehensive perspective this project must address. We take great pride in our project management ability in every aspect of development, and our staff will work together, unifying our experiences and many skills to collaboratively plan, design and cultivate this project.

To the Orleans Company, real estate development is more than constructing buildings. It is altering the shape and form of the urban landscape. Development of a site involves the proper scale, density and arrangement of structures creating harmonic proportions. Correctly executed, the creation of "place" yields a positive impact on a community for many decades.

To the neighborhood community and the Lake Avenue Townhomes project, we bring a team of people passionate about creating that positive impact. Our team is recognized for its ability to envision a site's unique development and having the in-house financing, engineering and construction services and general management expertise to take a project from concept to high quality completion.

The Orleans Company has teamed with City Architecture as the planner and architect for this project based on a high level of mutual respect and ability. They are highly informed and extremely motivated because they have built their professional practice around the importance of urban design and redevelopment. Their commitment to residential revitalization, walkable neighborhoods and public infrastructure investment is illustrated in both their portfolio of work and the company's core values.

City Architecture's involvement with the planning and design of great urban housing includes such places as Battery Park, Ohio City Townhomes, Edgehill, and Villa Carabelli in Cleveland, Southpark Row and Sussex Court in Shaker Heights, and Mercer Commons in Cincinnati. In addition, they are intimately familiar with this particular site based on

previous studies. As a result of these projects and partnerships on a wide array of other projects, they have maintained strong and longstanding relationships with their clients, including the City of Cleveland, in which many of City Architecture's principals and employees reside.

Lastly, we understand the importance of executing the development plan in a way that "respects the past while creating the future." By integrating architectural artifacts of Fifth Church throughout the site and developing vibrant, sustainable, contemporary residences, the Lake Avenue Townhomes project will tell the story of its history and re-connect the site with its surrounding neighborhood.

Please feel free to contact me with any questions related to our proposal or should you wish to gather further information. I look forward to hearing from you soon.

Sincerely,

A handwritten signature in blue ink that reads "David B. Orlean".

David Orlean
Principal

1. Project Description

1. PROJECT DESCRIPTION

The Orlean Company (Orlean) proposes to construct a vibrant, new residential development composed of two, five-unit townhome buildings along Lake Avenue Road, further strengthening the established residential neighborhood and providing an appropriately scaled transition to the active and growing commercial district. There will be a total of ten (10) new homes. The townhomes will be situated along the edge of Lake Avenue, between West 116th and West 117th Streets, in a stepped configuration, with private automobile access from a one-way drive situated behind the homes. The building façades will utilize a mixture of traditional and modern materials such as cast stone, precast, brick and fiber cement. Units will have large aluminum windows with steel canopies overhead.

The Lake Avenue Townhomes will offer two (2) unique floor plan options. Each unit has two bedrooms with two and one-half bathrooms and includes large walk-in closets and a ground floor study. All come with an attached two-car garage. On the main floor, there is large, open plan with ten foot ceilings, gourmet kitchens, ample living space, and a half bath. Second floor features include two large bedrooms with nine foot ceilings and private on-suite bathrooms and a laundry room accessible from the hallway. The highlight of each unit is the large roof top terrace with an enclosed wet bar that provides a stunning view of the Lake Erie.

Public green space at the corner of West 117th Street and Lake Avenue incorporates architectural artifacts and details from the old Fifth Church of Christ, which will be deconstructed as part of this development. Furthermore, there will be sustainable features, strategies and technologies both in the units and throughout the development that will meet or exceed LEED standards and thresholds.

Unit A is approximately 2,000 square feet and will be the interior units of the development. Sale prices are projected to start around \$345,000. For the corner units, Unit B, which is approximately 2,200 square feet, sales prices are projected to start around \$375,000. With upgrades and customization, some units may sell for over \$500,000. With a premier location in a great neighborhood, the continuing resurgence of the market, and a strong marketing team, absorption is expected to take less than one year from completion.

The target market will be the upscale buyer seeking proximity to downtown and Edgewater Park. With Lake views and an adjacent premier grocery market within walking distance, Lake Avenue Townhomes will attract a wide demographic of potential buyers. Orlean will retain Scott Phillips of Keller Williams, a successful broker with sales of these unit types at the projected sales prices immediately and the marketing campaign would begin immediately.

If selected, our team has the bandwidth and capacity to expedite the development process so that construction could begin this building season. Recognizing that a thorough public process must unfold, we are willing to immediately engage the community to insure that we meet the City's standards and expectations. Utilizing a development team with vast experience in public developments, we understand that public support is vital to success.

Orlean will work diligently with the City and the contiguous site's private developer to complete acquisition and replatting of the site. We project 60 days following selection to accomplish this.

Simultaneously, Orlean will work with the City and the community on a collaborative design approval process. In addition, re-zoning will proceed expeditiously. The Schematic Designs, included within as Tab V will be presented to the community. Following that, we'd move to Design Development and follow the City's entitlement process including presentations to the Landmark Commission, Design Review Committee and Planning Commission. These processes can be completed in 60-90 days.

Therefore, we'd project a timeline that would include three to four months to accomplish a fully vetted municipal process, a comprehensive community interaction, all entitlements and pre-development. Once the final concept is approved and finalized, all the project sources would be secured. Construction could begin as early as late summer, but hopefully no later than the beginning of fall so that the first building can be completed and sold by spring of 2015.

2. Developer Legal Structure

2. DEVELOPER LEGAL STRUCTURE

The Abel, Bishop, and Clarke Realty Corporation owns 100% of The Orlean Company. David Orlean owns 100% of The Abel, Bishop, and Clarke Realty Corporation. The Orlean Company is in Good Standing with the State of Ohio, evidenced by the Certificate herein, along with the Articles of Incorporation.

UNITED STATES OF AMERICA
STATE OF OHIO
OFFICE OF THE SECRETARY OF STATE

I, Jon Husted, do hereby certify that I am the duly elected, qualified and present acting Secretary of State for the State of Ohio, and as such have custody of the records of Ohio and Foreign business entities; that said records show THE ORLEAN COMPANY, an Ohio corporation, Charter No. 240554, having its principal location in Cleveland, County of Cuyahoga, was incorporated on June 14, 1954 and is currently in GOOD STANDING upon the records of this office.



*Witness my hand and the seal of the
Secretary of State at Columbus, Ohio
this 26th day of March, A.D. 2014.*

A handwritten signature of Jon Husted.

Ohio Secretary of State

Validation Number: 201408502062

CORPORATION FOR PROFIT.

UNCLASSIFIED SHARES WITHOUT PAR VALUE

240554 APPROVED
Articles of Incorporation FOR FILING

PAGE 620

681

-OF-

THE ORLEAN COMPANY

(Name of Corporation)

DATE 6-14-54

250

The undersigned, a majority of whom are citizens of the United States, desiring to form a corporation for profit, under the General Corporation Act of Ohio, do hereby certify:

VOL

FIRST. The name of said corporation shall be THE ORLEAN COMPANY

SECOND. The place in Ohio where its principal office is to be located is

Cleveland Cuyahoga County
(City, Village or Township)

THIRD. The purpose or purposes for which it is formed are:

To engage in the business of building, altering, improving, modifying and otherwise to deal in and with real property; to purchase, lease or otherwise acquire, manage and control directly or indirectly all types and kinds of buildings, homes and other structures erected upon the real property.

To deal in and with all kinds and types of personal property, tangible and intangible, necessary or incidental to the operation of the business.

To buy and sell and otherwise deal in its own stock or certificates of indebtedness.

To do all those things permitted and implied and not specifically prohibited by the statutes of the state of Ohio.

FOURTH. The number of shares which the corporation is authorized to have outstanding is Two hundred and fifty (250), all of which shall be without par value.

FIFTH. The amount of capital with which the corporation will begin business is

Five hundred Dollars (\$500.00).

IN WITNESS WHEREOF, We have hereunto subscribed our names, this 11th day of

June 1954.

Gilley E. Blakemore
Sam Moriarty
S. E. T.

N. B. Articles will be returned unless accompanied by form designating statutory agent. See G. C. 8623-129.

STATE OF OHIO, COUNTY OF Cuyahoga, ss.

Personally appeared before me, the undersigned, a Notary Public, in and for said county, this
11th day of June 1954, the above named Arthur E. Orlean,
Sam Morantz and Robert E. Ziska, who each severally
acknowledged the signing of the foregoing articles of incorporation to be his free act and deed, for the
uses and purposes therein mentioned.

WITNESS my hand and official seal on the day and year last aforesaid.

(SEAL)


A. L. REISENFELD, Notary Public

My commission expires Nov. 7, 1951

Sec. 8623-3. A corporation for profit may be formed hereunder for any purpose or purposes other than for carrying on the practice of any profession, for which natural persons lawfully may associate themselves, provided that where the General Code makes special provision for the filing of articles of incorporation of designated classes of corporations, such corporations shall be formed under such provisions and not hereunder. Corporations for the erection, owning and conducting of sanitariums for receiving and caring for patients, their medical and hygiene treatment and instruction of nurses in the treatment of disease and of hygiene shall not be deemed to be forbidden hereby.

Sec. 8623-4. Any number of natural persons, not less than three, a majority of whom are citizens of the United States, may form incorporation for profit by subscribing, acknowledging and filing in the office of the secretary of state articles of incorporation, setting forth:

1. The name of the corporation, which shall end with or include "Company", "Co.", "Corporation", "Corp.", "Incorporated" or "Inc.", except as otherwise required by law.

UNITED STATES OF AMERICA
STATE OF OHIO,
OFFICE OF THE SECRETARY OF STATE.

I, TED W. BROWN,

Secretary of State of the State of Ohio, do hereby certify that the foregoing is an exemplified copy, carefully compared by me with the original record now in my official custody as Secretary of State, and found to be true and correct, of the

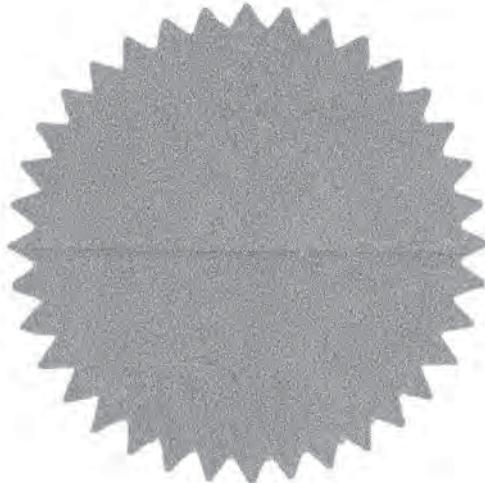
ARTICLES OF INCORPORATION
OF
THE ORLEAN COMPANY

filed in this office on the 14th day of June A.D. 1954
and recorded in Volume 681, Page 620, of the Records
of Incorporations.

WITNESS my hand and official seal, at
Columbus, this 14th day of
June A.D. 19 54

Ted W. Brown

TED W. BROWN,
Secretary of State.



3. Developer Credentials

3. DEVELOPER CREDENTIALS



The Orlean Company is a regional developer of residential and commercial properties based in the greater Cleveland area. Founded in the early 1950's as a single-family home builder in northeast Ohio, it subsequently moved into the multi-family field with the development and construction of HUD insured and market rate apartment buildings. Since 1968, it has been involved in the new construction and rehabilitation of approximately 25

affordable and governmental subsidized multifamily projects ranging in size from 50 to over 200 units. These projects are located primarily in northeast Ohio, but also in central Ohio, Michigan, Pennsylvania and Washington D.C. In developing these properties, the Company utilized a wide variety of funding sources including a number of programs administered by HUD, OFHA, LIHTC and CDBG funds. During the past fifty plus years, The Orlean Company has gained a wide array of experience with regard to the development of housing for families, seniors and the disabled.

