



**COMMUNITY
IMPROVEMENT
CORPORATION**
OF EUCLID, OHIO

REQUEST FOR PROPOSALS

The Community Improvement Corporation of Euclid, Ohio is requesting proposals from developers for the redevelopment of the former St. Robert site on Lakeshore Blvd.

Issued by:

**The Community Improvement
Corporation of Euclid, Ohio**

RFP issued :

Monday, December 15th, 2025

Responses due by:

Friday, February 6th, 2026 at 4:30pm

Email to: planning@cityofeuclid.gov

Elmwood Dr

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1. Introduction and Purpose

The Community Improvement Corporation of Euclid, Ohio (the “CIC”), designated by the City of Euclid as its agent for community and economic development purposes, invites Request for Proposal responses (“RFP responses”) from experienced residential developers (“development team”) to design, finance, and construct a high-quality, predominantly owner-occupied residential development on the former St. Robert Church site (“Project Area”). **RFP Responses are due by Friday, February 6, 2026 at 4:30 PM by email only to planning@cityofeuclid.gov.**

The Project Area is approximately 8 acres and is within a five-minute walk to Downtown Euclid, more than 40 acres of City-owned parklands, the Euclid Lakefront Trail, and Lake Erie. Within a five- to twenty-minute drive to some of the region’s largest job hubs, including, but not limited to, Euclid’s industrial core, Downtown Cleveland, University Circle, and Chagrin Boulevard, the Project Area strikes the balance between lakefront living and proximity to employment opportunities.

This RFP seeks experienced development teams interested in engaging the community to design and construct a dynamic project that delivers on all the benefits of its location and connecting the Project Area into an existing neighborhood. The Project Area is one of the largest development-ready sites in the City of Euclid, presenting development teams a unique opportunity to deliver a catalytic mixed housing program.

While the City currently owns the property, the CIC, acting as an agent for the City, is leading this competitive process to evaluate and select a development partner for negotiation of a definitive development agreement and related conveyances.

2. Project Vision and Objectives

- Deliver a mixed housing program emphasizing owner-occupied detached and attached single-family (townhomes). The City is willing to consider a mixed-use development as part of the mixed housing program.
- Design that respectfully references the former St. Robert church (materials, massing, façade elements) and complements surrounding homes.
- Improve the public realm, including, but not limited to, sidewalks, street trees and urban forest canopy, lighting, buffer landscaping, and a stormwater pollution prevention plan (SWPPP).
- Provide a publicly accessible trail connection from Lake Shore Boulevard through the site to the neighborhood street network, enabling safe, off-street connection between the neighborhood and the Euclid Lakefront Trail.
- Further the City of Euclid’s sustainability goals through high-performance design, [passive home design](#), and clean energy elements (property assessed clean energy (PACE) financing available via the Northeast Ohio Advanced Energy District).

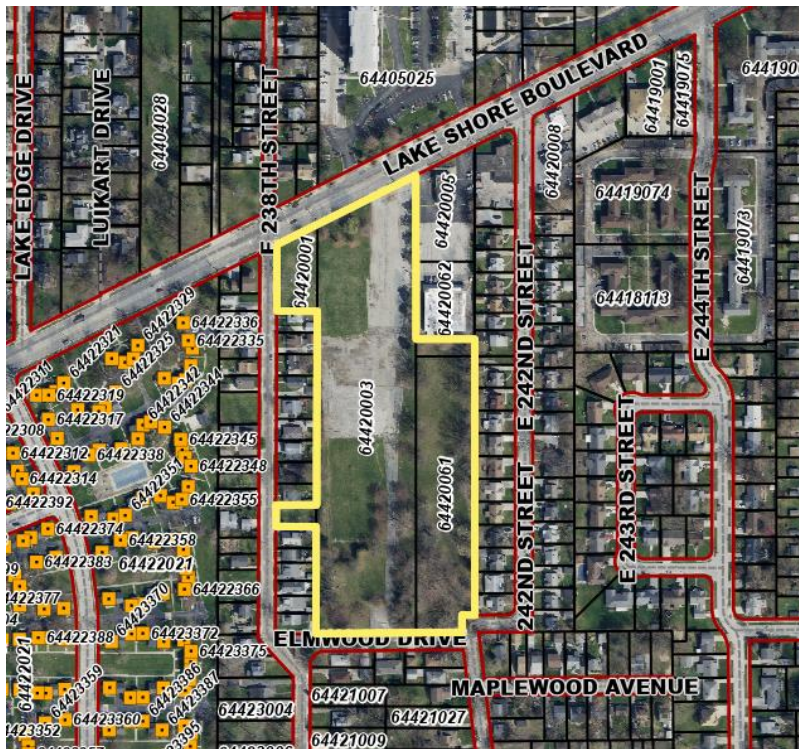


3. Project Area Information and Neighborhood Context

Project Area Information

The Project Area is located at 23802 Lake Shore Boulevard, Euclid, Ohio. The Project area is the site of the former church and parish buildings, which have been demolished by the City of Euclid. Only the former surface parking lot remains. An aerial image of the Project Area and parcel details are shared below.

