

# Cain Park Village Revitalization



APRIL 25, 2022 • IN ASSOCIATION WITH:



## 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.



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# About us



**Little Jacket**



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# Relevant Experience



College Club













































League Park



League Park





Current Projects





Current Projects





Current Projects





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# Vision



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# Taylor Tudor Plaza





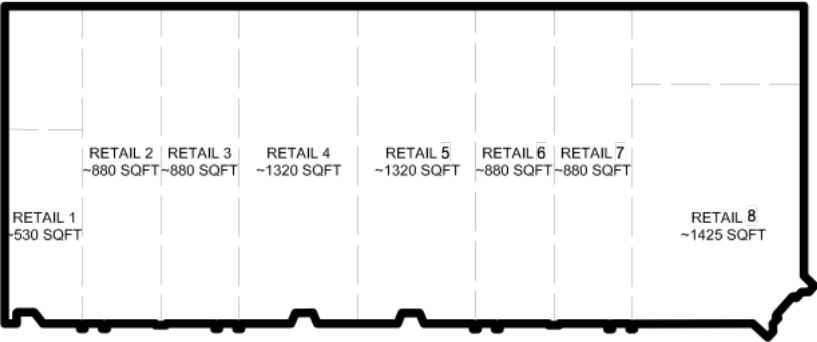






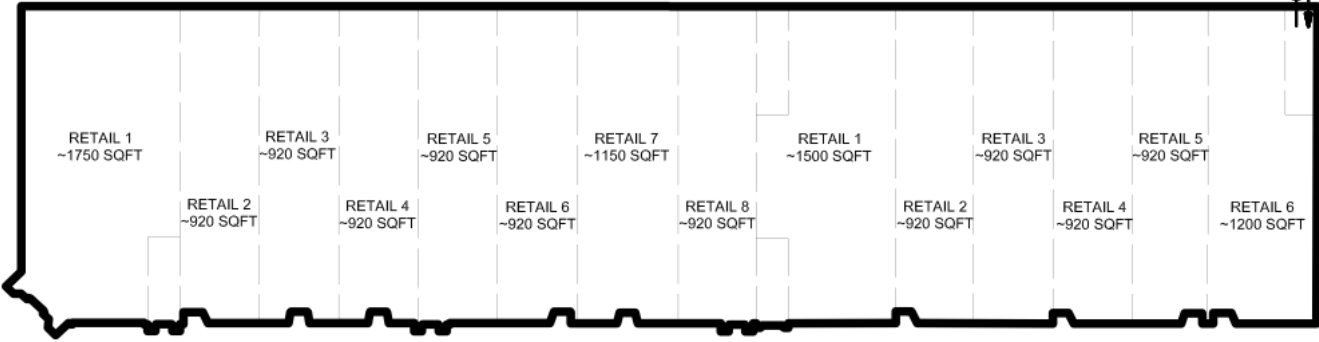


Tudor Floor Plans



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

SUPERIOR PARK DR

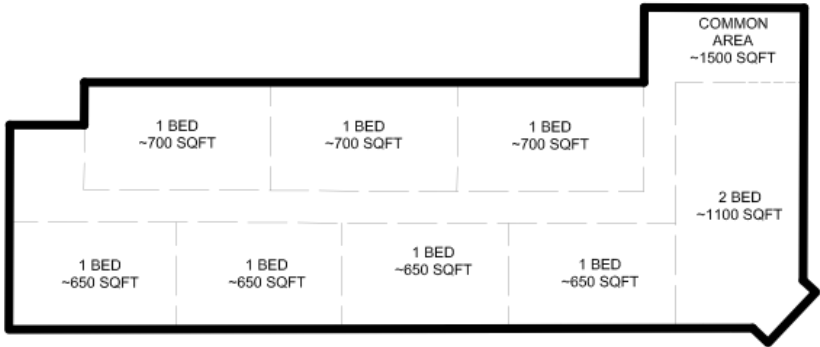


1912-26 S. TAYLOR ROAD  
GROUND FLOOR  
COMMERCIAL  
+/- 8,420 SQFT  
(+/- 8 TENANTS)

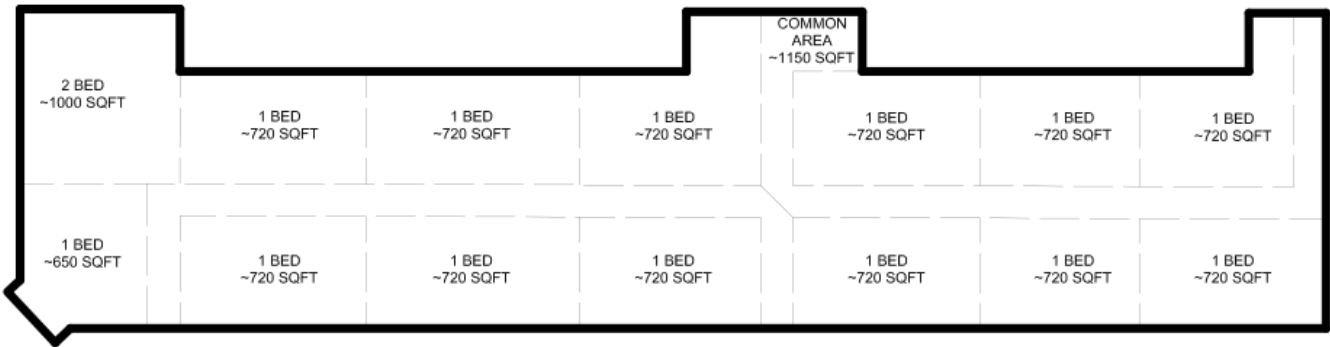
1908 S. TAYLOR ROAD  
GROUND FLOOR  
COMMERCIAL  
+/- 6,380 SQFT  
(+/- 6 TENANTS)



Tudor Floor Plans



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

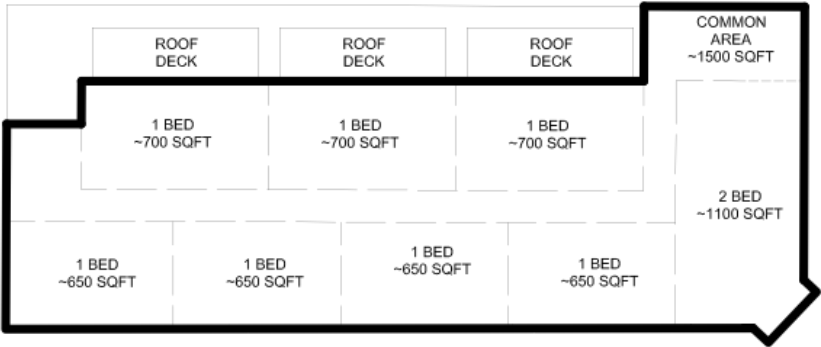


1912-26 S. TAYLOR ROAD  
SECOND FLOOR  
RENTAL APARTMENTS  
+/- 5,970 SQFT Leasable  
(8 UNITS)

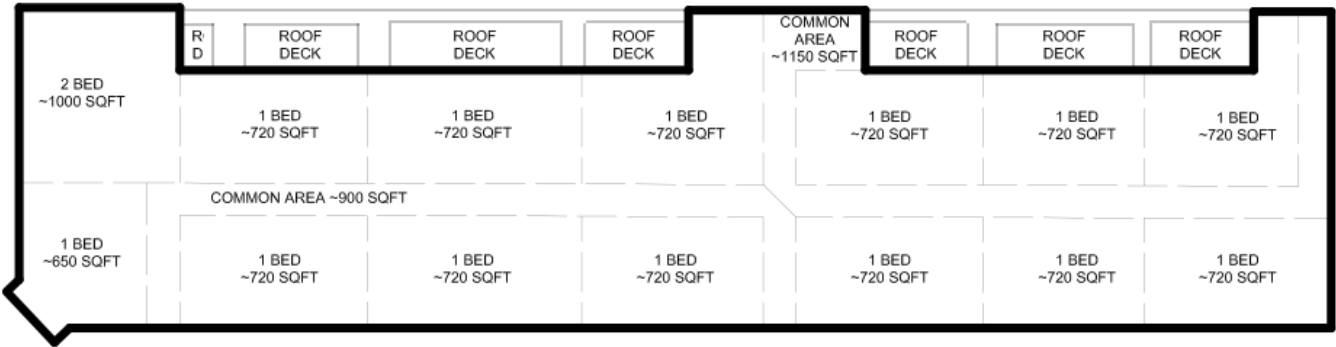
1908 S. TAYLOR ROAD  
SECOND FLOOR  
RENTAL APARTMENTS  
+/- 4,320 SQFT Leasable  
(6 UNITS)



Tudor Floor Plans



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



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

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



Tudor Floor Plans

Summary

Rental Units

1 Bed	40
2 Bed	4
<b>Total</b>	<b>44</b>

Commercial

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



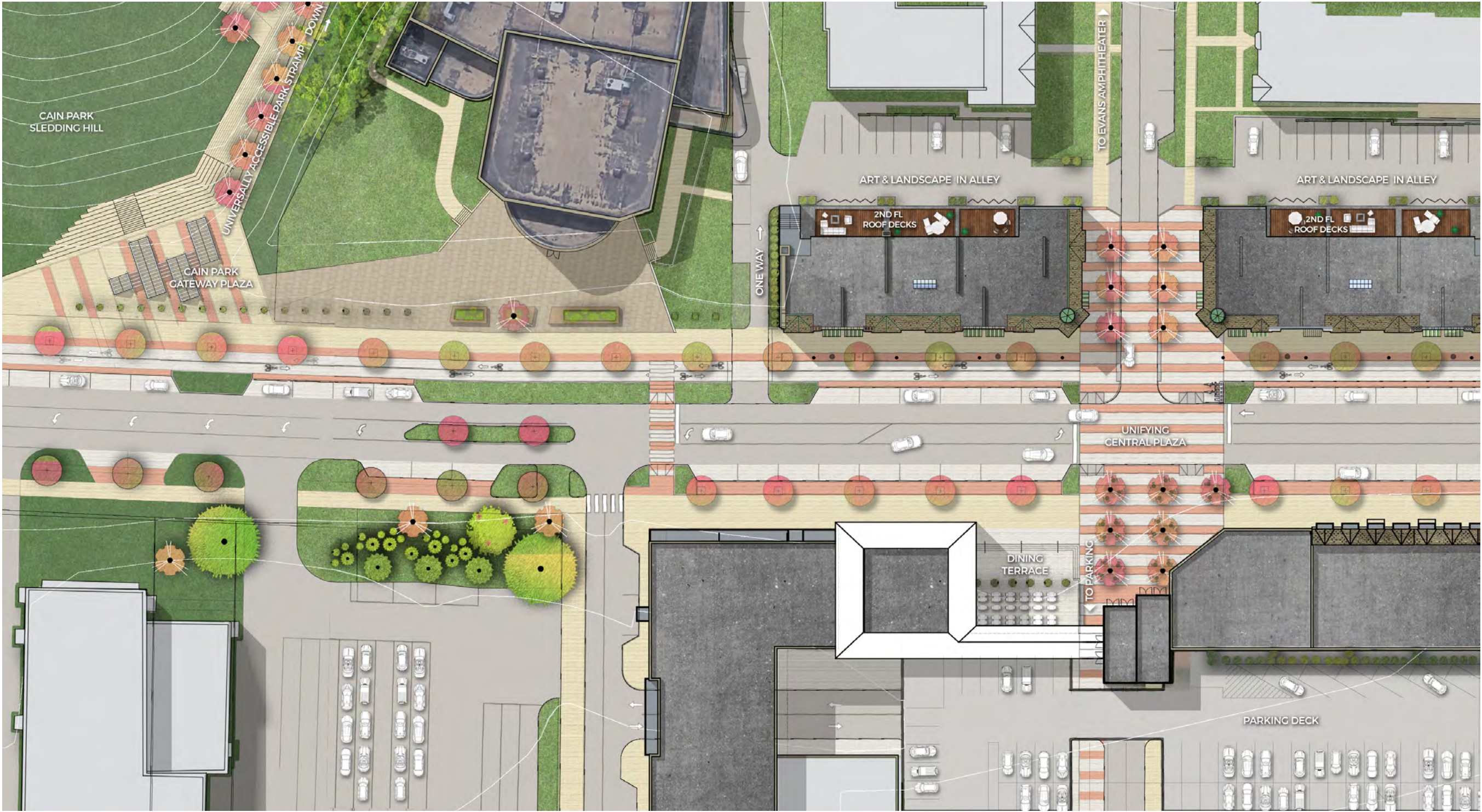
Taylor Tudor Plaza

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

	April 2022	May 2022 – January 2023	February 2023 — 2024
City selects Developer	1 MONTH		
Architectural DD drawings completed and historic tax credit applications submitted		9 MONTHS	
Construction begins			18 MONTHS



