

Final Approval Request CWRU - ADELBERT GYM Addition & Renovation

2040 Adelbert Road

Euclid Corridor-Buckeye Region Design Review
March 2025



CASE WESTERN RESERVE
UNIVERSITY

CWRU Adelbert Gym Addition & Renovation

- Agenda
 - Site and Landscape Plan review and approval
 - Exterior Design review and approval
 - Exterior Materials Pallett review and approval
 - Floor plans and interior renderings provided for reference only



CWRU Adelbert Gym Addition & Renovation

- Schematic Design approval from ECDR June 2024
- Design Comments from ECDR incorporated
 - Previous design appeared “commercial/ retail”- incorporate more architectural detailing similar to original design
 - Maintain grandeur of current Adelbert Rd. façade within interior lobby space
 - Refine exterior arrival spaces for visitors while maintaining existing public plaza adjacent to the project



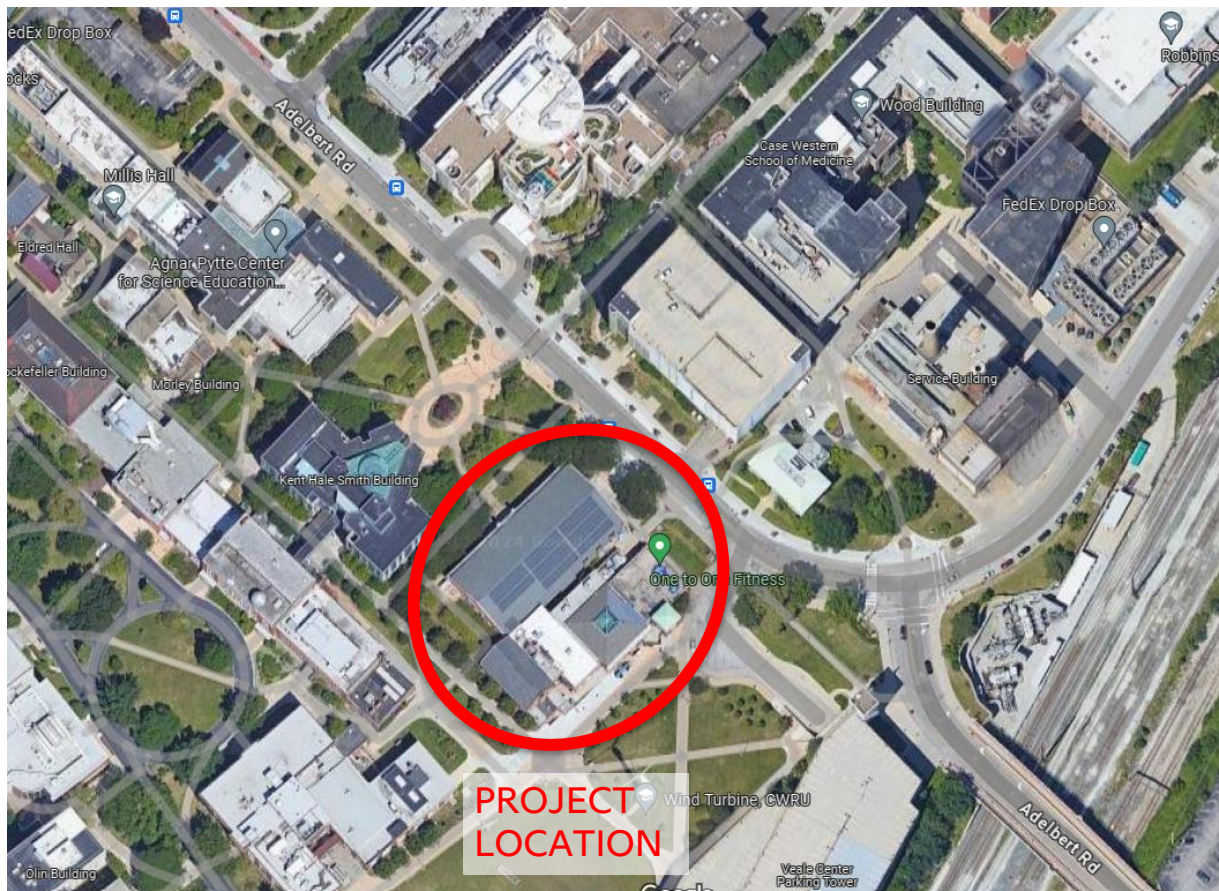


**PROJECT
LOCATION**



**CASE WESTERN RESERVE
UNIVERSITY**

CAMPUS VICINITY PLAN



CASE WESTERN RESERVE
UNIVERSITY

SITE LOCATION



CASE WESTERN RESERVE
UNIVERSITY

EXISTING WEST ELEVATION (ADELBERT RD)



GROUND MOUNTED COOLING UNITS TO BE REPLACED WITH PERMANENT ROOF
TOP UNITS SCREENED FROM VIEW



CASE WESTERN RESERVE
UNIVERSITY

PARTIAL NORTH ELEVATION



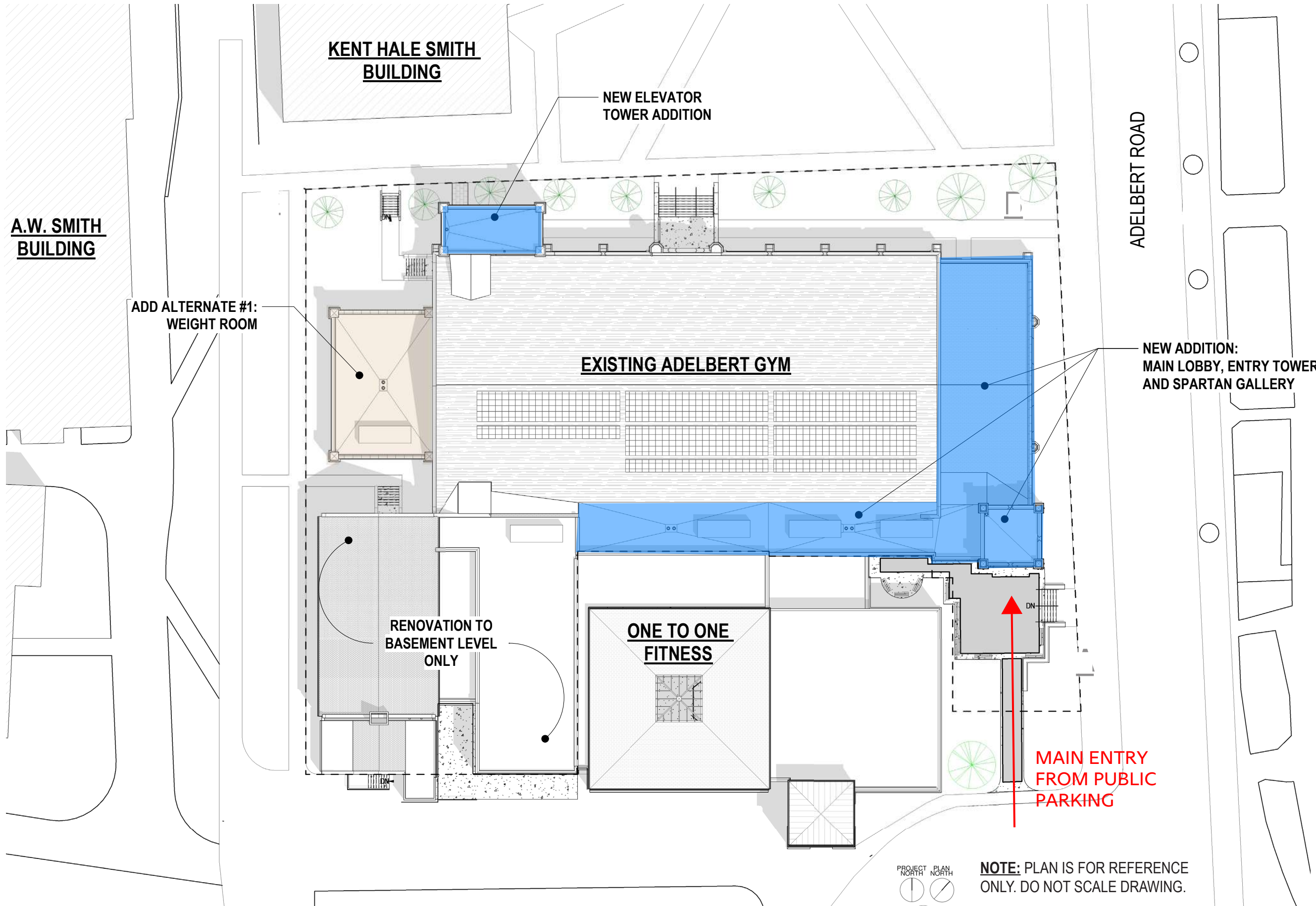
ACROSS ADELBERT ROAD -
RAINBOW BABY &
CHILDRENS HOSPITAL



