

The Rudy Bruner Award for Urban Excellence

Capitol Theatre



Submitted by:

**Detroit Shoreway Community Development Organization
Cleveland, Ohio**

December 13, 2010

2011 RUDY BRUNER AWARD PROJECT DATA



PROJECT DATA

Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

NOTE: This sheet and a selected image will be sent to the Committee in advance.

Project Name _____ Location _____

Owner _____

Project Use(s) _____

Project Size _____ Total Development Cost _____

Annual Operating Budget (if appropriate) _____

Date Initiated _____ Percent Completed by December 1, 2010 _____

Project Completion Date (if appropriate) _____

Attach, if you wish, a list of relevant project dates 1979 UDAG saves Arcade/Theatre; 1997 GSAD Master Plan
May 14, 2008 Groundbreaking

Application submitted by:

Name _____ Title _____

Organization _____

Address 6516 Detroit Avenue, Suite 1 _____ City/State/Zip _____

Telephone () _____ Fax () _____

E-mail _____ Weekend Contact Number (for notification): _____

Perspective Sheets:

Organization _____ Name _____ Telephone/e-mail _____

Public Agencies _____

Architect/Designer _____

Developer _____

Professional Consultant _____

Community Group _____

Other _____

Please indicate how you learned of the *Rudy Bruner Award for Urban Excellence*. (Check all that apply).
 Direct Mailing Magazine Announcement Previous Selection Committee member Other (please specify)
 Professional Organization Previous RBA entrant Online Notice
 Bruner/Loeb Forum

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Signature _____ Date _____

2011
RUDY BRUNER AWARD
PROJECT
AT-A-GLANCE



PROJECT AT-A-GLANCE

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Project Name _____

Address _____

City/State/ZIP _____

1. Give a brief overview of the project.

2. Why does the project merit the *Rudy Bruner Award for Urban Excellence*? (You may wish to consider such factors as: effect on the urban environment; innovative or unique approaches to any aspect of project development; new and creative approaches to urban issues; design quality.)

2011 RUDY BRUNER AWARD PROJECT DESCRIPTION



PROJECT DESCRIPTION

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1. Describe the underlying values and goals of the project. What, if any, significant trade-offs were required to implement the project?

2. Briefly describe the project's urban context. How has the project impacted the local community? Who does the project serve? How many people are served by the project?

2011 RUDY BRUNER AWARD AWARD USE



AWARD USE

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Please separate this page from the rest of the application. Award Use should be submitted in a sealed envelope along with the application materials. It will not be used in judging entries or be seen by members of the Selection Committee.

Please describe how *Award* monies will be used to benefit the project. (The *Award* check will be made out to the Applicant unless otherwise specified.)

** This statement should be signed by the applicant. Photocopies or facsimile copies of the statement with original signature is acceptable. Award Use statement should be submitted in a sealed envelope along with the application materials.

Name and Title

Date

2011
RUDY BRUNER AWARD
ARCHITECT
OR DESIGNER
PERSPECTIVE



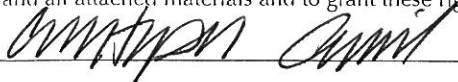
ARCHITECT OR DESIGNER PERSPECTIVE

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This sheet is to be filled out by a design professional who worked as a consultant on the project, providing design, planning, or other services.

Name	Christopher Auvil	Title	Director of Design
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Signature  Date 12-2-10

1. Describe the design concept of this project, including urban design considerations, choice of materials, scale, etc.

The Capital Theatre is unique in that it is an integral component of the Gordon Square Arcade, a large mixed-use complex that was built in the 1920's. The complex consists of offices, retail, restaurants, residential, and, last but certainly not least, the Capital Theatre itself. Our objective was to transform the vacant movie theatre into a state-of-the-art, digital 3-screen multiplex while maintaining the historic nature of the original space. The original approximately 1,400 seat theatre was subdivided into two 100 seat, stadium style balcony theatres and one 450 seat main theatre. Original decorative plaster moldings were retained wherever possible, and, where not salvageable or already missing, replaced with simple drywall enclosures.

The original lobby, which opened directly to the street, was restored and a new ticket booth was added. The original marquee was restored with new lighting and signage which reflects the vintage era of the facility, yet expressing a contemporary aesthetic. The lobby embraces the new streetscape, which in-turn enhances the pedestrian experience as residents and visitors walk from the theatre to the surrounding restaurants, retail establishments, and housing.

2. Describe the most important social and programmatic functions of the design.

Reviving a vacant, unused community asset into a vibrant and active destination for the surrounding area is the most important social function of the design.

The Capital Theatre is an integral part of the The Gordon Square Arts District. Prior to the re-opening of the Capital Theatre, entertainment options in the District included art galleries, performance art theatres, coffee shops, and restaurants. Adding a cineplex component to this already culturally rich part of Cleveland is the most important programmatic function of the design.

ARCHITECT OR DESIGNER PERSPECTIVE (CONT'D)

3. Describe the major challenges of designing this project and any design trade-offs or compromises required to complete the project.

The major challenge of the design of the Capital Theatre was to reverse 20 years of damage from water infiltration and freeze/thaw cycling (there was no conditioning while the space was vacant). This involved the addition of a new roof (including structure), removal of damaged and/or deteriorated decorative plaster, and removal of other damaged finishes. The budget did not allow for replication of all historic elements/components that were damaged beyond repair.

As a result, an 'archeological' approach to the finishes was developed, which involved seaming flat, non-ornamental, drywall into the remaining decorative finishes. Although this was a compromise, it was an honest approach to restoration of this remarkable Theatre. The Project Team's efforts in this regard have not only been accepted by the Ohio Historic Preservation Office and National Park Service but recently commended by being named a recipient of a Statewide Preservation Merit Award.

4. Describe the ways in which the design relates to its urban context.

As previously noted, the Capital Theatre is an existing building. Work was performed within the original shell and did not expand the building footprint in any way. However, the Theatre fronts a major intersection in the Detroit Shoreway Neighborhood and is an essential component in the District. Reconstructing and reestablishing the marquee brought life back to this longtime abandoned storefront as well as opening-up and re-engaging the lobby to the street. Through this effort, an important gap in the urban fabric that was once there, but has been missing for the past 20 years has been aptly restored.

2011
RUDY BRUNER AWARD
COMMUNITY
REPRESENTATIVE
PERSPECTIVE



COMMUNITY REPRESENTATIVE PERSPECTIVE

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This sheet is to be filled out by someone who was involved, or who represents an organization that was involved, in helping the project respond to neighborhood issues.

Name	Matthew Zone	Title	Councilman, Ward 15
Organization	City of Cleveland, Ohio	Telephone	(216) 939-1717
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Signature Matthew Zone Date 12/9/2010

1. How did you, or the organization you represent, become involved in this project? What role did you play?

Having lived in the Detroit Shoreway neighborhood my entire life and followed in the footsteps of both my parents as Ward 15's councilperson, the historic renovation of the Capitol Theatre is critical to my vision for the neighborhood. For years, the sight of the ruined theatre, recalling the lost glory days of Cleveland and Detroit Shoreway, was painful for both me and my constituents to endure. Thus, the rebirth of the theatre--and the concurrent formation of the Gordon Square Arts District--was a central part of my professional responsibilities as well as a personal mission.

As councilman of Ward 15, which includes Detroit Shoreway, I acted as a catalyst to start the conversation among the members of the future Gordon Square Arts District (GSAD): Cleveland Public Theatre, Near West Theatre, and the Detroit Shoreway Community Development Organization. That conversation was integral to the renovation of the Capitol, for without the formation of the GSAD, funding for the Capitol's renovation would have been difficult to procure. Following GSAD's formation, I provided community leadership during the rebuilding process, advocating where necessary to bring the project to fruition.

Being a proponent of alternative energy and green building, I committed myself to the task of ensuring that the Capitol would be rebuilt in an environmentally sound manner, using as many green techniques and materials as possible. In addition, as a sponsor of Cleveland's "Percent for Arts" legislation, which requires all applicable capital improvement projects over \$350,000 to set aside 1.5% of the total budget to include artists in their design, I was dedicated to the idea of the GSAD as a route to reinvigoration of my home neighborhood through investment in the arts.

2. From the community's point of view, what were the major issues concerning this project?

For most residents, the primary issue was overwhelmingly obvious: a well loved and fondly remembered symbol of the neighborhood--the Capitol Theatre--stood in their midst, abandoned and dilapidated, reminding them that their beloved hometown had fallen on hard times. The renovation of the theatre was therefore welcomed by residents, and its opening in 2009 was highly anticipated throughout the region.

Four additional goals related to the Capitol's rebirth have become important to us as we rebuild the neighborhood -- economic vitality, social justice, access to arts and culture, and support of a sustainable environment. Those priorities are embodied in the Capitol, the Gordon Square Arts District, and in everything we do. The Capitol and the GSAD are the economic engine of the neighborhood, restoring its financial power and creating jobs. Access to the arts is the very heart of GSAD--and the Capitol, as a GSAD cornerstone, brings a wide variety of film offerings to a neighborhood that lacked a walkable-distance movie house for the past 20 years. Sustainability is a hallmark of the Capitol's renovation: it has been painstakingly restored to LEED standards, as will both the Cleveland Public Theatre and the Near West Theatre, supporting the life and health of a neighborhood that has spent years rectifying the environmental legacy of its of urban industrial past (e.g., brownfields; asbestos). The Detroit Avenue Streetscape, to which I was able to allocate city funding, represented the city's largest public art project at the time of construction. Finally, to answer the call for social justice, one million dollars has been set aside for a Neighborhood Responsibility Fund. This fund will assist the development of affordable housing and services for low income families, meeting the needs of the area's longtime residents and helping to retain them at a time when other arts projects have been criticized for their link with gentrification.

3. Has this project made the community a better place to live or work? If so, how?

The Capitol Theatre tells the story of our neighborhood's past and future. Once old, decrepit and nearly condemned, the Capitol has been restored to a beautiful art and entertainment venue that will bring enjoyment, jobs, and commercial vitality to the neighborhood. Likewise, the Gordon Square Arts District is spearheading a renaissance of half a billion dollars of development in the area. In the last two years alone, we have had 33 new businesses locate in the district. According to a 2010 economic impact study by TeamNEO, GSAD investment will create a minimum of 643 jobs in GSAD; 773 jobs in Cleveland; and 950 jobs in Ohio by 2013 for an economic output of \$371 million and an additional \$400 million in real estate development in the neighborhood. It will also generate \$11 million in public revenue for Cleveland; \$3 million for the State of Ohio.

The Capitol Theatre, the Gordon Square Arts District, and projects such as Battery Park (a 328-unit housing development) are helping to spur over half a billion dollars of investment in the area, establishing Detroit Shoreway as a revitalized neighborhood of choice that will attract and retain the young, creative class of workers essential to Northeast Ohio's future in the global economy. Simultaneously, the GSAD partners' commitment to social justice will spur initiatives such as the Neighborhood Responsibility Fund that will help the neighborhood retain its widely diverse nature, a highly desirable element in any urban renaissance.

The grand opening of the Capitol, and continued GSAD developments, generated 114 media stories in 2009. WVIZ/PBS Ideastream produced two segments of "Applause" about GSAD which was seen on televisions across Northeast Ohio. WCPN produced a live radio broadcast of "Around Noon" at the Capitol. The positive coverage is helping to rebrand the image of Detroit Shoreway as "a neighborhood with a view, a community with a vision."

In addition to the economic benefits, the Capitol and GSAD also provide cultural enrichment through the presence of strong arts entities such as artists and art galleries. Detroit Shoreway is now home to 27 additional arts-related businesses, including 78th Street Studios, a former industrial building converted to artists' galleries. No less important to residents than the economic and cultural benefits is the benefit to their collective soul: Cleveland embodies its comeback attitude through places like Detroit Shoreway which is now vibrant and exciting. The Capitol and the GSAD are truly spurring a community renaissance that encompasses economics, culture, and spirit.

4. Would you change anything about this project or the development process you went through?

One element that presented some frustration was the time it took to engage financing for the project. The complexity of the financial package made it difficult for interested parties to work through the details; if we were to rethink this aspect of the project, we might brainstorm even more efficient and creative ways to transmit and present the details so that lenders and other stakeholders might more quickly work through the core elements.

In regard to the renovation itself, it would have been ideal to have recognized earlier that the two smaller auditoriums formed from the Capitol's balconies would present problems for patrons in regard to leg space. The additional cost--albeit minor--of removing a row of seats to improve this aspect of those spaces could have been avoided with careful forethought.

2011
RUDY BRUNER AWARD
COMMUNITY
REPRESENTATIVE
PERSPECTIVE



COMMUNITY REPRESENTATIVE PERSPECTIVE

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This sheet is to be filled out by someone who was involved, or who represents an organization that was involved, in helping the project respond to neighborhood issues.

Name	Nicole M. Gillota	Title	Baker, Chef & Owner
Organization	Gypsy Beans & Baking Co.	Telephone (216)	939-9009
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Signature  Date 

1. How did you, or the organization you represent, become involved in this project? What role did you play?

I worked and managed for a coffee shop in a neighboring CDC for five years. Jeff Ramsey came in and shared with me the initial development plans for the Streetscape Plan and Capitol Theatre. At this point I started watching as the neighborhood developed and DSCDO/GSAD gained funds to start the Capitol Theatre renovation. I signed my lease for the corner store front across the street from the Capitol in April of 2006. Gypsy Beans & Baking Co. opened its doors in January of 2007, one of the initial new businesses in the neighborhood. Since I opened, there have been 15+ businesses opened in the neighborhood. I feel that the Gypsy has been a strong anchor store for the District.

2. From the community's point of view, what were the major issues concerning this project?

With a project as large in scope as the Streetscape and Capitol Theatre renovation, the major concern was funding to get the projects completed, keeping both projects on schedule, and maintaining basic day-to-day operations of a neighborhood. DSCDO and GSAD were both great at communicating with merchants and residents about the project's development and how it would affect us and our business operations.

COMMUNITY REPRESENTATIVE PERSPECTIVE (CONT'D)

3. Has this project made the community a better place to live or work? If so, how?

4. Would you change anything about this project or the development process you went through?

2011
RUDY BRUNER AWARD
PROFESSIONAL
CONSULTANT
PERSPECTIVE



PROFESSIONAL CONSULTANT PERSPECTIVE

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This sheet is to be filled out by a professional who worked as a consultant on the project providing services other than physical design or planning (e.g., legal services).

Name	Betsy V. Figgie	Title	President
Organization	Your CFO Resource	Telephone	(216) 570.9085
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Signature **Betsy V. Figgie** Digitally signed by Betsy V. Figgie
DN: cn=Betsy V. Figgie, o=Your CFO Resource, ou,
email=betsy@yourCFOresource.com, c=US
Date: 2010.11.27 08:54:02 -0500 Date **November 27, 2010**

1. What role did you or your organization play in the development of this project?

Figuratively speaking, it was during the "7th inning" of the project when I was asked to provide additional capacity to the Detroit Shoreway Community Development Organization (DSCDO). Up to this point, DSCDO had identified all of the potential funding sources necessary to complete the project -- they just needed some help tying all of the various pieces together.

My first responsibility to the team was to secure approximately \$350,000 of pre-development financing to provide, among other things, sufficient capital for the general contractor and architect to complete the construction drawings for the project. In approaching one particular bank for this financing, there had already been a strong "buzz" in the community that the Capitol Theatre was going to come back to life. Through discussions with both the lending side of the bank, as well as the tax credit investment side of the bank, both parties were able to see the potential impact of their approval/investment.

My second responsibility to the team was to secure approximately \$1.3 million of bridge financing to monetize both the receipt of a long-term pledge from a local foundation, as well as the receipt of state historic tax credit equity.

My final responsibility to the project was to serve as a financial project manager, working with the funders, tax professionals and legal counsel to advance the project to completion.

2. Describe the project's impact on its community. Please be as specific as possible.

While others may talk about the number of businesses opened, or jobs created, by the opening of the Capitol Theatre, I believe one of the greatest impacts on the community was the project's ability to leverage capital. The financing profile of the project (detailed in question #3 of this survey) afforded DSCDO the opportunity to create a groundswell of support. A modest amount of pre-development funds was prudently spent on architectural tasks that allowed the Capitol Theatre to qualify for historic tax credits. Federal and state historic tax credits, in turn, generated a couple million dollars of equity for the project. Additional pre-development funds were prudently spent on tax credit modeling, which allowed the Capitol Theatre to qualify for new markets tax credits. This, in turn, generated an additional couple million dollars of equity for the project. The equity generated by both historic and new markets tax credits was sufficient to meet the requirements of the State of Ohio to draw down over a half million dollars in state capital grant dollars - on a cost reimbursement basis - for the theatre's audio/visual needs. The Capitol Theatre is a case study on how to take the perceived negatives of a community (i.e. unemployment, poverty) and use those to tap into public funding sources to create a magnificent cultural attraction which serves as an anchor to a community.

3. How might this project be instructive to others in your profession?

Simply put, at the time of the Capitol Theatre project, no other Cleveland-based project had secured as many diverse levels of financing. The lesson to others has to deal with the integration of such complex financing sources, and working together with the various funders/lenders to reach completion. Moreover, the majority of the funding sources were brought into the project as equity versus debt. Below is a sampling of the variety of equity and debt sources -- and please note the Public/Private Partnership:

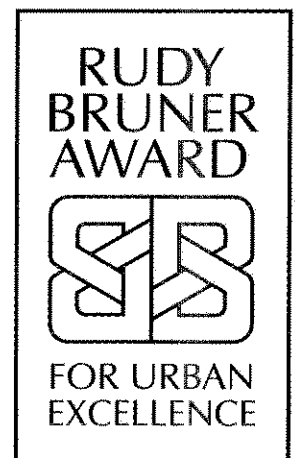
- 1) Pre-development funding from the Ohio Finance Fund
- 2) Pre-development funding from Village Capital Corporation (funded through various Program-Related Investments from local foundations)
- 3) Pre-development funding from a loan bank
- 4) \$500,000 grant from a local private foundation
- 5a) Bridge financing from a local bank to monetize the receipt of a long-term grant from a local foundation
- 5b) Additional bridge financing from a local bank to monetize the receipt of State Historic Tax Credits
- 6) Federal Historic Tax Credits
- 7) State Historic Tax Credits
- 8) New Markets Tax Credits (2 CDE allocatees; 1 Tax Credit investor)
- 9) Forgivable loan from Cuyahoga County
- 10) Low interest rate loan (1%) from the City of Cleveland
- 11a) State capital grant award, administered by the Ohio Cultural Facilities Commission (OCFC)
- 11b) Bridge financing from Village Capital Corporation to monetize the receipt of state dollars from the OCFC

4. What do you consider to be the most and least successful aspects of this project?

The least successful aspect of the project had to do with the length of time it took to close on the financing, as many of the lenders (and especially their legal counsel) had never dealt with such a complex project. With so many funders at the table, each had to provide additional flexibility on their collateral position in order to make the project work. Ultimately, we were able to convince all of the players to take a little less than what they would typically receive as a security interest, given the nature of the transaction.

The most successful aspect of the project had to do with the tenacity and steel-willed determination of the Detroit Shoreway Community Development Organization. Throughout my 8-month involvement with the Capitol Theatre project, DSCDO called upon all of their resources (public and private) to rally behind the vision of the project. Even once all of the pre-development funding was in place, it took months of work to weave together all of the permanent sources of financing -- and never once did DSCDO think that this project could not become a reality. Detroit Shoreway Community Development Organization solidified their position as one of the top development CDCs in the state of Ohio, reinforcing their reputation as a well-respected leader in economic and community development.

2011
RUDY BRUNER AWARD
DEVELOPER
PERSPECTIVE



DEVELOPER PERSPECTIVE

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This sheet is to be filled out by the person who took primary responsibility for project financing or is a representative of the group which did.

Name	Lisa McGovern	Title	(Former) Capitol Theatre Project Manager
Organization	(Former) DSCDO; (Current) Key Bank	Telephone	(216) 828-8771
Address	800 Superior Avenue, 18th floor	City/State/ZIP	Cleveland, OH 44114
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Signature  Date 12/9/10

1. What role did you or your company play in the development of this project? Describe the scope of involvement.

Detroit Shoreway Community Development Organization (DSCDO) was instrumental in rescuing and renovating the Capitol Theatre. In 1979, the Gordon Square Arcade, the building that houses the Capitol, was purchased by DSCDO after the Arcade's cornice crashed to the ground and the building, erected in 1921, was slated for demolition. DSCDO prevented the Arcade's loss, which would have erased a historic cornerstone of the Detroit Shoreway neighborhood. For the next quarter century, DSCDO cobbled together federal, state and local grants to redevelop the Gordon Square Arcade as a mixed-use building. All the while, DSCDO struggled to keep the vacant theatre patched. It wasn't until the last decade, when both the New Markets Tax Credits (NMTC) and Historic Tax Credits (HTC) programs were instituted that the real tools to rebuild the theatre were available.

DSCDO acted swiftly: our organization raised \$7.5 million after working with The Project Alliance to develop the cutting-edge, innovative financing that leveraged equity from NMTC and HTC structures, a strategy that has been recognized nationally for its ingenious design. We hired a development team that included architects and historical consultants engaged to preserve the classic architectural details of the building while they oversaw the project. DSCDO also monitored construction of the Capitol. Prior to completion of the theatre, DSCDO negotiated a contract with, and hired a local independent movie-house company, Cleveland Cinemas, to manage the day-to-day operations of the Capitol. DSCDO currently owns the building and theatre and is responsible for operating costs. Although Cleveland Cinemas includes the Capitol in its normal marketing efforts, DSCDO has continued to promote the Capitol with special events, outreach, and its own marketing efforts in order to ensure the success of the renovated theatre.

2. What trade-offs or compromises were required during the development of the project?

Due to the Capitol's importance to the character and history of the Detroit Shoreway neighborhood, along with the demands of the site's preservation-based funding, retention of the theatre's classical architecture was a primary concern. However, DSCDO is equally dedicated to environmentally responsible stewardship of the neighborhood's assets, as evidenced by DSCDO's EcoVillage development, a national model for new green construction. Balancing the demands of green construction and historically accurate preservation was therefore challenging.

DSCDO's architects and engineers managed to achieve that balance through their effort to save as much of the existing structure and materials as possible (75% of existing walls, floors and roof; 50% of interior non-structural elements) while achieving high energy efficiency through thoughtful implementation of green building techniques (e.g., 95% of construction waste recycled), green materials (e.g., more than 10% recycled content in new material, whenever possible), and high-tech, energy-efficient equipment.

A particular concern was the decision to install digital projection units instead of 35mm film projectors. Although film purists typically revere the older projection techniques for their warmth and depth, the environmental cost of film shipment outweighed those concerns, and digital projection, with its cost-saving electronic transmission of films, was chosen.

3. How was the project financed? What, if any, innovative means of financing were used?

The central component of the financing model that made the \$7.5 million Capitol Theatre historic renovation possible was indeed highly innovative: the use of a leveraged New Markets Tax Credits/Historic Tax Credits structure, whose principal sources included the following:

- \$4,310,000 in New Market and Historic Tax Credit equity from NCCDC (\$2,284,000 New Markets Tax Credit; \$1,076,000 Federal Historic Tax Credits; and \$950,000 State of Ohio Historic Tax Credits based on the project's community impact and economic benefits.)
- A \$1.5 million Core Cities loan from the City of Cleveland
- An \$800,000 Commercial Redevelopment Fund Loan from Cuyahoga County, of which \$360,000 becomes a grant.
- A \$500,000 grant from The Cleveland Foundation
- \$120,000 in grants from the Finance Fund—a non-profit devoted to economic development—in recognition of the Capitol's economic development impacts on the neighborhood.
- A \$100,000 donation from Marous Brothers Construction.
- A \$28,000 Storefront Grant from the City of Cleveland for the façade renovation.
- A \$500,000 grant from the Ohio Cultural Facilities Commission.
- \$330,000 Deferred Developer Fee

Without the above ingenious financing model, the rebirth of the Capitol could not have been achieved. The model's innovative design has resulted in both regional and national recognition and awards, including an Ohio Association of Nonprofit Organizations Award, an Ohio Historic Preservation Award, a 2009 Dominion Award, a 2009 Team NEO/Inside Business "Economic Development Impact" Award, and inclusion as a 2009 semi-finalist for both the National Development Council's "Project Showcase" and the Council of Development Finance Agencies "Best Tax Credit Program." In addition, the Capitol's innovative financing helped propel the Gordon Square Arts District, for which the Capitol serves as a cornerstone, to being awarded a Cleveland Arts Prize--the first time in the prize's 40-year history that it was given not to an individual, but to an organization.

4. What do you consider to be the most and least successful aspects of the project?

The most successful aspect of the Capitol's restoration is its transformation from a ruined shell into an economically viable modern cinema. The mere fact of its survival, rescued as it was on the brink of demolition, is itself remarkable. Add to that the demands of retaining the structure over a period of 30 years while fighting off further deterioration with little or no funding, and you have what amounts to a minor miracle. Once funding became available, the challenges changed: The new task of transforming what was a single-auditorium vaudeville and movie theatre into a modern multiplex, all while retaining historical detail as our financing and commitment to preservation required, was as daunting as its solution was clever. The balcony area was reconfigured to produce two new, separate auditoriums, while the first-floor main auditorium was restored with exquisite historical accuracy to its former glory, resulting in a flexible, three-screen multiplex that transports theatre-goers back to the theatre's roaring twenties heyday. Added to the success of the theatre's physical transformation was the financial success of the ingenious NMTC/HTC leveraged funding plan. That financial success has been recognized through the Capitol's receipt of a variety of regional and national awards, listed in question 3.

One aspect of the restoration that presented a challenge was a result of the reconfiguration of the balcony space. The division of the area into two small auditoriums resulted in problems with patron leg-room; in addition, space limitations required the elimination of cup-holders, a modern convenience many expect. However, the recent removal of a row of seats from the smaller theatres has improved leg room, helping alleviate the problem. A second aspect of the Capitol's rebirth that has represented a continuing challenge is the fact that it sits in a neighborhood transitioning from poverty to mixed-income health. The difficulties of such a transition create problems in marketing the Capitol effectively. However, in 2005, DSCDO engaged the Council for Urban Economic Development to complete an economic feasibility study for the theatre. Those results, which projected a series of economic scenarios based on surveys of existing Cleveland-area theatres combined with regional demographic data, provided sound recommendations for maximizing the Capitol's potential and ensuring its survival, including marketing the Capitol's art-film repertoire to Cleveland's western and southwestern suburbs, which lack an art-house cinema presence and whose population a combination of surveys and zip-code demographics suggested would seek to attend a west-side art-film moviehouse.

Least successful is adapting seating layout from 1920's to 2010's needs (leg room and cupholders). Financial difficulty of running a three-screen theatre in a poor urban neighborhood- a challenge to sell tickets.



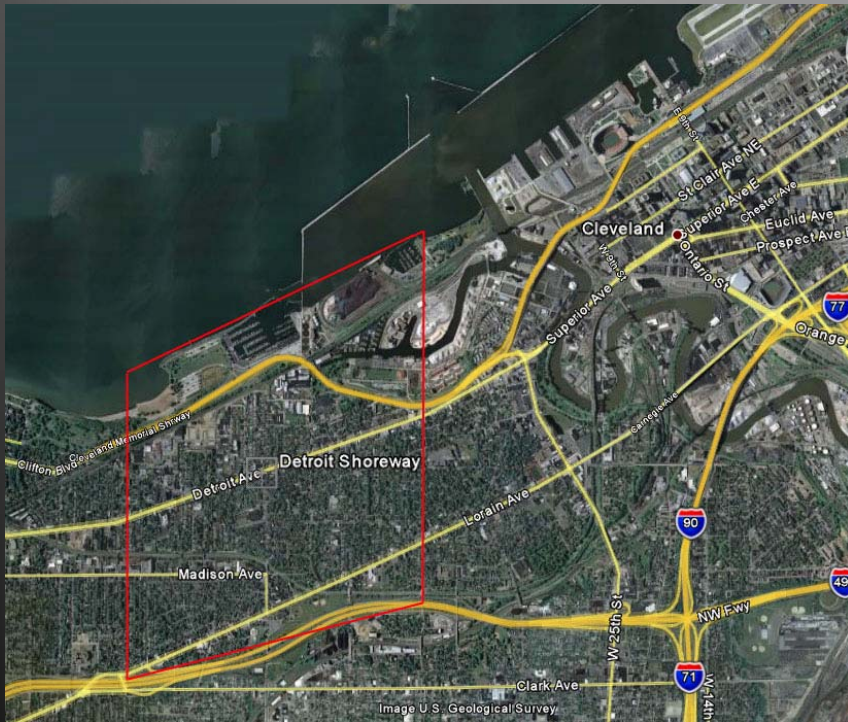
Capitol Theatre

Detroit Shoreway Community
Development Organization
Cleveland, Ohio

Capitol Theatre Cleveland, Ohio

Detroit Shoreway is 2 miles west
of Downtown Cleveland

The Capitol, at W.65th and
Detroit, in the heart of GSAD



Capitol Theatre

Cleveland, Ohio

1930s: Gordon Square Arcade

1950s: Gordon Square Arcade



Capitol Theatre

Cleveland, Ohio

1950's



1921: Lobby, Grand Opening
April 8, 1921



Capitol Theatre

Cleveland, Ohio

Outside Capitol Entrance



Balcony Seating



Capitol Theatre

Cleveland, Ohio

“Groundbreaking” May 14, 2008
Facing Stage



“Groundbreaking” May 14, 2008
Facing Main House



Capitol Theatre

Cleveland, Ohio



Capitol Theatre

Cleveland, Ohio

1979: Cornice of Gordon Square Arcade Crashes onto Marquee



2009: Completed Capitol Historic Renovation and Marquee



Capitol Theatre

Cleveland, Ohio

Before: Looking from stage



After: Looking from stage



Capitol Theatre

Lobby

Before: Lobby

After: Lobby, New Concessions



Capitol Theatre

Cleveland, Ohio

Auditorium Two: Former Balcony



Auditorium Three: Former Balcony



Capitol Theatre

Cleveland, Ohio

**Grand Re-Opening:
October 1, 2009**

**Grand Re-Opening:
October 1, 2009, Cleveland Pops**



Capitol Theatre

Cleveland, Ohio

**Detroit Avenue Streetscape
Mid-Construction**



**Detroit Avenue Streetscape
Post-Construction**



Capitol Theatre Cleveland, Ohio

Bank Building,
Gordon Square Arts District 2005



Bank Building,
Gordon Square Arts District, 2009



Capitol Theatre

Cleveland, Ohio

**Battery Park
Lakefront Development**



**Retail,
Gordon Square Arts District**

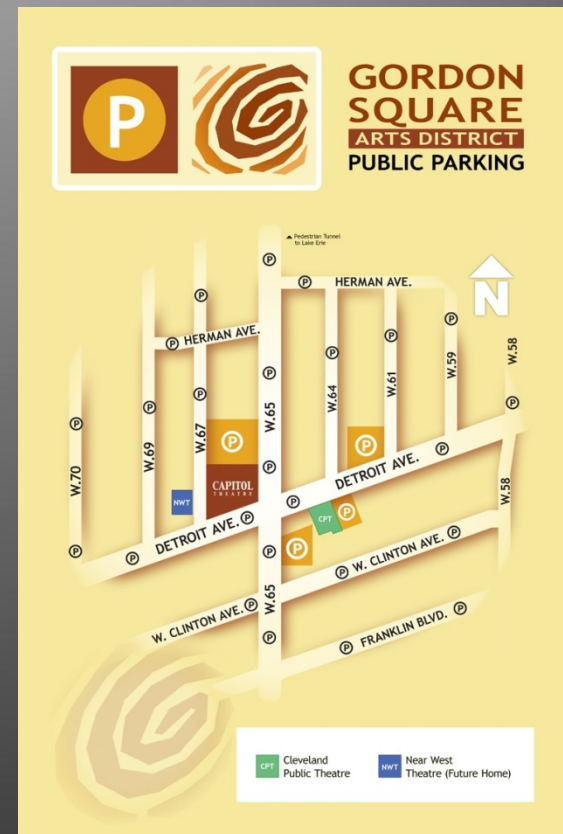


Capitol Theatre Cleveland, Ohio

GSAD Master Plan

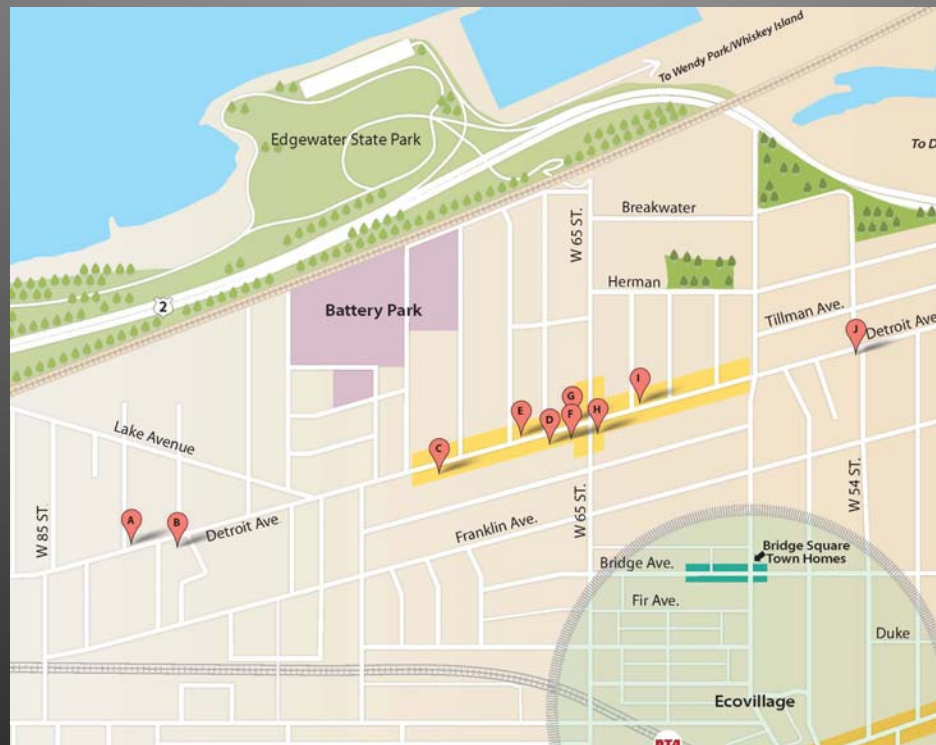


GSAD Parking Map



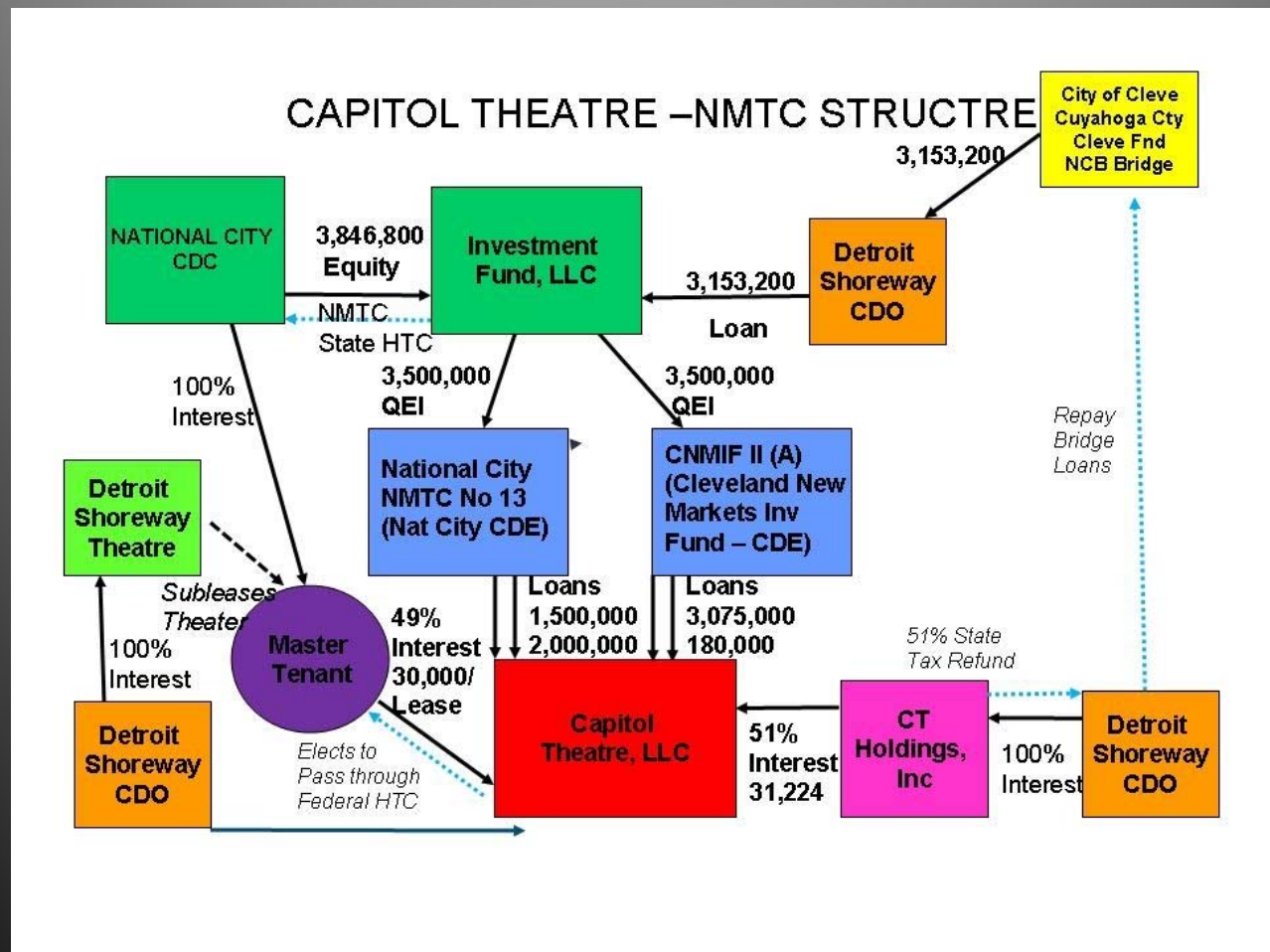
Capitol Theatre Cleveland, Ohio

DSCDO's commitment to affordable housing includes site control and management of 10 mixed-use apartment buildings along Detroit Avenue, 7 of which are in the heart of the Gordon Square Arts District. This reaffirms the organization's dedication to a mixed-income neighborhood. NOTE: Cleveland EcoVillage, lower right-hand corner of map.



Capitol Theatre Cleveland, Ohio

Innovative financing leveraging New Markets Tax Credits



Capitol Theatre

Cleveland, Ohio



Gordon Square Arts District Leadership Team at Grand Re-Opening (L to R):

- Jeff Ramsey, Executive Director, Detroit Shoreway CDO
- Matt Zone, Councilman, Ward 15
- Joy Roller, Executive Director, Gordon Square Arts District
- Stephanie Hrbek, Executive Director, Near West Theatre
- Raymond Bobgan, Executive Artistic Director, Cleveland Public Theatre

CAPITOL

THEATRE



detroit shoreway

Community Development Organization

Annual Report
2009

Detroit Shoreway

Board of Directors

Residential Representatives

Gerri Burns
 Donna Gonyon - Vice Chair
 Jonathan Holody

Commercial Representatives

Joseph Craciun - *Craciun Berry Funeral Home*
 Gia Hoa Ryan - *Saigon Plaza*

Institutional and Industrial Representatives

Eileen Kelly - *St. Colman's Church*
 Shellie Sedlak - *Cleveland Public Theatre*
 Fr. Richard Rasch, O de M - *Our Lady of Mt. Carmel Church*

At-Large

Paul Ettore - Treasurer
 Brian Kazy
 Madelyn Zone - Secretary

Special Board Members

Dan Bush
 Mike Dolezal
 Peter Harwood - *Deacon Harwood Law, Chairman*

Staff

Ian Andrews - *Director of Development and Marketing*
 Michael Chapuran - *Director of Community Involvement*
 Kathy Christopher - *Accountant*
 Maribel Cirino - *Receptionist*
 Casey Clark - *Maintenance Manager*
 Becky Dick - *Chief Financial Officer*
 John Enlow - *Safety Coordinator*
 Bob Hilliard - *Energy Conservation Specialist*
 Matthew Lasko - *Director of Housing*
 Lakisha Love - *Property Management Assistant*
 Nancy McCormack - *Community Organizer*
 Marilyn Mosinski - *Economic Development Director*
 Diane Norman - *Resident Service Coordinator*
 Rick O'Connor - *Director of Energy Conservation*
 Mitzi Perea - *Marketing and Leasing Specialist*
 Jeffrey Ramsey - *Executive Director*
 Glendie Rivera - *Director of Property Management*
 Mildred Santana - *Bookkeeper*
 Brenda Sharp - *Janitorial Technician*
 Annie Slota - *Assistant Director of Energy Conservation*
 Jennifer Spencer - *Project Manager*
 John Tyna - *Energy Conservation Specialist*
 Eddie Walker - *Maintenance Technician*
 Belinda White - *Maintenance Technician*
 Lilah Zautner - *EcoVillage Project Director*

Gordon Square Arts District Staff

Jan Cline - *GSAD Director of Development*
 Joy Roller - *GSAD Executive Director*
 John Stuehr - *GSAD Coordinator*

Westside Housing Center Staff

Daisy Alvarado - *ESOP Coordinator*
 Amy Weahry - *Director*

Mission:

Through collaboration, the Detroit Shoreway Community Development Organization guides the physical, economic and social development of the Detroit Shoreway neighborhood toward an improved quality of life.

2010 Annual Meeting Honorees

Irene Catlin Leadership Award

Jonathan Holody

Sustainability Award

Dave Roswurm

Community Spirit Awards

Brian Kazy
 Cleveland Public Library
 Citizen Police Academy Graduates
Robert Hart, Paul Glowacki, Joe Wolf
 Civita Blaske
 Day of the Dead Celebration
 Friends of the Cleveland Public Library
 Gordon Square Apartments Coffee Group

Lutheran Medical Center
 Made in The 216
 Marcia Pressman
 Minh Anh
 Parkview Nite Club
 Steven Rolland
 78th Street Studios

Neighborhood Improvement



Cleveland Public Art
-Blue Bird Project



Courtland Court Project
-Mike DeCesare



John Deli



Leonard Elfers



Stanley Joe Walls

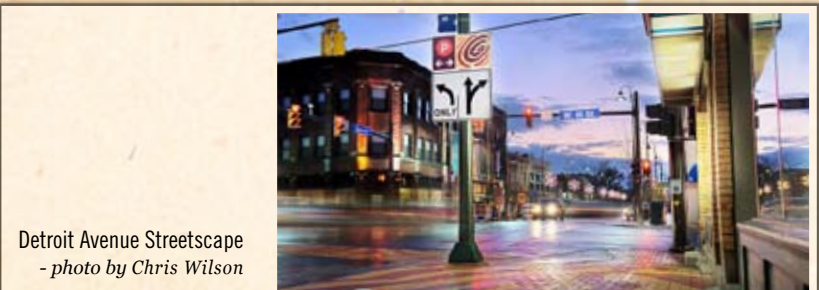


Ripcho Studios



Lynnhaven Group
-Jeff Raig and Mike Raig

 Owner of rehabilitated home
-Robert Masseria



Detroit Avenue Streetscape
- photo by Chris Wilson

Becoming A Regional Destination with Cutting Edge Projects



- photo by Chris Wilson

Detroit Avenue Streetscape

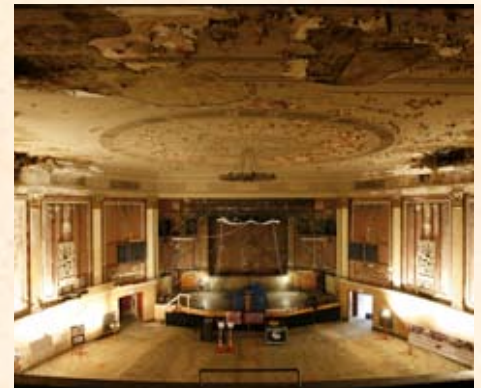
- Completed **\$3.5 million Detroit Avenue Streetscape** construction and revitalization of **Detroit Avenue**.
- **Buried overhead lines**, removed utility poles, **installed concrete benches** that are lit from below, **placed special pavers**, **widened sidewalks** and planted **60 new trees**.
- Second completed project of the **Gordon Square Arts District!**
- Install **iconic stainless steel designed bus shelters** by award winning local architect **Robert Maschke**, funded by a transit waiting environment grant by the **Greater Cleveland RTA** and a City of Cleveland grant from **Councilman Matt Zone**.

Parking

- **Created 47 new parking spaces** at the former Craciun-Berry Funeral Home site.
- **Added 9 new parking spaces** to the Kennedy Building parking lot and used **permeable pavers** to reduce run-off, **one of first such projects in Cleveland**.
- Design completed for **36-car parking lot** next to Cleveland Public Theatre; groundbreaking in Spring 2010.

Capitol Theatre

- Opened for business on **October 2, 2009** – a project that took nearly **30 years to complete!**
- Project represents nearly **\$7 million investment** with over \$4 million equity from **PNC Bank** for new markets tax credits and state and federal historic tax credits. **Cleveland Development Advisors**, a subsidiary of the **Greater Cleveland Partnership**, is also a partner in the new markets tax credit investment. **PNC and Village Capital Corporation** each provided bridge to facilitate construction.
- Public support was provided by a \$1.5 million loan from the **City of Cleveland Dept. of Economic Development**, a \$500,000 capital grant from the **State of Ohio through the Ohio Cultural Facilities Commission**, and a \$360,000 grant from **Cuyahoga County**.
- Foundations grants included \$500,000 from the **Cleveland Foundation**, \$120,000 from the **Finance Fund**, and \$5,000 from the **Community West Foundation**. Special thanks to the **George Gund Foundation** for helping to launch the Gordon Square Arts District with a \$1.2 million operating grant to GSAD.
- Features the best in **Hollywood, art and independent films** and is operated by Cleveland Cinemas.
- The theater is projected to **bring over 100,000 people** into the neighborhood annually which will in turn stimulate surrounding restaurants and merchants.
- Features **3 state of the art high definition theaters** (with 3D capability): one main 420 capacity theater with two adjacent 100 seat theaters upstairs.
- Will serve as a host site for the **2010 Cleveland International Film Festival**.
- Supported by **Friends of the Capitol Theatre**.
- Semifinalist, Council of Development Finance Agencies **“Best Tax Credit Program.”**
- Semifinalist, National Development Council’s **“Project Showcase.”**
- TeamNEO/Inside Business **“Economic Development Impact Awards 2009”**.
- First completed project of the **Gordon Square Arts District**
- Held one of the best parties of the year, the **Grand Gala on October 1**, with over 450 in attendance.



The Capitol Theatre’s Main Auditorium before and after restoration

Continuing Our Commitment to Sustainability



- Completed first **Green Cottage** in the Cleveland EcoVillage through a partnership with the Cuyahoga Community Land Trust. With five total cottages planned, these 2 and 3 bedroom, 1.5 bath single family colonials are between 1,200 and 1,400 square feet and are extremely energy efficient.
- Finished furnace repair work, insulated attic and sidewalls, and reduced air leakage at **114 elderly and low-income homes resulting in significant energy savings**.
- **Completed 48 water conservation jobs** through the City’s Water Department and Cleveland Housing Network
- **Completed 64 House Warming Combo Jobs** through Cleveland Housing Network’s House Warming Program.
- Leveraged Home Weatherization Assistance Program (HWAP) funds to **spur \$135,724 toward non-funded energy conservation improvements**.
- **Opened Simmons Park**, a former gas station and brownfield site, along Bridge Avenue.



Fostering a Place to Live, Work and Play

- **Manage 10 buildings** along Detroit Avenue and 2 on Lorain Avenue encompassing **211 affordable apartments** and **over 44,000 square feet of retail and office space**.
- **Achieved 0% vacancy rate for the 118 homes** managed by DSCDO for the Cleveland Housing Network Lease-Purchase and Rental Program each month in 2009.
- Helped five families **purchase their lease-purchase home**.
- Completed **203 low-income housing tax credit recertifications** and 102 public housing recertifications.
- Assisted residents with access to free and low-cost food services resulting in **600 community dinners**.
- Worked with Detroit Avenue land owners to approve **Business Improvement District** which will maintain streetscape beautification, improve safety and providing for snow plowing and other services.
- Assisted **7 businesses** along Detroit and Lorain Avenues with **building and signage improvements** through the **City of Cleveland Storefront Renovation Program**.
- Recruited **8 businesses** to locate in the Detroit Shoreway neighborhood.
- Assisted in marketing **La Boca, Happy Dog** (new owners), **Made in The 216 event**, and **Day of the Dead event**.
- Coordinated marketing campaigns for **Valentine's Day, St. Patrick's Day, and After Thanksgiving Day** events along with the first **Discover Detroit Shoreway Home Tour**.
- Developed new **Detroit Shoreway web site**.
- Awarded Oberlin Research Survey for **cutting edge projects**.
- Participated in **Got City Game** reality online show.

Partnering with Residents and Organizations for a Stronger Community



Cogswell Hall

- Partnership with Cogswell Hall for **\$8.8 million renovation and expansion** of the 100 year old facility by adding **23 new housing units** and renovating original 18 units.
- Continuing DSCDO's commitment to affordable housing, **all units are affordable** to households at or below 60% Area Median Gross Income.
- Provides **supportive services** for adults.
- New units have amenities that did not exist in the historic building including **individual bathrooms and controlled air conditioning and heating**.
- Created **state-of-the-art kitchen, large dining room, resident lounges** and many other amenities for residents.
- Helped create the **Franklin Safety Plan** and worked with residents to develop a **Community Connections Plan**, both to be implemented in 2010.
- Conducted **114 safety and security surveys** resulting in 10 convictions and abatement of over 1,300 graffiti tags.
- Coordinated development of **Neighborhood Ambassador Program** to greet visitors to the Gordon Square Arts District.
- Led **64 neighborhood patrols** while recruiting **5 new community patrol leaders**.
- Assisted in receiving \$26,000 in Re-Imagining Cleveland funds for **three new garden projects**.
- Helped **10 block clubs** increase attendance and apply for **10 grant proposals** from City Works and Neighborhood Connections, a program of the Cleveland Foundation.
- Worked with **City Year "100 Hours of Power"** program to abate graffiti and clean vacant lots.
- Worked with **1,400 youth through the ROCK** (Respect Our Community and Kids) program that matches youth with mentors and teaches them basic skills.
- Assisted in ParkWorks programming that led to **1,047 youth attending summer events**.
- Implemented **Westside Housing Center** through partnerships with eight non-profit organizations as a response to the foreclosure crisis. Services offered include foreclosure prevention, financial literacy, first-time homebuyer seminars, home repair loans, and loan modifications. 69 individuals have completed foreclosure intakes while 60 people have enrolled in Cleveland Saves.

Improving the Neighborhood One Day at a Time



- Transitioned **33 homes from abandonment to beneficial owners** in 2009 as part of DSCDO's Single Family Redevelopment Program. Since the program's inception in August 2008, **48 homes have been transitioned and rehabilitated.**
- The Model Blocks program in Edgewater Hill was a huge success in 2009 with **88% of homes experiencing positive changes** in property conditions through exterior repairs and landscaping grants provided by Neighborhood Progress Inc. There is now an 70% homeownership rate in Edgewater Hill.
- Acquired **8 homes for rehabilitation** as lease purchase homes for low income families with construction beginning on four of the homes. In addition 10 homes were demolished to make way for future projects.
- In partnership with Cleveland Public Art, enhanced neighborhood identity by the installation of **35 bluebird sculptures designed by Mark Reigelman, in Edgewater Hill** highlighting the neighborhood's importance as a stopping point for migratory birds.
- **76 houses completed the Paint Program** in which the City provides up to \$500 in paint vouchers for low-income families to paint the exterior of their houses.
- Promoted a greener neighborhood by conducting **10 neighborhood cleanups** including the planting of **30 trees and 2,100 daffodil bulbs.**



A new roof was installed at a home on Rutledge Avenue when the owner took advantage of utilizing a Model Block grant. Similar improvements are available through the Home Improvement Program.

