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REPORTER'S CERTIFICATE

I, Kurt M. Spencer, do hereby
certify that as such Reporter I took down in
Stenotypy all of the proceedings had in the
foregoing transcript; that I have transcribed
my said Stenotype notes into typewritten form
as appears in the foregoing transcript; that
said transcript is the complete form of the
proceedings had in said cause and constitutes a
true and correct transcript therein.



Kurt M. Spencer, Notary Public
within and for the State of Ohio

My commission expires December 2, 2020.



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CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
AND PLANNING COMMISSION  
OCTOBER 10, 2018  
(AUDIO TRANSCRIPTION)  
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IN RE: SPECIAL MEETING, PLANNING
COMMISSION AND ARCHITECTURAL BOARD
OF REVIEW PRELIMINARY DEVELOPMENT
PLAN, TOP OF THE HILL PROJECT

Kurt M. Spencer, Notary Public

1 APPEARANCES:

2 ABR MEMBERS PRESENT:

- 3 Melissa Fliegel, Chair
- 4 Greg Goss
- 5 Michael Wellman
- 6 Terry Saylor (Alternate)
- 7 Jonathan Kurtz (Alternate)

8 PLANNING COMMISSION PRESENT:

- 9 Craig Cobb, Chair Michael Gaynier
- 10 Adam Howe Anthony Mattox, Jr.
- 11 Jeffery Rink Leonard Horowitz
- 12 Jessica Cohen

13 STAFF PRESENT:

- 14 Richard Wong, Planning Director
- 15 Elizabeth Rothenberg, Assistant Director
- 16 of Law
- 17 Kara Hamley O'Donnell, City Planner II
- 18 Christy Lee, Recording Secretary

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1 MR. COBB: Good evening. I would
2 like to welcome everyone to a special meeting
3 of the Planning Commission and the
4 Architectural Review Board for the City of
5 Cleveland Heights, to review the preliminary
6 development plans for the Top of the Hill
7 project.

8 At this special meeting, we are not
9 going to be taking public comments, however, I
10 understand there is a meeting at 7:30 tonight
11 at the community center that the public is
12 invited to, and will have an opportunity to
13 make comments, at that time.

14 Next week, at our next meeting, we
15 will take public comments on the Top of the
16 Hill project. Did I cover everything? All
17 right. Take it away.

18 MS. O'DONNELL: Our meeting next
19 week is next Wednesday at 5:30.

20 MR. COBB: Okay. I need to change
21 my calendar. Thanks.

22 MS. O'DONNELL: There is a listing
23 of all the meetings in front of you. So you
24 can --

25 MR. COBB: Oh, now I see it.

1 Whenever you're ready.

2 MS. O'DONNELL: Okay. So this is a
3 special meeting of the Planning Commission. At
4 this meeting, our hope is to have the
5 developers introduce themselves, and introduce
6 the project to the Architectural Board of
7 Review, who are -- we have all three members,
8 and the two alternates, so you have the whole
9 breadth of architects to look into this, as
10 well as the Planning Commission, who will be
11 starting next week, the Planned Development
12 Overlay process. The Planned Development
13 Overlay is basically made up of the Development
14 Standards, which you have a draft of in front
15 of you.

16 So my hope is the developers can
17 introduce this project to you. You can ask
18 questions and get familiar with it. And then
19 we can talk through the Development Standards,
20 so I can get feedback from you. Because, the
21 goal is for me to get your feedback today, and
22 spend the next couple of days enacting those
23 proposed changes, suggestions, questions, doing
24 more research if needed. And that the Planning
25 Commission can, then, look at those design

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1 guidelines and vote on them at their meeting
2 next week. So that's where we're at.

3 And I really just want to -- since
4 we are on a tight timeframe, because there's
5 the 7:30 meeting that they have to get to next,
6 so I want to turn it over to them so they can
7 fill you all in.

8 MR. BOGAN: Good evening. I'm
9 Brandon Bogan with Flaherty & Collins
10 Properties, and we're here to present to you
11 our Top of the Hill project here. We brought
12 along our architects, Eppstein Uhen Associates,
13 as well, who will be helping along the way.

14 But, just to kind of give you a very high-level
15 review of this -- I lost control of the --

16 MS. O'DONNELL: I can do it.

17 MR. BOGAN: All right. Thank you.
18 I'll stand over here so everyone can see very
19 well. To give you just kind of an update here
20 of how this is arranged, because I don't
21 believe everyone has seen the entire plan. To
22 give you a little bit of a feel, Cedar Road
23 here, along the bottom of the screen, Euclid
24 Heights Boulevard going diagonal up across
25 there.

6

1 Basically, what we've done here is
2 we've created a development. We're obviously
3 kind of packed in here between everything
4 happening with the existing streetscape through
5 here, as well as the Buckingham structure here
6 in the middle of the site. Basically, what we
7 have here looking at it, we have a central
8 parking structure here, situated in the center
9 of the site.

10 And this area through here, these
11 are residential wings coming off the building
12 here. Wrapping through here with residential.
13 We have commercial space here in the red along
14 Cedar Road. And as you go further this way to
15 the west towards the point there, we actually
16 have on the grade level, we have a parking
17 structure, but it's also fronted by some
18 amenities space giving more of a feel of the
19 retail streetscape along there.

20 And here, right here in this blue
21 space is our residential lobby, which will be
22 the main entry for the residents there into
23 that portion of the building. If you could go
24 up one slide for me.

25 This is up a level just to give you

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1 a little feel, because there are a few other
2 things going on here. This area through here
3 we have common space, and there is, where it's
4 this one-story section here, drops off. In that
5 area, we have a pool, and we have a terrace
6 deck there that will be flanking out into the
7 point. If you could go up.

8 This is more of a typical level.
9 You can see all of the orange areas through
10 there are all the residential. Basically, once
11 you get above the main first floor level,
12 there's obviously a lot of topography on this
13 site, so it does go up and down a bit, but,
14 generally speaking, once you're above the first
15 floor, we're residential the rest of the way
16 through. If you could just move on to the
17 renderings, it will be a little easier to work
18 from.

19 So here we are, this is the overall
20 glimpse of the view for the building, probably,
21 from a view you wouldn't see. But this is an
22 aerial view coming across. We have Cedar Road
23 here. Across there, Euclid Heights at the far
24 left-hand side of the screen. And what this
25 says, we've created a design -- well, we, along

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1 with our architects, created a design here to
2 create something that is cohesive within the
3 neighborhood, creating an entry point coming
4 into Cleveland Heights. We have a very large
5 nine-story section there that will create this
6 monumental gateway entrance right into
7 Cleveland Heights.

8 And, as the building comes along
9 Cedar, it starts to step down all the way down
10 to, I think, Nighttown here. The idea is that
11 we stepped the building across there. We've
12 created a lot of different intricacies with the
13 plan trying to come up with ways to make sure
14 that we are blending with the neighborhood, yet
15 trying to create that monumental entry point
16 there.

17 One of the things we've done since,
18 I believe the ARB has seen this the last time
19 we went through with the design plan review
20 there, we started to break the building.
21 Initially, the building was pretty solid coming
22 there here. We've broken it up now. We
23 created a pedestrian walkway, kind of,
24 connecting those buildings along there. You
25 can go on to the next rendering.

1 This is showing a view at the
2 point. This is the nine-story section of the
3 building creating that entrance into Cleveland
4 Heights, as you come through there. We have
5 Cedar Road here. You have Euclid Heights on
6 the far side there. And then the background,
7 on the left-hand side, you can see the
8 Buckingham Building.

9 This is a view up on Cedar Road.
10 This is Delaware right through here. Cedar
11 Road running across there. Nighttown will be
12 just to the side here. We've got the
13 four-story structure. We have commercial space
14 along the first floor here, creating a nice
15 vibrant streetscape along there. Then, we have
16 the three stories of residential it looks like
17 here, but there's actually a fourth story
18 sitting up on top that's tucked back a bit.
19 And the building starts to stack up all the way
20 to the nine-story structure there, to the far
21 left-hand side of the screen. And this is your
22 pedestrian bridge coming across there. This is
23 the kind of the main lane, which will create
24 the entry into the parking structure.

25 This is the view up on Euclid

1 Heights Boulevard. Here you can start to see
2 we've broken the building down, as we came out
3 further this direction. These are four-story
4 structures. These the wings coming out towards
5 Euclid Heights. This would be Buckingham here
6 in the center. And this is the nine-story
7 structure beyond.

8 This is a view down the lane
9 section. And this would be -- we've got the
10 Buckingham to the right, and our new structure
11 there on the left. The idea is we created this
12 lane, which will create access into the parking
13 structure there, and connect all the way
14 through to Cedar.

