



CITY OF CLEVELAND  
Mayor Justin M. Bibb

Proposed Nuisance Abatement Demolition

# 10523 Norman Ave.

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**10523 Norman Ave., 44106**  
**PPN: 121-20-034**

**Property Information:**

- Zoning: Low Density Apartment
- Land use: 1 Family Platted Lot
- Lot size: 32' x 88'
- Acreage: 0.07
- Ward: 6
- SPA Neighborhood: University





# Background Information

## 01 Owner

City of Cleveland

- Owner since 2019

## 03 Complaints & Board-ups

Condemned since June 22, 2023

3 formal complaints in Accela since 2008

3 board-ups since 2008

## 02 Legal Issues

None, the Demolition Bureau is prepared to move forward. An asbestos survey has been completed

## 04 Vacancy & Background

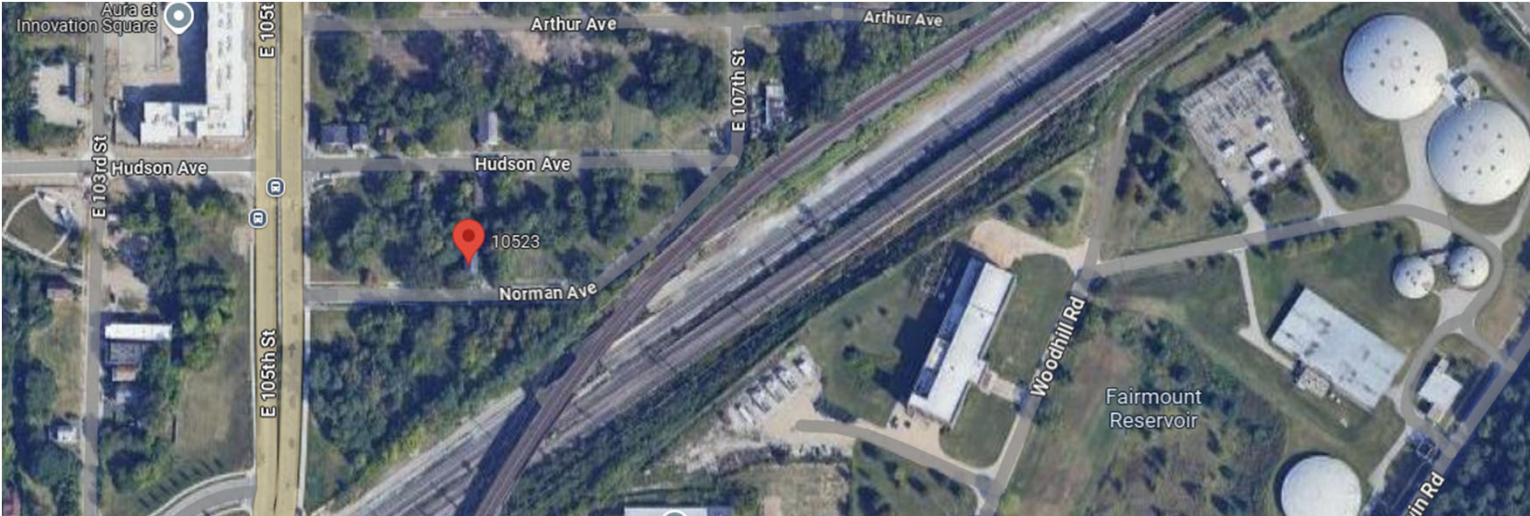
The demolition of this site is purposeful, as this site sits within the Opportunity Corridor Development Zone (OCDZ). The OCDZ is a collaborative effort between the City of Cleveland, Community Development Corporation, and Partners who have invested significant time, energy and resources in planning and other activities in the Opportunity Corridor Area. The vision of the OCDZ is to assist the City of Cleveland with site assembly, which will provide a pipeline for economic opportunity



# Site Location

Situated on the north side of Norman Ave.

East of E. 105<sup>th</sup> St.



# Site Context

**Adjacent Uses:**

North: residential

South: vacant

West: vacant

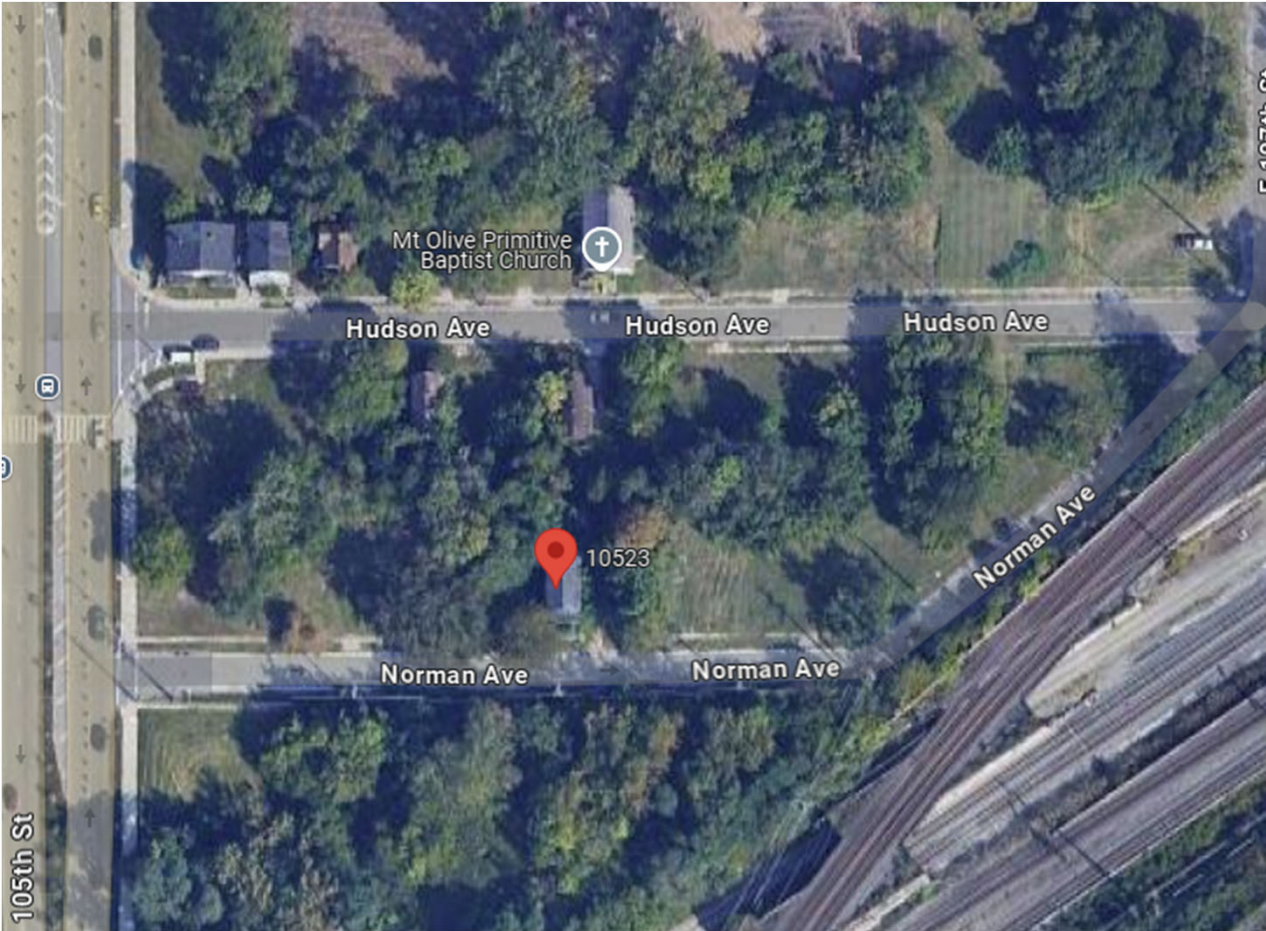
East: vacant

**Across the street:**

Vacant

**Rear:**

Residential



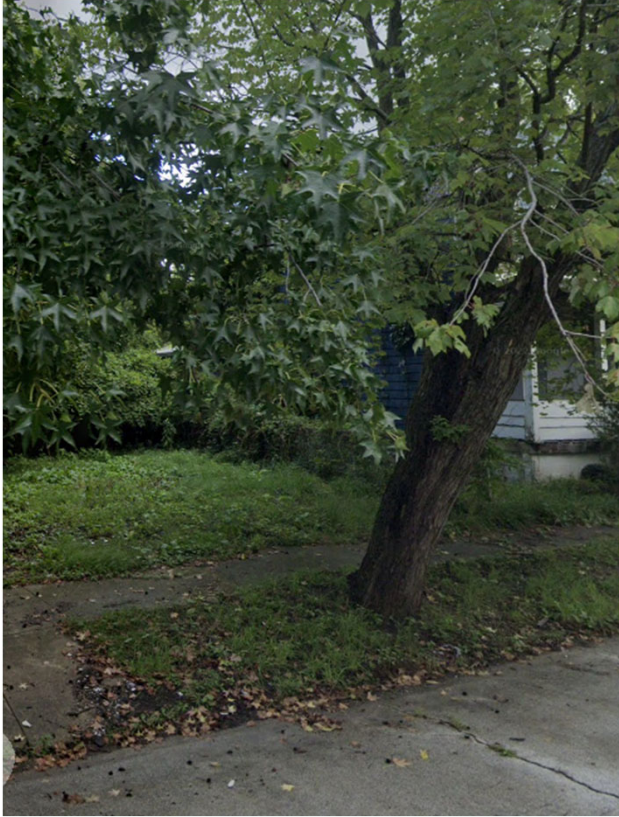


# Exterior Photos – Front and Rear Elevation





# Exterior Photos – Side Elevation





# Exterior Photos – North and South Elevation



# Exterior Photos – West and East Elevation





# Interior Photos





# Interior Photos



# Interior Photos



# Interior Photos





# Interior Photos





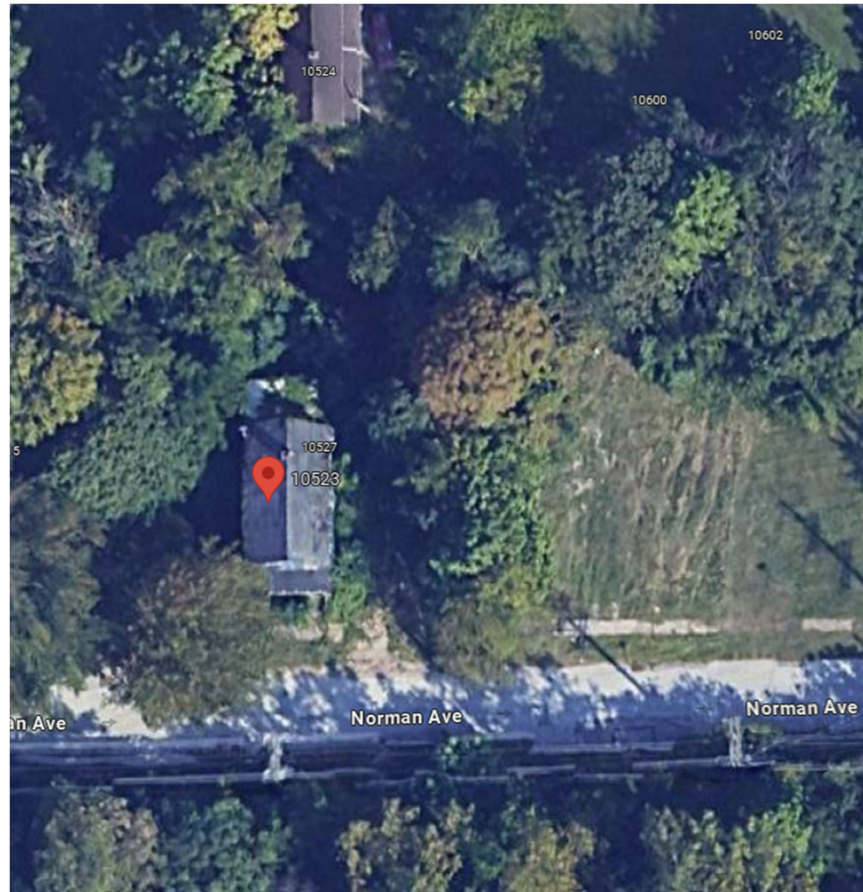
## Site Plan & Finish

Demolish the structure

Remove all foundation and subgrade material

Level the site with clean backfill

Topsoil, seed, and straw





CITY OF CLEVELAND  
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Proposed Nuisance Abatement Demolition  
10523 Norman Ave.

# Motion

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Proposed Nuisance Abatement Demolition

# 10512 Hudson Ave.

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**10512 Hudson Ave., 44106**  
**PPN: 121-20-174**

**Property Information:**

- Zoning: Low Density Apartments
- Land use: 1 Family Platted Lot
- Lot size: 28' x 82'
- Acreage: 0.05
- Ward: 6
- SPA Neighborhood: University





# Background Information

## 01 Owner

City of Cleveland

- Owner since 2020

## 03 Complaints & Board-ups

Condemned since June 26, 2023

3 formal complaints in Accela since 2004

1 board-ups since 2004

## 02 Legal Issues

None, the Demolition Bureau is prepared to move forward. An asbestos survey has been completed

## 04 Vacancy & Background

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# Site Location

Situated on south side of Hudson Ave.

Situated east of E. 105<sup>th</sup> St.



# Site Context

**Adjacent Uses:**

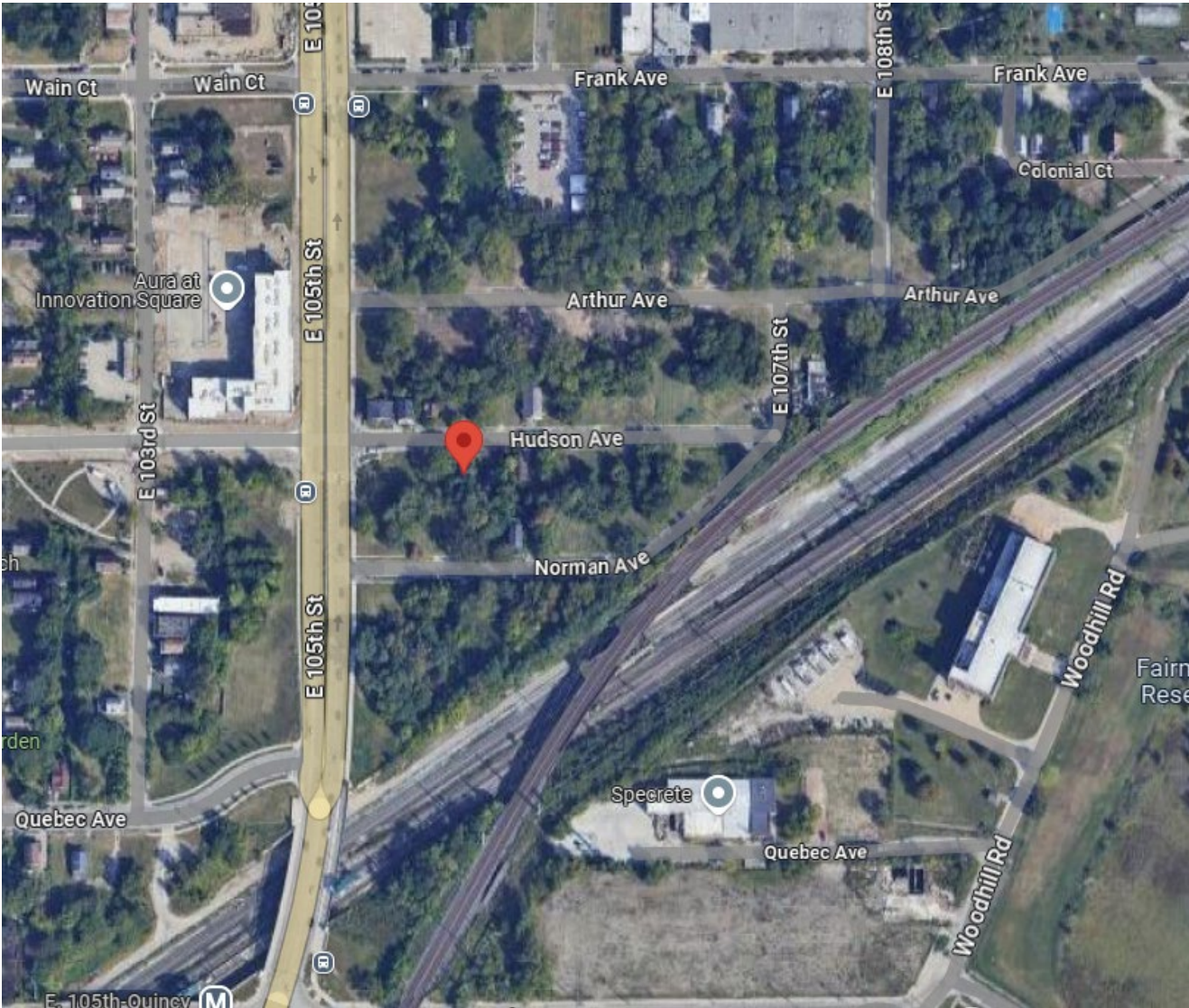
- North: vacant and residential
- South: vacant
- West: vacant
- East: vacant and residential

