

## A Model of Success

### Homeownership rate climbs to 58%!

The Model Blocks Program, an initiative of Neighborhood Progress Incorporated (NPI) with funding from the Cleveland Foundation and the George Gund Foundation, is designed to improve the existing houses immediately surrounding an anchor project. The 328-unit Battery Park development is the anchor project that is helping to spur a tremendous amount of investment in the Detroit Shoreway neighborhood. The Model Blocks area is just south of Battery Park between W. 73rd Street and W. 76th Street north of Detroit and Lake Avenues. There are 134 houses in the Model Blocks area which residents have renamed "Edgewater Hill".

Over 50 homeowners have used Model Blocks grants for exterior home improvements. Grants provided to homeowners have assisted residents in completing a range of home improvements which enhance and add value to their homes such as new roofs, replacement windows, porch repair, new driveways and service walks, painting and siding, fence construction and tuck-pointing of chimneys. Additionally residents have received landscaping grants to assist in planting native shrubs, flowers and trees, further beautifying the neighborhood.

Results of the Model Blocks Program, which began in 2005, have been extraordinary! In 2005, there were only 40 homes in the area rated in "A" or "B" condition. This number has skyrocketed to 103 homes in 2008. Conversely, in 2005, there were 97 homes rated in "C" or "D" condition which plummeted to only 31 homes in 2008. Between 2005 and 2008, almost 66% of all homes in the Model Blocks area have improved the exterior condition of their home proving that targeted and cost-effective investments can drastically improve the condition and beauty of a neighborhood.

The Model Blocks Program has also provided funding for public art, street trees, and the installation of six sets of light pole banners christening the area as Edgewater Hill. The banners create a unified identity for the Edgewater Hill Model Blocks. The banner design features footprints in the sand to highlight the neighborhood's access to the beach.

One of the most significant benchmarks of the program's success is the increase in homeownership which has grown to 58%. The pride of ownership is evident in the nicely maintained and beautifully landscaped homes in the Edgewater Hill Model Blocks area.

## Model Blocks in Action

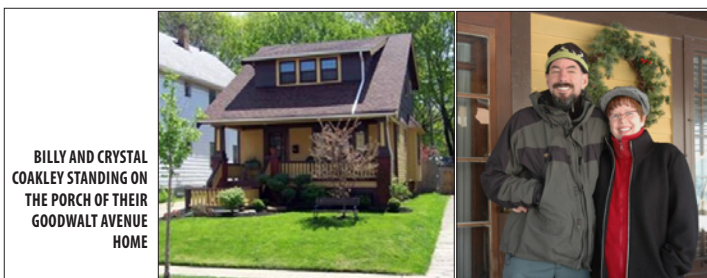
### Edgewater Hill couple invests in properties, neighborhood

Billy and Crystal Coakley arrived in the Detroit Shoreway neighborhood as proud new owners of a house Crystal had longingly eyed. "We wanted to live somewhere where we would be able to walk and know our neighbors," Crystal said.

While the impending Battery Park development wasn't a deciding factor, it certainly was a plus. They think the development was "tastefully done" and enjoy their new neighbors. The West 76th Street tunnel was also a huge draw for them. "You can walk out of the tunnel and put your feet in the sand," Crystal said.

But when it came time to repair their home and a rental property they own on Rutledge Avenue, the Coakley's knew it would take a long time to complete the badly needed updates. Then the couple discovered the Model Blocks Program while attending an Edgewater Hill (formerly West 76th Street) Block Club meeting. "Block clubs are the greatest resource," Crystal said. They took advantage of the grants available and landscaped their home while fixing and changing the porch steps leading the front door. At their rental property, the Coakley's overhauled the garage and replaced the gutters and downspouts.

They are happy to see that other residents have used the program to improve the area. "It's lightened the hearts of the people in the neighborhood. There are definitely spillover effects," Crystal said. "We want to help build the neighborhood," Billy said. Billy, a musician, and Crystal, a nursing assistant at the St. Augustine Health Campus, said that buying their house was the best thing they ever did and they are very proud, deservedly so, of their commitment to the neighborhood.



BILLY AND CRYSTAL COAKLEY STANDING ON THE PORCH OF THEIR GOODWALT AVENUE HOME

### In This Edition...

<i>A Model of Success / Model Blocks in Action</i> .....	<b>p.1</b>
<i>Battery Park Booming</i> .....	<b>p.1</b>
<i>Annual Benefit Celebrates a Successful Year</i> .....	<b>p.2</b>
<i>Orange Barrels of Progress</i> .....	<b>p.2</b>
<i>Changes in the Landscape</i> .....	<b>p.2</b>
<i>Annual Neighborhood Holiday Party</i> .....	<b>p.2</b>
<i>EcoVillage News: Nominees Sought for Sustainability Award</i> .....	<b>p.4</b>
<i>Block Club Leader Spotlight</i> .....	<b>p.3</b>
<i>Community News, Block Club Schedule</i> .....	<b>p.3</b>
<i>2009 Annual Meeting, Detroit Shoreway Membership</i> .....	<b>p.3</b>
<i>Snowflakes Light Up the Night</i> .....	<b>p.4</b>



