

Cain Park Village Revitalization



APRIL 25, 2022 • IN ASSOCIATION WITH:



HP GROUP LLC
HISTORIC PRESERVATION GROUP

Little Jacket

RDL
ARCHITECTS

WXZ

ZIMMER REAL ESTATE GROUP

Cain Park Village Overview

- Team Introduction
- Relevant Experience
- Project Vision
 - Taylor Tudors
 - Cain Park Village
- Financial Approach

Growing a vibrant neighborhood in Cain Park Village.

Our vision is for Taylor Tudor Plaza to be one piece of a larger plan for a vibrant neighborhood in Cain Park Village.

As it was originally planned, the Tudors were to provide a commercial hub in this growing neighborhood of Cleveland Heights. This proposal seeks to complete the vision for what was to become Stadium Square, 90+ years later.

About us



Little Jacket

RDL
ARCHITECTS

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Relevant Experience

College Club























League Park



League Park



Current Projects



Current Projects



Current Projects



Vision

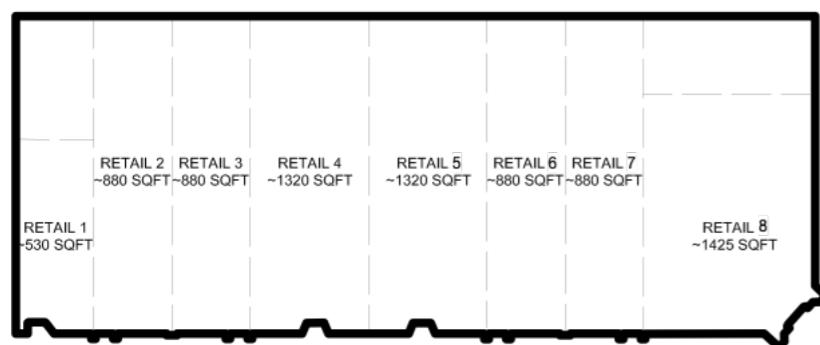
Taylor Tudor Plaza





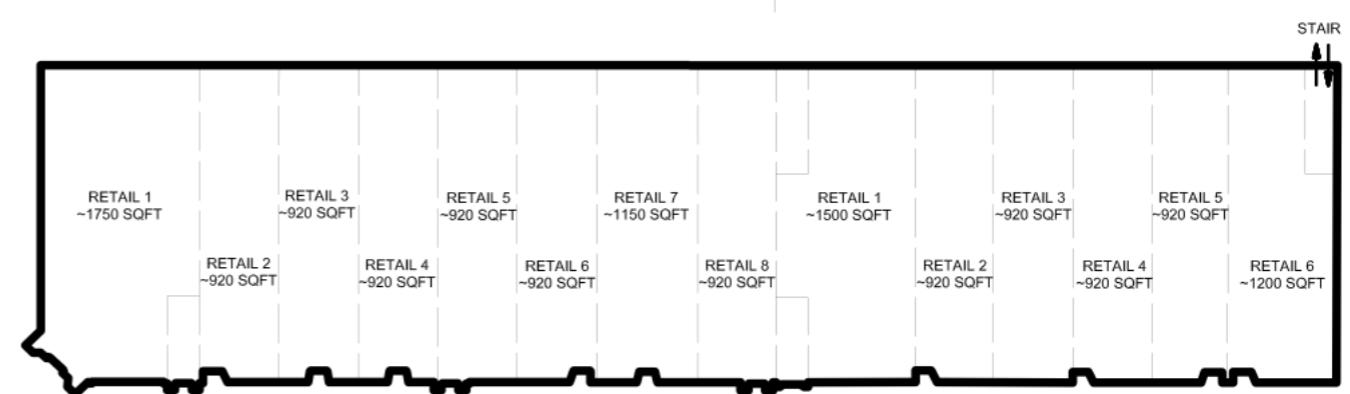


Tudor Floor Plans

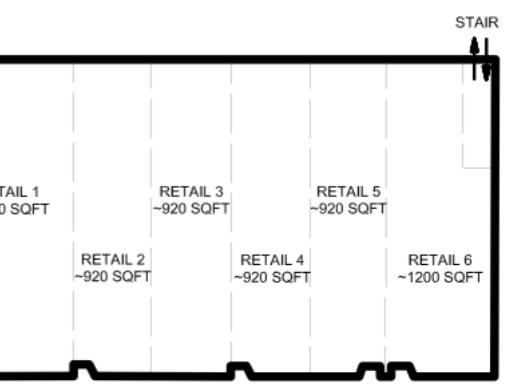


1932-46 S. TAYLOR ROAD
GROUND FLOOR
COMMERCIAL
+/- 8,115 SQFT
(+/- 8 TENANTS)

SUPERIOR PARK DR

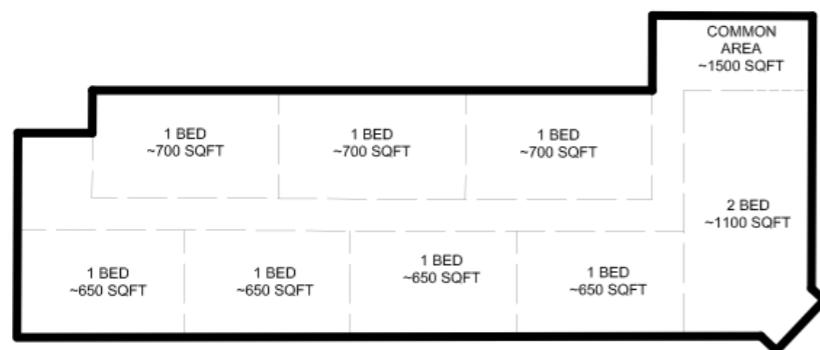


1912-26 S. TAYLOR ROAD
GROUND FLOOR
COMMERCIAL
+/- 8,420 SQFT
(+/- 8 TENANTS)

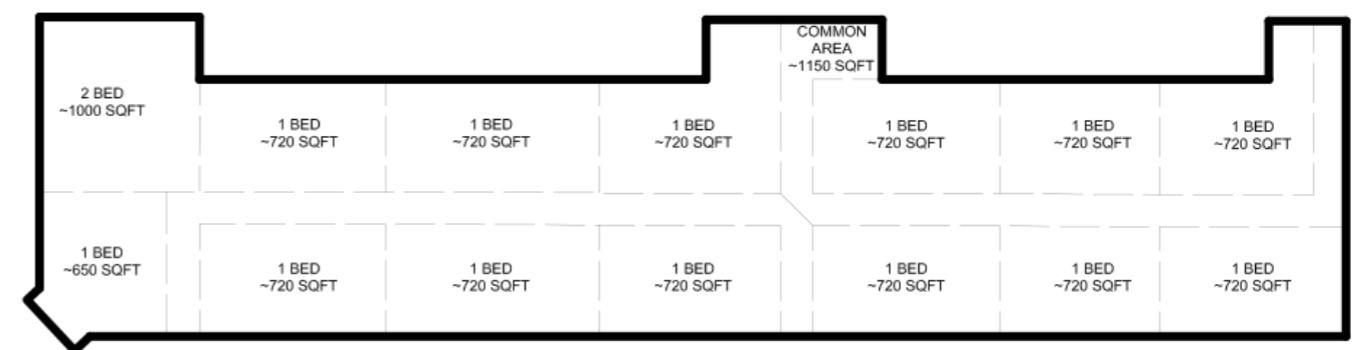


1908 S. TAYLOR ROAD
GROUND FLOOR
COMMERCIAL
+/- 6,380 SQFT
(+/- 6 TENANTS)

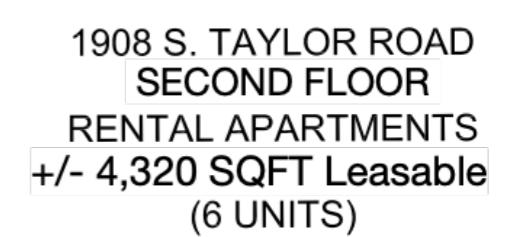
Tudor Floor Plans



1932-46 S. TAYLOR ROAD
SECOND FLOOR
RENTAL APARTMENTS
+/- 5,800 SQFT Leasable
(8 UNITS)

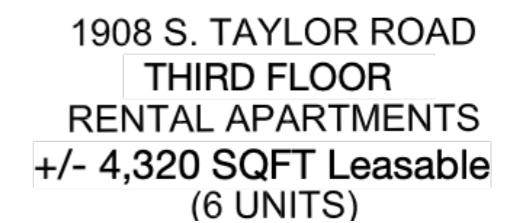
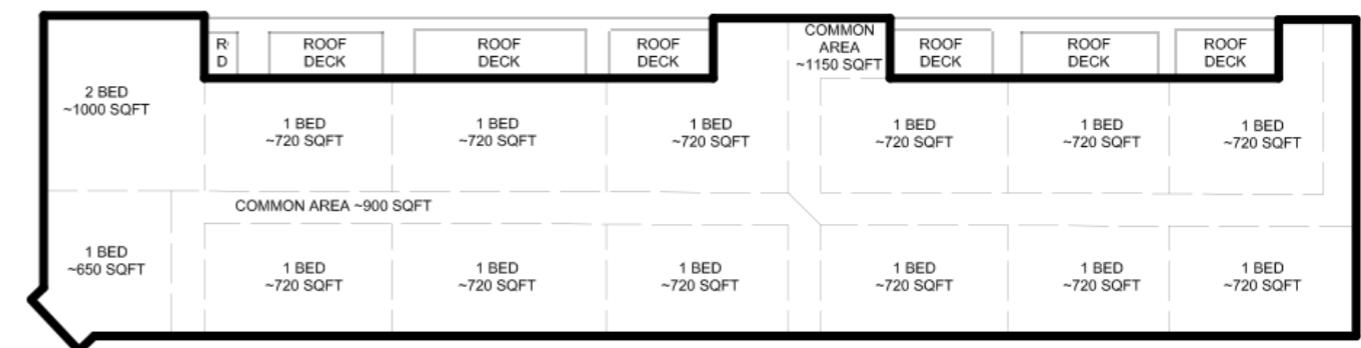
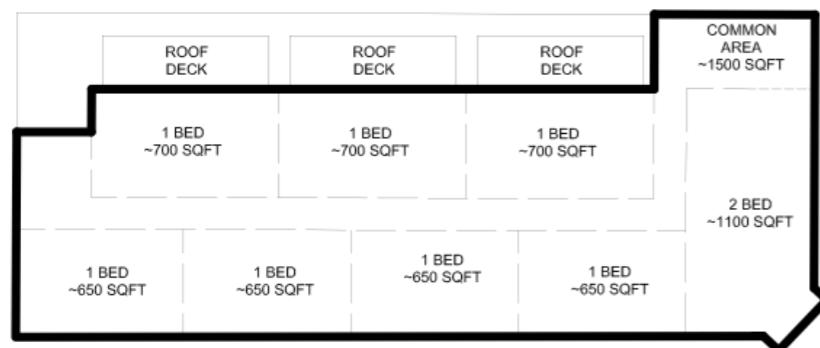


1912-26 S. TAYLOR ROAD
SECOND FLOOR
RENTAL APARTMENTS
+/- 5,970 SQFT Leasable
(8 UNITS)



