

Cedar/Lee/Meadowbrook Redevelopment Site

Development Plan Review Application

Supplemental Information

PROJECT SUMMARY

Developer proposes to build in a single phase a mixed-use development that shall include (a) one or more buildings of varying heights including approximately 200-225 market-rate apartments; approximately 5,000-9,000 square feet of first floor non-residential space such as commercial, retail and/or restaurant space; public gathering and green spaces; all private and public sidewalks located on the Project Site, as well as driveways, access ways, street and parking lot lighting and utility connections on the Project Site; and sanitary, stormwater drainage and other infrastructure improvements on the Project Site.

RESPONSES TO PLANNING REVIEW REQUIRED AND SUGGESTED DOCUMENTATION

- *Project Description – An introductory general description should be provided, including acreage, unit mix, square footages, etc. Include uses, especially description of first floor uses.*

Developer proposes to build in a single phase a mixed-use development that shall include (a) one or more buildings of varying heights including approximately 200-225 market-rate apartments; approximately 5,000-9,000 square feet of first floor non-residential space such as commercial, retail and/or restaurant space; public gathering and green spaces; all private and public sidewalks located on the Project Site, as well as driveways, access ways, street and parking lot lighting and utility connections on the Project Site; and sanitary, stormwater drainage and other infrastructure improvements on the Project Site.

Acreage – Approximately 5.12 Acres

Unit mix – Approximately 13% Studios/63% 1 Bedrooms/24% 2 Bedrooms

Square Footages –

Cedar Road Building 147,470 Gross Square Feet

Lee Road Building 74,740 Gross Square Feet

Total 222,210 Gross Square Feet

Uses – First floor – Commercial Tenant retail, multi-family leasing and amenity, residential

Upper floors – Residential

- *Conditional Use Permit Application – A Conditional Use Permit Application should be completed. We are updating this form and it should be finalized in the next day or two. We will transmit at that time.*

Application(s) Provided.

- *Development Plan Review Application – A Development Plan Review Application should be completed. We are updating this form and it should be finalized in the next day or two. We will transmit at that time.*

Application Provided

- *Proof of Control of the Property by Ownership, Option, or Lease – Since the property is not yet F&C's, proof of the Development Agreement should be included in the submittal.*

The Development Agreement for the property has been executed by the City of Cleveland Heights City Council and is on record with the City.

- *Development (Site) Plans – Per Section 1115.09 it should contain:*
 - **Plat/Plot Plan** – *Plat, property lines of the parcel or parcels proposed for development including existing utilities, easements, street rights-of-way, and locations of existing principal buildings and land uses on adjacent parcel and across existing streets. Permanent parcel numbers of the development and adjacent parcels shall be included. The site survey/existing conditions/demolition plan should be included.*

Reference page 10 - Site Survey of the provided drawing package.

- **Topography** – *Topographic maps showing existing and generally proposed grading contours at not greater than two (2) foot intervals including integration into and topography on adjacent properties, wooded areas and trees of substantial size. The topography may be included on the plot plan. This should be part of the site survey/grading plan.*

Reference attached Site Survey Documentation.

- **Principal and Accessory Buildings** – *The number, height, location and grouping of proposed dwelling units, nonresidential uses, recreational facilities and public uses, along with notation of the development standards for building spacing, setback from public streets and maximum building height. The location and details of all proposed fencing should be provided, consistent with Section 1321; a fence permit application will eventually need to be complete and submitted for Zoning Administrator approval so it may make sense to include that as part of the package. This should be part of the site plan.*

Reference pages 6 and 9 of the provided drawing package.

- **Traffic** – *The proposed system of on-site vehicular circulation, details for access to streets, methods for control of traffic, and an assessment of the impact of the proposed development on the existing circulation system. New Road needs to be defined and details provided. Establish if it is a public roadway, private roadway, non-residential joint use driveway or cross-access easement (see Section 1161.10). Consistency with each of the improvement and maintenance standards should be provided in a narrative format (Section 1161.11); if consistency cannot be provided, then part of the application could be to request modification of requirements per Section 1161.05. Turning radii template would be helpful. See below.*

Reference page 14 of the provided drawing package and WSP Traffic Summary

- **Parking Areas** – *The layout, dimensions and estimate of the number of parking spaces, the landscaping and other design features of the parking area and types of pavement. See below. Parking should be consistent with Chapter 1161, including:*
 - *Number and location of overall off-street parking spaces*

377 parking spaces are currently supplied in the parking garage. Per the executed Development Agreement, a maximum of 225 garage parking spaces are allocated for residents of the CLM development.

