

Cain Park Village

Revitalization



RFP 12/10/2021
In association with:



Little Jacket

RDL
ARCHITECTS

WXZ





Table of Contents

Development Team Information	06
Relevant Development Experience	16
Financial Capacity	35
Proposed Development Vision and Preliminary Redevelopment Concepts	37
Community Engagement	84
Proposed Process and Timelines	89
Economic Impacts	94
Resources Required from the City	97
Plan for minority and female business enterprises inclusion; prevailing wage and local hiring practices	100
Development and Use Agreement	104
Project Summary	105

Dear Mr. Boland:

WXZ and our partners are pleased to submit our proposal for the Taylor Tudor buildings.

We believe this site and the surrounding business corridor present an amazing opportunity for the City of Cleveland Heights and its current and future residents and businesses. As you'll see in our proposal, our vision is a vibrant, mixed use district which capitalizes on and amplifies the opportunity for an energetic, walkable neighborhood.

We've considered the site's close proximity to Cain Park and its historic role as a business district. We believe we can help create a welcoming, diverse neighborhood which celebrates the existing history and culture while attracting new energy to the district.

We look forward to the opportunity to discuss our proposal with you.

Thank you,

Matthew Wymer
Vice President, Development
WXZ

SECTION A

Development Team Information

WXZ develops forward-thinking projects with careful consideration for the impact they will have on both the surrounding neighborhood and the entire community.

WXZ

WXZ sees potential value where others may not—distressed or under-utilized buildings, difficult to assemble sites, and complex deals—investing the time and consideration to create a unique, marketable solution that turns potential value to real value.

Naturally inclined to see value in diversity—evidenced in projects like College Club where historic preservation was thoughtfully paired with new construction, creating a community that includes for sale and for rent opportunities. This approach, diversity in the actual structures as well as their respective tenure, helps promote diversity among residents.

James R. Wymer | President

James R. Wymer began his thirty-year career in real estate after leaving a CPA career in its early stages. He recognized his background in accounting and ability to foster relationships were strengths that could create value in the real estate opportunities he was interested in pursuing. James has expanded WXZ's services by adding team members with a range of skills and depth of experience in site selection, land development, civil engineering services, general construction, financial forecasting, and property management.

Dave Swindell | President and Chief Operating Officer

Dave Swindell joined Jim in 2006 with the expansion of WXZ Construction as President and Chief Operating Officer of WXZ Construction. In his 30 years of experience, Dave worked on more than 7,600 single and multi-family developments, senior apartments and student town homes, and more than 6 million square feet of retail space for merchants such as Borders Books, Builders Square, Kmart, Publix, Rite Aid, Target, Walgreens and Wal-Mart. He's led the development and construction of diverse product types across the Midwest, Eastern Seaboard and the Southeastern United States. Dave's executive industry experience and active leadership has produced a portfolio of projects valued at over \$2.5 billion.

Matthew Wymer | Vice President, Development

Matthew Wymer brings a background in law and urban planning to his efforts as a third-generation member of WXZ. Like his grandfather and his father, he values long-term relationships over short-term profits. He's passionate about creating imaginative solutions to existing sites. By leveraging his degree in urban planning, he's able to think more broadly about the impact of his projects in the communities they reside in. He is a current board member of Future Heights and resides in Cleveland Heights.



Robert Zimmer | Zimmer Real Estate Group

Robert Zimmer understands historical preservation impacts community and market value. He has held a real estate license for more than 30 years and has used it to foster projects that are truly beacons for community growth--from creating the original vision for East 4th Street as president of the Historic Gateway Neighborhood to driving the redevelopment of League Park and 66th Street as the founder and president of the Baseball Heritage Museum. He rallied public and private teams to create development opportunities in the Larchmere and University Circle neighborhoods that will continue to have a long-lasting impact. He's active in the City of Shaker Heights where he resides and was appointed to a number of committees related to diversity and revitalization.

Historic Preservation
Group (HPG) is an historic
preservation consulting firm
founded by Heather Rudge
in 2014.



Historic Preservation Group specializes in the preparation of National Register nominations, survey and inventory of historic resources, historic building condition assessments and maintenance plans, the successful delivery of federal and state historic tax credits, evaluation of historic tax credit eligibility, and project management to protect historic tax credits through construction. In 2019, HPG submitted a successful nomination to add Stadium Square in Cleveland Heights to the National Register of Historic Places.

Heather Rudge | Principal, Owner, and President

Heather Rudge brings more than 30 years of experience to her clients and works on or oversees all projects undertaken by the firm. Prior to establishing Historic Preservation Group in 2014, she started and ran the Historic Preservation Studio at Weber Murphy Fox Architects (Cleveland) for three years and was a Historic Preservation Specialist with Sandwick Architects (Cleveland) for eight years, writing historic tax credit applications and National Register nominations, and monitoring construction on historic tax credit rehabilitation projects. Heather worked for the Cleveland Restoration Society for more than ten years where she established and ran their Heritage Home Loan and Sacred Landmarks programs.

From comprehensive planning and design to construction documentation and administration, RDL serves a wide range of clients by using their collective expertise.



Composed of architects, planners and designers for a holistic approach to each project from start to finish, RDL contains six studios: Residential, Senior Living, Commercial, Placemaking, Interior Design and Development Services. Their thoughtful approach to design is rooted in a deep understanding of planning to address every unique circumstance. Partnering with clients, contractors and construction managers as they design a space ensures that their designs are grounded in the practical realities of the development process while addressing the needs of those who use the space.

Ron Lloyd | Founder and President

As master planner, architect, and founder and president of RDL Architects, Ron possesses a unique breadth and depth of experience in retail and residential design. As managing principal, Ron stays involved, invested and interactive ensuring the highest set goals continue to be achieved. He is careful to blend the firm's planning philosophies with vision, lending his expertise to assure the built product respectfully serves both the present and future. Ron is also committed to leadership in sustainable design through continued education and support of staff training in LEED professional accreditation.

Gregory Soltis | Senior Designer

Greg's expertise is in concept and schematic design for retail, medical offices, and restaurants including central atriums for resorts, hotels and casinos throughout the nation. Greg is proficient in construction documentation and has managed construction and on-site installations ensuring project budgetary constraints are achieved. His contribution in planning for Cleveland's Waterloo arts district neighborhood is significant in guiding the development of the neighborhood. The plan has also enabled Northeast Shores Community Development Corporation to gain access to a \$500k ArtPlace grant from the NEA, and is being implemented as part of the Collinwood Rising program.

Little Jacket is an internationally recognized branding and marketing communications firm founded in 2004 and based in Cleveland, Ohio.



We are a team of designers, writers and strategists focused on helping businesses and organizations grow, develop new products and markets, tell their stories, raise awareness, and change perceptions. As an agency, we care deeply about the future of our community, and we seek out opportunities to positively impact our region by providing our marketing communications expertise to organizations working to strengthen our community. Through these experiences, we've gained firsthand insight into the importance of many of our region's finest organizations. Along the way, we helped the City of Shaker Heights attract its largest retail construction project in decades and crafted the City of Cleveland Heights's brand story and marketing communications strategy to attract and retain residents and businesses.

Little Jacket

Roger Frank | Managing Partner

A writer by trade, Roger's passion is translating strategic insight into compelling creative messaging. For more than three decades, his creative leadership and attention to craft have helped define the voices of brands big and small. Roger joined Little Jacket in 2009 as a partner and has helped grow the firm's regional, national and international creative reputation while focusing on marketing communication efforts that have a substantive impact on his local community. He is active on three nonprofit boards - Open Doors Academy, NewBridge, and COSE. He lives in Cleveland Heights with his wife, Heidi, and daughter, Emily. They are proud to be part of Tiger Nation.

Tasmin Andres | Account Manager

Tasmin Andres oversees the delivery of client projects from start to finish as Little Jacket's Account Manager. She received a Master's in Nonprofit Administration at Cleveland State University and has worked in fundraising and programming roles at the Museum of Contemporary Art Cleveland, Foundation Center, and the Morgan Conservatory.

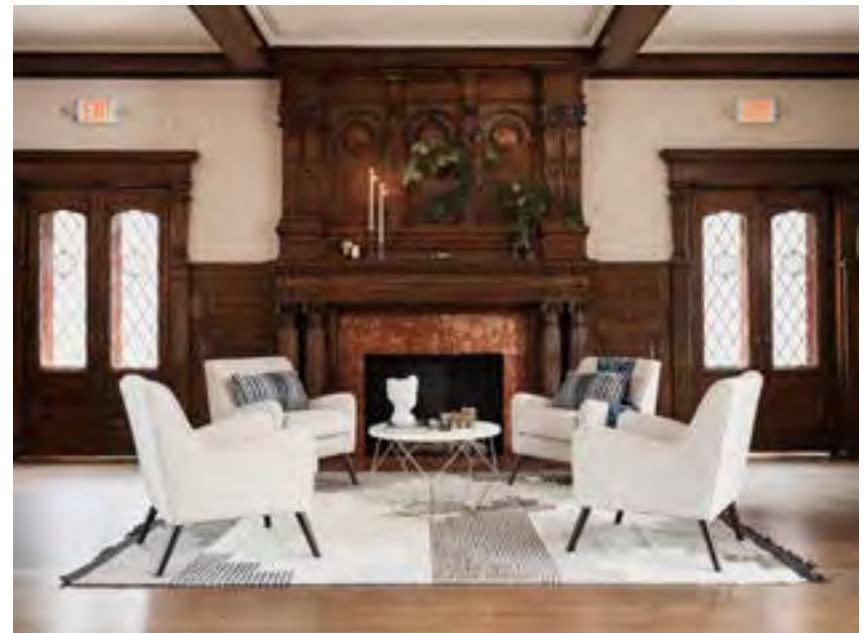
SECTION B

Relevant Development Experience

The College Club of Cleveland, located at 2348 Overlook Road in Cleveland Heights, was founded in 1898 as a social, civic, educational, and philanthropic organization of and for women who had graduated from accredited colleges.

College Club

In addition to building 13 new townhomes on the property, WXZ worked with Historic Preservation Group to preserve the original mansion and carriage house while converting them into rental apartments. The result is a truly successful example of new construction existing in harmony alongside historic structures, and the preservation of an important piece of Cleveland Heights history.



College Club – Current



College Club – Interior



WXZ's first project in University Circle may have also been the project with the most challenging location—a wedge-shaped gravel lot situated against a railroad bridge at the corner of Euclid Avenue and East 118th Street.

Circle 118

The existing condition was unwelcoming, unattractive, and had become a venue for illegal activity that was damaging to the surrounding community. The design solution included twelve for sale townhomes; six along Euclid Avenue that step back from the intersection toward the tracks and six along East 118th Street. Additionally, ten apartments of the same scale at the rear of the site were designed to frame an auto court at the center of the buildings. The for sale townhomes of approximately 1800 square feet include spacious roof terraces, two and three bedroom floor plans, two-car attached garages, and smart passive design features such as glazing along stairwells on South-facing elevations that act as thermal chimneys to promote mechanical/heat efficiency inside the homes. Architecturally, the distinct and vibrant approach establishes a bright, uplifting tone at an important district gateway.

Following Circle 118, WXZ continued North along East 118th Street and developed two additional infill projects with a third that is currently in design stages. The transformation of this formerly-neglected residential street at the terminal end of a dense urban district, is a reflection of our approach to development: we are invested for the long-term and seek to maximize returns to the community by building relationships that grow.

Circle 118 – Before and After



Circle 118 – Exterior



RDL Architects assisted with the historic restoration and renovation of Hessler 113 Townhomes.

Hessler 113 Townhomes

The building, constructed in the early 1900's, consisted of five townhomes and featured ornate architectural details on the exterior that were masked by overwhelming neglect. The preservation plan focused on repairing and cleaning existing brick, stucco and trim work, and exterior doors and windows. Inside, units were reconfigured to realize layout efficiencies and create a more open floor plan. Each unit retains its historic characteristics such as original fireplace mantles. The project received Enterprise Green Communities Certification and Cleveland Choice Awards's Best Historic Renovation.

Hessler 113 Townhomes



The Allen Estates development, located on the east side of Cleveland in the historic Hough neighborhood, is a four-phase approach to reignite the neighborhood around League Park.

League Park

RDL was tasked with analyzing the block structure, pedestrian connectivity, and the streetscape and proposing a mix of housing types. The proposal recommends a variety of housing options, including rental apartments and for sale townhomes, within a mixed-use building. The buildings incorporate architectural cues from the stadium, and streetscape improvements that extend into the alleyway.

League Park



League Park

Connecting to the historic Hough neighborhood's long history with baseball, RDL will use League Park as the neighborhood's primary design influence.



League Park

Housing in the Allen Estates development will vary and includes rental apartments in a mixed-use building, for sale townhomes and accessory dwelling units.



Fairhill Courts is an infill project in Shaker Heights within the Shaker Square Landmark District currently in progress with WXZ.

Fairhill Courts

The project includes the ground-up construction of a three-story condominium building above a subterranean conditioned parking level. The convenient location on Fairhill Road, where Shaker Heights meets both Cleveland and Cleveland Heights, offers a diversity of attractions within walking distance. The site sits between the tennis courts of the historic Cleveland Skating Club and the lush greenway running along Doan Brook. Amenities include expansive roof terraces, on-site gardens, one-level living, sustainable design elements, and proximity to culturally-rich, iconic neighborhoods including Shaker Square and Larchmere and beloved park space around Shaker Lakes and above Doan Brook.





VIA 126 is an exciting WXZ project taking shape in Cleveland's Little Italy neighborhood, a historic landmark district.



VIA 126

The three-phased project offers diverse housing typologies and distinct architecture. The first phase, currently under construction, includes three for sale residences on East 126th Street backing up to Lake View Cemetery. The second phase, currently in the approval process, will create a new mixed-use building including four residential levels above ground floor commercial space and a subterranean conditioned parking garage. The residential levels include seven residences that will be owner-occupied condominiums. The third phase of the project is in the design phase and will create three owner-occupied condominiums (one per floor) above a conditioned parking garage. The three aspects of the project have been meticulously considered to respect and respond to the existing historic fabric of an important, evolving Cleveland neighborhood.





While Shaker Heights is known for its world-class architecture and breathtaking neighborhoods, it was built without a viable commercial district.

City of Shaker Heights

Originally this was one of its greatest assets, but over time the lack of a proper downtown created problems the founders had not anticipated. Without a strong contribution to city revenue from businesses, the tax burden on residents had become unbearable and unsustainable.

Little Jacket worked with the city to develop a marketing communications plan to encourage residents to live and work in Shaker Heights. At the same time, they worked to find a developer with a vision for the Van Aken District and facilitate community engagement exercises to garner feedback on what vendors residents wanted to see in the district. The result is a vibrant community hub that has spurred additional economic development in Shaker Heights, attracts visitors, and delights current residents.

With the goal of creating a marketing communications campaign to attract and retain residents and businesses, the City of Cleveland Heights conducted extensive brand research to determine its key brand attributes.

City of Cleveland Heights

Among residents, diversity, inclusiveness, and a commitment to the arts were most cited. Little Jacket helped the city create a brand promise that celebrated its core strengths. The brand promise and corresponding marketing communications campaign, All are welcome, resonated with the community and potential residents and businesses. Cleveland Heights was named one of the five best places to live in Northeast Ohio in 2021.



SECTION C

Financial Capacity

TriState Capitol Bank has submitted a letter of interest, included in this proposal as an attachment, regarding acting as a lender on this project.

SECTION D

Proposed Development Vision and Preliminary Redevelopment Concepts



Our vision for the Taylor Tudor Project is that it be one piece of a larger plan for a vibrant neighborhood. As it was originally planned, the Tudors were to provide a commercial hub in this important Cleveland Heights neighborhood.

As it was originally planned, the Tudors were to provide a commercial hub in this important Cleveland Heights neighborhood.

This proposal “completes” the original vision for what was to become Stadium Square, nearly 80 years later. We believe a successful vision for this district will address its important role in connection with its immediate surrounding assets -- the Taylor Road Synagogue, Cain Park, the enduring and diverse Stadium Square neighborhood, and its strong Jewish heritage.

The proposed Taylor Redevelopment District is a unique opportunity to reinforce and strengthen the identity of the Taylor Road Corridor where it meets Cain Park. Cleveland Heights has several commercial districts surrounded by residential areas that Eastsiders generally recognize as neighborhoods in their own right. Examples are “Cedar-Fairmount”, “Cedar-Lee”, “Cedar Center”. This redevelopment is an opportunity to put yet another unique neighborhood and gathering place on the mental map of Greater Clevelanders.

The Taylor Road corridor is envisioned as a mixed-use development that looks to enhance the fabric of the neighborhood with the preservation and renovation of existing historic buildings and mindful addition of new construction buildings.



Connection to the history of the neighborhood through new architecture, a street and ground-plane redesign that physically connects the two sides of the street, and the use of glass on new retail storefronts and building facades that literally reflect the historic architecture of the Tudor Taylor Buildings. Cain Park, a significant asset to the district, is celebrated with a new South Taylor Road entrance that doubles as an open-air deconstructed park lodge where people can gather for events or to watch the activity in the park. The improvements to the park spill over into the corridor to create a gateway to the district, allowing nature to converge with the built environment.

We believe we can protect this distinct, history-rich neighborhood while building a bold vision for the future. We believe we can create catalytic change in this neighborhood by building a strong sense of place. A place that is welcoming and inclusive.



Site Plan

Site	Address	PPN	Size [ft ²] Parcel Size	Land Use	Zoning	Proposed Use
Taylor Tudor Plaza						Mixed Use
Building I	1934 - 1946 S. Taylor Road	684-27-001	13,330	Mixed Commercial/ Retail	C2 Local Retail	Mixed Use
Ground Floor	± 7 Commercial Spaces		8,890			Commercial
Second Floor	8 Apartments		7,156			Apartment
Third Floor	8 Apartments		7,156			Apartment
Total			23,202			
Building II	1912 - 1926 S. Taylor Road	684-26-012	12,750	Mixed Commercial/ Retail	C2 Local Retail	Mixed Use
Ground Floor	± 8 Commercial Spaces		7,278			Commercial
Second Floor	8 Apartments		7,278			Apartment
Third Floor	8 Apartments		7,278			Apartment
Total			21,834			
Building III	1908 S. Taylor Road	684-26-011	8,000	Mixed Commercial/ Retail	C2 Local Retail	Mixed Use
Ground Floor	± 6 Commercial Spaces		5,867			Commercial
Second Floor	6 Apartments		4,987			Apartment
Third Floor	6 Apartments		4,987			Apartment
Total			15,841			
City Participation	Residential Property Tax Abatement; TIF; Storefront Renovation Program; Co-Applicant [w/ Development Team] for NEORSD Green Infrastructure Grant; Supportive role in Development Team's application for Vibrant Communities Grant from JobsOhio.					

Site	Address	PPN	Size [ft ²] Parcel Size	Land Use	Zoning	Proposed Use
TRS						Mixed Use
Driveway Parcel	Superior Park Drive	684-27-007	7,065	Religious	A Single Family	Driveway; Parking
Synagogue	1970 S. Taylor Road	684-27-002	76,482	Religious	A Single Family	Residential; Commercial
Historic Preservation					*Requires Rezoning	
Ground Floor						
	13 Apartments		10,111			
	Arts/Performance Space		6,740			
	Gallery		854			
	Amenity Space/Internal Court		4,320			
	Resident Amenity Space		570			
	Office		220			
	Common/Public Area		4729			
Total			27544			
Second Floor						
	11 Apartments		7,413			
	Common/Public Area		3,045			
	Terrace		2,064			
Total			12,522			
Basement Level						
	13 Parking Spaces					
	2 Storage Spaces					
New Construction						
	7 For Sale Residences	#	ft ²			
	Model A	1	2,000			
	Model B	6	2,600			
Total		7	17,600			
City Participation	Residential Property Tax Abatement (both for renovation/rehab and owner-occupied for sale housing); Supportive role in Development Team's application for Vibrant Communities Grant from JobsOhio.					

Site	Address	PPN	Size [ft ²] Parcel Size	Land Use	Zoning	Proposed Use
S. Taylor/Superior Housing						Residential
BKB Wooded Lot	Behind 1985 S. Taylor Road	683-22-084	19,630	Retail	MF2 Multiple Family	For Sale Residences
BXB Wooded Lot	Behind 1985 S. Taylor Road	683-22-005	20881	Retail	MF2 Multiple Family	For Sale Residences
CH School District	14780 Superior Road	683-22-023	63,482	School	MF2 Multiple Family	For Sale Residences
Total			103993			
New Construction						
	17 For Sale Residences	#	ft ²			
	Model A	5	2,000			
	Model B	12	2,465			
Total		17	39,580			
City Participation	Residential Property Tax Abatement.					

Site	Address	PPN	Size [ft ²] Parcel Size	Land Use	Zoning	Proposed Use
Taylor Commons M-U						Mixed Use
	1901 S. Taylor Road	683-21-013	19,180	Retail	C2 Local Retail	Mixed Use
	1917 S. Taylor Road	683-21-014	24,000	Retail	C2 Local Retail	Mixed Use
	1917 S. Taylor Road	683-21-015	24,000	Retail	C2 Local Retail	Mixed Use
	Antisdale Road	683-21-016	21,542	Retail	C2 Local Retail	Mixed Use
	1941 S. Taylor Road	683-21-017	48,003	Retail	C2 Local Retail	Mixed Use
New Construction						
	Apartments	#	ft ²			
	1 Bed	192	675			
	2 Bed	16	925			
Total		208	<u>144,400</u>			
	Commercial Space	#	ft ²			
	Anchor	1*	13,220			
	Retail/Office	11 Spaces	24,150			
Total			<u>37,370</u>			
	Parking	338 spaces				
	*New space for The Centers for Families and Children					
City Participation	Residential Property Tax Abatement; TIF; supportive role for Developer's pursuit of NMTC; JobsOhio Vibrant Communities Grant					



Taylor Tudor



Taylor Road Synagogue

The Taylor Tudor buildings are solid and in relatively good condition considering that they have been mostly unoccupied for years and many of the interior historic features are still intact.

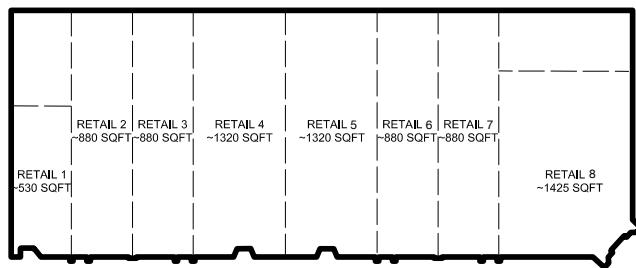
Taylor Tudor Buildings

The exterior and interior renovation will preserve and, where needed, reconstruct the architecture of the 20's and 30's (the era the buildings were constructed in) while allowing for modern conveniences. Interior wood molding, tiles and fixtures from the era will be refurbished or replaced to match and wood flooring and molding will be refinished and highlighted when possible. Special care will be taken to restore the skylights which make the common entry, stairs and hallways special.

The facades of the buildings facing South Taylor Road will be renovated with new aluminum storefronts and transoms in a darker bronze finish that are historically appropriate. Where there are awnings added they will be green and white striped to match those that were there originally. Windows will be selected to match the original large plate glass and doors will be historic three quarter light glass with sides and sills at five to six inch widths. Small details such as mail slots may be added even though they may not be used today. All of the architectural moves will be based on historic photos and physical evidence.

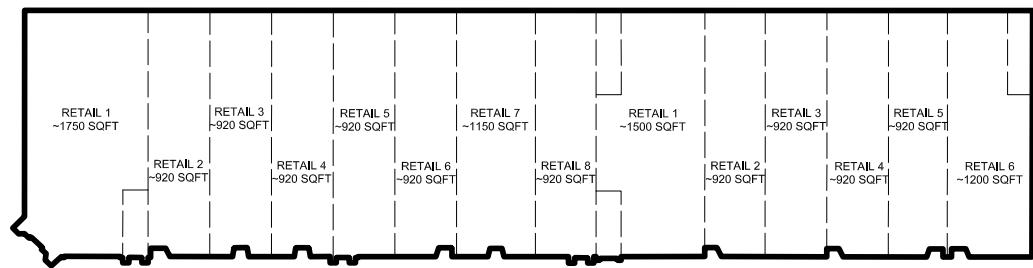


After restoration and rehabilitation are complete, the Tudor buildings will have 22 total commercial spaces located on the ground floors and 40 1-bedroom for-rent residential units and 4 2-bedroom for-rent residential units.



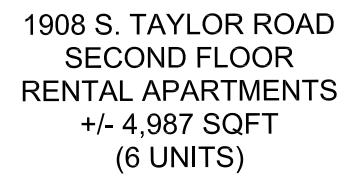
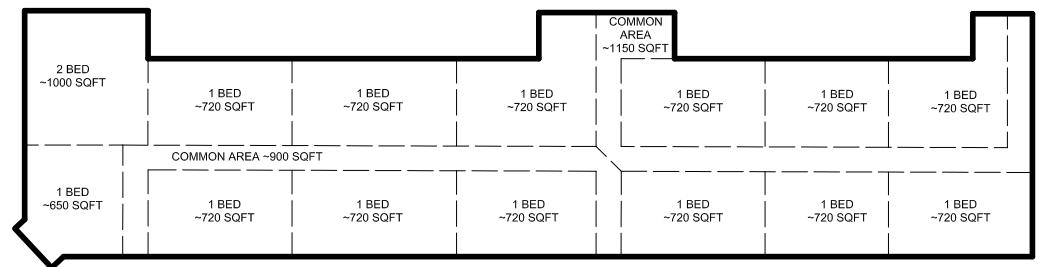
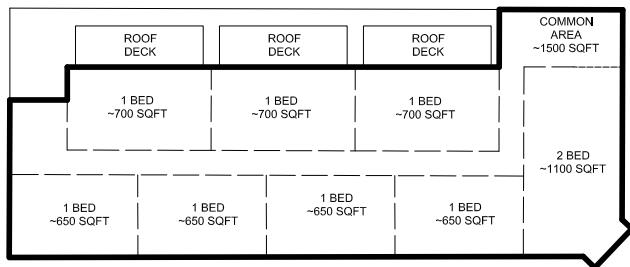
1932-46 S. TAYLOR ROAD
GROUND FLOOR
COMMERCIAL RETAIL
+/- 8,890 SQFT
(+/- 8 TENANTS)

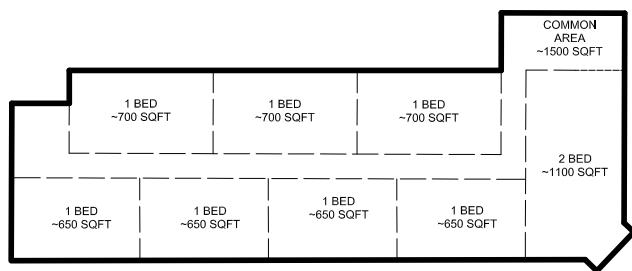
SUPERIOR PARK DR



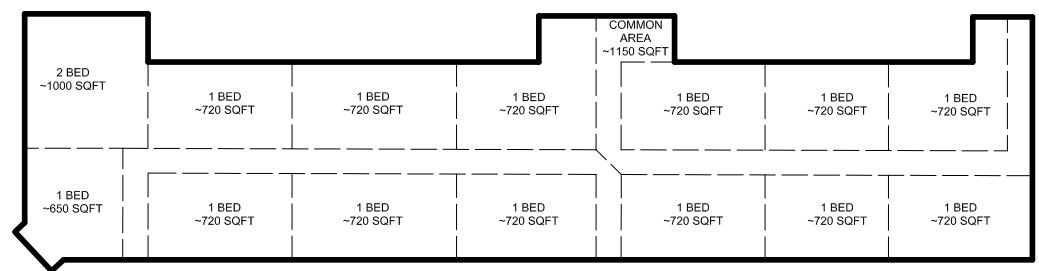
1912-26 S. TAYLOR ROAD
GROUND FLOOR
COMMERCIAL RETAIL
+/- 7,278 SQFT
(+/- 8 TENANTS)

1908 S. TAYLOR ROAD
GROUND FLOOR
COMMERCIAL RETAIL
+/- 5,867 SQFT
(+/- 6 TENANTS)

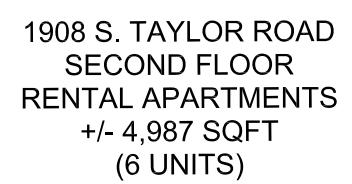




1932-46 S. TAYLOR ROAD
THIRD FLOOR
RENTAL APARTMENTS
+/- 7,156 SQF
(8 UNITS)



1912-26 S. TAYLOR ROAD
THIRD FLOOR
RENTAL APARTMENTS
+/- 7,278 SQFT
(8 UNITS)



1908 S. TAYLOR ROAD
SECOND FLOOR
RENTAL APARTMENTS
+/- 4,987 SQFT
(6 UNITS)

Summary

Rental Units

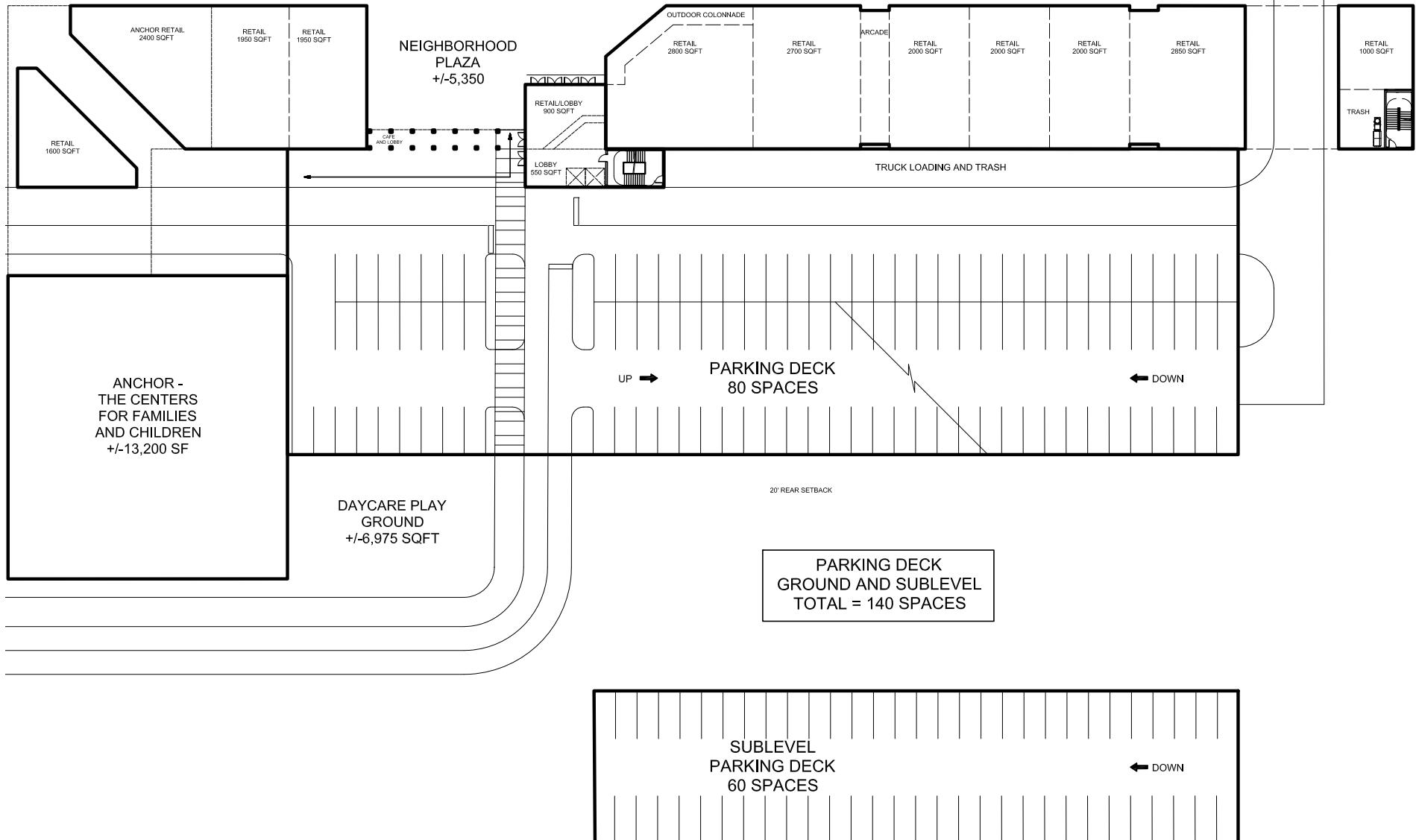
1 Bed	40
2 Bed	4
Total	44

Commercial

1932-46	8,890 SF
1912-26	7,278 SF
1908	5,867 SF
Total	22,035 SF

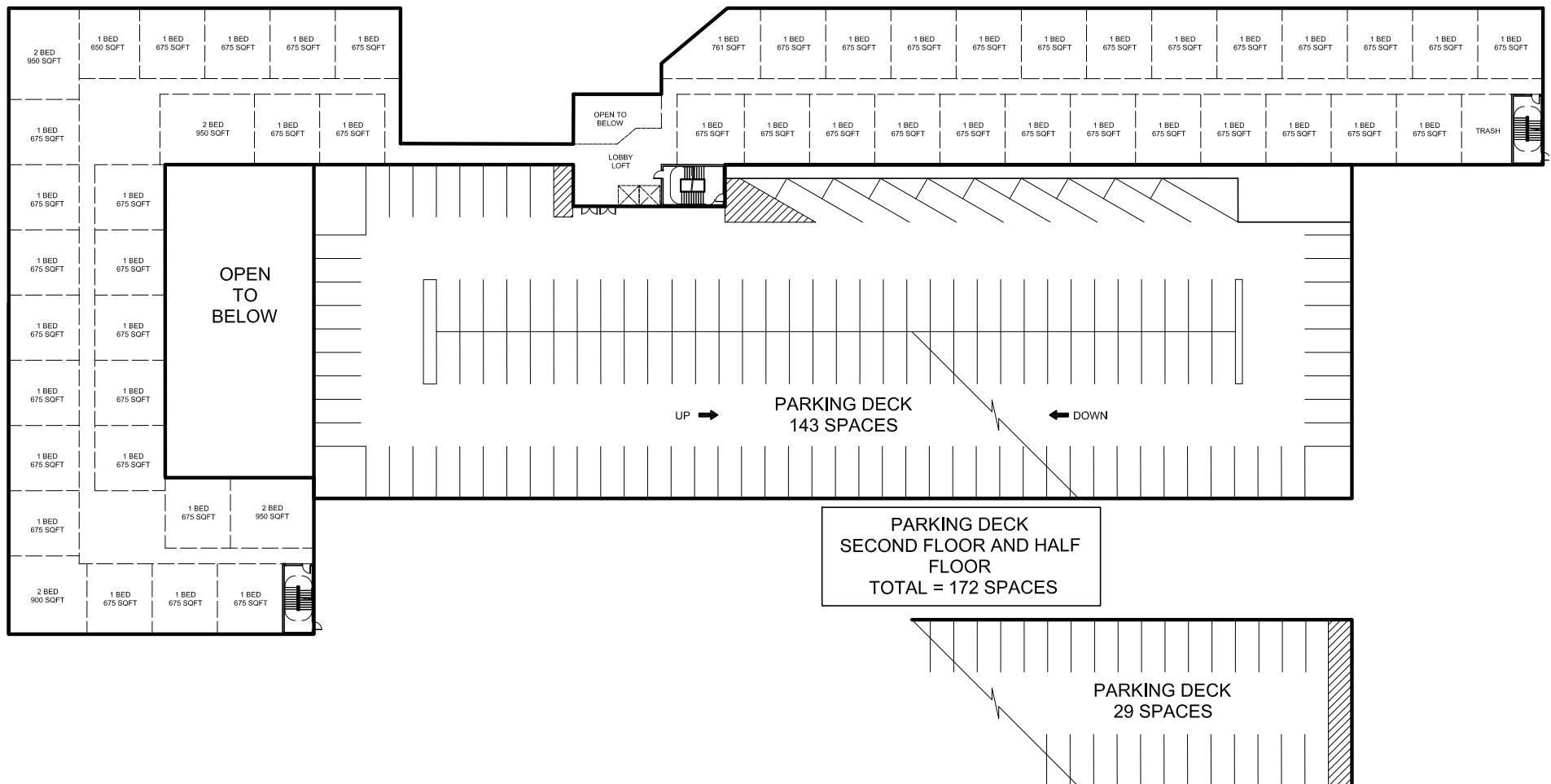
BUILDING 2
COMMERCIAL RETAIL
+/- 21,100 SQFT
(+/- 5 TENANTS)

BUILDING 1
COMMERCIAL RETAIL
+/- 16,250 SQFT
(+/- 7 TENANTS)



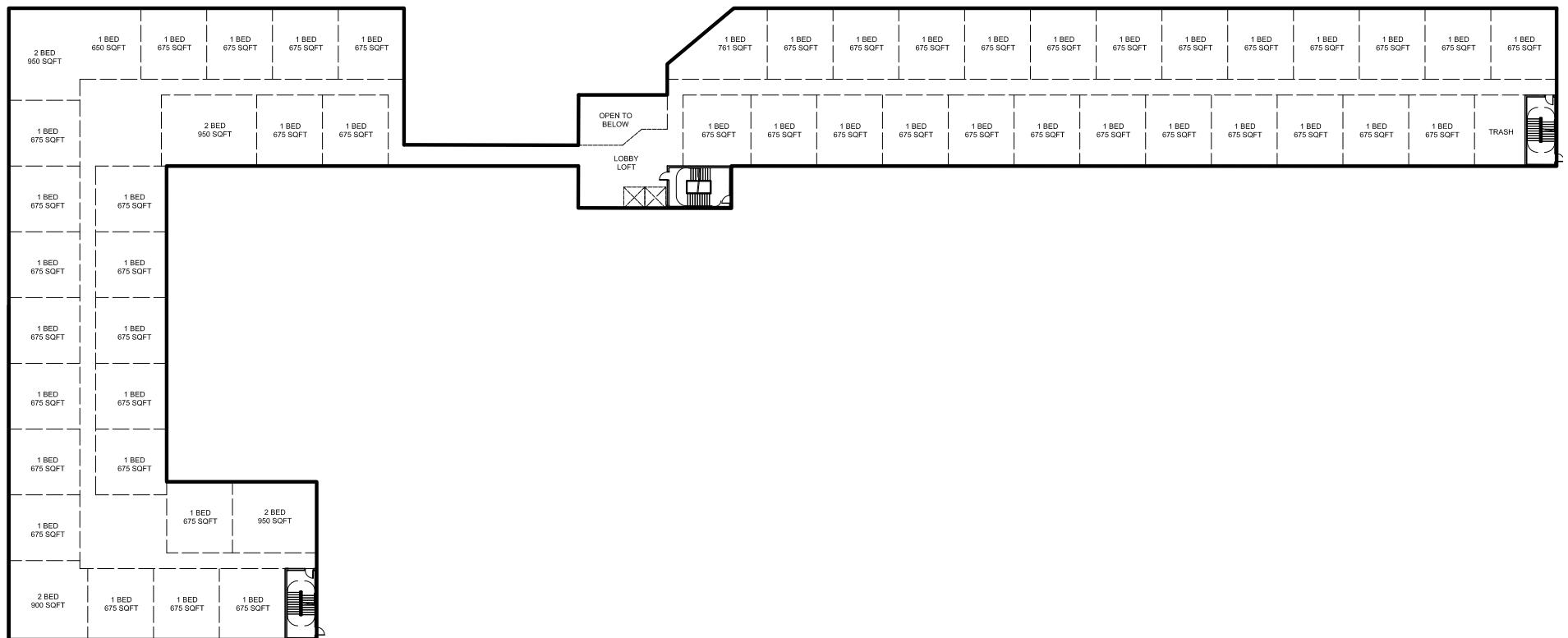
BUILDING 2
SECOND FLOOR
RENTAL APARTMENTS
1 BED - 23
2 BED - 4
TOTAL - 27

BUILDING 2
SECOND FLOOR
RENTAL APARTMENTS
1 BED - 25
TOTAL - 25



BUILDING 2
THIRD THROUGH FIFTH FLOORS
RENTAL APARTMENTS
1 BED - 23 / FL
2 BED - 4 / FL
TOTAL - 81 UNITS

BUILDING 2
THIRD THROUGH FIFTH FLOORS
RENTAL APARTMENTS
1 BED - 25 /FL
TOTAL - 75 UNITS



Summary

Rental Units

1 Bed	192
2 Bed	16
Total	208

Commercial

Anchor	13,200 SF
Ground Floor Retail/Office	24,150 SF
Total	37,350 SF

Parking Spaces

Street	26
Parking Deck	312
Total	338



Once one of the largest Orthodox congregations in Northeast Ohio, the Taylor Road Synagogue played an important role in the community since its inception in 1952.

