

# COMPTON ROAD GREENWAY STUDY

community meeting  
sept. 24, 2019



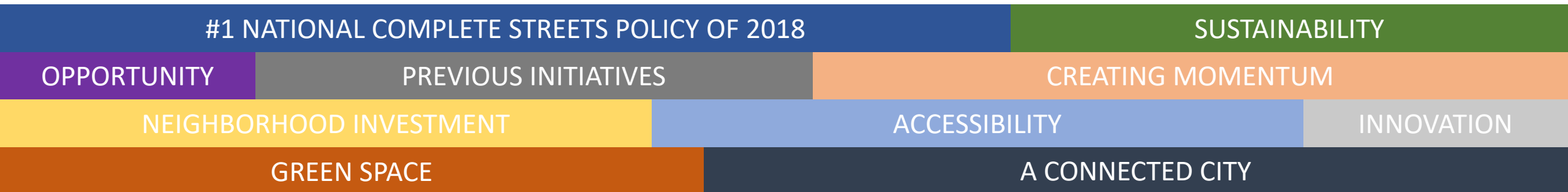
# Tonight. . .

- Project overview, goals and design features
- Key concepts and ideas with YOUR participation and feedback along the way
- Neighborhood housing initiative (presented by FutureHeights)

# Compton Road Greenway Study

*Why Cleveland Heights?*

*Why now?*



# Project Overview

*The City of Cleveland Heights wishes to study alternative designs that would collectively afford pedestrians, bicyclists and nearby residents more comfortable and more encompassing use of the Compton Road right-of-way using the concepts of "complete and green streets."*

## **Goals**

- To promote reinvestment in a neighborhood with current underutilized and vacant properties
- To provide both safe and comfortable conditions for walking, running and bicycling
- To maximize pedestrian and bicyclist access to Cain Park from this neighborhood

## **Location**

- Compton Road between Euclid Heights Blvd. to the north and the Cain Park entry on Superior Park Drive to the south



**Study Area Theme Zones**  
COMPTON ROAD GREENWAY STUDY



# Complete & Green Streets

- Roadways that are operated or designed to comfortably and safely **accommodate all users regardless of age and ability**
- Inclusive and holistic of **multi-modal transportation** to create a connected city, with specific focus placed on **prioritizing pedestrians, bicyclists, and transit riders**
- Intended to reduce, accommodate, and slow stormwater runoff as part of a **sustainable and comprehensive stormwater management system**

## Complete Streets Are For Everyone





# MISSING LINKS STUDY: EDGEHILL ROAD 2012



BEFORE







**BALANCED EDGEHILL ROAD 2019**



# Living “Woonerf” Streets

“Living streets are designed to accommodate a **range of transportation options**-driving, walking, bicycling, and transit-and emphasize **moving people, not just cars**. They are **active public spaces** that serve the needs of all community residents, irrespective of age, income, or disability. Because they are public spaces and public investments, living streets **add value to adjacent properties**, maximize public investment and benefit and provide places . . . for people to congregate.”

*Implementing Living Streets: Ideas and Opportunities for the City and County of Denver*

*US EPA Smart Growth Implementation Assistance, April 2009*

## THE 4 PRINCIPLES OF A WOONERF

VISIBLE  
ENTRANCES

PHYSICAL  
BARRIERS

SHARED AND  
PAVED SPACE

LANDSCAPING AND  
STREET FURNITURE



# So Far. . .

- Several brainstorming and strategy meetings with City staff and the consulting team
- Initial concept ideas and visioning
- Coordination with FutureHeights on simultaneous neighborhood initiatives
- Series of Community Engagement events
  - Cain Park Arts Festival (July 13)
  - Neighborhood Walking Tour (August 18)
  - Tonight's Community Meeting (September 24)



# visioning board

ideas and examples

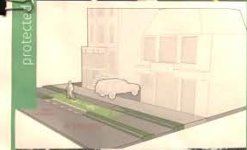
Like it or not? Apply a sticker.

LIKE:  
BLUE

or

DISLIKE:  
RED

## theme zone 1 northern greenway corridor



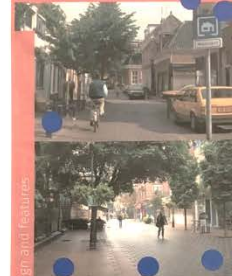
## theme zone 2 berkeley road connector



## theme zone 3 pocket park



## theme zone 4 compton living street



# CAIN PARK ARTS FESTIVAL (JULY)





# NEIGHBORHOOD WALKING TOUR (AUGUST)





# Key Design Concepts

- 8 focus areas along the corridor will be presented with existing conditions and 3 conceptual design ideas
- You will be guided to fill out your Community Questionnaire feedback pages
  - For each focus area, please rank the three design ideas shown with 1, 2 and 3 where it corresponds on your questionnaire pages, with 1 being your favorite and 3 being your least favorite

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*Concepts shown reflect examples of possible features that the Compton Greenway could include in future implementation. These are not any type of final renderings and are only intended to spark conversation and further ideas about how to best reimagine the street.*





# 1. NORTHERN GREENWAY ENTRANCE

*CORNER OF COMPTON RD & EUCLID HEIGHTS BLVD*

EXISTING CONDITIONS



# 1. NORTHERN GREENWAY ENTRANCE

*CORNER OF COMPTON RD & EUCLID HEIGHTS BLVD*

**Wayfinding:** Signage, directional markings, and gateway entrances to the greenway

A) Sculptural



B) Modern



C) Traditional





## 2. NORTHERN GREENWAY CORRIDOR

*COMPTON RD FROM EUCLID HTS BLVD TO BERKELY RD*



EXISTING CONDITIONS



# 2. NORTHERN GREENWAY CORRIDOR

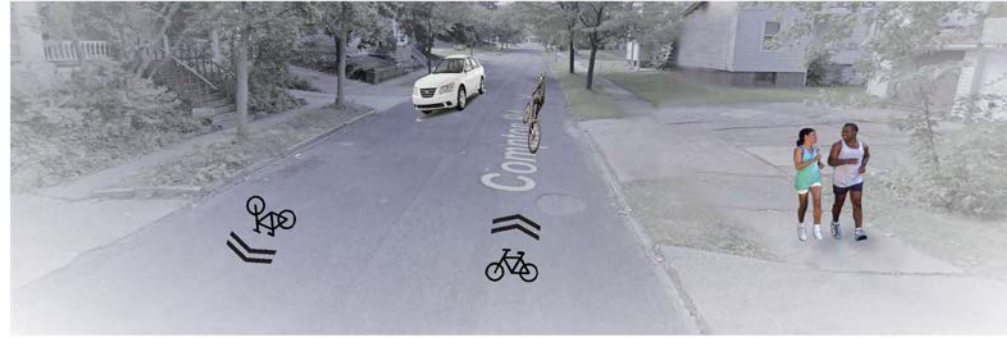
## COMPTON RD FROM EUCLID HTS BLVD TO BERKELY RD

Street Design: Ways to address parking, bike lanes, and shared “living” street ideas?