**Across the street:**

Residential

**Rear:**

Vacant





# Exterior Photos – Front and Rear Elevation



# Exterior Photos – Side Elevation





# Exterior Photos – North and South Elevation





# Exterior Photos – West and East Elevation



# Interior Photos



# Interior Photos





# Interior Photos



# Interior Photos



# Interior Photos





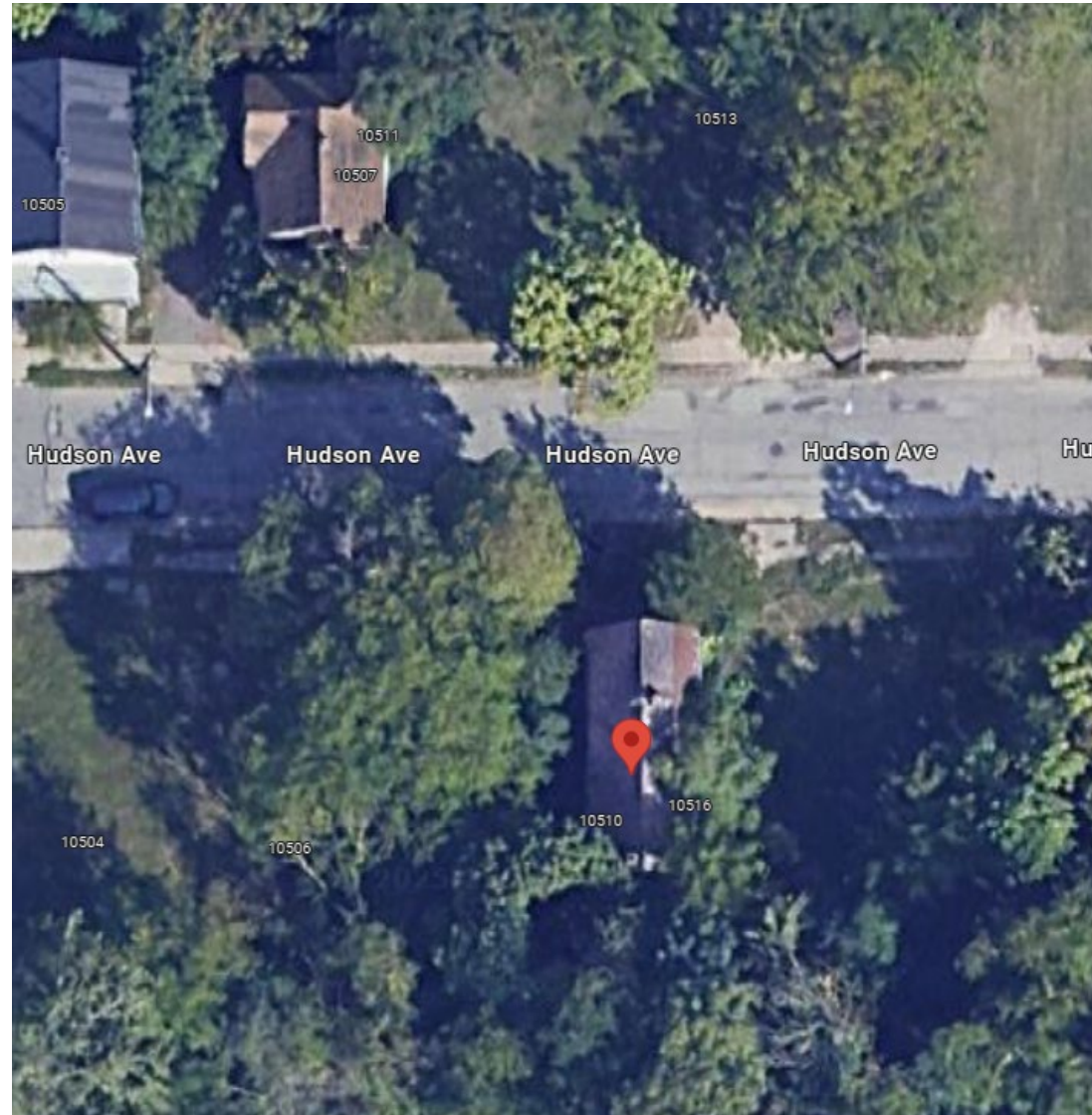
# Site Plan & Finish

Demolish the structure

Remove all foundation and subgrade material

Level the site with clean backfill

Topsoil, seed, and straw





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Proposed Nuisance Abatement Demolition  
10512 Hudson Ave.

# Motion

---





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Proposed Nuisance Abatement Demolition

# 10524 Hudson Ave.

---





**10524 Hudson Ave., 44106**  
**PPN: 121-20-171**

**Property Information:**

- Zoning: Low Density Apartments
- Land Use: 1-Family Platted Lot
- Lot size: 27' x 82'
- Acreage: 0.05
- Ward: 6
- SPA Neighborhood: University



# Background Information

## 01 Owner

City of Cleveland

- Owner since 2020

## 02 Legal Issues

None, the Demolition Bureau is prepared to move forward. An asbestos survey has been completed.

## 03 Complaints & Board-ups

Condemned since March 15, 2024

0 formal complaints in Accela since 2008

0 board-ups since 2008

## 04 Vacancy & Background

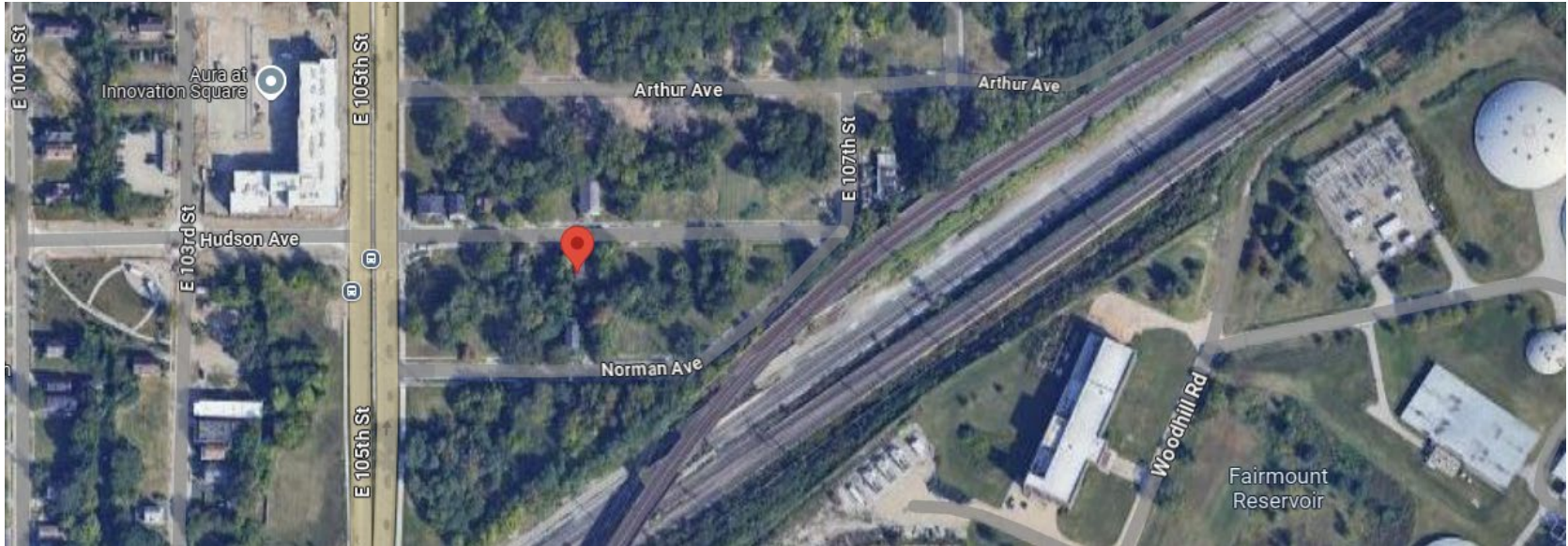
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# Site Location

Situated on the south side of Hudson Ave.

East of E. 105<sup>th</sup> St.





# Site Context

**Adjacent Uses:**

North: Commercial and vacant

South: Vacant

West: Vacant

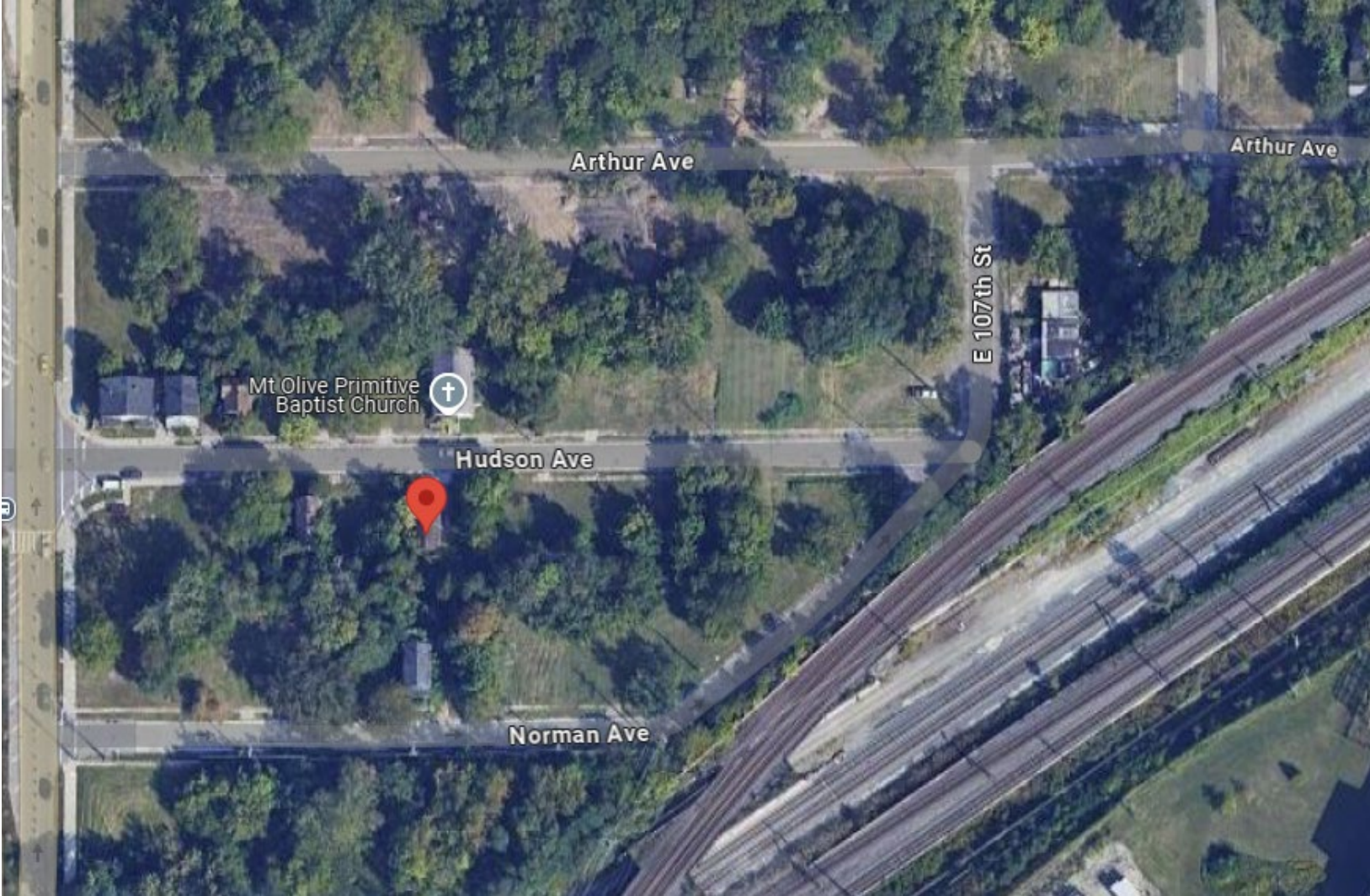
East: Vacant

**Across the street:**

Commercial

**Rear:**

Residential





# Exterior Photos – North and South Elevation





# Exterior Photos – West and East Elevation





# Exterior Photos – Front and Rear Elevation



# Exterior Photos – Side Elevation



# Interior Photos





# Interior Photos



# Interior Photos



# Interior Photos





# Site Plan & Finish

Demolish the structure

Remove all foundation and subgrade material

Level the site with clean backfill

Topsoil, seed, and straw





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10524 Hudson Ave.

# Motion

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Proposed Nuisance Abatement Demolition

# 10525 Hudson Ave.

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**10525 Hudson Ave., 44106**  
**PPN: 121-20-154**

**Property Information:**

- Zoning: Low Density Apartments
- Land use: Not assigned
- Acreage: 0.09
- Ward: 6  
SPA Neighborhood: University



# Background Information

## 01 Owner

City of Cleveland  
Owner since 2020

## 03 Complaints & Board-ups

Condemned since March 14, 2024

1 formal complaints in Accela since 2008

1 board-ups since 2008

## 02 Legal Issues

None, the Demolition Bureau is prepared to move forward. An asbestos survey has been completed

## 04 Vacancy & Background

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# Site Location

Situated on the north side of Hudson Ave.

Situated east of E. 105<sup>th</sup> St.





