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IN RE: TRANSCRIPT OF THE CITY OF CLEVELAND HEIGHTS ARCHITECTURAL BOARD OF REVIEW MEETING REGARDING ABR 2018-514

TAKEN ON: JULY 9, 2019 7:11 P.M. AT CLEVELAND HEIGHTS COMMUNITY CENTER

COURT REPORTER: BRIAN A. KUEBLER

JK COURT REPORTING
55 PUBLIC SQUARE
SUITE 1332
CLEVELAND, OHIO 44113
(216) 664-0541
WWW.JARKUB.COM

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it over to Melissa -- oh, let me call the roll of the Architecture Board of Review.
Mr. Kurtz?
MR. KURTZ: Here.
MR. WONG: Mr. Johannessen?
MR. JOHANNESSEN: Here.
MR. WONG: And Ms. Fliegel?
MS. FLIEGEL: Here.
MR. WONG: And they are here and they are ready to review the Top of the Hill project and hear your comments.
MS. FLIEGEL: I was just going to clarify how we intend to see this meeting through. We'll hear the presentation and then the Board here will offer feedback, ask questions, and then we will open it up for public comment, then we will close public comment. We will probably have more feedback questions. And then -- then in theory we're coming to a close.
I know that's a little different, I just don't want anyone to be concerned that we are not opening up public comment, but we feel that may be kind of mixing it up a little bit, sandwiching between, then

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MR. WONG: Good evening.
UNIDENTIFIED VOICE: Good evening. (Someone clapping).
MR. WONG: That's all I had to do? My name is Richard Wong, I'm the planning director, and I staff the Architectural Board of Review.
And in case you're wondering this is not a meeting to talk about the zoning of it or the parking issues, those were decided back in -- at the Planning Commission last year. They're here specifically to talk about architecture and if you have comments, you'll be permitted to speak during the meeting before the evening is over.
Important note, there are three council people present. The -- Craig Cobb is here. Council liaison to the project, Michael Ungar. And Mayor Carol Roe.
UNIDENTIFIED VOICE: Mary is here.
MR. WONG: Oh, Mary Dunbar, welcome. Oh, and by the way, my boss is here too, Tanisha Briley, the city manager.
So, without further ado I'll turn

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you'll have a better understanding of what our concerns are so that you're not kind of wondering and making those statements just about process.
MS. MALLICK: We submitted a bunch of questions to you, when are you going to answer those?
MS. FLIEGEL: We received all comments sent to the City and have read them --
MS. MALLICK: We were told you were going to respond to them.
MS. FLIEGEL: I think that we'll have the discussion here in the meeting if you feel that we haven't addressed, but a written response is not something that --
MS. MALLICK: We thought you were going to respond to it in the meeting tonight or in some way.
MS. FLIEGEL: Again, I hope that we do. We are here to address the architectural details of the building and that's really what the ABR is charged to do.
Again, I think if you've heard our

1 feedback, if you feel that, you know, if
2 you want to speak and that's what you want
3 to speak to, then that's probably the
4 appropriate time to do so. And --

5 MR. WONG: Ms. Mallick, you can
6 choose me as the point person if you don't
7 feel your issues were specifically
8 addressed. E-mail me tomorrow and I'll get
9 on it and I'll work with them to reply. I
10 don't want the ABR to feel like they're
11 under pressure to answer each e-mail. That
12 will be my responsibility to get the
13 answers that you're seeking from them.

14 MS. MALLICK: I must have way
15 misunderstood what you said at the last
16 meeting. I thought you were saying
17 (unintelligible) so the ABR could respond.
18 I apologize if I misunderstood you.

19 MS. FLIEGEL: I would also add
20 that my understanding that it kept order if
21 we could do the number format again for
22 public comment to help things just move
23 through in an organized manner.

24 MR. BOGAN: Good evening everyone
25 --

1 UNIDENTIFIED VOICE: Good evening.

2 MR. BOGAN: -- and good evening
3 members of the Architectural Board of
4 Review. My name is Brandon Bogan, Vice
5 President of design and pre-construction
6 for Flaherty & Collins Properties, and
7 we're excited to be back here again this
8 evening.

9 We're going to run through a few
10 things then I'll hand it over to our
11 architect, Eppstein Uhen & Associates, to
12 go through and explain things a bit
13 further.

14 As you're well aware, we submitted
15 a package about four weeks ago and then we
16 had a community forum a few weeks back as
17 well to present a lot of this information.
18 So what you're going to see this evening is
19 a duplicate of that information. We have
20 added a few things that were requested by
21 the ARB. Some additional views that you'll
22 see this evening, but the majority of the
23 design presentation is the exact same that
24 was submitted so that it was consistent
25 with for review comments.

1 I just wanted to highlight real
2 quickly in terms of the process we've been
3 going through. As you can see -- this is
4 probably a little hard for each of you to
5 read, but we've been through approximately
6 37 different meetings coming through this
7 design process, and really trying to go
8 through to make sure we're presenting this
9 design and reaching out to the community to
10 hear feedback and understand as we're
11 guiding the design team.

12 I just wanted to highlight a
13 couple pieces here. Obviously, back in
14 August of 2018, we started with a design
15 focus group meeting. That meeting I think
16 we heard a lot of feedback kind of where we
17 were with the design and it started to mold
18 our process.

19 From there we went on to a joint
20 plan commission, the ARB meeting, back in
21 October of '18. Moving forward in the
22 planning commission meetings and ultimately
23 the PDO, which included a lot of the
24 overall zoning requirements for the site,
25 was approved back in November of 2018 and

1 then ultimately by the City Council
2 December of 2018.

3 From that point further, December
4 27th, 2018, we came in front of the
5 Architecture Review Board as our first
6 formal approval -- or formal review time.
7 Came back in February, at which point the
8 eastern portion received partial approval,
9 and now we're back in July.

10 And one of the big things I wanted
11 to highlight here is what's happened over
12 the last few months. There's been a lot of
13 discussion, why is it taking this long to
14 come back? And the key piece of that is
15 there was a tremendous amount of feedback
16 that we heard from the community, and
17 ultimately we wanted to make sure that we
18 came back with a design that was
19 responding, as best we possibly could, to
20 all the feedback we received. And
21 ultimately we wanted to make sure we were
22 coming back with a design we could handle,
23 that we could actually deliver on.

24 One of the things we as a company
25 want to make sure is, that everything we're

1 showing you is something we can deliver.
 2 So we spent a lot of time with our
 3 construction groups, spent a lot -- excuse
 4 me -- a lot of time with our architecture
 5 groups, going through and understanding the
 6 detailing of the project, understanding the
 7 budgets of where we stood, understanding
 8 all the feedback, and how we can create a
 9 cohesive design that responds to these
 10 comments and ultimately threads the needle
 11 to create something that we're excited
 12 about, we're excited to put in front of the
 13 ARB and ultimately something we can deliver
 14 from a financial standpoint and ultimately
 15 make sure that everything can come together
 16 at the highest quality level possible.

17 So with that I want to hand it
 18 over to Chris Gallahger with EUA who's
 19 going to present the latest version of the
 20 design.

21 MR. GALLAHGER: Thanks, Brandon.
 22 Everyone can hear me okay?

23 Commission members, we're going to
 24 focus a little bit on what's -- what we've
 25 changed as opposed to kind of going

1 backwards and starting forward, I'll do a
 2 little bit of an overview, but then try to
 3 focus on what may be as different or new
 4 from the last time we were before you in
 5 February.

6 One of the things -- and I think,
 7 Jonathan -- I think one of the larger
 8 things that we talked about, Jonathan, was
 9 there was some concern about the curved
 10 footprint of the building to the -- to the
 11 west. And we have created more of a
 12 faceted facade, which we thought we could
 13 create a much more quality detail and some
 14 simplicity to the project. So that is one
 15 thing that is a large change that we met.

16 And if you recall the last time
 17 you have created a green space next to
 18 Nighttown and there is some open space
 19 there. And those public spaces and some of
 20 the streetscaping, we're looking forward to
 21 meeting with the City and the community and
 22 talk about what's the right way to program
 23 those spaces, what's the right way to
 24 detail, that's really not part of the
 25 Architectural Review Board today because it

1 is public property and it's in the
 2 right-of-way. So we're looking forward to
 3 collaborating with the City and whoever --
 4 and our design team, the developer, and
 5 whoever is deemed to be taking part in
 6 that.

7 The traffic patterns are the same
 8 that you saw in February. You know, we
 9 have Cedar here (indicating) and we have
 10 the lane that continues through there and
 11 this is the former Edwards Street which
 12 maintains a dropoff at the Buckingham
 13 condos. And we've worked out the details
 14 of how trash removal -- and it's kind of
 15 the functional parts of the project --
 16 trash removal, the move-ins for Buckingham
 17 as well as the servicing of our retail.

18 One of the other things that we
 19 changed since the last time, we used to
 20 have some walk-up units here and through
 21 some feedback, some members of the
 22 community and the developer have chosen to
 23 create a retail space further activating
 24 this green space off of that public area.
 25 You know, maybe it's an ice cream shop and

1 there'd be seating and opportunities to
 2 program this space, but something that we
 3 think would be exciting in the community.

4 And along those lines here I
 5 mentioned we're looking forward to looking
 6 at what's the right way to handle a public
 7 realm. There's been some discussion of
 8 creating public art or some rotating public
 9 art in this location and maybe that finds
 10 its way down into the public part. So
 11 that's, you know, to come.

12 But I think those are some of the
 13 things that the developer is open to,
 14 having those conversations, about what is
 15 the right way to move forward.

16 I think you'll also notice that
 17 this area of the project (indicating) --
 18 it's a little bit hard to see here where
 19 it's light blue -- in plan is a continuous
 20 area that has transparency to it and will
 21 activate the ground floor of the building.

