

Development on Cleveland's Health Line

From Downtown to University Circle there are many development projects either recently finished, underway or funded and ready to begin. This transit-oriented development area represents large investments in our community.

4th Street/Old Woolworth's: The City of Cleveland used a Tax Increment Financing District to direct PILOT's to service a bond to fund some of the redevelopment around East 4th Street - an Entertainment district including a comedy club, live music venues including House of Blues and restaurants including "Lola", with our own Food Network Iron Chef, Michael Symon. The combination of transit and this "destination" entertainment area has helped the City attract developers to redevelop properties in the area and to attract businesses who wish to locate in an area that Richard Florida would call a location for the "Creative Class".



6th Street-north side- Rosetta Marketing LLC signed a 15 year lease to move 350 jobs to this Maron owned property, next to the Holiday Inn. They indicated that the downtown location, public transportation and proximity to 4th street would help them attract the best and brightest for their Information Technology Company.



668 Euclid- Developer Doug Price of the K & D group undertook this historic rehab and demolished the building next door to create open space and a parking garage. There are 236 apartments in the building and within 60 days of opening, the building was fully leased. Rents are from \$725 for a 1 bedroom to \$2093 for 2

bedroom penthouse. Again, proximity to East 4th and located on the Health Line, the area is very desirable. 4 of the apartments were leased by Rosetta for employees and recruitment. There is also 25,000 square feet of office and 65,000 sq feet of retail.

9th and Euclid-South West Side - Scofield Building-

Mixed use hotel, residential, and retail. 156,000 sq feet with 25 residential units and 146-room boutique hotel. Financing complete with award of State Historic Tax Credits to be used with Federal Historic Credits. Total project cost is \$44 m. Expected completion in 2011.



9th & Euclid-North side- just past the Huntington Building- These 4 buildings are Under contract by a large national developer for a national chain hotel. Details are still embargoed. Three storefronts will have first floor retail and the fourth will become the entrance to the garage. Due to the Casino and Medical Mart projects, we have seen more interest in new hotels. Location on the Health Line has been a plus, due to the ease of reaching University Circle and our major hospitals. City has offered a TIF on the project.

12th Street South Side-Cleveland Athletic Club- A



local developer is working on a mixed hotel and apartments project using New Market Tax Credits and Historic Tax Credits. City has offered a TIF on the project.

Playhouse Square at 15th Street- Our theatre District- second in size only to New York City, continues to expand. The Cleveland Playhouse, formerly located

at 89th between Euclid and Carnegie, negotiated a deal with Cleveland Clinic to purchase their buildings, and they are relocating to the Hanna Theatre on 15th Street. The City is currently working on a streetscape project for the area.

CSU College Town- Cleveland State University was formerly known as a “commuter college”. Now the university has 1,661 students living in the campus area and continues to expand. The increase in students residing in the area has led to increased investment. The entire south side block from 18th to 20th has been financed.

CSU Student Center- Between 21st and 22nd on Euclid-



The new, 120,000 sf student center at Cleveland State University (CSU) will enhance its campus image and create an open connection with the city while offering a wide range of services to students and faculty. Locating on the Health Line, the student center integrates the campus with the rest of the City.

25th and Euclid- Cleveland State College of Education and Human Services-The building will serve as the eastern gateway to the campus and is being designed by the architectural firm of NBBJ. The 95,000 square foot building, costing about \$36 million, will be three stories tall. Its unique shape will provide garden space between it and the Health Science Building to the north, and between it and Fenn Tower to the west.

Health Tech Corridor - Named an Ohio Hub of



Innovation, the corridor centers along the Health Line and extends one block on either side of Chester and Carnegie Avenues from Cleveland State to

University Hospitals. The Corridor is separately marketed and branded to attract medical technology businesses to the area. The ability of doctors and researchers to jump on the Health line to travel between companies locating on the corridor and educational institutions and hospitals is a huge plus for business attraction.

A collaborative effort between the City of Cleveland and many other prominent local institutions and firms, the Cleveland Health-Tech Corridor is located in the heart of one of the leading biomedical, health-care and technology regions in the nation, creating the perfect environment for a globally competitive location for attracting and growing biomedical and technology companies. The location is already home to 75+ biomedical companies, 45 technology companies, 7 business incubators, and 4 world-class healthcare and research systems, including the Cleveland Clinic, University Hospitals, and 3 higher education institutions.