The Orlean Company has predominately been the development arm of the various Orlean enterprises including land development, new construction of single- and multi-family homes, substantial rehabilitation, and nursing home design and construction. It currently has a number of new housing and commercial developments under development and construction in the Greater Cleveland metropolitan area. In addition to more than 60 years of successful development region wide, more recently, The Orlean Company has proven successful in premier residential development, including the success at developing premier residences in Cleveland Heights at Bluestone, a for-sale community of lofts, townhomes, and cluster homes. Further, Orlean has finished Kenilworth Mews, an upscale townhome community also in Cleveland Heights. River Creek is a single family development now underway in Lyndhurst.

The MarketPlace at Avon is a \$30 million, Orlean commercial development in progress on thirteen (13) acres in Avon. Within that development, Orlean is constructing a 113-room Cambria Suites is under construction. The balance of the site includes restaurants, a bank, and general retail. Completion is scheduled by summer 2015. Additionally, Orlean owns a continuing care retirement community in Rocky River that includes independent, congregate care and a skilled nursing facility.

In addition to its development expertise, The Orlean Company has extensive management experience through its affiliate, ABC Management. The Abel, Bishop, & Clarke Realty Co. (ABC Realty Co.) was formed in 1957 and incorporated in Ohio as a general real estate agency and brokerage business. Its primary focus was sales, marketing and leasing for single-family, multi-family and commercial real estate in Northern Ohio. During the decades of the 1970s and 1980s, The Orlean Company and ABC Realty were a major developer and broker of subsidized and affordable HUD multi-family projects, with a particular focus on Section 8 properties. Since the 1980s the Company's primary focus has been on multi-family housing management. Along with its management arm, ABC Realty currently employs approximately 170 people.

ABC Management Company was organized as a division of ABC Realty in 1971 and became responsible for the management and leasing of over 40 properties in Ohio, Michigan, Pennsylvania, Maryland and Washington D.C. From ABC Management's inception to the present, it has managed over 4,000 HUD-insured and conventional apartment units, 297 mobile home units, as well as office and commercial real estate. Most of the properties it manages were developed by the Orlean Company and financed under HUD's programs for low and moderate-income families and seniors. In addition to the development of multi-family projects, Orlean and ABC Realty/Management have been involved in the acquisition of existing subsidized properties via the HUD-approved Transfer of Physical Assets program. ABC Management has also assisted other developers by developing relocation plans to facilitate the rehabilitation of inner city projects in Cleveland and Euclid, Ohio. Finally, ABC Management has expanded into the fee management business, managing a number of apartment projects for third parties in Columbus, Ohio, Washington D.C., and Northeastern Ohio.

PERSONNEL QUALIFICATIONS

David B. Orlean, Owner: David began his professional career as a prosecuting attorney for the U.S. Department of Justice in 1977. In 1981, he elected to enter the real estate industry by joining the Orlean Company. David is the sole shareholder and Vice President of ABC Management Company and the sole shareholder and President of The Orlean Company.

At the Orlean Company and ABC Management, David has been involved in multiple aspects of real estate development, construction and finance, primarily in the area of multifamily and elderly (including congregate care, assisted living and nursing home) housing. He was principally responsible for arranging the re-syndication of more than twenty multifamily projects representing approximately \$50,000,000.00 in value in 1984. He has coordinated the refinancing of HUD insured Section 8 housing projects and the initial financing of several HUD insured projects, including new construction and nursing home projects. On an ongoing basis, David's primary responsibilities have involved supervising and coordinating the various operating entities that comprise Orlean Enterprises. He oversees the operations of The Orlean Company, ABC Management and Normandy Manor Retirement Community, which together employ approximately 250 people. He also assumes primary responsibility for reviewing any legal matters in which the companies are involved.

In the past several years David has been involved in several new real estate developments, both multifamily and commercial. He has also been a principal in the rehabilitation of several affordable housing projects under the federal low income housing tax credit program (LIHTC).

Combining his community involvement with his professional expertise, David has also been an active member of the Board of Jewish Community Housing, JCH, (serving as its President from 2000-2003), an agency of the Jewish Community Federation of Cleveland which developed and previously owned, and continues to oversee the operation of two Section 202 HUD insured housing projects for the elderly. JCH has also developed a number of other group housing facilities for people with disabilities. David has also been a Board member and officer of Montefiore Nursing Home and a Board member of The Weils, a separate facility owned by Montefiore. He also served as a Board member of the Jewish Community Center of Cleveland, where he held several officer positions, for approximately twenty years.

Kenneth S. Lurie, Principal: Ken joined The Orlean Company in 2009 and is involved in commercial and residential real estate, hospitality, assisted living and nursing care. He oversees and manages all of the construction aspects of the company. He is involved in day to day operations of the company and works directly with David Orlean. Prior to joining Orlean, he was president of Rysar Properties from 1991-2008, building single family housing and commercial development. In his early career, he was VP at Florian Fashions a women's clothing manufacturer. His awards include the Harvard Business Inner City 100, Ernst and Young Entrepreneur of the Year, Weatherhead 100, and elected to Leadership Cleveland, Class 1996. Ken serves on the board of Y-Haven providing sober living, and recovery services for men in Cleveland. Ken has been actively helping men in sobriety for over 30 years.

Stuart A. Friedman, Project Manager: Over the past 17 years, Stuart has helped secure over \$170 million in financing to develop more than 1,500 units of housing in Ohio, Pennsylvania, and Maryland. Further, he has developed \$25 million of commercial property including an upscale, premium hotel. Currently, he is helping clients generate new deals and obtain the necessary financing and approvals to grow an organization's assets and increase their profits. He has experience identifying and performing detailed analyses on land and existing properties including, but not limited to, entitlements, utilities, environmental/topographical studies and financial feasibility.

REFERENCES

We offer the following clients as to underscore our professional dedication, ability and commitment to excellence and service in our work.

Mary Brennan
VP Real Estate Lending & Services
Dollar Bank

1301 East Ninth Street, 9th Floor
Cleveland, OH 44114
Phone: (216) 736-8969

Richard Wong
Director of Planning and Development
City of Cleveland Heights, Ohio

40 Severance Circle
Cleveland Heights, OH 44118
Phone: (216) 291-4868

Jim Piazza
Planning Coordinator
City of Avon

36080 Chester Road
Avon, OH 44011
Phone: (440) 937-7545



The Bluestone Community

The Orlean Company City Architecture

Location: Cleveland Heights, Ohio

Role: Developer / Builder Architect / Landscape Architect



The Bluestone Community is a residential development in Cleveland Heights that is occupying a long, narrow site along Mayfield Road adjacent to Severance Town Center. Responding to the proportions of the property a new road was created that will lead into the site. The development lays out an arts and crafts style apartment building and Chicago-style townhomes along the street frontage. The interior of the site is planned for six clusters of townhome buildings, each arranged around a private auto court. A total of 88 units will make up the Bluestone development upon its completion, 39 of which will be in the townhome clusters.



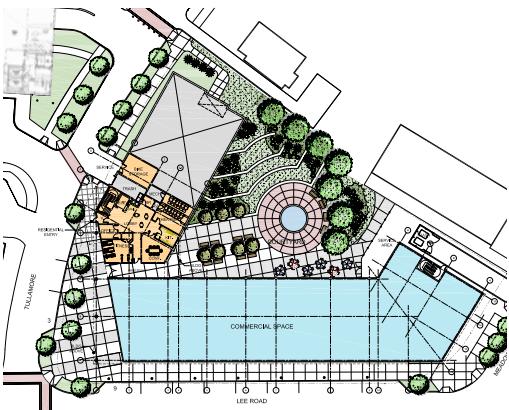
Meadowbrook Lee

The Orlean Company City Architecture

Location: Cleveland Heights, Ohio

Role: Developer / Architect / Landscape Architect

Located in the vibrant Cedar-Lee District of Cleveland Heights, this project will enhance its community through a sensitive and exciting design that creates public space and activity along Lee Road. The mixed-use building integrates retail and residential space in a manner that fits seamlessly into the existing fabric and maximizes the site's fullest potential by creating a rich and exciting streetscape for the public and a private courtyard for residents. It addresses not only the individual development but will impact the greater neighborhood as a whole.



Water's Edge Townhouses

The Orlean Company City Architecture

Location: Cleveland, Ohio

Role: Developer / Builder / Architect



Water's Edge Townhomes occupy a difficult site in Cleveland's Collinwood neighborhood. These moderately priced townhomes lie between a commercial district, Wild Wood State Park, and an existing lakefront community. The site planning for the townhomes arranges the units around a central commons, while positioning the units to address Lakeshore Boulevard as well as Wild Wood Creek and the State Park. There are two different unit types offered at Water's Edge, a three story townhome as well as a one and a half story unit with a first floor master suite. The various floor plan options provide the buyer with the opportunity for either 2 or 3 bedrooms, a 1- or 2-car garage, or a roof top deck revealing views of the State Park below.



Clinton Court Development

The Orlean Company City Architecture

Location: Cleveland, Ohio
Role: Developer / Builder / Architect



Home Ownership Zone

The Orlean Company City Architecture



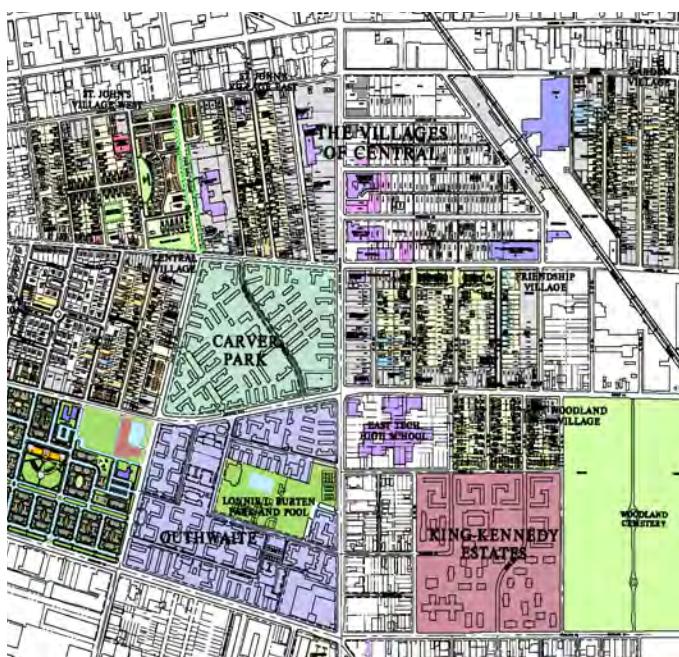
Location: Cleveland, Ohio

Role: Developer / Builder / City Planner / Architect

**Best Urban/Infill Development - Cleveland Choice Award -
Home Builders Association**

**Smart Growth Community Excellence Award -
Urban Development**

Planned as a comprehensive revitalization strategy for Cleveland's Central neighborhood, the Home Ownership Zone incorporates the construction of 420 new single-family homes and townhomes with new parks, streets and public spaces. The project combines a variety of price levels, from affordable to market rate. Utilizing traditional neighborhood development principals, the Home Ownership Zone plan builds off of the existing urban fabric and knits together neighborhoods plagued by expanses of vacant and under-utilized land. Through its implementation, the project represents the largest residential construction project in Cleveland since World War II.



Fenway Manor

The Orlean Company

City Architecture

Location: Cleveland, Ohio
Role: Developer / Architect



4. Development Team Members - City Architecture

4. DEVELOPMENT TEAM MEMBERS

In order to facilitate and complete the full development of Lake Avenue Townhomes an accomplished team of experienced professionals is required. The Orlean Company has assembled a strong group of industry leaders to bring this development to fruition.