- *Number and location of handicapped parking spaces*

8 ADA parking spaces are currently supplied in the parking garage. In addition to retaining those 8, the initiative includes 10 new ADA spaces on the Shared Street, taking advantage of the central location and proximity to the theatre, etc.

- *Number and location of bicycle parking spaces (these need to be consistent with Section 1161.035; if the requisite spaces cannot be provided, then part of the application could be to request modification of requirements per Section 1161.05)*

Indoor, secured bicycle parking, along with bicycle amenities (washing and fix-it stations) are provided in both buildings. The Cedar Lee Site includes interior parking for a minimum of 36 bicycles and the Meadowbrook Site includes interior parking for a minimum of 17 bicycles. Additional exterior / visitor bicycle parking is provided via bike racks which will be located in compliance with the zoning code.

- *Indication if any electric automobile charging stations are included (Section 1161.025)*

A minimum of one electric automobile vehicle charging station will be provided as part of the proposed development.

- *Number and location of off-street loading spaces (these need to be consistent with Section 1161.09; if the requisite spaces cannot be provided, then part of the application could be to request modification of requirements per Section 1161.05)*

A designated off-street parking / loading area is provided on the Cedar-Lee Site south of the new construction and north of the existing parking garage. This area is intended to accommodate move-ins, building service / trash truck access, and miscellaneous loading activities. The Meadowbrook Site will utilize portions of the cul-de-sac'd portion of Tullamore as a loading area since there is no thru-traffic on this portion of the street.

- *Consistency with each of the improvement and maintenance standards should be provided in a narrative format (Section 1161.11); if consistency cannot be provided, then part of the application could be to request modification of requirements per Section 1161.05*

All new parking will be consistent with the requirements of 1161.11. Compliance of existing parking cannot be confirmed.

- ***Outdoor Lighting Fixtures*** – *The location, type and illumination intensity of any existing or proposed outdoor lighting fixtures. A photometric plan should be provided that is consistent with Section 1165.07.*

At this time, the site lighting design is not finalized to level where the appropriate documentation can be provided. We would request to defer this approval until a later date.

- ***Signs*** – *Indication of the size, location, color and nature of any existing or proposed signs on the property. See below.*

At this time, the site lighting design is not finalized to level where the appropriate documentation can be provided. We would request to defer this approval until a later date.

- ***Landscaping and Screening Plan*** – *A preliminary description of the location and nature of existing and proposed vegetation, landscaping and screening elements. See below.*

Reference pages 16 and 17 of the provided package.

- ***Outdoor Storage*** – *The location and layout of all outdoor storage including storage of waste materials and trash receptacles. Indication on the site plan and floor plans should be given for waste management. In addition, a short narrative and pictures of how the existing “urban” system works in other F&C projects.*

There will be no exterior “storage” on the property, however there will be several services areas incorporated into the facility for trash handling as well as move in/out. The “trash rooms” have been indicated on the first-floor plan for each building (Sheet 22 of the Cedar Building and sheet 25 for the Lee Road building). Generally speaking,

the trash for facilities is handled through internal rooms with compacted trash containers which are wheeled to the street on the appropriate pick-up days. Below are pictures of the trash units and compactors units.



- **Phasing/Sequencing of Project** – A detailed statement of the phasing and staging of specific elements of the plan, including a proposed construction sequencing schedule. This could be a narrative and/or a plan, with elements such as noting each of the phases, where those phases would occur, how long, where construction vehicles and equipment would be staged, etc. Also, a demolition plan should be included for those structures/buildings to be demolished.