SOUTH SIDE -
ONE TO ONE FITNESS
TO REMAIN



NORTH SIDE -
KENT HALE SMITH BUILDING
AND PUBLIC PLAZA/MATURE
TREES TO REMAIN





KENT HALE SMITH BUILDING

ADELBERT GYM

ONE TO ONE FITNESS BUILDING

Existing Trees

Canopy Trees

Lawn

A.W. SMITH BUILDING

Existing Trees

Perennials/Groundcover

Small Ornamental Tree

Mixed Shrub Planting

Entrance

Brick Plaza

Small Ornamental Trees

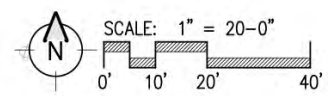
Lawn

ADELBERT ROAD

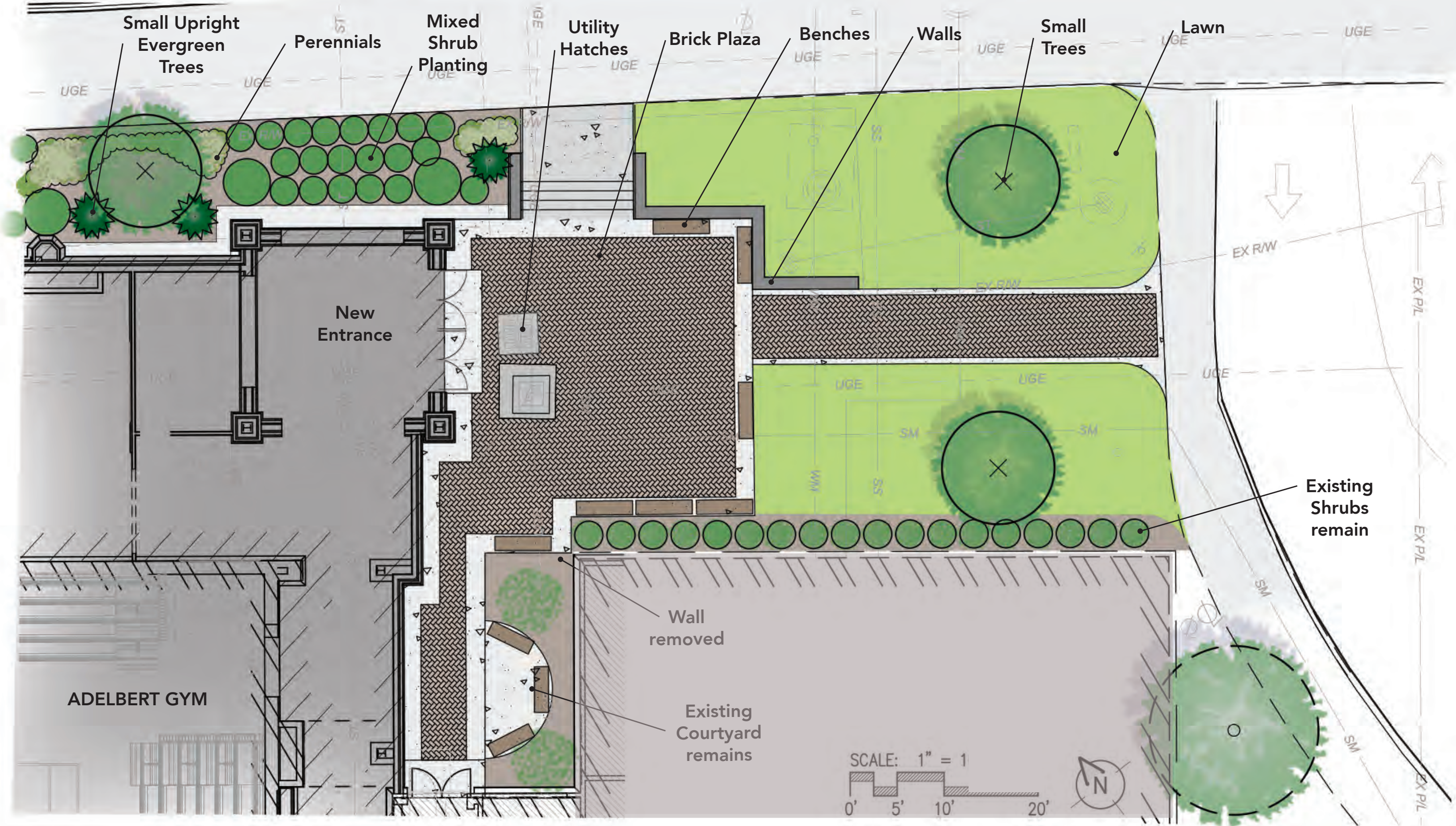
Existing Courtyard remains

MAIN ENTRY FROM PUBLIC PARKING

Existing Shrubs remain



ADELBERT ROAD



ENTRY PLAZA LANDSCAPE PLAN

TREES



Serviceberry



Yellowwood



Hick's Yew

SHRUBS



Hummingbird Summersweet



Sikes Dwarf Oakleaf Hydrangea



Munchkin Oakleaf Hydrangea



Winterberry Holly



September Song Rhododendron

PERENNIALS



Amazing Grace Moss Phlox



May Breeze Woodland Phlox



PREVIOUS SCHEMATIC
DESIGN SUBMISSION

ONE to ONE
FITNESS



JANUARY 23, 2025



REVISED DESIGN

MAIN ENTRY TOWER PERSPECTIVE



PREVIOUS SCHEMATIC
DESIGN SUBMISSION



JANUARY 23, 2025



REVISED DESIGN

LOBBY ADDITION PERSPECTIVE



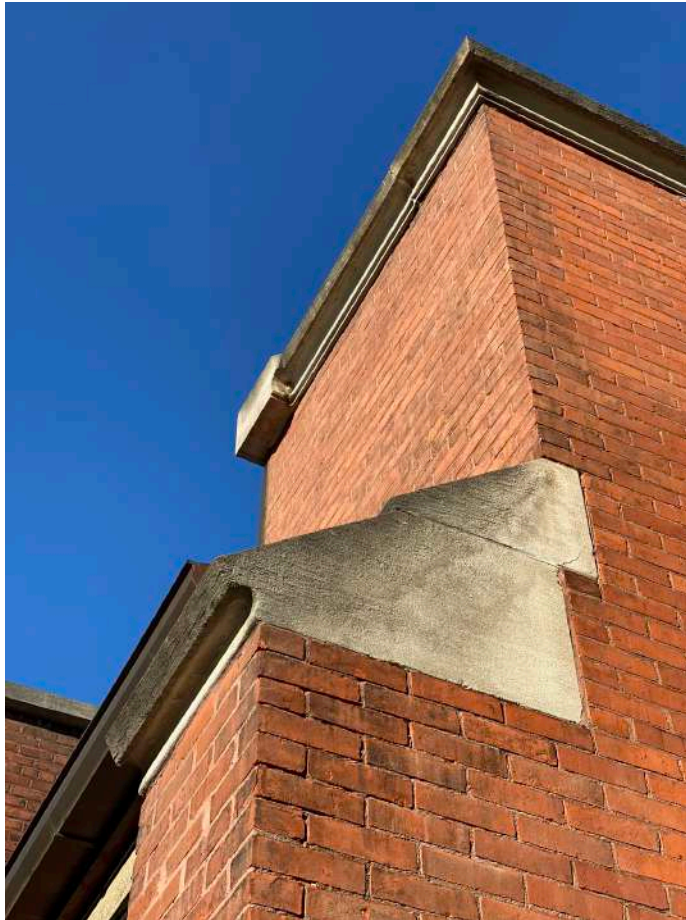


JANUARY 23, 2025



REVISED DESIGN

ELEVATOR TOWER & WEIGHT ROOM (ALTERNATE) PERSPECTIVE

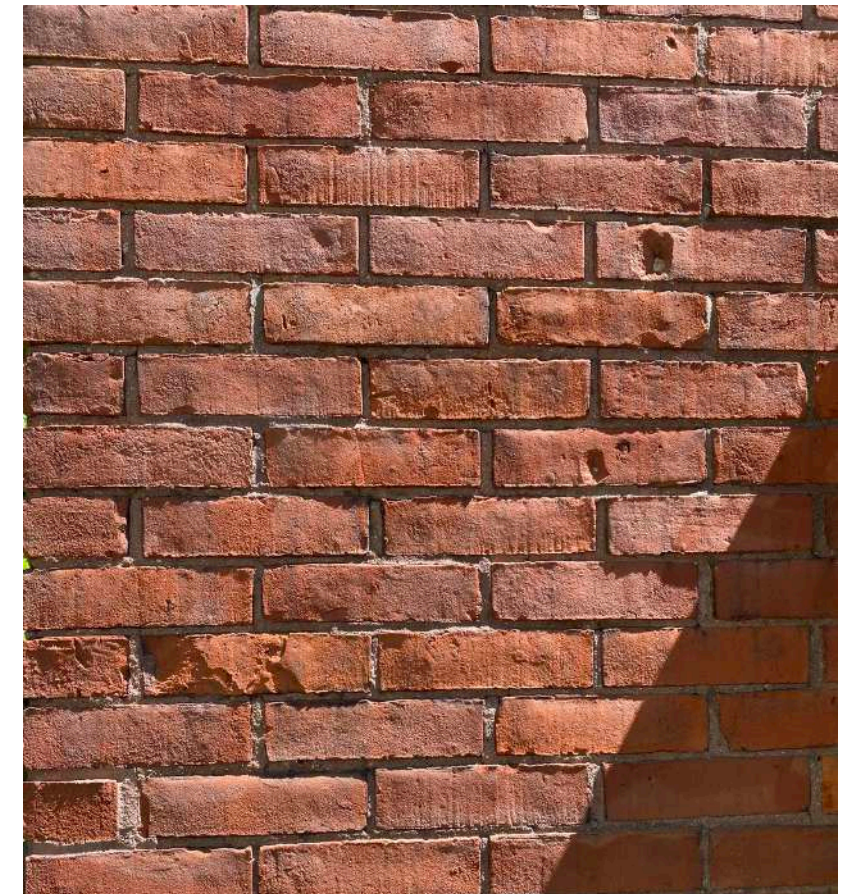
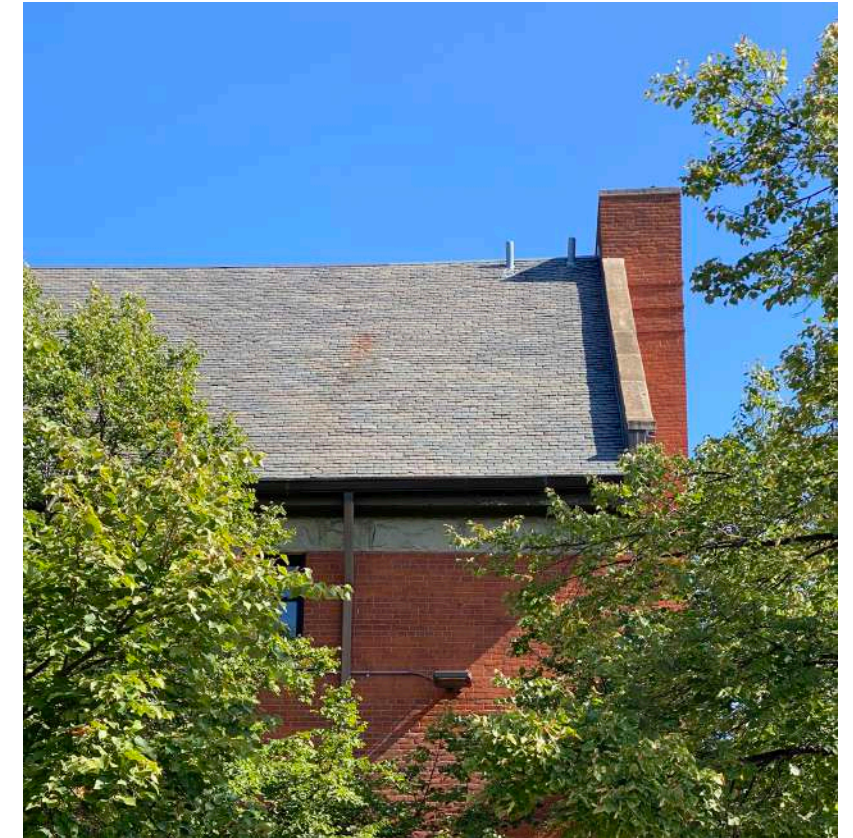


The existing Adelbert Gymnasium contains four major exterior materials: brick masonry for the main wall material, cast stone for building highlights (such as entry ways, edges and other openings), as well as, a continuous wainscot-like band at grade that surrounds the entirety of the existing structure, glazing and framing systems, and finally, roofing shingles. The architectural style of the Gymnasium additions, which include the Entry Tower, the Main Lobby, the Elevator Tower and the Weight Room (Note: the Weight Room is an alternate) will visually integrate the existing materials of Adelbert in regards to colors, textures and proportions; Which will be respecting the original design and surrounding context at Case Western Reserve University.