2009 Financial Report

	Citizen Participation	Commercial	West Side Housing	Property Management	Energy Conservation	Re-Development	Fundraiser Special Events	Indirect	Total	
Income	Memberships/Donations	3,737	0	0	0	0	0	0	3,737	
	Fundraising	0	0	0	0	0	51,900	0	51,900	
	Development Fees	0	0	0	0	24,198	0	24,000	48,198	
	Property Management	0	0	0	304,229	0	11,336	0	315,565	
	Energy Conservation	0	0	0	0	816,982	0	0	816,982	
	Foundation Grants	47,000	188,346	117,500	0	0	45,395	0	398,241	
	NPI	35,000	131,511	0	0	0	43,794	23,400	233,705	
	City Grants	199,000	208,071	0	0	0	23,668	42,300	473,365	
	Other Grants	30,035	0	0	0	0	0	0	30,035	
	HUD/RSC	0	0	0	52,224	0	0	0	52,224	
	Miscellaneous	0	748	0	0	0	18,613	0	19,361	
	Total Income	315,098	528,676	117,500	356,453	816,982	167,004	51,900	89,700	2,443,313
Expenses	Total Personnel	110,571	329,749	16,644	369,863	224,599	4,500	94,800	1,301,537	
	Total Administrative	7,104	10,082	28,196	6,309	21,541	4,547	11,210	220,642	
	Total Program	217,068	123,847	0	841	391,767	21,565	0	755,433	
	Total Expenses	334,743	463,678	44,840	377,013	637,907	176,923	15,710	226,798	2,277,612
	Total Income/Expenses	-19,645	64,998	72,660	-20,560	179,075	-9,919	36,190	-137,098	165,701

Thank You

2009 Partners, Funders, Benefit Underwriters and Contributors

Advocacy & Communication Solutions LLC
American Preservation Builders
Annette and Patrick Stevenson
Ariel Ventures
Bethany Presbyterian Church
Bobbi Reichtell and Mark McDermott
Brennan & Associates
Brian Polomsky
Brownstone Inn
Buehner's Supply Co.
Business Volunteers Unlimited
Calvary Reformed Church
Case Western Reserve University
Catholic Commission for Community Action
CGB Tech
Cleveland Action to Support Housing (CASH)
Charter One
CHASE Bank
CHASE Foundation
Chris and Linda Warren
City Architecture
City of Cleveland
City of Cleveland Housing Court
Civic Builders
Cleveland Cinemas
Cleveland Development Advisors
Cleveland Fire Department
The Cleveland Foundation
Cleveland Green Building Coalition
Cleveland Housing Network
Cleveland Lumber
Cleveland Metropolitan School District
Cleveland Neighborhood Development Coalition
Cleveland Police Department
Cleveland Public Art
Cleveland Public Power
Cleveland Public Theatre
Cleveland Restoration Society
Cleveland SAVES
Cleveland Social Venture Partners
Cleveland State University
Cleveland Tenants Organization
Cogswell Hall Inc.
Cohen & Company
Community Shares
Community West Foundation
Craciun Berry Funeral Homes
Cuyahoga Community Land Trust
Cuyahoga County
Cuyahoga Metropolitan Housing Authority
Deaconess Community Foundation
Doan Pyramid
Dollar Bank
Dominion East Ohio Gas
duoHome
EDEN Inc.
EcoVillage Community Gardeners
EcoVillage Produce LLC
Empowering and Strengthening Ohio's People
Enterprise Community Partners
The Eva L. and Joseph M. Bruening Foundation
Fairview-Lutheran Foundation
Fiberglass Insulation Co.
First Federal of Lakewood
Floyd Browne Group
GEM Testing

Gerri Burns
The George Gund Foundation
Gordon Square Farmers Market
Greater Cleveland Community Shares
Greater Cleveland Partnership
Greater Cleveland Regional Transit Authority
Habitat for Humanity of Greater Cleveland
HKM Direct Marketing
Humphrey & Cavagna Insurance, Inc.
Huntington National Bank
Jonathan and Emily Holody
Karen Bauernschmidt
KeyBank
Kitsch City
La Sagrada Familia Parish
The LGBT Center
Lightning Demolition
Lincoln Financial Group, Ron Ross
Local Initiatives Support Corporation
Lorraine Surgical Supplies
Lutheran Hospital
Marous Brothers Construction
Michael Benza & Associates, Inc.
National City, now part of PNC
National Development Council
Near West Theatre
Nehemiah Mission of Cleveland
Neighborhood Housing Services
Neighborhood Progress, Inc.
Northeast Ohio Areawide Coordinating Agency
Novogradac & Company, LLP
OSU Extension
Ohio Capitol Corporation for Housing
Ohio Community Development Finance Fund
Ohio Cultural Facilities Commission
Ohio Department of Development
Ohio Department of Transportation
Ohio Housing Finance Agency
Ohio State Representative Michael K. Skindell
Ohio State Representative Mike Foley
Ohio State Senator Dale Miller
Our Lady of Mount Carmel Church
Parkworks
Paul Ettore
Pave Ohio & Paver Art
Peter Harwood
Petty Group
Pioneer Savings & Loan
Pompili Precast Concrete, Inc.
The Project Group
Randy Shorr, Attorney at Law
Re\$store Cleveland
Robert Maschke Architects, Inc.
Room Service
Safeguard Properties
Saigon Plaza
Shellie Sedlak
Sherwin-Williams
Sisters of Charity Foundation
Speed Exterminating
Squire Sanders & Dempsey
St. Colman Church
St. Augustine Health Campus
State of Ohio
Susie Frazier Mueller
The State of Ohio
Studio Graphique
Terrace Construction
Third Federal Savings and Loan
Surety Title

Ulmer Berne LLP
Universal Grinding Co.
U.S. Congressman Dennis J. Kucinich
U.S. Senator George V. Voinovich
U.S. Senator Sherrod Brown
Village Capital Corporation
Vintage Development Group
Ward 15 Councilman Matt Zone
Warwick Communications, Inc.
WECO Fund, Inc.
Westlake Reed Leskosky
West Side Ecumenical Ministry
West Side Rental Housing Collaborative
William Gant
William Whitney
WIRE-Net
Your CFO Resource
78th Street Studios

2009 Benefit Auction Donors

AirTran Airways
Boston Mills/Brandywine
Cleveland Cavaliers
Cleveland Metroparks
Cleveland Metroparks Zoo
Dave & Busters
George Shuba
Jan Cline
Lake Erie Monsters
Malley's Chocolates
Nautica Queen
Pickwick & Frolic
Walker Frame and Art

2009 Benefit Buffet Donors

Gypsy Beans & Baking
6425 Detroit Avenue
gypsybeans.com

Happy Dog
5801 Detroit Avenue
happydogcleveland.com

La Boca
5800 Detroit Avenue
labocabarrio.com

Latitude 41°n
5712 Detroit Avenue
eatatlatitude41n.com

LUXE Kitchen & Lounge
6605 Detroit Avenue
luxecleveland.com

Parkview Nite Club
1261 West 58th Street
parkviewniteclub.com

Rincon Criollo
6504 Detroit Avenue

Saigon Plaza
5400 Detroit Avenue

Stone Mad
1306 West 65th Street

Detroit Shoreway

Community Development Organization



A Neighborhood
with a View,
A Community
with a Vision



Annual Report 2008

Mission Statement :

The Detroit Shoreway Community Development Organization guides the physical, economic and social development of the neighborhood toward an improved quality of life.

A Neighborhood
with a View,

November Annual Benefit Celebrates Successful Year

The Detroit Shoreway Community Development Organization's 6th Annual Benefit held November 14, 2008, saw residents, business supporters and elected officials fill Saigon Plaza to celebrate the neighborhood's accomplishments. More than 250 guests joined together and enjoyed an evening of wonderful music, delicious food and engaging conversation.

Detroit Shoreway was proud to honor Marous Brothers Construction with the Community Partner Award and Mrs. Pat DiBello with the Father Frascati Neighborhood Champion Award.



(above, left to right) Chip and Ken Marous along with DSCDO Director Jeff Ramsey. (below) An original painting commissioned by Hector Vega.



Judge Raymond Pianka presents the Father Frascati award to Pat DiBello.

where she served on the Board of Trustees for many years including several as secretary. Pat is a founding member of the Snowflake Project. Judge Raymond Pianka presented the Fr. Frascati Award to Pat DiBello.

The Gloria Cummings Jones Trio regaled the crowd with jazz and blues while local restaurants provided a taste of the neighborhood. Dish Global Catering, Don's Lighthouse, Gypsy Beans & Baking, Happy Dog, Krazy Mac's Café, Latitude 41°n, LUXE Kitchen & Lounge, Minh Anh, Parkview, Reddstone, Saigon Plaza, and Stone Mad Pub delighted guests with local favorites and delicacies. More than 60 companies and individuals helped to sponsor the Annual Benefit.

For nearly 10 years, Marous Brothers Construction has been one of DSCDO's strongest partners in helping the organization revitalize the Detroit Shoreway neighborhood through renovations of historic structures, affordable housing and the redevelopment of commercial buildings. Marous Brothers Construction is the design/builder for the renovation of the Capitol Theatre. The investment and commitment Marous Brothers Construction has made in the renaissance of the neighborhood is unparalleled. An original painting commissioned by Hector Vega was given to Chip and Ken Marous on behalf of DSCDO as a token of appreciation.

Pat DiBello, a lifelong resident of the neighborhood, received the Father Frascati Neighborhood Champion Award for her selfless devotion and commitment to improving the community. A true entrepreneur, Pat and her husband Joe operated DiBello's Delicatessen following World War II. She later opened Nature's Way Day Care on Herman Avenue with her niece. Pat was also active in the creation of the Detroit Shoreway Community Development Organization

2008 Annual Meeting Honorees

IRENE CATLIN LEADERSHIP AWARD

Addie Palecek & Erma Pugh: Addie and Erma are engaged in the Urbanteers and West End block clubs and volunteer for many activities. Addie served as Weed and Seed Outreach Coordinator and the duo help with nearly all DSCDO events. Often seen together, these two friends have lived in the neighborhood for many years.

COMMUNITY SPIRIT AWARDS

Ward 17 Farmer's Market: In its first year, the Ward 17 Farmer's Market was a resounding success. The market served as a source of fresh food and homemade goods while enhancing the ideas of community spirit and sustainability. Accepting the award on behalf of the Ward 17 Farmers Market are Josh and Sasha Klein, two of the most dedicated market organizers.

Bob Ely: Nominated for his service to the Edgewater Hill area, Bob has maintained a vacant lot and created a children's garden. He has helped to further brighten an area in the middle of the Model Blocks.

Elmer and Maureen Khal: The Khal's have been instrumental in maintaining the West 65th Street Tunnel, one of the neighborhood's links to Edgewater State Park and a vital section of the Cleveland Lakefront Bikeway.

Alberto Burgos: A security guard at the Walz Branch of the Cleveland Public Library, Alberto has helped to transform the library into a place where children learn and grow in peace. He is committed to the success of the library and the families that frequent the branch. Alberto also lives in Detroit Shoreway.

Dampers Automotive Service: The Dambrosio family has shown a true commitment to the neighborhood through their automotive service company and their 53-year investment in the Detroit Shoreway neighborhood.

Menyhart Plumbing: The Menyhart family has made a significant investment in the neighborhood and continues to serve the plumbing needs of Cleveland's West Side. Their Lorain Avenue store has been a fixture for more than 81 years.

Robert Maschke: RA Maschke Architects, located on Detroit Avenue, received an award from the American Institute of Architects (AIA) for the design of the "C-House" residence, where Robert and his family live on West 54th Street next to the Memorial Shoreway. In addition to being honored for his home, the firm won an AIA Honor Award for the interior of a new media arts center at Cuyahoga Community College.

2008 NEIGHBORHOOD IMPROVEMENT AWARD (Commercial)

Gypsy Beans & Baking, Room Service, duoHOME, Kitsch City, LUXE Kitchen & Lounge, Stone Mad Pub, Reddstone, Latitude 41°n: These new businesses have all made tremendous investments in the neighborhood and are an integral part of the Gordon Square Arts District.

2008 NEIGHBORHOOD IMPROVEMENT AWARD (Residential)

Robert Maschke: Architect Robert Maschke, whose design of his family's "C-House" won the 2008 American Institute of Architects Honor Award, has shown true dedication to Detroit Shoreway by locating his firm, and building his home, in the neighborhood.

2008 NEIGHBORHOOD SUSTAINABILITY AWARD

Chuck Ackerman: Chuck has dedicated himself to living an environmentally friendly lifestyle including his vow to live as green as possible for one month last summer. He installed a rain garden, bought local, took public transit, and cut his household energy use. Chuck also organizes the Gang Green, a group of neighbors and friends that share information, learn, and support each other on living more green lifestyles.



GORDON SQUARE ARTS DISTRICT

The Gordon Square Arts District (GSAD) continues to be a model for how the arts can be a catalyst for economic development. In 2008, it seems everyone was talking about the Gordon Square Arts District!

GSAD received mentions in more than 20 radio, TV and print stories discussing the theatre programs of Near West Theatre and Cleveland Public Theatre, the new neighborhood businesses and restaurants, and the overall development of this cultural and entertainment destination on Cleveland's Near West Side. Nationally, the project was written about in the Detroit Free Press and the New Orleans Times-Picayune.

GSAD has attained 57% of its goal through support from the State of Ohio, Cuyahoga County, City of Cleveland and numerous foundations, corporations and individuals.



Film maker Jason Zone Fisher and Greater Cleveland Partnership President Joe Roman (foreground) at the opening of the Capitol Theatre.



Streetscape construction is underway to transform Detroit Avenue into a pedestrian-friendly destination. The projected completion date is October 2009.



Mayor Frank Jackson and Councilman Matt Zone enjoy a performance by Near West Theatre at the streetscape groundbreaking in September.

2008 Accomplishments To Build On

The Gordon Square Arts District has made great strides in 2008. Here's a list of highlights:

- The State of Ohio awarded GSAD \$1.8 million
- Capitol Theatre groundbreaking in May
- Detroit Avenue Streetscape groundbreaking in September
- Major Gifts Committee formed to coordinate fundraising from individuals
- GSAD leadership pledged \$725,000 towards a \$3,000,000 goal
- Cultivation events showcased new Arts District restaurants LUXE Kitchen & Lounge and Stone Mad Pub in conjunction with performances at Near West Theatre and Cleveland Public Theatre
- Nearly 250 potential funders toured the Arts District
- Naming and sponsorship opportunities have been developed
- www.GordonSquare.org reached thousands communicating the GSAD story
- New promotional video featuring GSAD progress helped potential supporters visualize what is yet to come
- BACKSTAGE, a new quarterly newsletter, kept everyone up-to-date
- GSAD operating expenses finished the year under budget
- The addition of Director of Development Jan Cline to the GSAD staff increased fundraising capacity and efficiency

2007-08 DSCDO Board of Directors

Residential Representatives

Donna Belles
Gerri Burns
Donna Gonyon - Vice Chair
Jonathan Holody

Commercial Representatives

Joseph Cracium - *Cracium Berry Funeral Home*
Cindy Nicholson - *Reincarnation Vintage Design*
Natividad Pagan - *Julia De Burgos Cultural Arts Center*
Gia Hoa Ryan - *Saigon Plaza*

Institutional and Industrial Representatives

Patrick Gareau - *St. Augustine Manor*
Eileen Kelly - *St. Colman Church*
Rev. Richard S. Rasch, O de M - *Our Lady of Mt. Carmel Church*
Shellie Sedlak - *Cleveland Public Theatre*

At-Large

Madelyn Zone - Secretary
Brian Kazy
Paul Ettore - Treasurer

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Peter Harwood - *Deacon, Harwood & Armstrong, Chairman*

DSCDO Staff

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Carlos Casiano - *Maintenance Technician*
Kathy Christopher - *Accountant*
Maribel Cirino - *Receptionist*
Jan Cline - *Gordon Square Arts District Director of Development*
Becky Dick - *Chief Financial Officer*
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Danielle Sloan - *Maintenance Apprentice*
John Tyna - *Energy Conservation Specialist*
Eddie Walker - *Maintenance Technician*
Belinda White - *Maintenance Technician*
Lilah Zautner - *EcoVillage Project Director*



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Economic Development

Commercial properties in the Detroit Shoreway neighborhood continue to be in demand, and attract a unique and eclectic tenant mix. In 2008, Detroit Shoreway welcomed several new businesses to the Detroit Shoreway neighborhood.

- Lutheran Hospital Medical Offices
- American Portfolios
- 78th Street Studios
- Farmers Insurance Agency
- Stone Mad Pub
- Cleveland Saves
- LUXE Kitchen & Lounge

Lutheran Hospital, a Cleveland Clinic hospital, opened a new medical office at 6412 Franklin Boulevard at West 65th Street. The medical offices house primary care and internal medicine physicians Joy Marshall, MD and Leonor Osorio, DO, who began seeing patients at the new facility on Wednesday, May 21. Both physicians speak English and Spanish and are established in the community.

April 2008 officially welcomed two new great dining and bar establishments to our neighborhood. The long awaited **LUXE Kitchen & Lounge** opened at 6605 Detroit Avenue. Owner Marlin Kaplan has created a fun and edgy dining and lounge experience from the funky window dressings to the creative drink and food menu. **Stone Mad Pub**, 1306 West 65th Street, opened its doors to rave reviews. Owner Pete Leneghan renovated an old storefront building and has transformed it into a traditional Irish pub right down to the mosaic tiles.

Along with these establishments, DSCDO welcomed several new businesses to the neighborhood. **American Portfolios**, located at 6519 Detroit Avenue and **Farmers Insurance Agency**, 5403 Detroit Avenue at West 54th Street, opened early in the year. DSCDO is also excited that **Cleveland Saves**, a non-profit organization, chose the Gordon Square Arcade for its office. Cleveland Saves is a broad-based coalition of nonprofit, financial, corporate and government organizations which encourage individuals and families to save money so they can build wealth and lead sustainable lives.

The **78th Street Studios**, located north of Lake Avenue between W. 78th and W. 80th Streets, house some of Cleveland's finest art galleries. Located in the Gordon Square Arts District, the studios include Tregoning & Co., Kokoon Gallery, Kenneth Paul Lesko Gallery, Derek Hess STRHESS Studio, Rachel Davis Fine Arts, Charmaine Spencer, Frannie the Frammer, and Scanlon Design, along with Alternative Press Magazine and several recording studios. Several events are held annually at the studios (former American Greetings Building) including the Gordon Square Experience which highlights the artists' creations. Bazaar Bizarre, Cleveland's original indie craft show, is also quickly becoming a hot holiday event.



photo by: Lisa DeJong/The Plain Dealer

Gallery owners Bill Tregoning and Bill Scheele, and their landlord, Daniel Bush (L to R) who owns the 78th Street Studios, Terry Shook of Kitsch City (bottom left), and Leonor Osorio, DO and Joy Marshall, MD of Lutheran Hospital (bottom right)



Lorain Avenue Antiques Association

The Lorain Avenue Antiques District is known locally and regionally as a mecca for antique and collectible shopping. Merchant and property owners meet to provide input for projects, voice concerns and offer best business practices. This year, DSCDO has been working on several projects that will come to fruition in 2009:

- Great Lakes Design Collaborative (GLDC) will perform a complete green historic renovation (LEED Platinum) of a historic building located at West 58th Street and Lorain Avenue. Situated next to the EcoVillage Townhomes, the future mixed-use site will be owned by GLDC.
- Ripcho Studios, one of Lorain Avenue's longest operating businesses, is restoring the building to its 1950s vintage look while also expanding employee parking.
- A Social Security office is planned to occupy the former West End Lumber site.

Storefront Renovation Program

The City of Cleveland Storefront Renovation Program is one of the most effective renovation tools available to commercial property owners. Owners can earn a rebate of up to \$25,000 following a complete façade restoration. This year, DSCDO accomplished the following:

- Worked with twelve commercial and retail businesses to improve their storefronts and buildings
- Rehabilitation of the Capitol Theatre storefront and LUXE Kitchen & Lounge are underway with the remainder to start in early spring of 2009
- Restoration of three Lorain Avenue buildings within the Lorain Avenue Antiques District



A rendering of the Central Savings and Loan Co. building, now home to LUXE Kitchen & Lounge. Restoration of the building's facade will continue in 2009 with help from the Storefront Renovation Program.



A rendering of the east side of the Gordon Square Arcade building, home to the Capitol Theatre - another great use of the Storefront Renovation Program in Detroit Shoreway Neighborhood.

Detroit Avenue Merchants Association

The Detroit Avenue Merchants Association is made up of property owners and merchants who are dedicated to the success of Detroit Avenue and the community. They seek to collaborate on best business practices, learn more about neighborhood projects, and offer stakeholder input regarding programs and ways to improve Detroit Shoreway. DSCDO helps to facilitate the meetings and coordinate marketing efforts:

- Met bi-monthly to discuss the progress of the Streetscape project, Business Improvement District, commercial issues and marketing of the district
- Merchants hosted the second "After Thanksgiving Day Shopping" marketing event. DSCDO assisted in the creation of postcards, flyers, e-mails, and a Facebook page to invite shoppers and visitors to the area.

Resident Services

Residents at the Gordon Square Apartments (GSA) continue to participate in excellent programs and receive critical services including:

- **Food assistance:** 1,318 produce deliveries, 200 holiday season hot meals, 500 on-site hot meals, and transportation to grocery and retail stores
 - Cleveland Food Bank, Council for Economic Opportunity in Greater Cleveland, St. Augustine Church and WestEdge Community Group partnered with DSCDO for food and transportation assistance programs
- **Health care assistance:** various medical services including on-site blood pressure testing as well as cholesterol and diabetes screenings
- **Benefit and entitlement assistance:** provided twenty referrals at cost savings of \$8,000 to residents
- **Social and recreation services:** entertainment at several events and a trip to Amish Country added culture and social interaction to the residents' lives

Community Involvement

Detroit Shoreway Community Development Organization seeks participation and representation while valuing the diverse opinions, opportunities and solutions for neighborhood enrichment. DSCDO is committed to its grassroots, resident-driven foundation. Resident engagement is the driving force behind the resurgence of this proud neighborhood and without community support and input the incredible changes taking place would not be possible. Over 300 residents volunteer for block clubs, the Ward 17 Farmer's Market, Rite Aid Marathon, DSCDO sponsored events, community clean-up parties, planning committees, Weed and Seed programs and more.

Several 2008 highlights include:

- Achieved tremendous success in the Edgewater Hill (formerly Spirit of 76 Block Club) Model Blocks area with more than 50 homeowners taking advantage of home improvement grants provided by Neighborhood Progress, Inc.
- Distributed 50 rain barrels courtesy of the City's Office of Sustainability and Northeast Ohio Regional Sewer District
- Franklin Boulevard Block Club planted a flower garden, painted a bridge and seeks to utilize vacant property in 2009
- Lorain-Fir Block Club continued to improve the Fir Avenue Cemetery and held two safety seminars at Michael Zone Recreation Center
- West Clinton Block Club held its Third Annual Historic Haunts Tour and entertained 1,400 people from across the region
- Nearly 40 residents volunteered at the West 54th Street Water Station of the Rite-Aid Marathon
- Park Works provided summer programming at Herman Park, Lake Pool and Madison Park



Park Works provides summer programming for neighborhood children. DSCDO is committed to creating a healthy and sustainable community through park development and youth programming.



Gerry Meyer recalls a haunting story during the 3rd Annual West Clinton Historic Haunts Walking Tour. The tour draws visitors from across Northeast Ohio and is a of Detroit Shoreway's most popular events.

Foreclosure Prevention

In response to the recent foreclosure epidemic, DSCDO began extensive foreclosure prevention outreach in 2008. Through partnerships with Neighborhood Progress, Inc., Empowering and Strengthening Ohio's People (ESOP) and Neighborhood Housing Services, DSCDO has completed several door knocking and outreach efforts targeting homeowners who are in foreclosure, have a sub-prime loan or have an adjustable rate mortgage about to reset. Currently, ESOP completes loan modifications and intake sessions in the Gordon Square Arcade every Friday. This location based assistance to the residents of Detroit Shoreway serves as a means to preserve homeownership and the viability of the neighborhood. Additionally, DSCDO is undergoing an aggressive fundraising campaign to open the Westside Housing Center which will provide a range of services to Westside residents such as foreclosure prevention, financial literacy and employment assistance.

Code Enforcement

DSCDO continued to focus on eliminating vacant and abandoned property in 2008, a crucial factor in stabilizing the neighborhood. This year, the organization:

- Inspected over 880 houses and vacant lots
- Inspections have led to more than 60 demolitions
- Voluntary compliance by landlords and homeowners to remedy nuisances (code violations) has reached 33%, eclipsing DSCDO's voluntary compliance goal of 25%
- Graffiti Removal Program abated 80 tags throughout the neighborhood

Safety

Safety is a sign of a healthy and desirable neighborhood and engaged residents are essential to this effort. In 2008, Detroit Shoreway Community Development Organization:

- Created a new crime tracking database and mapping program utilizing the Geographic Information Systems program
- Developed a Graffiti Tracking Database to be used for prosecution of graffiti tags
- Coordinated DSCDO's membership in the Ohio Crime Prevention Association and National Crime Prevention Council
- Fostered a relationship with the Northeast Ohio Regional Fusion Center, a collaborative that helps organizations share information and intelligence to identify, prevent, monitor and respond to terrorist and criminal activities
- Conducted 30 neighborhood walks with residents to patrol and create a truly neighborly presence on each street
- Carried out numerous vehicular patrols

DSCDO could not have increased its commitment to safety without partnerships with the Second District Police, RTA Police, CMHA Police, Councilman Matt Zone, and the more than 300 resident volunteers who serve as the eyes and ears of the neighborhood.



In the Fir Avenue Cemetery, Anita Rothschild plants flowers at the grave of her great-grandfather, Elias Rothschild (1858-1914). Photo by Chuck Hoven, 'The Plain Press.'



Billy and Crystal Coakley used Model Blocks grants to landscape their home and change the porch steps. They also overhauled the garage and replaced the gutters/downspouts at their rental property, .

Annual Neighborhood Holiday Party

The Gordon Square Arcade was once again filled with laughter and smiles from children eagerly awaiting the arrival of Santa Claus. This year's DSCDO Annual Neighborhood Holiday Party on December 6 was as successful as previous years in bringing joy and excitement to the children and families of the Detroit Shoreway neighborhood. Nearly 1,000 people filled the halls and atrium inside the historic building.



Each year, Santa Claus visits Detroit Shoreway and hears each child's wish

Over 300 children sat on Santa's lap and took the opportunity to provide their Christmas wish list to him. Children and families also had the chance to take a photo with him as a keepsake. The Holiday Party has been a tradition for many families over the years.

Every child received a bag of goodies from Santa and his elves. After getting their photos and presents, visitors enjoyed

cookies and refreshments along with visits from Frosty the Snowman and Jack Skellington from *The Nightmare Before Christmas*. Entertainment and music were provided by The Magic D.J., Abracadabra Entertainment.

A big thank you to all the volunteers and donors who helped the DSCDO staff make this a very special and memorable day for so many neighborhood children and families.



In its tenth year, the Cleveland EcoVillage continued to contribute to the regional and national pursuit of sustainability. The EcoVillage is a national demonstration project that showcases green building and transit-oriented development and serves as an opportunity to realize the promise of urban life in the most ecological way possible. Moreover, because of successful EcoVillage projects, DSCDO incorporates sustainable development, building and rehabilitation methods in all projects the organization undertakes. Accomplishments in 2008 include:

- In partnership with the Cuyahoga County Land Trust and Environmental Health Watch, DSCDO broke ground at Pear Avenue and West 58th Street on the first of five new Green Cottages. These homes, affordably priced between \$105,000 and \$125,000, incorporate the latest in green building technologies and meet Enterprise Green Communities and LEED home standards.
- Received a \$3.4 million commitment from the City of Cleveland for the redevelopment of the Michael J. Zone Recreation Center
- Received a \$9,000 grant from the Giving Back Gang for greenspace planning which explores the constructive reuse of vacant land with a focus on increasing local food production, beautification, storm water retention and native habitat creation
- Underwent an 8 month long Strategic Sustainability planning process in partnership with Entrepreneurs for Sustainability (E4S)
- Hosted the first neighborhood level computer recycling round-up in partnership with the City of Cleveland
- Managed the deconstruction of a dilapidated house at 1425 West 65th Street
- DSCDO helped to facilitate the acquisition of a historic building located at West 58th Street and Lorain Avenue for redevelopment by the Great Lakes Design Collaborative (GLDC). They will perform a complete green historic renovation (LEED Platinum) of the future mixed-use site next to the EcoVillage Townhomes. GLDC is the general contractor and owner of the building
- Transformed an unsightly abandoned brownfield at Bridge Avenue and West 58th Street into a beautiful pocket park that will be dedicated this spring
- Hosted 13 groups ranging from school children to Russian state officials in an effort to educate and inform others about sustainable urban living



September 9, 2008 Green Cottages Groundbreaking: Digging the ceremonial first shovel are (left to right): Jim Ptacek, Eddy Chatmon, Betsy Figgie, Beverly Jones, Dolores Watson, Piet Van Lier, Marge Misak, Dave Fragapane, Mandy Metcalf, Councilman Matt Zone, Daryl Rush, Ruby Collins, Matt Wooten, and Jeff Ramsay

Energy Conservation Programs

Detroit Shoreway Community Development Organization is dedicated to a sustainable community and helping to alleviate poverty and promote social justice. Energy Conservation is one aspect of DSCDO's operations that does both and strives to weatherize homes, generate significant savings for low-income residents, reduce energy use and help make the neighborhood a more sustainable place to live.

Several energy conservation highlights in 2008 include :

- Helped 92 of the neighborhood's senior citizen, disabled, and very low-income households reduce their energy use and utility bills through the "HouseWarming" and "Home Weatherization Assistance Program"
- The services DSCDO provided include a "standard package" of electrical & heating safety and efficiency checks with needed repairs; attic and wall insulation; caulking, weather stripping, and air-sealing the many hidden areas where cold air infiltrates older housing stock
- Energy Conservation Specialists gave each of our neighborhood clients' extensive hands-on gas, electric, and water conservation tips tailored to the particular needs and opportunities found in each household
- Combining resources from several programs allowed DSCDO to spend an average of \$2,450 per household on energy improvements, helping the neighborhood residents reduce utility bills, improve home values and recipients' quality of life
- Each household received an average \$175 credit on their heating bill by submitting a Home Energy Assistance Program application, for an added value of \$16,100.
- DSCDO partnered with property owners to spend over \$21,000 of private money in other needed home repairs
- Through CHN's HouseWarming Program, DSCDO installed 1,132 low-wattage compact fluorescent light bulbs, 92 carbon monoxide detectors, low-flow shower heads & faucet aerators, and other devices, reducing each chimney's carbon emissions/footprint and contribution to global warming



Funding was provided by Dominion East Ohio Gas Company, First Energy, Cleveland Public Power, the Cleveland Water Department, and the State of Ohio's Office of Community Services.



The EcoVillage Rapid Transit Station, a \$3.4 million redevelopment of the West 65th Street Station on the RTA Red Line, serves as the focal point of transit oriented development in EcoVillage. In the background sits the 22-acre Michael J. Zone Recreation Center, a multi-purpose facility that provides the community a place to play, exercise, learn and congregate.



Over 50 homes in the neighborhood received a free rain barrel which is used for irrigation and saves money on utilities.



The Ithaca Court Community Garden in the EcoVillage

Multi Family & Commercial Property Management

Detroit Shoreway Community Development Organization is proud of its commitment to create and offer affordable housing in the neighborhood. DSCDO also manages several commercial properties and strives to help business owners find space that suits their needs. In 2008, multi-family and commercial property management:

- Assumed management of the West Side Homes Project
-34 residential units, 4 commercial spaces
- Managed 10 buildings along Detroit Avenue and 2 on Lorain Avenue
-211 affordable apartments, over 44,000 square feet of retail and office space
- Oversaw and managed 156 Lease Purchase sites throughout the neighborhood
- Rents for apartments in DSCDO owned buildings range from \$275 (efficiency) to \$490 (3 bedroom) while 96 apartment units have rental subsidies for very low-income families

Single Family Housing

Detroit Shoreway remained a hotbed for new housing in 2008. Due in large part to its proximity to Lake Erie and downtown, Detroit Shoreway is one of Northeast Ohio's premier neighborhoods for new and rehabilitated housing.

- Battery Park, the largest planned community currently under construction in Cleveland, has sold 49 homes – 6 since November, 2008.
- In partnership with the Cuyahoga County Land Trust and Environmental Health Watch, DSCDO broke ground at Pear Avenue and West 58th Street on the first of five new Green Cottages. These homes, affordably priced between \$105,000 and \$125,000, incorporate the latest in green building technologies and meet Enterprise Green Communities and LEED home standards.
- Through the innovative program Opportunity Housing, DSCDO has partnered with Cleveland Housing Network and Neighborhood Progress, Inc., to rehabilitate 23-30 homes over the course of the next three years with sales prices starting at \$85,000.
- Construction and home sales continued at the Painter's Loft Condominiums, The Townhouses at Courtland Court, Villas at Water's Edge and the King's Hill Homes Development

DSCDO continued to build and strengthen partnerships and collaborations with other organizations as a means to facilitate housing redevelopment efforts. Neighborhood Progress, Inc., Village Capital Corporation, Cleveland Housing Network, Cuyahoga Community Land Trust, Habitat for Humanity, and the Ohio Housing Finance Agency have been invaluable partners as DSCDO carries out its mission to provide mixed-income housing options that are safe and affordable.

Cogswell Hall

The culmination of four years of planning and finance assembly for DSCDO and Cogswell Hall paid off at the 2008 groundbreaking for this historic structure. Cogswell Hall, a beautiful home built in 1913, is located at 7200 Franklin Boulevard, where it has provided affordable housing and supportive services for women since its opening almost 100 years ago.

The plans for renovation and expansion began when the Cogswell Hall board and staff realized they needed to upgrade the out-of-date electrical systems and add fire safety systems to the building. Once construction is completed, Cogswell Hall will provide a total of 41 individual suites with private bathrooms, a much needed improvement from the current 31 dormitory-style rooms and shared bathrooms. Other changes include:

- Upgrade the commercial kitchen
- Install new elevator, plumbing, electrical, heating and cooling systems
- New carpeting, painting, tile, window treatments, countertops, and refinishing all surfaces
- A building that will be twice as large as the original structure

Thanks in part to grants from The Cleveland Foundation, Enterprise Community Partners, and Ohio Capital Corporation for Housing, the renovation and expansion of Cogswell Hall will be done in a sustainable manner (achieving LEED Silver Standard), while also following strict standards for renovation of historic structures. Environmentally friendly features include on site storm water management, recycled and locally produced materials, and a metal roof for energy efficiency. The renovation of Cogswell Hall will allow it to continue to provide healthy, supportive and affordable housing to 41 people. Construction is planned to be completed December 2009.



The Townhomes on the Avenue are just one of the projects already complete at Battery Park. Once the entire project is complete, the \$100 million Battery Park development will include more than 300 modern-style townhomes and lofts.

Cogswell before construction (top right) and under construction. When finished, the building will increase to twice the size of the original structure. The major updates and renovations will add safety and comfort for the residents.

2008 Financial Report

	Citizen Participation	Commercial	Property Management	Energy Conservation	Re-Development	Fundraiser Special Events	Indirect	Total
Income								
Memberships/Donations	21,220	0	0	0	0	0	0	21,220
Fundraising	0	0	0	0	0	51,866	0	51,866
Development Fees	0	0	0	0	211,718	0	0	211,718
Property Management	0	0	377,157	0	0	0	0	377,157
Energy Conservation	0	0	0	472,642	0	0	0	472,642
Foundation Grants	38,844	66,952	0	0	166,668	0	0	272,464
NPI	146,819	88,945	0	0	15,000	0	32,500	283,264
City Grants	90,992	154,156	0	27,850	49,140	0	39,544	361,682
Other Grants	27,850	85,940	0	0	25,000	0	0	138,790
HUD/RSC	0	0	34,284	0	0	0	0	34,284
Miscellaneous	0	0	700	0	22,522	0	0	23,222
Total Income	325,725	395,993	412,141	500,492	490,048	51,866	72,044	2,248,309
Expenses								
Total Personnel	167,623	165,441	305,204	194,406	92,820	0	304,223	1,229,717
Total Administrative	16,109	11,429	11,142	14,535	19,474	11,457	176,179	260,325
Total Program	151,756	75,438	12,021	289,973	71,370	0	3,184	603,742
Total Expenses	335,488	252,308	328,367	798,914	183,664	11,457	483,586	2,093,784
Total Income/Expenses	(9,763)	143,685	83,774	1,578	306,384	40,409	(411,542)	154,525

2008 Partners and Funders

- American Preservation Builders
- Barristers of Ohio
- Bethany Presbyterian Church
- Bill Gant
- Calvary Reformed Church
- Catholic Commission for Community Action
- Charter One Bank
- Chase Bank
- City Architecture
- City of Cleveland
- Civic Builders
- Cleveland Action to Support Housing
- The Cleveland Auction Company
- Cleveland Cinemas
- Cleveland Development Advisors
- The Cleveland Foundation
- Cleveland Green Building Coalition
- Cleveland Housing Network
- Cleveland Neighborhood Development Coalition
- Cleveland Public Art
- Cleveland Public Theatre
- Cleveland Restoration Society
- Cleveland SAVES
- Cleveland State University
- Cleveland Tenants Organization
- Cleveland Urban Design Collaborative
- Cogswell Hall Inc.
- Cohen & Co.
- Colliers Ostendorf-Morris
- Community Shares
- Community West Foundation
- Congressman Dennis J. Kucinich
- Cowden & Humphrey Co. LPA
- Crain's Cleveland Business
- Cuyahoga Community Land Trust
- Cuyahoga County
- Cuyahoga Metropolitan Housing Authority
- Dollar Bank

- Dominion East Ohio Gas
- Doty & Miller Architects
- Drake Construction Co.
- EcoVillage Community Gardeners
- Empowering and Strengthening Ohio's People
- EDEN Inc.
- El Barrio
- Enterprise Community Investment
- Enterprise Community Partners
- Entrepreneurs for Sustainability
- Environmental Health Watch
- The Eva L. and Joseph M. Bruening Foundation
- Fairview-Lutheran Foundation
- Federal Home Loan Bank of Cincinnati
- Fifth Third Bank
- First Federal of Lakewood
- First Merit Bank
- Forest City Enterprises
- The Free Medical Clinic of Greater Cleveland
- Gaede Serne Architects
- The George Gund Foundation
- The Giving Back Gang
- Greater Cleveland Habitat for Humanity
- Greater Cleveland Partnership
- Greater Cleveland Regional Transit Authority
- GreenCityBlueLake Institute of the Cleveland Museum of Natural History
- Gordon Square Arts District
- HKM Direct Marketing
- HMM Restoration
- Helen Brown Foundation
- Humphrey & Cavagna Insurance, Inc.
- Huntington National Bank
- JP Morgan Chase Foundation
- Kahn Kleinman
- Karen Bauernschmidt
- Kenneth Taylor
- KeyBank
- Kirtland Capital Partners

- Klear Kote
- Lakeside Blueprint
- Larsen Architects
- The Lesbian Gay Bisexual Transgender Community Center of Greater Cleveland
- Lincoln Financial Group
- Living in Cleveland Center
- Lutheran Family Practice
- Lutheran Hospital
- Marous Brothers Construction
- McKnight & Associates
- Medical Mutual of Ohio
- Michael Benza & Associates
- National City Bank
- National Development Council
- Near West Theatre
- Neighborhood Connections
- Neighborhood Housing Services
- Neighborhood Progress, Inc.
- Northeast Ohio Sewer District
- Novogradac & Company, LLP
- Northeast Ohio Area-wide Coordinating Agency
- OSU Extension North District
- Ohio Capital Corporation for Housing
- Ohio City Near West Development Corporation
- Ohio Cultural Facilities Commission
- Ohio Department of Development
- Ohio Housing Finance Agency
- Our Lady of Mount Carmel Church
- Parkworks
- The Plain Press
- Playhouse Square
- Progressive Urban Real Estate
- The Project Alliance
- Judge Raymond Pianka, Cleveland Housing Court
- ReStore Cleveland
- Richard Bowen & Associates
- Rysar Properties
- Safeguard Properties

- Sagrada Familia Parish
- Sandvick Architects
- Second District Police
- Senator George V. Voinovich
- Senator Sherrod C. Brown
- Sherwin Williams
- ShoreBank
- Sisters of Charity Foundation
- Sonkin & Koberna
- Spanish American Committee
- St. Augustine Manor
- St. Colman Church
- St. Helena's Romanian Church
- St. Luke's Episcopal Church
- St. Stephen's Catholic Church
- State of Ohio Governor's Office
- Stockyard Redevelopment Organization
- Surety Title Agency, Inc.
- Sutton Builders
- Team NEO
- Terrace Construction Company
- The Thomas H. White Foundation
- Third Federal Savings & Loan
- Thompson Hine
- U.S. Bank
- Ulmer & Berne, LLP
- Village Capital Corporation
- Vintage Development Group
- Ward 17 Councilman Matt Zone
- Ward 17 Farmers Market
- Ward 17 Forum
- West Bethell Baptist Church
- West Side Ecumenical Ministry
- West Side Sun
- Westlake Reed Leskosky
- William Gaydos & Associates
- WIRE-Net
- YMCA of Greater Cleveland

2008 Benefit Auction Donors

- Akron Aeros
- Akron Symphony
- Boston Mills/Brandywine
- Carousel Theatre
- Cleveland Cavaliers
- Cleveland Indians
- Cleveland Metroparks Zoo
- Cleveland Orchestra
- EJ Thomas Hall Performing Arts
- House of Blues
- J. Romer Salon
- Lake Erie Monsters
- Miller Boat Line
- Nautica Queen
- Pickwick & Frolic
- Southwest Airlines
- Western Reserve Historical Society

2008 Benefit Buffet Donors

- Don's Lighthouse 8905 Lake Avenue
- Dish Global Deli – info@dishglobaldeli.com
- Gypsy Beans & Baking – 6425 Detroit Ave.
- Happy Dog – 5801 Detroit Ave.
- Latitude 41°n – 5712 Detroit Ave.
- LUXE Kitchen & Lounge – 6605 Detroit Ave.
- Minh Anh – 5428 Detroit Ave.
- Parkview Nite Club – 1261 W. 58th
- The Redstone Bar & Grill – 1267 W. 76th
- Saigon Plaza – 5400 Detroit Ave.
- Stone Mad – 1306 W. 65th

2008 Benefit Underwriters

- Advocacy & Communication Solutions LLC
- Angela Raffa, Medical Mutual of Ohio
- Ariel Ventures
- Benesch Friedlander Coplan & Aronoff LLP
- Brennan & Associates
- Bowen Glass
- Buehner's Supply Co.
- Cailin Development
- Cleveland Action to Support Housing (CASH)
- Charter One Bank
- CHASE
- City Architecture
- Cohen & Company
- Cowden & Humphrey Co., Therese Drake
- Cleveland Public Theatre
- Craciun Berry Funeral Homes
- Enterprise Community Investments
- Enterprise Community Partners
- First Energy
- First Federal Lakewood
- Flexible Staffing
- Gaede Serne Architects
- GEM Testing
- Humphrey & Cavagna Insurance, Inc.
- KeyBank
- Korfant & Mazzone
- Lightning Demolition
- Lincoln Financial Group, Ron Ross
- Lorraine Surgical
- Lutheran Hospital
- Marous Brothers Construction
- Medical Mutual of Ohio
- Michael Benza & Associates, Inc.
- National City Bank
- Near West Theatre
- Neighborhood Progress, Inc.
- Ohio Capital Corporation
- Peter & Pete Container Service, Inc.
- Pioneer Savings & Loan
- RA Maschke Architects
- Randy Shorr, Attorney at Law
- Safeguard Properties
- Sagrada Familia Parish
- Saigon Plaza
- Scaffco Scaffolding
- Security Hut
- Shore Bank, Stephanie McHenry
- Sonkin & Koberna
- Speed Exterminating
- St. Colman Church
- St. Augustine Health Campus
- Surety Title
- The Project Alliance
- Third Federal Savings & Loan
- West Side Ecumenical Ministry

(Reference to Gordon Square Arts District is in **bold** at the bottom of page 3.)

Artists vs. Blight

By ALEXANDRA ALTER

April 17, 2009

Last month, artists Michael Di Liberto and Sunia Boneham moved into a two-story, three-bedroom house in Cleveland's Collinwood neighborhood, where about 220 homes out of 5,000 sit vacant and boarded up. They lined their walls with Ms. Boneham's large, neon-hued canvases, turned a spare bedroom into a graphic-design studio and made the attic a rehearsal space for their band, Arte Povera.

Pioneering Artist Communities



Greg Ruffing for The Wall Street Journal

Michael DiLiberto and Sunia Boneham, with their 18-month-old son Harrison.

The couple used to live in New York, but they were drawn to Cleveland by cheap rent and the creative possibilities of a city in transition. "It seemed real alive and cool," said Mr. Di Liberto.

Their new house is one of nine previously foreclosed properties that a local community development corporation bought, some for as little as a few thousand dollars. The group aims to create a 10-block "artists village" in Collinwood, with residences for artists like Mr. Di Liberto, 31 years old, and Ms. Boneham, 34.

Artists have long been leaders of an urban vanguard that colonizes blighted areas. Now, the current housing crisis has created a new class of urban pioneer. Nationwide, home foreclosure proceedings increased 81% in 2008 from the previous year, rising to 2.3 million, according to California-based foreclosure listing firm RealtyTrac. Homes in hard-hit cities such as Detroit and Cleveland are selling for as little as \$1.



Greg Ruffing/Redux for The Wall Street Journal

An opening-night event at the Arts Collinwood gallery in Cleveland's Collinwood neighborhood.

Drawn by available spaces and cheap rents, artists are filling in some of the neighborhoods being emptied by foreclosures. City officials and community groups seeking ways to stop the rash of vacancies are offering them incentives to move in, from low rents and mortgages to creative control over renovation projects.

"Artists have become the occupiers of last resort," said Robert McNulty, president of Partners for Livable Communities, a Washington-based nonprofit organization. "The worse things get, the more creative you have to become."

Artists and architects are buying foreclosed homes in Detroit for as little as \$100. In St. Louis, artists are moving into vacant retail spaces in a shopping mall, turning stores that stood empty for more than a year into studios and event spaces for rents of \$100 a month. Artspace Projects Inc., a national nonprofit development corporation, plans to create 35 live/work spaces for artists on vacant property in Hamilton, Ohio, after converting an empty car factory and an adjacent lot in Buffalo, N.Y., into 60 artists' lofts last year.

Cleveland is emerging as a testing ground for the strategy. With the collapse of the manufacturing industry, the city's population has plummeted to around 430,000 residents today from nearly a million in 1950. A wave of home foreclosures has accelerated the slide. The Cuyahoga County treasurer estimates that 15,000 homes sit vacant -- roughly one in 10. City officials tore down 1,000 homes last year, and more than 12,000 buildings await demolition.

In neighborhoods pocked by vacancies, artists have started filling the void. Last November, Katherine Chilcote, a local painter, bought a boarded-up, bank-owned house for \$5,000 in Cleveland's Detroit-Shoreway neighborhood, where one in four family homes has gone into foreclosure in the last three years. Thieves had stolen the doors, punched out windows and ripped out all the pipes, sinks and electrical wiring. Eight cats had moved in.

The 29-year-old artist and four friends spent months ripping up moldy carpet, laying down new tiles and hardwood floors, repairing walls and stripping peeling paint. She bought the empty, weed-filled lot next door for \$500. She plans to build a sculpture garden there, with large, whimsical mobiles that twist in the breeze. She's applying for grant money from the Cleveland Foundation to turn four more vacant houses in the neighborhood into artist residences and studios.

Through her nonprofit public art organization, Building Bridges, Ms. Chilcote is also working to turn vacant storefronts in Cleveland's Westtown neighborhood into artists' exhibition spaces. Four storefronts are now filled with hand-painted pottery, landscapes of trees and fields, and large, spray-painted scenes of the city's abandoned steel mills and factories.

Ms. Chilcote plans to expand to seven storefronts this summer, and is working with the Westtown Community Development Corp. to create nine permanent artist residences and studios in an old theater that's been vacant since the mid-1980s. In the meantime, Ms. Chilcote and other artists are hatching creative, temporary uses for buildings that are scheduled to be demolished. This summer, she plans to transform an empty ice cream parlor into a giant sculpture of a cake.

What began as a grass-roots movement, with artists gravitating to cheaper neighborhoods and making improvements, is now being embraced by city officials as a tool to revive neighborhoods reeling from vacancies and home foreclosures.



Greg Ruffing/Redux for The Wall Street Journal

Mr. Di Liberto and Ms. Boneham outside their new home in Cleveland's Collinwood neighborhood.

Over the next 18 months, Cleveland plans to spend \$500,000 to fund 50 citizen-led pilot projects to reclaim vacant property. The Cleveland Urban Design Collaborative, part of Kent State University's College of Architecture, launched an initiative called "Pop Up City" a year and a half ago, which brings performance artists into empty lots, vacant buildings and unused urban infrastructure. **In Cleveland's Detroit-Shoreway neighborhood, two theater companies have teamed with the local development organization on a \$30 million drive to rebrand the former factory hub as an entertainment and arts district, with a new community theater and independent-film house.**

"At first, the strategy was [placing artists in] old warehouses, now it's whole neighborhoods," says Bob Brown, director of the Cleveland City Planning Commission. "The next phase is capitalizing on the presence of artist and art-related businesses and using it as the lever for high-density development."

This September, Cleveland's Community Partnership for Arts and Culture will host its second conference, titled "From Rust Belt to Artist Belt," with artists, city leaders, local banks and real-estate agents to discuss ways to transform Cleveland into a regional arts hub. Tom Schorgl, the group's president, said it's creating a Web site for artists that will include a searchable database of cheap properties. His group is also helping artists find vacant properties through the newly created county land bank -- a bank of distressed properties the county will manage until they can be redeveloped.



Greg Ruffing/Redux for The Wall Street Journal

Collinwood sculptor Jerry Schmidt

Artists have flocked to, and improved, blighted areas for decades -- for example, New York's SoHo and Williamsburg, parts of Baltimore and Berlin, Germany. They often get displaced once gentrification begins. But now, since real estate has hit rock bottom in many places, artists with little equity and sometimes spotty credit history have a chance to become stakeholders, economists and urban planners say.

Cleveland's push is modeled in part on an arts-fueled revival in Paducah, Ky., Mr. Schorgl said. Paducah transformed a rundown, crime-ridden neighborhood into an arts district by offering artists from around the country a \$2,500 reimbursement to buy cheap, vacant houses and fix them up. Some artists bought homes for \$1 when the program launched in 2001. Since then, more than 50 artists have moved into the neighborhood, which is now dense with cafes, wine bars and art galleries.



Greg Ruffing/Redux for The Wall Street Journal

An opening at the Arts Collinwood gallery.

The strategy is controversial. Some urban planners warn against treating the arts as a cure-all for urban development, particularly since low-income residents are often forced out when artists move in. "Artists have had the effect of gentrifying neighborhoods that were working for the existing communities," says Dana Cuff, an architecture professor at UCLA and founder of cityLAB, an urban-design think tank.

Some artists are also wary of being branded as agents of development. "I could never afford the neighborhoods that I've helped contribute to," says Bridget Ginley, a 38-year-old painter, who says she was priced out of Cleveland's trendy Tremont and Ohio City neighborhoods once the galleries and restaurants arrived.

In Collinwood, where Mr. Di Liberto and Ms. Boneham moved last month, the Northeast Shores Development Corp. has bought nine vacant properties, and so far has renovated five as artists' residences. Executive director Brian Friedman says the group plans to expand the project to 25 or 30 homes, using funds from the U.S. Department of Housing and Urban Development's \$4 billion Neighborhood Stabilization Program.



Greg Ruffing/Redux for The Wall Street Journal

Scott Hocking among pallets he plans to use for an art installation at a site in Detroit.

In exchange for low rents or low-interest mortgages that range from \$500 to \$1,100 a month, the artists help design the homes. Artists also have the option of buying the homes cheaply and fixing them up themselves. The development corporation verifies potential home-buyers' income and ability to pay rent, and asks artists to specify in their housing application what type of creative work they do, and what kind of work space they want.

Mr. Di Liberto and Ms. Boneham, who first moved to Cleveland from New York in 2006, pay \$595 a month in rent in their new house. After they make monthly payments for a year, the rent will roll over into a fixed mortgage towards the house's \$104,000 cost. Three of the couple's friends, fellow artists and musicians, are now looking to buy foreclosed houses in the neighborhood.

"Our chief goal is ownership," says Mr. Friedman. "We don't want the neighborhood to gentrify them out."



Larry Coleman

Double-Edge Dance will perform at the Cleveland Public Theater

Once a bustling neighborhood of Eastern European rail workers, Collinwood now has a 40% poverty rate. A few years ago, its commercial strip, Waterloo Road, had little more than two dive bars and a flophouse where drug dealers and prostitutes lived. Home prices have plummeted to \$18,000 today from a median of \$68,000 before the foreclosure crisis.

The seeds of the renaissance were planted by a dozen artists who formed a collective called Arts Collinwood. Five years ago, the group bought the 5,000-square-foot flophouse with donated money and began converting it into an art gallery, café and nine art studios that rent for \$150 a month. Arts Collinwood, now a non-profit directed by neighborhood resident Sarah Gyorki, paved the way for a flood of musicians, painters and sculptors. In the last couple of years, three other art galleries, a recording studio, vintage record store, boutique and a stained glass studio have opened on Waterloo.

These cultural outposts sit alongside traces of the old neighborhood: two shops that sell handmade sausages, and a Slovenian Hall where neighborhood residents gather for Friday fish fries, polka music and bocce.



Greg Ruffing/Redux for The Wall Street Journal

Painter Monica Doyle

The transition hasn't been completely smooth. Jim Tomko, one of the first to open a gallery on Waterloo, closed it last year after someone broke in and stole about \$8,000 worth of paintings. Undercover police officers caught the thief, a neighborhood resident who was selling the paintings out of his nearby home for \$20 a piece.

A few blocks over, on a street dotted with boarded-up houses, Monica Doyle is renovating a foreclosed house that she bought for \$7,150. Ms. Doyle, a painter and Cleveland native who moved back to the city from Australia three years ago, bought the house last August. The plumbing had been stolen, the bathroom and kitchen walls had been ripped out, and a family of raccoons was living in the attic. She renovated the top floor, where she now lives and paints, and plans to rent out the ground floor once it's fixed up. "It was like a great canvas itself just to bring this place to life," she says.