Synagogue

Designed in the international-style by Milo Holdstein, the architecture was significant in its departure from both Gothic Revival churches of the 1920s and Colonial Revival churches of the post-World War II period.

The proposed development plan also includes redevelopment of the Taylor Road Synagogue to be transformed into residential spaces and community arts space, all while preserving the original worship space.

The former classrooms attached to the synagogue will be transformed into 24 rental units and seven newly built townhomes will be constructed on the rear of the lot behind the synagogue. The sanctuary space will remain open for religious use on High Holidays and additional items.

The synagogue's other existing multi-purpose room that is adjacent to the sanctuary will be a reservable community space that can further integrate the neighborhood with Cain Park as a winter performance space, summertime auxiliary gallery space, and workshop for stage and prop building.

A focal point of the district, Tudor Plaza is centrally located and connected to two major circulation paths. The redesign of Tudor Plaza provides numerous seating options, covering for shade, an area for a kiosk, and a water feature – all to provide the user with a communal, flexible area to meet, relax, or roam through.

Taylor Plaza Redevelopment

New buildings added to the corridor will be appropriate, and match that of the Taylor Tudor buildings in their placement and scale. They will be placed on the sidewalk to encourage a pedestrian, human scaled environment. The ground floor will be active and be designed to encourage connectivity to the street with plenty of glass for transparency. The glass will reflect the Taylor Tudor architecture on the West side of the street to provide a constant visual connection to the historic structures and a reminder of the neighborhood's rich history. New buildings will be of scale and slightly taller to allow sweeping views of Cain Park and the downtown skyline from upper floors on the East side of the street.

No building's architectural language will extend for more than 70 feet before there is a variation or new language introduced so as to prevent monotony and to reinforce the human scale of the neighborhood. This condition reflects that which exists in the Taylor Tudor buildings in that the bays of the buildings change in their architectural treatment every 40-70 feet. Towers and other vertical elements denote entry and also provide points of transition and this will be mimicked in the new.

Our Team has taken a holistic approach to the Proposal with the goal of repositioning the Cain Park Village Commercial District as a vibrant, cohesive neighborhood that is distinctly Cleveland Heights.

Potential for Added Property

In furtherance of that goal, we have closely considered, studied, and planned around a number of sites beyond the Taylor Tudor Plaza parcels. We are pursuing each additional site with the intent of either outright acquisition to achieve exclusive ownership or, in one case, a joint-venture involving WXZ and the property owner, a party with whom we have collaborated with previously. We have also been working closely with the Cuyahoga County Land Bank to assemble the remaining parcels included in this Proposal.





Additional Property #1 - Taylor Commons

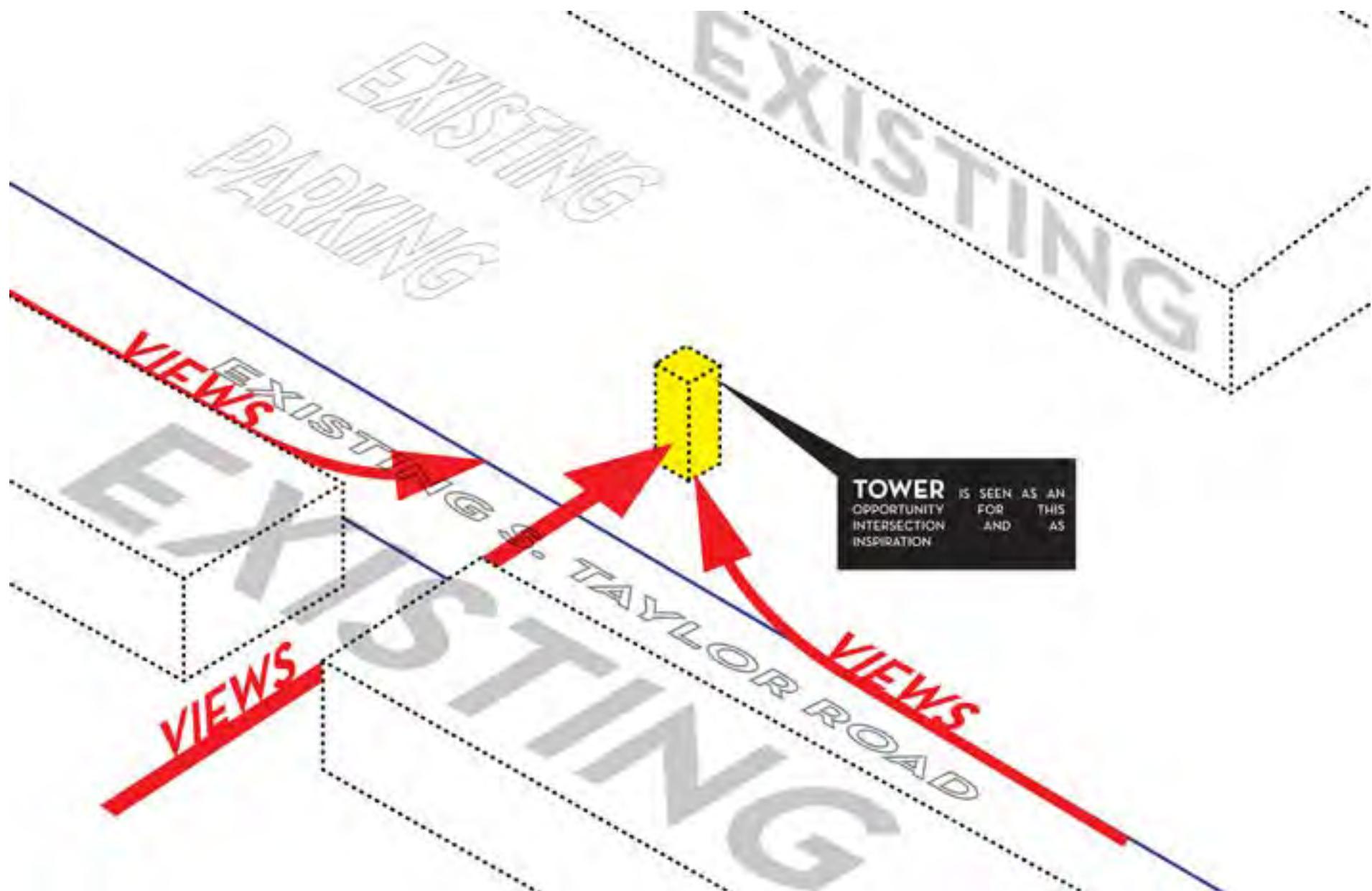
WXZ has a long relationship with the current property owner of the Taylor Commons site on the East site of South Taylor Road. This party has been fully briefed on the Proposal and is enthusiastically eager to joint-venture with WXZ on redevelopment in order to contribute to the revitalization of this important and historic Cleveland Heights commercial district.

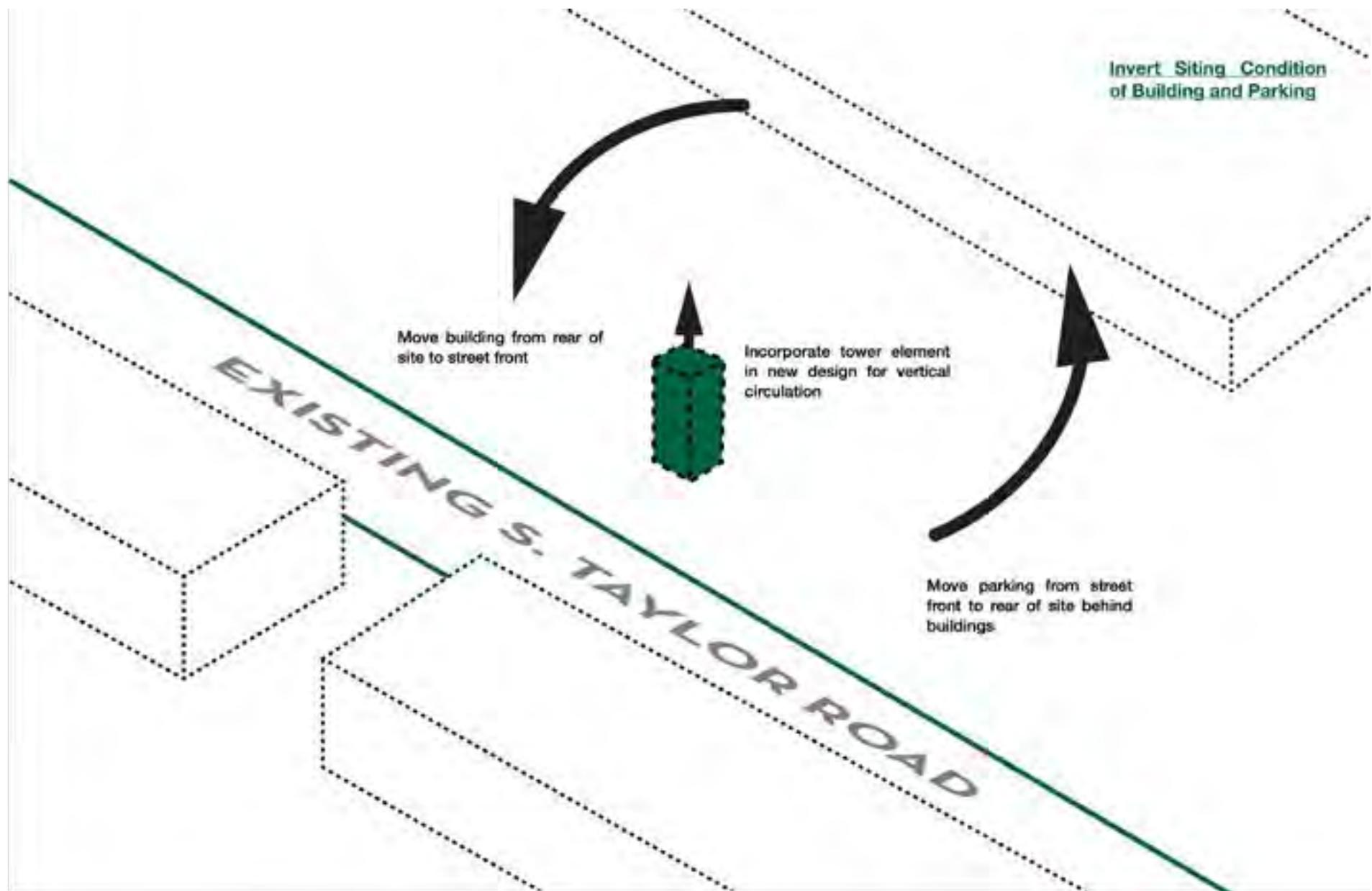


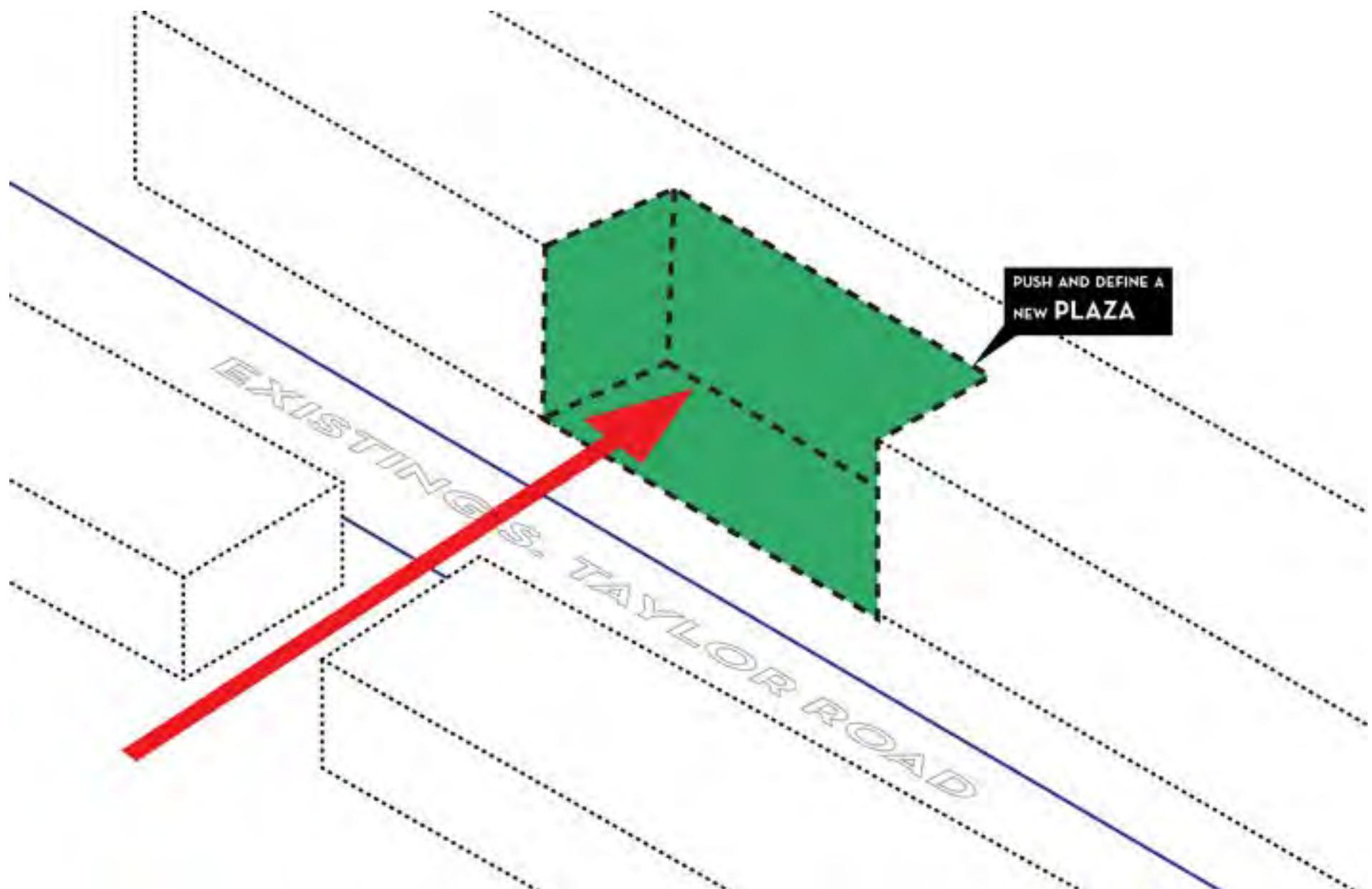
Additional Property #2 - Residual Land to Rear of Berkowitz-Kumin-Bookatz Memorial Chapel; Two Parcels and Portion of a Third Parcel

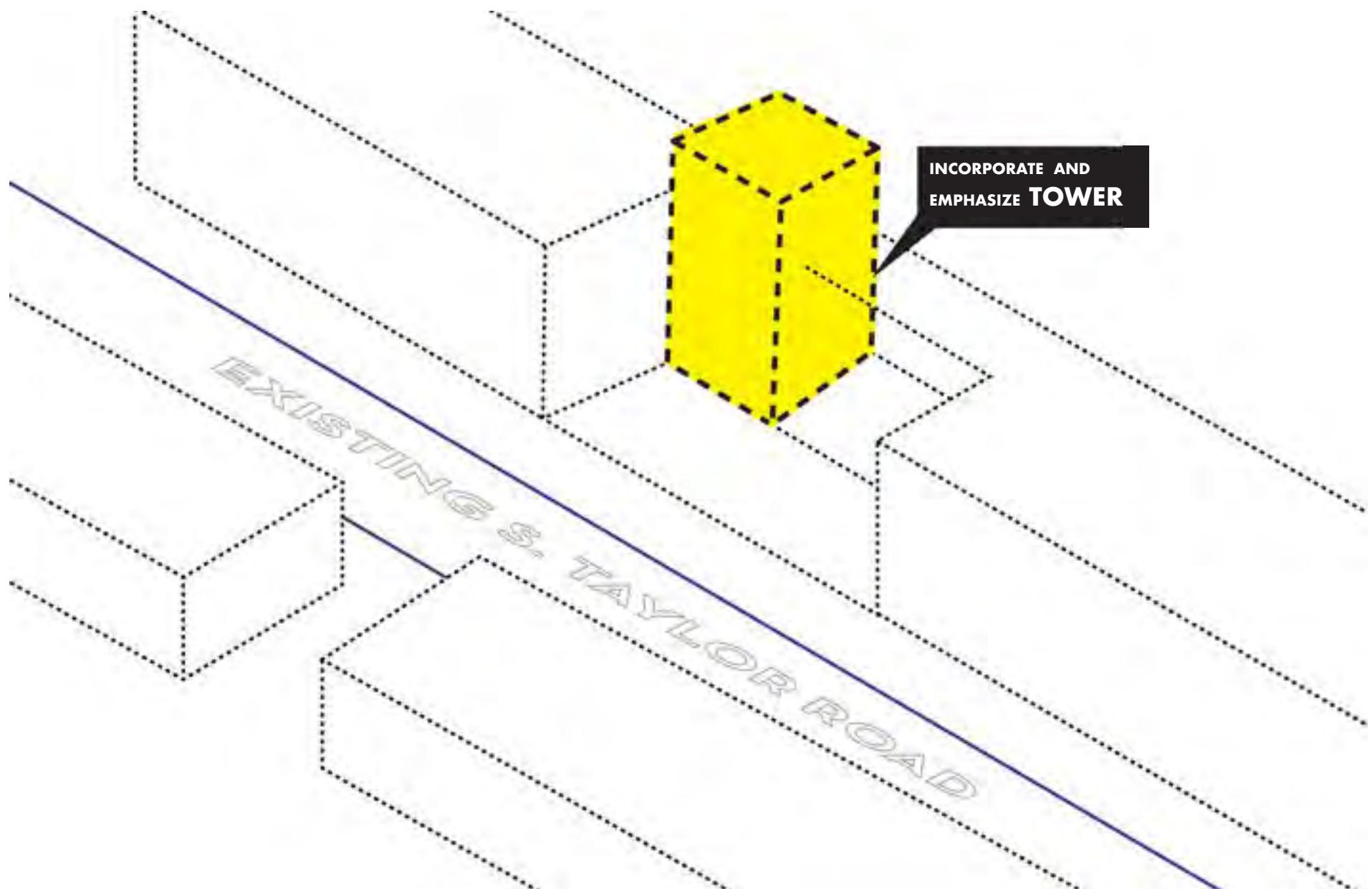
Our Team is in the process of outlining terms for an acquisition with the entity that owns the parcels under consideration. Furthermore, the principals of the Berkowitz-Kumin-Bookatz Memorial Chapel have been fully briefed on the Proposal. As a business that has served the community for decades (the original funeral chapel was built in 1957) and recently demonstrated their continued commitment to the neighborhood through a significant investment in their expansion, the principals of the business are thrilled with the potential for this vision to be realized. Bart N. Bookatz also happens to be a cousin of our Team member Robert Zimmer and has been a tremendous asset in our research of the neighborhood's history as well as a trusted advisor in sharing their business's role in the Orthodox Community.

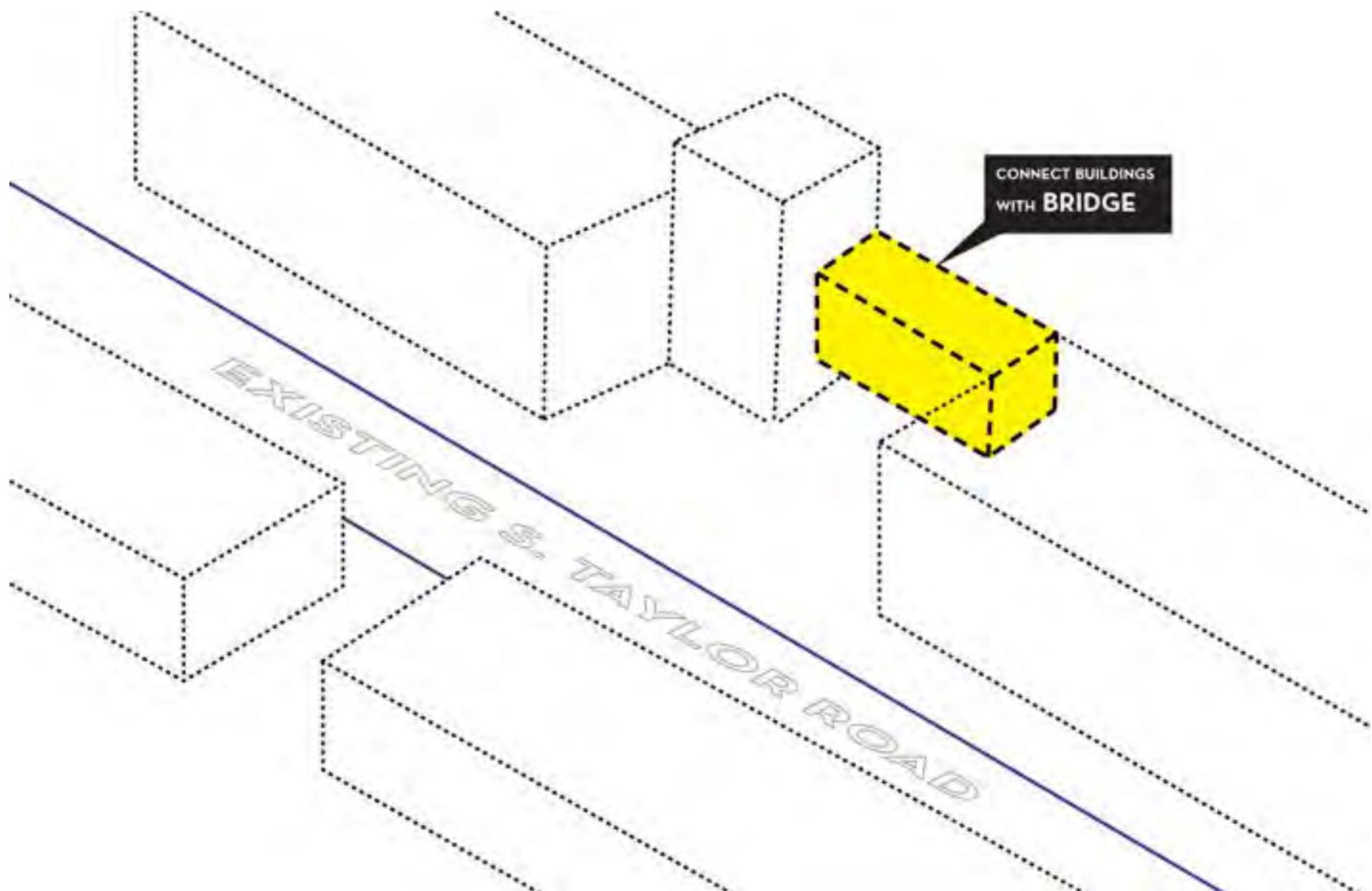
WXZ is working closely with the Cuyahoga County Land Bank to assemble the remaining parcels contemplated in this Proposal.