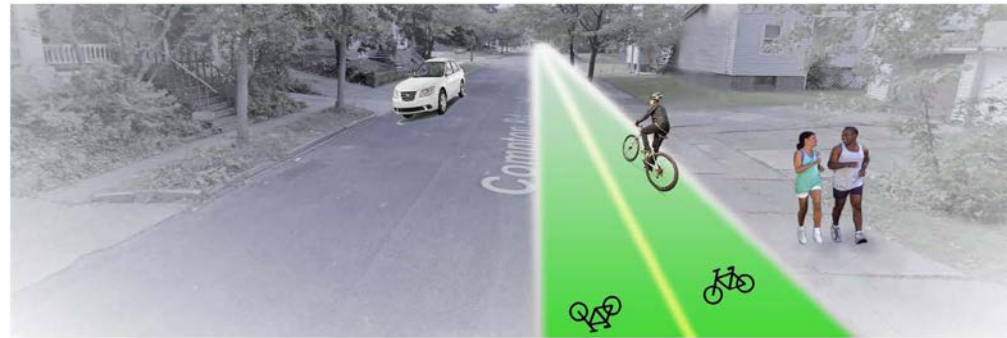
Considerations (Questions 2b-2d):

- On-street parking
- One-way vs two-way street

A) On-Street Parking Retained, Bike Sharrows



B) On-Street Parking Removed, Two-Way Bike Lane



C) Shared “Living” Street





# 3. CROSS-STREET INTERSECTIONS

*INTERSECTIONS OF COMPTON & ALL CROSS-STREETS*



EXISTING CONDITIONS



# 3. CROSS-STREET INTERSECTIONS

## INTERSECTIONS OF COMPTON & ALL CROSS-STREETS

Traffic Calming: How to slow cross-traffic moving across Compton Road?

A) Crosswalks



B) Curb Extensions



C) Mini Traffic Circles





# 4. VACANT LOTS\*

*CITY OWNED @ CORNER OF COMPTON AND DESOTA*

\*to be further discussed later by  
FutureHeights



EXISTING CONDITIONS



# 4. VACANT LOTS\*

*CITY OWNED @ CORNER OF COMPTON AND DESOTA*

\*to be further discussed later by  
FutureHeights

Lot Infill: How to reimagine  
current vacant lots along the  
corridor and in the neighborhood?

A) Kept as-is



B) Mini Park



C) Infill Housing





# 5. BERKELEY RD CONNECTOR

*INTERSECTION OF COMPTON RD AND BERKELEY RD*



EXISTING CONDITIONS



# 5. BERKELEY RD CONNECTOR

## INTERSECTION OF COMPTON RD AND BERKELEY RD

Form and Function: How to best design this greenway connector?

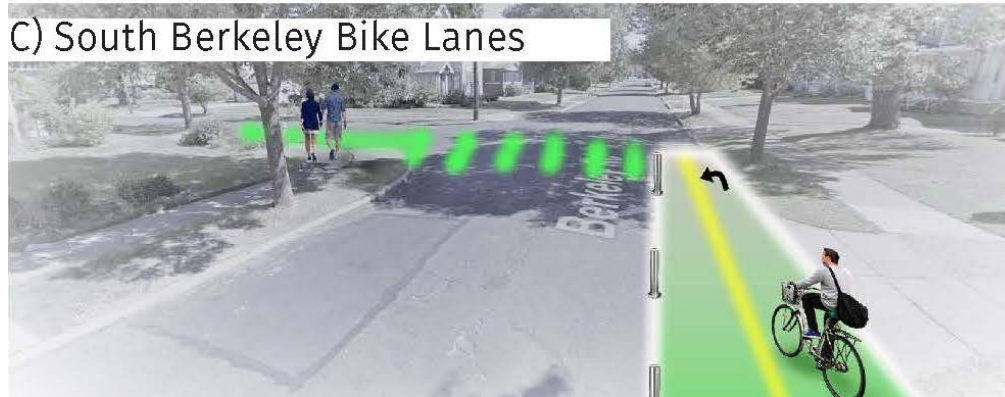
A) Bike Sharrows (No designated bike lane)



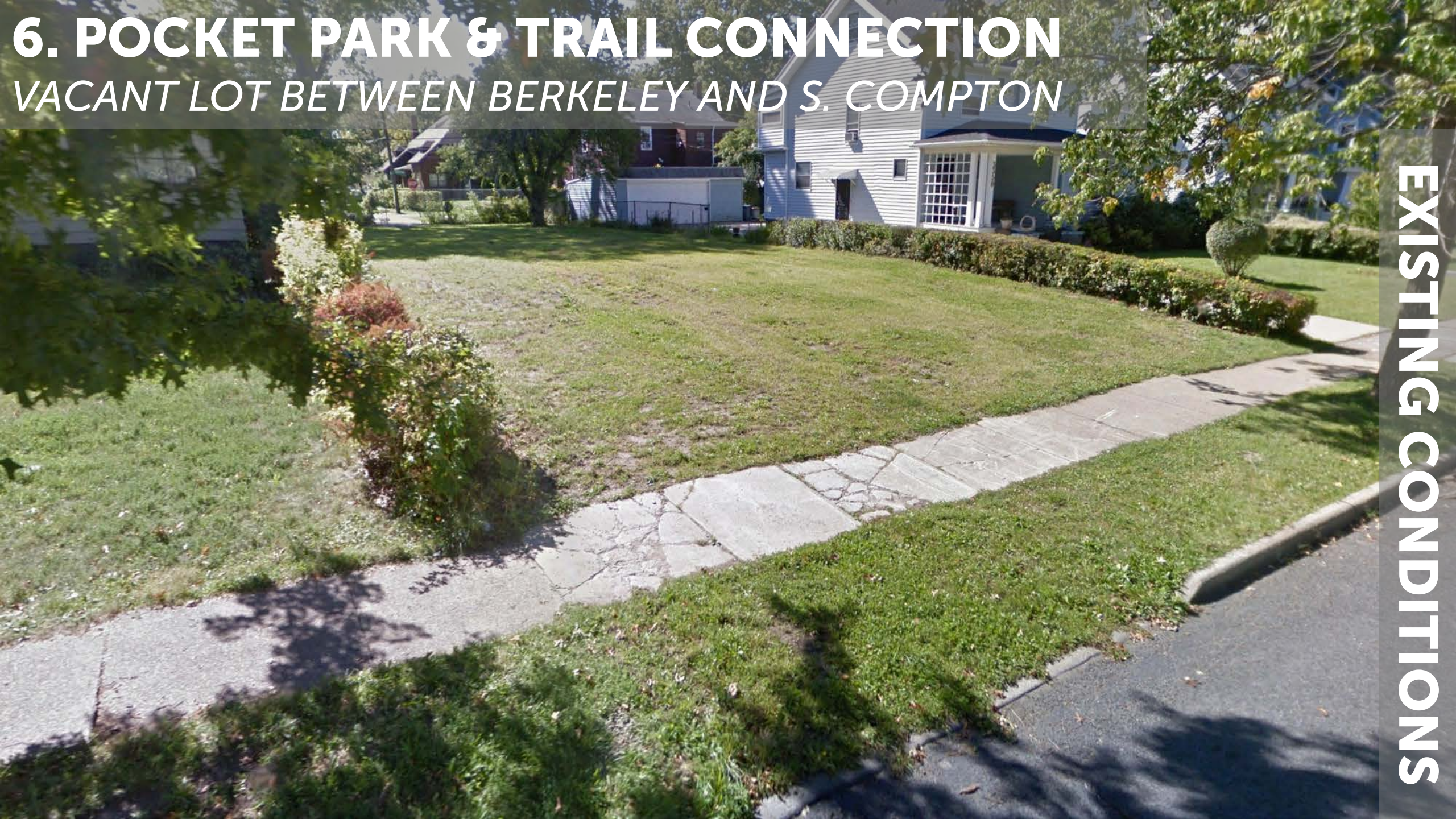
B) North Berkeley Bike Lanes



C) South Berkeley Bike Lanes







# 6. POCKET PARK & TRAIL CONNECTION

*VACANT LOT BETWEEN BERKELEY AND S. COMPTON*

EXISTING CONDITIONS



# 6. POCKET PARK & TRAIL CONNECTION

## VACANT LOT BETWEEN BERKELEY AND S. COMPTON

Pocket Park: What elements and design features to include in this proposed mini park?

