



the anchor district
WHERE THE BLUE FUTURE BEGINS

Building a Blue Future

The Anchor District is designed to transform Cleveland as a leader in water technology and innovation. Our district builds upon the growing water and blue innovation economy in the Great Lake's region, from Chicago to Wisconsin to Michigan. Leveraging Cleveland's strengths in healthcare innovation and its emerging water technology sector, the Anchor District establishes an Ohio-based hub for next-generation industries.

The 1969 Cuyahoga River fire marked a turning point in Cleveland's environmental journey. The river, ignited by heavy industrial pollution, became a national symbol of environmental degradation, catalyzing the passage of the Clean Water Act in 1971. This pivotal event ushered in a new era of environmental health. The Anchor District carries this legacy into the 21st century, transforming Cleveland from a city historically plagued by water pollution into a regional and global leader in water technology, public health, and environmental innovation.

Strategically located on Lake Erie and in close proximity to the Innovation District, Health Technology Corridor, and Case Western Reserve University, the Anchor District integrates education, research, and industry partnerships to foster innovation and drive economic growth.

The district's campus, developed in partnership with Case Western University will serve as an educational hub to cultivate the next generation of innovators. The campus will focus on advancing new technologies, such as bio-sensors, water treatments, and infrastructure modeling. In the long-term, Horizon Science Middle and High School will be rebuilt with state-of-the-art facilities emphasizing environmental science and innovation.

The district's research and development labs, established in collaboration with Great Lakes ReNEW, will anchor Cleveland as a leader in advancing Great Lakes innovation. Through partnerships with the Cleveland Water Alliance, the Anchor District will incubate water technology startups, offering cutting-edge maker spaces and resources to accelerate ideas from research to market.

Centering Connectivity

Connectivity is central to the Anchor District's design, creating physical and social linkages that bridge divides and reconnect the community to the city and its natural assets. The development expands Cleveland's transit system by extending the Waterfront Line along the CSX corridor and adding bus service through the site, while bike and pedestrian paths provide additional mobility options.

A central curved spine forms the backbone of the district, reestablishing the neighborhood's connection to Lake Erie. This spine begins with an underground connector that integrates the district with Addison Road, paving the way for its long-term transformation into a commercial corridor linking St. Clair Avenue's Main Street. Moving through the site, the spine links directly to a series of landscaped water features, which draws the shoreline into the district.

The curved spine also creates a vital connection to the CHEERS project, forming a cohesive relationship between the two sites. Visitors can explore nature in CHEERS, cross a pedestrian bridge into the Anchor District, and enjoy shopping, dining, and other recreational activities in the retail hub.

Building Resiliency, Community, and Vibrancy

The Anchor District promotes community equity by prioritizing affordability and inclusivity. 20% of housing units will be affordable, with a diverse mix of rental, student, and family options to serve a range of need. A job training facility will equip residents with skills for careers in the blue economy, ensuring that economic opportunities directly benefit the community. New amenities such as daycare facilities and grocery stores ensure that residents and the larger community have essential services.

Resiliency is embedded in the district's design. Sustainable infrastructure, including bioswales and stormwater filtration systems, captures and purifies runoff before it reaches Lake Erie. These features not only reduce flooding risks and environmental impact but also strengthen the district's adaptability to climate change. Public spaces, like the new park with water features, provide ecological, recreational, and social value, fostering community engagement

Financial Narrative

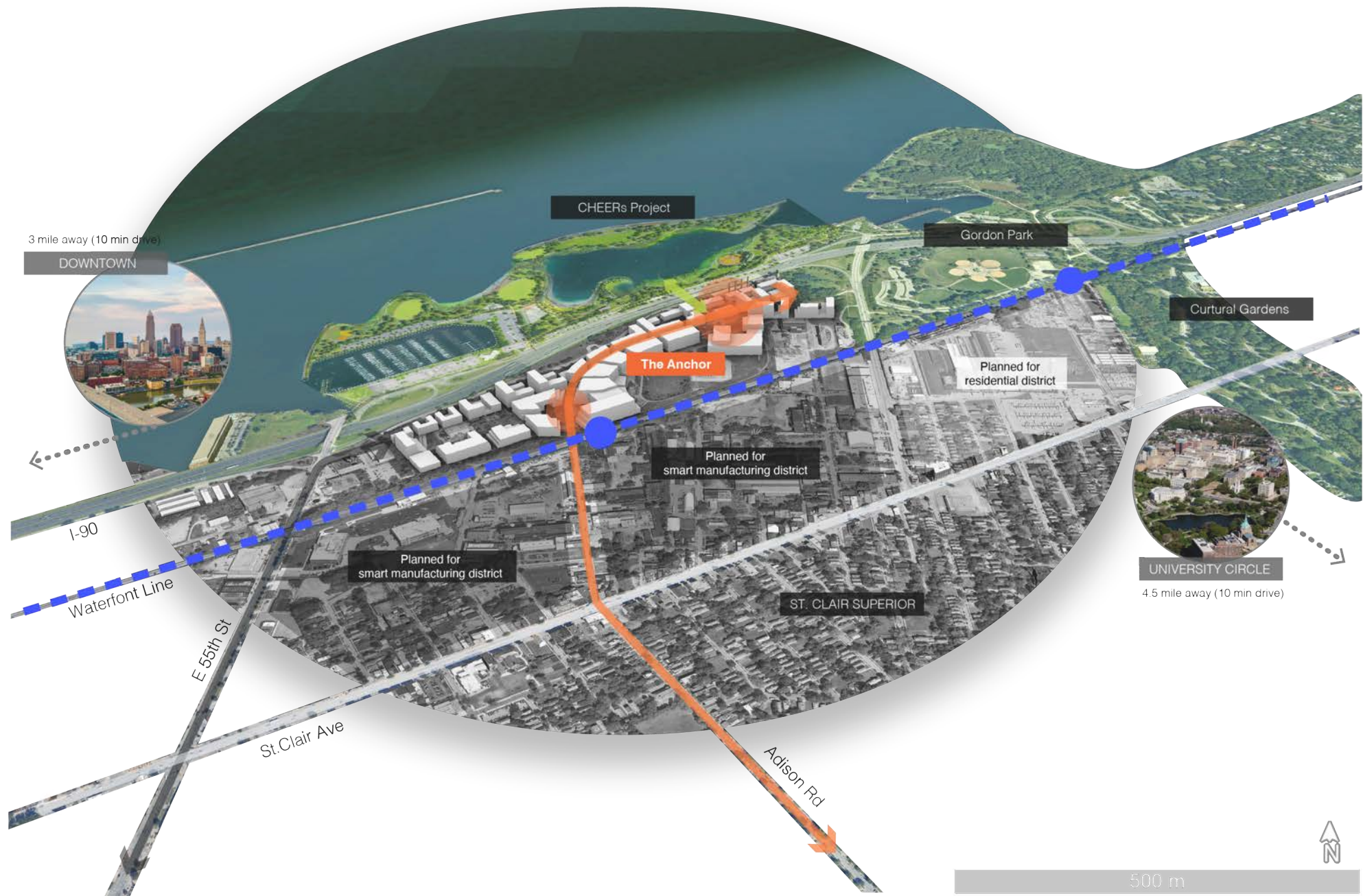
	Phase 1	Phase 2	Phase 3	Phase 4	TOTAL
Existing land value	\$ 6,740,600			\$ 7,171,000	\$ 7,171,000
Development value	\$ 1,144,139,151	\$ 1,413,941,067	\$ 1,001,313,078	\$ 66,969,999	\$ 3,626,363,295
Development cost	\$ 1,043,097,131	\$ 1,077,933,733	\$ 657,540,598	\$ 170,489,245	\$ 2,949,060,708
Infrastructure investment	\$ 9,440,476	\$ 3,095,238	\$ 666,667	\$ 547,619	\$ 13,750,000
Subsidies and grants <small>*Cleveland Housing Investment Fund (CHIF) *Low-Income Housing Tax Credit (LIHTC)</small>	2M from CHIF(25%)	2M from CHIF(25%)	2M from CHIF(25%)	2M from CHIF(25%)	83M
	20M from LIHTC(27%)		55M from LIHTC(73%)		

Total development footprint	6,124,078SF	
Total residential	2,488,971 SF	2,078 UNITS
Affordable (40% AMI)	585,290 SF	517 UNITS
Rental units		1,880UNITS
Total public uses footprint	457,773 SF	
Green openspace	250,000 SF	
Civic	207,773 SF	
levered IRR	16.53 %	
unlevered IRR	24.55 %	
Equity multiple	1.44 x	

The Anchor District Development Project is designed to create a positive financial impact on both the surrounding community and the city of Cleveland as a whole. By revitalizing the East waterfront and fostering the growth of new industries, the project aims to generate new job opportunities and stimulate investment in infrastructure, services, and public health, while addressing the economic disparity in East Cleveland. Additionally, the project will include the development of hundreds of affordable housing units to meet the housing needs of the local community. Investments in public transportation and adjacent green development projects will attract substantial foot traffic, further boosting the region's overall economic vitality. It is expected to deliver long-term benefits, including enhanced property values, increased local tax revenues, and greater investment attraction.

the anchor district

WHERE THE BLUE FUTURE BEGINS



Underdeveloped North-South Connections



The site is positioned between two major corridors: the East-West Health-Tech Corridor, a hub for innovation, education, and jobs, and the Lakefront Corridor, a collection of green spaces for recreation and public access. These corridors lack meaningful connections, to each other and along the North-South axis.

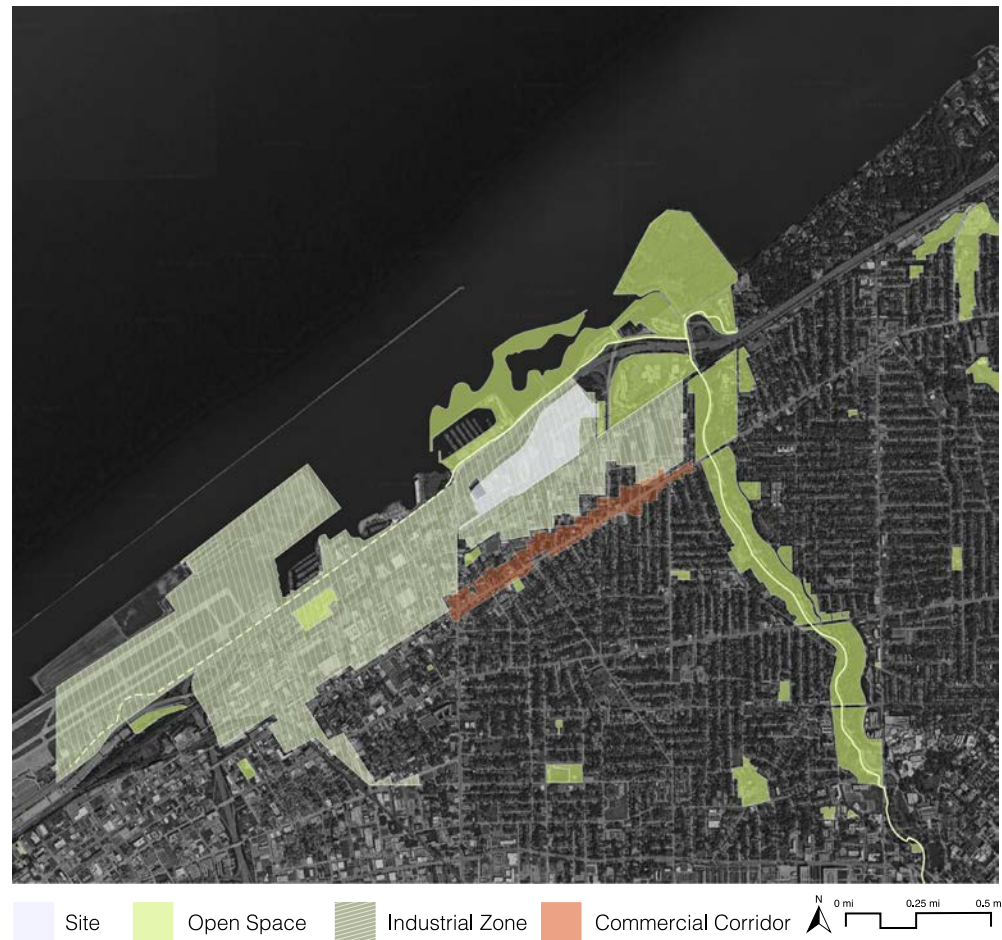
Connect to innovation + Green + Water



The Anchor District creates a new Water Technology Hub by merging these corridors integrating green spaces, innovation, and public health. This hub will enhance connectivity, unlock opportunities for collaboration, and establish a central campus for environmental and technological advancement.

