

Transit Oriented Housing Development Recommendations for the **Hyacinth Neighborhood**

June 7, 2017



AGENDA

Introductions

Project Recap

What does it look like?

- Neighborhood enhancements
- Housing products

How much will it cost?

- Results of financial analysis

How do we do it?

- *Transform the neighborhood*
 - Leverage Opportunity Corridor Investment
 - Increase Market strength
 - Government support
- Attract developers

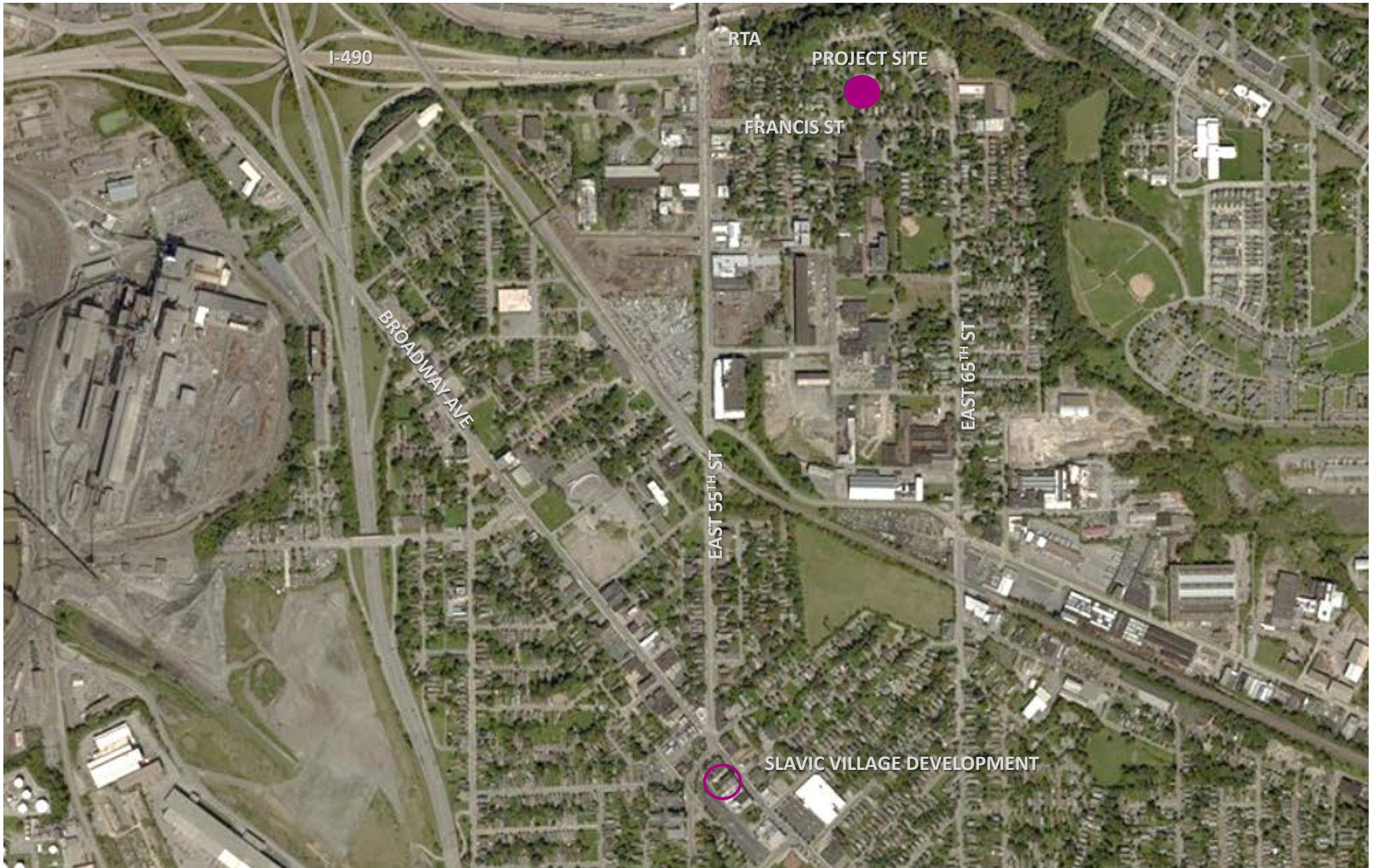
Next steps...discussion

HYACINTH NEIGHBORHOOD

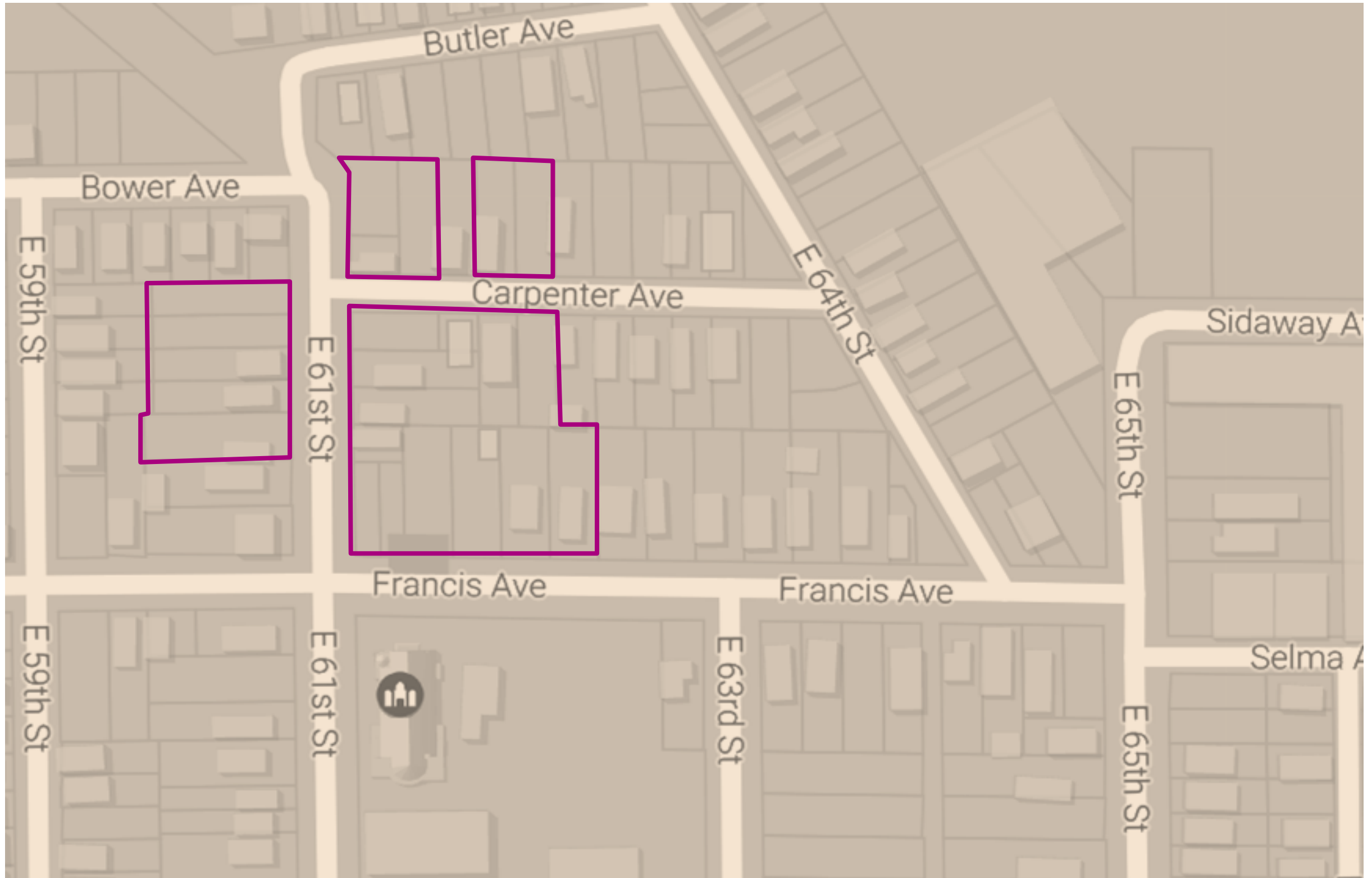


Hyacinth
growing strong

PROJECT LOCATION



PROJECT SITE



RESULTS OF ANALYSIS

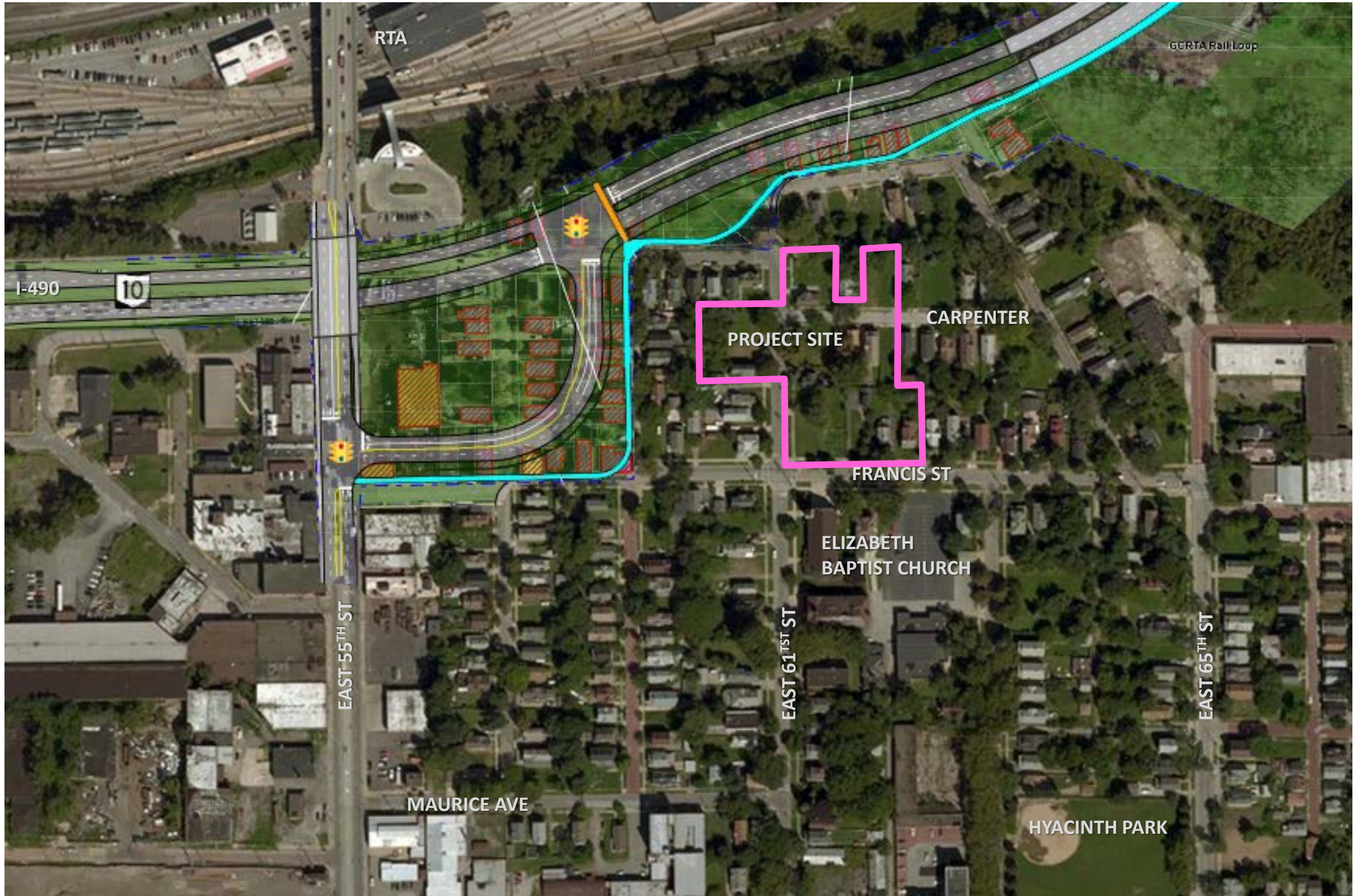
- **Opportunities**

- Opportunity Corridor increases connectivity and public open space
- Increase public open space
- Slavic Village as a whole starting to recover from foreclosure crisis
- Slavic Village Development, City, Church, and residents committed to working together to strengthen the community

- **Constraints**

- Connectivity could be stronger
- Opportunity Corridor reduces access to East 55th Street
- Current zoning doesn't support high density
- Actual and perceived safety

OPPORTUNITY CORRIDOR



TOD HOUSING DEVELOPMENT PRINCIPLES

- Support and improve urban street frontage
- Provide private, secure parking
- Respect existing neighborhood architecture
- Increase open space amenities
- Increase density (40 units minimum to qualify for tax abatement)