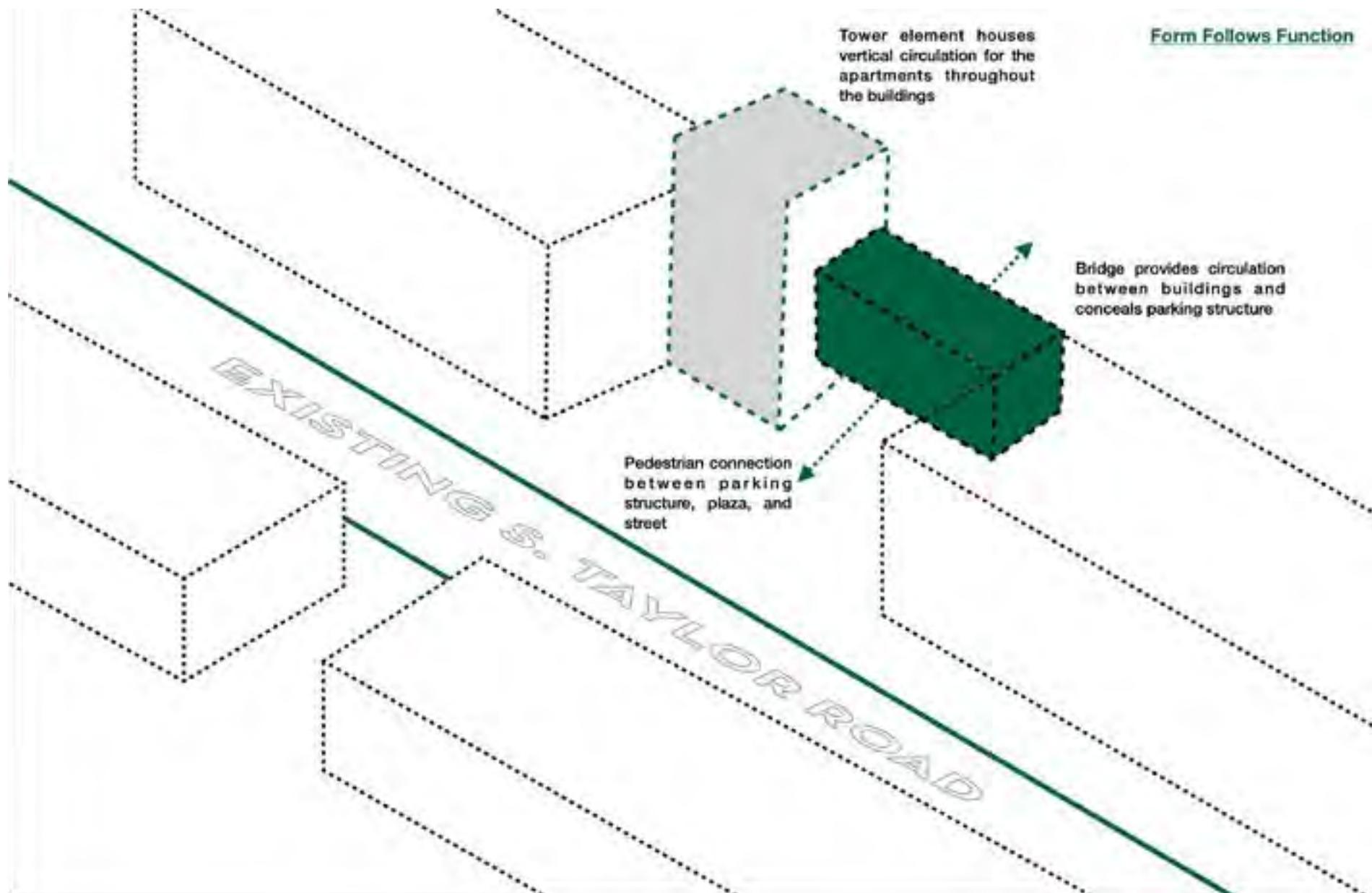


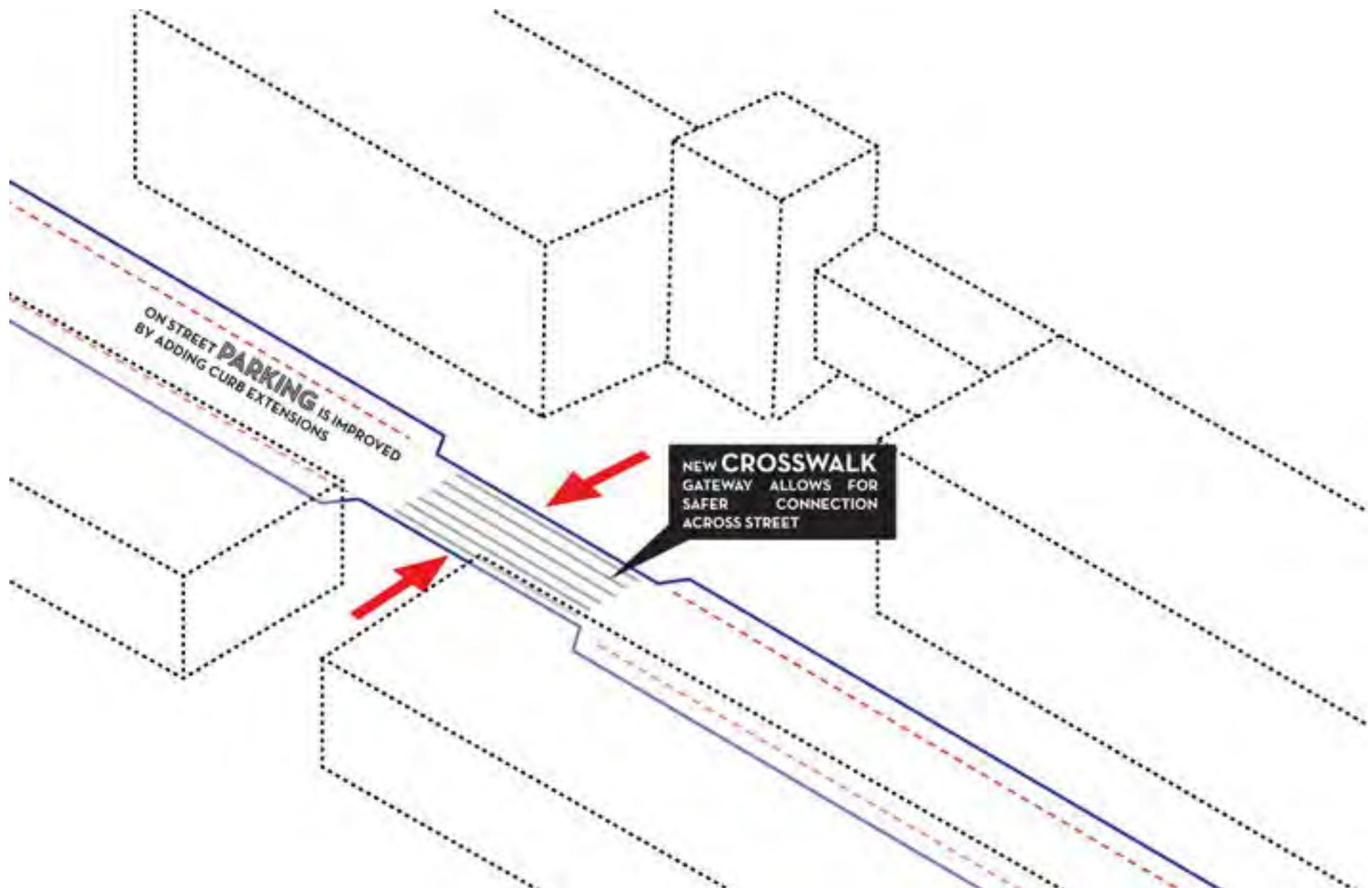


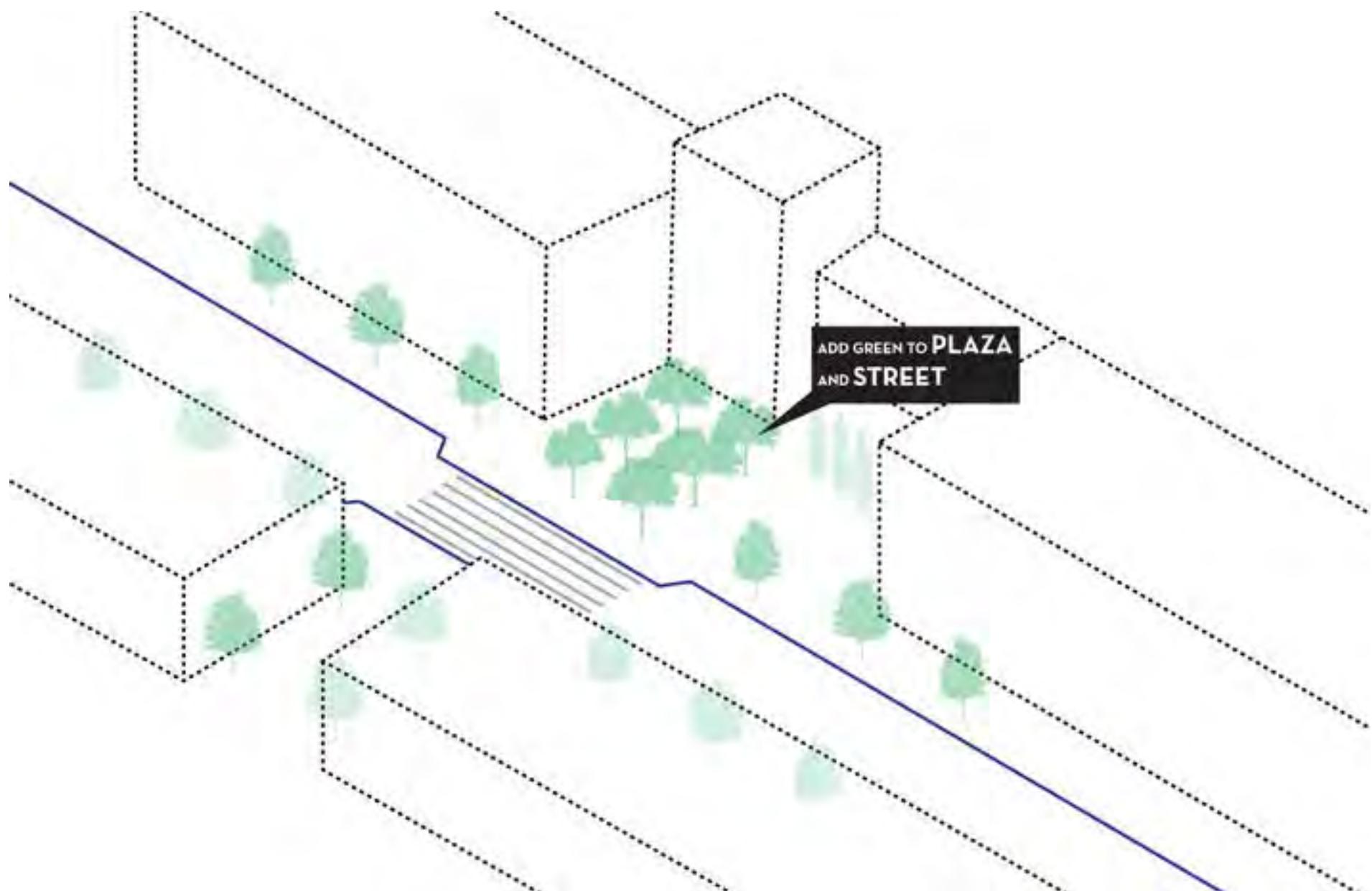


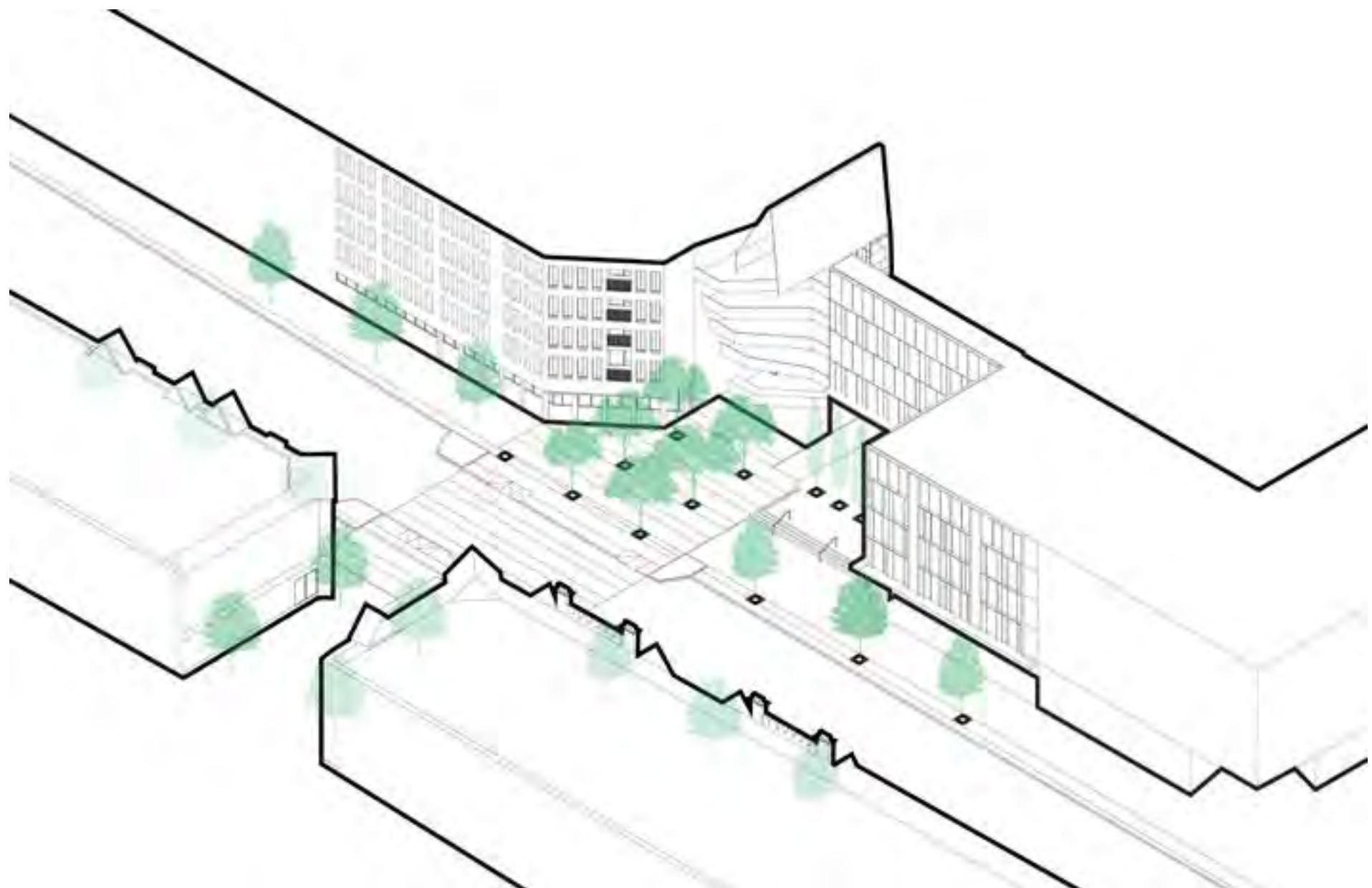










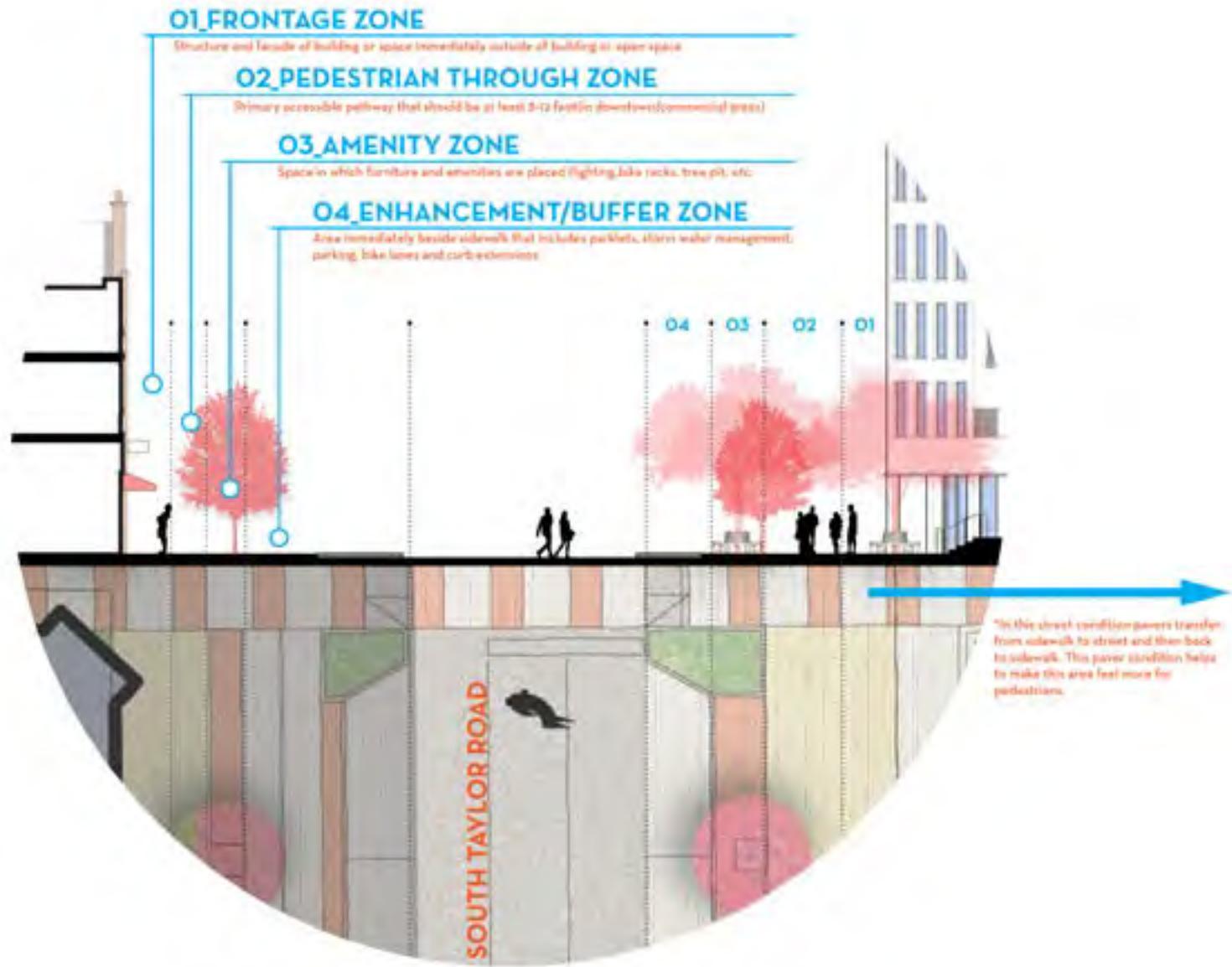


The current four-lane streetscape is not conducive to an integrated neighborhood, and reimagining and enhancing the street design to prioritize pedestrians and other modes of transportation is critical to the project's success.

Streetscape Improvements

The overall design approach of bringing new construction buildings to the right-of-way edge will help to complete the street and bring a sense of enclosure to the corridor. The ninety-eight-foot right-of-way will be redefined, starting with a road diet. The design contemplates the following: reduction of drive lanes to one drive lane in either direction, on-street parallel parking, a central turning lane, protected bike lanes, a gracious pedestrian through zone, and an amenity zone with landscaping and furniture that promotes lingering.

Lighting will be an important element that will bring the neighborhood to life at night. Street lighting at 4000K or higher that is appropriate for accurate color rendering and traffic safety will be focused on the street surface. Lighting will become softer and warmer in temperature (3000K) on the sidewalks and on the building facades to facilitate a friendly atmosphere that encourages people to linger and socialize. Architectural elements such as the many bays and towers on the Tudor Taylor building will be up lit and serve to give the neighborhood a distinct nighttime identity.



STREET CONDITION ONE

01 FRONTAGE ZONE - FOR PARK

STRUCTURES AND LOCATIONS OF INTEGRATED AND INDEPENDENT ACTIVITIES OF BUILDING IN OPEN SOURCE

O2_PEDESTRIAN THROUGH ZONE

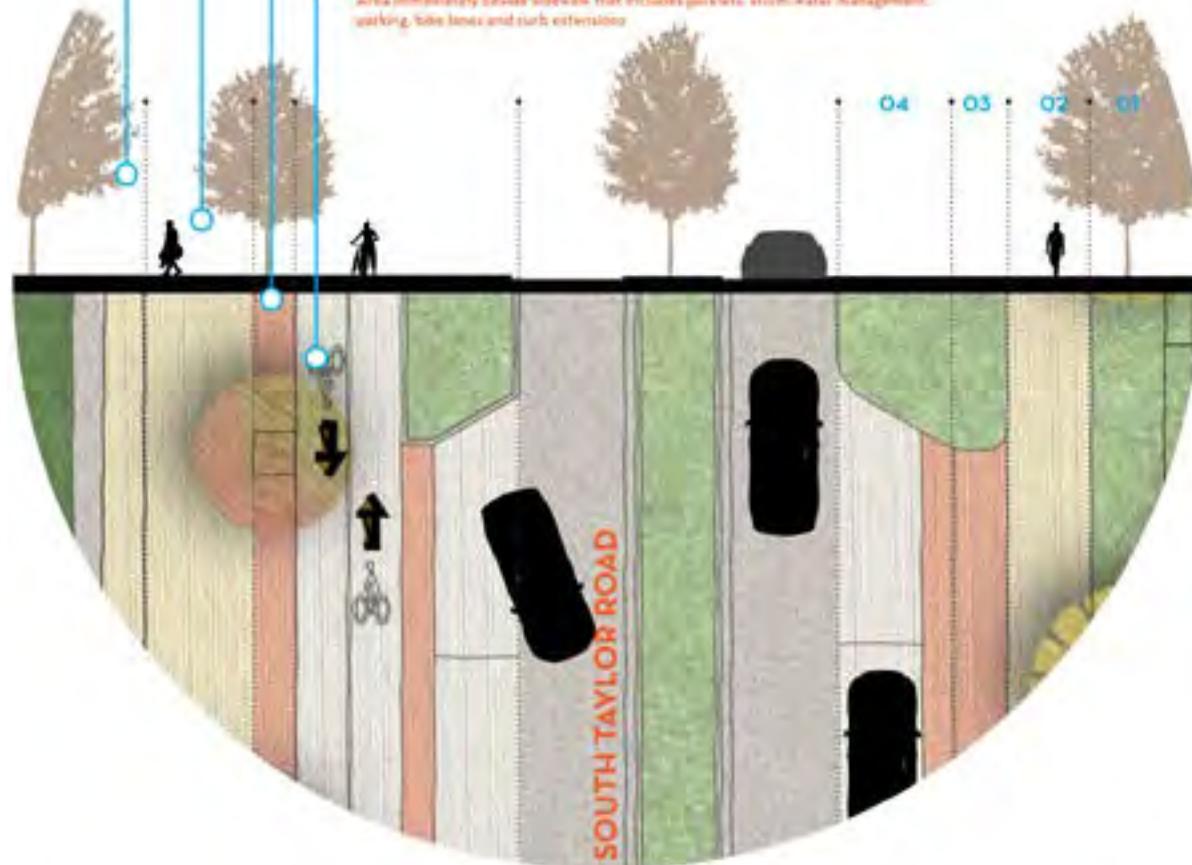
Primary accessible pathways that should be at least 8 to 10 feet in downtown/commercial areas

03_AMENITY ZONE

Space in which furniture and accessories are placed (furniture, table, sofa, tree pot, etc.)

04 ENHANCEMENT/BUFFER ZONE

Area immediately beside sidewalks that includes parklets, street-level management, parking, bike lanes and such extensions

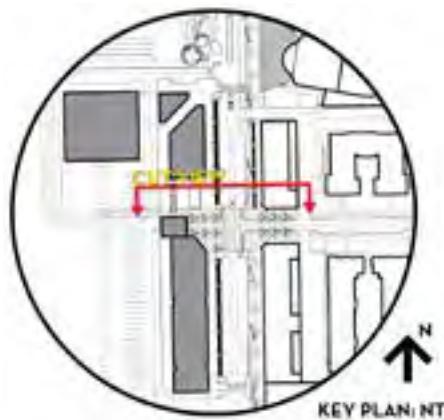


STREET CONDITION TWO

The inclusion of multi-modal transportation options is an essential component of the street design, especially considering the bus route does not travel down South Taylor Road.

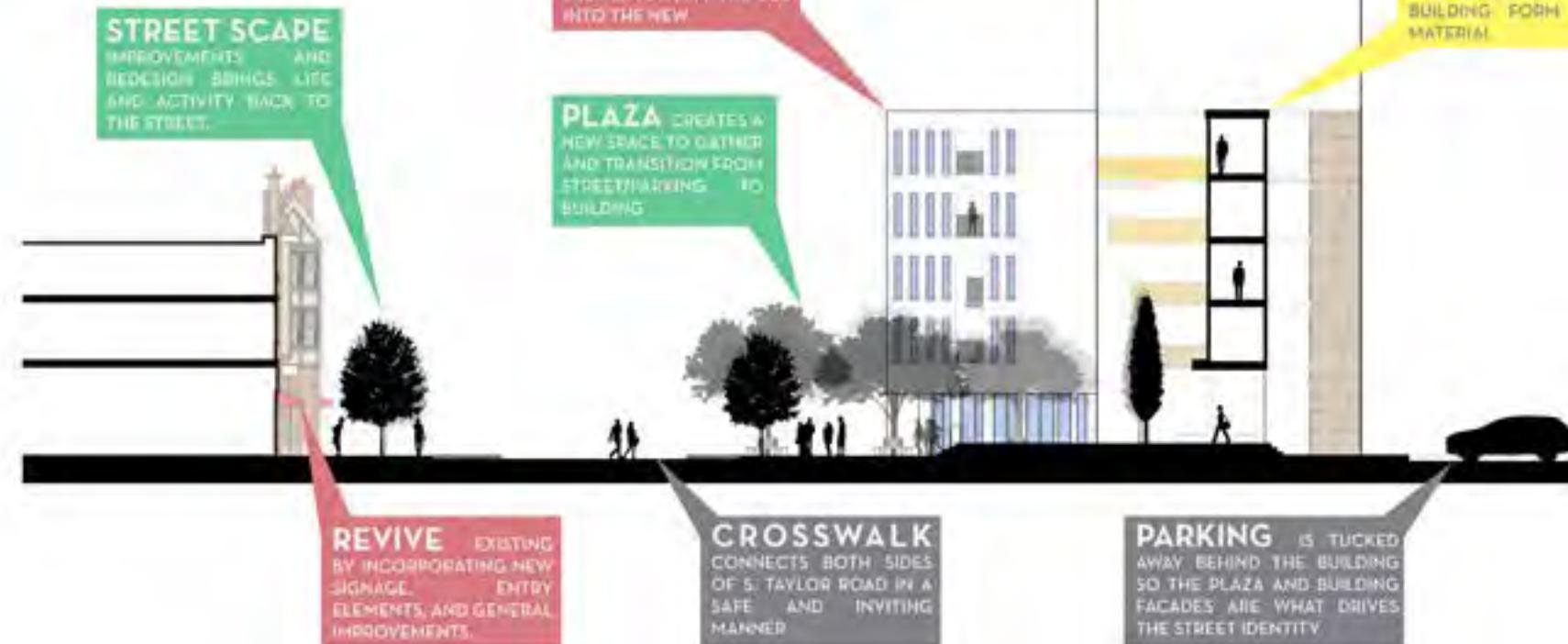
The design team suggests the addition of rental bikes or scooters to connect the bus stops on either end of the corridor (Cedar Road and Euclid Heights Boulevard).

The design team is committed to designing an accessible and barrier-free pedestrian environment that incorporates design elements that can be accessed through different senses. The navigation of the built environment is critical to the success of the district. Ultimately, creating a complete street that is green and universal is necessary for the success of the Taylor Redevelopment District.



KEY PLANS

STREET SECTION



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

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

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

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

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

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

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

We envision a neighborhood that unifies historic Tudor buildings with storefronts that touch sidewalks that connect to a park where performances happen in the summer, and a synagogue where performances continue in the winter.

A More Unified Neighborhood

The building's facades will serve as the seed from which the rest of the neighborhood is revived and reborn. The context of the sidewalk as it is related to the building's storefronts will accommodate clear pedestrian through zones wide enough for comfort as well as permeable paver amenity strips planted with street trees for shade and to provide a sense of enclosure on the sidewalk. The street is the spine of a neighborhood and as such is double-loaded with mixed-use buildings brought to the sidewalk to create a people-centric place. The ground floors host restaurants, retail, and small, locally-owned businesses which keep the street busy all day and into the evening. The neighborhood is adjacent to a park that provides ample greenspace and passively programmed amenities. The park is connected back to the neighborhood via actively programmed performance venues. The Evans Amphitheater hosts live performances in the summer months and the newly opened Taylor Road Synagogue stage extends the season through the winter.



Estimated capital investment

The neighborhood surrounding Taylor Road and Cain Park has a healthy housing stock that represents a wide household income range with single-family home sales from \$100,000 to \$400,000. This data informs the size and rates of the housing offered in the new neighborhood plan.

The commercial district, identified as “Cain Park Village” in the City’s Master Plan, currently has a 28% vacancy rate. Increasing density builds a larger customer base for existing and new retail, and year-round arts and culture programming creates additional draw to the area. Furthermore, the development team is committed to executing a community engagement strategy that will include feedback on what types of businesses residents believe their neighborhood needs. We will also be thoughtful as to what unique mix of business will attract visitors to the district without detracting from surrounding Cleveland Heights business districts.

Proposed ownership structure of the building

The preferred ownership structure for the three Taylor Tudor Plaza parcels under consideration is a single-purpose entity [SPE] limited liability corporation [LLC] that is created by WXZ Development, Inc. and wholly-owned by its principals and potentially a small group (3-5) of exclusively accredited investors made up of family and friends. This would require a simple transaction whereby the three parcels are transferred by the City of Cleveland Heights to the newly-formed LLC, the legal entity in which the property is held.

WXZ Management, LLC—a subsidiary of WXZ Development, Inc. that operates as the property management arm of the enterprise—would serve as the property management company for the redeveloped Taylor Tudor Plaza Apartments and oversee all leasing and property management activities potentially including the engagement of a commercial brokerage to assist with procuring select commercial office tenancies.

Design approach and discussion of the compatibility with surrounding neighborhoods, activities, uses, architecture, aesthetic

A core concern with every redevelopment investment project is the safety and security of the neighborhood. Although security personnel and surveillance cameras go a long way to put people at ease, the Taylor Redevelopment District has been fundamentally designed for greater security and safety through natural surveillance.

Natural surveillance is key to discouraging criminal activity by ensuring, through design, public spaces are easily observable and blind spots or hiding spaces are eliminated. For example, Tudor Plaza has been strategically designed to be open to the sidewalk, with minimal design obstructions. This simple approach to the plaza design helps to keep more eyes on the public gathering area. Additionally, the following design features have been employed for greater safety throughout the corridor:

Improved Sight Lines: The proposed design opens sight lines to provide the ability to see and be seen at entry points, along pedestrian walkways, and other critical points within the corridor. The proposed new construction buildings are designed to break up the block and provide a connection between the parking structure and the street.

Activating Cain Park at South Taylor Road and the Improved Streetscape: Enhancing the design of Cain Park along South Taylor Road will help to place more people in the park and along the street. The inclusion of furniture along the street corridor or park pathways serve to provide a resting place but also an observation point. Additionally, the introduction of new, pedestrian scaled lighting along the streetscape and paths throughout the corridor will help to provide a safe environment.

Eyes on the Street: The proposed mix of uses along the South Taylor Road corridor will help to establish natural surveillance at different times of the day. The commercial uses will be populated throughout the day and early evening while the upper-level residential units ensure people are in the area throughout the night. The commercial areas will be designed to avoid blank walls, dense landscape abutting the façade, and large signage or coverings over the windows.

The Taylor Redevelopment District's primary focus is the reimaging and enhanced design of the public right-of-way. The design of the public realm is critical for equity and access because it impacts the most people. The overall design approach of bringing new construction buildings to the right-of-way edge will help to complete the street and bring a sense of enclosure to the corridor. The ninety-eight-foot right-of-way will be redefined, starting with a road diet.

Preliminary Development Concepts

One conceptual site plan showing any changes to building, parking, access and egress, opening gathering spaces, and areas of landscaping.



Shared Parking Structure

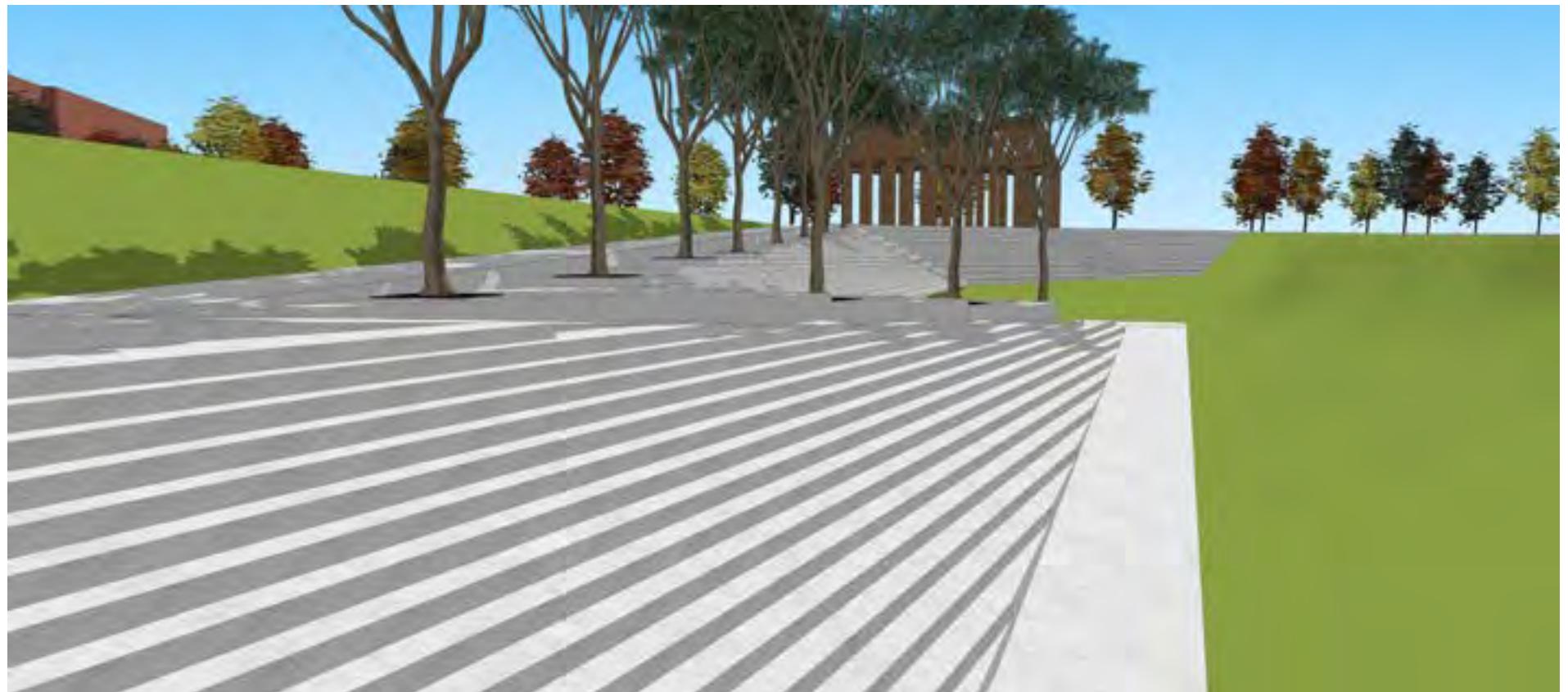
The parking structure located at the proposed Taylor Commons Mixed-Use [TCMU] component of our vision is intended to be a shared community asset. As such, the parking structure is intended to serve the needs of residents, employees, and patrons of the renovated Taylor Tudor Plaza buildings [TTP] and the new construction TCMU Project. Additionally, as a shared community asset, the parking structure will serve visitors of Cain Park and the proposed gallery and performance spaces at the revitalized Taylor Road Synagogue's Cain Park Center for Performing Arts [CPCPA] as well as the general public. The parking structure is meant to serve the needs of neighborhood stakeholders—residents, businesses, customers, and visitors—in the same way that the parking structures of Coventry, Cedar-Fairmount, and Cedar-Lee each serve their respective stakeholders.

In the interest of advancing sustainability in design, development, and construction we always seek to improve a neighborhood's walkability quotient and promote biking and public transit as alternatives to the automobile. The proposed shared parking garage is a critical piece of the overall vision for the neighborhood. It is necessary for the viability of the TCMU site as well as the TTP redevelopment as it will serve the tenants' (commercial and residential) needs of each site.

Equally important, it will address Cain Park's greatest challenge—parking for patrons during concerts, performances, and arts events. As highlighted throughout this proposal, Cain Park is truly one of the greatest of all Cleveland Heights assets. It is an incredibly unique space and the fact that it has such a storied past and exists in a dense neighborhood context make it an even more valuable asset to be supported. We have studied the Park's existing conditions quite thoroughly and given particular consideration to the parking options for visitors. It is clear that if an opportunity arose to congregate a significant capacity for parking in a single location, it would benefit the community a great deal. Beyond the obvious benefit of increasing patronage of the Park, thereby improving its financial position, it would also help to alleviate parking issues currently experienced along the residential streets leading to and around Cain Park.

Currently, RTA does not run directly through the neighborhood. In order to allow for ease of access to the region's public transit system, bike lanes, shared bike stations and scooters will make getting to the 9 on Mayfield Road, the 11 on Cedar, and the 40 on Lee Road an option for those who use alternate methods of transportation.







SECTION E

Community Engagement

Community engagement is a crucial step in the development process. As developers and builders, we take a considered, sensitive approach to community engagement because we believe that the opportunity to add to the built environment is a unique privilege with specific responsibilities.

In order to create a project that truly benefits the community, it is essential to establish a collaborative dialogue that is carried forward. This is of course also true of our approach in working with the City. Seeking community input and taking the time to understand concerns, needs, and ideas is a perfect example of our team and the City working together as partners to achieve a common goal.

As a matter of practice, we always seek out neighbors and adjacent property owners early on in the process. First—to simply introduce ourselves, provide contact information, and learn about the specific place in which we are working. Secondly—to share information about our project vision and goals and establish an open, positive dialogue. Making a good first impression goes a long way towards building positive relationships and fostering understanding. Construction, by its nature, can be loud and create a temporary inconvenience from time to time. Sharing updates with neighboring and adjacent property owners and residents early and often is always our approach, and we carry this sentiment with us throughout the community engagement process.

On the following pages are a few examples of community engagement efforts we would seek to employ if selected as the City's development partner for the Taylor Tudor Plaza redevelopment.

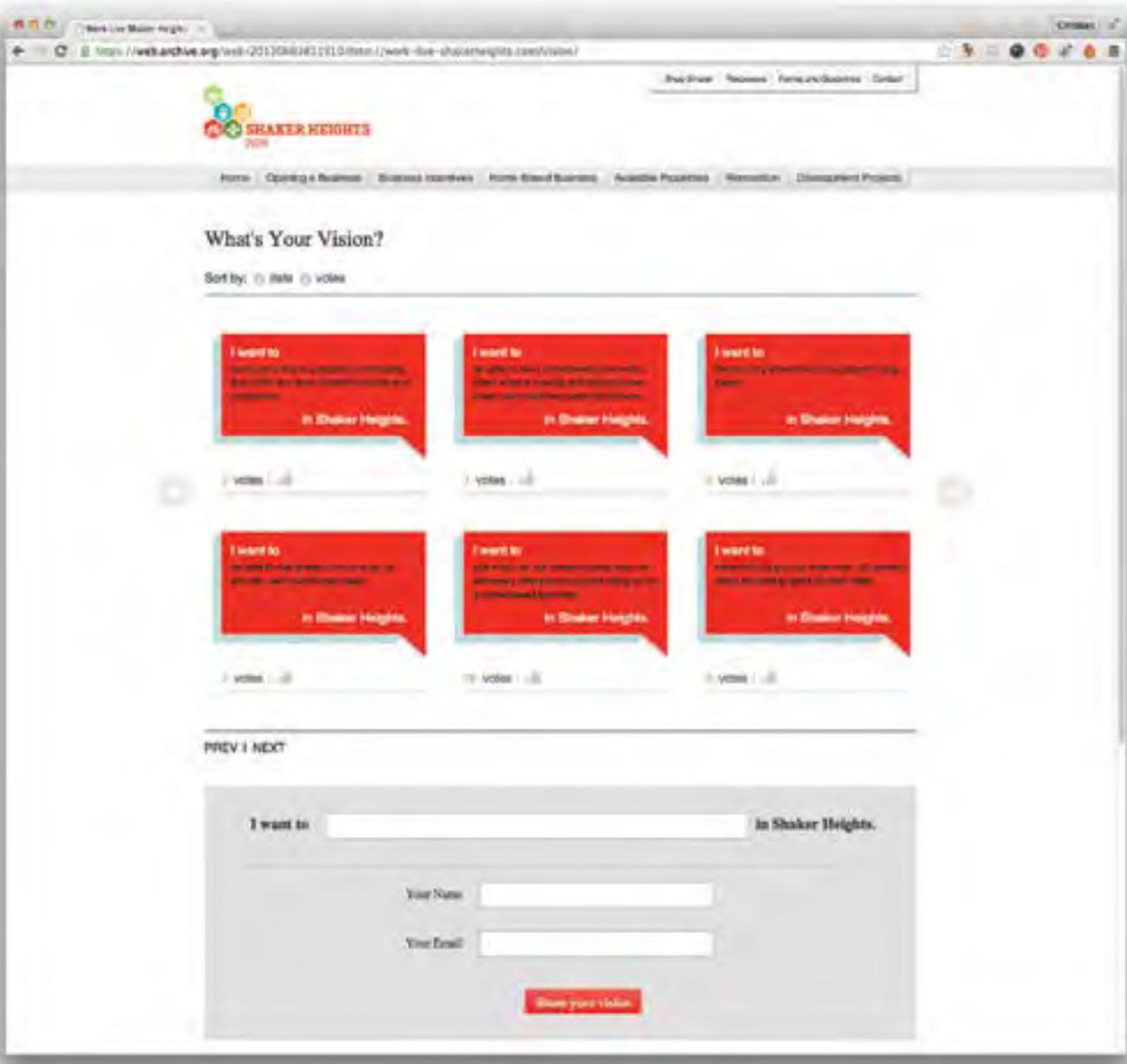
Project Website

Website dedicated exclusively to providing up-to-date information about the project to the community.

Includes:

- background information
- site-specific development concept(s)
- maps and visuals (renders, site plans)
- message/'contact us' form.

Will be administered by City; in other words, City will be the recipient of all community input to be shared with the Development team.



The screenshot shows a web browser displaying the Shaker Heights Project website. The URL in the address bar is <https://web.archive.org/web/20130818121000/http://work-live-shakerheights.com/vision/>. The page title is "Work Live Shaker Heights". The main navigation menu includes Home, Opening a Business, Business Resources, Home-Based Business, Accessible Properties, Renovation, Displacement Project, Info Center, Recovery, Financial Assistance, and Contact.

The main content area is titled "What's Your Vision?". Below it is a "Sort by: (i) date (i) votes" button. There are six red speech bubble vote options, each with a "I want to" statement and a "In Shaker Heights." button. The statements are identical: "I want to see a vibrant, walkable, transit-oriented community where people of all ages and incomes can live, work, and play in a safe, sustainable, and accessible environment." Below each bubble is a "0 votes" button.

At the bottom of the page is a "PREV | NEXT" navigation bar. A large gray box contains a "I want to" input field, "In Shaker Heights." button, "Your Name" input field, "Your Email" input field, and a "Show your vision" red button.

Posto Giusto Per project (Settimo Torinese, Italy)

Creative and artistic example of 'Tactical Urbanism,' this project was led by Print Club Torino and students of the Politecnico di Torino.

This intervention sought to promote a rediscovery of the public realm after the mandatory COVID lockdown period had ended.

The project brought the community together in the public realm—sidewalks, streets, benches, parks, alleys, piazzas/squares, etc. through the use of bright and cheerful graphic murals, street painting, way-finding signage, and public-space furnishings the community was invited out to rediscover their urban setting and the right place for ["Il Posto Giusto Per"] various activities (i.e. eating ice cream, making new friends, reading a book).

According to project creator Print Club Torino, "The project, which has a recognizable graphic line and a multi-chromatic impact, will be the trigger for new uses, new proposals and interpretations of spaces in a real re-appropriation aimed at improving the quality and livability of the streets, in the name of beauty and sharing."

If selected as the City's development partner, our team would propose exploring a similar method as an additional community engagement tool. While perhaps a bit unconventional, an event (or series of events) employing visual graphics and positive messaging

in the place-making context could serve as a dynamic and fun way of engaging the community. Furthermore, the artistic aspect of this concept would surely resonate with the Cleveland Heights community—one of artists and art lovers.

Picture the currently-vacant storefronts of the Taylor Tudor buildings with bright signage inviting participants to chalk-in the types of tenancies they would like to see in this location. Along the sidewalk, brightly colored props of public space infrastructure like refuse/recycling bins could be placed in locations where those who walk the community daily are most likely to find them convenient. Elsewhere, a bright sign might announce the location of a future mural or art installation. These types of measures are meant to democratize the planning process; to truly engage the community in the shaping of its built environment and to do so in a uniquely Cleveland Heights fashion.

This process could also take place in a virtual format to create the most inclusive opportunity for engagement. An added benefit of having a virtual format (in addition to, not instead of the in-person engagement), is the ability for participants to share their creative ideas with others via social media.

Open Public Forums/Meetings

A series of public meetings at locations under consideration in the project vision or proximate to those locations and/or at City Hall, as per City's preference and direction.

Possibility for a 'design charrette' in similar fashion to that of CLM meeting hosted by the City earlier this year.

Engaging the Orthodox Community

The Orthodox Jewish community represents a sizable stakeholder group in the community. Understanding specific needs, preferences, and ideas will be critical to project's ability to maximize benefit for the broadest spectrum of community. This will require a culturally-sensitive process, and our team would follow the City's direction and expertise. Planning Director Zamft and Planning Commission Chair Cohen, as members of the Orthodox community, would provide great leadership with all aspects of community engage and here specifically.

