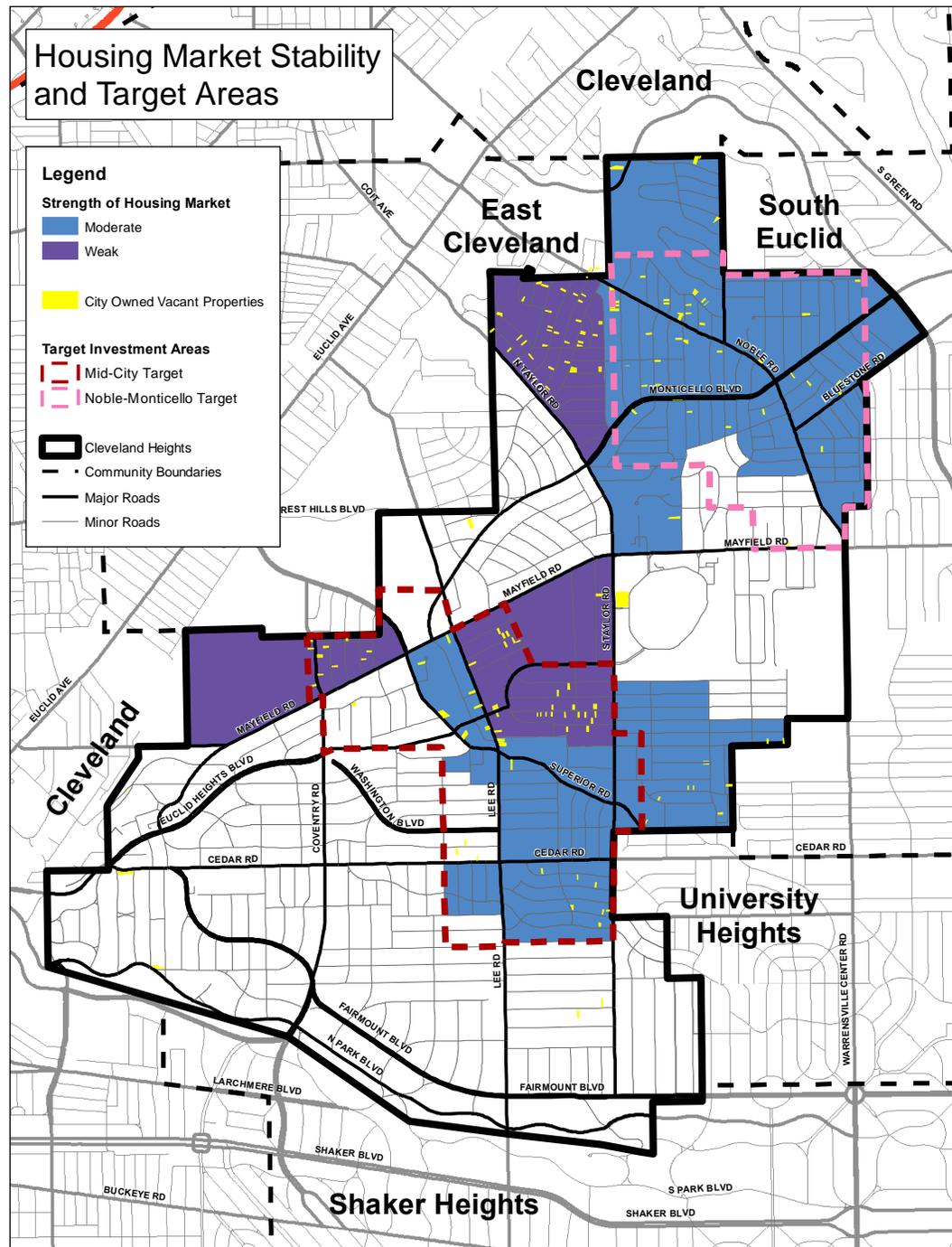


Future Heights

Community Development Corporation
Update to the City of Cleveland Heights
June 8, 2020

**CDC Working Group
2017-18**

**2-Year Services
Agreement Began
2/1/2019**



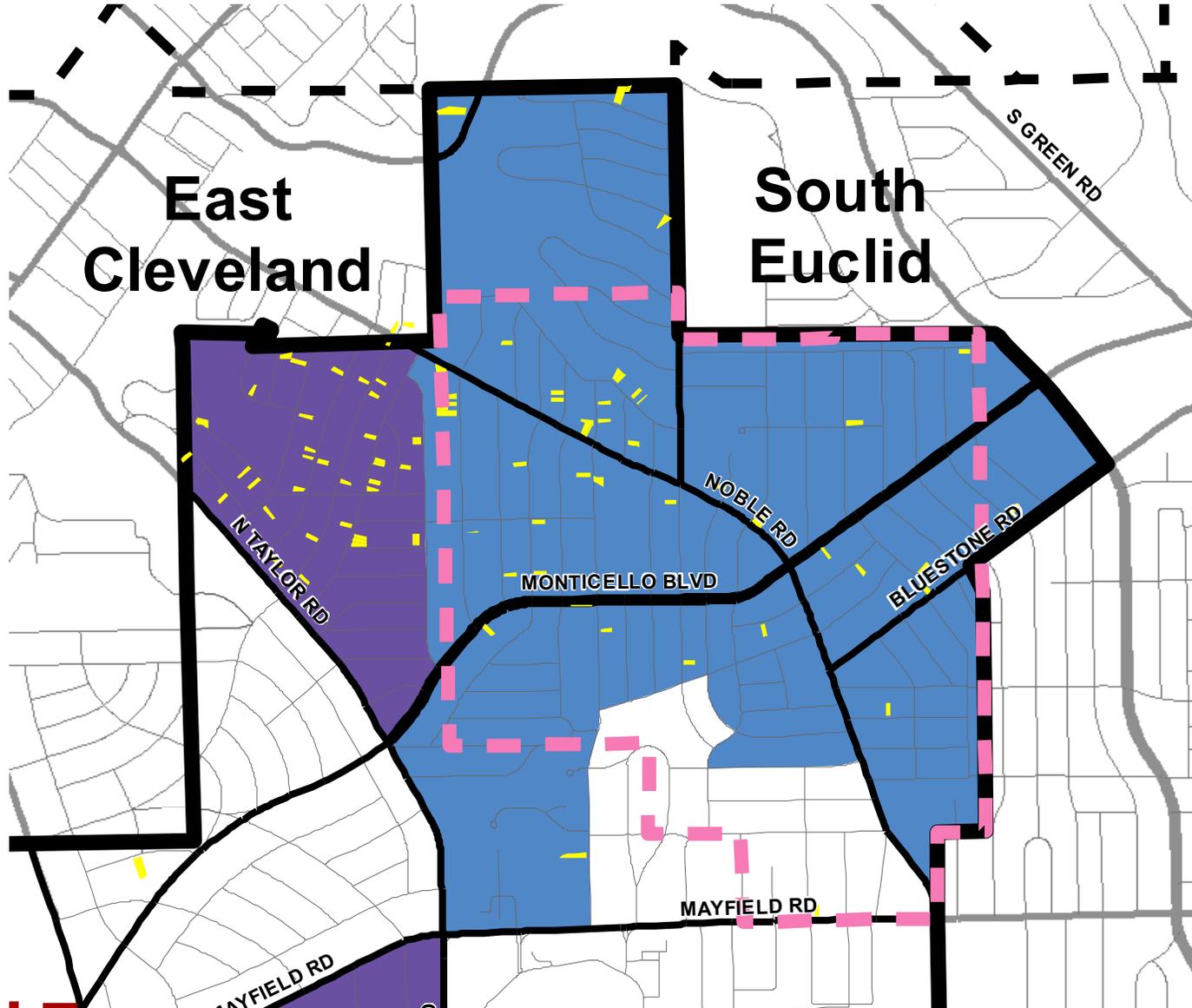
**TARGET
AREAS**

**NOBLE-
MONTICELLO**

MID-CITY

FutureHeights Strategy:

- Noble-Monticello Target Area
 - Year 1: Lead Noble Road Corridor Planning Process
 - Why start with neighborhood planning?
 1. No extant plans for Noble.
 2. Fall 2015 housing study completed by CRWU's MSASS concluded that disinvestment in commercial corridor was impacting housing values
 3. Commercial corridor is the front door to the neighborhood
 - 1. Year 2: Begin Housing Rehab in Year2
- Mid-City Target Area
 - Year 1: Launch Housing Rehab Initiative in area around high school
 - Why launch housing here?
 1. Need to focus to be effective and improve neighborhood conditions.
 2. FH had completed a planning process for Cedar Lee Business District with CSU in 2016
 3. Recent high school renovation and Cedar Lee streetscape improvements could be leveraged
 - Year 2: Explore In-fill Housing Initiative in DeSota/Altamont Area



**East
Cleveland**

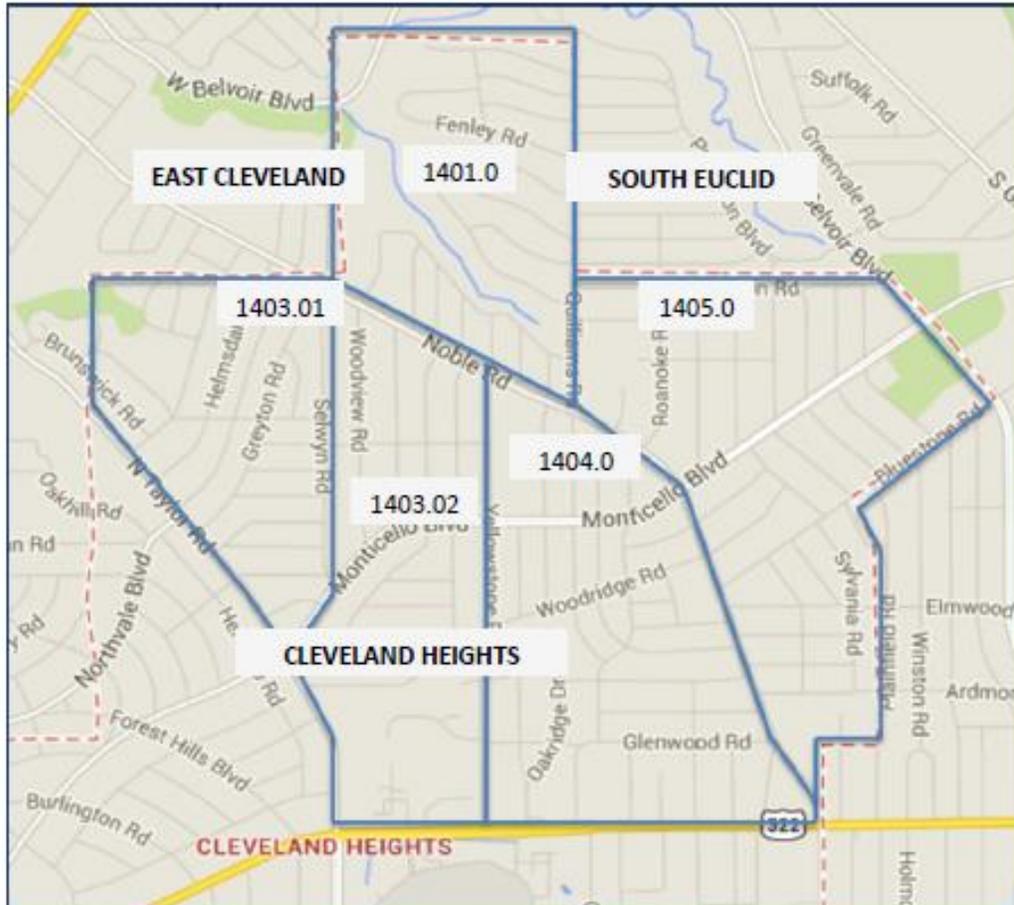
**South
Euclid**

**NOBLE-
MONTICELLO
Target Area**

Strategy:

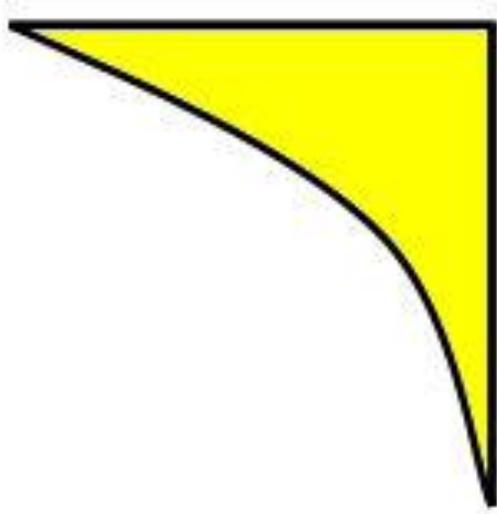
Year 1: Lead Noble
Road Corridor
Planning Process

Year 2: Begin
Housing Rehab



Noble Neighborhood Census Tract Map

- 2015 Housing Study with CWRU's Mandel School of Applied Social Sciences
 - Study found that 96.2% of housing stock was in "good" or "superior" condition, yet property values were declining
 - Disinvestment in neighborhood's "front door": Noble Road
 - Need for positive stories
- Jan. 2017 Center Mayfield Theatre demolished
- Held 2 Visioning Sessions in 2017 with Noble Neighbors regarding the Noble-Mayfield-Warrensville Triangle



Noble Road Corridor Planning Project

Fall 2018 – Fall 2019

FutureHeights

Neighborhood
Planning



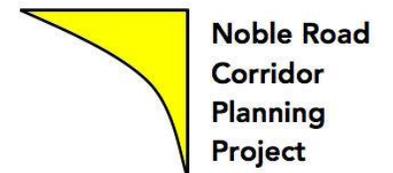
Project goals include:

- enhance image of the neighborhood;
- improve quality of life for residents;
- provide additional jobs and entrepreneurial opportunities;
- promote “placemaking” and strengthen community life;
- productive use of vacant/under-utilized sites;
- promote walking, bicycling and transit use;
- increase safety;
- increase property and income tax revenues;
- sustainable development.



The Planning Process:

- **Selected Camiros**, a nationally recognized urban planning firm, and **The Riddle Co.**, a real estate and economic development marketing consulting practice
- **Convened 13-member Steering Committee** of residents, business owners and other stakeholders
- **Assessed Existing Conditions**
 - Collected Base Information and toured the neighborhood
 - Conducted group and one-on-one interviews, online surveys
 - Conducted market study
- **Considered Alternative Options**
 - Developed potential strategies for corridor revitalization
 - Developed list of potential **Early Action Projects**
- **Defined Strategic Direction**
 - Held Youth Engagement Event at Noble Neighborhood Library
 - Refined potential strategies for corridor revitalization and shared with the community
- **Completed the Planning Process**
 - Chose Early Action Projects to implement
 - Further defined improvement projects and initiatives for corridor revitalization
 - Formulated an **Action Agenda**
- **Steering Committee has continued to meet**
- **Met with EC Properties & Contracts Committee** in March 2020



Plan Recommendations:

- Noble Road become a mixed-use, multi-modal corridor that functions as the center of mobility, civic life and shopping for the Noble Neighborhood
- Make the corridor a place for people, not just for cars
- Make aesthetic and structural improvements to the corridor to make it more attractive for residents, businesses and visitors
- Link civic uses that exist along the corridor and create new ones, such as mini-parks
- Enhance retail activity in the 4 business nodes
- Build on transit routes
- Seek development of vacant parcels along the corridor, including housing