15 And the idea is we're still
16 developing designs, but we've come a long way
17 here. We've had a lot of input along the way,
18 a lot of different voices here. And we've
19 tried to do everything we can to take those
20 into consideration, creating what we believe is
21 going to be a very vibrant and great asset to
22 the community. This is really starting to
23 connect everything within here, trying to meet
24 as much as we possibly can with all of the
25 different needs and desires we've had, as we've

1 gone throughout the process.

2 MS. O'DONNELL: And one of the
3 things I would like just to point out. I meant
4 to do this at the beginning is that we've been
5 working with them since early in the year, and
6 gone back and forth on, I don't know, a dozen
7 iterations of site plans, elevations. And
8 there's lots of scrawled notes, and scans, and
9 e-mails back and forth, and conference calls.

10 And as well, they have had meetings
11 with the SID, and the Buckingham board. And
12 they came here just now from a meeting, prior
13 to this meeting, with the Buckingham members,
14 and the members of the Cedar Fairmont SID. And
15 so this is their second meeting, and they will
16 leave and go to a meeting at 7:30 that is a
17 community meeting. But we have had a lot of
18 back and forth, as they've gone through this
19 design, as well as having a traffic engineer
20 onboard doing some review of that.

21 MR. BOGAN: We truly appreciate
22 that process. I think through this, the design
23 has actually evolved into a much better design
24 throughout, getting input, obviously, a lot of
25 different opinions across the board. And we're

1 trying to do the best we can to address all
2 those needs in the best possible fashion, while
3 ending up with a product ultimately that's
4 going to be a great asset to the community.

5 MR. COBB: At what point -- are we
6 going to entertain questions all along, or at
7 the end of the presentation?

8 MS. O'DONNELL: I think whenever,
9 you know, if you have more you want to present,
10 or if you want to start. It's really up to
11 them.

12 MR. BOGAN: I think the best thing,
13 at this point, we can go ahead and open it up
14 to questions along the way. Generally
15 speaking, we've given kind of an overview here.
16 There's additional detailed questions, we're
17 happy to go through those. Also, we've worked
18 with Kara a bit starting to develop the PDO
19 criteria within there. This will be fitting
20 within.

21 MS. O'DONNELL: And if you, as
22 you're asking questions, ABR and Planning
23 Commission, if there's a certain slide you want
24 me to put up there, just let me know and I will
25 turn to that slide.

1 One other thing I did also forget
2 to point out is that there was also a design
3 focus group, where there were a number of
4 architects and planners invited, and they did
5 present to them. It was about a month ago, or
6 so, and, so, some feedback and some changes
7 were made, as a result of that meeting as well.

8 MR. COBB: If anyone has any
9 questions, let's try to be a little informal.

10 MS. FLIEGEL: I was just going to
11 suggest, if you go back to, maybe, the initial
12 site plan.

13 MS. O'DONNELL: I'll go to that
14 level.

15 MS. FLIEGEL: So I was at the focus
16 group meeting, and from an access standpoint, I
17 like the changes that were made simplifying the
18 drive, and adding the greenspace in front of
19 the existing apartment building. And they were
20 amenable to that change. Is that still being
21 discussed?

22 MR. BOGAN: Coming from our
23 previous meeting, that was actually probably
24 one of the largest points of contention within
25 there. They've requested that we put the drive

1 back the way it currently is with it being
2 parallel.

3 MS. FLIEGEL: Okay.

4 MR. BOGAN: Basically, what we've
5 done here through the design review meetings,
6 this drive here, as you know, Edwards currently
7 runs directly straight across there, and
8 connects to Euclid Heights Boulevard. We had
9 rotated that, based upon feedback from our
10 design review meetings to be perpendicular to
11 Euclid Heights Boulevard. And there's a strong
12 desire to turn that back to its existing
13 condition, based upon proximity and entrance to
14 the Buckingham Building.

15 Their primary entrance is right
16 here in this nook there, and they've asked for
17 us to bring that as close as possible to that.
18 From our perspective, we are okay either way.
19 I know that was a desire within the design plan
20 review meetings to rotate that drive back
21 around. But we're amenable to it either way.

22 MS. FLIEGEL: I mean, I understand
23 the comment there, but it's also -- you know,
24 an existing condition. And, you know, by
25 rotating the drive, yes, it addresses some

1 feedback received. But it also then could
2 negatively impact those that like to live in
3 that existing building, and having ease of
4 access, you know, for drop-off. I just want
5 to, you know, comment quick.

6 MR. BOGAN: Our thought within
7 this, if that is their preference, we're okay
8 with that. And the thought is we would take
9 that area that's created a greenspace in the
10 triangular section, and we would just move that
11 up and create that just beyond the entry drive.

12 And then we would create some
13 drop-off spots there very similar to what they
14 have now so that they have easy access. Their
15 concern was residents of the Buckingham, they
16 would be then driving up with bringing their
17 groceries, or something. They wouldn't have
18 close proximity access to the entry point. And
19 if they were parking in the parking structure
20 having to walk and carry their groceries
21 across, they would rather have that drop-off
22 directly in front of the building.

23 MR. KURTZ: I was just -- I
24 wondered whether the discussion and/or with
25 your transportation engineers, there's a

1 discussion about, you know, when you come up
2 Euclid Heights, if that cut through, kind of,
3 stays parallel to the building, then, all of a
4 sudden, that becomes a much, probably, a much
5 more dangerous, let's say, turn, for people
6 that are accessing the parking garage that's
7 kind of deeper in the block.

8 So I just think that should be
9 weighed, along with the desire for the
10 convenience. You know, the right hand, the 90
11 degree turn, certainly slows down the traffic
12 for them, I would think back in that lot.

13 MR. BOGAN: I think it would. And
14 that was definitely a discussion this evening
15 was, just the thought of how much traffic is
16 going to come directly adjacent to their
17 building. Our thought is that that's not, in
18 our minds, not a cut through lane between
19 Euclid Heights Boulevard and Cedar Road, just
20 because, frankly, it's easier to go ahead and
21 take a right directly onto Cedar Road, and come
22 across there versus cutting through across the
23 development. The other things we would like to
24 do is within the paving within that area, we
25 will create that as a textured paving. We

1 wouldn't use straight asphalt across there to
2 make it feel like a lane, as much as it
3 possibly could, to keep it as pedestrian and
4 slow moving as possible.

5 In terms of the access across
6 there, we are a bit concerned about just the
7 idea of how do you make entrance into there,
8 obviously, coming off Euclid Heights Boulevard,
9 if it's directly parallel to the Buckingham,
10 it's an easy right hand into that. It will be
11 much more difficult taking a right hand out of
12 that.

13 MS. COHEN: One thing that I would
14 just add for consideration, because I drive
15 this very often is that, if you move up the
16 median break into the -- you're going to clog
17 up the traffic that exists on -- you know --
18 rush hour. Because there is not a long space
19 there for cars to --

20 MR. BOGAN: And, I apologize for
21 this, but that median break there, we've
22 actually been talking about removing that. It
23 didn't come out of this presentation. But our
24 thought is to not put a median break there.

25 MS. COHEN: Right.

1 MR. BOGAN: And anyone who would
2 actually come out of the development, and go
3 north, and wanting to basically turn to the
4 left onto Euclid Heights, would actually take a
5 right onto Euclid Heights, go on down, whether
6 they took a U-turn and came back. But we
7 wouldn't let anyone turn left out of there. We
8 just feel it is too much congestion and
9 potential impacts there. I mean, that is a
10 major intersection, Euclid Heights and Cedar.

11 MS. COHEN: And it gets very busy.

12 MR. BOGAN: Yeah. As we've seen
13 the traffic, we feel that the impacts of that
14 could be too devastating to that. We feel that
15 right in/right out would be the only reasonable
16 solution to that entry point. Yes, sir?

17 MR. HOROWITZ: A couple questions
18 for you. So the main entrance to the garage is
19 past the first residential building on Edwards
20 Court, or Edwards Lane? Right there?

21 MR. BOGAN: That's correct. We
22 have two entry points into the garage. There
23 will be an entry and exit here. And there will
24 be an entry and exit back here, into the
25 parking structure. We feel that this one is

1 going to be your primary entrance here. The
2 idea that wanting to be in close proximity to
3 the commercial space, that that's going to be
4 the easiest for people to get in and out, where
5 most of the people are going to go. We talked
6 about the ideas about event parking and things,
7 and that will be something we have to work
8 through with the process. But we do see a lot
9 of people will likely take the back exit out of
10 it, going out to Euclid Heights. But, again,
11 entry point will be there off of the lane.

12 MR. HOROWITZ: When -- now, you
13 just sort of -- show me the route that gets
14 somebody from the parking structure to the
15 nine-story apartment building.

16 MR. BOGAN: Sure. Couple things.
17 From the -- right now, we've got the main
18 parking structure here. We do have about
19 twenty-seven parking spaces here underneath the
20 nine-story, obviously, those will probably be
21 reserved parking for several of the units
22 there.