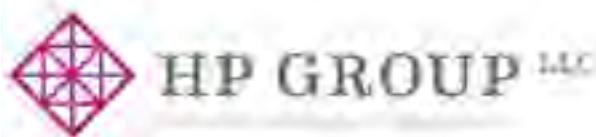
SECTION F

Proposed Process and Timelines

If selected to work with the City on pursuit of the vision outlined in our Proposal, our Team is prepared to move forward immediately upon being selected. While this RFQ/RFP contemplates the redevelopment of Buildings 1, 2, and 3 of the Taylor Tudor Plaza, we made a considered and deliberate decision to take a holistic approach to creating a vibrant, cohesive commercial district that is distinctly Cleveland Heights. Furthermore, let us again state explicitly that of the different yet connected sites studied in this Proposal, the Taylor Tudor Plaza redevelopment is Priority Number One.

This process will be one that is executed methodically and efficiently, with the City and our Team working as partners in furtherance of realizing the same goal. In seeking the National Register listing to create the Stadium Square Historic District, the City clearly reinforced the widely-understood fact that Cleveland Heights is a community that values historic preservation. That step, in combination with the City's pursuit of acquiring the Taylor Tudor Plaza properties, was a conscious and intentional decision to best position the properties for preservation. The eligibility for federal and state historic preservation tax credits is the key component to preserving these buildings.

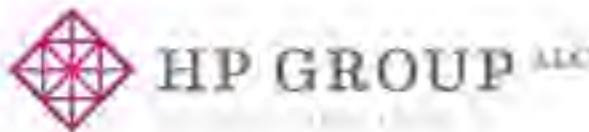
We have included a timeline below (also attached in this Proposal's Appendix) that assumes the City selects its development partner in January of 2022. Our Team is prepared to begin the redevelopment process with the City and Community as soon as is possible. We would hope to craft a timeline in partnership with the City that outlines Community Engagement and move forward diligently to maintain that schedule. We estimate that from 'ground-breaking' (i.e. Day 1 of actual renovation work), we will complete the Taylor Tudor Plaza redevelopment in twelve to sixteen months.



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

1/2022	<i>City selects Developer</i>
2/22-3/22	<i>Developer due diligence</i>
3/2022	<i>Architect completes existing condition drawings</i>
4/2022	<i>HP consultant photographs building exteriors and interiors</i>
4/2022	<i>HP consultant assembles and submits Federal Part 1 HTC application</i>
4/2022	<i>Project team reviews rehabilitation project scope and intent</i>
5/22-7/22	<i>Architect completes 100% DD drawings for Federal Part 2 HTC application</i>
5/22-7/22	<i>HP consultant completes narrative for Federal Part 2 HTC application</i>
8/2022	<i>Federal Part 2 submitted to State Historic Preservation Office (SHPO)</i>
8/22-9/22	<i>State HTC application and attachments assembled</i>
9/2022	<i>State HTC application submitted to Ohio Department of Development</i>
10/2022	<i>SHPO forwards Part 2 to the National Park Service (NPS)</i>
11/22-12/22	<i>NPS Part 2 review and approval</i>
12/2022	<i>State HTC Award Announcement</i>
1/2023	<i>Construction begins</i>

2425 W. 11th Street, Suite 4 Cleveland, Ohio 44113 p: 216.302.3510 c: 216.536.3159



We are also in a position to maintain the below timeline (also attached in this Proposal's Appendix) provided for the Taylor Road Synagogue property's adaptive reuse.

Taylor Road Synagogue – Draft Schedule for Submission of National Register Nomination (NRN) and Federal and State Historic Tax Credits (HTCs)

3/2022	<i>Developer acquires property</i>
4/2022	<i>Architect completes existing condition drawings</i>
5/2022	<i>HP consultant photographs building exterior and interior</i>
5/2022	<i>HP consultant completes NRN research</i>
6/2022	<i>HP consultant submits NRN first draft to SHPO</i>
7/2022	<i>HP consultant assembles and submits Federal Part 1 HTC application</i>
8/2022	<i>SHPO NRN comments received; NRN revised and final submitted to SHPO</i>
8/2022	<i>Project team reviews rehabilitation project scope and intent</i>
9/22-11/22	<i>Architect completes 100% DD drawings for Federal Part 2 HTC application</i>
9/22-11/22	<i>HP consultant completes narrative for Federal Part 2 HTC application</i>
12/2022	<i>Ohio Historic Sites Preservation Advisory Board review, NRN forwarded to NPS</i>
12/2022	<i>Federal Part 2 submitted to State Historic Preservation Office (SHPO)</i>
2/2022	<i>Synagogue/NRN listed in the National Register of Historic Places</i>
2/2023	<i>SHPO forwards Part 2 to the National Park Service (NPS)</i>
2/23-3/23	<i>State HTC application and attachments assembled</i>
3/2023	<i>State HTC application submitted to Ohio Department of Development</i>
3/23-4/23	<i>NPS Part 2 review and approval</i>
6/2023	<i>State HTC Award Announcement</i>
7/2023	<i>Construction begins</i>

2425 W. 11th Street, Suite 4 Cleveland, Ohio 44113 p: 216-302-3510 c: 216.536.3159

The timeline for both the Taylor Commons site and the for sale housing site behind the Berkowitz-Kumin-Bookatz Memorial Chapel will overlap with the Taylor Tudor Plaza redevelopment and the Taylor Road Synagogue redevelopment. We are actively pursuing each component of the Proposal concurrently.

SECTION G

Section G: Economic Impacts

The vision for the Cain Park Village Commercial District revitalization included in this Proposal will have a substantial positive economic impact on the City of Cleveland Heights.

Not only will this vision serve as an instrumental means of retaining residents, it will facilitate the increase in new residents that bring with them incomes that result in a significant increase in the City's income taxes. Furthermore, the retail and office spaces included in the vision will translate to new job creation and payrolls, a critical component in all economic development efforts.

The project vision in and of itself was conceived of in order to catalyze additional further interest and investment in nearby development.

We have closely reviewed the parameters of the JobsOhio Vibrant Communities Program and had preliminary discussions with Team NEO, the regional network partner. We are confident that the vision included in this Proposal would be successful in achieving a Vibrant Communities Program grant. Furthermore, we would like to work with the City in seeking a grant as part of JobsOhio's Inclusive Project Planning Program. This Proposal already encompasses a significant amount of planning work that directly impacts a large portion of the commercial district.

If selected, our Team will immediately make available all preliminary pro forma models created for each individual site included in the Proposal. At that stage, a broad impact analysis conducted in partnership with the Planning and Economic Development Departments would be prudent. There are a number of components involved in this vision, perhaps most notably certain infrastructure improvements. These items are best addressed in a collaborative planning process between the City and our Team.

SECTION H

Resources Required from the City

The following page is a list of current resources our Development Team has considered in conceptualizing how our Proposal's vision could be realized in the most efficient, timely manner.

Our position, like that of the City's as expressed in the RFQ/RFP document, is that a partnership between our two constituencies (the City of Cleveland Heights and our Development Team) positions our Proposal to result in the greatest return for the broadest spectrum of the Cleveland Heights community.

The City's assistance in the following areas would be a helpful and impactful contribution as our partner:

- Property Tax Abatement as per the City's "Grow Program"
- Including both the historic preservation (i.e. rehab/renovation) multifamily, new construction multifamily, and new construction for sale housing
- Storefront Renovation Program
- Tax Increment Financing with respect to site and infrastructure improvements
- Supportive role with respect to
- New Markets Tax Credits [NMTC] that will likely be necessary in our desire to create a mixed-income community as part of the scope of new construction multifamily at Taylor Commons (goal of 15-20% of total apartments as affordable units with "affordable" being defined as 80% of Area Median Income (AMI) and affordable rents of 30% of that figure; in other words, 30% of 80% of AMI)
- State and Federal Historic Preservation Tax Credits; including National Register Nomination of Taylor Road Synagogue
- Supportive role with JobsOhio Vibrant Communities Program application
- Partnering with Development Team on application for JobsOhio Project Planning Program
- Supportive/Partnering role with Development Team for additional grant applications related to public arts funding; public/green infrastructure improvements; public-space design; and potential 'Green' project grants

SECTION I

Plan for minority and female business enterprises inclusion; prevailing wage and local hiring practices

Our team understands that one of Cleveland Heights' core values is diversity, it may very well be the City's most important core value as it is certainly the one referenced most frequently when residents, both current and former, speak of their community and why they live here.

Our team is committed to promoting diversity and will seek to ensure that Minority Business Enterprises (MBE), Female Business Enterprises (FBE), and Cleveland Heights Small Businesses (CHSB) are included in subcontracting during the construction/renovation of each of the proposed uses in our vision.

We would seek the opportunity to work with the City in crafting a straightforward Community Benefits Agreement (CBA) that clearly outlines expected goals for the inclusion of MBE, FBE, and CHSB subcontractors and in other positions that may be needed during the redevelopment process. We are our own General Contractor self-perform construction (WXZ Construction, LLC) for the projects we develop. We envision our key construction personnel that would be working on this project meeting with the appropriate staff at the City to discuss MBE/FBE/CHSB participation and any recommendations and/or connections that the City might be able to provide as to local subcontractors would be appreciated.

In addition to a commitment to diversity, our team also believes in the importance of creating opportunities for the next generation of professionals involved in the fields of:

planning

architecture/design

development/construction

historic preservation

realty

branding/creative place-making

sustainability

As such, we additionally would seek to work with the City to design a youth engagement and internship program in which WXZ Development, Inc. would offer specific internship opportunities for Cleveland Heights-University Heights School District students interested in the fields mentioned above. Creative place-making, including public art and public space design, are two areas where youth participation could attract younger students as well. Furthermore, it demonstrates another way the arts can play a key role in the overall DNA of this project. Certain members of our team have valuable experience in working with students and would be instrumental in crafting the details of this program with City staff.

Specifically, LittleJacket has worked with Open Doors Academy for a number of years and provided opportunities for Cleveland students to cultivate a passion they may not have known they had. Furthermore, architect and planner Gregory Soltis of RDL is a member of the faculty of the Levin College of Urban Affairs regularly teaching courses in the fields of urban planning. He is a dynamic and passionate educator and devotes countless hours to organizing fieldwork and field trips for students in and around Cleveland such as visiting historical sites and green spaces to engender an appreciation for preservation and to teach about best practices in design.

Lastly, WXZ Construction, LLC—project general contractor—will seek to establish with the City a prevailing wage goal for this project and use commercially reasonable efforts to meet that goal. Specifically, WXZ Construction, LLC offers to ensure that laborers hired for the construction/rehabilitation involved in this proposal shall be compensated at a prevailing wage rate to the extent reasonably practicable and at an aggregate level of at least twenty-percent [of the construction/rehabilitation labor costs].



As a first step in this campaign, we created a collateral kit to educate residents, business owners, brokers, and developers on the economic development efforts of Shaker Heights.

SECTION J

Draft Memorandum of Understanding

See Appendix attachment #3

SECTION K

Project Summary

See Appendix attachment #1

Appendix

Project Summary	01
Letter of Interest, TriState Capital Bank	02
Draft Memorandum of Understanding	03
Reference: Greenscreen Catalog	04
Site-Specific Building Plans	05
Place-Making + Public Art	06
Case Study: Posto Giusto Per	07
Case Study: Kambri	08
Case Study: Romanico Automatico	09
Case Study: 1111 Lincoln	10
Cain Park Stramp	11
Focused Illustrative Site Plan	12

Appendix 01

Project Summary	
Company Information	
Founded	1990
Employees	26
Headquarters	Fairview Park, OH
Development Partner(s)	RDL, HP Group, Little Jacket, Bob Zlimer
Timeline	
Phases	4: potential for concurrency. Taylor Tudor Plaza shall be first phase
Time from groundbreaking to completion	Taylor Tudor Plaza: 12-16 months (total time for renovation)
Financing	
Equity source	Private Equity
Personal guarantee of debt financing from the firm's principal(s)	Yes
Tax Increment Financing (TIF) required for current concept?	Yes
Guarantee of public infrastructure financing – can a corporate and personal guaranty be provided by the developer?	While we do not expect a guarantee based on the personal financial strength of WXZ, we are willing to discuss this point with the city as necessary
Tax abatement required?	Yes
Development contingent on availability of any County, State, Federal funding sources outside of City control?	Yes, State and Federal Historic Preservation Tax Credits
MBE and FBE Inclusion	
MBE and FBE Inclusion	Yes (see section I)
Project Team	
Development Partner	HP Group, Little Jacket, Bob Zlimer
Architect	RDL Architects
MBE and FBE participation	N/A
Public finance	TIF: HPTC: NMTC (only applicable to Taylor Commons portion of proposal)
Construction	WXZ Construction LLC.
Site work	As general contractor, WXZ Construction LLC will subcontract site work to a qualified third party with whom WXZ Construction LLC has a long-standing working relationship. For third-party site consulting (ie. geotechnical evaluation) WXZ Construction LLC would likely engage Wertz Geotechnical Engineering Inc.
For-sale housing development partner?	N/A: WXZ Development Inc to perform all housing development.
Residential sales or rentals?	N/A: WXZ Development Inc (Taylor Tudor Plaza exclusively rental as proposed).
Parking	
Parking study to be completed?	Yes: Development team will work with City to engage parking and traffic consulting to complete district-wide parking study
Project Examples	

Example	Circle 118
Example	College Club
Example	Fairhill Courts

Appendix 02



David J. Hurtuk
Senior Vice President
200 Public Square, Suite 4020
(216) 215-0014
Cleveland, OH 44114

December 1, 2021

Mr. Timothy M. Boland
Director of Economic Development
The City of Cleveland Heights
40 Severance Circle
Cleveland Heights, OH 44118

Re: Taylor Tudor Plaza RFP

Dear Director Boland,

We at TriState Capital Bank have an extensive depository and lending relationship with WXZ Development, Inc. Our successful relationship's most recent example is The College Club on Overlook Road in Cleveland Heights. This complex project involved a sensitive historic preservation undertaking involving a manor home and accompanying carriage house. This portion of the project included utilizing both Federal and State Historic Preservation Tax Credits. Additionally, the project included new construction—thirteen for sale townhomes. Tri State acted as a construction lender, bridge financier, Federal HPTC equity participant, and now a permanent lender. We are very pleased with this relationship and will be interested in following WXZ to the Taylor Tudor project to provide their financing needs. We know their financial strength will be more than adequate to accomplish this project.

Very truly yours,

A handwritten signature in blue ink, appearing to read "David J. Hurtuk".

David J. Hurtuk
Senior Vice President

Appendix 03

Exhibit 3 : Draft Memorandum of Understanding [MoU]

Draft Memorandum of Understanding:

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING is entered into as of the ____ day of January, 2022 by and among WXZ Development, Inc. ("WXZ") and the City of Cleveland Heights ("CH") and are referred to herein collectively as the "Parties". The Parties agree as follows:

INTRODUCTORY STATEMENT

A. CH, through the control of an affiliated entity, Cleveland Heights Land Reutilization Program, owns the real property located at 1908, 1912-1926, and 1932-1946 South Taylor Road, Cleveland Heights, Ohio which are currently improved with a closed residential apartment complex with first floor retail space known as the "Taylor Tudor Plaza" (the "TTP Parcels"). The TTP Parcels are situated on three separate parcels having Permanent Parcel Numbers (PPNs) of 684-26-001, 684-26-012, and 684-26-011 and are identified on Exhibit A attached hereto.

B. WXZ is proposing to gain control of the TTP Parcels and renovate the existing structures maintaining their respective facades in a manner that is sensitive to their historically-significant character and features as per the Secretary of the Interior's Standards for Rehabilitation through the use of Historic Preservation Tax Credits ("HPTCs"). The successful completion of such renovation shall result in approximately forty-four (44) rental units and approximately twenty-two thousand square feet (22,000 ft²) of ground floor commercial/retail space (collectively, the "TTP Project"). Conceptual floor plans and elevations of the TTP Project are attached hereto as Exhibit B.

C. WXZ, in contemplation of being able to reach satisfactory agreements with CH, has negotiated a consulting agreement with Historic Preservation Group, LLC ("HP Group"), a well-respected and experienced historic preservation specialist with an intimate knowledge of the TTP Parcels as well as the National Register District in which they are located. HP Group will provide consulting services to WXZ in WXZ's efforts to receive an award for HPTCs.

THE UNDERSTANDING

NOW, THEREFORE, in consideration of the Introductory Statement and the mutual agreements contained herein, the Parties agree to move forward in good faith to explore the terms and conditions of the necessary agreements for WXZ to achieve control of the TTP Parcels in order to proceed with the TTP Project incorporating the following principals:

1. The Parties will work diligently to come to terms on an acquisition of the TTP Parcels by WXZ, the Purchaser, from CH, the Seller.

2. WXZ will work collaboratively with CH in the renovation of the buildings that comprise the TTP Project with the understanding that design of the exterior façades of each building will effectively be focused around returning the buildings to their historic appearance as per the professional advice and direction of HP Group and the professional architects and designers at RDL Architects (“RDL”). With respect to the first floor retail space, WXZ and CH will collaborate to determine ideal tenancies for these spaces. This collaborative approach to retail curating shall also be informed from genuine community engagement efforts [including but not limited to the Community Engagement concepts provided in this Proposal]. The Parties agree that the best TTP Project is one that maximizes benefit to the community and to that end recognize the inherent value of community input, in general, and with respect to diversity, equity, and inclusion, in particular.

3. WXZ will also endeavor to collaborate with CH on various public art elements to be included on the site (i.e. on the TTP Parcels; possibly at the rear of said Parcels on/ along the existing access drives with the understanding that any positioning of public art installations shall neither inhibit nor pose a challenge to access from automobiles, EMT/ CHFD/CHPD vehicles, or other parties whom from time to time may be permitted to access the TTP Parcels. Furthermore, no public art installation of any type shall in inhibit or pose a challenge to ingress/egress from any of the TTP Project’s buildings). The Parties shall also seek community input with respect to public art elements included in the TTP Project as well as those more broadly conceptualized for the additional sites included in this Proposal.

4. WXZ and CH will work cooperatively to determine how best to accommodate the parking needs of future tenants (residential and commercial) of the TTP Project with the preferred goal of fulfilling all parking needs in the proposed parking structure to be located to the rear of the new construction buildings on the Taylor Commons site, as per this Proposal.

5. CH recognizes that WXZ has expended considerable thought, time and effort to date on planning, preliminary architectural designs, historic preservation consulting, civil engineering/site planning, place-making/public space design, and negotiating with neighboring and adjacent property owners as well as other parties in an effort to expand the scope of redevelopment with the goal of holistically revitalizing the commercial district. In light of WXZ’s demonstrated commitment to the TTP Project and the broader commercial district, CH agrees that for six (6) months from the Effective Date (as defined herein) (the “Restrictive Period”) while the Parties work towards definitive agreements that WXZ and CH shall not, and shall not cause or permit any of their respective directors, officers, employees, agents or other representatives to, directly or indirectly, enter into any discussions, negotiations or agreements with, or provide information to, any person, entity or group other than each other relating to the terms and conditions outlined herein, or any proposal or offer for, or inquiry about any other transaction that would include a sale, lease, or other transfer of control of CH’s TTP Parcels (other than their legal counsel, employees, accountants, City officials, neighboring landowners, and other consultants who need such information to assist in evaluating and documenting the transaction outlined herein and needed to design, engineer and develop the TTP Project. Notwithstanding anything to the contrary, this entire paragraph is binding on the parties hereto from the date of termination of this Letter. Except as specifically set forth in this paragraph, this Memorandum of Understanding is non-binding and constitutes a statement of the Parties’ mutual intentions and does not contain all matters upon which agreement must be reached for the transactions described herein to be consummated. A binding agreement with respect to any of the transactions described in the

Memorandum of Understanding will result only from the execution of definitive agreements at which time this Memorandum of Understanding shall be terminated.

6. This Memorandum of Understanding shall automatically terminate upon the earlier of: (a) expiration of the Restrictive Period; or (b) upon the execution of definitive agreements allowing the TTP Project to proceed.

7. Facsimile or electronic signatures shall be sufficient for all purposes with respect to the execution of this Memorandum of Understanding. This Memorandum of Understanding may be executed in several counterparts, and it shall not be necessary that any one of the counterparts be executed by all of the parties. Each fully or partially executed counterpart shall be deemed an original, but all such counterparts taken together shall constitute but one and the same instrument. This Memorandum of Understanding may be amended only by written instrument signed by each of the Parties. This Memorandum of Understanding represents the entire agreement among the Parties and supersedes all prior negotiations, representations or agreements, either written or oral.

IN WITNESS WHEREOF, the Parties have caused this Memorandum of Understanding to be executed effective as of the day and year last written below (the "Effective Date").

WXZ DEVELOPMENT, INC.

By: _____
James R. Wymer, President

Date: _____

CITY OF CLEVELAND HEIGHTS

By: _____
Authorized Agent

Date: _____

Exhibit A

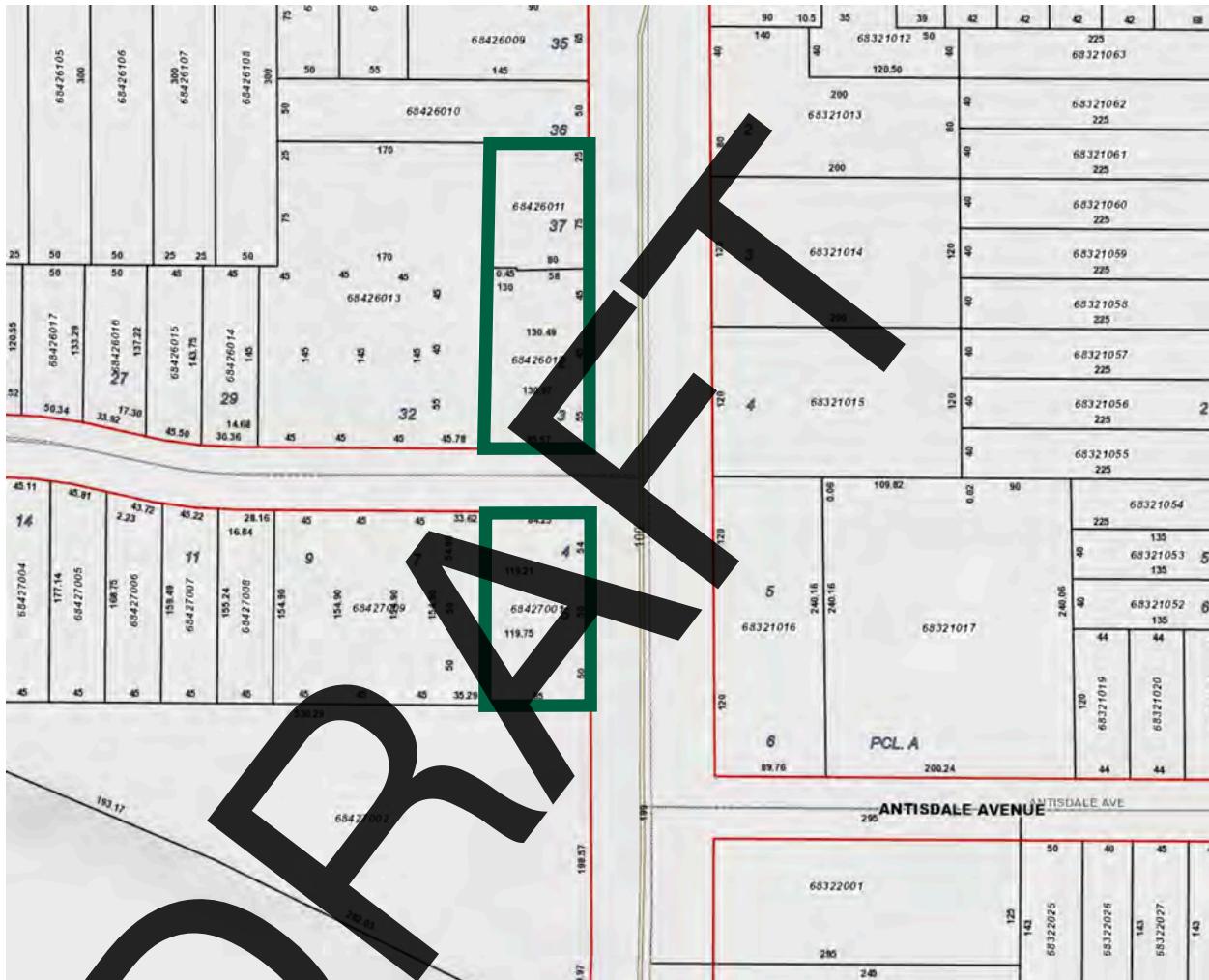
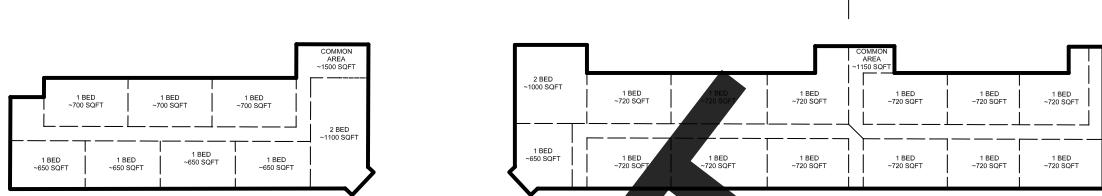
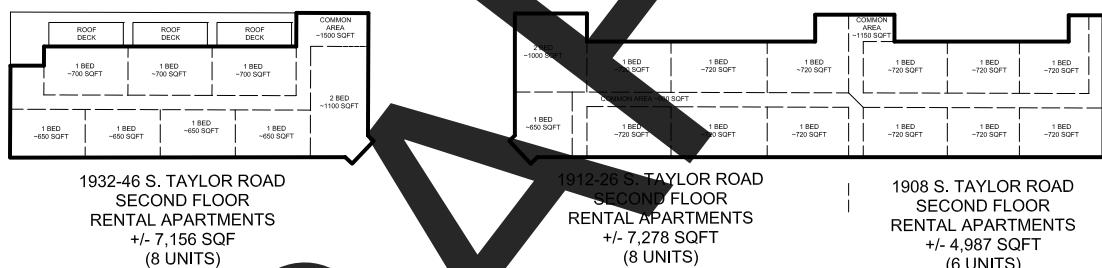


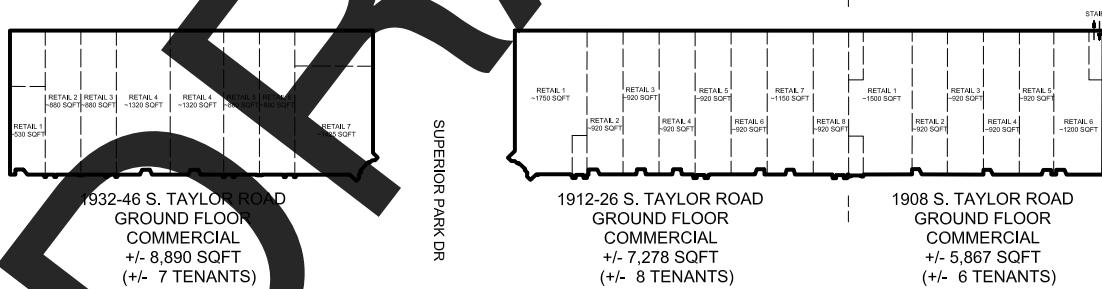
Exhibit B



THIRD FLOOR



SECOND FLOOR



GROUND FLOOR

SUMMARY	
APARTMENTS	
1 BED	40
2 BED	4
TOTAL	44
COMMERCIAL SPACE	
1932-46	8,890 SF
1912-26	7,278 SF
1908	5,867 SF
TOTAL	22,035 SF

TAYLOR TUDOR PLAZA BUILDINGS

Appendix 04



THE ELEMENTS ARE SIMPLE

greenscreen®

gS



Rigid, lightweight panels are 48 inches wide and 6 ft, 8 ft, 10 ft, 12 ft, 14 ft long and can be installed either vertically, horizontally, wall mounted or freestanding.

In addition to the standard panel, the **greenscreen®** system of green facade wall products includes the Column Trellis, customized Crimp-to-Curve shapes, panel trims and a complete selection of engineered attachment solutions. Customization and adaptation to unique project specifications can easily become a part of your **greenscreen®** project. The panels are made from recycled content, galvanized steel wire and finished with a baked on powder coat for durability.

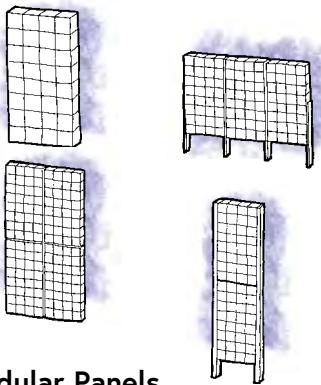


National Wildlife Federation Headquarters - Reston, VA

basic elements

greenscreen® is a three-dimensional, welded wire green facade wall system.

The distinctive modular trellis panel is the building block of **greenscreen®**.



Modular Panels

Use for covering walls, freestanding fences, screens and enclosures.

Standard Sizes:

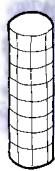
width: 48" wide

length: 6', 8', 10', 12', 14'

thickness: 3" standard

Custom dimensions available in 2" increments, length and width.

See our Accessory Items, Mounting Options and Detail Examples that work together to provide efficient solutions.



Column Trellis

Use as a vertical freestanding element or as a cover for existing posts. Coiled or flat for easy field installation in standard or custom diameters.

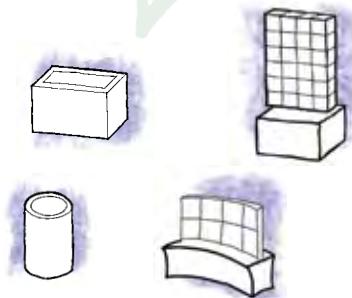
Standard Sizes:

dia: 15½"

height: 6', 8', 10', 12', 14'

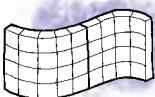
Custom heights in 2" increments

thickness: 3" standard



Planter Options

Planter options are available for a variety of applications and panel heights. Standard 4 ft. wide fiberglass planter units support up to 6' tall screens, and Column planters work with our standard diameter Column Trellis. Our Hedge-A-Matic family of planters use rectangle, curved and square shapes with shorter screens, for venues like patios, restaurants, entries and decks.



Crimp-to-Curve

Use for curved surfaces, covering walls, freestanding fences, screens, and enclosures.

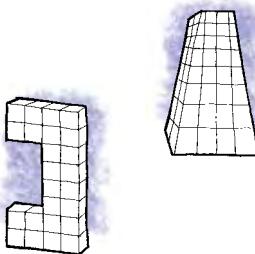
Standard Sizes:

radius: standard radius 4 ft to 12 ft at 12" increments

length: Available in 4" increments.

thickness: 3"

Custom radius and lengths available. Width variable in 2" increments.



Custom

Using our basic panel as the building block, we are always available to discuss creative options. Panels can be notched, cut to create a taper, mitered and are available in crimped-to-curve combinations.

Colors

Our standard powder coated colors are; green, black, silver, bronze, and white. Custom colors are available.



Accessories

greenscreen® is a complete trellis system that includes a versatile array of engineered mounting clips for almost every application of panels and columns. Our trims are factory installed before finishing. All clips, posts and caps are finished to match your project colors. Our Accessory Items list, Mounting Options, Detail Examples and Specifications all work together to provide efficient solutions.

WALL MOUNTED

Standard sizes

width: 4 ft

length: 6 ft

8 ft

10 ft

12 ft

14 ft

thickness: 3" standard

Custom Sizes

Available in widths and lengths

in

2" increments up to 4 ft x 14 ft

Finish

- baked on powder coat finish over galvanized steel wire

~ green

~ black

~ silver

~ bronze

~ white

~ custom

Accessory Options

trim: #5104 channel

#5105 angle

Mounting Hardware

full range available



Whole Foods, Lincoln Park, Chicago, IL

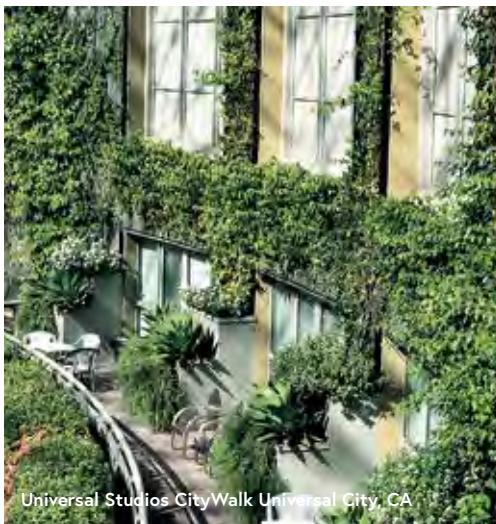
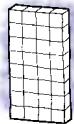
WALL MOUNTED



Wall Mounted Green Facade Trellis Panel

The **greenscreen®** trellis system can transform blank concrete or masonry walls into soft-textured, vine covered, seasonally changing surfaces commonly referred to as "green facades." The elements are simple and the possibilities are endless for mounting modular or shaped panels near entries, around windows and in interior courtyards as a living plant matrix that covers all or part of a building facade... the examples are many!

Our system of engineered mounting accessories is designed to hold **greenscreen®** trellis panels off the building surface, protecting the building's waterproof membrane from direct plant attachment and transferring the weight of the plants to the screen structure and the wall. Integrate wall mounted **greenscreen®** elements into new construction or retrofit to existing buildings with adjustable clips that adapt to uneven surfaces. Panels can be stacked side to side or top to bottom to cover larger areas.



FREESTANDING

Freestanding Green Facade Wall or Trellis Fence

When used freestanding, **greenscreen**®'s unique wire truss configuration can span between structural members for use as a security fence, privacy screen, shade element or three-dimensional enclosure. Light in weight, but incredibly strong, **greenscreen**®'s three inch screen depth "captures" plant material and provides the benefits of a living fence or tapestry that can be enjoyed from both sides. Our engineered mounting accessories match the panel finish and easily adapt to posts for simple fence installations or to more complex frameworks for larger multi-story projects. Working with the 2" modular grid simplifies the design process and ensures accurate field installation.



Canyon Springs Medical - Gilbert, AZ



Studio 5C - Tempe, AZ



WWII Museum - New Orleans, LA



Premier Auto - Irvine, CA

FREESTANDING



Standard sizes

width: 4 ft

length: 6 ft

8 ft

10 ft

12 ft

14 ft

thickness: 3" standard

Custom Sizes

width and length available in 2" increments up to 4 ft x 14 ft

Finish

- baked on powder coat finish over galvanized steel wire

~ green

~ black

~ silver

~ bronze

~ white

~ custom

Accessory Options

trim: #5104

#5105

Mounting Hardware

full range available

COLUMN

Standard sizes

diameter: 15½"

length: 6 ft

8 ft

10 ft

12 ft

14 ft

thickness: 3" standard

Custom Sizes

- length available in 2" increments up to 14 ft
- custom diameters available

Finish

- baked on powder coat finish over galvanized steel wire

~ green

~ black

~ silver

~ bronze

~ white

~ custom

Accessory Options

trimbands

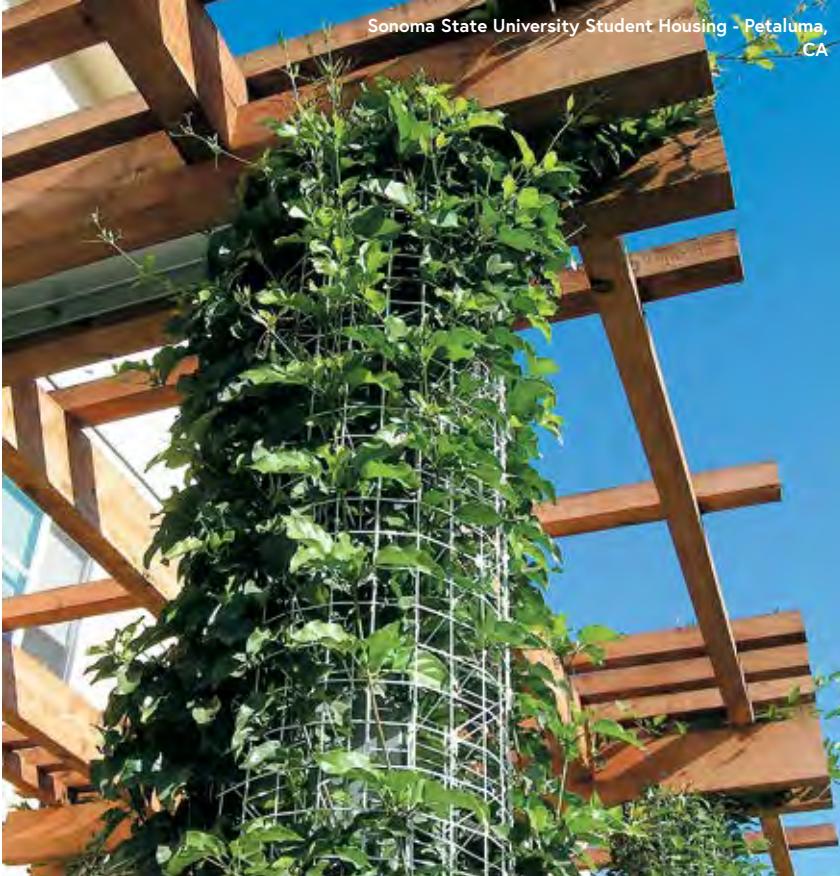
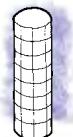
Mounting Hardware

#5132V Mounting Clips,
planter



Google Headquarters - Mountain View, CA





Column Trellis

Creating column shapes with **greenscreen®** trellis panels is easy. Our standard Column Trellis is fabricated from a 48" wide panel which gives a 15½" diameter column as our basic building element. We can provide mounting clips or brackets for attaching to your structure and you can choose from our standard radius up to fourteen feet in height or select a custom radius or square column shape that we can build for you. For taller installations, the columns can be stacked. The standard Column Trellis can also be mounted on a fiberglass planter for applications that require self contained units.