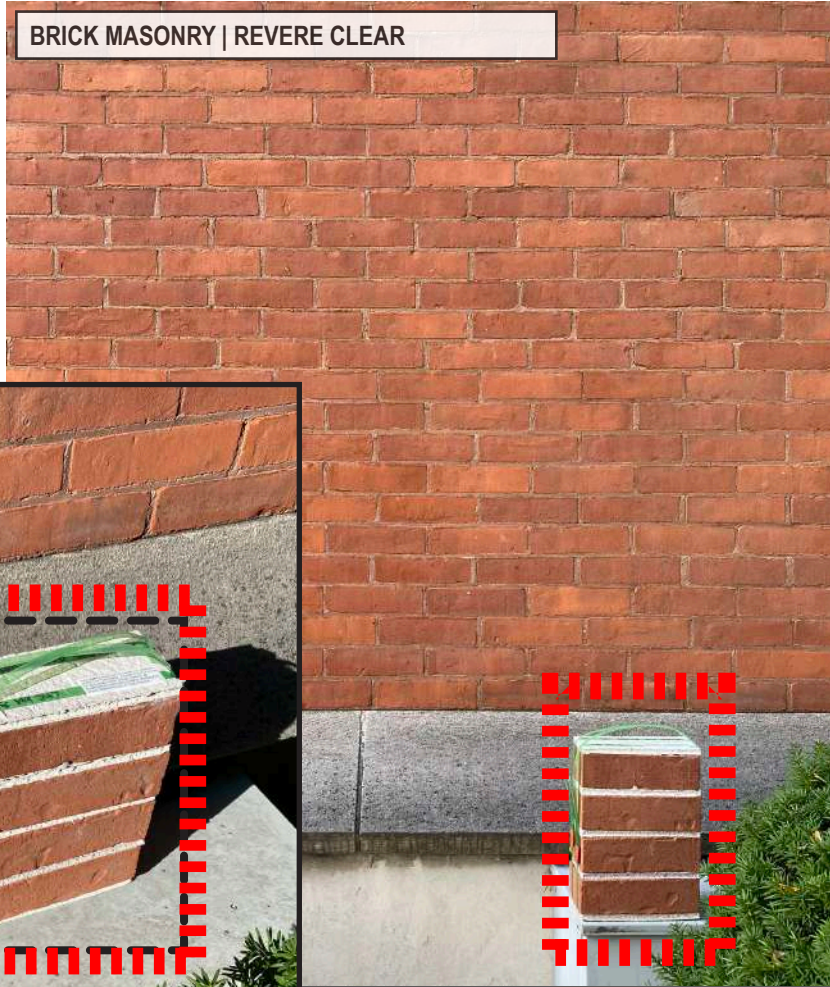
The brick masonry material specified on the new building additions will be of similar color, texture and size at all exterior wall locations. OSports is working closely with The Belden Brick Company to ensure a close match, including grout color. Similar to that of the brick, OSports will be completing the same process with Pompili Precast Concrete for the cast stonework to guarantee the new building additions match the existing conditions at Adelbert.

The curtain-wall glass framing system on the new additions will be bronze anodized aluminum, which will be a similar match to the existing window framing at Adelbert. This color is within the manufacturers standard color range at Kawneer.

The final exterior material is the roofing shingles. When specifying the asphalt roof shingles, the proposed color will be relatively lighter than what is seen on the Adelbert Gym roof today. OSports as been working with TAMKO Building Products, specifically honing in on the Titan XT line of color options, which is a cool roof rated line.



EXTERIOR MATERIAL SCHEDULE	PRODUCT	MANUFACTURER	COLOR	COMMENTS
	ASPHALT ROOF SHINGLES	TAMKO BUILDING PRODUCTS	TITAN XT OLDE ENGLISH PEWTER	MAINTAINING A LIGHTER COLOR THAN EXISTING
	BRICK MASONRY	THE BELDEN BRICK COMPANY	REVERE CLEAR SANDED VELOUR SO 78-199547	BRICK COLOR TO MATCH EXISTING ADELBERT GYMNASIUM
	CAST STONE	POMPILI PRECAST CONCRETE	CUSTOM COLOR: REFER TO SAMPLE BELOW	CAST STONE COLOR TO MATCH EXISTING ADELBERT GYMNASIUM
	CURTAINWALL FRAME SYSTEM	KAWNEER	DARK BRONZE ANODIZED #40	STANDARD COLOR
	WALL MOUNTED LIGHTING SCONCE	HUBBARDTON FORGE	COASTAL DARK SMOKE	35.9" x 5.5" x 4.1" VERTICALLY INSTALLED