Focused Site Plan





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# Taylor Road Synagogue

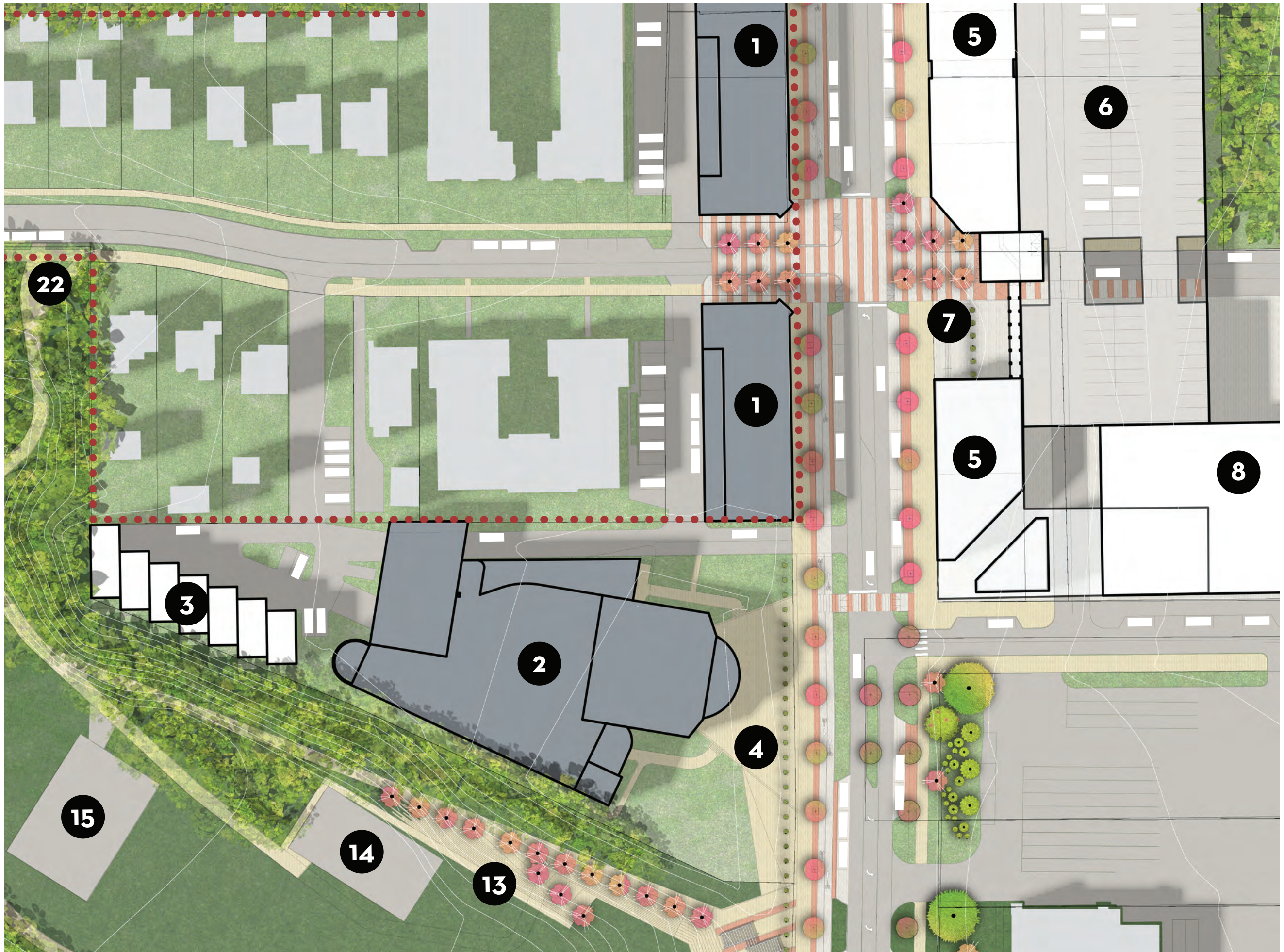












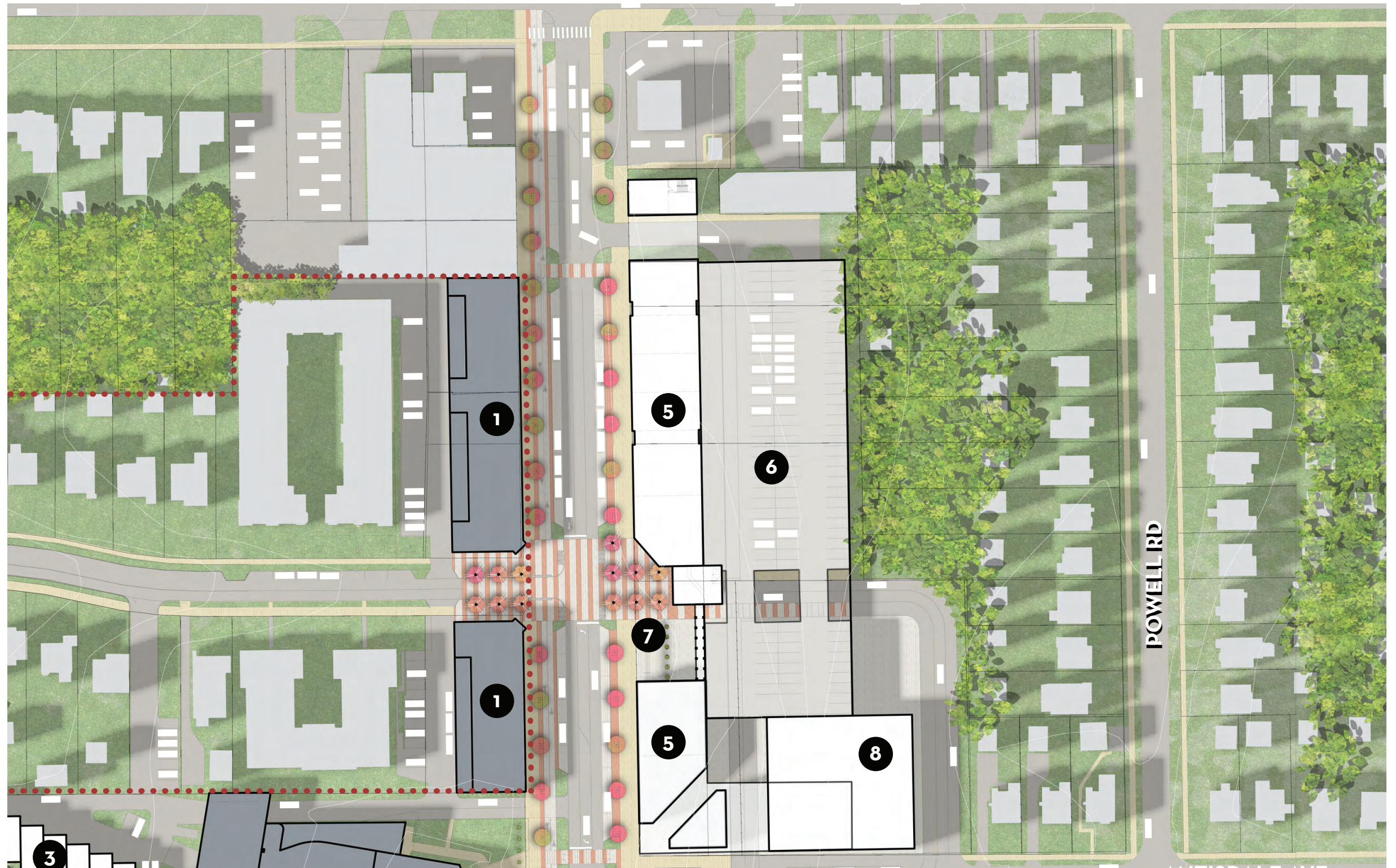


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# Taylor Commons

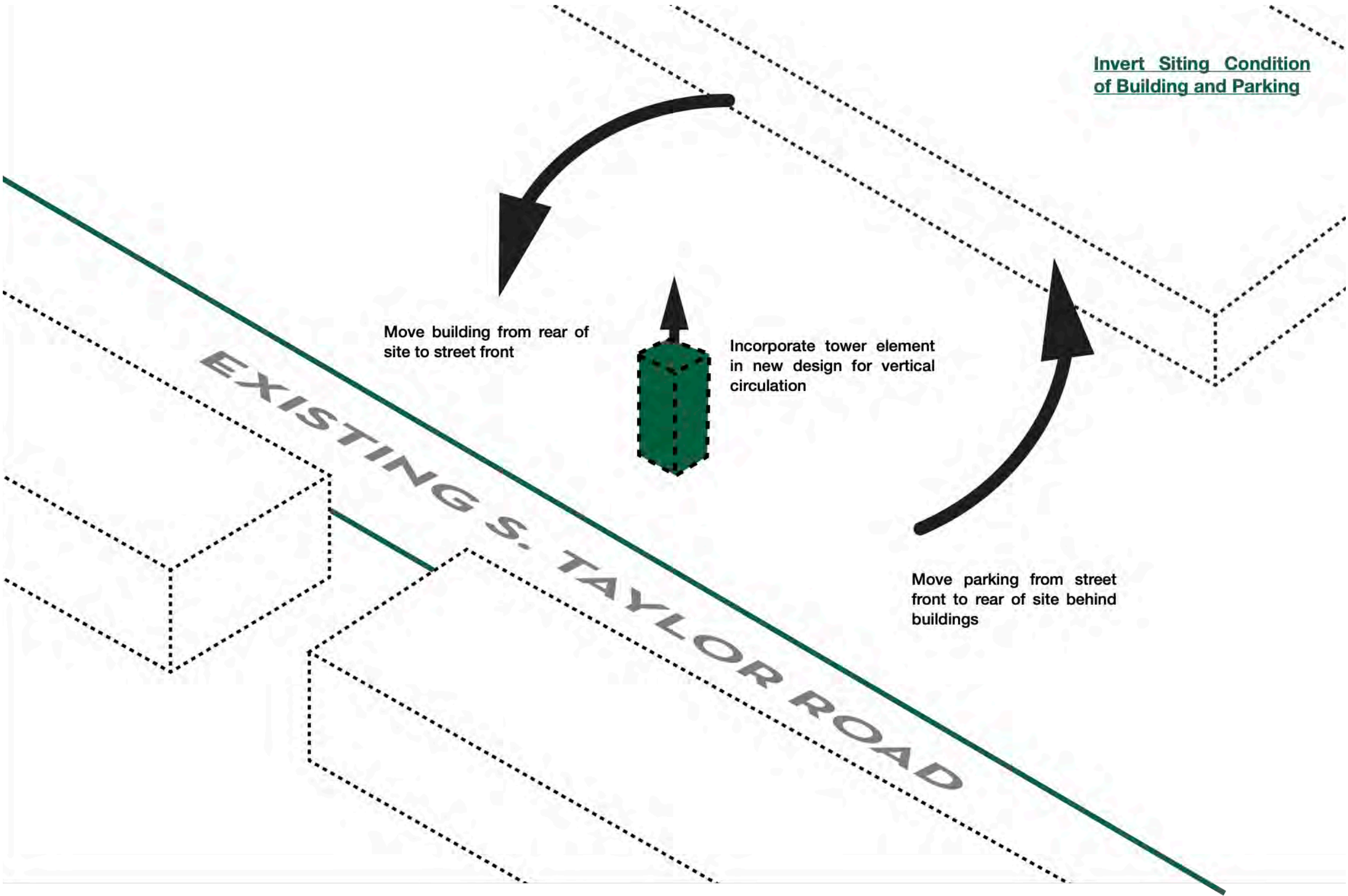


## Taylor Commons





Taylor Commons







**Taylor Tudor Plaza Elevation**



**Taylor Commons Elevation**





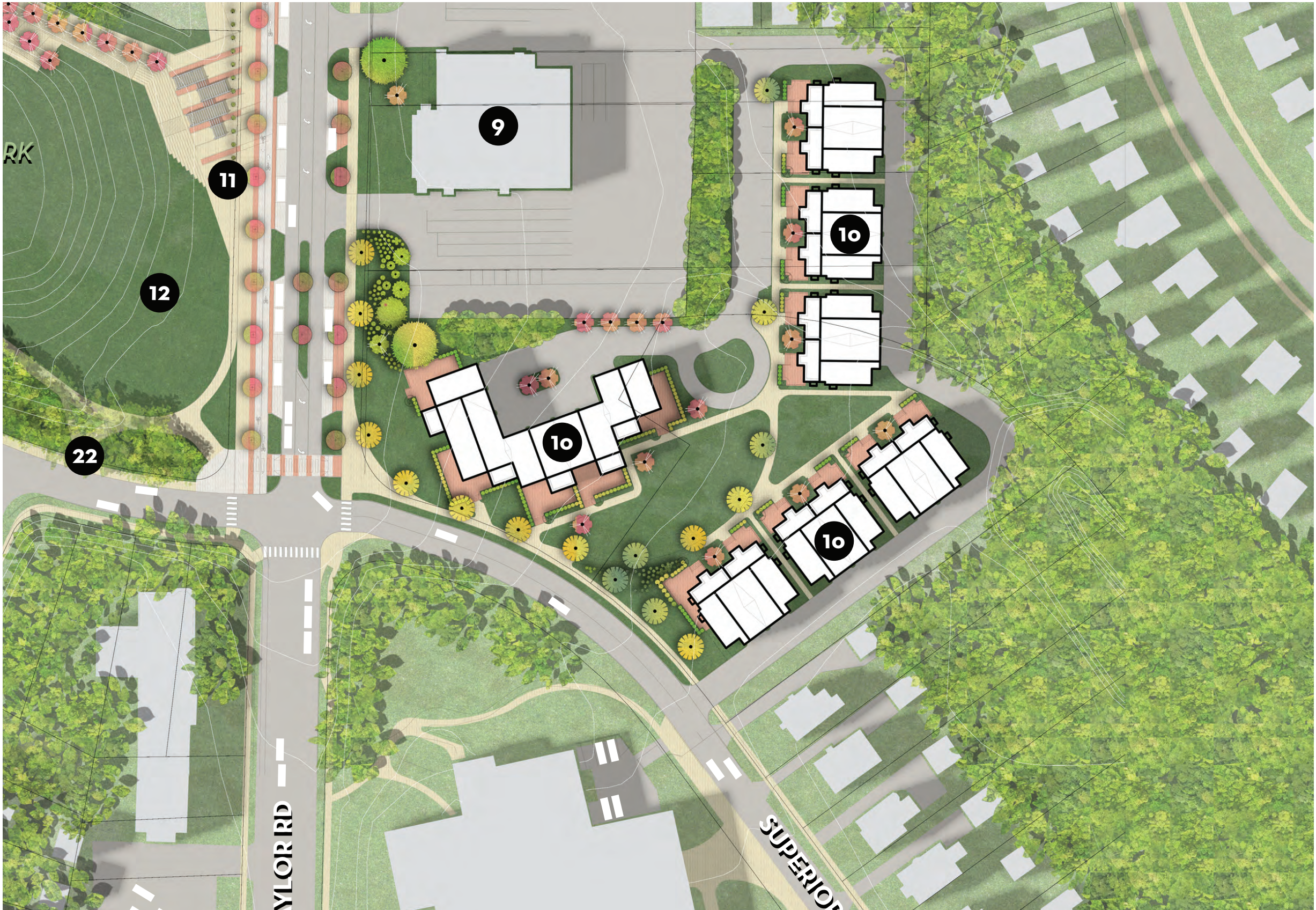


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# South Taylor and Superior Residential