Exploring Art Communities

Upcoming tours, exhibits and events in Cleveland, Detroit and Buffalo.

CLEVELAND

DanceWorks 09, through May 24

The Cleveland Public Theater in Detroit-Shoreway hosts six weekends of dance performances, featuring new works from six local dance companies. cptonline.org

78th Street Studios Experience, April 17-18

Visitors can wander through three stories of recording studios, art studios and galleries at this studio space in a former factory warehouse in Cleveland's Detroit Shoreway neighborhood. 78streetstudios.com

ArtMart 09, April 17-May 1

More than 100 regional artists will exhibit and sell their work at this show at Spaces Gallery. spacesgallery.org

'There Goes the Neighborhood,' June 5-Aug. 16

This exhibit at Cleveland's Museum of Contemporary Art will showcase artists from such places as Cleveland, New Orleans, Brazil, Vietnam and Brooklyn, N.Y., whose work explores cities in transition. mocacleveland.org

ArtSpace Studio Tour, June 27

ArtSpace Cleveland, a group that helps artists find affordable housing, will lead a trolley tour of 13 artists' live/work studios, three urban gardens and five galleries around the St. Clair Superior neighborhood, where a design district is taking shape. artspacecleveland.org

Waterloo Arts Festival, June 27

An annual summer festival on Waterloo Road, an emerging art destination, features open galleries, music and family events. artscollinwood.org

Ingenuity Fest, July 10-12

Cleveland's "Ingenuity Fest," a festival for arts and technology, brings performance artists from the region and around the world to 25 or 30 spaces, including vacant storefronts and unused parking lots. ingenuitycleland.com

DETROIT

'I Repeat Myself When Under Stress,' through May 3

An exhibit at the Museum of Contemporary Arts Detroit showcases three artists who use visual and narrative repetition, including Tris Vonna-Michell, who projects slides of Detroit's urban landscape onto fragmented walls. moca-detroit.org.

Scott Hocking, May 29

Detroit artist Scott Hocking builds massive sculptures out of recycled materials in abandoned auto factories and empty neighborhoods, taking photographs before the structures get torn down. His photographs will be shown at 2739 Edwin Gallery in Hamtramck. <http://2739edwin.com/index.html>

BUFFALO, N.Y.

ArtSpace Buffalo Lofts, May 1-31

Sixty artists' live/work spaces in a former factory in downtown Buffalo will host a month-long, curated show of residents' work. artspacebuffalo.org.

Write to Alexandra Alter at alexandra.alter@wsj.com

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THE PLAIN DEALER

Cleveland's Capitol Theatre opens its doors: gala ushers in new movie era on West Side following \$7.5 million renovation

By Clint O'Connor, The Plain Dealer

October 01, 2009, 11:30PM



Joshua Gunter/The Plain Dealer

Fay Hargate and Marian Fairman, dressed as 1920s-era flappers, serve movie candy outside Cleveland's Capitol Theatre. Cleveland's Capitol Theatre showed a movie Thursday night for the first time in 24 years. It's been quite an intermission.

The \$7.5 million renovation of the theater at 1390 West 65th Street was unveiled at a gala fundraiser. A giant white tent with free-flowing wine and martinis was plopped in the middle of the closed-off street. For \$250, folks could nibble on sushi, shrimp, and jalapeno-flavored popcorn before moving inside to see LeBron James' new documentary "More Than a Game."

Tickets will be less pricey starting Friday (\$9 for adults; \$6.50 for matinees) when the Capitol's three screens open to the public.

"This is a phenomenal achievement," said Marcie Goodman, executive director of the Cleveland International Film Festival. "There's so much to be proud of in the Detroit Shoreway neighborhood. This is the kind of thing Cleveland embraces." Next year's festival in March will feature an evening at the Capitol, she said.

Film and television director Joe Russo, the Cleveland native currently working on NBC's "Community," said he envisioned the theater becoming a "social and cultural center" that would enrich not only the West Side but the entire city.

The buzz in the surrounding neighborhood was positive, especially from business owners who have weathered a year of street and sidewalk repairs. "I think it's absolutely fabulous," said Niki Gillota, owner of the Gypsy Beans & Bakery Co. on Detroit Avenue. "I'm hoping people drop in before the movies."

Terry Shook, who runs the Kitsch City gift store down the block and also lives in the neighborhood, likes the convenience. "Walking across the street versus going to the East Side? I mean, I love the Cedar Lee, but now it's the Capitol."

The Capitol opened in 1921 as a vaudeville and silent movie house. It fell into disrepair in the late '70s and had been closed since 1985. The building was reconfigured into three theaters with new seating, screens, projection and sound systems. The renovation, a collaboration between the Detroit Shoreway Community Development Organization and the Gordon Square Arts District, is part of a proposed \$30 million overhaul of the neighborhood.

Eamon and Nora McDermott, who live about 10 blocks away, said they hoped the theater would draw more people to the area. "We're always trying to find places we can walk to," said Eamon, "rather than going down to Valley View or Crocker Park."

About 500 people attended Thursday night's gala, which kicked off 11 days of grand re-opening activities and raised nearly \$200,000, said Joy Roller, executive director of the arts district.

Friday's events include a ribbon-cutting ceremony at 9 a.m. followed by a screening of "Casablanca." Governor Ted Strickland and Mayor Frank Jackson are scheduled to attend. The public can start seeing movies in the afternoon: "More Than a Game" (see review in Friday Magazine), Michael Moore's "Capitalism: A Love Story," and "Toy Story" and "Toy Story 2" packaged in a new 3-D double-feature version.

For more information: 1-877-703-3456.

http://www.cleveland.com/moviebuff/index.ssf/2009/10/clevelands_capitol_theatre_ope.html

THE PLAIN DEALER

Capitol Theatre: Opening events

By Clint O'Connor, The Plain Dealer

September 24, 2009, 2:54PM



*Thomas Ondrey/The Plain Dealer*Capitol Theatre: The main house will seat 420 and is wired for digital 3-D

Cleveland's Capitol Theatre features three screens and is located at 1390 West 65th St., just north of Detroit Avenue. A look at the opening weekend events.

- **Thursday, Oct. 1:** Gala fund-raiser for the Gordon Square Arts District. Sold out.
- **Friday, Oct. 2:** Cleveland Mayor Frank Jackson and Ward 17 City Councilman Matt Zone will cut the ribbon at a ceremony starting at 9 a.m. Following the ceremony, the public is invited to a free screening of "Casablanca," the classic World War II love story starring Humphrey Bogart and Ingrid Bergman.

Note: It's free, but you need a ticket. Tickets may be picked up starting today, first-come, first-served, at the Gordon Square Arcade Atrium, 6516 Detroit Ave. Limit: two tickets per person. The regular slate of films starts in the afternoon. That evening beginning at 9, there also will be an Opening Night After Party. Tickets for the party are available online at www.clevelandcinemas.com.

- **Saturday, Oct. 3:** A free screening of "Monsters vs. Aliens." Doors open at 9:30 a.m., showtime is 10 a.m. No tickets required.
- **Sunday, Oct. 4:** It's 1921 day. At noon, there will be a free screening of Charlie Chaplin's silent film "The Kid." No tickets required. At the concession stand: free Baby Ruths and fountain sodas for 21 cents.
- **More Info:** Other grand-opening events and discounts run through Sunday, Oct. 11. For more information, call 1-877-703-3456, or check online at www.clevelandcinemas.com. (The main house is accessible to the physically disabled, the upstairs theaters are not.) For more on the Gordon Square Arts District, go to gordonsquare.org.

http://blog.cleveland.com/pdextra/2009/09/capitol_theatre_opening_events.html

THE PLAIN DEALER

Capitol Theatre neighborhood: What to do before and after the show

By Clint O'Connor, The Plain Dealer

September 25, 2009, 12:00AM



*Thomas Ondrey/The Plain Dealer*The corner of West 65th Street and Detroit Avenue in the heart of the Gordon Square Arts District.

Headed to a movie at the Capitol Theatre?

Here are a few places to check out before or after the show, for a bite, drink or live music. The Capitol is expected to become the main draw for the Gordon Square

Arts District, which runs along Detroit Avenue from West 58th Street to West 73rd Street.

- For nearby munching, there is the artsy, friendly **Gypsy Beans & Baking Co.** (6245 Detroit Ave.), at the corner of Detroit and West 65th Street. Gypsy offers good soups, sandwiches, muffins and pastries.
- Just about a half-block north of the Capitol is the **Stone Mad Irish Pub** (1306 West 65th St.), where you can sit at the bar, in the restaurant or on the patio (at least until the weather gets dodgy). You really need to see the stone work at this place. Seriously. There's bocce, too.
- Around the corner and a little to the west of the Capitol is **Luxe Kitchen & Lounge** (6605 Detroit Ave.), which also features a comfy patio, yummy pizzas and pasta, and terrific appetizers.
- One of the nicest places I've been to lately is the relatively new **La Boca** (5800 Detroit Ave.). It's a beautiful restaurant with food influences from Argentina, Venezuela and other deep southern countries. And there's a lovely patio (OK, it's a trend!). Trivia: La Boca ("mouth" in Spanish) is the Bohemian neighborhood of Buenos Aires recently featured in Francis Ford Coppola's "Tetro."
- For after-hours fun, food and live music, there's the **Happy Dog** (5801 Detroit Ave.). It boasts a cool retro-tavern decor (a twin brother of the Beachland Ballroom's tavern) and, best of all, tater tots.
- Of course, within striking distance of the Capitol, you'll also find the **Parkview Nite Club** on West 58th Street, **Latitude 41n** and **Minh-Anh Vietnamese Restaurant** on Detroit, and **Reddstone Bar & Grille** on West 76th Street, among many others.

http://www.cleveland.com/moviebuff/index.ssf/2009/09/what_to_do_in_the_capitol_thea.html

THE PLAIN DEALER



Capitol Theatre movie house to open in October as key part of Gordon Square Arts District on Cleveland's West Side

West Side cinema premieres in weeks as key part of Gordon Square Arts District

Sunday, August 02, 2009

Clint O'Connor

Plain Dealer Film Critic

Cinema-starved West Siders, the clock is finally ticking in your favor. In just over eight weeks, on Oct. 3, the renovated Capitol Theatre will open.

Really. I've seen it. It's zipping right along toward completion.

The building on West 65th Street just north of Detroit Avenue will feature three movie theaters, a beautiful new lobby and classy old touches mixed with high-tech equipment.

Part of the \$30 million Gordon Square Arts District project, the theater will host grand-opening events Thursday and Friday, Oct. 1 and 2, with a full slate of films starting Saturday, Oct. 3.

Opening weekend will kick off with LeBron James' new documentary, "More Than a Game."

Owned by the Detroit Shoreway Community Development Organization, the Capitol will be managed and programmed by Cleveland Cinemas, which runs five area theaters including the Cedar Lee and Shaker Square. The theater is expected to employ 15 to 20 people.

The projection systems will be digital, with the main theater, which seats 420, wired for 3-D. The two upstairs theaters, in the old balcony space, will seat 100 each.

"It will show a mix of mainstream movies along with independent and foreign films, the Cedar Lee type of fare," said Dave Huffman, Cleveland Cinemas' director of marketing.

The Gordon Square Arts District, which runs along Detroit Avenue from West 58th to West 73rd streets, is slated to include new performance space for the Near West Theatre, a renovated Cleveland Public Theatre, a spate of street and sidewalk improvements and more parking lots.

"The Capitol Theatre will be the economic engine for the whole Gordon Square Arts District," said Joy Roller, executive director of the arts district. "It will bring tens of thousands of people into the area, and that will mean more restaurants, bars, shops and galleries."

Step one is the completion of streetscape improvements by the end of September. The sidewalks are being widened, utility poles are coming down, wires are going underground, 100 trees are being planted, and public art will be added to make the neighborhood more inviting.

The Capitol, which opened in 1921 as a 1,300-seat vaudeville and silent-film venue, has been in disrepair since the mid-1980s.

Construction crews are renovating the interior, which includes a gleaming new concessions stand. A column in the lobby has already been fitted with a time capsule that features photos, newspapers and a Letter to the Future predicting the theater will "become the center of entertainment and economic rebirth on Cleveland's West Side."

If you're feeling generous, they're seeking donations to eventually add an old-fashioned "blade" sign with a vertical CAPITOL beckoning from the corner of West 65th and Detroit, said project manager Lisa Kious McGovern. The sign could run about \$50,000. (Go to www.gordonsquare.org for more information.)

The new seats were just installed, with audio-visual equipment arriving later this month and the marquee lights going up in September.

Speaking of seats, the crew could have resurrected the old ones to keep the vintage look, but it wasn't practical.

"We've grown as a population," said McGovern, putting it delicately.

The bigger behinds of modern Americans require wider cushions. The 620 new seats are extra plush and include a circular touch that would have been alien to moviegoers of the 1920s: cup holders.

New Orleans Times-Picayune: **Smaller, smarter: Rehab dollars snowball in old Cleveland area**

by **Gordon Russell, Staff writer, The Times-Picayune**
Sunday November 23, 2008, 6:00 PM



MICHAEL DeMOCKER / THE TIMES-PICAYUNE

The sun rises over a steel mill in Cleveland. Like other Rust Belt cities, Cleveland was forced to reinvent itself after losing much of its economic base.

Two decades ago, the Ohio City neighborhood of Cleveland -- an old, dense area just across the Cuyahoga River from downtown -- was struggling.

But it hadn't suffered the way some parts of town did as hundreds of thousands of Clevelanders deserted the old city.

Still, "it used to be very scary around here," said Linda Syrek, proprietor of the West Side Market Cafe, a recently renovated diner adjacent to the historic West Side Market. "There were wild dogs running the streets here 15 years ago."

Now, the neighborhood bustles -- calling to mind parts of Uptown, Mid-City or the Marigny, with walkable commercial areas abutting bustling residential ones.

Ohio City started to gather steam in the late 1990s, when city leaders invested in an overhaul of the market, a classic vestige of the neighborhood's roots and its de facto center of gravity. It is slightly larger than, but of the same vintage as, New Orleans' St. Roch Market, slated for its own overhaul.



MICHAEL DeMOCKER / THE TIMES-PICAYUNE Fadi Abou el-Ainein sets up his vegetable stand at dawn in the Westside Market in Cleveland's Ohio City neighborhood. The reopened market, credited with providing an anchor for the neighborhood's revitalization, is of the same vintage as New Orleans' St. Roch Market, slated for its own overhaul.

By then, Pat Conway, whose grandparents shopped at the West Side market, had founded the Great Lakes Brewing Co. down the block, plying most of his product at a historic bar where Eliot Ness once drank. The bar has since expanded several times. The city, meanwhile, responded by enlarging and bricking the adjacent sidewalk, creating a pedestrian-friendly street that now is home to several cafes.

Today, Great Lakes brews most of its beer in a much larger facility across the street -- as it happens, part of an old brewery that shut down during Prohibition. Next door to the bar, a department store that closed in the 1970s has been renovated into 78 market-rate condos, which sold out quickly. A locally owned supermarket chain, Dave's, built a new store a block away. The renovated market sparkles.

Building on the Ohio City model, Neighborhood Progress Inc., a Cleveland nonprofit group that serves as a conduit for philanthropic and public investment, has begun concentrating its resources on six areas seen as having turnaround potential.

Much like the strategy of 17 target zones put forth by New Orleans recovery chief Ed Blakely, the Cleveland plan is built on the premise that investment in and around stable areas will snowball. Ohio City, now counted as a success, is no longer a target area, but two other neighborhoods on its fringes are.

In one of them, a burgeoning lakefront area called Detroit-Shoreway, a former Eveready battery factory is being given new life as Battery Park, a 330-home development of new condos and houses centered around a park. It's the largest group of homes to be built in Cleveland in a generation; homeowners will receive tax abatements of 15 years. An environmental cleanup at the site also was subsidized.

In Detroit-Shoreway, as in Ohio City, targeted public investment, some of which is planned but not yet begun, primed the market. The government is paying to renovate three old theaters to create an arts district, echoing New Orleans' efforts to refashion Canal Street as "Broadway South." Millions of taxpayer dollars are going into streetscaping.

And city government has agreed to turn the West Shoreway, a freeway that cuts the neighborhood off from the lakeshore, into a more walkable boulevard with a speed limit of 35 mph.

Some estimate that \$500 million of construction is under way in and around the neighborhood.

"Detroit-Shoreway is a brilliant example of what's gone right" even as Cleveland has struggled, said Deb Janik, a developer who was chief of staff for former Mayor Jane Campbell. "The targeted investment (by the city) has leveraged all kinds of private investment."



MICHAEL DeMOCKER / THE TIMES-PICAYUNEA boarded-up house in the University Circle neighborhood stands side by side with a newly renovated home.

The Lakewood Observer

Volume 5, Issue 24, 12/2/09

Capitol Theatre offers Discount Admission to Lakewood Residents

by David Huffman



The newly-restored main auditorium of the Capitol Theatre

The Capitol Theatre, located in the heart of the Gordon Square Arts District at Detroit Rd. & W. 65th St., will be offering discount admission rates to Lakewood residents through December 31, 2009. Patrons who present proof of residency for any of the following zip codes 44107, 44102 or 44113 will be admitted for \$6 (3D films are subject to an additional surcharge and this offer isn't valid on legal holidays) on Tuesdays, Wednesdays and Thursdays. That's a savings of up to \$3 off of the regular admission. The re-opening of the Capitol Theatre is a key part of the Gordon Square Arts District which also includes a new streetscape, renovations to the Cleveland Public Theatre and a new home for the Near West Theatre. Originally opened in 1921 as a silent movie house, The Capitol Theatre has undergone a massive renovation that converted it into a state-of-the-art three-screen all-digital cinema. The main auditorium includes a 3D projection system and will be featuring the new film *AVATAR* (opening December 18th) from director James Cameron, the man behind *Titanic* and *The Terminator*. The concession stand features traditional movie theatre fare as well as a selection of beers and wines.

"The Capitol Theatre is a true showplace and we want to give everyone an opportunity to visit what we believe is the most beautiful movie theatre in Cleveland," says Jon Forman, President of Cleveland Cinemas. "Residents in surrounding communities will be able to come see some wonderful movies throughout December for a great price."



Cleveland's Hottest New Neighborhood?

Posted on 22 July 2010

Another CoolCleveland.com video exclusive. Gordon Square reopens Capitol Theatre & unveils Streetscape. Joy Roller is at the center of the universe. As Executive Director of the Gordon Square Arts District, she is overseeing the complex and ongoing million economic development project in the Detroit Shoreway neighborhood that has already brought in over 25 new businesses, restaurants and retail outlets and made the neighborhood around Detroit & W. 65th one of the hottest in the region. Watch the video as Joy [shown here with Detroit Shoreway CDO director Jeff Ramsey & Cle City Councilman Matt Zone] talks about the restoration of the Capitol Theatre, which will be run by Jonathan Foreman's Cleveland Cinemas running art & independent films (a Cedar-Lee West?), and the comprehensive Streetscape project, with cool bus shelters, new streetlamps and art by Cle-based environmental artist Susie Frazier Mueller. Next: more parking, plus a complete renovation of Cleveland Public Theatre, which started it all way back in the 1980's, and a new theatre facility (finally!) for Near West Theatre. Ribbon cutting for the Streetscape is this Sat 9/26 and for the Capitol Theatre is Fri 10/2. Wow! www.GordonSquare.org.

<http://guideforthearts.tv/?p=11139>

September 28, 2008:

FREE PRESS EDITORIAL

Programs that invest in cities can be key to economic growth

More than 40 years ago, the federal Model Cities Act declared that improving urban life was the nation's most important domestic issue. Today, that is even truer, although the presidential campaign has practically ignored cities. Many are in worse shape than they were four decades ago, when rage and suffering sparked a series of riots.

Detroit, the nation's poorest big city, is the poster place for a central city in a free fall, having lost half its population over the last 50 years, with no end in sight. Motown's economic losses have exceeded even those of its population. From 1970-2000, the city shed more than half its jobs.



Detroit Shoreway, in Cleveland, where an art district is serving as an economic catalyst. More than \$500 million in construction projects are under way.

The decline of cities like Detroit has undermined regional economies that support states and, collectively, the nation. Cities and their regions need a new set of federal policies and investments.

Healthy central cities attract and keep the young talent that drives the new knowledge-based economy. Members of the so-called creative class seek dense, diverse and walkable neighborhoods with access to mass transit. In other words, they want to live in cities that work -- and the lack of such places in Michigan has figured mightily in the exodus of young people from this state.

With their transit systems and population density, cities are also certain to become more attractive to energy-conscious businesses, residents and developers.

End policies of neglect

After decades of neglect, the federal government must become a more aggressive partner in the economic redevelopment of cities, as called for by the International Economic Development Council. In that regard, presidential candidate Barack Obama's plan for a White House office of urban policy is encouraging.

Government cannot replace the private-sector in retooling urban and regional economies. Private enterprise is the engine of growth. But government can prime the pump, taking the market to places it would otherwise shun, with tax credits, grants or low-interest loans that stimulate private investment, fund technology and research, or help pay for worker training and education.

The rebuilding of Detroit's historic Book Cadillac Hotel, for example, used government-assisted financing, including a range of state and federal tax credits, grants and low-interest loans, for more than half of the \$180-million deal.



New townhouses in Cleveland's Battery Park redevelopment project, which used city tax abatements.

But this can't be just about handouts from Washington. Government assistance should require a showing of how projects fit in a regional development plan. More federal money and even state revenue sharing should be routed to regional agencies, instead of individual municipalities, and require that central cities are included in regional planning and development.

Any national agenda for urban economic development must greatly expand the use of federal tax credits for redevelopment projects and increase the amount of federal dollars used to stimulate private investment. The Urban Development Action Grant program should be revived. From 1977-88, UDAG generated billions of dollars to rebuild distressed areas by requiring commitments from private investors to trigger federal grants.

At minimum, federal funding for the Community Development Block Grant program should be restored to the levels of the 1990s, roughly \$5 billion a year. These flexible grants, among many other things, helped cities demolish vacant buildings, improve roads, repair low-income housing, build sidewalks and beautify business districts. More important, between 1974-2004, the grants leveraged nearly \$324 billion in private investment for housing and other public projects.

States, too, can become full partners in urban economic development by helping cities clean up contaminated brownfield sites and ensuring that cities have adequate powers to condemn and redevelop blighted areas.

Michigan has become a national leader in brownfield redevelopment over the last two decades, spending more than \$900 million to clean up 1,800 contaminated sites. That has sparked an estimated \$3.1-billion worth of investment and created more than 15,000 jobs, reports the Michigan Department of Environmental Quality.

Cleveland shows other cities how

In Cleveland, which has lost nearly half its population and jobs since 1960, Mayor Frank Jackson has made priorities of green and neighborhood development. Since Jackson took office in January 2006, the city has used \$39 million in incentives, mostly low-interest loans and grants, to leverage \$440 million in investments, create 3,900 jobs and retain another 3,300.



The skyline of Cleveland, where the city has provided low-interest loans and grants to leverage \$440 million in investments and create 3,900 jobs and retain another 3,300.

Cleveland has targeted brownfield cleanups in areas with the most potential for redevelopment, promoted regional cooperation and environmentally sustainable businesses, supported neighborhood gardens and assisted small neighborhood businesses, excluding check cashing and liquor-only shops. The city is focusing much of its development efforts in neighborhoods like Detroit Shoreway, where an art district is serving as an economic catalyst. Two miles west of downtown, the neighborhood has 17,000 residents and a poverty rate of 40%.

But after decades of decline, more than \$500 million in construction projects are under way. The \$100-million Battery Park redevelopment project, using city tax abatements, will put 300 housing units on 13 acres overlooking Lake Erie that were formerly occupied by an Eveready Battery plant.

An art district with three theaters will anchor the neighborhood. The city invested more than \$1 million in low-interest and forgivable loans to help pay for the \$5-million renovation of the 87-year-old Capitol Theater, scheduled to open next June. The theater, closed since 1985, will show alternative and independent films.



The 87-year-old Capitol Theater in Cleveland is undergoing a \$5-million renovation with the help of \$1 million in low-interest and forgivable loans from the city.

The city is also investing \$1 million in a \$7-million streetscape and public art project in Detroit Shoreway that will narrow streets and widen sidewalks, making an emerging commercial center more inviting to commuters. With help from the city's new Neighborhood Retail Assistance Program, 24 neighborhood businesses, mostly female- and minority-owned, have opened in the last two years, including restaurants, coffee shops, clothing stores and art galleries. Small grants and loans, usually of \$5,000 to \$20,000, pay for awnings, lighting, decorative painting, window glazing, fencing, outdoor seating and other improvements to make businesses visually appealing. The city spent \$350,000 on the program last year.

"We're trying to eliminate blight in a variety of neighborhoods," said Economic Development Director Tracey Nichols. "We want places to look inviting so that people will make investments in their neighborhoods."

Maurice Christopher used the assistance to help convert an abandoned gas station into an upscale men's clothing store. The grants helped Serena Harragin turn a former used car showroom into a fine art and antique auction house. Niki Gillota used a \$5,000 grant from the city to help remodel a vacant dollar store into a trendy restaurant, Gypsy Beans & Baking, using the money to pay for signage, hand-blown glass lights and other fixtures.

Traffic at Gillota's restaurant, which serves sandwiches and homemade pastry, is nearly double what she expected when it opened last year.

Cleveland also is pursuing green industries and improving the environmental standards of city operations. A new office of sustainability has audited city departments for energy savings. Mayor Jackson, who had his office lights dimmed and the air-conditioning off during a visit this month, has ordered all city departments to reduce energy consumption by 10% over the next three years.

Cleveland has doubled the recycling rate for city trash and started a curbside recycling program. Through loans and grants, the city offers incentives for green building initiatives, such as using permeable paving, and start-ups for new green industries like the manufacture of wind turbines and solar panels.

Tax breaks can help

Urban economic growth cannot occur in silos. Public safety, good schools, adequate mass transit and land-use policies that discourage sprawl all help attract investment and residents with disposal income. Ultimately, a city's economic development will depend largely on its ability to attract and retain middle-class and affluent residents. A city without a middle-class tax base cannot attract the private investment that puts people to work. Nor can it support anti-poverty programs, good public schools, adequate mass transit and other municipal services that benefit everyone.

The federal government should consider bold approaches, including exempting those living in distressed urban areas from paying federal personal income taxes, as proposed by Wayne State law professor and urban expert John Mogk.

"Resident income is the prime determinant of a city's economic health," he said. "As income declines, cities, or sections of them, begin to decline and, in time, collapse."

As cities seek to attract more affluent residents, they must also work to raise the incomes of their most disadvantaged. Cities must provide the tax incentives, worker training and, in some cases, investment capital and expertise needed to bring investment to their most impoverished neighborhoods.

Inner-city markets, with their concentrated spending power and populations, are clearly underserved -- both as consumer and labor markets. Despite problems with crime, drugs and poverty, central-city neighborhoods are filled with hardworking, well-educated residents with solid incomes.

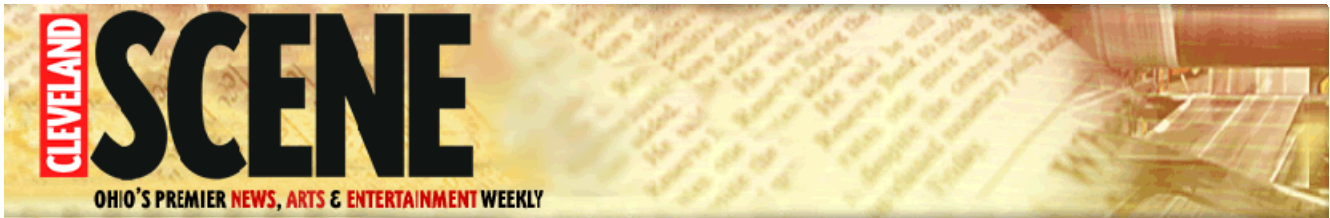
In Milwaukee, for example, Capitol Court, a nearly vacant shopping mall in a poverty-stricken neighborhood, was recently redeveloped, renamed and, in 2005, sold for nearly seven times its purchase price, after attracting retailers like Lowe's, Firststar Bank and Starbucks.

The hard truth, however, for cities with enormous population loss is that not all neighborhoods can, or should, be saved. Older industrial cities like Detroit, population 900,000, and Youngstown, Ohio, population 80,000, two of the nation's poorest cities, still have the land mass and infrastructure that supported twice as many people. These cities should aim to stabilize and consolidate their populations -- that is, reduce the areas that must be maintained and served by the city. Youngstown, under 37-year-old Mayor Jay Williams, is providing a national model for downsizing a city. (See Friday's editorial, "Downsize for healthier, more attractive city," at freep.com/cities.)

Smart policies can reverse trends

Federal policies have shaped the development of cities, often adversely, for most of the last century. The startling flight of people, capital and jobs from urban areas did not occur by accident. It was partly the result of government policies, such as segregation, redlining, the National Housing Act and GI Bill, which started the exodus into the suburbs; and the 1956 Federal Highway Act, which isolated city businesses and divided and, in some cases, destroyed urban neighborhoods such as Detroit's Black Bottom.

The good news is that smart federal and state policies can help bring cities and their regions back by steering and stimulating investment. Given the energy and environmental needs of the 21st Century, the economic health of America's cities will determine the nation's strength. It shouldn't take fire and destruction to initiate a new national campaign to again make models of America's cities.



Capitol Theatre hosts gala opening party

Posted by [Jeff Niesel](#) on Fri, Oct 2, 2009 at 9:25 AM



Shuttered for the past 20 years, the recently renovated Capitol Theatre held an extravagant, invite-only opening last night that was marked by speeches and ceremony. It commenced with a party under a tent outside the venue; guests were treated to fine food courtesy of nearby LUXE restaurant and a jazz band played standards. After about an hour of wining and dining, everyone was ushered into the theater where they saw “Precious Images,” an Oscar-winning short that compiles clips from classic films, many of which have played at the theater back when it was open. Joy Roller, the Executive Director of the Gordon Square Arts District, then spoke about the theater’s re-opening as a “long-awaited, important milestone.” “We’ve got it all right here in Cleveland,” she said to applause from the sold out crowd.

After a showing of the WVIZ/PBS “Applause” special about the renovated theater, councilman Matt Zone spoke. “Tonight is an emotional night,” he said. “This theater tells the story of our past and our future. Our mayor and city council like this city and they like Gordon Square.” Zone then introduced Joe Russo, a Shaker Heights native who, along with his brother Anthony, has had a successful moviemaking career. Technical difficulties prevented a clip from *Community*, the new CBS comedy he and his brother have created, from showing. But Russo graciously accepted an achievement award, reading a speech from his iPhone. He said the theater was “so critical to the preservation of the arts.”

After a short performance by the Near West Theatre, which is hoping to raise money to open a permanent home in Gordon Square, Cleveland Cinemas president Jon Foreman, who is responsible for managing and operating the place, gave a short speech before concluding, “we believe you’ll want to return.” Director Kristopher Belman was supposed to introduce his film, *More Than a Game*, but he was unable to attend, so the movie just screened without his introduction. The digital projection screen looked sharp, and the new sound system was spectacular. Guests were treated to fancy desserts in the theater’s lobby afterward. The theater officially opens to the public tonight with screenings of *More Than a Game*, *Toy Story I and II* in 3-D and *Capitalism: A Love Story*, and a \$35 ticket gets you into the party that follows the screenings.

Cleveland's Newly Renovated Capitol Theater Opens After 24-Year Hiatus

Submitted by [Leader Staff](#) on October 2, 2009 - 3:22pm.



Located at West 65th and Detroit, the Capitol Theater re-opened on Thursday evening after a twenty-four year hiatus. After a \$7.5 million renovation, the theater has the unique distinction of being Cleveland's oldest *and* newest movie theater. It opens to the public today.

Thursday's gala reopening included a keynote speech by Gov. Ted Strickland, a \$250-per-person fundraising reception, and a screening of the LeBron James documentary, "More Than a Game."

The Capitol Theater first opened in 1921 in the Detroit Shoreway neighborhood as a vaudeville and silent movie house, and closed in 1985. It's last performance was a vaudeville show.

With the renovations, the Capitol now boasts all-digital equipment. The vaudeville stage as restored to recreate the atmosphere of the 1920's era movie palace, but with the amenities of the modern theater. Detailed wall murals and classically-inspired architecture have been restored as well.

Owned by Cleveland Cinemas, the three-screen theater will feature independent, foreign and documentary films. It also features an expanded lounge and concession area, which includes a selection of beer and wine alongside traditional movie fare. In other words, it is the Cedar-Lee Theater of the West Side.

Showing this weekend at the theater are:

- More Than a Game
- Capitalism: A Love Story
- Toy Story / Toy Story 2 3D Double Feature

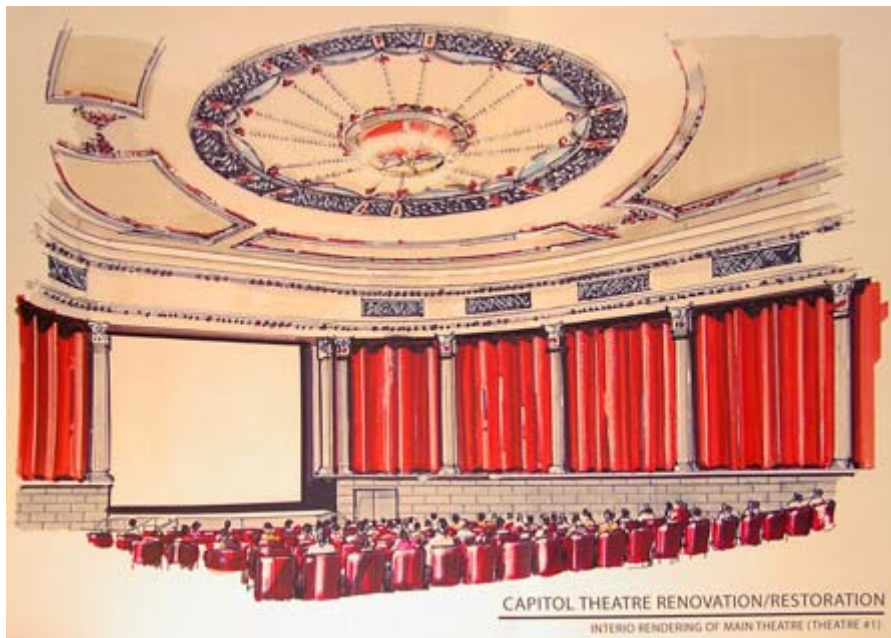
The renovation of the Capitol Theater was timed to be completed along with the completion of a \$3 million streetscape project designed to transform Detroit Ave between West 58th and West 73rd streets. It now features wider sidewalks to encourage pedestrian traffic and street cafe dining. Utility wires have been concealed underground, and new lighting, trees and public art have helped beautify and enhance the Gordon Square atmosphere. Plans are also underway to expand available parking spaces from 159 to 628 by the end of 2010.

<http://www.clevelandleader.com/node/11502>

Capitol Theater back in business!



Historic theater re-opens after 23 year vacancy.



[See historic and restoration photos of the Capitol Theater](#)

[Governor Ted Strickland gives the keynote address at the opening.](#)

(Cleveland) - The lights are back on at the Capitol Theater!

The historic showplace at West 65th and Detroit celebrated its grand re-opening last night with a cocktail reception. The doors open to the public today.

The 87-year-old Capitol Theater underwent a \$7.5 million renovation after being vacant for 23 years.

The theater will focus on art and independent movies on three screens, but will also have Hollywood films. The concessions will feature local pastries, fresh sandwiches and beer along with the normal candy and popcorn.

It will be run by Cleveland Cinemas, which also runs the Cedar-Lee Theater in Cleveland Heights.

The Capitol is the newest and largest investment in the Gordon Square Arts District on Detroit Road. \$30 million in investments will help shape the 24-block area which will feature galleries, eateries, boutiques and theaters.

Along with the Capitol, the Cleveland Public Theater is also getting a makeover and a new "Near West Theatre" will be built.

The Capitol began construction in 1920 and was finished in 1921. The main floor will house 400 plush seats, while the balcony will become two, smaller 100 seat theatres.

All digital equipment was installed in the theatres to allow for many different events.

The last performance was a vaudeville show presented by Cleveland Public Theatre in 1985.

THE PLAIN DEALER

The Studios at West 78th Street will help make Gordon Square Arts District a destination

by Fran Henry / Plain Dealer Reporter
Saturday April 05, 2008, 12:00 PM

No curb appeal or flashy interiors gilded the sprawling brick building perched between West 78th and West 80th streets on Lake Avenue in Cleveland.

But Dan Bush couldn't resist the possibilities. Envisioning a warren of arts-related tenants, the Brecksville entrepreneur -- unabashedly "hooked on Cleveland art" -- made the building his first sizable real estate acquisition.

And after he'd plunked down the money, he and his wife, Kimberly, embarked on investing sweat equity in the building, painting every wall in the place together -- colors, if you please.

"It was a labor of love," he said, an engaging smile drifting across his face.

That was seven years ago, and he's never looked back, except perhaps when the building's bones creak.

"The 1905 freight elevator is fun to maintain," he said slyly. And there's always the joy of interacting with his stellar tenant roster -- three galleries, seven artists, a fine-arts auctioneer, the Alternative Press Magazine staff, a concert management group and the musicians passing through the three recording studios. The first tenant moved in in 2001. He founded the Cleveland Arts Foundation in 1984, he said, "because the Cleveland Art Museum wouldn't have a regional art gallery. It was up to the rest of us to show what's evolved out of this area."



Lisa DeJong/The Plain Dealer

A view of the Tregoning & Co. gallery shows the work of painter Mark Nutt. Tregoning moved his gallery to The Studios at West 78th Street in June. "The building mix of 90 percent arts is perfect synergy," he said. "It brings a number of people to the building for many things. It's the anti-Potemkin village."

The building, which Bush calls The Studios at West 78th Street, handily shoved the western border of the Gordon Square Arts District on Cleveland's near West Side about 10 blocks farther west.

And the arts district, already jazzed by the imminent groundbreaking for a \$9 million Cedar Lee-type movie theater and the \$7 million Near West Theatre for live performances, embraced Bush's gerrymandering.

"We've been told by business leaders that they can't recruit young professionals because Cleveland's not hip," arts district director Joy Roller said. "This will raise the hip quotient. This is a stretch of property where artists are going to want to live, work and play."

Art lovers and the merely curious can ascertain the vibes firsthand Friday and Saturday at The Studios' first public open house. The galleries, artists and some other tenants will be providing refreshments and fueling conversation.

Gordon Square shops, galleries to join in

Reluctant to miss out on the fun, the galleries, studios, theaters, shops and coffeehouses in the heart of Gordon Square will be open, too, along with artist Phyllis Seltzer's gallery at the corner of West 75th Street and Detroit Avenue, and Robert Maschke's 1point618 Gallery, at Detroit and West 64th Street.

The to-be-quarterly collaboration is being called the Gordon Square Experience.

In addition, at the open house Bush will unveil his plans for Dorn Lofts, nine live-work townhouses for artists at 7306-7312 Detroit Ave. The building will be gutted for the project.

The Studios is a labyrinth of delights, from the arresting green and crystal-clear Venetian glass doorknobs attached to the glass doors of the Kenneth Paul Lesko Gallery to the serpentine metal walls in the Alternative Press office and the bank of working vintage arcade video games in the Lava Room Recording studios. And Bush's office, too, is a testament to his 10 years of collecting art, a hobby his tenants are only too happy to facilitate.

Bush's building will help turn the arts district into a destination, said architect Maschke, whose office and gallery sit side by side on Detroit Avenue amid a clutch of new shops.

These include design studios Room Service and DuoHome, which offer upscale furnishings, and Kitsch City, a gift and home furnishings store. Nearby coffee shop Gypsy Beans and Baking Co. and restaurant Latitude 41 (degrees) N will soon be joined by Marlin Kaplan's Luxe Kitchen and Lounge, expected to open by summer, and Pete Leneghan's Stone Mad Irish Pub, expected to start serving this month.

And the \$4 million Detroit Avenue Streetscape project will open the door for sidewalk cafes and the kind of pedestrian traffic associated with vibrant, people-friendly vibrant cities such as Portland, Ore. The project, due for groundbreaking in June, will include new streetlights, narrowing the road from West 58th to West 73rd streets, and widening the sidewalks.

"This is only the start," Maschke said.

'There's a lot going on here'

Serial gallery owner Bill Scheele is a driving force behind The Studios' open house. His gallery, Kokoon, which shows traditional to digital media art, opened in October.

"We need the public to know there's a lot going on here," Scheele said. "We've got world-class art, not emerging artists, no wannabes."

Scheele is committed to showcasing regional art, including his father's natural-history paintings and such Cleveland School painters as William Sommer and Frank Wilcox.

He founded the Cleveland Arts Foundation in 1984, he said, "because the Cleveland Art Museum wouldn't have a regional art gallery. It was up to the rest of us to show what's evolved out of this area."

The Studios lured art dealer Bill Tregoning out of Chagrin Falls. "The smartest move I've made in 34 years," he said. His gallery, Tregoning & Co., specializes in 17th-century to contemporary art.

Tregoning's slick space drew eight architects on opening night in June, he recalled, and their words -- "the handsomest commercial gallery in the city" -- still make his heart swell.

"They said the conversion of the space was admirable," he said. And indeed it is. The 2,300-square-foot space has walls on wheels that rotate 270 degrees. "The space can handle virtually anything. It's the most compelling environment for work to be seen to its best advantage."

Throughout last summer, his gallery drew an impressive 2,300 visitors, Tregoning said.

Sculptor Charmaine Spencer also needs a lot of space for her abstract installation art, as well as the extra measure of safety she feels at The Studios. According to Tregoning, the neighborhood is in the second-safest police precinct in Cleveland.

"And no one complains when you're hammering at 10 p.m., because we're all hammering at 10 p.m.," Spencer said.

She and Scheele are working on an on-site Development Center where artists can research grants and schmooze.

Gordon Square Arts District stretches west

This Gordon Square Arts District has been effectively pushed 10 blocks west with the addition of numerous galleries and other unrelated enterprises in The Studios at West 78th Street.



- 1. Cleveland Public Theatre
6415 Detroit Ave.
- 2. Near West Theatre
6702 Detroit Ave.
- 3. Capitol Theatre
1400 W. 65th St.
- 4. Gordon Square Arcade
6505 Detroit Ave.
- 5. Ipoint618 Gallery
Art gallery, 6423 Detroit Ave.
- 6. Gypsy Beans and Bakjon Co.
6425 Detroit Ave.
- 7. Room Service
Home decor, 6505 Detroit Ave.
- 8. DuoHome
Home decor, 6507 Detroit Ave.
- 9. Kitsch City
Gifts and novelties,
6509 Detroit Ave.
- 10. Detroit Studio
Graphics firm, 6515 Detroit Ave.
- 11. Luxe Kitchen and Lounge
To open in summer,
6605 Detroit Ave.
- 12. Redstone Bar and Grill
2201 West 75th St.
- 13. Stone Mad Irish Pub
Opens this month,
1206 West 65th St.
- 14. Latitude 41° N
Restaurant, 5712 Detroit Ave.
- 15. The Studios at West 78th Street
Lake Avenue
between West 78th and
West 80th streets.
Includes:
 - Tregoning & Co.
 - Kokoon Gallery
 - Kenneth Paul Lesar Gallery
 - Derek Hess STREET55 Studio
 - Scanlon Design
 - Paul Tamulewicz's studio
 - Aven Recodini's studio
 - Judith Brandon's studio
 - Charmaine Spencer's studio
 - Ken Gertz's studio
 - Rachel Davis Fine Arts
 - Françoise the Frames
 - Lava Room Recording
 - H. M. Concert Management
 - Stand & Deliver Records
 - Track 6 Studios
 - Alternative Press Magazine
 - Abolished Cinema
 - Grassmackerle Auctions

A self-described late bloomer, Spencer left her home in Ann Arbor, Mich., at age 30 to begin study at the Cleveland Institute of Art. She graduated in 2005.

"I have this belief," she said, "that when you leave school as an artist, you leave your support system, too. A center that gives part of the system back is necessary."

Painter Judith Brandon said she's come to appreciate the creative energy that's developed at The Studios. She previously worked in Cleveland's Tremont neighborhood, but felt "kind of pushed out" by rising rent. While other artists moved to North Collinwood, she became one of The Studios' first tenants.

"Originally, I liked being alone, having the run of the building. But it's nice to know other artists are running around. It's a big building, and it comes with a lot of struggles. You've got to hand it to Dan [Bush] for giving it a go."

He founded the Cleveland Arts Foundation in 1984, he said, "because the Cleveland Art Museum wouldn't have a regional art gallery. It was up to the rest of us to show what's evolved out of this area."



Lisa DeJong/The Plain Dealer

A view of the Tregoning & Co. gallery shows the work of painter Mark Nutt. Tregoning moved his gallery to The Studios at West 78th Street in June. "The building mix of 90 percent arts is perfect synergy," he said. "It brings a number of people to the building for many things. It's the anti-Potemkin village."

There's nothing the youthful, wiry 47-year-old -- a former stage carpenter, event planner and American Greetings Corp. display designer -- doesn't love about the challenges. He may not be able to vaporize the 10-block space separating his building from the heart of Gordon Square, but he still has his corner on the Cleveland arts scene.

"Every day I wake up and smile a little bit. I'm a big cheerleader in the arts, and I'm involved with the most active and dynamic community development corporation [Detroit Shoreway Community Development Organization] in Cleveland," he said.

"It makes me feel proud and excited about what we're doing. It's certainly not about the money."

THE PLAIN DEALER

Cleveland's Gordon Square Arts District emerges as a dining destination

Posted by Joe Crea/Plain Dealer Food Editor May 20, 2008 17:02PM



Peggy Turbett/The Plain Dealer Tucked on the edges of the town homes of nearby Battery Park, Reddstone is one of the hot-spots helping to gentrify the Gordon Square Arts District on Cleveland's West Side.

RESTAURANT ROW

To the casual observer, urban neighborhoods seem to just sort of exist. The same goes for restaurant districts.

Cleveland's Murray Hill neighborhood, better known as Little Italy, has been a flourishing immigrant community, and an eventual dining destination, since the early decades of the 20th century. Children of the 1950s and 1960s were central to the evolution and rise of countercultural Coventry Village in Cleveland Heights, though its life as a bustling business district preceded, by generations, their arrival.

Latter-day Clevelanders have watched the Tremont neighborhood grow from a blue-collar enclave on the fringes of once-mighty steel mills into a fairly tony warren of vintage houses and smart new town homes, trendy shops and some of Northeast Ohio's finest eateries.

It's exciting to see another food-friendly destination emerge. Witness the evolution of the Detroit-Shoreway neighborhood, and especially the Gordon Square Arts District, on Cleveland's near West Side. Though I'm not a betting man, I'd lay odds that we're not only watching the emergence of the city's next dining and nightlife corridor, but also possibly the coolest "new" neighborhood in town.

Arguably, the potential dining and entertainment area is broader than the actual Gordon Square district, which runs along Detroit Avenue from West 58th Street to West 73rd Street. To the east is **The Harp**, a longstanding favorite for dining and nightlife. The recently reopened the **Brothers Lounge**, to the west near the intersection of West 117th Street and Detroit, provides

another cornerstone, with food, an upscale wine bar and live blues, jazz and rock performances most nights of the week.

Cleveland City Councilman Matt Zone's Ward 17 largely encompasses the area. In the past year, he said, 12 new businesses have opened up in the Gordon Square district. During a drive through the streets that make up Zone's lifelong home, he pointed out many of the Detroit-Shoreway's longstanding eateries.

For years, diners have flocked to a handful of restaurants that have made their homes in the area. Probably the most notable are **Minh Anh**, the popular Vietnamese spot; **Rincon Criollo**, with its Latin and Caribbean flavors; **Parkview Nite Club**, known for live entertainment and good Sunday brunches; and the **City Grill**, a neighborhood joint that's home to inexpensive burgers and solid, straightforward breakfasts. There is also **Happy Dog**, especially popular for its polka-and-pierogi Friday nights.

Now, a variety of higher-polish places are posting new marquees, or relabeling them, mostly to applause.

A little over a year ago, the next generation began to arrive in the form of **Gypsy Beans & Baking Company**, a spacious storefront at West 65th Street and Detroit that's become neighborhood central for the immediate community and commuters alike. **Krazy Mac's Cafe** recently debuted, as did **Latitude 41 N**; the competitors anchor a corner of West 58th Street and Detroit. Meanwhile **Reddstone**, a rock spot and eatery, took over the original Snicker's location at West 76th Street in the Battery Park district.



*Lisa DeJong/The Plain Dealer*Old and new (mostly old) make a happy marriage of eco-friendly design at **Luxe** in the Gordon Square Arts District on Cleveland's West Side.

The arrival of **Stone Mad**, a magnificent remodel that transformed a deteriorating structure into one of the area's greatest prides, preceded Gordon Square's latest gem: **Luxe**, the newly

opened second restaurant for one of Cleveland's premier chefs, **Marlin Kaplan**. Another restaurant, **Toast**, tentatively is slated to open within the year. Food-and-wine pairings will be its emphasis, Zone said.

Planning begins to deliver rewards

You could engage in an endless chicken-or-egg debate over what has generated the phoenixlike rise of this once-teetering neighborhood. Renters and potential homeowners seeking a diverse, mixed-income community close to downtown find the area convenient -- and more affordable than nearby Tremont or Ohio City. Props must also be given to the role that the arts play.

The relative success of the Cleveland Public Theatre, the recent dedication of the old Capitol Theatre and plans for the Near West Theatre's new 300-seat educational complex all are playing a hand in drawing attention, and entertainment dollars, to the area.

Could an influx of neighborhood and regional dining dollars have been far behind? Zone said that several years of planning have begun to bear fruit.

"We knew what we wanted to create, and in order to achieve it, we had to move slow to attract the right kind of retail that complemented the theaters that would be in the arts district," he said.

In part, he explained, that meant moderating the number of liquor licenses in the area. As we drove through his ward, Zone recalled the contentious battle years earlier, when his mother, former Cleveland Councilwoman Mary Zone, helped eliminate bars in the area.

"Within just a few blocks alone, there were 13 bars on the south side of Detroit Avenue," Zone said. "You could see the effects on the neighborhood. My mother was a figurehead in the battle, but several community leaders banded together to dry up the neighborhood.

"I haven't been willy-nilly about allowing in new licenses," Zone said, acknowledging the impact liquor, beer and wine sales can have, particularly in upscale restaurants. Luxe, Reddstone, Crazy Mac's and Stone Mad all hold full licenses. "I've been pretty thoughtful about who I've supported in getting liquor licenses," Zone added.

Next up, the councilman said, is new "cityscaping" through Gordon Square to update the district's overall look, and a pair of expanded lighted, ground-level parking areas. Meanwhile, many of the incoming restaurateurs are emphasizing their own secure, free parking, some of it including valet service, to help ensure guest safety.

"It's really exciting being here," said **Niki Gilotti**, owner of Gypsy Bean. "With all the restaurant and retail openings in the neighborhood, people living and working here don't feel that they need to go out to the suburbs anymore. There's really something to come down for."

THE PLAIN DEALER

What ever happened to . . . Gordon Square redevelopment in Cleveland is on schedule

Posted by Plain Dealer Staff January 01, 2009 04:30AM

Categories: Real Time News, Whatever Happened To...

The Plain Dealer catches up with stories of 2008 in a year-end series of "Whatever happened to . . . ?" pieces running through Jan. 5. The weekly edition of the feature, which appears on Mondays and updates stories from the previous year and beyond, will resume Jan. 12.



Plain Dealer File

The Gordon Square Arts District celebrated the renovation of The Capitol Theatre in May by opening the theater to the neighborhood and the players who made the renovation possible.

Whatever happened to the theater development in Cleveland's Gordon Square area?

This is one Cleveland development project that is moving ahead.

To refresh: The \$30 million project in the Detroit-Shoreway neighborhood encompasses the creation or renovation of theaters, a huge streetscape project and the addition of two parking lots. The Gordon Square district is the part of Detroit Avenue that runs between West 58th and West 73rd streets.

The marquee project -- pun only partially intended -- is the re-creation of the long-shuttered Capitol Theater into a three-screen movie house that will specialize in foreign and independent films. Nearby, a new home for the Near West Theater will be built and the Cleveland Public Theater will be renovated.

Background:

- Work set to begin on \$7 million Capitol Theatre renovation in the heart of West Side's Gordon Square
- Neighborhood celebrates the Capitol theater renovations

"While a lot of projects in the city have been put on hold because of the economy, we are going full speed ahead," said Joy Roller, executive director of the Gordon Square Arts District. "We have a long-term capital campaign and it might take a little longer to raise all the money, but there's no doubt that it will be done. This project has become the bright spot of what's going on in the city."

She said the Capitol Theater project is on schedule -- "the walls are up" -- for its fall 2009 opening; bulldozers are doing their work outside her offices as Detroit Avenue is narrowed to make way for wider sidewalks and as utility poles are taken down (wiring will be placed underground, which is far more aesthetically pleasing).

Several buildings, including the old Craciun funeral home, have been knocked down to create parking areas.

"Creating more parking is critically important," Roller said, especially with the influx of people who have come with the creation of 25 businesses in the past two years, including shops such as Room Service, and restaurants such as Lux.

To watch the construction, go to www.gordonsquare.org and check out the video.

-- *Evelyn Theiss*

WEST SIDE SUN



Stimulus grant sought for parking garage at Gordon Square Arcade in Cleveland

Thursday, March 05, 2009

By Ken Prendergast kprendergast@sunnews.com

West Side Sun News

Plans for a parking garage behind the Gordon Square Arcade at Detroit Avenue and West 65th Street could soon become a reality if federal stimulus funds are awarded to it.