# Site Context

**Adjacent Uses:**

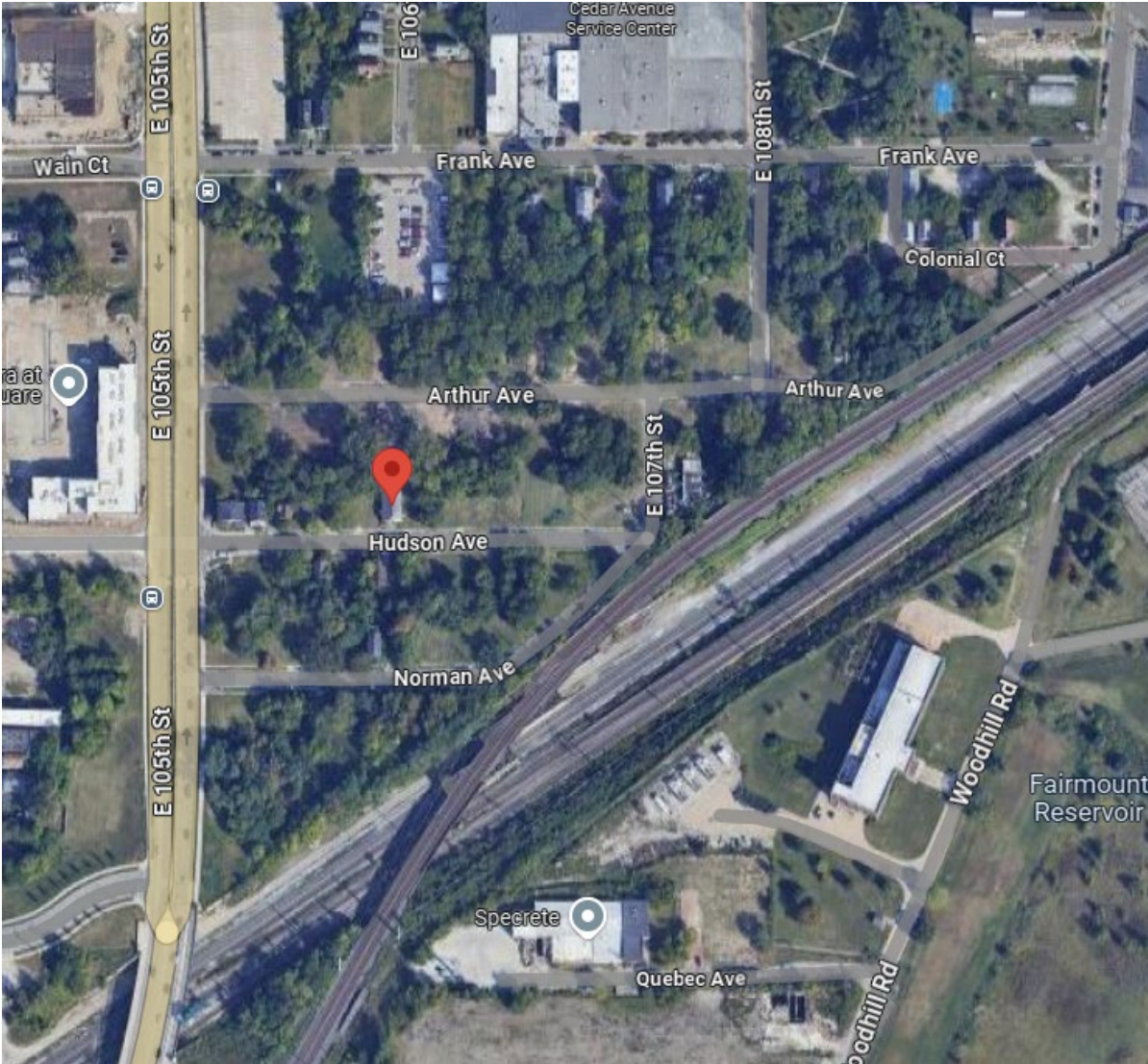
- North: vacant
- South: residential
- West: Residential
- East: vacant

**Across the street:**

Residential

**Rear:**

Vacant



# Exterior Photos – Front and Rear Elevation





# Exterior Photos – Side Elevation





# Exterior Photos – North and South Elevation





# Exterior Photos – West and East Elevation



# Interior Photos





# Interior Photos



# Interior Photos



# Interior Photos





# Interior Photos



# Interior Photos



# Interior Photos





# Interior Photos



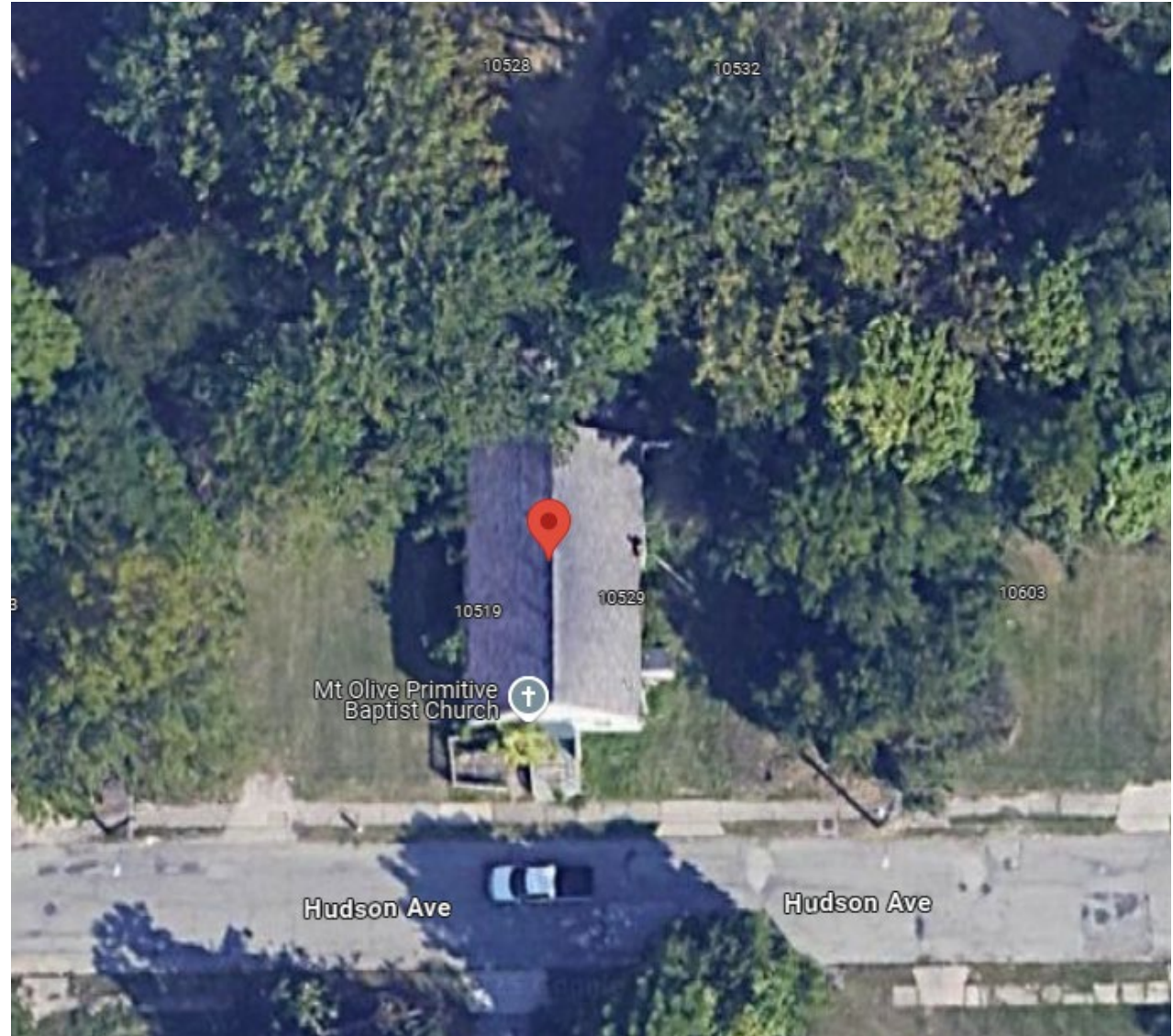
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Remove all foundation and subgrade material

Level the site with clean backfill

Topsoil, seed, and straw





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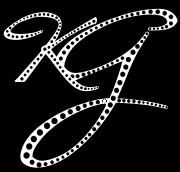
Proposed Nuisance Abatement Demolition  
10525 Hudson Ave.

# Motion

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Kim Group LLC  
216-508-1732  
Bedford, Ohio 44241

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CLIENT:

OASIS

ADDRESS: 11209 Kinsman Rd, Cleveland, OH 44104, USA

REPRESENTATIVE: JACQUELINE WARD 216-508-1732

FILE: OISIS

DRAWING HISTORY

JOB #	DESIGNER	DATE
Rev0	JM	12.27.24
Rev1	JM	01.05.24
Rev2	JM	01.10.24
Rev3	JM	01.10.24

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

LANDLORD SIGNATURE:  
(PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

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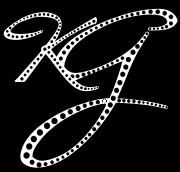
CLIENT SIGNATURE:

DATE:

11209 Kinsman Rd, Cleveland, OH 44104, USA







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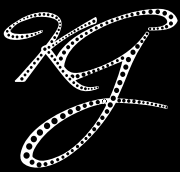
DATE:

DAY VIEW



NIGHT VIEW





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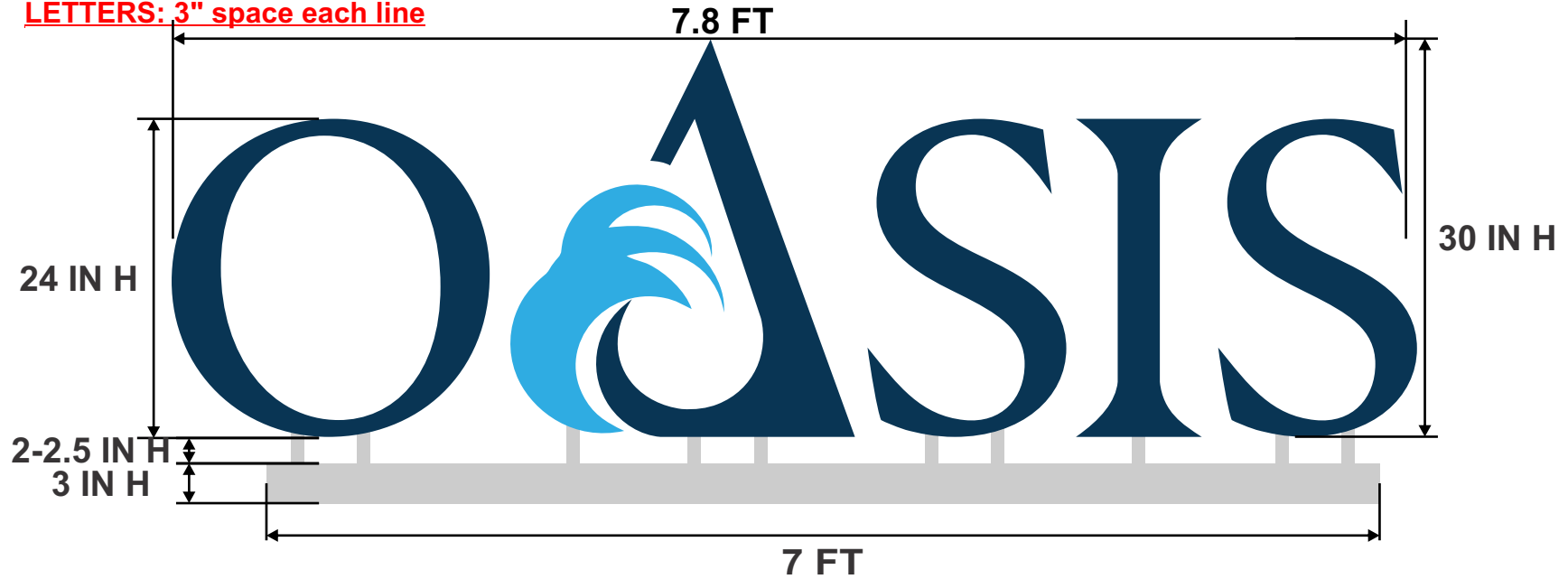
I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE:

DATE:

**SIGN AREA: 18 SQ FT**

**LETTERS: 3" space each line**



**COLOR DETAILS**

SHINY GOLD METAL/ MIRROR FINISHED

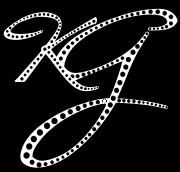
RACEWAY SILVER ALUMINUM

**CHANNEL LETTERS (mounted to RACEWAYS)**

- Material:** BRASS/GOLD COLOR MIRROR FINISHED
- Faces:** 4" SHINY GOLD COLOR
- Returns:** 3".040 GOLD aluminum channel coil.
- Backer:** 3" RACEWAY
- Illumination:** WHITE LED.
- Backs & Interior:** .063 aluminum backs with white interior
- Mounting:** Mounted to raceway.  
Raceway securely mounting on the wall.







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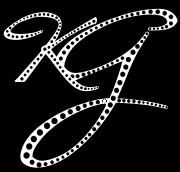
DATE:

PYLON SIGN: 12' H

PROPOSED SIGN







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Bedford, Ohio 44241

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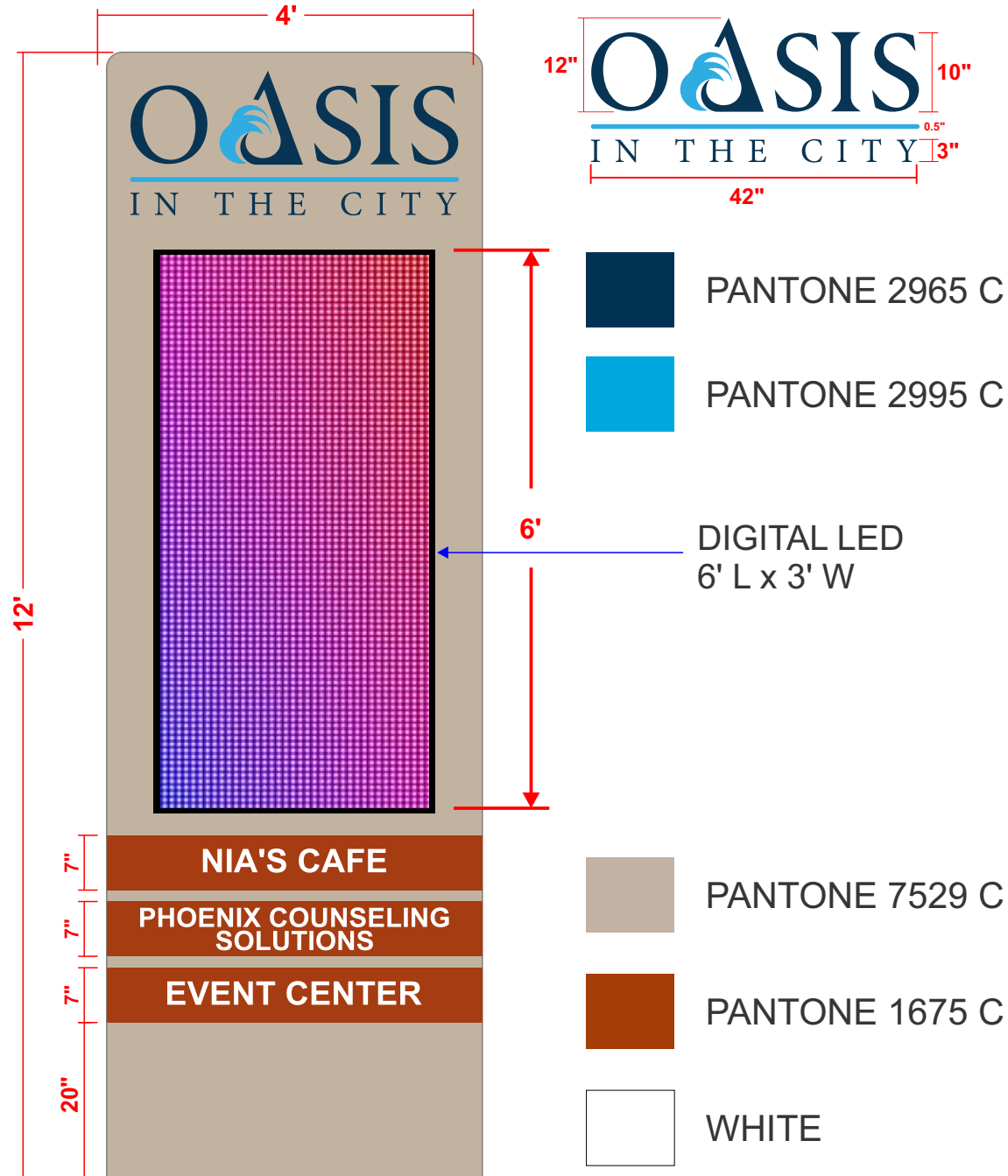
I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE:

DATE:

PYLON SIGN: 12' H

SIZE MEASUREMENTS





# Warner & Swasey

5701 Carnegie Ave

03.06.2025

 Moody Nolan

**PENNROSE**  
Bricks & Mortar | Heart & Soul



# Euclid Corridor Design Review

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1. Written Project Summary
2. Site Location
3. Site Context
4. Existing Conditions
5. Proposed Site Plan
6. Proposed Plantings & Furnishings
7. Demolition
8. Stormwater Management
9. First Floor Plan
10. Floor Plans – Floors 2-5
11. Exterior Elevations
12. Rendering

# Written Project Statement

## Warner & Swasey – 5701 Carnegie Ave

The Warner & Swasey building is a 5-story red brick building, L-shaped in plan, that wraps around a 1-story structure comprised of four shed roofs. Each floor plate is about 32,000SF. The buildings were constructed between 1905-1918. The site has been vacant since the manufacturing company left the facility in 1985.