South Taylor and Superior Residential





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# Vision for connecting spaces

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Programming,  
public art

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Summer and  
winter  
performances

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Cultural,  
experiential  
component

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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

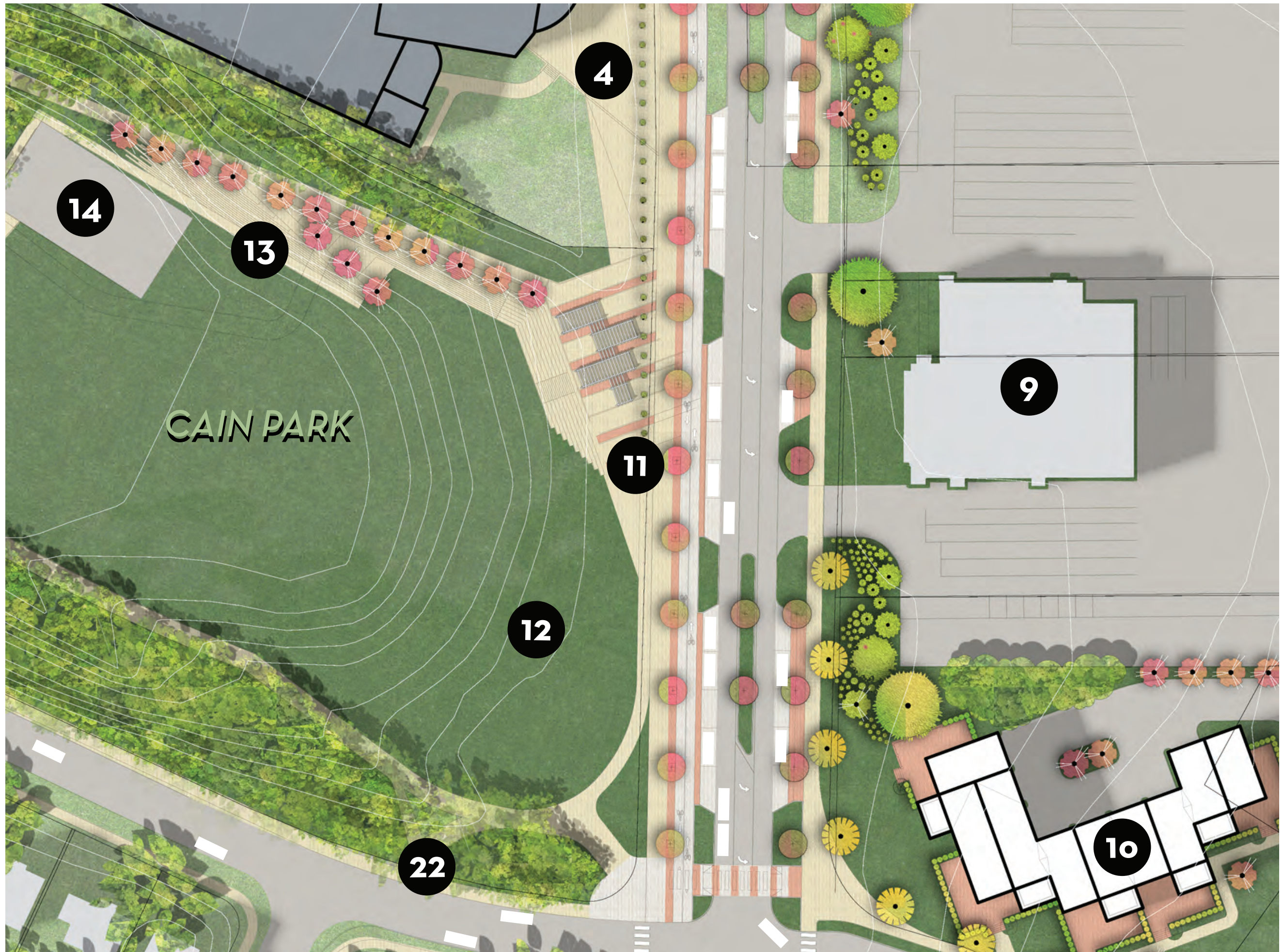




## Cain Park – Vision for connecting spaces

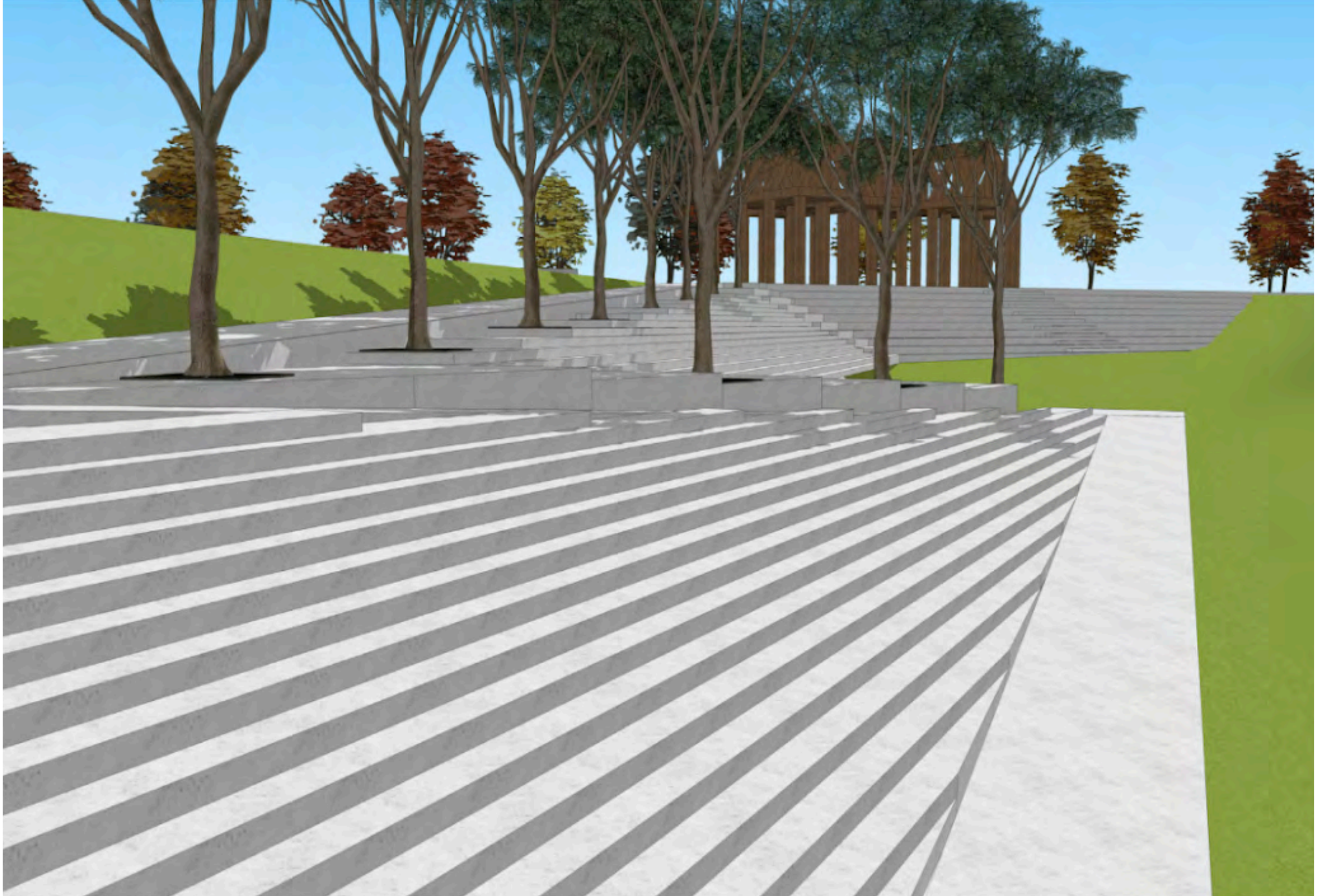








## Cain Park – Vision for connecting spaces

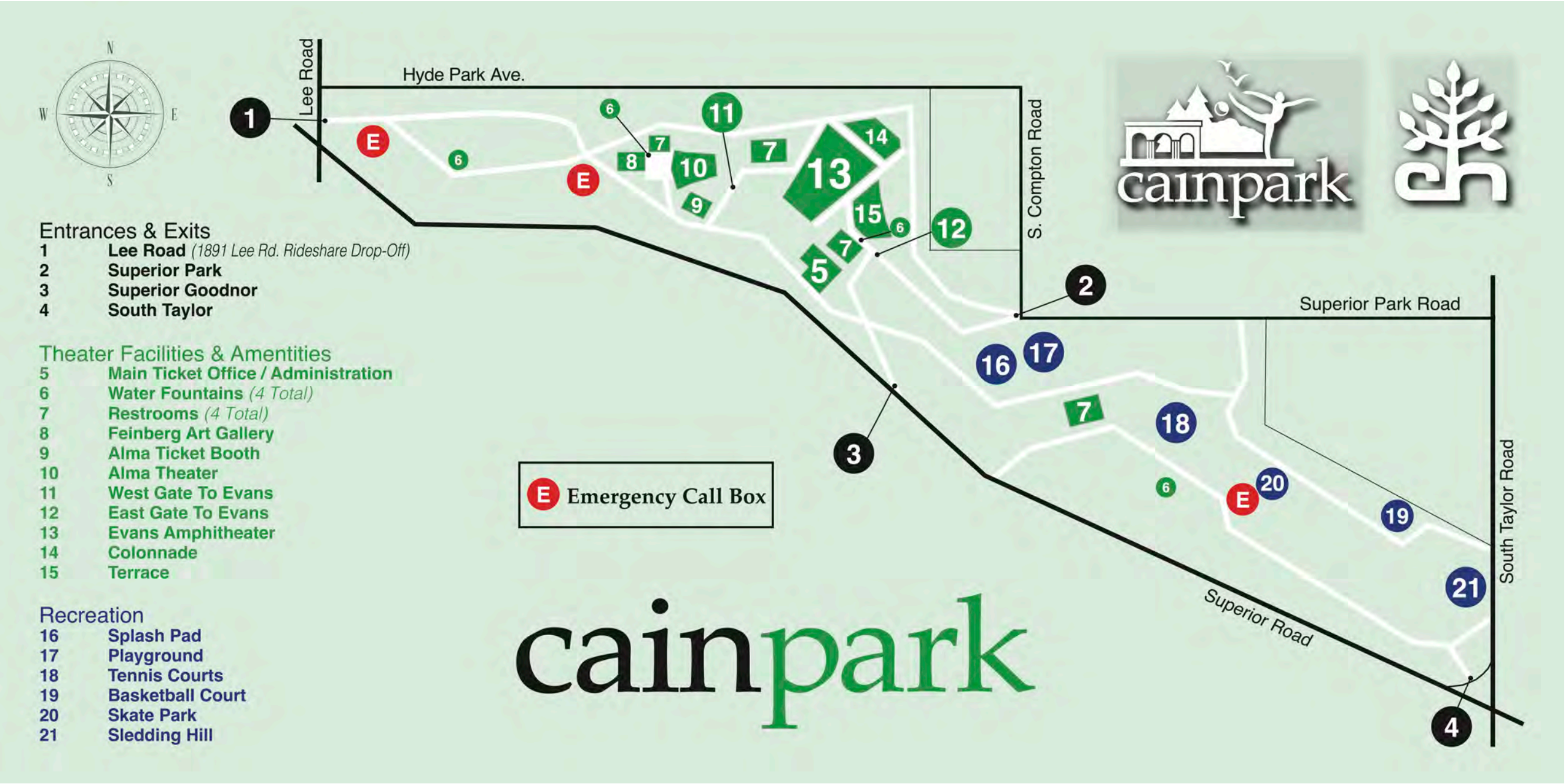






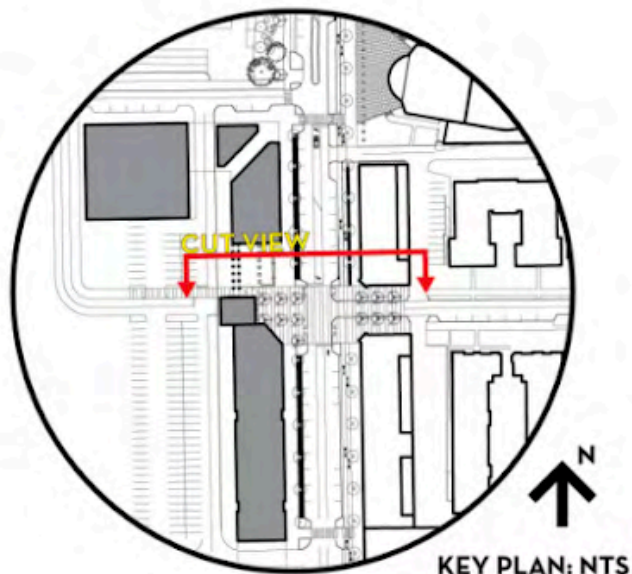


Cain Park Map





# STREET SECTION



KEY PLAN: NTS

## STREET SCAPE

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

## RECONNECT

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

## PLAZA

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

## TOWER

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

## BRIDGE

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

## REVIVE

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

## CROSSWALK

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

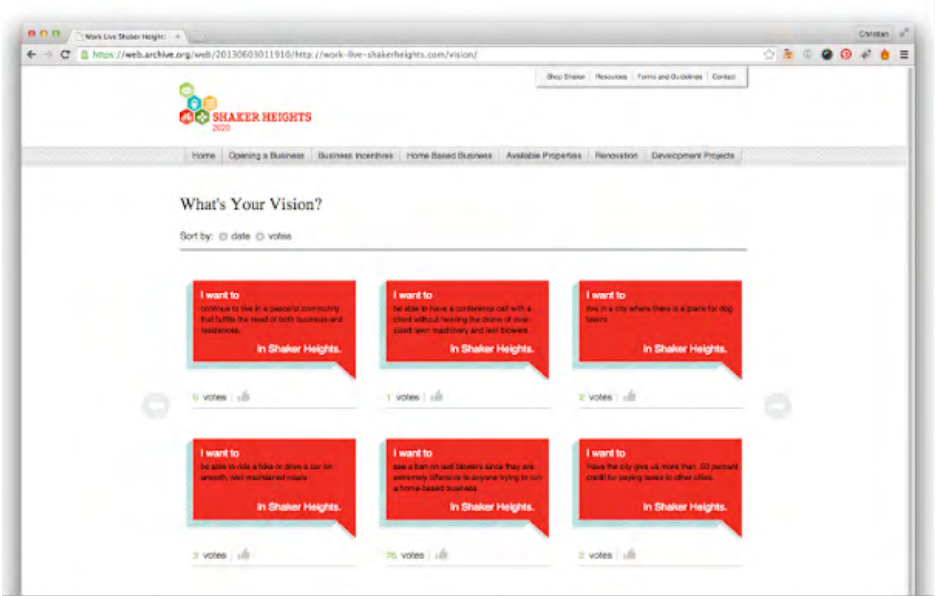
## PARKING

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