1908 S. TAYLOR ROAD
SECOND FLOOR
RENTAL APARTMENTS
+/- 4,320 SQFT Leasable
(6 UNITS)

Tudor Floor Plans



Summary

Rental Units

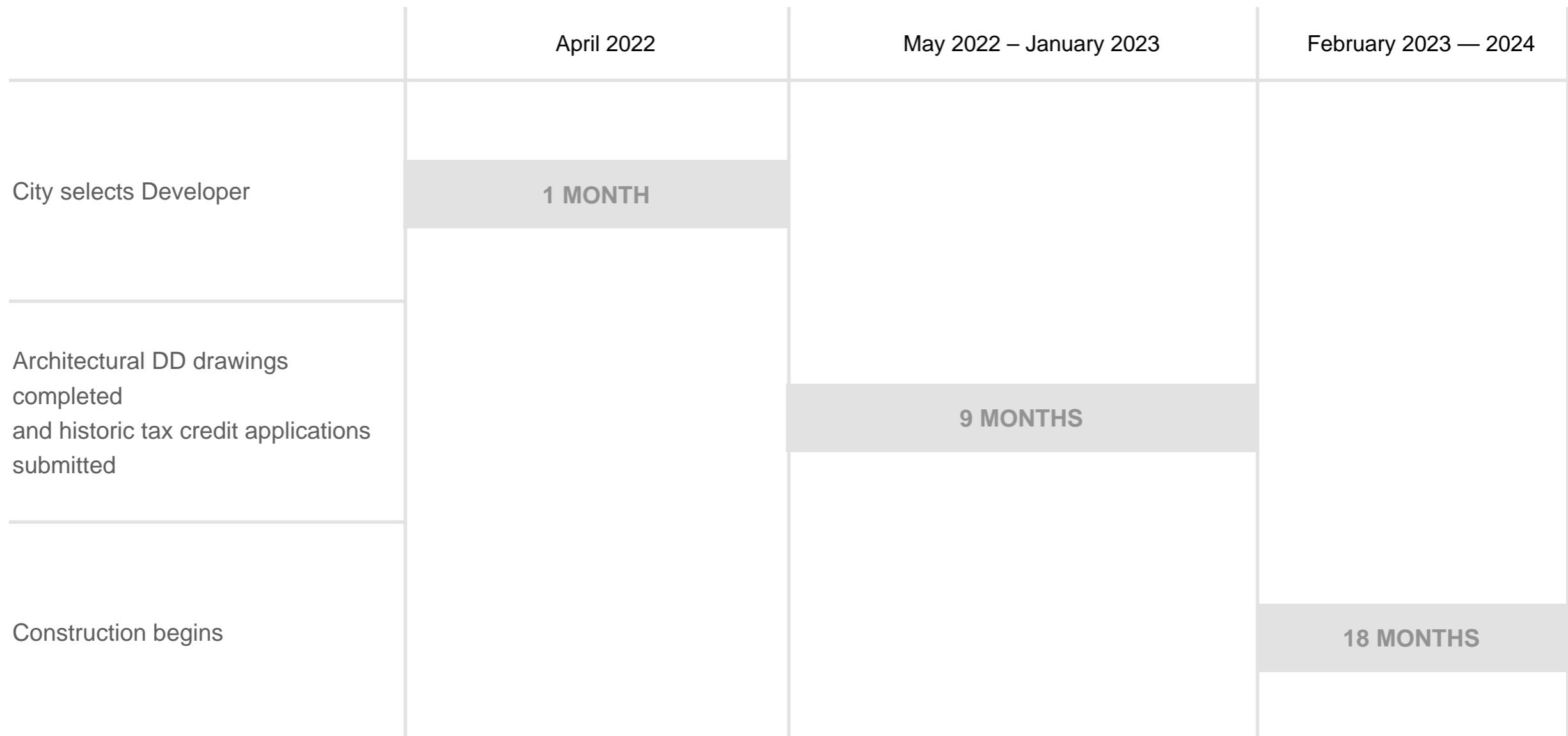
1 Bed	40
2 Bed	4
Total	44

Commercial

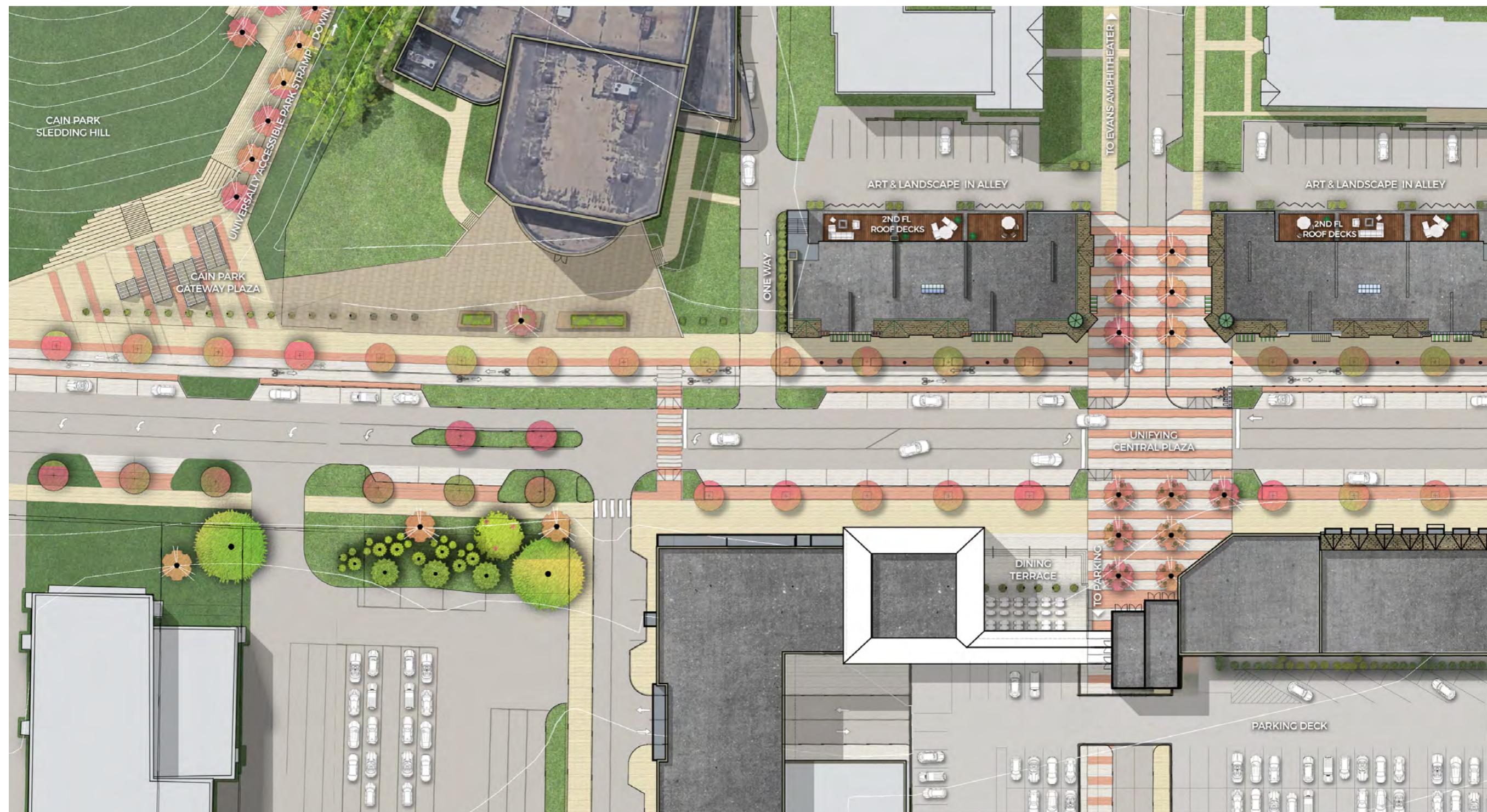
1932-46	8,115 SF
1912-26	8,420 SF
1908	6,380 SF
Total	22,915 SF

Taylor Tudor Plaza

Draft Schedule for Submission of Federal and State Historic Tax Credits (HTCs)