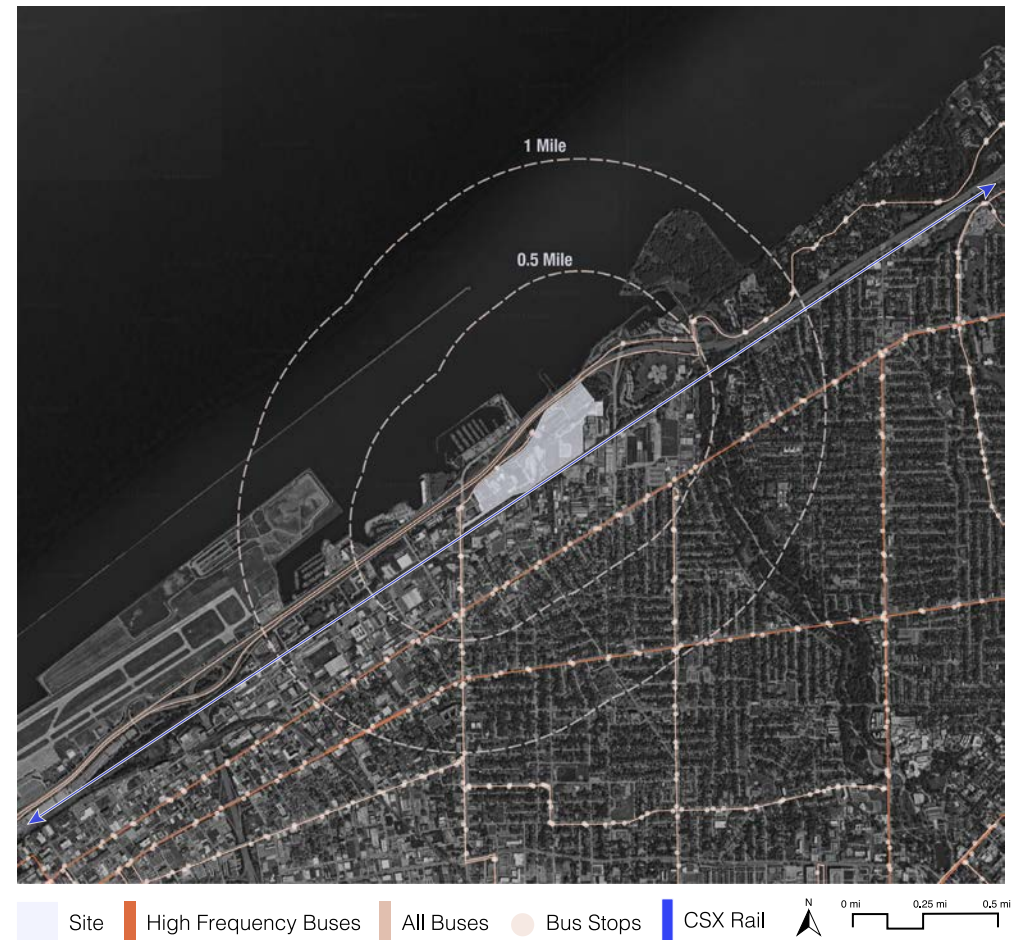
Neighborhood Design Drivers

Physical Barriers



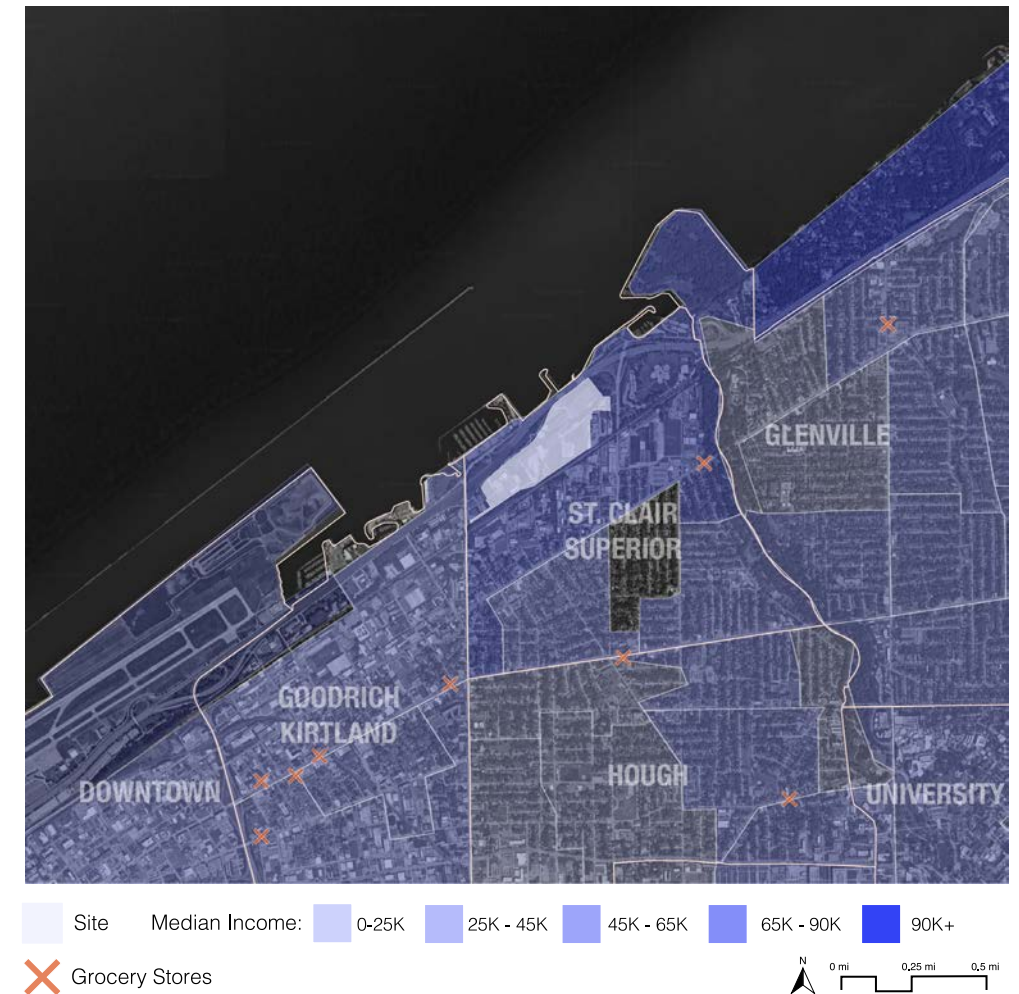
A large industrial zone divides the community and commercial corridor from the lakefront, making walkability hard. Our design bridges this gap with a central spine and improved connections.

Transit Gaps



While some bus routes serve the site, there is no rail access. We propose extending the waterfront line to enable transit-oriented development.

Community Needs



The neighborhood is low-income with limited grocery access. Our design revitalizes the area by providing community benefits like grocery stores and job training opportunities.



Revitalize the Economy

- Build a blue innovation technology hub with R&D offices, campuses, and entertainment district, providing space for innovation and attracting investment
- Collaborate with Cleveland Water Alliance (CWA) and the Fresh Water innovation fund to attract global water technology companies
- Partner with Great Lakes ReNEW to create an Ohio-based hub for water technology research, tapping into the \$150 million in new federal research funding
- Partner with Case Western University to provide a Water and Public Health R&D campus
- Build a new entertainment center with retail offerings

Reconnect Cleveland

- Create a vibrant spine connecting Adison Road to the CHEERS waterfront, featuring public plazas and parks
- Connect the ANCHOR District to downtown by extending the RTA Waterfront Transit Line through the East Side along the CSX Rail
- Improve bike and pedestrian connections through expanding bike lanes to connect with CHEERS and the Cleveland Cultural Gardens
- Connect the ANCHOR District with Case Western University through shuttle service, improving exchange of knowledge

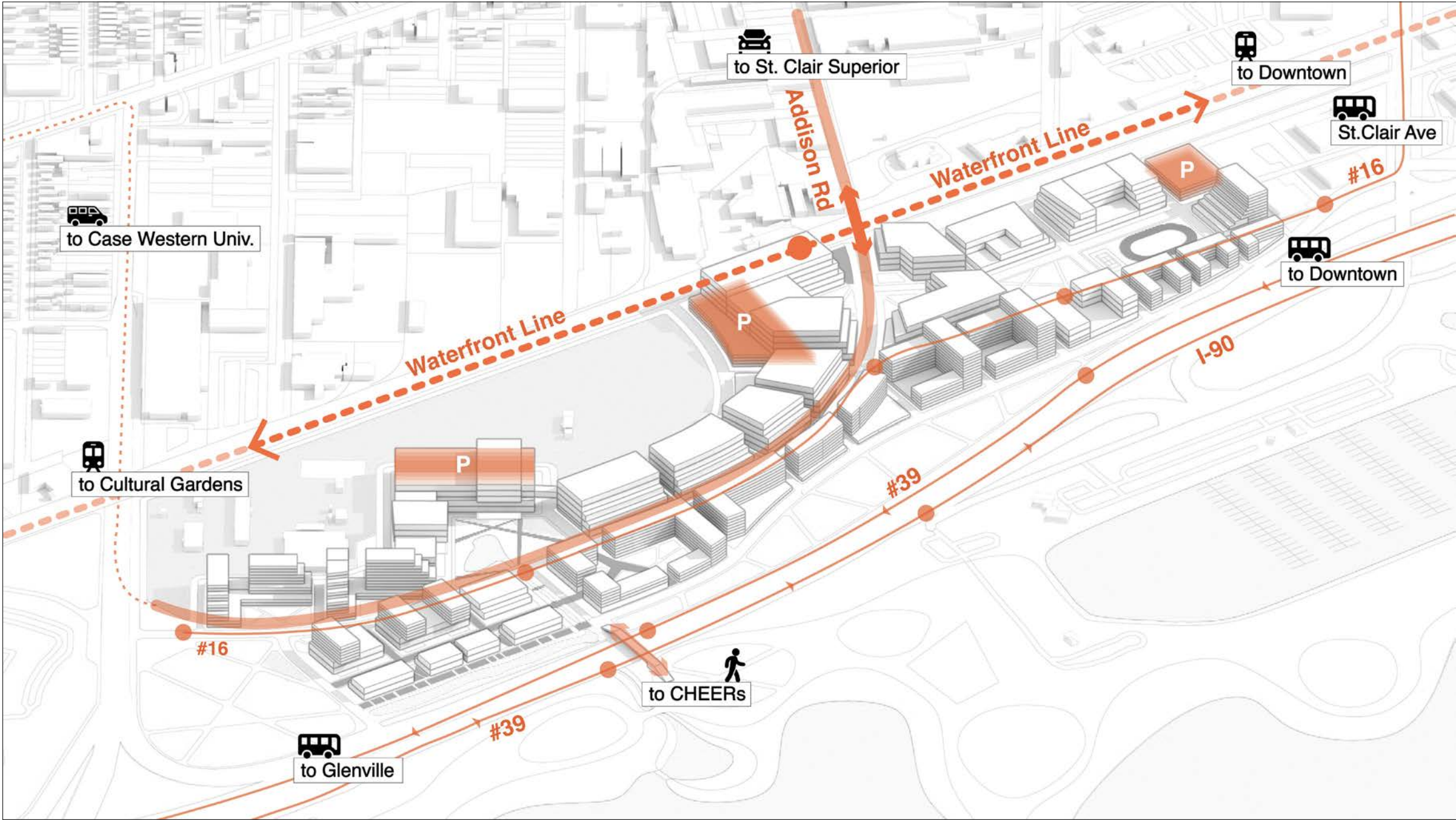
Reinvest in the Community

- 20% affordable units throughout the district to support neighborhood affordability
- A new public place and a new landscaped park with water features
- Implement workforce training programs in partnership with the R&D campus to bring residents into part of the Blue Economy
- Build a Water Technology museum, in partnership with the Great Lakes Science Center