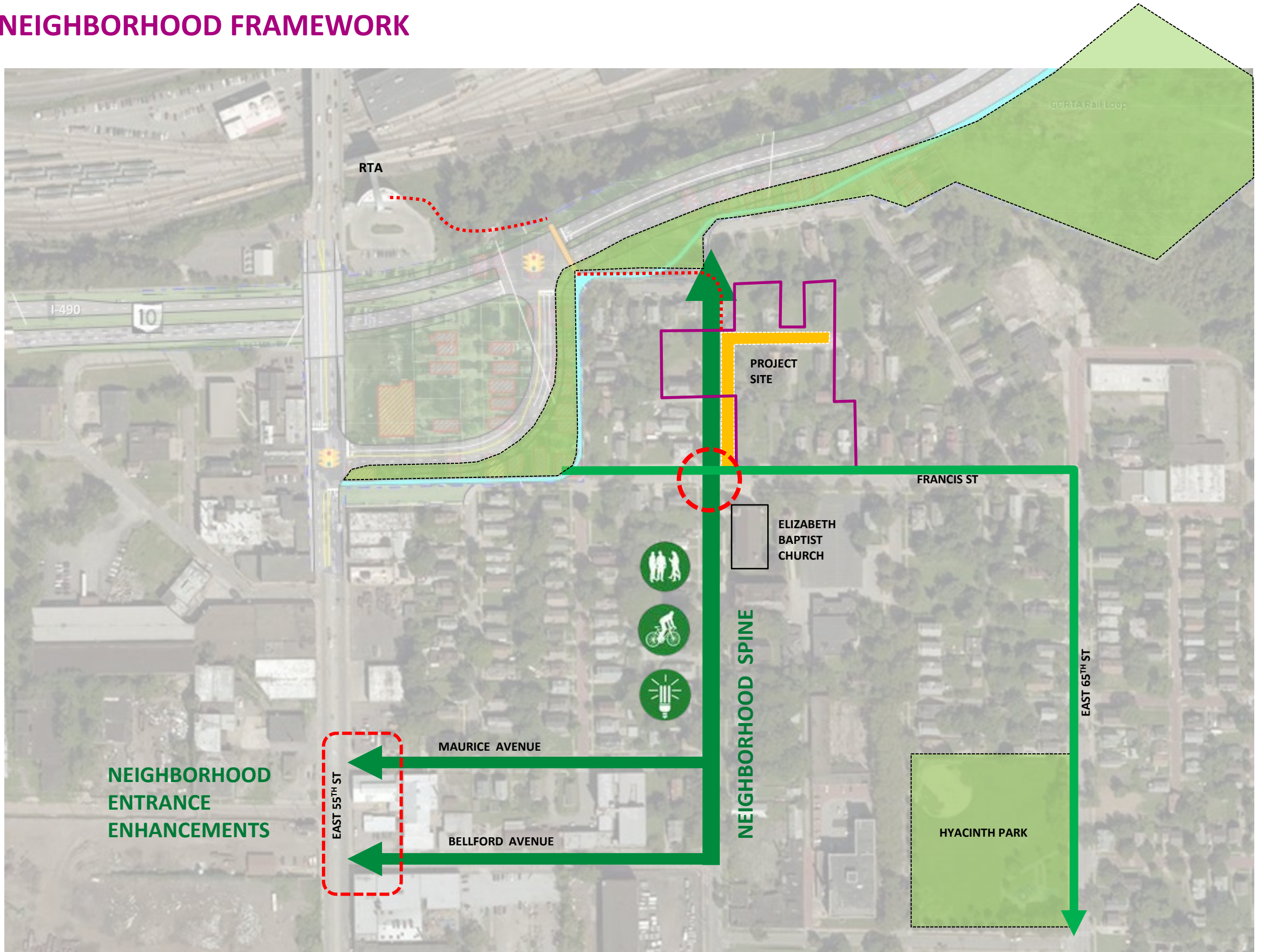
HOUSING PRODUCT OPTIONS



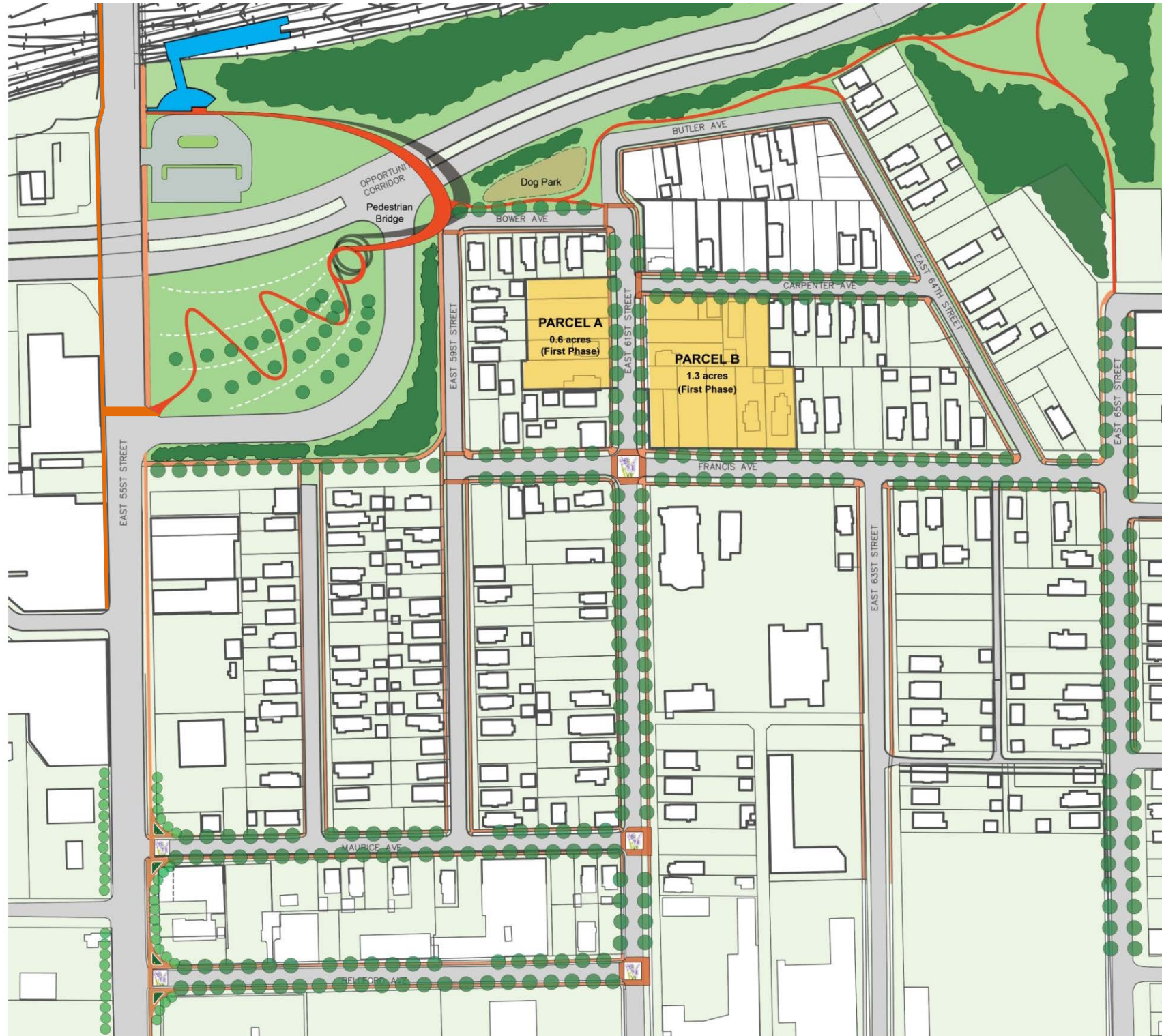
HOUSING PRODUCT OPTIONS



NEIGHBORHOOD FRAMEWORK



NEIGHBORHOOD CONCEPT PLAN



E55TH RTA STATION & OPPORTUNITY CORRIDOR



E55TH RTA STATION & OPPORTUNITY CORRIDOR

Graphics on Retaining Wall