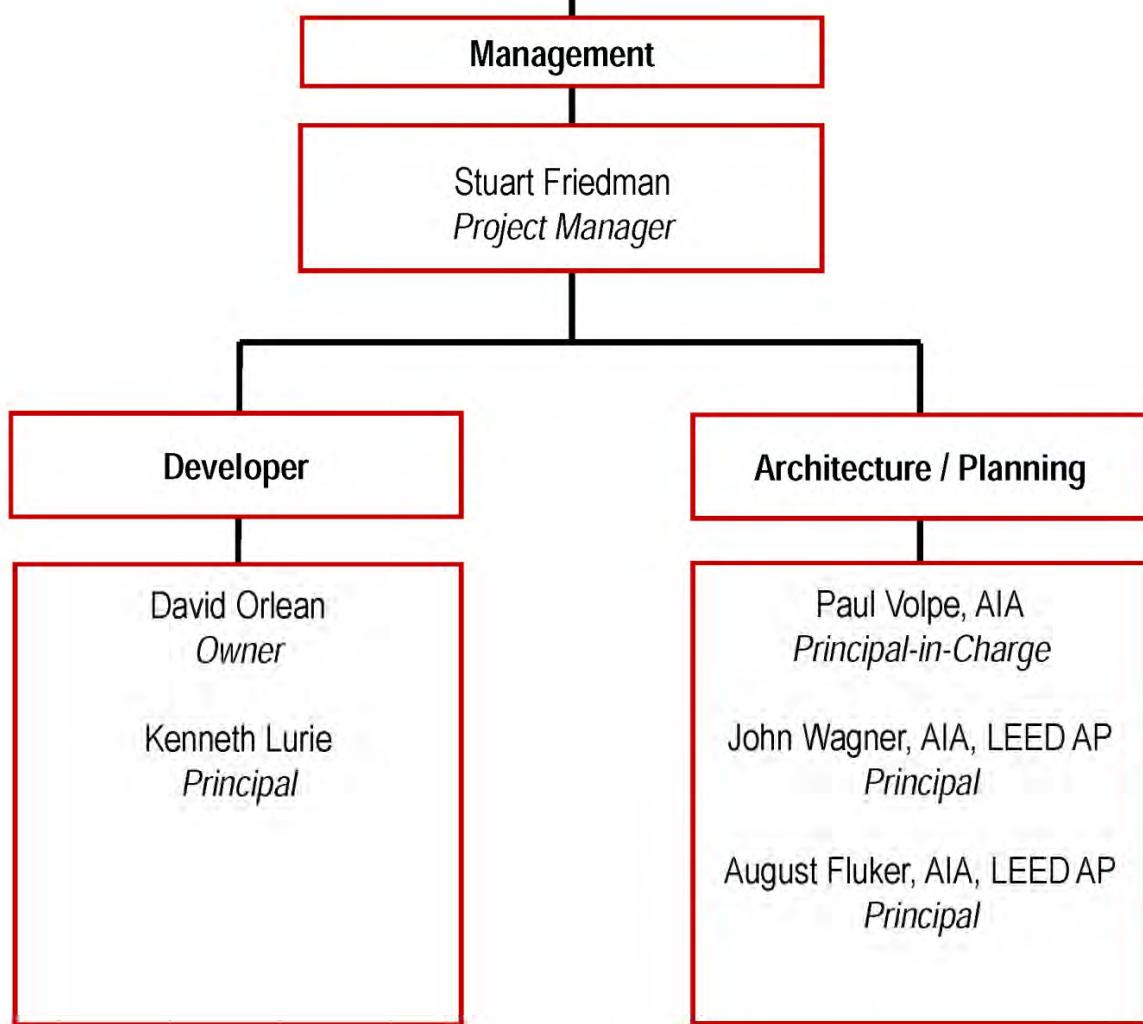
The Orlean Company has selected City Architecture as the planner and architect for this project based on our strong history of successful collaborations and high level of mutual respect and ability. City Architecture is highly informed and extremely motivated because they understand the importance of urban redevelopment in core communities like Cleveland. City Architecture's commitment to walkable neighborhoods, mixed-use developments and public infrastructure investments is illustrated in both their portfolio of work and company's core values.

City Architecture's involvement with the planning and design of successful initiatives throughout Cleveland as well as the greater region include a variety of residential housing types as demonstrated on the following pages. As a result of these projects and partnerships on a wide array of other projects, City Architecture has maintained a strong and longstanding relationship with the City.

Their ongoing involvement with the community gives City Architecture a unique perspective into the issues, opportunities and insight that is critical to uncovering sensitive and responsive design solutions. City Architecture's values and passion for urban mixed-use redevelopment balanced with meaningful public spaces will enhance the success of the Orlean Company's Lake Avenue development and ensure that it is an integral component for the City's future economic growth.

Our core strength is the team in place to facilitate this development. Each member represents the pinnacle of their respective industry. The Orlean Company will be the developer and primary interface with the City of Cleveland. Key members of the development team include David Orlean and Ken Lurie, principals of The Orlean Company and Stu Friedman with Sterling Development Consultants who will serve as the Project Manager.

David Orlean and Ken Lurie will be the primary Principals representing The Orlean Company. David has a long standing relationship with the City of Cleveland. Orlean has a number of properties within the City including Fenway Manor and Community Apartments, which is undergoing a \$20 million transformation. Ken has vast experience in working with the City of Cleveland having developed hundreds of units of single and multi-family homes, including the Home Ownership Zone, Sunny Glen, Reservoir Place, and Water's Edge, to name a few. Stu Friedman will serve as the primary point person for the City's designated counterpart. Stu has extensive experience in acquisitions, entitlements, and project financing. Stu has served both for-profit and non-profit clients complete housing developments in the City including Neighborhood Progress Incorporated, Detroit Shoreway Community Development Organization, Rysar Properties, and PIRHL.



CITY ARCHITECTURE QUALIFICATIONS / GENERAL DESCRIPTION

Architecture / Planning / Urban Design / Landscape Architecture / Interior Design / Community Involvement



The information presented on the following pages provides an overview of our firm's approach to providing planning and architectural services. With this, we hope to demonstrate and illustrate City Architecture's values, creativity, involvements and the credentials of our outstanding staff.

PHILOSOPHY

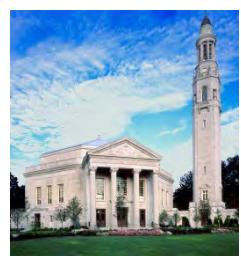
As architects, city planners and urban designers dedicated to the creation of quality environments, City Architecture considers each project a unique and exciting design challenge. From the renovation and inventive reuse of our existing building resources to the creation of engaging new developments, we approach each of our projects with a genuine sense of commitment and creativity. Our extensive experience in the development of a broad range of project types adds value to what we do and provides us with a unique understanding of what it takes to create genuine places.

Our philosophy reflects our values; we strive to achieve quality designs for the people who are most impacted by our projects. We design spaces that are vibrant, responsive to their context and reflective of the visions of the client and community while representing creative and technical excellence. This is achieved through a collaborative emphasis on interaction and participation in the design process.

In addition, City Architecture understands that in recent times our lifestyle choices have been limited. Current land use patterns and development trends continue to emphasize the automobile and convenience leaving most people with few choices to connect with their heritage, their community and each other. It is because of this we involve ourselves in city planning. A "quality of life" based strategy with which the firm approaches design attempts to generate inspired and responsible solutions that are also functional, marketable and economically viable.

We believe thoughtful design has the ability to minimize the impact our built environment has on our natural resources. In our work as planners, architects and urban designers, our sustainable approach examines opportunities for responsible design at multiple scales. Walkable, multi-modal and viable communities provide their residents with choices while conscientious building design mitigates pollution and provides for a flexibility of uses while lowering operating costs of facilities.

Recognizing that the built environment and its context are intimately related, City Architecture meets the challenges inherent in addressing architecture and city planning simultaneously. The application of solid planning principles combined with our creative design allows us to develop projects that engage the user and fit seamlessly into the urban fabric. Our ultimate goal is to create places of enduring value that a community can identify with, remember and care for.



FIRM PROFILE & SCOPE OF SERVICES

City Architecture is a full-service professional firm established to provide diverse, high quality, and inspired architecture, urban design, landscape architecture and city planning services. Our office is centrally located in Midtown Cleveland in an open studio environment. As a group of highly motivated professionals and support staff, we strive to identify issues, solve problems, and create opportunities which go beyond the basic project requirements.

City Architecture is managed by an association of four principals each with unique abilities and a common bond to contribute to the quality of life in our community. Together the principals, along with our outstanding staff, work as a cohesive and motivated group on a wide variety of projects. Currently our firm is comprised of a staff that includes registered architects, certified planners, LEED accredited professionals, graduate architects, urban designers, landscape architects, interns and administrators. Our firm has a track record of servicing public and private clients, and we take significant pride in our ability to deliver projects that are well received by the community.

City Architecture is uniquely positioned because of our intense commitment to urban revitalization and very active participation in the development of planning and design work for the area's core communities and established institutions. The longstanding mission of the firm has been to create buildings and places that proudly represent our clients and their neighborhoods and to design public facilities that become focal points for the surrounding community. It has been our commitment to working with Northeast Ohio's cities and community institutions to design and construct projects that can become civic and economic assets both now and in the future.

The firm has an extensive reputation as the architects and planners of many of Northeast Ohio's most highly recognized projects. City Architecture's dedication to our work is best represented in the 207 awards and honors for excellence in urban design, architecture, smart growth development, craftsmanship in construction, historic preservation and neighborhood revitalization that we have received since 1989. Our architecture and planning work has been published and won these honors with recognition at local, state and national levels.

Of particular importance is our belief that buildings, while they must meet the functional and budgetary requirements of the client, can also serve to inspire and generate a character sympathetic to the physical and emotional context of a community. The essence of City Architecture is that of a firm dedicated to servicing our clients and designing buildings and public places that will stand the critical test of time.

Architectural Services
Construction Administration

Facility Programming

Master Planning

Site Development

City and Town Planning

Urban Design

Transit Oriented Development Planning

Public Participation

Community Engagement

Streetscape Design

Infrastructure Planning

Zoning Code Updates

Landscape Architecture

Historic Preservation

Rehabilitation/Adaptive Re-Use

Feasibility Studies

Building Evaluations

ADA Compliance

Code/Life Safety Analysis

Programming

Interior Design

Space Planning

Signage and Graphic Design

Presentation Drawings

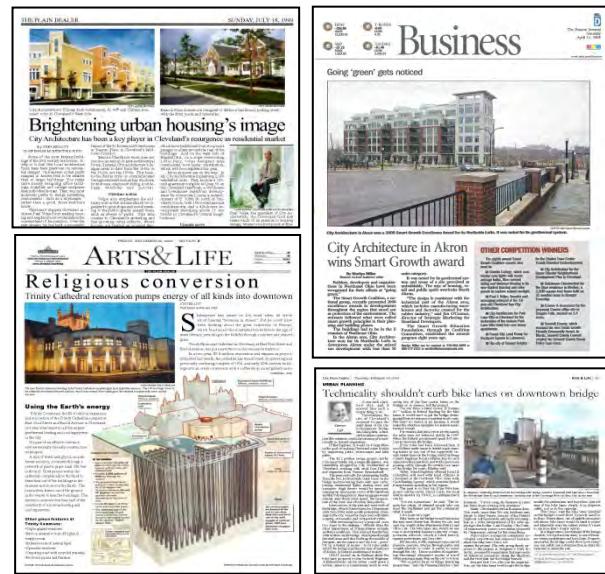
Computer Graphics

Computer Animation

Models

Facility Management

Cost Analysis



GREEN BUILDING & SUSTAINABLE DESIGN

City Architecture is committed to our duty as a society to be respectful of both our natural and established man-made environments to ensure their future for subsequent generations. At the same time, City Architecture is constantly exploring ways to increase value for our clients through creative design and innovative use of materials and systems. Combining these objectives, we have become a regional leader in the implementation of sustainable planning and green building design principles throughout our work.

These ideas permeate our design process and inform all that we do, as we believe that sustainability is an integral part of good design and planning and must not be an afterthought. In the beginning of the design phase for all of our major commissions we conduct a Leadership in Energy and Environmental Design (LEED) evaluation, whether or not our clients ultimately decide to seek formal LEED certification. We use this process, created by the United States Green Building Council (USGBC), as a tool to analyze ways to incorporate environmentally responsible design and construction strategies. Our staff includes LEED-accredited architects and planners with substantial experience using these rating systems to evaluate projects.