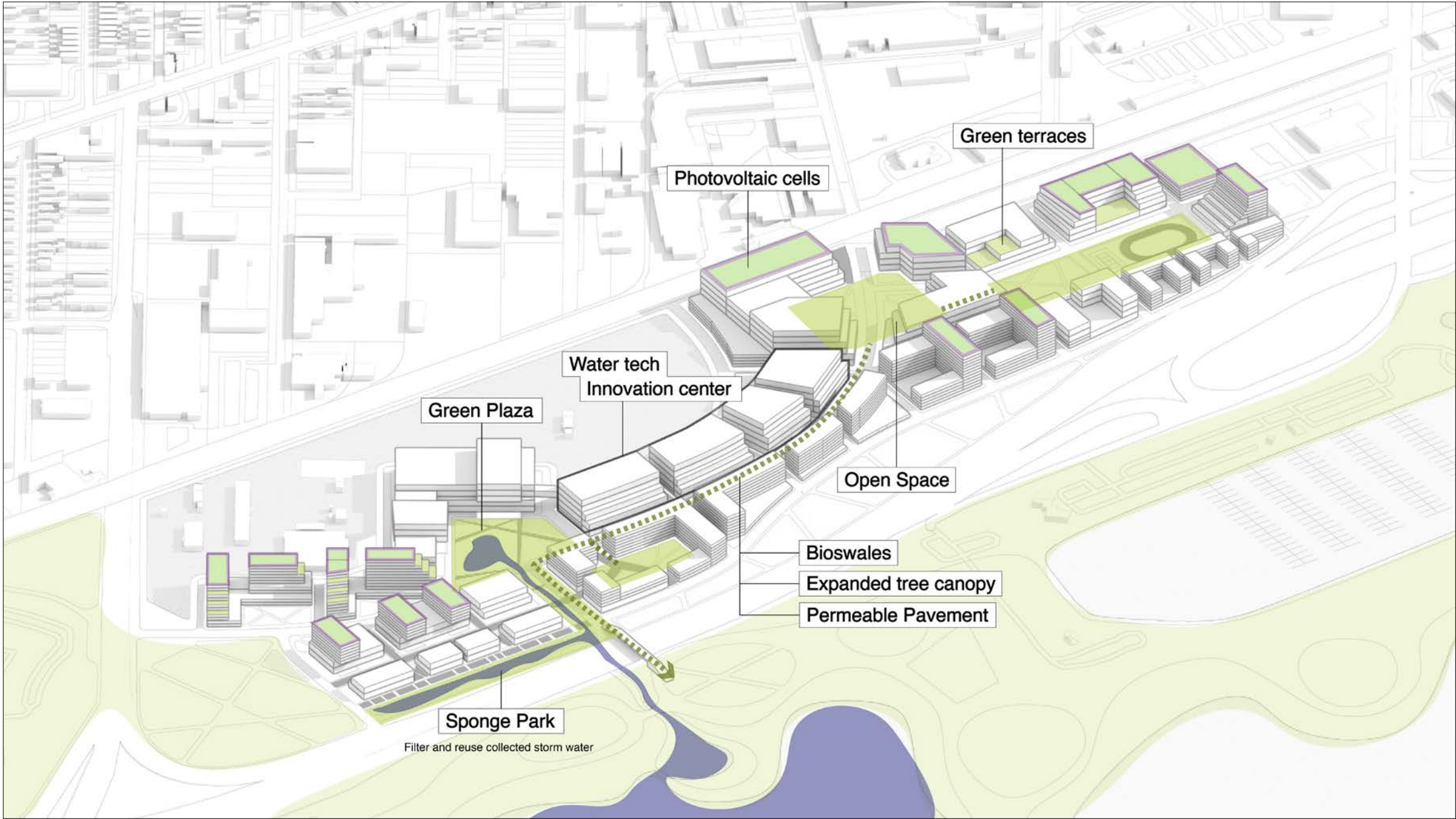
In the long-term:

- Rebuild Horizon Science Academy Middle and High School a new facility, educating the next-generation of innovators

