

NOBLE ROAD 52-UNIT AFFORDABLE HOUSING APARTMENT BUILDING - QUESTIONS AND COMMENTS TO ADDRESS

QUESTION/COMMENT:	RESPONSE:
PLANNING STAFF	TWG TEAM
How does this project address the Zoning Code's Sustainability Guidelines?	This project will adhere to National Green Building Standards (NGBS) Silver 700, which is an LEED-equivalent structure. Adhering to these requirements cause better energy efficiency, water efficiency, resource efficiency, lot development, operation and maintenance, and indoor air quality. The project includes preservation of natural features by preserving as many native and healthy trees on the site plan as possible. The project has included innovative stormwater techniques by the inclusion of a bioswail on the southern portion of the property allowing for water runoff, while at the same time creating a distinguishable feature of the site. Finally, it will create the inclusion of open space and recreational amenities, which are described on the site plan.
Please provide renderings depicting views from across Woodview at the entrance to the parking lot, from the rear yards of Selwyn Road homes, and from Noble Road with adjacent buildings and structures to understand the proposed building.	These renderings have been provided with the planning commission submission.
Please provide information on signage for the proposed building.	Signage for the proposed building is above the awning facing Noble Rd. The signage will be well lit.
Please provide a lighting plan that includes photometrics.	A lighting plan has been provided with the planning commission submission.
Please provide a preliminary landscape plan that includes fences; walls; and tree inventory, preservation, and removal plans.	A landscape plan has been provided with the planning commission submission.
Please provide a utility plan that shows how and where connections will be made, and the location and function of transformers on site.	A utility plan has been provided with the planning commission submission.
Please provide a stormwater plan.	A stormwater plan has been provided with the planning commission submission.
Where will storage space for the building be located?	Bike storage is provided on the south end of the building. Additional storage for tenants will be how the tenants decide to utilize their unit space. Storage outside of unit space is atypical for both affordable and market rate apartments.
FIRE DEPARTMENT STAFF	TWG TEAM
Consider roll-up curbs in tighter areas.	Roll up curbs were considered after earlier site plan review. Turning movement at center intersection was eased and truck turning movements were studied to ensure safe movement of fire department vehicles. Straight curbs were maintained for the safety of pedestrians.
Handicap area will become a 'drop-off, pick-up' area that will hamper EMS and Fire operations if cars park in that zone.	The placement of handicapped spaces by the entrance is a very typical solution to provide accessibility for disabled people. The drive provides sufficient width for emergency vehicles to to access the entire length of the building and provide service.
Parking spaces in the front of the main entrance are recommended to be 20 feet deep. 9x19 spaces are small and will be diminished further with snow.	The parking spaces on both sides of the drive in front of the building were increased to 20 feet in depth.
PLANNING COMMISSIONERS	TWG TEAM
Please provide write-up summaries from City Council and Board of Zoning Appelas reviews.	Alex Frazier and Paul Volpe presented to City Council on March 4. This was a public meeting. City Council was very excited with the revisions to the project, and stated that it truly was a "new project" from where it previously started. They had a few minor questions regarding the development related to operations, such as the amount of ADA Units. After the team finished presenting, they received a round of applause from the crowd in attendance. The team attended architectural board of review preliminary review on March 7. There were no negative comments, but rather, the opposite. One member stated that he was excited to approve the building at the next review. Finally, the board of zoning appeals approved the variances unanimously. They agreed that the variances were necessary based on the surrounding neighborhood.
Please provide focus group participant feedback summaries.	The focus group was comprised of approximately 20 members of the neighborhood. There were a total of four focus group meetings held, which were followed up by four community meetings, for a total of 8. The focus group was significantly involved in the design of the building. Concerns they addressed from the previous design included what they believed was missing from the building, and what was missing from the neighborhood. They believed the old building did not address the feel of the neighborhood, they wanted retail, the site plan was lacking with many amenities, and the building lacked many amenities. This was an open discussion at each meeting, which followed up with an updated design at the subsequent meetings based on comments. At the final focus group meeting, the residents were very excited. One member specifically stated that they wanted to live there. While they did address the need for more investment in the neighborhood, they were satisfied with the significant upgrade of the project. They also voted on the new name for the building, where names were submitted by each member, and then voted on by the members. The new name of the project will be "The Pinnacle."
Please provide a parking statement that demonstrates that the parking provided as shown on the submitted site plan will meet the needs of 52 tenants and employees.	There have been a number of studies done on affordable housing projects as it relates to necessary parking spaces per unit, and that ratio generally ranges from .5-.75 spaces per unit needed. Our 1:1 parking requirement meets code and exceeds what affordable housing properties generally see for necessary parking spaces. One specific planning commissioner asked at a previous meeting if there were any parking studies done in Cleveland/Cleveland Proper, and TWG was not able to find any. With that said, the .75 spaces/unit was pulled from a project in downtown Glendale, Arizona. The population of Glendale is approximately 250,000, five times the size of Cleveland Heights, and the downtown area is much more dense than this specific location in Cleveland Heights.

Please provide a traffic statement demonstrating expected increases in traffic and how it will impact the neighborhood on Noble and Woodview Road?	TWG has had traffic studies conducted on a few of its most recent properties located in cities with large populations (Kansas City and Glendale). I derived estimates from these projects to determine a rough amount of traffic generated by this project. Each unit will generate approximately 7.1 trips per work week (5 days), or 370 trips per day from the entire development. During peak hours, there will be approximately 27 trips per day during morning peak hours (driving to work), and and 33 trips per day during peak evening hours (returning from work). The City of Cleveland Heights did not request a traffic study because the project is small enough in scale.
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PUBLIC COMMENTS	TWG TEAM
Will the 18 City parking lot spaces be available for guests, residents, and employees of the building?	This is a city-owned lot, so anyone will be able to park there at any time.
What is the possibility of on-street parallel parking spaces being available along Noble Road?	This is a decision made by the city, not TWG. TWG would urge the city to allow for this.
Will there be temporary parking spaces available for 10-15 minutes for residents to put groceries away and for package deliveries/food deliveries/rideshare pick-ups?	A pull-off lane that accomodates 2 vehicles has been provided for the purpose of short term loading and deliveries.
Where will snow be piled during winter months?	Space has been allocated for snow piling in the southeast corner of the site.
Will grills and chess tables be available outside for people to use when weather permits?	TWG will provide two gas grills on site. Chess tables will not be provided.