(LEFT) BATTERY PARK POWERHOUSE  
(RIGHT) AVENUE TOWNHOMES

## Battery Park Booming

Battery Park continues to be one of the best success stories in Cleveland amidst the nationwide housing slump. Vintage Development Group, the developer of the City's newest waterfront living area, reports that 50 units have sold with six sales occurring since November. These units have brought new residents to the neighborhood resulting in individual investments of more than \$12 million to live in Detroit Shoreway.

Vintage is nearing the completion of the Alley Townhomes with seven units already presold while two are available. Additionally, they are now pre-selling the Avenue Townhome H3 building consisting of seven units. Construction is anticipated to begin this spring. Six Chicago Style single family townhomes are also available. Sales prices begin at \$169,000, with a 15-year tax abatement, and 1.5 percent below-prime financing is available. Amenities and options include hardwood flooring, ceramic tile, granite countertops, fireplaces, garages, options for rooftop decks and terrace balconies. Units range from slightly more than 1,000 square feet to over 2,800 square feet.

Vintage is investing \$2.5 million to restore the historic Eveready Powerhouse. The 11,000 square-foot building and outdoor patio/deck will house a restaurant, market and community meeting place. The project will be completed this spring and serve as the focal point for Battery Park.

Located next to the West Shoreway, Battery Park and the entire West side will benefit from the development of an underpass that will connect West 73rd Street to the Shoreway. The West 76th Street tunnel is also to be renovated which will improve direct access to Edgewater Park and Lake Erie.

Once complete, the \$100 million Battery Park 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. Battery Park is unique in that it is one of the few places in Northeast Ohio that you can walk to the beach while also being within walking distance of unique restaurants and bars, trendy boutiques, impressive art galleries and emerging theatres.

Visit [www.batteryparkcleveland.com](http://www.batteryparkcleveland.com) to view housing styles, floor plans, and learn about Cleveland's most exciting development.

# 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 Ms. Pat DiBello with the Father Frascati Neighborhood Champion Award.



(TOP L-R) CHIP AND KEN MAROUS ALONG WITH DSCDO DIRECTOR JEFF RAMSEY  
(MIDDLE) JUDGE RAYMOND PIANKA PRESENTS THE FATHER FRASCATI AWARD TO PAT DIBELLO  
(BOTTOM) AN ORIGINAL PAINTING BY HECTOR VEGA

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 and affordable housing and the redevelopment of commercial buildings. The investment and commitment of Marous Brothers Construction has made in the neighborhood's renaissance is unparalleled. In addition, Marous Brothers Construction is the design/builder for the renovation of the Capitol Theatre. Chip and Ken Marous received an original painting commissioned by Hector Vega as a token of DSCDO's appreciation (pictured left). Executive Director Jeff Ramsey presented the award to Marous Brothers Construction.

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 also was active in the creation of the Detroit Shoreway Community Development Organization 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. Don's Lighthouse, Gypsy Beans & Baking, Happy Dog, Dish Global Catering, Latitude 41°N, LUXE Kitchen & Lounge, Minh Anh, Parkview, Reddstone, Saigon Plaza, and Stone Mad delighted guests with local favorites and delicacies. More than 60 companies and individuals helped to sponsor the Annual Benefit.

## Orange Barrels of Progress



DETROIT AVENUE STREETScape CONSTRUCTION MOVES ALONG, RIGHT ON SCHEDULE

If you've been on Detroit Avenue lately, you have noticed heavy machinery and construction workers staying busy despite chilly winds and swirling snow. The transformative Detroit Avenue Streetscape project is proceeding on schedule towards its Fall 2009 completion.

Since the start of full time construction in October 2008, more than 1,500 feet of underground duct work has been installed on Detroit Avenue, which will allow power lines to be buried and utility poles to be removed. Duct installation will

continue on the south side of Detroit Avenue until the end of January. From February until mid-March, construction will be on winter break. Specialized sidewalk work will begin in spring.

Finally, Detroit Shoreway is proud to announce that it is one of four recipients of the Regional Transit Authority's 2009 Transit Waiting Environment Grant, which will go toward enhancements and improved amenities for transit riders at the West 65th Street and Detroit Avenue intersection.

Detroit Avenue merchants are open for business throughout the construction period. East and westbound driving lanes remain open on Detroit Avenue, sidewalks are unobstructed, and parking signs are placed to help visitors reach their final destination.