# Community Engagement





Community Engagement



NEIGHBORHOOD STUDY

Share your thoughts about Little Italy


NEIGHBORHOOD STUDY

Public Open Process  
Surveys  
Community Walks  
+Talks

Survey № 1:

STEP ONE

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



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



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 focus it on the QR code below...



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



NEIGHBORHOOD STUDY



Public, Open Process  
Surveys  
Community Walks  
+Talks

















Taylor Tudor Financial

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

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2 Bed	4
<b>Total</b>	<b>44</b>

Commercial

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<b>Total</b>	<b>22,915 SF</b>

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
<b>Total Hard Costs</b>			<b><u>10,507,650.00</u></b>		<b><u>11,980,700.00</u></b>



## Q&A



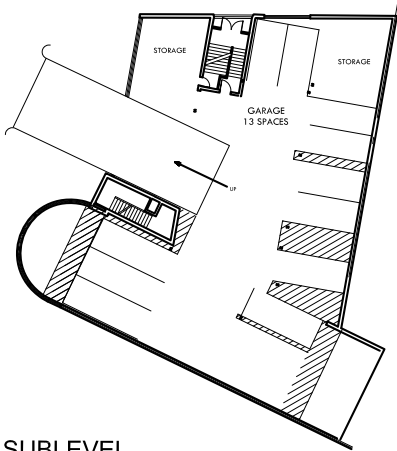
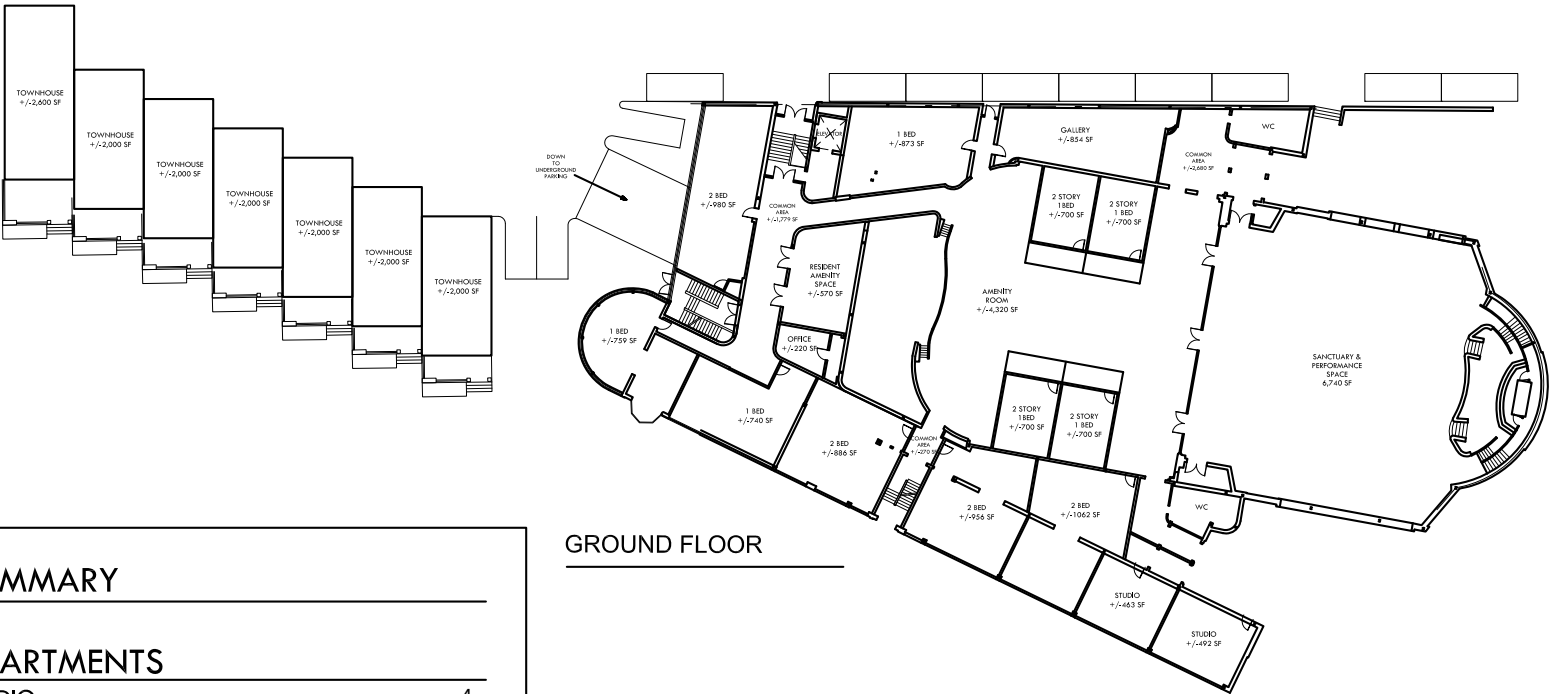


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# Appendix



# Taylor Road Synagogue Floor Plans



## SUMMARY

### APARTMENTS

STUDIO	4
1 BED	12
2 BED	8
TOTAL	24

### FOR SALE TOWNHOMES

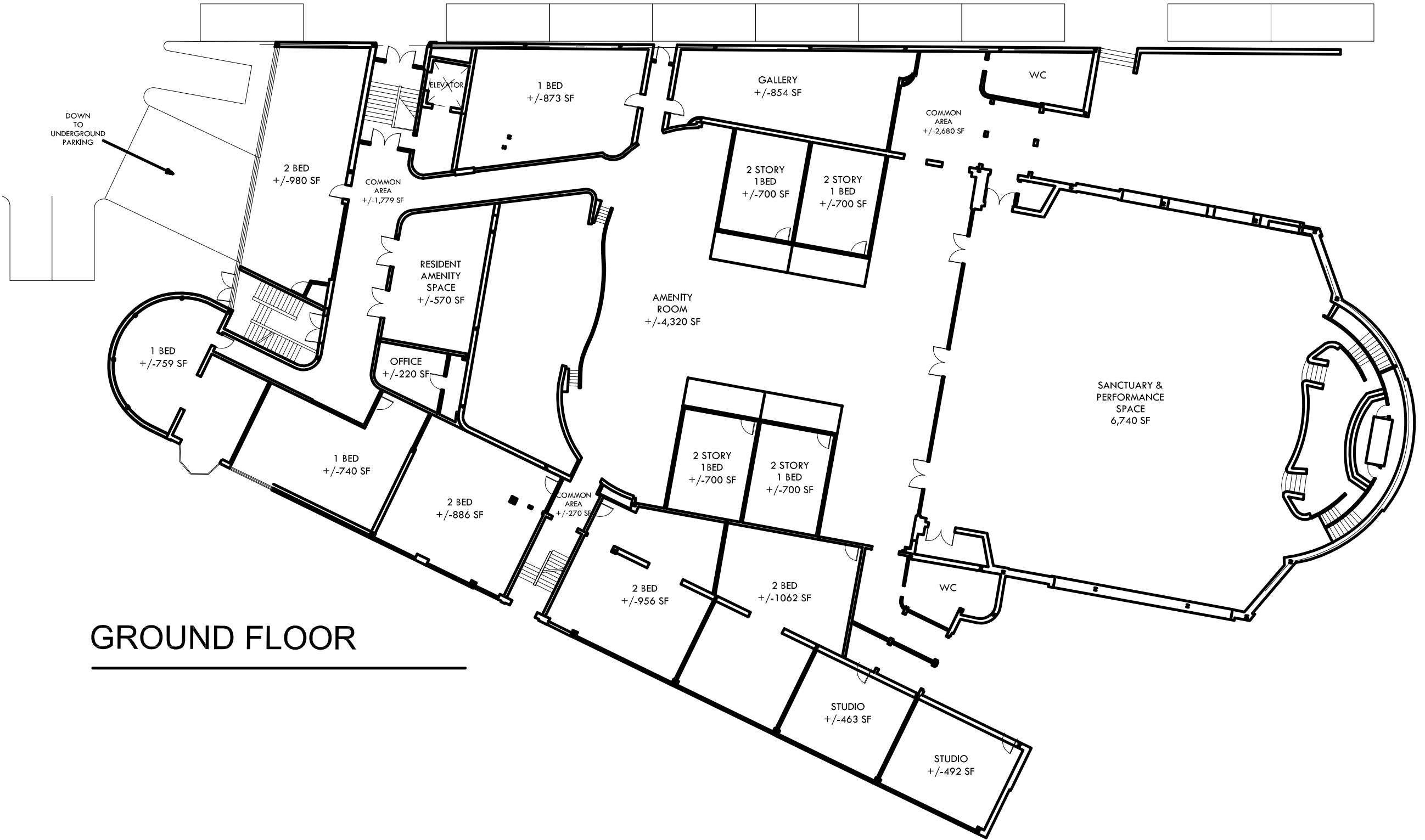
MODEL A +/- 2,000 SF	6
MODEL B +/- 2,600 SF	1
TOTAL	7