The project will include approximately 112 residential units split into 2 condos; WSI is 56 units of Senior Housing on floors 2 and 3, WSII is 56 units of Family Housing on floors 4 and 5. The units will be housed within a completely renovated shell and structure. The site can accommodate approximately 74 surface parking spaces will be located in the former location of the shed structures. Total construction cost is around \$52M. The renovation will include exterior masonry restoration, window and roof replacement, MEP/T systems, new elevators and new interior upgrades. The project has been awarded 9% Low Income Housing Tax Credits for both WSI and WSII as well as Federal and State Historic Tax Credits.



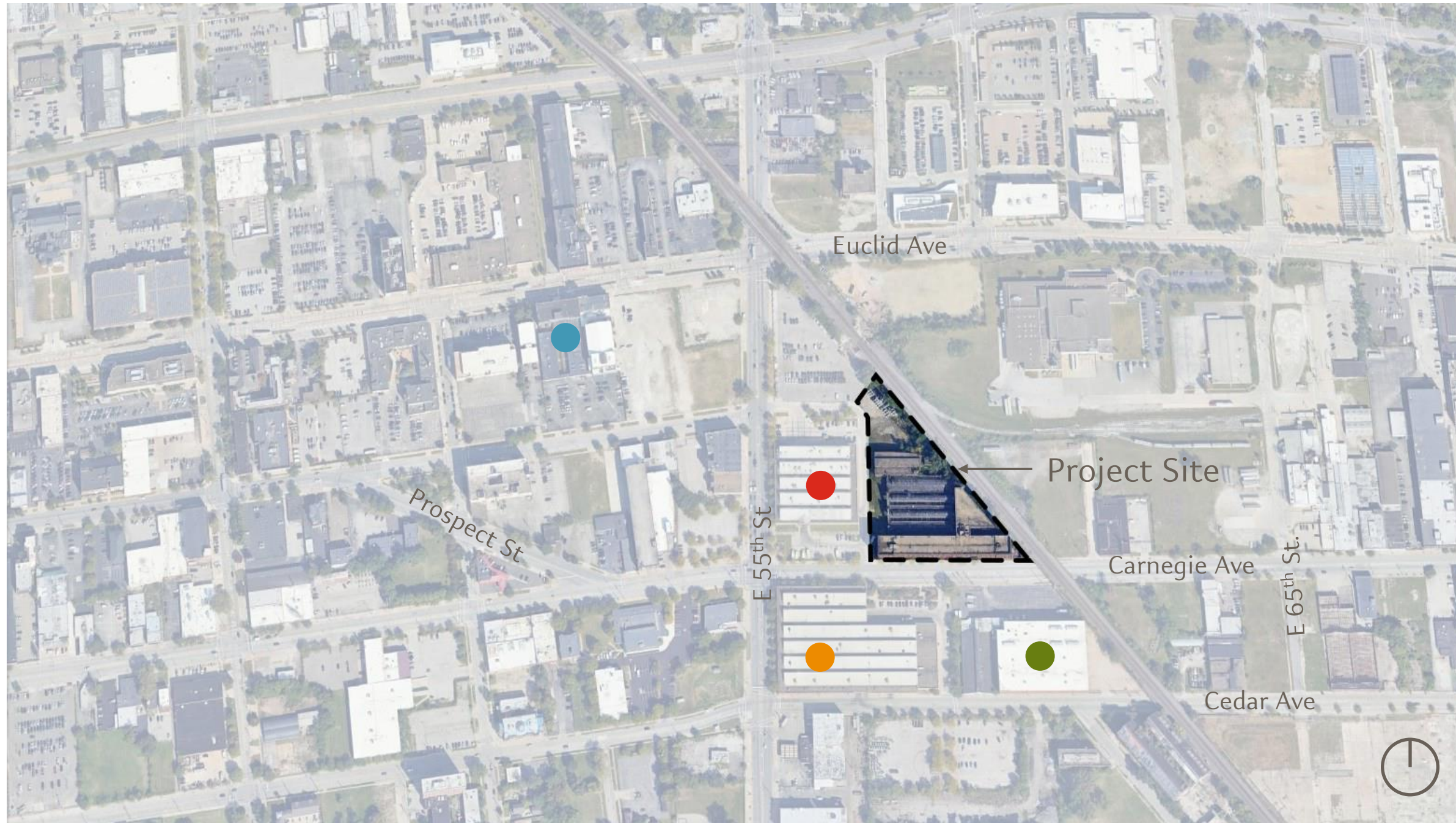


# Project Location





# Project Location



- Cleveland Equipment Service Station
- City of Cleveland Building – Waste Management
- Self Storage Building
- Agora Theater



# Context Photos



Equipment Service Station - West



City of Cleveland Building – Waste Management - Southwest



# Context Photos



Self Storage Building - Southeast





# Existing Condition Photos



View Looking West



View Looking East



# Existing Condition Photos



Existing Sawtooth Structure (To be Demolished)



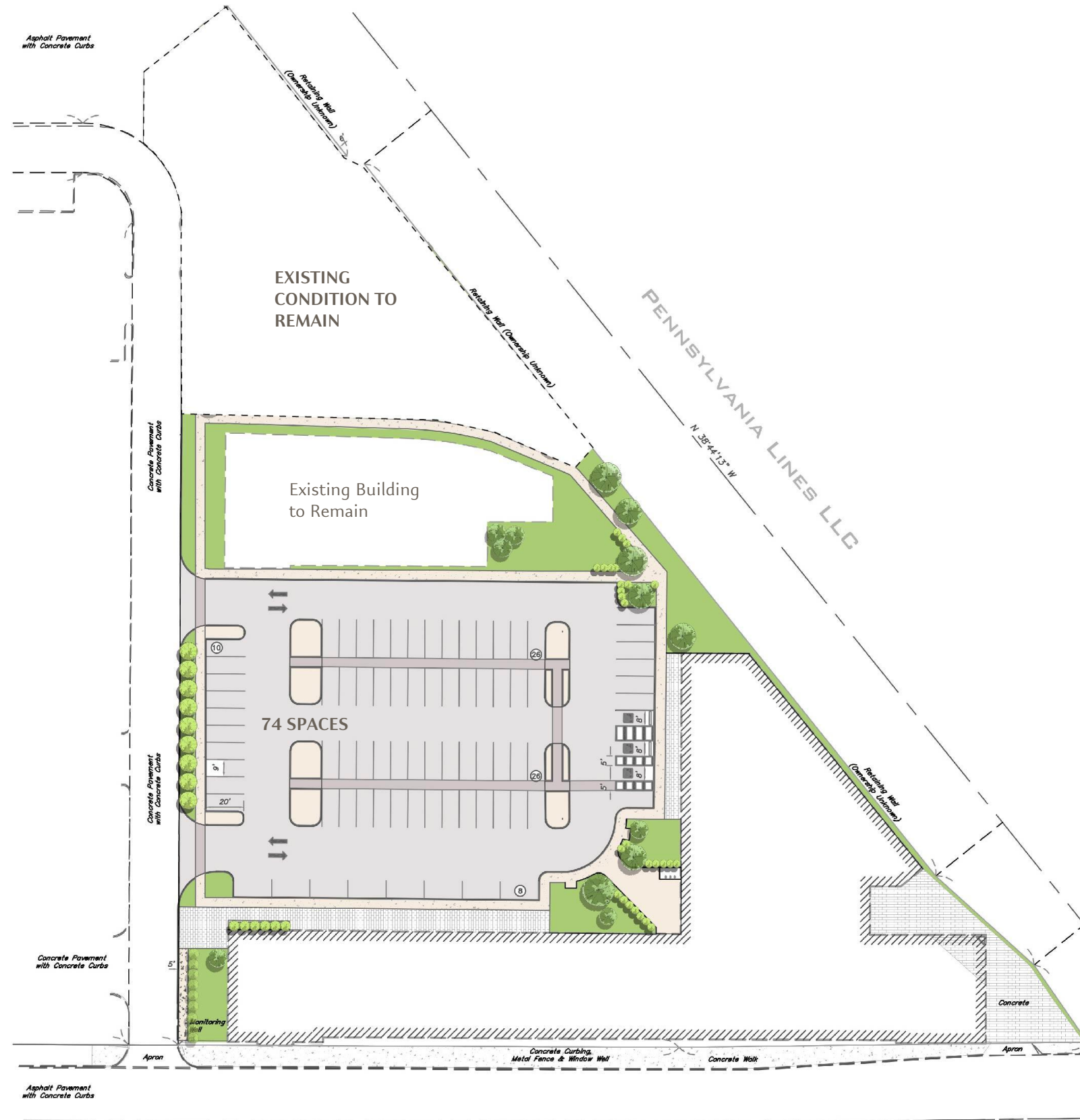
# Historic Image







# Site Plan



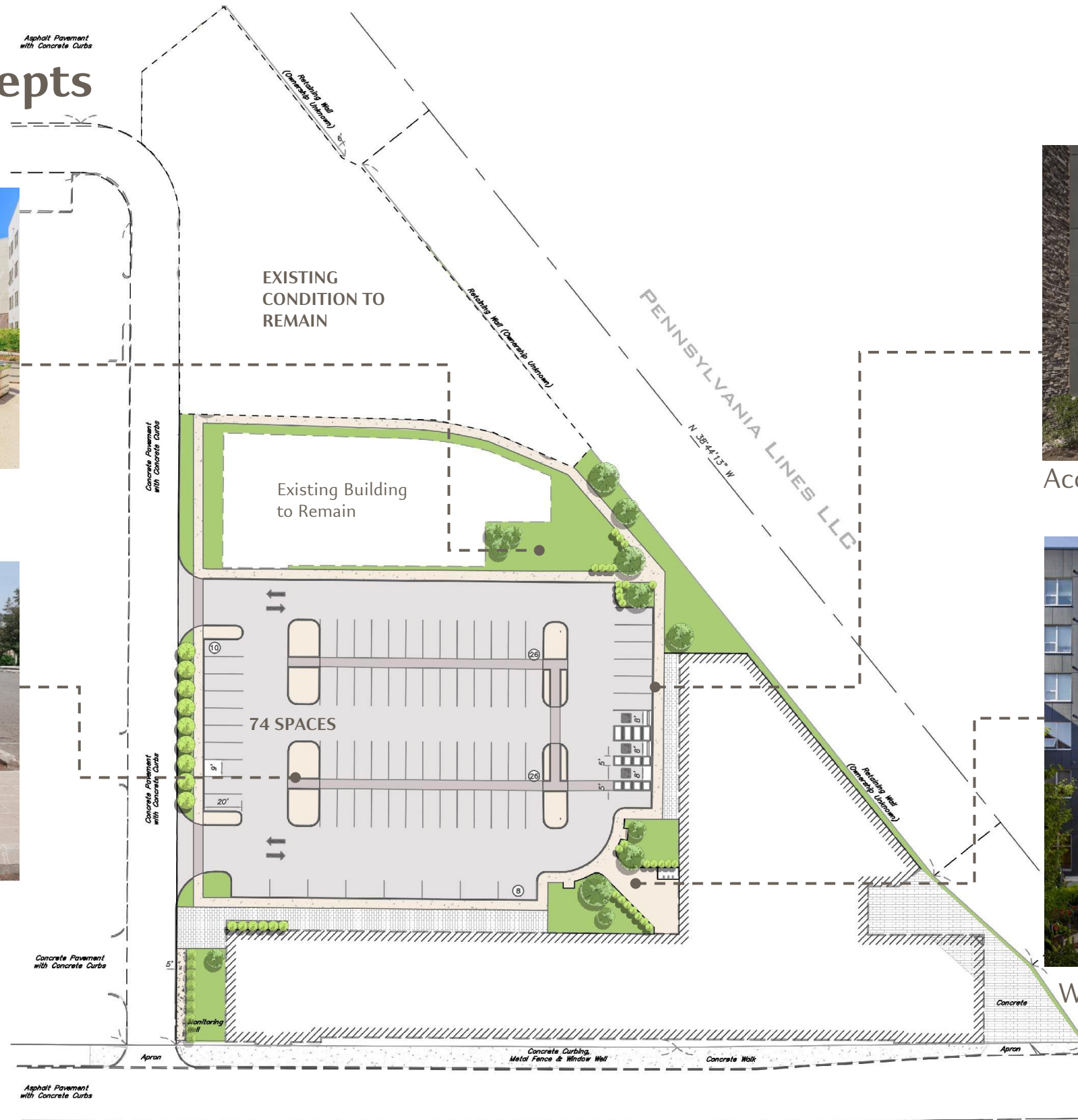
# Site Amenity Concepts



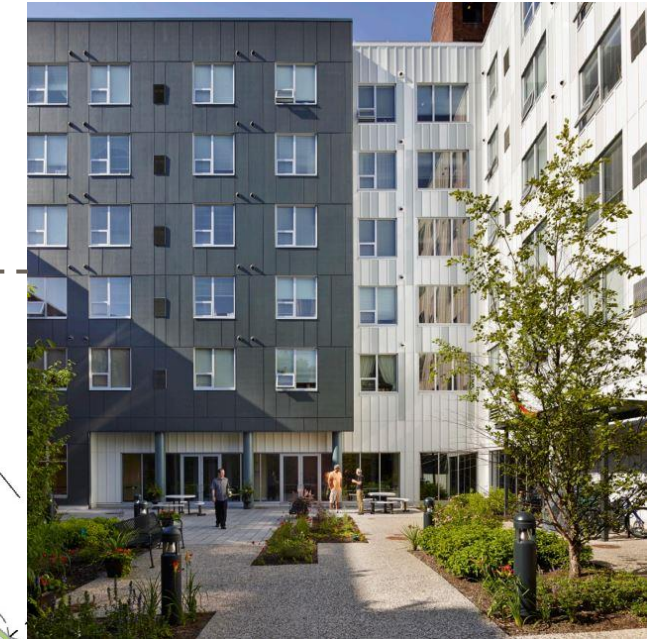
Raised Planter Beds



Pedestrian Pathways through Parking Lot



Accessible Walkways



Welcoming Entry



# Site Plantings & Furnishings



Autumn Brilliance Serviceberry



American Hornbeam



Sargent Crabapple



American Hophornbeam



Swamp White Oak



Invincibelle Limetta Hydrangea



Green Lustre Japanese Holly



Little Henry Sweetspire



Grey Owl Juniper



Northern Bayberry



Metal Raised Planter

Color: British Green



Keystone Ridge "Creekview" bench. Aluminum. Color: Sparkle Silver

Plant Schedule				
Key	Botanical / Common Name	Size	Cond.	Spacing
<b>Trees</b>				
AM	Amelanchier x g. 'Autumn Brilliance' / Autumn Brilliance Serviceberry	2"	B&B	see plan
CAC	Carpinus caroliniana / American Hornbeam	2 1/2"	B&B	see plan
MAL	Malus sargentii / Sargent Crab	2 1/2"	B&B	see plan
NY	Nyssa sylvatica / Black Gum	2"	B&B	see plan
OV	Ostrya virginiana / American hophornbeam	2 1/2"	B&B	see plan
QB	Quercus bicolor / Swamp White Oak	3"	B&B	see plan
<b>Shrubs</b>				
HYA	Hydrangea a. Invincibelle Limetta / Invincibelle Limetta Hydrangea	18"	No. 3	3' O.C.
IC	Ilex crenata 'Green Lustre' / Green Lustre Japanese Holly	36"	No. 5	4' O.C.
IT	Itea v. 'Little Henry' / Little Henry Sweetspire	24"	No. 3	3' O.C.
JUN	Juniperus v. 'Grey Owl' / Grey Owl Juniper	24"	No. 5	4' O.C.
MY	Myrica pensylvanica / Northern Bayberry	36"	No. 5	5' O.C.