## Changes in the Landscape

There have been two significant changes to the Gordon Square Arts district landscape. Both the former Craciu Funeral Home, at the corner of Detroit Avenue and West 61st Street, and an empty single family home, on West 65th Street north of West Clinton Avenue, have been demolished to make way for district improvements.

The Gordon Square Arts District now owns the Craciu Funeral Home site, (pictured right) and it will be used to provide free public parking.

The West 65th Street single family home will become part of a redevelopment and expansion of the City of Cleveland-owned parking lot behind the Kennedy Building. The new parking addition will feature sustainable technology that will minimize the amount of automobile pollution and stormwater runoff that enters our sewer systems. Detroit Shoreway Community Development Organization is working with the West Clinton Block Club to ensure that neighbors are involved in the design and development of the site, which abuts the West Clinton Labyrinth Garden.



## 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 6th was as successful as previous years in bringing joy and excitement to the children and families of the Detroit Shoreway neighborhood. At any given time during the party, nearly 1,000 people filled the halls and atrium inside the historic building.



SANTA VISITS WITH NEIGHBORHOOD KIDS

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 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 neighborhood children and families.

## EcoVillage News

### Nominees sought for Sustainability Award

For over a decade, the Detroit Shoreway neighborhood has been a leader in sustainable urban development. Home to the nationally recognized Cleveland EcoVillage, Detroit Shoreway continues to lead the way with innovative projects that combine the arts, affordable housing, and local food with the latest in green development best practices. None of our success would be possible if not for the pioneering spirit and continued support of our residents and businesses.

At the 2009 Annual Meeting, the Detroit Shoreway Community Development Organization will present the First Annual Detroit Shoreway Neighborhood Sustainability Award. The award will 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.

Please help DSCDO by nominating any individual, neighborhood group or local business for the 2009 Sustainability Award. The ideal nominee should be a neighborhood leader practicing and advocating for access to local food, energy conservation, water conservation, green transportation, waste reduction, or ecosystem restoration and preservation. Please send a brief nomination statement to EcoVillage Project Manager Lilah Zautner at lzautner@dscdo.org. The statement should include your name and address, the nominee's name and address and a description of the efforts put forth by the nominee. Also, please tell us how the nominee inspires the community.

Nominations will be accepted until February 13th. The nominations will be reviewed by the DSCDO Green Team. The winner will be announced at DSCDO's Annual Meeting on February 26th.

# Block Club Leader Spotlight

## Sam Delgado, West End Block Club



**SAM IN HIS USUAL SPOT BEHIND THE SCENES GRILLING FOR THE NEIGHBORHOOD**

Sam Delgado, a 33 year resident of the West End / Urbanteer neighborhood, is an individual who rarely is seen but always involved. "Sam is the type of person who helps with every project in the

neighborhood but never, ever wants any of the credit. He does not like to be front and center but he definitely wants the job completed," said Denise, his wife of 36 years.

Sam, a retired Army and Vietnam veteran, has been active in, and a co-chair of, the West End Block Club and is active in the West End / Urbanteer Block Club collaboration. He is also a member of the Weed and Seed Initiative Steering Committee. A past Irene Catlin Award recipient, Sam can be seen on his daily drive through the neighborhood checking for suspicious activities and any problems that may need to be reported. "If there is a problem that needs to be addressed, Sam is usually one of the first ones to know about it. He keeps an eye on the neighborhood and does not hesitate to get involved," said Brian Kazy, the Weed and Seed Project Coordinator. "Sam Delgado is a trooper who I love having on my side."

Sam and Denise have two adult daughters. In addition to watching out for his neighbors, Sam loves playing with and walking his dog Zeke.

# Block Club Schedule

<b>Bridge Brigade</b>	1st Wednesday of the month at 7pm	Club Room at St. Stephens 1930 West 54th Street	W. 52nd to W. 58th Franklin to Lorain
<b>Bridge Watchers</b>	1st Wednesday of the month at 7pm	Club Room at St. Stephens 1930 West 54th Street	W. 58th to W. 69th Franklin to Fir
<b>Franklin Blvd.</b>	3rd Monday of every other month at 7pm	Call 961-4242 ext.223 for meeting location	Franklin Boulevard W. 58th to W. 85th
<b>Lorain to Fir</b>	3rd Tuesday of the month at 6pm	St. Colman Community Room 2025 W. 65th Street	W. 58th to W. 65th Lorain to Fir
<b>North End</b>	Last Monday of the month at 6:30pm	West Bethel Baptist Church 5207 Franklin Boulevard	W. 50th to W. 57th Detroit to Bridge
<b>North Shore Neighbors</b>	2nd Thursday of the month at 7pm	Detroit Shoreway Conference Room - 6516 Detroit Avenue	W. 45th to W. 64th Lake Erie to Detroit
<b>Urbanteers</b>	3rd Tuesday of the month at 6:30pm	Lorain Branch library 8216 Lorain Avenue	W. 65th to W. 80th from Madison to Lorain
<b>Wakefield</b>	Call Nanci at 961-4242 ext.223		W. 65th to W. 74th between Franklin and Wakefield
<b>Edgewater Hill</b>	2nd Monday of the month at 7pm	St. Augustine Towers 7821 Lake Avenue 6th Floor	W. 73rd to W. 78th from Detroit Ave to the RR tracks
<b>West 65th to West 70th</b>	2nd Tuesday of the month at 7pm	Detroit Shoreway Conference Room - 6516 Detroit Avenue	W. 65th to W. 70th from Detroit Ave to the RR tracks
<b>West Clinton</b>	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
<b>West Eighties</b>	Last Tuesday of the month at 6pm	Walz Branch Library 7910 Detroit Avenue	W. 80th to W. 85th from Lake to Franklin
<b>West End</b>	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](mailto:nmccormack@dscdo.org)