22 We have a building entrance here
 23 (indicating) on the western side and a
 24 building entrance here (indicating) and a
 25 gallery and common amenity and fitness

1 center to kind of engage the ground floor
 2 and create an active facade and pedestrian
 3 zone, all hiding the parking in this
 4 location here (indicating).
 5 And that's a key part of this
 6 design. This is a good drawing to look at
 7 how complex the shape of the site is, how
 8 irregular it is and the challenges that
 9 we've had. And I mentioned this in the
 10 public meeting, it's a benefit though, too,
 11 because the site is such an irregular shape
 12 and you have Cedar and Euclid Heights and
 13 this lane that's internal that we created.
 14 And what's unique to the project and unique
 15 to the solution that we have is that every
 16 part of the building, the way it addresses
 17 the street is different.
 18 And we feel that, you know, we've
 19 heard loud and clear and we've tried to
 20 take a lot of the comments from the public
 21 into consideration and the facades that
 22 face each of these streets will look
 23 different.
 24 So it will be, if you will, a
 25 discovery process as you walk the

1 neighborhood and the streets as opposed to
 2 maybe a more monolithic development that a
 3 lot of the facades and massing is the same.
 4 So in a way the unique shape of
 5 the site is a blessing in disguise and
 6 allows us to activate the building and
 7 create an urban environment that shares
 8 different opportunities throughout the
 9 site.
 10 In addition on this lane
 11 (indicating), there is some common
 12 amenities here as well. And we have the
 13 public parking deck here (indicating),
 14 which you'll see some of the exterior
 15 images of that, which is wrapped by
 16 residential building. And you'll also see
 17 this courtyard (indicating) that's been
 18 developed kind of faces Euclid Heights and
 19 we've created a pocket park here
 20 (indicating) off of Euclid Heights as well.
 21 This is the upper floor of those
 22 buildings (indicating). This really, more
 23 or less, shows the residential that is
 24 above the ground floor.
 25 And then one large item that we

1 changed from the last time we were before
 2 you is we put the pool and amenity program
 3 on the roof. This did a couple of things.
 4 It allowed us to address some comments and
 5 concerns with the scale of the project.
 6 And we were here before you, it
 7 was a ten-story building on the corner and
 8 we've created a mass that we feel really
 9 addresses the corner better and is more of
 10 a nine-story -- nine-story mass.
 11 And this -- this facade here
 12 (indicating) is aligned more with
 13 Buckingham. We reduced the number -- the
 14 amount of square footage in that structure
 15 to accomplish this, but we thought that
 16 that was good input from different members
 17 of the community and as the team continues
 18 to collaborate.
 19 This part of the project is
 20 similar to what you saw the last time.
 21 There's been some changes in programs and
 22 changes in detail, but I think the spirit
 23 of the design of this project, you'll see,
 24 is similar to what you saw the last time
 25 when we got your nod of approval for that.

1 This (indicating) -- this is the
 2 overall view on Cedar. You know, since
 3 we've been coming here for a long time, I
 4 think one thing that's been consistent is
 5 the way we've described this project.
 6 We've described it as being traditional,
 7 adjacent to Nighttown. In the -- in the
 8 shopping district -- you know,
 9 Cedar-Fairmount district along Cedar -- and
 10 that it would get transitional maybe in the
 11 middle scale of the building and more
 12 modern as we move down the street.
 13 One of the times we were here, I
 14 think mostly we had a discussion about the
 15 materiality of the project. And I think
 16 there was maybe a little bit of concern
 17 with some of the millennial panels we were
 18 showing and the metal panel, different
 19 details that we had, but you'll see,
 20 especially in the next couple of views,
 21 that we are bringing that scale here, if
 22 you will, of the brick facades through into
 23 the scale of the next, you know, middle
 24 part of that building. And you'll also see
 25 that the color of brick chosen in here is

1 similar to what you see in the
2 neighborhood, you know, the red brick, and
3 similar to what happens in the street, and
4 has a traditional feel to it in massing and
5 detail.

6 And then this (indicating), I'm
7 going to call it "transitional". You know,
8 maybe traditional with some modern
9 detailing and modern styling. But it still
10 has definable, base, if you will. And a
11 top we also took a story off of this
12 building. There was a penthouse story and
13 we thought that that would help us kind of
14 pace -- you know, be a little bit more
15 sensitive to the scale as we moved down the
16 street. And then this facade (indicating)
17 steps up here. And you'll see in the next
18 view that the perception of how this facade
19 acts and the top of that building works as
20 well.

21 This is an enlargement of this
22 portion of the building. And you'll see
23 that some of the detailing of the brick
24 changes here versus the detailing of the
25 building. This is a little bit of a --

1 more of a cream color, if you will, or a
2 tan color, but we still have this activated
3 base where we have ground-floor retail
4 here, a lobby, common amenities, activating
5 the facade. And then as you get into that
6 open space in the corner, we think there's
7 an opportunity to have "Welcome, Cleveland
8 Heights" in that corner. Whether it's
9 Cleveland Heights' monumentation or some
10 art or something, the developer is open to
11 discussion about how to refine that --
12 refine that design moving forward.

13 This also I think illustrates the
14 stepping -- and I mentioned one of the
15 things we've been consistent about is kind
16 of going from traditional to transitional,
17 modern, but we've also been consistent
18 about the scale goes from low to medium to
19 higher on the corner of the building, and I
20 think that's been something we've been
21 talking about for well over a year.

22 This is a little bit of an
23 enlargement here (indicating). There's
24 some of the other views that will show it,
25 but you'll see -- maybe a little bit better

1 -- but you'll see we're changing some of
2 the brick detailing as we get to the top of
3 the building. I know, Jonathan, you were
4 concerned a little bit about some variation
5 and maybe how the brick detailing works in
6 enriching the facade with more details,
7 changes in window openings and things like
8 that, and that is completely our intention
9 to do so.

10 As you recall, this also is the
11 pedestrian connection and link which serves
12 as the entry into this area (indicating).

13 This is the corner of the building
14 (indicating). You know, I think before we
15 had a little bit of a more modern treatment
16 on the facade, but one of the things while
17 we turned the angle of this building, we
18 thought it was important to have a mass
19 that related to the one- to two-story
20 components that go up and down the street,
21 you know, in that retail district. And
22 it's, you know, enlivened by the common
23 amenities.

24 We do have parking and some maybe
25 mechanical components to the store here,

1 but, you know, our intent is to hide all of
2 that and work with some brick detailing,
3 maybe there ends up being signage. I
4 mentioned sculptures, streetscaping here
5 (indicating), but this -- you know, this
6 has been simplified greatly and I think the
7 perception is closer to a nine-story
8 building with a nice cornice on it versus
9 before I think it was perceived as a
10 ten-story building and almost like a
11 waterfall element. A little bit more
12 modern. So we think that this addresses
13 the street much better.

14 The materials in here are, of
15 course, glass, and we have brick
16 incorporated into this facade and at the
17 base of the building and then we have a
18 couple of different metal-paneled colors
19 for accent on the majority of the project
20 itself.

21 And I think this also is an
22 opportunity. We have common amenity space
23 up there, but we also have, for lack of a
24 better word, some luxury units, some larger
25 units on the top of the building.

1 We have a wide variety of unit
2 sizes throughout the project, which we
3 think there's a market for, but I think it
4 will also create some diversity of people
5 that want to live there.

6 This is an enlargement of the
7 ground floor (indicating). I mentioned we
8 hadn't -- this is preliminary because we
9 hadn't gotten into the design of the
10 streetscaping, some of the public realm
11 pieces, but this is a two-story space.

12 If your recall before, we had a
13 pool in this area (indicating) and the
14 common amenities, and we just had some
15 concern that maybe it wasn't unique enough
16 for this location. It felt like putting
17 the pool and some of the amenities on the
18 roof gave a tremendous view for the
19 residents, but I think it also gave an
20 opportunity to open this up before we were
21 dealing with how do we hide the pool in
22 this location with spandrel glass and
23 things like that and this allows us to do
24 that.

25 This is a sculpture here shown

1 (indicating), it's just -- you know, it's a
2 preliminary idea of what could happen
3 there.

4 This facade I think shows a little
5 bit of -- and maybe you can see it in some
6 of your drawings a little bit better, but,
7 you know, we have some brick detailing
8 that's changing different from the brick
9 that happens here (indicating), and these
10 facades are treated differently as opposed
11 to being monolithic and the same mention
12 that this facade here (indicating) where we
13 have the main retail that wraps around to
14 the public park, has a little bit
15 differently -- different treatment. So the
16 idea is to break up the facade both
17 vertically and horizontally. And there are
18 reveals between different masses in the
19 building which I think help us do that.

20 There's also a taller base here
21 (indicating), which I think will be a
22 pleasant treatment for retail in acquiring
23 tenants in the marketplace, but we're
24 continuing that higher -- that higher base
25 through here (indicating) where we have

1 retail as well and then down into the
2 common amenities where I mentioned that
3 kind of kicks out to continue that -- that
4 zone, if you will, at a pedestrian level.

5 This starts to show some intent of
6 different brick detailing at the top of the
7 building that's different than what we're,
8 what we're doing on here (indicating).

9 The tenant names and signage is
10 just representative. There were some
11 comments that people were concerned about,
12 you know, I think some of the labeling of a
13 bookstore or a restaurant, but that's not
14 the intent. We don't have any retail
15 tenants at this time.

16 But I think that this really shows
17 an opportunity to have an enlivened
18 streetscape, successful retail tenants that
19 maybe become part of that neighborhood, an
20 opportunity for outdoor seating, things
21 that people that live or are visiting want
22 to partake in.

23 The other thing that this shows
24 is, as we mentioned, we're stepping back
25 the facade at the upper levels to further

1 reduce the impact of the height and
2 continue that thought process of stepping
3 the scale of the building down.

4 This (indicating) is an
5 enlargement of the building to the -- to
6 the east next to Nighttown. The scale that
7 I think is similar to some of the buildings
8 that are in the neighborhood, it has a base
9 where it has a limestone-type color.

10 Facade, you know, I think there would be an
11 opportunity to do some awnings or treatment
12 for the retail, and then the facades in
13 this case, some of the brick returns here
14 where we have a podium and that makes
15 sense. And then this (indicating) has a
16 little bit different detailing.

17 So all the buildings have some
18 variety in different forms of cornice
19 treatment, window fenestration, top of the
20 building and base.

21 This also I think shows, you know,
22 that there's an opportunity here to create
23 something special that is adjacent to the
24 park and the programming that will happen
25 there.

