

East 93rd Apartments



The East 93rd Apartments concept explored a new approach to medium-density housing within a predominantly single-family neighborhood in Cleveland. The goal was to replace a cluster of deteriorated homes with thoughtfully scaled residential development that increased density while respecting neighborhood character, all within a tight timeline driven by expiring tax abatements and review constraints.

AVID designed three three-story buildings, each containing 12 units, carefully proportioned to align with the scale of surrounding homes and duplexes. By maximizing building code allowances—remaining elevator-free and single-stair—the design achieved efficient density while supporting affordability. The plan leveraged land-banked parcels and available incentives to strengthen financial feasibility and community acceptance.

East 93rd Apartments highlights how strategic design can balance density, affordability, and neighborhood compatibility, offering a strong framework for future development.

LOCATION	SIZE	STATUS
Cleveland, OH	9,156 SF each	Under Development