### PARKING (APARTMENT)

SURFACE	21
SUBLEVEL GARAGE	13
TOTAL	34



Taylor Road Synagogue Floor Plans



GROUND FLOOR

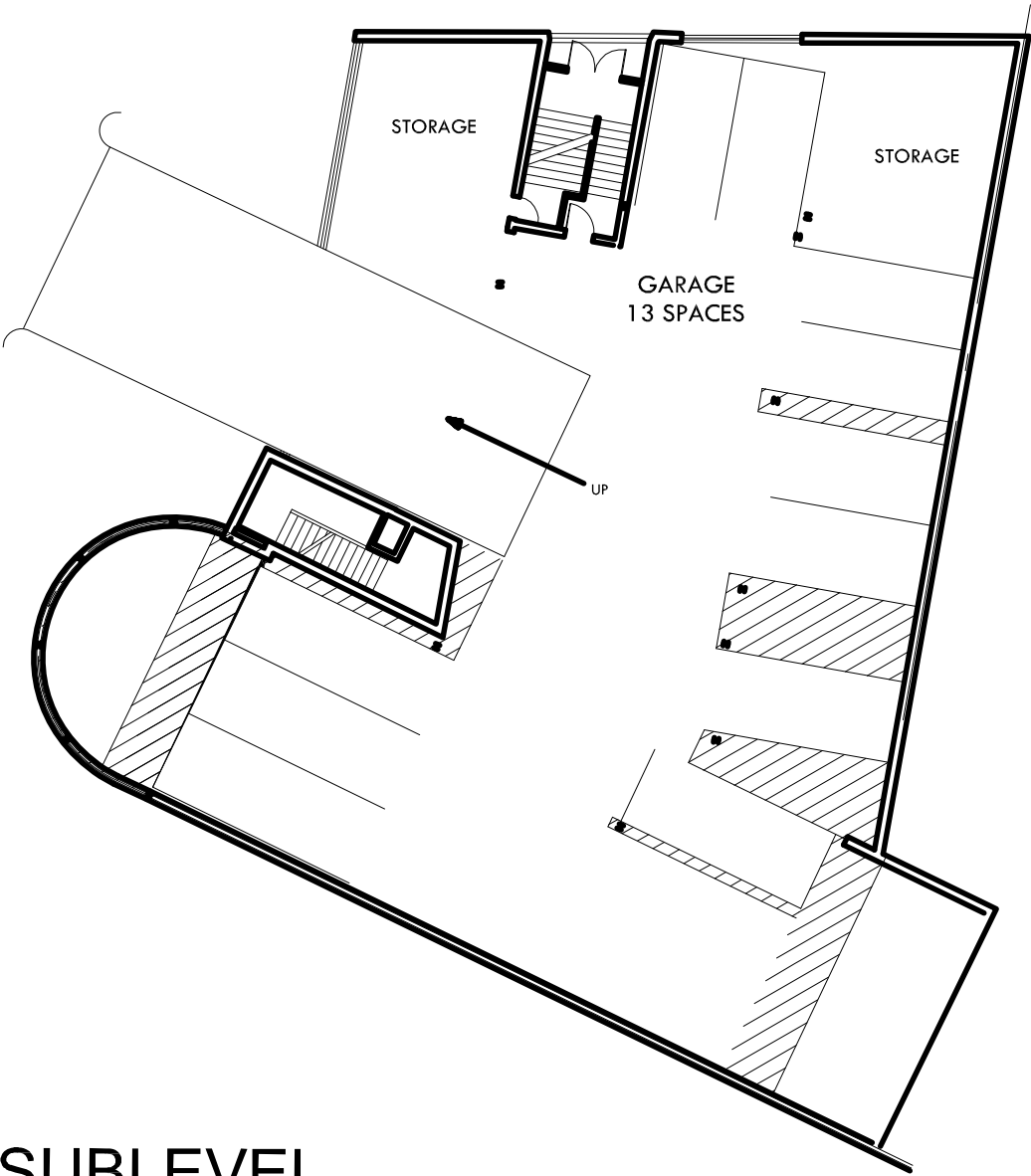


Taylor Road Synagogue Floor Plans





Taylor Road Synagogue Floor Plans

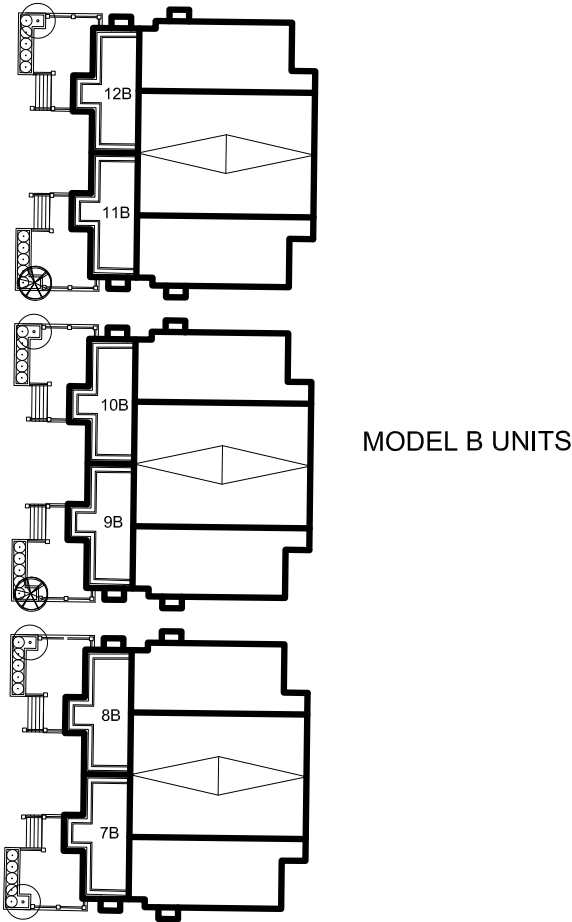
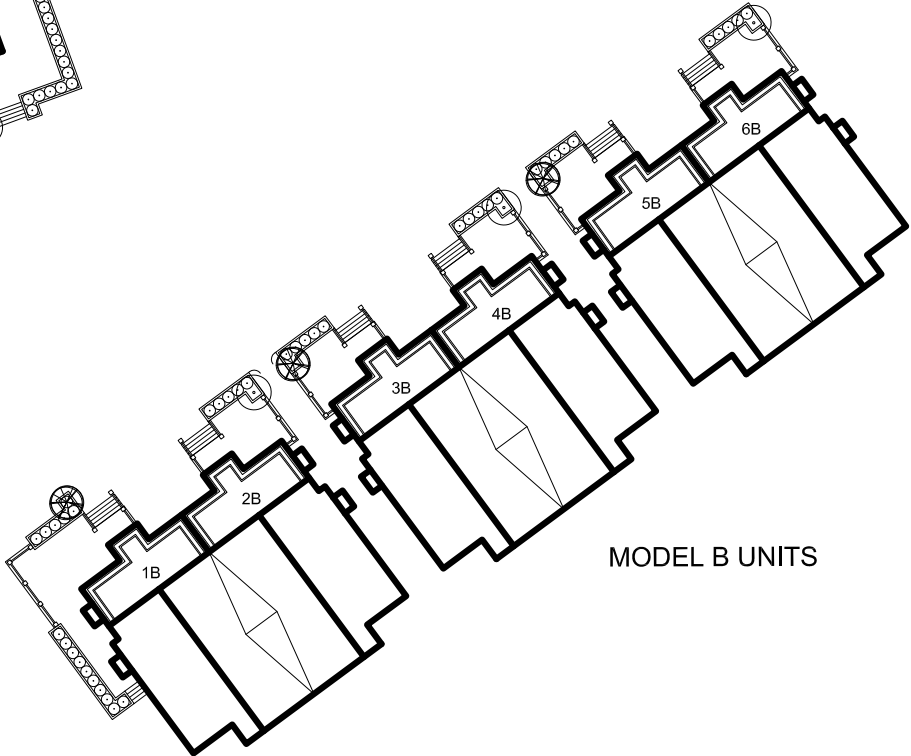
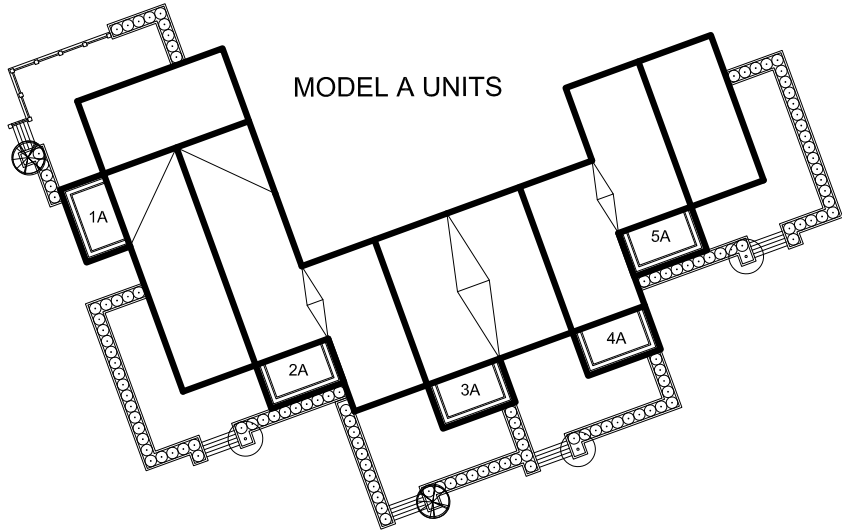


SUBLEVEL



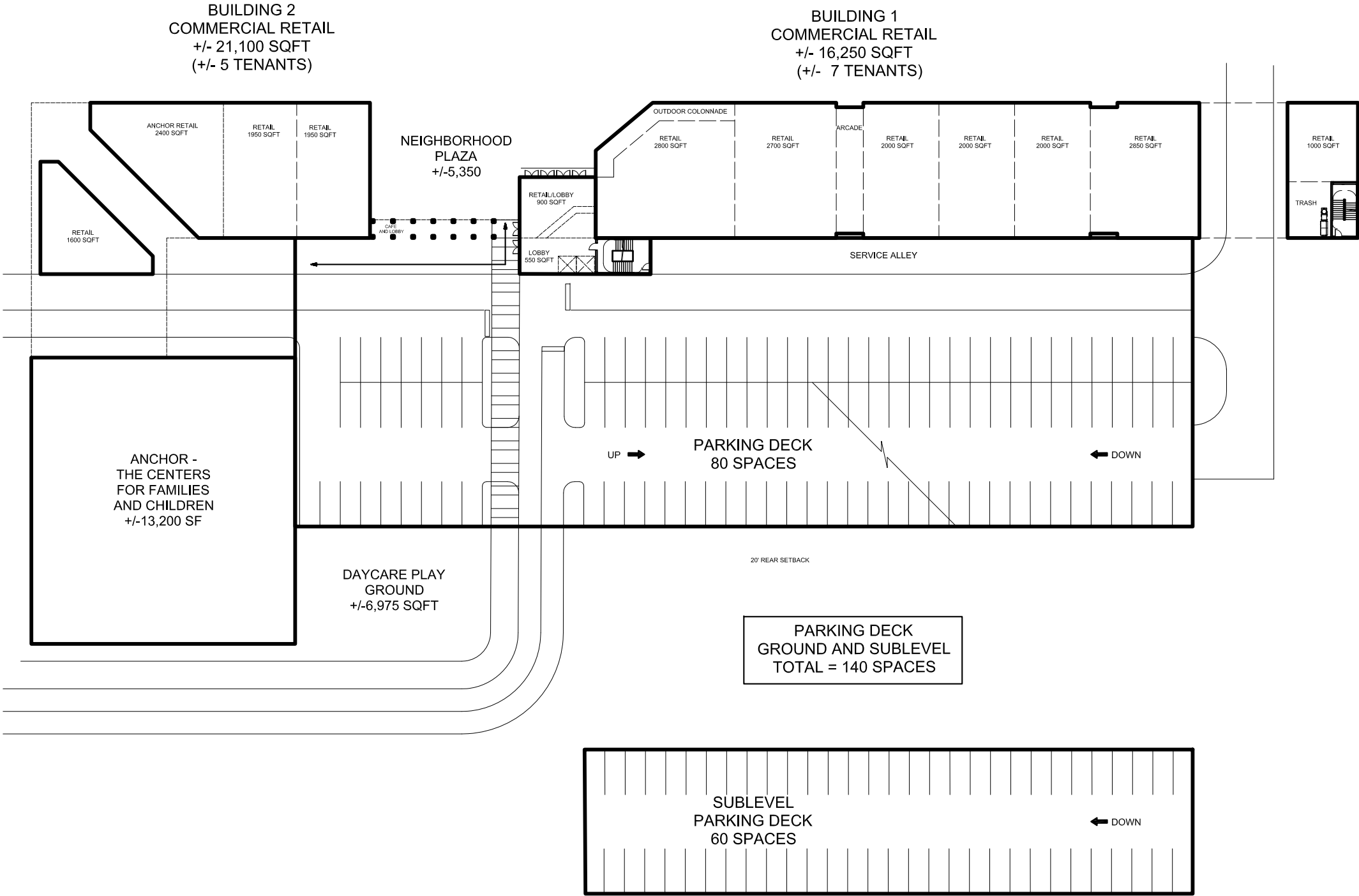
South Taylor and Superior Residential

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		





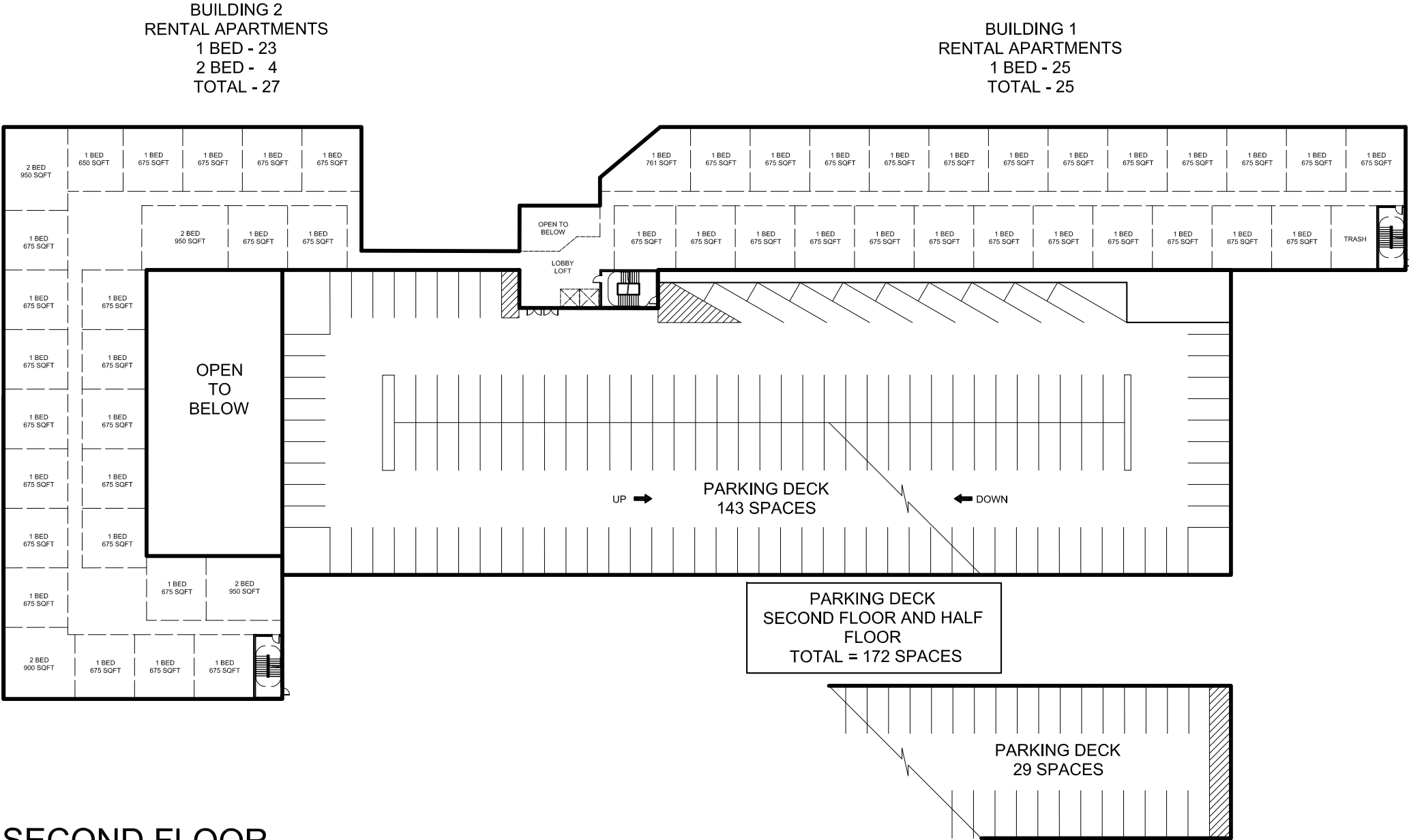
# Taylor Commons New Mixed-Use Buildings