1 This (indicating) is along Euclid
2 Heights. This is similar to what I think
3 we talked about. I know -- I think earlier
4 with this Commission we had discussions
5 about, you know, what's the right width and
6 depth of the building. And, you know, our
7 response was creating facades that felt
8 like it had similar scale to the
9 neighborhood.

10 There's a lot of residential
11 apartment blocks in the neighborhood that
12 have central entrances and canopies in a
13 symmetrical fashion. There's also some
14 where the facade is divided and broken into
15 two masses with two different entries and
16 that's the strategy that we're using here
17 with brick facades along Euclid Heights and
18 then we have individual entries in this
19 zone (indicating) to create more continued
20 activation at the pedestrian zone.

21 I think that those living units
22 will be attractive. It's been proven in
23 the market place and other projects that
24 Flaherty & Collins has done.

25 I think one thing that might have

1 changed since the last time we saw you is
2 we got additional site information. I
3 think we varied the way some of the stairs
4 and steps work to work with the grade
5 because there's a lot of grade change
6 around the site.

7 This mention here that this is
8 kind of a brick facade here as well and the
9 idea is as we move into the courtyard to
10 change the material and break down the
11 massing in a consistent manner.

12 This (indicating) is an
13 enlargement here that, you know, does show
14 what is in the community. Where you have a
15 brick facade, kind of a traditional
16 symmetrical facade, but it's broken into
17 two and then the center entry feature.

18 The courtyard is beyond here
19 (indicating). There's some grade change,
20 but that is available for residents and
21 they can come out, pedestrians, walk the
22 dogs, strollers with babies, et cetera.

23 This is -- we don't have a name of
24 the street yet, but it's the new lane that
25 is created. And I think -- I think what

1 you see here is a commitment to trying to
2 continue this pedestrian-scale theme
3 through here (indicating). We have direct
4 entries into the facade, there's a
5 four-story building. We have 60-plus feet
6 between us and the Buckingham building. We
7 mentioned this earlier of a commitment of
8 changing the pavement, if you will, with
9 either brick pavers or stamped concrete to
10 enrich the experience as you walk through
11 there, but also to, you know, symbolize a
12 slow down in traffic as you move -- as you
13 move through this space.

14 You can see the building here at
15 the end changes as we get to the Cedar
16 facade. And then this (indicating) is the
17 pedestrian bridge in the background. And
18 this is the edge of the Buckingham building
19 (indicating).

20 And then these were -- these were
21 some views that we added. I think the ABR
22 requested some of this. We had some
23 similar views in February, so we just
24 wanted to bring them along for review if
25 everybody -- if anybody wanted to see them.

1 So these are -- these are looking from
2 across the street toward Cedar, the green
3 space is here (indicating). The parking
4 deck is in the background. This is along
5 Euclid Heights and then this is farther
6 away. I think that bank is in the
7 background and you start to see the scale
8 of these facades.

9 You know, we're happy to scroll
10 back through some of this as you have
11 questions.

12 And then this is -- this is a
13 little bit more. This drawing I think
14 shows, you know, what an opportunity we
15 have here (indicating) with this green
16 space. Nighttown is here (indicating), the
17 parking deck is kind of in the back. You
18 know, for the most part, we've hidden the
19 parking deck as best we can. It does have
20 to be open to the air for ventilation
21 purposes, but we are committing to have
22 brick liners in the precast facade as well
23 to kind of continue that theme of the brick
24 -- you know, the scale of the brick and
25 treatment of those facades there.

1 This is (indicating) farther down,
2 farther down on Cedar as you approach the
3 project with Nighttown on the right. This
4 is farther yet and then this is even
5 farther down the street from there.

6 I think this is a view that I
7 think does show what we were talking about,
8 that the scale kind of is consistent and
9 starts to step up as you move far away, but
10 nothing different or unusual that we talked
11 about before.

12 And then these are some images,
13 what you would see inside the lane. You
14 know, our attention to detail and scale is
15 consistent here with treating the buildings
16 and base, activating the facades, where the
17 common amenities are as well as their
18 retail spaces themselves.

19 And then this is -- this is down
20 the lane so this is back in the courtyard
21 and then this is kind of looking out
22 towards Euclid.

23 And then this is a view towards
24 the corner building, if you will. And then
25 as mentioned before there's the brick

1 facade here (indicating), this is the
2 common amenities and, you know, the scaling
3 back of this facade and treatment, the
4 stepping, is something that has been
5 changed since the last time we met.

6 Mentioned -- through the
7 presentation mentioned that we have a
8 couple different masonry colors. We have
9 three different masonry colors that we're
10 using throughout.

11 And then we have in the building
12 on the corner, a couple different metal
13 panel colors.

14 And we're using a couple different
15 window frame colors just to create some
16 variety and break up between all the
17 facades.

18 We do have precast or stone, stone
19 bills -- stone sills and then we do have
20 some cement board in the buildings in the
21 courtyard that are kind of deep beyond the
22 street facades.

23 So that was -- that was the
24 overview that I wanted to touch base with
25 you guys on.

1 MS. FLIEGEL: I want to say that I
2 do appreciate -- I feel that since we first
3 met in December, I see your response to
4 feedback given at these meetings and I
5 think it's been for the better.

6 Could you touch on a little bit,
7 explaining perhaps -- if this conversation
8 really hasn't come about -- some of the
9 delay from February until here we are now.
10 Because at that meeting we essentially gave
11 concept preliminary approval to further
12 develop a portion of the project and in
13 essence, you know, that would have been,
14 you know, floor plan, sections and "all of
15 that", but I understand that you've made
16 some construction-type changes. Can you
17 kind of enhance, you know, our
18 understanding of that? Because I guess
19 what I'm trying to say is we did discuss
20 that we would have administrative review of
21 things, that didn't happen. There was a
22 purposeful pause on their part and if you
23 could maybe just help us have an
24 understanding.

25 MR. BOGAN: Sure, yeah,

1 absolutely. It definitely was a purposeful
2 pause on our side.

3 We received a tremendous amount of
4 feedback from the ABR as well as community
5 members and we took that time to pause just
6 for a second and understand how everything
7 we were hearing from the community,
8 everything we were hearing from the ABR, as
9 well as on our side, studying the different
10 construction types, making sure that we can
11 fit everything we needed into this
12 programatically. Ultimately we have a
13 proforma that we need to make work on the
14 building and we have a budget that we have
15 to make work on the building. And without
16 those things working, we can't deliver the
17 product.

18 With that we really had to spend a
19 little bit of time to figure that out.
20 It's a very complex building. So some of
21 the things we heard was, as Chris
22 mentioned, was lowering down a floor.
23 Could we actually lower this down a floor
24 and still maintain the correct number of
25 units throughout the building? We took

1 both on the west building as well as the
2 east of taking it down a level. And a lot
3 of that took a little bit of time to think
4 through, does this still work? Can we
5 still get the correct number of apartment
6 units within the building? Can we still
7 get the correct number -- correct quantity
8 of amenity space, parking spaces, all of
9 these programmatic elements that we have
10 throughout the building that we need to
11 balance within this.

12 So we took all those into
13 consideration. We spent a lot of time with
14 Chris and his team, as well as our site
15 team, and just talking about how do we
16 maximize this building or how do we work
17 through this? Can we achieve a design that
18 kind of threads the needle -- to put it as
19 a way to how to understand this is, with
20 all the feedback we're receiving -- thread
21 the needle and actually make everything
22 work.

23 How do we -- we're not one of
24 those companies -- we don't really like the
25 aura a lot, it's how do you get the beauty

1 of the "and"? How do you get everything to
2 work? How can we respond to these
3 comments? How can we still achieve the
4 programmatic elements and balance that with
5 the budget. So it took a tremendous amount
6 of time doing that.

7 Some of that was taking -- a lot
8 of the time was focused on the west
9 building. We did more or less pause on the
10 east building in terms of it didn't move a
11 whole lot. We have focused on figuring out
12 some of the unit plans and things. The
13 design team has been focused on that.
14 Really nothing is dramatically affecting
15 the exterior of the building but we did
16 focus on massaging some of those elements,
17 and ultimately just kind of
18 comprehensively, can we put this all
19 together, can it make sense? Because we
20 can't -- we can't stop and say, well, let's
21 look just at the east building or just at
22 the west building. We had to look at it
23 globally to make that all the programmatic
24 and budget elements fit together.

25 Does that answer the question?

1 MS. FLIEGEL: I think so for me.
2 I'll just continue a little bit --

3 MR. BOGAN: Sure.

4 MS. FLIEGEL: -- just because you
5 have the slide up, can you clarify -- I
6 know it's true brick. Is it four inches?
7 Is it thin brick?

8 MR. GALLAGHER: It's regular brick
9 veneer. So it would be a four-inch brick.

10 MS. FLIEGEL: Okay. Okay. So I
11 think that will, you know, be more similar
12 to the character and detailing --

13 MR. GALLAGHER: Right.

14 MS. FLIEGEL: -- in the City. We
15 don't have a lot of newer -- it's all in
16 how you detail it, that's -- I'm pleased
17 with that answer because, you know, with
18 the thin brick then you don't have the
19 recess at the windows --

20 MR. GALLAGHER: Correct.

21 MS. FLIEGEL: -- you don't have
22 the true shadow lines. So thank you for
23 that.

24 MR. GALLAGHER: Right. With the
25 one exception right that the incorporation

1 of the brick into the precast probably will
2 not be a full brick --

3 MS. FLIEGEL: Okay.

4 MR. GALLAGHER: -- it probably
5 will be thinset, but it will look like
6 mortar joints --

7 MS. FLIEGEL: Okay.

8 MR. GALLAGHER: -- so it will look
9 as if it were.

10 MS. FLIEGEL: Okay. You had
11 mentioned some adjustments along Euclid
12 Heights because you received more
13 information about grading over there. And
14 when I -- and you made a comment and now I
15 just am asking, how does this really work?