Desert Ridge Marketplace - Phoenix, AZ



Brocade Communications - San Jose, CA



Willows Shopping Mall, Concord, CA

PLANTER

Size

Rectangular:
4 ft wide x 24" x 30" tall

Cylindrical:
18" dia x 28" tall

Curved:
20" tall x various shapes

Custom Sizes

custom sizes available

Finish

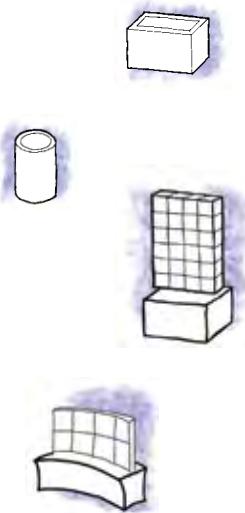
- fiberglass with multiple textures available
- custom color to match client color chip

Accessory Options:

order with 4 ft wide and 6 ft tall trellis panels for large standard planters. For taller panels additional structure required.

Mounting Hardware

Planter Straps



Above Ground Planter

For projects that require containers, **greenscreen**® trellis panels can be mounted to our stationary planters in multiple configurations. Planters may feature special liners and drainage for irrigation control and are available in a variety of colors and finishes. Standard cylindrical planters coordinate with the Column Trellis and flat, modular panels work with rectangular planters. Custom sizes, shapes, and colors can be made to order depending on your project requirements.

Curved, straight and square shapes used in combinations are featured in our *Hedge-A-Matic* family of planters, and are available with shorter privacy screens for venues like patios, restaurants, entries and decks.



Crimp-to-Curve

Sometimes a freestanding **greenscreen®** trellis needs to describe a curve, echo a building shape or include a gentle overhead arc. We offer **greenscreen®** in a variety of standard radiused shapes to enhance your design.

Crimp-to-Curve trellis screens can be joined to create long curved fence elements, overhead arcs and to create new forms made with multiple units. The possibilities are endless!



Geary Street - San Francisco, CA



Custom

Based on a 2"x 2" modular grid, **greenscreen®** panels can be easily customized to meet a wide variety of project requirements. The rigid, lightweight, three-dimensional, welded wire panel can be cut at angles, span openings, attach to support frames or be mitered, notched, spliced or curved. In combination with standard or custom edge trims and a full array of engineered mounting hardware, unique applications are limited only by your imagination.

Sacred Heart University - Fairfield, CT



Anthropologie - Corona, CA

Standard sizes

width: 4 ft
length: Available in 4 in. increments
radius: 4 ft
5 ft
6 ft
8 ft
10 ft
12 ft
thickness: 3" standard

Custom Sizes

custom radii available

Finish

- baked on powder coat finish over galvanized steel wire
 - ~ green
 - ~ black
 - ~ silver
 - ~ bronze
 - ~ white
 - ~ custom

Accessory Options:

#5105 Steel Edge Trim

Mounting Hardware

full range available

Size:

up to 4 ft wide and 14 ft long in single pieces.

Finish

standard listed finishes or additional custom colors

Accessory Options

trim: #5104
#5105
custom profiles available

Mounting Hardware

full range available, custom clips and brackets available

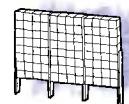
project examples

The following pages illustrate some of the many combinations offered with the **greenscreen**® green facade wall system.



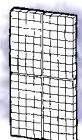
The "captive growing space" created by the unique **greenscreen**® panel design promotes vertical plant growth and is an excellent support for maintaining healthy plants. Edge trim can be added at pedestrian areas as a closure strip or at the panel perimeter to provide a reinforced edge for plant maintenance. A variety of colors, finish-matched clips and mounting hardware make it easy to adapt to round or square post systems. **greenscreen**® panels can be mounted vertically or horizontally between posts and are easily integrated into custom gate openings.

FENCING



Many larger commercial and retail developments require flexible landscape elements to solve a variety of space planning problems. Vertical greenery can easily be achieved with minimal panel and planter depth using freestanding or wall mounted panels. Particular attention should be paid to plant selection, soil volume and initial plant size upon installation to insure a successful application for opening day. In high-visibility projects, panels can be pre-grown off site, transported and installed to ensure an established landscaped presence.

MIXED USE



Whole Foods - Lincoln Park, IL



29th Street Mall - Boulder, CO



The Galleria at Roseville - Roseville, CA



Staten Island Courthouse Parking - NJ



California State University at Fullerton Parking Structure - CA



Stanford University Parking Structure #5 - Stanford, CA

PARKING STRUCTURES



greenscreen® trellis panels are a proven solution for providing vertical plant greenery on large multi-story buildings such as parking structures. In a tight building-setback situation, **greenscreen®** requires only a few inches of space to create an effective vertical landscape element. Multi-floor heights can be vegetated from a narrow planting bed that eliminates walkway encroachment or by integrating above grade planters to reach higher elevations. The panels are easily adaptable for new projects or to retro-fit onto existing buildings. The unique panel construction spans between floors and attaches directly to the building face or to a secondary steel frame. In all cases, the three-dimensional depth of the panel promotes rapid, early growth and long term plant support.



Renaissance 500 Parking, Ridgeland, MS



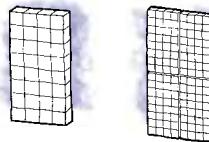
River Rock Parking - Napa, CA



Renaissance 500 Parking, Ridgeland, MS

Standard or custom size **greenscreen®** trellis panels can be mounted either on top or between an overhead steel support structure, providing a light and open feeling until the vines mature and create a cool, shaded sitting area.

HORIZONTAL



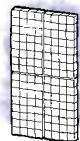
Fountain Park at Playa Vista Visitors Center - Playa Vista, CA



John Muir Hospital - Walnut Creek, CA

SHADING BENEFITS AND LIGHT CONTROL

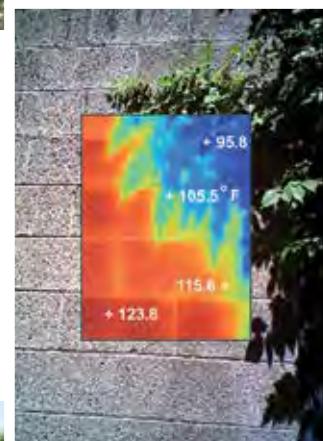
The **greenscreen**® green facade wall trellis can be an important part of a building's environmental control systems. These two highly successful projects use tall **greenscreen**® trellises as "green facades" built into south-facing structures to create shade and filter summer sun while allowing heat gain and abundant light during winter. The use of vegetation for shade creation can help to minimize building cooling requirements, increase evapotranspiration, mitigate the Urban Heat Island effect and create comfortable outdoor spaces.



National Wildlife Federation Headquarters - Reston, VA



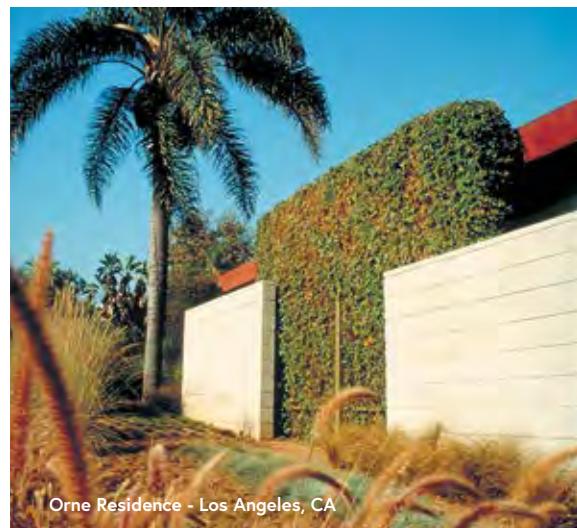
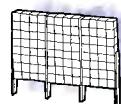
Studios 5C - Tempe, AZ



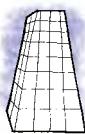
Studios 5C - Tempe, AZ

RESIDENTIAL

Freestanding trellis screens can be a dynamic and visually stimulating alternative to fencing in a residential setting. **greenscreen®** can be used to enhance privacy, provide added security and help maintain easements. Simple installations can use surface mounted panels on a wood frame or connect to a steel post system to create colorful, living tapestries. The possibilities are endless....



Tempe Transit Center - Tempe, AZ



PEDESTRIAN SCALE

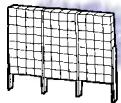
These project examples utilize a narrow panel profile to create flat, freestanding screens or three-dimensional volumes to provide shade and a visual buffer to building surfaces in pedestrian waiting zones and seating areas. Adaptable trims and mounting details are "people friendly" and the strong, rigid, steel wire construction resists potential abuse.

Berkeley Residence -Berkeley, CA





Council District Nine - Los Angeles, CA



greenscreen® installations provide security benefits by controlling access without bars or conventional fencing while simultaneously covering the openings with a lacy leaf texture. The three-dimensional panel construction of the **greenscreen®** green facade wall system allows spanning between structural members and can be stacked vertically or horizontally to cover larger areas. The 2" x 2" grid, adaptable clips and brackets make installation simple and efficient.

SECURITY



Pacific View Mall Parking Structure - Ventura, CA



Rolex - Beverly Hills, CA



Vine Street School - Los Angeles CA



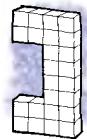
GRAFFITI CONTROL

greenscreen® modular wall mounted trellis panels inhibit graffiti action on this 12 foot high parking area wall in a dense urban environment and on a neighborhood school building. A narrow planting bed helps maximize the usable traffic area and the neighborhood enjoys the benefit of a flowering, vine covered solution instead of a monotonous concrete wall. Neighborhood groups and Planning Department officials responded favorably to this alternative.



Ritz Garden - Newport Beach, CA

INTERIORS



Both a restaurant and an interior circulation space in a corporate office setting utilize the 2" modular grid and #5105 Edge Trim to create an interesting visual rhythm. The office courtyard installation provides partial screening for perimeter conference spaces. A narrow, irrigated planter at the base limits walkway encroachment.

Nokia Product Creation Center - San Diego, CA



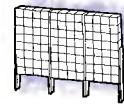
Chevron Roof Garden - San Francisco, CA



The Gathering Place - Denver, CO

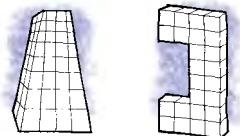
Outdoor conference areas, hospital healing gardens, intimate outdoor dining areas, security fencing and flowering privacy screens are just some of the ways that **greenscreen®** has been utilized in rooftop environments. Lightweight panels can be combined with our planters or adapted to existing conditions to provide creative solutions that transform hard-to-utilize roof top areas into thriving outdoor spaces.

ROOFTOP



CUSTOM

The benefits of three-dimensional, welded steel wire construction are clearly evident in these custom **greenscreen®** applications. The lightweight, rigid panels can be cut to create unique shapes that can span between structural supports both horizontally and vertically. These projects take advantage of a consistent design theme and solutions oriented approach to provide a durable framework for mature plant material. With the repetition of a custom shape or family of shapes, a unique "project identity" for an installation can be established.



Brocade Communications - San Jose, CA



Anthropologie - Corona, CA



Desert Ridge Shopping Mall - Phoenix, AZ



The Yards - Washington, D.C.



Anti-Cruelty Headquarters - Chicago, IL

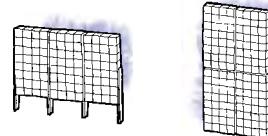




Department of Public Works - Lexington, MA

GREEN INFRASTRUCTURE

The possibilities are endless for vertical vegetation in rain gardens, bio-swales and rainwater harvesting projects where planting space is limited. Green facade wall systems can easily be incorporated into stormwater management designs to enhance on site run off requirements.



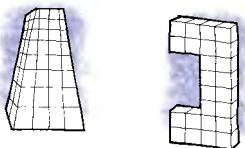
Kaiser - Oakland, CA



YVR Vancouver Lightrail - Vancouver, B.C.



Phoenix Metro Lightrail - Phoenix, AZ



TRANSPORTATION

Transportation projects can benefit from the incorporation of **greenscreen**®'s green facade wall system. Producing shade, increasing evapotranspiration and providing graffiti abatement are just a few benefits that can be achieved by the use of this design element.

accessories

Our Accessory Items list will provide your project with the necessary edge trims, mounting clips, straps, posts, and caps to match your specified finishes with maximum flexibility.

To assist with design and product specification we provide additional details, material specifications, engineering data, complete accessory specifications, BIM and CAD details for inserting into working drawings. Also included is a helpful **Mounting Options** section for use as a guide on typical installations. This additional information is available online at www.greenscreen.com and in our Complete Catalog Binder. Contact us for additional materials or with specific questions.

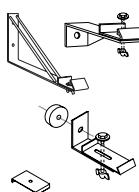


EDGE TRIMS



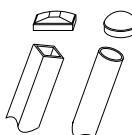
Use as a closure strip at edges of **greenscreen®** panels. Recommended on panel edges adjacent to pedestrian traffic or where edge reinforcement is required for special mounting conditions or long term plant maintenance. #5104 Steel Channel Trim or #5105 Steel Edge Trim can be added to panels in multiple configurations.

MOUNTING CLIPS



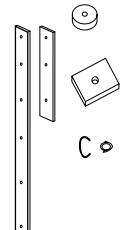
A selection of engineered clips and brackets can be used for a variety of project requirements. Examples are on our website. Please contact a **greenscreen®** Project Manager for more information.

POSTS AND CAPS



Available in matching finishes and custom lengths.

STRAPS, SPACERS AND RINGS



Use for attachment to planters, adapting to uneven surfaces, isolating different building materials, aligning screens and joining screens together in a stacking configuration.

greenscreen® is committed to providing designers, specifiers and contractors with the necessary information to ensure successful projects. From sustainability criteria to Continuing Education Units to recommendations for plant materials, www.greenscreen.com is the essential resource portal for green facade wall technology.

RESOURCES & ENVIRONMENT

Resources for Sustainable Design

LEED®v4 Review (MRc Credits)

Recycled Materials Content Declaration

Sustainable Sites Initiative™ v2 Review

greenscreen® considers environmental conservation, preservation and protection to be consistent with our overall corporate goals and values as well as an important consideration in our total business activities. It has been and will continue to be a critical greenscreen® policy to conduct business in an environmentally conscious manner that aims to reduce our impacts and conserve maximum natural resources.

greenscreen® believes that it is important to identify and promote key initiatives that will help to bring about an awareness of the larger issues of sustainable design, green infrastructure and policy development. To this extent, we are in complete support of the USGBC's LEED v4 for New Construction and Major Renovations Rating System (November, 2013) and the Sustainable Sites Initiative™: Guidelines and Performance Benchmarks v2 (June, 2014). greenscreen® will continue to use these guidelines as discussion points to promote, develop and initiate resources for incorporation into best building, management and policy development practices.

greenscreen® Education Series

Case Studies

Research Reviews

With 20 years of experience and over 6000 installations, greenscreen® has the technical information and technical expertise that you need to design, specify and integrate green facade walls successfully into your projects.

greenscreen® can provide case study information for specific building types including:

- Health Care
- Government/Civic
- Retail/Mixed Use
- Transportation
- Parking Structures
- Hospitality
- Education
- Commercial

Case studies and PDF project pages can be found on our website under 'Resources + Downloads'.

Research

greenscreen® recognizes the vital role of research and continues to underwrite important academic experiments focusing on energy efficiency, stormwater management and integration with green roofs. Our Academic partners include:

- University of Maryland
- British Columbia Institute of Technology
- University of Toronto
- Green Roofs for Healthy Cities

In an effort to help educate our design partners, the greenscreen® Education Series - Research Reviews presents a series of briefs composed as summaries about important issues supported by international research efforts. Document titles and authors are listed and it is encouraged that the original transcripts be accessed for a complete understanding of methodologies, intent and original research summaries.

Research briefs are available on our website under 'Education + Research'.

SUSTAINABILITY

Continuing Educations Units (CEU's)

Continuing education for design professionals is critical to the health, safety and welfare of the general public and **greenscreen®** is a regular contributor of CEU's for online access, in partnership with AECdaily, McGraw Hill Construction, Hanley Wood University and Green Roofs for Healthy Cities. Current and past topics include:

- Considerations for Advanced Green Facade Design
- Greening the Site: Design Options for Sustainability
- Building Products in BIM
- Strategies for More Sustainable Exterior Solutions
- Designing the Building - Landscape Interface
- Introduction to Green Walls

Building Information Modeling (BIM)

The use of BIM goes beyond the design of a project and takes an important role during construction as well as the post construction and facility management phases. BIM impacts the way a construction project is managed with advanced accuracy in construction and a sophisticated design process that provides designers, general contractors and subcontractors from every trade the opportunity to input critical information into the software before the beginning of construction. In an effort to promote integration into BIM software, **greenscreen®** has created a BIM model family that includes all applications, connections and green building information. These Revit files can be downloaded from our website under the Resources + Downloads tab and accessed from Autodesk SEEK and CADdetails.com.

greenscreen® also has models for rendering capabilities in SketchUp for wall mounted and freestanding applications and for planter configurations. These can be downloaded from our website and from the SketchUp 3D Warehouse.

Today there is a greater emphasis by society on the protection of the environment and **greenscreen®** believes that it is both a good business practice and our duty to protect the natural resources of the communities that we serve. **greenscreen®** has completed two major sustainability initiatives to advance its position as a leader in the industry; an ISO compliant, third party verified product Life Cycle Assessment Report and Model, and a company-wide audit of our sustainability performance. The LCA methodology followed the guidelines and protocols as set forth by ISO 14040 (2006) and ISO 14044 (2006) and by definition, a Life Cycle Assessment is carried out in four distinct phases; Goal and Scope Definition, Inventory Analysis, Impact Assessment and Interpretation Results. The goals of the sustainability performance review were to:

- improve employee sustainability engagement
- measure target market sustainability performance
- conduct Scope 1 and 2 carbon footprint measurement
- completion of EPA Waste Reduction Model (WARM) and voluntary reporting of GHG emissions
- measure, track and report energy and water consumption using the Energy Star project management tool

greenscreen® supports increased product transparency and will continue to endorse the incorporation of a Health Product Declaration (HPD) to conform with the guidelines as set forth by the Health Product Declaration Collaborative and the Living Building Challenge DECLARE program.

Sustainability and Corporate Social Responsibility (CSR) have long been integral components of **greenscreen®**'s philosophy and we are proud to have performance measurement data to back up all aspects of our sustainability story. **greenscreen®** will use this information to reduce our environmental footprint, make a better place to work, to better serve our community and to deliver the best customer service possible.

plants

Choosing the appropriate plant materials for **greenscreen**® requires careful consideration of hardiness zone, sun and wind exposure, soil type, available soil volume, irrigation, horticultural needs, maintenance and desired visual effect.

Choosing the proper plants for use on **greenscreen**® panels is an important design consideration and we recommend that a landscape architect, landscape designer or horticulturist be consulted for each specific application to determine appropriate plant choices based upon site conditions.



In addition to hardiness zone, a plant's growth habit is key to a green facade's success. **greenscreen**® is well suited for vines that grow by twining, scrambling, root climbing, adhesive suckering or leaf stem tendrils. Twining vines are strongly recommended for wall mounted applications.



Clematis varieties (*Clematis*), *American Bittersweet* (*Celastrus scandens*) and *Jasmine* varieties (*Trachelospermum*) are all good examples of vines with a twining habit. Plants such as *Trumpet Creeper* (*Campsis radicans*), *English Ivy* (*Hedera helix*) and *Cape Honeysuckle* (*Tecomaria capensis*) that climb by the other growth habits may be just as suitable and are recommended for freestanding applications.



Matching the type of **greenscreen**® installation with a plant's growth habit will help to ensure the long term success of your project and help to keep maintenance costs down. All plant material requires some maintenance, although some are less maintenance intensive than others. At a minimum, all plant material should receive the following annual applications:

- Pruning
- Fertilization
- Mulch
- Irrigation check

greenscreen® offers additional resources for designers and contractors that are available on the 'Plants' tab at www.greenscreen.com:

greenscreen® Recommended Plant List

greenscreen® Guidelines for Green Facade Plant Selection

greenscreen® Guidelines for Green Facade Plant Installation

greenscreen® Guidelines for Green Facade Plant Maintenance



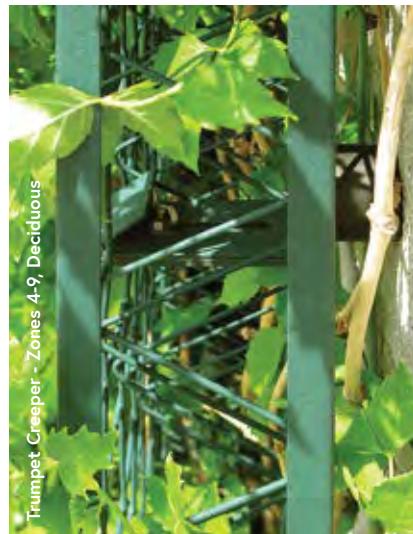
Honeysuckle - Zones 4-9, Deciduous



Clematis - Zones 5-9, Deciduous



Bougainvillea - Zones 9-11, Evergreen



Trumpet Creeper - Zones 4-9, Deciduous



THE POSSIBILITIES
ARE ENDLESS

© 2021 greenscreen®
100% Green. 100% Sustainable.
100% Possible.

Studios 5C • Tempe, AZ

CONTACT US
greenscreen®



725 S. Figueroa St.
Los Angeles, CA 90017
T - 800.450.3494
+1 310.837.0526
F - 310.837.0523
E - sales@greenScreen.com

www.greenScreen.com

At **greenscreen®** we are a team of architects and designers with a broad and deep range of experience in urban planning, landscape design and the construction industry. We consult on both small and large scale projects across the continent and around the world, and we're committed to providing team-oriented design and technical support for your project.

Contact us to discuss **greenscreen®**'s possibilities and its application to your job. We will answer your questions, review drawings, recommend mounting details, prepare shop drawings, provide price quotes and help you place an order.

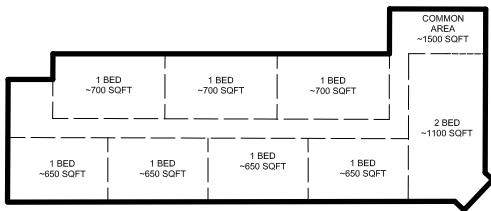


Spring 2021

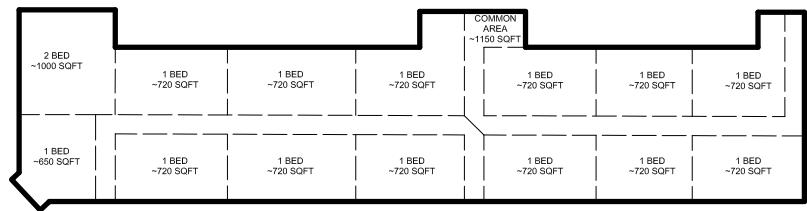
Front - Whole Foods, Lincoln Park, IL

Appendix 05

Exhibit 5 : Site-Specific Building Plans



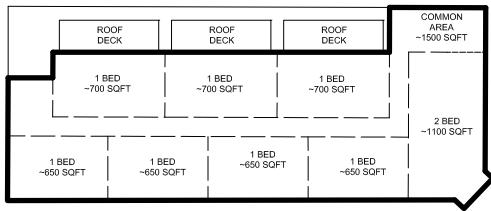
1932-46 S. TAYLOR ROAD
THIRD FLOOR
RENTAL APARTMENTS
+/- 7,156 SQF
(8 UNITS)



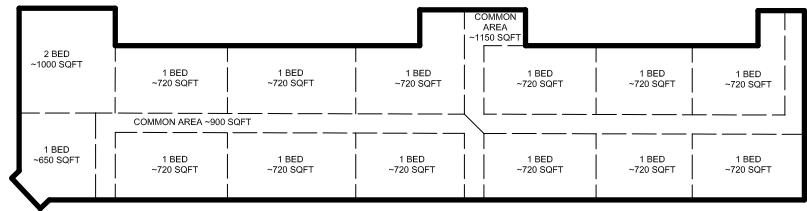
1912-26 S. TAYLOR ROAD
THIRD FLOOR
RENTAL APARTMENTS
+/- 7,278 SQFT
(8 UNITS)

1908 S. TAYLOR ROAD
THIRD FLOOR
RENTAL APARTMENTS
+/- 4,987 SQFT
(6 UNITS)

THIRD FLOOR



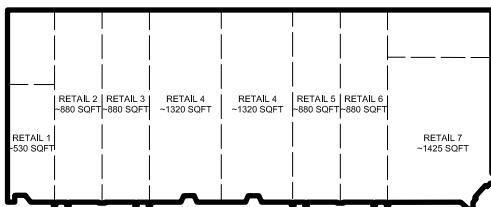
1932-46 S. TAYLOR ROAD
SECOND FLOOR
RENTAL APARTMENTS
+/- 7,156 SQF
(8 UNITS)



1912-26 S. TAYLOR ROAD
SECOND FLOOR
RENTAL APARTMENTS
+/- 7,278 SQFT
(8 UNITS)

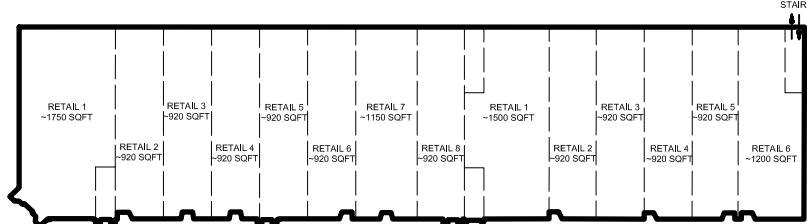
1908 S. TAYLOR ROAD
SECOND FLOOR
RENTAL APARTMENTS
+/- 4,987 SQFT
(6 UNITS)

SECOND FLOOR



1932-46 S. TAYLOR ROAD
GROUND FLOOR
COMMERCIAL
+/- 8,890 SQFT
(+/- 7 TENANTS)

SUPERIOR PARK DR



1912-26 S. TAYLOR ROAD
GROUND FLOOR
COMMERCIAL
+/- 7,278 SQFT
(+/- 8 TENANTS)

1908 S. TAYLOR ROAD
GROUND FLOOR
COMMERCIAL
+/- 5,867 SQFT
(+/- 6 TENANTS)

GROUND FLOOR

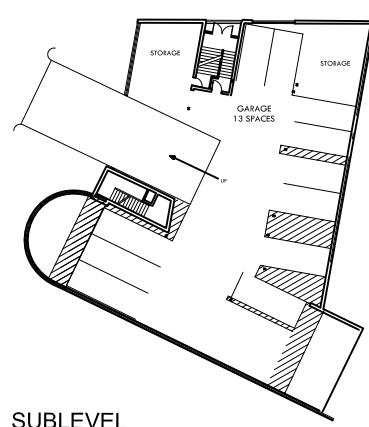
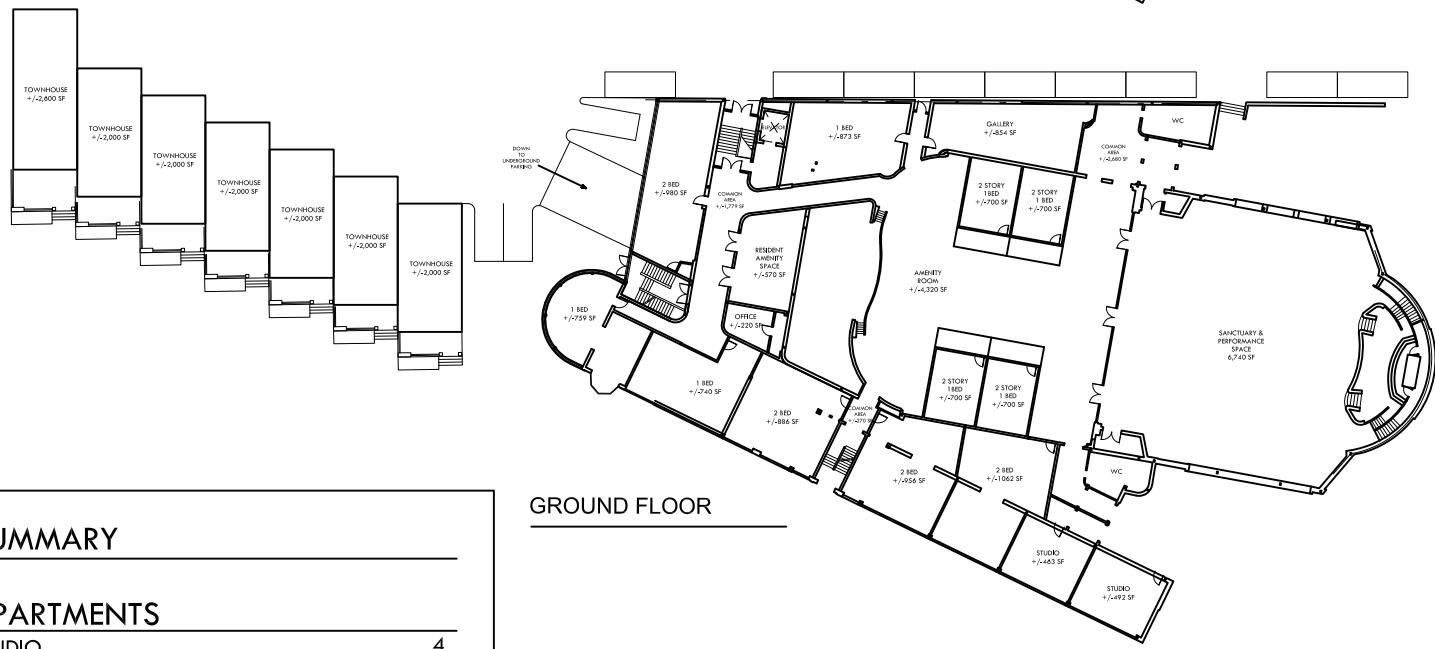
SUMMARY

APARTMENTS

1 BED	40
2 BED	4
TOTAL	44

COMMERCIAL SPACE

1932-46	8,890 SF
1912-26	7,278 SF
1908	5,867 SF
TOTAL	22,035 SF



SUMMARY

APARTMENTS

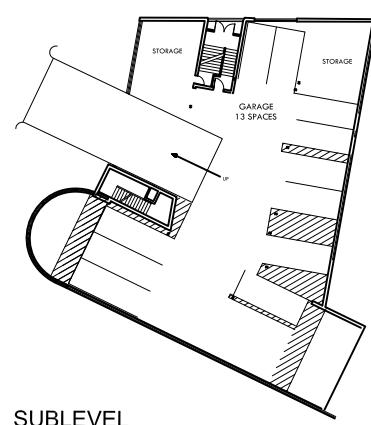
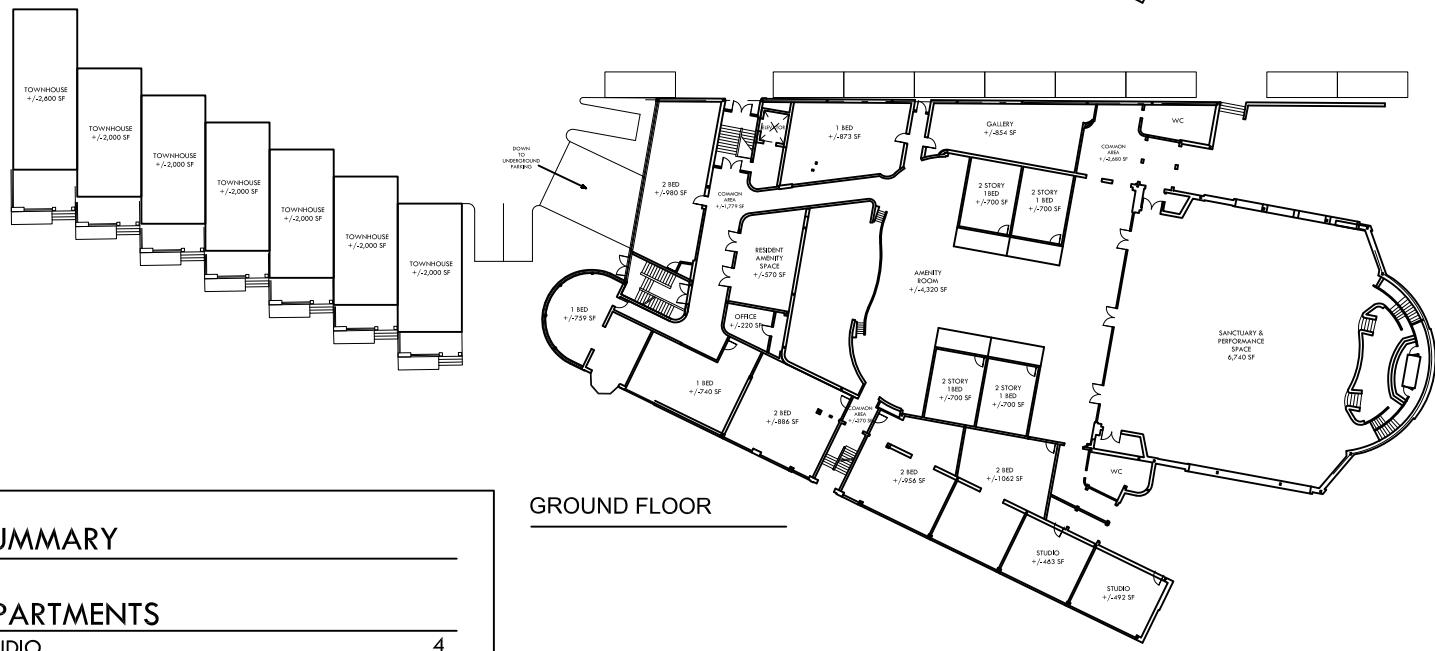
STUDIO	4
1 BED	13
2 BED	8
TOTAL	25

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



SUMMARY

APARTMENTS

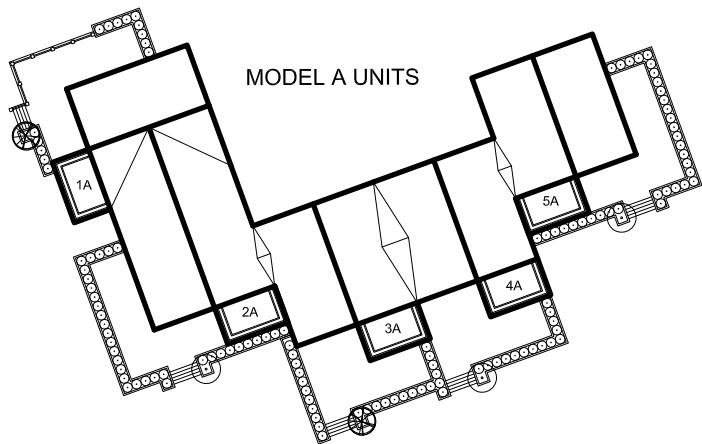
STUDIO	4
1 BED	13
2 BED	8
TOTAL	25

FOR SALE TOWNHOMES

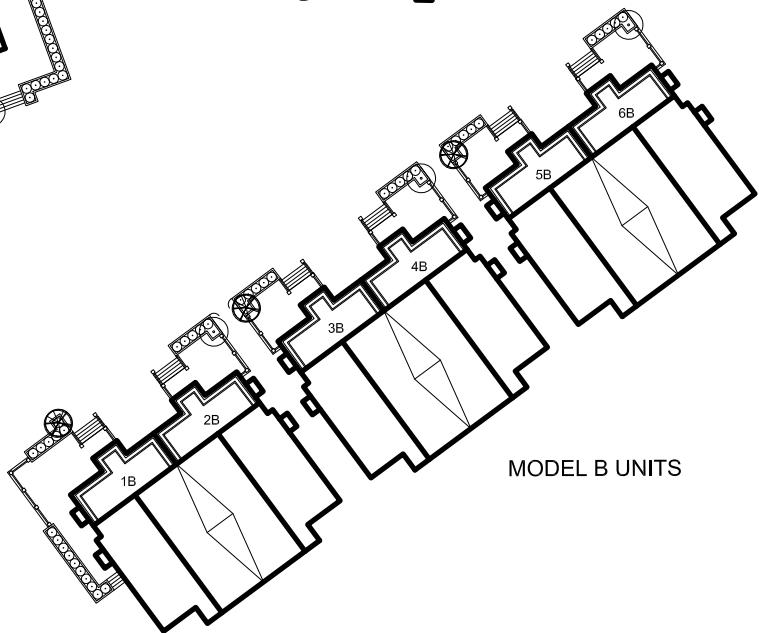
MODEL A +/- 2,000 SF	6
MODEL B +/- 2,600 SF	1
TOTAL	7