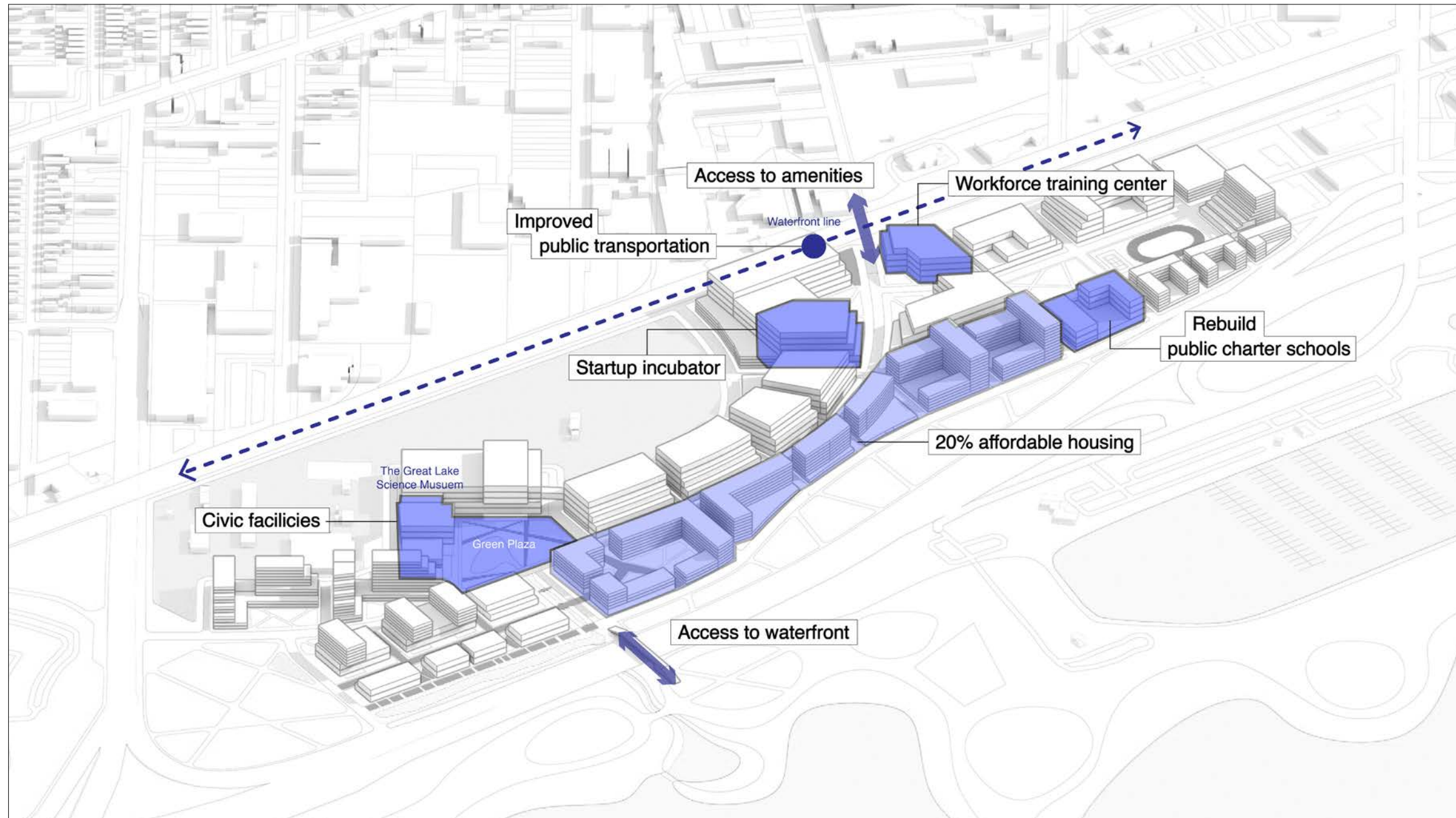
Connectivity



Resiliency



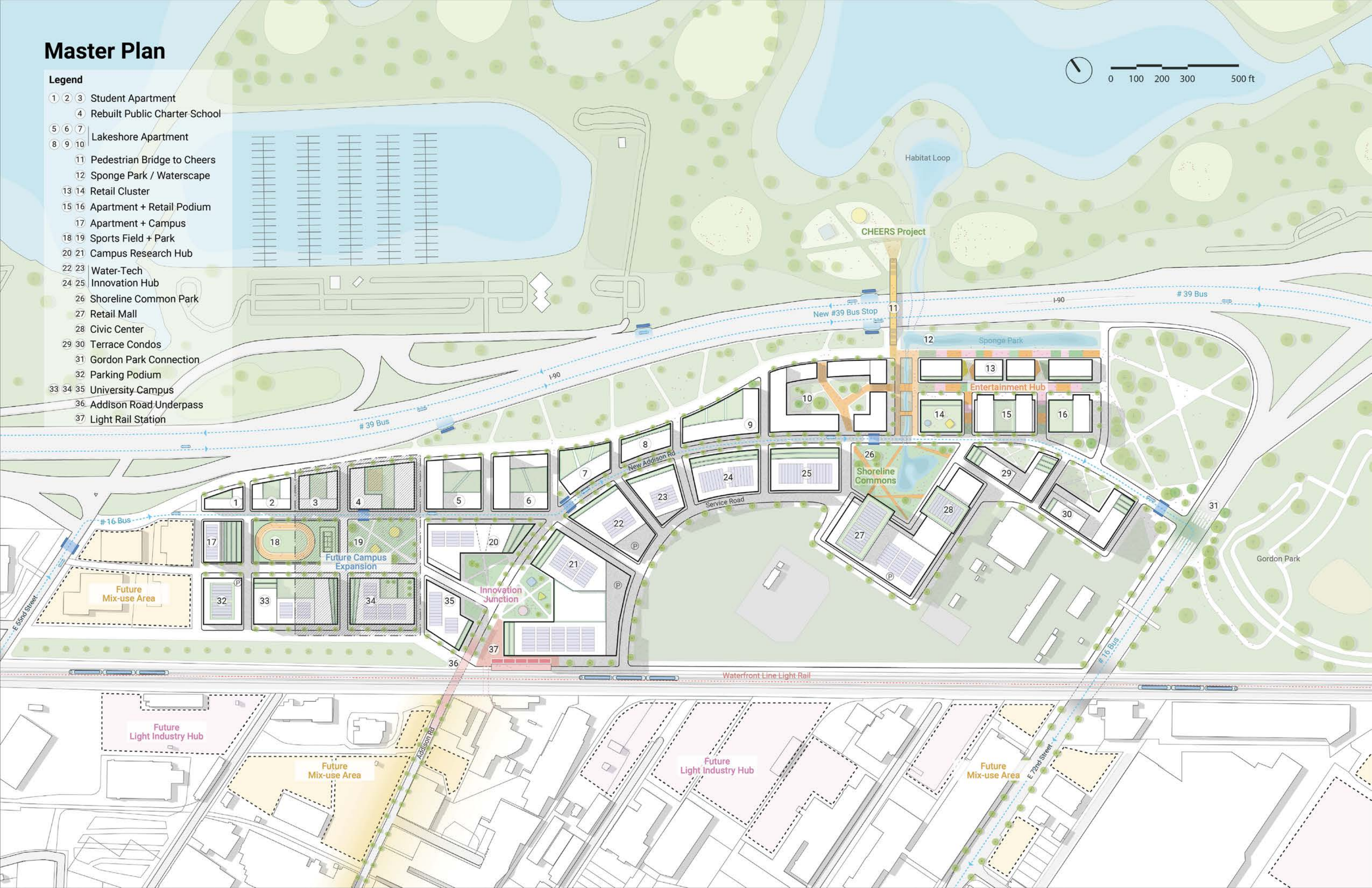
Community



Master Plan

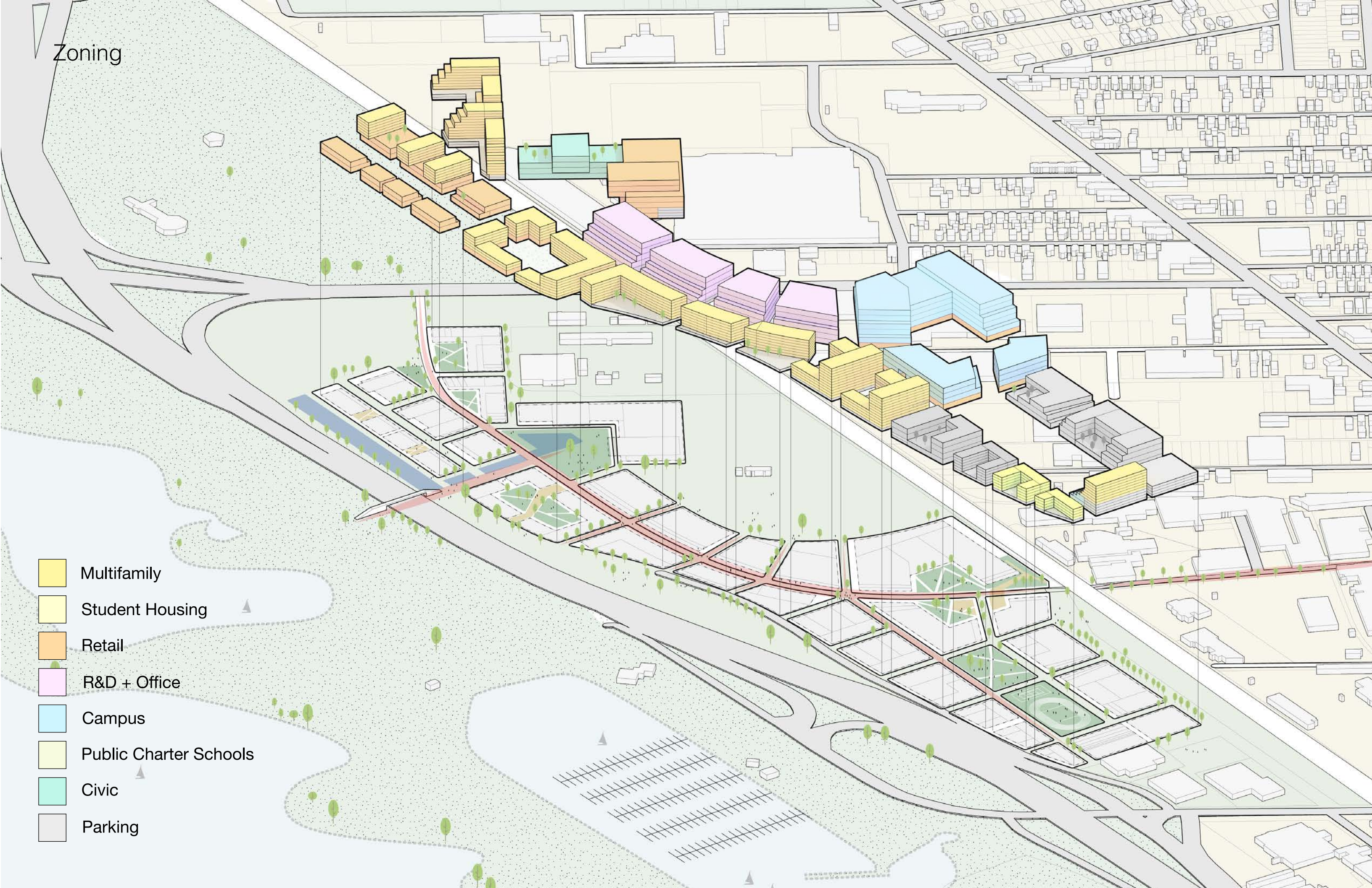
Legend

- 1 2 3 Student Apartment
- 4 Rebuilt Public Charter School
- 5 6 7 Lakeshore Apartment
- 8 9 10
- 11 Pedestrian Bridge to Cheers
- 12 Sponge Park / Waterscape
- 13 14 Retail Cluster
- 15 16 Apartment + Retail Podium
- 17 Apartment + Campus
- 18 19 Sports Field + Park
- 20 21 Campus Research Hub
- 22 23 Water-Tech
- 24 25 Innovation Hub
- 26 Shoreline Common Park
- 27 Retail Mall
- 28 Civic Center
- 29 30 Terrace Condos
- 31 Gordon Park Connection
- 32 Parking Podium
- 33 34 35 University Campus
- 36 Addison Road Underpass
- 37 Light Rail Station



Zoning

- Multifamily
- Student Housing
- Retail
- R&D + Office
- Campus
- Public Charter Schools
- Civic
- Parking