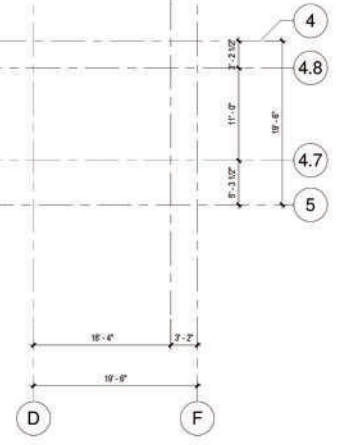
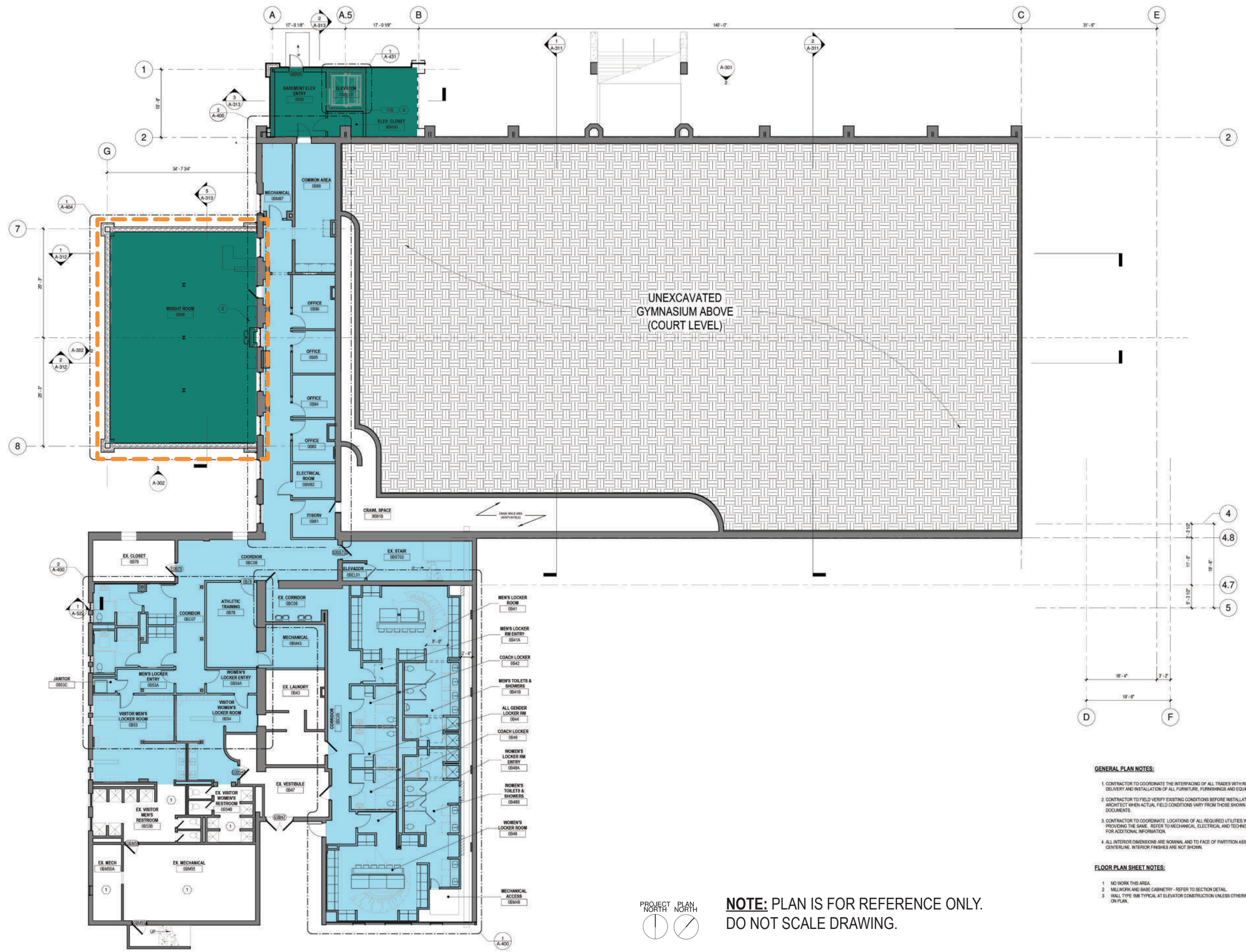




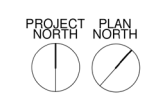


PLAN LEGEND

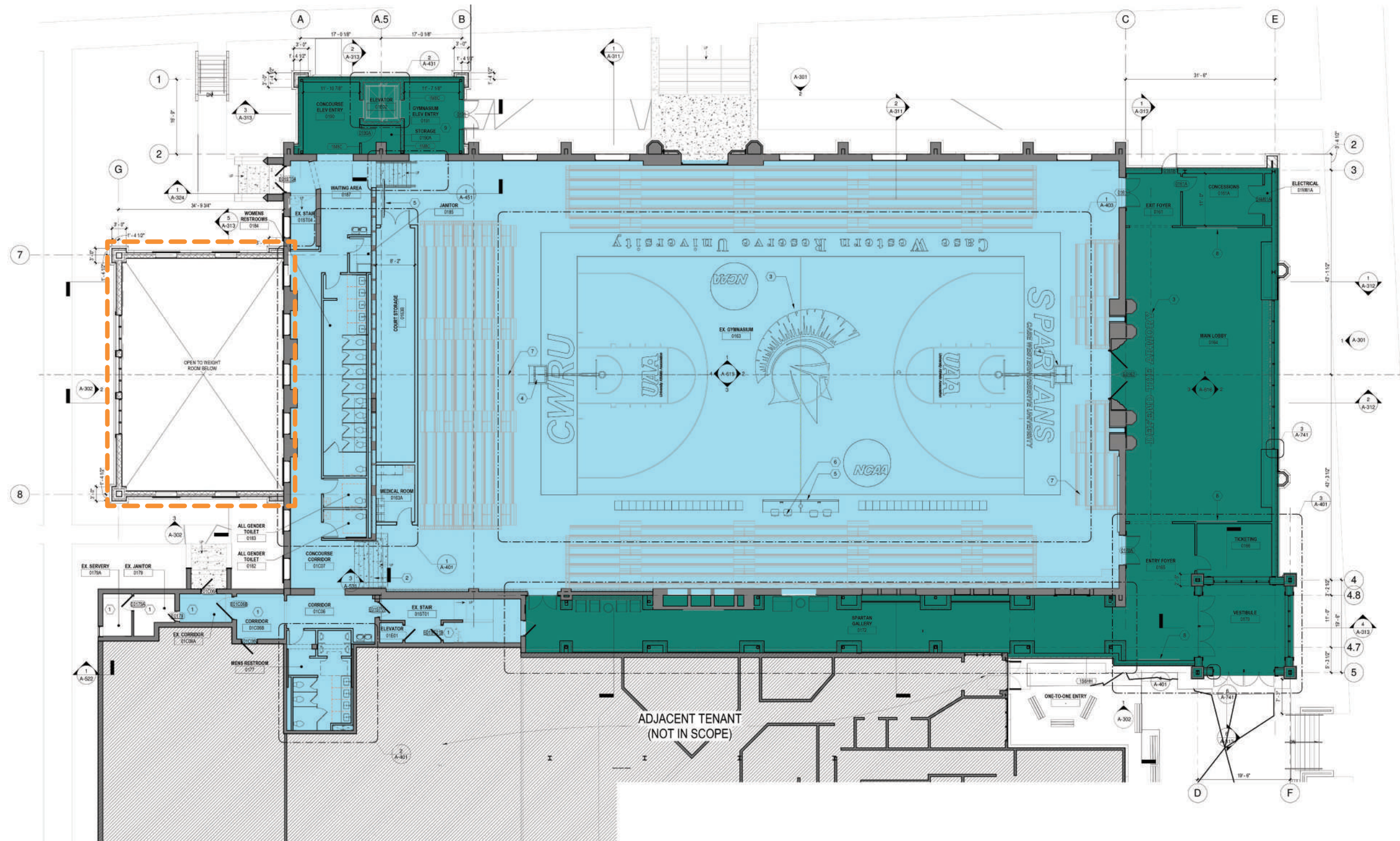
- BUILDING ADDITIONS
- AREA OF RENOVATIONS
- PROPOSED ALTERNATE
- EXISTING SPACE; NO WORK
- CONCRETE AREA



- GENERAL PLAN NOTES:**
1. CONTRACTOR TO COORDINATE THE INTERFACING OF ALL TRADES WITH RESPECT TO DELIVERY AND INSTALLATION OF ALL FURNITURE, FURNISHINGS AND EQUIPMENT.
 2. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BEFORE INSTALLATION. CONSULT ARCHITECT WHEN ACTUAL FIELD CONDITIONS VARY FROM THOSE SHOWN ON CONSTRUCTION DOCUMENTS.
 3. CONTRACTOR TO COORDINATE LOCATIONS OF ALL REQUIRED UTILITIES WITH THE TRADE PROVIDING THE SAME. REFER TO MECHANICAL, ELECTRICAL AND TECHNOLOGY DRAWINGS FOR ADDITIONAL INFORMATION.
 4. ALL INTERIOR DIMENSIONS ARE NOMINAL AND TO FACE OF PARTITION ASSEMBLY OR COLUMN CENTERLINE. INTERIOR FINISHES ARE NOT SHOWN.
- FLOOR PLAN SHEET NOTES:**
1. NO WORK THIS AREA.
 2. MILLWORK AND BASE CABINETS - REFER TO SECTION DETAIL.
 3. WALL TYPE IWB TYPICAL AT ELEVATOR CONSTRUCTION UNLESS OTHERWISE NOTED ON PLAN.