23 Someone who is parking over here,
24 actually, would pull into the parking
25 structure, and the way we will structure this

1 is our residents will be parking on the top
2 levels of the parking structure. We'll
3 actually do secured parking for them. So the
4 thought is they would come into the garage.
5 Drive up. Come to the third or fourth floor,
6 whichever they're parking on. Then, they would
7 actually -- you can go up a couple slides for
8 me, Kara.

9 MS. O'DONNELL: Sorry, wrong way.

10 MR. BOGAN: Right there. Then,
11 they would come out. And this is a corridor
12 within the residential structures. They will
13 walk into this corridor here. They will walk
14 down. Walk across. And this is the one-level
15 pedestrian connection there. They would walk
16 across there. And if they are living on the
17 top floor, they would actually go up the
18 elevator right there, and go right into their
19 level.

20 MR. HOROWITZ: And my last question
21 is, you had a chart showing the parking spaces
22 and -- whereas the drawing shows -- the drawing
23 seems to show an extra level of parking deck
24 more than the chart shows.

25 MR. DUBOIS: I think the reason for

1 that is the grade change. It's a little
2 complicated the way that these plans lay out.
3 But it is definitely a five-story structure.

4 MR. HOROWITZ: It was -- yeah, I
5 was just counting levels from your levels.
6 Let's see. Ground floor, level 2 through 6,
7 unless level 6 is showing the same thing as
8 level 5. That's all. Maybe, that's it. No,
9 well --

10 MR. BOGAN: We currently have --

11 MR. HOROWITZ: Level 6 is showing
12 106 cars. So I just wasn't clear on -- you
13 know, counting them the one way, it seemed like
14 there was an extra hundred cars more than the
15 other way. So I just wanted to be clear on
16 what we're actually talking about.

17 MR. BOGAN: We have here -- give or
18 take about a hundred parking spaces per floor,
19 within the primary garage structure in the
20 center. Then we have about twenty-seven
21 parking spaces underneath the nine-story
22 section there. So it's five levels. Four
23 supported levels. One level on grade at the
24 parking structure in the central piece.

25 MR. HOROWITZ: So it is definitely

1 five levels, not six levels?

2 MR. BOGAN: That's correct. It is
3 grade floor. Four structured levels above
4 that.

5 MR. GRANDBOIS: And I think the
6 reason for that is not all the levels line up
7 perfect, because the grade changes so much
8 over -- it's about a twenty foot grade change
9 between the entire site. And so that there is
10 I think on one of the levels where the parking
11 structure sort of shows up on two levels.

12 MR. HOROWITZ: I see what you're
13 saying.

14 MR. GRANDBOIS: Yeah, there's no
15 easy way to show it.

16 MR. BOGAN: Yes, because with the
17 topography of the site. It took us a long time
18 to kind of get our heads wrapped around exactly
19 how it all came together.

20 MR. HOROWITZ: Right. Levels on
21 the garage don't match the levels on the
22 surrounding building.

23 MR. MATTOX: Could you walk us
24 through just one more time the additional
25 materials you're using for the street instead

1 of asphalt.

2 MR. BOGAN: What we've talked about
3 is some sort of textured material for that. We
4 haven't defined whether that's a scored
5 concrete material, or whether that's a stamped
6 asphalt material with pavers. We're still
7 working through all the final detailing of
8 that. The idea is that it would not be just
9 standard asphalt. We definitely want some
10 texture on there. We want to have that road
11 noise so it slows people down. And it also
12 gives it a much more pedestrian feel.

13 As you can see this kind of
14 alley-way here. The idea is that it is
15 developed very pedestrian. Yes, there will be
16 vehicles coming through there, but we want a
17 very comfortable feel that, if someone was
18 walking out of the parking garage, if they are
19 walking to the Buckingham, it's a very
20 comfortable access across there, as well as
21 just our residents living on there. We have
22 our walk-up units directly off of that drive.
23 We want to keep it as pedestrian and calm as
24 possible.

25 MR. MATTOX: Is the drive the only

1 place you're planning on using that material?

2 MR. BOGAN: That is correct.
3 Obviously, within the streetscape, we would see
4 that very similar to the existing streetscape
5 in front of the Nighttown area.

6 MR. MATTOX: Okay.

7 MR. HOROWITZ: And this is probably
8 as much for staff as for you, but, would there
9 be on-street parking or no?

10 MS. O'DONNELL: We've looked at
11 that, and right now, they're in the process.
12 There are parking studies that are being
13 undertaken, as well as a traffic study. And,
14 so, what we're -- we -- there is a good amount
15 of traffic study that's done. And we have
16 talked about the idea of having on-street
17 parking, as the traffic calming, like we do in
18 other areas of the district. And also actually
19 looked at the other side of Cedar, as well, as
20 a potential place for on-street parking.

21 So those are sort of a little
22 outside of the development, because they're on
23 there. But the city is also looking at the
24 options to sort of -- that's been off of --
25 what happens on the public streets with all of

1 this.

2 The other thing is with the traffic
3 study, you know, we had this meeting right
4 before we were here. We had this meeting, and
5 the evening meeting. We're taking all of this
6 input, and getting all of these things. And
7 Brandon and I were talking a few hours ago,
8 saying, you know, we're going to take all this
9 information, and we're going to be talking
10 today, tomorrow, or Friday, and really try to
11 figure out, based on all these comments that we
12 get, you know, nailing down some of these
13 questions that are coming. And, then,
14 providing that information to the traffic
15 engineer so that, you know, we have that
16 information.

17 Because when it comes to you for
18 the development plan review, as part of the
19 conditional use permit, we will need a traffic
20 study. We will need to understand the parking
21 study. So that we understand all that, when
22 you get into the process, the conditional use
23 process. Now, we're sort of at the airplane's
24 view with these design guidelines, then, we'll
25 drill down into the details.

1 MR. HOROWITZ: I understand. Last
2 thing for right now, will Edwards Lane be part
3 of the development, in terms of remaining under
4 the ownership of the company, or will it be
5 deeded to the city?

6 MS. O'DONNELL: We are not at that
7 level of detail yet.

8 MR. WONG: One other thing, in
9 answer to your parallel parking question, on
10 Cedar, as you might expect, the parallel would
11 not be non-rush-hour on the street.

12 MR. HOROWITZ: Right. I was mostly
13 thinking in terms of Edwards Lane.

14 MR. BOGAN: I will say, in speaking
15 to the lane connecting down through there,
16 we've tried to keep it fairly narrow. It may
17 be a little difficult to have parallel parking
18 along that roadway through there. We were
19 thinking we would have some drop-off spots
20 directly adjacent to the Buckingham spaces.
21 But the rest of the activity would be basically
22 a twenty-four foot wide lane coming all the way
23 down through there, maximizing the pedestrian
24 spaces on both sides.

25 MS. O'DONNELL: And I think on that

1 far driveway and the eastern Euclid Heights
2 Boulevard driveway, there is parallel parking
3 shown along that entrance drive, as well.

4 MR. BOGAN: Yes, that's correct.
5 As you get -- this area through here, we would
6 have parallel parking along that section, I
7 think, what you're referring to, Kara, is this
8 drive coming down through here. And we would
9 definitely prefer to have parallel parking
10 along that area through there, where there's
11 definitely going to be walk-up units there.
12 The idea is it's very residential-based there.
13 But there's plenty of access space there to
14 have parallel parking, as well as adequate
15 roadway space.

16 MR. SAYLOR: I have a question on
17 the cut-through.

18 MS. O'DONNELL: Could you talk into
19 the microphone.

20 MR. SAYLOR: Question on the
21 cut-through that is being eliminated. Not
22 sure, because it fades out a bit, but it would
23 seem that the northeast entrance/exit would be
24 preferable to eliminate some of the congestion
25 within the site. Is that accurate? That you

1 would prefer the entrance/exit into the parking
2 garage to occur on the northeast entrance/exit
3 location?

4 MR. BOGAN: I think a lot of the
5 residents will use that, as far as using the
6 northeast exit/entrance into the parking
7 structure. But, I think a lot of people coming
8 to the site, will actually use the one coming
9 between the commercial spaces here, and coming
10 up this way, whether they're turning in to the
11 left off of Cedar, or coming in this direction.
12 They'll come in this way, and come into the
13 parking garage here. I think we'll find a lot
14 of people will come in that way, and, then,
15 potentially leave Euclid Heights, depending on
16 which direction they're going.

17 MR. SAYLOR: I guess my question
18 would be, would it makes sense, and I don't
19 know what's occurring opposite that northeast
20 entrance, but if there were a median cut at
21 that location, would that promote use of that
22 upper drive more so than the southwest
23 location? Would that eliminate some of the
24 potential congestion within the site from
25 Euclid Heights Boulevard?

1 MS. O'DONNELL: We've discussed not
2 having any median cuts, because of what happens
3 when people are cutting across roads, when more
4 than one person gets out there. And that's our
5 traffic engineer, I think, the traffic engineer
6 was supportive of.