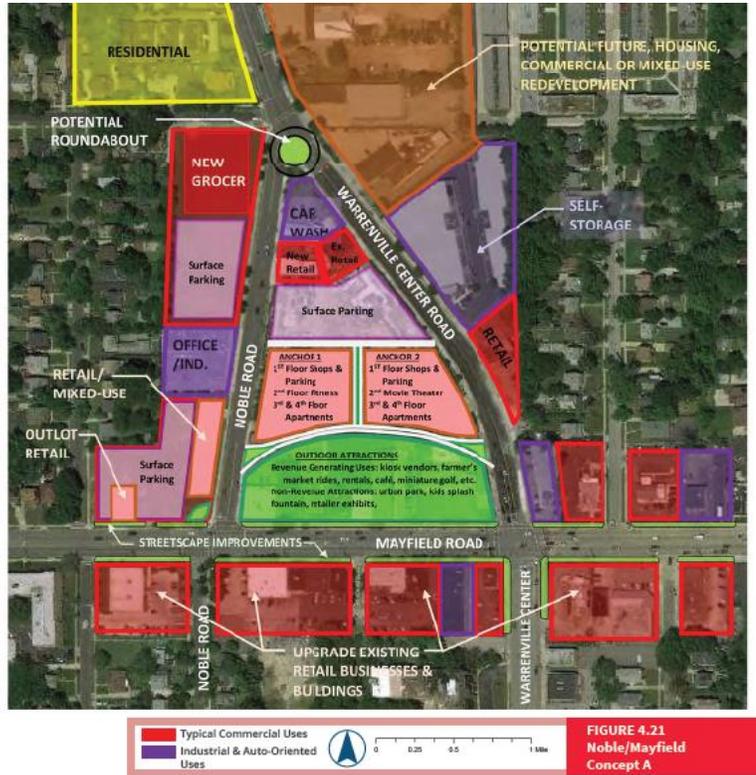
Mixed-Use, Multi-Modal

Commercial Areas Concept



Residential Areas Concept

Three Different Concepts for Noble/Mayfield



Early Action Projects

The NOBiLE-ity Project A Noble Corridor Early Action Initiative

*"This project is at the intersection of local history,
community-building & public art"*

**Highlight the stories of people who have called Noble home
through prose and art on benches spaced along the corridor**

Timeline

Due to the current pandemic, the original timeline has been changed. More adjustments may be needed.

SPRING 2020

- Make final determinations about bench material/style
- Establish local leadership for Student Ambassador Program
- Determine locations for benches, and seek City approval

SUMMER 2020

- Use CDBG funding to purchase benches
- Launch ioby.com fund-match campaign

FALL 2020

- Install benches before October 2020
- Recruit and establish Student Ambassador cohort
- Conduct research and interviews

SPRING 2021

- Choose 6 stories and people to be illustrated on benches
- Oversee final artwork, implemented by local artist & students



Action Agenda and Next Steps

Validate the Vision through 3 additional studies:

- Multi-Modal Transportation Study to determine exactly how the corridor could be reconfigured
- Economic Study to validate that higher property values and increased business activity will result from proposed improvements
- Noble/Mayfield Redevelopment Potential Study to assess the potential for major redevelopment

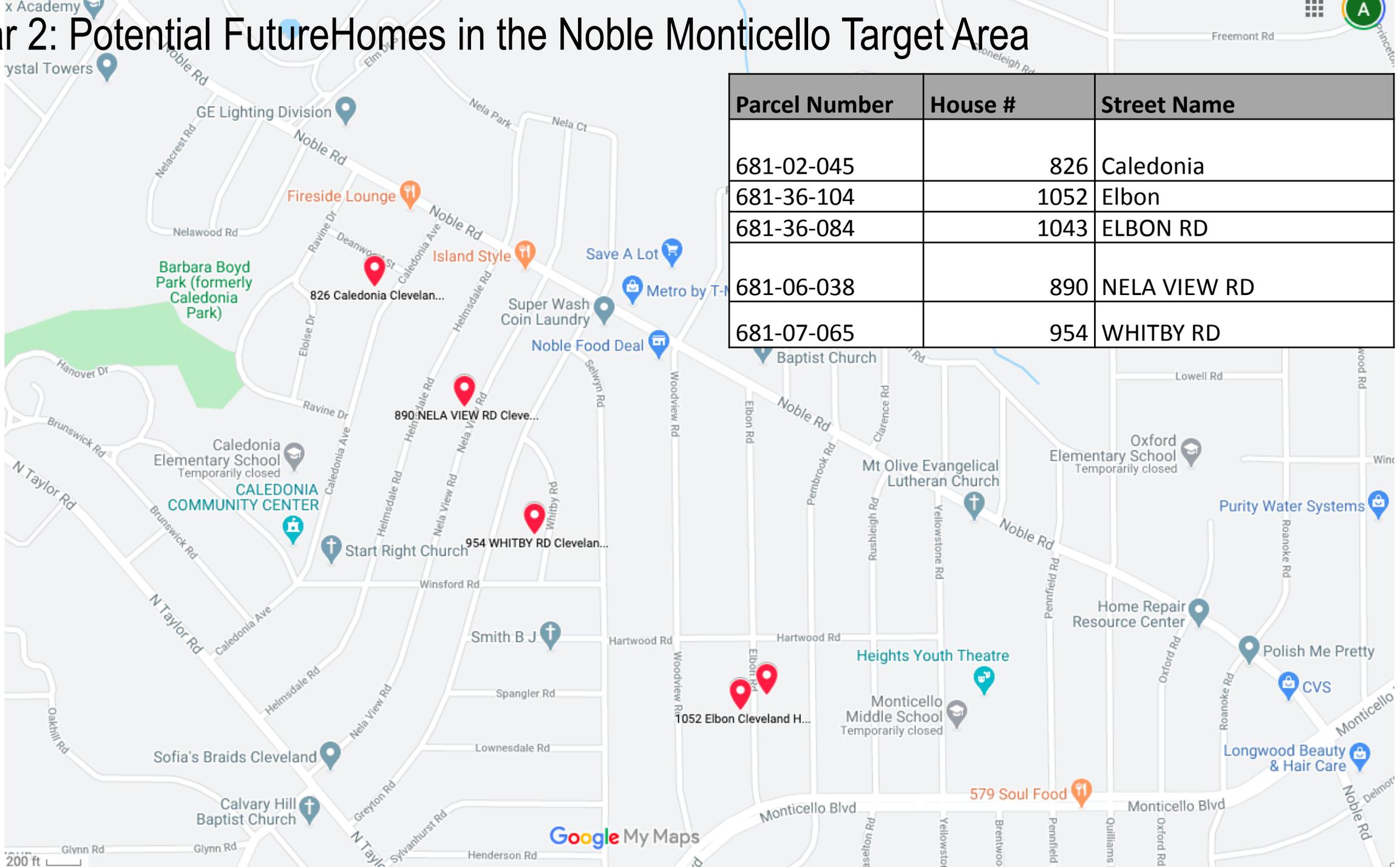
Determine sources of funding, including economic development tools to finance improvements

Consultants prepared an action agenda outlining these steps

Next Steps:

- Implement 1 or more Early Action Projects
- Get endorsement of plan from cities of EC and CH
- Agree to work together to achieve goals of the plan
- Meet with potential developers to explore options for development of vacant parcels

Year 2: Potential Future Homes in the Noble Monticello Target Area



Parcel Number	House #	Street Name
681-02-045	826	Caledonia
681-36-104	1052	Elbon
681-36-084	1043	ELBON RD
681-06-038	890	NELA VIEW RD
681-07-065	954	WHITBY RD