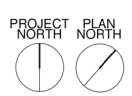
NOTE: PLAN IS FOR REFERENCE ONLY. DO NOT SCALE DRAWING.



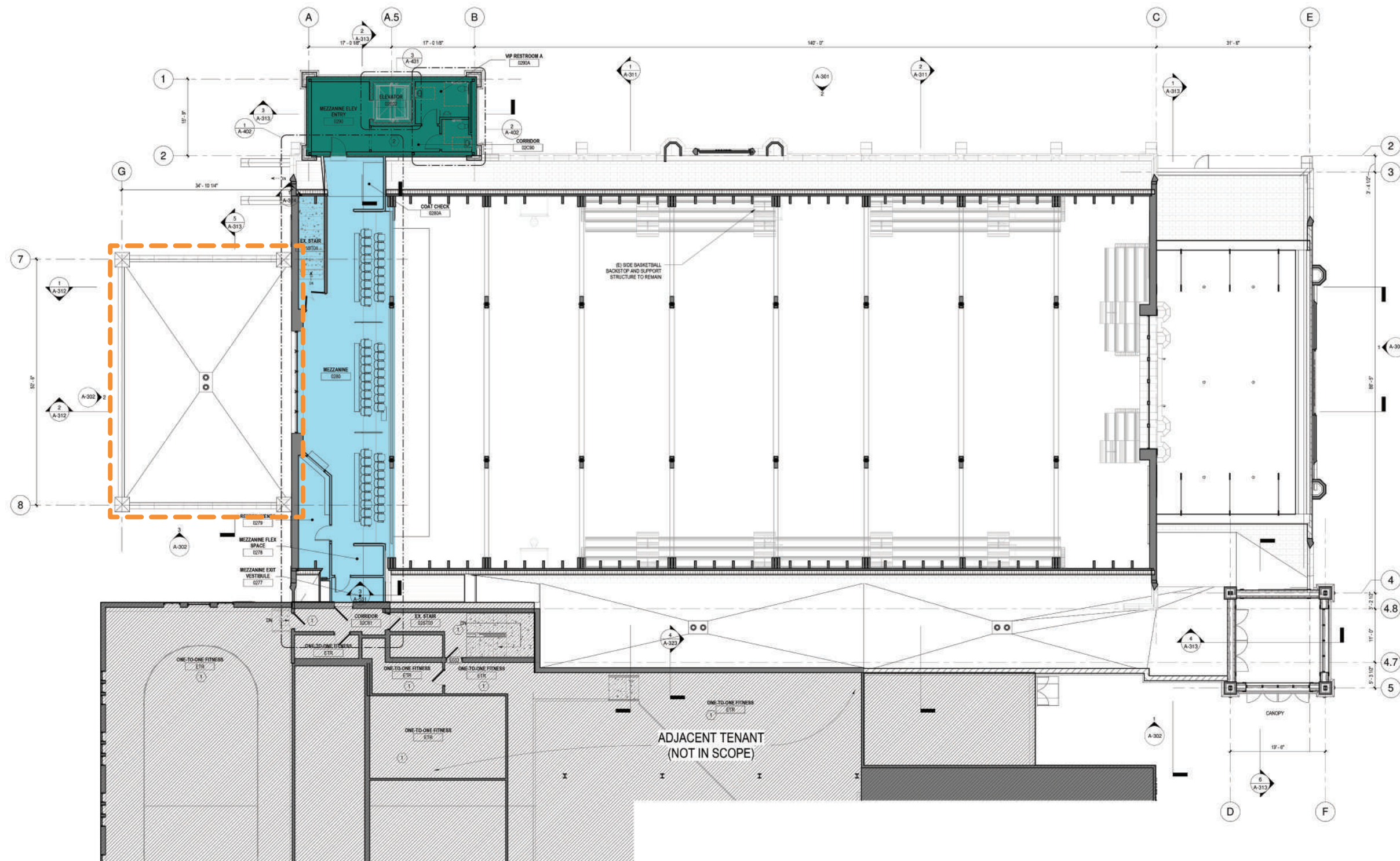
PLAN LEGEND

- BUILDING ADDITIONS
- AREA OF RENOVATIONS
- PROPOSED ALTERNATE
- EXISTING SPACE; NO WORK
- CONCRETE AREA
- BRICK PAVER AREA

- FLOOR PLAN SHEET NOTES:**
- 1 NO WORK THIS AREA
 - 2 EXISTING STAIR FROM COURT TO CONCOURSE LEVEL TO BE SALVAGED AND REFINISHED
 - 3 FLOOR GRAPHIC
 - 4 BASKETBALL HOOP ASSEMBLY
 - 5 LOCATION OF SCOREBOARD - REFER TO ELECTRICAL DRAWINGS
 - 6 FURNITURE BY OTHERS
 - 7 BLEACHER SEATING - REFER TO MANUFACTURER FOR INSTALLATION
 - 8 WALL MOUNTED MONITOR
 - 9 WALL TYPE 188 TYPICAL AT ELEVATOR CONSTRUCTION UNLESS OTHERWISE NOTED ON PLAN



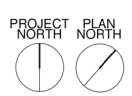
NOTE: PLAN IS FOR REFERENCE ONLY.
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PLAN LEGEND

- BUILDING ADDITIONS
- AREA OF RENOVATIONS
- PROPOSED ALTERNATE
- EXISTING SPACE; NO WORK
- CONCRETE AREA

FLOOR PLAN SHEET NOTES:
 1 NO WORK THIS AREA
 2 WALL TYPE IS TYPICAL AT ELEVATOR CONSTRUCTION UNLESS OTHERWISE NOTED ON PLAN



NOTE: PLAN IS FOR REFERENCE ONLY.
 DO NOT SCALE DRAWING.



Warner & Swasey

5701 Carnegie Ave

Site Plan – Schematic Approval
Site Demolition – Final Approval
03.20.2025

 Moody Nolan

PENNROSE
Bricks & Mortar | Heart & Soul

Euclid Corridor Design Review

1. Written Project Summary
2. Site Location
3. Site Context
4. Existing Conditions
5. Proposed Demolition
6. Proposed Design

Written Project Statement

Warner & Swasey – 5701 Carnegie Ave

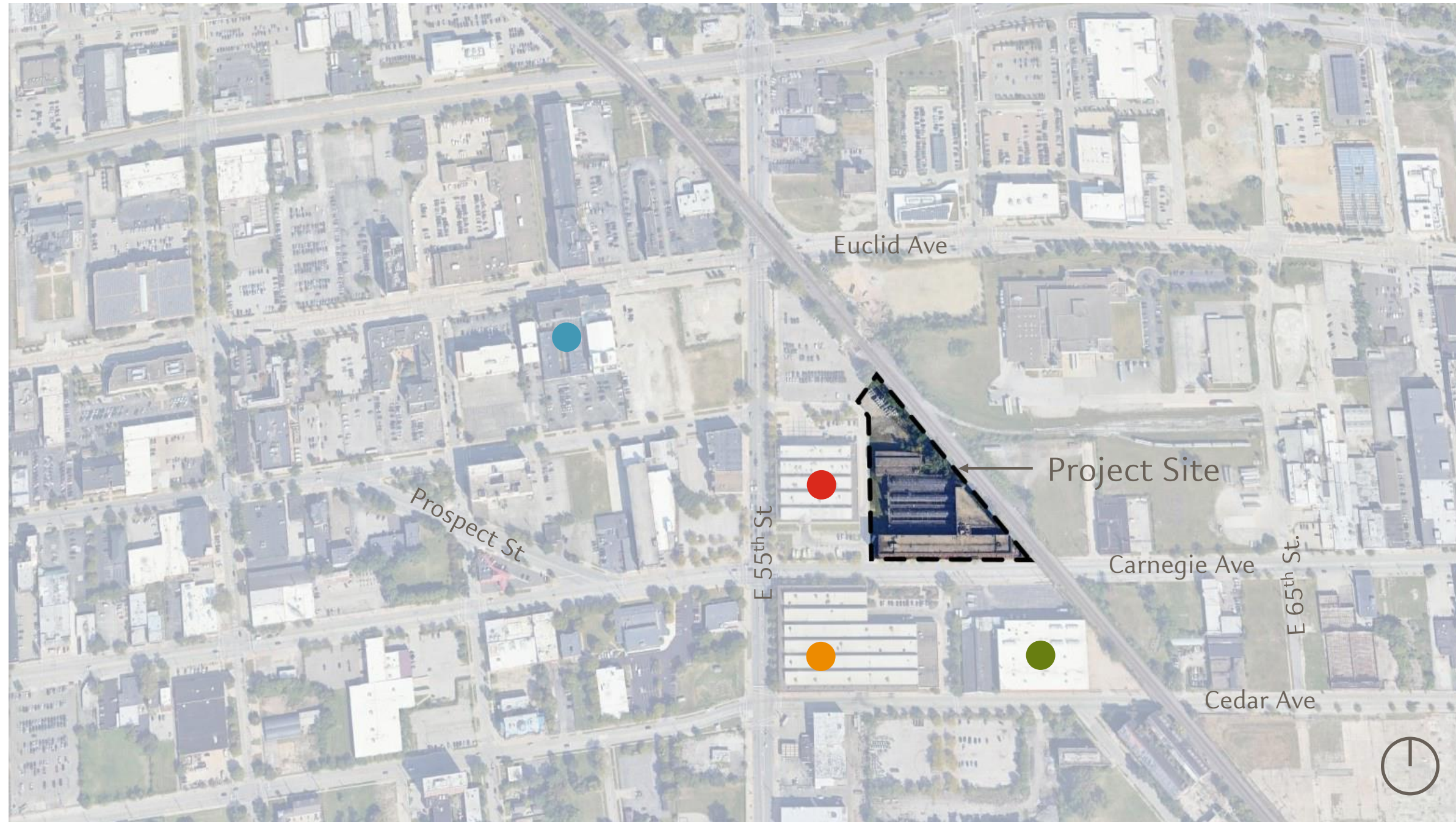
The Warner & Swasey building is a 5-story red brick building, L-shaped in plan, that wraps around a 1-story structure comprised of four shed roofs. Each floor plate is about 32,000SF. The buildings were constructed between 1905-1918. The site has been vacant since the manufacturing company left the facility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