7 MR. GAYNIER: I have a question
8 about the Edwards Drive change you're talking
9 about going back to the original angle, is that
10 the decision that has been made?

11 MR. BOGAN: That was a point that
12 was discussed just a few minutes ago at the
13 meeting with the Buckingham residents. That's
14 something they would prefer. I think
15 ultimately we'll want to work with yourselves
16 and with staff to determine what is the
17 appropriate -- we're amenable to it either way.
18 From our perspective, we believe that access
19 road will work in either way, so we're okay
20 with it. Just working with staff to determine
21 what is the preferred approach.

22 MS. O'DONNELL: But, please give us
23 your input.

24 MR. GAYNIER: I kind of liked --
25 when I saw this recently, I liked the

1 perpendicular nature of it hitting Euclid
2 Heights Boulevard. I live two blocks from
3 there. I'll be walking through there often.
4 I've never been a fan of the angle drive coming
5 in. But I'm very sensitive to the Buckingham
6 residents' need to be able to get up to their
7 door and drop things off.

8 And I'm wondering if that triangle
9 park there is large enough that you could have
10 a little lane come off of that toward where
11 that middle sidewalk is, and just kind of loop
12 in front of their porch for their drop off
13 needs.

14 MR. BOGAN: It would be possible to
15 do that. I would say we're going to give up
16 quite a bit of usability with the greenspace to
17 do that. And if that's the desire, we're okay
18 with that. We're trying to balance a lot of
19 different functional needs within the space,
20 and trying to come up with what is the right
21 approach. And to that, I mean, the key to us
22 is that we have an entry/exit out to Euclid
23 Heights Boulevard. If that wants to rotate
24 around, we're okay with that. With the idea of
25 creating the drop-off drive across there, as a

1 possibility as well. We would just have the
2 trade-off of losing some greenspace for that.

3 MS. COHEN: I have a few questions,
4 the first one is that, next to the northeast
5 drive, that white space, what is that? See the
6 square?

7 MS. O'DONNELL: That's the roof of
8 the apartment building, the parking deck.

9 MS. COHEN: Oh, I see, more
10 parking.

11 MS. O'DONNELL: That big white that
12 has a line through it?

13 MS. COHEN: Yes.

14 MS. O'DONNELL: Oh, so this --
15 she's asking about this.

16 MS. COHEN: Yes.

17 MS. O'DONNELL: So this apartment
18 building has underground parking. So what
19 happens is they pull in here, and they go down
20 underneath. And this is a big concrete,
21 basically, the roof of their parking deck.

22 MS. COHEN: Okay.

23 MS. O'DONNELL: So that's not part
24 of this development.

25 MS. COHEN: Okay. So other

1 questions, the part of the apartment building
2 that abuts the parking structure, what is the
3 view for residents?

4 MS. O'DONNELL: Are you talking
5 about this one? Or this one?

6 MS. COHEN: Well, actually the
7 yellow. The yellow. See the inside? It's
8 like -- if you think of a cruise ship, it's
9 like the inside --

10 MS. O'DONNELL: Uh-huh.

11 MS. COHEN: -- of the rooms.

12 MR. BOGAN: Okay. Through this
13 area through here?

14 MS. COHEN: Yes.

15 MR. BOGAN: Basically across there,
16 we've got all of our residential units facing
17 out to that space there, all the way along.
18 This is the white space. Between the garage
19 there is actually your hallway space. This
20 area through here we see is a nice landscaped
21 courtyard space.

22 MS. COHEN: Okay.

23 MR. BOGAN: It will become an
24 amenity to the residents. We talked about
25 different uses for that. But it would

1 definitely be an amenity, created greenspace
2 that they could look out on.

3 MS. COHEN: And, then, what is the
4 largest -- it says in the design Development
5 Standards that it's going to be a mix of
6 occupancies. Has there been discussion, like
7 how many bedrooms would be the largest sized
8 units put in any of these new buildings?

9 MR. BOGAN: Well, in terms of the
10 unit sizes, we'll have a range of studios,
11 ones, twos, and two-bedroom plus den units.
12 Ranging from about 450 square foot upwards of
13 2,000-plus square foot for some of the premium
14 units, and then it will be a mix all the way
15 across the board for those. We're still
16 working through what that exact mix is, as well
17 as what square footages will be, as we kind of
18 flush out things internal to the guts of the
19 plan. Does that answer your question?

20 MS. COHEN: Yes. And the
21 motivation for my question is, I was just
22 wondering, you know, what demographic these
23 apartments are necessarily targeted to, if any
24 in particular. Because from a family
25 perspective, I was thinking two things, one,

1 young families need more than a studio
2 apartment. And, two, I was thinking that where
3 the nearest playground is, and the closest I
4 could come up with is Coventry school. Can
5 anybody come up with a closer one?

6 MR. BOGAN: We can give you a
7 little idea. Generally speaking, the residents
8 that we'll have in here -- we're going to have
9 about two-thirds millennials, young
10 professionals living in the --

11 MS. COHEN: Right.

12 MR. BOGAN: And then we're going to
13 have about 29% that are going to be empty
14 nesters that move to this. And 5% other. And
15 then the other may be more like 1%, depending
16 on exactly how it all flushes out. Generally
17 speaking, we have very, very few families, not
18 to say that we preclude in any way.

19 MS. COHEN: Right.

20 MR. BOGAN: Just the way these
21 developments typically work -- we do them
22 across the country. It ends up to where a lot
23 of times you get your young professionals move
24 into the building, and this is -- it's a luxury
25 market rate. They are coming here for the

1 amenities and spaces within it. We have very
2 few families. Most of those, this is the last
3 apartment that they're going to rent, before
4 they buy a home. What we find is a lot of our
5 residents move in, as young professionals.
6 They come in here, they live in the building
7 for a couple years. They end up getting
8 married. They have families, and they move
9 out. They stay within their community. They
10 buy a home here, because they fall in love with
11 the area, quite frankly.

12 And then we see the empty nesters
13 move back in, once the children have moved off
14 to college. That's pretty typical for what we
15 see demographically across the country with
16 those developments.

17 MS. COHEN: Okay. Then, I have a
18 question at the retail. I was just curious,
19 because I saw that there was some discussion in
20 the memo from Tim to Devrone (ph) about the
21 amount of retail. I'm just wondering what the
22 feedback was from SID, like is Cedar Fairmont
23 SID comfortable with the amount of retail, that
24 it's going to be fillable? And what -- do we
25 know the occupancy rate in Cedar Fairmont right

1 now on the retail side?

2 AUDIENCE: Full. (Laughing.)

3 MS. COHEN: Full. So then back to
4 my question about the SID. Like, do they feel
5 that this is adequate expansion? Too much
6 expansion?

7 MS. O'DONNELL: I was sitting next
8 to several of the people from the SID at the
9 meeting before this meeting, and they seemed
10 very excited. And, Tanisha, may have some
11 input as well.

12 MS. BRILEY: Sure. The Mayor has
13 the letter. The SID actually unanimously
14 endorsed support of the plan of the developer,
15 and of the staff. And the Mayor is waving the
16 letter in the back.

17 MS. O'DONNELL: So, yeah, they like
18 it.

19 MR. BOGAN: We're much appreciative
20 of that. And we feel very confident in the
21 amount of commercial space that we are showing
22 there. Plus, we don't know what the tenants
23 will be. But we feel very confident the amount
24 we're showing is going to be a nice addition to
25 the community.

1 MS. COHEN: I'm sorry. One more
2 thing. You had said the upper levels would be
3 reserved in a parking structure for residents.
4 So does that mean that the rest of the parking
5 structure is for shoppers, you know, people --
6 how does that work? Is that a private? Is
7 that a -- do a couple floors become a public
8 metered city lot?

9 MR. KINTNER: Good evening, I'm
10 Deron Kintner. I'm the lead developer. So the
11 idea is within this, off the top, there are 225
12 parking spaces to replace the surface parking,
13 the deck that is there now. That will be open
14 to the public. There will be some sort of
15 hourly parking rate. In our agreement with the
16 City, we agreed that we would not charge -- we
17 would charge a rate based on similar properties
18 within the Cedar Fairmont District.

19 So either that will be probably 225
20 plus additional to meet the demand that the
21 commercial is bringing on to the project. And
22 then there will be some sort of security arm,
23 where you only can get beyond that if you're a
24 resident in the property. And those floors of
25 the garage, for the residents, you'll be able

1 to walk from that floor of the garage into the
2 building itself to get to your unit, which is
3 why we have the connector there on the third
4 floor.

5 MS. COHEN: And then is staff also
6 considering that there might be needs for
7 parking changes on the residential streets
8 across the street? I don't know if those are
9 -- I mean, I don't think that's metered, like
10 on the residential streets. But I can imagine
11 it being like --

12 MS. O'DONNELL: You're talking
13 about the residential streets to the south?

14 MS. COHEN: Yeah. Because like I
15 imagine it's like Cedar Lee, you know, where
16 you want to avoid the meter, so you park in
17 front of people's houses, and then people get
18 annoyed, because everybody is parking in front
19 of their houses.