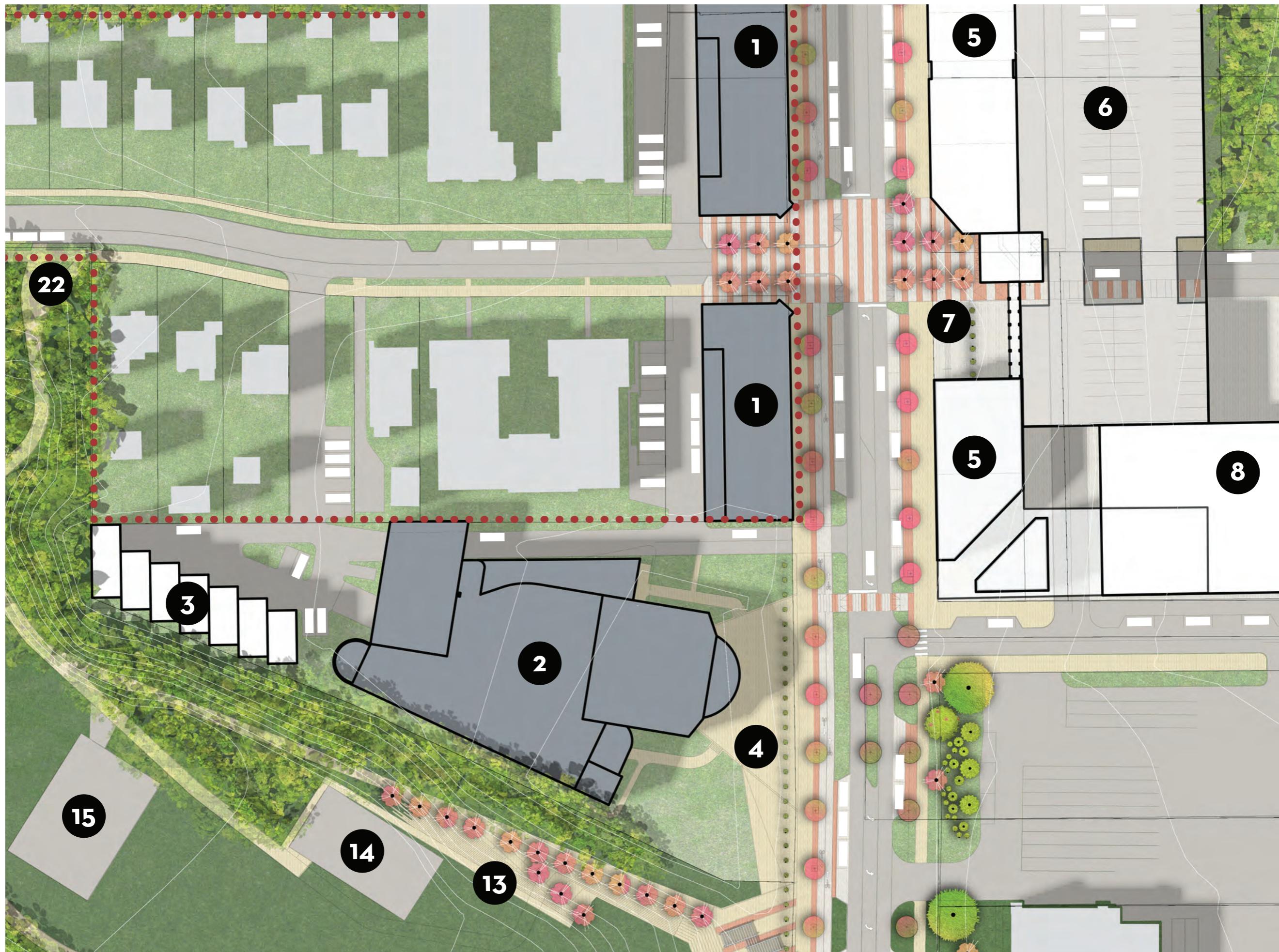
Focused Site Plan



Taylor Road Synagogue

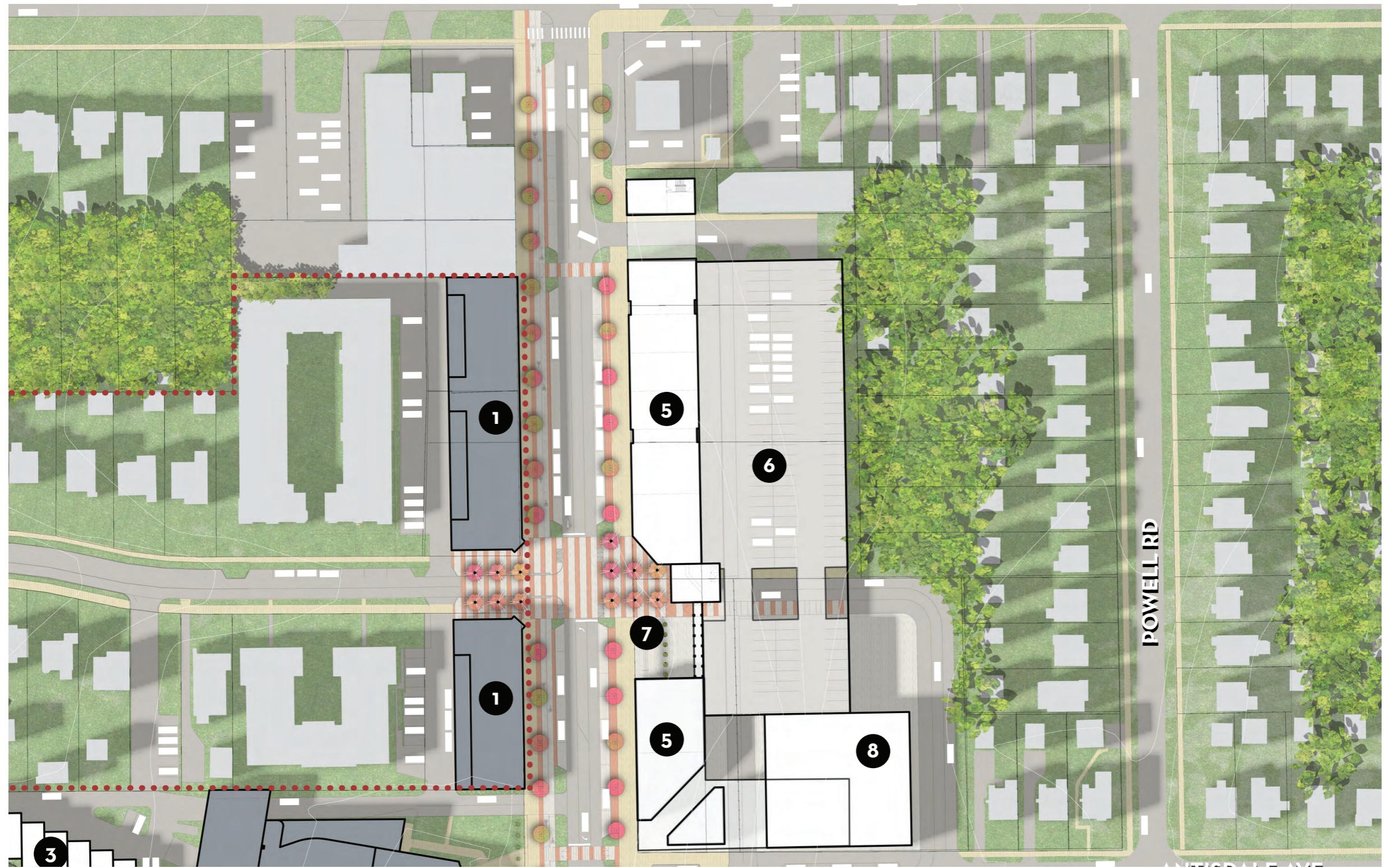




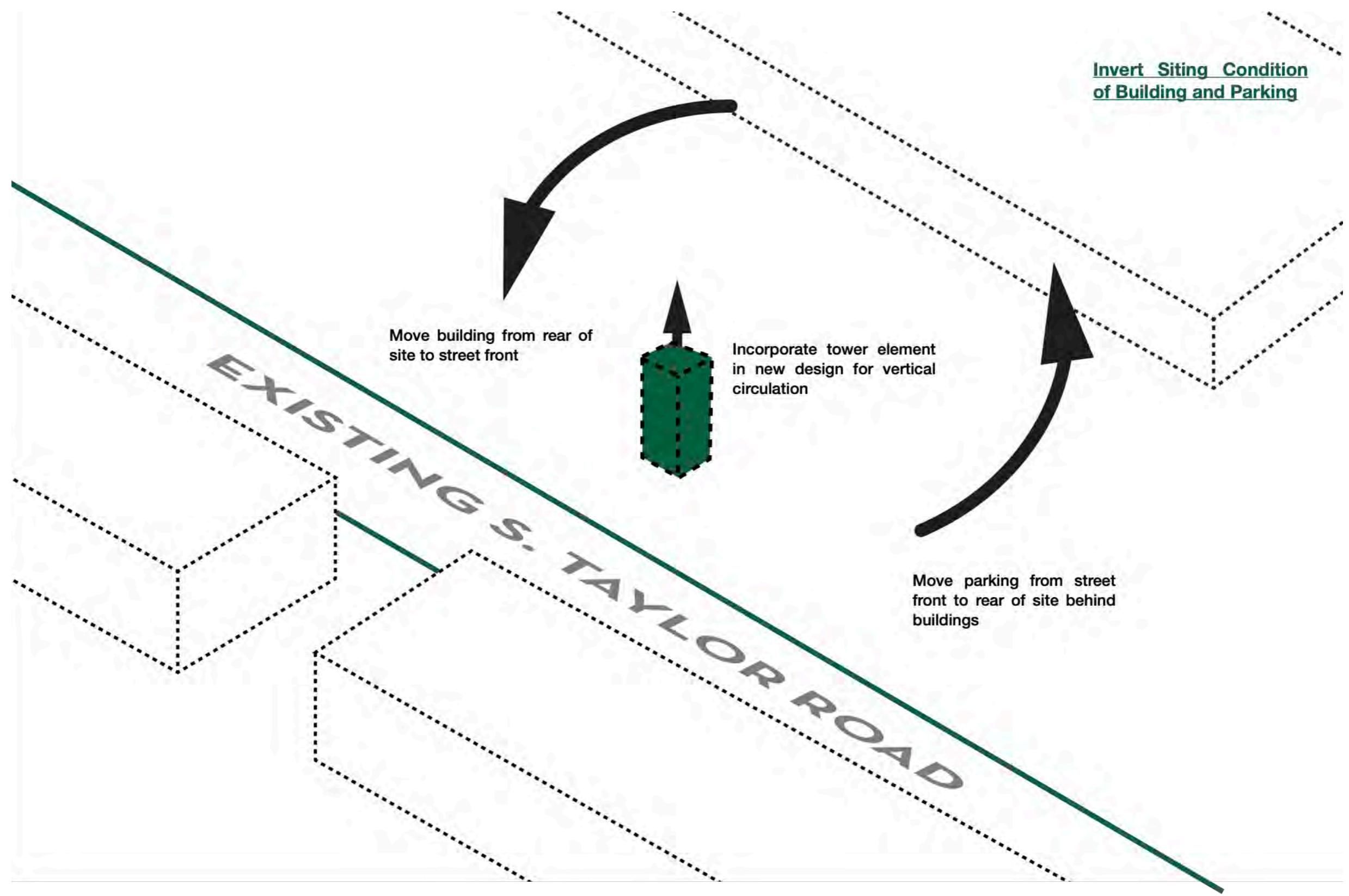


Taylor Commons

Taylor Commons



Taylor Commons





Taylor Tudor Plaza Elevation



Taylor Commons Elevation



South Taylor and Superior Residential

South Taylor and Superior Residential



Vision for connecting spaces

Programming,
public art

Summer and
winter
performances

Cultural,
experiential
component

Cain Park
improvements

Existing Residential Neighborhood

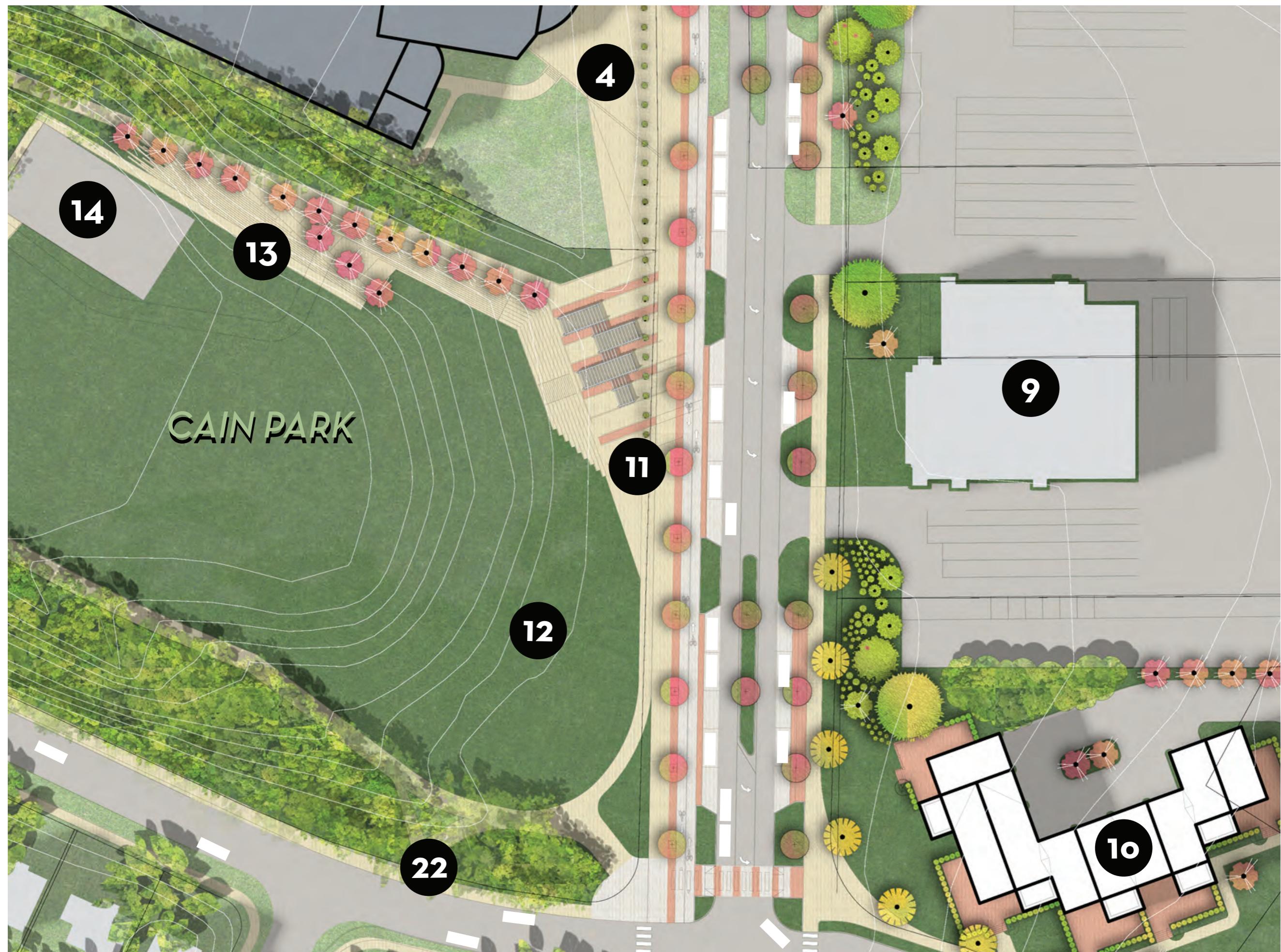
**Important Asset for Cleveland Heights
in General and Cain Park Village**

- Stable values
- Pride of ownership
- Historic appeal
- Important segment of market

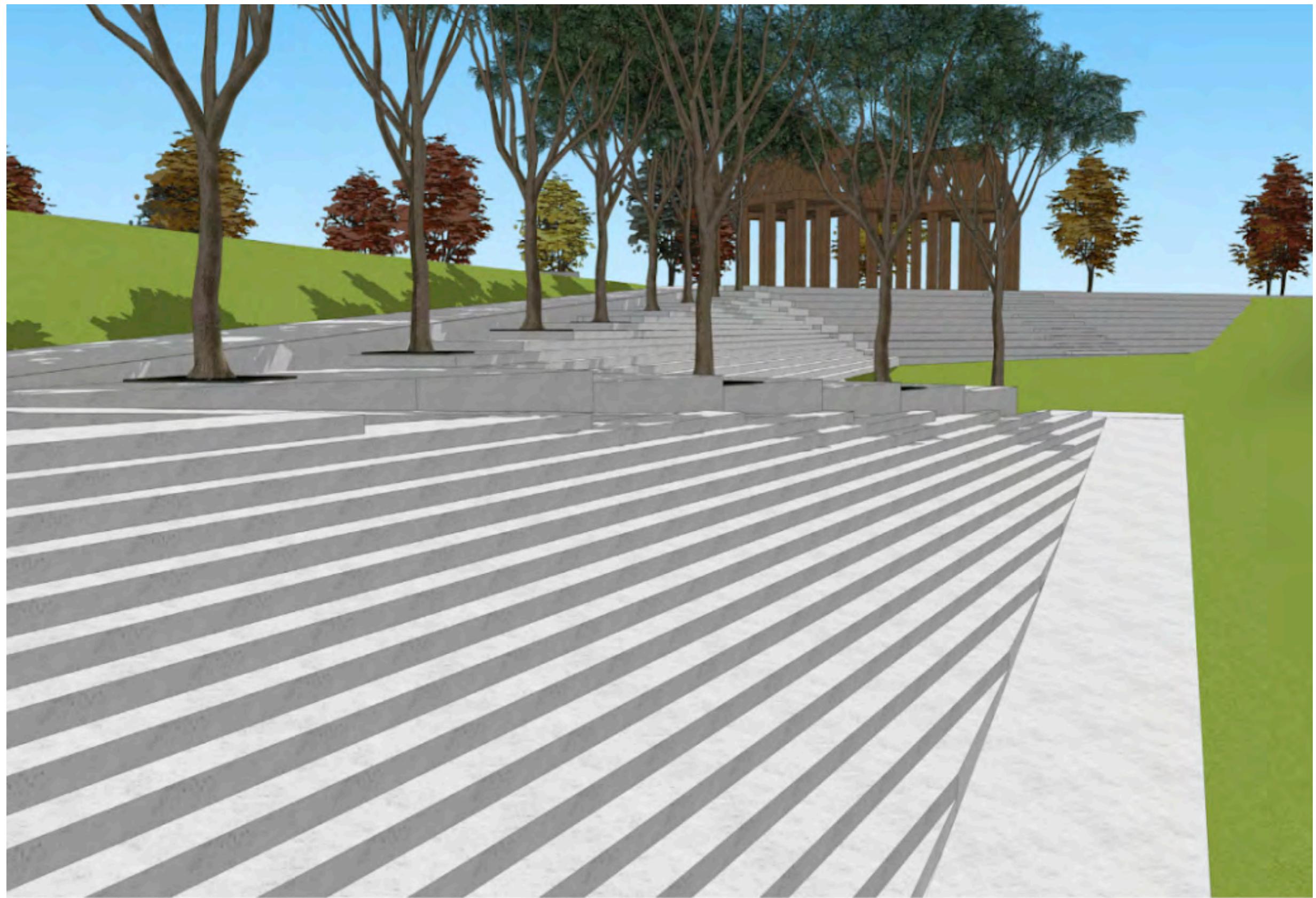


Cain Park – Vision for connecting spaces



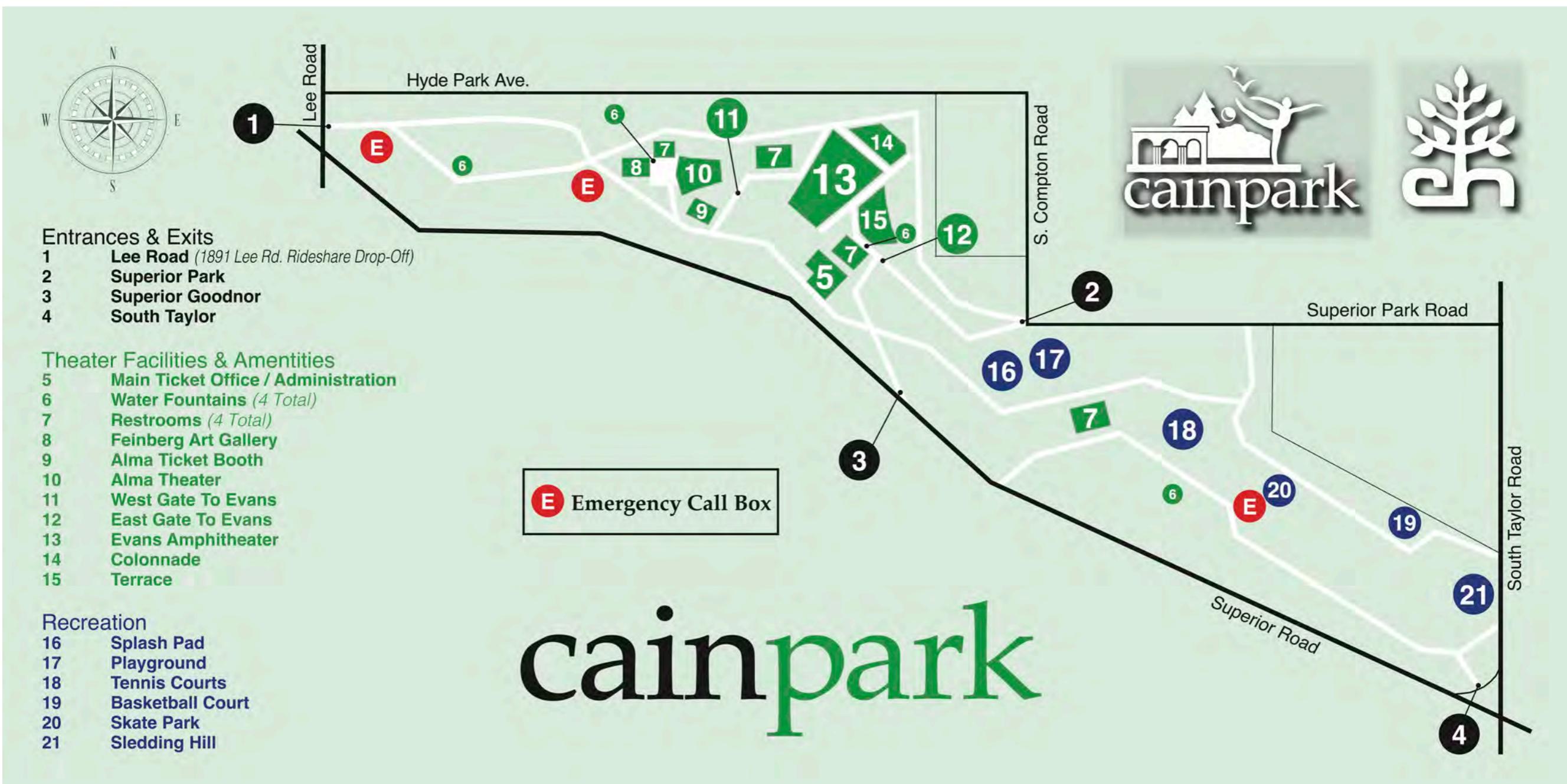


Cain Park – Vision for connecting spaces

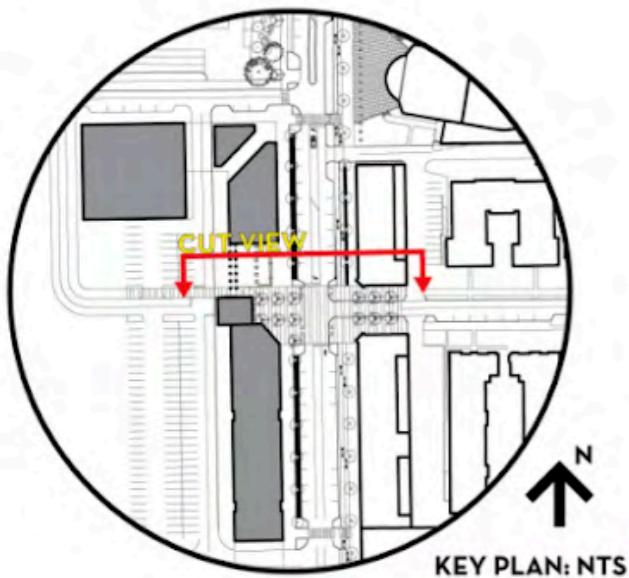




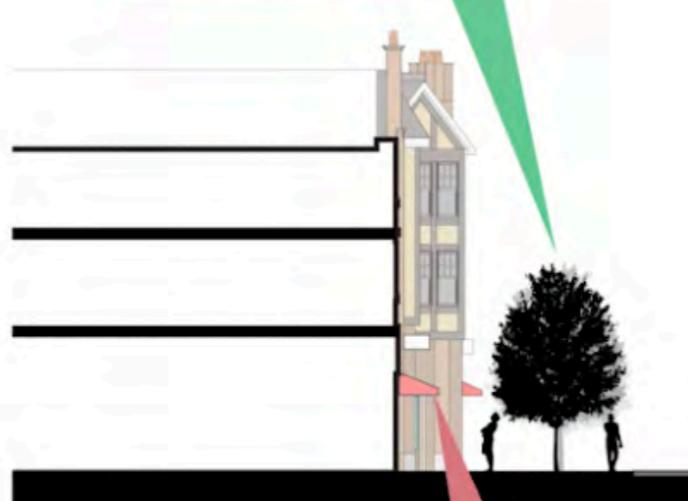
Cain Park Map



STREET SECTION



STREET SCAPE
IMPROVEMENTS AND
REDESIGN BRINGS LIFE
AND ACTIVITY BACK TO
THE STREET.