However, we feel green design and planning must go beyond a checklist approach. Individual project characteristics and requirements necessitate unique strategies, and we strive to incorporate design features that are truly of value to our clients and their communities. We assist our clients in making informed decisions that consider durability and longevity, occupant comfort and productivity, energy efficiency, and long-term operational and maintenance needs. City Architecture and our design team are committed to providing this same service for your project. For energy saving strategies and similar measures which may add to the initial cost of construction, we can prepare a payback assessment to demonstrate when you would recover your investment; this aids in the difficult task of making informed decisions. Our sustainable design assessments are updated throughout the design process as we focus on the decisions which offer the greatest benefits for each project.

Our Collinwood Recreation Center and Beachwood City Hall projects successfully followed this process and implemented many sustainable features such as renewable energy systems, as well as geothermal heating and cooling which requires no natural gas and uses a minimal amount of electricity. Our projects have led the way in our region by pioneering adoption of technologies ranging from rainwater harvesting, sophisticated lighting and HVAC controls, on-site stormwater management, creative salvage / repurposing of building materials, and others. Many of our projects have successfully achieved LEED certification through a broad range of the USGBC's LEED rating systems. We participated in the LEED for Neighborhood Development Pilot program, resulting in the St. Luke's Neighborhood Development being the first in the State of Ohio to achieve a Stage 2 LEED-ND master plan and certified at the Silver level. Other LEED certified projects include Village Green Apartments (LEED for Homes Gold), Collinwood Recreation Center (LEED for New Construction Gold), NewBridge Center for Arts and Technology (LEED for Interiors Silver), and the South Euclid Green Demonstration Bungalow (LEED for Homes Gold). In addition, many of our community planning and building projects have been honored with Smart Growth / Sustainability Awards for their high performance construction methods and responsible land use planning.



AWARDS & HONORS

City Architecture, along with its principals and projects, has been honored at national, state and local levels with professional awards, honors and recognition for buildings, neighborhoods and places designed with character and quality.

Cleveland Chapter of the American Institute of Architects Architecture and Urban Design Awards

University Lofts 2010
Gateway District – Re-Imagining the Public Realm 2010
Beachwood Municipal Complex 2006
Garden Valley / Kinsman Neighborhood Plan 2006
Townhomes of Ohio City 2006
Villa Carabelli 2005
Cleveland Waterfront District Plan 2005
Quay 55 2003
Chagrin Lee Neighborhood District Plan 2002
Edgehill Townhomes 2000
Midtown 2000 Development Plan 1997
Tremont Neighborhood Development Plan 1997
Pierre's Ice Cream Corporate Headquarters 1996
League Park Restoration and Redevelopment 1996
Joseph L. Stamps District Service Center 1989
Cleveland Convention Center 1988
Fire Station No. 20 And EMS Unit No. 10 1986
Lonnie L. Burten Swimming Pool 1985

Ohio Chapter of the American Institute of Architects Architecture and Urban Design Awards

The Avenue District 2007
Beachwood Municipal Center 2007
Cleveland Waterfront District Plan 2005
Pierre's Ice Cream Corporate Headquarters 1998
Joseph L. Stamps District Service Center 1988
Fire Station No. 20 And EMS Unit No. 10 1988

American Planning Association – Ohio Chapter Planning Awards Gateway District – Re-Imagining the Public Realm 2011

Smart Growth Community Excellence Awards

Park Lane Villa 2008
Northside Lofts 2008
Upper Chester Neighborhood Plan 2008
Detroit Superior Bridge Promenade 2006
The Avenue District 2006
Battery Park 2006
Woodhaven 2006
Townhomes of Ohio City 2006
Arbor Park Village 2005
Random Road Lofts 2005
Cleveland Waterfront District Plan 2005
Courtyards of Severance 2003
Quay 55 2003
Home Ownership Zone – Friendship Village 2002
Sussex Courts 2002
Beacon Place 2002
Harborwalk 2002
Chagrin Lee Neighborhood District Plan 2002

American Society of Highway Engineers West 76th St. West Shoreway Pedestrian Tunnels 2014

Historic Preservation Awards

Cleveland Chapter of the AIA & Cleveland Restoration Society

Doan Classroom Apartments 2013
Tudor Arms Hotel 2012
University Lofts 2010
Hiram College 2010
Wade Park Chateau 2009
Park Lane Villa 2008
West Side Homes 2007
Heritage Lane Homes 2007
Makar Residence 2007
Nottingham Spirk Innovation Center 2006
Collinwood High School 2004
Solon Center for the Arts 2003
United Motors Building - YWCA Headquarters 2002
West Side Catholic Center 2002
United Motors Building – YMCA Headquarters 2002
Superior Schoolhouse Restoration 2001
Jones Homes 1998
Charles V. Carr Municipal Center 1995
Centrum Theater 1996
Trinity Cathedral 1994

Ohio Historic Preservation Office of the Ohio Historical Society

Erie Terminal Place 2013
Doan Classroom Apartments 2013
Tudor Arms Hotel 2012
University Lofts 2010
Park Lane Villa 2009
Nottingham Spirk Innovation Center 2006
United Motors Building – YMCA Headquarters 2002
Superior Schoolhouse Restoration 2001

Mahoning Valley Historical Society

Realty Tower 2010
Heritage Ohio Annual Awards
Doan Classroom Apartments 2013
Erie Terminal Place 2013
Tudor Arms Hotel 2012
Park Lane Villa 2009
HGTV & the National Trust for Historic Pres. Restore America Grant
Heritage Lane Historic Duplexes 2006

McGregor Foundation Greater Circle Senior Competition First Place Winner 2009

National Association of Housing & Redevelopment Officials Tremont Pointe 2008

Affordable Housing Tax Credit Coalition – Charles L. Edson Tax Credit Excellence Awards
Heritage View Homes 2012
Ohio Capital Corporation for Housing Awards of Excellence
Heritage View Homes 2013

Ohio Chapter of the American Society of Landscape Architects – Merit Award

Huron City-Wide Plan 2012
Illinois Chapter of the American Society of Landscape Architects - President's Award
Cleveland Waterfront District Plan 2006

Northern Ohio Live Awards of Achievement

Park Lane Villa 2009
Heritage Lane 2007
Nottingham Spirk Innovation Center 2006
Detroit Superior Bridge Promenade 2005
Coventry Road Streetscape 2005
Arbor Park Village 2004
Trinity Commons 2003
Third Federal Savings Headquarters 2001
Millcreek Development 1998
Beacon Place Development 1998
Dave's Ohio City Market 1998

AWARDS & HONORS (cont'd)

Cleveland Engineering Society Award of Excellence
Quay 55 2004
Trinity Commons 2003
Midtown 2000 Development Plan 1997
International Masonry Institute Golden Trowel Awards
Collinwood High School 2005
Arbor Park Village 2005
Hilton Garden Inn at Gateway 2003
Third Federal Corporate Headquarters 2003
Ohio Concrete Masonry Association Awards
The Free Clinic of Cleveland 2003
Auto Emissions Testing Facilities 1996
Fire Station No. 20 And EMS Unit No. 10 1988
NAIOP Northern Ohio Chapter Awards of Excellence
Heritage View Homes 2013
Doan Classroom Apartments 2013
Collinwood Recreation Center 2012
Tudor Arms Hotel 2012
Cleveland Center for Art & Technology 2011
University Lofts 2010
Tyler Village 2009
Beachwood Municipal Center 2007

Cleveland Choice Awards - Home Builders Association
The Avenue District 2007
The Lofts at Avalon Station 2007
Courtyards of Severance 2006
Townhomes of Ohio City 2006
Southpark Row 2006
Summit Place 2006
Boulevard Townhomes Phase II 2006
Harbor Walk 2006
Random Road Lofts 2006
Manchester Place 2006
Arbor Park 2005
Heritage Lane Historic Duplexes 2005
Villa Carabelli 2005
Harborwalk Development 2005
Harborwalk - Parkside Townhomes 2005
Courtyards of Severance 2005
Mill Creek – Reddington Model 2005
Harborwalk 2004
Courtyards of Severance 2004
Beacon Place Coach Homes 2004
Boulevard Townhomes 2004
Sussex Courts 2003
Villages of Central 2003

Community Recognitions
Detroit Shoreway Community Partner Award
Detroit Avenue Streetscape 2010
Detroit Shoreway CDC Neighborhood Improvement Award
Detroit Avenue Streetscape 2010
University Circle Inc. Building the Circle Award
Ronald McDonald House Renovation and Expansion 2013
Cotman Vistas Apartments 2013
Tudor Arms Hotel 2011
University Circle Place Apartments 2009
Park Lane Villa 2007
City of Cleveland Heights Community Improvement Award
Boulevard Townhomes 2002
Greyton Court Development 2002
Downtown Cleveland Alliance Development Award
St Clair Lofts at the Avenue District 2009
The Avenue District Townhomes 2008
Trinity Commons 2004
Hilton Garden Inn at Gateway 2004

National Institute of Park & Grounds Management Award
Willoughby Municipal Pool 1996
The City of Fairlawn Design Award
Lennox Village 2001
“Celebrating Neighborhoods” Project of the Year
Gabriel’s Green Senior Community 2001
The City of Mentor Design Award
Marriott Residence Inn 2000
Midtown Cleveland Development Award
Midtown Corporate Center 1999
Slavic Village Development Awards of Excellence
E.55th / Broadway Streetscape Improvement Project 1999
Mt. Pleasant Development Corp. Partnership Award 1994
Ohio House of Representatives Commendation
Brunswick Community/Recreation Center 1992

Publication Honors
Urban Land Institute Magazine – 10 Rec./Community Centers Model
Collinwood Recreation Center 2012
Builder Magazine - Annual Builder's Choice Award
University Lofts 2011
Arbor Park Village 2004
Edgehill Townhomes 2002
Cleveland Magazine - Best of Cleveland Awards
Battery Park 2012
Park Lane Villa 2007
Quay 55 2004
Professional Builder Magazine and National Association of Homebuilders Midwest Regional Awards
Villa Carabelli – Hill Residence 2004
Cleveland Plain Dealer Design Competition
The Lakefront Challenge 2003
Real Estate & Construction Review / Building of America Gold Medal Feature Award
Tremont Pointe 2010
University Lofts 2010
Cleveland Wire Cloth & Manufacturing Company 2010

Cleveland Builders Exchange
Craftsmanship Awards for Construction
Villa Carabelli 2004
East Mt. Zion Education Wing Addition 2004
Trinity Commons 2004
Collinwood High School 2004
Ruthie and Moe's Diner 2003
Arbor Park Village 2003
Hilton Garden Inn at Gateway 2003
Solon Center for the Arts 2003
Third Federal Savings Headquarters 2002
St. Ignatius High School - Main Classroom Bldg. 2002
Jones Home 1998
Mentor Senior Center 1996
Lourexis II Seniors' Apartments 1996
St. Angela Center 1994
Trinity Cathedral 1994
Brunswick Community/Recreation Center 1992
Joseph L. Stamps District Service Center 1989
West Side Market Exterior Rehabilitation 1989
Cleveland Convention Center 1988
Cleveland Convention Center 1987
Fire Station No. 20 And EMS Unit No. 10 1986

