

NORTHEAST OHIO REGIONAL SEWER DISTRICT SCALE STORMWATER DEMONSTRATION PROJECTS

Application

Application Date: April 26, 2013

Community: City of Cleveland, Ohio City, Hingetown

Project Manager: Marika Shioiri-Clark+Graham Veysey

Mailing Address: 1455 W. 29th Street, Cleveland OH 44113

Phone Number: 216-367-2928

Email: marika@soshl.com graham@nwaterp.com

Name of Project: *Water Collection and Living Wall at the Striebinger Block*

Location of Proposed Project (address): 2901-2909 Detroit Ave. and 1406-1434 W. 29th
Cleveland, OH 44113

Approximate Square Footage of Stormwater Control Measure: _____

Project Start Date: 6/1/2013 Project End Date: 8/15/2013

Estimated Total Project Cost: \$ 44,480

Amount Requested: 29,980

Hinge
TOWN

THE BLOCK



2013 WATERSHED GRANTS PROGRAM
SMALL SCALE STORMWATER
DEMONSTRATION PROJECTS (S3DP)
APPLICATION

**WATER COLLECTION AND LIVING
WALL AT THE STRIEBINGER BLOCK**

Project Managers:
Graham Veysey
Marika Shioiri-Clark

INTRODUCTION

The developers of Hingetown – part of the Ohio City neighborhood in Cleveland – propose a stormwater demonstration project that will be a *Water Collection and Living Wall at the Striebinger Block*. The *Striebinger Block* is one in a collection of buildings the developers are redeveloping. The water collection will be on the roof and in the back courtyard of the *Striebinger Block* and the living wall will create a green band around the brick façade of the building located at W. 29th and Detroit in Cleveland, Ohio.

The two chief managers of the Hingetown development bring in-kind skill sets that will help in the design and marketing of the project. Marika Shioiri-Clark was named one of the top 100 Public Interest Designers in America and has a strong background in design and architecture through her training at the Harvard Graduate School of Design. Her partner, Graham Veysey, has a track record in development and marketing – serving on the development team of the Ohio City Farm and the Ohio City Firehouse. He is also an Emmy award winning video producer. The unique nature of the proposed project, the high visibility of the project due to its location, and the skill sets of the developers will make the *Water Collection and Living Wall at the Striebinger Block* a compelling and exciting project.

PROJECT SUMMARY

In February 2013, the Striebinger Block, LLC purchased the building at W. 29th and Detroit Avenue. The two building managers – Marika Shioiri-Clark and Graham Veysey – are both the majority owners as well as neighborhood residents. Shioiri-Clark and Veysey are the two project managers overseeing the NEORS application and will manage all execution of the stormwater demonstration project.

The goal of the project is to divert and collect rainwater from both the roof of the Striebinger building and the large adjacent concrete courtyard, and use it to irrigate a new living wall on the West 29th street façade of the building. Altogether the project will encompass an area of over 10,000 square feet. The former coal storage room located under the courtyard will be the storage location of the water storage tanks.

Water Collection and Living Wall at the Striebinger Block will leverage the scheduled new roof installation and gutter replacement to create a demonstration project at a highly visible location.

One of the newly planned downspouts will divert water into four 500 gallon tanks in the former coal room with two submersible 3-horsepower pump with a pressure switch that will automatically divert additional water in cases of extreme rain and snowmelt.

Centrifugal self-priming pumps will take the stored water and hydrate the living wall and also the planters in the courtyard.

The re-guttering of the building is planned for summer of 2013 so that the completion of the stormwater demonstration project will be completed in calendar year 2013.

VISIBILITY AND PUBLIC OUTREACH

The *Water Collection and Living Wall at the Striebinger Block* will be extremely visible to a diverse group of NEO citizens. Because of the demonstration project's location, millions of people will see it a year. Additionally, because of the unique nature of this demonstration project, the developers are confident that the project will garner a significant amount of earned media that will increase the awareness of NEORSD's efforts to an additional hundreds of thousands of people -- if not millions.

Based on analyzed NOACA data, over 2,000,000 cars drive past the intersection of W. 29th and Detroit/yr and the highly ridden 46+26 RTA bus lines pass by as well (route ridership 2,306,975/year). Additionally, 54,288 cyclists ride their bikes past the location of the demonstration project.

The location of the demonstration project is one of the most densely populated in the region. Within a ½ mile, there is one of the largest CMHA developments (Lakeview) and over 25 market rate condominiums, as well as the largest concentration of rehabbed historic housing in Cleveland. Within 200 yards of the demonstration project, there are 89 fully occupied market-rate apartments with 130 more breaking ground this spring.

The developer will pledge to put into lease agreements with the 24 tenants in both the Striebinger Block and their building directly across the street (The Ohio City Firehouse) to include a mounted card explaining the demonstration project and NEORSD involvement. The tenants represent residential, office, and retail. Metrics are not recorded for all tenants but one, for example, is Rising Star Coffee Roasters that have over 56,000 visitors per year (based on March 2013 data).

Finally, one of the has pledged to produce a 3-5 minute web documentary for YouTube and post on www.hingetown.com, ohiocityfirehouse.com, Facebook, Twitter, and provide as a tool for NEORSD.