Demolition



Demolition



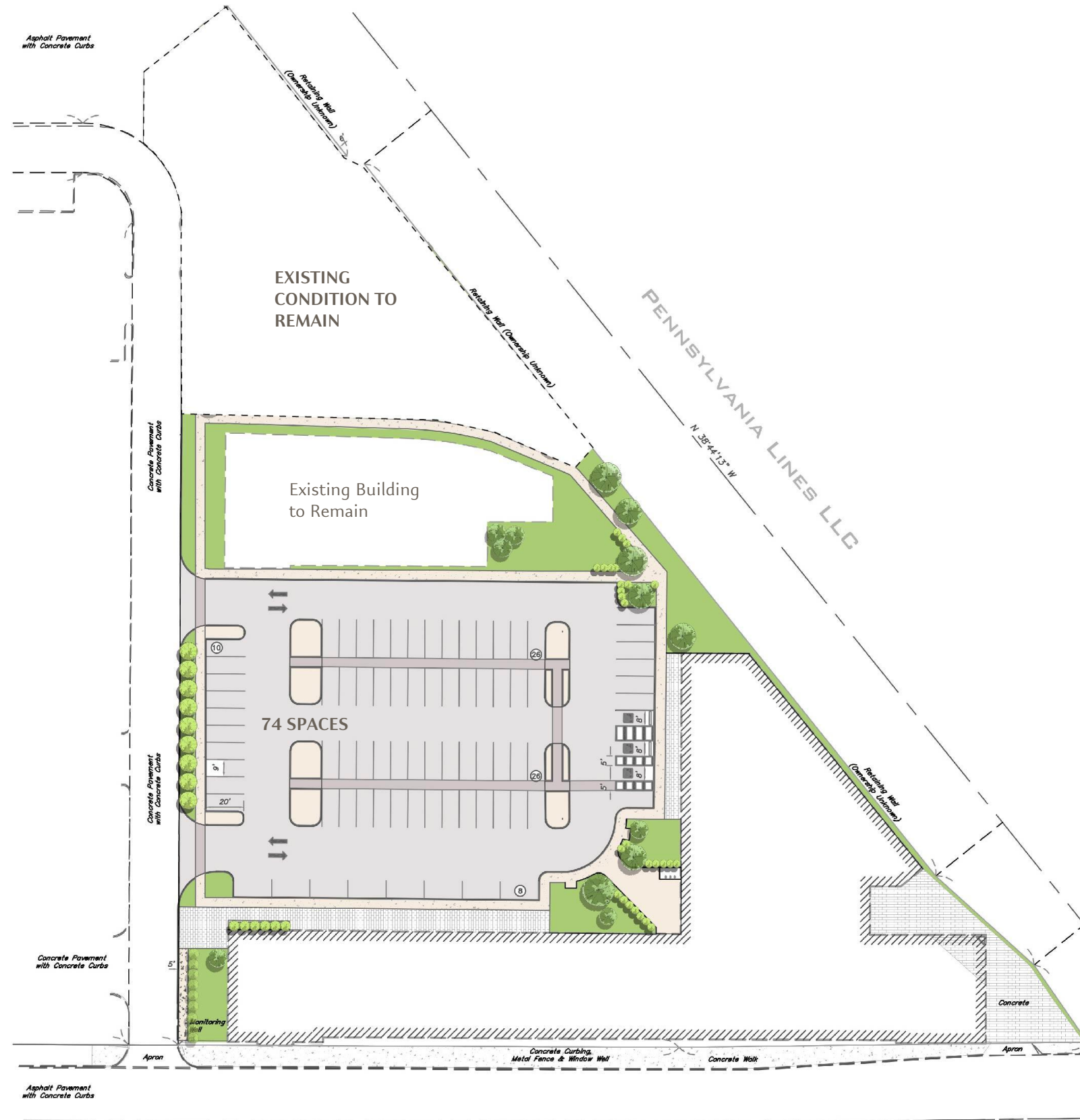
Existing Building 6 & Sheds (To be Demolished)

Demolition



Existing Gas Building (To be Demolished)