REPRESENTATIVE CLIENTS

Alex. Brown Kleinwort Benson
Allen Sugar Company
APCOA Inc.
Applewood Centers
Belmont County
Bridgestone-Firestone
Calabrese Racik Markos Company
CALPERS
Campus District
Case Western Reserve University
Cedarwood Development
Center for Families and Children
Chrysler Corporation
City of Akron
City of Beachwood
City of Brunswick
City of Cleveland
City of Cleveland Heights
City of Euclid
City of Fairview Park
City of Hudson
City of Huron
City of Lakewood
City of Mentor
City of Orange
City of Painesville
City of Parma Heights
City of Pepper Pike
City of Rocky River
City of Shaker Heights
City of Sheffield Lake
City of Solon
City of South Euclid
City of Strongsville
City of Twinsburg
City of University Heights
City of Youngstown
City of Warrensville Heights
City of Willoughby
Cincinnati Center City Dev. Corp.
Clark Reliance Company
Cleveland Ballet
Cleveland Botanical Garden
Cleveland Foundation
Cleveland Housing Network
Cleveland Institute of Art
Cleveland Metroparks
Cleveland Municipal School Dist.
Cleveland Playhouse
Cleveland State University
Cleveland Tomorrow
Coca-Cola Bottling Company
Com-Corp Industries
Cuyahoga County
Cuyahoga Community College
Cuy. Cnty. Comm. Mental Health Bd.
Cuyahoga County Engineer
Cuyahoga Metro. Housing Authority
Dept. of Housing and Urban Dev.
Detroit Shoreway Community Dev.
Dillon Corporation
Downtown Cleveland Partnership
East Mount Zion Baptist Church
EcoCity Cleveland
Environmental Protection Agency
Episcopal Diocese of Ohio
Fairfax Renaissance Dev. Corporation
Famicos Foundation
Fifth Third Bank
Figgie International
Finch Group
First Suburbs Consortium
Forest City Enterprises
Forest Hill Church
The Free Clinic
Goldberg Companies
Greater Cleveland Partnership
Greater Cleve. Regional Transit Auth.
Harbor Heritage Society
Heinens Corporation
Hilton Hotel Corporation
Hiram College
Historic Gateway Neighborhood
K & D Development
Kent State University
Kichler Lighting Corporation
Kiffer Industries
Kraftmaid Corporation
L.R. Development
Lake County Health District
LAND Studio
Legal Aid Society
Local Initiatives Support Corporation
Lubrizol Corporation
Max. Accessible Housing of Ohio
McCormack Baron Salazar
McMaster-Carr Supply Company
Meridia Suburban Hospital
Middlefield Banking Company
Midtown Cleveland
Mount Union College
MRN Development
NASA Lewis Research Center
National Development Council
Neighborhood Progress Inc.
New Life Community
N.E. Ohio Regional Sewer District
Nottingham Spirk
NRP Group
Ohio City Inc.
Ohio Dept. of Natural Resources
Ohio Department of Transportation
Ohio Educational Credit Union
Ohio Technical College
Old South Church
Orange City School District
Ostendorf-Morris
Parker Hannifin Corporation
Penrose Properties
Phillis Wheatley Association
Pierre's Ice Cream Company
Playhouse Square Foundation
Ronald McDonald House
Saint Ignatius High School
Security Federal Savings
Shaker Heights City Schools
Stark Metropolitan Housing Authority
State of Ohio
Systems Management America
Testa Companies
Third Federal Savings
Tremont West Development Corp.
Trinity Cathedral
United Church of Christ
University of Akron
University Circle Inc.
University Suburban Health Center
Ursuline Nuns of Cleveland
USA Parking
Village of Highland Hills
Village of Mayfield
Village of Orange
Vintage Development
Virginia Marti College
West Side Mental Health Center
West Side Catholic Center
WEWS Cleveland
WVIZ Public Television
YWCA Cleveland
YWCA Toledo
Youngstown Metro. Housing Authority
Youngstown State University
Zaremba

Paul J. Volpe, AIA

Principal-in-Charge of Planning and Design

Paul Volpe is the founding Principal and President of the Cleveland firm City Architecture. His extensive experience in architecture, urban design, city planning, and historic preservation was initiated by working in various, diverse architectural offices. In his career from internship to managing principal, he has practiced in Cincinnati, Washington, D.C., Baltimore, and Cleveland in both private firms and public service.

From 1983 to 1989, Paul was appointed by Mayor George V. Voinovich to the position of Commissioner of Architecture for the City of Cleveland. In this capacity, he directed the planning, design, and construction of \$150,000,000 in municipal projects. This work has contributed significantly to the revitalization of Cleveland's downtown and neighborhoods, bringing a strong and renewed respect for public architecture to the city.

In 1989, Paul entered private practice once again and founded City Architecture. The firm was established with a strong emphasis on public architecture, urban redevelopment, and city planning. Over the twenty-three years since its inception, City Architecture has grown to a current staff size of twenty-three involved in a diversity of building projects including corporate offices, industrial and manufacturing buildings, mixed-use retail developments, community / recreation centers, housing, historic preservation, and a multitude of public and institutional facilities. In 1999 City Architecture was nominated by Mayor Michael R. White to the National Inner-City 100 of private companies.

Consistent with its mission and primary focus, City Architecture's commitment to the redevelopment of core cities and communities has not wavered. An extensive experience in city planning and urban design gives the firm a direct understanding and involvement in the revitalization of "people places." Paul leads the firm with a strong interest and a clear objective to provide clients with projects that create quality environments that respect context and stimulate redevelopment. His emphasis on developing a "sense of place" with planning and design work allows the firm to bring the unique qualities of a neighborhood to the surface.

City Architecture's commitment is to plan and design developments that fit within the established context of a city, site and objectives of the community. In all of the design efforts the firm undertakes, Paul seeks to create special places that people will identify with, remember and care for. In this regard he has been a strong advocate for sustainable, livable communities and has presented his views and projects in numerous forums including national media.

Based on the belief that we care for and invest in places where we live, the firm since its inception has been involved with housing developments of all types in the City of Cleveland and other established communities throughout the region. In addition, Paul has worked on urban design and redevelopment plans in scores of cities, towns, and established neighborhoods. Since 1985 Paul and City Architecture have received 195 honors and awards for architecture, urban design, historic preservation, civic involvement, and neighborhood revitalization.

Education and Registration

University of Cincinnati

College of Design, Architecture, and Art
Bachelor of Architecture 1975

State of Ohio Registration No. 5967

Professional Background

City Architecture
Cleveland, Ohio
Managing Principal
City of Cleveland
Commissioner of Architecture
Woolpert Design Group
Cleveland, Ohio
Director of Architecture
Glaser and Myers & Assoc.
Cincinnati, Ohio

William Miller Architect
Cincinnati, Ohio
Baxter, Hodell, Donnelly & Preston
Cincinnati, Ohio
Marks and Cooke Architects
Baltimore, Maryland
Werner & Associates Architects
Washington, D.C.
Ward Associates Architects
Cleveland, Ohio

Professional and Civic Involvements

- Alta House Board
- American Institute of Architects
- American Planning Association
- Cleveland Landmarks Commission - Chairman
- Cleveland Public Art - Chairman
- Cleveland Restoration Society Board
- Congress for the New Urbanism
- Downtown Cleveland Alliance
- Future Heights
- Greater Cleveland Partnership
- Greater Cleveland Regional Transit Authority Board
- Intermuseum Conservation Society Board
- Leadership Cleveland - 1998
- League of Women Voters
- Little Italy Development Corporation Board
- MidTown Cleveland Board
- National Trust for Historic Preservation
- Neighborhood Centers Association Board
- Smart Growth Education Foundation
- Urban Land Institute

Selected Project Involvement

The Cleveland Waterfront District Plan
Euclid Avenue Revitalization Plan
Cleveland State University College Town Plan
Historic League Park Restoration
Edgehill Townhomes
MidTown Cleveland Master Plan
City of University Heights Master Plan
City of Rocky River Master Plan
Little Italy Cleveland Neighborhood Master Plan
Painesville Downtown Neighborhood Plan
Uptown-University Arts & Retail District Master Plan
Prospect Avenue Streetscape Plan
Detroit Superior Bridge Bike / Pedestrian Promenade
Coventry Village Streetscape Plan
Beachwood Municipal Center
Collinwood Community / Recreation Center
Trinity Cathedral Restoration and Commons
Mayfield Road RTA Red Line Station
Lubrizol Corporate Campus Master Plan
Pierre's Ice Cream Corporate Offices
Third Federal Savings Corporate Campus
University of Akron Martin University Center
The Avenue District Mixed-Use Development & Streetscape Plan
Quay 55 Lakefront Development
Mercer Commons Cincinnati Mixed-Use Development

John E.J. Wagner, RA, LEED AP Principal

As a principal and project designer with City Architecture, John is involved in projects through many phases from planning to conceptual design through construction documentation. His level of involvement and commitment to quality in these many stages brings a consistency to projects from initial concepts and client interaction through implementation.

Returning to Cleveland and City Architecture, John brings his expertise in design and problem solving. He has worked as an exhibit and graphic designer in Washington DC and was the founding principal of Work Studios, a multi-discipline design firm engaged in architectural and graphic design as well as small scale construction projects.

As a key member of City Architecture's team, John contributes a strong background in urban, architectural and graphic design to the firm's mission of community development and neighborhood revitalization through exceptional planning, good values and quality architecture. As a registered architect and LEED accredited professional, he is committed to moving projects toward sustainable practices, high performance construction, and increased value and health of the client, users and public. His experience with various scales of urban design and planning projects at this firm has included residential and mixed-use neighborhood plans to infill developments to architectural building design.

Professional Background

City Architecture
Principal
Cleveland, Ohio

Work Studios
Principal / Architect
Washington, DC

The Douglas Group
Exhibit & Graphic Designer
Washington, DC

Education and Registration

University of Michigan
Master of Architecture with Distinction - 2001

Miami University
Bachelor of Environmental Design - 1996

State of Ohio Registration No. 13799
Commonwealth of Virginia Registration No. 012562
NCARB Certificate No. 57867
LEED Accredited Professional – 2009

Honors and Involvements

- Cleveland Heights Community Improvements Awards Committee - 2010
- Euclid Corridor Design Review Board - 2007 - present
- American Institute of Architects
- Future Heights, Member 2006 - present
- Guest Critic, Pratt Institute of Technology, 2004
- 306090, Journal of Emergent Architecture, 2003 – 2006

Project Experience

The Bluestone Community – Cleveland Heights, Ohio
Mercer Commons – Cincinnati, Ohio
Ronald McDonald House Expansion - Cleveland, Ohio
The Avenue District - Cleveland, Ohio
ZBT Fraternity House at CWRU – Cleveland, Ohio

August L. Fluker, AIA, LEED AP Principal

As a principal and project manager, August is responsible for client contact, project management and the administration and production of projects at City Architecture. His experience and involvement ranging from large institutional projects to intimate storefront projects affords him the technical knowledge and creative ability to communicate the importance of collaboratively implementing all aspects of architecture. August brings to City Architecture his command of building systems, procedures and methods, organizational and management skills.

Prior to joining City Architecture, August was responsible for the coordination and production of construction documents for the Quicken Loans Arena. His background includes extensive experience in neighborhood revitalization while working in the Hough neighborhood for over two years.

August has been with City Architecture for more than seventeen years and is an instrumental part of the City Architecture team. His involvement in a multitude of projects from office renovations to manufacturing facilities to large-scale residential developments has resulted in the diversity of services that City Architecture has been committed to providing throughout its existence. August is responsible for quality control in the office and continues to strive for maintaining and creating procedures and protocol for staff in the development of all projects. August is still active in many of Cleveland's neighborhoods in civic and community participation.

