

## **CEDAR-LEE-MEADOWBROOK REDEVELOPMENT**

The proposed Cedar-Lee-Meadowbrook Redevelopment project is a mixed-use development in the heart of the Cedar-Lee District, designed to activate vacant and under-utilized City-owned parcels along Cedar, Lee, and Meadowbrook and bring new customers and residents to the neighborhood.

### **PROJECT HISTORY:**

The City of Cleveland Heights has been working toward the redevelopment of the City-owned parcels in the Cedar-Lee District for 18 years, beginning with the construction of the parking garage to accommodate new residential and commercial parking in 2007. The City's 2011 City-wide strategic development plan identified this as a critical focus area for new, complementary mixed-use development. Similarly, the 2017 Master Plan recommended that there be development focus on target areas, including the Cedar-Lee District.

### **PROJECT VISION & GOALS:**

The City of Cleveland Heights has set forth the following Vision and Goals to guide this project:

**Vision:** Strengthen the Cedar-Lee District and businesses city-wide, provide a greater range of residential opportunities, and enhance the desirability of the City of Cleveland Heights through inspired new mixed-use development.

**Goal #1: Promote Cleveland Heights' rich legacy and progressive future**

**Goal #2: Support Cedar-Lee businesses, residents and visitors**

**Goal #3: Provide new housing options for Cleveland Heights**

**Goal #4: Create integrated, inclusive and connected public spaces**

**Goal #5: Capitalize on recent district investments**

### **PROJECT DETAILS:**

#### **The Cedar-Lee-Meadowbrook Redevelopment:**

- Launched with a series of community conversations to learn more from residents, merchants, and neighbors
- Capitalizes on parking resources by starting with a comprehensive district-wide parking and traffic analysis aimed to balance the district's current and future needs
- Introduces 200+ residential units offering new single floor living options
- Incorporates public spaces and connections that support the entire district and link the surrounding neighborhood
- Welcomes new customers who will live and shop within the District
- Complements the character of the District and adjacent neighborhoods with 4 story construction that is contextual
- Celebrates a rich material palette that reflects Cleveland Heights' architectural diversity
- Coordinates future construction to minimize impact on residents / businesses / customers

## **PROJECT PROCESS:**

### Initial Community Meetings

1. Kick-Off Parking & Traffic Community Workshop #1 on existing conditions  
*8/5, 6 PM, Cleveland Heights Public Library at Lee Road*
2. Public Spaces and Connectivity Open House  
*8/11, 6 PM, Atrium at City Hall (moved from original date of 6/12)*
3. Planning & Development Committee of Council Meeting on Urban Design/Public Open House  
*9/1, 6 PM, Committee meeting in Council Chambers/Public Viewing and Open House in the Atrium at City Hall*
4. Architectural Board of Review (ABR) Preliminary Design Review Special Meeting  
*Date and Time TBD, Council Chambers*
5. Parking & Traffic Community Workshop #2 on recommendations  
*Date, Time, Location TBD*

### Formal Review Process with Opportunities for Public Comment

6. Planning Commission Public Meeting #1  
*Date and Time TBD based upon receipt of application, Council Chambers*
7. Planning Commission Public Meeting #2  
*Date and Time TBD, Council Chambers*
8. Board of Zoning Appeals (BZA) Public Meeting  
*Date and Time TBD, Council Chambers*
9. ABR Public Meeting  
*Date and Time TBD, Council Chambers*



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