ABILITY TO PROVIDE LONG-TERM MAINTENANCE

The two project managers are the majority owners of the Striebinger Block and have complete site control. Projected operational budgets will more than suffice for long term maintenance. Because of the visibility of the project, the developers are incentivized to keep the wall in good health. Anticipated maintenance will be in replanting plants as needed, maintaining and refilling the irrigation system, and monitoring the storage system for back-up, overflow, and other problems. The project managers will easily be able to carry out these tasks within the purview of their responsibilities managing the building. If further maintenance is required, to service pumps, for example, the project managers will hire at their expense the necessary qualified repair people to complete this work.

Expenses	In-Kind Services/Materials	Budget Request	Total Cost
Labor	\$14,500	\$6,300	\$20,900
Materials	0	\$17,680	\$17,680
Equipment Rental	0	0	0
Plants and Soil	0	\$6,000	\$6,000
Other	0	0	0
Funding Totals	\$14,500	\$29,980	\$44,480

BUDGET SUMMARY

The budget for this project consists mainly of three areas: costs associated with the living wall structural system; the plants and soil themselves; and the costs of diverting, storing, and irrigating the system. We have also included in-kind services to cover marketing and outreach services for the project.

Living Wall Structural System:

420 18" x 8.5" GroVert Vertical Planters (mounting brackets included) @ \$30/unit to cover 482 vertical sq. ft. = **\$12,600**

Plants and Soil:

Estimated coverage of 482 vertical sq. ft. in native plants = **\$5,000**

Estimated soil coverage at 4" depth for 482 sq. ft. = **\$1,000**

Diversion, Storage and Irrigation:

100 GroVert Irrigation units to cover 482 vertical sq. ft. @ \$10/unit = **\$1,000**

4 500-gallon drum collectors @ \$600/unit = **\$2,400**

2 centrifugal self-priming pumps @ \$590/unit = **\$1,180**

Piping system to connect to irrigation system = **\$500**

Labor:

System mounting and installation services estimate = **\$6,300**

Total Budget Request = \$29,980

In-Kind services:

Landscape design services = **\$7,000**

Video production and marketing services = **\$5,000**

Horticultural consultation = **\$2,500**

Total In-Kind Services = **\$14,500**

Total Cost = \$44,480



City of Cleveland

Office of the Council

Joe Cimperman

Councilman, Ward 3

*Committees: Health & Human Services, Chair • Community & Economic Development •
Legislation • Public Parks, Property & Recreation*

February 4, 2013

To Whom It May Concern:

Let this serve as a letter of support for the Striebinger Block, LLC and their project at the corner of West 29th Street and Detroit Avenue.

This building is important in the continued revitalization of the northern part of the Ohio City neighborhood. The team behind Striebinger Block, LLC are solid and will work tirelessly to achieve the project's goal to "Transform an underutilized and undercurated part of the Ohio City neighborhood into a destination with a unique identity by leveraging and connecting the success of the Ohio City Market District, Gordon Square Arts District, and the Warehouse District." All of these locations are within a mile and a twenty-minute walk of this project. Also, due to the location along Detroit Avenue, it will be integral in the City's ongoing efforts to accommodate and encourage biking in our community.

This is an exciting time in this part of the Ohio City neighborhood. The Transformer Station's opening as well as the success of artisan businesses in the Ohio City Firehouse make this a ripe location for development.