PARKING (APARTMENT)

SURFACE	21
SUBLEVEL GARAGE	13
TOTAL	34



MODEL A UNITS



MODEL B UNITS

SUMMARY

FOR SALE 1st FL MASTER HOMES

MODEL A	+/- 2,000 SF	5
MODEL B	+/- 2,150 - 2,465 SF (2bed-5bed)	12
TOTAL		17

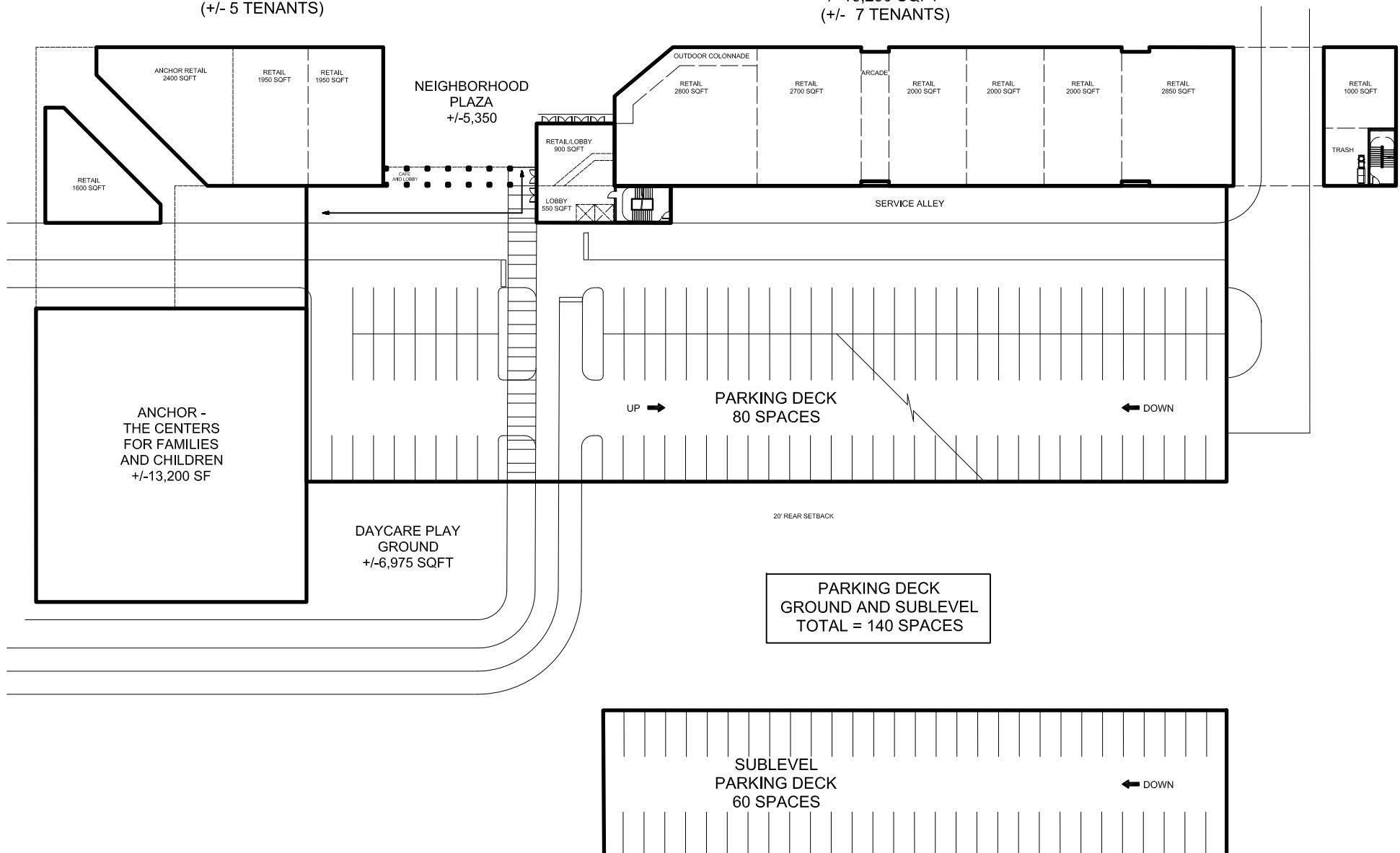
PARKING

ALL HOMES FEATURE ATTACHED 2 CAR GARAGES

FOR SALE RESIDENTIAL AT S. TAYLOR AND SUPERIOR

BUILDING 2
COMMERCIAL RETAIL
+/- 21,100 SQFT
(+/- 5 TENANTS)

BUILDING 1
COMMERCIAL RETAIL
+/- 16,250 SQFT
(+/- 7 TENANTS)

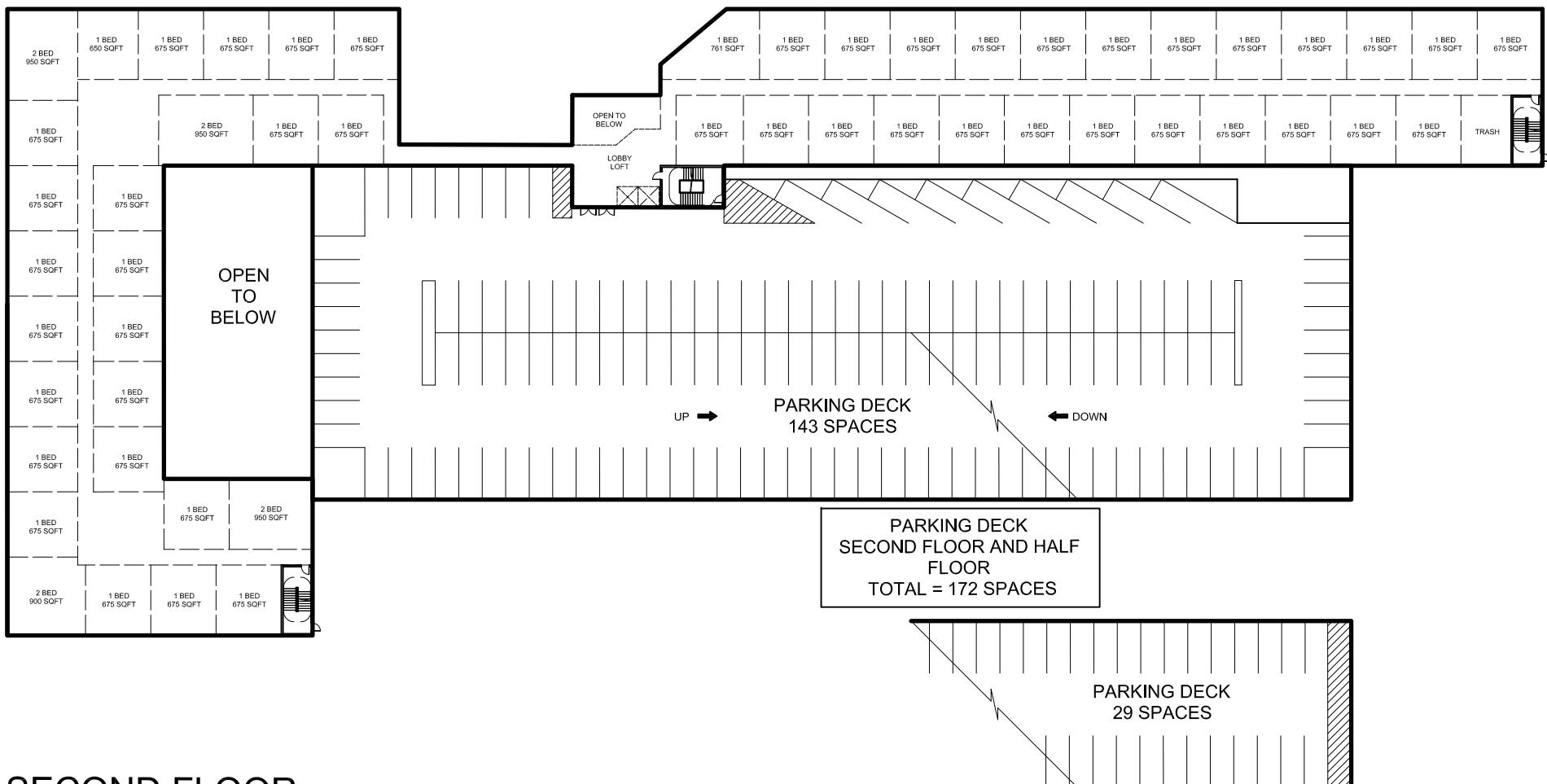


GROUND FLOOR

NEW MIXED-USE BUILDINGS

BUILDING 2
RENTAL APARTMENTS
1 BED - 23
2 BED - 4
TOTAL - 27

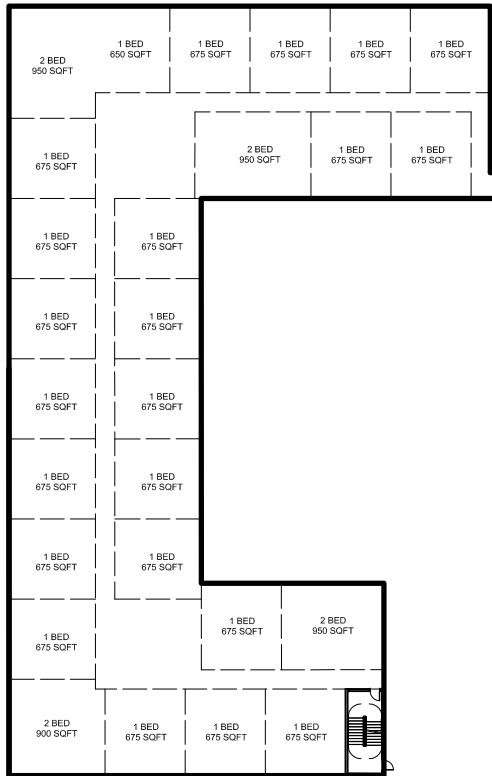
BUILDING 1
RENTAL APARTMENTS
1 BED - 25
TOTAL - 25



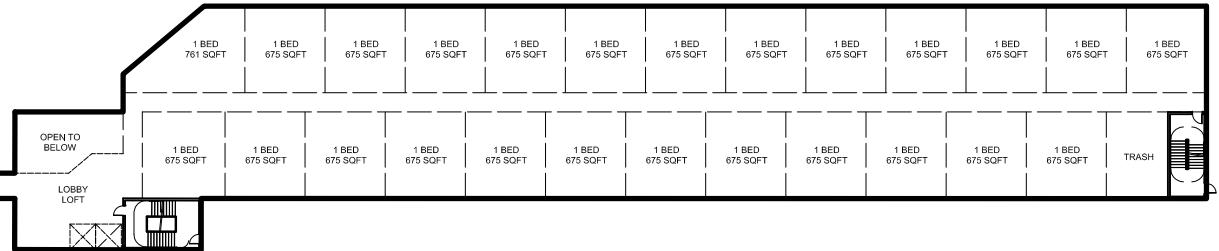
SECOND FLOOR

NEW MIXED-USE BUILDINGS

BUILDING 2
RENTAL APARTMENTS
1 BED - 23 / FL
2 BED - 4 / FL
TOTAL - 81 UNITS



BUILDING 1
RENTAL APARTMENTS
1 BED - 25 /FL
TOTAL - 75 UNITS



SUMMARY

APARTMENTS

1 BED	192
2 BED	16
TOTAL	208

COMMERCIAL SPACE

ANCHOR	13,200 SF
GROUND FLOOR RETAIL/OFFICE	24,150 SF
TOTAL	37,350 SF

PARKING SPACES

STREET	26
PARKING DECK	312
TOTAL	338

FLOORS 3-5

NEW MIXED-USE BUILDINGS

Appendix 06

Exhibit 6 : Place-Making

Place-Making + Public Art



**All are
welcome.**

Public Art

[Located behind Taylor Tudor Plaza Buildings]



Inspiration from Cain Park



All are welcome.

Place-Making

[Located behind Taylor Tudor Plaza Buildings]

At Taylor Tudor Plaza,
All are welcome.



At Taylor Tudor Plaza,
All are welcome.



Generously created by Heights artist _____.


Generously created by Heights artist _____.


Canvases for Public Art



All are
welcome.

Place-Making

[Located behind Taylor Tudor Plaza Buildings]

canvases

Generously created by Heights artist _____.



Canvases for Public Art

canvases

Generously created by Heights artist _____.



All are
welcome.

Place-Making

[Located behind Taylor Tudor Plaza Buildings]

Tudor Revival, revived.



Place-Making Interventions

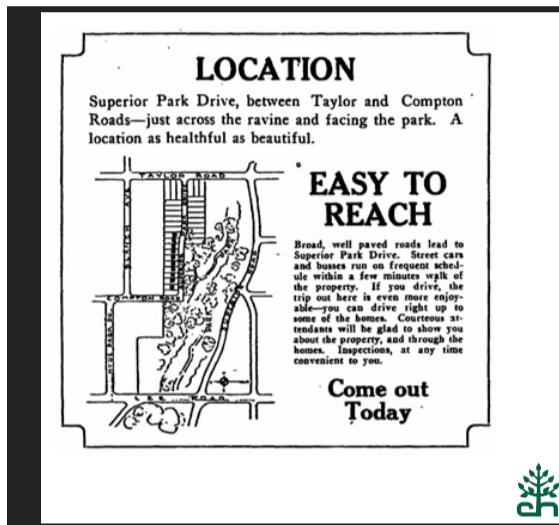
Tudor Revival, revived.



All are
welcome.

Place-Making

[Located behind Taylor Tudor Plaza Buildings]



LOCATION
Superior Park Drive, between Taylor and Compton Roads—just across the ravine and facing the park. A location as healthful as beautiful.

EASY TO REACH
Broad, well paved roads lead to Superior Park Drive. Street cars and busses run on frequent schedule within a few minutes walk of the place. If you drive, the trip out here is even more enjoyable—you can drive right up to some of the houses. Courteous attendants will be glad to show you about the property, and through the homes. Inspections, at any time convenient to you.

Come out Today

Location.
Location.
Location.

Place-Making Interventions

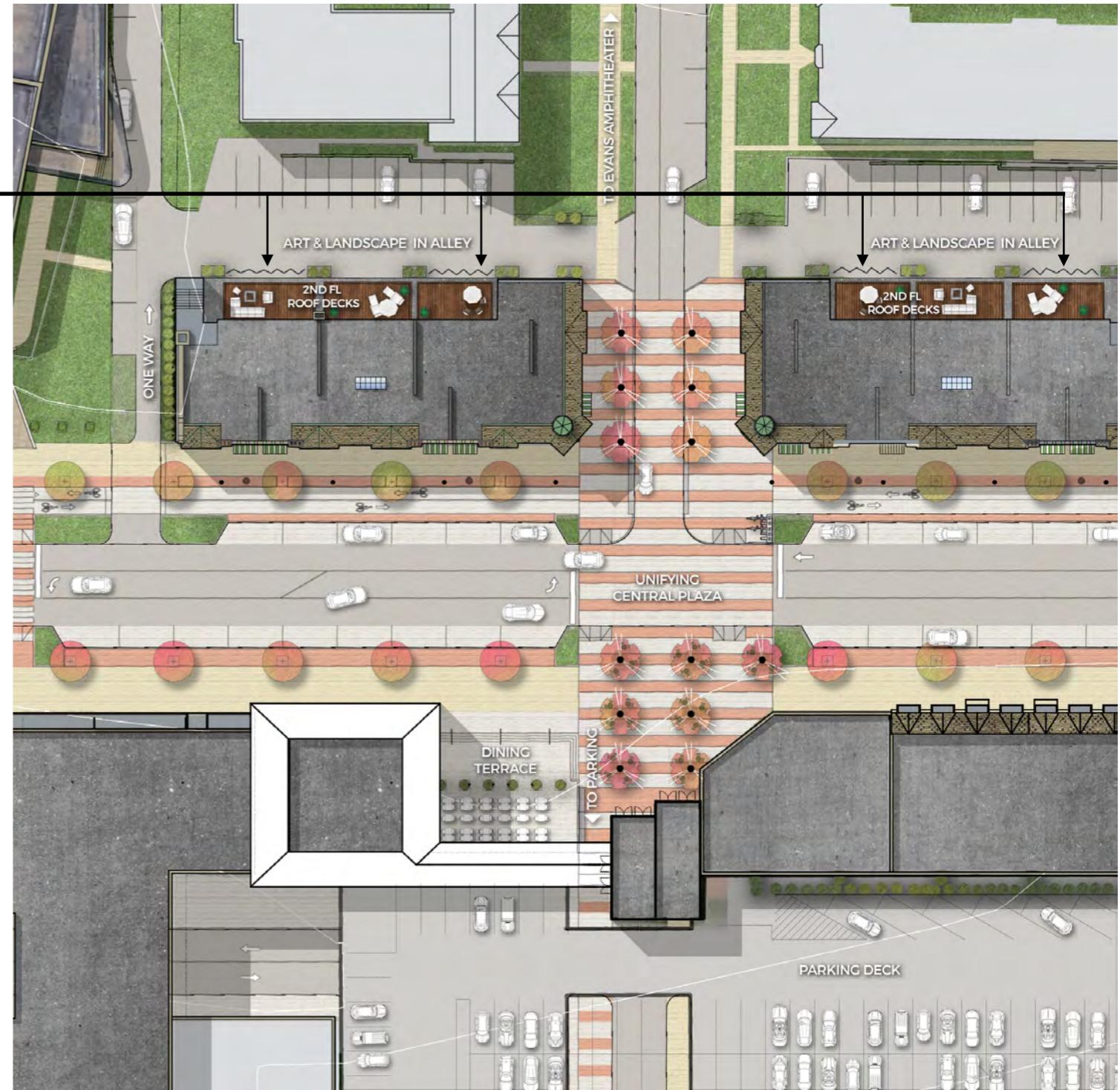
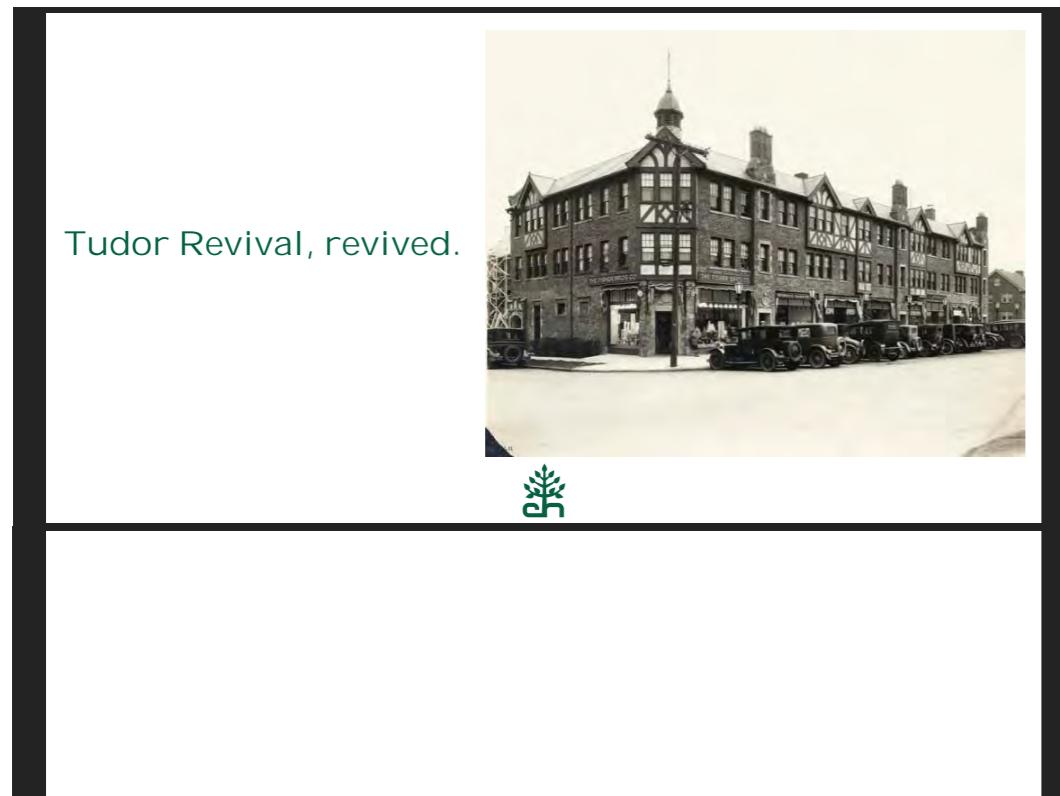
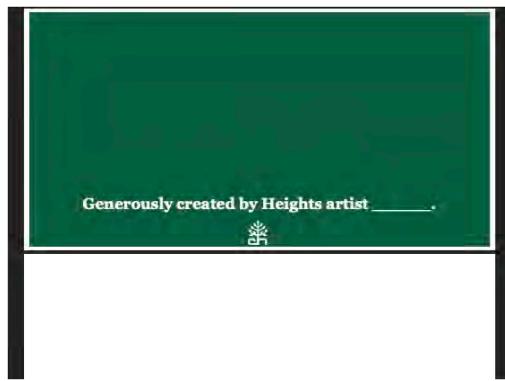
Building 1	Completed 1927 Revived 2022
Building 2	Completed 1928 Revived 2022
Building 3	Completed 1929 Revived 2022



All are
welcome.

Place-Making

[Located behind Taylor Tudor Plaza Buildings]



All are
welcome.

Place-Making

[Located in Taylor Road Synagogue Plaza]



All are
welcome.

Appendix 07

Case Study

POSTO GIUSTO PER *The right place to*

<https://www.behance.net/gallery/101017153/Graphic-Days-Design-Lab-Posto-giusto-per>

An Italian project of urban regeneration involving citizens through street art.

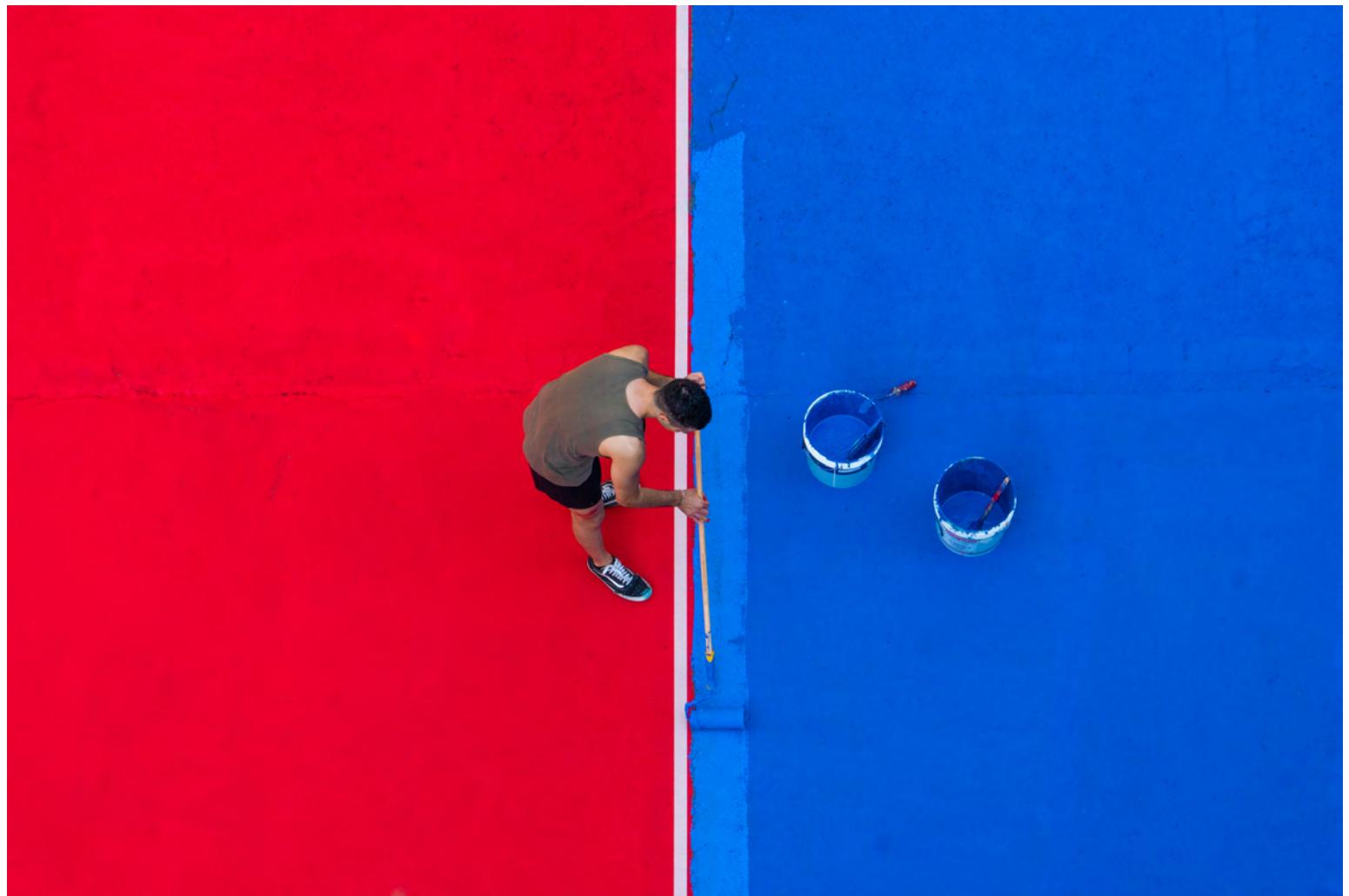
POSTO GIUSTO PER

The right place to



An Italian project of urban regeneration involving citizens through street art.

The streets become a magic board inviting the community to share the citizens' hopes and dreams: this is the concept of **Posto giusto per**, which in Italian means ***The right place to***. The project is born from the collaboration between **Graphic Days®** and the Municipality of **Settimo Torinese**, a town in the province of **Turin, Italy**.



POSTO GIUSTO PER



e41638



1bad8b

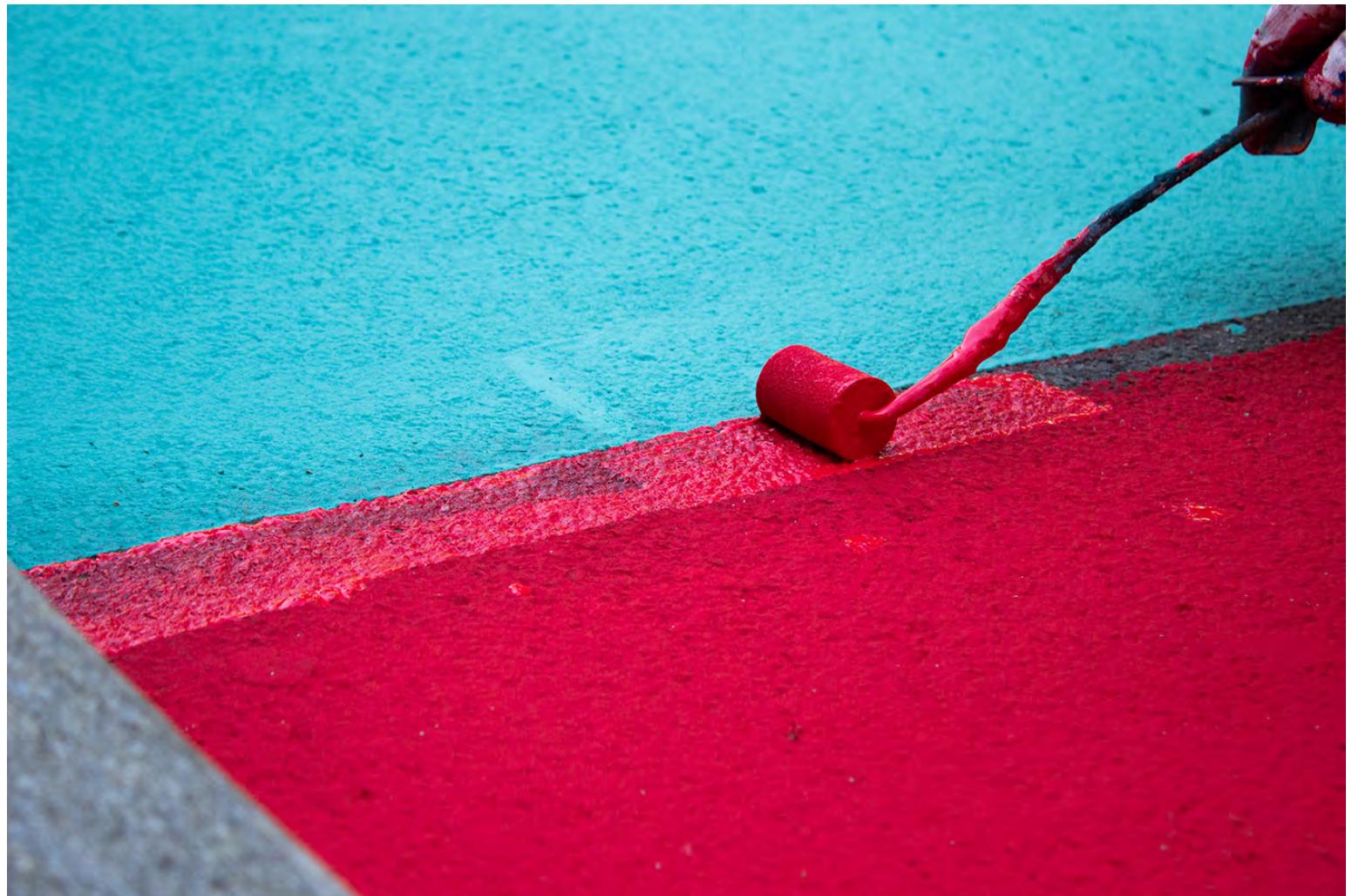


254e9b



edb823

The recent extension of the pedestrian area of the city became a perfect opportunity to make an intervention of **Tactical Urbanism**, a term that popularized around 2010 to refer to low-cost, temporary changes to the existing environment, intended to improve local neighborhoods and public spaces.





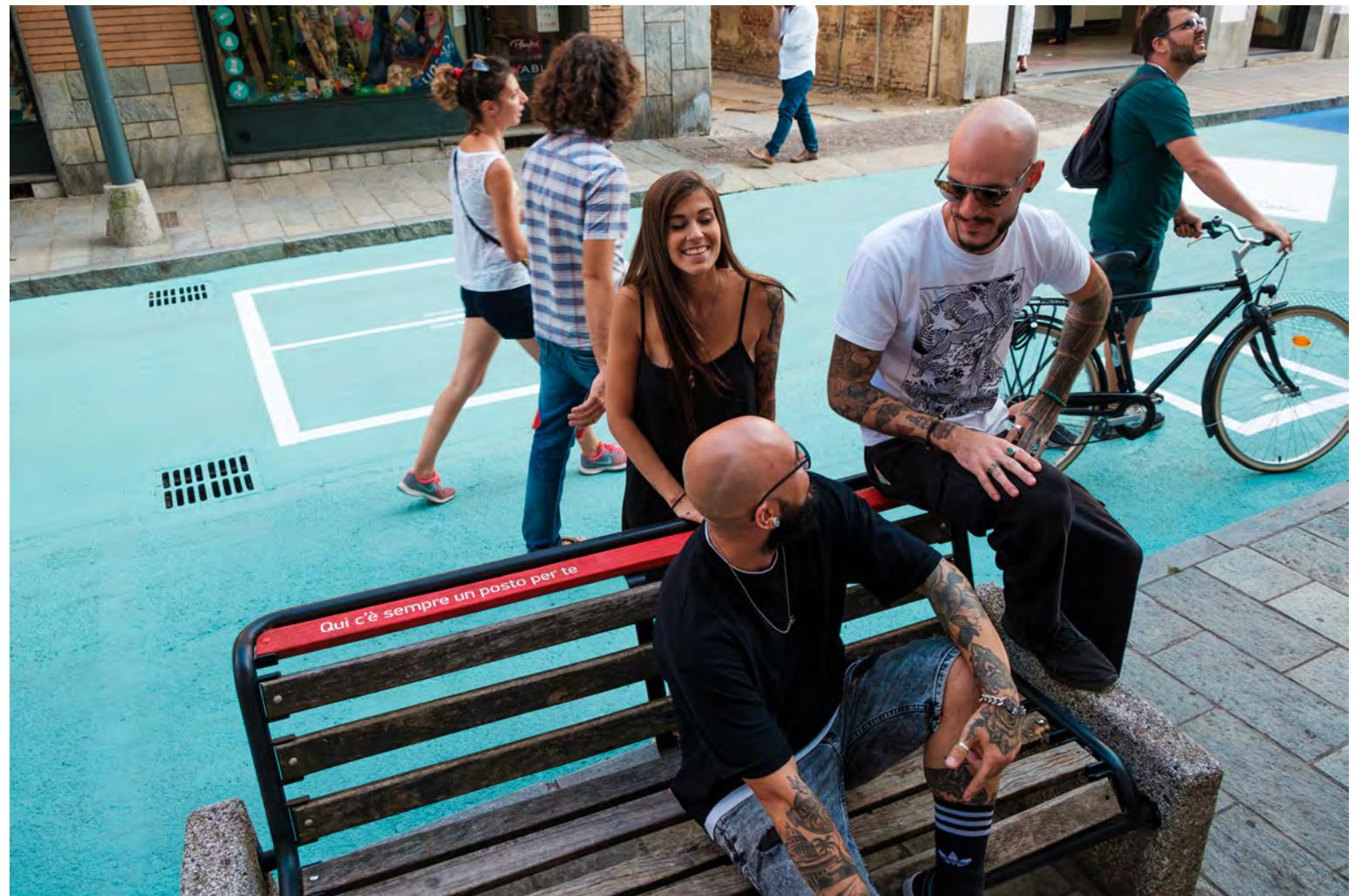




Posto giusto per represents an intervention of **urban engagement** that uses calls to action and **emotional claims** that involve the local community and suggest new ways of living the public area.









The right place to eat an ice cream, play, read, take a break or even give a kiss. The naming invites locals to actively participate in co-designing the future of Settimo Torinese and to share ideas for new possible uses and new functions of the street.

Feedback is collected via social media channels of the initiative, where everyone is free to tell their version of the changes yet to come.

→ Various **calls to action** spread across the streets aim at attracting pedestrians attention and involve them in simple activities that can be easily shared with others.

→ **Motivational and emotional phrases** encourage positivity and contribute to building values of the local community.

→ **Existing supports**, previously dedicated to road signage, are transformed into communication base for the project promotion and further engagement with urban space.



Questo è il
posto giusto
per esprimere
la tua idea.