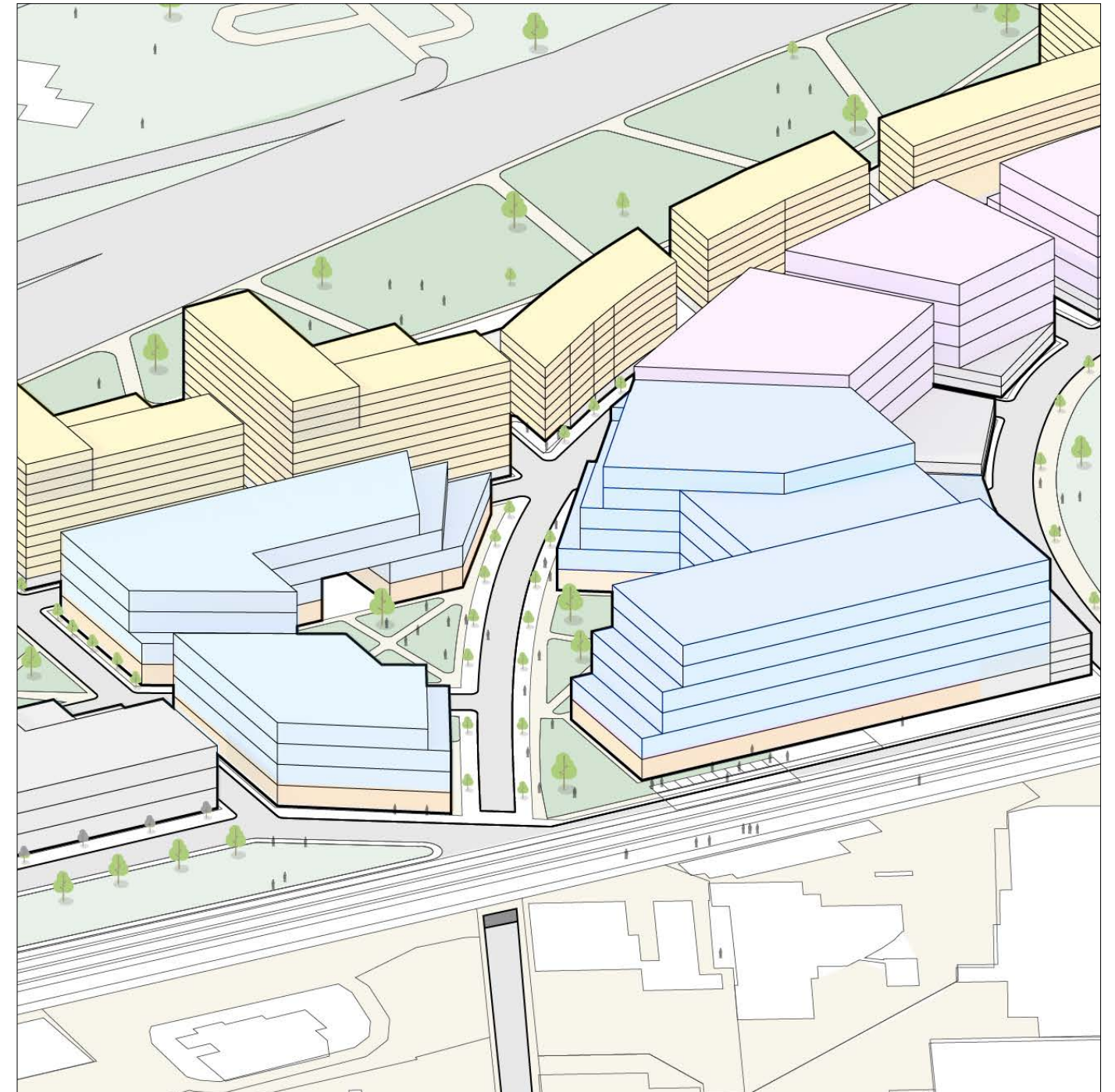
Shoreline Commons

Bringing waterfront into the center

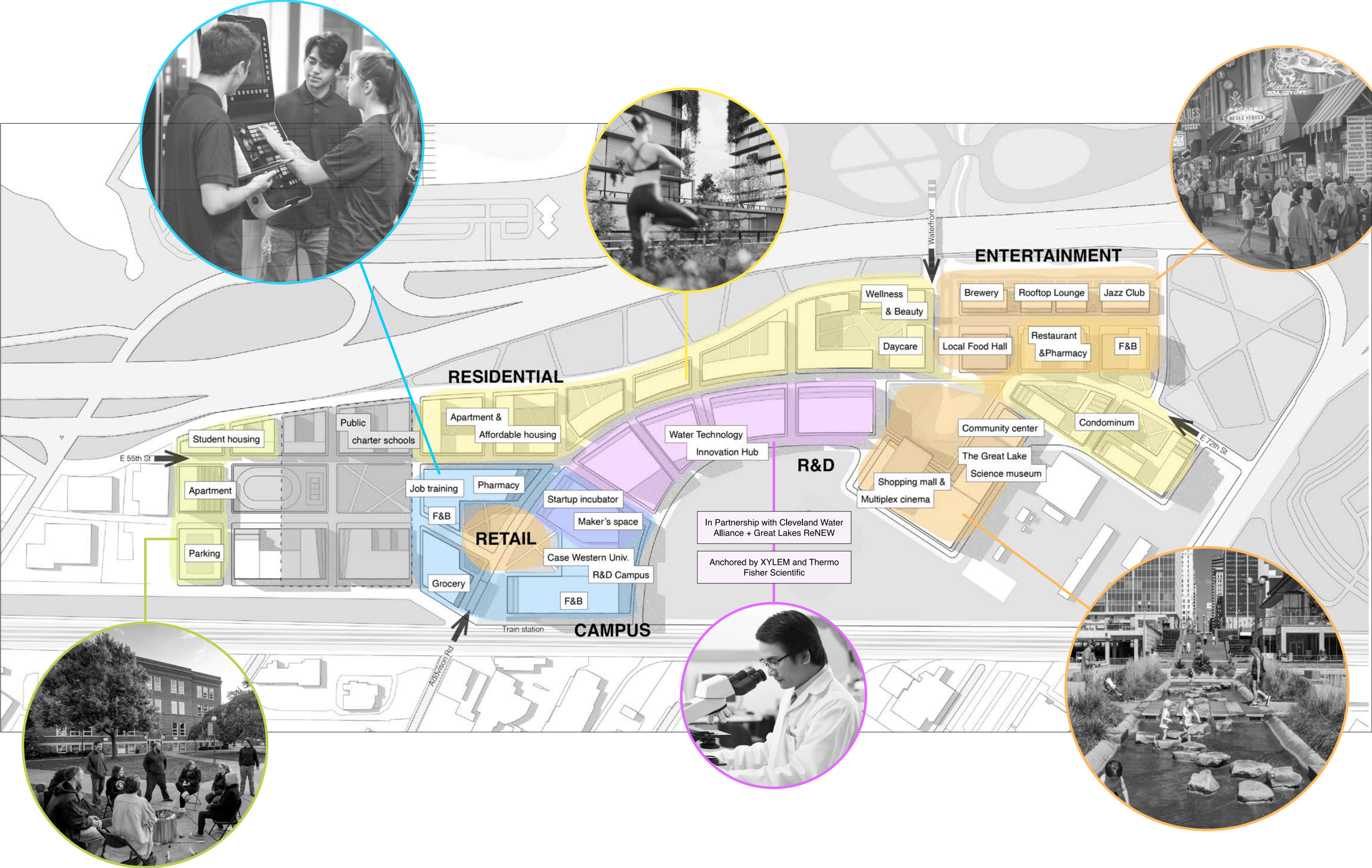


Innovation Junction

Linking the community to the Anchor



Programming



User Experience



Dr. Sarah Taylor (29)
PhD researcher at Case Western Univ.

8:30 AM – Breakfast & Head to Work
9:00 AM – Work at the Campus Lab
12:00 PM – Lunch with Colleagues
1:30 PM – Run Start-Up Incubator Session
8:00 PM – Meet up with a friend

RESIDENCE	COMMUTE	WORK	ACTIVITY
Student Housing	Walk	Campus Lab	Dining & Nightscene



John Harris (34)
Business consultant

7:00 AM – Workout at the gym
7:30 AM – Drop ovff child to childcare center
8:00 AM – Commute to Downtown
5:00 PM – Grocery Shopping
7:30 PM – Evening Walk with pet

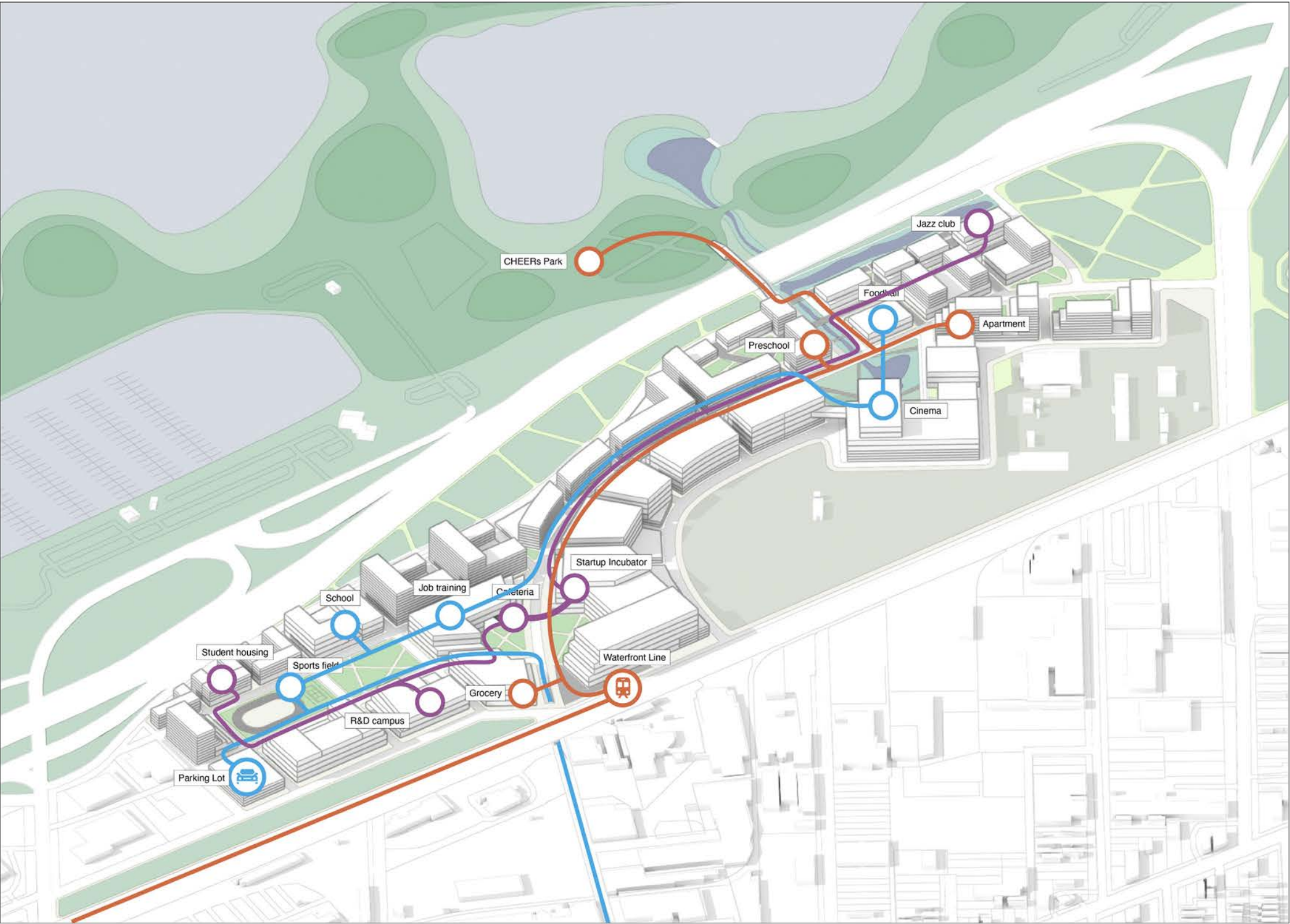
RESIDENCE	COMMUTE	WORK	ACTIVITY
Apartment	Waterfront line	Downtown office	Grocery



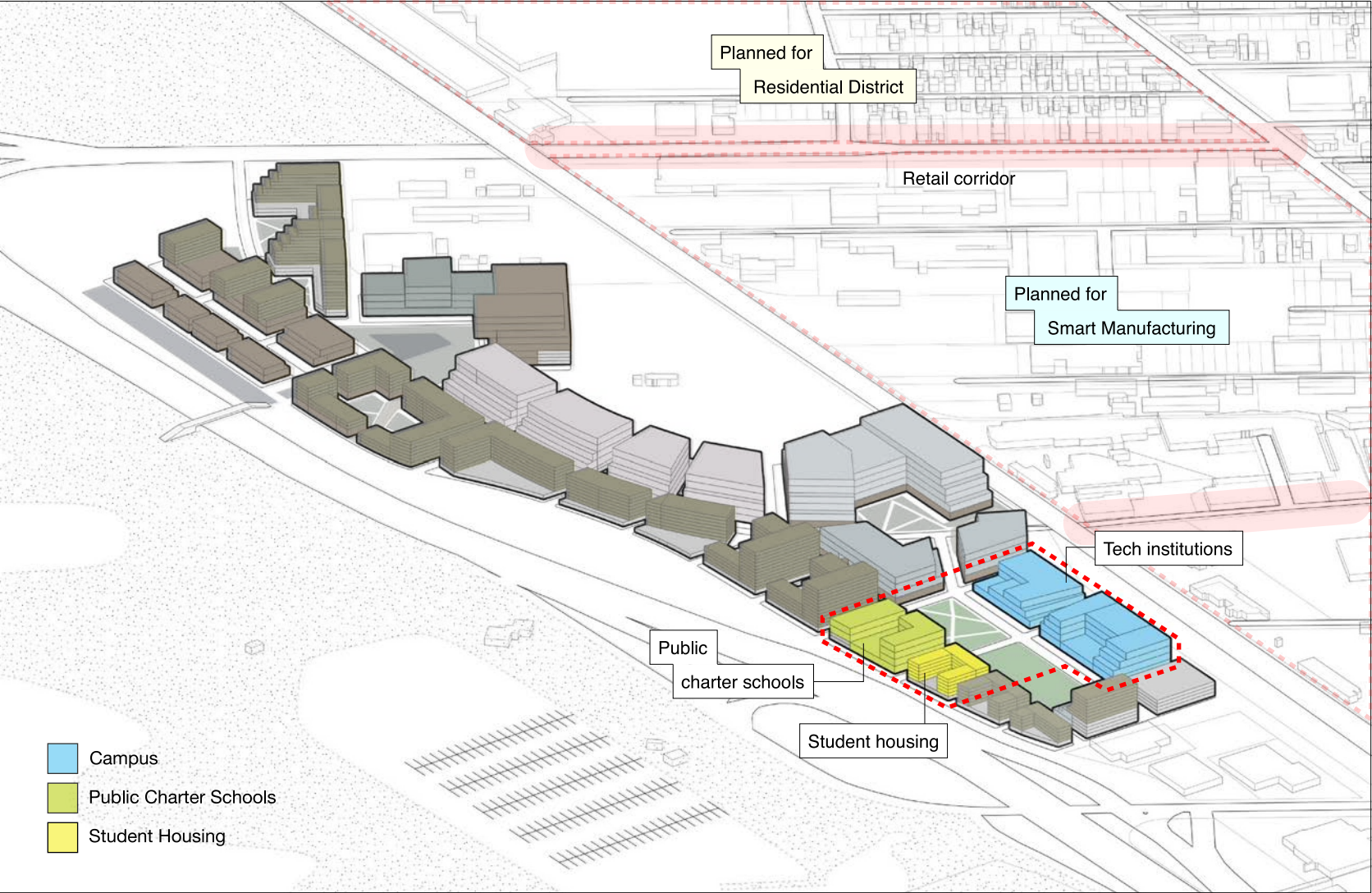
Carlos Martinez (16)
Student at Horizon Science High School

7:30 AM – Drive to school
8:00 AM – Morning lacrosse training
1:00 PM – Attend job training
4:00 PM – Catch a movie with friends
7:00 PM – Dinner with Friends

RESIDENCE	COMMUTE	WORK	ACTIVITY
St. Clair Ave	Drive	High school student	Entertainment



Future Development Plan



Acquire additional parcels

Secure 105-02-008 and 105-02-009

Construct Campus buildings

Utilize the space as a replacement for operating schools

Rebuild Public Charter School

Horizon Science Academy Cleveland Middle and High School

Expand local job opportunities

Run workforce training program wth Public Schools

Create education hub

Expand partnerships with other educational institutions

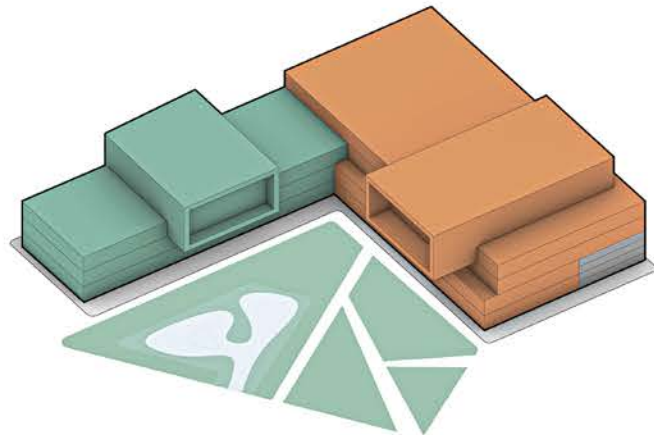
Develop surrounding neighborhood

Establish a retail corridor along Adison Rd.