200 ft

Google My Maps



890 Nela View



1043 Elbon



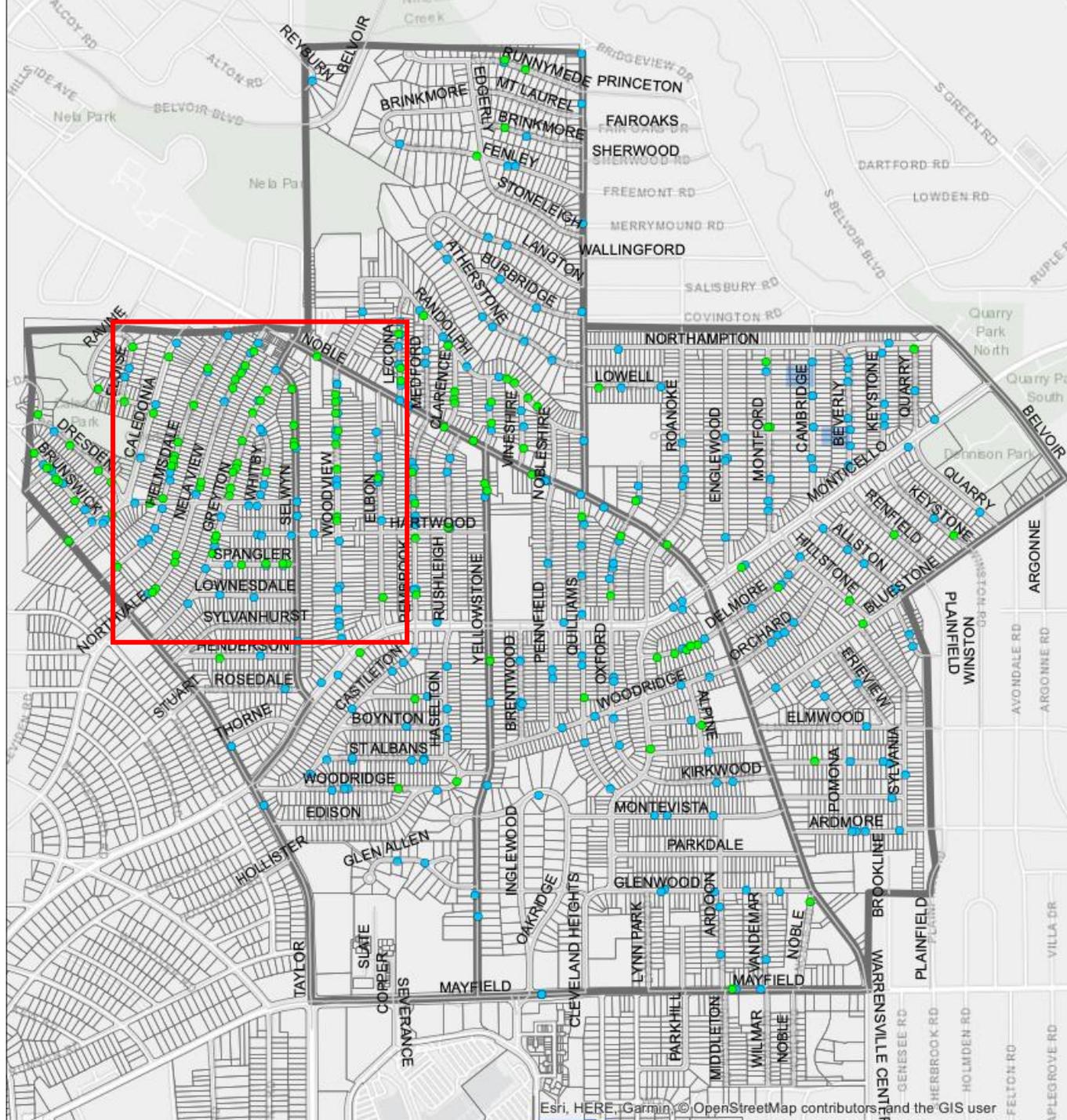
1052 Elbon



826 Caledonia

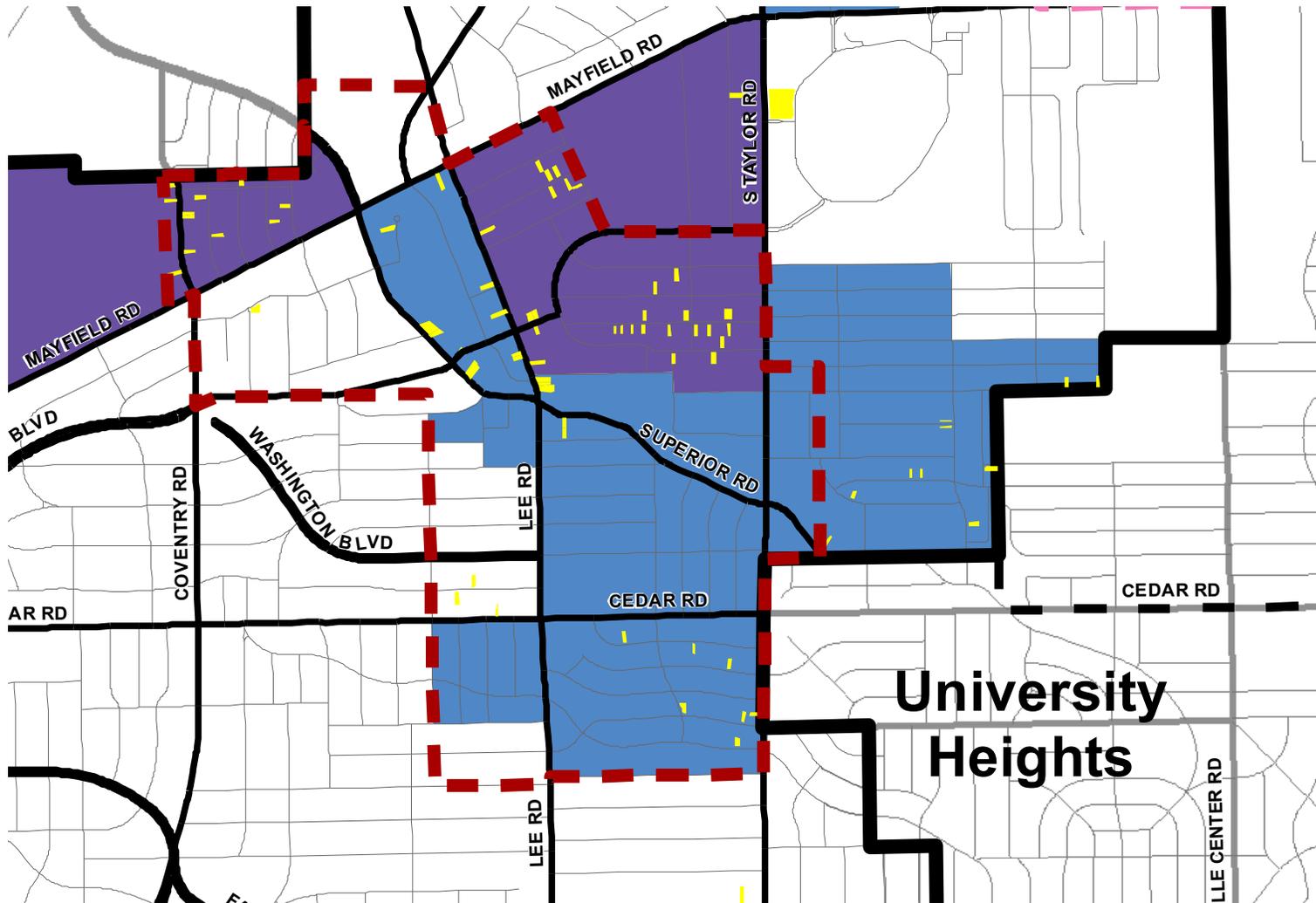


954 Whitby



Year 3: Potential for In-fill Housing Development

Blue: Vacant Properties
Green: Vacant Land
Red: Potential Properties Area



MID – CITY Target Area



Strategy:

Year 1: Launch Housing Rehab Initiative in area around high school

Year 2: Explore In-fill Housing Initiative in DeSota/Altamont Area

FutureHeights

FutureHomes

Goals of Program:

- Preserve our unique housing stock
- Rehab home above neighborhood average to increase comps, property values, and wealth-building in struggling neighborhoods
- Add value to houses where possible –add bedroom and/or bathroom
- Eliminating problem properties
- Leverage neighborhood assets and focus resources on a target area to have a greater impact
- Increase owner-occupancy in struggling neighborhoods

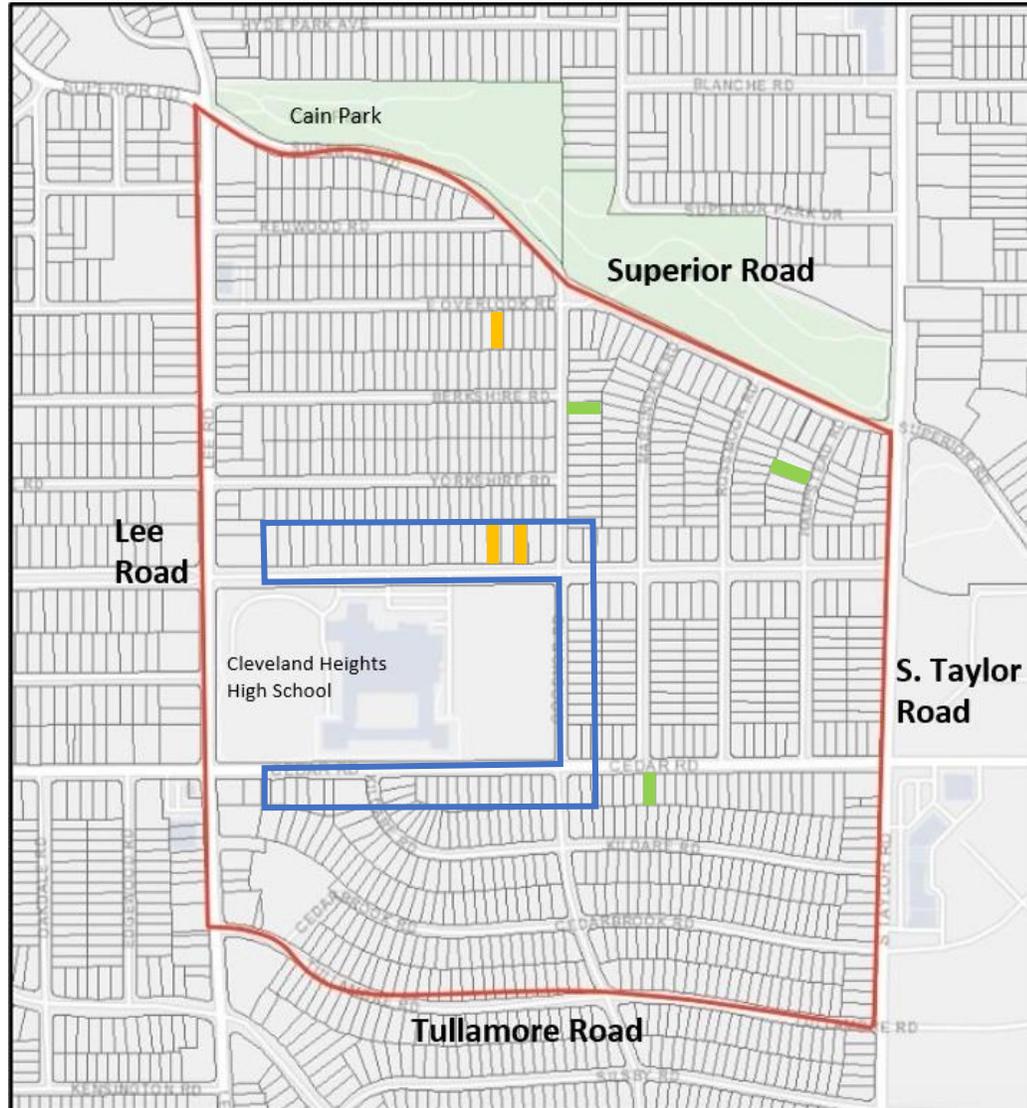
FutureHeights

FutureHomes

Program Timeline

- FH works with city and county land bank to acquire vacant/abandoned homes
- FH inspects property and identifies scope of work
- FH releases RFP to potential developers
- Developers submit bid with potential work scope
- FH selects developer and signs contract
- FH monitors renovations to ensure progress and quality
- Developer finishes renovations, within 6-9 months
- Developer sells finished property to owner occupant

FutureHomes Target Area



— Target Area

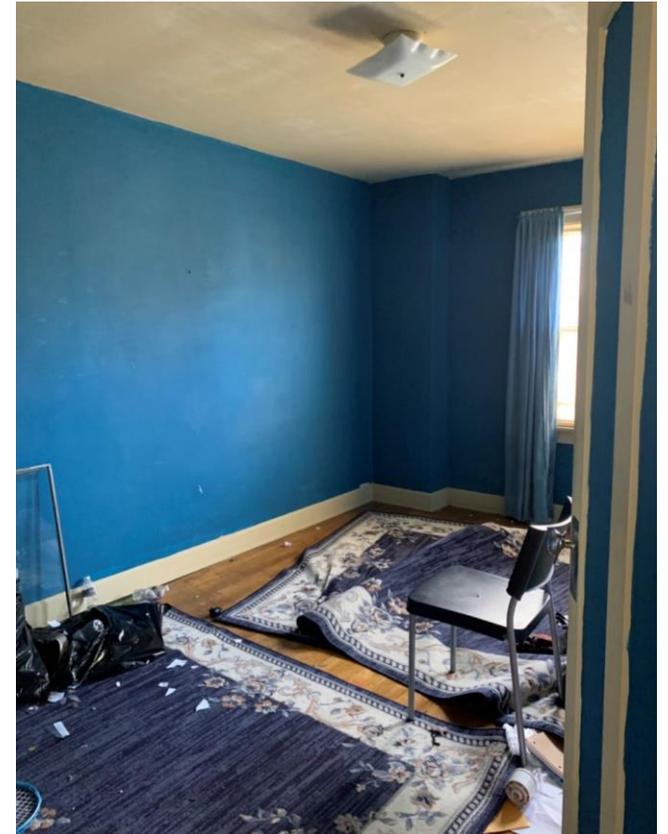
— Model Block: A multifaceted effort to improve property values and enhance quality of life in the neighborhood directly surrounding the high school in order to:

- Connect homeowners with resources at the city of Cleveland Heights and local nonprofits;
- Ensure that new street trees, street and sidewalk repair and other issues are addressed;
- Rehabilitate vacant and abandoned homes;
- Explore expansion of FH mini-grant program for exterior improvements

■ Completed FutureHomes Properties

■ Contracted FutureHomes Properties

2009 Goodnor Before



2009 Goodnor After



2036 Hampstead Before



Exterior in extremely deteriorated condition.



Garage had caved in and needed to be completely replaced.



Deck had been added, exterior in poor condition with overgrown landscaping.