Proposed is an \$8 million parking deck for 274 cars which could be partially paid for with a \$5 million stimulus infrastructure grant. The free-access deck would replace a surface parking lot. To increase the chances of their application getting approved, project sponsors want the structure to be more than just a parking garage.

Ward 17 Councilman Matt Zone said the parking deck would be available as a park-n-ride area during the day, so people could leave their cars for free and take the bus to work. Or, they could park their bicycles in a proposed bike lock-up area.

Zone also said he wants to lease a planned 10,000-square-foot retail space on the ground level for a complementary business. He suggested it could be a bike station with lockers, bathrooms and bicycle maintenance services.

Another business which could locate there is a car-sharing company such as City Wheels that might put their cars there, Zone said.

"This was on the mayor's and the county's priority list" of stimulus projects, he added.

Originally, Mayor Frank Jackson requested \$30 million in stimulus funding for the Gordon Square Arts District, including theater renovations, site improvements and the parking deck.

But Joy Roller, executive director of the Gordon Square Arts District, said they will be lucky to get the \$5 million. That's why they wanted to offer more services than simply a place where people can park their cars. The remaining \$3 million for the deck will be sought from public and private sources, she said.

"This economy is not good for capital campaigns," Roller said.

The recession is also slowing efforts to secure funding for renovations of the Cleveland Public Theatre at Detroit Avenue at West 64th Street, and for the new home of the Near West Theatre, proposed to be relocated to West 67th Street and Detroit Avenue.

She noted that the Gordon Square Arts District, a nonprofit organization, has control over both sites and that planning and design for those projects is under way.

A \$3.5 million streetscape of Detroit from West 58th Street to West 73rd Street is due to be finished in the fall.

So are the renovations work on the \$7 million Capitol Theatre, located at the Gordon Square Arcade. It is being renovated by Marous Brothers Construction into three-screen arts movie theater. A grand opening with various special events is scheduled for Oct. 1.

One event will come much sooner. At 2:30 p.m. Friday, Zone and Cleveland Housing Court Judge Ray Pianka will place a time capsule at the Capitol Theater, Roller said. The ceremony is open to the public.

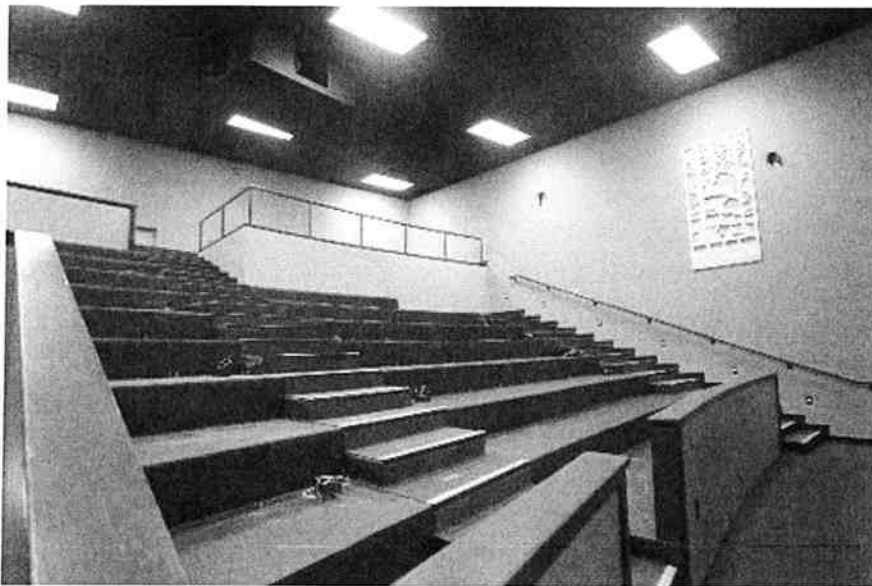
THE PLAIN DEALER



Coming soon: Restored Capitol Theatre to be a marquee player in improved Gordon Square

by Clint O'Connor, Plain Dealer Film Critic

Sunday August 02, 2009, 10:00 AM



Lynn Ischay / The Plain Dealer

The Capitol's old balcony has been transformed into two 100-seat theaters.

Cinema-starved West Siders, the clock is finally ticking in your favor. In just over eight weeks, on Oct. 3, the renovated Capitol Theatre will open. Really. I've seen it. It's zipping right along toward completion.

The building on West 65th Street just north of Detroit Avenue, will feature three movie theaters, a beautiful new lobby, and classy old touches mixed with high-tech equipment.

Part of the \$30 million Gordon Square Arts District project, the theater will host grand-opening events Thursday and Friday, Oct. 1 and 2, with a full slate of films starting Saturday, Oct. 3. Opening weekend will kick off with LeBron James' new documentary "More Than a Game."

Owned by the Detroit Shoreway Community Development Organization, the Capitol will be managed and programmed by Cleveland Cinemas, which runs five area theaters including the Cedar Lee and Shaker Square. The theater is expected to employ about 15-20 people.

The Gordon Square Arts District, which runs along Detroit Avenue from West 58th to West 73rd streets, is slated to include new performance space for the Near West Theatre, a renovated Cleveland Public Theatre, a spate of street and sidewalk improvements, and more parking lots.

"The Capitol Theatre will be the economic engine for the whole Gordon Square Arts District," said Joy Roller, executive director of the GSAD. "It will bring tens of thousands of people into the area, and that will mean more restaurants, bars, shops and galleries."

The projection systems will be digital, with the main theater, which seats 420, wired for 3-D. The two upstairs theaters, in the old balcony space, will seat 100 each.

"It will show a mix of mainstream movies along with independent and foreign films, the Cedar Lee type of fare," said Dave Huffman, Cleveland Cinemas' director of marketing.

Step one is the completion of streetscape improvements by the end of September. The sidewalks are being widened, utility polls are coming down, wires are going underground, 100 trees are being planted, and public art will be added to make the neighborhood more inviting.

The Capitol, which opened in 1921 as a 1,300-seat vaudeville and silent-film venue, has been in disrepair since the mid-1980s.

Construction crews are currently renovating the interior, which includes a gleaming new concessions stand. A column in the lobby has already been fitted with a time capsule that features photos, newspapers, and a Letter to the Future predicting the theater will "become the center of entertainment and economic rebirth on Cleveland's West Side."

If you're feeling generous, they're seeking donations to eventually add an old-fashioned "blade" sign with a vertical CAPITOL beckoning from the corner of West 65th Street and Detroit Avenue, said project manager Lisa Kious McGovern. The sign could run about \$50,000. (Go to Gordonsquare.org for more information.)

The new seats were just installed, with audio-visual equipment arriving later this month, and the marquee lights going up in September.

Speaking of seats, the crew could have resurrected the old ones to keep the vintage look, but it wasn't practical.

"We've *grown* as a population" said McGovern, putting it delicately.

The bigger behinds of modern Americans require wider cushions. The 620 new seats are extra plush, and include a circular touch that would have been alien to moviegoers of the 1920s: cup-holders.

THE PLAIN DEALER

It's show time! Capitol Theatre reopening means flicks and fun on the West Side

By Clint O'Connor, The Plain Dealer

September 25, 2009, 12:00AM



Thomas Ondrey. The Capitol opens to the public on Friday, Oct. 2.

The opening of a movie theater is not typically a five-star event. But when it's in Cleveland, as opposed to some distant shopping mall, and when it's expected to ignite 15 blocks worth of civic revitalization, it's a rare beast indeed.

Like so many well-intentioned, let's-bring-back-the-city crusades that have sprinkled ethereal hope dust over Cleveland for the past 30 years, the restoration of the Capitol Theatre could have taken a big, fat belly-flop into the cesspool of broken dreams.

But no.

This elaborate renovation project connecting Cleveland's past with its future actually succeeded. The new Capitol, at 1390 West 65th Street just north of Detroit Avenue, opens next weekend.

For the city's cultural and nightlife scene, the theater represents something film fans have been requesting for years: a movie house on the West Side that's convenient for Clevelanders, within striking distance of Lakewood and Rocky River, and one that might offer the independent and foreign fare available for decades at the Cedar Lee Theatre in Cleveland Heights.

The project worked for two reasons, according to Jeffrey Ramsey, executive director of the Detroit Shoreway Community Development Organization. One was fresh financial sources: the federal New Market Tax Credit and Ohio's Historic Tax Credit.

The other reason: "This is not a stand-alone theater," he said. "It is part of a partnership with Cleveland Public Theatre, the Near West Theatre and the neighborhood."

If it had just been the Capitol Theatre, said Ramsey, it never would have happened.

Loads of determined folks within his organization and the Gordon Square Arts District, which runs along Detroit Avenue from West 58th Street to West 73rd Street, made it a reality, along

with about \$7.5 million from the tax credits, a city of Cleveland loan and grants from Cuyahoga County, the Cleveland Foundation and the Ohio Cultural Facilities Commission.

Organizers hope the sparkling movie house, which took 16 months to renovate and will employ about 20 people, draws film-goers who will spill into shops, restaurants, galleries and bars in the neighborhood before and after shows. The area is already on the rise with choice eateries, such as Luxe, La Boca and Stone Mad Irish Pub, drawing good crowds.

The theater, which opened in 1921 as a vaudeville and silent-movie house and has been shuttered since 1985, used to seat nearly 1,400. It has been remodeled into three movie theaters. The main house will hold 420, while the two upstairs theaters, carved out of the old balcony, will seat nearly 100 each.

While the projection systems will be state-of-the-art digital, the renovation retained much of the site's original decorative touches, embracing the building's historic features. It's a great-looking theater, particularly the main house.

A gala fund-raiser Thursday night will be followed by a ribbon cutting and free movie Friday morning. Then, Friday afternoon, the theater opens to the ticket-buying public with three films: LeBron James' high school flashback, "More Than a Game"; Michael Moore's latest documentary, "Capitalism: a Love Story"; and the re-release of "Toy Story" and its sequel, packaged together in a new 3-D version.

The theatre hopes to draw 100,000 people a year. "The Capitol is the economic engine for the district," said Ramsey.

It's also just one step in the planned \$30 million dollar project that includes a major overhaul of the Cleveland Public Theatre (which starts next month), performance space for the Near West Theatre (anyone have \$3.5 million to donate?), and streetscape improvements that include widened sidewalks, new lighting and public art.

"Once the Capitol opens, there are going to be more amenities for my customers, more things for them to do in the neighborhood," said Raymond Bobgan, executive director of Cleveland Public Theatre, which is around the corner from the Capitol on Detroit Avenue. "They're going to be safer with the increased foot traffic and the improved streetscape, which will have more lighting and [better] parking."

There is also a presumed synergy that should benefit CPT. "I believe independent-movie goers would be the most logical place to expand our audience," said Bobgan.

Showing a mix of specialty, mainstream films

Which brings us to one perception that's worth clarifying.

Exhibit A. For years, this reporter has received dozens of phone calls and e-mails saying the same thing: Why don't we have a Cedar Lee on the West Side? Why do we have to schlep all the way to Cleveland Heights for foreign films, quirky indie fare and documentaries?

Exhibit B. Likewise, Cleveland Cinemas, which operates five theaters in Greater Cleveland, including the Cedar Lee, has received untold numbers of inquiries begging for alternatives to Hollywood hogwash on the West Side.

The Capitol, owned by the Detroit Shoreway organization, will be run by Cleveland Cinemas. You'd assume they'd be screaming from the rooftop, "Long suffering West Siders, your ship has come in. The Capitol will finally become a Cedar Lee of the West!"

Except it won't.

"It's not going to be the Cedar Lee," said Jon Forman, president of Cleveland Cinemas. "There will be mainstream movies along with some specialty programming. We want to make a commitment to showing specialty films at the Capitol, but we'll only be able to show them if the community supports them."

The programming at the Capitol will be akin to Shaker Square Cinemas, where more mainstream films drive attendance, with an occasional indie mixed in. If the Capitol sells enough tickets to, say, a dark, disturbing Danish drama, it will offer more subtitled cinema. If documentaries are a hit, it will schedule more.

One proven beneficiary of Forman's theaters is restaurants. The expansion of the Cedar Lee, which grew from one screen to six over several years, kick-started a restaurant revival along Lee Road. Ditto Shaker Square Cinemas, where the renovated former Colony Theatre, which Forman transformed into six screens, is the perfect complement to the square's buzzing restaurant scene.

It will take about a year before Cleveland Cinemas can truly gauge the success of the Capitol (the fall is traditionally a downtime for movie attendance). In the meantime, the re-opening lends the Capitol the dual distinction of being Cleveland's newest and oldest theater. The previous biggest overhaul was in the 1930s, when the theater was changed to accommodate a new invention: sound movies.

"It was a big deal to walk down to the Capitol," said Bernice Miller, who used to go to the theater with her girlfriends in the 1930s and 1940s. Even more fun was the roller rink in the basement (gone now, as is the old pool hall).

Movies cost 5 cents, and later, Miller managed to survive the outrageous price increase to 10 cents. Basically, for a quarter, you could take in a newsreel, cartoons, a double feature, grab some popcorn and candy and still have change.

Miller, nee Doy, now 82 and living in Brunswick, grew up near West 65th Street and Lorain Avenue where her father ran Doy's Candy Kitchen. When I first spoke with her, she couldn't recall the titles of specific films she had seen at the Capitol.

After consulting her childhood diaries, she called back a few days later to report that she saw "Jackass Mail" with Marjorie Main and Wallace Beery at the Capitol in 1942 and Lana Turner in the romantic "Marriage is a Private Affair" in 1945.

Miller hopes to return next week. "I want to see what they've done with the place."

http://www.cleveland.com/moviebuff/index.ssf/2009/09/its_show_time_capitol_theatre.html

WKYC.com | Cleveland, OH | Focus: Gordon Square Arts District's Capitol Theater reopens Thursday - Mozilla Firefox

http://www.wkyc.com/news/news_article.aspx?storyid=122553

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Updated: 10/1/2009 10:38:56 AM Posted: 9/30/2009 6:34:21 PM

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WE'VE TALKED ABOUT

CLEVELAND -- It's a neighborhood that could have been easily lost to the wrecking ball but instead, there was a vision of something better and a commitment to make it happen.

We're talking about the Gordon Square Arts District, an area along Detroit Avenue, between West 58th Street and West 73rd Street. Thursday night, one of the neighborhood's "jewels," the restored Capitol Theater, will reopen.

It's now lined with trees and benches and unique shops and galleries, as well as the newly restored theater.

Focus: Gordon Square Arts District's Capitol Theater reopens Thursday

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Focus: Gordon Square Arts District's Capitol Theater reopens Thursday

Updated: 10/1/2009 10:38:56 AM Posted: 9/30/2009 6:34:21 PM

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Around Noon

Gordon Square Arts District

Thursday, October 1, 2009

Topics: [Arts](#), [Economy](#)

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Dee Perry broadcasts the show live from the corner of West 65th Street and Detroit Ave, the heart of The Gordon Square Arts District, which brings together The Detroit Shoreway, Cleveland Public Theatre and Near West Theatre. This weekend GSAD celebrates the opening of the newly renovated Capitol Theater. We hear from the movers and shakers behind this arts and economic project that's revitalizing Cleveland's near west side. We also spotlight some of the popular eateries in the neighborhood: Luxe Kitchen and Lounge, La Boca and The Stone Mad Pub.

<http://www.wcpn.org/WCPN/an/27992>



Gordon Square: Cleveland neighborhood is reborn

CLEVELAND -- The Gordon Square neighborhood on the west side has undergone some major transformations.

The Capitol Theatre has been restored, the streets are revitalized, and there's new urban housing.

Joy Roller, Executive Director of the Gordon Square Arts District, Matt Zone, Cleveland City Councilman, and Jeff Ramsey, Executive Director of the Detroit Shoreway Community Development Organization appeared live on the Weekend Morning Show, to talk about the changes going on at Gordon Square, and how residents can take advantage of all that's going on there.

Click on the links to the right to see their interviews.

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http://www.wkyc.com/news/news_article.aspx?storyid=122287



Gordon Square Arts District Capitol Theatre Grand Opening; Cleveland Restoration Society A Taste of Cleveland Water; Nighttown Academy of Poetry and Letters' Wise Up: Society

By Martha Mueller Neff

October 11, 2009, 5:16PM

Gordon Square Arts District/Capitol Theatre Grand Opening

A long, red carpet rolled across a closed-off West 65th Street Oct. 1 to welcome benefit gala guests to the sold-out debut of the Capitol Theatre in Cleveland. Many guests had been waiting for this moment since 1985, when the theater closed in disrepair; the event was sold out even before the invitations were mailed, said Cleveland Cinemas President Jonathan Forman. Outside the theater, revelers cavorted in a luxury tent and dined on gourmet food from Luxe Kitchen & Lounge while young women in flapper costumes passed out candy from silver trays. The 500 guests were treated to the LeBron James documentary "More Than a Game." The party raised nearly \$200,000 for the Gordon Square Arts District, according to its executive director, Joy Roller.

-- Kathleen Murphy Colan, Special to The Plain Dealer

THE PLAIN DEALER

Brunch and movie series launching at historic Capitol Theatre

By Julie Washington, The Plain Dealer

February 05, 2010, 2:33PM



Horizon Pictures Katherine Hepburn and Humphrey Bogart make an unlikely pair in "The African Queen," one of the films in the Capitol Theatre's Sunday Classics Brunch and Movie Series.

The Capitol Theatre, located in the heart of the Gordon Square Arts District, is launching its Sunday Classics Brunch and Movie Series.

Each month, audiences will be treated to a different classic film followed by brunch at a partnering restaurant in the Detroit Shoreway neighborhood.

Patrons who hunger only for movies alone, can purchase a ticket to see just the film without the brunch.

The series kicks off on Feb. 21 with a showing of the Oscar-winning 1951 film "An American in Paris" starring Gene Kelly. The film starts at 10 a.m., followed by brunch at Luxe Kitchen and Lounge, 6605 Detroit Ave.

Other upcoming films in the series (all start at 10 a.m.) and brunch partners:

"North by Northwest," March 14. Brunch partner: Latitude 41 N., 5712 Detroit Ave.

"The African Queen," April 18. Brunch partner: Stone Mad, 1306 West 65th St.

"Gigi," May 9. Brunch partner: Redd Stone, 1261 West 76th St.

Brunch/movie package tickets are \$25 (gratuity and alcoholic beverages not included). Reservations must be made via phone at 440-349-3306, Ext. 111. Payment must be made with VISA, MasterCard or Discover at the time the reservation is made.

Brunch/movie tickets will be held at the will call window at the theater, 1390 West 65th St. Seating is limited for the brunch package, so make reservations early.

Tickets to see the film without brunch are just \$5 and are available at the Capitol Theatre box office or at clevelandcinemas.com.

THE PLAIN DEALER

Gordon Square Arts District among winners of Cleveland Arts Prize

By Julie Washington, The Plain Dealer

May 03, 2010, 5:30AM



Harper Collins Books

Former Akron Beacon Journal reporter and author David Giffels is the recipient of the 2010 Cleveland Arts Prize's midcareer award.

CLEVELAND, Ohio -- In a rare move, a Cleveland Arts Prize has been awarded not to a person or an organization, but a neighborhood.

Gordon Square Arts District -- a collection of theaters, restaurants and galleries clustered around West 65th Street and Detroit Avenue -- and its leaders are being honored for having the vision and influence to revitalize a Cleveland neighborhood using the arts as an economic engine.

Those leaders include Cleveland City Councilman Matt Zone, Detroit Shoreway Community Development Organization executive director Jeff Ramsey, Gordon Square Arts District executive director Joy Roller, and Cleveland Public Theatre executive artistic director Raymond Bobgan.

Winners of the 2010 Cleveland Arts Prize -- given to creative artists whose work enriches Northeast Ohio and whose accomplishments set a standard of excellence -- will be announced today. They will be honored at the annual awards event Saturday, June 26, at the Cleveland Museum of Art.

"This crop of winners is broad-based and reflective of Cleveland today," said arts prize executive director Marcie Bergman. "I find it thrilling to look at the people represented."

Here are this year's winners:

Lifetime Achievement Award in Visual Art: Artist Audra Skuodas spends so much time in her Oberlin studio, her husband jokes that she'll grow roots there. Naturally a reclusive person, Skuodas has never done the kind of self-promotion that many artists do to goose their careers. So it was a wonderful moment when she learned that she had received the Cleveland Arts Prize Lifetime Achievement Award in Visual Art. "It's just a beautiful reassurance," said Skuodas, pronounced SKOO-dus. "I exist."

Skuodas has spent 40 years building a body of work that includes wall sculpture, book making, drawing and writing.

Robert P. Bergman Prize: For leaders who are dedicated to a democratic vision of the arts, Plain Dealer art and architecture critic Steven Litt.

Cleveland Arts Prize

What: The 50th annual prizes recognize artists with ties to Northeast Ohio who have made significant contributions in the arts.

When: Ceremony is Saturday, June 26.

Where: Gartner Auditorium, Cleveland Museum of Art.

Tickets: VIP tickets are \$250, patron tickets are \$100 and general admission tickets are \$50.

Info: 216-321-0012 or info@clevelandartsprize.org.

Martha Joseph Prizes for Distinguished Service to the Arts: Honors an individual or organization whose vision or philanthropy has made a significant contribution to the arts in Northeast Ohio. It is being awarded to Gordon Square Arts District and its leaders.

Other winners include:

- Joanne Cohen, executive director of the Art and Medicine Institute's Art Program at the Cleveland Clinic.
- Trudy Wiesenberger, curator and creator of the Art Program at University Hospitals of Cleveland, a trustee at Cleveland Institute of Art and a co-founder of the institute's craft council.
- Mary Louise Hahn, former chair of the Cleveland Arts Prize and consultant for the Cleveland Foundation, where she bolstered the Anisfield-Wolf Book Award jury, increased the awards prize to \$10,000, and turned the awards ceremony into a compelling event.
- Mickie McGraw, co-founder of the Art Studio at MetroHealth Medical Center.

Emerging Artist Award in Literature: This prize, awarded to a promising artist living in Northeast Ohio, carries a \$5,000 prize. Poet and author Phil Metres, an associate professor of English at John Carroll University, is the recipient.

Mid-Career Awards: This honor spotlights artists who have received national and regional recognition and have lived in this region. The literature award will go to David Giffels, former Akron Beacon Journal reporter and author of "All the Way Home." Giffels is assistant professor of English at the University of Akron. The music and dance prize will go to world percussionist Jamey Haddad, visiting associate professor of percussion at Oberlin College. Giffels and Haddad each will receive \$2,500.

Lifetime Achievement Award: Writer Henry Adams, professor of art history at Case Western Reserve University, is the author of "Eakins Revealed: The Secret Life of an American Artist."



Cleveland: Governor praises Gordon Square Arts District economic investment

Kim Wendel • Updated: 5/22/2010 11:58:10 AM Posted: 5/21/2010 3:23:46 PM

CLEVELAND -- Governor Ted Strickland touted the [Gordon Square Arts District](#) when he addressed about 200 business and civic leaders gathered for a leadership breakfast Friday morning at the recently renovated Capitol Theatre.

Strickland said the District is a great example of how to create jobs and investment in a city neighborhood.

"You are creating long-term economic growth, and new jobs," said Strickland. "In the short term, you are creating construction jobs. In fact, dollar for dollar, an investment in a building rehabilitation project creates more jobs than an investment even in a highway construction project."

Team NEO, an economic clearinghouse for the 16 counties in Ohio's northeast corner, has tracked the economic impact of the arts district as a dramatic \$317 million in Cleveland alone through 2013.

In comparison, the five major projects of the arts district -- three theatres, a stylish streetscape and added parking -- represent a total investment of just \$30 million.

The state of Ohio has invested \$1.9 million in capital funds and provided leveraging for \$4.4 million in federal tax credits.

Other funds have come from a variety of sources, including the city of Cleveland, Cuyahoga County, foundations and private contributions.

"Our urban agenda in Ohio is clear," said Strickland. "We must build upon the great resources already existing within our cities, we must revitalize forgotten treasures and we must celebrate the cultural and economic vitality that pulses through our cities."

"The Gordon Square Arts District serves as an example for cities across the nation of how to uncover a neighborhood's assets, invest in them and watch it take off and deliver more than a tenfold return," said Christopher M. Connor, chairman and CEO of Sherwin-Williams.

"The non-profits and civic leadership behind its revival have cleverly leveraged the arts into a newly revived, productive community."

Connor is also chair of Team NEO.

The Gordon Square Arts District, a collaborative work of three nonprofits -- the Detroit Shoreway Community Development Organization, Cleveland Public Theatre and the Near West Theatre -- is seen as a national model of how the arts can stimulate economic development.

The Team NEO study did not measure additional real estate and development activity, which is estimated by the Gordon Square Arts District and Detroit Shoreway Community Development Organization at an additional \$400 million or more.

Most of the restaurants, shops, galleries and other businesses are flourishing, with 33 new ones opening since 2006.

Housing ranging from live-work spaces for artists to spacious condominiums for successful entrepreneurs is in demand.

Additional components include streetscape improvements on Detroit Avenue between West 58th and West 73rd streets and new parking to accommodate residents and visitors.

The theatres provide unique entertainment to attract audiences from throughout the region.

http://www.wkyc.com/news/local/news_article.aspx?storyid=136543

Cover Story

One block at a time

How Jeffrey Ramsey's innovation and leadership have revitalized a neighborhood

Smart Business Cleveland | July 2010



For more than two decades, Jeffrey Ramsey has been a leader in revitalizing the neighborhood in which he has lived his entire life.

As executive director of Detroit Shoreway Community Development Organization, Ramsey has created public and private sector collaborations that have led the Near West Side neighborhood to prosper. It's evident in the district's 33 new businesses, its 502 new jobs, its large restoration projects, including the Capital Theater, and the area's ongoing development. But where Ramsey's true innovation and leadership play a role is in the neighborhoods.

Ramsey has helped develop affordable housing and foster the growth of the private housing market in the area. From 1990 to 2004, DSCDO collaborated with other nonprofit organizations to build and restore 500 housing units. The projects laid the foundation for future growth, evident in the fact that from 2004 to 2007, the

neighborhood led Cleveland in new housing starts, the majority of which were by private-sector developers.

Ramsey's innovation led DSCDO to create programs to address the recent foreclosure crisis, including developing the Westside Housing Center, a collaboration among eight nonprofit organizations that addresses foreclosure prevention, homeownership education, home repairs and financial literacy. Under Ramsey's direction, DSCDO also created a program to address vacant and abandoned homes, an effort that has rehabilitated 54 homes and led to \$4 million in investments.

Ramsey knows he can't revitalize the neighborhood alone. In order for DSCDO to be competitive among community development corporations in attracting good talent, he has created a culture that allows employees to contribute both to the success of the organization and of the area.

One of the major ideas that he has implemented is annual performance plans and employee evaluations. The performance measures allow employees to feel empowered in guiding the organization's vision and adding creativity and innovation to DSCDO projects. The goal is to develop new ideas that will add to the more than \$500 million invested in the neighborhood so far during Ramsey's tenure.

THE PLAIN DEALER

Gordon Square Arts District in Cleveland wins national recognition

Published: Tuesday, November 23, 2010, 4:12 PM Updated: Tuesday, November 23, 2010, 5:10 PM

Steven Litt, The Plain Dealer



Cars line up to be valet parked at the Capitol Theater for a "Sex and the City" Girls Night Out party and screening in May. The Gordon Square Arts District is being recognized by the National Endowment for the Arts and the National League of Cities.

Gordon Square, the emerging art district in the Detroit-Shoreway neighborhood on Cleveland's West Side, has won big time kudos from the National Endowment for

the Arts and the National League of Cities.

It has also pulled down \$2.7 million in recent federal, state and local grants, which will be used to build or renovate community theaters that are central to its vision of using the arts to revive a city neighborhood. "Lots of good stuff is happening," said Joy Roller, the district's executive director. "To me, it's an acknowledgement that what we're doing is not only successful, but is a novel approach, a unique approach on how to revitalize an urban core."

The NEA announced earlier this month that Gordon Square is one of 14 case studies in a new publication, "Creative Placemaking."

Co-authored by arts advocates Ann Markusen and Ann Gadwa, the document is a project of the NEA's Mayor's Institute on City Design. The mission of the agency is to educate U.S. mayors to become the "chief urban designers" of their cities.

The case studies are intended to encourage mayors to think creatively about how everything from loft housing to art galleries can build economic value and encourage investment.

The chapter in the case study on Gordon Square praises the project for helping to leverage an estimated \$500 million in related investments on the West Side of Cleveland over the past eight years, much of it in housing, even though Gordon Square is only halfway through a \$30 million revitalization.

The project is a collaborative venture among three non-profit organizations, the Detroit Shoreway Community Development Organization, Cleveland Public Theatre and Near West Theatre.

The goal of the district is to renovate two historic theaters -- Cleveland Public and the Capitol -- and to build a new home for Near West. By using the arts as an anchor for related retail, restaurant and housing development, the district is sparking new life in a 15-block corridor from W. 58th Street to West 73rd St., with Detroit Avenue as the spine.

The Capitol Theatre, located in the historic Gordon Square Arcade at W. 65th Street and Detroit Avenue, reopened in 2009 as a movie theater after a renovation. Work on Cleveland Public Theatre is ongoing. And the arts district has raised roughly half of the \$6.5 million it needs to build a new Near West Theater, designed by Cleveland architect Richard Fleischman, Roller said.

"Creative Placemaking" said the district has "revitalizing the area's commercial core with arts offerings and new retail businesses while preserving and adding low-income housing units."

Echoing the praise from the NEA, the National League of Cities has invited Roller to represent Gordon Square as one of 26 programs from the across the country that will be showcased in its upcoming National Congress of Cities in Denver, starting Tuesday.

In addition to the outside attention, Gordon Square announced it has received a \$1 million matching grant from the Fowler Family Foundation and a \$500,000 matching grant from the Gund Foundation, both for the Near West Theatre project. Roller said her organization has another \$3.5 million to raise before it can build the theater.

"With Near West, we are inching closer to realizing our dream of building a new home for that theater," Roller said.

A separate grant of \$1 million in federal stimulus funds from the American Recovery and Reinvestment Act's State Energy Program will be used immediately to air condition Cleveland Public Theatre for the first time, which means it can be used year round, Roller said.

The State of Ohio has also kicked in \$200,000 for asbestos removal at Cleveland Public, which will make the theater safer to use, Roller said.

The national attention focused on Gordon Square shouldn't create the impression that the project has gone unnoticed locally. In June, the district won a Cleveland Arts Prize.

The national recognition for the district offers more proof that "Cleveland should be very proud of this model we've created in the Gordon Square Arts District," Roller said. "It's good news for Cleveland."

http://blog.cleveland.com/architecture/2010/11/gordon_square_arts_district_in.html

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Gordon Square Arts District receives national attention

Submitted by Heather Taylor, community web producer

Monday, November 29th, 11:53 am



Two national organizations have recognized Cleveland's Gordon Square Arts District for its success in revitalizing an urban neighborhood through the arts. In addition, the arts district announced nearly \$3 million of new funding for two of its theatre projects.

In a white paper commissioned by the Mayors' Institute on City Design, the National Endowment for the Arts this month featured the Gordon Square Arts District as a national model of "creative placemaking." The Gordon Square Arts District will also be a showcase project at the National League of Cities' annual Congress of Cities & Exposition in Denver.

"The Gordon Square Arts District is an example of a successful collaboration between local development corporations, theatre companies and the city of Cleveland," said Cleveland Mayor Frank Jackson. "This area showcases the transformation of an already historic neighborhood into a sustainable community with housing, entertainment and retail outlets." According to Councilman Matt Zone, "The Arts District initiative has already created 520 jobs, spurred over \$400 million in housing activity and is returning millions in tax revenues each year."

The Gordon Square Arts District, in the Detroit Shoreway neighborhood, was among 14 organizations selected for Creative Placemaking, a report focusing on how communities are using the arts and other creative assets to help shape their physical, social, and economic character. The report received support from the National Endowment for the Arts.

Rocco Landesman, chairman of the National Endowment for the Arts, said the report lays out the elements, benefits, challenges, and how-tos of using the arts in smart and sustainable community design. "The Gordon Square Arts District is an excellent example of how art works to help shape communities where residents want to live, work, and play," he said.

The Mayors' Institute on City Design is a leadership initiative of the National Endowment for the Arts in partnership with the United States Conference of Mayors and American Architectural Foundation. The report is available on the National Endowment for the Arts Web site.

Joy Roller, executive director of the Gordon Square Arts District, will address conference participants at a workshop entitled, "Neighborhood Recovery Strategies" at the National League of Cities' annual Congress of Cities & Exposition, in Denver on December 3. She will present what is new and noteworthy about the arts district to more than 2,500 conference participants.

"The collaboration forged here in Gordon Square is truly a unique model of how non-profits can lead the way in revitalizing inner-city neighborhoods," said Roller. Gordon Square Arts District was among 34 initiatives selected for innovation in areas such as community development, sustainability, youth engagement and public works.

The National League of Cities is the nation's oldest and largest organization devoted to strengthening and promoting cities as centers of opportunity, leadership and governance. NLC is a resource and advocate for 19,000 cities, towns and villages, representing more than 218 million Americans.

Gordon Square Arts District also announced four new grants totaling \$2.7 million to aid Cleveland Public Theatre's renovations and the construction of a new performance center for Near West Theatre:

- \$1 million contingent matching gift from the Fowler Family Foundation for Near West Theatre.
- \$500,000 contingent matching gift from the George Gund Foundation for Near West Theatre. The foundation has been a major supporter, with previous grants of \$1.2 million.
- \$1 million in federal stimulus funds from the American Recovery and Reinvestment Act's State Energy Program for Cleveland Public Theatre to install a variable refrigerant flow high efficiency HVAC system for the theatre.
- \$200,000 from the state of Ohio for asbestos removal at Cleveland Public Theatre.

For more information about Gordon Square, call (216) 961-4242 or visit www.gordonsquare.org.

<http://clevelandwest.woio.com/content/gordon-square-arts-district-receives-national-attention>

Bloomberg

Cleveland Bets Vornado Can Revamp Economy as Health-Care Hub

By David M. Levitt - Dec 6, 2010

Cleveland, which has poured almost \$1 billion into such projects as three sports stadiums and the Rock & Roll Hall of Fame, is on the verge of spending \$465 million in an effort to remake itself as the epicenter for the sale of medical equipment and supplies.

The city's planned Medical Mart & Convention Center, scheduled to start construction next month, would transcend earlier renewal efforts and attract the kind of high-tech jobs the area needs, said Tim Hagan, a Cuyahoga County commissioner who has championed the project.

"I don't think a baseball stadium or football stadium or even the Rock and Roll Hall of Fame really redefines a community," said Hagan, 64, who leaves office next month after 22 years as a county commissioner. "High-tech medical, biotech, that's going to be the new face of the community. What we hope is when you think of Cleveland, you think of a medical center."

The city of 416,000 is teaming up with a unit of New York- based Vornado Realty Trust to redevelop the space underneath the 14-acre Cleveland Mall, a public square overlooking Lake Erie, as it seeks to build a reputation as a health-care hub with the nearby Cleveland Clinic hospital.

Critics ranging from local activists to comedian and Cleveland native Drew Carey opposed the project, saying it puts too much of the risk on county taxpayers. Under the terms of the deal, the public would pay the entire \$465 million construction budget and also subsidize Vornado's operating expenses.

Tax Surcharge

The county last month signed agreements with the developer, the city, the construction contractor and affected landowners, according to County Administrator James McCafferty. The planned 422,000 square-foot (39,200 square-meter) exhibition center will be funded mainly with a quarter-cent sales tax surcharge that was adopted in 2007.

All told, taxpayers may put as much as \$840 million into the development, including costs of amortizing over 20 years and about \$40 million from a tax on hotel bookings, said Tim Offtermatt,

senior vice president at Stifel Nicolaus & Co., the St. Louis-based investment bank that is managing a county bond offering for the project.

Vornado is contributing about \$20 million for tenant installations and \$8.5 million through forgoing lease payments. It also is responsible for cost, repair and operating overruns, Offtermatt said.

'Shot in the Dark'

Whether the new concept will pay off in terms of jobs and revenue is an open question, said Tom Murphy, a senior resident fellow at the Urban Land Institute in Washington. The Medical Mart has yet to sign any permanent tenants for its showroom.

"It's a shot in the dark in some ways, in their ability to create a new economic diversity for their economy," said Murphy, who was mayor of Pittsburgh from 1994 through 2005. "I would want to see some commitments before I would spend that kind of money."

Vornado unit Merchandise Mart Properties Inc., operator of Chicago's 4.2 million square-foot Merchandise Mart showroom complex, is Cuyahoga County's partner in the project. Dave Johnson, a Merchandise Mart spokesman, declined to comment on the project or the funding criticism.

The Medical Mart project is unfolding against the backdrop of a federal corruption probe that resulted in the September arrest of County Commissioner Jimmy Dimora on 26 counts of bribery and fraud, none of them related to the development. Dimora and Hagan were two members of the three-person commission to vote in 2007 to tax residents for the project.

No Participation

Two companies run by people associated with businesses targeted in the probe -- an electrical and a heating/plumbing firm -- have sought contracts to work on the Medical Mart, the Cleveland Plain Dealer reported on Nov. 5. The county has assurances that neither of those individuals will have participation in the project, said Jeffrey Appelbaum, an attorney from the firm Thompson Hine LLP of Cleveland, who represents the county on the project. The county has the right to reject anyone "if it's determined they have some role with the corruption," he said.

The Plain Dealer last year questioned whether Hagan's ties to Merchandise Mart President Christopher Kennedy and his family were a conflict of interest. Christopher Kennedy is the grandson of Kennedy family patriarch Joseph P. Kennedy, who bought Chicago's Merchandise Mart building in 1945. It stayed in the family until its 1998 sale to Vornado.

40-Year Friendship

Hagan said he has had a 40-year friendship with the Kennedy family, serving on their charitable foundation. He is also the godparent to one of the children of Christopher Kennedy's sister Kathleen Kennedy Townsend, he said.

"There was not one other entity in the country that showed any interest when it was open for discussion," Hagan said. "No one approached us. So you deal with the person who wants to dance with you."

Merchandise Mart Properties calls itself the world's leading owner and operator of showroom buildings and trade show venues, hosting more than 300 events a year. Its namesake Merchandise Mart is one of Chicago's signature buildings, a 25- story hulk by the Chicago River.

The Merchandise Mart division produced \$194.4 million of revenue through the first nine months of this year, or about 9 percent of Vornado's \$2.1 billion of sales, most of which comes from New York and Washington office buildings. The unit's revenue was down 2 percent from the same period last year.

Cleveland Clinic CEO

The Medical Mart is the brainchild of Delos "Toby" Cosgrove, chief executive officer and president of the Cleveland Clinic, a sprawling complex east of downtown that ranked fourth this year on U.S. News & World Report's list of top U.S. hospitals. The clinic is where shooting victim Connie Culp became the nation's first face-and-jaw transplant recipient in 2008.

The medical center is the largest non-government employer in northern Ohio and second-biggest in the state, with about 40,000 workers.

Since 2000, Cuyahoga County has lost 41 percent of its manufacturing jobs, which totaled 68,500 in 2009, according to the Ohio Department of Job and Family Services. Jobs in health- care and social assistance increased 19 percent to 118,000.

Saudi Arabian Sheik

The Medical Mart idea sprung from a conversation about 12 years ago between Cosgrove and a Saudi Arabian sheik, who was considering a similar project in Dubai, Cosgrove said in an interview. He was the hospital's chairman of cardiothoracic surgery at the time.

"I thought gosh, this would be something that would be perfect in Cleveland, though it never came to pass in the Middle East," said Cosgrove, who became the clinic's CEO in 2004. "In order to build a hospital, I wound up traveling all over the country and the world to see various pieces of equipment. It would be nice to have all those things in one place."

Customers would be able to see the latest in medical equipment on display and then watch them in use at the clinic, Cosgrove said. If done right, the showplace will do more than just fill hotel beds and restaurant tables. Suppliers and manufacturers will be compelled to locate operations in the area, creating permanent jobs, he said.

Soon after Cosgrove became CEO, a friend, John Cushman III, co-chairman of the real estate services firm Cushman & Wakefield Inc., set up an introduction to Vornado. Cosgrove arranged for Christopher Kennedy to meet then-Mayor Jane Campbell.

Mall Site

After considering other sites, Cleveland settled on a plan to use the underutilized convention center beneath the lakefront mall. The mall, designed by turn-of-the-century architect Daniel Burnham as a smaller version of Washington's National Mall, was meant to be the center of city life. It is surrounded by Beaux Arts buildings including the Public Auditorium, which has hosted Elvis, the Beatles, two Republican conventions, and the 1980 Carter-Reagan presidential debate.

The underground halls were the U.S.'s first modern convention center, said Linda Henrichsen, staff planner of the city's planning commission. The center's ceilings are too low, and its columns too massive and close together to accommodate today's exhibitors, she said.

An overhaul may fail to bring in enough revenue to cover costs. Publicly subsidized convention halls are "loss leaders" for cities even when the business for industry meetings is thriving, said Heywood Sanders, professor of public administration at the University of Texas-San Antonio and a critic of publicly subsidized convention centers.

Delivering on Expectations

Vornado is "getting a convention center and the Medical Mart property essentially for nothing," Sanders said in a phone interview. "The question is can it deliver on its expectations?"

The exhibition and trade show industry slumped along with the economy in 2008 and 2009, according to the Center for Exhibition Industry Research, a Dallas-based trade organization for exhibitors. Revenue dropped 16 percent nationwide last year, and square feet sold declined almost 14 percent.

Medical and health care shows, the biggest industry group, fared better. Space sold fell 4 percent, while revenue increased 1 percent. Attendance decreased 6 percent, compared with an 8 percent decline overall.

Nashville Competition

Market Center Management Co., the trade show management arm of Dallas-based Crow Holdings LLC, is building its own health-care showcase in Nashville, Tennessee, scheduled to break ground next year. That project will have about 10 times the 100,000 square feet of permanent showroom space for medical products planned for Cleveland, Bill Winsor, president and CEO of Market Center Management, said in a phone interview.

Unlike the Cleveland project, the Nashville center already has an announced tenant, Chicago-based Healthcare Information & Management Systems, a nonprofit international organization that promotes information technology for medical providers.

In its most recent project update, dated Nov. 12, Vornado's Merchandise Mart said it has 40 letters of intent for the Cleveland facility's permanent showroom, and another 16 letters of intent for conferences, conventions and trade shows. It hasn't released the names of any of the signees.

Merchandise Mart and its general contractor, Turner Construction, will take control of the site on Jan. 3, and should begin construction soon afterward, said Appelbaum, the attorney representing the county. The project is scheduled to be completed by 2013.

'Skin in the Game'

Local criticism of the development has centered on Merchandise Mart's lack of "skin in the game," and the sales tax surcharge, said Michael Polensek, a city councilman for 32 years. Opposition has subsided, and now residents want to see something to show for their investment, he said.

Matt Bolek, who ran unsuccessfully for county office this year, said the city would get a bigger benefit if the money being spent was distributed to grassroots efforts to support local small businesses. He cited as an example the city's Gordon Square Arts District, where new and restored theaters and housing are attracting restaurants and shops.

"That's how you rebuild a city, slowly, neighborhood by neighborhood," he said. "Not digging a big hole and then putting it back."

Carey, the host of television's "The Price is Right" and former star of the Cleveland-set sitcom "The Drew Carey Show," criticized the Medical Mart in an online documentary for the Reason Foundation titled "Reason Saves Cleveland." The Los Angeles-based foundation is a libertarian organization that believes in minimal government involvement in the economy.

'Silver Bullet'

The video excoriated the project as "the next redevelopment silver bullet" requiring hundreds of millions of tax dollars.

“I didn’t know Cleveland was such a bustling convention city,” Carey said in the video. “Take that, Vegas!”

Carey declined a request to elaborate through his representative Christina Papadopolous.

Assuming 25 conventions a year, the project could generate \$124 million of spending, \$7 million of tax revenue and a total annual economic benefit of \$205 million for Cuyahoga County, according to a 2008 study by Team NEO, a business organization that promotes the region. NEO stands for northeastern Ohio.

The quarter-cent sales tax would generate more than \$800 million over its 20-year lifespan and be used to make non-tax revenue available to pay debt service on the \$350 million of bonds that will be sold to finance the Medical Mart, said Offtermatt of Stifel Nicolaus.

Surcharge Dissenter

Peter Lawson Jones, the lone county commissioner to vote against the tax surcharge in 2007, said he preferred to seek the state’s permission to raise hotel, food and beverage levies so visitors would bear more of the costs. He also wanted Merchandise Mart to contribute more.

“I was looking for sources of revenue where there was a more appropriate nexus between who was being taxed and who would benefit,” Jones said in an interview. “I thought the sales tax was regressive.”

Cuyahoga County voters have since replaced the commission form of government with a county executive and an 11-member council. In the Nov. 2 election, Democrat Edward Fitzgerald, who supports the project, defeated a Republican candidate who pushed for a “rigorous” reconsideration of the plan.

Recent negotiations have resulted in more risk exposure for Merchandise Mart and Turner Construction, Appelbaum said. For example, unspent funds would revert to the county, whereas under the prior agreement they went to the developer, he said.

Jones said that while he still thinks the arrangement favors Merchandise Mart, the project “could have a lot of positive spinoffs, not only boosting our tourism industry, but also further burnishing our reputation as the epicenter for health care, at least in the United States,” he said.

Cosgrove said he doesn’t see many disadvantages.

“What’s the worst thing that could happen if this fails?” he said. “You have a brand new building and a new convention center. So the downside isn’t too bad.”

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Cleveland

magazine.com

A Capitol Investment

A theater's return to glory helps reinvent the Detroit Shoreway neighborhood.

Kristin Muchier



Andrew Moakster

More than 1,000 eager moviegoers littered the intersection of Detroit Avenue and West 65th Street on the Capitol Theatre's opening night in 1921. Despite the rain, a blaring brass band and men carrying phonographs cranking jazz tunes paraded up and down the street to celebrate the opening of the West Side's only movie palace.

Fast-forward 88 years, and the Capitol Theatre will reopen once more on Oct. 1 as the city of Cleveland's only West Side theater, showing a mix of quirky independent films and popular blockbusters.

The décor of the classic theater remains, with original plaster cornices lining the ceiling, antique lighting fixtures, marble stairs, and carpet and paint matching the theater's original palette.

There are also new additions such as a glitzy marquee, concession stand, ticket booth and new comfortable seats that make the theater just as spectacular as it was in its heyday.

"Detroit and West 65th is one of the few intersections in the city of Cleveland that still has all four original structures at the corner, so it's part of the history of the area," says Lisa Kious-McGovern, project manager for the Detroit Shoreway Community Development Organization.

The Capitol Theatre marks the first completed project in the Gordon Square Arts District's \$30 million plan to turn the area between West 54th and West 78th streets into a cultural destination. The Near West Theatre is expected to break ground on a new building in 2010, while the Cleveland Public Theatre will undergo renovations that are expected to be completed by 2011.

"The most important thing to understand is that this is a collaboration that uses the arts as a catalyst for economic development," explains Joy Roller, executive director of the Gordon Square Arts District, a nonprofit organization committed to revitalizing the neighborhood.

The Capitol Theatre is an important first step in the process, because the once-luxurious movie palace had fallen into disrepair over the years.

"It was frightening. It looked like it was a bombed-out space," says Kious-McGovern. "In 1979,

[the Detroit Shoreway Community Development Organization] purchased the whole building to save it from being demolished.”

It wasn't until five years ago, when Kiou-McGovern joined the organization and gathered the \$7 million needed for the renovations, that restoration was a reality. After four years of planning (including the addition of 3-D capabilities and all-digital technology), she oversaw the groundbreaking for the renovation in the summer of 2008.

Roller says the success of the Capitol Theatre will help draw even more business to Detroit Shoreway, which has seen more than two dozen new retail stores, bars and restaurants, such as Luxe and Stone Mad Pub, set up shop in recent years.

“It's so exciting to recreate a vital part of the city that has such incredible potential and see it change by the day.”



Capitol Theatre rehab among projects recognized by state historical society

Submitted by Heather Taylor, Community Web Producer
Wednesday, November 10th, 11:11 am



The Capitol Theatre in the Detroit-Shoreway neighborhood was among the projects recently given a Preservation Merit Award by State Historic Preservation Officer Burt Logan during a recent luncheon at the historic Lincoln Theatre in Columbus. The awards recognize outstanding contributions to historic preservation in Ohio.

The award recognized the organizations that worked on the project, including the Detroit Shoreway Community Development Organization, Westlake Reed Leskosky Architects and Marous Brothers Construction.

The Capitol Theatre, originally built in 1921, is located at 1390 West 65th Street.

Cogswell Hall, at 7200 Franklin Road, was also recognized with a Preservation Merit Award. The award was given to the Detroit Shoreway Community Development Organization, Dale Serne Architects, Doty & Miller Architects, Marous Brothers Construction and Korfant & Mazzone Construction for the preservation and rehabilitation of the hall.

<http://clevelandwest.woio.com/content/capitol-theatre-rehab-among-projects-recognized-state-historical-society>

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- Metromix.com

Capitol Theatre in the
Gordon Square Arts District!



photo: Marous Bros. Construction

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THEATRE**

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SUNDAY CLASSICS Brunch & Movie Series

Watch a classic film in the main auditorium of the historic Capitol Theatre and then enjoy a delicious brunch at a partnering restaurant after the show.



Sunday, December 12th 10:00 AM

White Christmas is filled with classic Irving Berlin songs, among them "Count Your Blessings Instead of Sheep," "Sisters," "Blue Skies," and the beloved holiday song, "White Christmas." Two talented song-and-dance men (Bing Crosby and Danny Kaye) team up after the war to become one of the hottest acts in show business. One winter, they join forces with a sister act (Rosemary Clooney and Vera-Ellen) and trek to Vermont for a white Christmas.

Admission to Sunday Classic films is just \$5.

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THURSDAY, OCTOBER 1, 2009



**GORDON
SQUARE
ARTS DISTRICT**



DEC 4

Yuletide on the Near West Side

A Christmas Story House & Museum (3159 W. 11th)
10:00am to 7:00pm - \$8 adult, \$6 children ages 7-12, \$7 seniors
Only \$5 with ticket stub from "A Christmas Story" Film Screening

"A Christmas Story" Film Screening
10:00am - \$5 admission
Capitol Theatre (1390 W. 65th)

Ohio City Christmas Festival
11:30 am to 5:00 pm
Vendors, Christmas trees, Santa Claus,
and carriage rides (Market Avenue)

Ohio City Christmas Walk
6:00pm to 10:00pm
Second annual historic holiday home tour
\$16 tickets in advance, \$20 at door (starting at Lelolai Cafe)



CAPITOL THEATRE
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ZIP CODE SPECIAL!
For the remainder of 2009, residents that live in zip codes 44102, 44107 or 44113 can see a movie at the Capitol Theatre for a discounted price on Tuesdays, Wednesdays and Thursdays. Just bring proof of residency (state issued ID or utility bill with your address) and you'll be able to buy a ticket for \$6.
44102 • 44107 • 44113

*We are building an audience for the Capitol and you can help!
Come check out this incredible movie theatre and see what all the buzz is about.*

Free Popcorn

For those who don't live in one of the above zip codes we've got another offer for you:
Bring In a Ticket Stub from Any Other Movie Theatre
(Cleveland Cinemas or any other)
And We'll Give You a FREE 32oz Popcorn!**

*3D films subject to an additional surcharge. Offer not valid on legal holidays. Other restrictions may apply.
**Ticket stub must be turned in at the concession stand. 32oz popcorn can be upsize to 85oz for \$1.

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detroit shoreway

For more information on events below, call Detroit Shoreway at (216) 961-4242.

**Saturday
September 26**
11am - 5pm

Detroit Streetscape

Ribbon Cutting
& Street Festival

Location:
West 65th Street &
Detroit Avenue

Join neighbors and friends as we mark the official completion of the Detroit Avenue Streetscape and celebrate with a street festival.

**Saturdays
September 26
October 3
October 10**
12pm - 4pm

Discover Detroit Shoreway

Sept. 26 Location:
Starting @ West 65th
Street & Detroit Avenue

Oct. 3 Location:
Meet at the Battery Park
Powerhouse, Fr. Frascati
Drive & West 74th Street

Oct. 10 Location:
Meet at the 78th Street
Studios, 1300 West 78th St.

Tour new and rehabbed homes for sale. Get your "passport" stamped at all 6 locations to be entered in a raffle to win \$500 gift certificates for restaurants, theatres, and shopping in the Gordon Square Arts District!

**Begins Friday
October 2 - 11**

Capitol Theatre Opening Week

Location:
Capitol Theatre
1390 West 65th Street

Special events every day!
Go to clevelandcinemas.com for more details.

**Friday
October 9 - 10**
5:30pm - 9pm

78th Street Studios "Experience"

Location:
West 78th Street Studios
1300 West 78th Street

This quarterly event gives you a chance to explore an eclectic mix of world class art galleries, studios & creative businesses.

**Saturday
October 17**
10am - 12pm

Edgewater Hill Celebration & Bulb Planting

Location:
1294 West 76th Street
(Edgewater Hill
Neighborhood)

For residents of the Edgewater Hill Model Blocks, meet for coffee and donuts to celebrate the Model Blocks program and get free bulbs to plant in your yard.