Site Plan



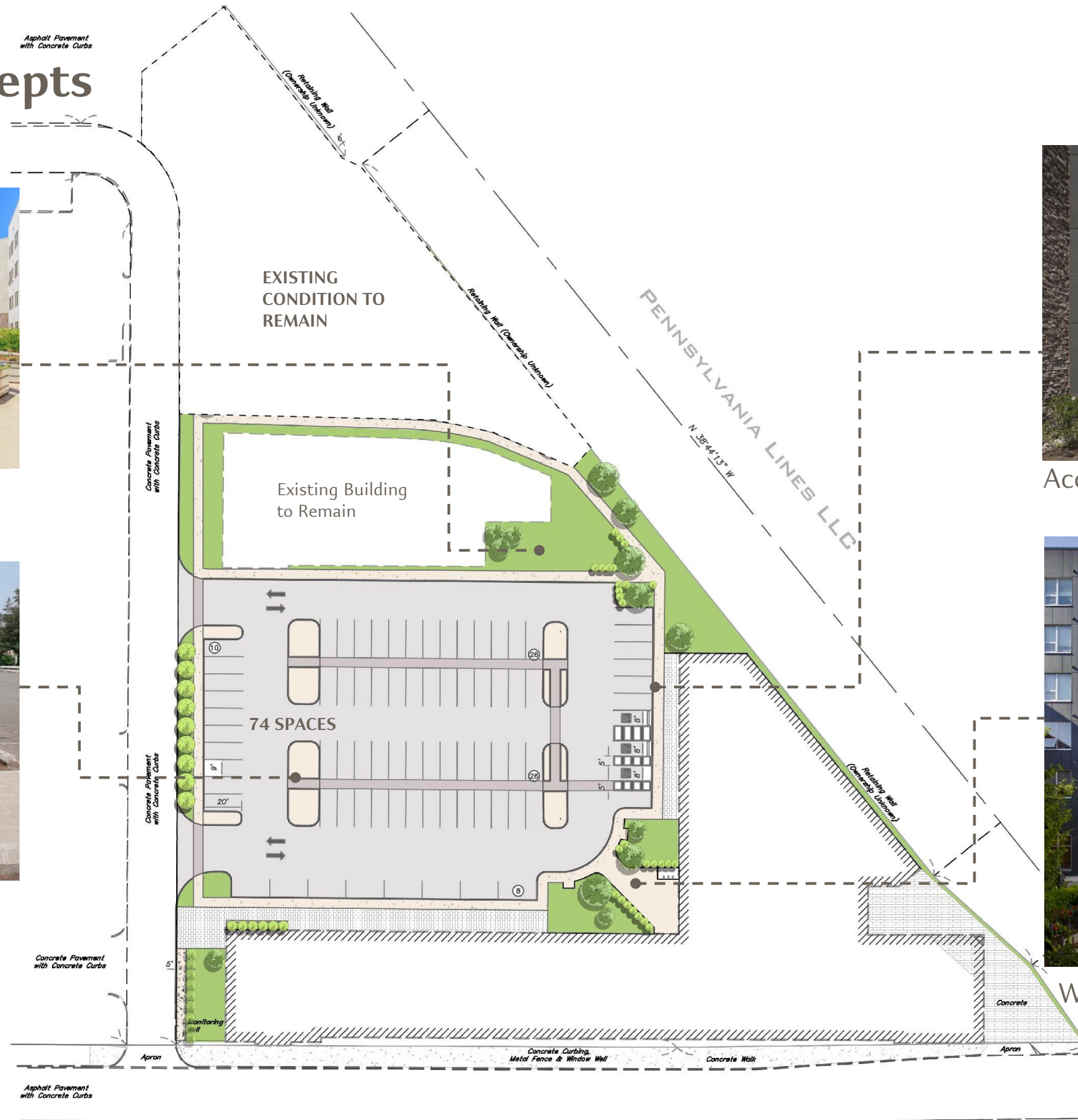
Site Amenity Concepts



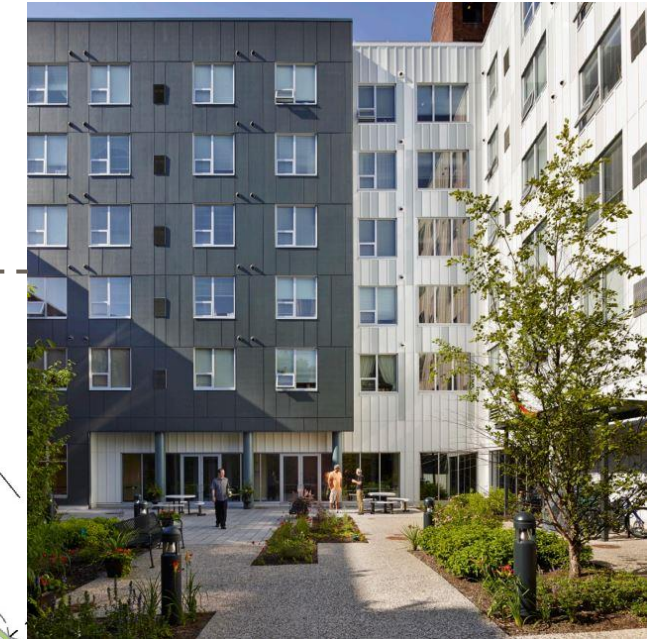
Raised Planter Beds



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

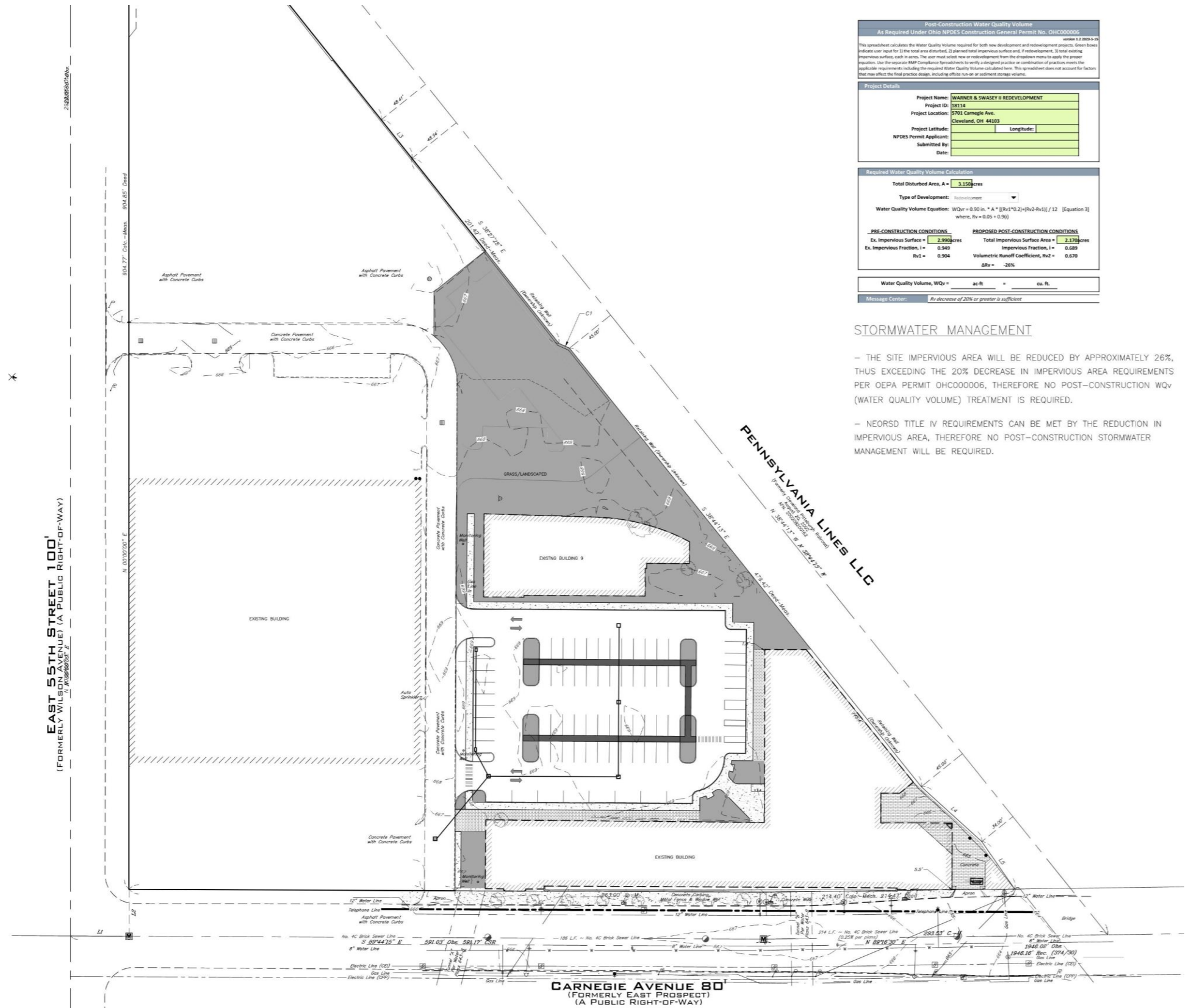
Color: British Green



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

Plant Schedule				
Key	Botanical / Common Name	Size	Cond.	Spacing
Trees				
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
Shrubs				
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.

Stormwater Management

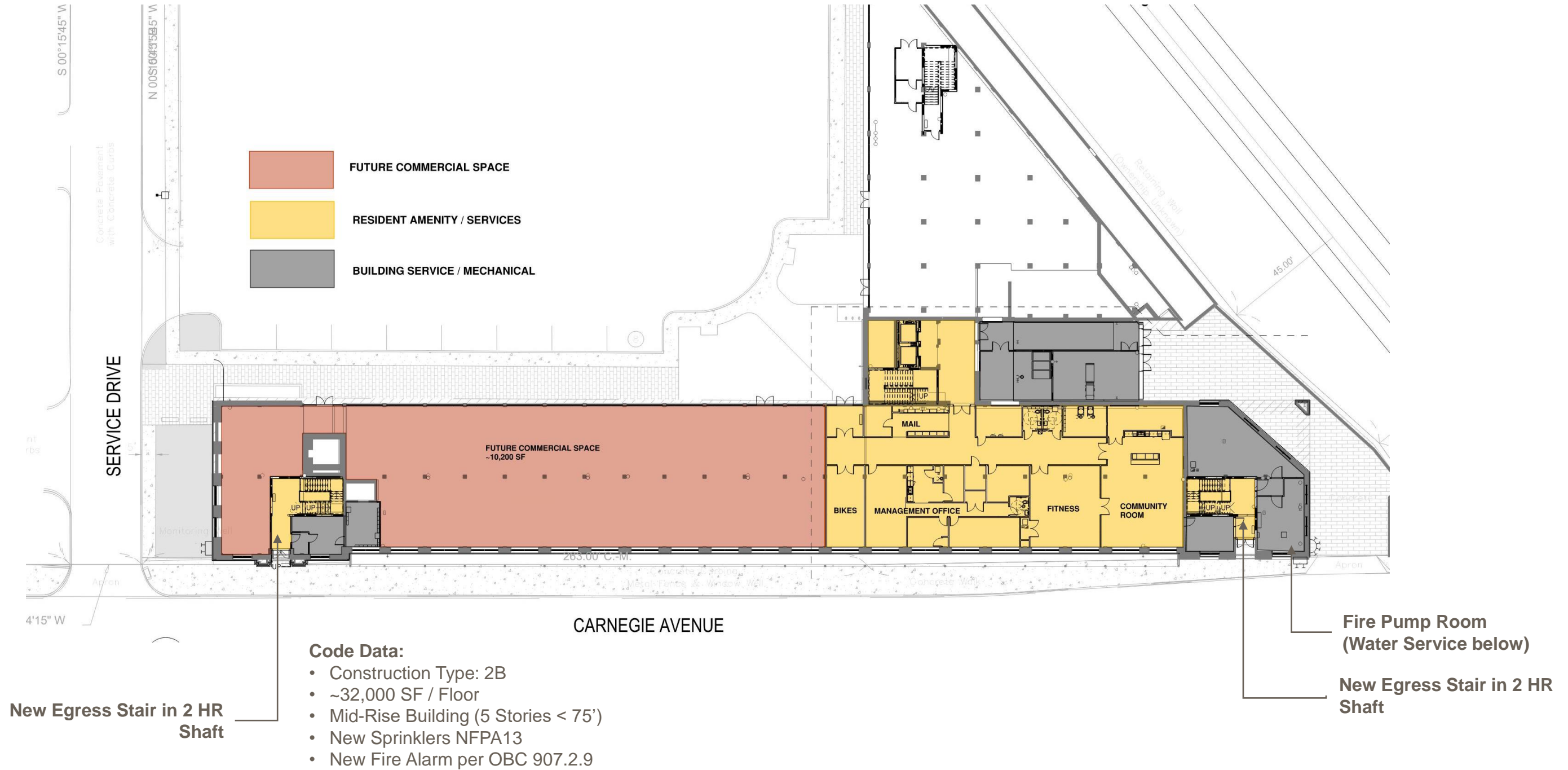


Post-Construction Water Quality Volume	
As Required Under Ohio NPDES Construction General Permit No. OHC000006	
Version 12/2023-24	
This spreadsheet calculates the Water Quality Volume required for both new development and redevelopment projects. Green boxes indicate user input for 1) the total area 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.	
Project Details	
Project Name:	WARNER & SWASEY II REDEVELOPMENT
Project ID:	18114
Project Location:	5701 Carnegie Ave. Cleveland, OH 44103
Project Latitude:	Longitude:
NPDES Permit Applicant:	
Submitted By:	
Date:	
Required Water Quality Volume Calculation	
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, $Rv = 0.05 + 0.9(i)$	
PRE-CONSTRUCTION CONDITIONS	
Ex. Impervious Surface, I =	2.990 acres
Ex. Impervious Fraction, I =	0.949
Rv1 =	0.904
PROPOSED POST-CONSTRUCTION CONDITIONS	
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 OHC000006, 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