REVIVE EXISTING
BY INCORPORATING NEW
SIGNAGE, ENTRY
ELEMENTS, AND GENERAL
IMPROVEMENTS.

PLAZA CREATES A
NEW SPACE TO GATHER
AND TRANSITION FROM
STREET/PARKING TO
BUILDING

RECONNECT TO
EXISTING ARCHITECTURE
BY INCORPORATING
FAÇADE COMPOSITION
ELEMENTS FROM THE OLD
INTO THE NEW

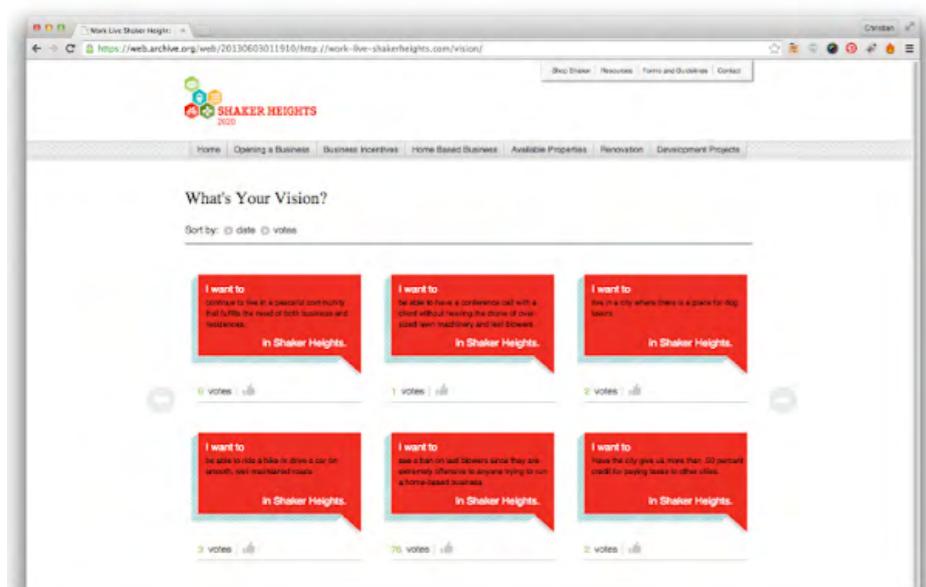
CROSSWALK
CONNECTS BOTH SIDES
OF S. TAYLOR ROAD IN A
SAFE AND INVITING
MANNER

PARKING IS TUCKED
AWAY BEHIND THE BUILDING
SO THE PLAZA AND BUILDING
FAÇADES ARE WHAT DRIVES
THE STREET IDENTITY

TOWER ELEMENT
ON SITE CREATES
INTEREST AND A NODE
FOR NEIGHBORHOOD
WAY FINDING.

BRIDGE HELPS
CONNECT FUTURE
USER/RESIDENTS AND
SERVING AS A
TRANSITION BETWEEN
BUILDING FORM AND
MATERIAL

Community Engagement



What's Your Vision?

Sort by: date votes

Wish	Votes
I want to continue to live in a peaceful community that fulfills the need of both business and residences.	0 votes
I want to be able to have a conference call with a client without having the phone over load with machinery and cell phones.	1 votes
I want to live in a city where there is a park for dog owners.	2 votes
I want to be able to ride a bike or drive a car on smooth, well-maintained roads.	2 votes
I want to use a bus on 10th Street since they are extremely efficient to anyone trying to run a home-based business.	76 votes
I want to have the city give us more than 50 percent credit for paying taxes to other cities.	2 votes



Community Engagement



NEIGHBORHOOD STUDY



NEIGHBORHOOD STUDY



Survey № 1:

STEP ONE

Open the camera on your phone and focus it on the QR code below...



MASTER PLAN + DESIGN GUIDELINES

STEP TWO

Tap the URL that opens and respond to the questions...
Please be as descriptive as you can...

<https://www.surveymonkey.com/r/LittleItaly1>

STEP THREE

Share your contact information if you want updates on results and more information...
Grazie mille!



WE WANT TO HEAR FROM YOU!

Little Italy Redevelopment Corporation [LIRC] needs your input. Help us shape the future of our neighborhood by sharing your thoughts.

STEP ONE

Open the camera on your phone and respond to the questions...
Please be as descriptive as you can...



STEP TWO

Tap the URL that opens and respond to the questions...
Please be as descriptive as you can...

STEP THREE

Share your contact information if you want updates on results and more information...
Grazie mille!



<https://www.surveymonkey.com/r/LittleItaly1>

LIRC
MASTER PLAN + DESIGN GUIDELINES









Sources

- Historic Preservation Tax Credits (HPTC)
 - State and Federal
- Conventional (Construction) Financing
 - TriState Capital Bank
- Developer (Private) Equity
- Further Exploration:
 - City of Cleveland Heights Storefront Renovation Program
 - New Markets Tax Credits

Summary

Rental Units

1 Bed	40
2 Bed	4
Total	44

Commercial

1932-46	8,115 SF
1912-26	8,420 SF
1908	6,380 SF
Total	22,915 SF

Preliminary Estimate (Hard Costs)

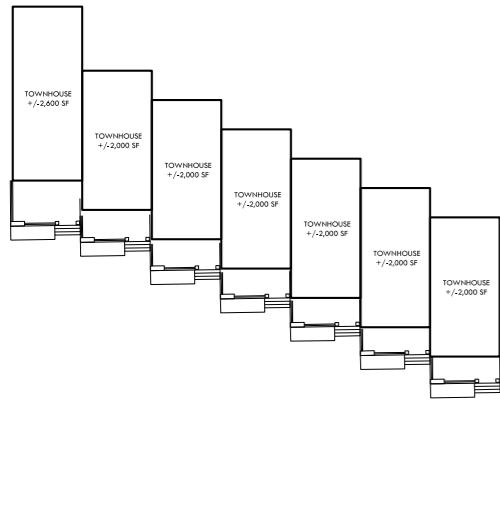
Use	Size (SF)	Cost/SF (\$)	Cost (\$)	Cost/SF (\$)	Cost (\$)
Residential	39,280	180.00	7,070,400.00	200.00	7,856,000.00
Commercial	22,915	150.00	3,437,250	180.00	4,124,700.00
Total Hard Costs			<u>10,507,650.00</u>	<u>11,980,700.00</u>	

Q&A



Appendix

Taylor Road Synagogue Floor Plans



SUMMARY

APARTMENTS

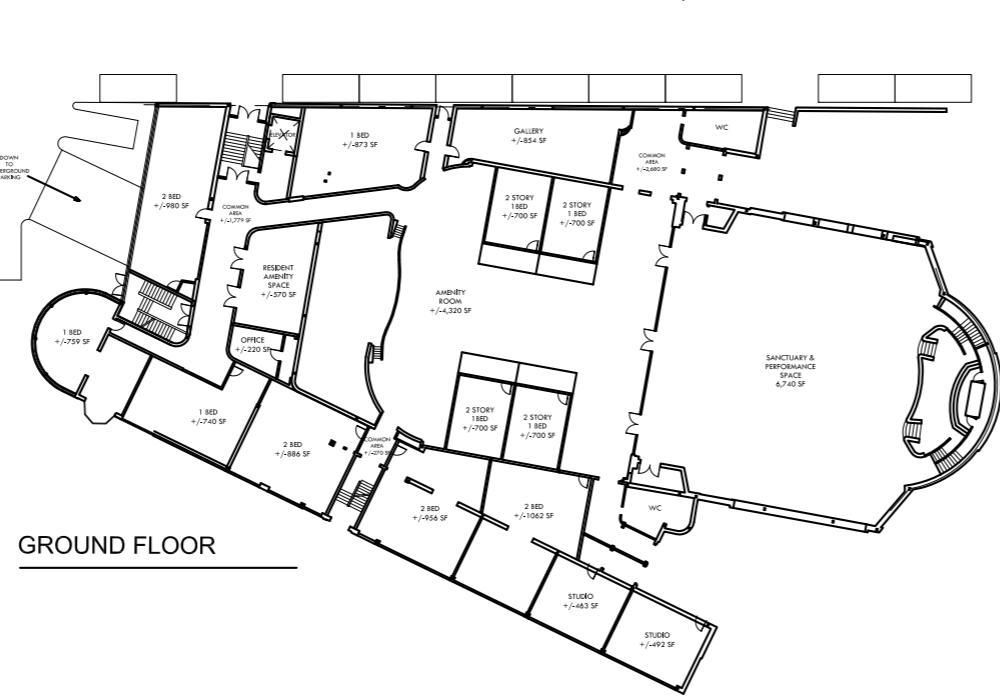
STUDIO	4
1 BED	12
2 BED	8
TOTAL	24

FOR SALE TOWNHOMES

MODEL A	+/ - 2,000 SF	6
MODEL B	+/ - 2,600 SF	1
TOTAL	7	

PARKING (APARTMENT)