A) Interactive Sculptures / Art



B) Passive Green Space



C) Active Green Space / Playground





# 7. SOUTH COMPTON LIVING STREET

*SOUTH COMPTON RD*



EXISTING CONDITIONS



# 7. SOUTH COMPTON LIVING STREET

## *SOUTH COMPTON (SAME CONCEPTS AS #2)*

Shared "Living Street": How do you envision South Compton Rd? (Like Focus Area #2, the Northern Greenway Corridor)

A) On-Street Parking Retained, Bike Sharrows



B) On-Street Parking Removed, Two-Way Bike Lane



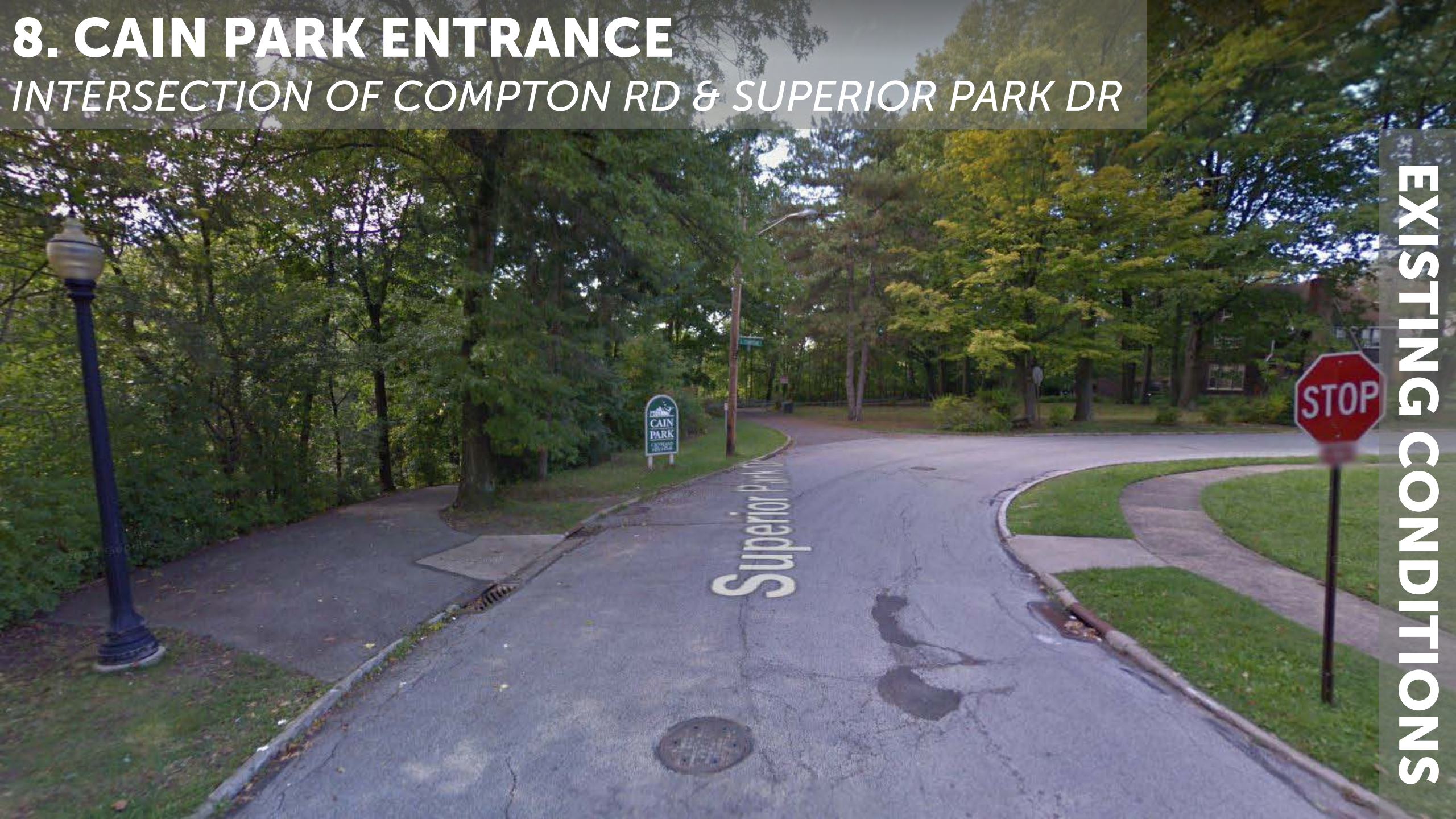
C) Shared "Living" Street





# 8. CAIN PARK ENTRANCE

INTERSECTION OF COMPTON RD & SUPERIOR PARK DR



EXISTING CONDITIONS



# 8. CAIN PARK ENTRANCE

*INTERSECTION OF COMPTON RD & SUPERIOR PARK DR*

Park Gateway: How to open up the park entrance and create a visible, distinct entry?

A) Basic



B) Traditional

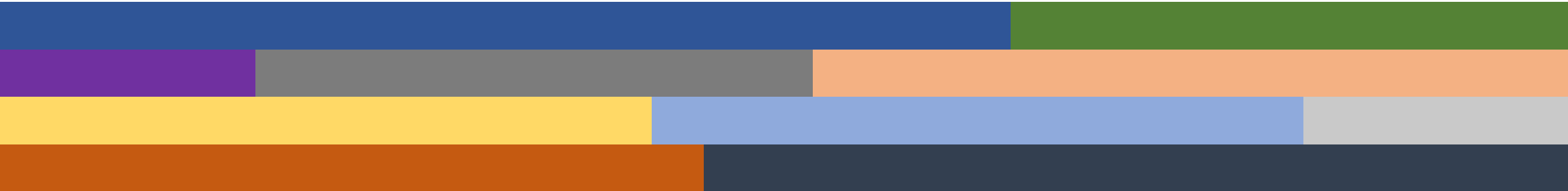


C) Sculptural / Art





# Neighborhood Infill Housing Initiative (FutureHeights)







A Community Development Initiative to:

- Plan
- Rediscover
- Collaborate
- Invest
- Connect
- Revitalize.....