The overall sequencing of the construction for the proposed Cedar/Lee/Meadowbrook Redevelopment site has not been completely finalized and will not be able to until finalize the project schedule. However, it is our intent to start construction at the northernmost portion of the Cedar Road building and then work our way south and finish with the Lee Road building. It is the intent that both structures will be completed as one phase; however, we would like to pursue attaining partial occupancy of the building(s) in order to allow for a phase turnover of apartments. Phase I of this turnover would be entail attaining occupancy for the amenity areas and residential units on the norther half of the Cedar Road building likely followed by two additional turnovers moving south to the completion of the Lee Road building.

- **Utilities** – Show proposed location of new utilities and authority to connect these into existing infrastructure. Storm Water shall address requirements of Chapter 1335, Storm Water Management. See below.

At this time, the utility plan is not finalized to level where the appropriate documentation can be provided. We would request to defer this approval until a later date.

- *Statement of Consistency with General Standards for All Conditional Uses* – This should be a narrative, by which you indicate consistency (or non-applicability) with each of the General Standards listed in Section 1151.02.

Reference submitted Conditional Use Applications and attached narrative.

- *Statement of Conformance with Minimum Performance Standards for Structures and Uses* – This should be a narrative, by which you indicate consistency (or non-applicability) with each of the Standards listed in Section 1165.01.

Reference submitted Conditional Use Applications and attached narrative.

- *Outdoor Dining* – It is assumed that the intention is to apply for an outdoor dining permit when a tenant(s) is identified. Any such outdoor dining would need to be consistent with 1153.05(p). A statement noting the above should be included in the submittal.

Affirmed. Any requested outdoor dining permits would be requested upon identification of a tenant desiring such.

- *Signage* – It is assumed that the intention is to apply for a sign permit (and associated approvals from other boards) at a later date. Any such sign permit would need to be consistent with Chapter 1163. A statement noting the above should be included in the submittal.

At this time, the signage design is not finalized to level where the appropriate documentation can be provided. We would request to defer this approval until a later date. Note, any such signage permit request will be in compliance with Chapter 1163 unless a variance is requested.

- *Sustainability* – A rating system should be identified and the corresponding checklist should be completed. Although this is for Zoning Administrator review and approval, it is necessary to include for Planning Commission. Note that the intention is not to require actual certification. In addition, it is not expected that every single criterion would be met. The purpose is to be able to measure this (and future) project(s). That being said, for those items that cannot be met, a statement should be provided as to why. In addition to the rating system checklist:

The proposed development is proposing to attain a base level certification from National Green Building Standard.

Statement of Consistency with Sustainable Regulations for Large Scale Residential Developments – This should be a narrative, by which you indicate consistency (or non-applicability) with each of the Regulations listed in Section 1165.05.

Cluster Design Requirements. Cluster design must meet the following standards:

- (1) The overall development must comply with the density requirements of the zoning district but the individual lot areas for each building site may be reduced.

The project conforms with the required density except for the areas relating the approved variances for the project and the associated conditional use application for an open park area.

- (2) Development will be permitted in configurations and locations which encourage the preservation of natural resources, including woodlands, water bodies and wetlands, and historical resources.

The proposed development has been planned to maximize and maintain existing greenspace.

- (3) Buildings or clusters of buildings must be separated by greenbelts or other natural features as required by Planning Commission. While such greenbelts may be accessible via bike paths or hiking trails, no development is permitted within these separation areas.

There are no adjacent “greenbelts”; however the proposed development has been planned to maximize and engage current pedestrian streetscape pathways.

(c) Open Spaces Requirements.

- (1) Thirty percent (30%) of the net area of the development site must be active or passive open space.

The proposed development maintains the required percentages of open space. Reference sheet 9 of the provided package.

- (2) There shall be a perimeter buffer yard of no less than 50 feet along the edge of the cluster design. No development is permitted in this perimeter buffer yard, which shall remain naturally landscaped. This perimeter buffer yard is included in the required percentage of open space.

Not applicable. The proposed development aligns with zoning requirement and approved variances.

- (3) The following are counted toward the overall open space percentage required:

A. Natural water features, wetlands and conservation areas. No more than twenty-five percent (25%) of the required open space area may consist of water bodies, ponds, floodplains or wetlands.