20 MS. O'DONNELL: There's a
21 district-wide parking site that's sort of in
22 the works right now. And they're looking at
23 that, as well as what happens with parking,
24 when all of this is under construction, as
25 well. You know, they're building on a parking

1 lot. So those are all things that are being
2 looked at, worked at, and thought through in
3 advance.

4 MS. COHEN: Thank you.

5 MR. MATTOX: And just so we're
6 clear -- I'm sorry, because I'm looking at --
7 the only entrance into that structure is just
8 the one on Cedar? There's not two on Cedar?

9 MR. BOGAN: That is correct. And
10 that's been a change in the plans, since our
11 last, since we met with the design group. We
12 originally had the entry drive here into the
13 garage. And then we also had an entry here.
14 After discussions with the design group, we
15 ended up deciding that the appropriate thing
16 was to limit this back to the one entry there
17 off of Cedar, and to turn this into greenspace.
18 It's nice for the ones above that we can have
19 residents looking at the greenspace.

20 It also creates a nice buffer off
21 to Nighttown. We believe it's appropriate to
22 them. And gives a nice amenity to the
23 development, as well as reducing some of the
24 congestion there coming out into Cedar, and how
25 it is to be focused on the one we feel is more

1 appropriate.

2 MR. MATTOX: Can someone kind of
3 walk me through where some of the traffic
4 signals you're thinking, just for that traffic
5 coming in and out of there. Is anything
6 changing there? Are we adding anything?

7 MR. BOGAN: One of the things we're
8 doing, we're working with your traffic
9 analysis, and with the traffic consultant, to
10 understand exactly what's there. What we've
11 proposed at this time, this would be an
12 elongated intersection across here. It would
13 be a signalized intersection. The idea is
14 that, we've created pedestrian access ways
15 across. But there was a lot of discussion
16 about directly connecting across from Delaware.
17 We've had a lot of discussions back and forth.
18 Ultimately, we believed that having an
19 elongated intersection across there will be a
20 private -- basically, provide the appropriate
21 access without kind of creating any kind of a
22 cut-through onto Delaware, which would help the
23 residents living south of this development.
24 But that would be the only change in the
25 current signalized infrastructure.

1 MS. O'DONNELL: Currently, there's
2 a traffic light at South Overlook. So that's
3 relocation.

4 MR. MATTOX: Okay.

5 MR. GAYNIER: So where will the
6 service vehicles, like delivery vehicles for
7 Nighttown, and these retail businesses and
8 restaurants, are they going to come up through
9 that secondary service drive off of Euclid
10 Heights Boulevard to service those businesses?

11 MR. BOGAN: We have a couple
12 things. We are still working through the
13 process, working on the service access to
14 Nighttown. Currently, all the services coming
15 through the existing city parking lot, and
16 everything -- actually, his trash elements are
17 actually out into the parking lot, currently.

18 What we've created at this point
19 would be, we've got the access drive through
20 here. We've created a service drive along the
21 far east side of the parking structure, which
22 gives access back to a service point for
23 Nighttown.

24 In terms of our commercial space,
25 and what we're working through there, the idea

1 would be that we would have deliveries coming
2 out and across, and they would actually feed
3 back into the backsides of the retail from both
4 sides coming off of this drive there. And we
5 need to sequence that appropriately with --
6 yes, we've done a lot of times where we've
7 maintained certain delivery times.

8 MR. GAYNIER: Where are the trucks
9 going to park, if you're going to have some
10 restaurants in that retail mix, at least in
11 terms of the mockups that I've seen? Those are
12 big vehicles that come. Are they going to park
13 on Cedar Road? Or are they going to be able to
14 pull in the back, and go into those parking
15 lots?

16 MR. BOGAN: The idea would be that
17 we would get any of the delivery vehicles off
18 of Cedar. We would bring them back into this
19 drive here, and have them park in here, and,
20 then, feed out into the commercial spaces. And
21 trash access would be similar. We would have
22 trash access for both the residential
23 structure, and for the retail through this
24 area. They would actually bring out through
25 here, and come across, pick up trash there.

1 We'll likely have another one there on the
2 nine-story structure. And then we would have
3 trash access back here that would feed from
4 these wings, across, and trash could be picked
5 up in that direction.

6 MR. MATTOX: So there will be small
7 cut-through driveways for the trucks to go in
8 and out on that right hand. So they wouldn't
9 be parking right on that street. They would
10 pull in, and, kind of, pull back out.

11 MS. O'DONNELL: Are you talking
12 about here?

13 MR. MATTOX: Yes.

14 MR. BOGAN: On this drive through
15 here?

16 MR. MATTOX: Yes, you're saying
17 there's offshoots coming off of that?

18 MR. BOGAN: It's not going to be a
19 true loading drive. We see this as very urban
20 set up to where they're actually going to pull
21 along the side of that drive there, and, then,
22 they would unload from there. We would
23 definitely be coordinating the times of all the
24 deliveries to make sure it's appropriate during
25 non-heavy traffic times. We've done that quite

1 a bit.

2 MR. MATTOX: That's what I was
3 curious about, I didn't know how much traffic
4 and congestion. So okay.

5 MR. BOGAN: We feel it's very
6 important to get them off of Cedar. The
7 impacts of that would be devastating in our
8 minds. We want to get them out to the back.
9 So we've made sure that we've created nice
10 service corridors off the back of the retail to
11 make sure we can serve them that way.

12 MS. FLIEGEL: Can you go back to
13 the picture of the front, like the corner, you
14 know, looking from Cedar Glen Parkway.

15 MS. O'DONNELL: Yes.

16 MS. FLIEGEL: Are those apartments
17 with all full glass?

18 MR. BOGAN: They are.

19 MS. FLIEGEL: Okay. So then each
20 floor -- there's one unit, then, there's like a
21 little courtyard -- or those are stairs, or a
22 courtyard, then, there's another unit on the
23 other side?

24 MR. BOGAN: There are. Those would
25 be open terrace areas. And we haven't designed

1 the actual units exactly fitting into those.

2 MS. FLIEGEL: Uh-huh.

3 MR. BOGAN: The idea would be that
4 there would be a unit on this side. There will
5 be a terrace, then, there would be a unit on
6 the other side. That terrace would be a
7 private terrace to one side or the other,
8 likely to the point units. But we have to work
9 through all the exact specifics of how the unit
10 layouts work within there.

11 MS. FLIEGEL: And that corner,
12 sorry, the corner on the street level, you see,
13 like -- has there been discussions about like a
14 sign? Landscape architect? Like, what is the
15 plan? Because that literally is like the --

16 MR. BOGAN: It's right there. It's
17 right absolutely there. That's one of the
18 things that we're open to discussing. I mean,
19 there's been a lot of discussions should there
20 be some sort of an entry monument to Cleveland
21 Heights. We've talked a lot about
22 opportunities for that, and we would be open to
23 those discussions. We have not developed
24 anything in terms of that signage as of yet.
25 One of the things that will also be overlaid to

1 this process is starting to bring in the
2 landscape of this.

3 I'll say that everything that has
4 been done now, Uhen has done a nice job of
5 doing it from an architectural standpoint, but
6 we'll also be bringing in landscape
7 architecture. We'll start to actually develop
8 the actual landscape architecture that goes
9 around the building. And that will be part of
10 these next series of developments of the
11 design.

12 MS. FLIEGEL: I'm certainly not an
13 expert, but I would suggest maybe taking a look
14 at the corner of Fairmont and Cedar Road -- no,
15 Green Road. Sorry. Fairmont and Green.
16 Beachwood has a beautiful corner. And they
17 don't have a lot to work with, but it's a
18 beautiful, like, *Welcome to Beachwood*.

19 MR. BOGAN: Okay.

20 MS. COHEN: There's no question
21 like what you've just -- what town you've just
22 entered.

23 MR. BOGAN: Absolutely. We can
24 take a look at that.

25 MS. COHEN: So it was very nicely

1 done.

2 MR. RINK: I think I read too,
3 you're open to the public art in that spot, as
4 well?

5 MR. BOGAN: Absolutely we're open
6 to that discussion. We want to come up with a
7 nice -- we want to be part of the community. I
8 mean, we drew -- frankly, you are kind of
9 becoming that monumental entry point into the
10 neighborhood area. We want to be a part of
11 that. So that's public art. That's
12 landscaping. We want to come up with the right
13 solution for the community so that our building
14 is truly integrated within the community
15 overall.

16 MR. RINK: And is the garage
17 structure, is that six stories? Is that what I
18 was -- how high is the garage?

19 MR. BOGAN: It's actually five
20 stories.

21 MR. RINK: Okay.

22 MR. BOGAN: The way you think about
23 it, if you have a non-grade, then, there's
24 actually four supported decks, because you park
25 on top of the upper deck. So theoretically,

1 it's four supported floors on top of one level
2 on grade.