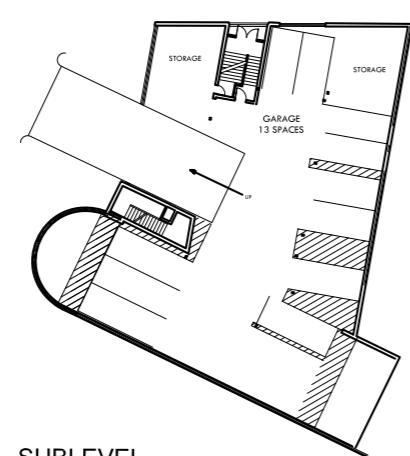
SURFACE	21
SUBLEVEL GARAGE	13
TOTAL	34



GROUND FLOOR

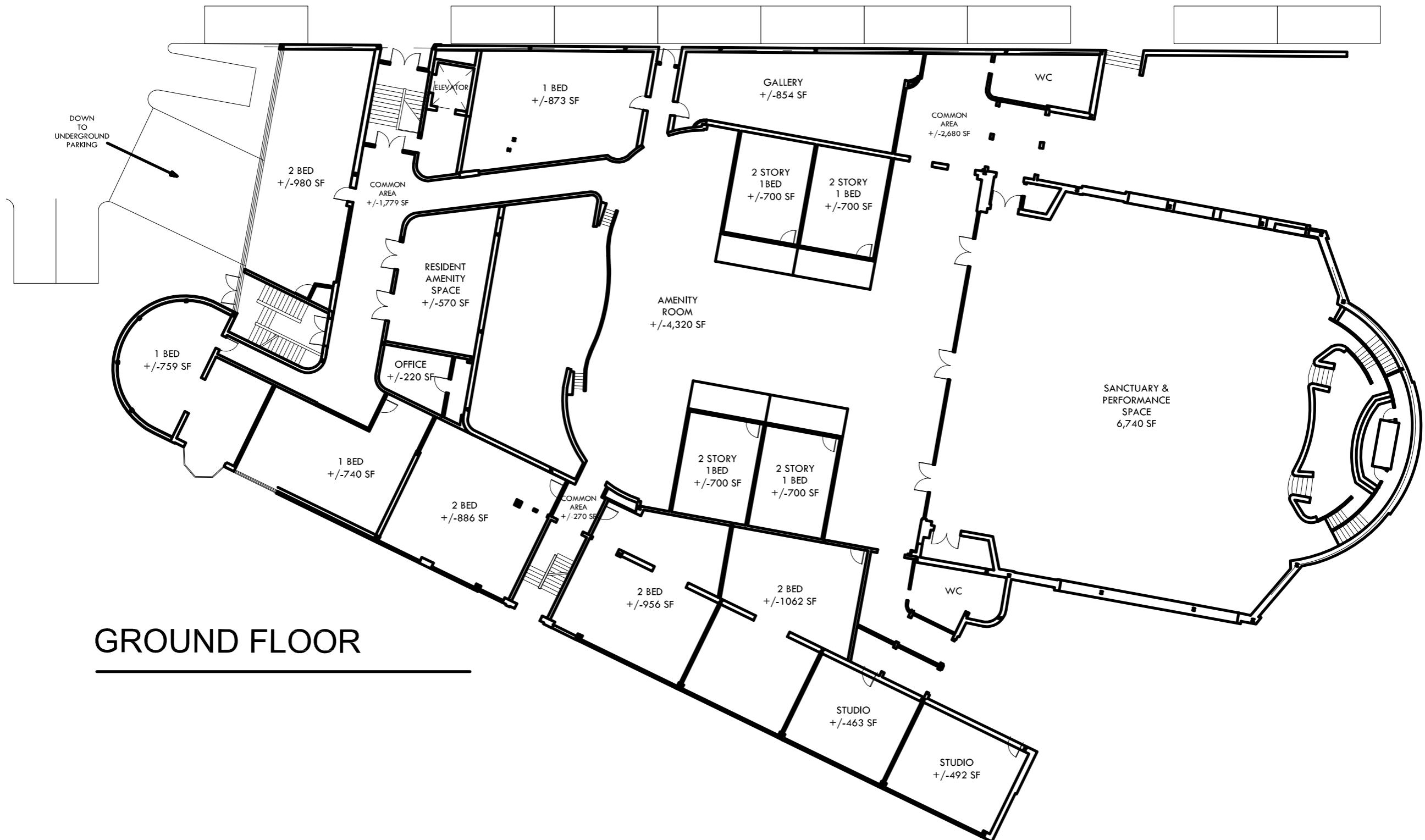


SECOND FLOOR



SUBLEVEL

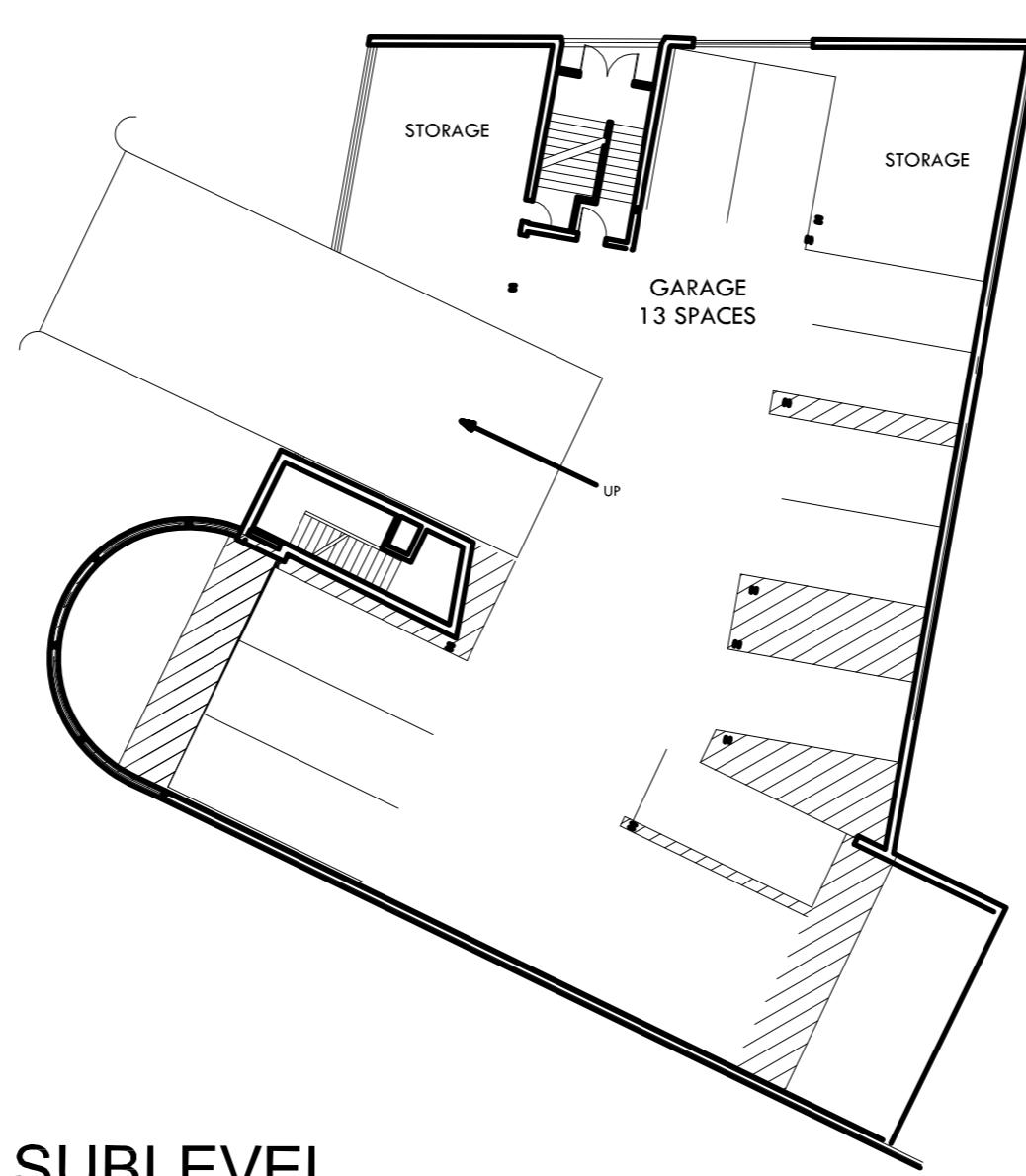
Taylor Road Synagogue Floor Plans



Taylor Road Synagogue Floor Plans

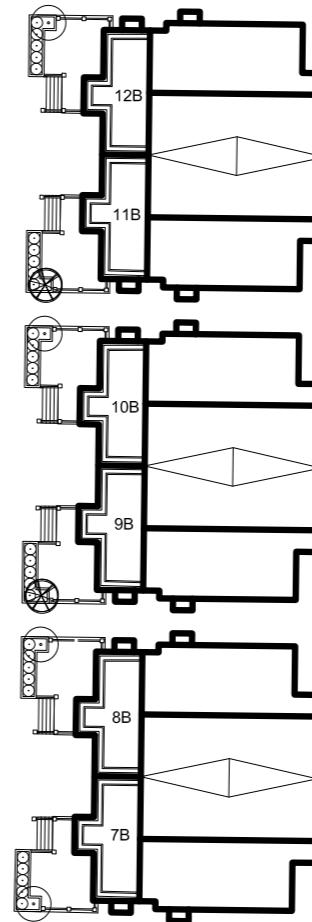
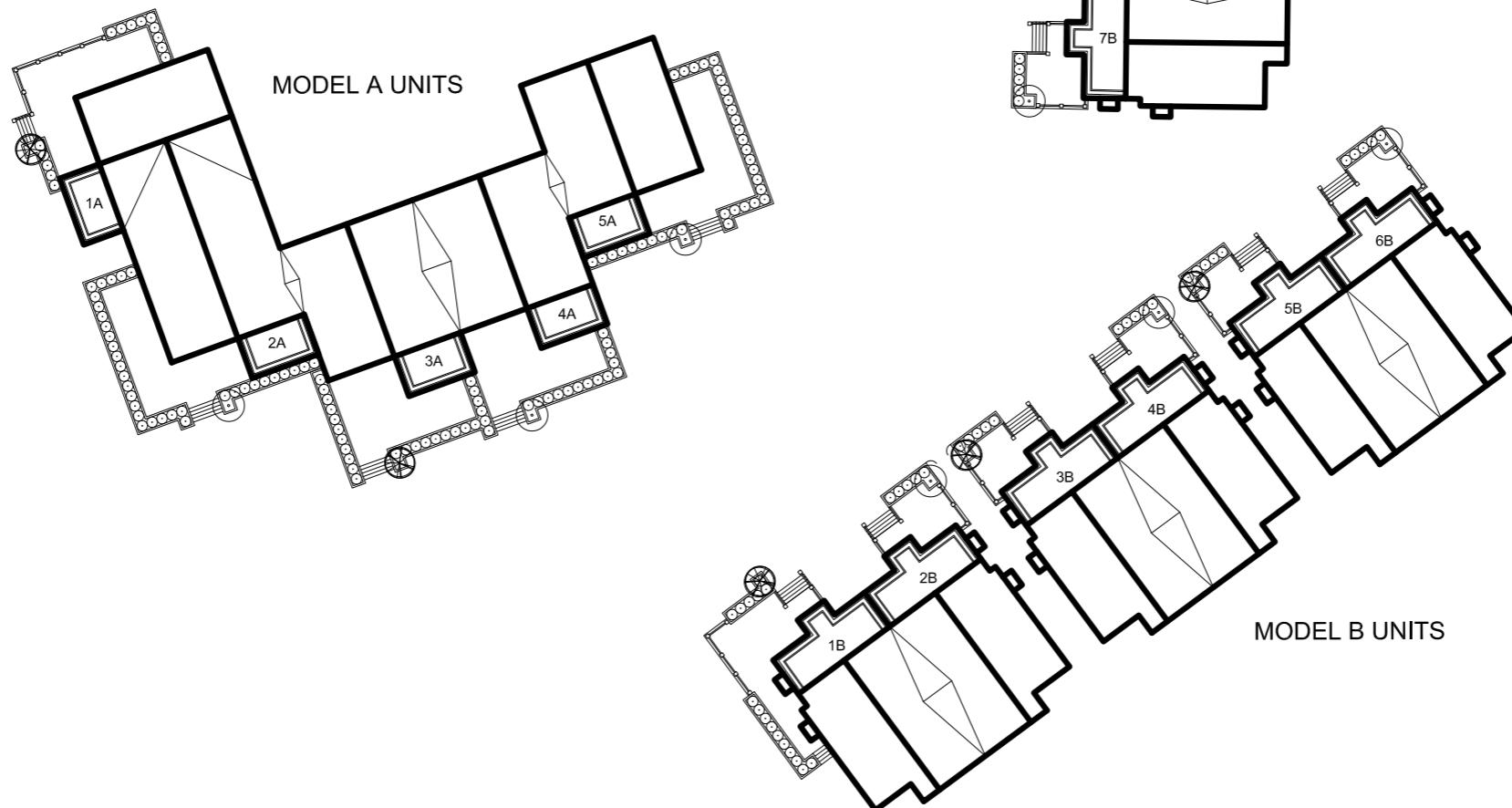


Taylor Road Synagogue Floor Plans

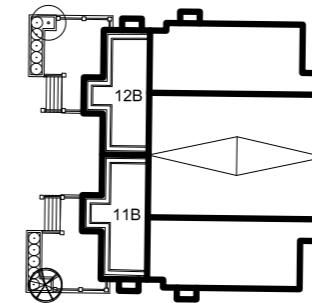
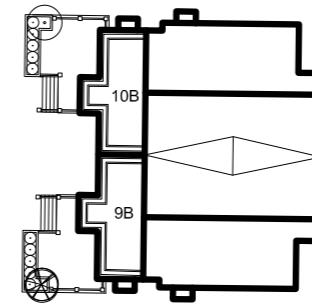
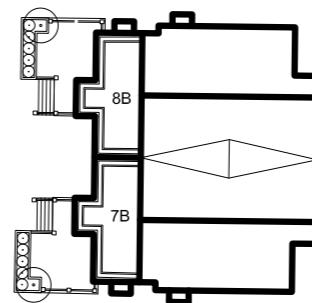


South Taylor and Superior Residential

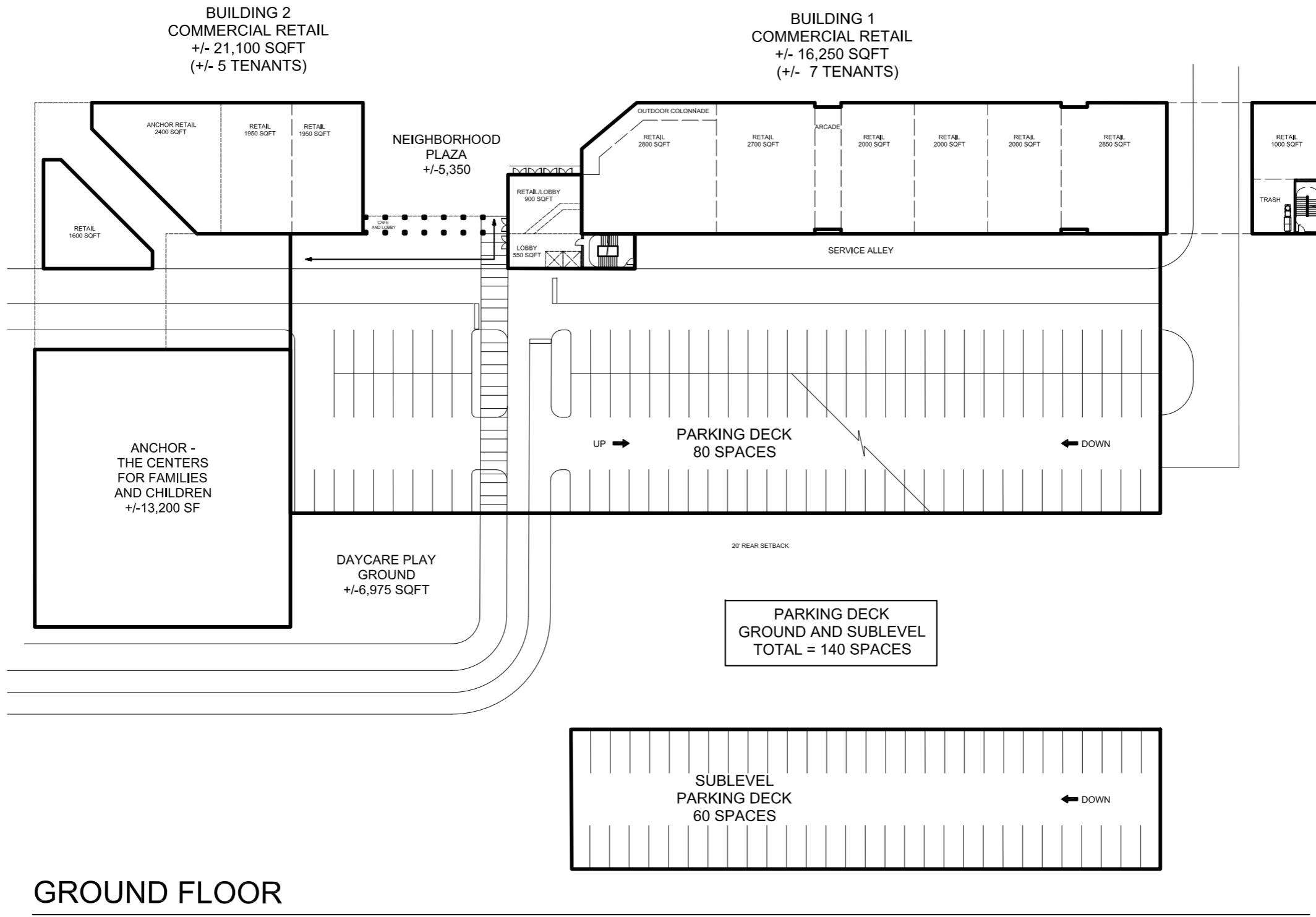
SUMMARY		
FOR SALE		
MODEL A	+/- 2,000 SF	5
MODEL B	+/- 2,150 - 2,465 SF (2bed-5bed)	12
TOTAL		17
PARKING		
ALL HOMES FEATURE ATTACHED 2 CAR GARAGES		