Figure 1: Project Aerial and Parcel Map



Parcel Number	Address	Acreage
644-20-001	23802 Lake Shore Boulevard	0.38
644-20-003	23750 Lake Shore Boulevard	5.27
644-20-063	24100 Lake Shore Boulevard, rear	0.125
644-20-061	Elmwood Drive, rear	1.978
644-20-054	V/L E. 238 th Street	0.108

The Project Area was rezoned to the [Attached Single Family \(ASF\) District \(Euclid Zoning Code, Chapter 1358\)](#) in Ordinance 129-2022, adopted on November 21, 2022. Since this time, the City of Euclid also has amended substantially its residential zoning code to promote new housing development; these amendments were made in Ordinance 120-2024, adopted on October 7, 2024. The City is open to considering a Planned Unit Development (PUD) / Residential Planned Development for a more flexible layout, if appropriate.

Neighborhood Context

Situated on the southside of Lake Shore Boulevard, the Project Area is a five-minute walk from numerous local and regional amenities (map for context is provided on page 5):

- Euclid Lakefront Trail: The Euclid Lakefront Trail is a 1-mile, multipurpose path running from Lake Shore Boulevard and E. 228th Street through Sims Park, along the Lake Erie shoreline, south through Yuko Park to Lake Shore Boulevard and E. 246th Street. The Euclid Lakefront Trail offers a fishing pier and breathtaking views of Lake Erie. The Project is positioned to integrate a local connector linking the Project Area and surrounding neighborhood to Lake Shore Boulevard and the Euclid Lakefront Trail.
- Kenneth J. Sims Park: A jewel in the Euclid park system, this park offers 38.5 acres of recreation, including a disc golf course, benches, public restrooms, parking, access to the Euclid Lakefront Trail, and [Henn Mansion](#), a National Register of Historic Places listed building and event center. The park recently celebrated a \$600,000+ expansion and has plans for
- Kenny Yuko Park: A 5.6-acre lakefront park with open greenspace, benches, and parking with access to the Euclid Lakefront Trail. Future plans for the park include the construction of a beach house with restaurant, lounge, public restrooms, and paddle craft rental.
- Downtown Euclid: Home to Aldi, Dave's Market, CVS Pharmacy, Walgreens, Key Bank, Marc's, Lakeshore Coffee House, Beach Club Bistro, Lakeshore Cinema, and more, Downtown Euclid has numerous amenities to meet daily needs and more.

In addition, Euclid boasts numerous other amenities including a Recreation and Wellness Center, opening in Summer 2026; [Briardale Greens Golf Course](#), an 18-hole municipal golf course; and access to [Cleveland Metroparks' Euclid Creek Reservation](#).

