

Presented By

**Judson A. Kline, FAIA, NCARB, LEED AP**

For

The First Suburbs Development Consortium

Introducing

**CIVITAD and the ADVICE Program**



**Facilitator CV: Judson Kline, FAIA, NCARB, LEED AP**

**Work Experience**

Sr. Director Herschman Architects, Inc. since 1976 with 42 years in the field  
Adjunct Kent State University College of Architecture and Environmental Design

**Education, Professional Background**

Miami University (Oxford, Oh) Bachelor of Architecture  
Architecture Assn (RIBA, London, GB)  
Masters of Engineering Program Case Western Reserve University  
AIA Cleveland President 2001, AIA Ohio President 2012  
Member AIA Diversity Council 2011  
NCARB Certification-licenses in multiple states  
LEED AP

**Community Service**

Advisory Board Chairman John Hay High School of Architecture and Design  
Rotary Club of Shaker Hts., Oh (past president)  
Member of Orange Village, Oh. Planning and Architectural Review Bds.  
Greater Cleveland Real Estate Organization (President 2006)  
Member ICSC and serves on the CenterBuild Planning Committee  
Past Member of the Park Synagogue Board of Trustees  
Greater Cleveland Boy Scout Council Eagle Scout Court of Honor Committee



**Economic Development Directors face a challenge of shaping the future business, economic and physical image of their communities.**

**In response, CIVITAD has been established as a consultative practice to provide support and strategic resources to facilitate the visioning and implementation process.**



# C.I.V.I.T.A.D. =re-imagining communities

Community

Image and

Vision

Implementation

Through

Architecture and

Development



## **CIVITAD mission:**

Providing strategic consulting services for communities to realize their vision for the future by shaping projects for business, economic and physical image.



# What is it?

**Derived from the merger of two  
community development resource  
programs:**

1. AIA Cleveland ADAPT program
2. GCREO Developer's Connection Program





# A.D.V.I.C.E.=engaging Community Economic Directors

Architectural

Design for

Visioning in

Idea

Concept

Exloration



The Derivative program produced is:

## **ADVICE:**

Through a one-on-one engagement process, Community Economic Directors will have the opportunity to explore concept ideas in considering the potential for the re-development, re-imaging and renovation of existing commercial, retail and residential buildings and vacant properties. With concepts produced through a short design ideation process, the outcome will be concept sketches to promote project objectives to property and business owners and to encourage re-development in a public-private collaboration.





# Target Opportunities for renovation, re-development and re-imaging:

1. Retail
2. Commercial
3. Residential
4. Vacant property



# Providing consultative assistance in:

- **Concept development**
- **Storefront renovation**
- **Adaptive re-use**
- **Planning strategies**



# Guidelines for the Process

- **Defined, limited scope of service**
- **Delineation of deliverables**
- **Requirements for minimal information to be provided by Community Economic Directors to produce direction**
- **Limits of liability and responsibility**



# Implementing the Process

- Identify and define the location
- Provide initial information
- Project meeting with client, city & architect
- Preparation of concept sketch-plan, elevation/perspective
- Review with stakeholders
- Refine and complete sketch
- Create project narrative



## **One Day Workshop:**

**“speed dating” version of the ADVICE process**

- **Compressed time frame**
- **Introduction of problem projects**
- **Consultative interaction with “Advisor”**
- **Charrette approach for conceptual visioning**