**Saturday & Sunday
October 31
November 1**
12pm - 6:30pm

Day of the Dead Celebration

Location:
Parish Hall
6205 Detroit Avenue

Altars exhibition, dancers, skulls and skeletons procession, music, lecture, Pan de Muerto and more.

**Thursday
November 5**
5:30pm - 7:30pm

Annual Benefit for Detroit Shoreway CDO

Location:
Gordon Square Arcade
6516 Detroit Avenue

Cocktails & hors d'oeuvres reception followed by awards in the Capitol Theatre. Tickets are \$50 (\$35 for residents).

**All Month
November 6 - 30**

Made in the 216

Location:
Gordon Square Arts
District Merchants

Local music, local art, local food. Made in the 216 is all about Cleveland!

**Saturday
November 21**
9am - 1pm

Holiday Harvest Market

Location:
Bethany Presbyterian Church
6415 West Clinton Avenue

Pick up the perfect local ingredients for your holiday meal including late season vegetables, specialty breads, cheeses and honey.

**Saturday
December 5**
1pm - 3pm

Annual Holiday Party

Location:
Gordon Square Arcade
6516 Detroit Avenue

Free visit and a free picture with Santa! Gifts for children and door prizes for adults.

**Saturday & Sunday
December 12 - 13**
Saturday 12pm - 9pm
Sunday 1pm - 3pm

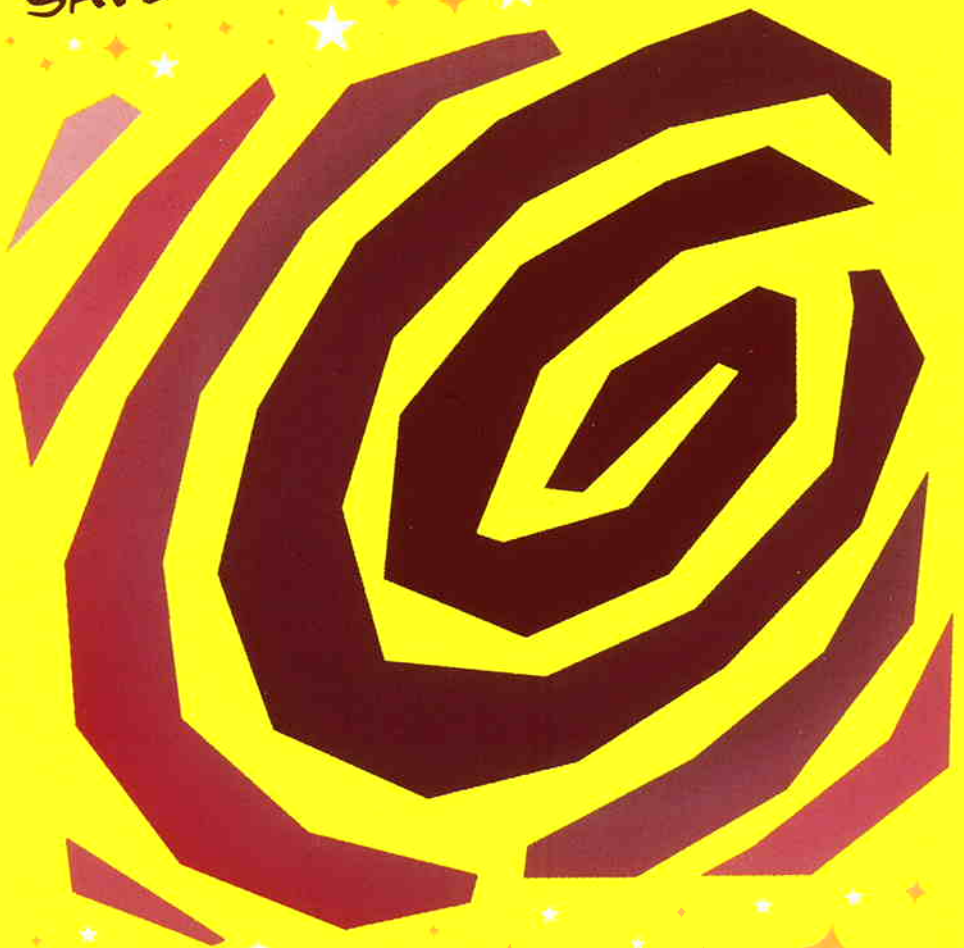
Bizarre Bazaar

Location:
West 78th Street Studios
1300 West 78th Street

Is a unique marketplace featuring hundreds of exclusive exhibitors selected from the best craft and gift shows in America.

To see great live theatre and movies, visit: **Cleveland Public Theatre** (cptonline.org or 216.631.2727), **Near West Theatre** (nearwesttheatre.org or 216.961.9750) or **Cleveland Cinemas** (clevelandcinemas.com or 440.349.3306).

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THE ART OF ECONOMIC DEVELOPMENT

The Gordon Square Arts District is the Catalyst in a \$10 Million Capital Campaign
Creating \$24 Million of Revitalization, Leveraging \$300 Million in Economic Development



CREATING
a Desirable
Neighborhood
of Choice.



ATTRACTING
and Retaining
the Creative Workforce
Vital to Cleveland's Future.



OFFERING
Programs that Engage the
Youth and Provide Them with
Access to the Arts.



DRAWING
Audiences
from Across the Region.

AT A GLANCE:

- Renovation of the Cleveland Public Theatre
- Restoration of the Capitol Theatre
- Construction of the Near West Theatre
- Streetscape improvements that will create wider sidewalks allowing for street cafes, public art, new street lights, trees and underground utilities
- Parking to accommodate residents and visitors



"The Gordon Square Arts District will transform Detroit Avenue from West 58th Street to West 73rd Street into that neighborhood's own downtown, and is vital to the future of Cleveland's economic growth and ability to compete, including attracting tourism."

- Mayor Frank Jackson

The Gordon Square Arts District

is the economic cornerstone of Cleveland's West Side where a powerful combination of housing, new businesses, the arts and neighborhood beautification are sparking the development of new jobs for residents.

Already well underway, the Gordon Square Arts District is helping to infuse more than \$300 million in economic development in the surrounding community.

The driving force for the arts district is a triad of established and successful arts and non-profit organizations that will provide unique entertainment, attracting audiences from throughout the region -- a collaboration that can serve as a model for funding the arts.

Early work on the renovation and construction of theatres in the arts district is having a ripple effect, triggering more projects and improvements on the West Side that play a role in attracting educated, creative, young workers.



THE THREE ENGINES OF THE GORDON SQUARE ARTS DISTRICT

Three unique theatres - all within a two minute walk of each other - will form the nucleus of the arts district and offer independent films, musicals and provocative theatre and dance productions.

CAPITOL THEATRE



The Capitol Theatre will soon be the most exciting location for movie-goers on the West Side of Cleveland. Like a year-round film festival, the three-screen Capitol will feature independent, foreign and documentary films. Several market studies have demonstrated strong potential growth for an art and independent film theatre on Cleveland's West Side. When complete, the Capitol will feature an expanded lounge and concession area, including a selection of beer and wine, along with traditional movie concession favorites.

Built in 1921, but vacant for the last two decades, this historic structure is well on its way to reopening as a state-of-the-art movie theatre. Detailed wall murals, classically-inspired architecture, and a vaudeville stage will be restored to recreate the atmosphere of the 1920s-era movie palace, but with all the amenities of 21st century technology.

"The demand for specialty and independent films is growing and now film-goers who live on the West Side of Cleveland will be able to enjoy these quality films in this neighborhood theater." -

Jonathan Forman, JRF Management, Cleveland and Pittsburgh Cinemas

CLEVELAND PUBLIC THEATRE



Since 1983, Cleveland Public Theatre (CPT) has played a leading role in the city's significant cultural offerings. CPT produces a wide range of performance including dance, theatre and musicals that are innovative, adventurous and memorable.

Cleveland Public Theatre has garnered a loyal following and serves an important role in our community by offering a home for local producers, choreographers and playwrights. Because of CPT's style of performance, the organization has a track record of attracting young, creative professionals to theatre and is one of the few arts organizations that draws significant audiences from the city of Cleveland.

Cleveland Public Theatre's nationally recognized educational programs focus on youth from low-income families and adults in transition.

"I would definitely go to the Gordon Square Arts District as it will offer the kind of unique entertainment that won't be found anywhere else in northeast Ohio. And it's easy to get there." - **Tana Carney, Rocky River**



NEAR WEST THEATRE



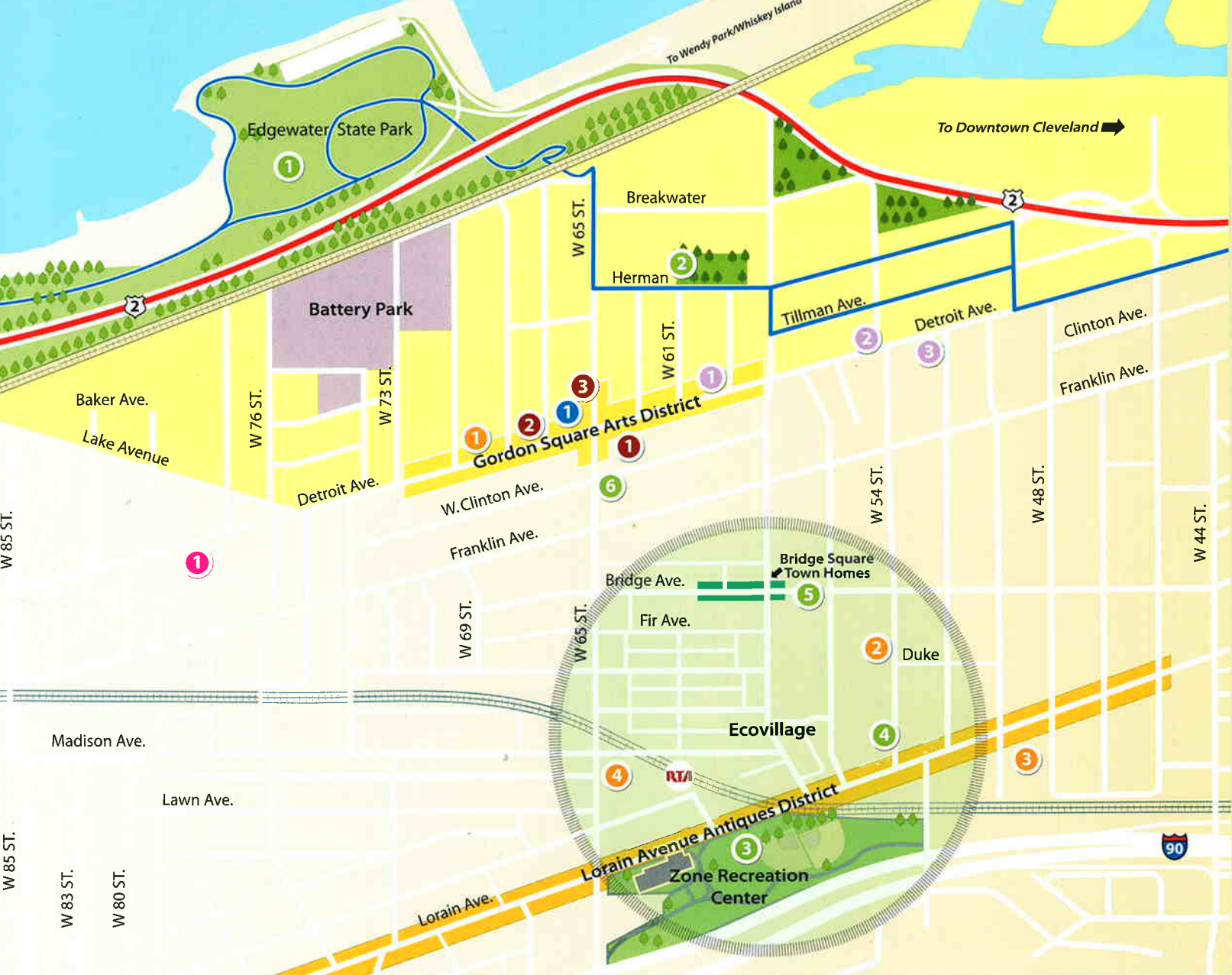
Near West Theatre (NWT) changes lives. By producing large-scale, inter-generational musical productions, NWT involves volunteers of all ages and walks of life both on stage and backstage. Since 1978, NWT's commitment to affordable, professionally-directed theatre has provided a connection to the performing arts for economically diverse audiences. This earned NWT the Governor's Award for Community Development and Participation.

Eager to be accessible to all members of the community, NWT will move from its third floor home in a church hall to a newly-constructed, 300-seat, state-of-the-art educational theatre complex at W. 67th Street and Detroit Avenue, in the heart of the Gordon Square Arts District.

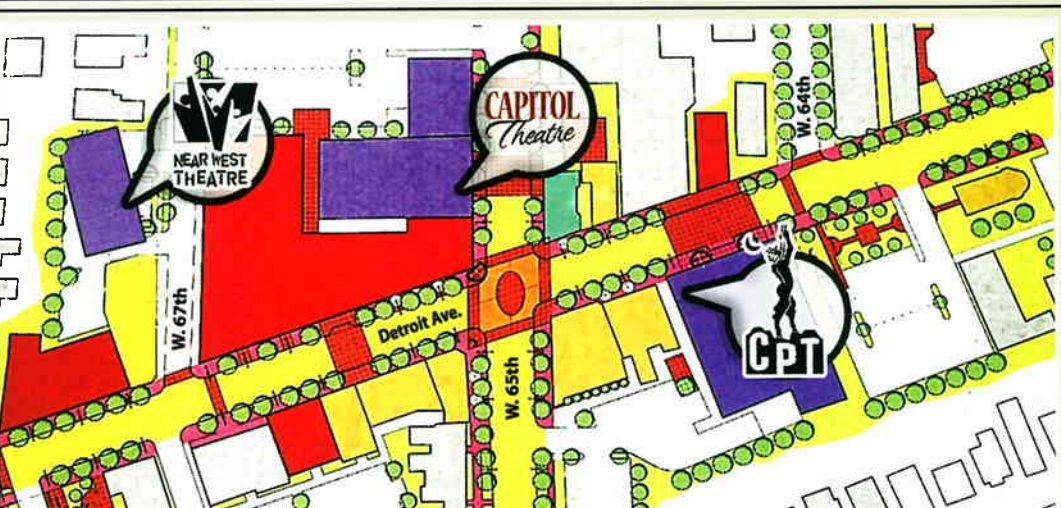
"Near West Theatre has changed my life. A year ago I faded into the background and hoped that no one would see me. Now I can't wait to burst out and just be."

- **Monique Dugger, age 18**





- | | | | |
|-----------------------------------|--------------------------------------|--|---|
| 1 Cleveland Public Theatre | 1 Edgewater Park | 1 Our Lady of Mt. Carmel Catholic Elem. | 1 Club Azteca |
| 2 Near West Theatre | 2 Herman Park | 2 Metro Catholic Elem. at St. Stephens | 2 Saigon Plaza |
| 3 Capitol Theatre | 3 Zone Recreation Center | 3 Urban Community School | 3 WSEM Reinberger Auditorium |
| | 4 EcoVillage Community Garden | 4 St. Colman's | — Bike Route |
| | 5 Bridge Avenue Park | 1 St. Augustine Health Campus | — \$50 Million Conversion of West Shoreway into a Pedestrian-Friendly Boulevard |
| | 6 West Clinton Labyrinth | 1 The LGBT Community Center | |
-
- | | |
|-----------------------------|-------------------------------|
| Water Front District | Battery Park |
| Gordon Square Arts District | Eco-Village |
| Bridge Square Town Homes | Lorain Ave. Antiques District |





DETROIT AVENUE STREETSCAPE

Work will start in 2007 on a \$3 million streetscape project to transform Detroit Avenue between West 58th and West 73rd streets with wider sidewalks that will encourage pedestrian traffic and street café dining. Unsightly utility wires will be concealed underground, and with new lighting, trees and public art, the enhanced look and feel of Gordon Square will expand the horizons and open the sky to visitors and residents.



CLEVELAND'S WATERFRONT DISTRICT PLAN

The Detroit Shoreway neighborhood will be one of the first beneficiaries of the City of Cleveland's Waterfront District Plan, which will transform the West Shoreway from an imposing barrier that separates residents from miles of lakefront, into a pedestrian-friendly boulevard with stop-lights, intersections and cross-walks. Construction is scheduled to begin in 2010.



BATTERY PARK

\$100 million in housing is creating a new neighborhood with the construction of Battery Park, situated on 13 acres of the former Eveready battery plant overlooking Edgewater Park. Vintage Development Group, lead by the principals of Marous Brothers Construction, plan to build 328 additional housing units including single-family homes, townhomes and luxury lofts with stunning views of Lake Erie and the downtown Skyline.



ECOVILLAGE

EcoVillage serves as a national model of environmentally-friendly living. The first project, completed in 2004, was 20 townhouses designed and built with energy efficiency the top priority. Homes in EcoVillage Townhouses, which sold for an average of \$215,000, had heating bills of about \$450 for a 12-month period ending in October 2005 – equivalent to less than \$38 a month.

The development is within walking distance of a \$3.5 million "green" Rapid Station featuring community meeting space, public art and a new park. Residents also can enjoy their own community garden created from undeveloped city property.



MICHAEL J. ZONE RECREATION CENTER SUSTAINABLE GREENSPACE

The Michael J. Zone Recreation Center is preparing for a \$4 million dollar overhaul. The expansive facility will – in keeping with the mission of the EcoVillage – place an emphasis on being environmentally friendly. The updated recreation center will include an ecologically sustainable urban park, offering more trees and open areas, and utilizing best practices to enhance passive green space by using bio-swales for storm water retention. In addition, the structure will be a state-of-the-art recreation center for the 85,000 residents of Cleveland's Near West Side.



Lake Front Living



A Neighborhood on the Rebound



Stone Mad Pub and Restaurant



Gypsy Beans and Baking Co.

THE DETROIT SHOREWAY ...MAKING A SCENE

Northeast Ohio's newest success story, Cleveland's Detroit Shoreway neighborhood is jumpstarting the local economy by building on its assets and strategically investing in the development of new ones.

Just minutes from the lakefront, the community-based Detroit Shoreway Community Development Organization (DSCDO) has taken a holistic and aggressive approach to neighborhood revitalization, building in part on the neighborhood's proximity to both the lakefront and downtown Cleveland.

The neighborhood has been on the rebound since the early 1990s and in just the past two years, 700 housing units have been built, are under construction or have been approved for construction. Since 2004, more housing has been built or rehabilitated in Detroit Shoreway than in any other Cleveland neighborhood.

Now, DSCDO has partnered with Cleveland Public Theatre and Near West Theatre on an ambitious and strategic plan to remake a portion of Detroit Avenue into an arts district that will rival the Cedar-Lee neighborhood in Cleveland Heights and drive more growth on the West Side.

"I made the decision to open an Irish pub here even before the arts district concept really started to pick up steam. The architecture, the proximity to the lake, the history make this neighborhood different than any other in Cleveland."

- Pete Leneghan, Stone Mad Pub and Restaurant



"I looked at a number of different communities. Gordon Square seemed to be the one with the most things going on. I like Cleveland's neighborhoods more than the suburbs. We have a great city."

- Niki Gillota,
owner of Gypsy Beans and Baking Co.,
on deciding where to locate her business



"The Gordon Square area is a great place for an artist, and it is getting better. It feels as if the entire neighborhood is just being discovered."

- Ryan Weitzel
Executive Director of Parish Hall Cleveland. A Detroit
Shoreway Arts Incubator



PROJECT BY THE NUMBERS

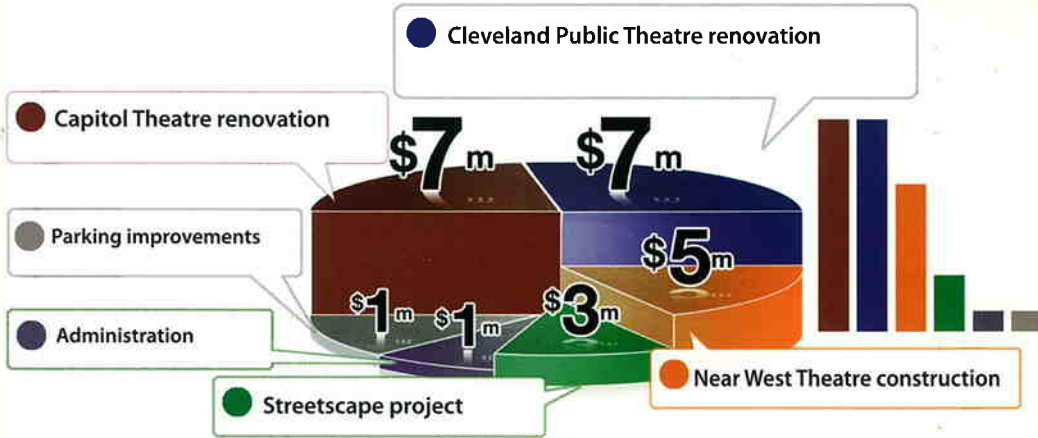


"Development of this district will strengthen our community on multiple levels. Revitalizing urban core neighborhoods like Detroit Shoreway will help generate new jobs, strengthen property values and bring a renewed sense of pride about our city. I am committed to making this happen"

- Ward 17 Councilman Matt Zone



PROPOSED IMPROVEMENTS



ECONOMIC DEVELOPMENT

During Construction

- 453 jobs during construction
- \$35 million in construction wages
- \$63.6 million in economic activity
- \$700,220 in annual payroll taxes

Upon Project Completion

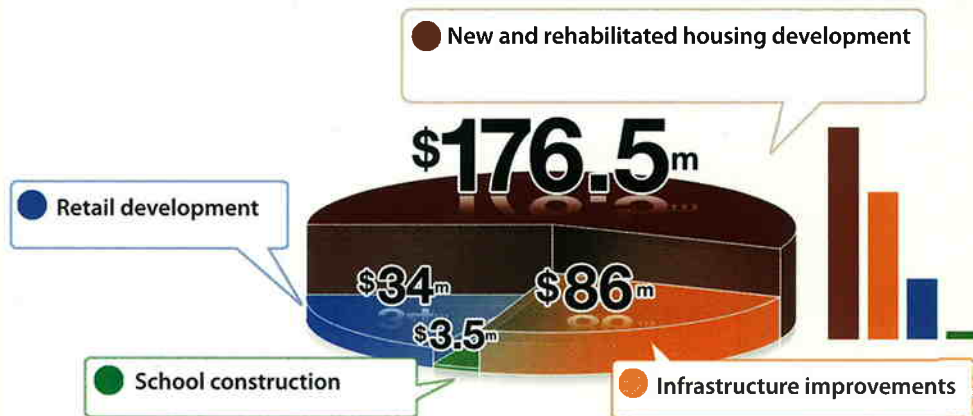
- 369 direct/permanent jobs
- \$33.8 million gross regional product
- \$17.5 million in additional payroll
- \$350,500 in annual payroll taxes

(*TeamNEO Economic Impact Analysis, October 2006)



SPURRING & COMPLEMENTING GROWTH

More than \$300 million* in West Side projects are completed, planned or underway



(* - current estimate)

This brochure was funded by a generous grant from the Dominion Foundation.



We also wish to acknowledge and thank the following for their contribution:

Susie Frazier Mueller, Artist Lesic & Camper Communications Nanette Bedway, Photographer TheDetroitStudio.com

For additional information or to contribute contact:

Joy Roller c/o The Gordon Square Arts District • 6516 Detroit-Ave., Suite 1, Cleveland Ohio 44102 • ph. 216.961.4242 ext.239 • www.gordonsquare.org

Walk It Out! ...or Better Yet, Walk it Off!



(You know, the pounds, the stress...
you get the picture!)

Join with other Clevelanders to learn some fun facts about Detroit Shoreway while getting a little extra exercise with friends and neighbors. A YMCA of Greater Cleveland representative will provide you with weekly tips on Healthy Walking as well as lead these weekly walks. We estimate that these walks will take from 25 minutes to an hour, depending on their length. Walk lengths range from 1.25 miles to 2.5 miles. Participants will receive a 4-map set of Detroit Shoreway walking maps. And remember, children, spouses and pets are welcome!!

Date	Map #	Route Name	Meeting Location
Wed. Aug. 6th @ 6pm	1 of 4	To the Lake Route - 2.25 miles	At Herman Park on the north side of Herman Avenue at West 61st Street (parking on street)
Wed. Aug. 13th @ 6pm	4 of 4	Arts District Route - 1.25 miles	In front of the Gordon Square Arcade, on the NW corner of Detroit and West 65th (parking on street and behind the arcade)
Wed. Aug. 20th @ 6pm	3 of 4	EcoVillage Route - 1.75 miles	At Zone Recreation Ctr., SE corner of Lorain & West 65th (parking on street and behind Zone Rec.)
Wed. Aug. 27th @ 6pm	2 of 4	Lake Pool/Edgewater Park Route - 2.5 miles	At Lake Pool, on the east side of West 85th Street between Detroit and Lake (parking on street)
Wed. Sept. 3-24 @ 6pm	-	To be repeated in the same order through the fall	Questions? Call Mike Long at (216) 961-4242 or email : mlong@dscdo.org

Hope to See You Walking the Talk This Summer!

Battery Park Partners with Hermes Sports and Fitness to Host Sand Volleyball League

Battery Park has teamed up with Hermes Sports and Social to host an all-new summer sand volleyball league. The summer sand volleyball league began on July 7 and runs until August 28, with games being played Monday through Thursday. Games take place at the Battery Park volleyball complex that includes four courts and bench seating.



Learn more at www.hermescleveland.com or call (216) 623-9933

Save the Date!

Detroit Shoreway's 6th Annual Benefit Saigon Plaza 5400 Detroit Avenue

Friday, November 14, 2008

Dinner and Award Ceremony
5:30-8:00 p.m.

Questions: Call Ian Andrews at 961-4242 ext. 241



Phone Book Recycling From June 1 - September 30

Old phone books can be recycled at several Cleveland Metroparks locations seven days per week during regular park hours. For more information visit www.cuyahogawd.org or call (216) 961-4242 ext. 227.

Trash to Treasures! Weekend of September 6

The Lorain to Fir block club, in conjunction with EcoVillage, will be coordinating a community garage sale the weekend of September 6.

If you have questions about, or are interested in getting involved with any of the many gardening, rain harvesting or green living community programs in Detroit Shoreway, please contact the new EcoVillage Project Manager, Lilah Zautner at (216)-961-4242 ext. 227.

neighborhood VIEWS

The Newsletter of the Detroit Shoreway Community Development Organization



Summer 2008

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THE EXPANSION AND RENOVATION OF COGSWELL HALL WILL ALLOW THE SUPPORTIVE HOUSING RESIDENCE TO CONTINUE TO PROVIDE SAFE, AFFORDABLE HOUSING AND CARING SUPPORT TO RESIDENTS FACING CRITICAL LIFE CHALLENGES.

Work Begins on Cogswell Hall!

On a sunny Tuesday in July, neighbors, project partners and residents joined together to celebrate the long-awaited start of construction on the Cogswell Hall building at 7200 Franklin Blvd. With over 100 years of serving women and girls in this historic building, Cogswell Hall is a premier supportive housing single room occupancy residence. The renovation and expansion of the facility will allow the organization to continue to provide safe, affordable housing and caring support to residents facing critical life challenges, helping them to thrive and live independent lives to the fullest. Upon completion, Cogswell Hall will have doubled in size to 38,000 square feet.

DSCDO and Cogswell Hall, Inc. have worked together for the last 5 years to assemble financing for the project which includes a complicated web of public and private financing. The city of Cleveland has generously supported the expansion with a \$1 million Housing Trust Fund award and a 1% construction loan.

Councilman Matt Zone, Charter One President Randy Stickler, and Ohio Capital Corporation for Housing President Hal Keller attended, among others. The project will begin with the new construction portion of the building, which will allow all existing residents to remain in the existing portion of the building until they can move to the new units. The second stage will be the renovation of the existing portion of the building. The entire project should be completed by the end of 2009.

Historic Cemetery Improvements Link Residents to Cleveland's Past

This summer, improvements continue to be made to the Fir Street Cemetery, Cleveland's second oldest Jewish cemetery located at 6015 Fir Ave. The improvement project is a joint effort by the Lorain to Fir Block Club, Detroit Shoreway Community Development Organization, Judge Ray Planka and the Park Synagogue to engage residents and improve the appearance of the historic cemetery. Neighborhood Connections, Safeguard Properties and others have generously provided funding for the project.

The first improvements to be undertaken were the trimming and removal of overgrown trees from the perimeter of the cemetery and the repair of fallen tombstones. In addition, Court Community Service work crews painted the fence, removed graffiti from gravestones and cleaned up the adjacent streets and alleys of trash and debris. Last fall, neighborhood volunteers gathered to plant nearly one thousand bulbs throughout the cemetery. Their efforts are evident as brightly colored flowers now line the cemetery and decorate memorials.

The local landscape architecture firm of McKnight and Associates also helped bring out the best in this private green space by working with residents and cemetery officials to create a plan for additional improvements, such as trees and signage. Sal's Landscaping was contracted to plant eight red maple trees along the tree lawn and six flowering trees inside the cemetery. A new sign has also been ordered and will be installed at the cemetery entrance.

An open house event is being planned for this fall for residents and supporters to celebrate the improvements and learn more about this notable part of the Detroit Shoreway neighborhood.



ANITA ROTHSCHILD PLANTS FLOWERS IN NOVEMBER AT THE GRAVE OF HER GREAT-GRANDFATHER, ELIAS ROTHSCHILD (1858-1914). PHOTO AND CAPTION COURTESY OF THE PLAIN PRESS, 2007. PHOTO BY CHUCK HOVEN.

West Side Stories

Living on the West Side of Cleveland means many things to many people. They say everyone has a story and here in Detroit Shoreway there are plenty. Michael Beck, a resident of 19 years, describes the area as "the new Coventry." But with new restaurants and shops opening, it's easy to understand why Michael feels this way. And with housing costs on the rise, Beck stays comfortable in his 1 bedroom apartment located in the Bank Building on W. 65th.

Johnny Johnson sought to take advantage of affordable rents in Detroit Shoreway's portfolio of properties. Boasting that his stylish place at Near West Lofts is like "a little New York," Johnson feels safe and secure in this trendy location close to his work downtown.

For some however, the road to renting can be bumpy as Carlotta McKeever found. After being homeless at one point, she was guided to Detroit Shoreway for help. McKeever takes solace in having her own apartment at The Muirville building. When asked what she enjoys the most, her only words were "peace of mind." She now finds herself finally feeling at home.

No matter where you go in the Detroit Shoreway neighborhood, you're sure to find great stories and great people. These are the people that have really made this area what it is today and create what it will be tomorrow.



PICTURED RIGHT (TOP) : THE BANK BUILDING, LOCATED ON THE CORNER OF W. 65TH ST. AND DETROIT AVE.

PICTURED RIGHT (BOTTOM) : THE NEAR WEST LOFTS, LOCATED AT 6710 DETROIT AVE.

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Detroit Shoreway Community Development Organization
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6516 Detroit Avenue
Cleveland, OH 44102
216.961.4242
216.961.8830
www.detroitshoreway.org

Vibrant, Urban Living in Cleveland

Vintage Development Group's Modern Townhomes and Lofts are both Convenient and Cool

As Cleveland's historic Detroit Shoreway neighborhood begins to fill up with high-end restaurants, unique boutiques and renovated theaters, Vintage Development's Battery Park is setting the standard for urban living.

Battery Park, a residential development of modern-style townhomes and lofts, is located at 1303 W. 73rd St., perched on a bluff of Edgewater Park overlooking Lake Erie. The \$100-million-dollar residential development is the largest new housing development in the Detroit Shoreway neighborhood to date.



VINTAGE ALSO PLANS TO RENOVATE THE HISTORIC EVEREADY POWERHOUSE, WHICH IS LOCATED ON THE BATTERY PARK PREMISES. THE STRUCTURE OF THE POWERHOUSE, WITH ITS LANDMARK SMOKESTACK, WILL BE SALVAGED AND THE BUILDING IS GOING TO BE CONVERTED INTO A RESTAURANT, MARKET AND COMMUNITY FITNESS CENTER.

"We wanted to create a place where our residents could have the best of both worlds by offering a modern space with top-of-the-line amenities in a neighborhood that is so historically and culturally diverse," said Chip Marous, managing member of Vintage.

Once complete, the development will include more than 300 modern-style townhomes and lofts that boast creative architecture, high-end finishes and spectacular views of Lake Erie and Downtown.

Prices start at \$189,000, with a 15-year tax abatement. A 1.5 percent below-prime financing rate is also available. Those interested in purchasing a Battery Park townhome or loft should contact Mark Katcher, Vintage's community sales manager, at (216) 939-9926. Housing styles and floor plans can be viewed by visiting Battery Park's Web site: www.batteryparkcleveland.com



THE 'AVENUE BUILDINGS' WERE SEVERAL OF THE FIRST TO BE BUILT AT BATTERY PARK.

New Medical Offices Bring Healthcare to the Community

Lutheran Hospital Offers Primary Care in New Medical Offices at W. 65th and Franklin Blvd.

Lutheran Hospital, a Cleveland Clinic hospital located in the heart of Ohio City, opened new medical offices at 6412 Franklin Blvd. at W. 65th St. in the Detroit Shoreway Neighborhood.

The medical offices house primary care and internal medicine physicians Joy Marshall, MD and Leonor Osorio, DO., who began seeing patients at the new facility on Wednesday, May 21. Both physicians speak English and Spanish and are established in the community. David F. Perse, MD, President of Lutheran Hospital, says, "Lutheran Hospital has been part of this community for over 100 years, so we are proud to offer healthcare in a newly remodeled, convenient location for near west side residents."



THE STAFF OF THE NEW LUTHERAN HOSPITAL MEDICAL OFFICES INCLUDING DR. LEONOR OSORIO 4TH FROM RIGHT) AND DR. JOY MARSHALL (4TH FROM LEFT).

Services offered at the new location include healthcare for acute illnesses and minor injuries, care for common medical illnesses, physicals, geriatric care, gynecologic routine health care and tests, health screenings, patient education and nutrition counseling, and preventive medical care for adolescents and adults. Additional services and physicians may be added in the future.

An opening party was held on June 12 with hospital and community leadership. Councilmen Matt Zone, Joe Cimperman and Joe Santiago presented Dr. Perse and Fred DeGrandis, President and CEO, Cleveland Clinic Regional Hospitals with a resolution for the new building. An open house for the community was held June 14 from 10am-1pm. Dr. Marshall and Dr. Osorio were on hand to meet community residents and answer any questions. Nearly 100 residents took advantage of free health screenings, refreshments, giveaways and prizes that were offered.

FOR MORE INFORMATION OR TO MAKE AN APPOINTMENT, CALL (216) 696-1725.

Community Involvement & Block Club News

AHHH- summer- backyard cookouts, yard sales, and gardening – the block clubs are doing it all. Nearly all of the block clubs have planned a cookout for one of their summer meetings.

The West 65th to West 70th Block Club had a very successful street sale with two more planned for the first two Saturday's in August. The Urbanteers Block Club is working on implementing their City Works grants for safety and beautification.

The West Clinton Block Club hosted District 2 police officers at their July potluck meeting to welcome them to the neighborhood following the police department restructuring.

From May to September, West Clinton has potluck meetings (weather permitting) that provide a wonderful opportunity to meet new people and share recipes. The block club is also planning their third Historic Haunts Tour to take place October 10-11. The Lorain to Fir Block Club hosted a series of safety seminars and plans to collaborate with Weed and Seed for National Night Out on Tuesday, August 5 from 6:00 to 8:00 p.m. at Madison Park/Turners at W. 74th and Madison.

Weed and Seed will also host the annual Youth Safety Fair on Saturday, August 9 from 10:00 a.m. to 2:00 p.m. on Elton and Dudley Avenues between W. 73rd and W. 76th Streets at the triangle. Many of these events are funded through grant programs from Neighborhood Connections and City Works. The deadline for the next round of grant proposals for Neighborhood Connections is Friday, August 15, by 5:00 p.m.



NEIGHBORHOOD YOUTHS ENJOY SOCCER AT A HERMAN PARK SOCCER CAMP HELD EACH SUMMER.

Block Club Schedule

Bridge Brigade	1st Wednesday of the month at 7pm	Club Room at St. Stephens 1930 W. 54th St.	W. 52nd to W. 58th Franklin to Lorain Ave.
Bridge Watchers	Last Wednesday of the month at 7pm	Calvary Reformed Church 1918 W. 65th St.	W. 58th to W. 69th Franklin to Fir
Franklin Blvd.	3rd Monday of Apr., June, Aug., Oct. & Dec. at 7pm	Call 961-4242 ext.223 for meeting location	Franklin Boulevard W. 58th to W. 85th
Lorain to Fir	3rd Tuesday of the month at 6pm	St. Colman Community Room 2025 W. 65th St.	W. 58th to W. 65th Lorain to Fir
North End	Last Monday of the month at 6:30pm	West Bethel Baptist Church 5207 Franklin Blvd.	W. 50th to W. 57th Detroit to Bridge
Neighbors	2nd Thursday of the month at 7pm	Gordon Square Arcade Conference Room - 6516 Detroit Ave.	W. 45th to W. 64th Lake Erie to Detroit
Urbanteers	3rd Tuesday of the month at 6:30pm	Lorain Branch library 8216 Lorain Ave.	W. 65th to W. 80th from Madison to Lorain
Franklin- Wakefield	3rd Wednesday of the month at 7pm	Cogswell Hall 7200 Franklin Blvd.	W. 65th to W. 74th, between Franklin and Wakefield
W.76th Street Area	2nd Monday of the month at 7pm	St. Augustine Towers-7821 Lake Ave. For more info-call 961-8558	W. 73rd to W. 78th, from Detroit Ave to the RR tracks.
W.65th to W.70th	2nd Tuesday of May, July, Sept., Nov. at 7 p.m.	Detroit Shoreway Arcade Conference Room	W. 65th to W. 70th North of Detroit
West Clinton	2nd Wednesday of the month at 7pm	Bethany Presb. Church W. 65th St. & Clinton	West Clinton between W. 58th and W. 74th
West Eighties	Last Tuesday of the month at 6:00pm	Walz Branch Library 7910 Detroit Ave.	W. 80th to W. 85th, from Lake to Franklin
West End	2nd Tuesday of the month at 6:30pm	Lorain Branch library 8218 Lorain Ave.	W. 81st to W. 85th, from Lorain to Madison

For more information on the block clubs or Community Involvement please call Nanci McCormack at 961-4242 (ext. 223) or email nmccormack@dscdo.org

So put on your thinking cap-what could your block club or organization do with \$500 to \$5,000? If you have never been to a block club meeting before, they are informal and fun get-togethers. Knowing your neighbors is one of the best things you can do for your security and peace of mind.

Are monthly meetings too regimented for you? You might consider attending the Community Involvement Committee comprised of dedicated people that meet every other month. Their goal is to help all residents of Detroit Shoreway feel connected and to keep them engaged and involved. The most recent ongoing-project is to develop a plan in accordance with the neighborhood's master plan.

The committee is also working on creating welcome packets for new block club members and new residents moving into the

neighborhood. The Ward 17 Farmers Market is held every Saturday, rain or shine from 9 a.m. to 1 p.m. July 5 through Oct. 25. The market is in the parking lot of Bethany Presbyterian Church on the corner of W. 65th and W. Clinton. It will feature locally grown produce, live local entertainment, community partner booths and a variety of other food vendors throughout the season. Contact Josh Klein at jklein@cityfresh.org or Barbara Strauss at bstrauss@twdf.net to learn more.

Summer programming is in full swing at all of the neighborhood parks. Park Works has activities at Herman Park, Lake Pool and Madison Park. All of these events are free and open to the public.

EcoVillageNews: Rain Barrels

Cleveland experienced above average rainfall for the month of June. Quick and heavy rains can overwhelm the regional sewer system, forcing untreated sewage directly into Lake Erie. To conserve water, lower utility costs and reduce runoff into the lake, over 30 households in the Detroit Shoreway neighborhood are participating in a new rain barrel program. A rain barrel is a large plastic container that connects to a downspout from a roof and has a spigot at the bottom to which a hose can be attached. While the collected water cannot be used for drinking, the water can be used to irrigate lawns and gardens. The program engages youth ages 14-17 in the constructing and installation of rainbarrels for property owners throughout the city. Made possible by a unique collaboration between the City of Cleveland Office of

Sustainability, the Northeast Ohio Regional Sewer District, Neighborhood Progress, Inc., and several community development organizations, the program introduces area youth to green employment opportunities while providing needed services to property owners and our precious regional ecosystem.

Please contact the new EcoVillage Project Manager, Lilah Zautner at (216)-961-4242 ext. 227 to learn more about the EcoVillage.

PICTURED LEFT: OVER 30 HOMES IN THE NEIGHBORHOOD ARE PARTICIPATING IN A RAIN BARREL PROGRAM AND UTILIZE BARRELS LIKE THOSE ABOVE TO IRRIGATE GARDENS AND AVOID RUNOFF.



Capitol Theatre Launches the Gordon Square Arts District

A year from now, Detroit Shoreway – and the rest of Cleveland's West Side – will be enjoying its beloved Capitol Theatre once again. This time however, there will be a twist: after a \$7 million historic renovation, the 1921 movie house will become a three-screen, all-digital cinema specializing in independent films. The Capitol Theatre groundbreaking on May 14 was a resounding success, with more than 400 neighbors, local leaders, and civic boosters in attendance.

Participants were greeted on West 65th Street and Detroit Avenue by the spirited sounds of local band Roots of American Music. Upon entering the theatre, they helped themselves to freshly-popped popcorn and walked the entire interior of the historic structure, looking at displays of movie artifacts and architectural drawings along the way.

Groundbreaking attendees will have also been the last to see the theatre in its original 1921-era state. The following day, crews from Marous Brothers Construction Co. were already in place to begin the Capitol's transformation.

Cleveland Housing Court Judge Raymond Pianka opened the program with a slide show about the historic significance of the theatre and the Gordon Square neighborhood. Remarks were also made by Cleveland Mayor Frank G. Jackson; Ward 17 Councilman Matt Zone; Larry Schultz, Chairman of the Gordon Square Arts District; Joseph Roman, CEO of the Greater Cleveland Partnership; Michael J. Taylor, President of National City Community Development Corporation; Robert Eckardt, Vice President of The Cleveland Foundation; and Jason Zone Fisher, independent filmmaker and member of Detroit Shoreway's Zone family.



Nearly two decades of dedication, planning and extensive fundraising made the Capitol's historic renovation possible. Detroit Shoreway Community Development Organization bought the Gordon Square Arcade and the Capitol in 1979, but extensive rain and other damage made the theatre renovation extremely difficult to undertake. Now, the groundbreaking's impact will be doubly important: it also represents the official launch of the Gordon Square Arts District. The theatre is the cornerstone of the \$30 million effort that will create a streetscape along Detroit Avenue, renovate the Cleveland Public Theatre, and build a new facility for the Near West Theatre. Because it is a historic renovation, much of the detailing of the theatre will be preserved and movie-goers will be treated to the look and feel of a 1920s movie palace. Thanks to all of you who joined us at the groundbreaking.

See You at the Movies in 2009!



PICTURED ABOVE : OVER 400 PEOPLE ATTENDED THE GROUND BREAKING OF THE CAPITOL THEATRE ON MAY 14.

Taking a STEP to Turkey

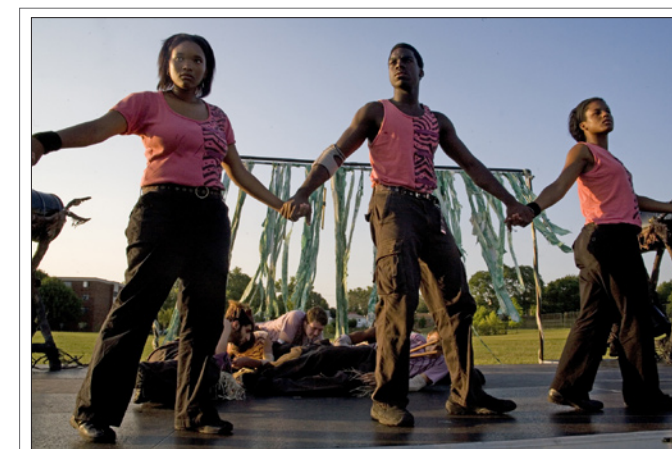
Eighteen months ago, the Cleveland-based Council for International Programming approached Raymond Bobgan and other Cleveland arts educators to solicit ideas about how to use fine arts to engage marginalized and underprivileged youth. In this case, the targeted youth lived 5,300 miles away in Istanbul, Turkey. Bobgan and the other Cleveland arts educators began brainstorming ways to pack up their methods and expertise and take them to Turkey.

As the Executive Artistic Director of Cleveland Public Theatre (CPT), Bobgan and the educational programming staff at CPT have plenty of experience engaging youth through arts - specifically, CPT's STEP program. The Student Theatre Enrichment Program, or STEP, will enter its sixteenth year in June. STEP is an eight-week program in which about thirty-five Cleveland students from underprivileged backgrounds collaborate to write, direct, and produce an original theatrical piece. Then they take the work on tour, performing in ten city parks. The students are high school aged and, for the most part, have little or no previous experience with theater. In recent years the program has focused its energies on creating relevant and modern adaptations of established plays by such literary heavyweights as Federico Garcia Lorca and Bertolt Brecht.

Bobgan prepared to share the successes of CPT's STEP program over a weeklong trip to Istanbul. The arts-oriented journey took place the third week in April. In Turkey, the Cleveland arts group found that their hosts were uniquely dedicated to education and youth outreach. "There's a sense of volunteerism there that's a part of the culture," said Bobgan. "Teachers are held in high regard."

In Istanbul, a city of fifteen million people, the Cleveland arts group set to work sharing their experience with educators in one of the city's poorest districts: a place where poverty and drug abuse are rampant and many are recruited by extremist Muslim sects. Much like American street gangs, these organizations target the same kids that Turkish teachers are hoping to reach with an arts program like STEP.

The longevity of STEP as a youth program isn't the only indication of its success. In addition to winning multiple awards from the City of Cleveland and Cleveland Public Schools, STEP has been noted as a program of excellence by the President's Committee on Arts and Humanities each of the past five years. For Cleveland Public



THE STEP PROGRAM

Theatre, which spends fully a fourth of its annual revenue on educational programs such as STEP, the recognition is well deserved. A longitudinal study conducted in 2003 determined that every STEP participant had gone on to complete high school or earn a GED. Further, at the time of the study all former students were either employed or pursuing higher education full time. Statistics like this clearly establish one thing: educators in Turkey came to the right place for guidance.



A new roof was installed at a home on Rutledge Avenue when the owner took advantage of utilizing a Model Block grant. Similar improvements are available through the Home Improvement Program.

Wide-Array of Affordable Loan Programs Now Available

Many Programs Available to Rehabilitate and Beautify Your Home

With warmer weather on the horizon, it is the perfect time to make those much needed improvements to your home. Whether the project calls for a new roof, windows, porch or even a new paint job to create that vibrant home you have always dreamed about, there is a program for you! Many home rehabilitation loan programs, with interest rates well below the market average, exist for residents of Detroit Shoreway offered by local nonprofit organizations and the City of Cleveland.

Programs Available ▶

The table on the right lists available programs and contact information. You may also call (216) 961-4242 (ext. 223) or email nmccormack@dscdo.org for more information on any of these programs, income guidelines, or to receive a more detailed brochure for each of the available programs.

Mayor Jackson Attends DSCDO's Annual Meeting



Pictured above: Cleveland Mayor Frank Jackson stands with the 2008 Irene Catlin Leadership Award winners, (left to right) Erma Pugh and Addie Palecek, Housing Court Judge Ray Pianka and Ward 17 Councilman Matt Zone.

On February 26, 2009 Mayor Frank Jackson, Ward 17 Councilman Matt Zone and Housing Court Judge Raymond Pianka joined nearly 300 people to take part in DSCDO's 36th Annual Meeting. The Annual Meeting is a time for members of DSCDO to elect new Board members and feast on the famous spaghetti dinner prepared by the cooks at Our Lady of Mount Carmel Church.

Current Board members Gerri Burns, Donna Gonyon, Natividad Pagan, Cindy Nicholson, Shellie Sedlak, and Paul Ettore were reelected to their respective seats.

At the full Board meeting in January, Mike Dolezal was appointed to a special member position. (continued on pg.2)

2008 Annual Meeting honorees were:

Irene Catlin Leadership Award: Addie Palecek & Erma Pugh

Community Spirit Awards: Ward 17 Farmers Market, Bob Ely, Elmer and Maureen Khal, Alberto Burgos, Dampers Automotive Service, Menyhart Plumbing, Robert Maschke (RA Maschke Architects)

Neighborhood Improvement Award (Commercial): Gypsy Beans & Baking, Room Service, duoHOME, Kitsch City, LUXE Kitchen & Lounge, Stone Mad Pub, Reddstone, and Latitude 41°n

Neighborhood Improvement Award (Residential): Robert Maschke

Neighborhood Sustainability Award: Chuck Ackerman

Fighting the Foreclosure Crisis One House at a Time

Grass-roots Effort to Stabilize Housing Market Takes Shape

Free Foreclosure Assistance Available Now!

Are you having trouble making your house payment?

ESOP is a non-profit committed to preserving homeownership through foreclosure prevention.

Schedule an Appointment with ESOP by phone at 216.361.0718



Calling All Investors

Detroit Shoreway is currently seeking qualified and financially capable persons to buy and rehabilitate vacant houses in the Detroit Shoreway neighborhood.

If you are interested in investing in the Detroit Shoreway neighborhood and being part of the exciting revitalization taking place please contact Matt Lasko at (216) 961-4242 ext. 231.

There is a renewed sense of prosperity emerging in the Detroit Shoreway neighborhood as homeowners and community advocates battle the foreclosure epidemic in an effort to keep families in their homes. Detroit Shoreway Community Development Organization, in partnership with Empowering and Strengthening Ohio's People (ESOP), has helped approximately 200 people utilize a foreclosure prevention satellite office in the Gordon Square Arcade since July, 2008.

Like many neighborhoods across Cleveland, Detroit Shoreway witnessed an alarming increase in the number of foreclosures and subsequent vacant homes over the course of the last three years. In 2005, there were only 57 foreclosure filings in the Detroit Shoreway neighborhood. These numbers jumped sharply to 198 filings in 2006, 251 in 2007, and 207 in 2008 (NEOCANDO, 2009). The foreclosure patterns (continued on pg.2)

Cleveland Action to Support Housing

Interest rate: **3.4 %**

Call Cora Donley at (216) 621-7350 ext. 20 or cdonley@cashcleveland.org.

Cleveland Restoration Society

Neighborhood Historic Preservation Program

Fixed interest rate: **1.4 %**

Call Jamie Phillips at (216) 426-3106 or jphillips@clevelandrestoration.org.

Heritage Home Program

Fixed interest rate: **3.5 %**

Call Kerry Adams at (216) 426-3116 or kadams@clevelandrestoration.org.

Cuyahoga County Housing Enhancement Loan Program

3% Below client's approved rate

Contact participating lenders: Fifth Third Bank, Huntington Bank, National City Bank, US Bank Visit: treasurer.cuyahogacounty.us/homeimprove/helphandout.pdf

City of Cleveland Programs

Repair-A-Home

Call (216) 664-2045. For residents in Model Blocks area only.

Senior Housing Assistance Program

Call (216) 664-2833.

Afford-A-Home

Call (216) 664-4218 or (216) 664-4217.

Paint Refund Program

Call Nanci at DSCDO (216) 961-4242 or nmccormack@dscdo.org.

Home Weatherization Assistance Program

Call Annie at DSCDO (216) 961-4242 or aslota@dscdo.org.

Annual Meeting

(continued from pg.1) Mayor Jackson offered formal remarks to the audience and was presented with a framed Detroit Shoreway neighborhood print by artist Hector Vega.

Following dinner, DSCDO honored individuals and businesses for their commitment and dedication to the neighborhood. DSCDO introduced the Neighborhood Sustainability Award this year which seeks to recognize an individual, group or business owner who integrates the principles of sustainability into their everyday lives and serves as an inspiration to the community. The award was presented by David Beach, Executive Director of the Green City Blue Lake Institute.

Fighting Foreclosure

(continued from pg.1) are drastically changing for the better.

DSCDO has developed strong collaborations with advocacy organizations and utilized strategic targeting of "at-risk" homeowners to preserve and expand homeownership. Renters who live in homes in foreclosure can receive assistance from Cleveland Tenants Organization. DSCDO recently partnered with Neighborhood Progress Inc. and Case Western Reserve University's Urban Poverty Center to obtain data identifying the homes that were labeled as "at-risk". An "at-risk" homeowner is identified as being a homeowner that is already in foreclosure, has a mortgage with a sub-prime lender or has an adjustable rate mortgage (ARM) that has recently reset or is about to reset in the next 3-6 months.

Since December of 2008, DSCDO, along with staff from ESOP have begun an aggressive door-knocking campaign. All homes that have been identified as "at-risk" are notified of the sub-prime loan status or that their interest rate is about to reset. All homeowners are encouraged to begin working directly with ESOP which provides FREE assistance with foreclosure prevention. ESOP has been successful in securing agreements with several lenders which allows for fast and reasonable loan modifications for borrowers. To date, ESOP has an 80% success rate in saving homes from foreclosure which directly reduces the number of vacant homes while stabilizing neighborhoods and preserving homeownership.