16 So, you know, there's this private
17 courtyard, which I can understand, I don't
18 take an exception to that.

19 My question is about access. So a
20 mom can be walking --

21 MR. GALLAGHER: Is about what?

22 MS. FLIEGEL: Access.

23 MR. GALLAGHER: Okay.

24 MS. FLIEGEL: A mom can be walking
25 around there with a stroller, but in the

1 one view it looks like if you were on
 2 Euclid Heights, you're, you know, climbing
 3 several stairs. So that scenario does not
 4 work in my opinion because someone -- what
 5 I'm really getting at is, you know, this is
 6 to engage the, you know, what's currently
 7 Cedar-Fairmount, there's grocery stores,
 8 there's, you know, other elements in this
 9 community, how do I get there? I don't
 10 want to be outside, you have to go inside
 11 and walk all the way, you know, through a
 12 parking garage to easily get to grade
 13 there, a stroller.

14 MR. GALLAHGER: Right. So
 15 "stroller" is the key word, right?

16 MS. FLIEGEL: Which is also, like
 17 a wheelchair. There -- you know --

18 MR. GALLAHGER: Right. No, no,
 19 that's fair.

20 MS. FLIEGEL: -- it kind of
 21 transcends --

22 MR. GALLAHGER: So I was generally
 23 talking about this entire building as much
 24 as I was Euclid.

25 MS. FLIEGEL: Uh-huh.

1 MR. GALLAHGER: So some of our
 2 discovery was I think before we showed some
 3 straight run stairs that were going to
 4 start to crowd the sidewalk that --

5 MS. FLIEGEL: Okay.

6 MR. GALLAHGER: -- we're creating.
 7 So some of the stairs were turned sideways,
 8 if you will --

9 MS. FLIEGEL: Okay.

10 MR. GALLAHGER: -- and had a side
 11 entrance. We also added a secondary lobby,
 12 which is here (indicating). So somebody
 13 that's in this building could come straight
 14 down here mid-block and go out to Cedar.
 15 Or come out here (indicating) and go
 16 mid-block out to Euclid Heights.

17 If they needed -- if they're in a
 18 wheelchair or had a stroller, the entrances
 19 from here (indicating), obviously, you're
 20 coming out from a direct entry, but those
 21 units aren't townhouse units, they also
 22 have a door that leads to a corridor that
 23 would lead to the lobby for move-ins and to
 24 go around the corner and get to this
 25 secondary lobby. And then from the

1 courtyard, units could directly go out into
 2 the courtyard and inside of the courtyard
 3 there's an entrance into a corridor at
 4 grade, but if somebody wanted to leave this
 5 courtyard, they would have to go down a
 6 series of steps, but from the courtyard you
 7 could go around the corner and come out at
 8 this secondary lobby, which is at grade
 9 which you could go -- you could go to the
 10 north or south.

11 MS. FLIEGEL: Okay. Regarding the
 12 fence -- I know this is kind of getting
 13 into the detail, but the perception, the
 14 concern in the community is that, you know,
 15 the lack of green space and then here's
 16 this wonderful green space and it is off
 17 limits. I think because of the elevation
 18 change, I just wonder, you know, maybe the
 19 gate enclosure isn't even necessary or
 20 maybe it is, that's a free-run for dogs and
 21 that's why it's there. Just the fact that
 22 you're going up a fairly significant
 23 elevation for me separates that
 24 public/private area without feeling like
 25 you can't go here. I'd feel like I'm

1 walking in someone's front yard, so I don't
 2 know that as a general community member I
 3 would go up there, but for curiosity, what
 4 is this like --

5 MR. GALLAHGER: Sure --

6 MS. FLIEGEL: -- you know...

7 MR. GALLAHGER: -- and I think
 8 that's a fair comment. And I would say
 9 that it is a detail that we haven't honed
 10 in on completely. You're right that the
 11 elevation change does create some
 12 separation and we -- Flaherty & Collins
 13 projects are pet friendly and we do need
 14 some areas where we would have dog walks or
 15 dog activities so some of those details
 16 need to be worked out still.

17 MS. FLIEGEL: Okay. Going back to
 18 elevator access, ADA accessibility of the
 19 units and it kind of then ties to -- you
 20 know, it doesn't mean you haven't developed
 21 it, it's just that we haven't really seen
 22 it -- addressing ADA in this long building
 23 and --

24 MR. GALLAHGER: Sure.

25 MS. FLIEGEL: -- you know, at the

1 point there are two stair elevator lobbies,
2 I think part of that maybe that's the
3 height change, but, you know --

4 MR. GALLAHGER: So --

5 MS. FLIEGEL: -- it's kind of a
6 long walk.

7 MR. GALLAHGER: Sure. It is a
8 long walk from this point to this point
9 (indicating), right.

10 MS. FLIEGEL: I just -- it just
11 seems that, you know, from the ends to --

12 MR. GALLAHGER: Right.

13 MS. FLIEGEL: -- I mean, I know it
14 factors in cost and all that as well, but
15 just --

16 MR. GALLAHGER: So we have -- we
17 have an entrance here on the north side of
18 this for the west building and on the Cedar
19 Road side, which is kind of the front
20 public entry, but you'll be able to walk
21 through, but the grade change is at a
22 different level than it is here
23 (indicating), so we have elevator -- we
24 have the elevator lobby that gets you in --
25 in and up in this building in the nine- to

1 ten-story portion.

2 We also have ADA access throughout
3 here (indicating). There's a ramp and a
4 two-sided elevator when you come in here
5 (indicating).

6 There is the bridge, if you
7 recall --

8 MS. FLIEGEL: Uh-huh.

9 MR. GALLAHGER: -- that would let
10 somebody -- if somebody wanted, in
11 inclement weather, to go all the way
12 through to come over, you know, let's say
13 to the fitness center, they could do it
14 inside in a wheelchair through the bridge
15 that comes over here (indicating).

16 We are negotiating a lot of grade
17 changes --

18 MS. FLIEGEL: Uh-huh.

19 MR. GALLAHGER: -- but once you
20 get above the common amenity space and
21 lobbies and the retail, you are level to
22 come through on this floor (indicating) --
23 it's really one more. I don't have the
24 bridge in here.

25 So there's a bridge above the

1 floor here (indicating), so you could get
2 all the way through here (indicating) as
3 well as into different levels of the
4 parking deck. And then this is that
5 secondary lobby that would let somebody go
6 in and out at grade to get in and out of
7 the building.

8 Does that --

9 MS. FLIEGEL: Where's the -- so if
10 they go in that secondary lobby --

11 MR. GALLAHGER: There's a
12 secondary lobby here (indicating), there's
13 also a way to get out to the courtyard here
14 (indicating), but this ground floor is all
15 on one level and then this continues
16 through here (indicating), you know, so it
17 is ADA accessible.

18 MS. FLIEGEL: So my question is to
19 how many elevators are in that side of the
20 building? Is there one -- if you can point
21 them out.

22 MR. GALLAHGER: So there's one
23 here (indicating) --

24 MS. FLIEGEL: Okay.

25 MR. GALLAHGER: -- there is one --

1 MS. FLIEGEL: There will be one
2 there.

3 MR. GALLAHGER: -- in this location
4 here (indicating). And there's two --
5 we're showing it here, we are studying
6 moving it to the middle a little bit --

7 MS. FLIEGEL: Okay.

8 MR. GALLAHGER: -- so we have two
9 here (indicating), two here (indicating),
10 and then there's one in the parking garage,
11 right? So there's one, two --

12 MR. BOGAN: There's four
13 elevators.

14 MR. GALLAHGER: -- there's four
15 elevators.

16 MS. FLIEGEL: Okay. And that
17 would be pretty typical for the amount of
18 units and placement --

19 MR. GALLAHGER: Yeah, right.

20 MS. FLIEGEL: -- and does it deter
21 from, you know, the desire to live there
22 and -- you know, if you can talk through
23 just your market experience and all of
24 that.

25 MR. BOGAN: Sure. In terms of the

1 quantity of elevators, four elevators for
2 260 units is pretty typical for us in
3 comparable developments we have around the
4 country. We've got one in Fishers, Indiana
5 that's 240 units that has three elevators.

6 MS. FLIEGEL: Okay.

7 MR. BOGAN: We've got one in
8 downtown Indianapolis that's got about 350
9 units and it's got three elevators in it.
10 So it varies. But this number four -- some
11 of it has to deal with the layouts of the
12 building and how does it functionally work.
13 I mean, we had to spread the elevators
14 around. Obviously, with a nine- and
15 ten-story section it's -- most people there
16 are definitely going to use elevators in
17 most cases. So we have the two over on
18 that side and two on the other side.

19 In terms of our marketing and how
20 we approach this, we take accessibility,
21 the Fair Housing Act, all these things,
22 extremely seriously.

23 As a developer it's something we
24 commit to as making sure we're delivering
25 the appropriate units, they meet the right

1 level of accessibility, we ultimately meet
2 all the ordinances, and standards and any
3 kind of national standards for that.

4 In terms of marketability to
5 disabled individuals throughout the
6 property, some of it becomes making sure
7 we're being strategic and -- a little down
8 in the details, but there's type A and type
9 B units --

10 MS. FLIEGEL: Correct.

11 MR. BOGAN: -- type B units are
12 kind of the standard units in terms of
13 level of accessibility, have base
14 components.

15 Type A are an enhanced level of
16 accessibility. And we will make sure as
17 strategic about where we place those being
18 a little closer to elevators, making sure
19 we're positioning those right throughout
20 the building.

21 We will make sure that they're
22 spread out across the building though.
23 It's one of those things we don't say,
24 okay, all the type A units are in one small
25 area, we distribute them throughout, but we

1 try to be strategic about placing them
2 close to elevators.

3 MS. FLIEGEL: And I think in part
4 that even the discussion about
5 empty-nesters, it might not be that there's
6 a disability, it's just about, you know,
7 needing to be closer to some of those
8 elements.

9 MR. BOGAN: Absolutely. And I
10 think the way this development is laid out,
11 while it is pretty spread out, it's the
12 reason why the elevators are spread out as
13 well as to making sure people are close to
14 access to that.

15 And especially with the way that
16 the garage integrates in the middle of that
17 is pretty critical to how you understand
18 how do you access in and out.

19 We view most of our residents are
20 going to come into the parking structure,
21 they're going to park on the level that
22 they live on, unless in case you live on
23 the ninth or tenth story.