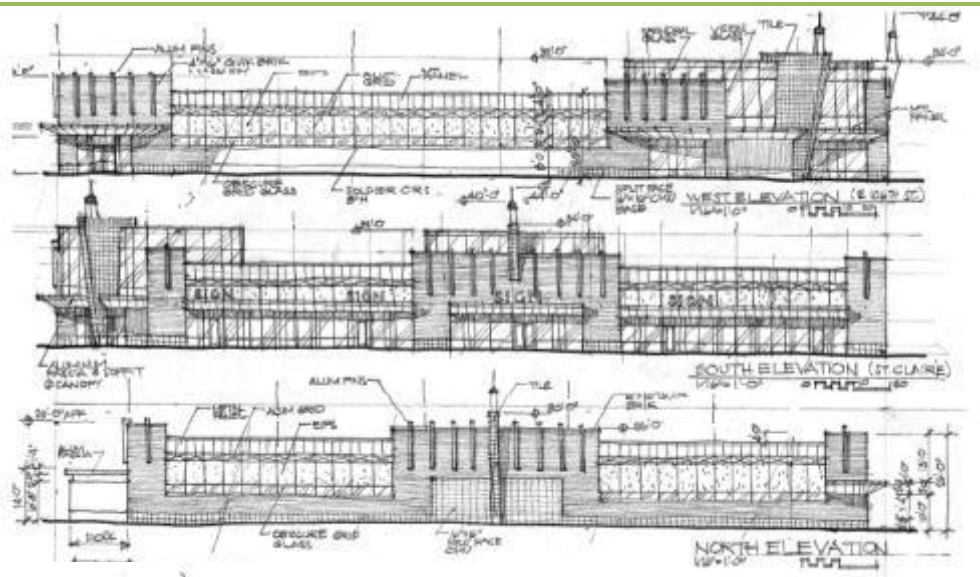
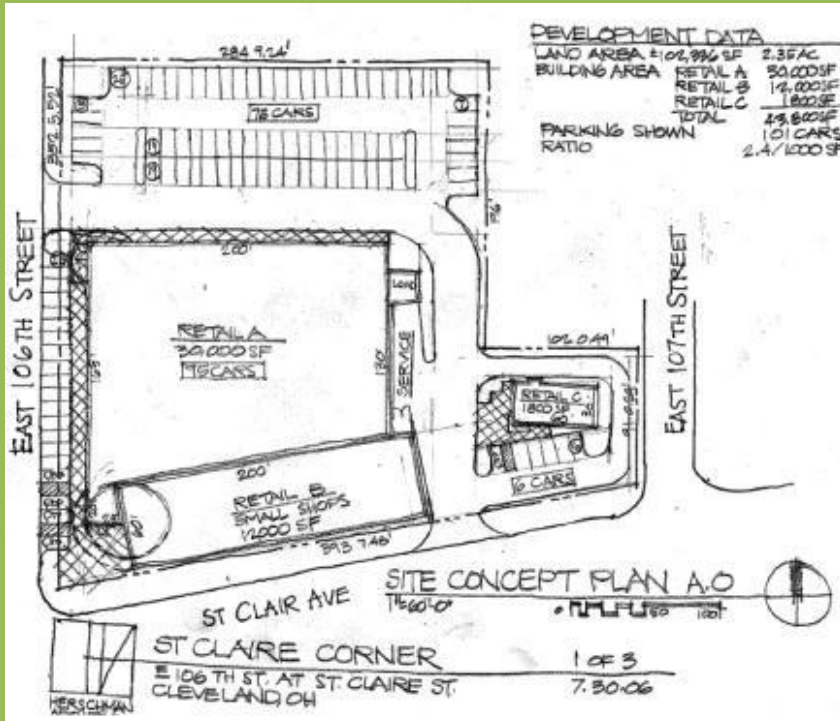




# Glenville Corners Case Study





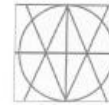


# Conceptual Plans





**CIVITAD** Services  
 Incorporated  
 Community Image + Vision Implementation  
 Through Architecture and Development  
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 216-651-3959 (j) judkine@aol.com



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**PROPOSAL**  
**Architectural Design Value Ideas Concept Expression**  
**ADVICE**

A partnership of CIVITAD and First Suburbs Development Consortium  
 Prepared by  
 Judson A. Kline, FAIA

On the basis of the program need description developed in partnership with the First Suburbs Development Consortium, a scope of service is required to define the activities and actions of the architect(s) who will participate in providing assistance in program. The scope of services shall be defined by the following:

**Scope of the Project**

The projects will consist of concept development for existing retail, commercial, residential buildings and vacant land within the First Suburb Consortium Cities. The concepts shall consist of recommendations for design improvements to enhance building image, improve presentation and re-invigorate the community.