To further alleviate the negative impacts of the foreclosure epidemic, DSCDO and ESOP have created a satellite office in the Gordon Square Arcade. This office creates a Westside presence for foreclosure prevention. Homeowners who are in need of assistance with a loan modification or halting a foreclosure can contact ESOP and schedule an intake at the Westside location. Currently, ESOP completes intakes in the Gordon Square Arcade office every Friday morning. Call ESOP at (216) 631-0718 to set up an appointment.



*Beautify Your Home,
Your Street &
the Neighborhood.*

*Free paint is available for the
exterior of your home!*

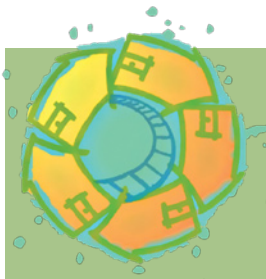
Paint Program 2009

The City of Cleveland Division of Neighborhood Services will be sponsoring the Paint Program for 2009. The Paint Program provides grants and vouchers to City of Cleveland residents for the exterior painting of residential structures. This program helps to revitalize and improve Cleveland neighborhoods and helps to reduce lead hazards by educating residents on lead safety issues. Residents may qualify for up to \$400 in free paint and supplies and need to register by August 28, 2009.

The Paint Program is only offered to City of Cleveland residents: both homeowners and tenants (with approval from the homeowner).

Paint vouchers will be given out in increments to prevent residents from receiving unneeded paint. The vouchers allow for paint and supplies with an average maximum amount of \$400. In accordance with the United States Department of Housing and Urban Development, applicants must meet low-to moderate-income guidelines, reside in the house being painted, and attend a lead safe training. Applicants also must provide proof of ownership (copy of water bill, deed, W2) and be able to verify all household income with two (2) current paycheck stubs. This program is based on total household income.

In 2008, DSCDO serviced the program to 70 participants of which 40 finalized the painting projects on their homes. In order to meet the proper standards of the program, lead safe work practices must be followed and the entire exterior of the house must be finalized. All projects must be completed by October 31. Contact DSCDO's Community Involvement Department at (216) 961-4242 or email Nanci McCormack at nmccormack@dscdo.org.



EcoVillage News

Save the Date!

EcoVillage is entering its tenth year! To commemorate a decade of success, DSCDO and neighborhood residents will be hosting a Season of Celebration. Join us at all of the fun events this spring and summer.

First Annual EcoVillage Greenspace Day 11 a.m. to 2 p.m.

Saturday, May 30

11 a.m.	Dedication of newly redeveloped Simmons Park	West 58th Street and Bridge Avenue
12 p.m.	Open tours of the recently improved Fir Avenue Cemetery and Greenspace	6015 Fir Avenue
1 p.m.	Party in the Garden Free community BBQ, family activities and entertainment	Ithaca Court EcoVillage Garden – West 57th Street and Ithaca Court

EcoVillage Garden Kids Club

1 p.m. to 3 p.m.

Wednesdays, July: 8, 15 & 22

Kids of all ages: Join DSCDO at the Ithaca Court EcoVillage Garden to plant your own veggies, make a birdhouse, meet new friends and enjoy homemade snacks. All supplies will be provided.

Treasure the Beach at Edgewater Park

July 10-11

Visit: www.clevelandlakefront.org for more information.

EcoVillage Clean-up and Beautification Events / Garden Planting

EcoVillage neighbors will be hosting several clean-up and beautification events this season. Also, learn about planting a plot at the Ithaca Court EcoVillage Community Garden

Call Lilah Zautner, EcoVillage Coordinator, at (216) 961-4242 ext.227 or lzautner@dscdo.org if you would like to get involved.



Home Depot Helps

Home Depot, in cooperation with Neighborhood Progress Inc. and DSCDO, donated trees, shrubs, mulch, landscaping materials and labor to further beautify the Model Blocks area. On April 16, 20 volunteers came together and planted 18 trees around West 76th Street, Goodwalt, Herman and Rutledge Avenues in Edgewater Hill.

Block Club Leader Spotlight

Bernie Rose, West 65th to 70th Block Club



A lifelong resident of the Detroit Shoreway neighborhood, Bernie Rose has led the West 65th to West 70th block club for over a year. She is dedicated to not only improving the block club area she represents but strives to enhance the quality of life for the entire neighborhood.

Bernie was raised at a home on West 65th Street near St. Colman Church and has now lived on West 69th Street for 13 years. Before serving as block club leader, she regularly attended block club meetings and always showed an interest in helping to build the group's membership while generating interest in building a stronger neighborhood. More recently, Bernie took a subtle yet important step of holding block club meetings each month instead of every other month in an effort to sustain momentum.

An avid volunteer, Bernie is visible at nearly all Detroit Shoreway events. She participates in DSCDO's Annual Door Knocking Day, which is a great way to meet neighbors and renew old friendships. She also volunteers her time at the Rite-Aid Marathon's West Shoreway water station. Additionally, Bernie is a member of Our Lady of Mount Carmel, sings in the choir and helps with the church's summer festival every July.

In her spare time, Bernie enjoys being with her family and is a proud grandmother and great-grandmother. She can often be found in her kitchen baking cookies and making candy, especially at Christmas and Easter. Bernie also enjoys gardening and will be the assistant leader for the Herman Community Garden

Block Club & Community Involvement News

In February, several block clubs and neighborhood groups wrote grants to the Neighborhood Connections Program of the Cleveland Foundation for community gardens, street fairs, youth programs, fruit orchards and other projects. Grants will be allocated in May in order to help the recipients move forward during the summer and fall seasons. This program considers grant proposals which seek to benefit grassroots groups in the City and offers grants of \$500 to \$5,000 twice a year.

The West Clinton Block Club will be hosting a series of pot luck meetings this summer that have been popular in the past. All of the block clubs will be planning get-togethers and neighborhood cleanups.

Block clubs are extremely important to the fabric of this neighborhood. They are a source of information and provide a medium to meet new neighbors and catch up with longtime friends. They are also great ways to learn about helping with DSCDO sponsored events such as the Annual Door Knocking Day, the Rite-Aid Marathon water stop (May 17) and DSCDO's Annual Benefit (August 6).

Residents who wish to take their commitment to the neighborhood a step further are invited to help the Community Involvement Committee create a Resident Master Plan to supplement the Detroit Shoreway Master Plan

If you have an ideas for improving the neighborhood or want to learn more, contact Nanci McCormack at (216) 961-4242 ext. 223 or nmccormack@dscdo.org.



Pictured above: Councilman Matt Zone and Judge Ray Pianka prepare to seal the Capitol Theatre time capsule on March 13, 2009.

Time Capsule Commemorates Theatre Renovations

Ward 17 Councilman Matt Zone and Cleveland Housing Court Judge Raymond Pianka buried a time capsule with friends and neighbors in the Capitol Theatre on March 13.

The capsule was filled with items from the past and present in anticipation of its opening in 50 years. A scone from the theatre's hey-day along with film strips and movie ticket stubs represented the theatre's history. Pictures of the neighborhood,

theatre renovation and Gordon Square Arts District development along with the day's newspapers, magazines, and a soil sample were included to symbolize the current rebirth of the theatre and neighborhood. Also, a letter to the future, signed by Matt Zone, Ray Pianka and DSCDO Executive Director Jeff Ramsey, was read to the audience and placed in the box along with a sheet containing the signatures of each person in attendance.

The capsule was placed in a column near the Capitol Theatre concession stand. A plaque will be placed on the column to remind visitors of the treasure within the hollow structure.

Block Club Schedule

Bridge Brigade W. 52nd to W. 58th Franklin to Lorain	1st Wednesday of the month at 7pm Club Room at St. Stephens • 1930 West 54th Street
Bridge Watchers W. 58th to W. 69th Franklin to Fir	1st Wednesday of the month at 7pm Club Room at St. Stephens • 1930 West 54th Street
Franklin Blvd. Franklin Blvd. from W. 58th to W. 85th	3rd Monday of every other month at 7pm Call 961-4242 ext.223 for meeting location
Lorain to Fir W. 58th to W. 65th Lorain to Fir	3rd Tuesday of the month at 6pm St. Colman Community Room • 2025 W. 65th Street
North End W. 50th to W. 57th Detroit to Bridge	Last Monday of the month at 6:30pm West Bethel Baptist Church • 5207 Franklin Boulevard
North Shore Neighbors W. 45th to W. 64th Lake Erie to Detroit	2nd Thursday of the month at 7pm Latitude 41°n • 5712 Detroit Avenue
Urbanteers W. 65th to W. 80th from Madison to Lorain	3rd Tuesday of the month at 6:30pm Lorain Branch library • 8216 Lorain Avenue
Wakefield W. 65th to W. 74th between Franklin and Wakefield	Call Nanci at 961-4242 ext.223
Edgewater Hill W. 73rd to W. 78th from Detroit Ave to the RR tracks	2nd Monday of the month at 7pm St. Augustine Towers • 7821 Lake Avenue 6th Floor
West 65th to West 70th from Detroit Ave to the RR tracks	2nd Tuesday of the month at 7pm DSCDO Conference Room • 6516 Detroit Avenue
West Clinton between W. 58th and W. 74th W.58th- W.65th-W.74th between Detroit & Franklin	2nd Wednesday of the month at 7pm Bethany Presb. Church • W. 65th Street & Clinton
West Eighties W. 80th to W. 85th from Lake to Franklin	Last Tuesday of the month at 6pm Walz Branch Library • 7910 Detroit Avenue
West End W. 81st to W. 85th from Lorain to Madison	3rd Tuesday of the month at 6:30pm Lorain Branch library • 8216 Lorain Avenue

For more info on the block clubs or Community Involvement Committee, please call Nanci McCormack at 961-4242 ext. 223 or email nmccormack@dscdo.org.

Food for Everybody!

Gordon Square Farmer's Market

Celebrating its second season and a new name, the volunteer-run Gordon Square Farmers' Market (GSFM) is a great source of locally grown produce, breads, jams and other items. The market will open Saturday July 11 with an Ice Cream & Berry Social in the parking lot of Bethany Presbyterian Church at the corner of West 65th Street and West Clinton Avenue.

A wide variety of fruits and vegetables will be available throughout the season including tomatoes, cucumbers, kale, corn, berries, honey, pumpkins, garlic, beans, sweet potatoes, culinary herbs, eggplant, goat cheese, collards, peppers, potatoes, leeks, peaches, pears, peas, beets, breads, and jams. Locally made items such as soap, original art work and other handmade items will also be available.

GSFM, formerly the Ward 17 Farmers' Market, was founded in 2008 by EcoVillage Produce and neighborhood residents to create a Saturday farmers' market on the west side. This market is decidedly neighborhood based. The founders not only live in the EcoVillage area of Detroit-Shoreway, they garden there. Founding member Barbara Strauss is quick to point out that the market is different because it is affordable. Part of the mission of the Gordon Square Farmers' Market is to help the community access fresh healthy food.

The market invites everybody to walk or roll their way to the market. Not only is it in a residential neighborhood, there are multiple bus routes that run either past or within 2 blocks of the market. Even the West 65th Street Rapid Station is an easy walk or roll at 7 blocks away.

For more information, check out the website at www.sites.google.com/site/ward17farmersmarket.

GSFM is a volunteer run, community supported farmers' market and is open every Saturday from July 11 to October 24 from 9:00 a.m. to 1:00 p.m. The market will re-open November 21 in preparation of Thanksgiving.

Gordon Square Farmers' Market 2009 Schedule Every Saturday 9 a.m. – 1 p.m.

Jul. 11 – Ice Cream and Berry Social	Oct. 26 – Harvest Party
Aug. 15 – 2nd Annual Sweet Corn Festival	Closed 10/31, 11/7, 11/14
Sept. 26 – Oktoberfest	Nov. 21 – Holiday Market & Turkey Pickup

Streetscape Underway!

Detroit Avenue Construction Begins

Construction has begun on the \$3.5 million investment by the City of Cleveland and the Northeast Ohio Areawide Coordinating Agency (NOACA) that will transform Detroit Avenue between West 58th and West 73rd Streets. "When you hear SoHo or Dupont Circle, you know exactly what city they're in," remarked Ward 17 Councilman Matt Zone. With completion of the Detroit Avenue Streetscape, he concluded, "the same will be true for Gordon Square."



MAYOR FRANK JACKSON WITH MEMBERS OF CPT'S STUDENT THEATRE ENRICHMENT PROGRAM (STEP)

The Streetscape groundbreaking ceremony – with over 200 people attending on a sunny September 10th afternoon – kicked off with performances from the heart and soul of the Gordon Square Arts District, showcasing some of Cleveland's best young talent. Actors from Cleveland Public Theatre's

Student Theatre Enrichment Program (STEP) gave a stirring rendition of a scene from their production of *While I'm Here on This Earth*. And cast members of Near West Theatre's recent production of *West Side Story* warmed up the crowd with an electrifying presentation of "America." Remarks followed from Mayor Frank G. Jackson; Councilman Matt Zone; Howard Maier, Executive Director of NOACA; Susie Frazier Mueller, Environmental Artist; Joe Craciun of Craciun Berry Funeral Homes; Robert Maschke of Robert Maschke Architects and 1point618 Gallery; Joy Roller, Executive Director of Gordon Square Arts District; and Jeff Ramsey, Executive Director of DSCDO. Frazier Mueller also spoke on behalf of Paul Volpe, President of City Architecture.

Rob Mavec, Acting Commissioner of Engineering and Construction and Niki Gillota, owner of Gypsy Beans and Baking Co. – representing the Detroit Avenue merchants – joined for the groundbreaking photo.

When completed, the Detroit Avenue Streetscape will reflect the funky, hip and unique character of the neighborhood. Concrete benches lit from below and special inlaid pavers, both designed by Frazier Mueller, will be installed, providing a visual treat as well as places to gather and enjoy the district. The existing overhead wires will be buried. Between 61st and 69th Streets, sidewalks will be widened by three feet and invite pedestrians to linger. Approximately 60 new trees will be planted. "You'll know you're someplace special," says Roller.

Construction will last for approximately one year. This fall, important underground work will be completed to prepare for the burial of utility lines. Beginning next spring, those visiting Detroit Avenue will begin to see the district transformed. The Detroit Avenue Streetscape is a Locally Administered Project, which means that the City of Cleveland will work on a daily basis with Terrace Construction, the company selected for the project, and Detroit Shoreway Community Development Organization. The result will be a project that remains accountable and responsive to merchants, property owners and residents throughout the construction period. **For general project questions and information contact Jennifer Spencer at 961.4242 or jspencer@dscdo.org.**

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DETROIT AVENUE STREETScape CONSTRUCTION HAS BEGUN. HOLDING THE JACKHAMMER AT THE GROUND-BREAKING CEREMONY ARE MAYOR FRANK JACKSON AND COUNCILMAN MATT ZONE.

Spooky Historic Haunts Tour Entertains Hundreds



CLEVELANDERS TRAVEL BACK IN TIME AT THE 3RD ANNUAL WEST CLINTON HISTORIC HAUNTS WALKING TOUR

For the third year in a row, the family-friendly West Clinton Historic Haunts Tour entertained and shared the history of the neighborhood with several hundred people from throughout the region October 10-11.

Put on by the West Clinton Block Club, the crowd learned of The Kaber Murder (1919), Lorenzo Carter, an early settler of Cleveland (1806), early recycling ventures, the tornado of 1953, prohibition-era rum runners, sunken treasure from the Marquette & Bessemer train car ferry, and illegal incarceration in insane asylums.

The stories are true and scripted by members of the block club. As in the two previous years, Near West Theater provided very talented actors to portray all of the notable characters. The local schools again lit the way by creating luminary lanterns.

The tour ended at Parish Hall, part of the Cleveland Public Theater campus and people were entertained by the Oral History Project as well as art created in the neighborhood schools.

This event was made possible with funding from the Neighborhood Connections Program of the Cleveland Foundation, City Works, DSCDO, and great volunteers that give of themselves each year to be part of this grand event.

First Groundbreaking of Green Cottages

By: Lilah Zautner, Mandy Metcalf and Diana Dawson



DIGGING THE CEREMONIAL FIRST SHOVEL ARE (LEFT TO RIGHT): JIM PTACEK, EDDY CHATMON, BETSY FIGGIE, BEVERLY JONES, DOLORES WATSON, PIET VAN LIER, MARGE MISAK, DAVE FRAGAPANE, MANDY METCALF, COUNCILMAN MATT ZONE, DARYL RUSH, RUBY COLLINS, MATT WOOTEN, AND JEFF RAMSEY.

The first of five Green Cottages to be built in Detroit Shoreway's EcoVillage kicked-off with a groundbreaking ceremony on September 9. Councilman Matt Zone was joined by Daryl P. Rush, Director for the City of Cleveland Department of Community Development; Marge Misak, Executive Director of the Cuyahoga Community Land Trust and Matt Wooten, Project Analyst for the Ohio Housing Finance Agency in welcoming new home owner, Dolores Watson to the neighborhood. Representatives from the City, Detroit Shoreway

Community Development Organization, and the Cuyahoga Community Land Trust were joined by approximately seventy project partners and neighborhood residents in celebration of the project. Watson, a long time environmental activist and educator, will be a valuable addition to the entire Detroit Shoreway neighborhood.

The groundbreaking event was also environmentally friendly in line with the mission of the Green Cottages Project to build sustainable housing. Local, delicious, organic food was provided by EcoVillage Produce, Blue Pike Farm, and the West Side Market Basketeria among others. Sustainable dishware made of sugar cane and recycled paper was used in place of Styrofoam and recycling was provided by the City of Cleveland.

Developed by the Cuyahoga Community Land Trust (CCLT), the Green Cottages are a one-of-a-kind development that allows moderate-income homebuyers the opportunity to live in a newly constructed, single family home featuring the latest green building features at an affordable price. The green features will minimize the homes' impact on both the environment and the budget of the homeowner, yielding dramatic reductions in monthly utility bills.

The project will be the first affordable single-family development in Northeast Ohio to achieve the LEED for Homes certification of the U.S. Green Building Council, which promotes the design and construction of healthy, energy efficient green homes.

The Green Cottages will be permanently affordable homes, sold through the Cuyahoga Community Land Trust to homeowners at a substantially reduced price. Applicants need to meet minimum and maximum income eligibility requirements, which are based on family size. A household with an income as low as \$28,000 could qualify to purchase a Green Cottage.

The cottage designs grew out of the Cleveland Green Building Coalition's Emerging Designers initiative, which brought together young architects to learn about green design while applying what they learned to real projects. Additional project partners are Civic Builders, Cleveland EcoVillage, Detroit Shoreway Community Development Organization, Environmental Health Watch, Larsen Architects, and The Project Alliance. The project's funders and supporters include the City of Cleveland Housing Trust Fund, Cleveland Action to Support Housing, Finance Fund, KeyBank, Ohio Housing Finance Agency, Village Capital Corporation, Your CFO Resource, Doty and Miller Architects, Enterprise Community Partners, and Home Depot Foundation.

EcoVillage News

Detroit Shoreway Develops Sustainability Plan

Over the past year, the staff of DSCDO undertook a workshop learning process with the local non-profit group, E4S (Entrepreneurs for Sustainability). The goal of the workshop was to create a sustainability plan for the organization. DSCDO is already one of the most environmentally friendly neighborhood non-profits in the city but through collaboration of the entire staff, a plan to become even greener is in place. DSCDO is working to reduce paper use by 20%, increase in-office recycling, transition to 100% recycled paper and plan environmentally conscious elements into all of our development projects and events. Using recycled products reduces air pollution and saves natural resources such as trees and fresh water. As part of the plan, the organization will use recycled paper for most of our outreach materials. Please lend DSCDO a hand and recycle flyers and newsletters. If you don't have curbside recycling yet, drop-off recycling dumpsters are conveniently located in the parking lot behind the Gordon Square Arcade and at the Zone Recreation Center.

Additionally, the City of Cleveland rain barrel program was a huge success. Local youth installed almost 50 rain barrels in our neighborhood and, due to an overwhelming continued demand, EcoVillage will host a rain barrel workshop in the spring.

Lastly, DSCDO reminds you to be mindful of the planet this holiday season. When buying gifts, decorating, and cooking in preparation for your holiday celebration, please remember to buy locally, reduce waste and recycle wrapping paper! Happy Holidays!

If you're interested in learning how to 'green' your holiday season, create your own rain barrel or make your home or business a more sustainable part of our neighborhood, please stop in our office or call EcoVillage Project Manager, Lilah Zautner at 961-4242 ext. 227.

Opportunity Homes

Expanding Affordable Housing



An innovative pilot program focusing on Cleveland's neighborhoods was officially launched October 17, 2008. The Opportunity Homes pilot project is part of a larger three-tiered approach at revitalizing Detroit Shoreway and five other neighborhoods across Cleveland by restoring market confidence, eliminating blight, stabilizing property values and increasing the number of people whose houses can be saved from foreclosure.

During the first year of the project, the initiative is set to invest \$20 million that will impact 321 homes across the six neighborhoods at three different levels:

Mitigation – keep 100 families who are currently at risk of losing their home from being foreclosed upon.

Demolition – demolish 100 currently vacant blighted structures that are not suitable for rehabilitation.

Redevelopment – redevelop 121 currently vacant structures for homeownership either through immediate sale or short-term lease-purchase primarily targeting buyers between 60-120% of the area medium income.

Opportunity Homes, the redevelopment arm of the pilot project, using generous subsidies provided by the Ohio Housing Finance Agency and the City of Cleveland, will permit these homes to be sold at approximately \$85,000. The majority of the homes will consist of three or four bedroom floor plans while incorporating the Enterprise Green Communities' standards for redevelopment to provide the homeowner with a cost-effective, energy-efficient and sustainable home. To date, Detroit Shoreway Community Development Organization (DSCDO), in conjunction with Cleveland Housing Network and Neighborhood Progress Inc. has been successful in acquiring six homes throughout the neighborhood. We hope to expand this total to eight homes for the first year.

Additionally, all homes allow for a "pick your finishes" incentive whereby future homeowners will be permitted to select flooring, paint colors and countertops as a means to personalize the home.

Thank you to our partners in this pioneering effort aimed at rebuilding Cleveland and the Detroit Shoreway neighborhood one house at a time: The Ohio Housing Finance Agency, The City of Cleveland, Living Cities, Enterprise Community Partners, Neighborhood Progress Inc., Cleveland Housing Network and KeyBank.

If you or somebody you know would be interested in finding out more information on these homes, please call Matt Lasko at DSCDO at 961-4242 ext. 231.



These two homes are expected to be two of the first homes rehabbed in the Detroit Shoreway neighborhood as part of the Opportunity Homes project. These homes are located at 6606 W. Clinton Avenue (left) and 1806 W. 58th Street (right).

Block Club & Community Involvement News

Summer may be over, but autumn has arrived and the neighborhood is busier than ever.

Several block clubs submitted grant proposals to Neighborhood Connections, a program of the Cleveland Foundation created to provide financial assistance to neighborhood based-groups in Cleveland. Proposals covered a broad range of ideas to improve Detroit Shoreway including marketing the new Farmer's Market to installation of artistic bicycle racks throughout the community. A Better Way, a program that teaches youth leadership and social skills, and A Touch of Class, engaging young women to learn interview and basic job skills, are also seeking funding through Neighborhood Connections. Recipients will be announced in the next newsletter.

Weed and Seed held their annual Youth Safety Fair on August 9th. Officer Jeff Stanczyk of the Cleveland Police Department, along with fellow CPD and county colleagues, spoke to more than 500 children about personal safety and the dangers of drugs and guns. Cleveland Fire Department officials presented the Smoke House, a mobile version of a home which uses non-toxic smoke and an alarm system to teach children how to escape a home fire. Entertainment included clowns, pony rides, a stilt-walker, and a petting zoo.

The West 76th Street Block Club finished their Block Watch training, conducted by Officer Stanczyk, consisting of three consecutive weeks of intense studies of personal, home, and neighborhood safety. Look for Neighborhood Watch signs as they will be laced throughout the block club's area.

Any block club or group can do this training. All they have to do is commit to the time to do it. Call John Enlow, DSCDO's Director of Community Involvement, at 961-4242 to schedule a training.

Franklin Boulevard Block Club has been quite busy this year. Several months ago, the club planted a beautiful garden at West 84th and Franklin at the end of the Painters Loft lot. Recently they painted the bridge at West 85th and Franklin a pleasant shade of green that makes a world of difference.

The Ward 17 Farmers Market at West 65th and West Clinton will be ending soon as the weather changes. In its first year, the market was a great success as residents purchased fresh vegetables, locally grown sweet corn, fruit, bread and honey. The market will return next summer providing the

Block Club Schedule

Bridge Brigade	1st Wednesday of the month at 7pm	Club Room at St. Stephens 1930 West 54th Street	W. 52nd to W. 58th Franklin to Lorain Ave.
Bridge Watchers	1st Wednesday of the month at 7pm	Club Room at St. Stephens 1930 West 54th Street	W. 58th to W. 69th Franklin to Fir
Franklin Blvd.	3rd Monday of every other month at 7pm	Call 961-4242 ext.223 for meeting location	Franklin Boulevard W. 58th to W. 85th
Lorain to Fir	3rd Tuesday of the month at 6pm	St. Colman Community Room 2025 W. 65th Street	W. 58th to W. 65th Lorain to Fir
North End	Last Monday of the month at 6:30pm	West Bethel Baptist Church 5207 Franklin Boulevard	W. 50th to W. 57th Detroit to Bridge
North Shore Neighbors	2nd Thursday of the month at 7pm	Detroit Shoreway Conference Room - 6516 Detroit Avenue	W. 45th to W. 64th Lake Erie to Detroit
Urbanteers	3rd Tuesday of the month at 6:30pm	Lorain Branch library 8216 Lorain Avenue	W. 65th to W. 80th from Madison to Lorain
Wakefield	Call Nanci at 961-4242 ext.223		W. 65th to W. 74th between Franklin and Wakefield
Edgewater Hill	2nd Monday of the month at 7pm	St. Augustine Towers-7821 Lake Ave. 6th Floor	W. 73rd to W. 78th from Detroit Ave to the RR tracks.
W.65th to West 70th	2nd Tuesday of Jan., March, May, July, Sept., Nov. at 7 p.m.	Detroit Shoreway Conference Room - 6516 Detroit Avenue	W. 65th to W. 70th from Detroit Ave to the RR tracks.
West Clinton	2nd Wednesday of the month at 7pm	Bethany Presb. Church W. 65th Street & Clinton	West Clinton between W. 58th and W. 74th W.58th- W.65th-W.74th between Detroit & Franklin
West Eighties	Last Tuesday of the month at 6:00pm	Walz Branch Library 7910 Detroit Avenue	W. 80th to W. 85th from Lake to Franklin
West End	3rd Tuesday of the month at 6:30pm	Lorain Branch library 8216 Lorain Avenue	W. 81st to W. 85th from Lorain to Madison

For more information on the block clubs or Community Involvement please call Nanci McCormack at 961-4242 ext. 223 or email nmccormack@dscdo.org

neighborhood with a choice to buy locally and make the city more sustainable.

All block clubs are seeking new voice, opinions, and ideas from residents. Consider attending a block club meeting for an informative and fun way to meet your neighbors and shape the direction of the neighborhood. See the block club schedule for locations, dates, and contact information.

PICTURED RIGHT: THE WARD 17 FARMERS MARKET AT W. 65TH AND W. CLINTON BECAME WIDELY POPULAR THIS SUMMER.



Detroit Shoreway Community Development Organization's 6th Annual Benefit

On Friday, November 14, 2008 from 5:30 p.m. to 8:00 p.m., Detroit Shoreway Community Development Organization will host their 6th Annual Benefit at Saigon Plaza, 5400 Detroit Avenue. This year, the organization is honoring Marous Brothers Construction, Inc., with its Community Partner Award. Receiving the Father Frascati Neighborhood Champion Award is Mrs. Pat DiBello.

The benefit will feature live music, heavy appetizers, a dessert station, and complimentary beverages.

To learn more or purchase tickets, please contact the Detroit Shoreway Community Development Organization at 961-4242.

Detroit Shoreway Community Development Organization

6th Annual Benefit (November 14, 2008) Resident Support & Ticket Purchase

Name _____ Telephone _____

Address _____ City/State/Zip _____

Email _____

Individual Ticket _____ x \$35.00 (\$10 tax deductible)

Additional Support _____ \$100 _____ \$50 _____ \$25 _____ other (all 100% tax deductible)

_____ Total enclosed

\$35.00 ticket includes 2008 DSCDO membership. Reduced ticket price purchases deadline is November 1, 2008. Tickets increase to \$40 at the door. Please mail checks or cash to:
Detroit Shoreway C.D.O.; 6516 Detroit Ave., Suite 1, Cleveland, OH 44102 - attn: Ian Andrews

Neighborhood VIEWS

Suite 1 The Gordon Square Arcade • 6516 Detroit Avenue • Cleveland, OH 44102 • 216.961.4242 • www.detroitshoreway.org



Habitat for Humanity Deconstructs Home in Detroit Shoreway

This past August, DSCDO partnered with Greater Cleveland Habitat for Humanity in its first deconstruction project in the neighborhood. Located at 1368 West 67th Street, the house was deconstructed to make way for the development of the new Near West Theatre campus which is set to undergo construction in 2011.

The process of deconstruction adds an environmentally responsible and sustainable element to traditional demolition techniques. Deconstruction is the process whereby a home is systematically disassembled to permit the materials of the home to be salvaged and reused to rehabilitate other homes or to be recycled. Deconstruction differs from demolition which tears down a property as quickly as possible and then sends the debris to a landfill disregarding effects on the environment and local community.

In total, the deconstruction effort took just under 8 days to fully complete. Assisting in the process were over 20 youth volunteers from New Jersey along with over 10 local volunteers. All materials salvaged from the property, such as flooring, cabinets, siding, lighting fixtures and doors, were transported to Habitat for Humanity's ReStore. This material will be resold into the local community at very affordable prices and at a fraction of the retail price. All the materials that were unable to be salvaged and resold were taken to Kurtz Brothers Recycling Center and avoided being deposited in local landfills.

This deconstruction is further evidence of DSCDO's commitment to sustainable urban redevelopment while also putting the organization at the forefront of innovative revitalization strategies. DSCDO expresses its sincere gratitude to Habitat for Humanity and the many volunteers that selflessly dedicated their time to make this effort a reality.

Highly Anticipated Capitol Theatre Opens as Regional Destination

Residents of Detroit Shoreway – and the Greater Cleveland region – have been enjoying Hollywood, art and independent films in the neighborhood since the opening of the Capitol Theatre on October 2, 2009. The newly renovated three-screen theatre, operated by Cleveland Cinemas, was completed in September and represents an investment of roughly \$7 million. The expanded concession stand now provides beer, wine, popcorn and nachos for theatre goers who enjoy the comfortable seating in the state of the art facility. The all-digital equipment and 3-D capability in the main house allows the theatre to show movies at an incredible level of quality, with a sound system that makes viewers feel as if they are in the movie. This project, led by Marous Brothers Construction, has been nominated for numerous national awards, and is a model for an innovative financing package which included New Markets Tax Credits and State and Federal Historic Tax Credits. DSCDO appreciates the support of all of the movie-goers and Friends of the Capitol Theatre and we encourage you to make an evening of dinner and a movie in the neighborhood.



DSCDO also appreciates our funders who thought outside of the box to make this project a reality:

Cleveland Development Advisors	The City of Cleveland Finance Fund	Gund Foundation	Local Initiatives Support Corporation
Cuyahoga County	National City CDC/Now a part of PNC	Ohio Cultural Facilities Commission	The State of Ohio
Marous Brothers Construction	Cleveland Foundation	Community West Foundation	Village Capital Corporation

**CAPITOL
THEATRE**
Specials & Promotions*

Bigger Bargain Mondays

\$5 Admission and concession menu featuring \$1 fountain drinks, \$1 candy specials plus other discounted combo deals.

Free Popcorn Tuesdays

Customers will receive one free 32oz popcorn with each paid admission.

Happy Hour Wednesdays

All beer and wine is 1/2 off.

Student Discount Thursdays

Anyone showing a valid student ID will be admitted for \$6.



photo by: Susie Frazier Mueller

Detroit Avenue Streetscape: A True Work of Art

In addition to its functional improvements – widened sidewalks, buried utility lines, and improved traffic signalization, to name a few – the Detroit Avenue Streetscape has achieved a wonderful, unique and striking “sense of place.” Unlike most public improvement projects, the streetscape features more than \$250,000 in public art thanks to the leadership of Councilman Matt Zone who championed the project.

Twenty-seven curved concrete benches designed by artist Susie Frazier Mueller dot the street and are lit from below, illuminating cold winter nights with an inviting warm glow. Frazier Mueller’s two paver designs – 18” sandblasted squares and organic, laser-cut patterns – add repetition and punches of color.

Final art elements were incorporated into the streetscape in the month of December, finishing off the masterpiece. Four crosswalks at West 65th Street and Detroit Avenue feature Frazier Mueller’s laser-cut pavers. Sharp-eyed pedestrians will see the Gordon Square Arts District logo integrated into the curved pattern, symbolic of the typography of the neighborhood’s shoreline along Lake Erie.

Two stainless steel, single-form bus shelters will be installed on the northeast and southwest corners of West 65th Street and Detroit Avenue. The shelters – designed by Robert Maschke Architects – are sculptural in their appearance and differ slightly to account for wind and weather conditions at each corner. These shelters will be underlit by glowing light installed in the sidewalk.

DSCDO thanks streetscape partners and funders Mayor Frank G. Jackson and the dedicated public servants of the City of Cleveland, Matt Zone, Ward 17 Councilman, Ohio Department of Transportation (ODOT), Northeast Ohio Areawide Coordinating Agency (NOACA), Greater Cleveland Regional Transit Authority (GCRTA), Cleveland Public Power (CPP), Susie Frazier Mueller, City Architecture, Michael Benza & Associates, Inc., Cleveland Public Art, Terrace Construction, Pompili Precast Concrete, Inc., Pave Ohio & PaverArt, Robert Maschke Architects Inc., Studio Graphique, and Neighborhood Progress Inc.

Come enjoy the amazing look and feel of Detroit Avenue this season. Follow up your tour with a warm-up at the Capitol Theatre, Cleveland Public Theatre, or one of the neighborhood’s many welcoming merchants. There’s no better way to beat the winter blues!

November Annual Benefit Celebrates Another Successful Year

The Detroit Shoreway Community Development Organization’s Seventh Annual Benefit held November 5, 2009, saw residents, business supporters, and elected officials fill the Gordon Square Arcade and Capitol Theatre to celebrate the neighborhood’s accomplishments. More than 250 guests joined together and enjoyed an evening of wonderful music, delicious food, and engaging conversation.

Detroit Shoreway was proud to honor John Zayac and Betsy Figgie of the Project Alliance with its Community Partner Award. John and Betsy were involved in the renovation and reopening of the Capitol Theatre, working as consultants to DSCDO on financing and construction management. As true partners in this project, both Betsy and John provided countless hours of pro bono work for the Capitol Theatre. As the real supporters that they are, Betsy, a trained chef, baked the cake for the benefit, a replica of the Capitol Theatre. John convinced Doug Fortney, DSCDO’s audio visual consultant, to split with him the cost of adding speakers to the lobbies in the theatre.



The organization also honored Fr. Robert Begin (St. Colman Church), Fr. David Fallon, posthumously (La Sagrada Familia Church), Fr. Michael Franz (St. Stephen Church), Fr. Richard Rasch, O. de M. (Our Lady of Mount Carmel Church), Sr. Annette Amendolia, SND (St. Procop Church), and Fr. Andre Matthews (St. Helena Church) with the Father Frascati Neighborhood Champion Award

The Gloria Cummings Jones Trio regaled the crowd with jazz and blues while local restaurants provided a taste of the neighborhood. Gypsy Beans & Baking, Happy Dog, LaBoca, Latitude 41°N, LUXE Kitchen & Lounge, Parkview Nite Club, Saigon Plaza, and Stone Mad delighted guests with local favorites and delicacies. More than 60 companies and individuals helped to sponsor the Annual Benefit.

Councilman Matt Zone, right, presents the Community Partner Award to Betsy Figgie and John Zayac. DSCDO Board Chairman Peter Harwood, far left, served as Master of Ceremonies.

Detroit Shoreway Launches New Website

DSCDO is pleased to announce the launch of its new organizational website, www.detroitshoreway.org. The new website will better connect residents, business owners, visitors, partners and friends with the many services and resources DSCDO provides. It will also serve as a resource for all things related to the Detroit Shoreway neighborhood. Additionally, www.dscdo.org also takes users to the site. Both addresses are owned by Detroit Shoreway.



“We are extremely excited to launch a new website that highlights this wonderful neighborhood and the people and projects that have been so integral to our success,” Jeff Ramsey, Executive Director said. “It is fitting that as we launch this site we have been celebrating the completion of the Detroit Avenue Streetscape Project and the redevelopment of the Capitol Theatre. This site is symbolic of the investment that is being made in the neighborhood by residents, business owners, and our partners.”

Funded by a grant from Neighborhood Progress Inc., the new DSCDO website features content for everyone. Residents can learn about programs to help them with their homes; renters and prospective home buyers can locate an affordable apartment or refurbished home; visitors can find a new ethnic restaurant; and business owners can better understand City-sponsored improvement programs.

“We are really excited to get this site up and running because there is so much enthusiasm surrounding the incredible projects going on in the neighborhood,” Ian Andrews, Director of Development and Marketing said. “One of the best features of the new website is that we can update it instantly to keep our stakeholders current on the latest happenings.”

The new DSCDO website was created by Cleveland-based Thunder Tech.

Contact Ian Andrews, Director of Development and Marketing, for more information at iandrews@dscdo.org or (216) 961-4242.

Business Spotlight: Legation, A Gallery

While shopping at the West 78th Street Studios' Bizarre Bazaar 2008 Christmas event, John and Hilary Aurand discovered a vacant art gallery and somehow knew it was to be theirs someday.



John and Hilary Aurand at their studio Legation, A Gallery

Two months later, on Valentine's Day nonetheless, the Aurand's received the keys to their new gallery and began creating Legation, A Gallery. Interestingly enough, Valentine's Day is also their anniversary. The gallery opened later that spring.

The definition of Legation comes from

the Queen's language meaning "Acting on someone's behalf." This couldn't be truer at John and Hilary's gallery where ½ of all sales go to Kenyan orphanages. The inspiration for such generosity came from a mission trip Hilary took with Virginia Marti of Virginia Marti College. Hilary was so impressed by the work being done at the orphanages Virginia operates in Kenya that she wanted to further the cause through her own work.

John and Hilary formerly owned a studio in Tremont but chose to move their gallery to the Gordon Square Arts District after seeing the rise of the arts community. They wanted their studio to be in a place where budding artists could come and be seen. At each of their gallery openings, Legation features local musicians to not only create fun and vibrant events but also further promote the local scene.

Both are graduates of Kent State and Hilary works for Virginia Marti College of Design while John is attending Virginia Marti in pursuit of a degree in Virtual Media.

John and Hilary live in the Detroit Shoreway neighborhood with their rescue mutt, Jack. Check out their website www.78streetstudios.com/spaces/legation-gallery.php or friend them on Facebook to learn of upcoming gallery openings.



78th Street Studios is an eclectic mix of art and entertainment businesses housed in one character-filled location: the former American Greetings Creative Studios building, between West 78th and West 80th Streets. A dynamic and well-rounded arts community, 78th Street Studios anchors the west end of the Gordon Square Arts District and is a true destination for visitors to the revitalized Detroit Shoreway neighborhood. The Cleveland Plain Dealer describes it as "a labyrinth of delights," and Cleveland Magazine calls it "an arts-Mecca for Cleveland's west side."

Check out 78th Street Studios Experience a quarterly event where the studios open their doors and invite the community to see all that 78th Street Studios has to offer. Enjoy gallery openings, studio tours, and get to know the businesses behind this gem.

Board Member Spotlight: Dan Bush

Nearly eight years ago, Dan Bush sought to increase his investment portfolio by purchasing a double in an eastern suburb. But when Dan called the owner and they started talking, the owner convinced him to look at a commercial parcel on the West Side that he thought would serve as a perfect fit. In a matter of days, Dan found himself facing a building on West 78th Street near Lake Avenue that he knew was meant for him. It would later become the 78th Street Studios.



One week before his wedding with his wife Kim, Dan closed on the

old American Greetings building at 1300 West 78th Street. Kim and Dan spent their honeymoon clearing away the brush and ivy on this building which is now one of Cleveland's premier incubators for artists and small unique businesses. There are currently 11 fine artist studios and 20 businesses.

Dan's first lease was with Rachel Davis Fine Arts. This was the springboard that brought in other great artists from Bill Tregoning's Tregoning & Company, Bill Scheele's Kokoon Arts Gallery to Kenneth Paul Lesko Gallery.

Dan is thrilled that he is part of the revitalization of this neighborhood. He loves when people come to his building for the 78th Street Studios Experience and that they also want to be part of this growing community.

Because of the support he has received from Councilman Zone and DSCDO, Dan agreed to accept the DSCDO board's nomination for a special member position as a way to give back and help the entire community, not just his own operation.

While Dan and Kim live in Brecksville with their 3 cats and an American Fox Hound, they call Detroit Shoreway home. Along with owning and managing the 78th Street Studios and several other properties, Dan is an industrial designer and contracts private consulting. Dan and Kim are lovers of the theater and actively produce and act in community theatres around the area.

"A Labyrinth of Delights"



January 15-16

Friday 5-9 p.m and Saturday 3-7 p.m.

Upcoming Events

April 16-17

July 16-17

October 15-16

Block Club & Community Involvement News

The block clubs in the neighborhood have been very busy the past few months including writing proposals for youth leadership programs, beautification projects, community gardens, fruit orchards and more. The Neighborhood Connections Program of the Cleveland Foundation will be considering grant proposals which seek to benefit grassroots groups in the City of Cleveland.



The program offers grants of \$500 to \$5,000 twice a year and they are made available to any group of residents, including block clubs, in the City. Proposals are due Friday, February 12, 2010. Block Clubs may also apply for City Works grants worth up to \$3,000 by Friday, April 16, 2010. Requirements and qualifications are different for both proposals so be sure to locate the applications early enough in order to better understand the qualifications and requirements. Applications are available at www.neighborhoodgrants.org (Neighborhood Connections) and www.city.cleveland.oh.us (City Works). DSCDO encourages you to work closely with the Community Involvement Department when applying for these grants. Call Nanci at 216-961-4242.

The block clubs have also been celebrating their successes while also planning for 2010. They have taken large strides in resident involvement, housing and safety issues, permit parking and generating more interest in attending block club meetings.

Even though many have read or heard this before, a block club meeting really can be one of the most informative neighborhood meetings to attend. Meeting and talking with neighbors, better understanding the neighborhood and becoming involved to further improve Detroit Shoreway are just several of the benefits of attending a block club meeting.

Through the help of various grants and in-kind support, Dave Roswurm and neighbors are developing a community orchard and garden along Wakefield Avenue near West 80th Street. The picture on top is before dirt was added and seeds planted, as seen in the bottom photo.

The Community Involvement Committee is excited to announce that its Community Connection Plan, a supplement to the Detroit Shoreway Master Plan, will be ready for review in January. The plan will be a great resource for residents in guiding the future of the neighborhood. Residents who wish to make an additional contribution to the neighborhood may offer to help the Community Involvement Committee with their plan to supplement the Detroit Shoreway Master Plan. To learn more or offer an idea, contact Nanci McCormack at (216) 961-4242 ext. 223 or nmccormack@dscdo.org.

Block Club Leader Spotlight Jonathan Holody, Lorain to Fir Block Club

Jonathan Holody has been an extremely active member of the Lorain to Fir Block Club since he moved into the neighborhood. Three years ago, he became the chairperson following the retirement of Sr. Ann Kilbane, CSJ (St. Colman). Recently, he led the block club on a fundraising campaign to rehabilitate the Fir Avenue Cemetery, Cleveland's second oldest

Jewish cemetery. His leadership helped to restore a neglected cemetery by resetting headstones, removing dead trees, planting new trees and installing a grand gate. The official re-opening of the cemetery was held on May 30, 2009 as part of the EcoVillage Greenspace Day. The block club's hard work at the cemetery was recognized by InterAct Cleveland on October 24 when the block club received the Rebecca Alder Community Partner Award for building

relationships across diverse and historic religions traditions. Funding for the restoration was provided by Mr. Robert Klein, President of Safeguard Properties; Neighborhood Connections, a program of the Cleveland Foundation; and the Helen Brown Memorial Foundation. Court Community Service provided many man-hours.

Jonathan is also a DSCDO board member and sits on the Community Involvement Committee. Recently, he joined fellow neighbors in graffiti removal near West 84th Street.

Professionally, Jonathan is employed as a Cuyahoga County Department of Development Program Officer where he is responsible for the administration of various economic development and housing assistance programs. Jonathan holds a Master of Urban Planning, Design and Development degree from Cleveland State University and is certified as an Economic Development Finance Professional from the National Development Council.

He is a lifelong resident of Northeast Ohio and lives with his wife Emily and daughter Josephine.



On May 30, 2009, the Fir Avenue Cemetery was rededicated following the block clubs extensive rehabilitation. L to R: Judge Raymond Pianka, Fred Valentine, Sandy Woods, Juanita Ortiz, Jonathan Holody, and Councilman Matt Zone.

Block Club Schedule

Bridge Brigade/Watchers W.52nd to W. 69th Franklin to Lorain	1st Wednesday of the month at 7pm Club Room at St. Stephens • 1930 West 54th Street
Franklin Blvd. Franklin Blvd. from W. 58th to W. 85th	3rd Monday of every other month at 7pm Call 961-4242 ext.223 for meeting location
Lorain to Fir W. 58th to W. 65th Lorain to Fir	3rd Tuesday of the month at 6pm St. Colman Community Room • 2025 W. 65th Street
North End W. 50th to W. 57th Detroit to Bridge	4th Monday of the month at 6:30pm West Bethel Baptist Church • 5207 Franklin Boulevard
North Shore Neighbors W. 45th to W. 64th Lake Erie to Detroit	2nd Thursday of the month at 7pm Latitude 41°n • 5712 Detroit Avenue

Edgewater Hill W. 73rd to W. 78th from Detroit Ave to the Fr. Caruso Drive	2nd Monday of the month at 7pm St. Augustine Towers • 7821 Lake Avenue 6th Floor
West 65th to West 70th from Detroit Ave to the Fr. Caruso Drive	2nd Tuesday of the month at 7pm DSCDO Conference Room • 6516 Detroit Avenue
W. Clinton between W. 58th and W. 74th W.58th- W.65th-W.74th between Detroit & Franklin	2nd Wednesday of the month at 7pm Bethany Presb. Church • W. 65th Street & W. Clinton
West Eighties W. 80th to W. 85th from Lake to Franklin	4th Tuesday of the month at 6pm Walz Branch Library • 7910 Detroit Avenue
WestEnd Urbanteer W. 81st to W. 85th from Lorain to Madison	4th Thursday of the month at 6:30pm Lorain Branch Library • 8216 Lorain Avenue

For more info on the block clubs or Community Involvement Committee, please call Nanci McCormack at 961-4242 ext. 223 or email nmccormack@dscdo.org.

Neighborhood Families Celebrate the Season at Annual Holiday Party

The Gordon Square Arcade was once again filled with laughter and smiles from children eagerly awaiting the arrival of Santa Claus. DSCDO's Annual Neighborhood Holiday Party on December 5th had a record setting attendance and brought joy and excitement to the children and families of the neighborhood. Throughout the day, nearly 1,000 people filled the halls and atrium inside the historic building.

Over 300 children sat on Santa's lap and took the opportunity to provide their Christmas wish list to him. Children and families also had the chance to take a photo with Santa Claus as a keepsake. The Holiday Party has been a tradition



for families over the years as many look forward to displaying pictures from Christmas' past while adding new memories each year.

Every child received a bag of goodies from Santa and his elves. After getting their photos and presents, visitors enjoyed cookies and refreshments along with visits from Frosty the Snowman and Jack Skellington from The Nightmare Before Christmas. Entertainment and music was provided by The Magic D.J., Abracadabra Entertainment.

A big thank you to all the volunteers and donors that helped the DSCDO staff make this a very special and memorable day for so many children and families.

Detroit Shoreway Annual Meeting

Our Lady of Mt. Carmel Church
6928 Detroit Avenue

Thursday, February 25, 2010

Dinner 5:30-6:30 p.m.
Annual Meeting 6:30-7:30 p.m.

Snowflakes Light Up the Night

Thanks to the generosity of the City of Cleveland; Neighborhood Connections, a program of the Cleveland Foundation; and our area businesses and residents, the beautiful lighted snowflakes once again graced Detroit Avenue from West 61th to West 69th Streets. This signature project was the idea of Mrs. Yolanda Craciun and several other neighborhood residents who wanted to add sparkle and extra light to Detroit Avenue during the holiday season.



It costs over \$9,000 to install, repair and power the snowflakes each year. Generous support from Ward 17 Councilman Matt Zone, along with grants from CityWorks and Neighborhood Connections made this annual winter lighting display possible.

DSCDO Annual Meeting February 25

Detroit Shoreway Community Development Organization's 37th Annual Meeting will be held Thursday, February 25, 2010 at Our Lady of Mount Carmel Church (6928 Detroit Avenue). Dinner is from 5:30-6:30 p.m. At 6:30, formal remarks will be offered, board members will be elected and awards presented to outstanding neighbors and businesses. As always, the famous spaghetti dinner will be served. Make sure to mail in your membership card, found at right, to help guide DSCDO in 2010. Dinner is \$10 for nonmembers and free for those who either purchased tickets to the benefit or those who submitted their membership application.

YES! I want to become a 2010 Detroit Shoreway Member!

Residential:

- \$10 Individual
- \$5 Teens 16-17 ; Seniors 55+

Commercial/Services/Non-profit/Industrial/Institutional

- \$15 (up to 4 employees)
- \$50 (5-24 employees)
- \$75 (25-49 employees)
- \$100 (50 or more employees)

Name: _____ Date: _____

Business Name: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Email: _____ Website: _____ Phone: _____

Checks may be made payable to: Detroit Shoreway CDO, .6516 Detroit Ave., Suite 1, Cleve., OH 44102

CAPITOL THEATRE

October 1 – 11, 2009

DETROIT AVENUE STREETScape

September 26, 2009

A Newsletter of the Detroit Shoreway Community Development Organization **Commemorative Edition 2009**

www.dscdo.org

WELCOME TO TODAY'S CAPITOL THEATRE

by Jon Forman,
President, Cleveland Cinemas



As a locally-owned and operated movie exhibitor, Cleveland Cinemas understands the importance of supporting efforts that will benefit the city both culturally and economically. The Capitol Theatre is surely Cleveland's most beautiful movie theatre and Cleveland Cinemas is thrilled to have it be a part of our family.

The Capitol Theatre is a perfect blending of old and new as this historic theatre retains elements from its past but also has many state-of-the-art upgrades. Patrons in the main auditorium will see the lovingly restored wagon wheel chandelier as well as other architectural details that moviegoers from previous decades enjoyed. They will also be treated to the latest in digital sound and projection technologies, including digital 3D capabilities. The theatre's balcony has now been converted into two stadium-style auditoriums which also feature digital sound and projection. The Capitol Theatre will deliver the highest quality film viewing experience that modern moviegoers expect.

The Capitol Theatre will feature the best Hollywood and independent films as Cleveland Cinemas plans to program a mix of mainstream and specialty films on the theatre's three screens. With the Master Image digital 3D projection system in the main auditorium, audiences will be able to experience the latest technological advancements in movie exhibition on one visit and then can come back to see a hip new indie comedy or foreign language film on their next trip to the theatre.

The beautiful concession area will feature traditional favorites like freshly popped popcorn and soft drinks in addition to wine and beer, specialty coffee, and gourmet appetizers. The comfortable couches and seating in the mezzanine offer a place to relax before and after a film while enjoying the 'lantern slides' of 1920s advertisements and other fine art on loan from the Cleveland Public Library.

As a Cleveland Cinemas location, the Capitol Theatre will participate in programs such as Bargain Mondays and Free Popcorn Tuesdays. Advance tickets and show times will be available online at www.clevelandcinemas.com. We will see you at the movies!

A COMMUNITY SUCCESS STORY... THE CAPITOL THEATER

by Judge
Raymond L. Pianka



Saving the Gordon Square Arcade and the Capitol Theatre from demolition is a national epic. It starts with the neighborhood development organization, foundations, local churches, concerned individuals, businesses and corporations coming together to pursue common goals. The community did not give up on its dream that someday the Gordon Square Arcade and the Capitol Theatre would once again be gathering places.

Over the years, despite their early greatness, the Gordon Square Arcade and the Capitol Theatre fell into disrepair. Because of the neglect of an absentee owner, in 1978 the parapet wall on the West 65th Street side of the Gordon Square Arcade collapsed onto the street, destroying two cars, injuring their occupants and damaging the marquee of the Capitol Theatre. This event prompted the fledgling Detroit Shoreway Community Development Organization (DSCDO) to purchase the neighborhood's largest and most important commercial complex, the Gordon Square Arcade and the Capitol Theatre.

In 1979, DSCDO became the owner of what was described in 1921 as the finest building of its kind in Cleveland with a 72-stall farmer's market, 27 retail stores, a hotel and the finest movie and vaudeville theater in the city. The Capitol Theatre, developed by the Allen family, featured 1,400 seats, a Wurlitzer organ, a ladies' lounge and outstanding classic architectural details. The 1979 purchase set into motion urban redevelopment that has had a lasting impact on development in the City of Cleveland

The building at one time was designated as the 'official bomb shelter' to protect neighborhood residents against nuclear attacks. DSCDO, with assistance from its community partners, worked diligently against overwhelming odds to make the renovation of the Capitol Theatre possible.