Public art welcoming and building a sense of community



Streetscape

Complete Street
Bus shelter
Street trees



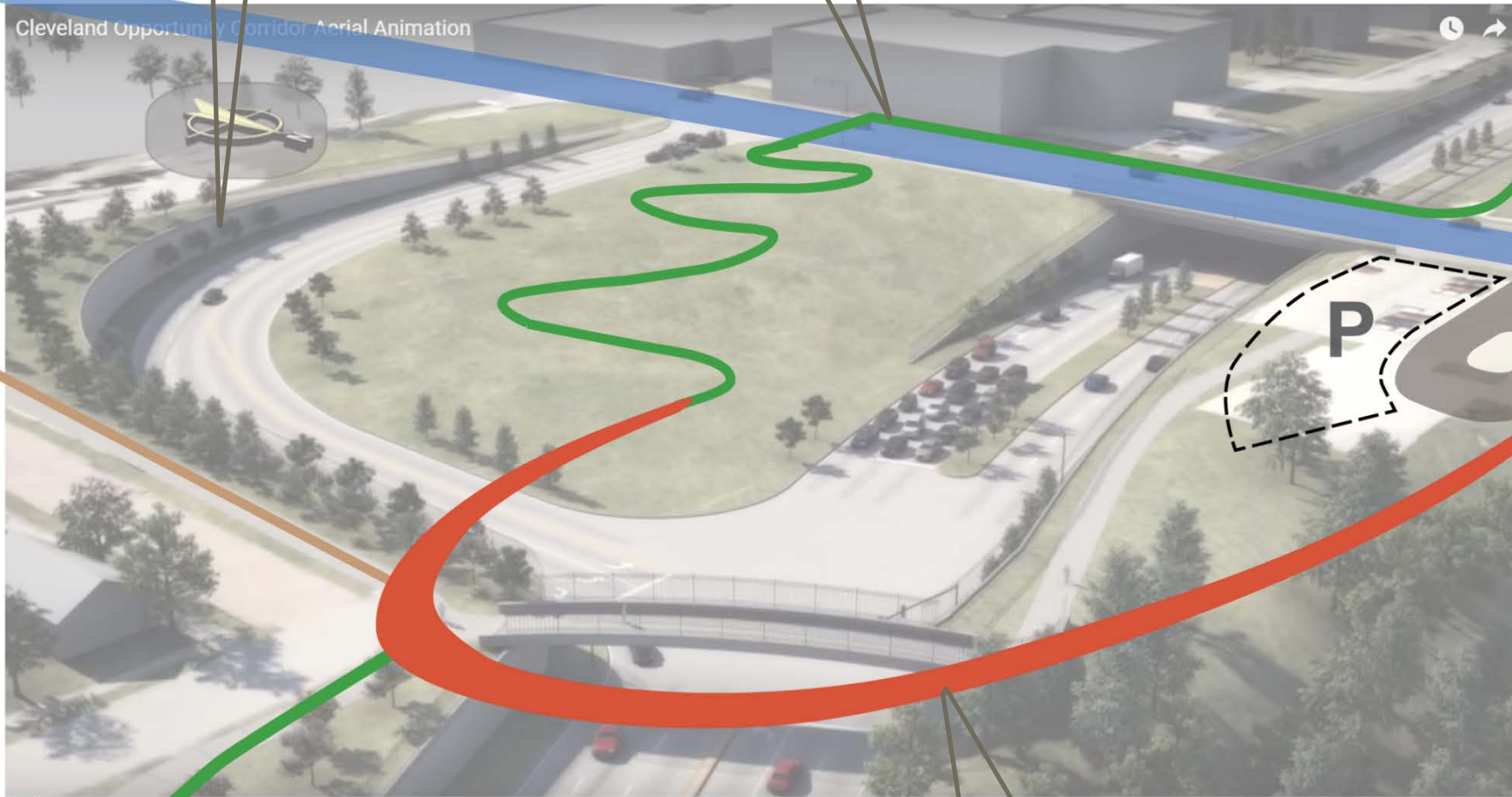
Transit Plaza

Reconfigure bus & car circulation & parking lot, Name change



Potential New Streetscape

Cleveland Opportunity Corridor Aerial Animation



Proposed Kingsbury Run Trail

E55th Rapid Station

Connection to Neighborhood

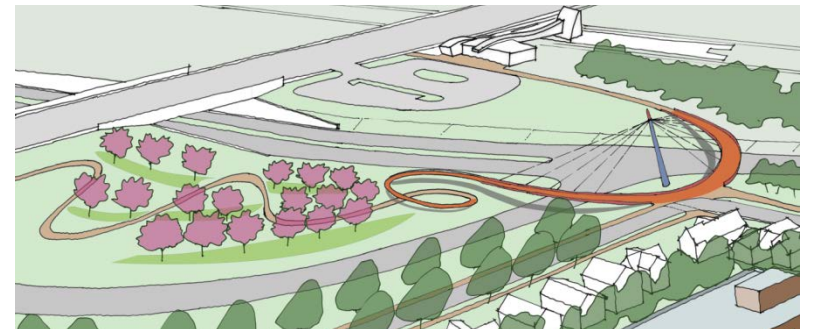
Create Urban Scenic Bikeway Program

Bicycling brings visitors, attract cycling enthusiasts



Capture New Open Space & Connectivity

Most visible asset opportunity of Integrating a signature bridge, trail system landscape