Professional Background

City Architecture
Assistant Architect
Cleveland, Ohio

Charles Fazio & Associates
Intern Architect
Gates Mills, Ohio

Burris & Behne Architects
Project Architect / Office Manager
Cleveland, Ohio

Robert P. Madison International
Project Architect
Cleveland, Ohio

Division of Architecture
Senior Assistant Architect
City of Cleveland, Ohio

Education and Registration

Miami University
Bachelor of Environmental Design
Oxford, Ohio 1985

State of Ohio Registration No. 9930
LEED Accredited Professional – 2002 – No. 1211

Honors and Involvements

- American Institute of Architects
- Maximum Accessible Housing of Ohio, Strategic Planning Committee - 2012
- State Board of Examiners of Architects, Board Member, 2009 - Present
- Partnership for a Safer Cleveland, Board Member, 2007 – Present
- Greater Cleveland Habitat for Humanity
Board of Trustees - 1994 - 2001, 2007 – Present
- AIA Government Affairs Committee - 2005
- AIA Executive Board - Secretary 1999 - 2000
- Fairfax Renaissance Development Corporation - Board of Trustees - 2002 - Present / Board Chairman - 2005 - 2008
- Hough Area Design Review Committee -1993 - 1995
- Glenville Design & Review Advisory Committee 1996 - 1998

Project Experience

Mayfield Road Transit Station - Cleveland, Ohio
Heritage View Homes - Cleveland, Ohio
Tremont Pointe - Cleveland, Ohio
Fairfax Intergenerational Housing – Cleveland, Ohio
Mercer Commons – Cincinnati, Ohio



Edgehill Townhomes

City Architecture

Client: Edgehill Development Ltd.

Location: Little Italy Neighborhood - Cleveland, Ohio

Role: Architecture

22nd Annual Builder's Choice Award, Builder Magazine - Urban Townhouse Category

Nationally Published - Builder Magazine, Residential Architect, ABC News

Honor Award - Cleveland Chapter of the American Institute of Architects

Located along a hillside on the edge of Cleveland's Little Italy neighborhood, the Edgehill Townhomes are planned to create a dramatic new gateway. This 9-unit development is actually built into the hill, engaged into the neighborhood in such a way that allows sweeping vistas of the city. Units are designed to replicate the scale and material choices of the surroundings, while introducing an appealing new design language.





Sussex Courts Townhomes

City Architecture

Client: Heartland Developers

Location: Shaker Heights, Ohio

Role: Architecture

**Smart Growth Community Excellence Award -
Multi-Family Housing**

Six Awards including Best Condo/Cluster Exterior Architectural Design, Best Landscape, and Best Product Design - Cleveland Choice Award - Home Builders Association

Located in one of Shaker Heights' finest neighborhoods, the Sussex Courts townhomes are intended to add to the charm and dignity of their surroundings. Forty-six new luxury single family attached homes designed to reflect the detailing and classic design language that are hallmarks of the City, will frame both sides of Chagrin Boulevard, providing a dramatic new backdrop and an exciting new gateway to the area. Well-landscaped front entry courts reminiscent of the grand residential buildings along Van Aken Boulevard will create an inviting environment for visitors while providing an additional buffer for residents. These homes will add to the changes planned for Chagrin Boulevard, allowing this important street to re-emerge with a new neighborhood feel and down playing its current role as a high-speed pass-through. From an urban design standpoint, this project will help to complete the residential nature of this important street.



Townhomes of Ohio City

City Architecture

Client: 32 Clinton LLC

Location: Cleveland, Ohio

Role: Architecture

Merit Award for Urban Design - Cleveland Chapter of the American Institute of Architects

Smart Growth Community Excellence Award - Multi-Family Development

Best Condo/Cluster Product Design of the Year -Cleveland Choice Award Home Builders Association

The Townhomes of Ohio City utilize a vacant piece of property at the southeast corner of West 32nd Street and Clinton Avenue, within walking distance of the many neighborhood amenities in historic Ohio City. Phase I of the project consists of fourteen luxury townhomes. These townhomes are arranged in three different buildings, and provide fronts to West 32nd Street, Clinton Avenue, as well as Vine Court. The parking and garages are tucked to the rear of the units, allowing the streets to retain the pedestrian feel characteristic of their neighborhood context. Varied facades blend stone and masonry in architectural detailing that reflects and complements the wide array of architectural styles in the surrounding buildings. Fourth floor roof decks, bay windows, covered stoops, and French balconies not only enliven the facades, but also allow the units to support interaction with the surrounding streets.



Villa Carabelli at the Alta House

City Architecture

Client: Alta Development LLC

Location: Cleveland, Ohio

Role: Architecture

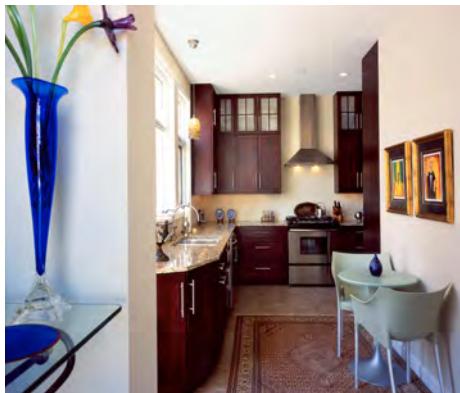
Honor Award for Design - Cleveland Chapter of the American Institute of Architects

Cleveland Choice Award - Best Urban/Infill Development - Home Builders Association

24th Annual Builder's Choice Award - New Urban Community - Builder Magazine

Craftsmanship Award for Construction - Cleveland Builders Exchange

Midwest Regional "Gold" Award - Best in American Living - Professional Builder Magazine & National Association of Homebuilders



Located on a wooded hillside at the edge of Little Italy's active commercial district, the Villa Carabelli Townhomes are arranged around a central court to provide views of the neighborhood and city beyond. Gracefully classic lines, crisp modern detailing, and quality materials give the designs a timeless overall appeal, but each unit is unique in layout. These twenty units will enliven their surroundings while providing an intimate and exciting new option for urban living.





South Park Row Townhomes

City Architecture

Client: Southwick Investments, LLC

Location: Shaker Heights, Ohio

Role: Architecture

Best Condo/Cluster Product Design of the Year, Best Condo/Cluster Exterior Architectural Design, Best Condo/Cluster Community/Development Planning- Home Builders Association

The South Park Row Development occupies a previously unoccupied, but prominent site in the City of Shaker Heights at the corners of North Moreland Boulevard and South Park Road. The development of 17 new housing units creates a transition between existing apartment buildings and historic single-family homes within the neighborhood. As the project wraps the block to provide a strong street frontage, the unit types transition from townhomes and flats, to a duplex and finally a single-family home. The five buildings are designed around an internal green space. Each of the beautifully detailed, Tudor styled buildings have been designed in a way that emulates the architectural scale and style of the surrounding historic mansions prevalent within the neighborhood. The multiple unit types incorporated within the development range from multi-story homes to single-level units with the intention of providing a variety of housing options to attract families as well as empty-nesters.



University Lofts

City Architecture

Client: BPC Redevelopment, LLC

Location: Cleveland State University - Cleveland, Ohio

Role: Architecture / Historic Renovation / City Planning

**Grand Award - 2011 Builder's Choice Design & Planning Award
Builder Magazine**

Honorable Mention for Urban Design - Cleveland Chapter of the American Institute of Architects

Preservation Award of Merit - Cleveland Chapter of the AIA & Cleveland Restoration Society

Award of Merit for Historic Preservation - Ohio Historic Preservation Office of the Ohio Historical Society

Renovation of the Year - NAIOP Northern Ohio Chapter

Gold Medal Feature - Building of America Award / Real Estate & Construction Review

A master redevelopment plan was created for the area connected to Cleveland State University. Consistent with improvements planned for the Euclid Avenue Corridor, the plan establishes a vibrant and dynamic mixed-use center to serve the University community as well as to provide a new urban destination linked to other downtown neighborhoods. The plan became the incentive for a major student housing project along the transit corridor supporting CSU's expansion. In two rehabilitated historic buildings and a connected infill site, 76 beds in quality apartments were added to the district, adding a new dimension to the transitioning commuter campus. In addition, a restaurant and credit union are a part of the project.



Mercer Commons

City Architecture

Client: 3CDC / McCormack Baron Salazar Inc.

Location: Cincinnati, Ohio

Role: Architecture / City Planning

City Architecture created a two-block redevelopment plan focused towards providing quality, mixed-income housing while contributing to the revitalization of the historic Over-the-Rhine neighborhood. This urban mixed-use development involves historic renovation and new construction, residential and commercial uses, condominiums and apartments as well as the integration of a new parking garage. The infrastructure and public spaces throughout the site have been designed to promote a cohesive, connected and vibrant neighborhood.





The Avenue District Neighborhood

City Architecture

Client: Zaremba

Location: Cleveland, Ohio

Role: Architecture / Landscape Architecture / Urban Design

**Smart Growth Community Excellence Award,
Urban Development Proposal**

**Honor Award for Urban Design and Planning
Ohio Chapter of the American Institute of Architects**

**Best Urban / Infill Development Award
Home Builders Association Cleveland Choice Award**

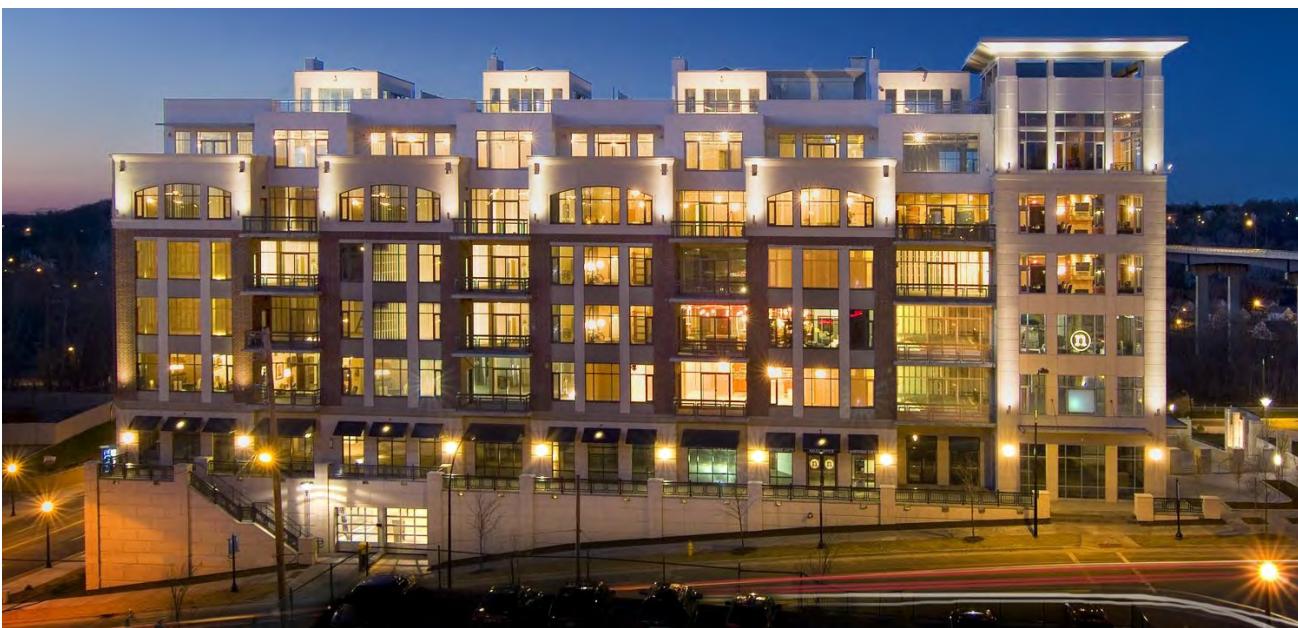
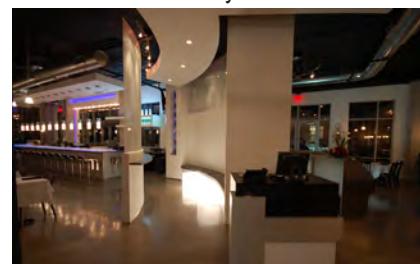
Downtown Development Award - Downtown Cleveland Alliance

The Avenue District Development is comprised of a series of four city-owned sites that currently house surface parking lots. The proposed development redisCOVERS the potential of these 10 acres through their conversion into lofts, townhouses, commercial space, parking garages, green spaces, and new streets. The Avenue District plan has been designed to support a wide variety of highly attractive housing that will be constructed as part of a uniquely enjoyable downtown mixed-use environment. The plan will introduce approximately 560 new housing units into this emerging Downtown neighborhood. Additionally, through the use of streetscape enhancements and reconfiguration, the development includes the conversion of East 12th Street into a vibrant residential address. The first townhouse building and 10-story, 56-unit mixed-use building are completed and includes a parking garage with both public retail parking and secure residential parking, as well as a green roof with access from the residential levels.



