

QUESTION

1. *Has the parking report been finalized and is it available for public review?*

ANSWER: Yes, the traffic and parking study undertaken by the City of Cleveland Heights has been finalized and has been published to the City website, accessible via the following link:

<https://www.clevelandheights.com/DocumentCenter/View/5053/Top-of-the-Hill---Parking-and-Traffic-Study---Cleveland-Hts-Final-Report-Draft-12-20-18-FINAL?bidId=>

2. *What is the intention for the area at the intersection of Cedar Road and Euclid Heights Boulevard and why are the walls of the building blank in this area? Can this be designated for “rotating” public art exhibit? Could this be a large public park?*

ANSWER: This area has a high volume of traffic and highest and best use of this this space is as “gateway” into Cleveland Heights for residents and visitors coming up the Cedar Road hill. As such, the current design has been developed in a manner that will allow for large scale public art to act as an entry marker for Cleveland Heights. While previously the design had indicated letters spelling out “Cleveland Heights”, it is believed that an artistic approach with a monolithic building backdrop at grade level will provide a more eloquent and appropriate image allowing the art to be focal point rather the building, while still allowing the building to be a lantern above at the larger scale.

In regard to the specifics of the artwork, Flaherty & Collins Properties welcomes the opportunity to engage local talent through coordination with the City of Cleveland Heights. Ultimately, the development will be providing the infrastructure to support the art and it will be up to the City to coordinate and provide the actual art work.

3. *The current design does not appear to provide much public greenspace. Are there opportunities to expand this?*

ANSWER: The development has been designed to have a significant amount of green space, both private and public, relative to the available site area and based upon a percentage basis, it actually has significantly more green space than most urban developments. It is important to note that in communities such as Cleveland Heights, it is critical to provide spaces that are scaled and detailed appropriately in order to provide great spaces that are actually used.

Furthermore, based upon feedback from the community, Flaherty & Collins Properties omitted a significant portion of the development footprint in order to open up the green space adjacent to Nighttown and provide for a large semi-public green space to be utilized by community members and residents alike.

4. *The design does not represent the historic feel of the Cedar Fairmount District. Is this purposeful?*

ANSWER: Over the last three years, Flaherty & Collins Properties has been listening and working with the community to evolve the design in a manner which responds to the multitude of opinions and suggestions from the community at large and ultimately executes the vision of the community rather than Flaherty & Collins Properties. Design is always subjective, particularly in a community that is as astute and passionate as Cleveland Heights, and as such one design will never please everyone.

To speak specifically to the design approach, the proposed design has been developed in a manner which is compatible with the adjacent historic fabric of the community and provides due

respect by not attempting to mimic it. This design approach will allow the development to “fit” with its context but will also be seen as “architecture of its time” which has been part of the Development Guidelines since the early onset of the project.

5. *Can the height of the building at the corner of Cedar Road and Euclid Heights Boulevard be reduced?*

ANSWER: As indicated in question #3, the design of the project has been developed in a holistic manner to achieve the programmatic requirements for the project within the allowable site area while simultaneously achieving the design objectives expressed by the City of Cleveland Heights and the multitude of stakeholders who have provided their thoughts and suggestions. The height of the corner element itself has driven by the City of Cleveland Heights in order to provide a substantial marker for the entry into the community and say “it’s not your mother’s Cleveland Heights” as specifically expressed in original Development Guidelines for the project.

6. *Is the paving material in the lane anticipated to be actual cobblestone pavers?*

ANSWER: The paving material for the lane is proposed to be a stamped product in order to minimize maintenance based upon the anticipated significant traffic usage while providing a pedestrian focused aesthetic.

7. *Has the sizing and mix of the apartment units been finalized and the developer undertaken a study to ensure that this is appropriately set for the anticipated demographics? (e.g. should there be 3 bedroom units)*

ANSWER: Flaherty & Collins Properties has extensive data in regard to demographics based upon their current management of over 18,000 units and recent development of over 3,000 units in markets similar to Cleveland Heights over the last 5 years. While each community is unique, the target demographic for the type of product that Flaherty & Collins Properties delivers is uniquely tailored to providing a luxury living environment that appeals to young professionals (e.g. millennials) and empty nesters. We understand that our typical young professional residents move to a development like that proposed at Top of the Hill in order to meet their desires for flexibility, convenience and activity, and then move out to a nearby home when they are ready to start their families. Similarly, empty nesters move into our developments when they are ready to downsize from their larger single-family homes.

The unit sizing and mix for the project has not been finalized; however, the development will be comprised of a combination of studio, one-bedroom, two-bedroom and three-bedroom units sized appropriately to meet the needs of the target demographic.

8. *What is the intent for the pocket park adjacent to Nighttown?*

ANSWER: The greenspace adjacent to Nighttown is anticipated to be accessible to residents, visitors and the Cleveland Heights community. Flaherty & Collins Properties and the City of Cleveland Heights (or delegated organization) will coordinate the utilization of the space for events, etc.

9. *How will the retail leasing be handled and is there a chance that an ice cream shop will be included?*

ANSWER: Flaherty & Collins Properties has not started pre-leasing the commercial spaces, however as the construction begins to progress, we will be coordinating the commercial leasing. To this point, the property has generated a lot of interested and it is our desire to find the right mix of tenants which provide an added amenity to the residents within the development as well as expand upon the vibrancy of the community. To this point, an ice cream shop has not expressed interest; however, we do think this would be a good use and make sense here.

10. *How will parking in the community be addressed during construction?*

ANSWER: Flaherty & Collins Properties has been working with the City staff in order to ensure that there is public parking provided on the site up until the parking structure is able to be opened. Flaherty & Collins Properties and our construction partners will continue to work with the City and the community at large in order to provide parking for construction staff, etc. throughout the construction process. Ultimately, it will not be perfect, however we believe that communication throughout the process will be critical to ensure expectations and needs are clearly understood.