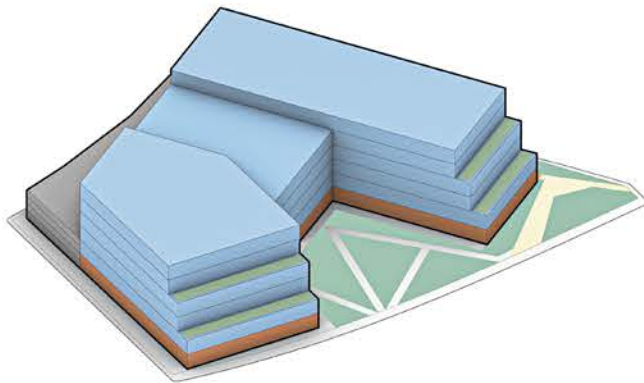
Create a smart manufacuring district

Develop residential district around the Gordon Park

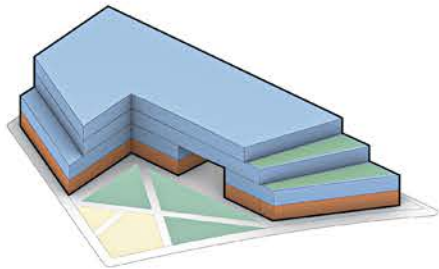
Building Typologies



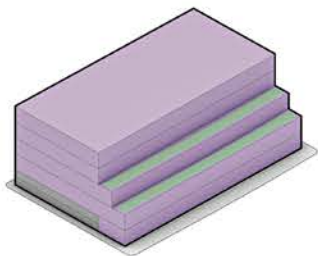
Civic Center + Retail Mall
631,000 SF
Parking Podium



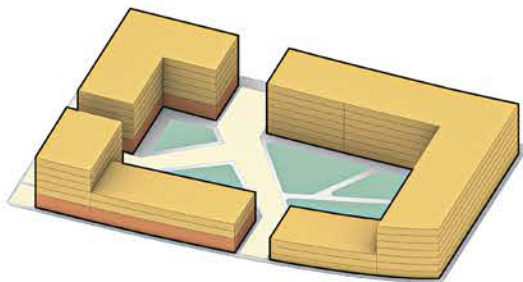
Research Hub
800,000 SF
Retail Wrapper
Parking Podium



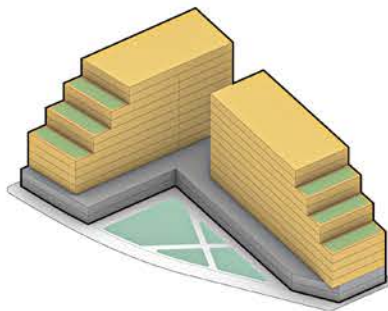
Campus Research Lab
112,000 SF
Retail Wrapper



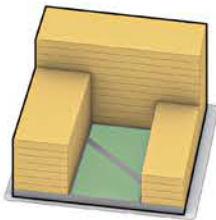
Water-Tech Incubator
140,000 SF
Parking Podium



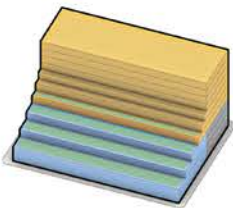
Garden Apartments
720,000 SF
483 Units
Retail Wrapper
Shared Garage Parking



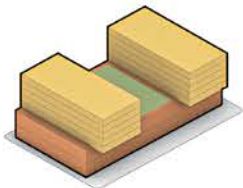
High-Rise Condos
260,000 SF
149 Units
Mixed Income
Parking Podium



Student Apartments
86,000 SF
130 Units
Parking Podium



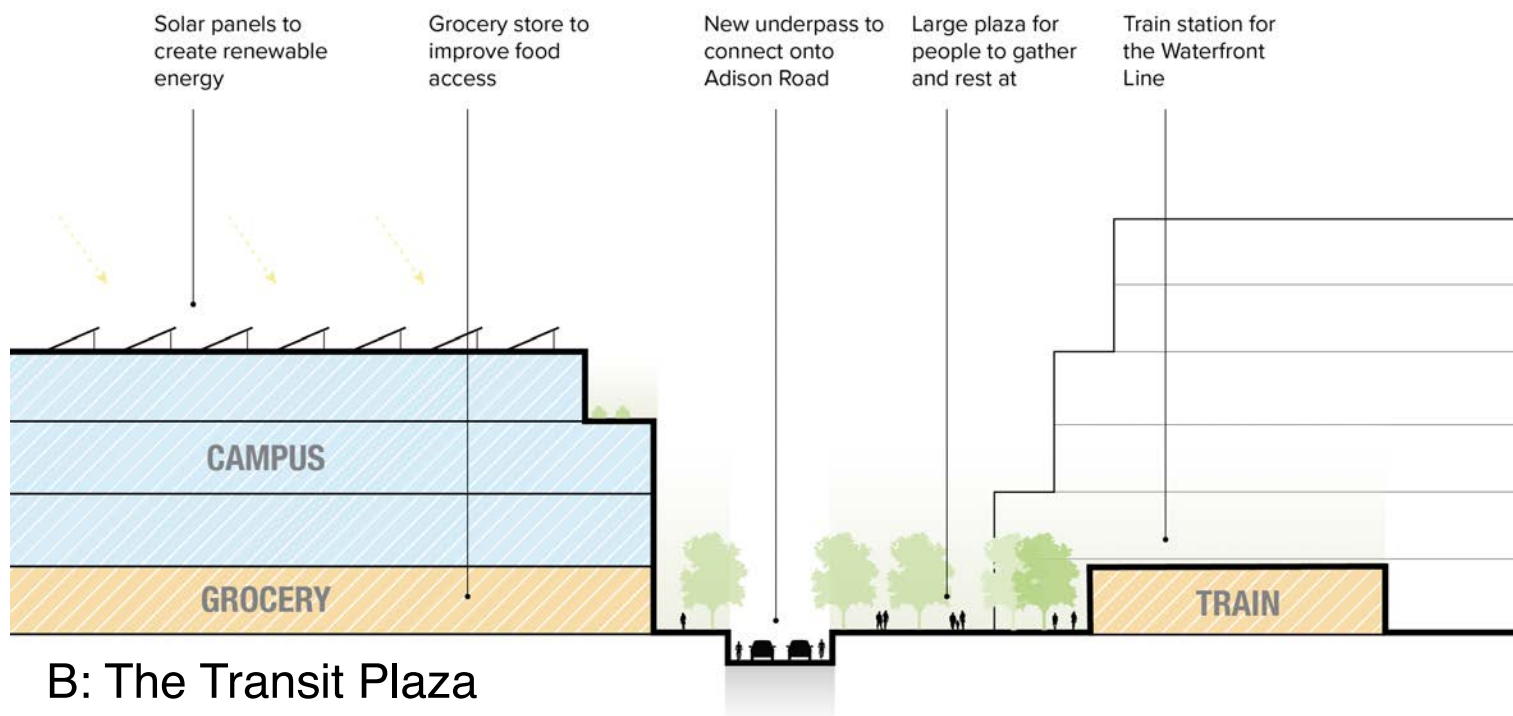
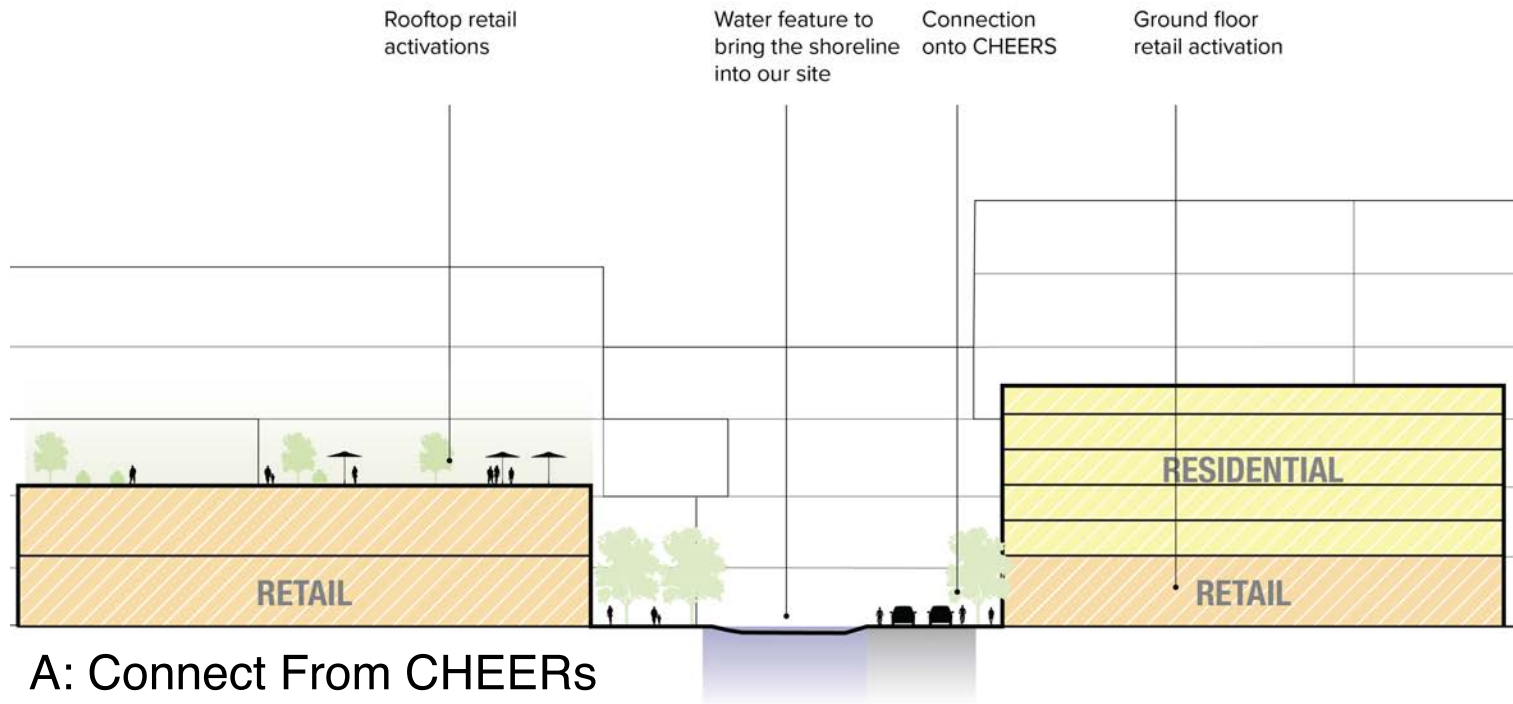
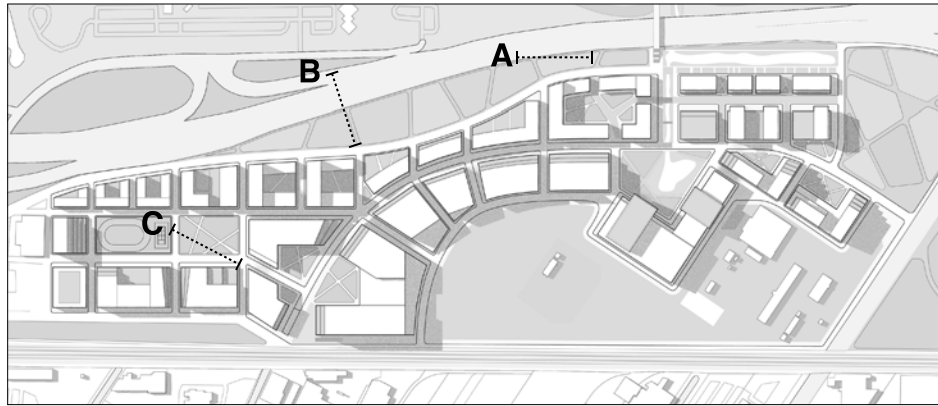
Mid-Rise Apartments + Campus
183,000 SF
71 Units
Parking Podium