The North Cain Neighborhood  
City of Cleveland Heights





## Housing Market Recovery in Cuyahoga County: Will Cleveland's East Side Be Left Behind?

July 31, 2019

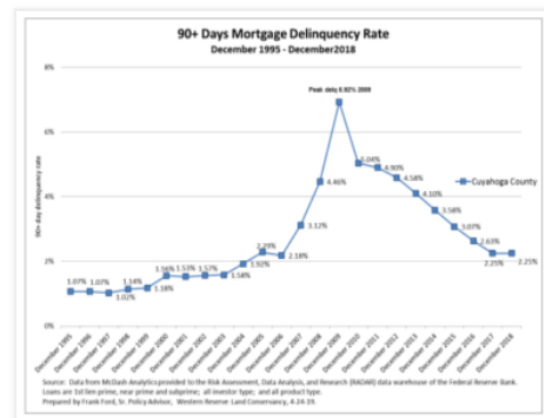
News

New research about the ongoing housing market recovery in Cuyahoga County has been released in a report by Western Reserve Land Conservancy's Thriving Communities Program.

Results show median home sales across Cuyahoga County have increased, and vacancy and abandonment rates across Cuyahoga County continue to improve. However, the East Side of Cleveland remains in stark contrast having only recovered 34 percent of its median home sale price and upward momentum in the East Side is now threatened – funding to sustain the unfinished job of blight removal will run out in 2020.

Frank Ford, senior policy advisor at Western Reserve Land Conservancy, has led research on this topic since the housing crash that ravaged Northeast Ohio, in addition to the entire state.

"There's no question we are seeing positive housing market trends in Cuyahoga County," said Ford. "With that said, we are only as strong as our weakest links – and the East Side of Cleveland and some neighboring East suburbs are in desperate need of our help. We must continue to help communities dig out of the dark hole of the housing crash. With funding running out, the Cuyahoga [County Land Bank](#) is at capacity and cannot take on new properties requiring demolition. Continued funding to protect our residents, communities and overall socio-economic stability is critical."





# Business

The markets last week

S&P 500	2,873.12	0.32%	28,626.90
NASDAQ	41.57	1.69%	2,847.13
DAX	144.22	1.43%	1796.77

ECONOMY

## Lakewood's remarkable recovery in home sale prices

### Change in median home selling prices 2014-2019

Lakewood has seen a leader in home sales price growth over the last five years. This chart shows the increase in single-family median prices from January through July 2019 and through the same period in 2014. Places where the median was below \$100,000 or where there were fewer than 10 sales each year are excluded. Below, a house for sale along Elgar Avenue in Lakewood.

— Rich Egan, [cleveland.com](#) Photo by Marvin Papp / The Plain Dealer



### Inner-ring suburb leads Cuyahoga County in median price increase

Rich Egan, [cleveland.com](#)

Pick the reason. Whether it's improved access to the lakefront, updated schools, a renewed interest in walkable communities, or something else, Lakewood has become a hot real estate market.

The median price for single-family homes of \$196,250 in Lakewood over the last seven months this year was up 52% from just \$125,000 during the same period in 2014.

In no other Cuyahoga County community, where selling prices are typically more than \$100,000, has the median price risen so sharply, [cleveland.com](#) research found. Only in Cleveland up 46% to \$168,000.

[The steep increase in home prices in Lakewood has the median price growth up 52%.](#)

To people like Melissa Perkowski, who has worked as a real estate agent in Lakewood on and off for more than 20 years, the surge in prices makes perfect sense.

"This new push with a lot of people wanting to live in walkable neighborhoods is driving this. I refer to Lakewood as the West Side Cleveland Heights. But it's easier to get to," said Perkowski, an agent in Flower House's Lakewood office.

"We get calls from people moving into the area from out of town. They often want to live within walking distance of things to do. Good grief, you would have to walk far in Lakewood to find something not to do."

With an estimated 80,000 people packed into 5.8 square miles, Lakewood is Ohio's most densely populated city. The main commercial streets of Madison and Detroit avenues stretch the length of the town, meeting

### Lakewood home sales

These numbers are for median single-family home sales January-July 2019, up 52% from just \$125,000 during the same period in 2014. Homes near Lake Erie go for the most, as would be expected. — Rich Egan, [cleveland.com](#)



### Lakewood

Data is for single-family home sales, excluding sheriff's sales. (Trends are not reliable where there are few sales.)

### Median sales price

2018	\$183,250
2017	\$161,000
2016	\$149,500
2015	\$133,500
2014	\$130,750
2013	\$120,000
2012	\$105,658
2011	\$111,850
2010	\$115,750
2009	\$115,000
2008	\$114,000
2007	\$131,000

+81,250  
Over C.H.  
(+39.9%)

### Cleveland Heights

Data is for single-family home sales, excluding sheriff's sales. (Trends are not reliable where there are few sales.)

### Median sales price

2018	\$102,000
2017	\$100,000
2016	\$97,200
2015	\$78,000
2014	\$87,750
2013	\$76,000
2012	\$68,000
2011	\$82,250
2010	\$85,000
2009	\$64,900
2008	\$60,000
2007	\$125,200

-23,200  
Since 2007  
(-18.5%)



1 photo

**HOUSE FOR SALE**

**\$109,900** 4 bds • 2 ba • 1,691 sqft

2 days on Zillow • 1025 Hereford Rd, Cleveland, O.  
The Real Estate Corner, Inc.

1 photo

**HOUSE FOR SALE**

**\$569,000** 6 bds • 4 ba • 3,972 sqft

1 day on Zillow • 2507 Guilford Rd, Cleveland Heights  
RE/MAX Traditions

Video walkthrough

**HOUSE FOR SALE**

**\$70,000** 4 bds • 2 ba • 1,902 sqft

58 days on Zillow • 2972 Yorkshire Rd, Cleveland...  
Howard Hanna - Pepper Pike

1 photo

**HOUSE FOR SALE**

**\$129,500** 4 bds • 3 ba • 1,867 sqft

1 day on Zillow • 3335 Euclid Heights Blvd, Cleveland...  
Coldwell Banker Hunter Realty

21 photos

**HOUSE FOR SALE**

**\$39,000** 5 bds • 3 ba • 1,991 sqft

3 days on Zillow • 1985 Goodnor Rd, Cleveland Heights  
Puppy Realty

Video walkthrough

**TOWNHOUSE FOR SALE**

**\$279,900** 2 bds • 2.5 ba • 1,672 sqft

314 days on Zillow • 1425 Slate Ct, Cleveland Heights

8 photos

**FOR SALE BY OWNER**

**\$279,900** 10 bds • 5 ba • 4,264 sqft

8 days on Zillow • 2325 S Overlook Rd, Cleveland...