Northside Mixed-Use Development

City Architecture



Client: Testa Companies
Location: Downtown - Akron, Ohio
Role: Architecture / Urban Design

Smart Growth Community Excellence Award - Mixed-Use Development

Northside is a mixed-use neighborhood on the northern edge of Downtown Akron, overlooking the scenic Cuyahoga Valley National Park and the Cuyahoga Valley Scenic Railroad. This unique urban development serves as an integral part of the Northside Arts and Entertainment District, which includes nightclubs, restaurants and art galleries defining Downtown's north side.

The development consists of a 60-unit loft building, a 146-room hotel, and townhomes that provide a compelling new residential component for the emerging downtown. Included in the loft building are 3 levels of parking, 1 level of restaurant / retail space and 5 levels of Lofts. The post-tensioned concrete structure allows each loft to be finished in an industrial aesthetic with exposed concrete floors and ceilings, or a fully finished space. The geothermal system provides each unit with an economic energy solution, and the building is equipped with an integrated data solution that allows communication between residents and development amenities. The new 10-story hotel will feature enclosed parking, a restaurant, meeting space, pool, theater, and a fitness center that will serve the Northside District and City visitors.



CITY OF CLEVELAND
Mayor Frank G. Jackson

THE MAYOR'S OFFICE OF EQUAL OPPORTUNITY
certifies that

CITY ARCHITECTURE

Storefront Renovation Program (SRP)
is a **Cleveland Small Business (CSB) and Local Producer (LPE) Enterprises**
pursuant to Codified Ordinance 187, – The Cleveland Area Business Code.

From: May 28, 2013 To: May 28, 2014

Area(s) of Certification: Architecture, landscape architecture, urban design,
city planning, infrastructure planning, and historic preservation.
NAICS Code(s): Cert No: 8156-0528-541310, 541320

A handwritten signature in blue ink that reads "Danielle Johnson".
Administrator

A handwritten signature in blue ink that reads "Danya D. Oaller".
Director

This certificate is subject to suspension or revocation.

5. Preliminary Drawings

6. Approach to City Priorities

6. APPROACH TO CITY PRIORITIES

Site Layout: While the tight site creates certain design challenges, we believe there is tremendous potential to create a unique living experience. Rather than following the street geometry, the townhomes will be sited due north and shifted to allow for the creation of intimate garden forecourts, identifiable individual homes, layered architecture as well as functional accommodation and maneuverability for automobiles. Buildings will be positioned close to the sidewalk. Entry stoops with ornamental railings pronounce each home's front door while ample room is provided for quality landscaped gardens. The large old growth street trees along Lake Avenue will be preserved and maintained, knitting the development into the neighborhood's fabric and creating instant curb appeal. In addition to the townhomes, Orlean proposes to provide a public green space at the corner of West 117th Street and Lake Avenue that will incorporate architectural artifacts and details from the old Fifth Church of Christ Scientist, currently located on a portion of the site, as public Art. These items present an opportunity to create a special place for the public and celebrate the history of the site.

Building Design: Two unique townhomes will be offered that will provide large open floor plans for flexible living, gourmet kitchens for entertaining, two large bedrooms with private on-suite bathrooms, ground floor study and large roof top terraces with incredible views of the lake. The use of ten foot ceilings on the main living level and nine foot ceilings in the bedrooms will give these homes a modern airy feel to adapt to any buyers lifestyle. We will be offering two different floor plans that strengthens Lake Avenue Townhomes' marketability, increasing buyer choices, as well as providing variations in façade in the exterior façade that will create the sense of 'home' that is important to urban residential development.

Circulation and Parking: To accommodate parking and service we are proposing to develop an 18 foot wide, one way access drive heading west from West 116th Street to West 117th Street. We are also proposing to reuse large portions of the church stone walls to create a sculptural visual buffer between the townhome development and the proposed retail development parking lot to the south. This drive, along with the angled townhomes and extra wide garages will make parking and circulating easier and safer for residents.

Compatibility: The mass, scale, and proportion of each townhome establishes a rhythm down the street and animates the street frontage, emphasized by front doors and forecourts that will enhance the pedestrian experience. The architecture is envisioned to be grounded in history, yet modern and contextual. A rich mixture of traditional and modern materials such as cast stone, precast, brick and fiber cement, complemented by large aluminum windows and steel canopies create a language that echoes the neighborhood's history while looking forward to the future. The masonry will firmly establish these homes on the ground while the large windows will maximize natural light and take full advantage of the views that highlight the unique location, complete with spectacular lake views from the roof. As these homes will serve as a gateway to the residential neighborhood along West 117th Street it is important that they are contextual and reflects the quality and character of the City environment.

Sustainability: This initiative represents "sustainability" at several levels and scales. The redevelopment of this site adds to the urban vitality and offers new residential options to Cleveland. Repurposing this land as a viable redevelopment site aligns with the City's commitment to green building and will be guided by standards established by Enterprise Green Communities criteria. Additionally, the buildings' design is intended to incorporate a myriad of extensive green building strategies and technologies with the intention that the homes will meet or exceed LEED standards and thresholds. Our approach may include and consider the seamless integration of the following green building strategies:

- Proximity and connectivity to public transportation and neighborhood services
- Encourage and promote a walkable community
- Infill development with connections to existing public infrastructure
- Reuse significant architectural artifacts from Fifth Church in functional, unique and meaningful ways as public art, landscape walls and community green space.
- Durable, low maintenance exterior materials
- Energy Star appliances and light fixtures
- High efficiency HVAC system
- Water conserving plumbing fixtures
- Low/no-VOC paints and sealants
- Utilize a recycled content for construction materials including steel, fly-ash concrete, etc.
- Highly insulated building envelope with continuous exterior insulation
- High quality windows with argon filled insulated glass

The addition of these townhomes to Lake Avenue offers many opportunities for the City of Cleveland. These unique homes utilize important urban design strategies to promote and extend the walkability of this gateway neighborhood. Lastly, the integration of great design and green building features results in a product that is marketable, responsible and sensitive to its context while emphasizing a "sense of place."

Employment Requirements: Any work performed in the development of Lake Avenue Townhomes will adhere to all municipal hiring requirements including those specified in Chapters 187- Chapter 189 of the City Code.

7. Project Financing

7. PROJECT FINANCING

With a development of this size and scope, there could be multiple layers of financing. The primary sources of funding will come from commercial loans and private investments. This development team has tremendous expertise in identifying and securing both private and public funding.

Below is a Sources and Uses Statement for Lake Avenue Townhomes:

Sources

Commercial Loan	\$ 3,479,517
Equity	\$ 1,159,839
Total Sources	\$ 4,639,357

Uses

Land	\$ 133,000
Hard Costs	
Construction	\$ 2,871,400
Total Hard Costs	\$ 2,871,400
Soft Costs	
Closing Costs	\$ 50,500
Financing Costs	\$ 392,500
Legal / Professional	\$ 260,457
Consulting Costs	\$ 379,000
Development Costs	\$ 367,500
Marketing	\$ 35,000
Project Contingency	\$ 150,000
Total Soft Costs	\$ 1,634,957
Total Uses	\$ 4,639,357

Please note that acquisition is based on a to-be-provided City appraisal that has been disclosed by the City's Project Manager.

The Lake Avenue Townhomes will represent an approximately \$5.4 million investment into Cleveland that will yield to ongoing tax revenues to the City and a tangible economic impact to the surrounding businesses and services. The Orlean Company has assembled a team with the means and methods to create a development of enduring quality of which the community will be proud.