24 The other building you're going to
25 park on the level you live on and you're

1 going to be able to walk out, straight out
2 to your level and not utilize an elevator.

3 The people who live in the western
4 building are going to come through the
5 connector bridge on the third floor
6 typically, come across and go up to their
7 unit or they'll park in the lower-level
8 parking structure that you see in the gray,
9 in the west building, come straight in
10 there and go straight up the elevator to
11 their location.

12 MS. FLIEGEL: Okay. I have two
13 more things and then I'll stop talking for
14 a while.

15 The modifications to the building
16 on the corner, I do appreciate that you've
17 pulled it back to incorporate a little more
18 green space locating the pool -- because I
19 did find that a little odd in the area at a
20 lower level.

21 Still maybe the visibility of a
22 fitness room, you know, right there on the
23 corner if you're still, you know, looking
24 at slight little programatic changes.

25 MR. BOGAN: As Chris hinted at,

1 we're looking at a few things there in the
2 layout exactly of that first floor of the
3 western building in terms of just
4 functionally how do those spaces all lay
5 out. Right now it's kind of all meshed
6 together as common space and lobby space.

7 As we develop the design, we're
8 going to lay out those exact spaces. One
9 of the things we're looking at is kind of
10 compressing more of the common space
11 further west --

12 MS. FLIEGEL: Uh-huh.

13 MR. BOGAN: -- and as we do that
14 there may be the opportunity to push the
15 fitness center back a little bit and
16 maybe that --

17 MS. FLIEGEL: To kind of pull that
18 angle tighter?

19 MR. BOGAN: Not actually change
20 the facade of the building, leave the
21 footprint the way it is, but actually push
22 the fitness back into the space a little
23 bit so you're not seeing --

24 MS. FLIEGEL: Oh, I understand.

25 MR. BOGAN: -- people right in the

1 fitness --

2 MS. FLIEGEL: Okay.

3 MR. BOGAN: -- right at the point.

4 MS. FLIEGEL: Okay. And then I
5 fully understand that you placed a symbolic
6 piece of art to showing what the purpose
7 could be. And I think a statement was made
8 or it was in the notes that, you know, the
9 solid wall could be seen as a backdrop for
10 the art.

11 I'm just a little concerned that
12 my initial reaction to that is just that
13 you are just hit with a blank wall and I'd
14 like to see, you know, if it's more
15 articulation of a detail there, but it just
16 -- it feels a little like, oh, that's a
17 perfect backdrop to oversimplify what the
18 purpose is.

19 I understand that there's some
20 programmatic elements that you have to work
21 through, but I'll let it -- I'll pass it
22 along for someone else.

23 MR. JOHANNESSEN: Can you talk a
24 little bit about any type of sustainability
25 goals, for the project? Do you have any of

1 that in mind and stuff like that?

2 MR. BOGAN: Yeah, I can speak a
3 little bit to our green commitments in this
4 project. One of the things --

5 UNIDENTIFIED VOICE: Repeat his
6 question.

7 UNIDENTIFIED VOICE: What was the
8 question?

9 MR. GALLAHGER: Repeat his
10 questions.

11 MR. BOGAN: Sorry, he was asking
12 if we could speak to the green and
13 sustainable qualities of the building.

14 As far as overall as what we as
15 Flaherty & Collins do, we do a lot of
16 things in terms of trying to be good
17 stewards to the environment.

18 Ultimately on this project we've
19 committed to getting a level of
20 certification NGBS. We've talked a lot
21 about should it be LEED, should it be
22 National Green Building standards.

23 We talked about this one being
24 National Green Building because it fits
25 more appropriately with multifamily design.

1 Typically developments like this are a
2 little bit of a struggle with LEED design
3 to make it exactly fit whereas National
4 Green Building are -- that system works a
5 little better with multifamily.

6 The things we're doing within the
7 building we do a lot of things in terms of
8 making sure we're using the appropriate
9 materials throughout. We want to put white
10 roofs on this thing, not black roofs. We
11 want to do things with placing the optimal
12 level of overall glazing on the exterior of
13 the building, starting to balance it out.
14 You will see these buildings, we've got a
15 lot of glass. We like a lot of natural
16 light within the space. We do a lot of
17 things providing for bicycle parking on the
18 property. We'll have the opportunities of
19 electrical vehicle charging. We'll look at
20 a lot of things like that.

21 In terms of some of the other
22 materials, low volt -- low VOC materials
23 are very important to us, whether it be the
24 sealants, the paints, the carpets. We're
25 making sure we're using appropriate level

1 and whether that's a Green certification
 2 for that material or not. And a lot of it
 3 is also trying to use local, regional
 4 materials. Making sure we're smart about
 5 these selections and that we're not picking
 6 a brick that's manufactured in California
 7 or something like that. We're trying to
 8 make sure we're utilizing products that are
 9 local here and just being smart about our
 10 selections. We kind of look at it as good
 11 quality green design. We don't want to be
 12 all the things just to get points on a
 13 rating system. We really want to do things
 14 that are good stewards for the environment.
 15 We want to make sure we're doing the right
 16 things for the community.

17 Does that help explain the answer
 18 a little bit?

19 MR. JOHANNESSEN: Yeah, it
 20 certainly does. Any type of green roofs or
 21 anything like that being considered to deal
 22 with some of all the massive amounts of
 23 rain water and stuff you're going to be
 24 receiving on some of these buildings?

25 MR. BOGAN: At this time we are

1 not showing any green roofs. The portion
 2 of the roof on top of the west building
 3 will be, obviously, a utilized roof up
 4 there. We're thinking that area is going
 5 to be precast pavers set up on pedestals up
 6 there. It's covering up the roof
 7 structure, but we have not talked about
 8 utilizing any green roof spaces at this
 9 point.

10 One of the things, we have looked
 11 at those at other properties and they've
 12 been a struggle for us just overall of
 13 where they're getting functional
 14 utilization and what's balanced there. So
 15 we have not done that.

16 MR. KURTZ: I'm just curious
 17 because I read the -- in the landscape plan
 18 you have pervious versus impervious
 19 surface.

20 Is there a storm water management
 21 requirement plan for this? Because you're
 22 kind of increasing the impervious surface
 23 quite a bit, so I just wondered if you guys
 24 had worked through that?

25 MR. BOGAN: We definitely are

1 having a storm water quality and a storm
 2 water quantity program for this. I can't
 3 speak exactly to that, but as far as the
 4 overall site, it's definitely we're adding
 5 more impervious surface here.

6 As part of that we're going to be
 7 required to meet the local ordinances for
 8 storm water containment and storm water
 9 quality measures.

10 MR. KURTZ: Yeah, they just seem
 11 like site planning things that are going
 12 to, obviously, take up space --

13 UNIDENTIFIED VOICE: Sorry, can
 14 you speak into your microphone?

15 MR. KURTZ: Yeah, sorry. If I get
 16 too close, it rings in everybody's ears.

17 I was just saying there's site
 18 planning considerations related to where
 19 -- where and how the storm water is dealt
 20 with I think, cisterns and things, but
 21 that's a detail.

22 Is the -- I was going to ask about
 23 the gallery along Cedar Road, kind of the
 24 proportions of those spaces, but you're
 25 kind of saying that all of that is still in

1 flux?

2 MR. BOGAN: It is a little in flux
 3 in terms of the actual space planning of
 4 that area.

5 One of the things we're looking
 6 at, one of the prime amenities we're seeing
 7 around the country is the opportunity to
 8 have co-working spaces, business spaces.
 9 And if we can actually take that area which
 10 is currently shown at about ten-feet across
 11 there -- actually, can we push that out a
 12 little bit -- it may end up tweaking just a
 13 little bit so we can gain a little more
 14 usable space.

15 The idea originally was creating a
 16 gallery space there that, frankly, became
 17 just a facade in front of the parking
 18 structure, but I'd like for that to be
 19 usable space.

20 One of the things on this property
 21 we're always trying -- how do you make sure
 22 all the spaces throughout we're maximizing
 23 the use of those. And we think the
 24 opportunity of expanding that out, giving
 25 some co-working space there, some spaces

1 where residents can come in that live here
2 in the building come down and work at a
3 retail level there.

4 Obviously set up the retail in
5 that kind of first third of the building,
6 but that second third could be an exciting
7 area where I can invite a client over and
8 they can come into that level of the
9 building there and meet a resident there as
10 they're working in their space.

11 MR. KURTZ: Yeah, I mean, I think
12 for me on that ground floor, I don't know
13 if the parking underneath that portion of
14 the building is a requirement for the
15 penthouse as an amenity or something like
16 that, but it feels like it would be a
17 missed opportunity to not detail that
18 ground floor in a way that could
19 accommodate future uses. And part of that
20 would be how the parking is dovetailed into
21 gallery space or it deals with the grade as
22 it drops off.

23 So that's - the nature of my
24 question is if that space is set and the
25 parking is always set above or below and

1 it's kind of a solid wall, then it doesn't
2 have the maybe foresight to understand that
3 maybe in a future scenario those become
4 retail spaces or something else and I just
5 wonder how you're planning for that?

6 MR. BOGAN: Sure. That area
7 through there is actually planned -- there
8 is a step and there's a -- as you
9 understand from the site -- there's a lot
10 of steps in the grade. But the grade steps
11 from finally that first third of the
12 building where the retail is down to the
13 park area, and through there it's a podium
14 all the way across there.

15 So in the future if parking was no
16 longer required, that area could be blown
17 out and opened up for another use.

18 MR. KURTZ: You talked about
19 change in the variety of units and sizes.
20 Was that just -- were you talking about
21 that in reference to the areas to the east
22 or the main -- the building to the west?

23 MR. BOGAN: The actual unit mix
24 and sizing has not been 100% finalized out.
25 We're still working through some tweaking

1 of that of how they -- exact down to the
2 size.

3 And that's one of the things we as
4 a company being multifamily developers, we
5 spend a tremendous amount of time making
6 sure we've right-sized the units and making
7 sure it's lining up with exactly the kind
8 of anticipated demographic for the product.

9 Some of that comes down to who's
10 going to live in this building. We've
11 talked a lot about that being millennials
12 and empty-nesters.