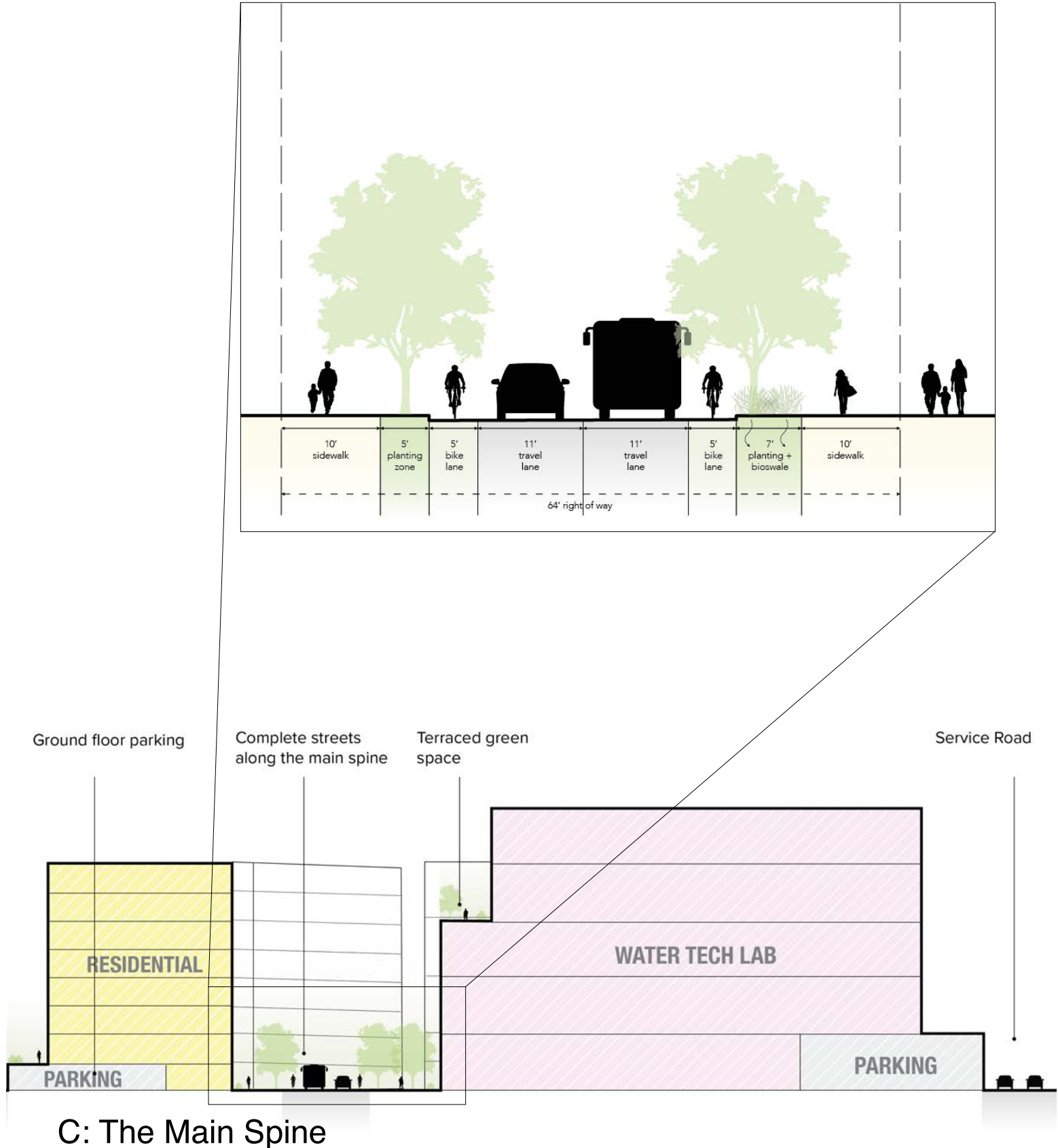
Mid-Rise Apartment + Retail Podium
150,000 SF
Mixed Income
66 Units
Retail Podium

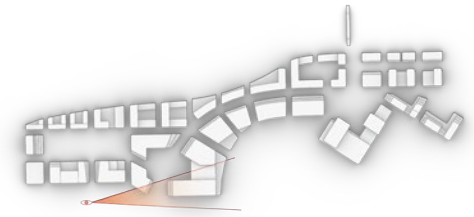


Stand-Alone Retail
25,000 SF
Shared Garage
Parking



Sections + Road Typologies

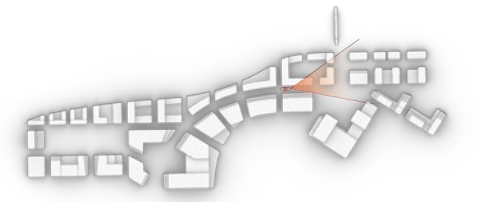




View 1: Entering Innovation Junction

This view showcases the entry into the main train station area, reimagined to expand rail service with a new waterfront line. The station serves as a dynamic hub where travelers can connect, explore, and enjoy the vibrant retail corridor, offering spaces to grab a coffee or relax while they wait.





View 2: Expanded Addison Road as Our Central Spine

This view highlights the main corridor, the vibrant spine of our development. Designed as a complete street for buses, cars, bikes, and pedestrians, it links the station, retail, and lakefront, bustling with activity.





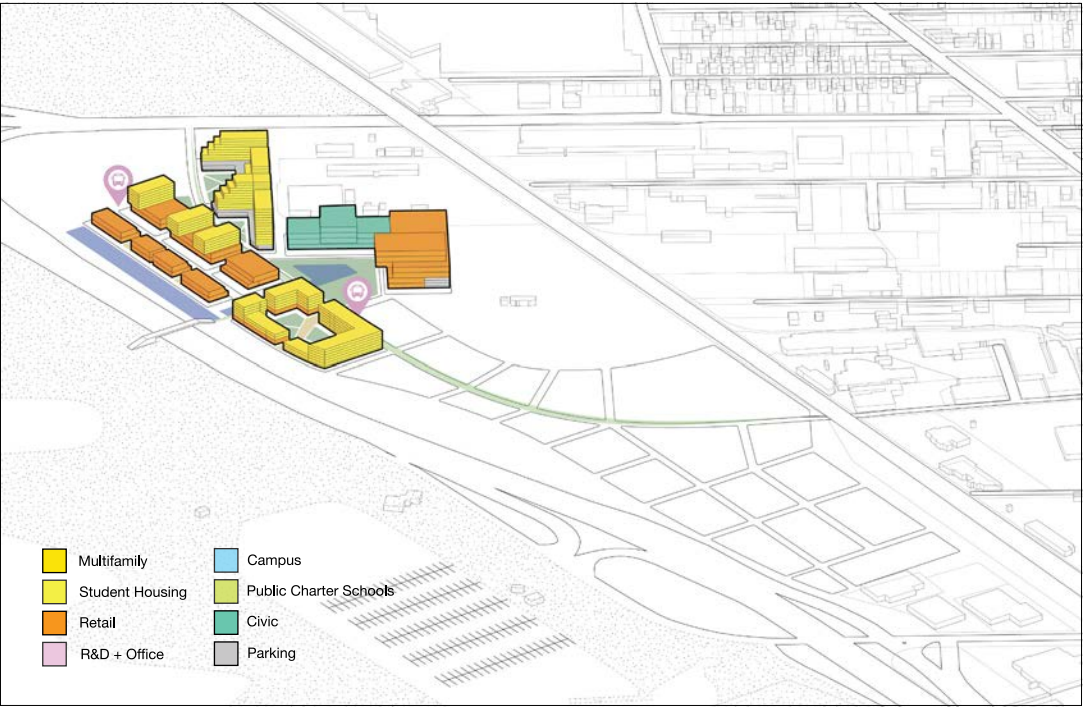
View 3: Waterfront Entertainment District

This view envisions a vibrant retail hub, with the existing canal transformed into a beautifully landscaped centerpiece. Designed as a standalone destination, this hub also serves as a gateway, connecting visitors to CHEERS and the Cleveland Cultural Gardens and creating a seamless experience of commerce and nature



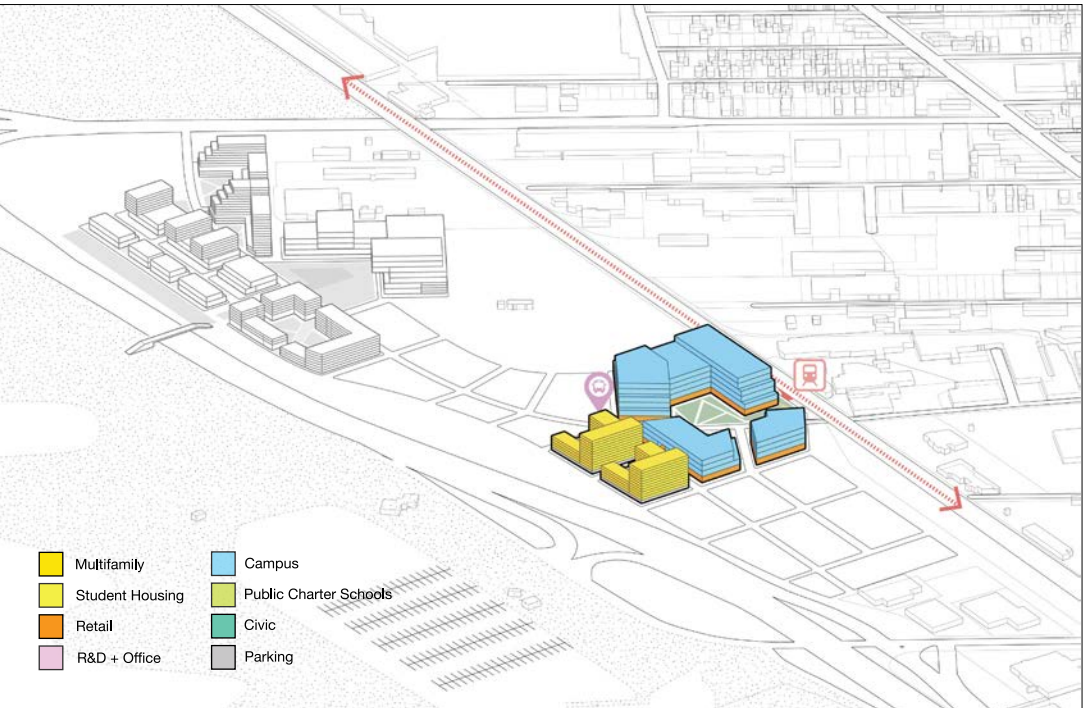
Development Phases

Phase One - Parkside Exchange



PROGRAM	SQUARE FOOTAGE	UNITS
Market Res.	942,000 SQ FT	
Affordable Res. (40% AMI)	284,000 SQ FT	
Lab		
Campus		
Retail	538,000 SQ FT	
Civic	207,000 SQ FT	
Parking	285,000 SQ FT	
Student Housing		
Total Budget	35.37%	1043M