Aerial Location Plan

LAKE AVENUE TOWNHOMES

The Orlean Company / City Architecture



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March 27, 2014



Site Development Plan

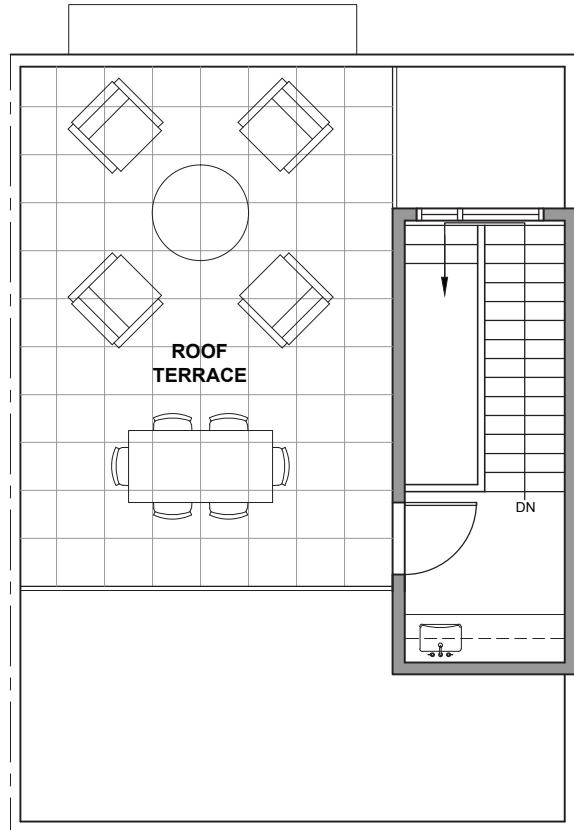
LAKE AVENUE TOWNHOMES

The Orlean Company / City Architecture

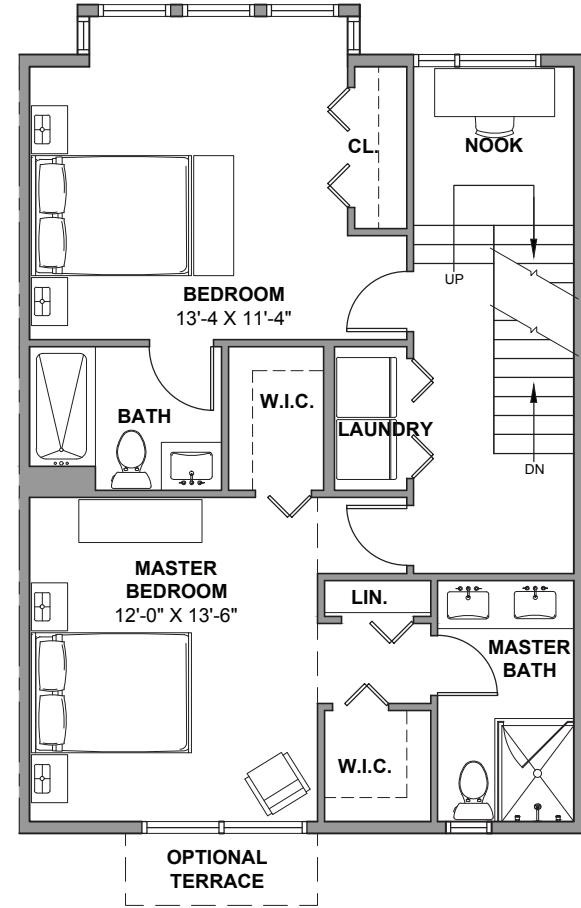
March 27, 2014



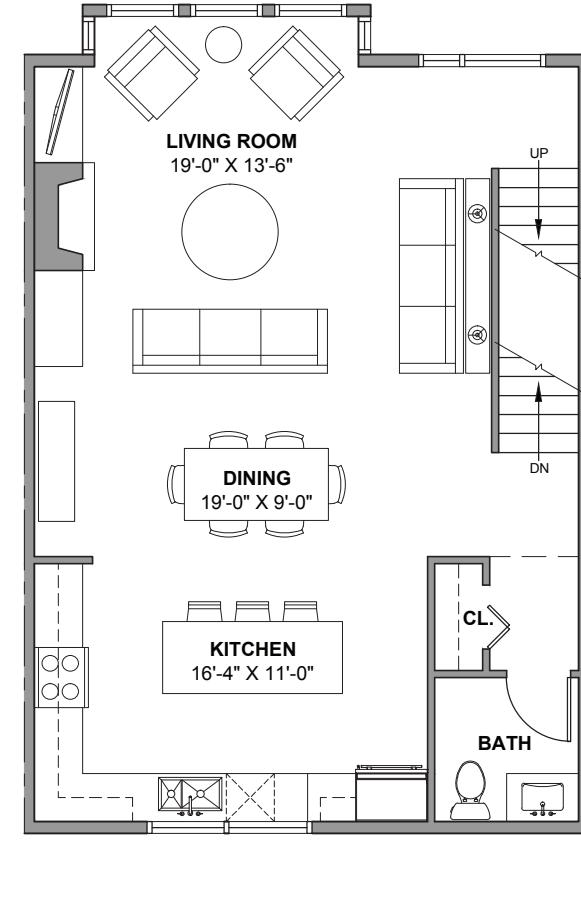
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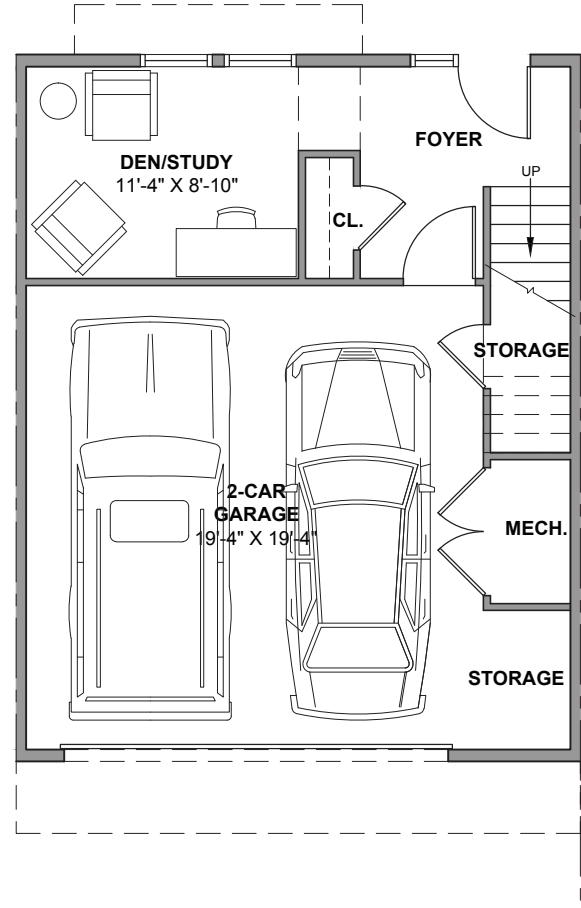
Roof Plan



3rd Floor Plan



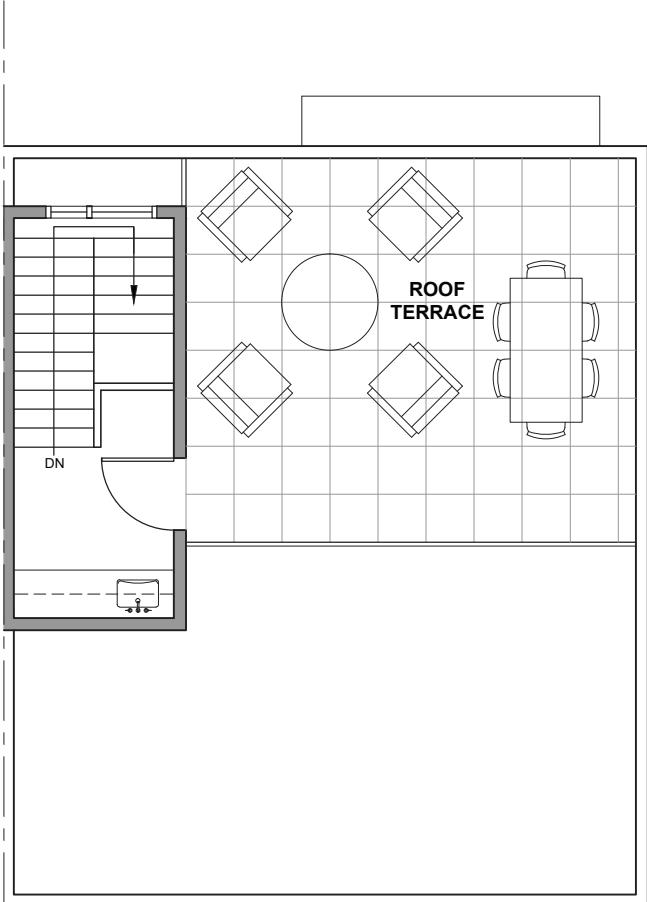
2nd Floor Plan



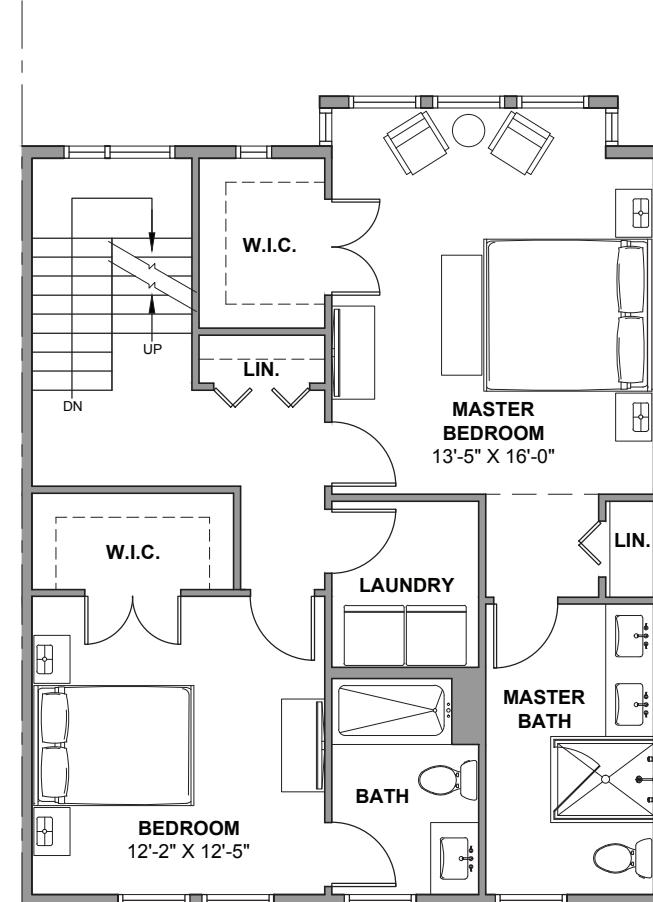
1st Floor Plan

1st Floor:	281 sf
2nd Floor:	788 sf
3rd Floor:	788 sf
Roof Level:	147 sf
Total Area:	2,004 sf

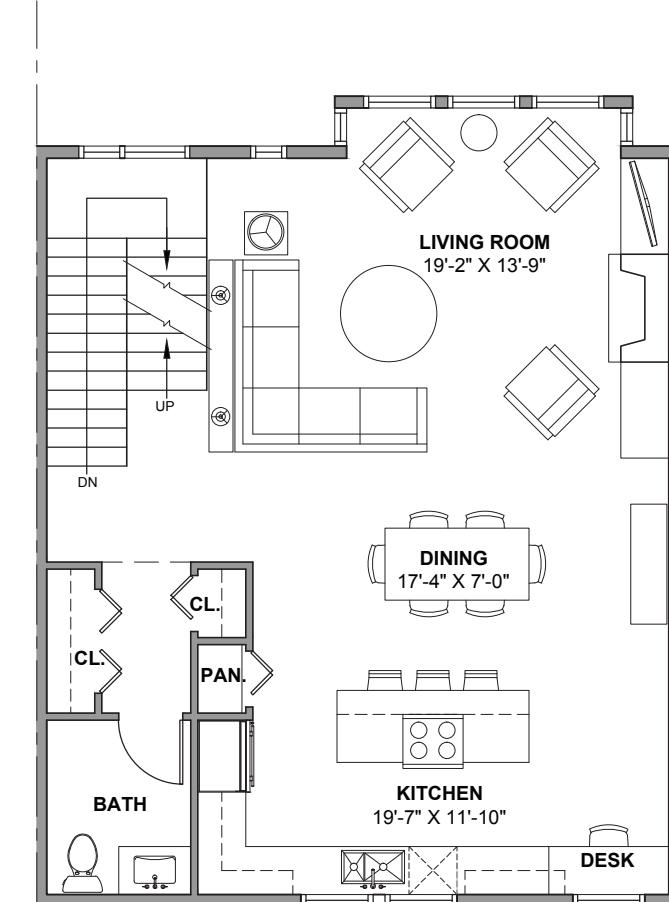
Townhome Unit - Type 'A'



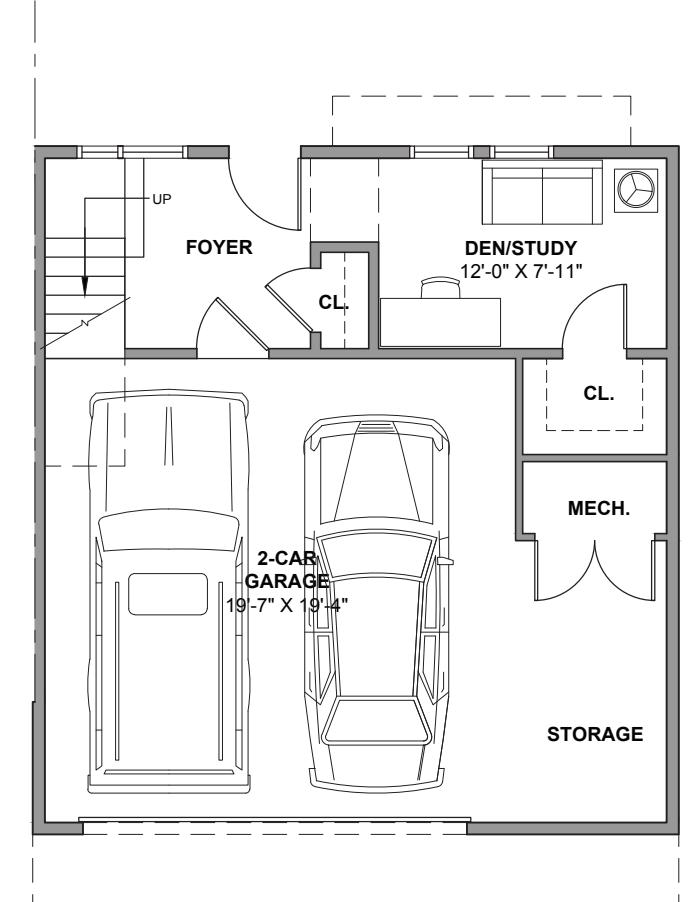
Roof Plan



3rd Floor Plan



2nd Floor Plan



1st Floor Plan

1st Floor:	289 sf
2nd Floor:	876 sf
3rd Floor:	876 sf
Roof Level:	134 sf
Total Area:	2,175 sf

Townhome Unit - Type 'B'

LAKE AVENUE TOWNHOMES
The Orlean Company / City Architecture

March 27, 2014

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Inspired Planning

- Encourage and promote a walkable community
- Infill development with neighborhood connections
- Durable, low maintenance exterior materials
- Energy Star appliances and light fixtures
- High efficiency HVAC system
- Water conserving plumbing fixtures
- Low/no-VOC paints and sealants
- Recycled content for construction materials
- Highly insulated building envelope

Enduring Architecture

- Durable cast stone & brick veneer
- Low maintenance fiber cement bay windows
- Aluminum windows with insulated glass
- Custom ornamental fences & railings
- Individual front entrances & gardens
- Steel canopies & wood front doors
- Shaded roof top terraces with lake views
- Recessed two car garages with storage
- Salvaged Fifth Church public art & landscape walls



Lake Avenue Elevation