The Gordon Square Arcade and the reopening of the Capitol Theatre is a significant accomplishment in many ways. It symbolizes what can happen when a community comes together with a shared vision. Many people will visit the Capitol Theatre to see its exceptional renovation and patronize it as a venue for films and other events. They will also witness first hand what is possible when a community cares and believes that it can thrive and be a neighborhood of choice.

CAPITOL THEATRE

A LABOR OF LOVE

By Jeff Ramsey and Lisa McGovern

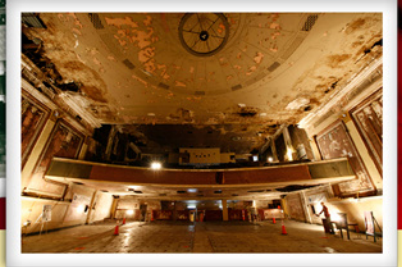
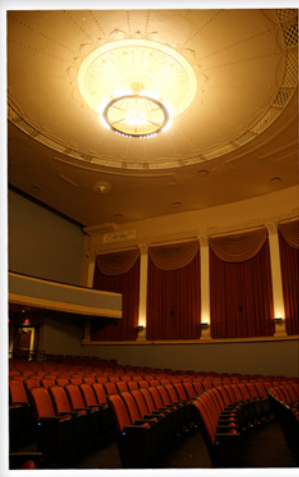
The renovation of the Capitol Theatre has been a labor of love for the last 30 years. It is the passion and hard work of several individuals including notably: Judge Raymond Pianka, DSCDO's founding executive director who saved the Gordon Square Arcade and the Capitol Theatre from demolition; Mayor Frank Jackson and Councilman Matthew Zone for the City of Cleveland's investment of \$1.5 million; and India Pierce Lee (now Cleveland Foundation Program Director), and Chris Warren (now City of Cleveland Chief of Regional Development) who provided the early funding for emergency repairs and planning studies for the Capitol Theatre's redevelopment.

DSCDO is extremely grateful to the Cleveland Foundation for its \$500,000 capital grant and to Marous Brothers Construction Co. – Chip, Ken, and Scott Marous – for their \$100,000 gift. The generous gifts of the George Gund Foundation and many other donors helped establish the foundation for the Gordon Square Arts District and build the case for support for redeveloping the Capitol.

National City Community Development Corporation, now a part of PNC, and Cleveland Development Advisors (a subsidiary of the Greater Cleveland Partnership) together provided new markets tax credit allocations which resulted in over \$4 million in equity by National City as a part of complex and innovative financing package utilizing federal and state tax credits.

We would also like to thank our funders who thought outside of the box to make the project a reality:

Cleveland Development Advisors	Community West Foundation	Marous Brothers Construction
The City of Cleveland	Cuyahoga County	National City
Cleveland Foundation	Finance Fund	Ohio Cultural Facilities Commission
	Local Initiatives Support Corporation	The State of Ohio
		Village Capital Corporation



We extend our deep appreciation to the project team who made this project a reality:

- Without the hard work and support of Betsy Figgie and John Zayac of the Project Alliance, this project would not have happened. Betsy and John provided hundreds of hours of pro bono work to make sure that this project moved forward and finished on time and on budget.
- Several incredibly smart and dedicated people developed the complicated "bklava" of financing that made this project possible. Our thanks in particular to Annette Stevenson of Novogradac, Mary Lovett and her staff at Ulmer Berne, and Linda Warren of Village Capital Corporation, for their creativity and perseverance in getting this deal closed.

- This beautiful cinema is a result of the craftsmanship and creativity of the design-build team from Marous Brothers Construction Co. including Arne Goldman, Doug Richardson, Jared Freeman, Chris Auvil, and Vince Coughlin. Their understanding of the complicated financing along with their expertise in renovating historical spaces was instrumental in getting this project done.
- And a special thank you to Jon Forman and his staff at Cleveland Cinemas who worked with DSCDO for the last 30 years when this project was just a dream and for all the energy and time you put into opening the Capitol. We're looking forward to a long and successful partnership with you!

THE SUCCESSFUL LAUNCH OF THE CAPITOL THEATRE WOULD NOT HAVE BEEN POSSIBLE WITHOUT THE CREATIVITY, TIME AND ENERGY OF THE FRIENDS OF THE CAPITOL THEATRE. THANKS TO ALL FOR YOUR INVOLVEMENT AND YOUR VISION.

Events: GRAND OPENING WEEK OCTOBER 1-11, 2009

<p>Thursday, October 1 Gala</p> <p>A red carpet evening to benefit the Gordon Square Arts District</p>	<p>Friday, October 2 YOU ARE INVITED... TO BE PART OF HISTORY! Ribbon Cutting - 9:00 AM</p> <p>Be among the first to experience the new Capitol! Join Mayor Frank Jackson, Councilman Matt Zone and friends at this ticketed event, free and open to the public. A free feature film will follow the ceremony.</p> <p>The main auditorium seats 420 guests. First-come, first-served tickets will be available in the Gordon Square Arcade Atrium, 6516 Detroit Avenue, starting at 9:00 AM on Friday, Sep. 25.</p> <p>Tickets will be distributed until they are gone.</p> <p>Opening Night After Party "A Capitol Evening" - 9:00 PM Tickets to this event will be available at clevelandcinemas.com</p>	<p>Saturday, October 3 Plain Dealer Free Family Matinee "Monsters vs. Aliens" Doors Open - 9:30 AM Showtime - 10:00 AM Give-Aways sponsored by Big Fun</p>	<p>Sunday, October 4 1921 Day 12:00 PM Silent film showing Charlie Chaplin's "The Kid" 21 cent fountain drinks and free Baby Ruth candy bars all day</p>	<p>Monday, October 5 Bargain Monday \$5 admission* and discount concession specials</p>	
<p>Tuesday, October 6 Free Popcorn</p>	<p>Wednesday, October 7 Metromix Happy Hour 4:00 – 8:00 PM Beer and wine specials, free appetizers</p>	<p>Thursday, October 8 Resident Appreciation Day \$6 admission* for residents of the 44102, 44113, & 44107 zip codes</p>	<p>Friday, October 9 Social Justice Day 20% concession sales to benefit Community Shares</p>	<p>Saturday, October 10 Gordon Square Arts District Day 20% concession sales to benefit the Gordon Square Arts District Plain Dealer Free Family Matinee "Hotel for Dogs" Doors Open - 9:30 AM Showtime - 10:00 AM</p>	<p>Sunday, October 11 Day Out at the Movies 20% concession sales to benefit The Center, in honor of National Coming Out Day</p>

* 3D Films are subject to an additional surcharge

DETROIT AVENUE STREETSCAPE



THE ART USUALLY COMES SECOND

by Greg Peckham Executive Director,
Cleveland Public Art

More than two decades ago the now famous Ohio born artist Jenny Holzer compiled a series of simple yet powerful statements, or truisms, that propelled her text-as-art style of work into some of the world's most highly visible public spaces. Statements like "Money Creates Taste," "Eating Too Much Is Criminal" and "The Art Comes Last" made their way into everyday life on t-shirts, billboards, and through large scale lighting installations around the world. Amusing at first glance, the statements sink in and sit uncomfortably because, regrettably, they are statements of fact in many aspects of our world today.

Of the dozens of truisms by Jenny Holzer "The Art Comes Last" seems the greatest threat to lifting up our communities. At a time when we are reimagining our neighborhoods and our city, the art cannot come last. Imagination and creativity must be our first step forward.

So what happens then when the art doesn't come last? When the artist dreams with developers and architects before any plans have been drafted?

In the case of the Detroit Avenue Streetscape, you get a half-mile public art and urban design experience that anyone can get excited to walk across, sit on, and grow their roots.

By now we've come to expect that rebuilding our neighborhood commercial districts includes repaving the street, widening the sidewalks, improving landscaping, and cleaning up years of accumulated clutter from utility poles to bus shelters. But that extra edge in the Gordon Square Arts District was foresight by community planners including the tenacious work and vision of Councilman Matt Zone. We now have a new model for designing our city's public spaces.

Thanks to a \$6,000 grant from Neighborhood Progress Inc. (NPI), Detroit Shoreway Community Development Organization worked with Cleveland Public Art to hire environmental artist Susie Frazier

Mueller at the beginning of the project. Her job was to collaborate with the award-winning Cleveland firm, City Architecture, on concepts for public art that would be integrated into the streetscape between West

61st and West 69th Streets. Two years later, that \$6,000 investment has resulted in more than a quarter million dollars of art elements in Gordon Square. Even in the best of economic times that would be considered an enviable return on investment.

"We wanted to be open to an artist's point-of-view before committing anything to paper," says Paul Volpe, who is the founder and CEO of City Architecture. "What was tremendous about Susie is that she developed three distinctive themes that stimulated a great deal of excitement for an initial brainstorm."

According to Susie, all of her concepts came from natural patterns she found along the lakefront. "Gordon Square is a shoreline community embedded in a forest," she stated at the 2008 groundbreaking ceremony, "so it seemed appropriate to honor those connections through the symbols we placed along the street." In fact, the coastline topography and the inner rings of its trees were the inspiration behind Frazier's backless curved benches, irregular laser-cut crosswalks, and sandblasted sidewalk pavers. Even the fabricators had to be craftsmen in order to execute her innovative designs.

Reimagining our city for the future takes great courage and creativity. Our artists and designers need to be at the table early, often, and in great numbers. For a first hand look at what happens when "the art doesn't come last," walk around the intersection of West 65th Street and Detroit Avenue. The visuals are unforgettable, which is a goal of anyone in the business of place-making. Thankfully, the streetscape at Gordon Square looks like no place else.

Cleveland Public Art is an independent, nonprofit organization that works to improve public spaces through art and design.

“ The public investment made in the Detroit Avenue Streetscape will leverage private investments in new and rehabbed businesses, homes, restaurants and shops. This project is a foundational element in the development of the Gordon Square Arts District as we employ the arts as a catalyst for economic development. ”

-Ward 17 Councilman
Matt Zone

“ I'm pleased NOACA had a role in this project, which will make a great Cleveland neighborhood even greater. Streetscape amenities, public art, and pedestrian improvements will help the Gordon Square area reach its potential. ”

-Howard Maier, Executive Director,
NOACA

THANK YOU

To the Detroit Avenue Streetscape funders and project partners for their vision and perseverance and for this gift to the residents and visitors to the Detroit Shoreway neighborhood. To the Detroit Avenue merchants for their partnership, cooperation and support.

Project Partners:

Mayor Frank G. Jackson and the dedicated public servants of the City of Cleveland

Matt Zone, Ward 17 Councilman

Ohio Department of Transportation (ODOT)

Northeast Ohio Areawide Coordinating Agency (NOACA)

Greater Cleveland Regional Transit Authority (GCRTA)

Cleveland Public Power (CPP)

Susie Frazier Mueller

City Architecture

Michael Benza & Associates, Inc.

Cleveland Public Art

Terrace Construction

Pompili Precast Concrete, Inc.

Pave Ohio & PaverArt

Robert Maschke Architects Inc.

Studio Graphique

Neighborhood Progress Inc.

Generous Funders:

City of Cleveland

NOACA

SAVE THE DATE: Celebrate Detroit Avenue! Saturday, September 26

will mark the official completion of the Detroit Avenue Streetscape project. Join us for a special day starting at 11:00 AM.

Ribbon Cutting

with Mayor Frank Jackson,
Ward 17 Councilman Matt Zone
and Project Partners.

11:00 AM at West 65th Street
and Detroit Avenue

Street Festival

hosted by the Ward 17 Forum, featuring:
Live music, theater and dance performances; food vendors and local
urban gardeners; special offers from neighborhood merchants; artwork
to delight the senses and a host of other surprises.

11:30 AM – 5:00 PM Detroit Avenue

Now Showing: GORDON SQUARE ARTS DISTRICT

A Dream Coming True

By Joy Roller, Executive Director, Gordon Square Arts District

By October 1st, half of the Gordon Square Arts District (GSAD) vision will be realized. The Capitol Theatre will be restored and open for business. Artistic, inviting streetscape improvements will be completed on Detroit Avenue from West 58th to West 73rd Streets and three new parking lots will be nearing completion. Part two of GSAD's ambitious revitalization plan includes the renovation of Cleveland Public Theatre's buildings and the construction of a new performance center for Near West Theatre on West 67th Street at Detroit Avenue.

Evidence of GSAD's successful economic development is already evident. Twenty-five businesses have located to Gordon Square in the last two years. With the opening of the Capitol Theatre, additional businesses are expected, including a restaurant at Near West Lofts on Detroit at West 67th Street and a bistro on West 65th Street.

So what's next? With funding from a State of Ohio capital grant, the Cleveland Public Theatre will finally be able to address its structural problems, including the addition of a new HVAC system, a new roof and exterior repairs.

GSAD's next fundraising focus is the construction of Near West Theatre's (NWT) 230-seat performance center. With a new public plaza planned in front of the theatre at the corner of West 67th Street and Detroit Avenue, Cleveland's first new theatre to be built in many years will be an inviting presence for audiences and participants. Continuing its 32-year history of transforming the lives of Cleveland's under served youth, NWT will be able to expand its outreach in the Detroit Shoreway neighborhood.

Fundraising in 2009 is a daunting task. But with the completion of the Detroit Avenue Streetscape and the renovation of the Capitol Theatre, and with the thousands of new friends and supporters GSAD has gained in the last three years, we know we will be successful in completing the vision of the Gordon Square Arts District.

Public Parking



● = Cleveland Public Theatre
● = Near West Theatre Future Home

Featuring the finest in lakertown living at Battery Park, Villas at Water's Edge, Courtland Court, renovated historic homes, and affordable Green Cottages

Visit all 5 of these new housing opportunities and be entered into a raffle for \$500 gift cards to restaurants, Capitol Theatre, Cleveland Public Theatre, and Near West Theatre tickets, and shopping in the Gordon Square Arts District.

Sept. 26
Meet at the Battery Park
Powerhouse at Fr. Frascati
Drive & W. 74th St.
Detroit Streetscape
ribbon cutting
begins at 11am
Open houses
immediately afterward
Meet at the Battery Park
Powerhouse at Fr. Frascati
Drive & W. 74th St.

Oct. 10
Meet at the Battery Park
Powerhouse at Fr. Frascati
Drive & W. 74th St.

DETROIT SHOREWAY HOME TOUR
Noon - 4pm

detroit shoreway

Community Development Organization
Suite 1 The Gordon Square Arcade 6516 Detroit Avenue
Cleveland, OH 44102
216.961.4242
www.detroitshoreway.org

Non-Profit Organization
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NOW SHOWING!
THE CAPITOL THEATRE
& DETROIT AVENUE STREETScape

Gordon Square Arts District Receives Major Gift from Gund Foundation



ABOVE: A RENDERING OF THE RESTORED CAPITOL THEATRE
RIGHT: A RENDERING OF THE NEW NEAR WEST THEATRE

The George Gund Foundation recently awarded a \$1.2 million grant to the Gordon Square Arts District. David Abbott, the Foundation's director, said the \$24 million initiative is a national model of how organizations can partner to revitalize a neighborhood through incorporating arts, housing, retail and public improvement projects.

"This grant offers an exciting opportunity to use the arts to leverage the revitalization already taking place in Detroit-Shoreway, as well as to support two of our long-time grantees, Cleveland Public Theatre and Near West Theatre," said Deena Epstein, senior program officer at The George Gund Foundation.

The Gund grant is the first major philanthropic gift to the capital campaign. Campaign leaders believe that this

gift will have a "domino effect," contributing to the growing credibility of the district, which is already recognized as a center for arts and culture.

Epstein added, "The Gordon Square Arts District is a unique collaboration with the potential to make Detroit-Shoreway a 'neighborhood of choice' for Cleveland residents and a key asset for attracting the creative class to our community."

In This Edition...

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New Restaurant has Deep Roots in Community



A LOOK INSIDE OF LATITUDE 41n, A FUNKY AND FUN EATERY

Kathy Brown, owner of the recently opened restaurant, Latitude 41n, took a moment to reflect on returning to Detroit Shoreway after a nearly 10 year absence. Brown spent many months planning the menu and the accompanying interior design of the funky, fun eatery.

How do you think your restaurant contributes to the success of the Detroit Shoreway neighborhood? My philosophy has always been "business breeds business". As long as I am following my vision for Latitude 41n, the more creative the Detroit Shoreway area gets with new businesses, the better it is for all of us here. Clevelanders can be so hard on themselves, but when I look around the neighborhood here, I see nothing but people—a great diversity of people—making this a neighborhood to live in, work in and be proud of. I am glad I can be a part of this success!

What brought you back to the Detroit Shoreway neighborhood to open up Latitude 41n? I opened Snicker's Restaurant when it was on W. 76th St. back in 1985. I watched the neighborhood take small steps forward; then take giant steps "no where". I waited for years to see the Eveready Battery building knocked down, the tunnel to Edgewater cleaned up and housing developments to start. It never seemed to get off the ground, so in 1998 I decided to sell the restaurant and take some time to figure my next move. When I saw all the activity in this area start up again, I started looking for the "perfect spot". The Detroit Shoreway area is so attractive; the homes, the renovations, the theatres. It is a great place to set up shop!

What do you like best about your job? The people! I have only been open a couple of months and the neighborhood has made me feel so welcome. I have met so many residents who are so happy I am here. I honestly never thought I would have this reception so quickly. It has been fantastic.

Welcome to Our New Retail Businesses in the Detroit Shoreway Neighborhood

This past year, commercial business in Detroit Shoreway has grown tremendously. We welcomed three new retail businesses into the neighborhood and look forward to welcoming more in 2008.

Kitsch City (www.kitschcity.com), located at 6511 Detroit Avenue; Owner Terry Shook; Kitsch City opened its doors in July 2007 and has been busy ever since. Kitsch offers a variety of cards and specialty gifts like his celebrity duck line seen in the photo.

duoHOME (www.duohome.com), located at 6507 Detroit Avenue, owned by Tim Kempf and Scott Suskowicz; and **Room Service** (www.roomservicecleveland.com), located at 6505 Detroit Avenue, owned by Danielle Deboe, opened their doors Thanksgiving Day Weekend. Both shops offer clever and unique decorating items for your home. From antiques to eclectic items you will be able to find it in these great shops.

With the busy holiday season behind them, we were able to sit down with the store owners and ask them questions about their reasons for locating their businesses in the Detroit Shoreway neighborhood and how do they see their stores contributing to the success of the neighborhood.

(continued on next page...)

Welcome to Our New Retail Businesses in the Detroit Shoreway Neighborhood *(continued)*



TERRY SHOOK - KITSCH CITY

What brought you to the West side of Cleveland, particularly the Detroit Shoreway neighborhood?

Kitsch City: I started my business as a web based business to supplement my flight attendant income. I always wanted a fun store with kitschy gizmos and gadgets, so I knew I would open a store eventually. I attended one of the neighborhood development meetings after some friends that lived in the area mentioned to another friend that they were going. I wanted my store eventually to be in Cleveland. I went to the meeting just to get some idea of what retail space was available, and to do some preliminary work about opening a physical store. I was so impressed with what was happening in the area that I wanted to make sure I was part of it. I believed so much

in the people and the area, that I moved on the opportunity immediately to be part of the transformation.



TIM KEMPF & SCOTT SUSKOWICZ
-DUOHOME

duoHOME: We were not looking for a "location" for our business but a neighborhood to call home. Given our history as former "eastiders", we were impressed with the current and future development plans for Cleveland's West side, particularly the Detroit Shoreway neighborhood. The positive neighborhood vibe in combination with the residential and commercial development seemed a perfect fit with our vision of the neighborhood to start and grow our business. Progressive architectural styles side-by-side with historic homes and the emergence of Green Design were also strong factors. Finally, the passion and commitment of those who are working so hard to re-develop the Detroit Shoreway neighborhood and The Gordon Square Arts District were the clinchers.



DANIELLE DEBOE - ROOM SERVICE

Room Service: I have been living in or around the Detroit Shoreway neighborhood for the past five years. Since moving back to Cleveland from Los Angeles, I think I gravitated to this area because it feels like the right balance between urban living and the down to earth feeling of a neighborhood.

How do you think your shop fits into the Detroit Shoreway neighborhood?

Kitsch City: My store fits the area perfectly. The trend in retail is shifting more towards the independent, locally-owned, city-like shop. Crocker Park, Legacy Village and Westgate are trying to fabricate what already exists in our neighborhoods. We are the authentic thing. With the development of restaurants, theatres and other retail in this area I believe my store

has great potential. People love to shop before and after dining or catching a performance.

duoHome: Our shop was conceived as an alternative to typical furniture stores or design studios. Stores such as ours are usually found in larger metropolitan areas like Chicago, Los Angeles or New York. We could see that there was a niche for independent retailers who offer unique, often handmade products. We appeal to people who are renovating historic properties, purchasing newly constructed, architecturally dynamic residences and those who appreciate well designed and reasonably priced products. We consider design to be an art-form. What better place for the studio than the Gordon Square Arts District?

Room Service: The Detroit Shoreway neighborhood is very eclectic, lively and artistic and I think those three adjectives also describe my store.

Annual Neighborhood Holiday Party

The halls and the atrium of the Gordon Square Arcade were once again filled with laughter and smiles from children eagerly awaiting the arrival Santa Claus. This years DSCDO Annual Neighborhood Holiday party took place on December 8th, 2007 from 1:00- 3:00 p.m. and was as successful as previous years in bringing joy and excitement to the children and families of Detroit Shoreway. At any given time during the day there were upwards of nearly 1,000 people inside the music filled halls of Detroit Shoreway.

Over 300 children sat on Santa's lap and took the opportunity to provide their Christmas wish list to him. Children and families also got the chance to take a photo with Santa Claus as a keepsake. The Holiday Party has been a tradition for many families over the many years. Families will put out pictures from previous years and look forward to adding a new photo every year.

Every child received a bag of goodies from Santa and his elves. After getting their photos and presents, visitors enjoyed cookies and refreshments while waiting for the raffle numbers to be



NEIGHBORHOOD CHILDREN POSE FOR A PHOTO WITH SANTA CLAUS

called. Many generous stores and individuals donated gifts and prizes for the raffle including the local K-Mart, which donated two new bicycles. The lucky winners of the bicycles were Martha Mateo and Ashley Stephens.

Entertainment and music was provided by The Magic D.J., Abracadabra Entertainment. Also on hand greeting the children and posing for photos were Frosty the Snowman and Jack Skellington from The Nightmare Before Christmas.

A big thank you to all the volunteers and donors that helped the DSCDO staff make this a very special and memorable day for so many neighborhood children and families!

Live the Green Homeownership Dream

The Cleveland EcoVillage presents the Green Cottages in partnership with the Cuyahoga Community Land Trust and the Cleveland Green Building Coalition. The two bedroom homes start at \$109,000, and the three bedroom homes from \$129,000, for qualifying moderate-income buyers. The new construction single-family homes will feature beautiful open floor plans, plentiful storage space, detached garages and traditional architectural detailing.

The \$1.2 million project was awarded \$450,000 from the Ohio Housing Finance Agency and \$150,000 from the City of Cleveland, to provide permanently affordable homeownership opportunities. The homes will be designed to meet the most advanced green building standards available, including Enterprise Green Communities and LEED for Homes.

Healthy Indoor Air: Low VOC paints sealants, doors, cabinets, countertops, and floor coverings; controlled ventilation; Green flooring choices include Green Label carpeting, hardwood, Nora rubber, and linoleum.

Energy Efficiency: An energy efficient building envelope, super-insulated and air-sealed; Energy Star HVAC system, appliances, windows, and lighting fixtures; high efficiency air conditioning.

Resource Efficiency: Water saving fixtures; sustainable landscaping; recycled content finishes; advanced framing; construction waste recycling.

Sustainability: Durable materials and high-quality construction; detailed homeowners manual with maintenance tips included; convenient to the EcoVillage Rapid stop and bus service; front porches; wheelchair accessible entrance and bathroom; first floor master bedroom in the three bedroom home; accessibility packages, including chair lifts, included for qualifying buyers.

The Green Cottages are being marketed by the Cuyahoga Community Land Trust. Construction will begin in spring 2008. **Please call Doris Honsa at 334-1620 for more information.**

Block Club & Community Involvement News

The block clubs and other resident groups throughout the DSCDO service area have once again been very busy applying for and receiving grants for various community projects. The latest round of Neighborhood Connections grants netted \$30,700 to fund local initiatives. This grant money will be used for walking patrols throughout the area, increasing the amount of neighborhood green space, youth programming, additional improvements to the Fir Avenue cemetery, and a myriad of other projects.

The West Clinton Block Club held its 2nd Annual Historic Haunts Tour. This year they had new stories and expanded the number of sites visited during the tour. The storyline for the

Historic Haunts Tour was about the tragic Crib 5 accident that occurred in 1926. It highlighted the survival of two of the victims saved by Garret A. Morgan, the inventor of the gas mask. Overall attendance this year was more than double that of last year's attendance! We were once again entertained by actors from the Near West Theatre. In addition to these volunteer actors, we had 75 neighborhood residents participate as tour guides, ticket counters and security personnel. The tour ended at Parish Hall where visitors were treated to examples of our Oral History Project, a student art show, a magician and refreshments.

The Lorain to Fir Block Club received a grant for \$5,000.00 to continue work on the 2nd oldest Jewish Cemetery in Cleveland. On November 17th members of the block club along with several other volunteers, including court community workers, congregated at the cemetery to plant 1,000 daffodils, weed and trim, and reset many of the tombstones. This work was in addition to previous cleanup efforts and the painting of the fence. There are plans to continue additional landscaping and install a new gate in the near future.

These are just two examples of what dedicated groups can do to spruce up a valued asset and to make people aware of the rich, storied past of the Detroit Shoreway neighborhood. The next round of funding is coming up soon! Neighborhood Connection proposals are due February 15th, 2008. City Work proposals are due April 18th, 2008. Now is the time to put on your thinking caps and make your dreams of improving the community come alive!

The Community Involvement Committee has been actively working on a plan to get residents to feel more connected to the neighborhood. This plan will complement the already established Master Plan for the Detroit Shoreway area. Further details on this plan are coming soon.

Block Club Schedule

Bridge Brigade	1st Wednesday of the month at 7pm	Club Room at St. Stephens 1930 West 54th Street	W. 52nd to W. 58th Franklin to Lorain Ave.
Bridge Watchers	Last Wednesday of the month at 7pm	Calvary Reformed Church 1918 West 65th Street	W. 58th to W. 69th Franklin to Fir
Franklin Blvd.	3rd Monday of Feb., Apr., June, Aug., Oct. & Dec. at 7pm	Call 961-4242 ext.223 for meeting location	Franklin Boulevard W. 58th to W. 85th
Lorain to Fir	3rd Tuesday of the month at 6pm	St. Colman Community Room 2025 W. 65th Street	W. 58th to W. 65th Lorain to Fir
North End	Last Monday of the month at 6:30pm	West Bethel Baptist Church 5207 Franklin Boulevard	W. 50th to W. 57th Detroit to Bridge
North Shore Neighbors	2nd Thursday of the month at 7pm	Gordon Square Arcade Conference Room - 6516 Detroit Avenue	W. 45th to W. 64th Lake Erie to Detroit
Urbanteers	3rd Tuesday of the month at 6:30pm	Call 961-4242 ext.223 for meeting location	W. 65th to W. 80th from Madison to Lorain
Franklin- Wakefield	3rd Wednesday of the month at 7pm	Cogswell Hall 7200 Franklin Blvd	W. 65th to W. 74th, between Franklin and Wakefield
W.76th Street Area	2nd Monday of the month at 7pm	St. Augustine Towers-7821 Lake Ave. For more info-call 961-8558	W. 73rd to W. 78th, from Detroit Ave to the RR tracks.
W.65th to West 70th	2nd Tuesday of Meets Jan., Mar., May, July, Sept., Nov. at 7 p.m.	Detroit Shoreway Arcade Conference Room	W. 65th to W. 70th North of Detroit
W. Clinton	2nd Wednesday of the month at 7pm	Bethany Presb. Church W. 65th Street & Clinton	West Clinton between W. 58th and W. 74th
W. Eighties	Last Tuesday of the month at 6:30pm	Walz Branch Library 7910 Detroit Avenue	W. 80th to W. 85th, from Lake to Franklin
West End	2nd Tuesday of the month at 6:30pm	Lorain Branch library 8218 Lorain Avenue	W. 81st to W. 85th, from Lorain to Madison (Does not meet Jan., Feb., Mar.)

If you have never been to a block club meeting, now is the time to join. They are a great source of information and a great way to meet your neighbors and find out what is going on in your area. There are currently 13 block clubs in Detroit Shoreway. If you cannot attend the meeting for your street, everyone is always welcome to the meeting closest to them.

For more information call Nanci McCormack at 961-4242 ext.223 or email nmccormack@dscdo.org

Save the Date

The Detroit Shoreway Community Development Organization's 35th Annual Meeting will be held Thursday, February 28th, 2008 at Our Lady of Mount Carmel Church. In addition to the legendary traditional spaghetti dinner, we will be electing new board members and honoring many people throughout the DCSDO service area.

The open board seats are: 1 Residential Representative, 3 Commercial Representatives, 2 Institutional Representatives and 1 At-Large Representative
Remember that to be eligible to vote you must be a paid 2008 member of DSCDO.

Detroit Shoreway Membership Application 2008

Residential: _____ \$10 Individual/Family/Church/Non-Profit
 _____ \$5 Senior Citizen
Commercial: _____ \$25 (up to 5 employees)
 _____ \$50 (6-25 employees)
 _____ \$100 (26 or more)
Sponsor: _____ \$1000 or more

Please bring completed form and payment to:
 Detroit Shoreway CDO—Membership
 6516 Detroit Avenue, Suite 1
 Cleveland, OH 44102

Name: _____ Date: _____

Business Name: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Email: _____ Website: _____ Phone: _____

Checks may be made payable to: Detroit Shoreway CDO

Making History at Gordon Square!



THE GROUND BREAKING OF THE CAPITOL THEATRE ON MAY 14TH WILL MARK THE OFFICIAL LAUNCH OF THE GORDON SQUARE ARTS DISTRICT IN THE HEART OF OUR NEIGHBORHOOD

The first step in the long-awaited creation of the Gordon Square Arts District (GSAD) will take place on Wednesday, May 14th at 4:00 p.m. with the ground breaking of the Capitol Theatre renovation. Mayor Frank Jackson and Councilman Matt Zone will join other public officials, neighborhood residents and movie-goers at a ceremony inside the Capitol Theatre. History will be made as the 1920s theatre is transformed into a three-screen art and independent film cinema. When

the Capitol opens in the spring of 2009 it will be Cleveland's premiere art and independent film theater on the City's West Side.

The Capitol Theatre opened in 1921 as a 1,400 seat vaudeville and silent film house with a Wurlitzer organ. In the 1930s the theatre was remodeled for showing sound pictures, but was closed finally in 1985 due to severe water damage from a leaky roof, as well as lack of any climate control system.

Since then, the Detroit Shoreway Community Development Organization has kept the idea of a renovated and reopened Capitol Theatre at the top of its list of worthy projects. Finally, the vision is coming into place. But that will not be the end of the noise and commotion in Gordon Square.

Just a month later, the long-awaited streetscape plan for Detroit Avenue will also break ground. The streetscape improvements will create wider sidewalks allowing for street cafes, public art, new street lights, trees and underground utilities. This \$3 million project will transform Detroit Avenue between West 58th and 73rd streets and create a pedestrian-friendly environment. By next year, expect to see a world-class street experience, with visitors and residents looking for that exciting new dining experience, pausing in front of artsy window displays, strolling past art galleries or

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stopping for a quick coffee from Gypsy Beans and Baking Co. before heading to the Capitol for a movie, or the Cleveland Public Theatre for cutting edge performances.

With the groundbreaking at the Capitol Theatre and the Detroit Avenue streetscape, along with the opening of two new restaurants (Stone Mad Pub and Luxe Kitchen & Lounge), there will be no doubt that the exciting changes promised by the GSAD are not just coming; they are here.

GSAD was proud to host Senator Sherrod Brown this month for a tour of the District. The visit also involved an arts leaders' roundtable discussion hosted by Senator Brown. Tom Schorgl of Community Partnership for Arts and Culture and Patrick Shepherd of the Cleveland International Film Festival were among the arts leaders who participated in the hour-long discussion at Cleveland Public Theatre.

The \$7 million redevelopment of the Capitol Theatre received a \$4.5 million equity investment from National City Community Development Corporation, an allocation of New Markets Tax Credits from the Greater Cleveland Partnership, Historic Tax Credits from the State of Ohio, a Commercial Redevelopment Program loan and grant from Cuyahoga County, a Core Cities loan from the City of Cleveland, a predevelopment loan from the Village Capital Corporation and grants from the Cleveland Foundation and the Community Development Finance Fund.

The Wait Is Over: Marlin's LUXE Kitchen & Lounge along with Pete's Stone Mad Open with the Arrival of Spring!



LUXE KITCHEN & LOUNGE (ABOVE) IS SOON TO BE THE NEWEST ADDITION TO THE DETROIT SHOREWAY NEIGHBORHOOD. OWNER MARLIN KAPLAN WILL ENTICE RESTAURANT GOERS WITH A BLEND OF BISTRO FOOD, AFFORDABLE WINE AND HIP MUSIC. LUXE KITCHEN & LOUNGE IS LOCATED AT 6605 DETROIT AVENUE.

Weaving modern bistro food, affordable wine, and hip music, Marlin Kaplan's newest restaurant, Luxe Kitchen & Lounge, promises to be a vibrant gathering spot on Cleveland's near west side. The May opening is the end of nearly two years of dreaming, planning, and renovating by Kaplan and his wife/business partner, Melissa Cole. Situated in an old bank building on the 66th block of Detroit Ave., Kaplan has created a space

that juxtaposes cut-crystal chandeliers with bare brick walls, truffle infused vodka with cans of Pabst, and Parliament with Paul Anka, to house his approachable, contemporary food. Luxe is the latest addition to the Gordon Square Arts District of the Detroit Shoreway neighborhood.

"You don't have to cook fancy or complicated masterpieces, just good food from fresh ingredients." Julia Child's mantra guides Kaplan's kitchen. Seemingly simple ingredients such as pasta and bacon

become spicy Fettuccini Carbonara topped with a fried egg. Bowls of olives share menu space with harissa dusted chicken wings. Other selections run from a Mediterranean-inspired duck pannini to shared plates of charcuterie and farmhouse cheeses. Entrée selections change night to night and artisan pizzas are available for dining in or carry out. The kitchen is open late Tuesday through Saturday with brunch served on Sundays.

Another spring arrival that has generated buzz, is Stone Mad, the Irish pub at 1306 W. 65th Street. Stone Mad is surrounded by massive stone walls and artful iron gates. The interior construction



STONE MAB IRISH PUB (ABOVE) SURROUNDED BY MASSIVE STONE WALLS AND IRON GATES IS LOCATED AT 1306 WEST 65TH STREET. THE PUB IS NOW OPEN FOR LUNCH AND DINNER.

offers three different styles of enjoyment; You enter into the first room which features black walnut finishes, head further into the second room and be transformed into floor to ceiling oak finish, but make sure to stroll to the rear of the building to see the amazing ceiling painting, where lunch and dinner, with an Irish fare is served while watching friends and neighbors challenge each other to a game of Bocce Ball! No televisions or jukebox in this traditional pub, Pete is encouraging good old fashioned conversation to go along with your favorite imported brew!

Stone Mad, which name comes from the memoir of an Irish stonecarver, Seamus Murphy, recounting his seven-year apprenticeship among the country's masons. Stone Mad is currently open for lunch, dinner and variety of liquid libations to tickle your fancy!

Take Advantage of the Wide-Array of Affordable Loan Programs to Rehabilitate & Beautify Your Home

With warmer weather on the horizon, it is the perfect time to make those much needed improvements to your home. Whether the project calls for a new roof, windows, porch or even a new paint job to create that vibrant home you have always dreamed about, there is a program for you! Many home rehabilitation loan programs, with interest rates well below the market average, exist for residents of Detroit Shoreway offered both through local nonprofit organizations and the City of Cleveland.

Please see the list of available programs below for contact information on each program or call (216) 961-4242 (ext. 223) or email nmccormack@dscdo.org for more information on any of these programs, income guidelines or to receive a more detailed brochure of each program.

Home Repair Programs

Cleveland Action to Support Housing – 3.8 % interest rate

Contact: Cora Donley - (216) 621-7350 ext. 20, email: cdonley@cashcleveland.org

Cleveland Restoration Society

Neighborhood Historic Preservation Program – 2.5% fixed interest rate

Contact: Sara Beimers - (216) 426-3106, email: sbeimers@clevelandrestoration.org

Heritage Home Program – 3.5% fixed interest rate

Contact: Kerry Adams (216) 426-3116, email: kadams@clevelandrestoration.org

Housing Enhancement Loan Program – 3% below market interest rate

Contact: Bruce Nimrick (216) 443-2149

Neighborhood Housing Services – 6.5% interest rate

Contact: Paula Miller (216) 458-4663 ext. 24, email: pmiller@nhsccleveland.org

City of Cleveland Programs

Repair –A- Home - Call (216) 664- 2045- For residents in model blocks area only

Senior Housing Assistance Program - Call (216) 664-2833

Afford-A-Home - Call (216) 664-4218 or (216) 664- 4217

Paint Refund Program - Call (216) 664-4053 or (216) 664-2045

Application period begins in May

Home Weatherization Assistance Program - Call (216) 664-4052 or (216) 664-2045

Detroit Shoreway Offers a Variety of Affordable Rental Options

Detroit Shoreway is a community united by its blend of differences. Our apartments mirror these differences and provide a wide-range of housing options. With multiple floor plans and buildings, there is an apartment to suit everyone's style. Living in the Detroit Shoreway community is an experience all its own. We have many new stores and restaurants that have joined our community. Whether it is theater, shopping, good food or a cup of coffee that you want to enjoy, we have got something for you. All apartments are located close to downtown allowing you access to many possibilities in the heart of Cleveland. All of our apartments are totally rehabbed; however, the real charm lies in the historical elements of the buildings. Ever think you could see yourself in an eclectic, culture-rich setting? How about a community devoted to moving forward yet never forgetting where we have been? Then stop by and see all that Detroit Shoreway has to offer you.

Our buildings are located at the following addresses:

- **The Courtland** - 1406 W. 54th St
- **The Harp** -1391 W.64th St
- **The Kennedy** -1403 W. 65th St
- **The Bank Building** - 6509 Detroit Ave
- **Near West Lofts**- 6710 Detroit Ave
- **The Muriel** - 7001 Detroit Ave (pictured at right)
- **The Muirville**- 8003 Detroit Ave
- **The Detroit Chateau**- 7918 Detroit Ave
- **Gordon Square Apartments**- 6516 Detroit Ave



For more information on leasing an apartment in one of our buildings, please contact the leasing department of Detroit Shoreway Community Development Organization at (216) 961-4242 or visit our office at 6516 Detroit Avenue, Suite 1, Cleveland, Ohio 44102.



Beautify your home, your street & the neighborhood.

Free paint is available to you to paint the exterior of your home.

Income restrictions do apply. All applicants must own their home. Renters will need approval from the home owner. All applicants must attend a mandatory paint program orientation.

For info and application, please contact Detroit Shoreway Community Development Organization at (216) 961-4242 ext. 225

Annual Meeting A Huge Success!

On February 28th, 2008 nearly 300 people came together to take part in the 35th Annual Meeting of the Detroit Shoreway Community Development Organization (DSCDO). The Annual Meeting is a time for members of DSCDO to elect new Board members and feast on the famous spaghetti dinner prepared by the cooks at Our Lady of Mount Carmel Church.

Current Board members Joe Craciun, Gia Hoa Ryan, Eileen Kelly, and Pat Gareau were reelected to their respective seats. Newly elected Board members included Cindy Nicholson who was elected to fill the vacant commercial seat. Brian Kazy and Paul Ettorre were also elected to fill the two At-Large seats. At the full Board meeting in March, Peter Harwood was elected Chairman of the Board to replace Joe Tegreene who stepped down after many years as DSCDO Chairman.

Detroit Shoreway also honored members that have served on the Board of Directors for ten or more years. Their commitment and dedication to our neighborhood sets a high standard for others to follow.

Those Honored Include:

Our Lady of Mt. Carmel Church: **Fr. Marino Frascati, Fr. Richard Rasch**

Sisters of Charity of St. Augustine and St. Augustine Manor:

Sr. Judith Ann Karam, Sr. Coletta McNamee, Pat Gareau

Craciun Family: **Yolanda Craciun (in memoriam), Jim Craciun, Joe Craciun**

Zone Family: **Mary Zone (in memoriam), Peggy Zone Fisher, Matt Zone, Madelyn Zone**

Individuals: **Donna Belles, Alan Buehner, Gerri Burns, Pat DiBello, Ralph Fee, Donna Gonyon, Margaret Houser, Miriam Ortiz Rush, Randall Shorr, Joe Tegreene, Bruce Wiley, Tom LaBoda, and John Schambach.**

We also honored our past and present Executive Directors for their vision, leadership, and dedication in making Detroit Shoreway one of the most respected CDC's in the City of Cleveland and the country. Those honored include: Raymond Pianka (1973-1985), Ronald Jaksic (1985-1990), William Whitney (1990-2003), Jeffrey Ramsey (2003-present).



HONOREES AT THE 35TH ANNUAL MEETING INCLUDED THE PAST AND PRESENT EXECUTIVE DIRECTORS OF DSCDO. HONORED FOR THEIR STEADFAST VISION AND DEDICATION WERE (FROM LEFT TO RIGHT): WILLIAM WHITNEY (1990-2003), RONALD JAKSIC (1985-1990), RAYMOND PIANKA (1973-1985) AND JEFFREY RAMSEY (2003-PRESENT).

Other Award Winners Included:

Irene Catlin Leadership Award- **Mark and Fran DiDonato**

Community Spirit Award- **Dave Holtkamp (in memoriam), Michael and Ilona Emmerth, West Edge Community, and Reverend Ogie White**

Neighborhood Improvement Award- **Calvary Reformed Church, Michael and Cena Hilliard, and the Herman Avenue Garden- Ann Marie Bergman, Jennifer Gurowski and Pat DiBello.**

Maria Belmonte, Philomena Santillo, and Marie Firman were also honored for their many years of selflessness and dedication to DSCDO.

Community Involvement & Block Club News

It's that time of the year again. Spring and summer are upon us and the majority of block clubs will be working to implement their City Works and Neighborhood Connections grants. The North End Block Club has three projects going to support youth development and physical fitness. They are planning a party to show off all their hard work later this spring or early summer. Stay tuned for additional details regarding this event. The Urbanteers Block Club has a safety-related grant and a green space grant in the works. West Clinton is currently planning the 3rd Historic Haunts Tour to take place in the fall of 2008. Herman Garden will once again be the place to grow vegetables and get to know your neighbors through communal gardening activities. All of the block clubs will be busy planning potluck dinners, street sales, cleanups and other summer activities over the course of the next several months.

The Community Involvement Committee has been busy working on a plan to complement the Master Plan that was finalized in 2007. The plan will serve as a tool to make all residents of Detroit Shoreway feel more connected to the neighborhood, other residents and the wide range of services and activities offered. They are also working on putting together a welcome packet for new residents to acclimate first-time residents to Detroit Shoreway.

Block Club Schedule

Bridge Brigade	1st Wednesday of the month at 7pm	Club Room at St. Stephens 1930 West 54th Street	W. 52nd to W. 58th Franklin to Lorain Ave.
Bridge Watchers	Last Wednesday of the month at 7pm	Calvary Reformed Church 1918 West 65th Street	W. 58th to W. 69th Franklin to Fir
Franklin Blvd.	3rd Monday of Apr., June, Aug., Oct. & Dec. at 7pm	Call 961-4242 ext.223 for meeting location	Franklin Boulevard W. 58th to W. 85th
Lorain to Fir	3rd Tuesday of the month at 6pm	St. Colman Community Room 2025 W. 65th Street	W. 58th to W. 65th Lorain to Fir
North End	Last Monday of the month at 6:30pm	West Bethel Baptist Church 5207 Franklin Boulevard	W. 50th to W. 57th Detroit to Bridge
North Shore Neighbors	2nd Thursday of the month at 7pm	Gordon Square Arcade Conference Room - 6516 Detroit Avenue	W. 45th to W. 64th Lake Erie to Detroit
Urbanteers	3rd Tuesday of the month at 6:30pm	Lorain Branch library 8216 Lorain Avenue	W. 65th to W. 80th from Madison to Lorain
Franklin- Wakefield	3rd Wednesday of the month at 7pm	Cogswell Hall 7200 Franklin Blvd	W. 65th to W. 74th, between Franklin and Wakefield
W.76th Street Area	2nd Monday of the month at 7pm	St. Augustine Towers-7821 Lake Ave. For more info-call 961-8558	W. 73rd to W. 78th, from Detroit Ave to the RR tracks.
W.65th to West 70th	2nd Tuesday of May, July, Sept., Nov. at 7 p.m.	Detroit Shoreway Arcade Conference Room	W. 65th to W. 70th North of Detroit
West Clinton	2nd Wednesday of the month at 7pm	Bethany Presb. Church W. 65th Street & Clinton	West Clinton between W. 58th and W. 74th
West Eighties	Last Tuesday of the month at 6:00pm	Walz Branch Library 7910 Detroit Avenue	W. 80th to W. 85th, from Lake to Franklin
West End	2nd Tuesday of the month at 6:30pm	Lorain Branch library 8218 Lorain Avenue	W. 81st to W. 85th, from Lorain to Madison

For more information on the block clubs or Community Involvement please call Nanci McCormack at 961-4242 (ext. 223) or email nmccormack@dscdo.org

Another Fun-filled Summer for Youths at Neighborhood Parks

In 2007, the ParkArts summer series drew more than 200 neighborhood children to Herman Park and Lake Pool for over 40 artistic workshops including drumming, DJ-ing, photography and film making. In partnership with DSCDO and with support from Councilman Matt Zone, ParkWorks provided a wide range of arts and culture based activities in collaboration with Young Audiences of North East Ohio and the Progressive Arts Alliance. Other highlights, including a four-week Cleveland SCORES soccer camp, outdoor movies and a performance by Cleveland Public Theatre's Student Theatre Enrichment Program, gave way to healthy and lively gathering spaces in our parks and neighborhoods.

In 2008, DSCDO and ParkWorks will again offer neighborhood youth an opportunity to discover arts and culture through a variety of interactive summertime events and projects. The series will be offered at Herman Park and Lake Pool. We are also pursuing a new partnership with Madison Park. Cleveland Public Theatre will be back to perform at Herman Park at 7p.m. on Thursday July 31st. All activities and events will be free and open to the public -- made possible with generous support from Charter One Bank, Councilman Matt Zone, Weed and Seed and others. Watch for a detailed calendar in your mailbox.



IN 2007, OVER 200 NEIGHBORHOOD YOUTHS TOOK PART IN OVER 40 ARTISTIC WORKSHOPS AT BOTH LAKE POOL AND HERMAN PARK. ABOVE, CHILDREN TAKE PART IN A DJ-ING SESSIONS AT HERMAN PARK.

Searching for All Artists

Detroit Shoreway is looking to find you and keep you in the loop when events are happening. If you are an artist in the Detroit Shoreway neighborhood and would like to be part of the exciting growth and opportunities happening please complete the form below and send back to our office. We will be putting together a mailing and email list so that we can keep everyone informed. If you know of someone who does not receive our newsletter but should be part of our network, please forward them this information.

Email: mmosinski@dscdo.org; fax to Marilyn Mosinski, 216.961.8830 -or- mail to: Detroit Shoreway CDO, Attn: Marilyn, 6516 Detroit Ave., Suite 1 Cleveland, OH 44102

Which best describes you?

- Individual Artist Studio Institution
 Studio w/ Multiple Artists Arts Festival

Which best describes your location?

- Storefront Live/Work Space Currently renting space
 Gallery Own your own place Other _____

Gallery/Studio/Institution Name: _____

Street Address: _____ Phone #: _____

Web site: _____ Business Hours: _____

General description of your venue (maximum 25 words): _____

SPECIAL INVESTMENT EDITION

- p3...** Cleveland EcoVillage National Model for Green Development
- p4...** Detroit Shoreway offers housing for all
- p6...** Detroit Shoreway Neighborhood Economic Development

- p8...** Housing options for every taste and price point
- p13...** Strong Schools and Education found in Neighborhood
- p13...** Lorain Avenue Destination for Treasures, Collectibles
- p15...** Detroit Avenue to Receive Major Streetscape Improvements



THE CAPITOL THEATRE, LOCATED IN THE HEART OF THE GORDON SQUARE ARTS DISTRICT AT DETROIT AVENUE AND WEST 65TH STREET, OPENED IN APRIL OF 1921 AS A MOVIE THEATRE AND WAS LAST USED IN 1985. THE FINANCING FOR THE REDEVELOPMENT OF THE CAPITOL THEATRE AS AN ART AND INDEPENDENT FILM THEATRE WILL BE FINALIZED IN THE SPRING OF 2008 WITH CONSTRUCTION SCHEDULED TO BEGIN IN THE SPRING OF 2008.

OVER A HALF A BILLION DOLLARS IN CONSTRUCTION PROJECTS UNDERWAY IN DETROIT SHOREWAY

On Cleveland's Near West Side, from W. 54th to W. 73rd Streets, a bustling commercial district built around the arts is taking shape. Just two miles from Downtown and within walking distance of Lake Erie, the Gordon Square Arts District (GSAD) in the Detroit Shoreway neighborhood offers cutting edge performing arts venues, ethnic restaurants, hip bars and eclectic housing options.

GSAD is a public/private/nonprofit collaboration that is transforming Detroit Shoreway into one of the most desirable residential, commercial and arts centers in the region. The GSAD encompasses five capital projects:

- Renovation of the Capitol Theatre, a 1920's movie house, into a multi-screen cinema showing art and independent films, offering a "Cedar-Lee" experience on Cleveland's West Side,
- Renovation of the two existing Cleveland Public Theatre (CPT) buildings at West 64th and Detroit,

- Construction of a new performance center for Near West Theatre (NWT) at West 67th and Detroit,
- Streetscape improvements on Detroit Avenue to narrow the street, widen sidewalks, bury utilities and install new lighting, public art and landscaping, and
- Acquisition of additional parking areas.

The GSAD will build on and support existing housing and commercial development in the area, including 730 housing units under construction, and 14 new businesses that have opened or are planning to open in the coming months. According to a 2006 TeamNEO economic impact analysis, investment in the GSAD will provide nearly 1,000 jobs. The initiative is already leveraging over half a billion dollars in economic development, contributing to the restoration of Cleveland's ability to be an economic engine for the state.

Support for GSAD is widespread, with over 250 civic and community leaders having toured the district. With the city-

wide leadership of honorary chairs Albert Ratner, Dick Pogue and Tom Sullivan, the project will create \$30 million of revitalization, leveraging \$500 million in economic development. When complete, GSAD will provide the entire Northeast region of Ohio with:

- an arts and entertainment destination,
- an engine for economic development,
- a neighborhood of choice.

In addition to being valuable assets that will stimulate revitalization, both CPT and NWT serve communities beyond the audiences attracted to their theatrical productions. Each provides educational opportunities to traditionally underserved constituencies by offering programs that utilize theatre to teach social skills, job readiness, personal growth and transformation.

Now in its 24th year, CPT is a ground breaking professional theatre that nurtures new talent, new works and new audiences. CPT celebrates theatre that is avant garde, locally created {cont'd on p2}

OVER A HALF A BILLION DOLLARS IN CONSTRUCTION

{cont'd from cover}

and speaks to issues of social justice. CPT's educational programs serve youth, residents of public housing, inner-city teens and adults in transition. These programs use theatre to instill important life values, teach social and work-related skills and improve academic achievement. CPT manages two theatres: The James Levin Theatre, a 150-seat black box theatre, and The Gordon Square Theatre, Cleveland's oldest standing theatre, that seats 300 people.

CPT's capitals goals include: improved HVAC systems for both theatres, improved theatrical lighting and sound systems, new audience seating, ADA-compliant restrooms, an elevator and basic structural repair.

NWT was founded in 1978 as a summer youth theatre program to provide a positive alternative for teenagers on the Near West Side. Today, the organization offers year-round theatre arts activities for children, teens and adults with an emphasis on serving youth. NWT uses theatre to



ARCHITECT'S RENDERING FOR PLANNED NEAR WEST THEATRE'S NEW AUDITORIUM.

transform the lives of its participants and audiences and engages them in forming long-term relationships. NWT welcomes everyone regardless of previous experience or skill level. Five full-scale projects involving an average of 200 people each year are produced while maintaining an affordable ticket price of \$6.

NWT currently operates in cramped quarters in a church social hall. It plans to build a new theatre on W.67th Street and Detroit Avenue.

DSCDO plans to renovate the Capitol Theatre, built in 1921, into a three-screen cinema showing art and independent films. DSCDO is negotiating with a leading independent cinema operator to manage the theatre. The cinema project will be perhaps the largest single contributor to economic development in the neighborhood, creating demand for restaurants, nightlife and new retail.