13 One of the things I think we're
14 seeing is that millennials' spaces are
15 getting smaller. These individuals as
16 they're getting out of college and then
17 they're coming into these spaces and living
18 in these buildings once they're moving into
19 the working world, they're trying to get
20 into a building like this but they can't
21 afford a 1,500 square foot apartment, so
22 they're starting to condense those spaces
23 down.

24 But also a lot of the
25 empty-nesters that we anticipate moving

1 into a space, they're going to want larger
2 units, they're going to want two bedrooms,
3 two-bedroom plus units. And so we're
4 making sure that we're sizing the units to
5 make sure we're fitting the demographic to
6 make this as marketable of a property as it
7 possibly can be.

8 MS. FLIEGEL: Can I -- I just want
9 to interject maybe to tieback the fact
10 that, you know, what we're seeing today and
11 then the work that you are continuing to
12 do, those changes could affect the
13 fenestration of the building, where windows
14 are located, and you will likely be
15 massaging some of that, correct?

16 MR. BOGAN: That is correct.

17 MS. FLIEGEL: Okay. So the
18 conversation would still be fluid because
19 of those details that need to be refined?

20 MR. BOGAN: Yes. I would say that
21 we're very close in terms of where they
22 are, but does a window shift around a
23 little bit to make sure that it lines up
24 the correct place in the demising of the
25 units? Yes, it possibly could shift around

1 a little bit.

2 MS. FLIEGEL: Okay. And then I
3 lost sight of it and I'll forget again --
4 sorry, Jonathan -- on the elevations, you
5 have made reference to changing up some of
6 the brick detailing. And at the scale,
7 yes, there's a note, you know, calling out
8 two different types of details for brick,
9 but we would need to see, you know,
10 clearer -- like a design drawing, a
11 section, just an architectural elevation
12 versus, you know, a rendered view --

13 MR. GALLAHGER: Sure.

14 MS. FLIEGEL: -- to better
15 understand some of those things. So I just
16 wanted to make sure I said that.

17 MR. BOGAN: And we're comfortable
18 with that process, whereas to speak a
19 little bit to that, I mean what we need is
20 overall design approval of where we're at.
21 Yes, there is more detailing to be done.

22 We've made a tremendous amount of
23 investment to date on this property of
24 bringing it to where it is, but we've got
25 to have confidence that we're in the right

1 spot, that everyone is in agreement with
2 that so that we can release our architects
3 to complete the construction documents,
4 complete a lot of the design elements for
5 the property.

6 And we're comfortable with however
7 you would propose for us to show you those
8 details along the way. It's a fluid
9 discussion in our mind.

10 MR. GALLAGHER: I think the only
11 -- I think the only thing worth adding is I
12 don't want anyone here to have the
13 impression that this design is going to be
14 dramatically different moving forward. I
15 think it's more about refine -- you know,
16 we'll call it refinement in adding design
17 details.

18 MS. FLIEGEL: I think what it
19 comes back to is just the basic level for
20 a final approval would be that we see floor
21 plans, wall section, elevation. You know,
22 this -- this is certainly the overall
23 direction of the project, so I think it --
24 that's what really the next kind of step
25 would be.

1 MR. BOGAN: I think the only thing
2 that we would ask is that we can create
3 some specificity to that. We just want to
4 make sure we don't miss any of your
5 expectations or ultimately that we're very
6 clear on what the expectations are from
7 this point of what you want to see and how
8 that process is laid out and then we can
9 come to an agreement on it.

10 We just -- I don't want to go into
11 it with a blank slate, I just want to
12 understand what are you -- what are you
13 looking for, what do you want to see, and
14 we'll make sure we provide it to you along
15 the way.

16 MS. FLIEGEL: Okay. And I think
17 just for general understanding in the
18 community, you know, there's -- when
19 submitting for the architecture -- for, you
20 know, final stamped approval, you know,
21 there's a checklist of things that -- items
22 that need to be provided, and that for me
23 is kind of that basic-level starting point
24 of what we're talking about.

25 I have the confidence that, you

1 know, you've gone through a process
2 similar, you -- you know, we're not asking
3 for something that is unusual of standard
4 practice.

5 MR. KURTZ: Yeah, I think my
6 concern is it's really hard to judge
7 without that information.

8 You know, no floor plans,
9 sections, you know, it's all kind of pretty
10 normative stuff I think that we're asking
11 for. And, you know, I understand there was
12 like a hiccup relative to the financing and
13 kind of redesign, but, you know, part of
14 the previous approval release of let's say
15 the preliminary conceptual approval of the
16 eastside of the building was that that was
17 going to continue to be developed. I
18 understand you ran into some hurdles and
19 so, you know, we -- you know, it's your
20 schedule, not ours. You know, ours is
21 about kind of architectural judgement. So
22 I think it's very hard to know right now
23 what I'm -- for me -- what I'm saying "yes"
24 or "no" to in terms of having -- having
25 that kind of normative range of, you know,

1 unit plans, things like that.

2 Even the ambiguity about what's
3 happening on the ground floor of some of
4 the units -- and I understand it's going to
5 be close, but it's kind of -- the level of
6 detail makes it very hard to know what --
7 what exactly we're responding to. That's
8 maybe a comment, not a question.

9 I think, you know, in terms of
10 your responsiveness to the comments from
11 before, I actually -- I do think the kind
12 of strategy of faceting the building and
13 kind of getting rid of that -- the kind of
14 -- the expansive, the curved wall, to me --
15 a lot of people will have their own
16 opinions -- but to me is a positive to the
17 project.

18 I think the fact that now what you
19 feel on the street is maybe more of a four-
20 or five-story building and then something
21 else set back, feels like you're moving in
22 kind of the right direction. Whereas
23 before I think it was, you know, it was
24 like a one-story building and then an
25 eight-story building just beyond that.

1 So I think those are positive
2 refinements so I would -- you know, applaud
3 kind of pursuing looking at it again and
4 doing that.

5 I think some of my comments -- you
6 know, a lot of it relates to quality and
7 detailing and what we're expecting.

8 Is the -- is the 4x4 brick because
9 a normative brick dimension is cost
10 prohibitive on a project like this or --

11 MR. BOGAN: You're talking about
12 the fact that we're proposing a
13 utility-size brick --

14 MR. KURTZ: Yeah.

15 MR. BOGAN: -- versus a modular
16 brick?

17 MR. KURTZ: Yeah.

18 MR. BOGAN: Some of that comes
19 down to just the scale of these buildings
20 and then the cost associated with it making
21 sure we're delivering a masonry product.
22 We don't want to get to a thin brick or
23 something like that. So we're finding the
24 balance in there.

25 We find that buildings of this

1 scale, that a utility-size brick actually
2 fits pretty well with the overall massing.

3 One of the things that I fight
4 internally is just, "what is the right
5 thing?" We always balance it out as,
6 "should we be looking at standard-nominal
7 brick?" Modular size per se. Or, "should
8 we be looking at other sizes?"

9 I think you'll find a lot of -- a
10 lot of developers out there use like
11 queen-size brick and things, something,
12 personally, as an architect I'm completely
13 opposed to because I think the scale of the
14 utility size fits a lot better when it is
15 -- while it's not three courses per eight
16 inches, it's two courses per eight inches
17 and everything works on an eight-inch
18 module. And overall the module of the
19 building still fits within the overall -- I
20 mean, as you look at a building like this
21 and the scale of it as it's coming
22 together, we feel pretty comfortable with
23 the utility sizing.

24 MS. FLIEGEL: There appears to be,
25 I'll call them pilasters along this, you

1 know, two-story gallery kind of view, you
2 see it on some of the elevations and then,
3 again, I think it's -- for me -- a little
4 bit of a struggle because we're -- it's
5 good to have the overall view, but then
6 honing in on the detail, just what that
7 rhythm is and how it wraps and finishes the
8 corner, does it really engage the corner or
9 is it perceived from one side -- like --
10 maybe it is there, but it's --

11 MR. GALLAHGER: You talking about
12 here (indicating)?

13 MS. FLIEGEL: Yeah.

14 MR. GALLAHGER: Yeah, I think it's
15 kind of a pleasant rhythm -- it might even
16 be easier to see in that elevation which
17 you have in --

18 MS. FLIEGEL: So I think I
19 struggle to understand it in this view, it
20 might just be part -- you know, the
21 rendering --

22 MR. GALLAHGER: So there's a
23 pilaster here that stops at this level and
24 there's -- the clerestory goes over the
25 top.

1 MS. FLIEGEL: Okay. Okay.
 2 MR. BOGAN: If I can say one
 3 thing, that's one of the difficulties with
 4 a project of this scale of all of the
 5 levels of detail. There's a tremendous
 6 amount of information that's in that model
 7 that's a little hard to show when you're
 8 looking at these renderings and perceive.

9 Some of this dialog with Chris and
 10 yourself talking through things. I mean,
 11 if you have questions on them, we're happy
 12 to walk through those because it is
 13 difficult to convey that information
 14 sometimes, but the thought of being engaged
 15 in this, I mean, their team --

16 MR. GALLAHGER: It's an animation.

17 MR. BOGAN: Yeah. Their team has
 18 pushed through -- they've developed their
 19 Revit model for the building and they're
 20 working through all the componentry and how
 21 this works in three dimensions.

22 I mean, that's one of the things
 23 we think through a lot as a company is,
 24 okay, we want to see that detail, spin it
 25 around and looking at it three

1 dimensionally, it's, as you know, design
 2 and architecture and everything -- it's a
 3 process and the process is changing today
 4 than it was five years ago, definitely
 5 different than it was 20 years ago of how
 6 do you look at things. You've got a lot of
 7 computerized tools right now that can do a
 8 lot of things, but it's difficult when you
 9 look at it in one still moment photo.

10 MR. KURTZ: Have you given any
 11 thought to the cladding of the garage at
 12 the public park, like the opportunity for
 13 that? I mean, I think, you know, you're
 14 cladding it elsewhere in kind of the brick,
 15 but have you -- like if you had a view of
 16 like looking through that park to the east
 17 --

18 MR. GALLAHGER: (Unintelligible),
 19 right?

20 MR. KURTZ: -- and then the garage
 21 face? Maybe it was back one.

22 MR. BOGAN: Back one.

23 MR. KURTZ: One more. It may be
 24 here. So the upper left. I mean, it just
 25 feels like a bit of a lost opportunity to

1 not figure out a way -- I don't -- it
 2 doesn't have to be a fake facade or
 3 anything, but to not figure out a way that
 4 the face of that garage as it fronts a
 5 public space couldn't -- you know, whether
 6 it's -- I don't know, an art program or
 7 something else, some other way to kind of
 8 make that feel like a front piece for that
 9 public space I think would be a worthwhile
 10 pursuit.