More than \$2.9 billion investments have been made throughout the corridor, which is formed around the newly completed \$200 million RTA Healthline, which runs the length of the corridor along Euclid Avenue, making transportation easy and simple.

For more information on the Cleveland Health Tech-Corridor, visit <http://www.clevelandhtc.com/> .

To explore the interactive map of Health-Tech Corridor real estate opportunities, visit <http://planning.city.cleveland.oh.us/ed/index1.html> .

3634 Euclid – The New Bridge Cleveland Center for Arts and Technology - Will be the new home of a



“Manchester Bidwell” Center. The facility will begin with after school programs for Cleveland school age children and will expand to adult training programs.

47th & Chester- New Midtown Police Station- Just one block off the Health Line- This will increase the perception of safety and security for the Health-Tech Corridor.

55th and Euclid - North Side- State Behavioral Health Center - The 300 bed hospital will be located here and will have over 500 employees. Total investment by the State is \$83.7 million.



55th and Euclid- South Side - Parking for the State Behavioral Health Center - a Multi level parking structure to support employees and visitors

57th and Euclid - Pierre’s Ice Cream Expansion - The



City of Cleveland helped Pierre’s Ice Cream obtain a \$6.9 million HUD 108 Empowerment Zone loan, that enables the company to expand and improve its production facilities. Construction has begun on the new 35,000 square foot facility, to be built adjacent to Pierre’s corporate offices and distribution center. The new, more efficient facility and state-of the art equipment will allow Pierre’s to double its capacity to make the 285 different ice cream and other frozen treats that Clevelanders love.

59th and Euclid – American Sugar has acquired land for a future expansion

6700 Euclid- Midtown Technology Center- a 126,000 square foot flex space for post incubator companies. Supports the 7 incubators in the Hub of Innovation and helps the City and its partners attract businesses to the Health Tech Corridor. State Job Ready Sites program, New Market Tax Credits and the City’s HUD 108 Empowerment Zone program.

7100 Euclid-Baker Electric Car Building - Post Incubator space to support our 7 incubators. Fully occupied LEED building. The development budget for the 52,000 sf bldg’s budget was \$7.1 m and was funded in part with New Market and Historic Tax Credits. The former Brownfield also received County Brownfield funding.



Euclid Between 73 & 74th- Senior Housing- This new construction project received Housing Trust Fund funding in 2010. The project will be 4 stories and have 4 units with 61,000 square feet. The location on the health line provides residents with easy access to hospitals and medical facilities.

7515 Euclid Avenue Permanent Supportive Housing - Cleveland Housing Network's fifth permanent supportive housing project in collaboration with experienced partners EDEN, Inc. and Mental Health Services. The 70 unit, \$11 m project received Housing Trust Fund funding.

Cleveland Clinic - Starts at 89th Street with the purchase of the Cleveland Playhouse for their expansion and extends from Chester to Cedar through 105th Street. After recently completing the **50,000 square foot** expansion and the newest incubator in the City - the **Global Cardio**



Vascular Innovations Center on Cedar, the Clinic has now broken ground on the Reference Lab on Carnegie.

Euclid at Mayfield - Museum of Contemporary Art-MOCA has secured their funding and expects to complete their project by 2012.



Euclid at Mayfield-Uptown- MRN Ltd. working with Case Western Reserve University has just broken ground on Phase I; the South side of Euclid Avenue. The project is mixed use residential and retail, including the University bookstore and Barnes and Noble retail. The total project cost is \$45,164,998 and funding includes New Market Tax Credits. The City provided \$5M in Vacant Property Initiative Funds.



University Hospitals Cancer Hospital-Just before Cornet Rd- South side of Euclid- UH is investing in the future of cancer treatment and research by building a new, free-standing cancer hospital to bring all facets of cancer care under one roof. The new Cancer Hospital,

equipped with 150 patient beds, will combine the best technologies, the most effective protocols and the latest findings for cancer care in one 375,000-square-foot, free-standing facility.

117th Street-Cleveland Hearing and Speech



Center- Cleveland Hearing & speech had to move due to the expansion of University Hospitals. They opened their newly constructed 48,000 sq ft building on October 2009. They serve the deaf and hearing impaired community and many of their clients come via public transportation. The City of Cleveland provided \$800,000 in funding.