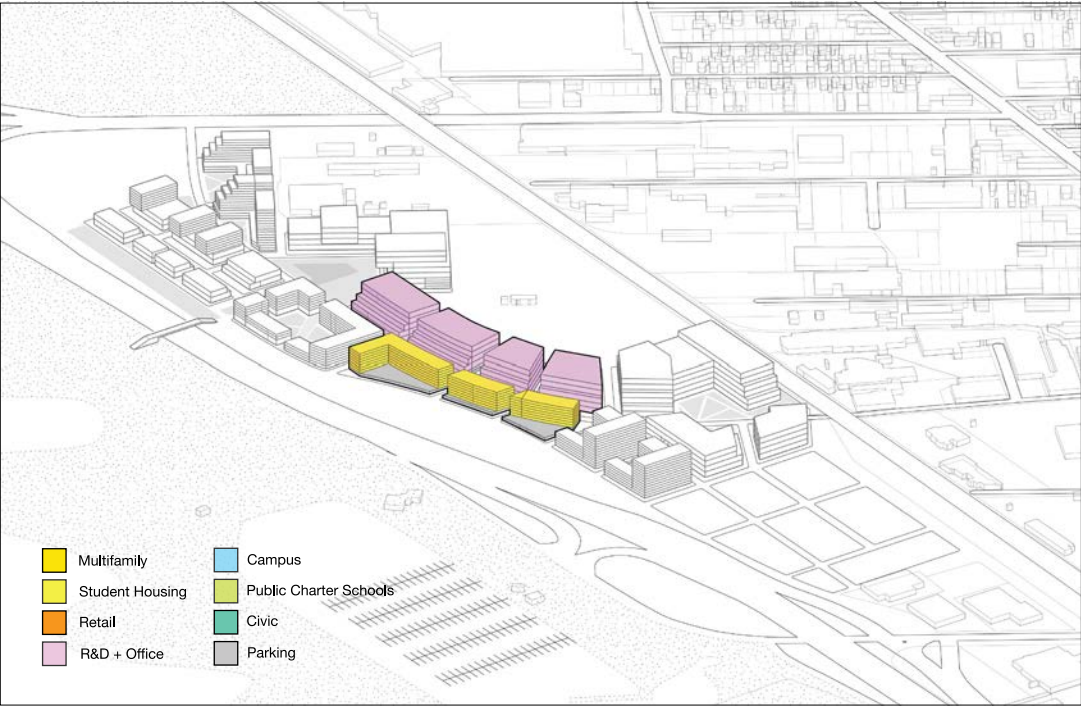
Phase Two - Innovation Junction



PROGRAM	SQUARE FOOTAGE	UNITS
Market Res.	374,000 SQ FT	
Affordable Res. (40% AMI)	160,000 SQ FT	
Lab	536,000 SQ FT	
Campus	352,000 SQ FT	
Retail	218,000 SQ FT	
Civic		
Parking	255,000 SQ FT	
Student Housing		
Total Budget	36.55%	1078M

Development Phases

Phase Three - Education Hub



PROGRAM	SQUARE FOOTAGE	UNITS
Market Res.	419,000 SQ FT	
Affordable Res.(40% AMI)	180,000 SQ FT	
Lab	614,000 SQ FT	
Campus		
Retail		
Civic		
Parking	256,000 SQ FT	
Student Housing		
Total Budget	22.30%	658M

Phase Four - Learning Pathways

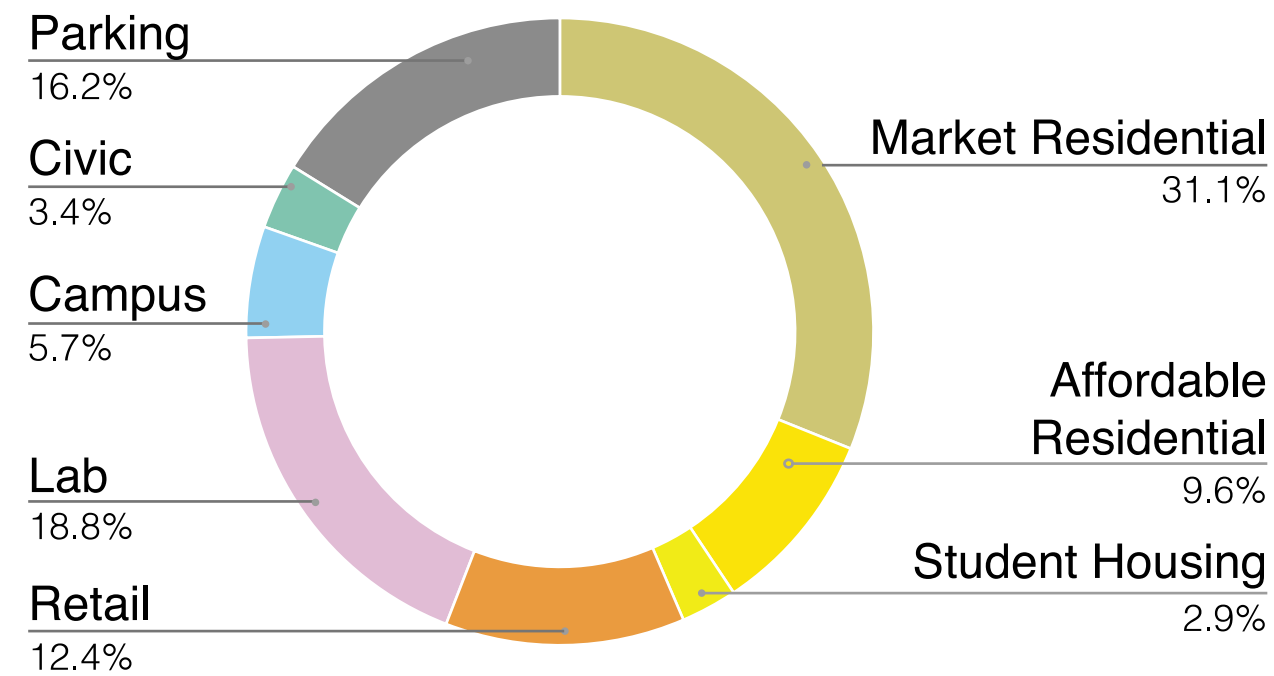


PROGRAM	SQUARE FOOTAGE	UNITS
Market Res.	101,000 SQ FT	
Affordable Res.		
Lab		
Campus	36,000 SQ FT	
Retail		
Civic		
Parking	181,000 SQ FT	
Student Housing	100,000 SQ FT	
Total Budget	5.78%	170M

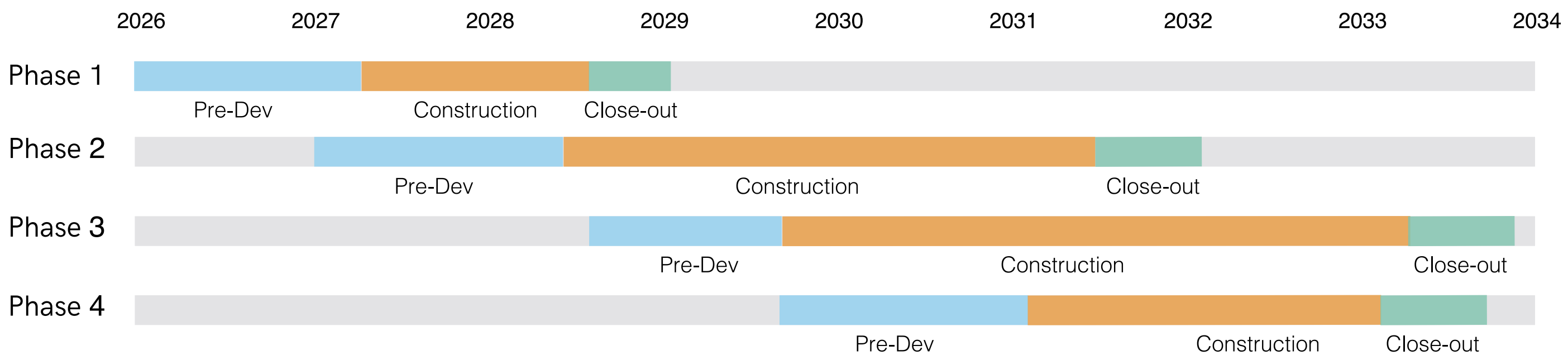
Development Phases



Programs

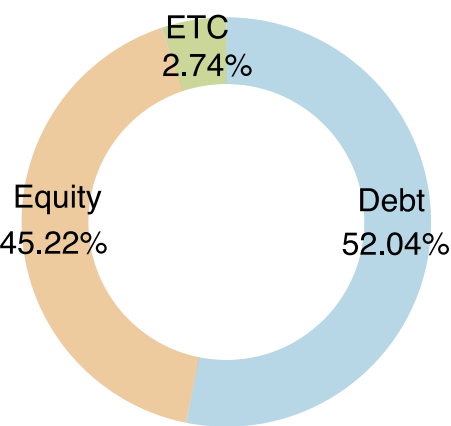


Construction Schedule



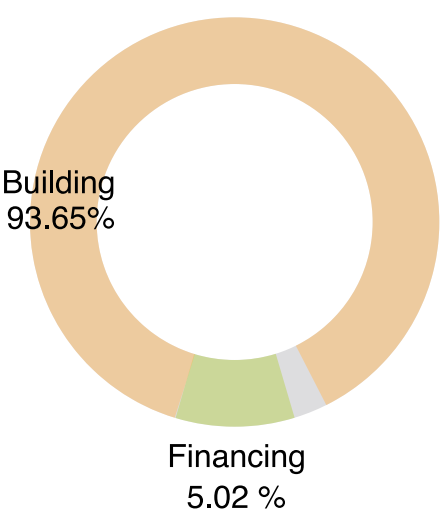
Sources and Uses

SOURCES



Equity	\$ 1,371,231,790
Subsidies and grants	\$ 83,000,000
Debt	\$ 1,577,828,917
<hr/>	
TOTAL	\$ 3,032,060,707

USAGE



Land	\$ 550,000
Building	\$ 2,864,253,518
Infrastructure	\$ 13,750,000
Financing	\$ 153,507,189
<hr/>	
TOTAL	\$ 3,032,060,707

METRICS

Levered IRR

16.53 %

Equity multiple

1.44 x