2036 Hampstead After

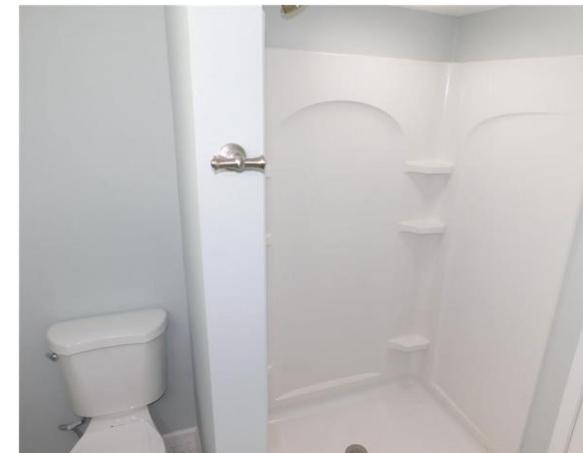
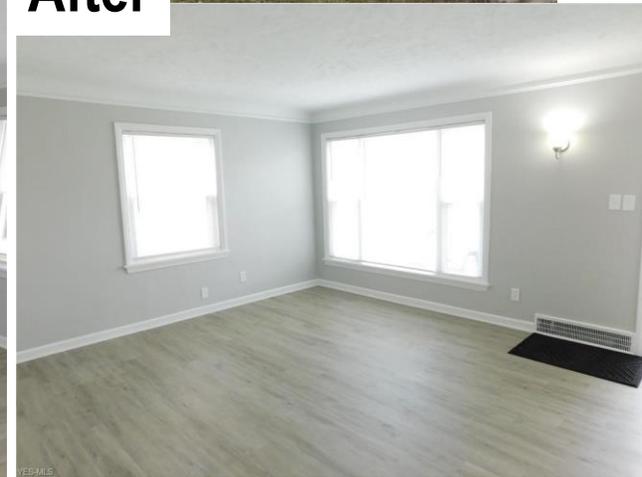




13366 Cedar Before



After



3315 Washington Before



3315 Washington In Process



3158 Berkshire In Process



3306 E. Overlook In Process

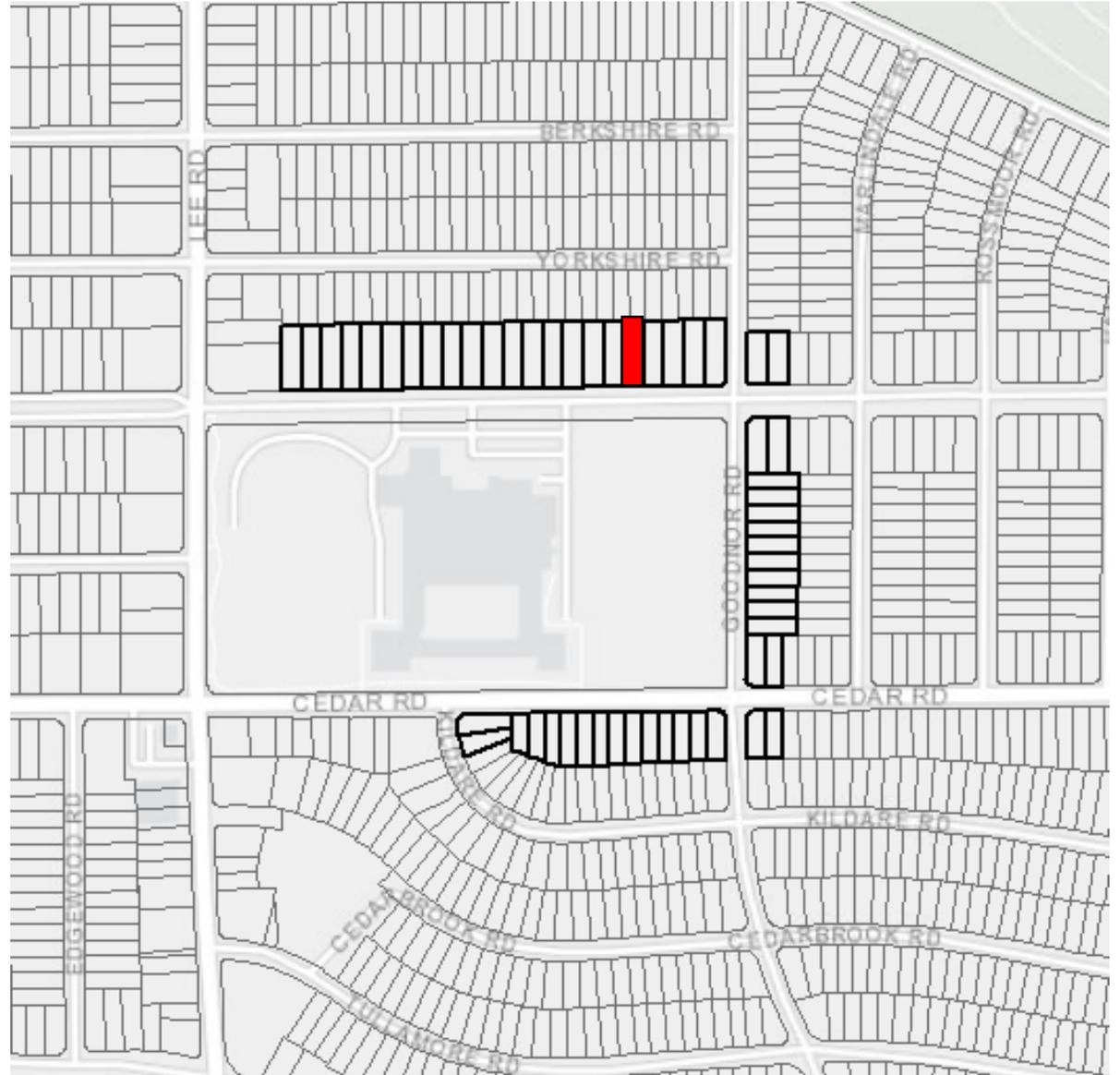


3499 Cummings In Process



Repaved walkways; cleared overgrown landscaping; installed completely new electric, HVAC, plumbing; restored the damaged walls and replaced the windows; took down wall to open up the kitchen, adding a bar dividing the rooms and creating counter/storage space; an additional bathroom was added onto the first floor off the kitchen; wood flooring will be restored; fireplace will be restored etc.