11. *How much parking is being provided as part of the development? The national average is 1.6 spaces per unit, but this is proposed as less?*

ANSWER: The exact quantities of parking spaces are being finalized with the design of the project; however, the following is breakdown of the current parking totals:

Public Parking	minimum 225
Residential Parking	minimum 300 (approximately 1.2 spaces per unit)

The residential parking ratio as proposed is consistent with our experience with similar projects across the country and is actually higher than some in similar cities where we are utilizing a 1.0/unit ratio. One key differentiator is that the urban apartments as proposed in this development have much higher studio and one-bedroom unit percentages than traditional garden style apartments which are most two- and three-bedroom units.

12. *How is the financing being handled for the project and is the City/Residents of the community at risk for the success/failure of the development? Why provide \$1.85 mil in public subsidy?*

ANSWER: The full risk of the project is on the developer. For reference, the development agreement is available to be reviewed on the City of Cleveland Height website accessible via the following link:

<https://www.clevelandheights.com/DocumentCenter/View/4343/Cleve-Hts-Top-of-the-Hill---First-Amendment-to-Development-Agreement-Fully-Executed?bidId=>

13. *Are there going to be mechanical units on the roof of the buildings? And if so, can these be shown on future renderings?*

ANSWER: Condenser units, sized similar to those utilized for a single-family home (+/- 3' x 3' x 3') will be located on the roof of the building. In addition to these, there will be mechanical units sized to condition the corridors and community areas; however, it is not anticipated that any of these will be visible from street level.

In regard to depicting these on the renderings, this is possible; however, the sizing/placement of these has not be finalized. Furthermore, the renderings are an artist's representation of the design and do not necessarily convey every detail.

14. *Will other communities be envious of this development when we look back in a few years?*

ANSWER: While we cannot predict if another community will be "envious" of the development, we can say that based upon past developments that we firmly believe that this will be a very successful development and act as a model that other reference.

15. *If the desire is to reinforce the walkability of the community, what would a bridge be necessary to connect the east and west buildings?*

ANSWER: Based upon the weather in northern Ohio and the desired luxury feel for the development, we believe it is critically important to provide a fully enclosed connection from the larger parking structure connected to the east building all the way to the west building. Ultimately, the connector is a large cost item that we wish we did not need; however, it is our experience that we will lose potential residents if we do not provide it. Outside of accessing their vehicle, most residents will however, utilize the streetscape and outside greenspace when engaging into the community at large.

16. *What will the finishes inside the units be?*

ANSWER: The exact unit finishes have not and will not be finalized until closer to construction; however, it will include wood kitchen cabinetry, quartz or granite counters, wood-look flooring, textured carpeting, and stainless-steel appliances.

17. *Could a restaurant be placed on the top at the intersection of Cedar Road and Euclid Heights Boulevard?*

ANSWER: While the notion of a rooftop restaurant is intriguing, there are quite a few obstacles to this that would prohibit this use including structural issues, noises issues and fire separation issues. Ultimately, it is our experience that most restaurateurs want street level space and it is very rare to see rooftop restaurants, especially outside of large metropolitan downtown areas.

18. *Was a "vision" established for this project prior to the development process?*

ANSWER: As part of the original RFQ/RFP, the City of Cleveland Height provided the "Top of the Hill Development Guidelines" which outlined the goals for the site. From this point forward, Flaherty & Collins Properties has worked with the City and community to adapt the design to balance the scope, aesthetics, and "vision" of the project to achieve the objectives outlined in the guidelines.

19. *What makes this development unique? And is there an opportunity to reinforce the uniqueness of the Cleveland Heights through a heightened investment in the arts?*

ANSWER: Every development undertaken by Flaherty & Collins Properties is uniquely designed to meet the objectives of the development taking into consideration the larger community context. Cleveland Heights is a very unique, passionate community and the design as developed highlights the community features while not taking away from the integrity of the existing historical structures.

20. *Is the brick shown on the elevations going to be "real" brick? Can the brick façades be more "interesting"?*

ANSWER: The areas indicated on the renderings and elevations as "brick" are proposed to be real masonry brick. Furthermore, the exact detailing for the masonry will be developed as part of the construction documents for the project.

21. *How is the storm water run-off being addressed for the project?*

ANSWER: The storm water infrastructure will be designed in accordance with local ordinances and codes.

22. *Why would precast concrete be utilized for the garage structure in lieu of cast-in-place?*

Precast concrete parking structures are a "tried and true" approach to delivering an efficient and durable parking solution, particularly when speed of delivery is important. While cast-in-place

concrete is the appropriate solution for many complex arrangements, a pre-cast solution is perfectly suited for parking structures similar to that proposed for the Top of the Hill development.

23. Is there anything currently planned in regards to dramatic lighting for the exterior of the building?

ANSWER: At this stage in the design, the exterior lighting has not been developed; however, we believe it would be a nice to provide façade lighting, particularly at the point. It just has to be developed in a manner that does not negatively impact the units.

24. *Will the design be modified prior to the 7/9 ABR meeting based upon feedback from this community meeting?*

ANSWER: The design documentation presented at the 6/25/19 Community meeting is the same information which was submitted to the Architectural Board of Review for their review as prescribed in the Architectural Board of Review Rules of Policy and Procedures. The goal of the community meeting, as understood by Flaherty & Collins Properties, was to allow the public the opportunity to hear firsthand from Flaherty & Collins Properties and then compile their feedback to forward on to the ABR. At the meeting, the ABR will be considering the information as submitted by Flaherty & Collins Properties as well as any feedback provided to them from the community ahead of the meeting in order to make their final decisions on the project's path forward.