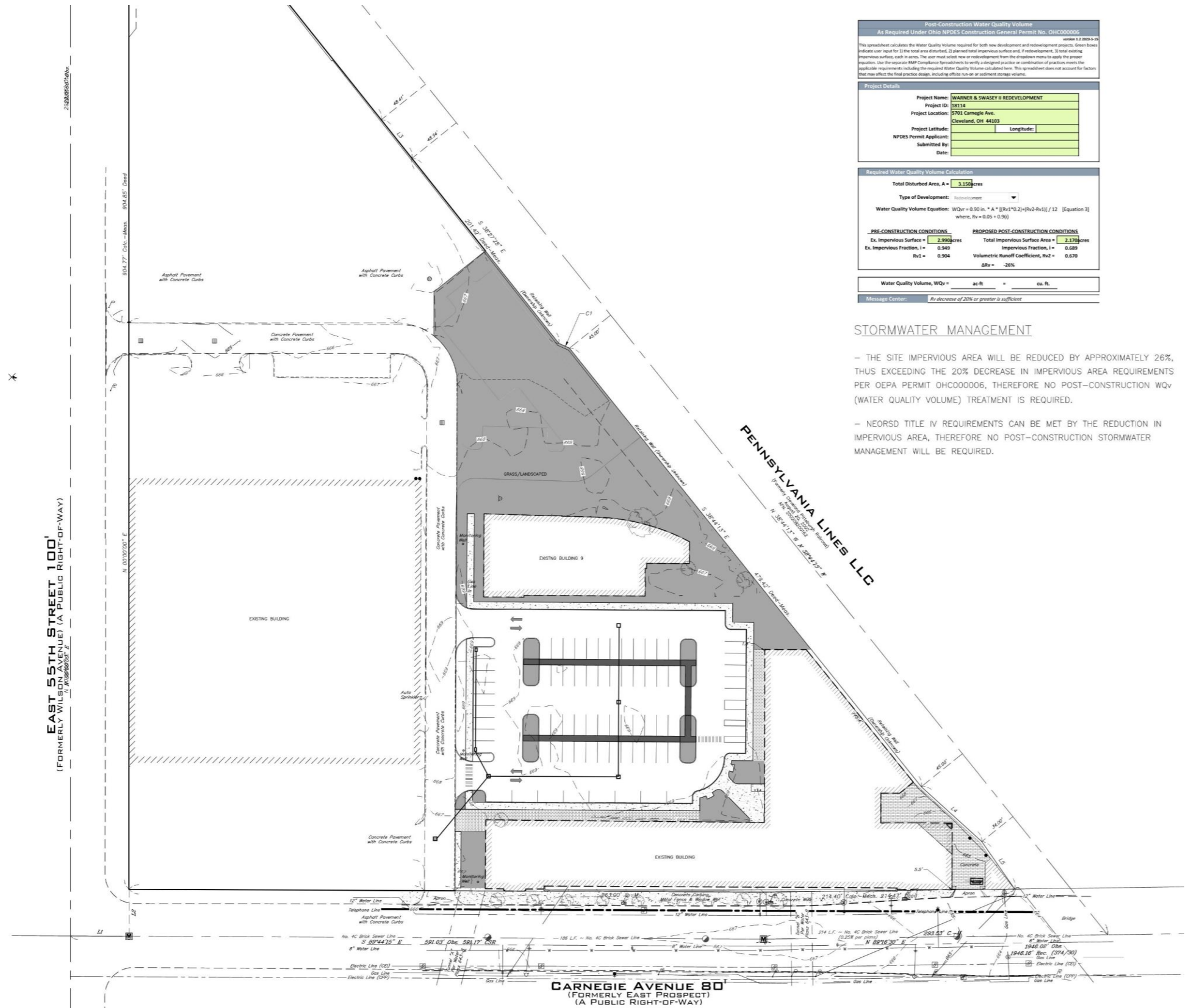


# Demolition





# Stormwater Management



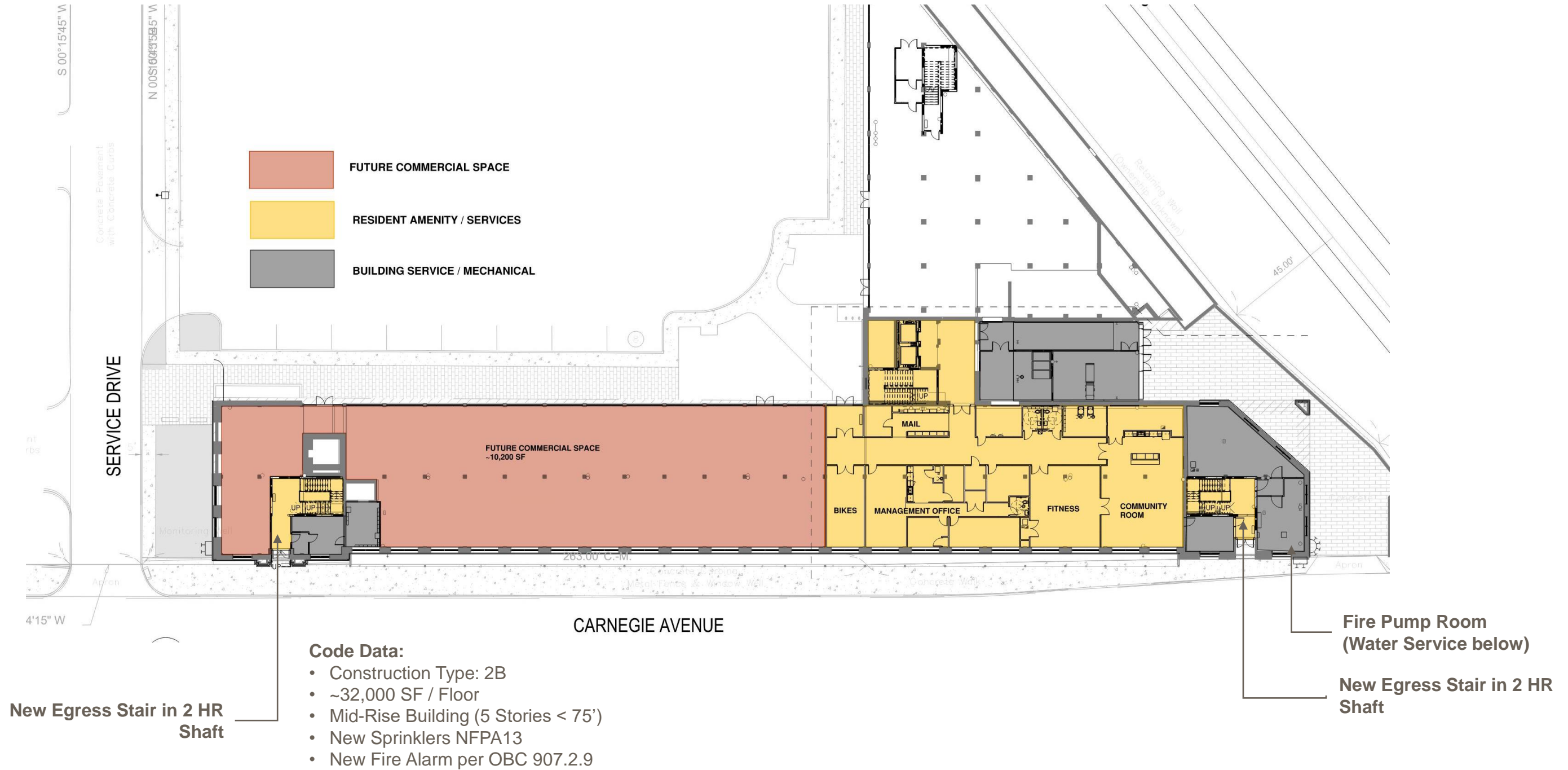
Post-Construction Water Quality Volume	
As Required Under Ohio NPDES Construction General Permit No. OHCO00006	
Version 12/2023-24	
This spreadsheet calculates the Water Quality Volume required for both new development and redevelopment projects. Green boxes indicate user input for 1) the total area disturbed, 2) planned total impervious surface and, if redevelopment, 3) total existing impervious surface, each in acres. The user must select new or redevelopment from the dropdown menu to apply the proper equation. Use the separate BMP Computation Spreadsheets to verify a designed practice or combination of practices meets the applicable requirements including the required Water Quality Volume calculated here. This spreadsheet does not account for factors that may affect the final practice design, including off-site run-on or sediment storage volume.	
<b>Project Details</b>	
Project Name:	<b>WARNER &amp; SWASEY II REDEVELOPMENT</b>
Project ID:	18114
Project Location:	5701 Carnegie Ave. Cleveland, OH 44103
Project Latitude:	Longitude:
NPDES Permit Applicant:	
Submitted By:	
Date:	
<b>Required Water Quality Volume Calculation</b>	
Total Disturbed Area, A =	1.115 acres
Type of Development:	Redevelopment
Water Quality Volume Equation: $WQV = 0.90 \text{ in.} \times A \times [(Rv1 \times 0.2) + (Rv2 - Rv1)] / 12$ [Equation 3] where, $Rv = 0.05 + 0.9(i)$	
<b>PRE-CONSTRUCTION CONDITIONS</b>	
Ex. Impervious Surface, I =	2.990 acres
Ex. Impervious Fraction, I =	0.949
Rv1 =	0.904
<b>PROPOSED POST-CONSTRUCTION CONDITIONS</b>	
Total Impervious Surface Area =	2.170 acres
Impervious Fraction, I =	0.689
Volumetric Runoff Coefficient, Rv2 =	0.670
$\Delta Rv =$	-26%
Water Quality Volume, WQV = _____ ac-ft = _____ cu. ft.	
Message Center: <i>A decrease of 20% or greater is sufficient.</i>	

## STORMWATER MANAGEMENT

- THE SITE IMPERVIOUS AREA WILL BE REDUCED BY APPROXIMATELY 26%, THUS EXCEEDING THE 20% DECREASE IN IMPERVIOUS AREA REQUIREMENTS PER OEPA PERMIT OHCO00006, THEREFORE NO POST-CONSTRUCTION WQV (WATER QUALITY VOLUME) TREATMENT IS REQUIRED.
- NEORS TITLE IV REQUIREMENTS CAN BE MET BY THE REDUCTION IN IMPERVIOUS AREA, THEREFORE NO POST-CONSTRUCTION STORMWATER MANAGEMENT WILL BE REQUIRED.