Figure 2: Neighborhood Context and Amenity Map

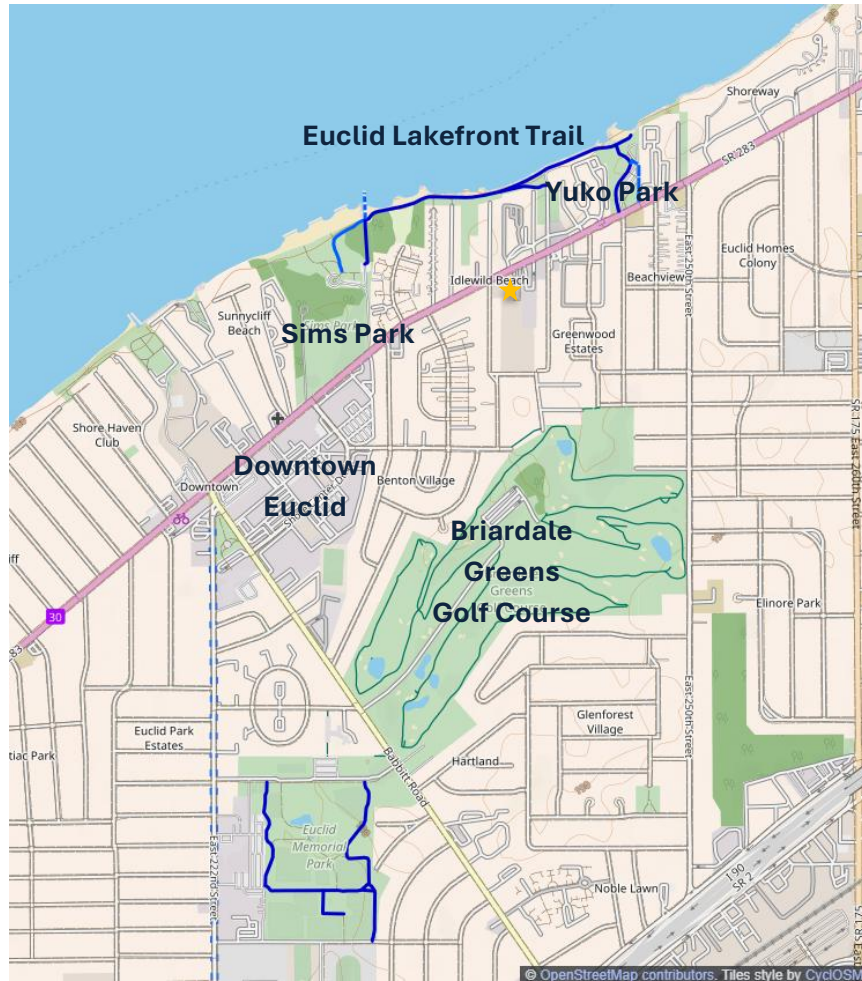


Figure 3: Euclid Lakefront Trail in the foreground with the Project Area noted in the middle of the image.

4. City/CIC Role and Potential Incentives

The CIC and City will be active partners, facilitating approvals (including, but not limited to, the Architectural Review Board, Planning and Zoning Commission, Northeast Ohio Advanced Energy District) and, subject to negotiation, may support the Project with tools such as PACE, TIF, NCA, CDBG, and HOME funds. The Euclid Development Corporation (EDCOR) offers [down-payment assistance](#) to eligible first-time homebuyers; as of May 2025 the maximum purchase price is \$273,000 (subject to future updates).

5. Program and Use Parameters

Below are program and use parameters to assist development teams with RFP response development:

- Housing and Use Types: detached single-family, attached single-family/townhomes are preferred. Small multi-unit buildings and mixed-use buildings may be supported, only if context-appropriate.
- Owner-Occupancy: The emphasis for this project is on for-sale homes.
- Affordable/Moderate-Income Housing: Affordable/Moderate-income housing is not required; however, it may be considered when paired with public subsidy.
- Design Review: Architectural Review Board approval is required, at minimum.
- Site Elements: buffer landscaping, SWPPP implementation, public realm improvements, and the required trail connector.
- Catalyzing Surrounding Development: Through the City of Euclid's Land Reutilization Program and private owners, additional development opportunities are nearby and available. Ideally, this project will catalyze development on these other parcels of land.

6. Submission Requirements (RFP Response)

All RFP responses submitted for consideration by development teams shall include, but not be limited to, the following components. If for any reason a requirement below does not apply to a development team, a statement detailing the lack of applicability and rationale shall be provided. If a development team consists of more than one company submitting a RFP response in partnership, please provide the requested qualifications for all companies.

1. Cover letter & executive summary (statement of interest).
2. Developer/Firm profile (ownership, organizational structure, staffing, financial capacity).
3. Relevant experience (≥ 3 comparable residential/redevelopment projects; include photos, budgets, outcomes, references).
4. Team & consultants (architect, civil, landscape, planning, financing; roles and bios).
5. Preliminary concept/vision (site plan/massing, unit types, trail connection, public realm narrative, design approach outlining compatibility with surrounding neighborhood).

6. Financial capacity & approach (high-level budget and anticipated sources: equity, debt, PACE, incentives, etc. *nota bene* if there will be a specific financial ask of the City and/or CIC, please state this explicitly).
7. Community engagement plan (approach to community engagement, seeking feedback from City elected officials and staff, successful history navigating community engagement, *nota bene* the CIC is willing to assist with community engagement).
8. Project schedule (award, community engagement, securing financing, permitting and approvals, construction start, marketing, and sell-out/lease-up, *nota bene* if the project schedule includes phasing, state this explicitly and account for it in the project schedule).
9. Diversity & Inclusion plan (MBE/WBE/Veteran-owned, and local participation).
10. Appendices (financial statements, letters of interest from lenders/investors, other supporting materials).

Formatting & Delivery:

- Electronic submission only (single combined PDF) to: planning@cityofeuclid.gov
- Submit by 4:30 PM on Friday, February 6, 2026
- Clearly label sections and include a table of contents.
- Acknowledge any addenda in your RFP response.

7. RFP Schedule

The following is the anticipated schedule for evaluation and selection.