B. A trail system connecting open space areas.

C. Recreation facilities such as swimming pools, tennis courts, playgrounds and skateparks.

D. Hiking trails and fitness courses.

E. Parks and playground.

F. Greenbelts and greenways.

- G. Detention/retention areas accessible to occupants or the public via nature trails, boardwalks, and/or perimeter walkways, but only if they are designed as wetlands or natural water features and are landscaped with native vegetation
- H. Botanical gardens, greenhouses and community gardens.

Compliance affirmed. Refer to sheet 9 of the provided package.

- (4) The following area shall not count toward the overall open space percentage required:
 - A. Yards on individual lots or yards that are reserved for the exclusive use of an individual property owner.
 - B. Streets, alleys or other public rights-of-way.
 - C. Vehicular drives, streets, and parking, loading and storage areas.

Compliance affirmed. Refer to sheet 9 of the provided package.

(5) A management plan must be prepared and submitted for all common open space. The management plan must be approved by the Planning Director in a form approved by the Law Director.

F&C will be responsible for management and maintenance of the proposed park space. F&C will provide any necessary documentation of this as required by the Development Agreement at a later date for review.

(6) To the extent feasible, developers are encouraged to connect open space with existing or potential open space lands or adjoining parcels and local or regional recreational trails.

Affirmed. Proposed green space is connected to existing sidewalks/streetscapes.

(d) General Requirements.

(1) Buildings shall be located to minimize negative impact on the natural scenic and cultural resources of the site, and conflicts between incompatible uses.

Affirmed. The proposed development has been laid out to minimize impacts on natural or scenic resources on the site.

(2) Buildings must be sited to:

- A. Minimize disturbance to woodlands, wetlands, water sheds, grasslands and mature trees;
- B. Prevent impacts to water sources due to runoff through adequate on-site water management practices; and
- C. Prevent encroachment on any rare plant communities, endangered species habitats or other environmental feature identified by other county, state or federal agencies.

Affirmed. The proposed development has been laid out to minimize impacts to existing greenspaces on the site including associated trees. Note, there are no known rare or endangered habitats or features on the site.

(3) The Development shall comply with all other applicable provisions of the City's ordinances including, but not limited to, the Landscaping Requirements contained in [Chapter 1166](#) Storm Water

Management Requirements contained in [Chapter 1335](#); and the Sustainability Guidelines contained in Section [1165.06](#).

Affirmed. The final design shall comply.

(4) No habitable building shall be placed 300 feet from an oil or gas well. For purposes of this section, "habitable building" shall mean any building or structure capable of being inhabited or occupied in any manner by human beings. (Ord. 20-2012. Passed 5-21-12.)

Affirmed. Not applicable.

- *Statement of Consistency with Sustainability Guidelines – This should be a narrative, by which you indicate consistency (or non-applicability) with each of the Regulations listed in Section 1165.06.*

(a) Historic preservation and adaptive reuse of existing structures.

Affirmed. Reuse of the existing parking structure.

(b) The use of sustainable design and architecture, such as the use and/or incorporation of green roofs or white roofs, solar panels, wind turbines and other alternative energy efficient systems, and LEED (Leadership in Energy and Environmental Design) or LEED-equivalent structures.

Affirmed. Project will attain a base level certification form National Green Building Standard.

(c) Incorporation of passive solar building and site design, where the design of the structure and the layout of the lots within the development collect solar energy in the form of heat in the winter and minimize heat in the summer.

Affirmed. Overall site design has been situated to minimize solar heat gain as possible within the constraints of the site.

(d) Where the development requires the demolition of existing structures, recycling and reuse of building materials from demolished structures.

Not applicable.

(e) Site design that incorporates public safety initiatives, such as strategies advocated by Transportation Demand Management, Crime Prevention Through Environmental Design (CPTED) and Safe Routes to School.

The overall design of the proposed development has been developed to provide a safe and appropriate environment for residents, visitors, and the public at large.