3307/09 Washington



3307/09 Washington Before



FutureHeights

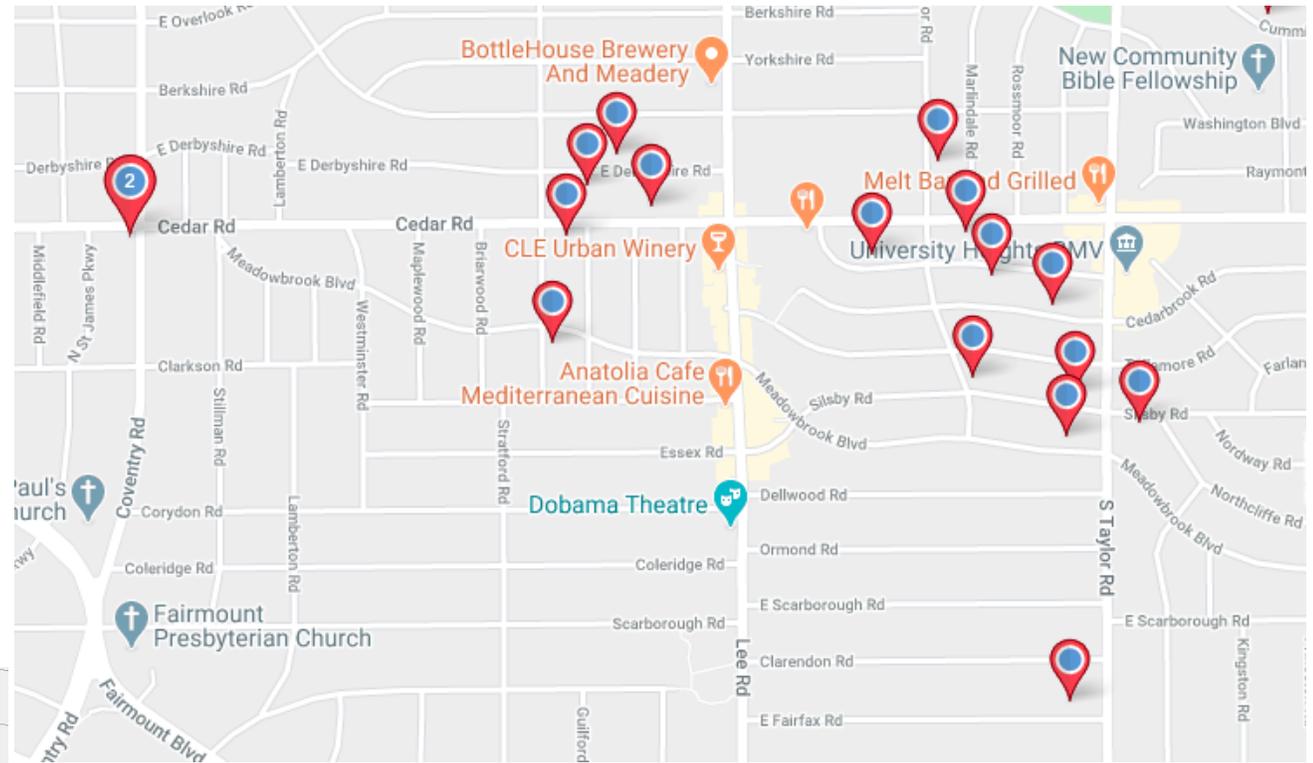
FutureHomes

Results As of June 8, 2020

Address	Developer	Status	Appraisal Value	Sale Price
2009 Goodnor	Home Consulting Solutions	Complete	\$18,100	\$119,000
2036 Hampstead	Revived Housing	Complete	\$19,800	\$165,500
13366 Cedar	Revived Housing	Complete	\$15,800	\$141,000
3306 E. Overlook	Flip and Design	In Progress	\$19,200	
3499 Cummings	Flip and Design	In Progress	\$24,900	
3315 Washington	Revived Housing	In Progress	\$22,100	
3158 Berkshire	Revived Housing	Just Started	\$37,200	
3307 Washington	Home Consulting Solutions	Just Started	\$22,100	

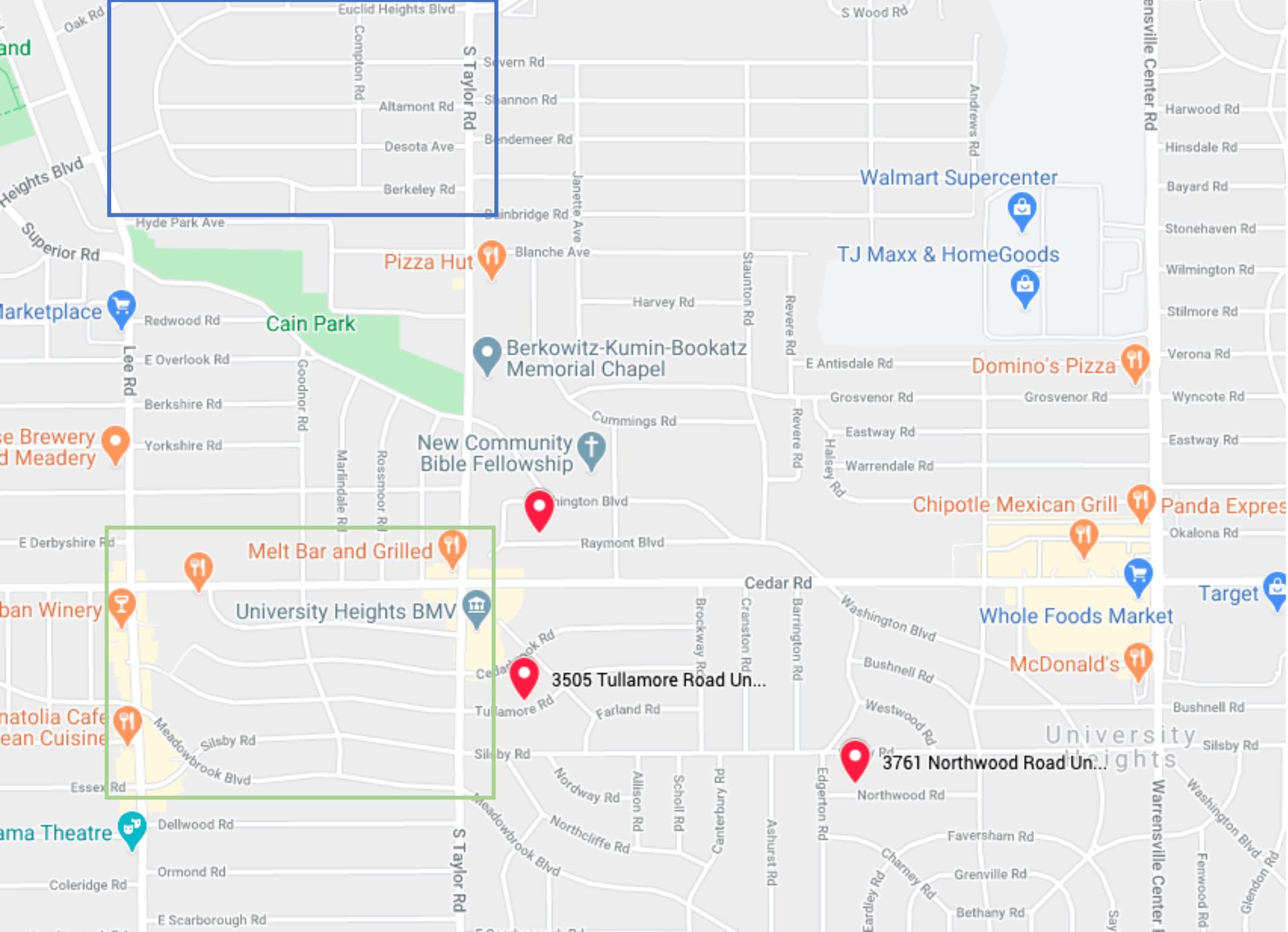
Infill Development

Synergistic with FutureHomes Rehab Program, we plan to build new homes on vacant lots in areas that were highly impacted by demolition.



Cedar/Lee/Taylor

DeSota/Altamont



Blue: Desota/Altamont Target Area

Red: Knez UH New Builds

Green: Cedar/Lee/Taylor Target Area

3509 Raymont Blvd.

UNIVERSITY HEIGHTS \$ 269,975.00

- Basic facts
- Description
- Features
- Neighborhood
- Agent



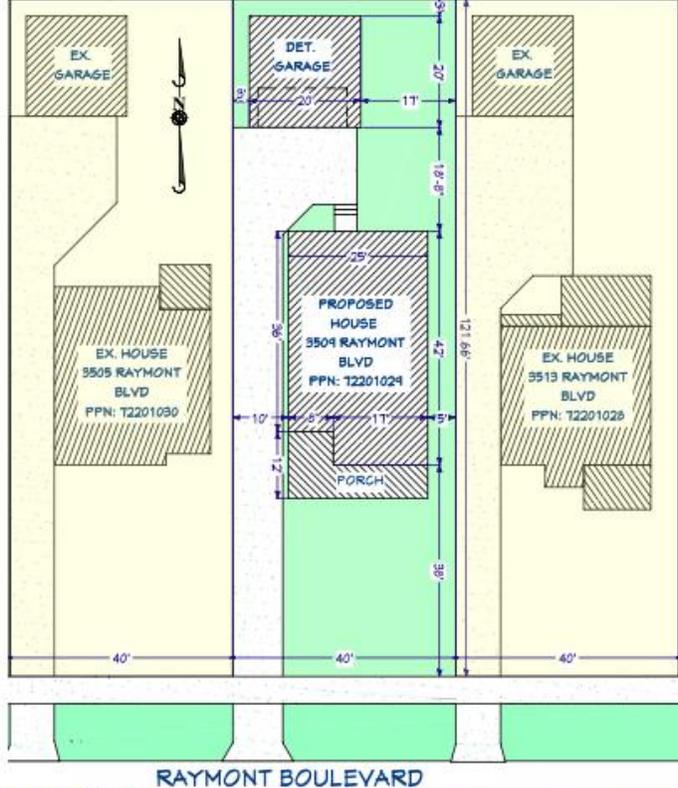
Bedrooms: 3
Bathrooms: 2
Half Baths: 1
Floors: 3
Garage: 2 Car – Detached
Area: 1959 sq ft
Year built: 2020
Status: For Sale
Type: Metro Manor
Floorplan: 3509-Raymont-Blvd-Metro-Manor-Presentation-Plan.pdf