11 MR. GALLAHGER: I think it's a
 12 fair comment. We're open to discussion
 13 about it. We may end up with more
 14 landscaping in front of it that the facade
 15 disappears. I think we're not necessarily
 16 interested in highlighting the garage, if
 17 you will. You know, we do have a brick
 18 facade there and we have a certain amount
 19 of ventilation that we have to achieve in
 20 that area. So, you know, what's the right
 21 amount of investment as well, it's what's
 22 the right amount of detail there.

23 MR. KURTZ: Yeah, in general I
 24 still have a lot of concern about the
 25 corner building itself. You know, the kind

1 of lead-up as I said. I think the faceting
 2 and the massing, like that approach feels
 3 -- feels like it was a positive move. I
 4 think -- I think you've increased the depth
 5 at the edge of the brick. I mean, my
 6 concern about the brick buildings is that
 7 resisting the propensity for the brick
 8 facade to become just like a very -- even
 9 if it's real brick, for it to become a very
 10 thin, like if we just chose to clad this
 11 pilaster in brick and we chose to clad this
 12 pilaster in metal panel, it feels like
 13 there's too much equivalency there and I
 14 think if those are brick buildings, you
 15 want to continue because we don't -- I
 16 mean, this is where I have a real hard time
 17 judging this because I don't have any
 18 detailing, I don't have kind of how the
 19 brick turns the corner, how the metal panel
 20 comes into the brick even in terms of like
 21 where the windows are relative to like a
 22 zoomed-in plan view or something, but I
 23 think -- I guess I would say the spirit of
 24 those buildings wants to feel more like
 25 they're brick with metal accents than just

1 I'm changing out metal and brick. Does
2 that make sense?

3 MR. GALLAHGER: Yeah. And we may
4 disagree. I mean, everyone in this room
5 may disagree in the end. I think our
6 strategy, as I mentioned, was to kind of
7 use traditional detailing, you know, on the
8 east and maybe get more modern on the west,
9 and maybe that's not a fair strategy. So
10 that puts the center massing into a
11 transitional style, if you will.

12 You are correct, your observation
13 about the depth is true. We went to all
14 recessed balconies in that location.
15 Previously we had some balconies that were
16 hung and we maybe even had some units that
17 didn't have, you know, very much depth in
18 the balcony.

19 The building that is in this
20 location (indicating), we are returning the
21 brick in the recessed balcony location,
22 which I think is the right response.

23 The response that -- where the
24 detail here (indicating), is there's an
25 accent material in that recessed area that

1 is a more modern way to handle that, that
2 detail, for better or worse.

3 MR. KURTZ: We can agree to
4 disagree. That's okay.

5 And you recently went to -- if you
6 go back to the corner building -- you went
7 to kind of like a -- there's a
8 differentiation between the metal panel
9 kind of box object and the glazed -- I
10 mean, I feel like the left side of this,
11 you know, the portion of the brick volume,
12 the thing that's stacked above it, that
13 separation -- I think, I commented a few
14 months ago that that felt like a pretty --
15 I mean, to me that feels like one of the
16 more satisfying kind of idiosyncratic maybe
17 moments because the proportion is a little
18 bit unexpected. I think it's more
19 successful, it's less -- it feels less
20 economy-driven and it just -- I was kind of
21 hoping to see more of that.

22 I guess, I want to reiterate what
23 Melissa said. You know, I think this -- I
24 just feel like this view to me is -- it
25 still needs work.

1 MR. GALLAHGER: That's okay.

2 MS. FLIEGEL: We'll open it up for
3 public comments now.

4 If you'd like to speak --

5 MR. WONG: Brian.

6 MS. FLIEGEL: -- Brian has numbers
7 that he'll distribute.

8 And as per previous meetings, we
9 would like to have your comments be held to
10 three minutes. Thank you.

11 MR. ANDERSON: All right. We'll
12 go ahead and start with No. 1, if you come
13 to the microphone here.

14 MR. BYRD: Thank you very much.
15 I'm William Byrd.

16 Jonathan Kurtz, thank you, you
17 brought up something that's significant and
18 I didn't really think about this before but
19 the runoff -- you know, Cedar Hill is steep
20 and we're doing a lot for runoff and Lake
21 Erie and the Sewer District and they've
22 done some things along Cedar, but this
23 would definitely -- I think it was a good
24 point you brought that up, Jonathan, is
25 this would add to that water flow. And

1 that was not on my radar screen, so thank
2 you for bringing that up. That's all I
3 have to say on that.

4 And one chap at another meeting
5 back there -- it's just a great idea -- I
6 live in the Buckingham, so we have a great
7 rooftop patio view of the city, and the
8 last meeting one chap brought up it would
9 be a nice place for a restaurant up there
10 is the design modular enough if some
11 restauranteur guy came to you and say, can
12 we do a restaurant there? I just thought
13 it was a great idea.

14 But functionally the -- thank you,
15 Jonathan, for bringing up the runoff water
16 question, I think it's important.

17 MS. FLIEGEL: Thank you.

18 MR. ANDERSON: No. 2.

19 MR. ROUSH: I would like to
20 address some comments and I think they're
21 tied up in --

22 UNIDENTIFIED VOICE: Closer to the
23 microphone, please.

24 MR. ROUSH: Closer?

25 AUDIENCE: Yes.

1 MR. ROUSH: Is that better?
 2 AUDIENCE: No.
 3 MR. ROUSH: Closer?
 4 AUDIENCE: (Unintelligible).
 5 MR. ROUSH: You like that?
 6 UNIDENTIFIED VOICE:
 7 (Unintelligible).
 8 MR. ROUSH: Okay. I like to
 9 address my comments more in the form of
 10 questions to both the architect, developer
 11 and the ABR committee.
 12 One thing that I have commented
 13 and asked questions on relating to details
 14 is the mechanical systems for the building
 15 and how that impacts the changes in the
 16 character of the elevations and also the
 17 roof.
 18 Do we have cooling units on the
 19 roof? Do we have individual mechanical
 20 units in -- PTAC units in the units
 21 themselves? Do we -- can we reflect that
 22 if -- if we're showing aerial views in the
 23 renderings? That would be helpful so we
 24 get a sense of the increase in height of
 25 the building.

1 The second question is: How does
 2 the retail that now extends back from Cedar
 3 Road to the garage, how does that work with
 4 the sloping site of the green space? And
 5 how does that impact the access to that --
 6 to that retail space?
 7 Question No. 3: Will the
 8 developer install mature trees, minimum 35
 9 feet to 40 feet tall to reflect what is
 10 shown in the renderings?
 11 And the one thing that I have not
 12 found in the information regarding the
 13 materials is that I notice that there is an
 14 8x8 stacked bond brick, but is it 8x8x4 or
 15 is it some other dimension? It wasn't
 16 identified in the slides. So that's just a
 17 question.
 18 And I was hoping to be able to see
 19 a better elevation of the -- this ten-story
 20 building as it sits right next to the
 21 Buckingham so that we compare what that
 22 space looks like. And right now the
 23 Buckingham is concealed with some mature
 24 trees so that's very interesting, but it
 25 doesn't help me give me a good sense of the

1 relationship between the tower and the
 2 Buckingham. And I am --
 3 MS. FLIEGEL: The --
 4 MR. ROUSH: Am I done?
 5 MS. FLIEGEL: You have reached
 6 three minutes.
 7 MR. ROUSH: That's it? Okay. Is
 8 there a chance to get questions answered
 9 before or --
 10 MS. FLIEGEL: What we will do, so
 11 that we don't lose sight of getting the
 12 responses, is we will have the responses
 13 now.
 14 MR. BOGAN: Sure. To respond to
 15 the -- the questions within there.
 16 First off, in terms of the
 17 mechanical units, I believe that was also
 18 asked at the community open house, which we
 19 responded to in the Q&A. But these will be
 20 individual mechanical units per residential
 21 unit.
 22 They will be traditional split
 23 systems with condenser units on the roof.
 24 Those will be small units that will be
 25 hidden behind the parapets, in most cases,

1 throughout the buildings.
 2 There will be a few other units
 3 supplying the public spaces, as well as the
 4 corridor areas in the building.
 5 The 8x8x4 material, I believe is
 6 in the base.
 7 Do you want to speak a little more
 8 to that?
 9 MR. GALLAHGER: That is an accent
 10 brick that is in some of the base materials
 11 with a retail facade of the buildings are
 12 along Cedar that kind of go down the lane.
 13 I think there was another question
 14 about the trees. It's kind of easy to pick
 15 apart the renderings, right? Because
 16 you're drawing the rendering scene at one
 17 point.
 18 We debate, as architects, all the
 19 time the value of showing an aerial image,
 20 because no one is ever going to see
 21 buildings from that vantage point unless
 22 they have a drone. But we also think it's
 23 fair and helps explain the project and the
 24 building.
 25 The trees will not be installed

1 at 30 to 40 feet height. That probably
2 takes 25 years before a tree gets to 30 to
3 40 -- to 40 feet.

4 We'll work with the City,
5 especially on trees that are on City
6 property and with the landscape plan and
7 details there.

8 Was there --

9 MS. FLIEGEL: I was just going to
10 add regarding the trees, it's more standard
11 practice to install a smaller caliber tree,
12 but whatever the requirement is with the
13 City, those will be met.

14 MR. WONG: It's a
15 two-and-a-half-inch caliper. They'll grow
16 faster. They'll be healthier than if
17 you're to start with a giant tree.

18 MR. ROUSH: Is that a City
19 provided tree -- I'm just curious, that's
20 all -- or is that a developer?

21 MR. GALLAHGER: Both.

22 MR. WONG: It's in the zoning code
23 no matter who --

24 MS. FLIEGEL: He's asking --

25 MR. WONG: It's in the zoning code

1 no matter who provides it, that it's
2 two-and-half minimum caliper at breast
3 height.