3 MS. COHEN: What county -- who owns
4 that land across the -- like that greenspace
5 there?

6 MS. O'DONNELL: Over here?

7 MS. COHEN: Yeah, right there.

8 MS. O'DONNELL: That's owned by the
9 City of Cleveland Heights.

10 MS. COHEN: I'm just thinking that
11 there might be a way to make it a gate -- you
12 know, a gateway, whatever is being -- you know,
13 you can --

14 MS. O'DONNELL: Write the design
15 codes.

16 MS. FLIEGEL: If the city owns the
17 land, then, it's up for design also.

18 MR. BOGAN: We'd be up for
19 collaborating with the city to come up with
20 options for there so that our parcel works with
21 parcels across the way.

22 MS. GOSS: You haven't described
23 what type of materials that you're planning on
24 using for the exterior.

25 MR. BOGAN: We have not specified

1 all the exact materials of what is there.
 2 We're still developing the design a little bit.
 3 We've talked about ideas there. Definitely, we
 4 want very durable materials, high quality
 5 materials. Definitely masonry areas along the
 6 street side. We want to keep everything where
 7 it is in touch range of everyone to be very
 8 durable hard masonry materials. We've talked
 9 about composition of up above, probably, a
 10 compilation of metal panel. It will have some
 11 masonry in some of the taller areas. It will
 12 have some fiber cement products, as well.

13 That will be basically, as this all
 14 comes together, there's a lot of things going
 15 on within these elevations. So we want to make
 16 sure we give a lot of variety to this. It's a
 17 very large structure. So we want to break it
 18 down as much as we possibly can with
 19 differentiation of materials. That's something
 20 that will be finalizing out within the next
 21 levels of design here. We've been working with
 22 Kara thus far. We've kind of been developing
 23 the PDO elements within there of trying to
 24 define what the acceptable materials are within
 25 the area.

1 MS. O'DONNELL: And that might be a
 2 great segue into looking at the Development
 3 Standards. Does anyone else have any specific
 4 questions? If something pops up, feel free to
 5 jump into it.

6 So generally with the planned
 7 development overlay, these guidelines sort of
 8 are an outline of these sorts of things. And
 9 what we've sort of done is sort of break them
 10 down into general urban design and planning
 11 concepts, permitted uses, architectural design
 12 standards, maximum density, yard requirements,
 13 height regulations, transportation, pedestrian,
 14 bicycle-friendly design circulation,
 15 landscaping, screening and lighting, and
 16 accessibility, outdoor places and amenities,
 17 utilities, sustainability, and, then, phasing
 18 of the project.

19 So we used sort of, otherwise as
 20 guides, how to set that up. And this, once
 21 adopted, basically becomes a rezoning of the
 22 site. So these guidelines will sort of
 23 overarch the site, and give them the guidance
 24 they need to move forward, and getting into the
 25 nitty-gritty of the design. We'll go to the

1 Architectural Board of Review, and we'll go to
 2 the Planning Commission.

3 So you all have them. And so
 4 rather than go through them one-by-one,
 5 perhaps, if you have comments, suggestions,
 6 questions, clarifications, on any of them, I'm
 7 happy to -- yes?

8 MS. FLIEGEL: Is there something --
 9 you know, the signage? Are there details about
 10 signage in here? Do we add something in here
 11 about that we will not -- you know, it's not
 12 going to start off that way, but protect for
 13 the future that there won't be any LED,
 14 electronic, case signs --

15 MS. O'DONNELL: That's a great
 16 idea.

17 MS. FLIEGEL: -- in here?

18 MS. O'DONNELL: Anybody else have
 19 any suggestions, comments on what signage
 20 requirements could be included? No box signs?
 21 No LED?

22 MR. WONG: You're talking about
 23 those LED signs that we saw in Mayfield with
 24 the displays?

25 MS. FLIEGEL: Yes. I just think

1 that, you know, if -- I don't know how you vet
 2 that. But, I feel, in general, in the city,
 3 that's a little --

4 MR. WONG: Yeah, this is a special
 5 district with that.

6 MS. FLIEGEL: Okay.

7 MS. O'DONNELL: Yes, that's fine.
 8 I can do some more research on some other
 9 design guidelines. Have you interacted with
 10 that in other developments?

11 MR. BOGAN: As far as signage
 12 criteria?

13 MS. O'DONNELL: Uh-huh.

14 MR. BOGAN: Absolutely. We deal
 15 with that in almost every community we work
 16 within. We don't have any problems within the
 17 committee for what kind of signs and things --
 18 you're okay with some of them with signage? Or
 19 are you saying no to any signage?

20 MS. FLIEGEL: I'm not saying that
 21 illuminated signage is bad. I'm specifically
 22 talking about the box, LED, you know,
 23 message-moving signs, that, you know --

24 MR. BOGAN: We're completely
 25 agreeable with you.

1 MS. FLIEGEL: Okay.

2 MR. BOGAN: Absolutely. We want to
3 be a nice addition to the community.

4 MR. KURTZ: For what it's worth,
5 under architectural design standards, E, I very
6 much appreciate the scale of the development,
7 and the desire to break it down in certain
8 ways. I guess, I just want to have a voice
9 for, kind of, the other side of that, which is
10 trying to avoid kind of overly frenetic
11 facades. I mean, this -- you know, there's a
12 lot -- or some of these, like this I actually
13 think is well-composed and probably a good
14 restraint in terms of materials. Some of the
15 other facades, it seems like, and, you know,
16 there's the dark metal next to the colored
17 panel next to the brick. And I think, you
18 know, in terms of the buildings that are in and
19 around this area, you know, there's always kind
20 of a -- there's a stoutness to those buildings.
21 There are accents of stone with brick. They're
22 not monolithic, but they are also -- I wonder,
23 you know, the language of that might be able to
24 speak a little bit more to its relationship to
25 the other buildings on the street. Because, I

1 think there is, kind of, dignity to the street
2 that once some restraint -- and I'm not saying
3 that that's not present. I just think, you
4 know, as you -- I know you're kind of -- these
5 are early. And so as you're developing that,
6 you know, sometimes these kind of very limited
7 depth changes, and, you know, change to the
8 surface become more than is necessary.

9 MR. WONG: Would you modify that
10 section?

11 MR. BOGAN: Yeah, I would be happy
12 to try anything. But I would just give you a
13 little bit of a change in the language, just,
14 you know, I think about the building on the
15 street, you know, it's kind of a Tudor. It's
16 got a few different materials on it that are
17 largely -- you know, proposed in larger swaths
18 of material. So changes in material in the
19 sense of, you know, base of Starbucks is one
20 thing. And then there is a Tudor above. So I
21 think there's kind of an order to the change in
22 material that's not -- that's not kind of
23 applied in a more frenetic way. But I would
24 try and -- I would suggest maybe we look at
25 that language a little bit.

1 MS. O'DONNELL: And I'm happy to
2 talk to you tomorrow about the detailing.

3 MR. RINK: Kara, I have a question
4 on the permitted land use.

5 MS. O'DONNELL: No. 2?

6 MR. RINK: Yes. Section two. So
7 right now everything is proposed as rental,
8 correct?

9 MS. O'DONNELL: Correct.

10 MR. BOGAN: That is correct.
11 Everything would be full rent.

12 MR. RINK: That's fine. Is there
13 ability, I don't know, if the market were to
14 change ever in the future, to switch it over to
15 some *for sale*, at some point? I don't know if
16 that's contemplated or not.

17 MS. O'DONNELL: So from a land use
18 standpoint, we look at multiple-family as
19 multiple-family, whether that's multiple-family
20 condo, or multiple-family rental from the, sort
21 of, permitted land use zoning section.

22 And we did say is -- and we have
23 talked to them about, you know, in the future,
24 if, you know, can something be adapted to a *for*
25 *sale* unit? Brandon, perhaps you can --

1 MR. BOGAN: To speak a little bit
2 to that, these will definitely be developed to
3 condominium quality. If the market would
4 change, we would be amenable to that. We
5 haven't seen any of our product go that
6 direction. But, it will be built to the level
7 of quality that it could be.

8 MR. GAYNIER: Sure. Great. I had
9 another question. I didn't -- there is not a
10 provision relative to sidewalk widths here,
11 correct, I mean, in the language here,
12 currently?