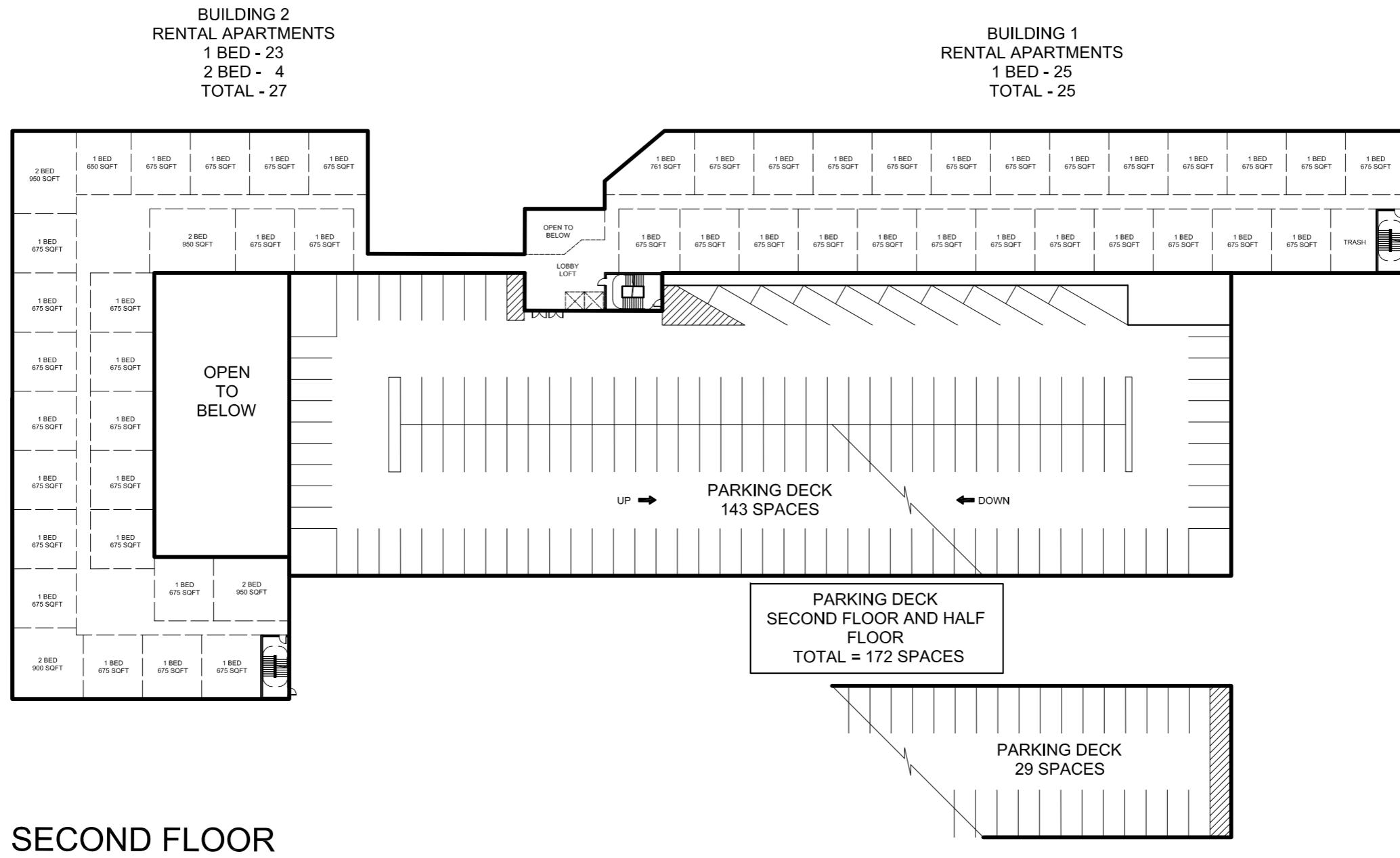
MODEL B UNITS



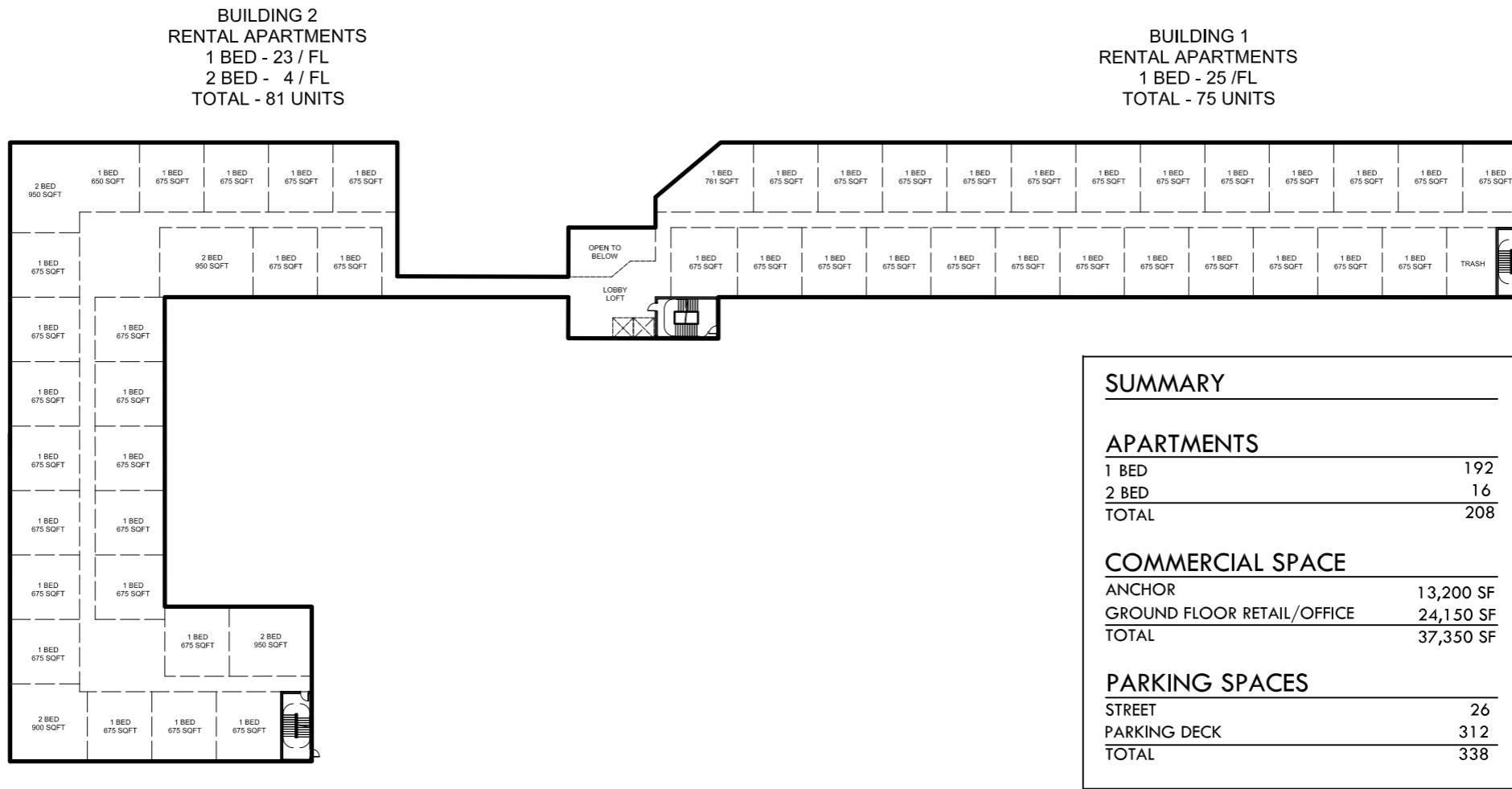
Taylor Commons New Mixed-Use Buildings



Taylor Commons New Mixed-Use Buildings

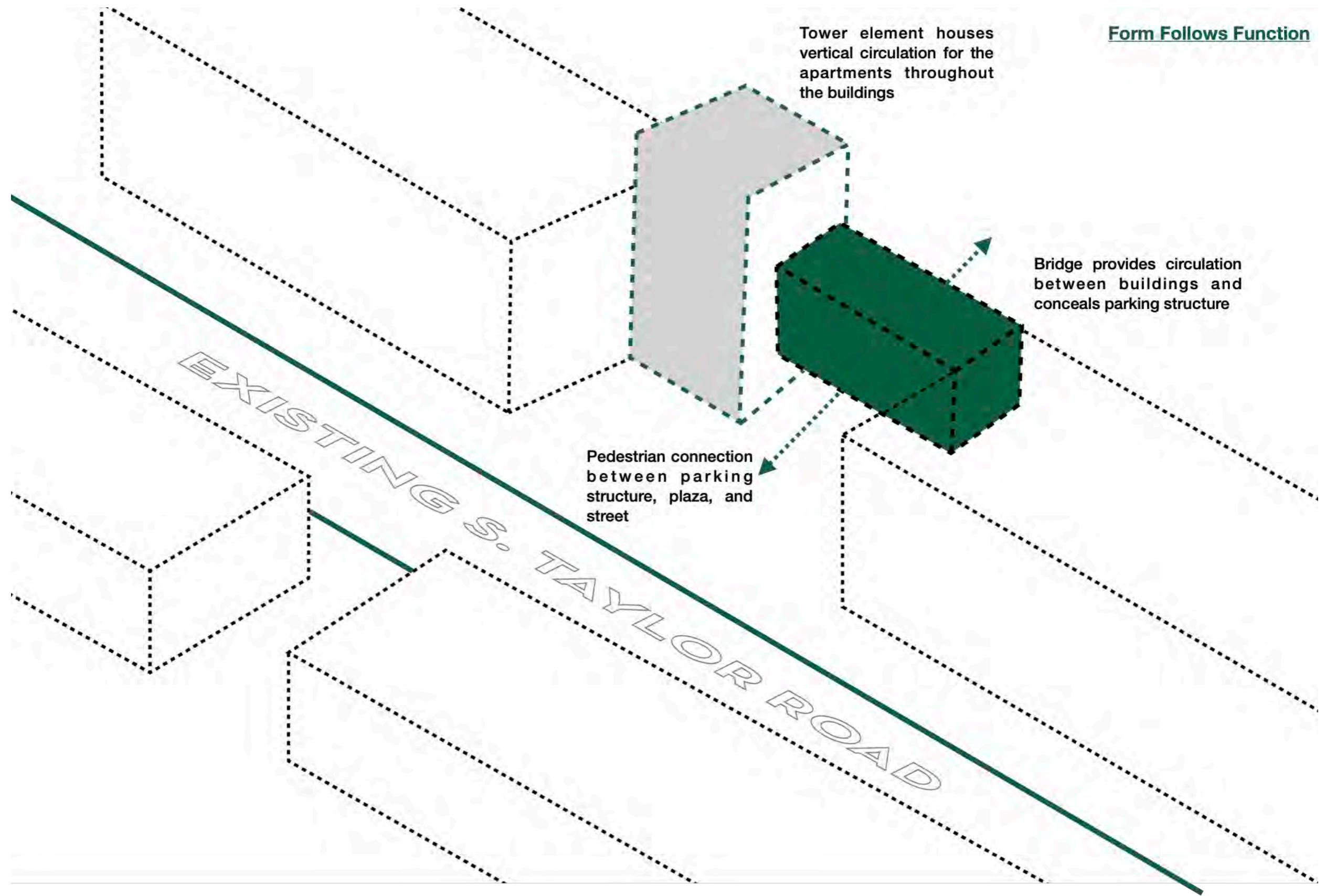


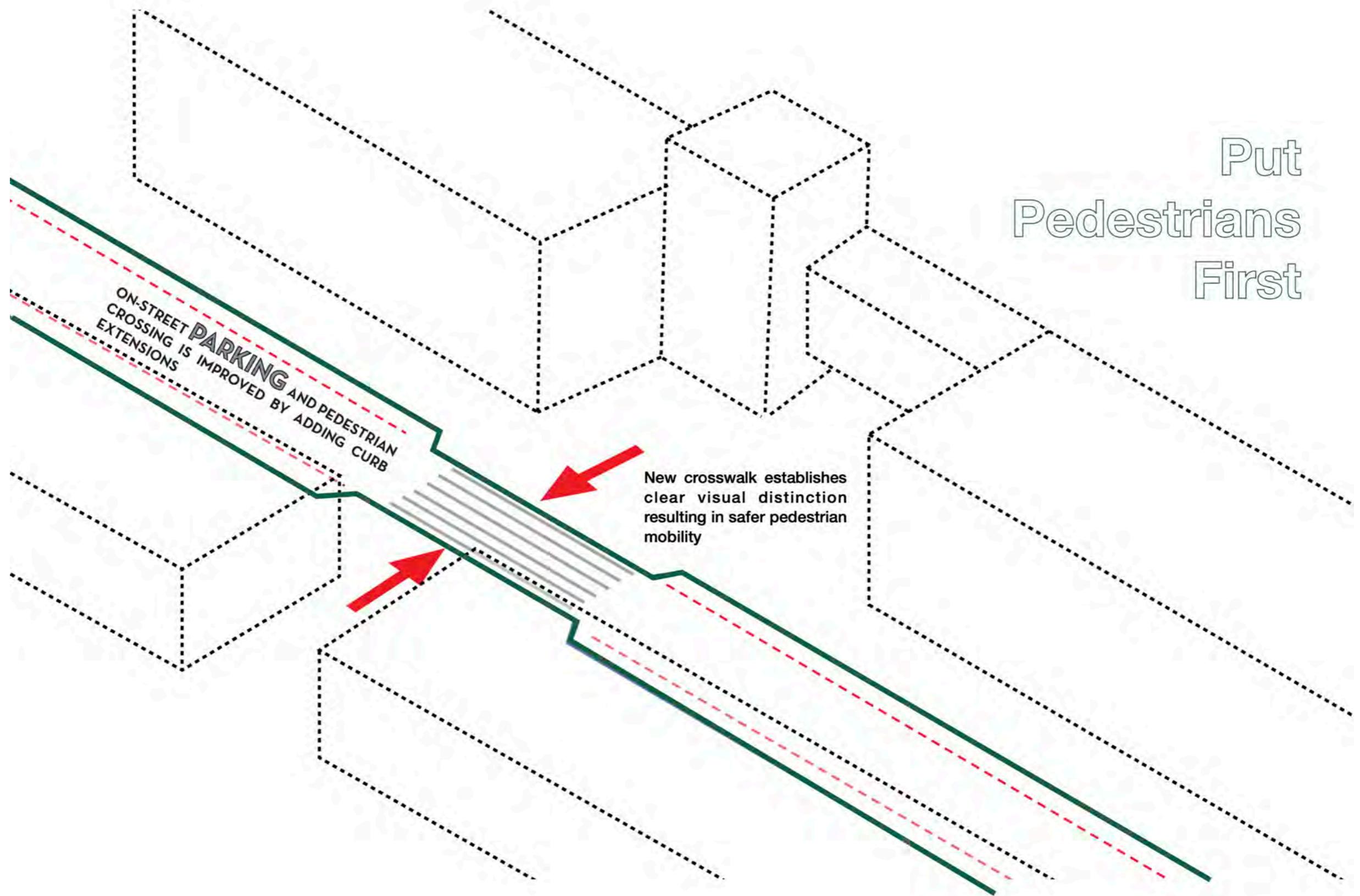
Taylor Commons New Mixed-Use Buildings



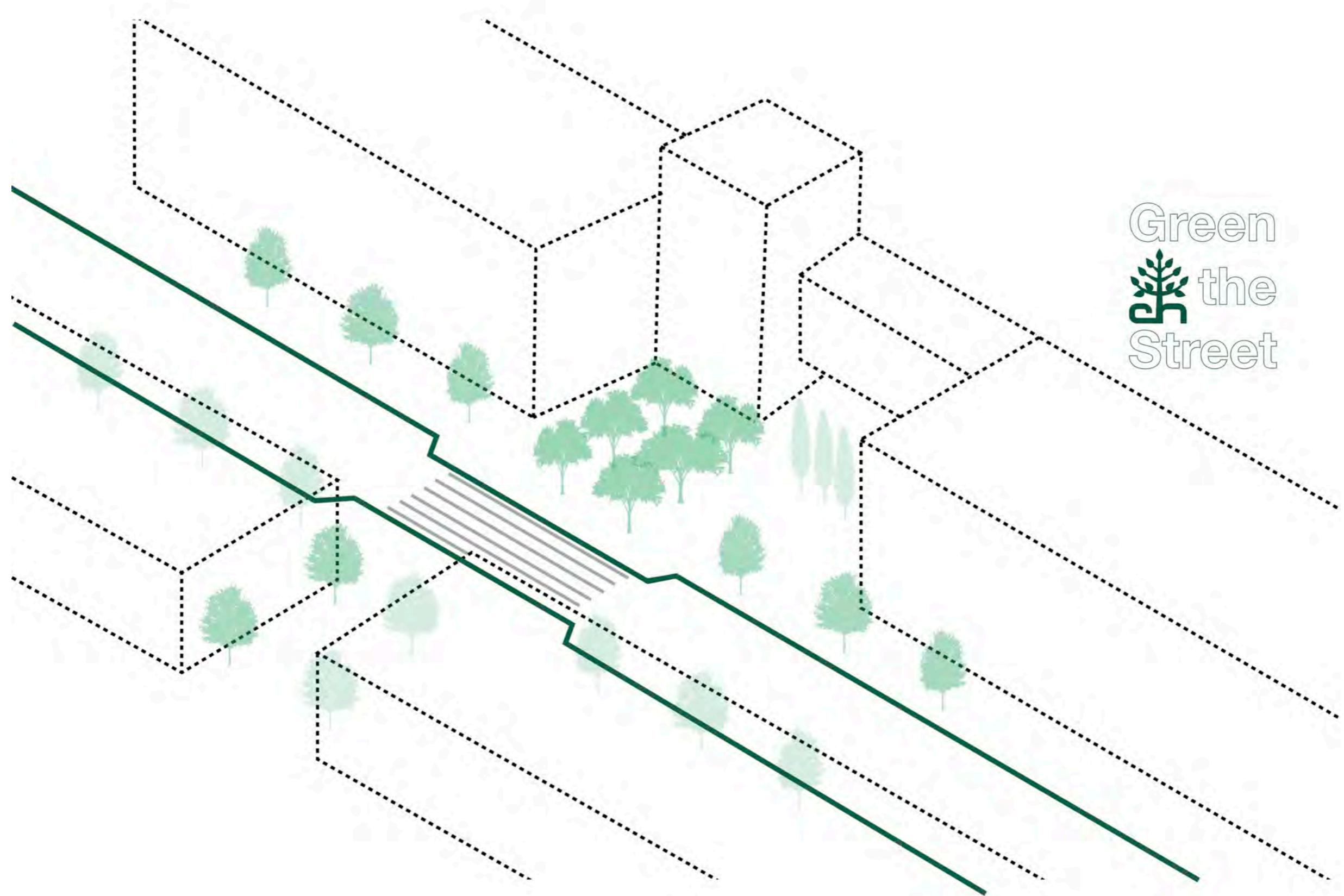
FLOORS 3-5