GROUND FLOOR



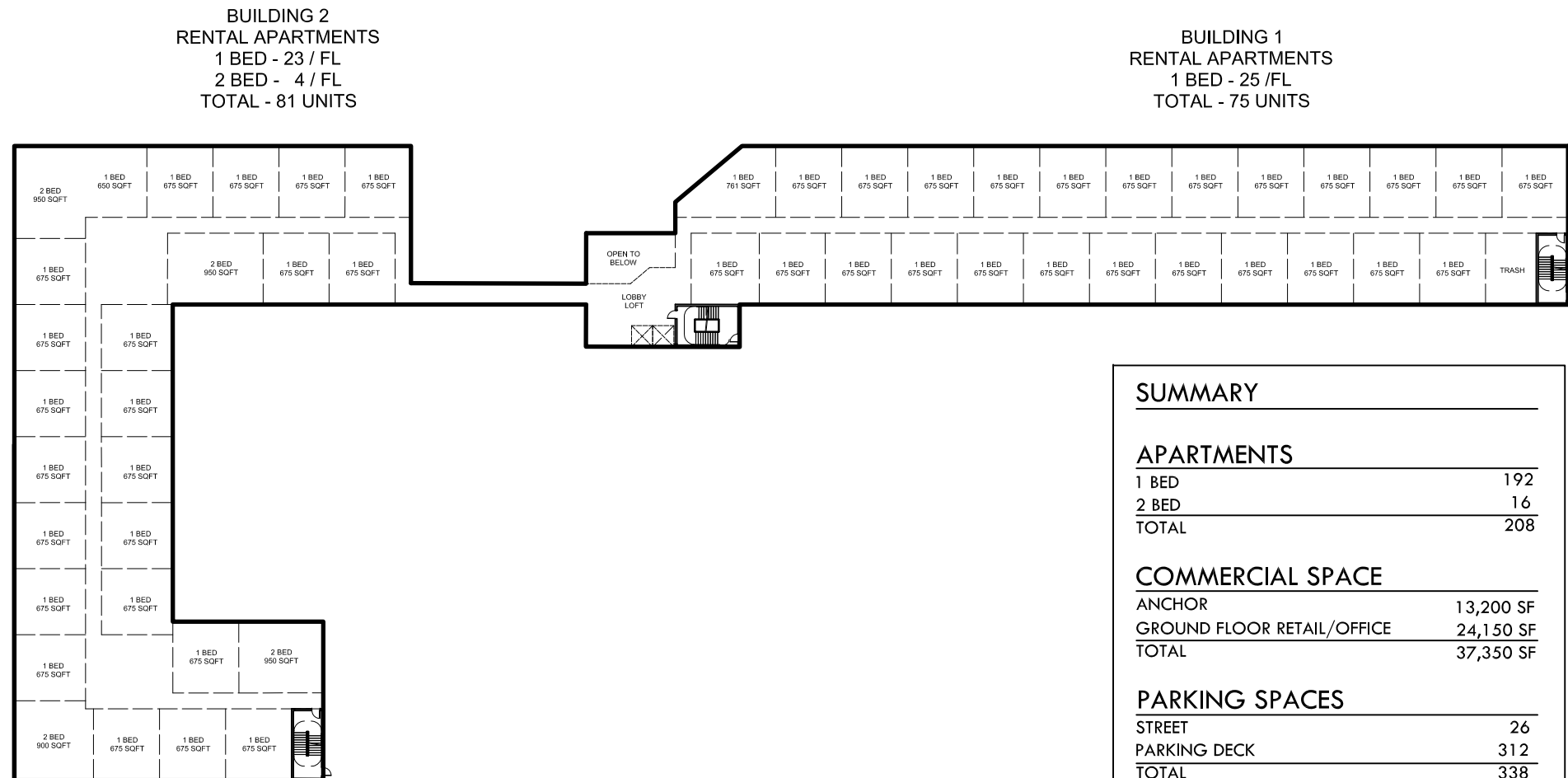
Taylor Commons New Mixed-Use Buildings



SECOND FLOOR



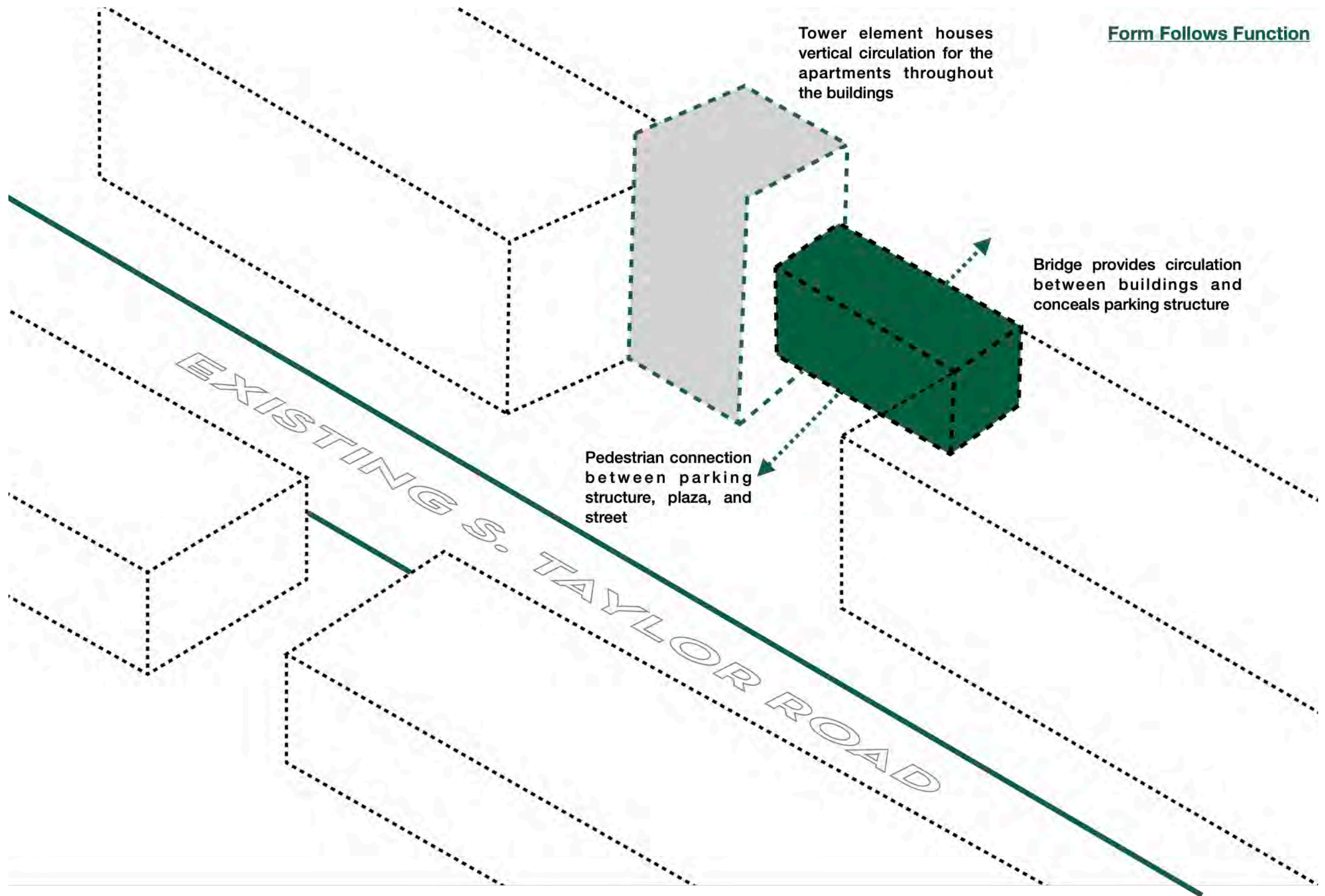
## Taylor Commons New Mixed-Use Buildings