(f) Preservation of natural features where the design of the site provides more usable and suitably located open space and natural amenities. The use of conservation easements is encouraged.

Affirmed. The proposed development has been laid out to minimize impacts to existing greenspaces on the site including associated trees.

(g) Innovative storm water management techniques that exceed the performance standards required by the Ordinance and the City Code, and reduce the amount of impervious surface on the site.

Not applicable. Storm water design will be in compliance, but not exceed local requirements.

(h) Additional public infrastructure improvements in addition to the minimum required by the planned development overlay, such as new or repaved streets, provision of bicycle paths, installation of gutters and sewers, new public transit stations, and traffic control devices to improve traffic flow.

Affirmed. The proposed development includes many site improvements including new streets, sidewalks and other similar improvements.

(i) Community amenities such as public art, places to congregate such as plazas, malls, gardens, outdoor seating, and pedestrian and transit facilities.

Affirmed. A new privately owned, but publicly accessible park has been planned as part of the proposed development.

(j) Additional open space and recreational amenities such as recreational open space and playgrounds, including athletic fields, dog parks, and natural water features and conservation areas above that required by the Ordinance.

Affirmed. The existing open green space located east of the existing parking structure will include the addition of a new dog park.

(k) Provision of car or bicycle sharing facilities on-site.

Not affirmed. No provisions for car or bicycle sharing are currently proposed; however, F&C would encourage the City of Cleveland Heights to provide any such programs and would be open to discussing with potential operators.

- *If solar panels are to be included, specific details should be provided. They would need to be consistent with the standards of 1165.02(g). We are still working on establishing the baseline information about the existing panels on the garage. A statement should be included that acknowledges this and that the City and the Applicant will work together to figure out their use.*

Not applicable. No additional photovoltaic (solar) panels (beyond those existing on the garage structure) are anticipated as part of the base construction; however, the project is being designed to allow for possible future addition of photovoltaic panels.

- *If wind turbines are to be included, specific details should be provided. They would need to be consistent with the standards of 1165.02(h). If not included, no need to mention.*

Not applicable.

- *If shared renewable energy systems are to be included, specific details should be provided. They would need to be consistent with the standards of 1165.02(h). If not included, no need to mention.*

Not applicable.

- *Landscape Plan – A fully-developed (but not final) Landscape Plan should be provided, consistent with Chapter 1166. The contents of the Landscape Plan are indicated in Section 1166.02(b). A table with the specific tree/landscape species and the number should be included. We recommend that an arborist be involved. This is where further details about the open spaces could be provided – Meadowbrook Park, the dog run, the open areas behind the garage, the walkways and pathways, the private areas. You may want to consider a separate open space map. Note that the area furthest to the east near Cedarbrook should be developed with more than grass; similarly, the Tullamore dead end should be further developed.*

Refer to sheets 16 and 17 in the provided package.

- *Tree Preservation Plan – A plan showing trees to be preserved and trees to be removed, consistent with Section 1166.11 should be provided. In addition, a table with the information should be provided (it could be part of the plan). If a tree that is larger than 6 inches dbh is to be removed, indication of where the replacement tree should be provided.*

Refer to sheet 16 in the provided package.

- *Stormwater Management – An engineered stormwater management plan should be provided, included the details provided in Section 1166.11(b)(7) and consistent with Chapter 1335. Much of this will be dependent on the conversations with DPW and our consultants, especially regarding the SSO at Lee and Tullamore.*

The proposed development will be in compliance with all required stormwater measures. At this time, the stormwater management plan is not finalized to level where the appropriate documentation can be provided. We would request to defer this approval until a later date.

- *Utilities – An engineered utility plan should be provided that indicates where the proposed utilities will be. It would be good, if possible, to include any correspondence with the utility companies.*

At this time, the utility plan is not finalized to level where the appropriate documentation can be provided. We would request to defer this approval until a later date. Note, no correspondence with local utilities is being provided; however initial conversations have been started.

- *Wireless Telecommunications Facilities – If any wireless telecommunications facilities are intended to be placed on any of the buildings, information could be provided as part of the submittal or separately at a later date. If not included, no need to mention.*

None anticipated at this time; however, if it is determined that they will be provided, they will be submitted separated.