12 photos

**HOUSE FOR SALE**

**\$79,900** 3 bds • 1 ba • 1,174 sqft

4 days on Zillow • 3075 Essex Rd, Cleveland Heights

Video walkthrough

**HOUSE FOR SALE**

**\$239,500** 4 bds • 3 ba • 2,300 sqft

• \$9,000 (Mar 7) • 2159 Chatfield Dr, Cleveland, OH

Video walkthrough

**HOUSE FOR SALE**

**\$95,000** 3 bds • 2 ba • 1,112 sqft

339 days on Zillow • 3987 Bluestone Rd, Cleveland

2 photos

**HOUSE FOR SALE**

**\$19,900** 3 bds • 2 ba • 1,411 sqft

1 day on Zillow • 3731 Kildare Rd, Cleveland Heights  
CENTURY 21 Premier Properties

Video walkthrough

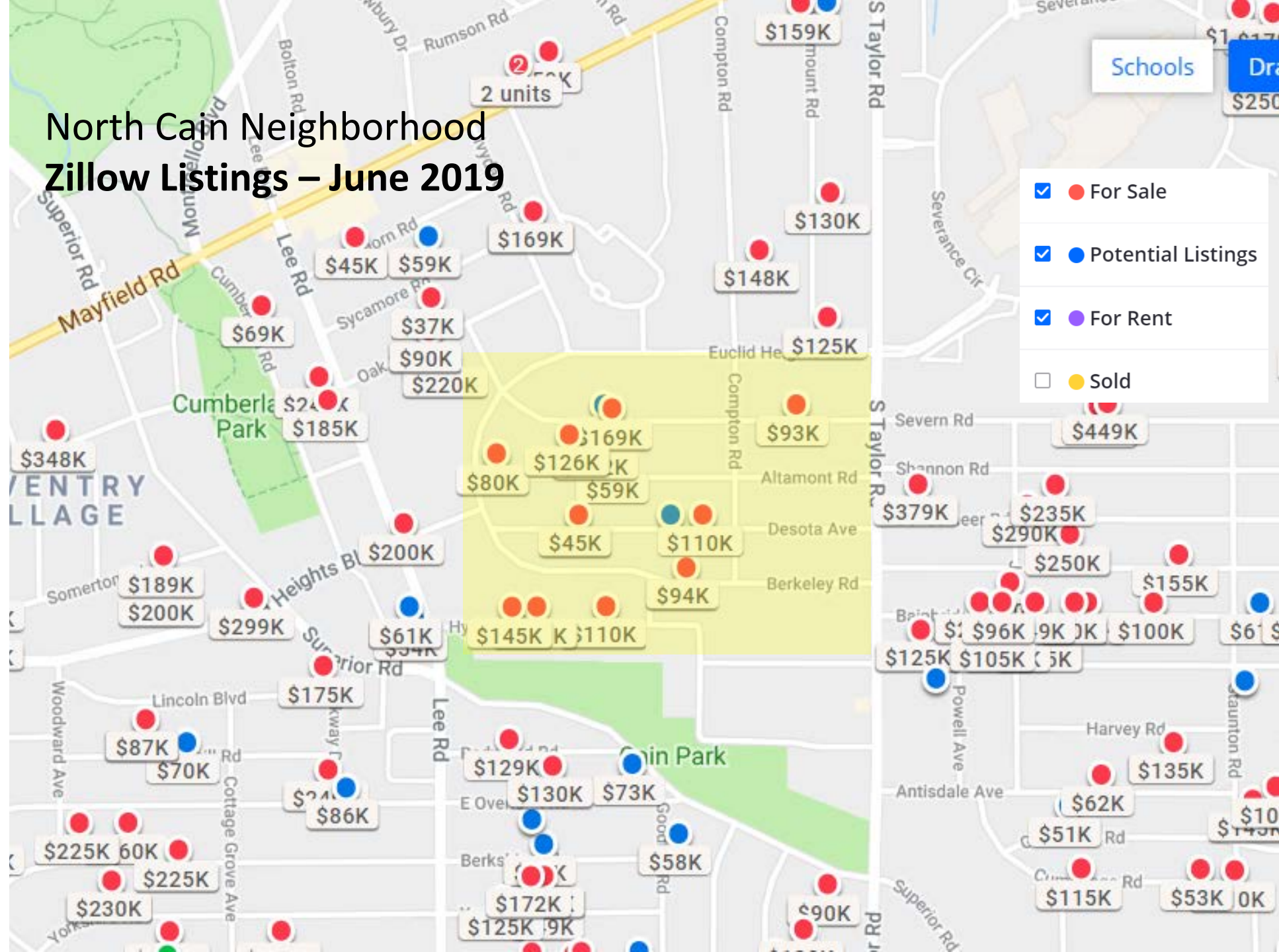
**HOUSE FOR SALE**

**\$289,000** 5 bds • 3 ba • 2,760 sqft

Open: Sun. 2:30-4pm • 2652 Exeter Rd, Cleveland

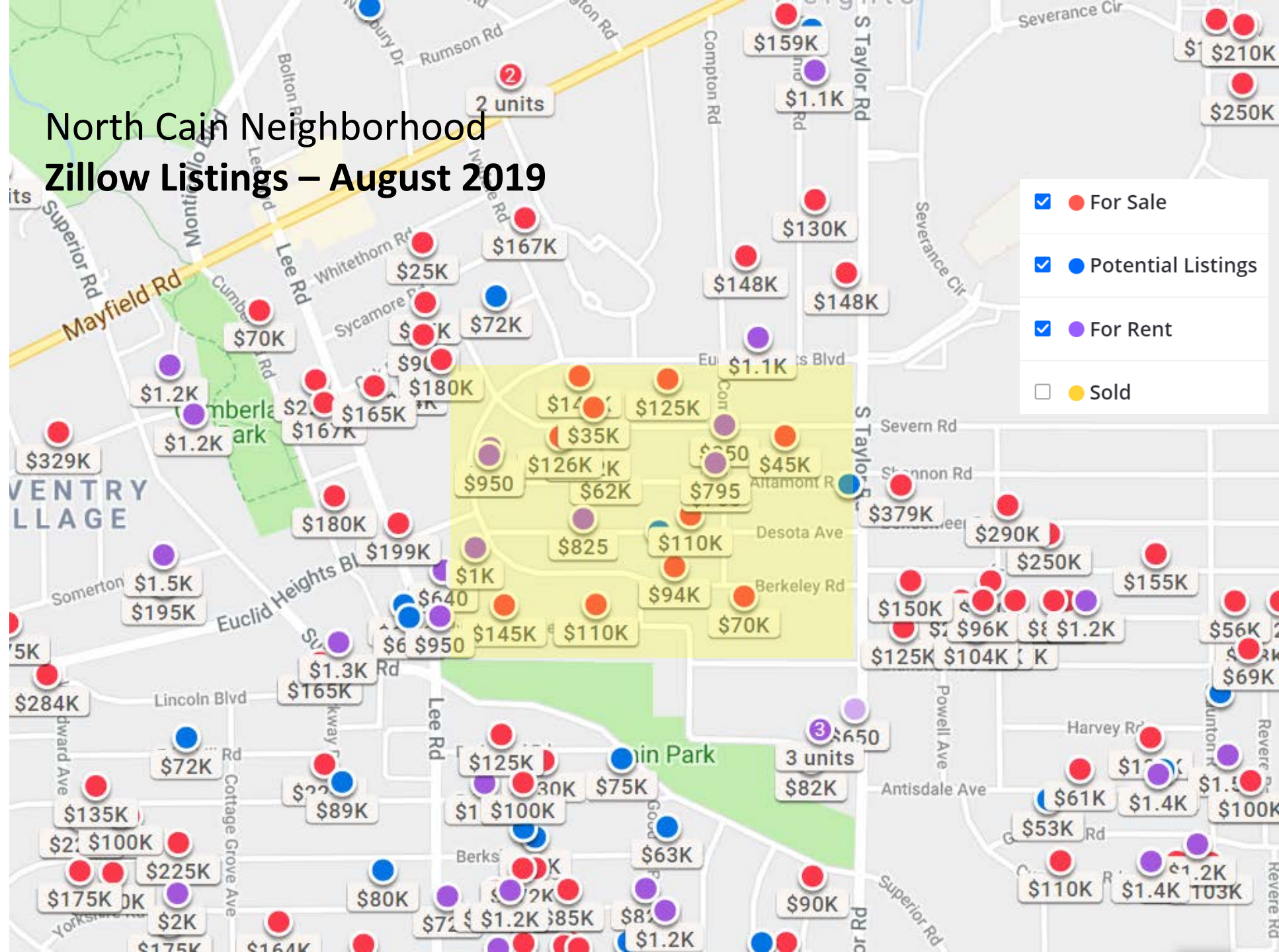


# North Cain Neighborhood Zillow Listings – June 2019

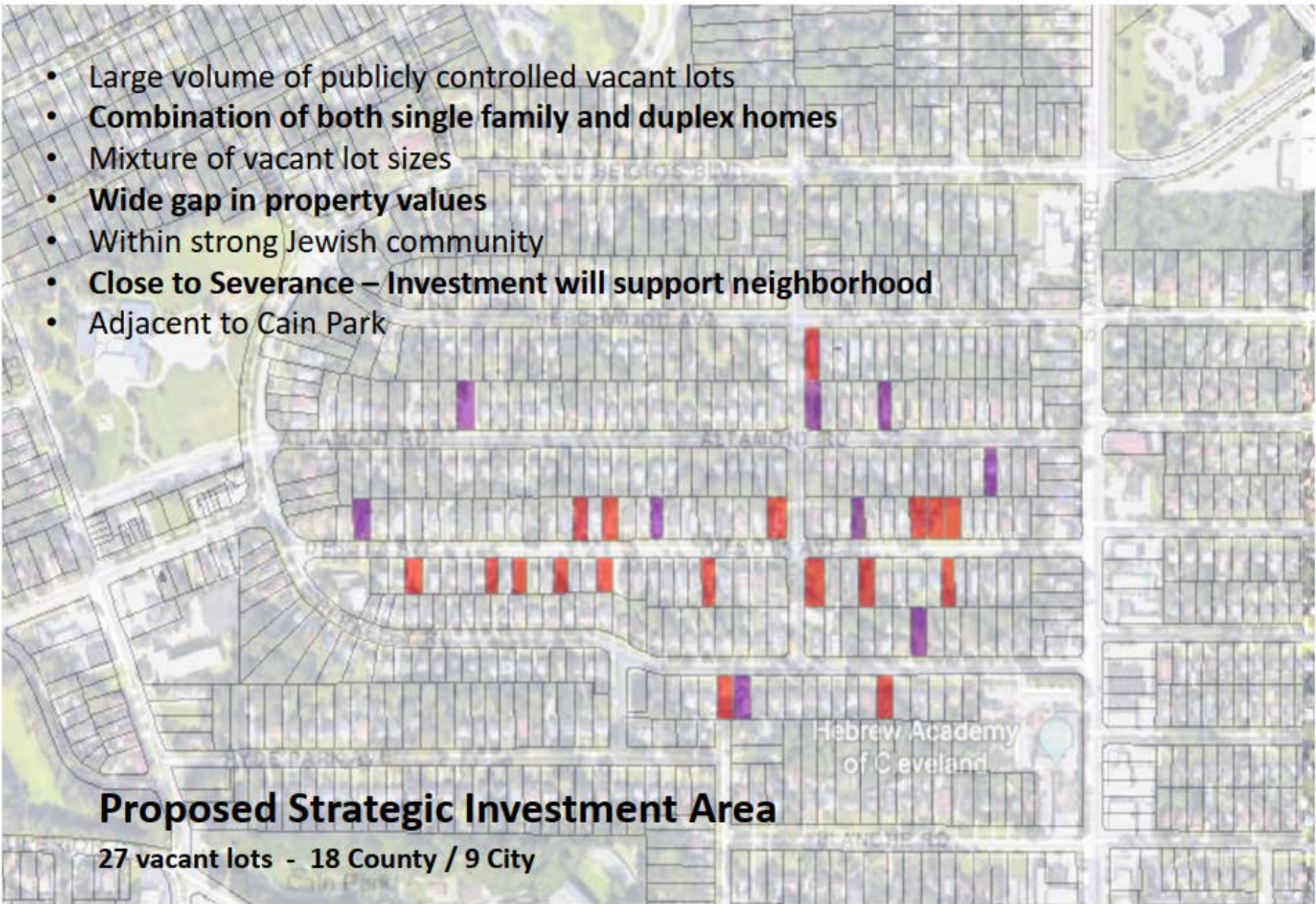




# North Cain Neighborhood Zillow Listings – August 2019





- 
- Large volume of publicly controlled vacant lots
  - **Combination of both single family and duplex homes**
  - Mixture of vacant lot sizes
  - **Wide gap in property values**
  - Within strong Jewish community
  - **Close to Severance – Investment will support neighborhood**
  - Adjacent to Cain Park

## Proposed Strategic Investment Area

27 vacant lots - 18 County / 9 City



64	North Cain	3413	DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	CITY OF CLEVELAND HEIGHTS OHIO	68429069	7,000	50	140
65	North Cain	3266	DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	CLEVELAND HTS LAND REUTILIZATION PROGRAM	68431039	5,000	50	100
66	North Cain	3337	DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	BAYVIEW LOAN SERVICING LLC	68428089	6,800	40	120
67	North Cain	3360	BERKELEY RD, CLEVELAND HEIGHTS, OH, 44118	COMMUNITY LAND HOLDINGS, LLC	68426057	6,250	50	125
68	North Cain	3413	BERKELEY RD, CLEVELAND HEIGHTS, OH, 44118	TOWNSEND, ROBERT AND TOWNSEND, IRIS	68429041	6,000	50	120
69	North Cain	3380	BEECHWOOD AVE, CLEVELAND HEIGHTS, OH, 44118	CLEVELAND HTS LAND REUTILIZATION PROGRAM	68429110	6,600	44	150
70	North Cain	3432	ALTAMONT AVE, CLEVELAND HEIGHTS, OH, 44118	CHARLES, HENRY	68429089	5,600	40	140
71	North Cain	3249	DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	ROSS, NANCY & THOMAS	68431044	6,000	50	120
72	North Cain	3308	DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	CITY OF CLEVELAND HEIGHTS LAND REUTILIZATION	68428099	4,000	40	100