## FLOORS 3-5

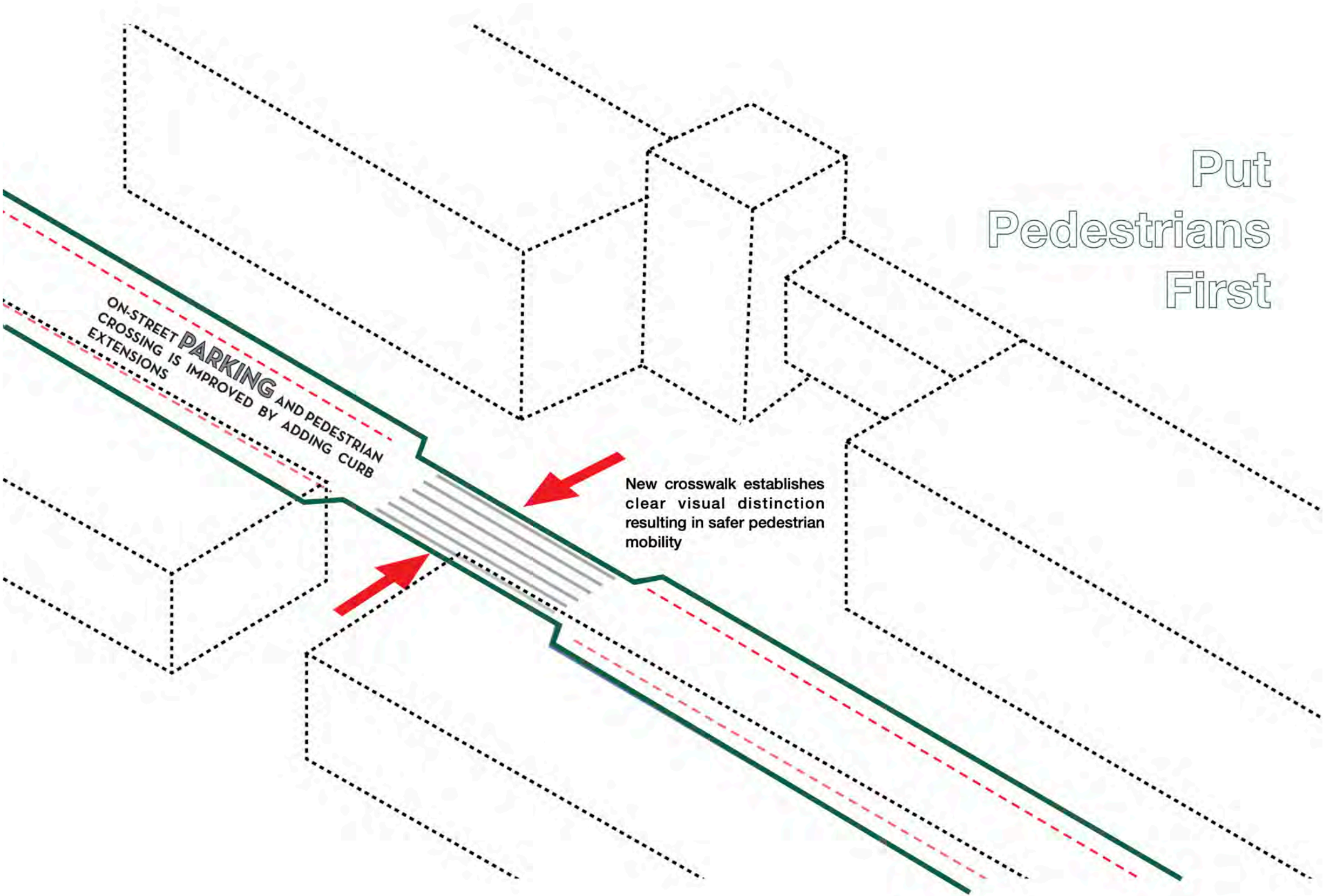


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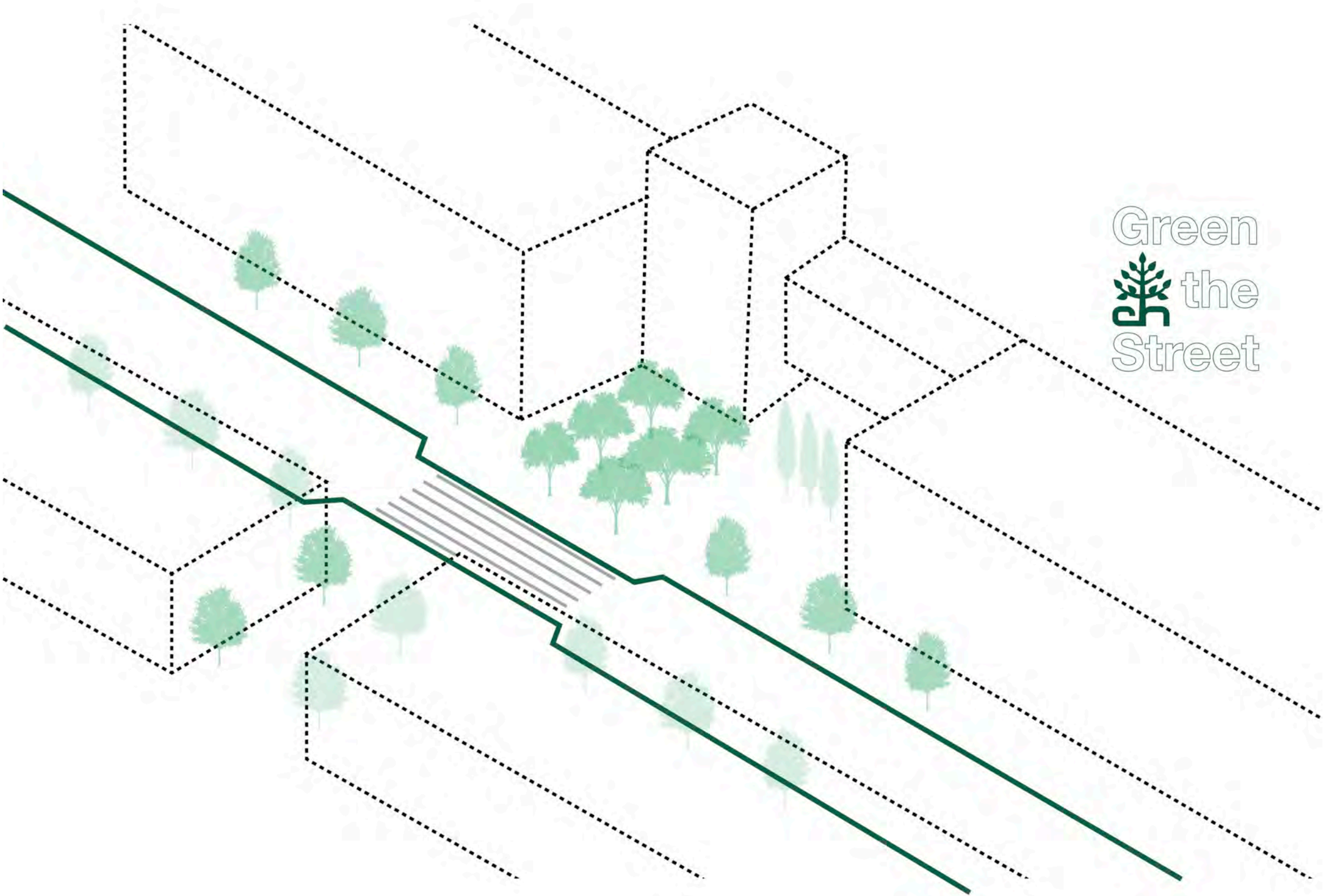


Taylor Commons





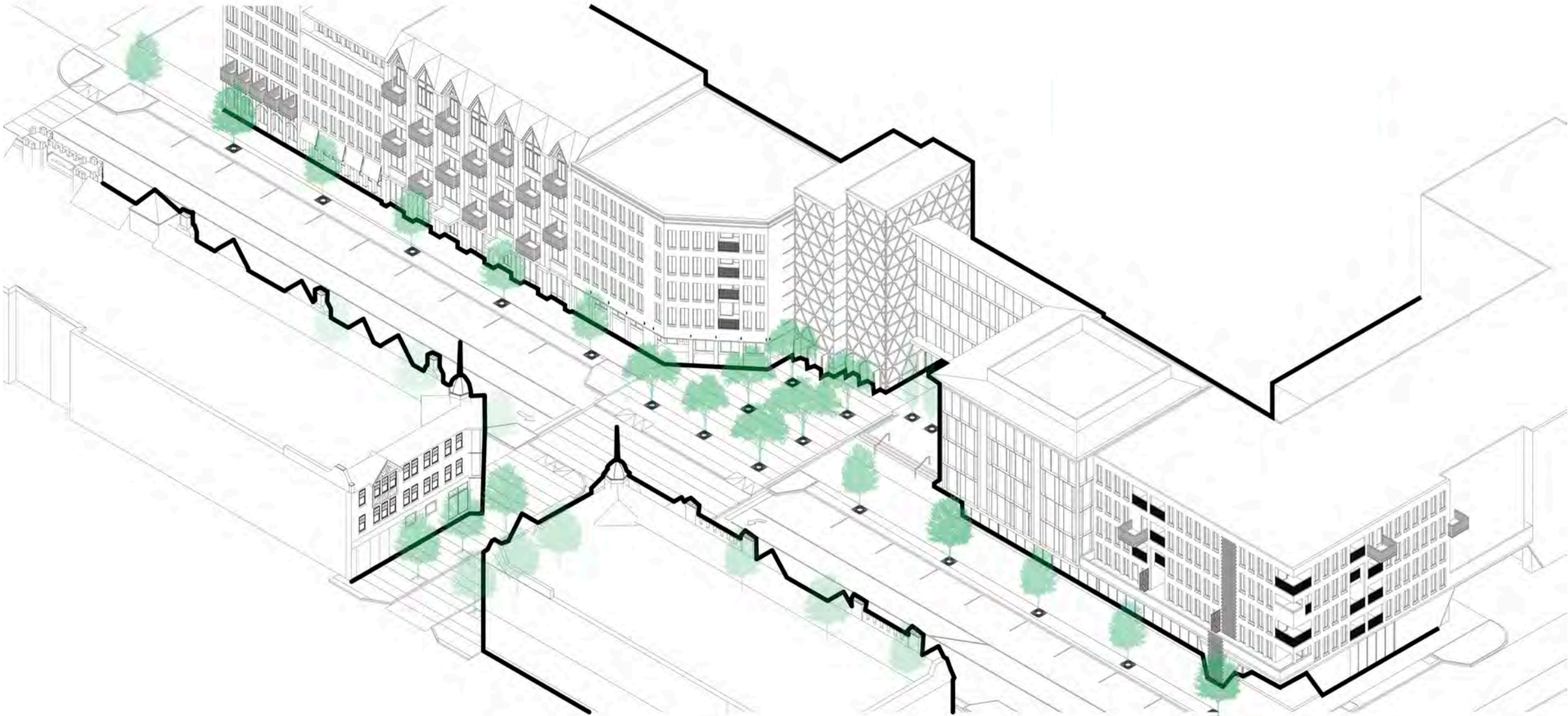
Taylor Commons



Green  
the  
Street



Taylor Commons



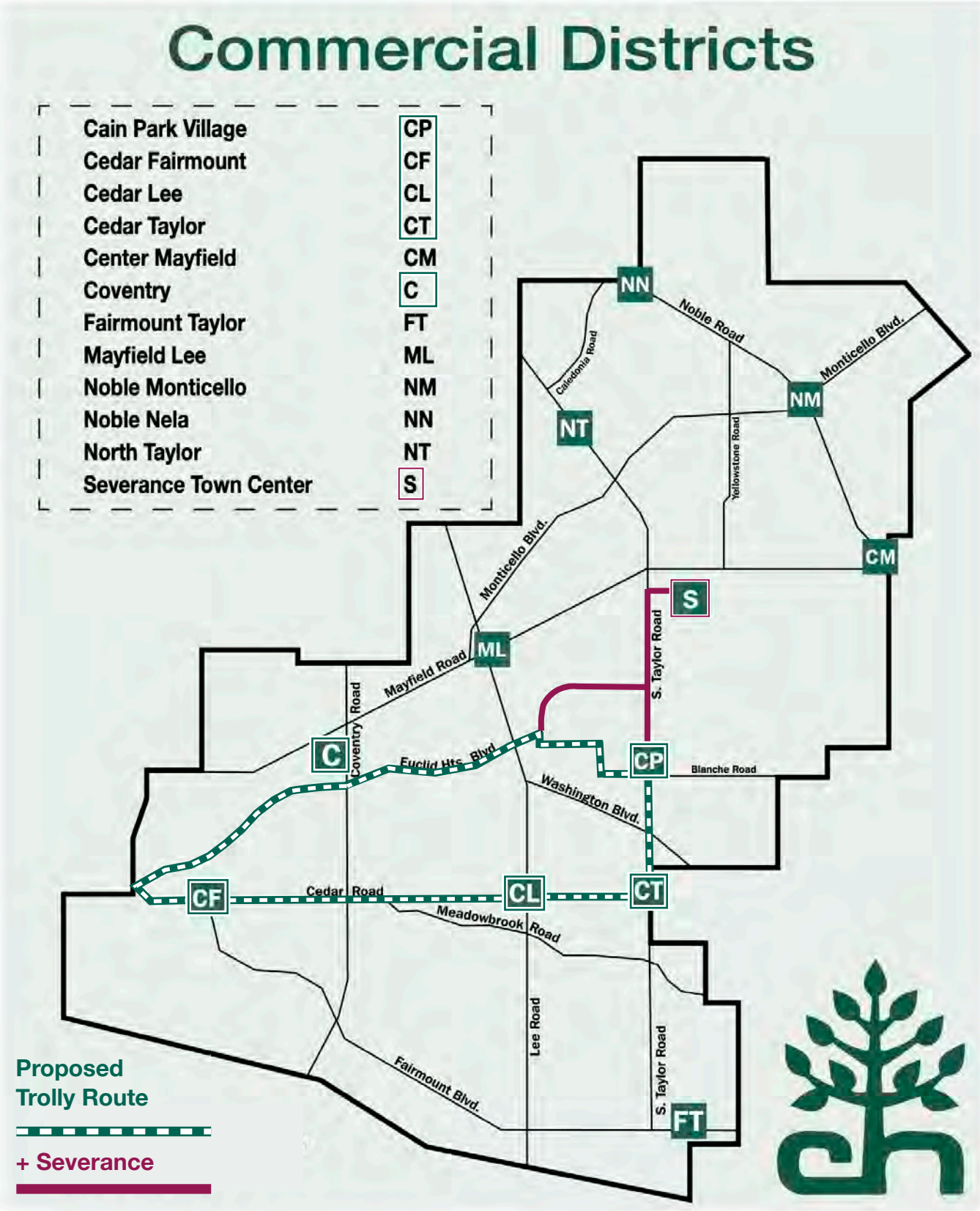
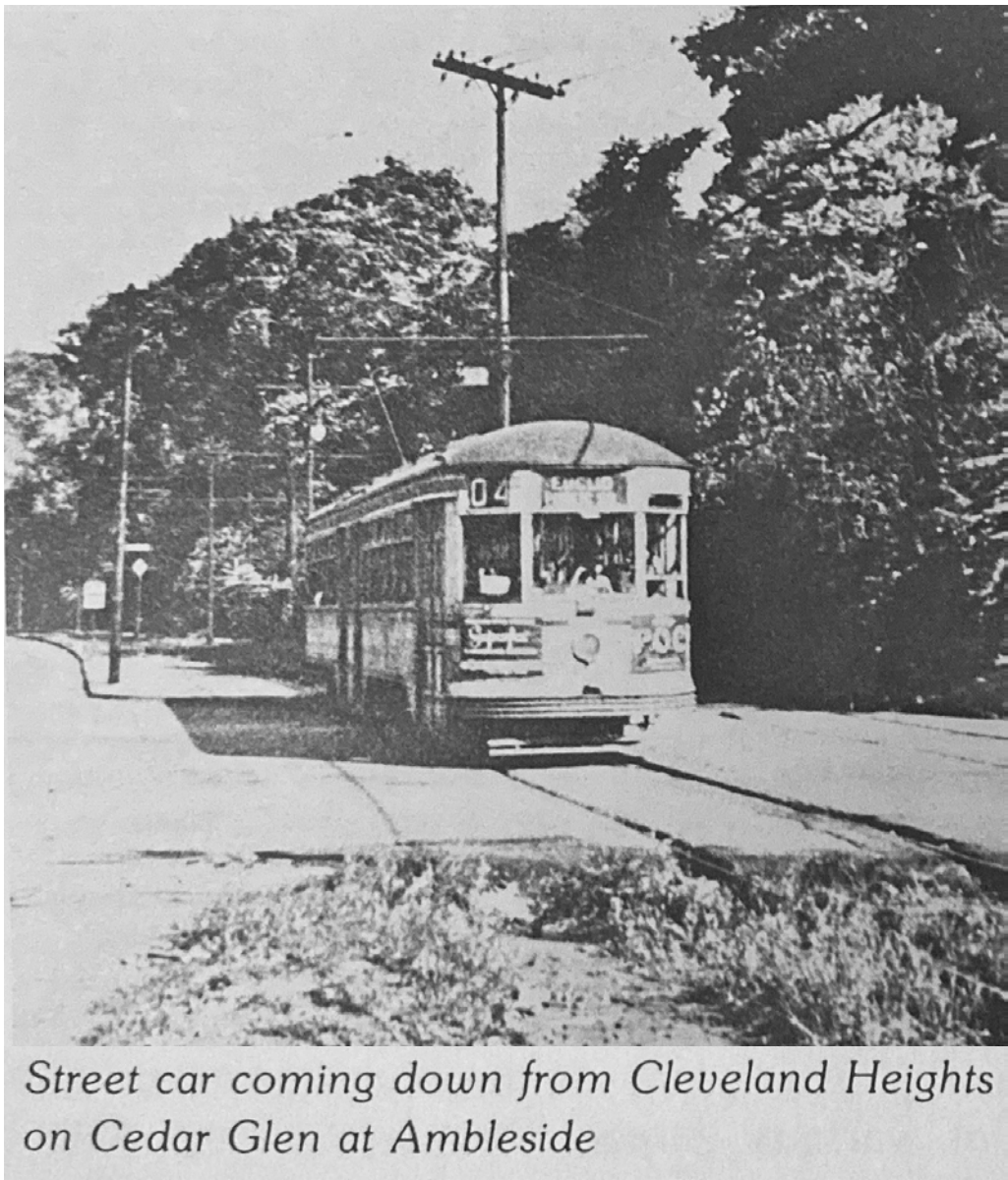