- *Erosion and Sediment Control – An E&SC plan during construction should be provided consistent with Chapter 1334.*

Project will comply with all local ordinances. At this time, the E&SC plan is not finalized to level where the appropriate documentation can be provided. We would request to defer this approval until a later date.

- *Traffic – The full traffic study should be part of what goes to the Planning Commission. City taking the lead on that; however, the project specific analysis should be led by F&C.*

Refer to submitted WSC Parking Study Summary

- *Parking – The full parking study should be part of what goes to the Planning Commission. City taking the lead on that; however, the project specific analysis should be led by F&C.*

Refer to submitted DESMON Parking Study Summary

- *Renderings/3D Model – A statement should be provided in narrative form regarding the development of a 3D model, utilizing [you should fill in the blank] software. Describe the process so that the boards/commissions understand the thought that went into it. The describe that from the 3D model, renderings are made. Provide a number of renderings, as requested by the various boards and commissions, based off of the 3D model. These include:*
 - *SF homes on Cedarbrook/Tullamore;*

Refer to sheet 38 of the provided package.

- *across Lee Road;*

Refer to sheet 39 of the provided package.

- *from Best Gyro block;*

Refer to sheet 43 of the provided package.

- *behind storefronts on Lee;*

Refer to sheet 41 of the provided package.

- *from Mini-Park and Tullamore;*

Refer to sheet 32 of the provided package.

- *from the HS to see the Cedar frontage*

Refer to sheet 27 of the provided package.

- *Operational Plan – A narrative about the operational aspects of the development. Hours of operation, how the management of the site will occur, HOA if any, security information (based on what PD asked), etc.*

The proposed development will be a 24-hour vibrant mixed-use development being that the residents will live on premise and have 24-hour access to the amenities. It is anticipated that the F&C Management team will be onsite during normal business hours and available on call as needed. Contact numbers can be provided as appropriate to the AHJ, and “Knox” boxes will be provided on site as required by the AHJ.

- *Floor Plans – Floor plans for each of the floors should be provided.*

Refer to sheet 22 of the provided package for the Cedar Road Building and sheet 35 for the Lee Road building.

- *Elevations – Refined versions of what you’ve already provided.*

Refer to sheets 23-24 of the provided package for the Cedar Road Building and sheets 36-37 for the Lee Road building.

- *Details – Typical details or specifications for various structures should be provided (e.g., stormwater management, lighting, paving, etc.).*

Not applicable at this time.

- *Response to Comments – It may be useful to provide actual response to comments received to show that each and every one was considered.*

Based upon discussions with the Planning Department, itemized comment responses have not been provided.

- *Other Analyses/Plans – Based upon the comments received, we suggest the following be provided:*
 - *A map with the heights in both stories and feet of surrounding properties. There are buildings of comparable size, but that message is not getting across. You may want to do this in conjunction with topography or separately. You also may want to provide cross-sections.*

Cross sections have been provided on sheets 20, 21, and 34 in the provide package.

- *A map showing the build-to line along Cedar Road and that the proposed building is consistent with that build-to line. A narrative of why this is the preferred approach from an urban design point of view.*

The site plan has been provided on sheet 13 in the provided package indicating the alignment of the proposed structure with the existing buildings along Cedar Road. From an urban design standpoint, we feel very strongly that this development of the urban edge is extremely important rather than setting the building back off of the street in a more suburban approach.

- *Shade/shadow information – Provide in narrative, plan, or other form, the impacts of the buildings on shadows/shading.*

A shade/shadow study has been provided on sheet 18 of the provided package.

- *Garage – A clear statement about what improvements to the garage that will be included in the project should be provided – it seems as if many of the comments now are related to the garage itself.*

The garage as will be conveyed the development is understood to be good working condition. The proposed development will include general maintenance of the garage (striping, etc.), re-lamping of the existing lighting fixtures, and required security upgrades only. No additional “upgrades” are contemplated as part of the proposed development.

- *Any additional information, including environmental information, that would be useful in the Planning Commission’s review.*

None at this time.