The renovation will maintain the original decorative styling of the main auditorium,



CPT HAS BEEN A DETROIT SHOREWAY ANCHOR SINCE THE MID 1980'S.

and divide the balcony into two additional screening rooms. A second phase will add three additional screens and a parking garage on land behind the building. Each theatre will boast new stadium style seating and state-of-the-art projection equipment and concessions.

Already, the neighborhood is home to some of Cleveland's hippest music venues. The Happy Dog presents live music of all kinds, including rock-a-billy, acoustic standards, and – in true Cleveland tradition – polka! The venerable Parkview Tavern books some of the nation's finest and most well-known live music artists.

Many other organizations are taking up the charge to develop arts programs and venues, such as the West Side Ecumenical Ministry's Reinberger Auditorium and Julia De Burgos Center, and Saigon Plaza located at W. 54th Street and Detroit Avenue. Take a look – and a listen – around the neighborhood and discover the rich culture and arts blossoming daily.

BATTERY PARK SETS STANDARD AS PREMIER MODEL OF NEW URBANISM



THE BATTERY PARK SALES CENTER ON W. 73RD ST. NORTH OF DETROIT AVENUE IS OPEN DAILY FROM NOON TO 5:00 PM CALL 216-939-9926 FOR MORE INFORMATION

Not since the turn of the century has Detroit Shoreway been such a hotbed of new housing construction. The largest new housing development to date in Detroit-Shoreway neighborhood is Battery Park,

by Vintage Development Group. Featuring 328 condominium units, the \$100 million housing development on 13-acres overlooking Lake Erie will feature lake and downtown views.

>> Chicago-style family Townhomes and loft and flat style townhomes are featured in Battery Park by Vintage-Development Group.

Battery Park will incorporate a broad range of residential unit types and price points – it will mirror the scale of the existing neighborhood to the south, allowing a smooth blending of new and old.

The development will consist of detached single-family units; two- and three-bedroom townhomes; and one-, two- and three-bedroom lofts in three-story, five-story and six-story buildings. The living space within the units will range from 775 to 2,470 square feet, with pricing

beginning in the low \$170s.

Situated on a bluff overlooking Edgewater Park, the site affords excellent views of Lake Erie and downtown Cleveland. The development will extend the street grid of

the existing neighborhood, with W. 73rd and W. 76th Streets acting as the project's eastern and western border.

Battery Park will create a public green space overlooking the lake for use by new and existing neighborhood residents. Plans call for a redevelopment of the historic Eveready Powerhouse, with its landmark smokestack, into a restaurant, market and community meeting place. Construction began in 2005, and occupancy of the first single-family homes started in Spring 2006. ■

Ecofriendly Housing Options Abound!

Located in the nationally recognized Cleveland EcoVillage neighborhood of Detroit Shoreway, these homes are steps away from the new green W.65th/Lorain Rapid Station, Ithaca Court EcoVillage community garden and the soon to be redeveloped Michael Zone Recreation Center Greenspace. EcoVillage is also near new restaurants, shops, theatres, and galleries in the Gordon Square Arts District.



The Green Cottages

These 2 and 3 bedroom, 1.5 bath single family colonials, feature between 1,200 and 1,400 square feet of affordable, accessible, environmentally sustainable living space. Amenities include: Energy Star appliances, windows, doors, lighting fixtures, hardwood floors, low VOC carpet and paint, a full basement, and a 1.5 car detached garage. Prices start at \$126,000.

An energy efficient furnace, air conditioner and water heater, combined with a programmable thermostat and quality insulation result in extremely low utility costs and a reduced carbon footprint for qualified moderate income homebuyers. Income restrictions apply. Call Cuyahoga Community Land Trust at (216)334-1620



Courtland Court

The Townhouses at Courtland Court offer 23-units of spacious city living within the heart of the EcoVillage and Detroit Shoreway. Exciting exterior designs are blended with cultural, yet modern interior designs and floor plans. The townhomes feature 2-car garages, a balcony off the living room and a central courtyard. Only 4 townhomes remain. Prices for the townhomes begin at \$159,000. The townhomes also come with a 15-year tax abatement and reduced rate financing is available through Parkview Federal Savings Bank. Call Michael DeCesare of Denison Homes at (440) 835-8360



EcoVillage Townhomes

Built in 2003 with cutting-edge green building best practices, the EcoVillage Townhomes offer fine, environmentally conscious living just minutes from downtown. The 2 and 3 bedroom townhomes offer bright and spacious floor plans ranging from 1618 sq. ft to 2472 sq. ft. Amenities include: hardwood floors, master suites with private baths, and modern kitchens and dining areas fit for entertaining. Back decks overlook beautifully landscaped communal and private courtyards. All units heat and cool for less than \$700 a year, include detached garages and are tax abated. Green features abound! Some units include basement income suits



Cogswell Hall is Halfway There!

The \$8.8 million renovation and expansion of Cogswell Hall reached the halfway point in May when the new portion of the building was completed, and 23 residents moved to brand new units.

Cogswell Hall is a 100 year old building providing housing and supportive services for adults facing critical life challenges. The staff at Cogswell provide supportive services for their residents in addition to housekeeping and food services. The new units have amenities that did not exist in the historic building including individual bathrooms and individually controlled air conditioning and heating.

In addition to the 23 housing units, the new building contains a state-of-the-art kitchen and large dining room, along with resident lounges, and staff offices. Asbestos abatement of the existing building is expected to be complete in mid-June so that renovation of that portion can begin. The renovation of the historic building will be complete in December of 2009. Cogswell Hall will welcome 18 new residents for a total of 41 residents.

On June 24th, Cogswell Hall hosted an open house and offered tours of the new building to celebrate reaching the halfway point in the project. Cogswell Hall's annual event, Moment in Time, will be held October 24 at Cafe Sausalito. A ribbon-cutting celebration will be planned in early 2010 to celebrate the final project completion. For information on Cogswell Hall please call (216) 961-1568.

Neighborhood Experiences 100 Hours of Power



Detroit Shoreway Awarded for Innovation

This spring, Detroit Shoreway Community Development Organization (DSCDO) was honored for its innovative accomplishments, projects, and operations with particular regard for the development of the Gordon Square Arts District (GSAD). A model for using the arts as a tool for economic development, GSAD has seen 25 new businesses either open, or plan to open, in the past two years near the intersection of Detroit Avenue and West 65th Street. Additionally, the continued development of EcoVillage, the \$100 million Battery Park community, along with nearly \$300 million of additional investments in the neighborhood, is helping Detroit Shoreway to become Cleveland's hottest and most exciting neighborhood.

DSCDO was selected as the winner of the Oberlin Research Group's Innovation Award for Most Innovative Services. The college-led group analyzed DSCDO's internal and external operations for innovative practices, employee empowerment, and pioneering project development. Following a site-visit by the group, DSCDO was honored at a reception on May 2nd at Oberlin College. The awardees were impressed with the development of EcoVillage, a national model in sustainable urban living. They also found the development of GSAD, Battery Park, and innovative collaborations with various partners and agencies set DSCDO above other well qualified candidates.

DSCDO has received recognition for the Capitol Theatre project from a number of different national organizations. The 1921 movie house is being transformed into a three-screen, all-digital cinema specializing in art and independent films. The theatre is the cornerstone of the \$30 million effort to develop the Gordon Square Arts District as a regional destination for theatres, plays, shopping and dining. Major GSAD projects include the creation of a streetscape along Detroit Avenue, renovation of the Capitol Theatre, renovation of Cleveland Public Theatre and building a new facility for Near West Theatre. The Capitol Theatre will be managed by Cleveland Cinemas, owners of the Cedar-Lee Theatre in Cleveland Heights. The theatre will celebrate a Grand Opening Week October 1-11.

DSCDO was recently honored with award nominations that focus on different aspects of the Capitol Theatre project, but they all recognize the innovative financing tool of the leveraged New Markets Tax Credits which DSCDO used to fund this \$7.5 million project. The economic and community impacts the redevelopment of the Capitol Theatre will have on the neighborhood and City have also been recognized. What set this project apart from others across the country is that the Capitol Theater is just one part of the development of the Gordon Square Arts District.

Award nominations include:

Community Development Finance Association (CDFA) for best tax credit project in the country. The Capitol Theatre was one of three projects nominated across the country for this award. DSCDO presented at CDFA's Annual Summit in Pittsburgh in May and finished in second place.

National Development Council (NDC) selected the Capitol Theatre as one of several projects chosen as a semi-finalist in the Community Development Category. The Capitol Theatre was recognized at NDC's bi-annual Academy, held May 12-14, 2009 in Washington, D.C. for its innovative funding structure using leveraged New Markets Tax Credits. The project was showcased at the Academy's Capitol Hill Reception attended by legislators and development professionals from across the country.

Inside Business/Team NEO selected the Capitol Theatre as a finalist in the category of Asset Creation in the Team NEO Economic Development Impact Awards. The awards recognize organizations and companies who have made outstanding contributions in attracting, retaining and expanding businesses in Northeast Ohio.

Seventh Annual Benefit:



Detroit Avenue Streetscape – Construction Update



Streetscape construction on the north side of Detroit Avenue is nearing completion.

By early July, 2009, the Streetscape on the north side of Detroit Avenue will be fully complete and construction will have shifted to the south side. The same process – utility pole removal, widening of sidewalks, and placement of artistic elements such as pavers and benches – will repeat on the south until construction is completed in September.

Save the Date:

September 26, 2009 – DETROIT AVENUE STREETSCAPE RIBBON CUTTING AND STREET FESTIVAL!

The Streetscape's official unveiling will take place on Saturday, September 26. The day will kick off with an 11:00 AM Ribbon Cutting Ceremony at the corner of West 65th Street and Detroit Avenue, hosted by Mayor Frank Jackson and Councilman Matt Zone.

A Street Festival, organized in collaboration with the West Clinton Block Club, will immediately follow. The Festival will stretch late into the afternoon and will feature local artists, vendors, food and the Gordon Square Farmers' Market. Congratulations to the West Clinton Block Club for being awarded a Neighborhood Connections Grant towards the Festival.

New Westside Housing Center

Housing and financial services under the same roof

Starting July 9, Cleveland residents will have access to foreclosure prevention assistance, financial and homeownership education, and home repair loans all under one roof at the new Westside Housing Center in the Gordon Square Arcade, 6604 Detroit Avenue.



Eight non-profit organizations – including DSCDO – are collaborating to help families facing foreclosure, looking for affordable housing and trying to maintain financial stability.

"Today's rising foreclosure rates make this an ideal time for the first holistic, systematic approach to helping Clevelanders deal with the issue," said Jeff Ramsey, DSCDO Executive Director. "We believe we can help families best by addressing a broad range of needs at a single location."

Grants from the JP Morgan CHASE Foundation, the Eva L. and Joseph M. Bruening Foundation, Third Federal Foundation and Charter One Foundation provided funding for this project.

The center will offer:

Housing Assistance	Education and Financial Literacy
• Foreclosure prevention	• First-time homebuyer awareness
• Home repair loan offerings and application assistance	• Moving from renting to owning
• Promote homeownership and rental housing options	• Individual Development Accounts
• Link investors and home rehabbers with available properties	• Financial literacy
	• Responsible renter awareness
	• Employment assistance

Neighborhood VIEWS

The Newsletter of the Detroit Shoreway Community Development Organization Summer 2010

The Gordon Square Arcade • 6516 Detroit Avenue, Suite 1 • Cleveland, OH 44102 • 216.961.4242 • www.detroitshoreway.org

detroit shoreway

Discover Gordon Square Arts District Day a Hit



Photo by Greg Wilson. The neighborhood rolled out the welcome mat for Discover Gordon Square Arts District Day.

On June 12, the neighborhood started what may become a tradition: a day for Gordon Square to show the city what it offers. Festivities from West 78th to West 54th Streets brought thousands of visitors to the neighborhood for "Discover Gordon Square Arts District Day." In addition to free classic cartoons at the Capitol Theatre, a ribbon-cutting ceremony for Cleveland Public Theatre's Phase One renovations, and Near West Theatre performances, Room Service owner Danielle DeBoe hosted her biannual "Made in the 216" event, featuring local designers, artists, musicians, restaurateurs, and more.

The day included a first in the history of Cleveland nonprofits: a free round-trip shuttle to transport visitors from Gordon Square to Parade the Circle in University Circle. The East-meets-West trolley, provided by a generous grant from the George Gund Foundation, enabled Clevelanders to enjoy events on both sides of the Cuyahoga.



Photo by Greg Wilson. Shoppers flocked to last month's Made in the 216. Danielle DeBoe's event takes over Near West Lofts each summer.

Award-Winning Detroit Shoreway Neighborhood

The Detroit Shoreway neighborhood is experiencing a renaissance as a place to live, work, and play. With small businesses, residents, city government, foundations, and nonprofits supporting the continued development of the neighborhood, nearly \$500 million is being invested in this lakefront community. The neighborhood has recently been honored with five awards highlighting the investments that have been made.

Detroit Shoreway Community Development Organization: Capitol Theatre

2010 Preservation Award

Cleveland Restoration Society & American Institute of Architects (Cleveland & Akron)

The Capitol Theatre has been selected to receive a 2010 Preservation Award from The American Institute of Architects (AIA), Cleveland and Akron chapters, and Cleveland Restoration Society. The Capitol was recognized at the 2010 Preservation Awards ceremony, Celebration of Preservation, held on Tuesday, May 20, 2010. The award recognizes individuals who have made significant investments in both the revitalization of Northeast Ohio and exemplary projects.

2010 Award Best Commercial Rehabilitation Project

Heritage Ohio

The Capitol Theatre received the 2010 Heritage Ohio Award for Best Commercial Rehabilitation in Ohio. The award was presented on June 17 in Athens, Ohio. Heritage Ohio awards projects that are innovative, inclusive, cost-effective, serve as a unique community asset, and help with community revitalization efforts.

2010 Ohio Nonprofit Excellence Award

Ohio Association of Nonprofit Organizations

The Capitol Theatre was awarded the Ohio Nonprofit Excellence Award by the Ohio Association of Nonprofit Organizations. The theatre was chosen for its creativity, execution, achievement and overall excellence. Six awards were presented statewide, one for each region in both the large and small budget categories. Detroit Shoreway was honored on May 11 in Columbus.

2010 Community Impact Award

Dominion East Ohio and Inside Business Magazine

The Capitol Theatre was the recipient of the Community Impact Award and was recognized at a ceremony in March. The award is given to cities or organizations that have made a positive impact in the community. Funding for the award comes from the Dominion Foundation, which is dedicated to the economic, physical, and social health of the communities served by Dominion companies. Since 1996, Dominion East Ohio has distributed nearly \$950,000 in Community Impact Awards.

(continued on page 2)

Affordable Loan Programs Available

Now is the perfect time to make those much needed improvements to your home. Many home rehabilitation loan programs, with interest rates well below market average, exist for residents of Detroit Shoreway. See the table below for programs and contact information. Call Nanci McCormack at (216) 961-4242 ext. 223 or email nmccormack@dscdo.org

Cleveland Action to Support Housing

Interest rate: **3.4%**

Contact Cora Donley at (216) 621-7350 ext. 20 or cdonley@cashcleveland.org

Cleveland Restoration Society

Neighborhood Historic Preservation Program

Fixed interest rate: **1.4%**

Contact John Paul Kilroy at (216) 426-1000 or jkilroy@clevelandrestoration.org

Heritage Home Program

Fixed interest rate: **3.5%**

Visit clevelandrestoration.org/heritage_homes/index.php

City of Cleveland Programs

Repair-A-Home

Offers low-interest loans to repair homes. Call (216) 664-2045. For residents in Model Blocks area only.

Senior Homeowner Assistance Program

Provides grants for elderly or disabled who meet income guidelines. Call (216) 664-2833.

Afford-A-Home

Offers low-interest loans and interest-free second mortgages. Call (216) 664-4218.

Paint Refund Program

Offers refunds to paint your home. Contact Greg Baron at (216) 961-4242 ext. 263 or gbaron@dscdo.org.

Summer Fun at the Capitol Theatre

Free activities for kids - discounts and deals for adults!

FREE Kid's Summer Film Fest!

See a different family film for FREE each week at the Capitol Theatre. Seating is limited – first-come, first serve. Children must be accompanied by an adult. All movies will be shown on Wednesdays at 10:00 AM.

July 7: FANTASTIC MR. FOX

July 14: ALVIN & THE CHIPMUNKS:
THE SQUEAKQUEL

July 21: PLANET 51

July 28: CLOUDY WITH A
CHANCE OF MEATBALLS

Aug. 4: DIARY OF A WIMPY KID

Sunday Classics at the Capitol Theatre — the Brunch & Movie Series continues!

See a different classic film each month in the gorgeous main auditorium of the Capitol. Then enjoy brunch at a partnering neighborhood restaurant. If you are hungry only for movies, just come see the film! Tickets without brunch are \$5 and are available at the Capitol Theatre box office or online. Brunch/Movie Package tickets are \$20. Call 440-249-3306 ext. 1111 to make your brunch reservation. M-F from 9:00 a.m. - 5:00 p.m.

June 27: A STAR IS BORN
Brunch Partner:
Luxe Kitchen & Lounge

July 25: THE PINK PANTHER
Brunch Partner: Reddstone

Aug. 29: STAGECOACH
Brunch Partner: Latitude 41°n

Sept. 26: WHAT'S UP DOC?
Brunch Partner: Stone Mad

Don't forget...Regular discounts and offers at the Capitol every week!

BARGAIN MONDAYS

\$5 admission plus concession specials

FREE POPCORN TUESDAYS

One free 32 oz. popcorn with each paid admission

HAPPY HOUR WEDNESDAYS

Yes, the Capitol Theatre serves wine and beer, including selections from the Great Lakes Brewing Company. All beer and wine is 1/2 price on Wednesdays.

THURSDAY STUDENT DISCOUNT NIGHT

\$6 admission with a valid student I.D.

TO FIND OUT WHAT'S PLAYING AT THE CAPITOL THEATRE:
Call the Moviephone hotline (440-528-0355)
or visit www.clevelandcinemas.com.

(continued from pg. 1)

Gordon Square Arts District : 2010 Cleveland Arts Prize

The Gordon Square Arts District (GSAD) was awarded the 2010 Cleveland Arts Prize, typically given to individual artists whose work enriches Northeast Ohio and whose work enriched Northeast Ohio and whose accomplishments set a standard of excellence. The GSAD, which is using the arts as a tool for economic development, is being honored with the 2010 Cleveland Arts Prize for its vision and influence in revitalizing the Detroit Shoreway neighborhood. The award was presented on June 26 at the Cleveland Museum of Art.

GSAD leaders include Ward 15 Councilman Matt Zone, GSAD Executive Director Joy Roller, Detroit Shoreway Community Development Organization (DSCDO) Executive Director Jeff Ramsey, Cleveland Public Theatre (CPT) Executive Director Raymond Bobgan, Near West Theatre Executive Director Stephanie Morrison-Hrbek, Cleveland Housing Court Judge Raymond Pianka, (founding director of DSCDO), CPT Founding Director James Levin, honorary chairs Albert Ratner, Richard Pogue, and Tom Sullivan, and GSAD Board Chairman Larry Schultz. All were honored at the June presentation for their hard work.

Italian Film Festival Comes to the Capitol Theatre

The Fifth Annual Cleveland Italian Film Festival – showcasing award-winning Italian films – is expanding to the Capitol Theatre. The film festival will be held on September 16, 23, and 30 at the Cedar Lee Theatre and Thursday, October 7, 2010 at the Capitol Theatre.

Film tickets are \$10.00 and pre-film parties are \$15.00. Tickets must be purchased in advance and are on sale now. Pre-film parties will be held at Jimmy O'Neill's (Cedar Lee) and LUXE Kitchen & Lounge (Capitol). To order tickets and learn more about films being shown, please call (216) 456-8117.

The Cleveland Italian Film Festival is the first independent Italian film festival in Northeast Ohio.

International Cuisine Scene Flourishes



(Top) Indian Delight: One of Detroit Shoreway's newest restaurants features great Indian cuisine.

(Bottom) Frank's Falafel House. A rendering of the signage, designed by City of Cleveland.

Two new restaurants serving unique and diverse cuisine have opened along Detroit Avenue in Detroit Shoreway. Unique and diverse cuisine is taking hold alongside our neighborhood's arts and cultural landmarks.

Indian Delight, which opened May 20, and Frank's Falafel House, to open this summer, are wonderful additions to the neighborhood.

Indian Delight tempts your taste buds with Tandoori Chicken and other savory flavors. The restaurant also offers a buffet for those who want to taste a little of everything, along with a full menu that will keep you coming back for more. Indian Delight's new establishment (5507 Detroit Avenue) is their second, with the first shop located at the Galleria downtown. Indian Delight is open seven days a week: Monday through Saturday, 11 a.m. to 3 p.m. and 5:30 p.m. to 11 p.m., and Sunday from 12 p.m. to 3 p.m. and 5 p.m. to 9 p.m. Call (216) 651-4007 for information.

Frank's Falafel House offers traditional foods from Damascus. Enjoy gyros and homemade hummus, prepared daily. Along with great Middle Eastern ethnic food, classic dinner fare is offered. Located at 1823 West 65th Street (Franklin Boulevard and West 65th Street), Franks also offers catering and home delivery service for parties and events.



Battery Park Continues to Grow

Wine Bar in Powerhouse to Open Fall 2010

Battery Park continues to grow. New residents are discovering lakefront living as Vintage Development moves forward with construction of new units. Also, after much planning and restoration, the powerhouse complex is set to welcome its first tenant this fall, Battery Park Wine Bar. The wine bar will feature

all types of wine, beer, and food. Vintage will also open a new sales office on the second floor of the historic building later this year. New townhomes, flats, and lofts are being built and start at \$169,000.

Contact Scott Phillips at (216) 849-8333 for more information. To view housing styles and floor plans, visit www.batteryparkcleveland.com.



Stockyard, Clark-Fulton, Brooklyn Centre Community Development Staff (L to R): Noa Margolin, Adam Stalder, Dharma Valentin, Adam Gifford, Megan Meister, Greg Baron, Matt Yourkvitch.

DSCDO Expands to Provide Services for Stockyard, Clark-Fulton & Brooklyn Centre Neighborhoods

On July 1, DSCDO expanded to provide additional services by opening the Stockyard, Clark-Fulton & Brooklyn Centre Development Office. This program of DSCDO will offer services consistent with those identified through a neighborhood strategic planning process coordinated by the City of Cleveland from January through March 2010.

Residents identified these priorities for services: code enforcement and vacant housing, safety, community engagement and block clubs, nuisance abatement (e.g., trash, burned-out streetlights, graffiti), and reutilization of vacant land.

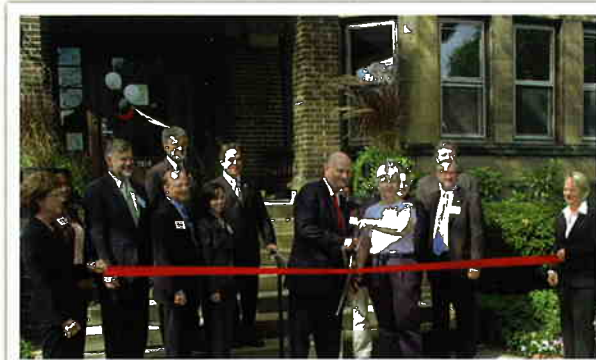
The new office, located in the Lin Omni Center on Fulton Road, will be operated under the direction of DSCDO and supported by DSCDO's housing development, commercial development, accounting, and administrative staff. DSCDO will be

able to provide the staff support, capacity, resources, and infrastructure of a large organization. Services in portions of three neighborhoods will also be provided by Tremont West Development Corporation, Ohio City Near West Development Corporation and Midwest Housing.

Thanks to Councilmen Cummins, Westbrook, and Zone for their financial support and leadership and to all of our partners.

Completed Cogswell Celebrated

Dignitaries, excited residents, and well-wishers from all quarters of the state ushered in a new era for Cogswell Hall at the September 16 ribbon-cutting for its \$8.8 million renovation/expansion. After nearly two years of construction, the refurbished facility has doubled its size, adding individual living quarters, 18 rehabbed and 23 new housing units, a new kitchen facility, and office space.



Attending the ceremony from left to right were: Cogswell Hall Board Member Marilyn Coleman, Village Capital Corporation Loan Officer Kandis Anderson Williams, Cleveland Foundation V.P. of Programs and Evaluation Robert Eckardt, Charter One Bank President Ken Marblestone, Cleveland Mayor Frank Jackson, Federal Home Loan Bank of Cincinnati Senior Community Housing Representative Judy Rose, Ward 15 Councilman Matt Zone, DSCDO Executive Director Jeffrey Ramsey, Ohio Housing Finance Agency Planning and Policy Coordinator Arthur Krauer, Cogswell Hall Executive Director Diana Cyganovich, Cogswell Hall Board President Candi Clouse, Ohio Capital Corporation for Housing Planning and Policy Executive Director Hal Keller, Enterprise Community Partners V.P. Ohio Impact Market Leader Mark McDermott, and Gordon Square Arts District Executive Director Joy Roller.

Cogswell Hall worked with funders, partners, and designers to ensure a sustainable and efficient complex. Meeting the Enterprise Green Communities standards and currently under application for Leadership in Energy and Environmental Design (LEED) Silver certification, the facility added low-flow water systems, bioswales, low Volatile Organic Compound (VOC) paint and sealants, a metal roof on the new addition coupled with an Energy Star rated roof for the historic structure, energy-efficient windows, lights (with motion sensors), and ductless HVAC systems. Sixty percent of new lumber came from sustainable forests, 90% of the existing building's shell was reused, construction waste was diverted from landfills, and materials were locally sourced.

Cogswell Hall provides housing and supportive services for adults with limited income who face critical life challenges.



Contact Us

The new office, located in the Lin Omni Center at 3167 Fulton Road, will be operated under the direction of DSCDO and provide services for Stockyard, Clark-Fulton & Brooklyn Centre Neighborhoods.

Stockyard, Clark-Fulton & Brooklyn Centre Community Development Staff:

(216) 961-9073

Megan Meister Program Director

ext. 210
mmeister@dscdo.org

Adam Gifford Community Organizer

ext. 205
agifford@dscdo.org

Dharma Valentin Community Organizer

ext. 204
dvalentin@dscdo.org

Adam Stalder Housing and Vacant Land Re-Utilization Manager

ext. 206
astalder@dscdo.org

Greg Baron Housing Specialist

ext. 207
gbaron@dscdo.org

Matt Yourkvitch Single Family Housing Manager

ext. 208
myourkvitch@dscdo.org

Capitol Theatre Turns 1 (and 89)

As parents of newborns know, first years go by fast! Detroit Shoreway is proud of a year full of firsts for the Capitol Theatre, including popular programs such as the Sunday Classics Brunch & Movie Series, the Late Shift, and the Free Kid's Summer Film Fest.



Neighborhood youths enter the Capitol for one of the summer's free Kid's Summer Film Fest movies. Thanks to sponsors Cleveland Cinemas, V107.3 FM, Family Fun Directory, Ingenuity Fest, and Nestle.

Detroit Shoreway and Cleveland Cinemas have worked closely this year with the Friends of the Capitol Theatre—a group of dedicated volunteers and advocates—to make the Capitol a success. Interested in learning more? Find the Capitol on Facebook ([/capitolw65th](#)) or contact Jenny Spencer at jspencer@dscdo.org to join our weekly e-mail list and learn more about the "Friends."

We're also grateful for our successful collaborations with the Cleveland Cinematheque, the Cleveland International Film Festival, and the West Clinton Historic Haunts Walking Tour.

Detroit Shoreway Goes Social...and Viral

To better communicate with the neighborhood, our partners, and other friends, Detroit Shoreway Community Development Organization has a great new online presence. The Facebook page has taken off with daily posts of events, news, announcements and random questions. A Twitter feed is providing short snippets of things to know in the neighborhood. A flickr page is hosting photos from across Detroit Shoreway. And a new e-newsletter hits e-mail inboxes each month. DSCDO is working to communicate with our friends and constituents through every possibly medium, including our quarterly newsletter and website. Go to detroitshoreway.org to sign up for the e-newsletter and find links to all our social media sites.



www.detroitshoreway.org

Neighborhood Restaurant Boom Continues



Frank's Falafel and Roseangel are two of the neighborhood's newest restaurants. Each offers unique and delicious cuisine.

Besides loving the arts and culture, we in our neighborhood love diverse cuisine.

Indian Delight, which tempts your taste buds with its Tandoori Chicken and savory flavors, offers a buffet for those who'd like a little of everything and a full menu that will keep you coming back for more. You may be familiar with Indian Delight, as they have another location downtown at the Galleria. Indian Delight, located at 5507 Detroit Avenue, is open seven days a week: Monday through Saturday, 11 a.m.–3 p.m. and 5:30 p.m.–11:00 p.m., and Sunday from 12:00 p.m.–3:00 p.m. and 5:00 p.m.–9:00 p.m. Visit classicindianfood.com or call (216) 651-4007.

Frank's Falafel House, located at the corner of Franklin Boulevard and West 65th Street, offers traditional foods from the Middle East, including homemade hummus, as well as gyros, fatoush, and tabouli salads. Frank's also serves up classic breakfast and dinner dishes for those who prefer popular American fare. Frank's offers home delivery service and catering for small and large events. Hours of operation are 9:00 a.m.–9:00 p.m. Sunday through Thursday and 9:00 a.m.–11:00 p.m. Friday and Saturday. Call (216) 631-3300.

Niko's Greek Grille, a family-owned restaurant located at 7400 Detroit Avenue, is scheduled to open this fall. Nick and his wife, Mary, will serve homemade Greek specialties such as baklava, spanakopita, and gyros. Niko's will also offer American favorites like chicken wings and burgers. Make sure to stop by for a Greek coffee and a wedge of baklava.

Coming in January 2011: Sweet Moses Soda Fountain and Treat Shop, located at 6804 Detroit Avenue. Indulge in owner Jeff Moreau's traditional homemade ice cream and old fashioned candies...turtles, pecan clusters, and caramel chocolates. Don't start that New Year's diet until after his scheduled opening date of **January 29, 2011**.

Federal Funding for City Announced in Detroit Shoreway

Assistant Secretary Mercedes Marquez of the Department of Housing and Urban Development (HUD) made a house call to West Clinton Avenue on September 9 to announce a major infusion of funding for the City of Cleveland. Visiting from Washington D.C., Assistant Secretary Marquez was greeted by Congressman Dennis Kucinich, Congresswoman Marcia Fudge, Mayor Frank Jackson, Ohio Department of Development Director Lisa Patt-McDaniel, Cleveland Community Development Department Director Daryl Rush, and Ward 15 Councilman Matthew Zone.

It was announced during the event that the City of Cleveland has been awarded \$6.8 million in the latest round of Neighborhood Stabilization Program funding. The allocation will be used to demolish or repair homes.

New resident Millie Davis hosted the event at her West Clinton home. She recently took advantage of the Opportunity Homes program, a joint effort between Neighborhood Progress Inc., Cleveland Housing Network, the City of Cleveland, and six neighborhoods, including Detroit Shoreway. The once burned-out home has been beautifully restored. Funding for Opportunity Homes was provided, in part, through Neighborhood Stabilization funds. The event celebrated both the success of the program and the positive growth of the neighborhood.



New Detroit Shoreway homeowner Millie Davis (left) speaks with Assistant Secretary Mercedes Marquez of the Department of Housing and Urban Development (HUD) and Congressman Dennis Kucinich in her West Clinton Avenue kitchen. Photo by Donn R. Nottage.



BACKSTAGE...

ISSUE 2

GORDON SQUARE ARTS DISTRICT

...WITH THE ART OF ECONOMIC DEVELOPMENT

WWW.GORDONSQUARE.ORG

JAN./FEB. '08

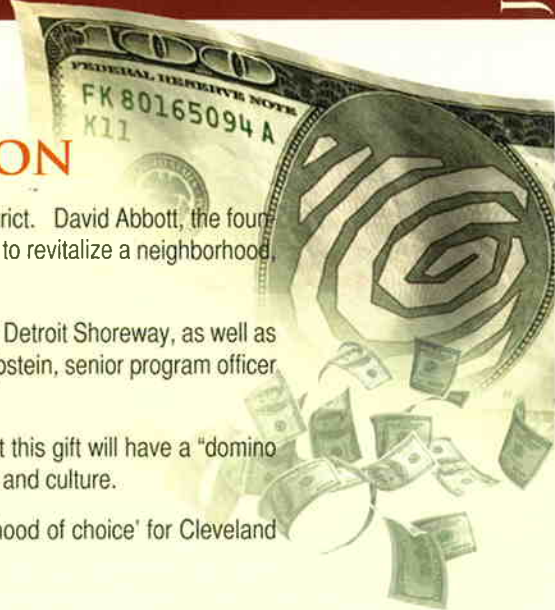
GORDON SQUARE ARTS DISTRICT RECEIVES MAJOR GIFT FROM GUND FOUNDATION

The George Gund Foundation recently awarded a \$1.2 million grant to the Gordon Square Arts District. David Abbott, the foundation's director said the \$24 million initiative is a national model of how organizations can partner to revitalize a neighborhood, incorporating the arts, housing, retail and public improvement projects.

"This grant offers an exciting opportunity to use the arts to leverage the revitalization already taking place in Detroit Shoreway, as well as to support two of our long-time grantees, Cleveland Public Theatre and Near West Theatre," said Deena Epstein, senior program officer at The George Gund Foundation.

The Gund grant is the first major philanthropic gift to the capital campaign. Campaign leaders believe that this gift will have a "domino effect," contributing to the growing credibility of the district, which is already recognized as a center for arts and culture.

Epstein added, "GSAD is a unique collaboration with the potential to make Detroit-Shoreway a 'neighborhood of choice' for Cleveland residents and a key asset for attracting the creative class to our community."



CAPITOL THEATRE TO BRING "CEDAR LEE" STYLE THEATRE TO THE DETROIT SHOREWAY NEIGHBORHOOD

If you're a West Sider, there's a good chance that, contrary to popular belief, you cross the Cuyahoga River fairly often – among other things, to see movies at the Cedar Lee, the art and independent movie theatre in Cleveland Heights.

Soon, West Siders will be able to see the same kind of quality releases in a new theatre in the Gordon Square Arts District. The Capitol Theatre, the only independent movie theatre on the West Side, is slated to open by April 8th, 2009 – eighty eight years to the day that it first opened as a vaudeville theater, back in 1921.

The theatre, which is located just north of the intersection of West 65th and Detroit and has been closed for several decades, will be transformed into a new, three-screen cinema. The main auditorium will be restored to its original grandeur and will seat over 400 patrons. The balcony will be comprised of two sections each with its own screen and seating for 100.



The original theatre's main entrance

"Our goal is to restore the theater to its original, historic beauty as much as we can, while creating a new, modern movie theatre," said Matt Wiederhold, Director of Economic Development for Detroit Shoreway Community Development Organization. "The historic color scheme was uncovered and documented by Evergreen Studios from New York City, a firm nationally known for this kind of work. We anticipate starting construction in April or May of this year."

The total cost of the project is about \$7 million. The 'baklava financing' consists of several layers – a combination of New Market Tax Credits, federal and state historic tax credits, a low-interest loan from the city, and a \$500,000 grant from the Cleveland Foundation.

The Capitol Theatre will have an expanded, renovated lobby area, which will be available for special events, rentals and premieres. The concession booth will feature traditional movie theatre snacks. Wine and beer will also be available for purchase. We currently are planning the Capitol Theatre to be both a digital and 35mm theatre to offer the widest variety of movies possible. A study has been completed, and there are plans to provide additional parking.

While the project is gearing up for construction, there are still items that remain unfunded. Wiederhold is determined, for instance, to re-create the Capitol Theatre's original blade sign – a vertical, neon sign that spelled out "Capitol" – hung at the corner of West 65th and Detroit.

"I am convinced that a new blade sign that announces the presence of the renovated Capitol Theatre can be a piece of public art – a symbol of what this project is all about," said Wiederhold. "This is critical, but it will cost about \$75,000 to re-create. We're going to find a way to make that happen." The Capitol Theatre will join Cleveland Public Theatre and Near West Theatre in becoming an arts and entertainment magnet for the entire region.



Current state of the interior as we get ready for construction

BACKSTAGE

At The Gordon Square Arts District

**Detroit Shoreway
"Best Rebounding Neighborhood"**
- Cleveland Magazine "Best of Cleveland Edition" October 2008

Gordon Square Arts District Breaks Ground on Exciting Streetscape Project

Hundreds of supporters, merchants, artists and neighborhood residents celebrated the groundbreaking of the Gordon Square Arts District (GSAD) Detroit Avenue streetscape project September 10th – the second of five new projects that will revitalize the area in the coming years. In May, supporters participated in the groundbreaking for the renovation of the Capitol Theatre.

The Detroit Avenue Streetscape is a \$3.5 million economic development revitalization project that will include decorative street lighting and banners, wider pedestrian-friendly sidewalks and illuminated benches. The street project will be a work of art that satisfies both form and function.

The Detroit Avenue Streetscape will transform Detroit Avenue from West 58th to West 73rd Street into one of the most pedestrian friendly main streets in the city of Cleveland.

Students from Cleveland Public Theatre's STEP program and Near West Theatre's West Side Story entertained those gathered at the kickoff.

By creating a neighborhood that ensures the future of the two theatres and their educational and transformational programs, the Gordon Square Arts District is not only changing what a neighborhood looks like, but the very lives of Cleveland's children and families.

Cleveland Councilman Matt Zone, serving as master of ceremonies, spoke



(Left Photo) Mayor Frank G. Jackson and performers from CPT's STEP program gather around a prop construction equipment to celebrate the groundbreaking

(Right Photo) Mayor Frank G. Jackson, Councilman Matt Zone, GSAD leadership and special guests pose; jackhammer in hand, to officially kick off the groundbreaking of Detroit Avenue.



about the history of the district and the progress of the revitalization project, crediting the support of Mayor Frank Jackson for making this a reality. In turn, Mayor Jackson thanked Councilman Zone for his leadership on the project and described the City's investment in GSAD as "the public yeast that will raise the private dough."

Artist Susie Frazier Mueller, who worked with Cleveland Public Art and City Architecture to design the streetscape, said the public art will transform the area into a "shore community embedded in a forest."

GSAD Executive Director, Joy Roller, called Gordon Square "the gateway to the Westside" and a national model for how the arts can be a catalyst for economic development.

Detroit Shoreway merchants Joe Craciun and Robert Maschke were equally enthused saying that their love of the community combined with their business success demonstrated that Detroit Shoreway is a wonderful place to own a business. Northeast Ohio Area Coordinating Agency (NOACA) Executive Director, Howard Maier described his agency's enthusiastic collaboration with Detroit Shoreway and his anticipation of the developments to come.

After final remarks by Jeff Ramsey, Executive Director of the Detroit Shoreway Community Development Organization, and a photo opportunity with the special guests around a jackhammer, the audience was invited to visit the Gordon Square Arts District merchants for refreshments and to check out the new shops.

BACKSTAGE

At The Gordon Square Arts District

The Art of Economic Development

Backhoes, Drywall, and Hard Hats - Oh My!

Streetscape

Driving west along Detroit Avenue from downtown has become challenging recently – new traffic patterns, orange barrels, construction backhoes and dump trucks, and an ever-increasing number of pedestrians visiting the area. It's all part of the revitalization of the Gordon Square Arts District. Since the streetscape groundbreaking last September, construction crews have been digging trenches along both sides of the street, laying conduit pipes for utilities and making other infrastructure improvements. The underground portion of the project, about 25% of the total streetscape construction, will be completed by early February. Then the above ground work begins. Starting in late March at the intersection of Detroit Avenue and West 65th Street, sidewalks will be widened and utility poles will be taken down. The new streetscape will include inlaid pavers and artistic benches designed by ecology artist Susie Frazier Mueller and new custom-built passenger waiting shelters. The new shelters are thanks to a recent grant from the RTA, one of only four grants awarded regionally.



Photos:

Top Right: The Capitol Theatre main auditorium, scaffolding allows workers to evaluate and repair the 20 foot wide medallion, halting any further decay of this historical structure. (photo by: Chuck Mintz)

Bottom Left: Construction crews work underground along Detroit Avenue installing utility conduit so above ground poles can be removed when work above ground starts in late March.

Capitol Theatre

The new seats have been ordered, the painting is about to begin – the Capitol Theatre construction is more than 50% complete! Crews and staff have been working vigorously since the May 2008 groundbreaking to prepare the District for one of its new anchor auditoriums. Although not an "historic" restoration, every effort has been made to retain the 1920's grandeur of this landmark structure and create an outstanding movie-viewing experience with state-of-the-art improvements.

The roof was removed and is now completely remade, along with a new heating, cooling and ventilation system. The concession stand and box office walls have been framed-in; plumbing and utility work is near completion; final touches are being made to the trim work and wall repairs; and, soon the two newly-created upstairs theatres will be complete. Special attention is being given to the entrance lobby, the second floor mezzanine lounge, and the once-glorious twenty foot wide ceiling medallion in the main auditorium to preserve as much original character as possible from the original 1920's creation.

In the next few months the remainder of the scaffolding will come down and the projection equipment will be installed, creating the only all-digital, high resolution multi-screen theatre in Ohio! Plans are underway for an October gala opening. We will continue to add construction videos and updates to the Gordon Square website - so stay tuned.



Parking

Two big steps have been taken to make way for more parking availability in the Gordon Square Arts District. The former Craciun funeral home at the corner of Detroit Avenue and West 61st Street and an empty single family home on West 65th Street

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Right Image: Construction Parking Map

BACKSTAGE

At The Gordon Square Arts District

The Art of Economic Development

THE HEART & THE SOUL

OF THE GORDON SQUARE ARTS DISTRICT IS THEATRE.

When the goals of this unique collaboration are realized, the West Side of Cleveland will be reborn as an arts and entertainment district with three distinct theatre venues – the Capitol film theatre, the Cleveland Public Theatre with its cutting-edge, original performances and Near West Theatre, a community center that transforms lives through the theatre arts. This edition of Backstage highlights the impact theatre can make on individual lives and neighborhood economic development.

TRANSFORMING LIVES AT NEAR WEST THEATRE

For more than 30 years, under the direction of Executive Director Stephanie Morrison-Hrbek and Artistic Director Bob Navis, Near West Theatre (NWT) productions have unsettled, inspired, enchanted and provoked audiences by addressing the issues of prejudice, classism, stereotyping, discrimination, and violence.

NWT delivers high-quality theatre productions and programming through an inclusive, self-esteem building process and makes them affordable to the community. Each year it produces four major productions utilizing musical theatre as the genre so that the greatest number of participants can get involved. Each project includes an average of 35-55 cast members supported by 150 volunteers who work in front of house activities as well as backstage crews.

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CREATING THE FUTURE OF AMERICAN THEATRE AT CPT



Since its founding in 1981 by James Levin, Cleveland Public Theatre (CPT) has become Cleveland's leading stage for experimental theatre, achieving national stature in the process. This Spring *American Theatre Magazine* recognized Cleveland Public Theatre Executive Artistic Director Raymond Bobgan as one of 25 theatre artists who are working to shape the next 25 years of theatre in America. According to the magazine the selected artists "Demonstrated something special in their approach to the art and craft of theatre making that convinced us they have not only vision and foresight about the field they've chosen, but the tenacity and commitment it will take to realize their aspirations over time." Under Bobgan's leadership, Levin's original goal of producing innovative, original work dealing with provocative political and social issues featuring culturally and ethnically diverse artists continues to drive programming at CPT.

CPT's commitment to the community and its belief that theatre transforms lives is evident in the ongoing work with inner city youth and adult men and women in recovery. Classes initially offered in schools and neighborhood centers eventually developed into a comprehensive outreach and education program. In April, Bobgan and CPT Director of Education Chris Seibert spent two weeks in Turkey teaching a group of Turkish artists how to use theatre arts to engage marginalized youth, a topic CPT knows very well. Its Student Theatre Enrichment Program (STEP) engages inner-city teens in a rigorous and rewarding theatrical journey, focusing on excellence in performance, play creation, writing, and production. Beginning its 16th year with auditions this Spring, up to 50 youth will learn theatre

(continued on page 3)



NWT's fall 2008 production, *Finian's Rainbow*, is known for its satirical presentation of some of the most controversial subject matter in theatre. The production addressed race, class and power in America - proof that musical theatre is more than just fluff and escapism.

BACKSTAGE

At The Gordon Square Arts District

The Art of Economic Development

PNC CHAIRMAN AND CEO JIM ROHR VISITS GORDON SQUARE ARTS DISTRICT

The Gordon Square Arts District has received many distinguished visitors, but few as highly anticipated as Jim Rohr, PNC Bank Chairman and CEO. Since the sale of National City Bank to PNC on December 31, 2008, civic leaders have wondered if PNC will continue National City's rich tradition of community investment. Mr. Rohr's visit to Gordon Square signaled his interest in the economic development of Cleveland and its neighborhoods.

Mayor Frank Jackson, GSAD Honorary Chairmen Dick Pogue and Albert Ratner and Councilman Matt Zone were on hand to welcome Mr. Rohr and PNC Regional President for Northern Ohio, Paul Clark. Also attending were PNC Senior Vice President Kristen Baird Adams, and PNC Community and Economic Development Director Michael Taylor.

Once inside the Capitol Theatre, Dick Pogue described to Mr. Rohr the public/private partnership that has brought GSAD to where it is today. Albert Ratner explained the cultural history of the west side and the importance of "giving back to the place you come from."

Councilman Zone, DSCDO Executive Director Jeff Ramsey, and Chip Marous, President of Marous Brothers Construction and developer of Battery Park, discussed the many unique aspects of the Detroit Shoreway neighborhood. GSAD Executive Director Joy Roller described the five capital projects of the Gordon Square Arts District and their economic impact on the city and region. Stephanie Morrison Hrbek, Executive Director of Near West Theatre described the work of NWT and why it needs a new building and permanent home. Raymond Bobgan, Executive Director of Cleveland Public Theatre wrapped things up with a description of CPT's educational work and ground-breaking performances.

After presentations concluded the group walked to the corner of West 65th Street and Detroit Avenue to view the Detroit Avenue streetscape improvements. Before leaving the neighborhood, Paul Clark and Mr. Rohr took a look at the Battery Park housing development.



Above: Jim Rohr, Joy Roller, Dick Pogue, Councilman Matt Zone, Mayor Frank Jackson, and a peak of Stephanie Morrison-Hrbek!



Above from left to right: GSAD honorary chairman Albert Ratner, PNC Chairman and CEO Jim Rohr, PNC Regional President Paul Clark, Councilman Matt Zone, GSAD honorary chairman Dick Pogue, DSCDO executive director Jeff Ramsey, GSAD executive director Joy Roller

"We are looking for places to invest and this is a good one."

- Jim Rohr,
Chairman and CEO, PNC

GORDON SQUARE ARTS DISTRICT 2010 & BEYOND A THRIVING ARTS SCENE & ECONOMIC IMPACT

Anyone familiar with the Detroit Shoreway neighborhood before May 2008 knows that the Gordon Square Arts District, the stretch of Detroit Avenue from West 58th to West 78th Streets, has changed a lot in the last two years. The opening of the Capitol Theatre, completion of streetscape improvements, art galleries, shopping experiences and a variety of new restaurants have created a buzz of excitement and made Gordon Square "the place to be" in Cleveland.

Team NEO, an economic development clearinghouse for 16 Northeast Ohio counties, recently completed an economic impact study of the Gordon Square Arts District. It found that GSAD has already attracted 33 new businesses, employing 520 individuals, to its west side neighborhood since 2006. The report projects that, with the completion of its five construction projects in 2013, GSAD will create:

- ✓ more than 773 jobs in Cleveland
- ✓ an additional 177 induced and indirect jobs in Ohio
- ✓ an annual-average of 310 construction jobs in Cleveland from 2010 - 2013
- ✓ an additional annual-average 130 induced and indirect construction jobs in Ohio from 2010 - 2013
- ✓ \$371 million of operations and construction economic outputs in Cleveland
- ✓ an additional \$400 million in real estate and development activity in Cleveland's Detroit Shoreway neighborhood
- ✓ \$2.3 million in combined city, county and state tax revenue from operations impacts in Cleveland each year.

(continued on pg.3)

**NEAR WEST
THEATRE**



RESPONDS TO ECONOMIC REALITIES

Since the collapse of Lehman Brothers in September 2008, news of the global financial downturn's negative impact on non-profit arts organizations is everywhere. According to Americans for the Arts, a nonprofit lobbying group in Washington, D.C., "About 10,000 arts organizations, or 10% of the U. S. total, are at risk of folding."

Near West Theatre, on the other hand, is experiencing growth in audiences and participation. Therefore, NWT has persevered with the development plans for a new home to accommodate the continued expansion of its community's engagement. But, NWT has responded to the downturn in philanthropic giving with creativity and flexibility. It will reduce construction costs of its new performance center in the Gordon Square Arts District by \$2.65 million. By modifying its design and taking a phased approach to the build-out of its programmed spaces, NWT plans to construct an 18,000 square foot building instead of the original 24,000 square foot design.

(continued on pg.2)



GSAD LEADERSHIP:

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Dick and Pat Pogue

Advisor, Jones Day

Albert and Audrey Ratner

Co-Chairman of the Board,
Forest City Enterprises

Tom and Sandy Sullivan

Chairman, RPM International, Inc.

GSAD LLC Board:

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Vice President,
Director of Public Affairs,
Charter One Bank

David Doll

Senior Vice President
UBS Financial Services, Inc.

Peter Harwood

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William H. Smith
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Cabinet: (continued)

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President and CEO,
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John Lewis

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Bill and Adele Malley

Co-Chairs,
Malley's Chocolates

Jim Malz

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Adelbert (Chip) Marous

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Merry McCreary

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(retired) Professor of Medicine
Case Western Reserve University

Sally Menges

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Executive Director, ParkWorks

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Joy Roller

Executive Director

John Stuehr

Coordinator

Jan Cline

Director of Development



BUILDING AN AUDIENCE

"The first Sunday Classics Brunch & Movie Series sold out. It's tough to get people to come out to a classic film in the first place and the fact that we had 85 people for a 10 AM show on a Sunday is pretty great!"

*- Dave Huffman,
Marketing Director
Cleveland Cinemas*

Recently named the "Best Movie Theatre in Cleveland" by Cleveland.Metromix.com, the Capitol Theatre is steadily increasing its audiences with a mix of big Hollywood releases like *A Christmas Carol*, *Avatar* and *Shutter Island* and smaller-budget films such as *More Than a Game*, *A Single Man*, and *Fish Tank*, winner of the 2009 Cannes Film Festival Grand Jury Prize and 2009 British Academy of Film and Television Artists Best British Film. What most movie-lovers don't know is that film distributors determine which theatres get a chance to show which films and for how long. They watch opening weekend sales and base their distribution decisions on those numbers. It is a chicken and egg situation — to get the great films we all want at the Capitol, you have to have big opening weekend numbers; but to get big opening numbers you have to have great films. You get the picture. So when you notice a new movie at the Capitol that interests you — go see it on opening weekend. This simple gesture will help more than anything else to secure the best selection of movies at your Capitol Theatre!

The Friends of the Capitol Theatre is a committee of Detroit Shoreway neighbors and other movie-lovers who are working hard to build the Capitol's Westside audience. The Friends committee is currently working with the Cleveland International Film Festival to host a special night at the Capitol, for the first time since 1981! The film *Pinned* is the story of two Lakewood high school grapplers competing for a state wrestling title. For details on a special pre-film party, see this newsletter and www.ClevelandFilm.org.

Not into new releases or high school wrestling films? On Sunday, February 21st, the Capitol launched the Sunday Classics Brunch & Movie Series to an enthusiastic audience. And The Late Shift series has its own list of monthly offerings. Check out film schedules, new movie release dates and concession specials at www.ClevelandCinemas.com and click on the "Capitol Theatre" icon. Everything you want in a movie theatre - it's all right here in Gordon Square Arts District! See you at the movies!



"With the Holiday Shoppe, Made In The 216 activated an unused storefront, filled it with even MORE locally designed items and gave people a bigger window in which to check it out."

-Danielle DeBoe, Proprietor, ROOM SERVICE
www.RoomServiceCleveland.com

Metromix's Best of Cleveland Awards named Gypsy Beans & Baking Company the best coffee shop and the Capitol Theatre the best movie theatre in Cleveland!



Plus "It's an honor just to be nominated!"

- Best Hot Dog nominee, The Happy Dog;
- Best New Restaurant nominee, LaBoca;
- Best Restaurant nominee, Luxe Kitchen & Lounge; and
- Best Chicken Wings nominee, The Reddstone.

Congratulations to all Gordon Square Arts District merchants!
See all the results at Cleveland.MetroMix.com.



NEAR WEST THEATRE RESPONDS TO ECONOMIC REALITIES

(continued from pg. 1)

Richard Fleischman + Partners Architects has created the phased design with a reduced footprint that retains the essential elements of the original vision. The new design will enable Near West Theatre to produce its trademark, re-invented, large-scale musicals in an intimate setting for an audience of 220 in a fully-accessible facility. The building design includes a full basement, which will allow for the future development of offices, a black box theatre, and a multi-purpose room for workshops, rehearsals, and community gatherings.

By maximizing the efficiency of the circulation and seating area layout, the total square footage of the new building has been reduced by 25%. The leaner design, with a projected cost of \$4.35 million, reflects the resourcefulness and creativity that have become a hallmark of Near West Theatre during its 32-year history. What has not changed is NWT's core values and its vision to provide a high-quality theatre-going experience in a holistic performance arts center that strengthens mind, body, and spirit, builds community, and works toward social justice.