# Building Entry



# Typical Unit Level



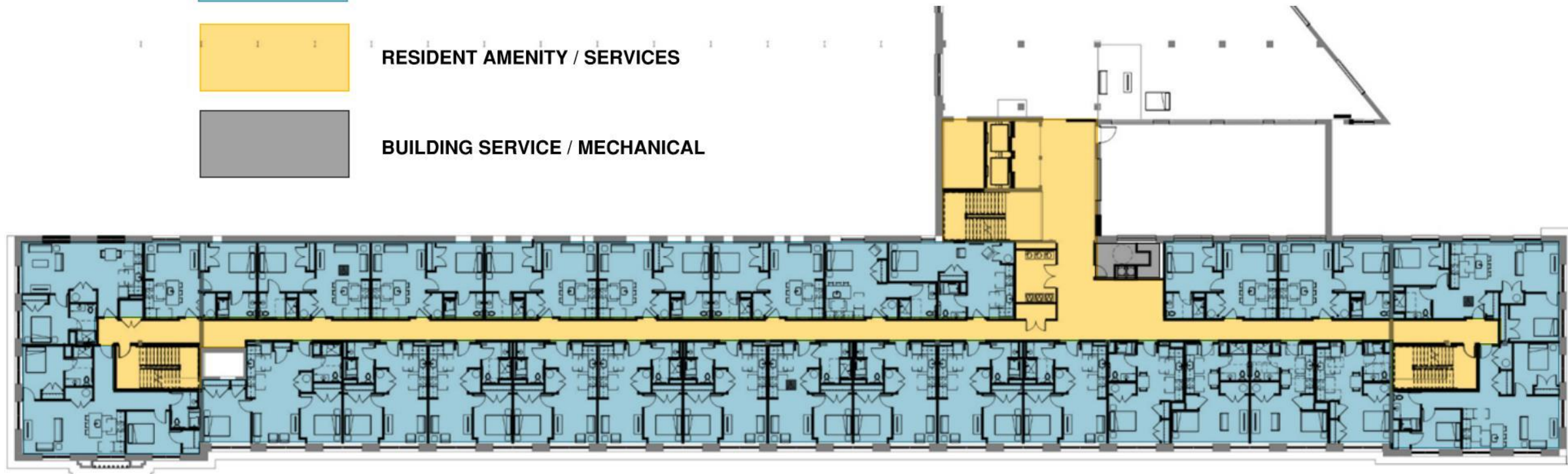
**RESIDENTIAL UNIT**



**RESIDENT AMENITY / SERVICES**

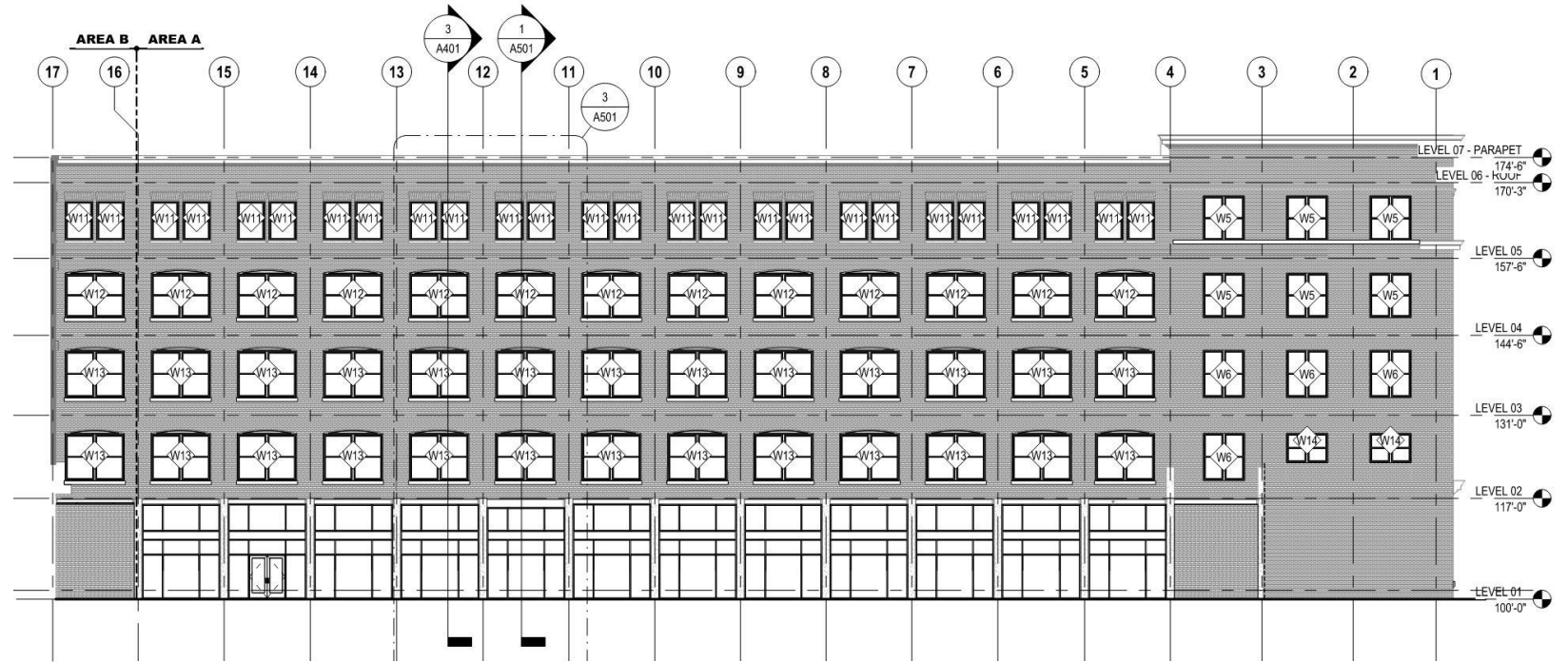


**BUILDING SERVICE / MECHANICAL**

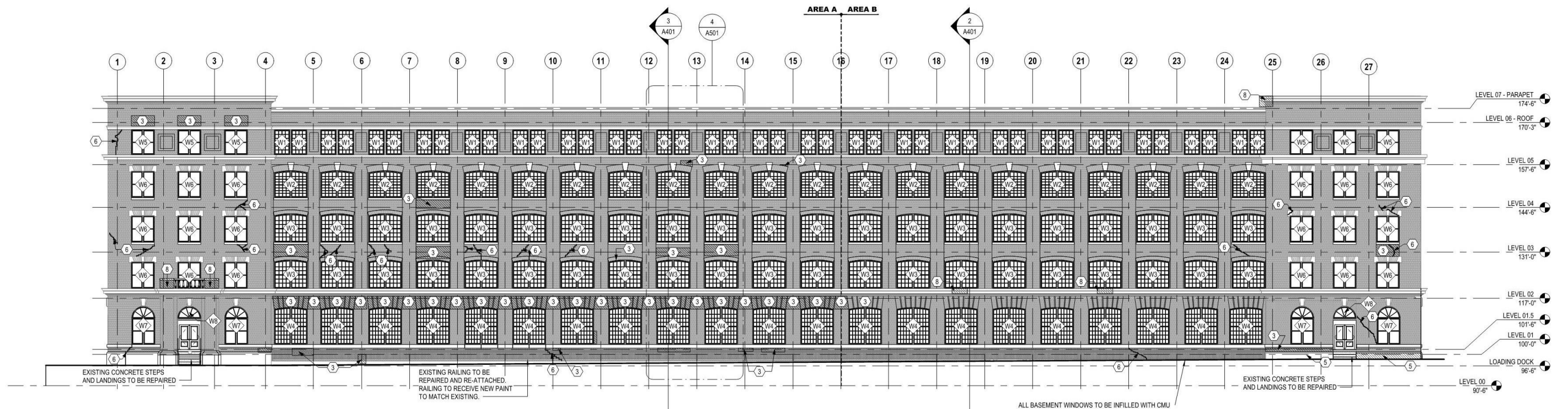




# Building Elevations



**3 NORTH ELEVATION**  
1/16" = 1'-0"



**1 SOUTH ELEVATION**  
1/16" = 1'-0"



# Building Rendering







**Moody Nolan**

300 Spruce Street, Suite 300  
Columbus, OH 43215

Atlanta, GA

Boston, MA

Chicago, IL

Cincinnati, OH

Cleveland, OH

Columbus, OH

Dallas, TX

Houston, TX

Nashville, TN

New York, NY

Philadelphia, PA

Washington, DC

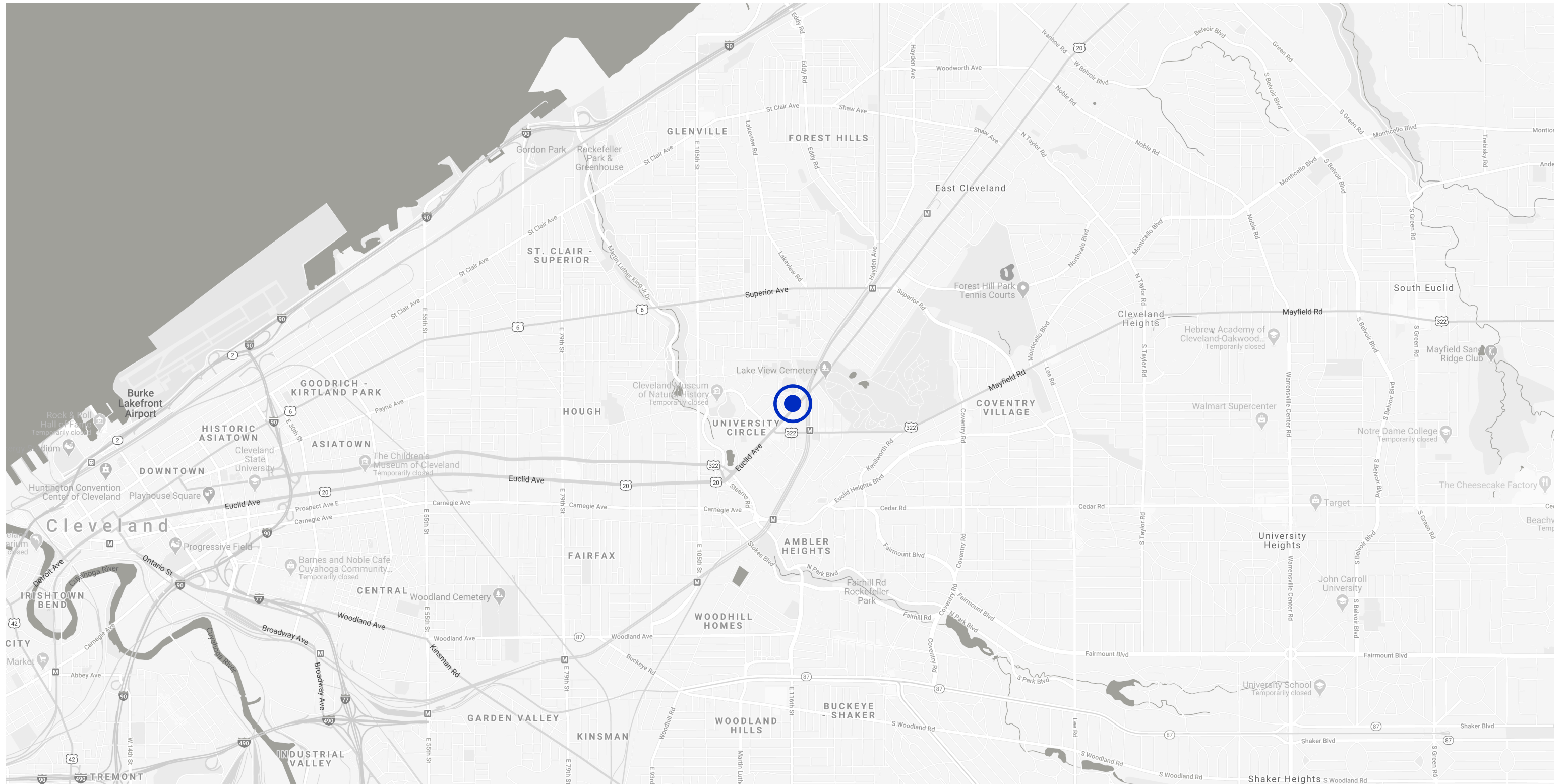
# Historic Monmouth Building

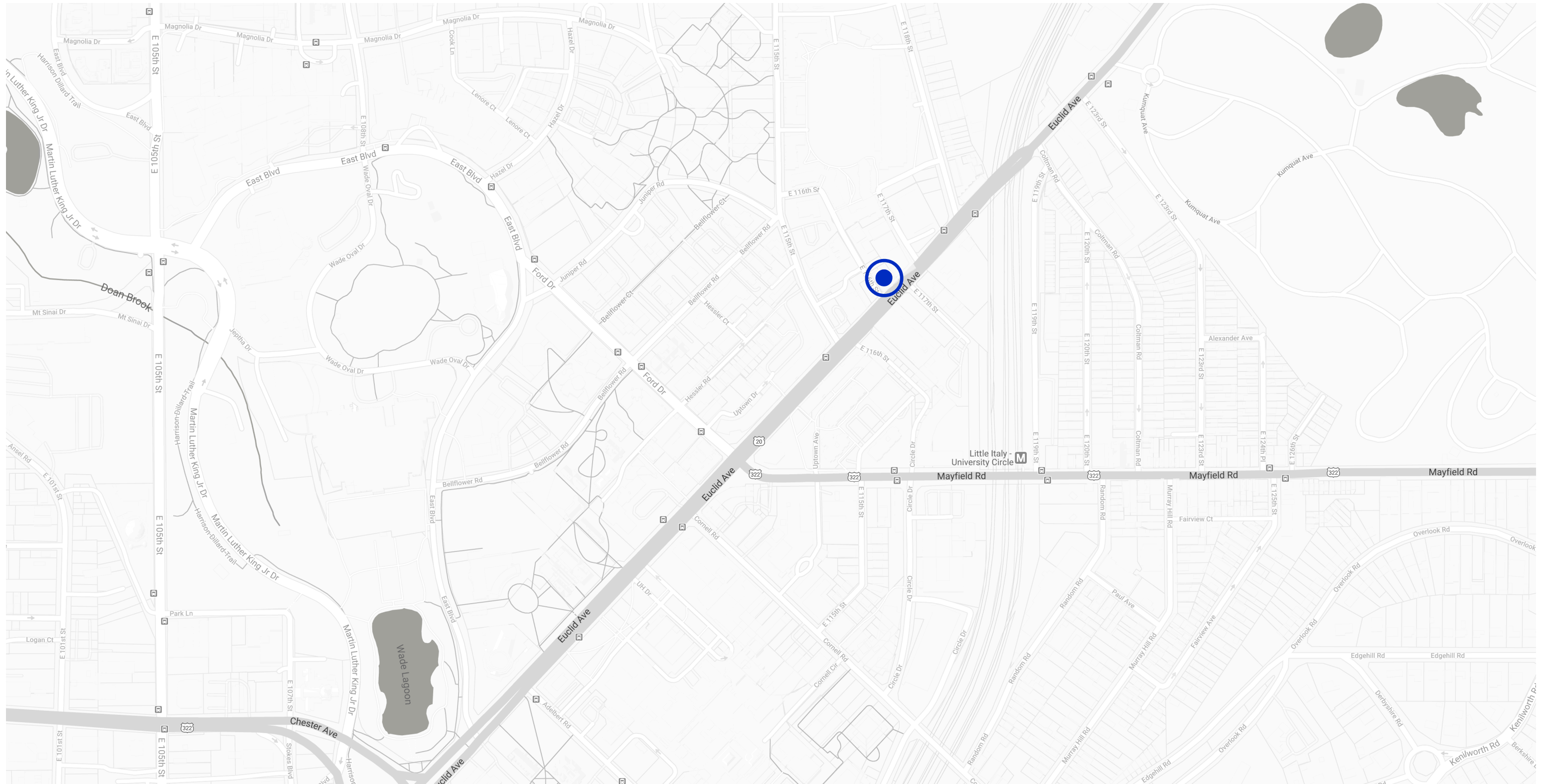
## Redevelopment

### University Circle

Cleveland, Ohio







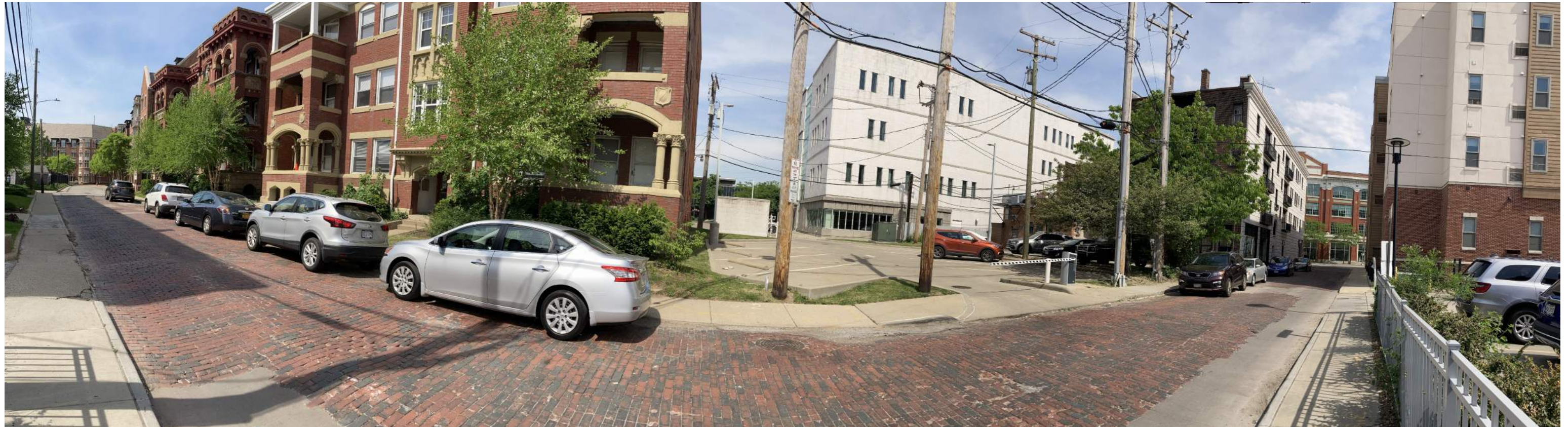












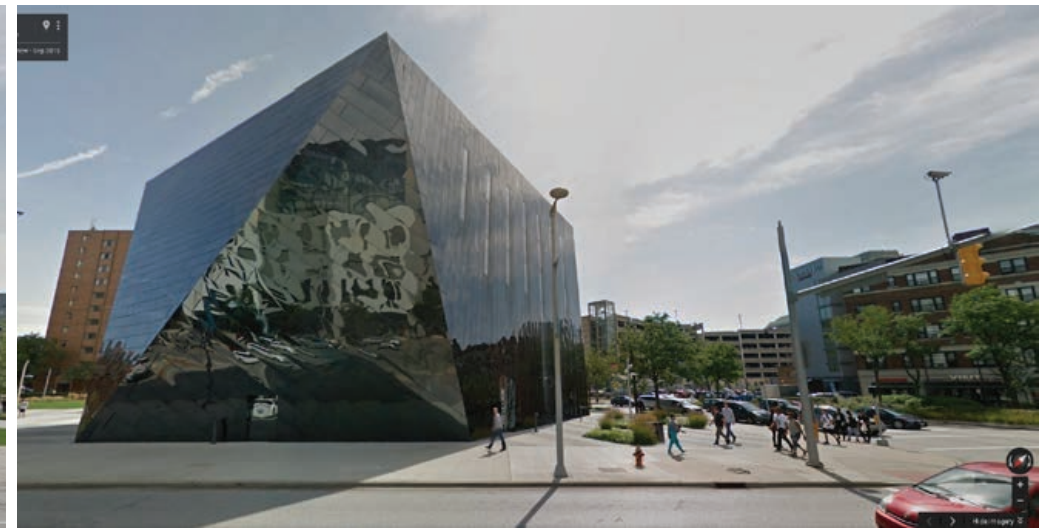
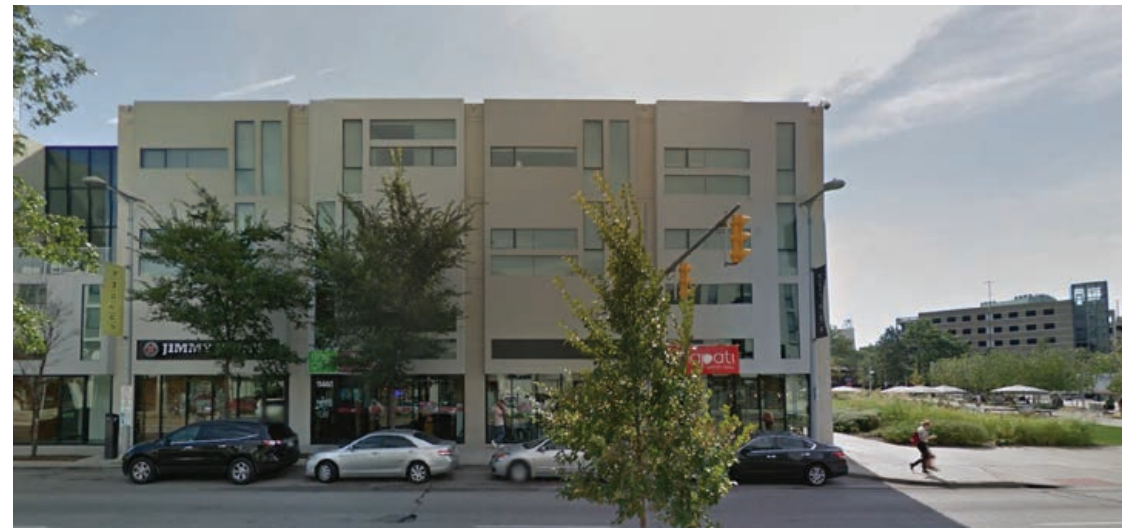
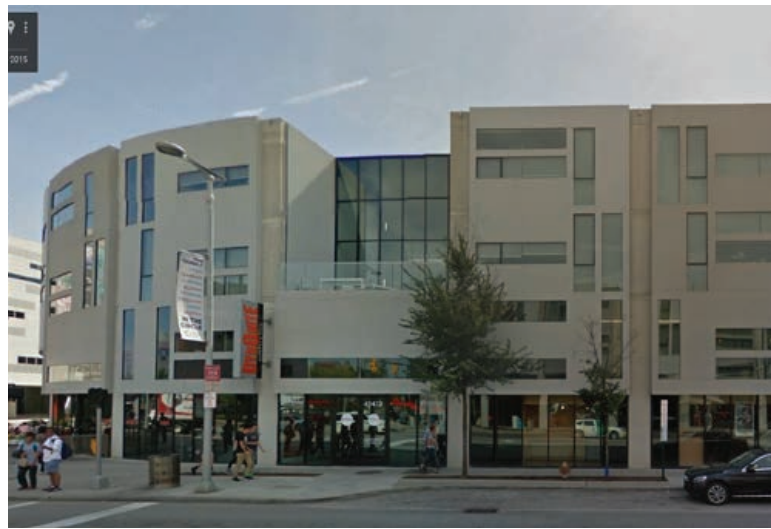