Oppure?
Dicci la tua

Scrivici su
@postogiustoper

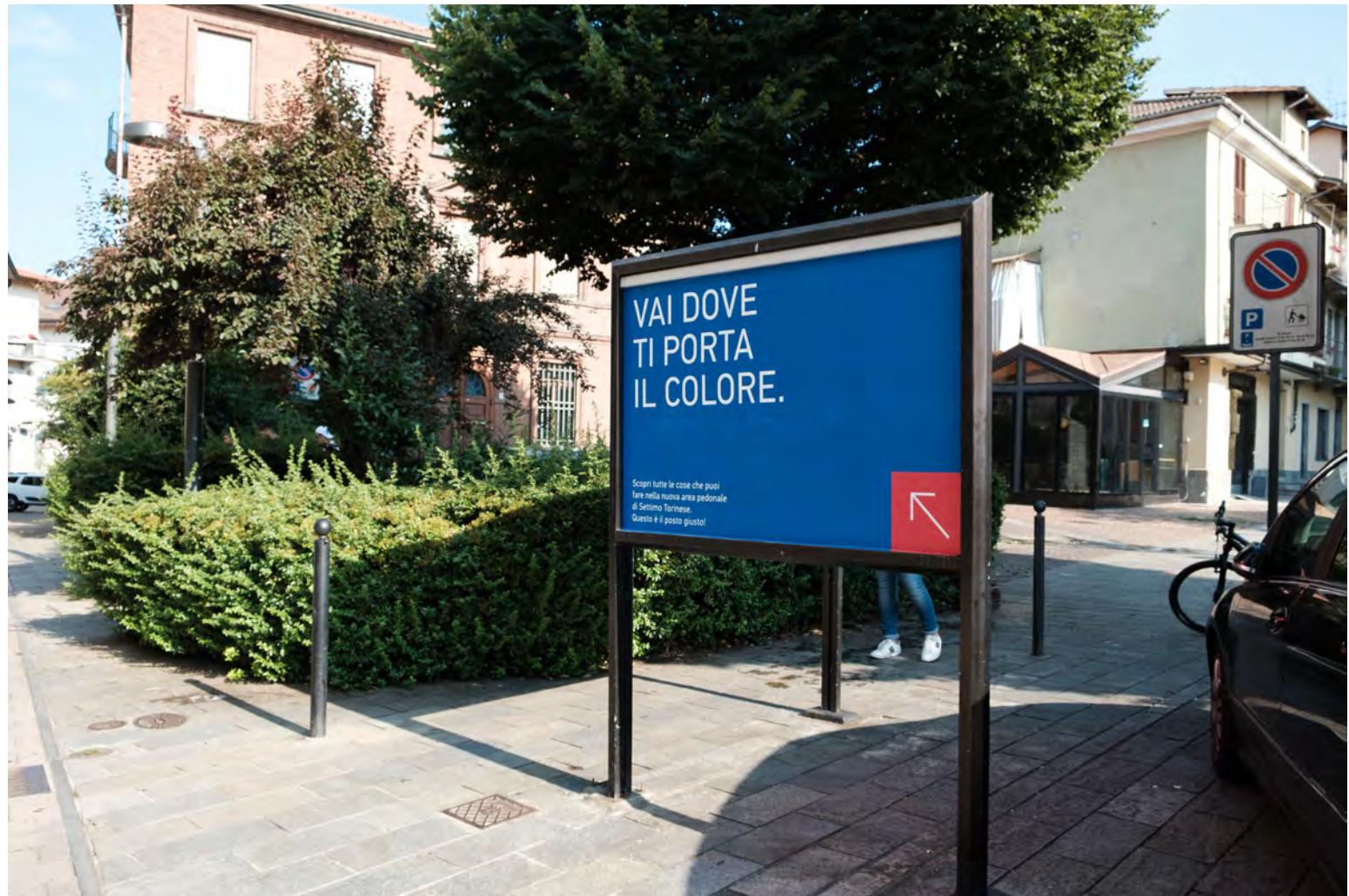




Questo è il
posto giusto
per imparare.

Oppure?
Dicono tua

crivici su
postogius o



Questo è il
posto giusto
per fare
nuovi amici.

Oppure?
Dicci la tua

Scrivici su
[@postogjustoper](https://twitter.com/postogjustoper)



Questo è il
posto giusto
per realizzare
un sogno.

Oppure?
Dicci la tua

Scrivici su
@postogiustoper









MI FAI LO
STESSO
EFFETTO
DELLA MIA
CANZONE
PREFERITA.

Questo è il
posto giusto
per fare
nuovi amici.

Oppure?
Dicci la tua
Scrivici su
@postogliustoper





ESCI
FUORI
DAGLI
SCHEMI.



Carzotto
Gastronomie
pranzo a solo

16

Questo è il
posto giusto
per pensare
al futuro.

Oppure?
Dicci la tua

Scrivici su
@postogiustoper

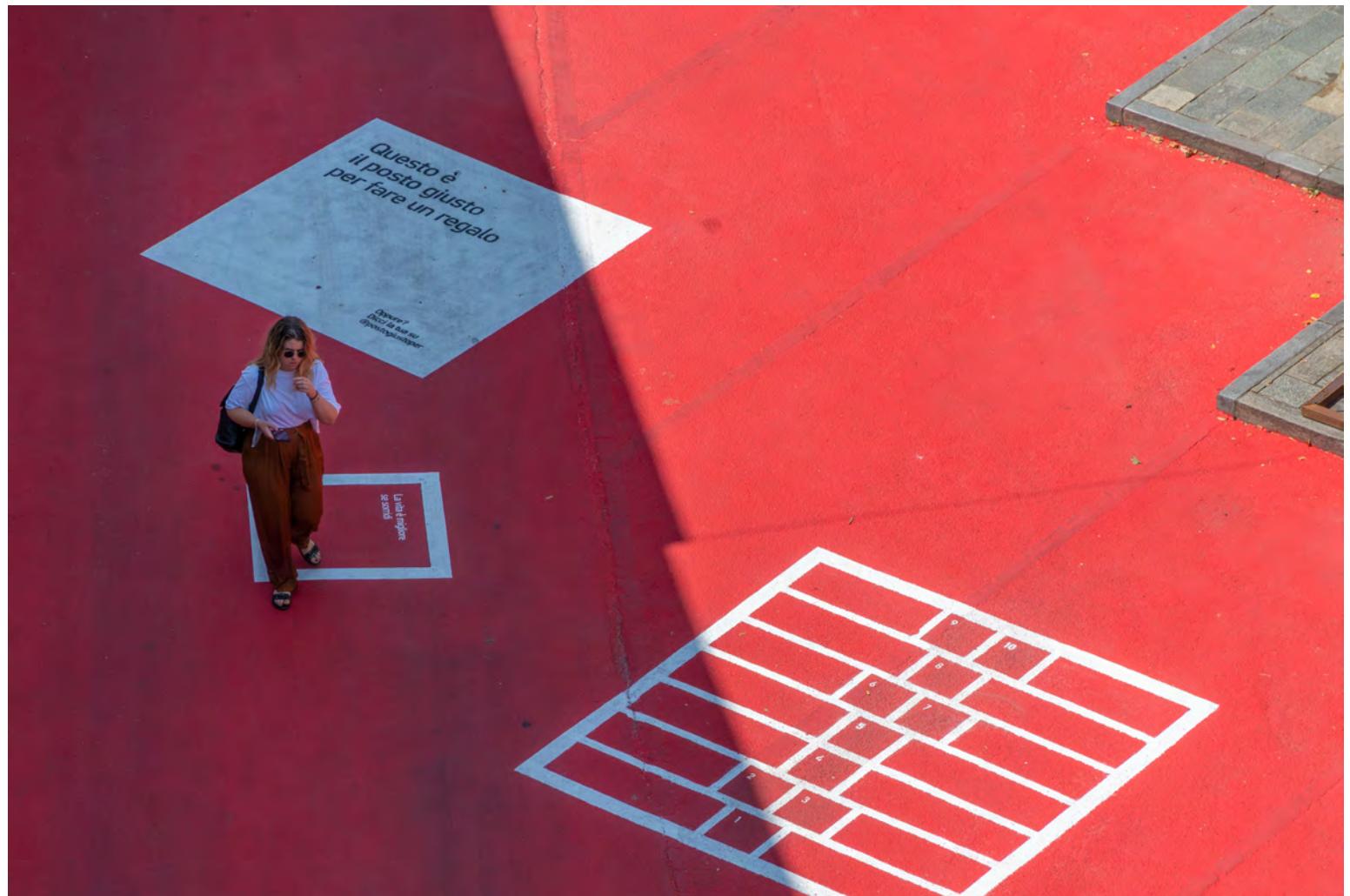


Italiana Kase
GROUP











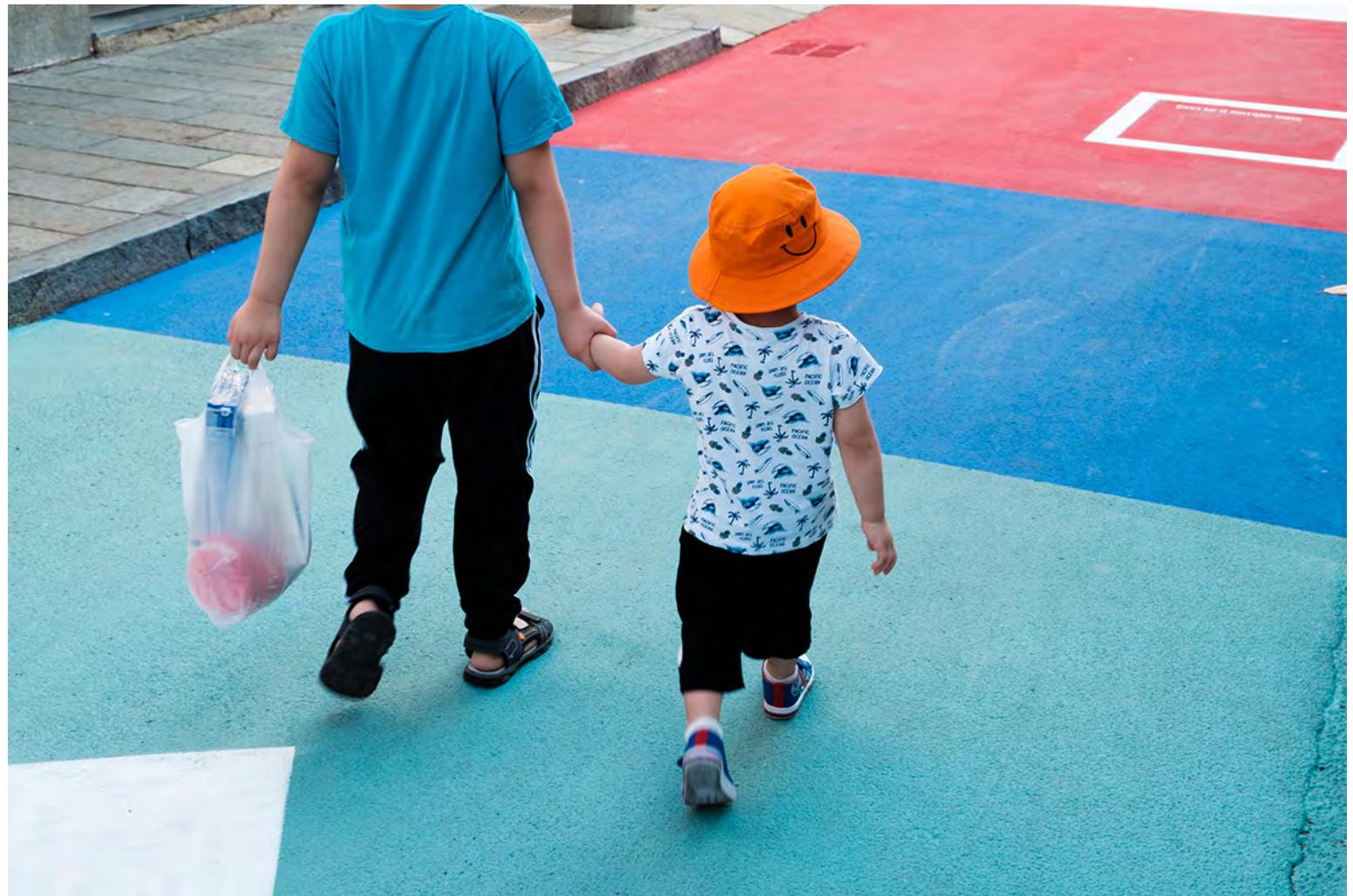




Street games take an important part in the graphic asphalt intervention. They are mostly dedicated to younger audience that can compete in collaborative contests and enjoy playing outside.









SCOPRI
COSA
SUCCIDE
IN VIA
ITALIA.

Scopri tutte le cose che puoi
fare nella nuova area pedonale
di Settimo Torinese.
Questo è il posto giusto!



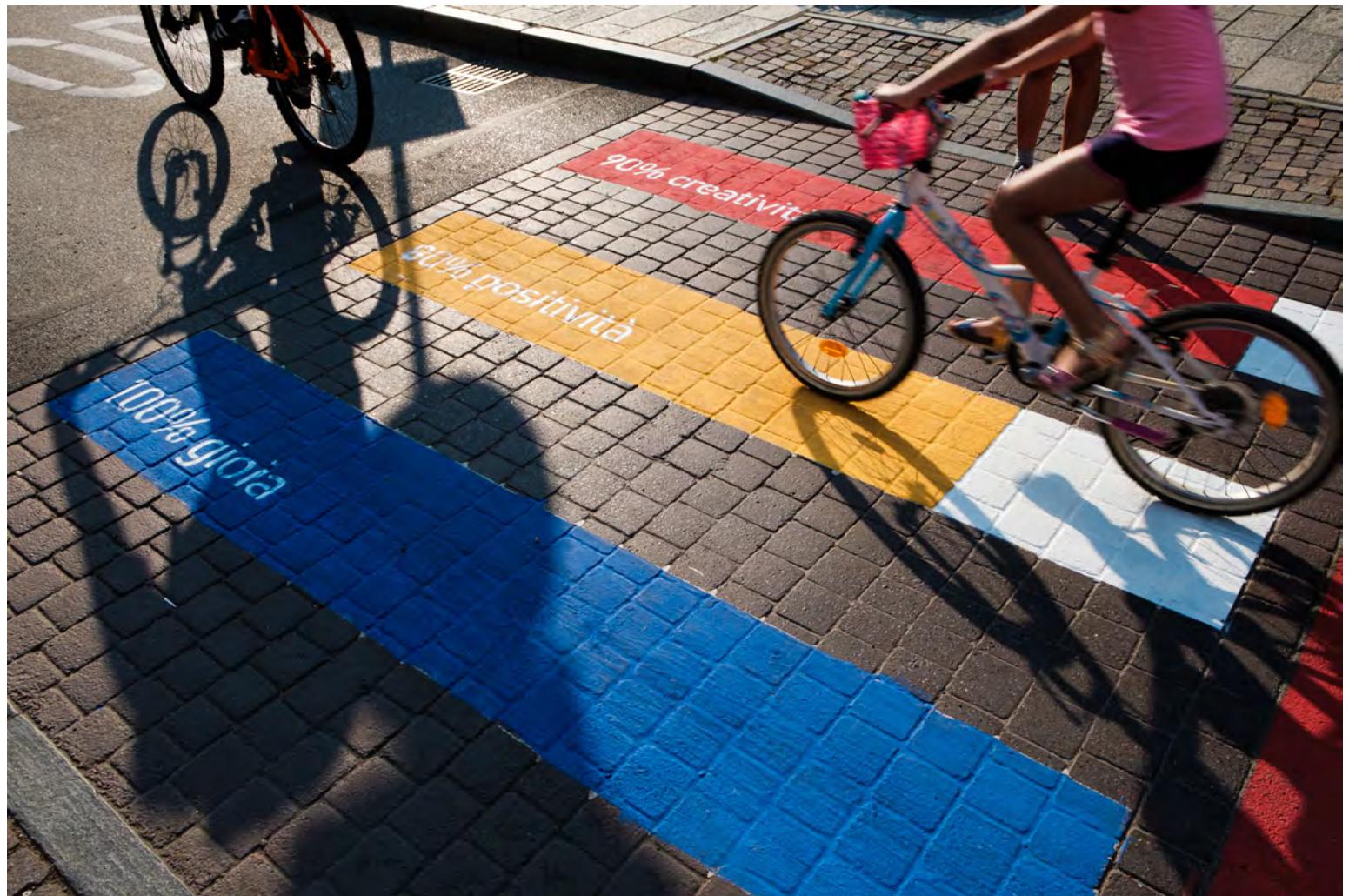






Qui c'è sempre un posto per te

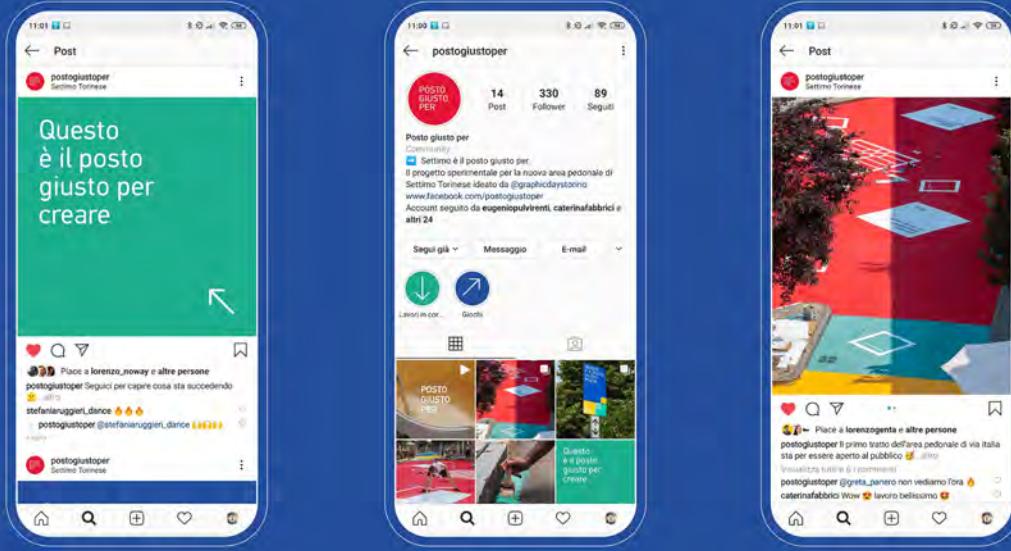




Each communication medium speaks the language of *Posto giusto per*. One can easily feel the concept by browsing posts of the project on social media, looking through printed materials, shirts, and even shopping bags. Quotes, calls to action and messages talk with a reader in a friendly and understandable way.



The continuous dialogue between on-site interventions and social networks represents a fundamental asset of the project, that never stops transmitting information and collecting feedback from public.



SEI
L'ARTEFICE
DELLA
TUA VITA

#postogliustoper

FALLO
ADESSO,
NON
DOMANI

#postogliustoper

DIVENTA
IL SORRISO
DI QUALCUNO

#postogliustoper

Questo è
il posto
giusto per
giocare a
pallone

Riccardo, 11



Questo è
il posto
giusto per
mangiare
il gelato

Carlotta, 27



Questo è
il posto
giusto per
leggere
un libro

Marta, 40

LUNEDÌ DA COMA?
TU COME
LO AFFRONTI

Scrivilo qui

Scrivi qualcosa...

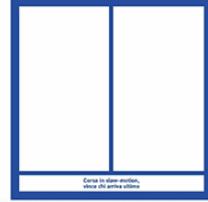
#postogliustoper
#postogliustoper



GIOCA
CON ME!

SEMPRE PIÙ LENTO

L'unica gara di corsa in cui vince chi arriva per ultimo! Una sola regola: non puoi mai fermarti.



INAUGURAZIONE

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00

00:00:00:00







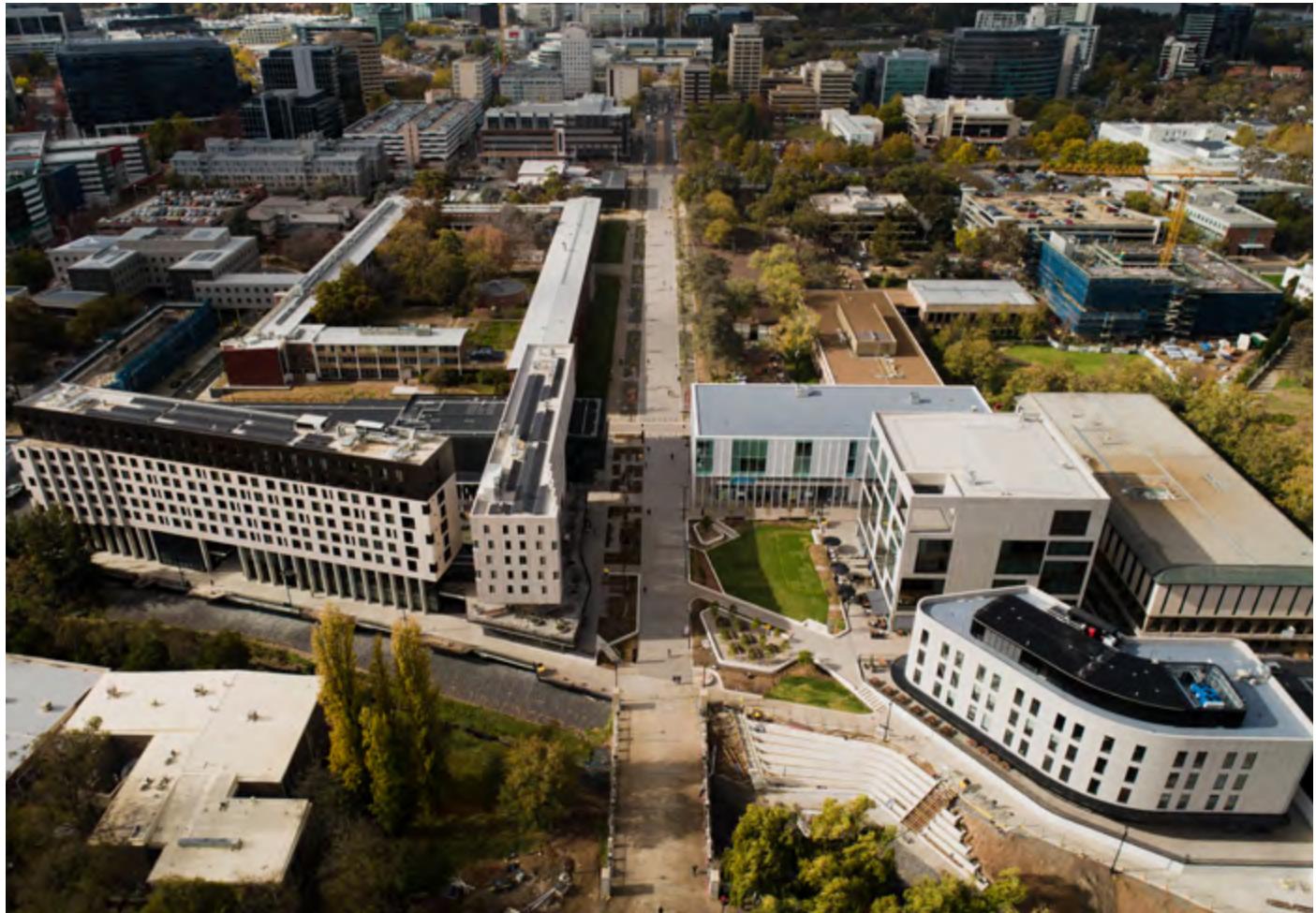
Appendix 08

Case Study

Kambri, Australian National University

<https://kambri.com.au>

The Kambri cultural precinct offers a new educational, physical, creative and social experience in a village setting. In time, this contemporary community space hopes to bring the spirit of placemaking and gathering to the ANU.



Conference & Event Spaces Kambri at ANU

University Avenue

Venue Overview

Kambri at ANU

The Kambri Precinct at The Australian National University (ANU) offers a collection of world-class spaces with capabilities of hosting a versatile range of events.

The spaces offer a unique experience to suit your every need, whether it be a private, public or corporate event, concerts, banquets, conferences, annual general meetings, workshops, presentations or product launches.

Wiltshire + Dimas are the Precinct Managers of Kambri at ANU. With W&D's placemaking expertise, Kambri at ANU is becoming not just the heart of a thriving campus, but also the heart of the City it embodies.

University Avenue

University Avenue is an expansive pedestrian walkway lined with trees, benches and smart poles . The avenue lends itself as an ideal location to host markets, street festivals and public gatherings. Located in the Public Realm of Kambri Precinct, University Avenue is the perfect place to host your next event.



Venue Info

Location

Kambri Precinct, University Avenue, Kambri ANU

[Google Maps](#)

Size

Area: 2599.6m²

Length: 268m

Width: 9.7m

Capacity

Standing: 2500

Parking

Access to the single level underground car park is available via Kingsley Street. The car park includes 392 spaces, elevator access to the Cultural Centre and two pedestrian access points.

For more information visit [carepark.com.au](#)

University Avenue

Facilities & Services

The Venue is equipped with the following facilities and services that are included in the Venue Hire Fee:

- Power Access
- Access to Kambri Retailers
- Bathroom facilities
- Ambient Lighting

Contact Details

Kambri Concierge
Wiltshire + Dimas Management Kambri at ANU

p 02 6230 4518
e concierge.kambri@wdmanagement.com.au





aMBUSH Gallery Events Space

A multi-use gallery and events space in the heart of
ANU's Cultural Precinct

Kambri at ANU

The Kambri Precinct at The Australian National University (ANU) offers a unique collection of world-class spaces with capabilities of hosting a versatile range of events.

We offer a unique experience to suit your every need, whether it be a private, public or corporate event, concerts, banquets, conferences, annual general meetings, workshops, presentations or product launches.

Wiltshire + Dimas are the Precinct Managers of Kambri at ANU. With W&D's placemaking expertise, Kambri at ANU is becoming not just the heart of a thriving campus, but also the heart of the City it embodies.

About aMBUSH Gallery

aMBUSH Gallery – an initiative of Wiltshire + Dimas – is an award-winning art gallery, social enterprise and creative placemaking business that thrives on operating outside the parameters of a traditional gallery. They curate and produce arts and cultural activities both in Australia and overseas, with a program of site-specific, project-based art activations stemming from a unique fusion of philanthropic and commercial impulses that engage and entertain audiences, provide sustainable futures for artists, and establish a strong presence for their clients.

Their newest exhibition space at the Australian National University's new Kambri campus is a modern, world-class facility renowned for its focus on innovation and excellence. The intention for Kambri is to become an inclusive cultural space for local and international artists, and to bring together a diverse range of great artists, thinkers, and makers; an aim that fits perfectly with the aMBUSH Gallery ethos.

Follow aMBUSH Gallery on [Facebook](#) and [Instagram](#) for exhibition updates.



aMBUSH Gallery Events Space

A multi-use gallery and events space in the heart of ANU's Cultural Precinct

Located on the second floor of Kambri at ANU's Cultural Centre - you'll find aMBUSH Gallery.

This multi-use space doubles as a gallery and events space, with wall-to-ceiling windows, a balcony with breathtaking sunsets, and superb views of Kambri, ANU and Telstra Tower.

aMBUSH Gallery provides a unique offering for cocktail and networking-style events in an active gallery environment. It's a malleable events space, able to host sit-down dinners, awards nights, parties, presentations, meetings, weddings, product launches and more.

You are welcome to select a caterer of your choice, and we are happy to provide recommendations on request.

aMBUSH is fully accessible, with an underground car park that leads directly into the gallery.



Venue Info

Location

Level 2, Cultural Centre, University Ave,
Kambri ANU
[Google Maps](#)

Size

Gallery Space: 192m²
Outdoor Balcony: 192m²
Ceiling Height: 3.85m

Capacity

Standing: 280
Sit Down Dinner: 100
Cabaret: 70
Boardroom: 45

Parking

Access to the single level, underground car park is available at discounted rates for events packages. The car park includes 392 spaces, elevator access directly into aMBUSH Gallery, and two pedestrian access points.

3 hours FREE parking on weekends. More information on the Care Park [Website](#).

aMBUSH Gallery

Facilities & Services

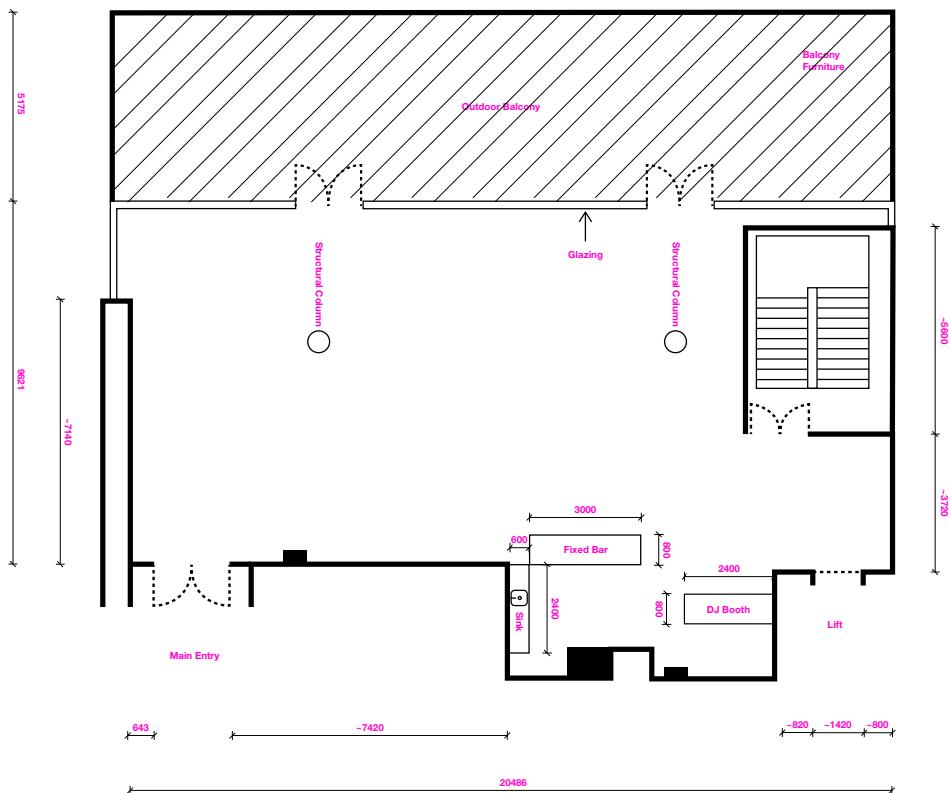
The Venue is equipped with the following facilities and services that are included in the Venue Hire Fee:

- Accessible bathroom facilities
- Bar fridge

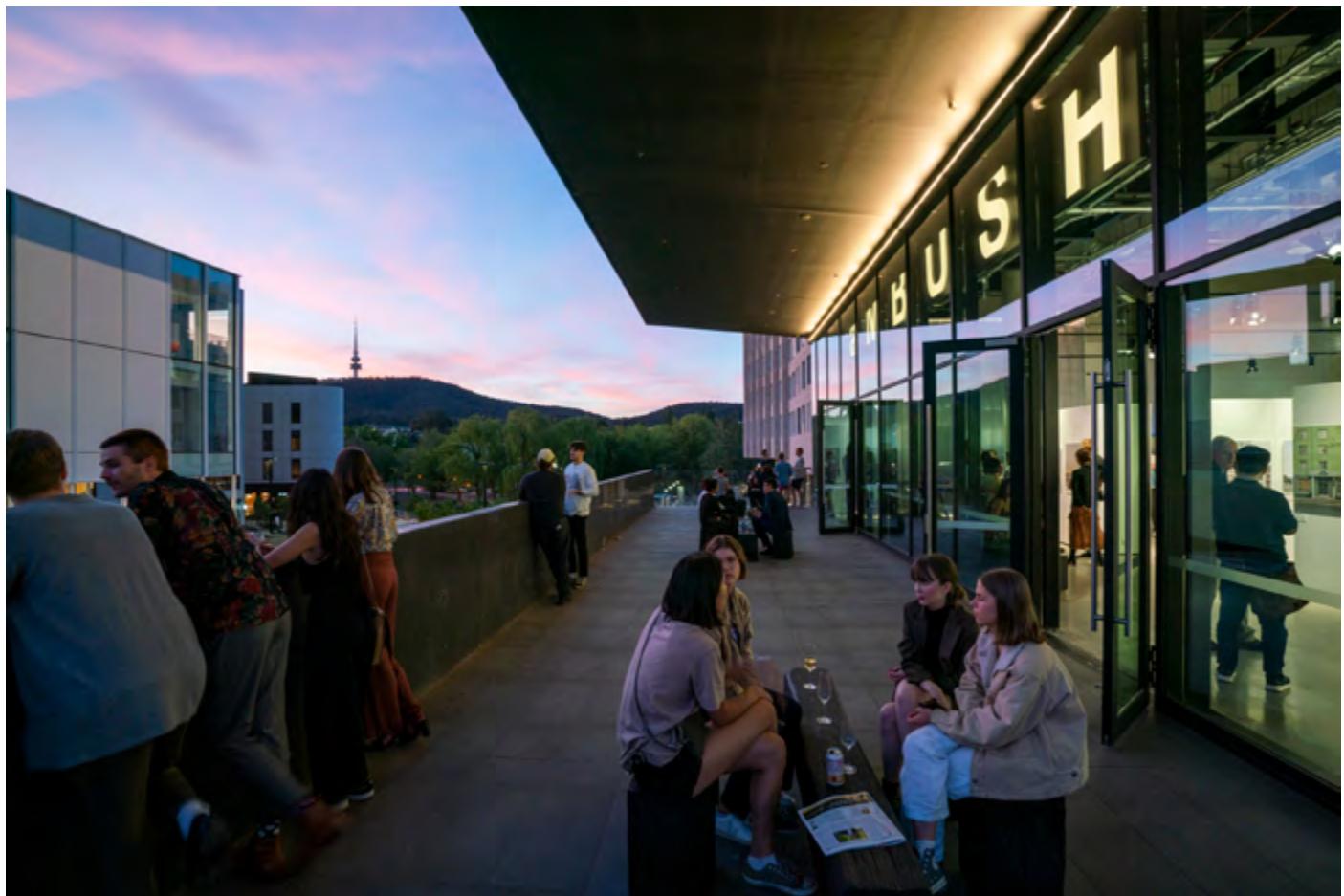
Audio Visual Features

The Venue is equipped with the following audio visual equipment that are included in the Venue Hire Fee:

- 2x JBL PRX712W 12" Two-Way Full-Range PA Speaker w/ Wi-Fi
- 1x JBL PRX815XLFW 15" Powered Subwoofer w/ Wi-Fi
- 2x Pioneer XDJ1000MK2 Media Player / Controller
- Mixer Pioneer DJM750MK2 4-Channel DJ Mixer w/ Club DNA
- 1 x Vinyl Turntable Pioneer PLX500 Turntable
- 1 x Panasonic 5500LM Projector
- Allen & Heath QU-16 Rack Mountable Digital Mixer
- Wired microphones
- Wireless microphones









Contact Details

Gallery and Events Coordinator
aMBUSH Gallery, Kambri at ANU

p (02) 6249 7147
e elisa@ambushgallery.com





Conference & Event Spaces Kambri at ANU

Amphitheatre

Venue Overview

Kambri at ANU

The Kambri Precinct at The Australian National University (ANU) offers a collection of world-class spaces with capabilities of hosting a versatile range of events.

The spaces offer a unique experience to suit your every need, whether it be a private, public or corporate event, concerts, banquets, conferences, annual general meetings, workshops, presentations or product launches.

Wiltshire + Dimas are the Precinct Managers of Kambri at ANU. With W&D's placemaking expertise, Kambri at ANU is becoming not just the heart of a thriving campus, but also the heart of the City it embodies.

Amphitheatre

Surrounded by landscaped gardens, local retailers and public seating, the Amphitheatre lends itself as an ideal location to host ceremonies, live music and public gatherings. Located in the Public Realm of Kambri Precinct, the Lawn is the perfect place to host your next event.



Venue Info

Location

Kambri Precinct, University Avenue, Kambri ANU

[Google Maps](#)

Size

Length: 32m

Width: 15m

Capacity

Seating: 250

Parking

Access to the single level, underground car park is available at discounted rates for events packages. The car park includes 392 spaces, elevator access directly into the Marie Reay Teaching Centre and two pedestrian access points.

3 hours FREE parking on weekends. More information on the Care Park

[Website](#).

Amphitheatre

Facilities & Services

The Venue is equipped with the following facilities and services that are included in the Venue Hire Fee:

- Floating stage on Sullivans Creek
- Grassed raised seating
- Access to Kambri Retailers
- Bathroom facilities
- Ambient Lighting

Audio Visual Features

The Venue is equipped with the following audio visual features that are included in the Venue Hire Fee:

- Allen & Heath QU-16 Rack Mountable Digital Mixer
- Wired microphones
- Wireless microphones
- IR transmitter solution with expansion unit
- Dedicated QSC Q-Sys 110f DSP plus I/O8 Flex
- 18 audio patching locations including sound mixing position for concerts

Catering/Event Staff

Black & White Waiters are the preferred caterers for this venue and provide flexible quality cuisine and service from high end to budget appropriate packages.

Upon confirmation of event booking, Black & White can work with the client to curate a menu for the event.

Contact Details

Kambri Concierge
Wiltshire + Dimas Management Kambri at ANU

p 02 6230 4518
e concierge.kambri@wdmanagement.com.au





Conference & Event Spaces Kambri at ANU

Joplin Lane

Venue Overview

Kambri at ANU

The Kambri Precinct at The Australian National University (ANU) offers a collection of world-class spaces with capabilities of hosting a versatile range of events.

The spaces offer a unique experience to suit your every need, whether it be a private, public or corporate event, concerts, banquets, conferences, annual general meetings, workshops, presentations or product launches.

Wiltshire + Dimas are the Precinct Managers of Kambri at ANU. With W&D's placemaking expertise, Kambri at ANU is becoming not just the heart of a thriving campus, but also the heart of the City it embodies.