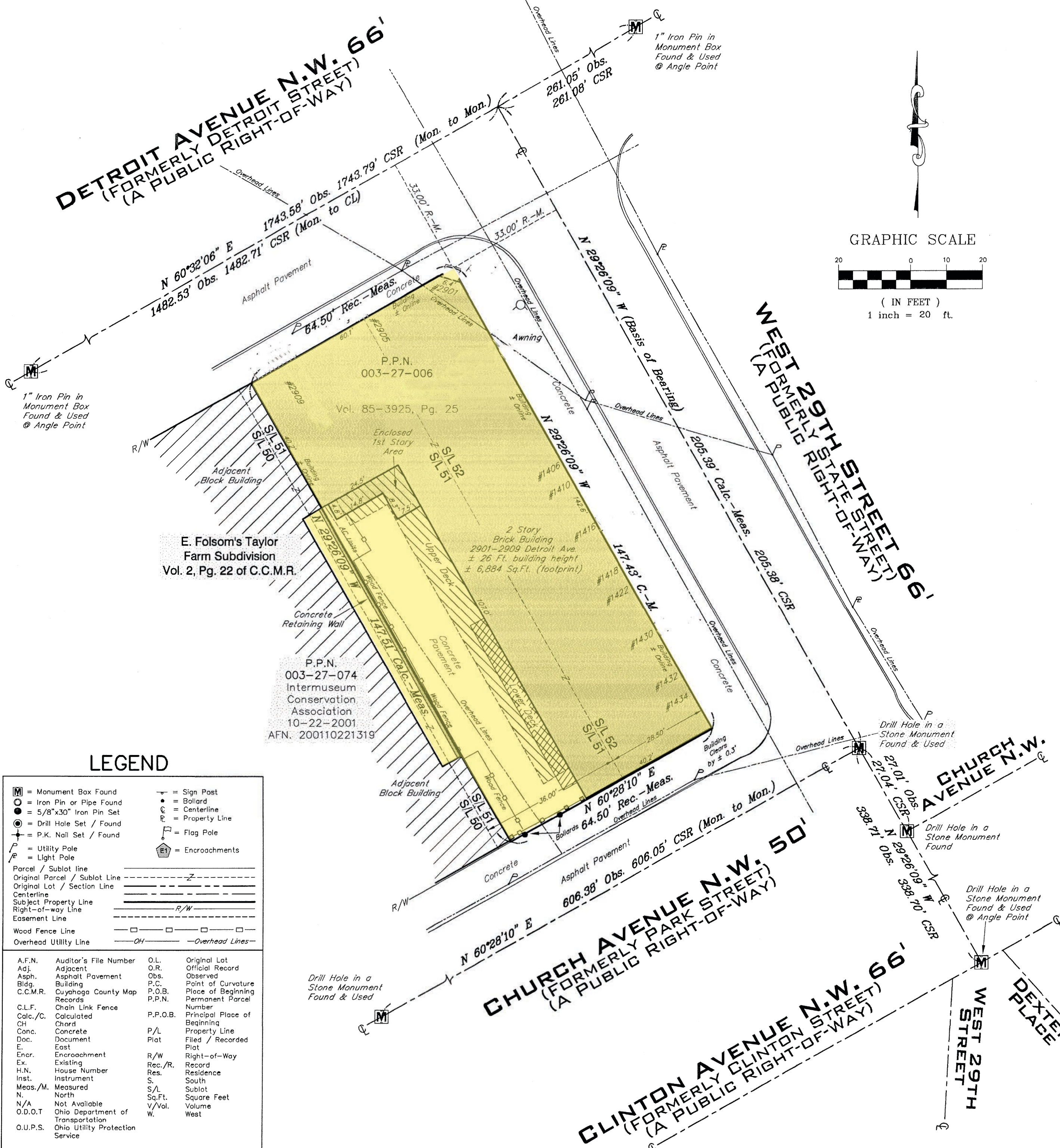
For decades, the Striebinger Block has not received the maintenance needed or the management the neighborhood deserves. The energy and effort to take this important corner and turn it into a vibrant part of the neighborhood warrants the City of Cleveland's support.

Please, let me know if there is anything I can do to help facilitate the City's support of this project.

Sincerely,

Joe Cimperman
Councilman, Ward 3

DETROIT AVENUE N.W. 66'
 (FORMERLY DETROIT STREET)
 (A PUBLIC RIGHT-OF-WAY)



1" Iron Pin in Monument Box Found & Used @ Angle Point

1" Iron Pin in Monument Box Found & Used @ Angle Point

GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

E. Folsom's Taylor Farm Subdivision
 Vol. 2, Pg. 22 of C.C.M.R.

P.P.N. 003-27-074
 Intermuseum Conservation Association
 10-22-2001
 AFN. 200110221319

LEGEND

- = Monument Box Found
- = Iron Pin or Pipe Found
- = 5/8"x30" Iron Pin Set
- = Drill Hole Set / Found
- = P.K. Nail Set / Found
- = Utility Pole
- = Light Pole
- = Sign Post
- = Bollard
- = Centerline
- = Property Line
- = Flag Pole
- = Encroachments
- = Parcel / Sublot line
- = Original Parcel / Sublot Line
- = Original Lot / Section Line
- = Centerline
- = Subject Property Line
- = Right-of-way Line
- = Easement Line
- = Wood Fence Line
- = Overhead Utility Line

A.F.N.	Auditor's File Number	O.L.	Original Lot
Adj.	Adjacent	O.R.	Official Record
Asph.	Asphalt Pavement	Obs.	Observed
Bldg.	Building	P.C.	Point of Curvature
C.C.M.R.	Cuyahoga County Map Records	P.O.B.	Place of Beginning
		P.P.N.	Permanent Parcel Number
C.L.F.	Chain Link Fence	P.P.O.B.	Principal Place of Beginning
Calc./C.	Calculated	P/L	Property Line
CH	Chord	Plat	Filed / Recorded Plat
Conc.	Concrete	R/W	Right-of-Way
Doc.	Document	Rec./R.	Record Residence
E.	East	S.	South
Encr.	Encroachment	S/L	Sublot
Ex.	Existing	Sq.Ft.	Square Feet
H.N.	House Number	V/Vol.	Volume
Inst.	Instrument	W.	West
Meas./M.	Measured		
N.	North		
N/A	Not Available		
O.D.O.T	Ohio Department of Transportation		
O.U.P.S.	Ohio Utility Protection Service		

CHURCH AVENUE N.W. 50'
 (FORMERLY PARK STREET)
 (A PUBLIC RIGHT-OF-WAY)

CLINTON AVENUE N.W. 66'
 (FORMERLY CLINTON STREET)
 (A PUBLIC RIGHT-OF-WAY)

CHURCH AVENUE N.W.

WEST 29TH STREET

DEXTER PLACE