13 MR. BOGAN: I do not believe so.

14 MR. KURTZ: I don't know that one
15 is necessary. But I'm looking at -- under yard
16 requirements, E, *a ten foot landscape buffer*.
17 But I wouldn't -- what I wouldn't want is to
18 have a required landscape buffer to make -- you
19 know, I'm thinking of the view of the drive
20 through. If you can -- are you able to move
21 the slide to the alley-way, or I don't know
22 what you're calling --

23 MS. O'DONNELL: This?

24 MR. KURTZ: Yeah, that. I would
25 just want to make sure that whatever we're left

1 with, in terms of a sidewalk, is adequate for,
 2 you know, two people, and another person to
 3 pass. You don't want -- I don't want the
 4 requirements for the buffer to make -- you
 5 know, you're dealing with required
 6 measurements. So I just want to make sure we
 7 have something.

8 MR. BOGAN: To speak to that, we
 9 would want it to be a full walk there at the
 10 minimum. We definitely want some landscape
 11 buffer between the building, because these are
 12 going to be walk-up units along there. But we
 13 would say the minimum sidewalk is four feet, is
 14 what we would want there.

15 MS. O'DONNELL: Which -- I'm sorry,
 16 Jon, but which one were you talking about?

17 MR. KURTZ: "E".

18 MS. O'DONNELL: Okay.

19 MR. KURTZ: I didn't see anything
 20 on -- I don't know that it has to be.

21 MS. O'DONNELL: I think that's
 22 actually a good suggestion, because you don't
 23 want a skinny little sidewalk that you feel
 24 like you're walking on a balance beam, right?

25 MR. KURTZ: Right. In the yard

1 requirements there it does say, you know, *ten*
 2 *foot landscape buffer*. But I just wouldn't --
 3 you know, if that landscape buffer had to be
 4 eight foot, in order to allow a twenty-four
 5 foot drive, and a four foot sidewalk, instead
 6 of a two-and-a-half foot sidewalk, or
 7 something, I think we would --

8 MS. O'DONNELL: And that landscape
 9 buffer is specifically to a parking lot in a
 10 residential use. In E, our code basically
 11 requires that. And we just want to make sure
 12 that someone doesn't put a parking lot right up
 13 against the Buckingham.

14 MR. WONG: I think you are right on
 15 target. For example, in this rendering, a four
 16 foot sidewalk would make you feel -- if you're
 17 the outside person, like you're falling off --

18 MS. O'DONNELL: Uh-huh.

19 MR. KURTZ: Yeah, that's what I'm
 20 -- you know, I don't want to over-limit the
 21 amount. I mean, I can also respect that
 22 there's going to be somebody living in there,
 23 so you don't want somebody standing next to
 24 you, or in front of you there.

25 MS. COHEN: What about the sidewalk

1 on Cedar, like by the frontage?

2 MS. O'DONNELL: We can probably go
 3 back to the site plan.

4 MR. GRANDBOIS: Those we were
 5 shooting for twelve feet.

6 MR. BOGAN: Yes, we would see those
 7 as very consistent with what is in front of
 8 Nighttown now, coming on through, and being a
 9 very similar -- aesthetic to that, as well as
 10 openness. But twelve foot, to Shane's point,
 11 is what we would want. But we're going to want
 12 to have the potential for on-street dining and
 13 things.

14 MR. SAYLOR: And that's what I was
 15 going to ask. Because if that's the case,
 16 then, you need enough space to walk and the
 17 retail hubs have some space for themselves.

18 MR. BOGAN: You're absolutely
 19 correct. And that's something that is vital to
 20 the development of that, if we're going to have
 21 on-street dining within spaces, to plan for it
 22 accordingly. Because we've seen problems in
 23 other communities.

24 MR. SAYLOR: Next to that for the
 25 walkway through?

1 MS. O'DONNELL: Are you talking
 2 about a rendering, Terry?

3 MR. SAYLOR: The walkway -- where
 4 we had the walkway and the sidewalks that we
 5 were just speaking of.

6 MS. O'DONNELL: This one?

7 MR. SAYLOR: Where does the public
 8 space stop, and where does the private space
 9 begin? Are there -- along that first floor
 10 area, are there outdoor patios proposed for
 11 those apartments, which tend to get filled up
 12 with furniture and such that you may not want
 13 to have as part of this public space?

14 MR. BOGAN: One of the things we
 15 typically do within there -- these are showing
 16 a little bit of patio areas, and they may have
 17 some small areas within. But we really see
 18 those as walk-up units, almost more like a feel
 19 to a brownstone walk-up. That feel to it. We
 20 don't want to have spots where someone is going
 21 to have a large couch out there on the patio,
 22 or something to that effect. It would be very
 23 small. We don't want to see that along there.

24 We want to keep it as small as
 25 possible. There may be a spot where somebody

1 does have a chair out there, a small area. But
2 it would be a fairly small space there.

3 MS. O'DONNELL: So I like the
4 addition of looking at some of the sidewalk
5 requirements, giving some sort of minimums in
6 the various areas to that. So that can be
7 added in the guidelines. And I can work with
8 Jonathan, as far as the, sort of, the in and
9 out, and the material differentiation.

10 Because I do think we don't want to
11 make it so that you're changing materials just
12 for the sake of materials, or something like
13 that. So I think that's fair. And that helps
14 give them some guidance and some direction, as
15 they move into design, knowing that they're
16 going to come before the Architectural Board of
17 Review to get into the nitty-gritty.

18 MS. FLIEGEL: I have a comment, and
19 I don't know if it's getting too far into the
20 -- we've done something that, if we're really
21 talking about this last tower element, as
22 you're coming out to Cedar, and knowing that
23 it's residential, how do you address, then -- I
24 assume there's some very clean line window
25 treatments -- you know, because you can imagine

1 coming up there, and, then, how -- because of
2 the use, and someone's sense of privacy, just
3 how it changes the architecture, based on the
4 use, and that could be a distraction. How do
5 they complement one another? And is there
6 something that needs to be --

7 MR. BOGAN: We can definitely
8 appreciate that concern. Typically, within
9 those units, when we have a full glazed
10 element, we put roller shades in those. So
11 there would be like a Mecho Shade behind there
12 that would come down. That's not the typical
13 in most of the punch windows. But those large
14 areas, we would definitely put a roller shade
15 in front of those.

16 MS. FLIEGEL: Just that, you know,
17 someone is not going to tack it up, and then
18 put drapes, or something, and then --

19 MR. BOGAN: No purple curtains, or
20 anything.

21 MS. FLIEGEL: I mean, not that you
22 really put -- but, it's a rental. But
23 thinking, I guess, down the road, if it were --
24 should become an owned unit, and modifications,
25 I mean, I don't --

1 MR. WONG: Send me over. I would
2 tell them to take it down.

3 MR. MATTOX: That's a really good
4 point, because as soon as she said that, I had
5 a vision of seeing bed sheets.

6 MR. HOROWITZ: I do have -- I know
7 you wanted to get onto some other stuff.

8 MS. O'DONNELL: We have until 7:00.

9 MR. HOROWITZ: Okay. I'm not an
10 architect, but there is one thing that concerns
11 me, and yes, I know we're really -- this is
12 influx, and all that. But I look at that from
13 this point of view, and I see an endcap on a
14 building that faces Cedar, and I don't see any
15 part of that addressing coming up the hill.

16 It just seems like whatever view is
17 facing down the hill, is incidental. And
18 they're really -- now, I know the landscape
19 architect will do whatever they're going to do.
20 But I'm just saying that I'm uneasy and
21 concerned about the general nature of those end
22 apartments there, their visual effect.

23 MR. BOGAN: So if I can clarify
24 that, your concern is that they're facing more
25 to Euclid Heights Boulevard across there, that

1 that building forming an end on that versus
2 having a true point element that's coming in,
3 just as a point?

4 MR. HOROWITZ: Maybe that there's
5 not a point element, or just -- I mean, it just
6 looks like there's something going on on that
7 side. There's something on this side. There's
8 just nothing about the building that faces this
9 way that says anything.

10 MR. BOGAN: Okay. That's a fair
11 comment. And I think it's something we can
12 study as we develop along the additional next
13 level of design.

14 MS. O'DONNELL: Does the
15 Architectural Board of Review want to give any
16 feedback on that so they can hear that as well,
17 since you'll be getting into the details on
18 that?

19 MR. WELLMAN: I feel like they've
20 attempted to do what you're asking in some
21 manner. It's not -- I don't know if you would
22 prefer them to face right down Cedar Hill, or
23 kind of what direction you might be wanting
24 them to look over, because the road kind of
25 turns.

1 But, I mean, I think the way that
2 they have -- they're changing materials. The
3 end cap of the glass piece, and the canopy at
4 the top, I find it all fairly compelling. I
5 think that it is modern and contemporary
6 without being too gaudy, or different from
7 other stuff.

8 I like the look of that for
9 Cleveland Heights. I think it goes along -- I
10 think the materials and the massing that
11 they've come up with will fit with the
12 buildings around it. And I think what they've
13 done at the end, I at least think that kind of
14 achieves what I hoped could be done there.

