Ohio’s central cities, like most nationwide, are seeking an incredible amount of new development to accommodate a huge shift in population demographics. Baby Boomers are downsizing in retirement with many seeking apartments or townhomes in cities where they can walk to restaurants, theaters and sporting venues.

With even greater vigor, their Millennial kids are seeking urban settings where they can live car-light or car-free to spend money on things they use more: phones, pads, apps, bikes plus food and drink. Considering that many Millennials are just now starting to move out of their parents’ houses following the Great Recession, we are in the early stages of a tectonic shift.

Combined, those two largest-ever generations represent half of America’s population. And progressive cities are vying with each other to grab as many as they can.

By contrast, cities that fail to offer more rental housing clustered around expanded public transportation networks are making themselves irrelevant says Fitch Ratings, an agency which measures the fiscal soundness of municipalities for bond investors.

“Public transportation investment strategies will need to transform if trends toward increased multifamily housing, declines in driving, and increasing public transportation usage continue over the long run,” according to a March 12, 2014 press release from Fitch.

“In our view, the transportation needs of the next 50 years will be markedly different from those of the past 50 years,” Fitch continued. “U.S. policymakers must begin adapting their current decisions to these future needs. If these trends persist and meaningful policy changes are not made, the risk to the public transportation system would have negative implications for the entire economy.”

City leaders and real estate developers nationwide are recognizing fixed-route rail and bus rapid transit (BRT) corridors as long-term assets to build around. Not only do they reduce the transportation costs for each household but they improve access to jobs, shopping, medical care and social life. In fact, many are developing a low-mileage lifestyle around transit.

The station-area developments aren’t the low-density, sprawling-use, car-centric designs of the past 70 years. Instead, they’re dense, more vertical, mixed-use and pedestrian-friendly – a design theme called Transit- Oriented Development (TOD).

As Cleveland has Ohio’s only rail transit system and BRT line, All Aboard Ohio decided to measure what real estate developments are popping up near its stations.

What we found was $5.5 billion worth of new development completed or announced since 2012 within 2,000 feet of a rail or BRT station. The station-area developments aren’t the low-density, sprawling-use, car-centric designs of the past 70 years. Instead, they’re dense, more vertical, mixed-use and pedestrian-friendly – a design theme called Transit-Oriented Development (TOD).

As Cleveland has Ohio’s only rail transit system and BRT line, All Aboard Ohio decided to measure what real estate developments are popping up near its stations. The first stop on the TOD On Tap tour will be Ohio City TOD on April 10, 2014. “Jobs drive housing, and housing drives retail. It’s not hard to look around and see where the (construction) cranes are and where the jobs are.”

All Aboard Ohio will highlight some of these developments with the help of guest speakers during its “TOD On Tap” bar hop on transit from 5-8 p.m. on Thursday, Sept. 18. See registration information online.

Bridges:
$10.0 million
Station improvements:
$3.6 million
Major station projects (UC-Cedar, Lee/Van Aken, East 116th, Little Italy, Brookpark, East 105th)
$55.0 million
Track rehabilitation:
$20.8 million
Red Line S-Curve:
$7.0 million
Red Line Airport tunnel:
$10.0 million
Electrical systems:
$14.2 million
Heavy-rail fleet overhaul:
$10.0 million
Light-rail fleet state of good repair:
$5.5 million
Blue Line extension:
$44.0 million

Ohio City Market TOD will replace a strip mall built in the 1980s.