MAURICE & BELLFORD AVENUES

Gateway Sign

Identify a major entrance to promote branding of a neighborhood



Street Enhancement



Street Trees

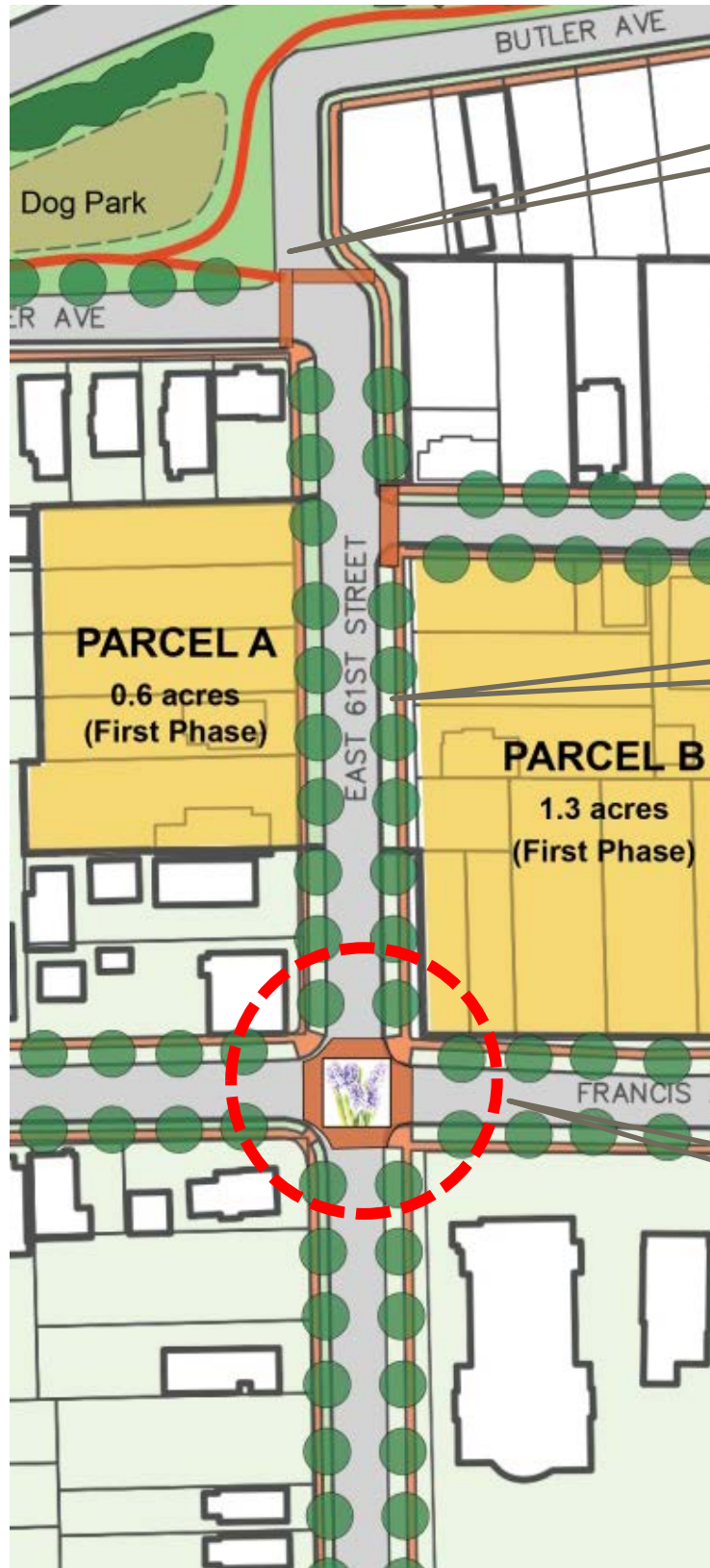


Crosswalk

Thermoplastic pavement marking



E 61ST STREET – NEIGHBORHOOD SPINE



Link Trail

Convergence of street, trail & dog park



Residential Character Streetscape

6' Sidewalk, planted buffer Site furnishing



Key Node

A location of activity and interest, plaza Thermoplastic pavement marking



WHAT DOES IT LOOK LIKE?



WHAT DOES IT LOOK LIKE?



Hyacinth TOD Housing Concept - Option 1



WHAT DOES IT LOOK LIKE?