Taylor Commons



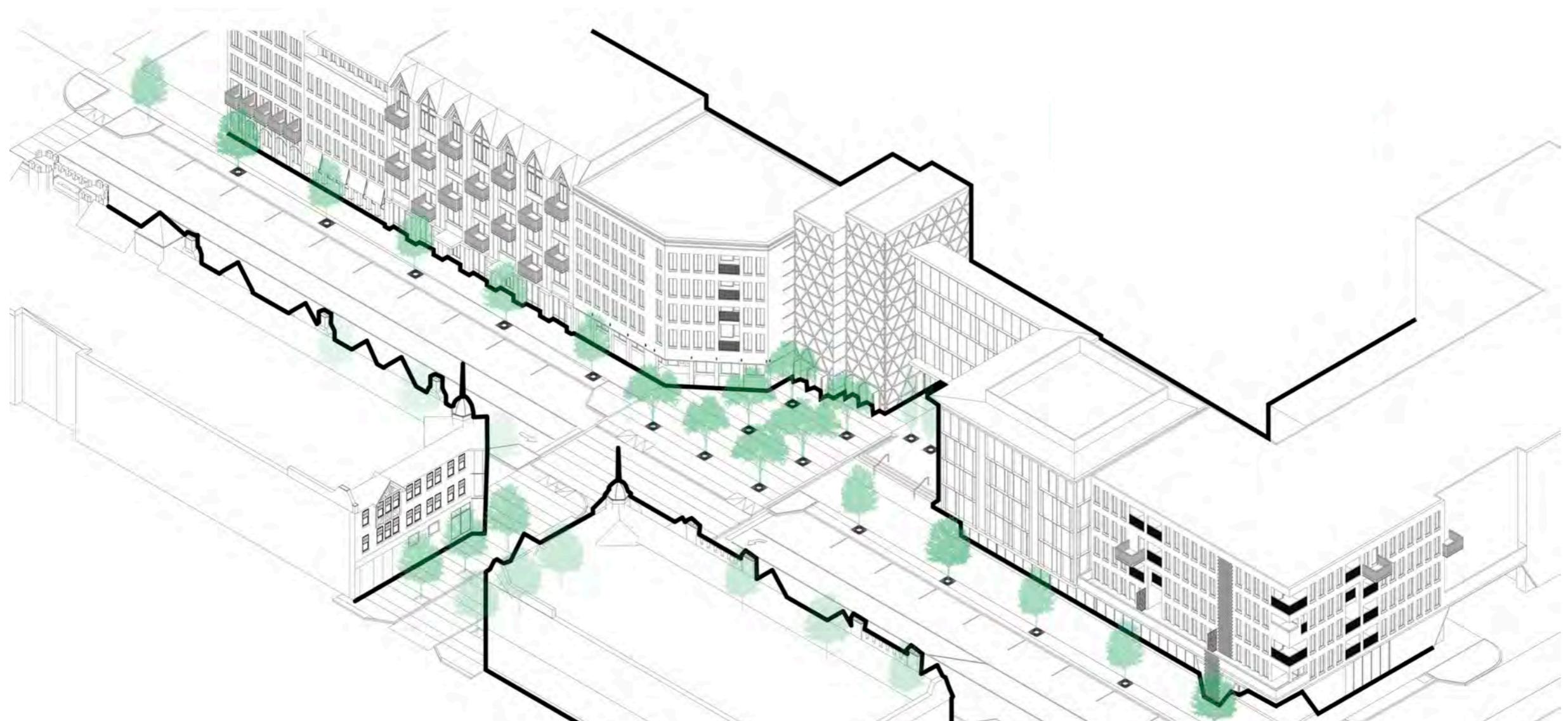


Taylor Commons



Green
the
Street

Taylor Commons



Cain Park – Vision for connecting spaces



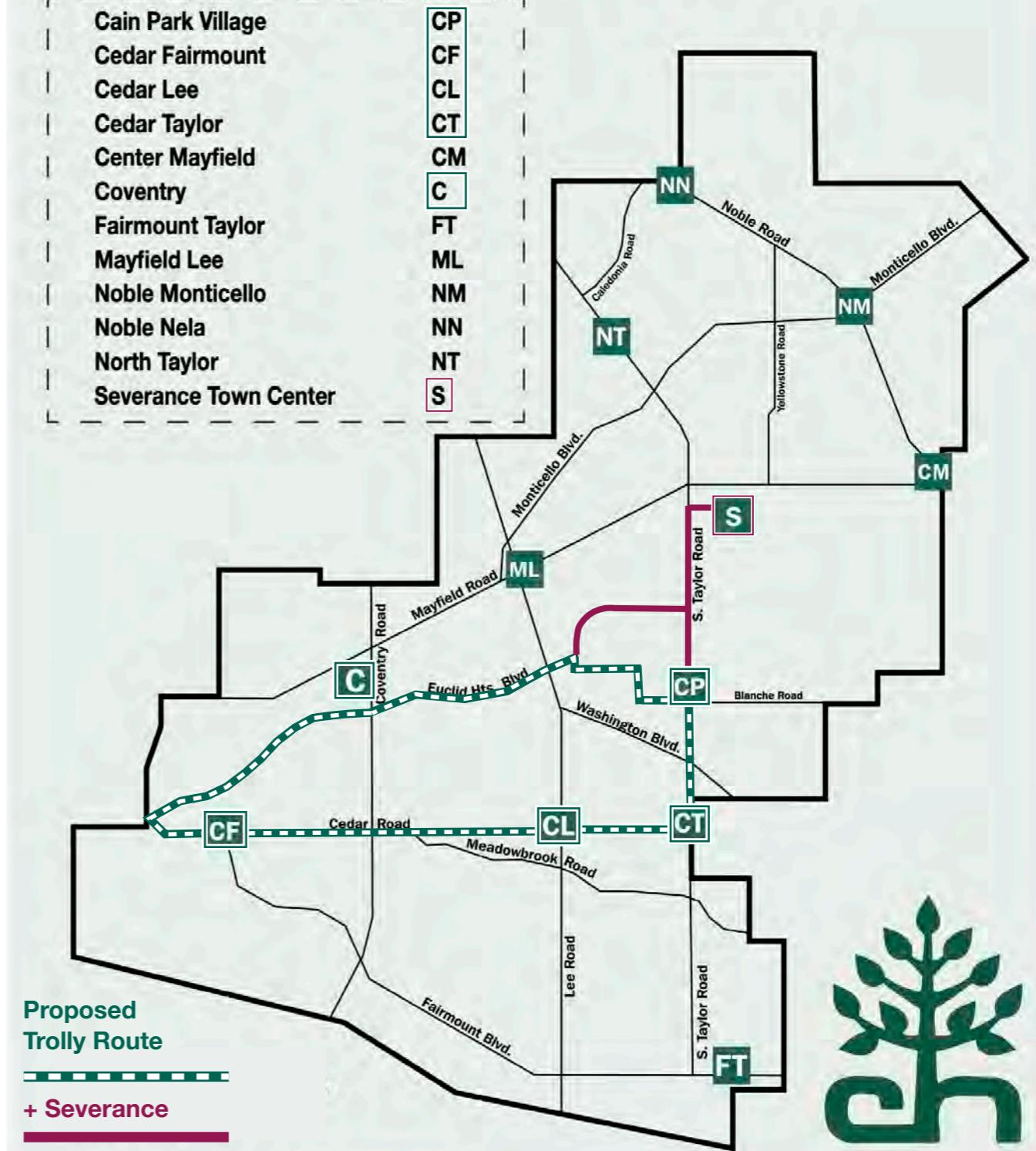
Proposal for Creating Connections Between Districts



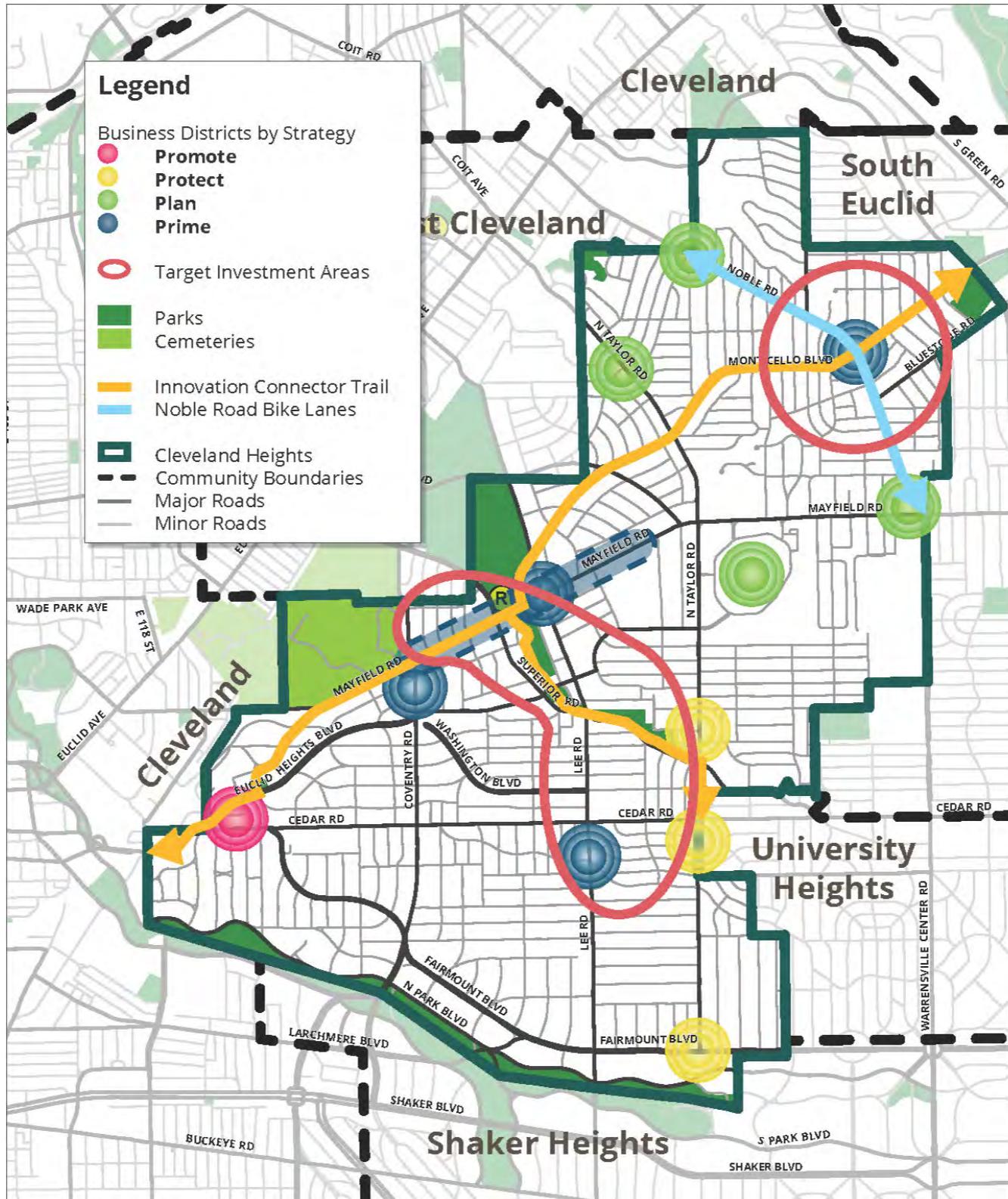
Street car coming down from Cleveland Heights on Cedar Glen at Ambleside