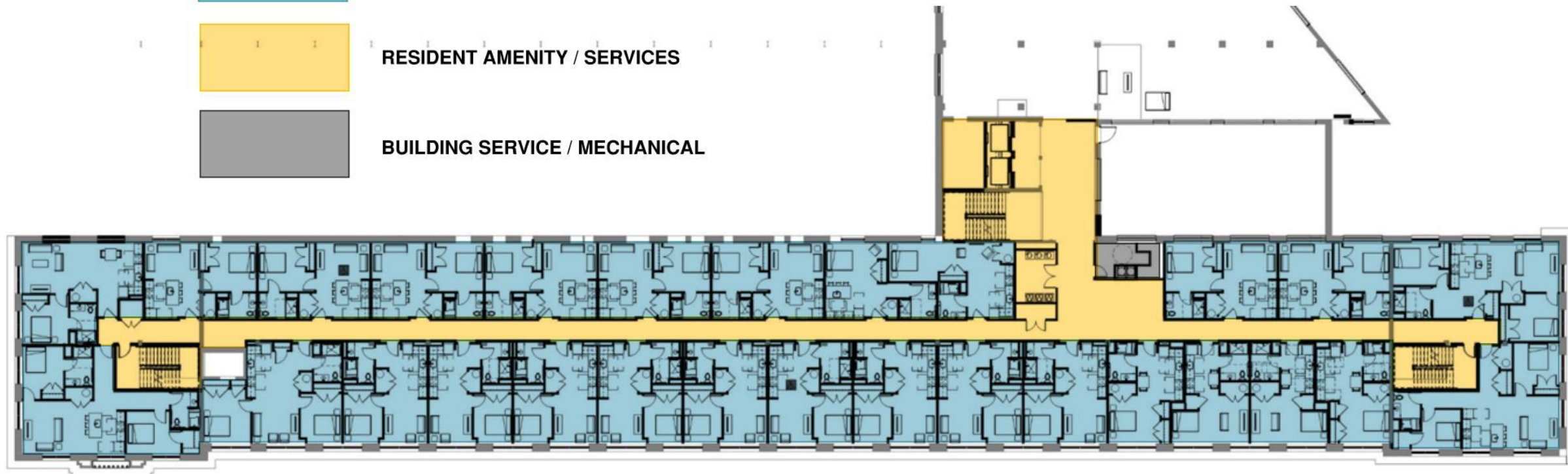
RESIDENTIAL UNIT



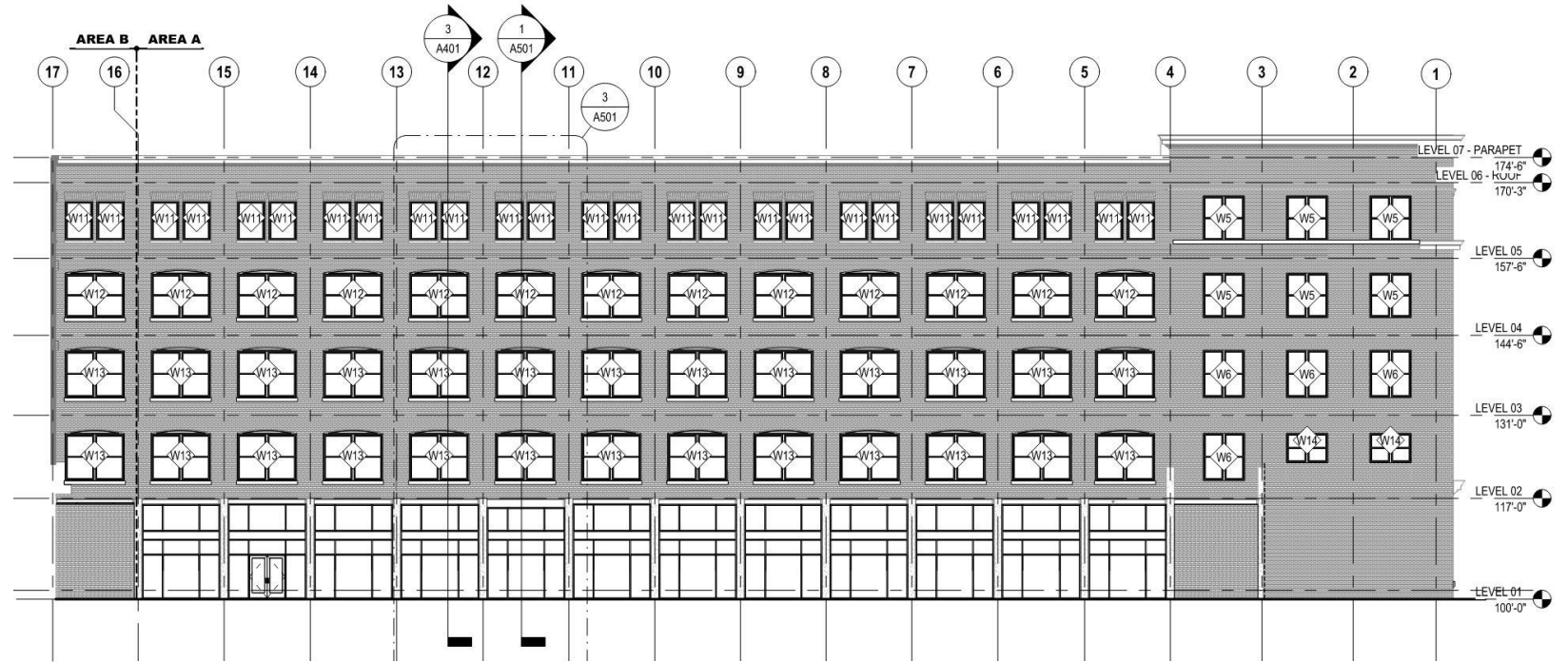
RESIDENT AMENITY / SERVICES



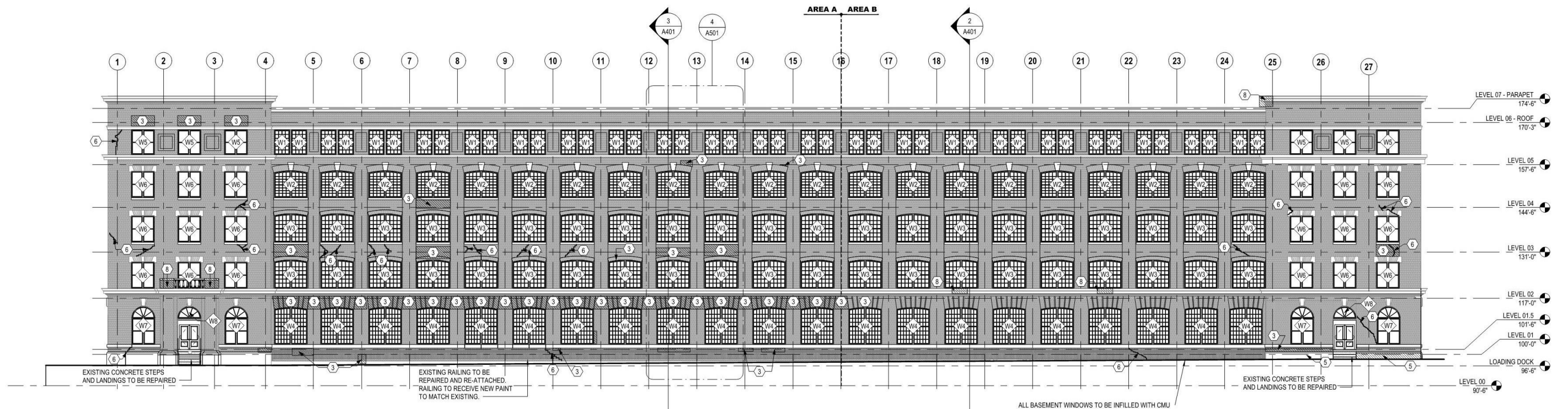
BUILDING SERVICE / MECHANICAL



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