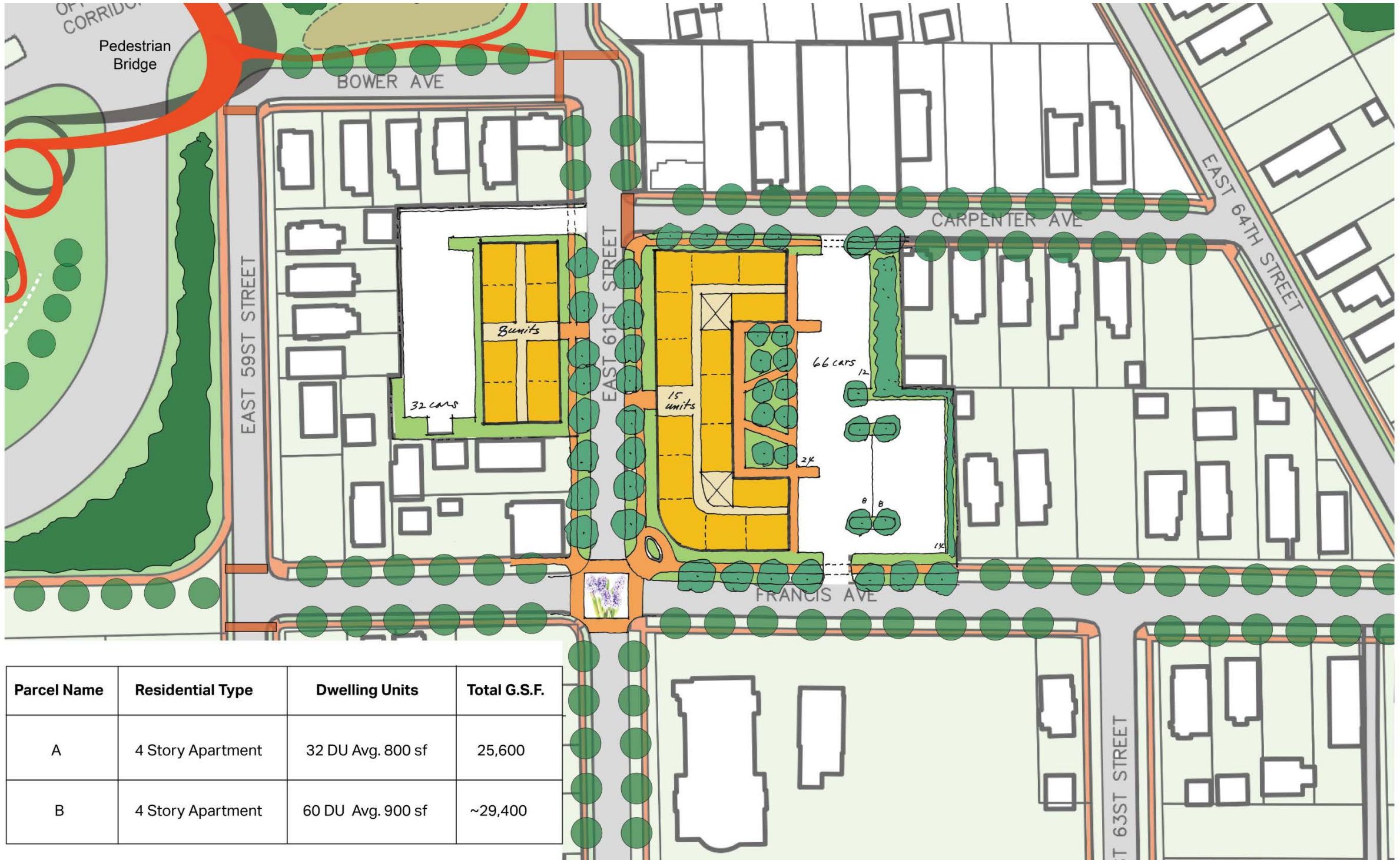


Parcel Name	Residential Type	Dwelling Units	Total G.S.F.
A	3 Story Town Houses	8 DU 1,500 sf EA	12,000
B	2 Story Town Houses	28 DU 900 -1,200 sf	~29,400

Hyacinth TOD Housing Concept - Option 2



WHAT DOES IT LOOK LIKE?



Hyacinth TOD Housing Concept - Option 3



What does it look like?



Hyacinth TOD Housing Concept Plan

June 7, 2017

0 100 200 500FT



What does it look like?



WHAT DOES IT LOOK LIKE?

Parcel A - 0.6 acres

24 unit multi-family rental apartment

Characteristics:

- 60' x 120' footprint
- 4 stories
- built on a slab
- 11' floor to floor spacing
- 28,800 GFA
- 23,000 square feet of net rentable floor area for a building efficiency of 80%
- 5,800 square feet of hallways, stairs, entries, and other common facilities
- 24 suites [mix of suites sizes and configurations to be determined later]
- Average suite size of 950 square feet
- Surface parking for 24 vehicles.



WHAT DOES IT LOOK LIKE?

Parcel B - 1.3 acres

21 units of attached townhomes:

- The lot size is 20' x 70';
- The footprint is 20' x 30';
- Each Townhome is 2 story, with 2 floor plans :
 - 2 bedroom 1.5 bath, 900 square feet unit with a vaulted ceiling and
 - 3 bedroom 2.5 bath, 1,200 square feet;
- 11 Townhomes will be the 900 square foot plan and 10 Townhomes will be the 1,200 square foot plan.
- Each Townhome includes a detached 1 vehicle garage on a 10' x 20' pad.

The 1 Carriage Home:

- Lot size of 30' x 45";
- 22' x 38' building footprint;
- Built on a slab;
- 1,400 square feet of living area in a 2 bedroom 2 bath floor plan; and
- An attached 1 vehicle garage, the square footage of which is included in the Carriage Home footprint.



COST ASSUMPTIONS

Site Development

Site development cost assumptions are made for all 46 units in phase 1.

- General conditions \$1,000 per unit for a total of \$46k;
- Demolition \$700 per unit for a total of \$32,200;
- Site grading \$100 per unit for a total of \$4,600;
- Paving and site concrete work \$7,280 per unit for a total of \$334,8800;
- Special features \$4,175 per unit for a total cost of \$192,050;
- Landscaping \$3,045 per unit for a total cost of \$140,070;
- Off site utility improvements are estimated at zero.

The per unit site development cost is \$16,300.
The total budget for site development cost is:
\$749,800

Vertical Construction

Vertical construction cost is budgeted at an average cost of \$130 per SF

- Each suite in the Apartment Building costs \$151,666.
- Each 900 square foot Townhome costs \$117,000.
- Each 1,200 square foot Townhomes costs \$156,000.
- The Carriage Home costs \$182,000.
- Detached garage is estimated at \$40 per SF for a total cost \$8,000.

Total vertical construction costs

- **Apartment Building \$3,640,000;**
- **Townhomes and Carriage Home: \$3,189,000.**

COST ASSUMPTIONS

Soft Costs

Finance, legal, accounting, design, engineering, inspection, commissions, fees, permits, and other development and construction soft costs are estimated at 15% of total site development and vertical construction costs, for the following soft cost totals:

- **Apartment Building : \$604,680;**
- **Townhomes and Carriage Home : \$530,895.**

Contingency

Contingency is budgeted at 5% of site development, vertical, and soft costs

- **Apartment Building: \$211,790**
- **Town and Carriage Home: \$203,510**

HOW MUCH WILL IT COST?

Apartment

- \$4,847,670 or \$201,986 per suite
- Average rents \$1,969 per month or \$2.07 per SF

Town and Carriage Homes

- \$245,535 average sales price per unit



WHAT IS THE MARKET LIKE?