Joplin Lane

Nestled on the edge of the Kambri Precinct, Joplin Lane is a laneway lined with chairs, tables and a diverse range of local retailers. The streetscape lends itself as an ideal location to host markets, street festivals and public gatherings. Located in the Public Realm of Kambri Precinct, Joplin Lane is the perfect place to host your next public event.

Venue Info

Location

Kambri Precinct, Joplin Lane, Kambri ANU

[Google Maps](#)

Size

Area: 477.3m²
Street Length: 129m
Street Width: 3.7m

Capacity

Standing: 477

Parking

Access to the single level underground car park is available via Kingsley Street. The car park includes 392 spaces, elevator access to the Cultural Centre and two pedestrian access points.

For more information visit [carepark.com.au](#)

Contact Details

Kambri Concierge
Wiltshire + Dimas Management Kambri at ANU

p 02 6230 4518
e concierge.kambri@wdmanagement.com.au





Conference & Event Spaces Kambri at ANU

The Lawn

Venue Overview

Kambri at ANU

The Kambri Precinct at The Australian National University (ANU) offers a collection of world-class spaces with capabilities of hosting a versatile range of events.

The spaces offer a unique experience to suit your every need, whether it be a private, public or corporate event, concerts, banquets, conferences, annual general meetings, workshops, presentations or product launches.

Wiltshire + Dimas are the Precinct Managers of Kambri at ANU. With W&D's placemaking expertise, Kambri at ANU is becoming not just the heart of a thriving campus, but also the heart of the City it embodies.

Amphitheatre

Surrounded by landscaped gardens, local retailers and public seating, the Lawn lends itself as an ideal location to host markets, live music and public gatherings. Located in the Public Realm of Kambri Precinct, the Lawn is the perfect place to host your next event.



Venue Info

Location

Kambri Precinct, University Avenue, Kambri ANU

[Google Maps](#)

Size

Area: 476m²

Length: 28m

Width: 17m

Capacity

Standing: 450

Parking

Access to the single level underground car park is available via Kingsley Street. The car park includes 392 spaces, elevator access to the Cultural Centre and two pedestrian access points.

For more information visit [carepark.com.au](#)

The Lawn

Facilities & Services

The Venue is equipped with the following facilities and services that are included in the Venue Hire Fee:

- Wheelchair Access to the Lawn
- Access to Kambri Retailers
- Bathroom facilities
- Ambient Lighting
- Beanbags available
- Access to power

Contact Details

Kambri Concierge
Wiltshire + Dimas Management Kambri at ANU

p 02 6230 4518
e concierge.kambri@wdmanagement.com.au





Conference & Event Spaces Kambri at ANU

Superfloor

Venue Overview

Kambri at ANU

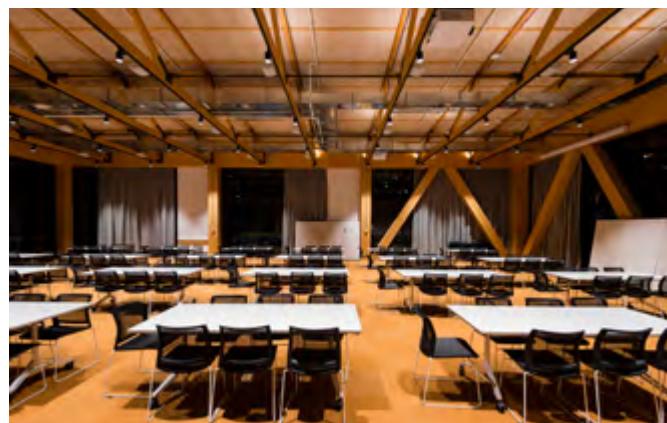
The Kambri Precinct at The Australian National University (ANU) offers a collection of world-class spaces with capabilities of hosting a versatile range of events.

The spaces offer a unique experience to suit your every need, whether it be a private, public or corporate event, concerts, banquets, conferences, annual general meetings, workshops, presentations or product launches.

Wiltshire + Dimas are the Precinct Managers of Kambri at ANU. With W&D's placemaking expertise, Kambri at ANU is becoming not just the heart of a thriving campus, but also the heart of the City it embodies.

Superfloor

The Superfloor is a multi purpose space featuring contemporary design, natural light and in built presentation facilities . Located on the top floor of the Marie Reay Teaching Centre, the Superfloor is the perfect place to host your next event.



Venue Info

Location

Level 6, Marie Reay Teaching Centre, University Ave,
Kambri ANU

[Google Maps](#)

Size

Area: 337.5m² (whole floor: 900m²)
Ceiling Height: (See Truss Section)

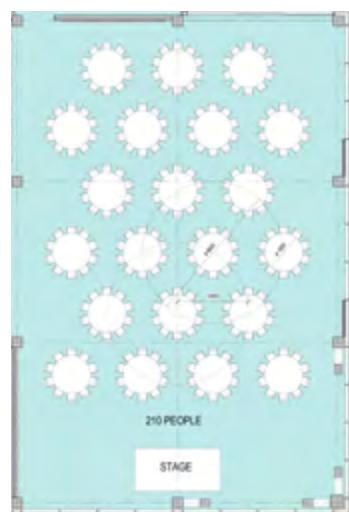
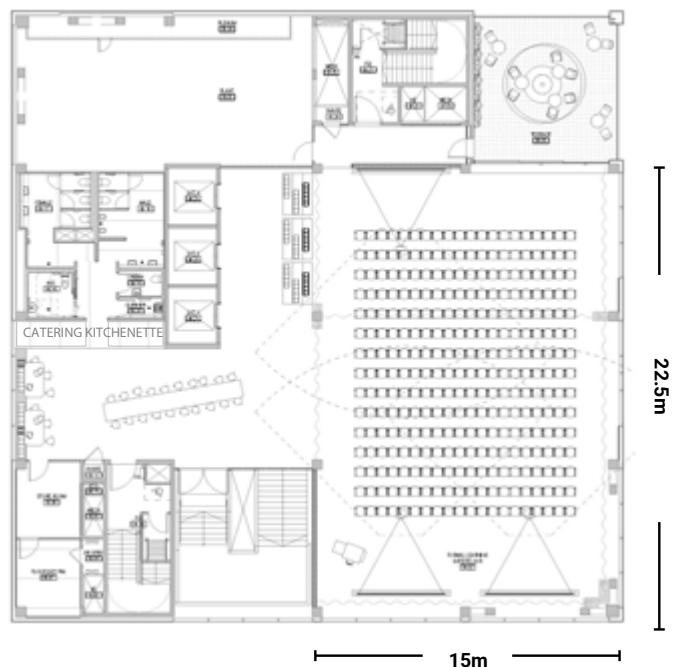
Capacity

Workshop: 140
Theatre: 300
Cocktail: 500
Banquet: 180

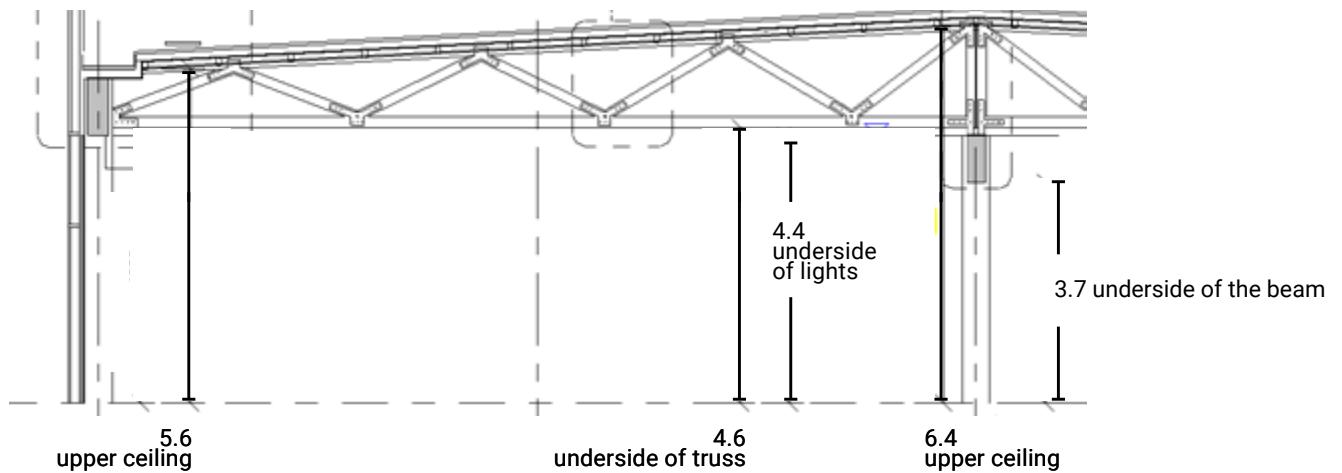
Parking

Access to the single level, underground car park is available at discounted rates for events packages. The car park includes 392 spaces, elevator access directly into the Marie Reay Teaching Centre and two pedestrian access points.

3 hours FREE parking on weekends. More information on the Care Park [Website](#).



Alternate Banquet Arrangement



Superfloor

Facilities & Services

The Venue is equipped with the following facilities and services that are included in the Venue Hire Fee:

- Movable furniture with customisable seating arrangements
- Additional break-away rooms
- Lift access from ground level
- Bathroom facilities (shown on floor plan)

Audio Visual Features

The Venue is equipped with the following audio visual features that are included in the Venue Hire Fee:

- 1 x PC w/ NEC 22" display monitor
- 1 x Crestron TSW-760-B-S touch panel
- 1 x Crestron Airmedia Wireless Presenter
- 1 x Lecture Capture (Echo360)
- 4 x Shure ULXD1 Beltpack transmitter wireless w/ lapel microphones (2 spares)
- 2 x Shure ULXD4 Wireless Receiver
- 1 x Shure MX412 Gooseneck microphone
- 3 x NEC Projector (5400 lumens)
- 3 x motorised projector screen
- 24 distributed loudspeakers
- 1 x Williams Sound WIR TX75c
- Crestron NVX AVoverIP platform
- Crestron CP3 control processor (central allocation)
- QSC Q-Sys DSP (central allocation)
- Lab Gruppen E series amplifiers (central allocation)

Catering/Event Staff

Black & White Waiters are the preferred caterers for this venue and provide flexible quality cuisine and service from high end to budget appropriate packages.

Upon confirmation of event booking, Black & White can work with the client to curate a menu for the event.

Contact Details

Kambri Concierge
Wiltshire + Dimas Management Kambri at ANU

p 02 6230 4518
e concierge.kambri@wdmanagement.com.au



Appendix 09

Case Study

Romanico Automatico. A site specific intervention in Pistoia

<https://ecol.studio/romanico-automatico>

Romanico Automatico is a site-specific intervention whose graphic matrix comes from an abstract manipulation of compositional schemes of the Tuscan Romanesque.

ROMANICO AUTOMATICO

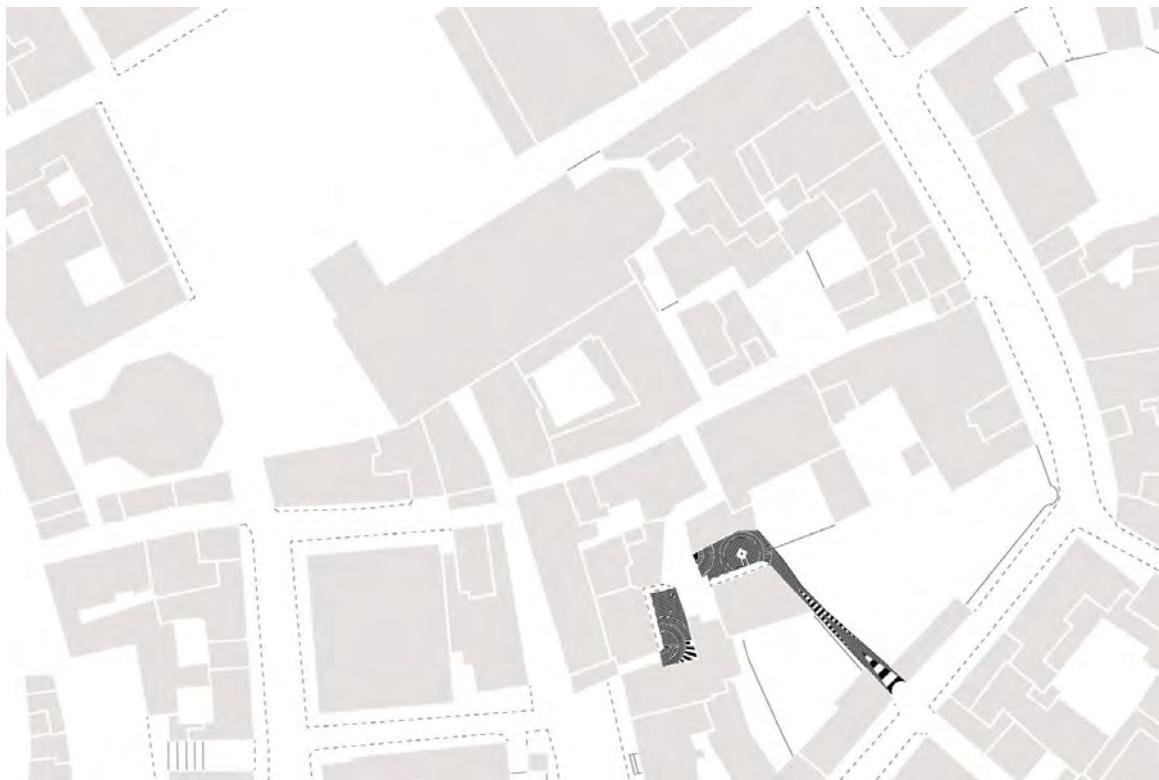
Tactical Urbanism Project / Pistoia 2019

Romanico Automatico is a site-specific intervention whose graphic matrix comes from an abstract manipulation of compositional schemes of the Tuscan Romanesque.



Genesis

Romanico Automatico is an intervention of public space development. The site of the project is an area of Pistoia's historic city center that had been neglected and that has undergone in the past years a process of recovery. The development of this space has been made possible thanks to a collaboration agreement between the Spichisi association, some residents and the municipal administration. Through a program of artistic residencies and related events, the association that works on the area intends to promote Piazzetta Sant'Atto and Vicolo dei Bacchettoni, a place that today takes the name of Giardino di Cino.

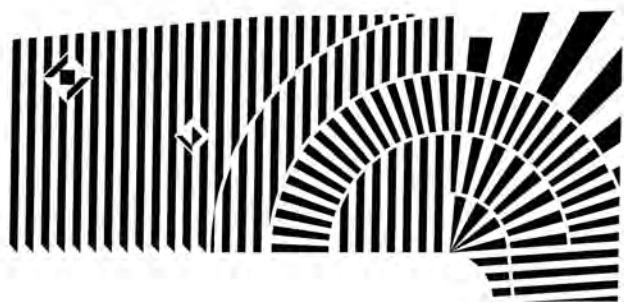
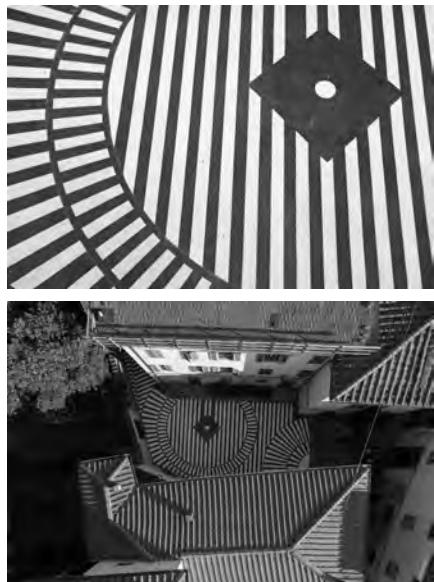


The first phase of Romanico Automatico consists in the realization of a drawing inspired by an abstract, albeit rigorous, manipulation of a series of compositional themes of Romanesque architecture. A few steps from the Duomo, the intervention aims at strengthening the image and identity of the area through the use of a graphic matrix well-rooted in the collective imagination of the citizens of Pistoia, establishing a dialogue of continuity and transformation with the numerous examples of Romanesque architecture of the historical center.



Site

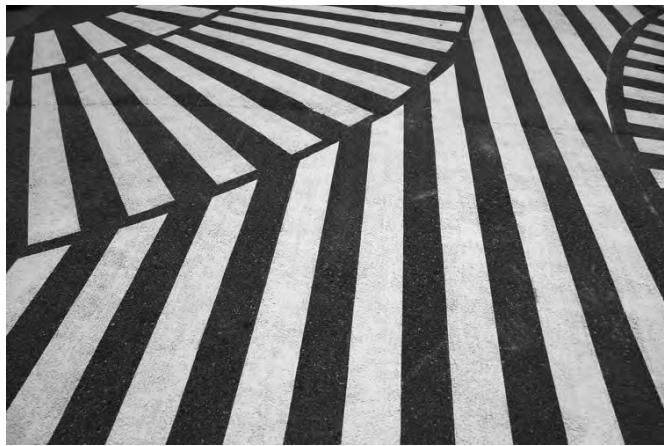
Despite its centrality, the project area is located off the beaten track, hidden from tourists and residents, it seems to evade any map and georeferencing system. This section of the city is reachable only through three punctual accesses, which create the feeling of entering a small village.



This spatial characteristic of seclusion has contributed to the rise of illegal and disrespectful behaviors in the area; the challenge of the redevelopment process carried out by the Spichisi association is based precisely on the desire to exploit the particular scale of this place, transforming it from a forgotten village into a public space, intimate and familiar, a sort of enchanted city populated by artistic interventions and devices for social aggregation.



Starting from these considerations, Romanico Automatico wants to amplify the intimate dimension of this space through the creation of a site specific inlay.



The morphological configuration of this area constitutes its most interesting character: it is the result of a slow settlement of the city's historical fabric which by exclusion has created two small squares. The relationship between the vertical fronts of the buildings and the horizontal surfaces evokes the dimension of an interior rather than that of an external space.



Process

According to the Pistoia general urban development plan, the areas where the access alleys open to become squares were destined to become a parking lot, but this transformation never took place. We decided to exploit this anomaly to intervene on the asphalted surfaces through a drawing on the ground, using a technique generally used for horizontal signage, with the idea of adding value to this surface through cheap and easily available means.

In this way, the enhancement of the flooring is carried out through a radical but at the same time rapid and reversible gesture. A white paint design, capable of highlighting through its incisiveness, an area of aggregation and interaction.

The relationship between solids and voids, as well as the interruptions that the arch structures create inside the linear recurrences, was designed starting from the observation and study of the elevations of the Pistoia Romanesque churches. The arches and circular motifs were used to identify the fundamental points of the area: access to public space and the central space. The design process and the realization process are the expression of a practice of promoting an inclusive, participatory and creative use of public space.



The geometric construction of the floor was designed specifically for these two squares. The careful development of the plan drawing, the precise survey and numerous trial tests all represent real actions of re-appropriation of the public space. During the 6 days of realization, opportunities for confrontation and exchange were stimulated and generated. The practice of an open and light construction site, which can therefore be crossed and visited, the active participation of volunteers who approached the work with enthusiasm, meant that ordinary actions such as the preparation and cleaning of the surface, the measurement of the space, the painting, manifested as socialization catalysts.

This kind of practice, which finds greater possibilities of expression in the suburbs, conquers here the historic center.



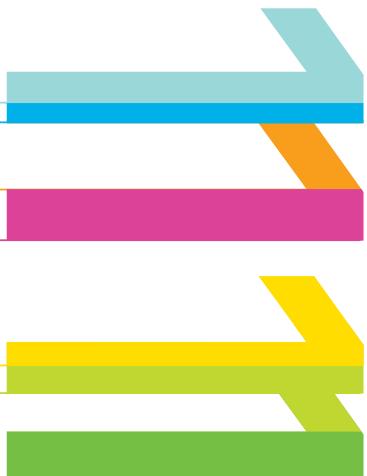
Appendix 10

Case Study

1111 Lincoln | Miami, Florida

<https://1111lincolnd.com>

The event space at
1111 Lincoln Road
South Beach



An event space like no other. Modernism meets Miami's historic architecture in the renowned parking structure designed by acclaimed Swiss firm Herzog & de Meuron.



stories above vibrant Lincoln Road.

Minutes to everything South Beach – hotels, dining, beaches, cafés, bars, shopping, museums and the Miami Beach Convention Center.

700

person guest capacity.

Unleash the world of the creative minds
who transform space into magical occasions.

From weddings to large party
receptions and exhibits to fashion shows.





25

thousand sq. ft.

A virtual blank canvas is yours to create inspired, memorable events.



About the venue

An open and adaptable platform for your vision. Perfectly located above the pulse of fabled Lincoln Road with an experienced event team to ensure that the behind-the-scenes logistics run as smoothly as the big event itself.

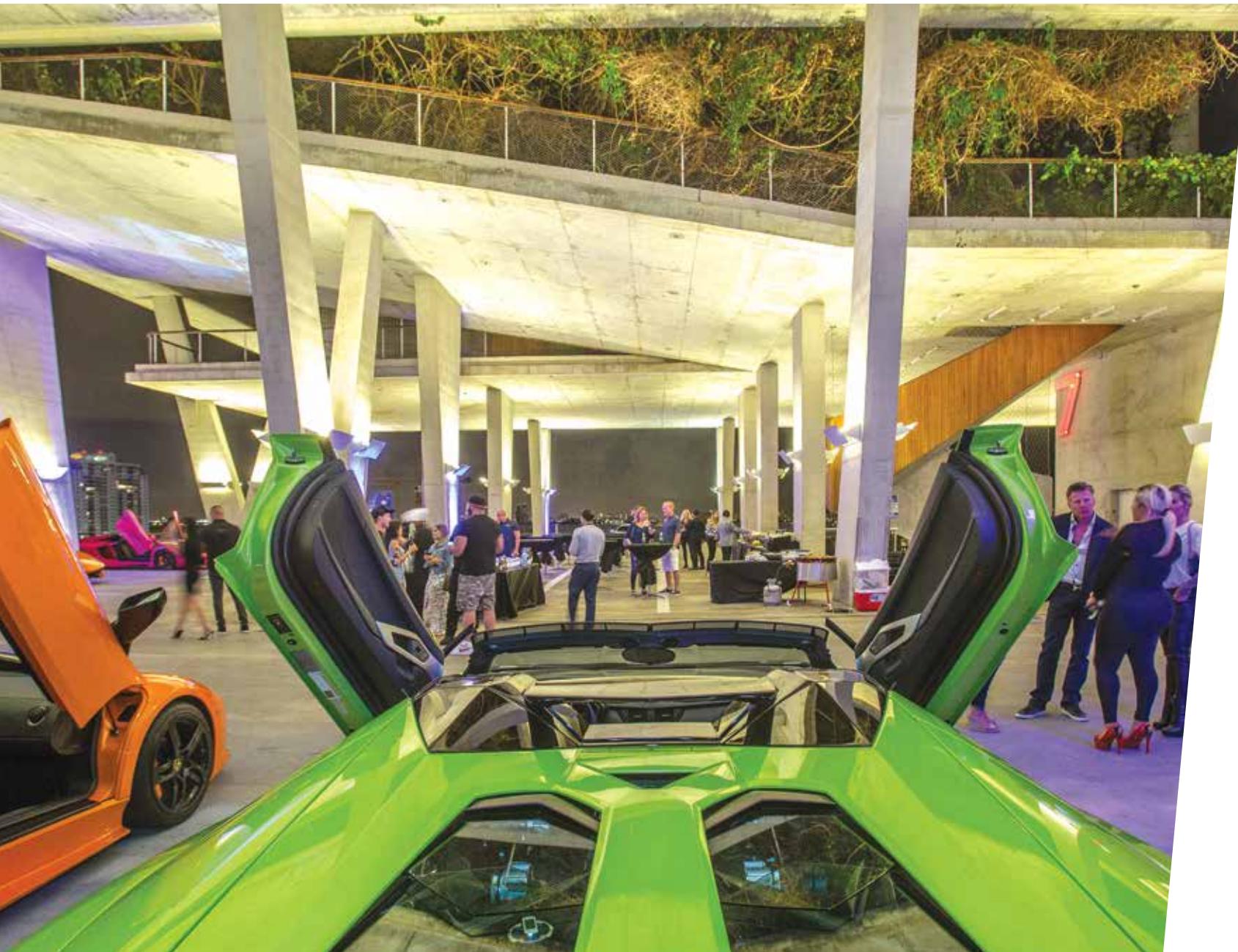
- dramatically high ceilings
- easy drive-up access for load in/out
- full electrical output capacity, ample lighting options
- five total elevators for guest and vendor transport



34

foot-high ceilings.

An indoor yet outdoor space of sweeping panoramic vistas; a perfect location for virtually any concept.



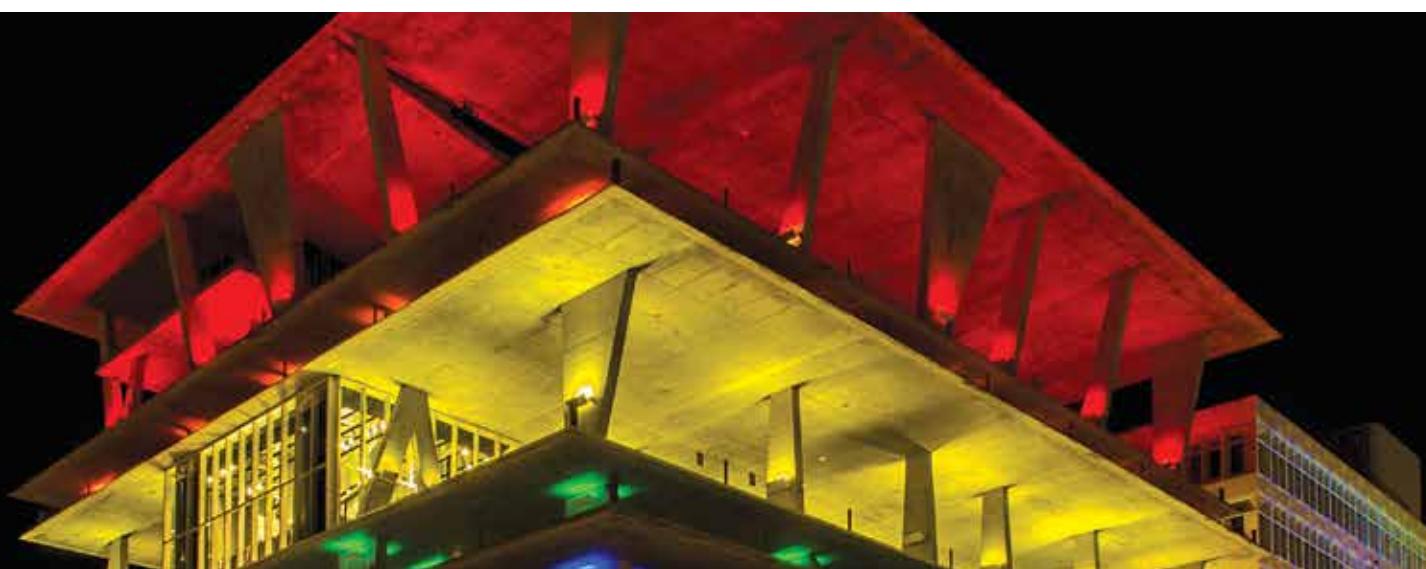
Create
once-in-a-lifetime
experiences.

Whether you envision an intimate or expansive experience, the venue offers an extraordinary and private location. An above-the-horizon space to create anything imaginable, with all the functionality and amenities of a corporate space without boundaries – visually unforgettable.





1111 Lincoln Road An expressive and expansive palette for weddings, corporate and social events, fashion, photo and video productions, arts and exhibits.





1111 Lincoln Road rental requirements

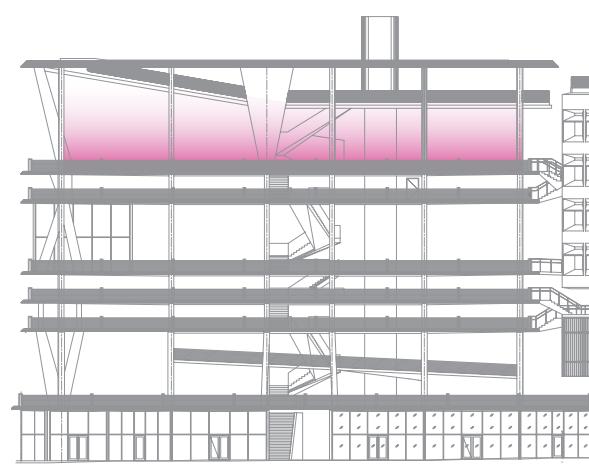
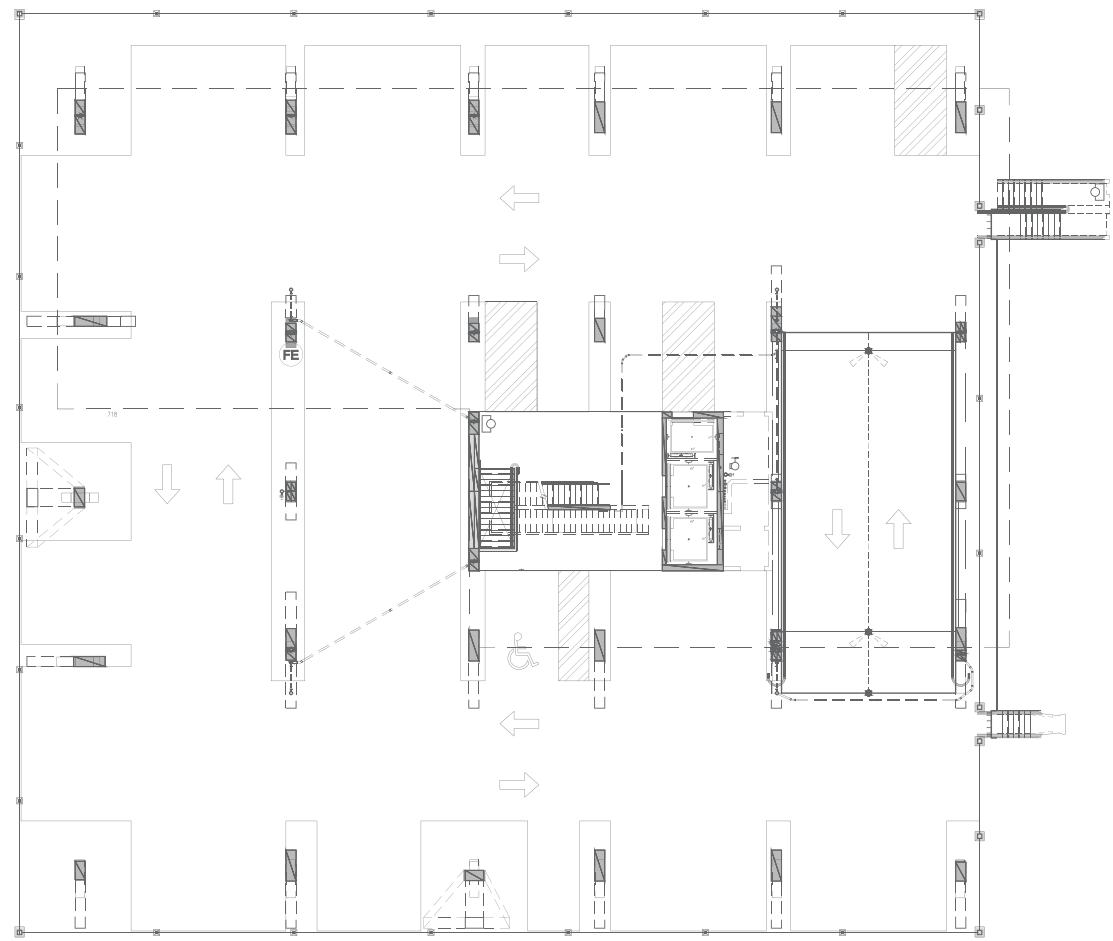
Please contact our events manager
for rates and availability.

360°

views and 360° behind the
scenes logistics to ensure everything is
executed to perfection.

1111 Lincoln Road rental requirements

Please contact our events manager
for rates and availability.

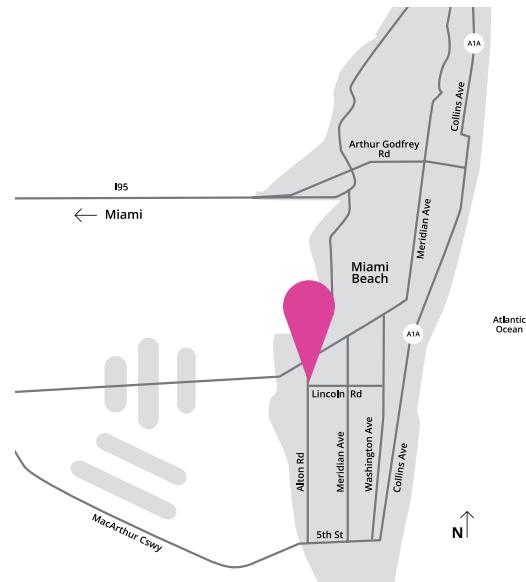


1111 Lincoln Road

Miami Beach, FL USA 33139

Event inquiries: +1 305 496 8939

1111lincolnd.com



Accelerating success.

Appendix 11

Exhibit 11 : Cain Park Stramp

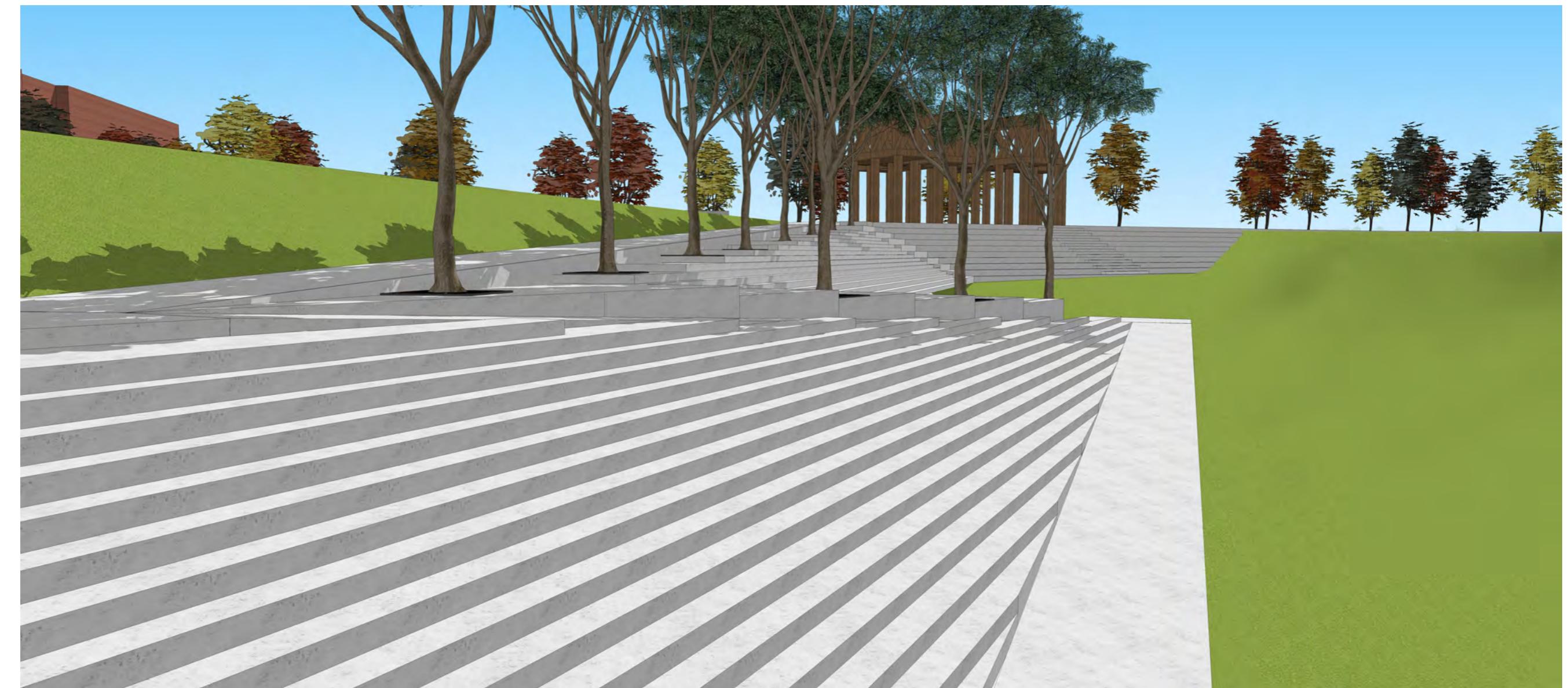


Exhibit 11 : Cain Park Stramp



Appendix 12

Exhibit 12 : Focused Illustrative Site Plan