73	North Cain	3420	DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	CLEVELAND HEIGHTS, CITY OF	68429056	5,600	40	140
74	North Cain	3395	DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	BERISFORD, THOMAS TRUSTEE	68429073	4,800	40	120
75	North Cain	3294	DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	THE CITY OF CLEVELAND HEIGHTS, OHIO	68431032	4,000	40	100
76	North Cain	3354	BERKELEY RD, CLEVELAND HEIGHTS, OH, 44118	CITY OF CLEVELAND HEIGHTS LAND REUTILIZATION PROGRAM	68426056	6,250	50	125
77	North Cain	3321	DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	CLEVELAND HEIGHTS LAND REUTILIZATION PROGRAM	68428092	6,000	50	120
78	North Cain	3387	ALTAMONT AVE, CLEVELAND HEIGHTS, OH, 44118	KELLEY, CHARLES & VICTORIA	68429109	6,580	47	140
79	North Cain	3396	DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	CLEVELAND HEIGHTS, CITY OF	68429051	7,000	50	140
80	North Cain	3354	DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	THE CITY OF CLEVELAND HEIGHTS, OHIO	68428109	5,600	40	140
81	North Cain	3281	ALTAMONT AVE, CLEVELAND HEIGHTS, OH, 44118	JONES, ROSS A	68431073	7,000	50	140
82	North Cain	3403	ALTAMONT AVE, CLEVELAND HEIGHTS, OH, 44118	ZIGDON, BENJAMIN	68429104	5,460	39	140
83	North Cain	3380	DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	CITY OF CLEVELAND HEIGHTS LAND REUTILIZATION PROGRAM	68429048	7,560	51.1	140
84	North Cain	3421	DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	CLEVELAND HEIGHTS, CITY OF	68429067	6,000	50	120
85	North Cain	3417	DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	CITY OF CLEVELAND HEIGHTS, OHIO	68429068	6,000	50	120
86	North Cain	3320	DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	CITY OF CLEVELAND HTS. LAND REUTILIZATION PROGRAM	68428102	4,500	45	100
87	North Cain	1760	COMPTON RD, CLEVELAND HEIGHTS, OH, 44118	CITY OF CLEVELAND HEIGHTS OHIO	68428082	7,200	56.7	120
88	North Cain	3402	BERKELEY RD, CLEVELAND HEIGHTS, OH, 44118	CITY OF CLEVELAND HEIGHTS OHIO	68426067	6,450	50	129
89	North Cain	3286	DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	CITY OF CLEVELAND HEIGHTS LAND REUTILIZATION PROGRAM	68431034	4,000	40	100
90	North Cain	3317	DESOTA AVE, CLEVELAND HEIGHTS, OH, 44118	CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION	68428094	4,800	40	120