**“TOD on Tap” Registration**

Name(s):__

Address:__

City:__State:__ZIP:__

Phone:__( )

Email:__

Register me (us) for All Aboard Ohio’s “TOD on Tap” tour:__

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**Current projects:**

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Cost (in millions)</th>
</tr>
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<tbody>
<tr>
<td>Blue Line Light Rail: 2020/2021</td>
<td>$921.0</td>
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</tbody>
</table>

**Total cost:**

- $938 million

**Source:** Fitch Ratings; March 12, 2014 press release.

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**Register me (us) for All Aboard Ohio’s “TOD on Tap” tour:**

- Phone: (216) 288-4883
- Email: TOD@AllAboardOhio.org

**Register deadline:** September 15, 2014

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The $421 million Flats East Bank development is a new urban neighborhood rising next to a light-rail Waterfront Line station. It includes a 21-story office building (95% leased), Aloft Hotel, 250 apartments, a second office building, multiple restaurants, live stage and riverside boardwalk. Other built-from-scratch, transit-supportive neighborhoods are popping up at five other rail stations city-wide — not including smaller-scale developments.

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Between 2012-2017, the Greater Cleveland Regional Transit Authority has budgeted $180 million to rehabilitate, modernize and expand its 39-mile rail system.

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The last project is for a short extension to the east side of the new Van Aken District TOD. All Aboard Ohio member Joe Shafrian is a leader in the Van Aken District along with the Ramer and Miller families. The Van Aken District will be the second stop on the TOD On Tap tour Sept. 18.

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at Cleveland transit stations

This list shows all the real estate projects at $10 million or more that were built or announced after 2012 and are within 2,000 feet of rail and/or BRT stations. All are in Cleveland unless otherwise noted, with the nearest rail/BRT transit station(s) identified. They include their developers and are listed from largest to smallest in terms of dollars.

1. **Cleveland Lakefront**: mixed-use neighborhood; North Coast station, Waterfront Line; Cleveland/Trammel Crow/Belweekler, $700 million.

2. **Global Center for Health Innovation**: convention/showrooms; Tower City station, Red/Blue/Green/Waterfront Line; HealthLine; MMPI & Cuyahoga County, $465 million.

3. **Horseshoe Casino**: casino; Tower City station, Red/Blue/Green/Waterfront Line; HealthLine; Rock Gaming-Caesars, $450 million.

4. **Flats East Bank**: mixed-use neighborhood; Flats East station, Waterfront Line; Wolstein/Fairmount, $421 million.

5. **Cleveland Museum of Art**: museum expansion; Aedebert station, HealthLine; CMA, $350 million.

6. **The 9**: mixed-use towers; East 9th station, HealthLine; Geis, $326 million.

7. **Hilton Hotel**: convention-sized hotel; Tower City station, Red/Blue/Green/Waterfront Line; HealthLine; Hilton/Cuyahoga County, $272 million.

8. **One University Circle**: residential tower; Stokes-Stearns station, HealthLine, UC-Cedar station, Red Line; First Interstate/Petros, $130 million.

9. **May Company**: apartments; Tower City station, Red/Blue/Green/Waterfront/HealthLine; Westin, $64 million (phase1).

10. **FirstEnergy Stadium**: modernization; West 3rd station, Waterfront Line; Cleveland Browns, $120 million.

11. **Cleveland Institute of Art**: educational; East 115th station, HealthLine & Little Italy station, Red Line; CIA, $119 million.

12. **Intera**: mixed-use neighborhood; East 115th station, HealthLine & Little Italy station, Red Line; Coral/Panzica, $110 million.

13. **Battery Park**: mixed-use neighborhood; Edgewater Park station, Gold Line; Vintage, $100 million.

14. **Upper Chester**: mixed-use neighborhood; East 93rd station, HealthLine; Finch, $94 million.

15. **Market District TOD**: mixed-use neighborhood; Ohio City station, Red Line; Howard Properties, $90 million.

16. **Medical Education Building**: educational; East 93rd station, HealthLine; Cleveland Clinic/CWRU, $80 million.

17. **Pathology and Laboratory Medicine Institute**: offices; East 105th station, HealthLine; Cleveland Clinic, $75 million.

18. **Residences at 1171**: apartment tower; East 9th station, HealthLine; K&D, $70 million.

19. **Uptown**: mixed-use neighborhood; East 115th station, HealthLine & Little Italy station, Red Line; MRN, $66 million.