15 MR. SAYLOR: I agree. I think
16 you're headed in the right direction with this
17 view. I'm a little more concerned with the
18 Cedar Road, where it's the four-story
19 locations. And the view we're seeing at that
20 location, as being a little too --

21 MR. WELLMAN: It does seem a little
22 flatter, I think.

23 MR. SAYLOR: -- a hodgepodge of
24 material, where the other has a nice feel with
25 that upper structure. And then we get to this

1 structure, and it doesn't seem to know what it
2 wants to be.

3 MR. BOGAN: And I guess on this,
4 there's going to be a lot of opinions, and a
5 lot of subjective nature to the architecture.
6 I mean, if we can work with the ARB with our
7 design team to work through solutions that,
8 ultimately, I think we've taken a -- we've
9 hopefully taken a nice stab at this forward,
10 and then as we continue to develop this with
11 the ARB -- is that acceptable?

12 MS. COHEN: Sorry. Are the store
13 fronts, are those going to be standard, not
14 necessarily the font of the signs, but like do
15 they each have a clean -- like see the awnings,
16 as they're represented now, or will each
17 retailer be able to do their store front?

18 MS. O'DONNELL: I think that's
19 probably an answer for them.

20 MR. BOGAN: We've done them both
21 ways. We've -- I would say one of the things
22 we end up doing is we try to create some
23 consistency to it, but still allowing a little
24 bit of color changes to add some texture to
25 some of them. I mean, if we have someone

1 specific that really is driving for a color
2 within there, a lot of times we've been able to
3 do that. And it adds a little more vibrancy to
4 the streetscape along there. So it's not
5 completely -- but having six different types of
6 awnings is a little distracting, and that's
7 just from our opinion.

8 MS. COHEN: So does that then come
9 into, I don't know, where that comes into the
10 process with the city having oversight, I guess
11 of --

12 MS. O'DONNELL: Right. So the
13 Architectural Board of Review will have to
14 approve -- you know, once again, we're sort of
15 looking at this in a very general way, as they
16 work through this. And I think, you know,
17 that's why we brought the Architectural Board
18 of Review in, we want their comments early in
19 this design process to get the sort of feedback
20 we've gotten tonight. But I think we also want
21 them to sort of -- you know, we're not going to
22 wait until they're in design construction
23 drawings before the Architectural Board. I
24 think there will be more than a couple
25 Architecture Board of Review meetings, as they

1 start to sort of get down into the nitty-gritty
2 of each of these buildings, as they go through
3 the process.

4 And then let's say they get
5 approval of the general design, well, they
6 probably aren't going to have the tenants yet.
7 So then when they get the tenant, the tenant
8 will have -- their sign will have to go to ABR,
9 if they want to change the way the awning
10 gets --

11 MS. COHEN: That's what I was
12 asking about. Okay.

13 MS. O'DONNELL: And if that tenant
14 changes in five years, they're going to look at
15 the new sign. And, again, like if you're
16 looking at -- you know, say a Starbucks, or
17 something like that. I shouldn't say
18 Starbucks. We already have a Starbucks. But
19 some sort of chain that might want to go in
20 there, well, they have it pretty set. It has
21 to be this kind of sign and that kind of sign,
22 but, again, the Architectural Board of Review
23 can do that.

24 And again, if we create some sort
25 of sign parameters so that they know, *no*,

1 *you're not going to have neon lights flashing*
 2 *on the site*, then, that could be set up. The
 3 ABR will know that, and we can shut that down
 4 right away.

5 MS. COHEN: Thank you.

6 MR. GAYNIER: I have a question
 7 about traffic coming up Euclid Heights
 8 Boulevard. If you look at the first elevation
 9 from the corner right there -- if you're coming
 10 up the hill at night, and you're driving a car
 11 nowadays with halogen headlights, and so forth,
 12 is that going to be pointing at the second and
 13 third floor there? Is that the consideration
 14 we should be making, in terms of how you
 15 control the light that shines at those
 16 apartments, as you come up the hill?

17 MR. BOGAN: Honestly, I don't know
 18 that we've done a study to understand the
 19 incline of the hill to look at it. We can look
 20 at that. That's something we can definitely
 21 look into.

22 MR. GAYNIER: You know, if I was on
 23 the second or third floor, and looking at
 24 halogens all night long, I might not like it.

25 MR. KINTNER: Those are going to be

1 twenty to thirty feet high, so a lot of it is
 2 going to be going underneath.

3 MR. HOROWITZ: Yeah, it flattens
 4 out at the very top, but coming up there,
 5 depending on when it turns, you know, I'm
 6 trying to picture -- the building is going to
 7 be in the sight line of the headlights.

8 MR. KINTNER: As the developer, I
 9 think that even if that occurs, those are going
 10 to be very in-demand units -- the ability to
 11 look down the hill, and then out over the --

12 MS. O'DONNELL: Uh-huh.

13 MR. KINTNER: I think people would
 14 get blinds and adjust, if they had a problem.
 15 I still think it would be -- you know, that the
 16 whole column would be in-demand units.

17 MR. HOROWITZ: Oh, I think so too.

18 MR. GAYNIER: I think if it's a
 19 problem, we'll get the feedback. And, you
 20 know, we may have to supply them with special
 21 kinds of blinds. But by and large I think
 22 those units are going to be twenty and thirty
 23 feet high that most of the lights are going to
 24 miss them.

25 MR. MATTOX: I just want to say

1 from this photo, I think -- I love that
 2 building. I think a lot of the impact, if
 3 you're coming up that hill won't be so much
 4 just the building, but maybe what else we kind
 5 of add to bring to it from the City's aspect, I
 6 think will make it pop. Things like maybe
 7 arches or art work or additional lighting. I
 8 think that will really set it off. But the
 9 building itself, I think it does catch
 10 attention. My son, when he saw that picture,
 11 he swore that was out of town. So he was
 12 really excited.

13 MR. KURTZ: It's probably too early
 14 for this, but is there -- will you guys be
 15 developing, with your landscape architect, like
 16 site lighting protocols for this site, and for
 17 the street that is cut through, and everything?
 18 Like in terms of pedestrian lighting, how will
 19 you be handling that?

20 MR. BOGAN: We will definitely work
 21 through, in terms of the lane cutting through
 22 there. We will definitely develop all the
 23 protocols for that element. In terms of the
 24 lighting around Cedar and Euclid Heights
 25 Boulevard, I think, within those, I think we

1 need to work within the community to understand
 2 everything that's going on that's continuing on
 3 further, and making sure we're consistent with
 4 that. We wouldn't do something that is a
 5 direct contrast to that by any means.

6 MR. COBB: Anything else?

7 MS. O'DONNELL: So you didn't give
 8 me much work. I'm happy. So if -- what will
 9 happen, and, again, we have fourteen more
 10 minutes, if anybody thinks of any other
 11 questions. But this is sort of a first step in
 12 the plan development overlay, and, so, I'll be
 13 sending out, I think, Friday, to the Planning
 14 Commission, who will be reviewing this in the
 15 special meeting next Wednesday, you know, an
 16 updated version.

17 I'll track the changes just so it's
 18 easy for you to see what has been added or
 19 changed. And that will be the public meeting,
 20 where we'll look at these again, and vote on
 21 them, if you're prepared to do that, at that
 22 point. And that will sort of start the ball
 23 rolling with the rezoning process in effect.
 24 It'll have some counsel meetings. Some more
 25 Planning Commission meetings. And then I think

1 we can anticipate that, when it's appropriate
2 and when you're ready, you'll start the
3 parallel path of meeting with the Architectural
4 Board of Review to continue as you get into
5 those details.

6 And if anybody wants to go to
7 another meeting, it's 7:30 at the community
8 center. That will be the third meeting of a
9 marathon of meetings that these people have all
10 been going to. And that will be -- public
11 comment will be taken.

12 And as we move through the process,
13 all of these meetings that have happened today,
14 and have happened in the past, all of that
15 stuff is taken into account, as we work through
16 the process, and pass those concerns and things
17 on to the Planning Commission, as well as the
18 Architectural Board of Review.

19 MR. COBB: Gentlemen, thank you.
20 It was a fantastic presentation. I can't wait
21 to see this building go up. And staff, thank
22 you for your hard work. And we'll see you all
23 next week.

24 MS. O'DONNELL: Thank you.

25 MR. COBB: You're quite welcome.

1 MS. O'DONNELL: Thanks everybody.
2 (Audio transcription concluded.)
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1 REPORTER'S CERTIFICATE

2
3
4 I, Kurt M. Spencer, do hereby
5 certify that as such Reporter I took down in
6 Stenotypy all of the proceedings had in the
7 foregoing transcript; that I have transcribed
8 my said Stenotype notes into typewritten form
9 as appears in the foregoing transcript; that
10 said transcript is the complete form of the
11 proceedings had in said cause and constitutes a
12 true and correct transcript therein.
13
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15

16 _____
17 Kurt M. Spencer, Notary Public
18 within and for the State of Ohio

19
20 My commission expires December 2, 2020.
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