### Lot Distribution by Ownership

City of Cleveland Heights

County Land Bank

Private Ownership

### 27 Total Lots

17 (63%)

1 (4%)

9 (33%)

### Lot Distribution by Size

< 40 Foot

40 - 45 Foot

45 - 49 Foot

> 50 Foot

1 (4%)

10 (37%)

2 (7%)

14 (52%)

## Current Record of Vacant Lots





Lots 1 and 2



Model Home Lot 12



2-Families Proposed for Renovation

Severance  
Center



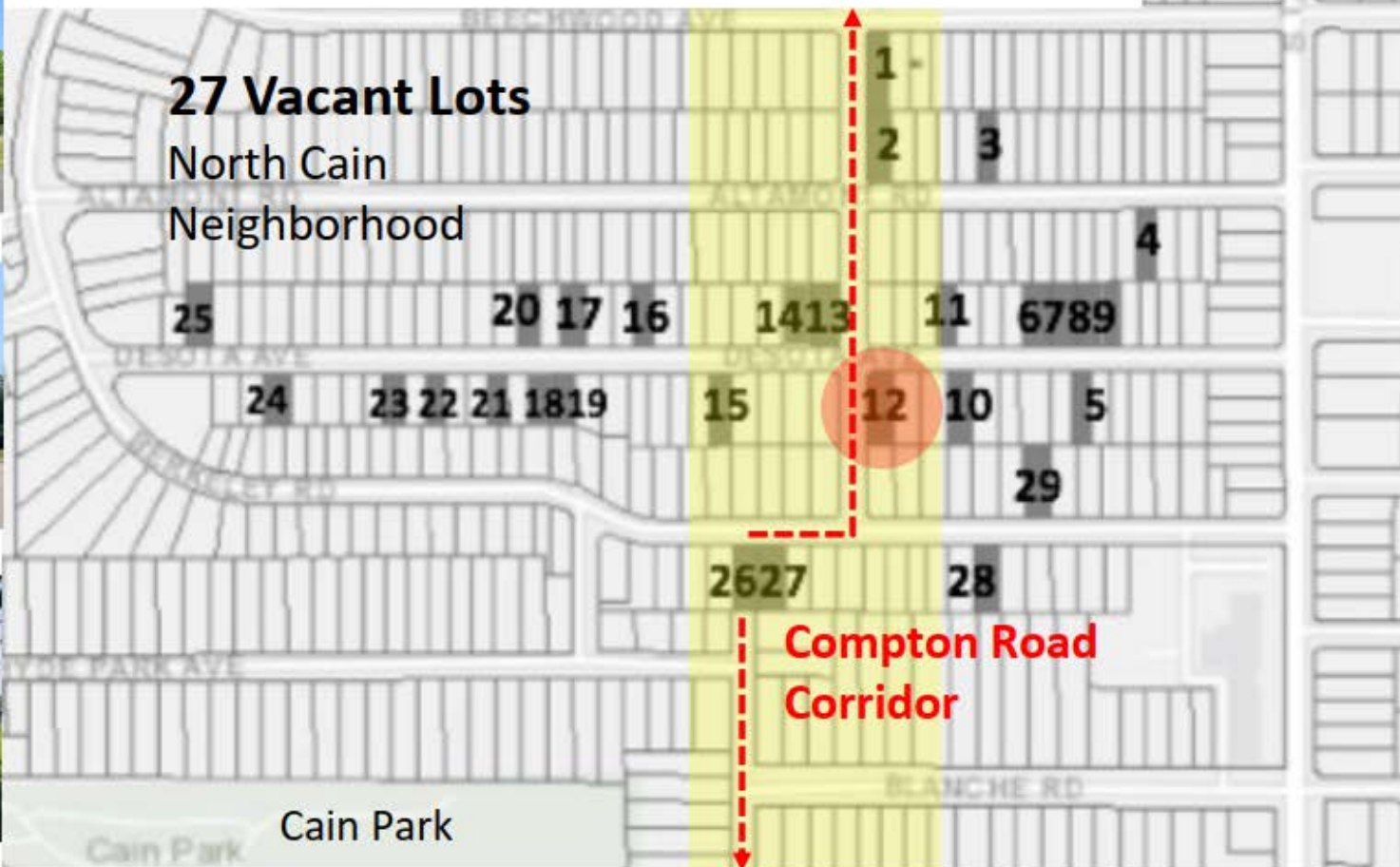
Lot 13



Lot 14



Lots 26 and 27 – Mini-Park







## Compton Corridor Connections with Pedestrian Streetscape Improvements



6 New Home Lots

Model Home Infill Lot

Rehab. Homes

Neighborhood Mini-park

Compton Road  
Corridor



## How to Sell Boomers on 55+ Community Living

Homebuilders can do these four things to move boomers from sales prospects to buyers

## Making Housing Affordable

NAHB's efforts to overcome hurdles in affordability involve workforce-training programs, dismantling the millennial myth, and more

By GREG UGALDE

## Check Out the "Why" Among Millennial Buyers, and Where that Has Them Moving

## The Business World Actively Prepares for Climate Change

Planning, design, and technology all provide solutions

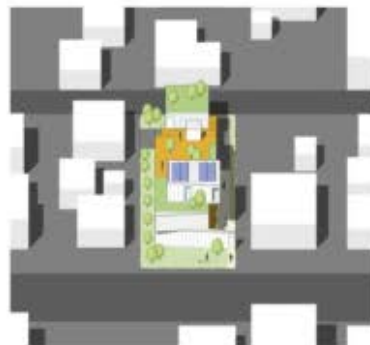
By PATRICK DUFFY

### THE CHALLENGES

## How Change in Building Homes Can Happen, One House, One Community, One Process at a Time

Two Ivory Prize finalists are the epitome of starting on solving affordability at a modest, but scalable, beginning.