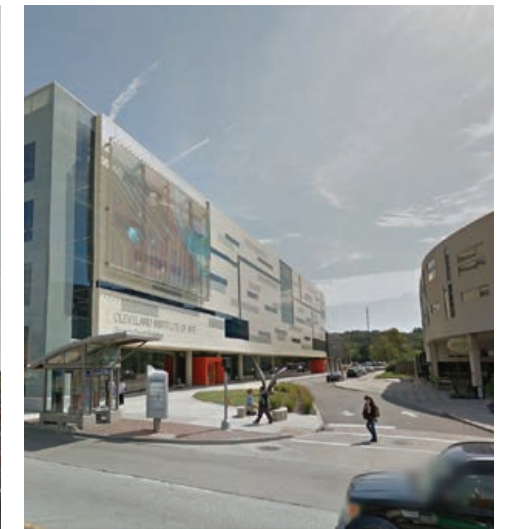
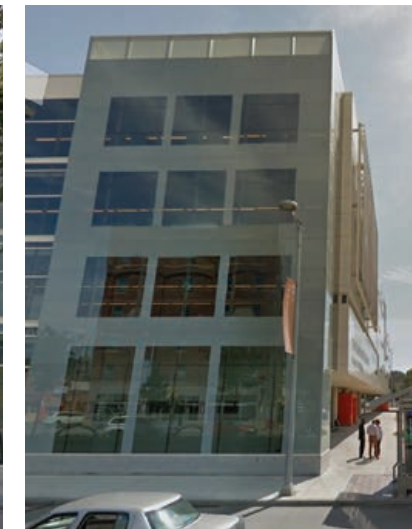
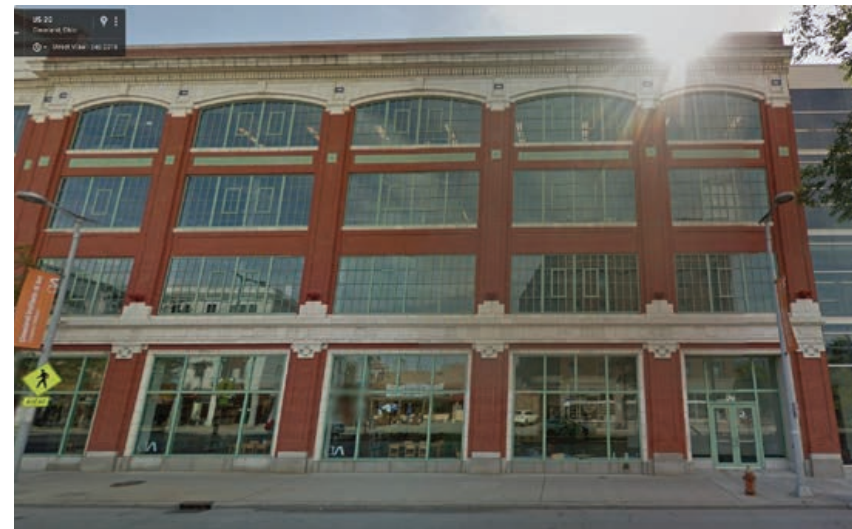
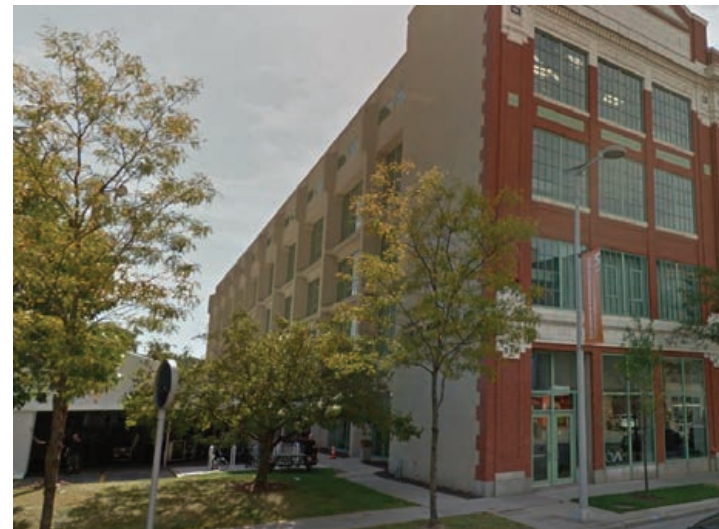
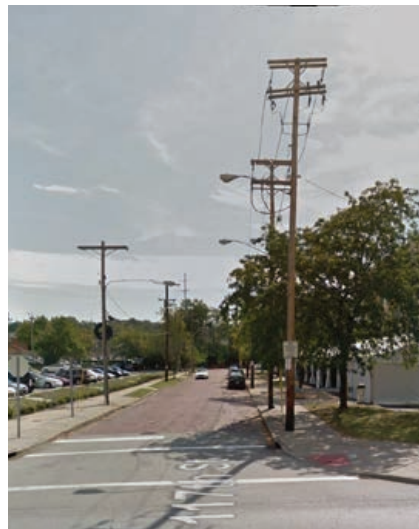




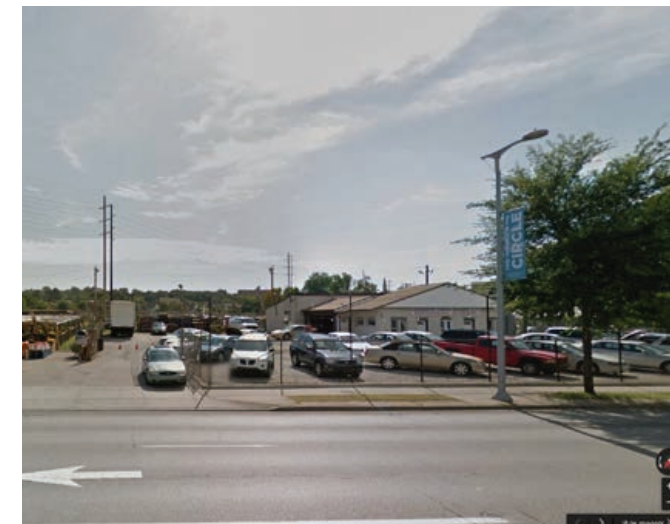
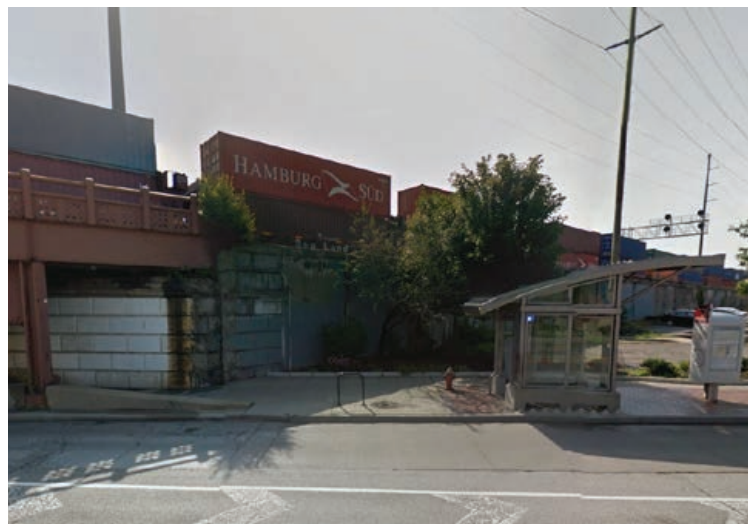




South - E. 115th St. to Mayfield Rd.

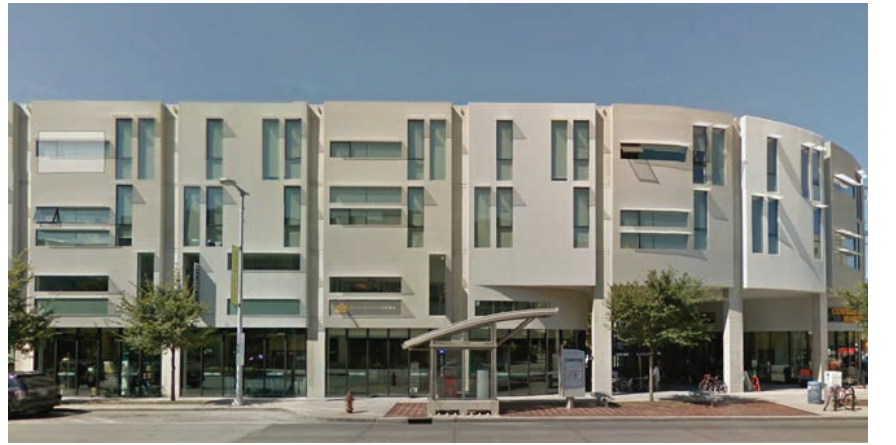
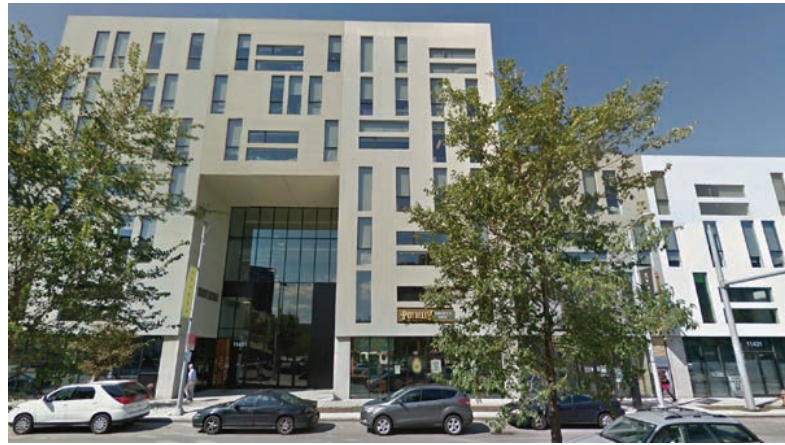
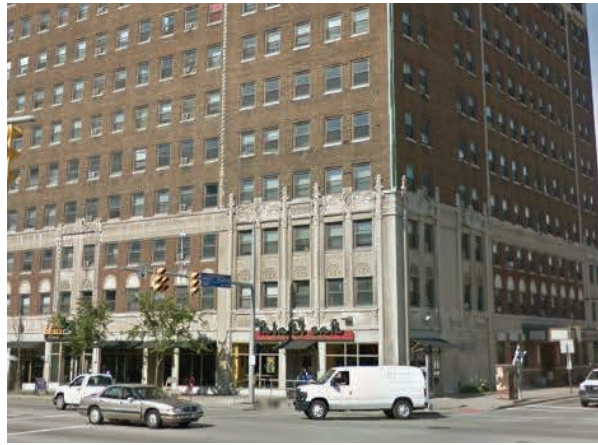


South - E. 117th St. to E. 115th St.

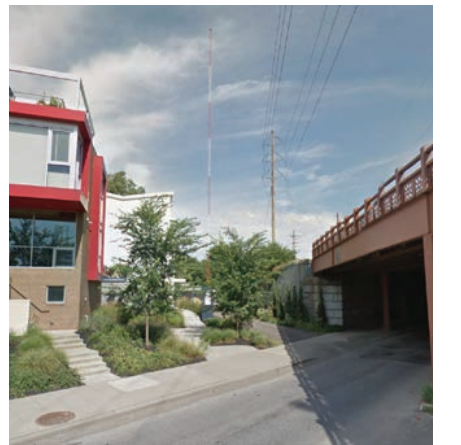
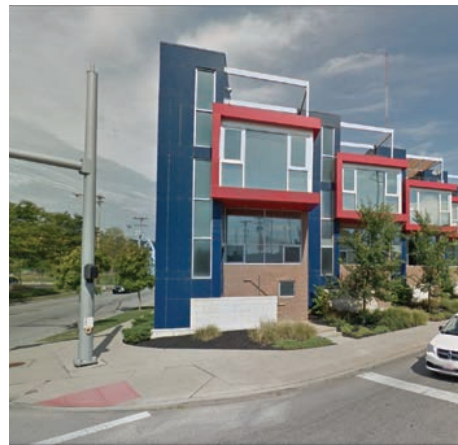


South - Train Overpass to E. 117th St.



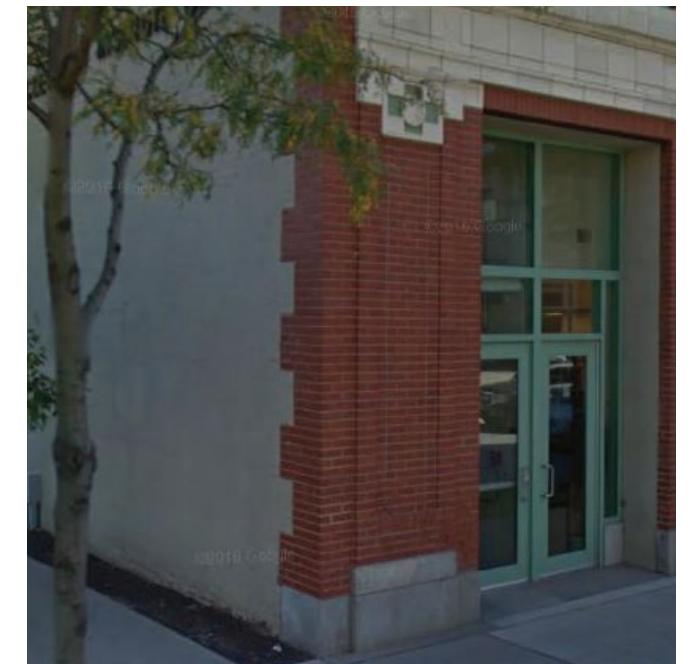
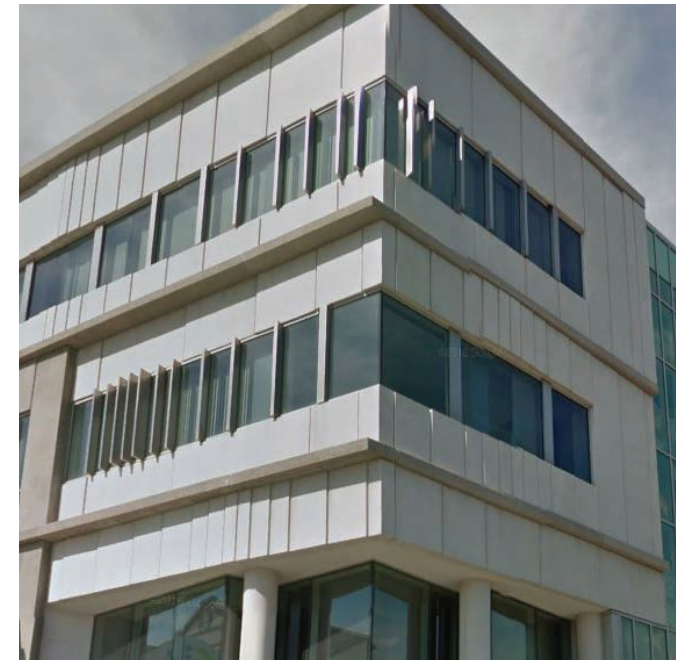


North - Ford Dr. to E. 115th St.