## Cain Park – Vision for connecting spaces



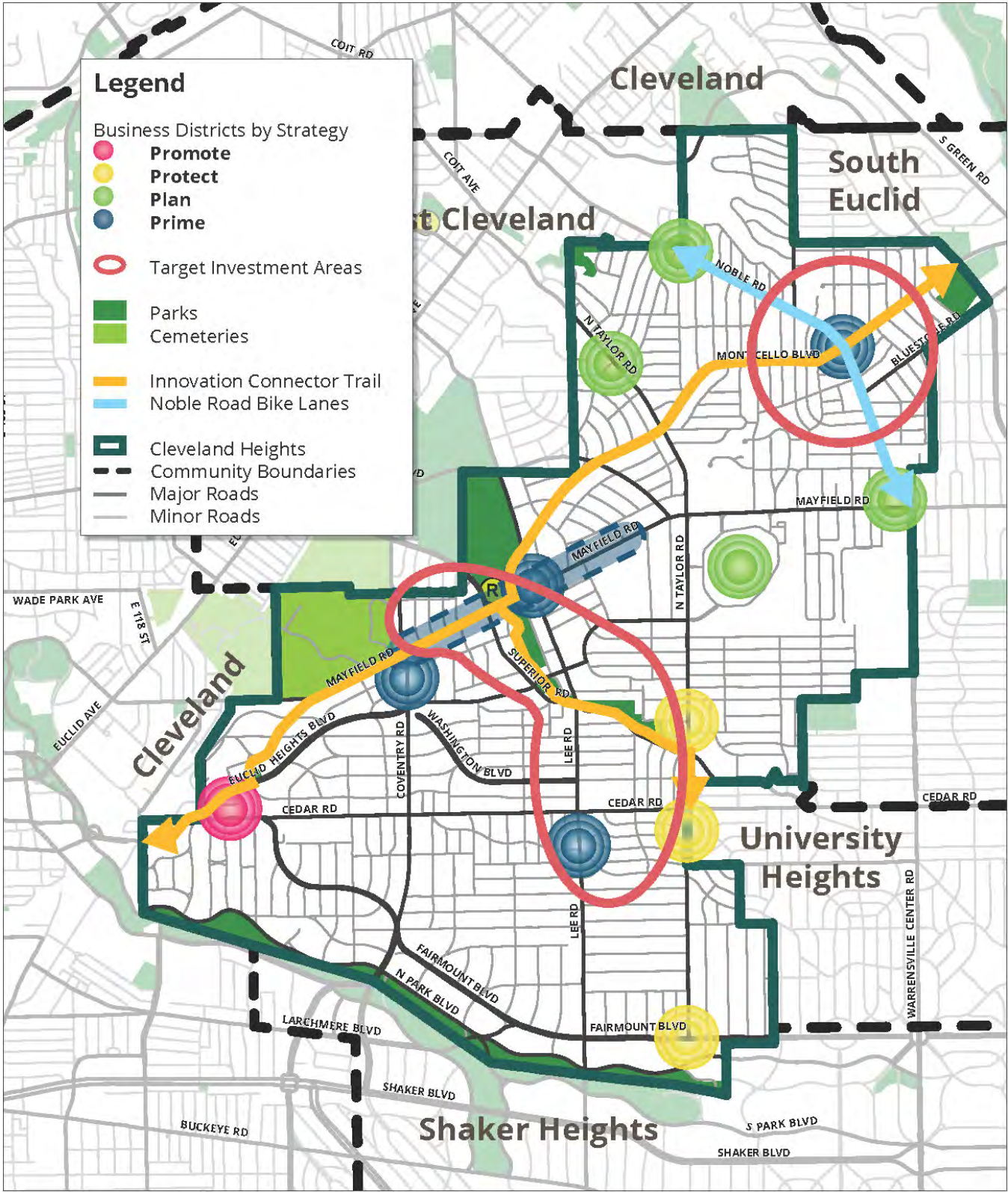


Proposal for Creating Connections Between Districts





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



Taylor Tudor

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.

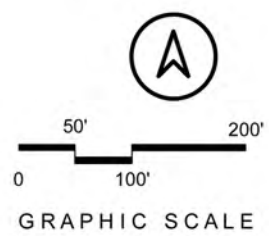
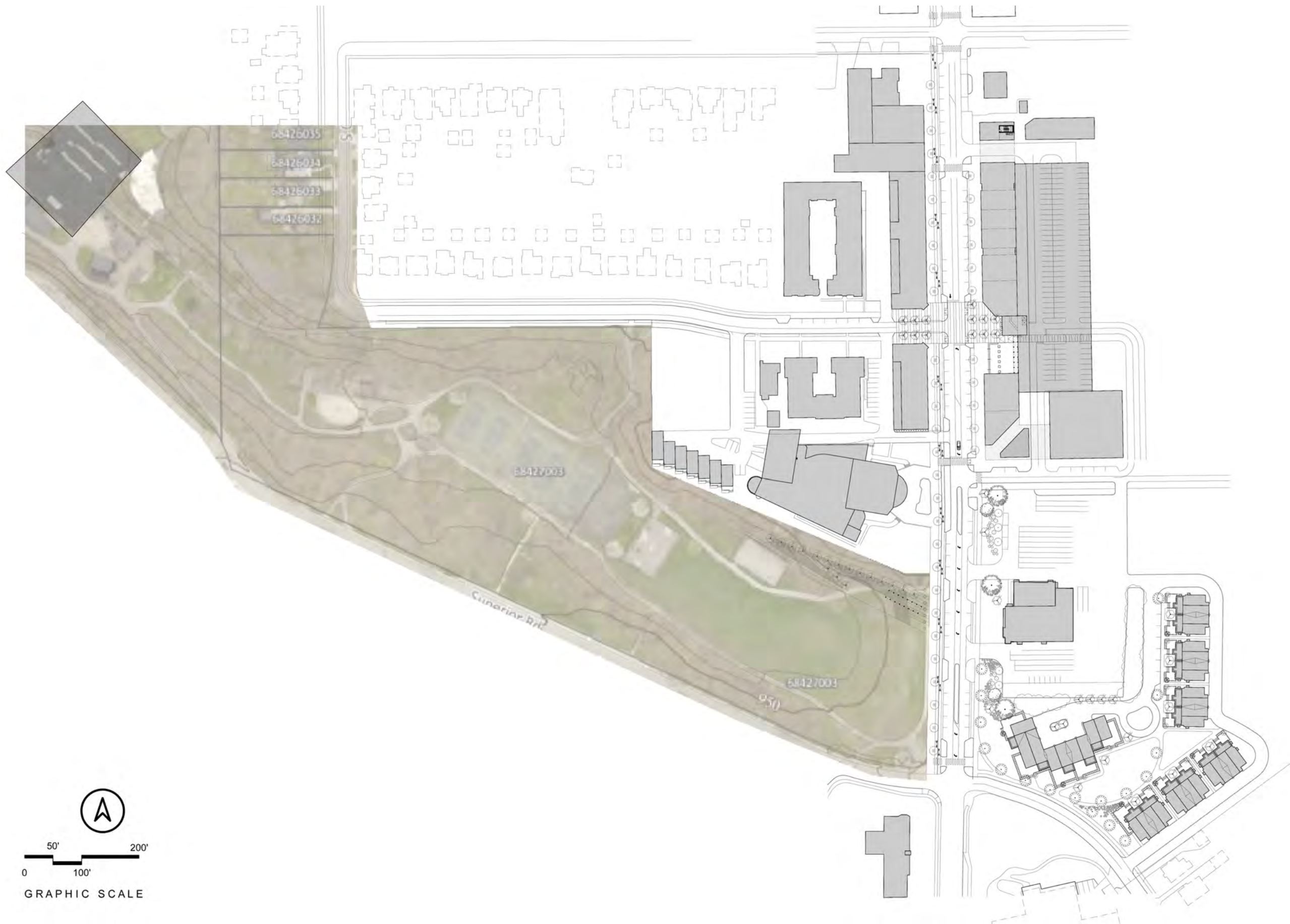




1912-1926 South Taylor Road, circa 1928. Source: Cleveland State University, The Michael Schwartz Library, The Cleveland Memory Project.

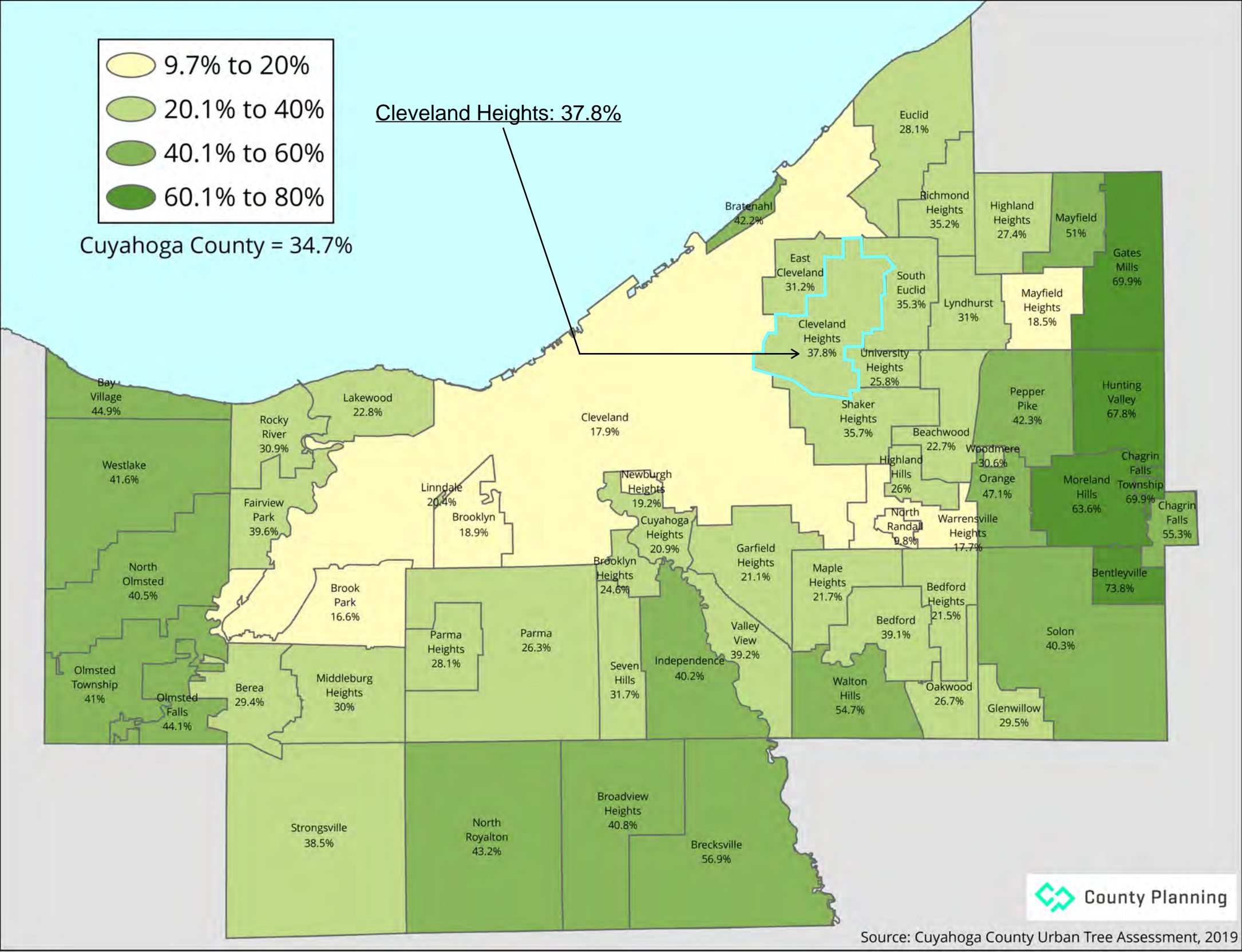








Existing Tree Canopy





**Legend:**

- 18.5% to -15.1%
- 15% to -10.1%
- 10% to -5.1%
- 5% to -1.6%
- 1.5% to 1.5%
- 1.6% to 2.6%

**Map Data (Towns and Canopy %):**

Town	Canopy %
Bay Village	-8%
Westlake	1.3%
North Olmsted	-3.6%
Olmsted Township	0%
Olmsted Falls	-2.3%
Berea	-11.1%
Strongsville	-8.2%
North Royalton	-8.6%
Brecksville	-8.8%
Broadview Heights	-7.3%
Independence	-8.2%
Seven Hills	-8.8%
Brooklyn Heights	1.1%
Garfield Heights	-4.6%
Valley View	-1.8%
Walton Hills	-5.5%
Oakwood	-9.1%
Glenwillow	-10.2%
Solon	-1.4%
Bentleyville	-1.1%
Chagrin Falls	-1.5%
Moreland Hills	-8.1%
Orange	-7%
Woodmere	-8.5%
Pepper Pike	-11.7%
Hunting Valley	-1.4%
Mayfield Heights	-10.5%
Lyndhurst	-9.8%
South Euclid	-9.5%
East Cleveland	-6.8%
Cleveland Heights	-13.3%
University Heights	-10.8%
Shaker Heights	-11.3%
Beachwood	-8.5%
Highland Hills	0.3%
North Randall	-4.8%
Warrensville Heights	-5.9%
Maple Heights	-4.1%
Bedford Heights	-6.1%
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Warrensville	



Tree Canopy | Change by Right of Way



Canopy Change - Right of Way

Canopy Change - Right of Way

Percent Change



Base - Tree Canopy Change (2011-2017)

Tree Canopy Change (2011-2017)

Change



Base - Land Cover (2017)

Land Cover (2017)

Value