Citation: Nest Tool Kit, a Modular Take on Affordable Housing



### Developer goes all out on modular construction

By Dan Shingler  
dshingler@enr.com  
@DanShingler

Richfield developer and general contractor Todd Taber is fed up with the timeline of construction for moderately priced in Northeast Ohio.

The labor shortages, high material costs, and delays and safety issues



Taber

construction, so lower those costs and save the project. It's going to be close, he said, even though he has reduced the project's cost by about 30% by switching to modular.

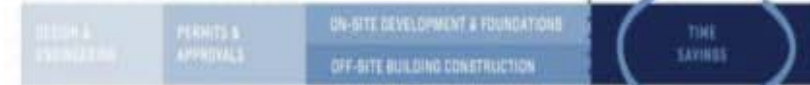
plant in Seattle, he said. He has yet to settle on a location.

People have talked about using modular construction for years, but no one's been willing to put the money, he said.

"So we'll be our own guinea pig," Taber said.

Modular construction traditionally has been associated with cheap, often temporary forms of housing

### Factory\_OS Process



### THE OPPORTUNITIES

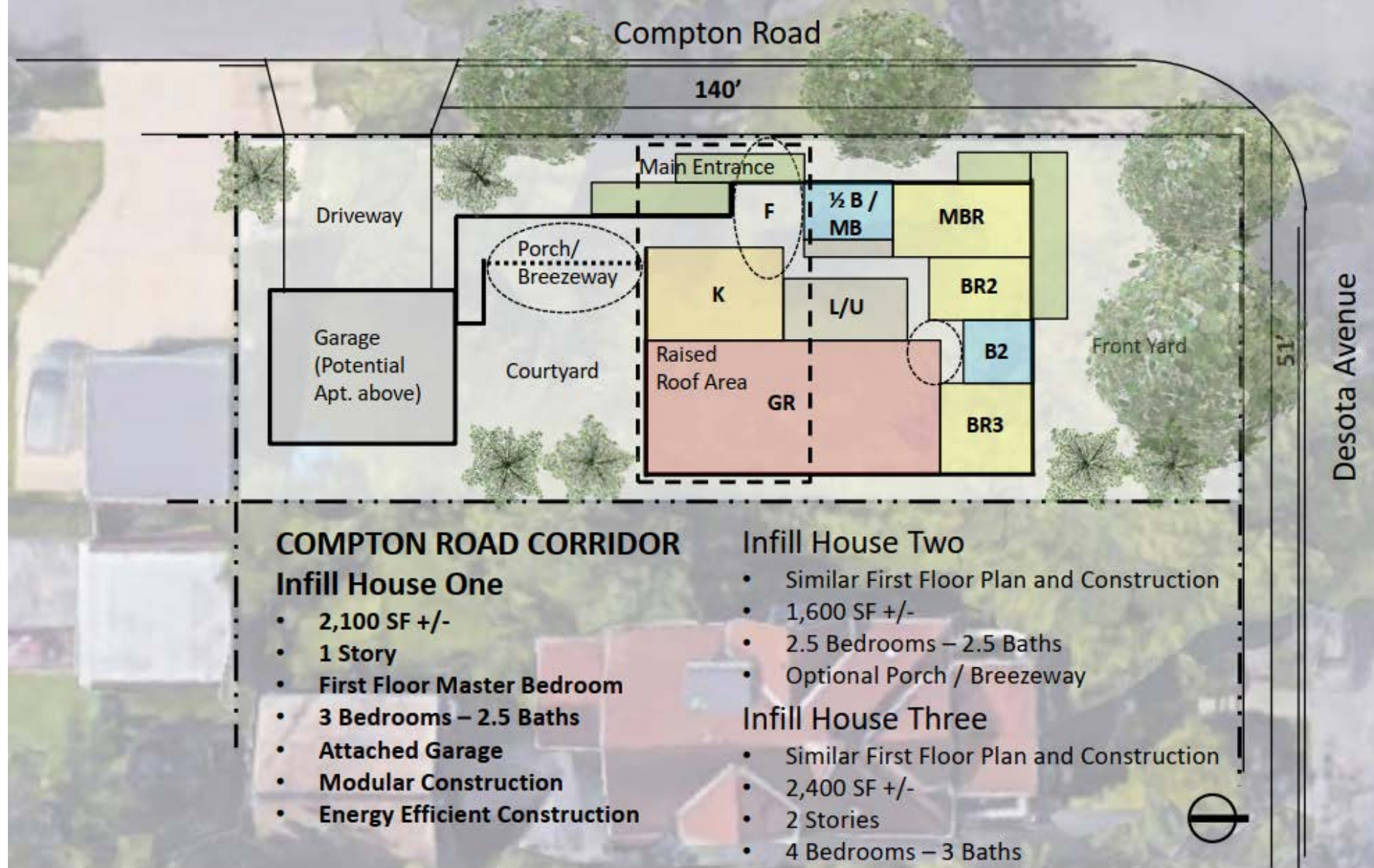
## A NEW WAY TO BUILD HOMES



## COMPTON ROAD CORRIDOR – INFILL HOUSING INITIATIVE

City of Cleveland Heights







## Phoenix Offers Free Plans for Net Zero Home

In a bid to reach carbon neutrality, the city sponsors a contest for architects and then makes the plans available for free



By Scott Gibson | September 17, 2019



Home NZ was developed by Marlene Imirzian & Associates Architecture and provided to residents of Phoenix, Arizona, as part of an effort to build more energy efficient housing. Illustration courtesy of



## What's Next ???

COMPTON ROAD CORRIDOR – INFILL HOUSING INITIATIVE

City of Cleveland Heights

DESIGN

## FutureHaus Arrives in Alexandria

The Virginia Tech team's award-winning design will be displayed through the summer.



TECHNOLOGY

## This Week in Tech: The World's First Free-Form 3D-Printed House to Break Ground This Year

Plus, Ludwig Mies van der Rohe's Barcelona Pavilion transformed with a grid of laser lights, the WeCompany makes its first acquisition of 2019, and more design-tech news from this week.

By AYDA AYOUSHI





# For-profit developers discover the East Side

STAN BULLARD



TWEET



SHARE



SHARE



EMAIL

 PRINT



The company has sold 15 houses on the East Side and has another 15 under contract in neighborhoods ranging from Glenville to Fairfax. The product is similar to what Knez builds on the West Side but carries prices slightly lower, in the range of \$250,000 to the low \$300,000s. Knez also recently got approval from the city for a 15-suite townhouse project called Ashbury Pointe at East 120th Street and Ashbury.

Near where Wade Park and Ashbury avenues end at Lakeview Road, Knez Homes has three buyers for five sites on East 123rd Street it received from the City of Cleveland's land bank. The block they are on has six empty lots and five occupied houses.



# Looking Forward. . .

- Tonight's Community Questionnaire feedback to be compiled and distributed via email and shared on the project website
- This feedback will be used to help guide final recommendations and design concepts
- A public meeting will be ultimately be hosted to present these recommendations and receive any further community input



# Thank you!

ian meadows

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