Milestone	Date
RFP Issued	Monday, December 15, 2025
Deadline for written questions	Wednesday, January 7, 2026
Responses/Addenda posted	Friday, January 16, 2026
Responses Due (electronic)	Friday, February 6, 2026
Interviews with select development teams	February 16 – 20, 2026
Begin contract negotiations with select development teams	March 2026

Formatting & Delivery:

- Electronic submission only (single combined PDF) to: planning@cityofeuclid.gov
- Submit by 4:30 PM on Friday, February 6, 2026
- Clearly label sections and include a table of contents.
- Acknowledge any addenda in your RFP response.

8. Evaluation and Selection

The CIC has convened a selection committee with City and community representation. A short-list (2–4 development teams) will be invited to interview with the selection committee to discuss the RFP response further. The RFP responses and interviews will be used to determine which development team will be selected to move forward with contract negotiations.

The selection committee will use criteria included below, but not limited to these criteria, to evaluate RFP responses and guide the invitation for interviews:

Qualifications of the development team

- Recent history of successful, similar urban development projects
- Experience of individual team members or project managers on similar projects
- Access to sufficient equity and debt capital
- Ability to overcome unplanned development challenges

Development Concept

- Delivery of Project Vision and Objectives
- Project size, massing, density
- Compatibility with surrounding neighborhood
- Vehicle and pedestrian movement through the project area and surrounding neighborhood
- Impact on neighborhood economic and demographic diversity
- Pedestrian friendliness, including public trail improvements to connect the neighborhood to city parks, Lake Erie, and the Euclid Lakefront Trail
- Potential to catalyze nearby investment
- Sustainability elements

Economic & Fiscal Impact

- Construction job and payroll creation
- Total project investment
- Plan to include diverse and local businesses in construction
- Benefits provided to residents (convenience, amenities, etc.)
- Potential income and payroll tax generation
- Potential property value and property tax impacts

Development Schedule

- Timeline to commence construction, ideally Summer 2026 groundbreaking
- Timeline to complete construction

Development Approach

- Strategy for soliciting and incorporating community/stakeholder input
- Examples of where similar community engagement strategies have been used and impacted the project outcome

9. Legal Notices, Public Records & Compliance

Public Records and CIC Transparency.

Submissions may be records of the CIC acting as the City's agent and thus subject to Ohio's Public Records Act (O.R.C. 149.43) and CIC transparency under O.R.C. 1724.11. Respondents should mark trade secret information consistent with Ohio's Uniform Trade Secrets Act (O.R.C. 1333.61 et seq.). Provide a redacted "Public Copy" if asserting trade secret protection; final disclosure determinations will be made under applicable law.

Ethics, Conflicts, and Gifts.

Respondents must comply with the Ohio Ethics Law and related criminal statutes, including but not limited to O.R.C. 102, 2921.42 (unlawful interest in a public contract) and 2921.43 (improper compensation). Do not offer anything of value to public officials or employees related to this RFP.

Findings for Recovery.

If any subsequent contract funded in whole or in part with state funds is awarded by the City or CIC, no award shall be made to an entity with an unresolved finding for recovery under O.R.C. 9.24; verification will be performed via the Auditor of State's database.

Prevailing Wage and Public Improvements.

This solicitation is not a public improvement bidding under R.C. Chapter 153, nor a qualifications-based selection for City-retained professional design services under R.C. 153.65–153.71. If, as part of the final agreement, any separate public improvement contracts are procured by the City, those will comply with applicable law (e.g., prevailing wage, domestic steel, bidding), as applicable. If the City separately procures public improvements, applicable state prevailing wage requirements (R.C. Chapter 4115) and other Chapter 153 requirements (e.g., domestic steel, bidding) will apply to those public contracts.

Federal Requirements (if HOME or other Federal funds are used).

If federal funds are used and applicable thresholds are met, federal labor standards (e.g., Davis-Bacon for contracts covering 12 or more HOME-assisted units) may apply (24 C.F.R. §92.354), and non-procurement suspension/debarment rules apply (2 C.F.R. §§200.214 & 180).

Non-Discrimination & Fair Housing.

The Project and subsequent marketing/sales must comply with federal fair housing laws and Ohio Revised Code Chapter 4112, including O.R.C. 4112.02(H) (unlawful housing discrimination).

10. Communications, Addenda, and Reservations

All communications must be directed to planning@cityofeuclid.gov. The CIC may issue addenda; respondents must acknowledge all addenda in their RFP Response.

The CIC reserves the right to reject any or all submissions, waive minor irregularities, request additional information, and negotiate with one or more respondents. No obligation to award or proceed exists unless and until a definitive agreement is executed by the CIC and the selected development team.