20. **Residences at 668**: apartment building; East 6th station, HealthLine; K&D, $65 million.

21. **Tamar Malz Performing Arts Center at The Temple-Tifereth Israel**: arts complex; East 105th station, HealthLine; CWRU, $64 million.

22. **Van Aken District (Shaker Heights)**: mixed-use neighborhood; Warrensville station, Blue Line; RMS, $64 million (phase1).

23. **Drury Hotel**: hotel; East 6th station, HealthLine & Tower City station, Red/Blue/Green/Waterfront/HealthLine; Westin, $64 million.

24. **Standard Building**: apartment tower; Tower City station, Red/Blue/Green/Waterfront/HealthLine; Westin, $60 million.

25. **Le Meriden Cleveland**: boutique hotel; East 9th station, HealthLine; JHB Hotel, $55 million.

26. **Langston Apartments**: student housing; East 19th & East 24th stations, HealthLine; Buckingham/Polaris CSU, $54 million.

27. **St. Lukes Manor**: senior apartments; East 116th station, Blue/Green lines; Penrose, $53 million.

28. **1750 Euclid**: apartments; East 19th station, HealthLine; Clevco, $50 million.

29. **Ohio City Townhomes**: mixed-use neighborhood; Ohio City station, Red Line; Abebo, $50 million.

30. **Schrofield Building**: apartments/Kimpton Hotel; East 9th station, HealthLine; CRM, $50 million.

31. **Tinkham Veale University Center**: student center; Aedebert station, HealthLine; CWRU, $50 million.

32. **Center for Innovations in Health Professions**: education; East 19th station, HealthLine, CSU, $45 million.

33. **Uptown**: mixed-use neighborhood; East 115th station, HealthLine & Little Italy station, Red Line; Cleveland Clinic/CWRU, $50 million.

34. **Breakwater Bluffs**: mixed-use neighborhood; Edgewater Park station, Gold Line; NRP Group, $30 million (Phase1).

35. **Thinkbox**: technology incubator; Stokes-Stearns station, HealthLine, UC-Cedar station, Red Line; CWRU, $30 million.

36. **Worthington Building**: apartments; Tower City station, Red/Blue/Green/Waterfront/HealthLine; Dalad Group, $30 million.

37. **Museum of Contemporary Art**: Uptown museum; East 115th station, HealthLine & Little Italy station, Red Line; Rock & Roll Hall of Fame & Museum, $27 million.

38. **Courtyard By Marriott**: hotel; East 115th station, HealthLine & Little Italy station, Red Line; Marriott, $27 million.


40. **Amtrust Financial**: office tower renovation; East 9th station, HealthLine; Amtrust, $20 million.

41. **Residences at Playhouse Square**: apartments; Playhouse Square station, HealthLine; Slayman Group, $16 million.

42. **Lincoln Building**: mixed use; East 6th station, HealthLine & Tower City station, Red/Blue/Green/Waterfront line; Breen, $15 million.

43. **Calhoun Townhouses**: townhouses; East 115th station, HealthLine & Little Italy station, Red Line; Abebo, $11 million.

44. **Giant Eagle Market District/Brickhaus**: mixed use; West 117th station, Gold Line; Abebo/Carnegie, $11 million.

45. **Hazel 8**: apartment complex; East 115th station, HealthLine & Little Italy station, Red Line; WXZ, $10.5 million.

46. **APFU Apartments**: senior housing; West 117th station, Red Line; NRP Group, $10 million.

47. **Shoreway Lofts**: apartments; Edgewater Park station, Gold Line; Catanzarite, $10 million.

The actual total likely exceeds $5.5 billion. $5.483 billion total real estate investments built/announced since 2012 within 2,000 feet of Cleveland rail/BRT stations!

NOTE: Many smaller, infill-type developments aren’t included as they are too small and too numerous to count. The actual total likely exceeds $5.5 billion.