Based on data secured from the Cleveland Area Board of Realtors Multiple Listing Service (“MLS”), as of May 30th 2017

- 40 homes are for sale and actively on the market;
- the average asking price for the 40 homes on the market is \$38,400; and
- the 40 active homes have been on the market for an average of 180 days.

During the 24 months ending on May 30th 2017:

- 84 sales were recorded during the period;
- the average price recorded for the 84 sales was \$31,200; and
- the 84 homes that sold were on the market for an average of 130 days.

As a high altitude view of the supply and demand dynamics for housing in Slavic Village, this data reveals the **importance of financial incentives, subsidized financing, and a comprehensive neighborhood-wide marketing campaign to overcome the gap between the prices at which existing homes in the market are trading and the likely pricing of the new homes in the Hyacinth corner of the neighborhood.**

WHAT FUNDING SOURCES ARE AVAILABLE?

City of Cleveland's 15 year real estate tax abatement on the value of new improvements

- Low Income Housing Tax Credit financing to raise equity capital;
- City of Cleveland assistance in providing incentive financing for down payment requirements; and
- Pre-arranged below market rate end user permanent loan financing from a local bank.

The size of the gap between current housing prices and new unit prices will not be overcome with tax abatement, subsidized financing, and tax credit financing alone, again emphasizing the **critical role of a complete marketing and branding campaign for Slavic Village.**

HOW DO WE DO IT?



Hyacinth
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East Station & Bus Stop



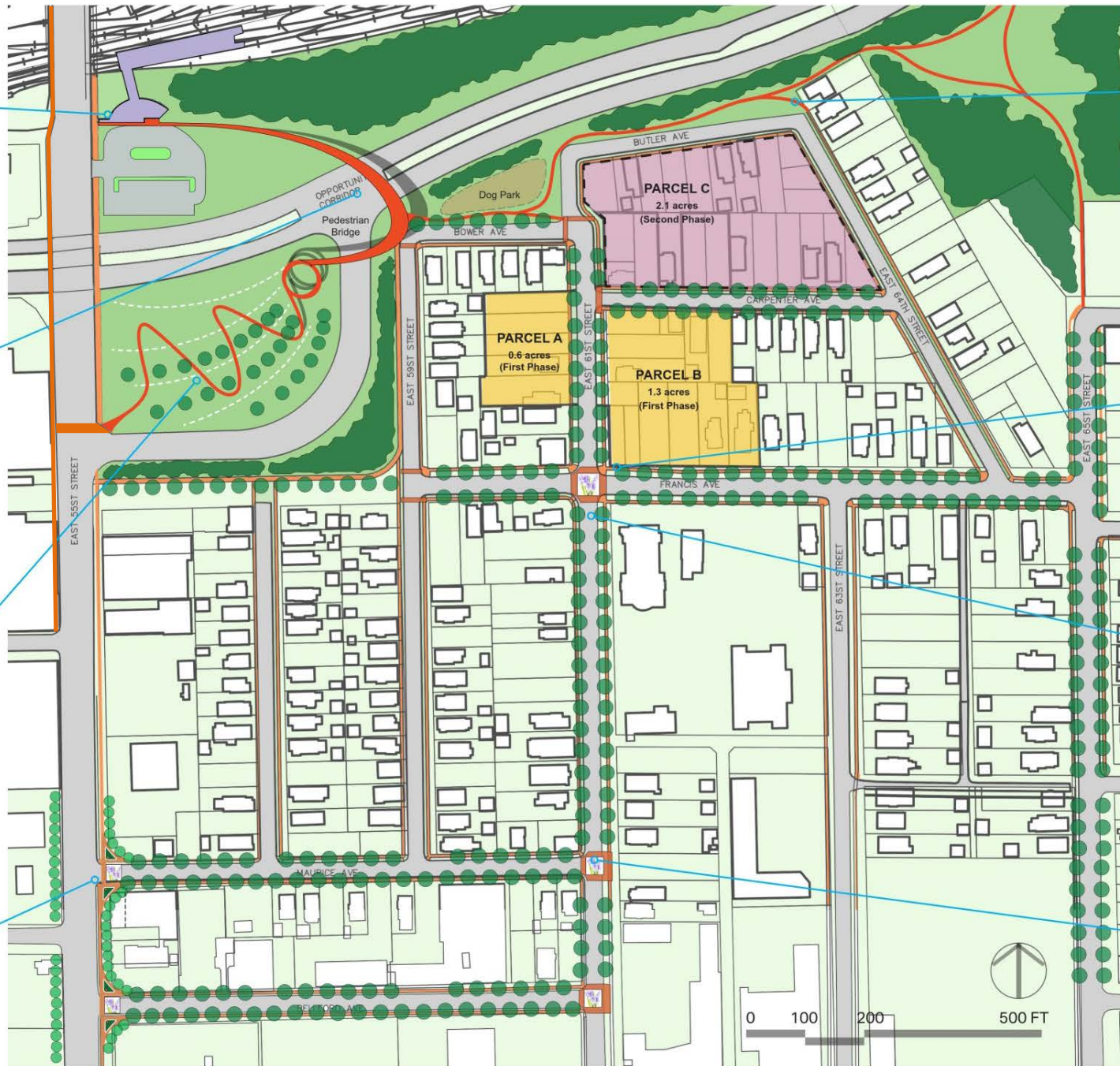
Pedestrian Bridge



Gateway Park/Public Art



Neighborhood Entrance



Large Park Area



Neighborhood Plaza



Streetscape



Signs



NEXT STEPS...DISCUSSION