DESCRIPTION

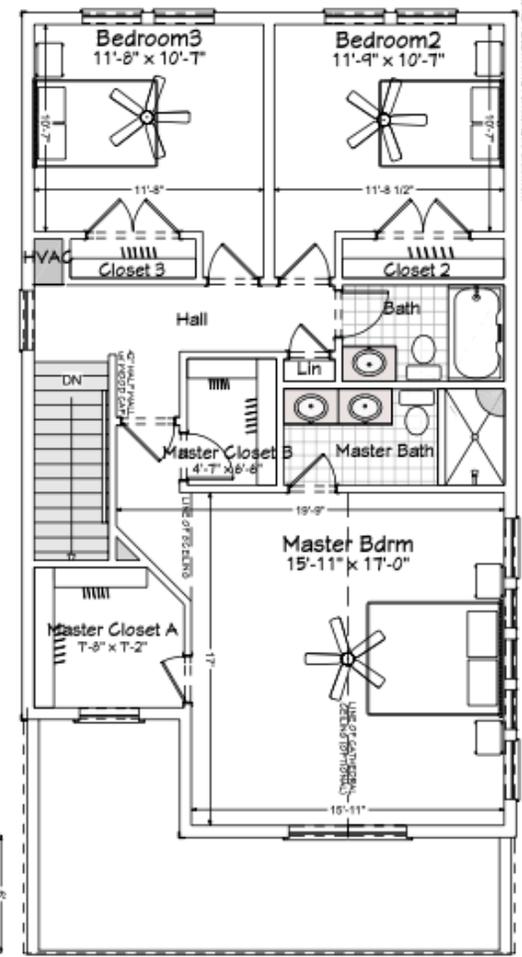
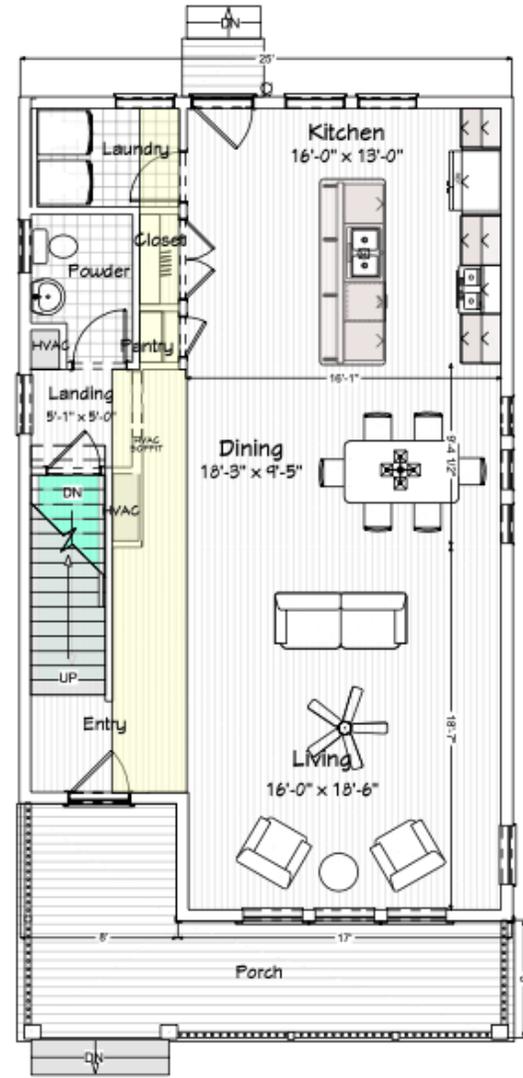
<https://knez.net/university-heights/>

TO BE BUILT | Live in one of our newest neighborhoods – University Heights! Knez Homes presents our Metro Manor floorplan in this exciting new location. This contemporary, designer home is bright and open with clean lines, large windows, ten-foot first-floor ceilings, and abundant light. The Metro Manor design features an open first-floor plan with a half bath and a laundry room, and on the second floor you'll find three bedrooms and two full baths. All three bedrooms feature walk-in closets! Customize your new home according to your own lifestyle and tastes, choosing your own options and finishes at the Knez Selection Center. Add square footage with the option to finish the full basement! With a charming front porch and exterior design and a 2-car garage, this home is ideal inside and out. Your brand-new Energy Star-rated home will be built to qualify for the City of University Heights eligible 15-year tax abatement...meaning you will save not only on taxes, but also on utility bills! Just a stone's throw from John Carroll University & all that Fairmont Circle has to offer. Walk to work, or to one of many restaurants and parks!



METRO MANOR PLAN DATA
Interior Area (1862 sq ft)
 Main Level 931 sq ft
 Upper Level 931 sq ft
Living Area (1459 sq ft)
 Main Level 1002 sq ft
 Upper Level 457 sq ft
 Main Level Wall Height: 10'-1"
 Upper Level Wall Height: 8'-1"
 Foundation Wall Height: 9'-0"
 Width 25 ft
 Depth 42 ft
 Bedrooms 3
 Full Bath 2-Up
 Half Bath 1-Main
 Garage 20'x20' Detached 2 car
Interior Area includes all conditioned area inside of exterior finished walls & interior wall footprints. Includes Stair Opening area.
Living Area includes footprints of all framed interior & exterior walls containing conditioned space plus half the wall footprint between conditioned and unconditioned spaces. Includes area of 1st Floor Stair Opening.

THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY. ANY UPDATES AND CHANGES WILL NOT BE INDICATED. THE HOME WILL BE CONSTRUCTED PER CUSTOMER APPROVED PLANS AND SPECIFICATION SHEETS. ALL AVAILABLE OPTIONS AND FEATURES WILL NOT BE SHOWN. PLEASE CONTACT A SALES REPRESENTATIVE FOR MORE INFORMATION.



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SHEET 1
 Building Customers for Life
 Metro Manor Plan

Kneez ENVIRONMENTAL SUSTAINABLE ENERGY EFFICIENT
Metro Manor Plan
 3509 Raymond Blvd
 University Heights, OH 44118
Energy Star Partner

B. R. Kneez Construction, Inc.
 7555 Fredie Drive - Suite 210
 Concord Township, OH 44077
 (440)710-0711 Fax: 639-6485
 www.kneez.net

Kneez
 GREATER CLEVELAND **HBA**

SHEET 3
 Building Customers for Life
 Metro Manor Plan

Kneez ENVIRONMENTAL SUSTAINABLE ENERGY EFFICIENT
Metro Manor Plan
 3509 Raymond Blvd
 University Heights, OH 44118
Energy Star Partner

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Kneez
 GREATER CLEVELAND **HBA**



NOTE: This floorplan is the exclusive property of B.R.Kneez Construction, Inc. and may not be duplicated or modified in any way without the expressed permission of the company. Some optional features may be shown. Actual homes constructed per agreed upon plan and specification sheet.

Placemaking

The Cedar Lee Mini-Park, situated between Heights Arts, the Cedar Lee Theatre, Boss Dog Brewery and public parking in the Cedar Lee District, currently serves primarily as a pass-through...

But the surrounding assets and potential for a vibrant public space is TREMENDOUS.



Cedar Lee Mini-Park: What would stakeholders like to see?





coventrypeacecampus.org

CREATE	SHOW
LEARN	GROW

**COVENTRY
P.E.A.C.E.
CAMPUS**

Future Heights

Placemaking

Completed Facilities
Feasibility Study



Strengthening nonprofits and
the communities they serve.



\$1.2 M Project
NEA Our Town Grant
Opportunity in Aug. 2020

Future Heights

Community Development Corporation
Update to the City of Cleveland Heights
June 8, 2020