# Block Club & Community Involvement News

The New Year is already featuring exciting events and many opportunities. The Neighborhood Connections Program of the Cleveland Foundation will be considering grant proposals which seek to benefit grass roots 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 13, 2009. Block Clubs may also apply for City Works grants worth up to \$3,000 by Friday, April 17, 2009. Last year block clubs wrote, and received, grants for pocket parks, safety fairs, Historic Haunts, Chef in the Garden, the Detroit Avenue Snowflakes and other projects. 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](http://www.neighborhoodgrants.org) (Neighborhood Connections) and [www.city.cleveland.oh.us](http://www.city.cleveland.oh.us) (City Works).

Looking for a fun, informal get-together in the neighborhood? Consider attending a block club meeting and meet your neighbors. It's one of the best things you can do for your security and peace of mind.

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 engaged to further improve Detroit Shoreway are just several of the benefits of attending a block club meeting.

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](mailto:nmccormack@dscdo.org).

## YES! I want to become a 2009 Detroit Shoreway Member!

<b>Residential:</b> ____ \$10 Individual ____ \$5 Teens 16-17 ; Seniors 55+	<b>Commercial/Services/Non-Profit:</b> ____ \$15 (up to 4 employees) ____ \$50 (5-24 employees) ____ \$75 (25-49 employees)	<b>Industrial/Institutional</b> ____ \$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

## DSCDO Annual Meeting Feb. 26

The Detroit Shoreway Community Development Organization's 36th Annual Meeting will be held Thursday, February 26, 2009 at Our Lady of Mount Carmel Church at 5:30 p.m. The Honorable Mayor Frank G. Jackson will offer remarks, board members will be elected and awards presented. And as always, the famous spaghetti dinner will be served. Dinner is free for all 2009 DSCDO members.

**Remember that to be eligible to vote you must be a paid 2009 DSCDO member.**

# detroit shoreway

**Detroit Shoreway Community Development Organization**  
 Suite 1 The Gordon Square Arcade  
 6516 Detroit Avenue  
 Cleveland, OH 44102  
 216.961.4242  
 216.961.8830  
 www.detroitshoreway.org

**Non-Profit Organization**  
 U.S. Postage  
**PAID**  
 Cleveland, OH  
 Permit No. 842

a member of

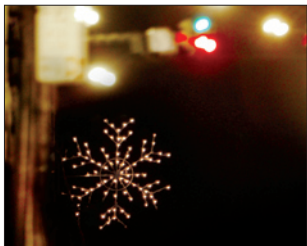


The Art of Economic Development continues in the:  
  
**GORDON SQUARE ARTS DISTRICT**  
 View construction video updates, newsletters and information at:  
[www.gordonsquare.org](http://www.gordonsquare.org)

Thanks to the generosity of the City of Cleveland, Neighborhood Connections (a program of the Cleveland Foundation) and our area businesses and residents, the lighted snowflakes once again grace Detroit Avenue. This signature project was the idea of Mrs. Yolanda Cracun 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.

Special thanks to the following neighborhood donors whose support is critical to illuminating Detroit Avenue each holiday season for all to enjoy: Ann Marie Bergman, Belvedere Condo Association, Carolyn Samstag, Cleveland Public Theatre, Cracun Berry Funeral Home, duOHME, Erin O'Malley, J&M International, James Henderson & Janis McGowan, James Wagner, John Gest, Liberty Tax Service, LUXE Kitchen & Lounge, Near West Theatre, Sagrada Familia Church, Sharon Hynes, St. Augustine Manor, and Tina Simeone.



## Snowflakes Light Up the Night

**Detroit Shoreway**  
**Annual Meeting**  
 Our Lady of  
 Mt. Carmel Church  
 6928 Detroit Avenue  
 Thursday, February 26, 2009  
 Dinner 5:30-6:30 p.m.  
 Annual Meeting 6:30-7:30 p.m.  
 (see page 3 for more information)