**Scope of Service**

Based upon the noted project scope, the architect(s) will provide services which may include limited design services as noted:

1. Meet with community development representatives and wherever possible building and business owners to obtain direct input on design program requirements or parameters for the project.
2. Review any existing information relating to zoning, building structure, as-built conditions, building codes, environmental reports, and survey information.
3. May visit the premises to observe conditions and gather information impacting the project.
4. May take photographs and measurements of the proposed structure to facilitate the process.
5. Based upon information obtained, directions given, program provided, and field data collected, the architect will prepare a concept sketch as either a plan/elevation or a perspective to convey the recommended concept.
6. Meet with community development staff to present and review the proposed design concept, respond to comments and to incorporate suggestions into the design proposal.
7. Assist community development staff in presenting the concept proposal to building and business owners for consideration.

**Qualification**

1. The services provided are for the development of concepts only and extensive studies and revisions are not included in the service.
2. The services noted will be performed and compensation shall be limited to out of pocket expenses for direct costs including but not limited to printing, reproduction, plotting, postage, shipping, media material, travel expenses, long distance phone, costs to produce colored renderings or models, and other normal expenses incurred in producing the services.
3. Owner and design professional have discussed their risks, regards, and benefits of the project and the design professional's total fee for services. The risks have been allocated such that the agencies and owners making use of the services performed under the terms of this agreement, agree that to the fullest extent permitted by law, the design professional's liability for any and all injuries, claims, losses, expenses, damages, or claim expenses arising out of this agreement from any cause or causes shall be strictly limited to design professional's negligence, errors, omissions, strict liability,

breach of contract or breach of warranty. The claims for damages for such shall be limited to an amount no greater than that of any fees paid to the design professional in the performance of the noted services.

4. The drawings, specifications and other documents, prepared by the architect and/or consultants are instruments of service for use solely with respect to the named project. The architect and consultants are the authors and owners of their respective instruments of service and retain all statutory, common law and reserved rights including copyrights. The instruments of service cannot be reproduced for any purpose other than the named project without the written consent of the architect or consultants.
5. In addition to and prior to arbitration, the parties shall endeavor to settle disputes by mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect unless the parties mutually agree otherwise. Demand for mediation shall be filed in writing with the other party to this Agreement and with the American Arbitration Association. A demand for mediation shall be made within a reasonable time after the claim, dispute, or other matter in question has arisen. In no event shall the demand for mediation be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations.
6. It is understood that should the proposed concept become a project, the architect producing the concept shall be considered to produce the design and construction service package. Where such does not occur, the license for the design and its re-use by other parties shall comply with the terms of this agreement and the architect shall be compensated for release of the design.

**Responsibilities of the Client**

1. The community development department shall appoint a representative authorized to direct activity, approve or accept services and act for the community.
2. Provide information required including but not limited to: local codes, ordinances, sign criteria, legal descriptions, record of violations, plans, photos and record documents.
3. Provide access to the premises.
4. Provide prompt response to requests for assistance, comments, information or support.
5. Provide consultants that may be required for the projects.
6. Assure prompt payment for expenses noted to be paid.
7. Provide photos of the site or building under consideration.
8. Provide surveys or record drawings where they may be available.
9. Provide information on project goals or limitations

**Acceptance**

The participating communities shall review the proposal for services and return one signed copy for record. Commencement of services prior to receipt of a signed copy of this agreement shall serve as acceptance of the terms of this agreement.

Submitted  
 CIVITAD

Accepted  
 First Suburbs Development Consortium

Date: \_\_\_\_\_  
 Judson A. Kline, FAIA

Date: \_\_\_\_\_  
 Representative(s)

**ADVICE Proposal Master**



## Next Steps

- Set a date for the **ADVICE Workshop**
- Select a venue for the program
- Enlist **Community Economic Directors** to bring challenging sites or projects to the workshop
- Identify funding resources for implementation
- Release contract documents





# Questions?

Thank you for your attention  
and interest

For additional information or  
assistance in this process,

contact:

Jud Kline

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Orange Village, Ohio 44122

216-831-3959 [judkline@aol.com](mailto:judkline@aol.com)