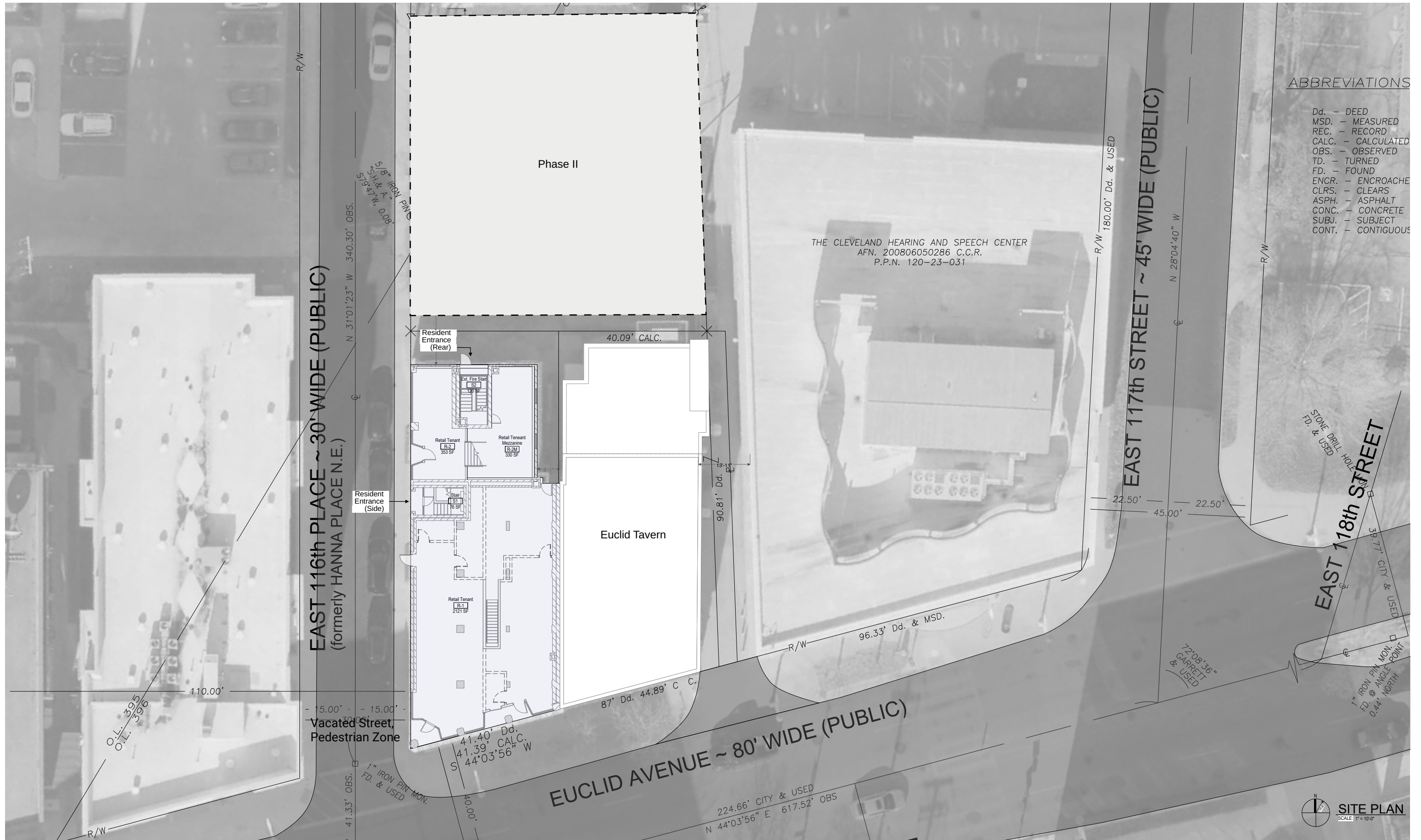


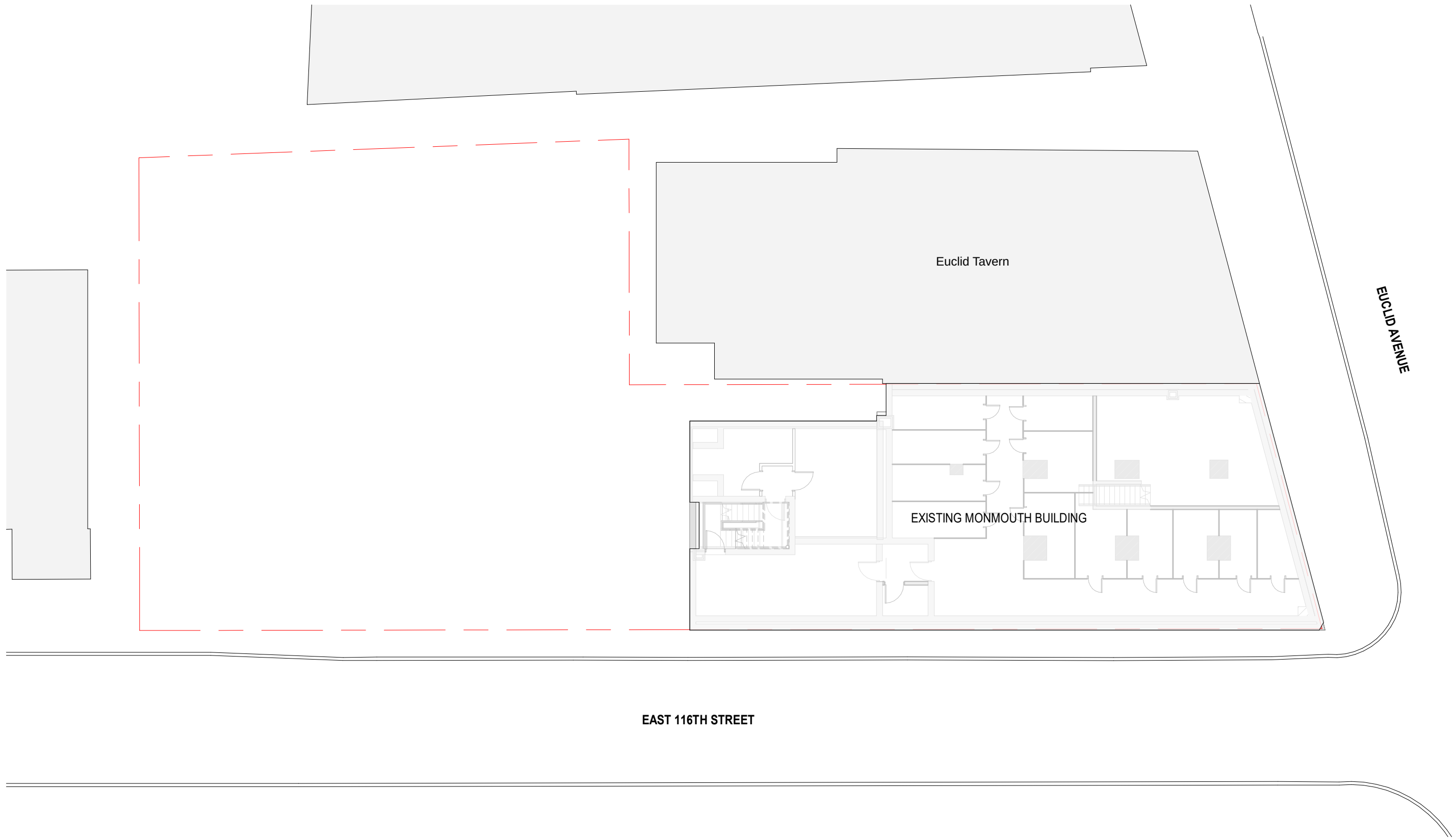
North - E. 117th St. to Train Overpass



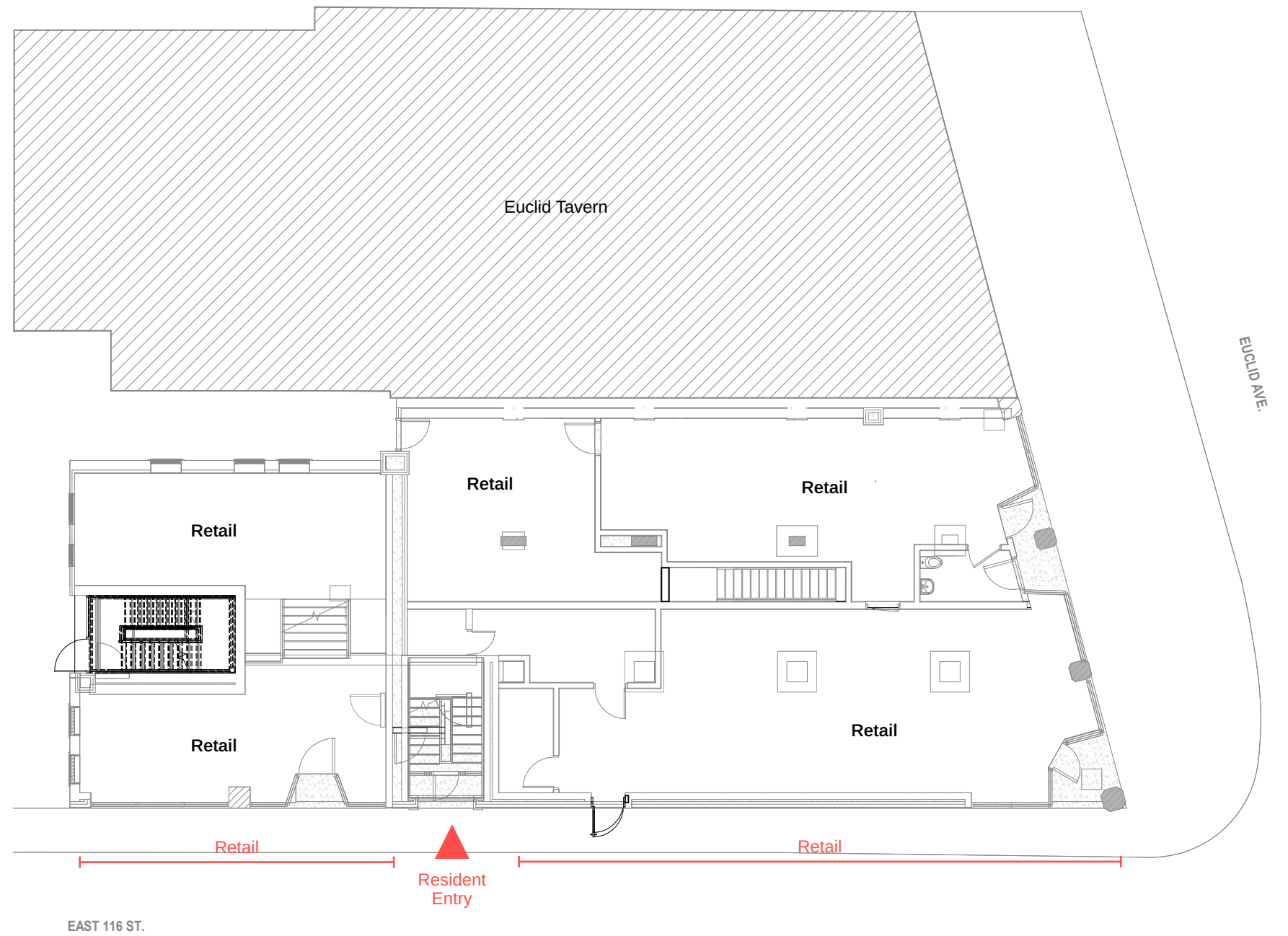






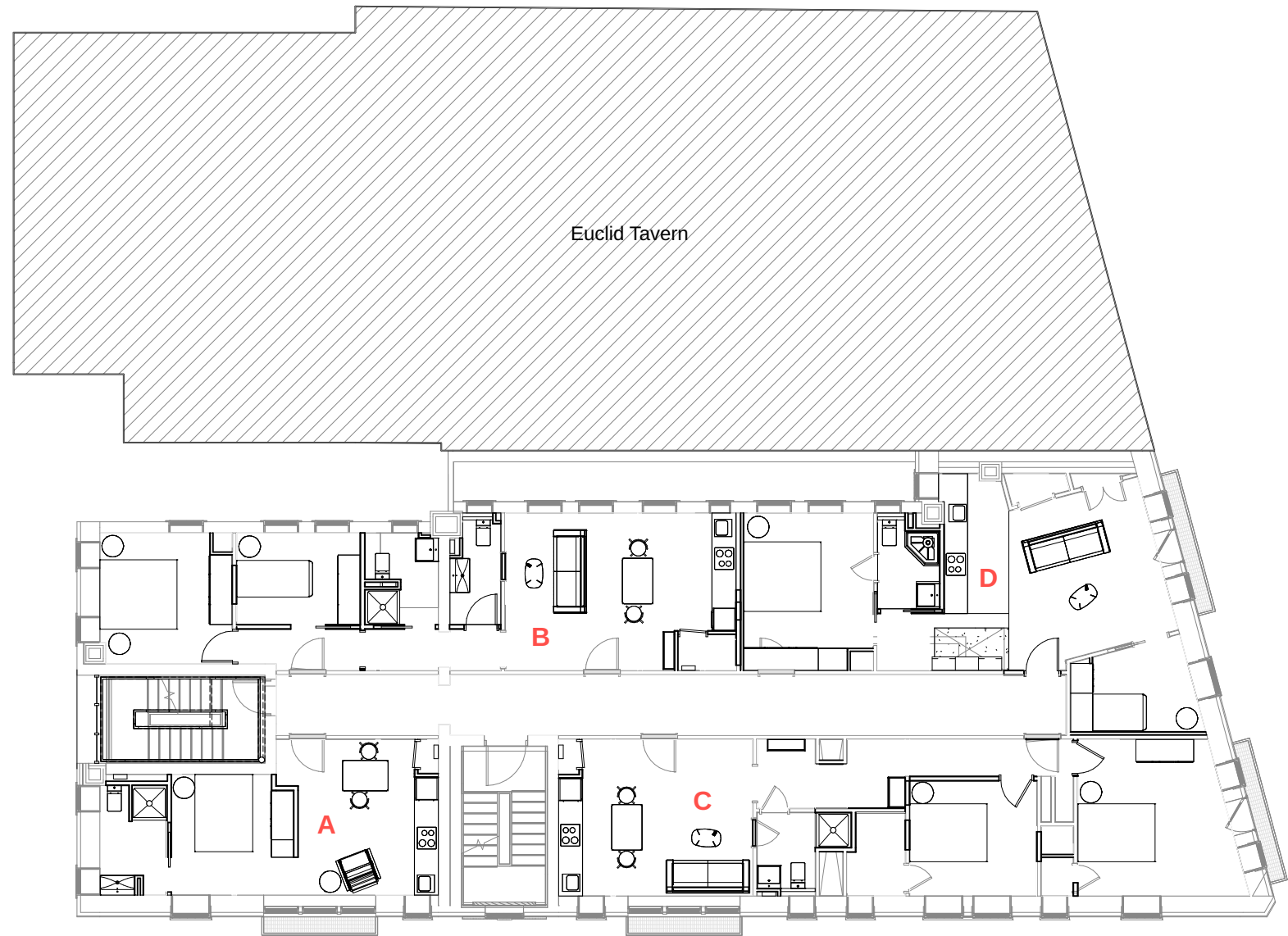






Residential Unit Mix

Unit	Size (ft <sup>2</sup> )	Units Per Floor	Total Units
A	330	1	3
B	645	1	3
C	590	1	3
D	720	1	3
		4	12



EAST 116 ST.

EUCLID AVE.