Commercial Districts

Cain Park Village
Cedar Fairmount
Cedar Lee
Cedar Taylor
Center Mayfield
Coventry
Fairmount Taylor
Mayfield Lee
Noble Monticello
Noble Nela
NN
NT
Severance Town Center



Business District by Strategy



Draft Schedule for Submission of Federal and State Historic Tax Credits (HTCs)

4/2022	City selects Developer
4/22 – 6/2022	Developer due diligence
6/2022	Architect completes existing condition drawings
6/2022	HP consultant photographs building exteriors and interiors
6/2022	HP consultant assembles and submits Federal Part 1 HTC application
6/2022	HP consultant completes narrative for Federal Part 2 HTC application
6/2022	Project team reviews rehabilitation project scope and intent
7/22 – 8/22	Architect completes 100% DD drawings for Federal Part 2 HTC application

Draft Schedule for Submission of Federal and State Historic Tax Credits (HTCs)

7/22 – 8/22 HP consultant completes narrative for Federal Part 2 HTC application

8/2022 Federal Part 2 submitted to State Historic Preservation Office (SHPO)

8/22 – 9/22 State HTC application and attachments assembled

9/2022 State HTC application submitted to Ohio Department of Development

10/2022 SHPO forwards Part 2 to the National Park Service (NPS)

11/22 – 1/23 NPS Part 2 review and approval

12/2022 State HTC Award Announcement

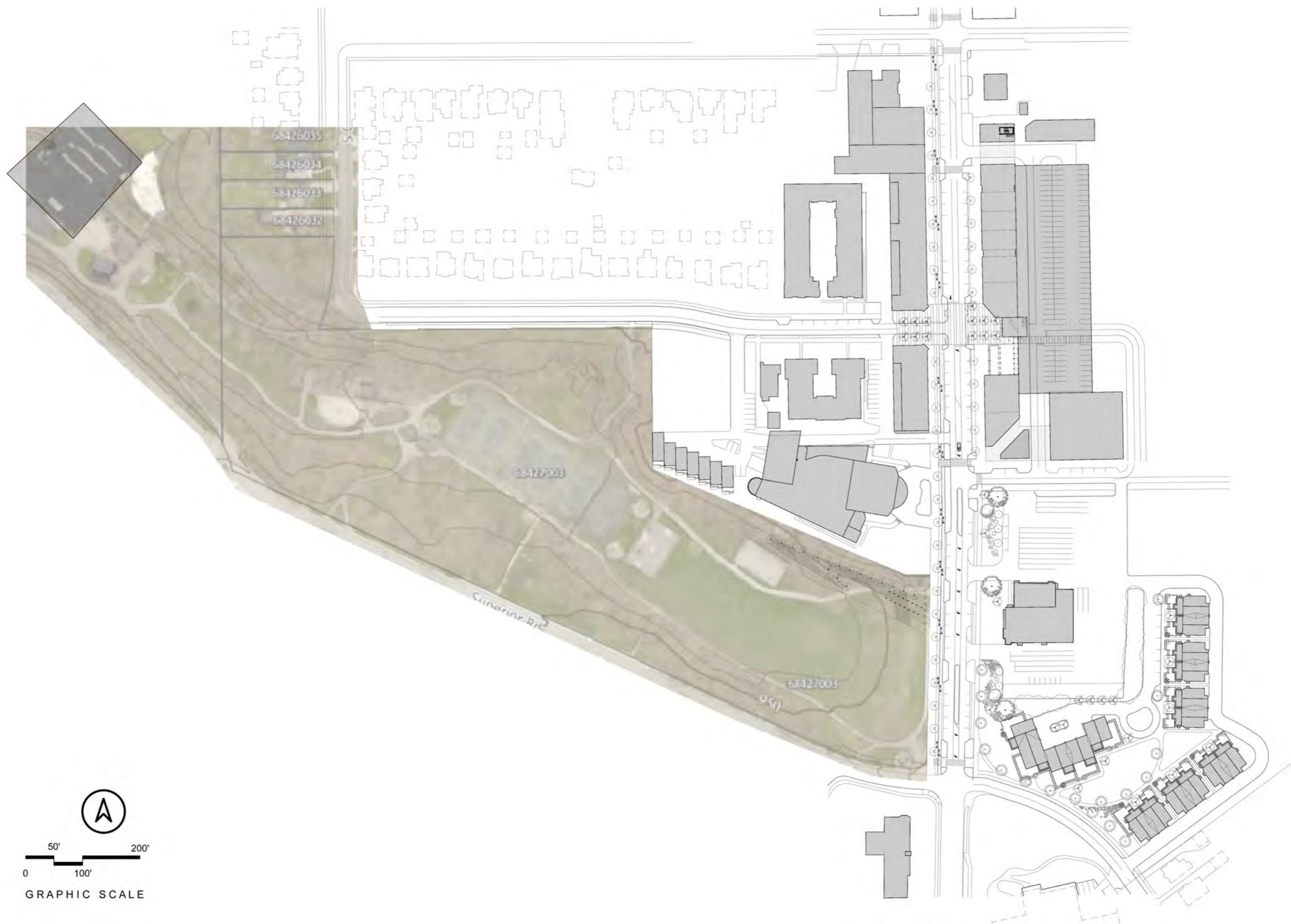
2/2023 Construction begins

1932-1946 South Taylor Road, circa 1928. Source: Cleveland State University, The Michael Schwartz Library, The Cleveland Memory Project.

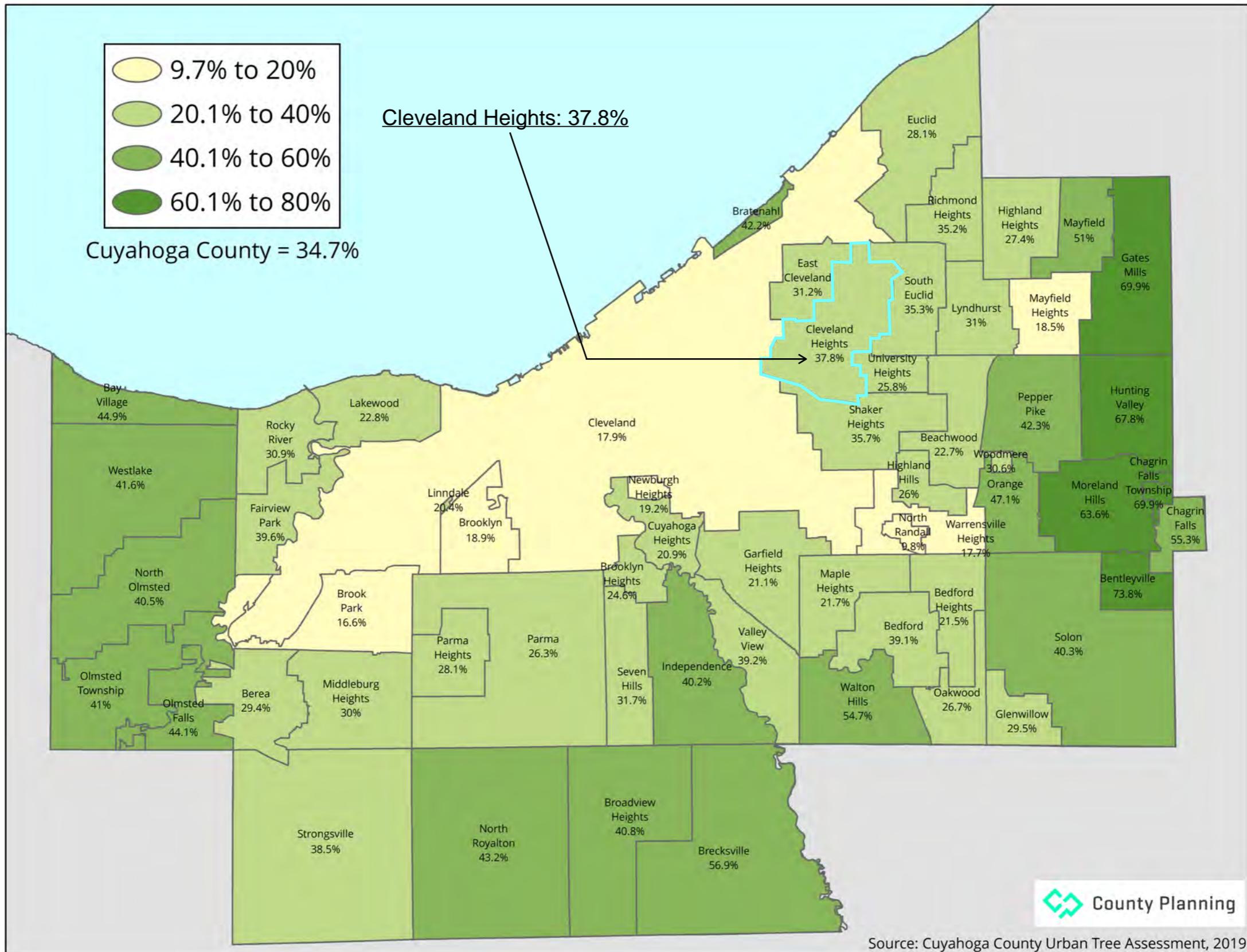


1912-1926 South Taylor Road, circa 1928. Source: Cleveland State University, The Michael Schwartz Library, The Cleveland Memory Project.

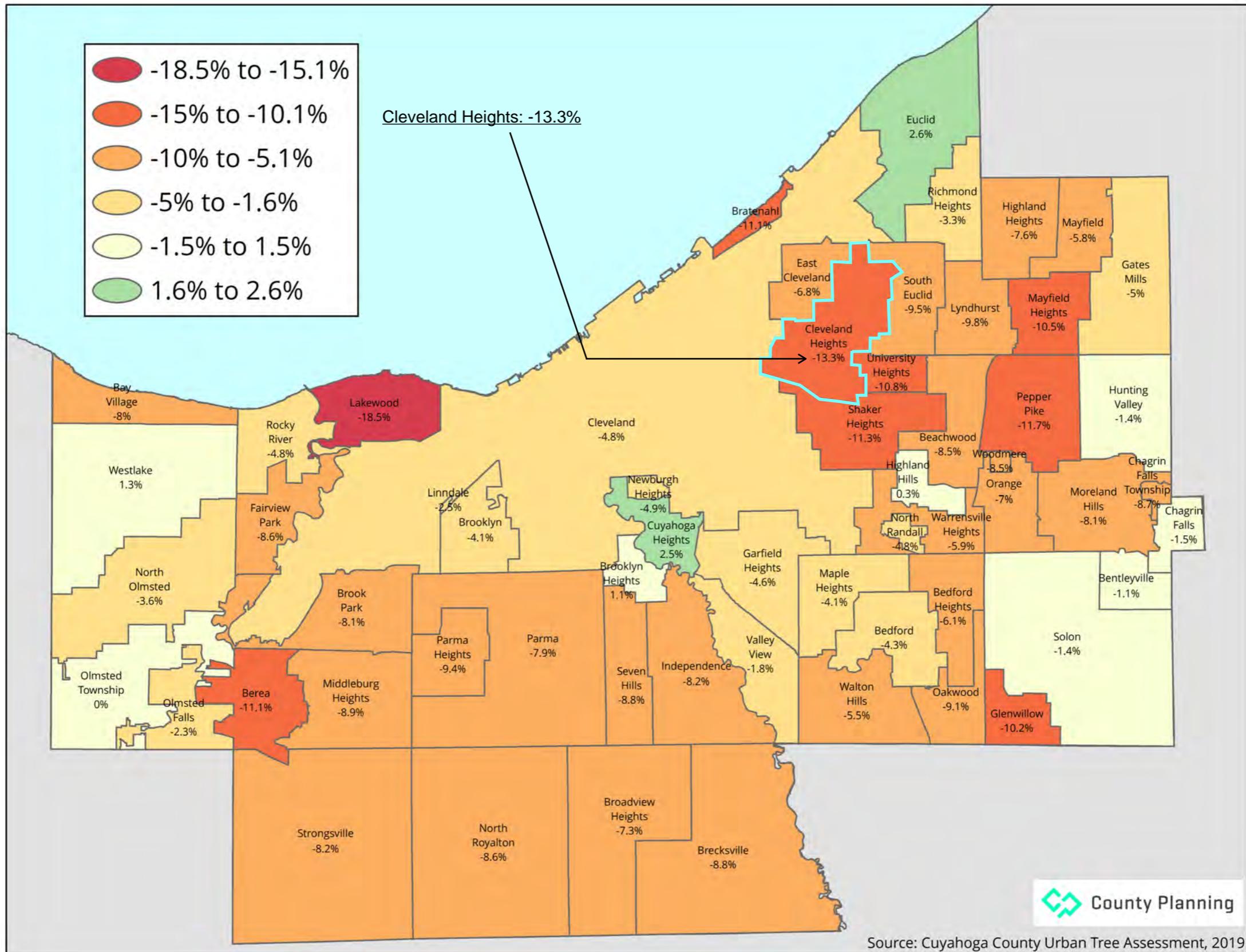




Existing Tree Canopy



Change in Tree Canopy



Tree Canopy | Change by Right of Way



Canopy Change - Right of Way

Canopy Change - Right of Way

Percent Change

- > 5.0%
- > 1.5% - 5.0%
- > -1.6% - 1.5%
- > -10.0% - -1.7%
- > -20.0% - -10.0%
- < -20.0%

Base - Tree Canopy Change (2011-2017)

Tree Canopy Change (2011-2017)

Change

- Gain
- No Change
- Loss

Base - Land Cover (2017)

Land Cover (2017)

Value

- Grass/Shrub
- Bare Soil
- Water
- Buildings
- Roads/Railroads
- Other Paved
- Tree Canopy over Vegetation/Bare Soil
- Tree Canopy over Building
- Tree Canopy over Road
- Tree Canopy over Other Paved