4 MR. ROUSH: Right.

5 MS. FLIEGEL: And then there was a
6 question about how the retail that extends,
7 you know, how that is accessible and how
8 that works with the elevation change?

9 MR. GALLAHGER: So in that area,
10 the retail that is kind of on that inside
11 corner towards the garage is at grade, so a
12 customer or guest could walk directly into
13 those retail spaces, but there's a change
14 in grade as you go towards Cedar Road and
15 there's a retaining wall. So the retail
16 that fronts Cedar Road at the sidewalk is
17 at a different elevation at the retail, and
18 there's a retaining wall shown, you know,
19 in the -- in the current plans.

20 MS. FLIEGEL: Is it fair to say
21 that you would maybe be studying that
22 engagement a little bit further?

23 MR. GALLAHGER: Yeah -- yes. As
24 we develop kind of the -- I think we
25 mentioned, you know, what -- what's the

1 right programing for that green space, and
2 what's the right detail? We know we have
3 to deal with some changes in grade and want
4 everything accessible there. Obviously, it
5 needs to be safe. The -- whatever tenants
6 go in there need to be successful as well.

7 MS. FLIEGEL: And in terms of the
8 retaining wall, there's potential
9 opportunity, I surmise, that it, you know,
10 possibly could be seating height. That
11 it's really an integration into the
12 potential use.

13 MR. GALLAHGER: Correct. I mean,
14 that's kind of the enhancements that we
15 would look at. There will be outdoor
16 seating in that area. You know, again,
17 we're showing it as green space, I think
18 we're hoping to have some further dialog
19 there, but there may be seating at that
20 lower-level retail.

21 Maybe that is more
22 restaurant-style tenants with outdoor
23 seating and maybe the types of seating that
24 are up on the upper level are different,
25 more respite, you know, type -- type

1 treatments, benches, and things -- and
2 things like that.

3 MS. FLIEGEL: Your mention of
4 restaurant that was one -- that was the
5 first question. If you can just talk to
6 logistics and, you know, reasons why or why
7 not a restaurant on that upper level.

8 MR. GALLAHGER: I mean, the
9 developer could probably respond better,
10 but I think we have talked about it and
11 don't feel that there's a market for that.
12 Especially, when you have to provide
13 parking and bring the public into a
14 building that's residential.

15 I think it's -- you know, I think
16 it's a conflict, you know, in a tight space
17 to comingle that. Granted it would be a
18 beautiful view and it would be exciting.

19 There are many rooftop restaurants
20 that start out, you know, as kind of a big
21 idea that do not do well. And I think that
22 that location might not -- might not be
23 ideal.

24 There was one other question
25 regarding the storm water. It's very

1 likely that a lot of the storm water
2 solution would be underground storage, you
3 know, because of the amount of impervious
4 surface we're going to have to deal with.
5 And it would be designed to whatever storm
6 water engineering requirements need to be
7 met.

8 MR. EBERHARD: If we understood
9 Ms. Fliegel correct, there has not been
10 extensive dialog between the City Planning
11 Commission and ABR and the developers since
12 February.

13 That's kind of gratifying for some
14 of us to hear that felt that we might be
15 not experiencing community engagement in
16 the legitimate sense.

17 But its design, while it reflects
18 some tweaks, still doesn't address a number
19 of the changes and concerns that were
20 expressed by a lot of the residents back in
21 February and have been expressed on some of
22 the community forums and on the sign-in
23 sheets in the library.

24 The project's massing and density
25 are still extreme and violate the US

1 Secretary of the Interior's Standards for
2 new construction in historic districts,
3 which require that quote, new construction
4 not alter the historic character of a
5 property even if there is a change in use.

6 New buildings are to protect
7 existing building density, quote, for
8 example, historic building traditionally
9 surrounded by open space should not be
10 crowded by dense development.

11 The design of the Euclid Heights
12 Boulevard apartments does not really
13 respect the central entrance hall design of
14 all the neighboring buildings along Euclid
15 Heights Boulevard, instead the actual
16 entries are along the sides, in
17 nondescript, unprotected areas along the
18 sides, with some real grading issues that
19 have yet to be addressed and presented
20 coherently. And the entry masses therefore
21 of these new buildings along Euclid Heights
22 Boulevard are fake with big, healthy stair
23 climbs.

24 The materiality of these
25 structures still does not relate to and

1 strengthen the historic significance of the
2 core characteristics of the historic
3 district as identified in the City's own
4 national register statement of significance
5 for this area.

6 And understanding of these
7 characteristics and their significance
8 should underlie any design that's proposed.
9 And that's really not in evidence here yet.

10 Utility-size bricks is not
11 appropriate. The scale and size of the
12 parking is significant and extreme for the
13 real needs and demands. The project's
14 design reflects no intention to excavate to
15 construct the new buildings at grades near
16 those sidewalks to create a truly walkable
17 development as what was originally
18 promised.

19 Recent comments on the citizen
20 comment sheet at the library contained 22
21 negative comments on the project's design.
22 And the penmanship of the only positive
23 comment appeared to come from an
24 eight-year-old who won't be voting in
25 November.

1 The community for great designs
2 recent poll reflects 60 percent of the
3 respondents believe that the design has not
4 been improved since it was unveiled in
5 February.

6 The community expects that the
7 standards of the Architectural Review Board
8 are higher than those of its community.

9 The community is vesting its trust
10 in its ARB to be faithful stewards of the
11 community's architectural integrity, its
12 vernacular in historic districts.

13 With the exceptions of the
14 comments we've heard tonight, there's not
15 been an indication that the ARB has the
16 resolve to discharge its duties in this
17 require -- in this regard and require
18 modifications to the project to create a
19 more compatible design, but we're here
20 tonight to encourage the ARB to do just
21 that.

22 Two questions. In the 2/6 ARB
23 meeting, the ARB required the developer to
24 return with a study, an elevation study, of
25 the whole of Cedar Road to the south

1 extending east. That has not been made
2 public. Has it been submitted?
3 And it appears from the grading
4 design here, and the express concern about
5 the corner and these changes in grades,
6 that a similar elevation study along Euclid
7 Heights Boulevard is needed before this
8 project can be seriously considered for
9 approval. Thank you.

10 MR. ANDERSON: No. 4.

11 MS. CARROLL: Whoa, that's --
12 that's a lot to follow. I just have a
13 couple little things. I, too, was thinking
14 about a restaurant on the roof, because
15 that view would be something very unique,
16 that -- and Cleveland Heights is very
17 unique. And I think we're all hoping for
18 this to speak to the uniqueness of our
19 City.

20 I don't know about the zoning and
21 the business potential, I just know that I
22 have been to a wonderful wedding in
23 Washington D.C. on the rooftop of a
24 building that was great and the view was
25 great. And it -- I think it can be a draw,

1 because there's nothing like that around
2 here, not in the Heights, not with a view
3 like that.

4 My other small observation is that
5 -- and I said this at the last meeting,
6 that I think that that building needs more
7 importance if people are driving up Cedar
8 Hill, it needs to speak more.

9 I don't mind that it's -- it's
10 contemporary. I think that's great. I
11 think hearing you talk about your thoughts
12 and the transition between the traditional
13 and the transitional and going to more
14 contemporary, it's wonderful.

15 I -- I'm thinking that it just --
16 part of the reason, I think it looks blah,
17 is because there's no contrast in it. It's
18 not the materials, it's not the design, I
19 think it needs -- it could use something
20 maybe as simple as changing the color of
21 the metal cladding on the front part there.

22 Being a wild Cleveland Heights'
23 person, I thought, wow, what if it was red?
24 It would be awesome. But it would also be
25 very limiting. What if it was deep, deep,

1 deep gray, almost bronze color? It would
2 pop out a little bit and give that mass a
3 little bit more visual weight, I think.

4 And little tweaks like that could
5 mean a lot. But I think you're close, but
6 I think as two of the architects
7 reiterated, it just needs a little more
8 importance. Thank you.

9 MS. FLIEGEL: Thank you. I did
10 want to take a step back just regarding the
11 elevation study along Cedar. You know, I
12 feel that that was -- it was more of a
13 request than a requirement.

14 They did provide -- I felt by
15 providing the renderings and the views as
16 you are heading to the point, I think it
17 did help show how it fits into the fabric
18 of the existing conditions.

19 So, in my opinion, when I saw
20 that, for me I was more satisfied with that
21 tool, to respond to the question.

22 MS. MENTCH: My name is Fran
23 Mentch. I have three quick comments.

24 No. 1, I want to just reiterate
25 the concern about the water management. I

1 understand what you're saying about having
2 underground storage. I don't know how it
3 fits into that site. But I'm -- I just
4 want to add my concern to that.

5 Second, the -- I'm concerned about
6 the bird friendliness of it. The way the
7 site is situated and the building is
8 situated with the lights and so many
9 stories, the bird kill could be a real
10 issue.

11 The pedestrian bridges are a
12 problem with bird kill. I don't know if
13 that one would be, because of the way it's
14 situated, but they will come up the hill.

15 There are many cities that have
16 instituted bird-friendly design -- design
17 including the type of glass, so I just want
18 to express my concern about that.

19 The other thing is I appreciate
20 the effort that went into the design, but
21 it's a situation and maybe which you have
22 -- you've done the wrong thing, the project
23 is wrong. You've done the wrong thing
24 right. It is so out of scale that I -- I
25 find it really disconcerting.

1 It kind of reminds me of the Marx
2 Brothers movie where they let more and more
3 people into the speakeasy, and pretty soon
4 people are sitting on top of the -- there's
5 a table on top of the piano and there's
6 tables on top of tables and everybody is
7 sitting on everybody else's lap, it's just
8 too much.

9 So, again, I think you did a nice
10 project, but it's -- you did a nice design,
11 but it's wrong, it's wrong. Thank you.

12 MS. FLIEGEL: I just want to
13 comment about the storm water management,
14 there are requirements that will be set
15 forth. The design is reviewed by the
16 Regional Sewer District, the City, so it
17 cannot move forward if those base
18 requirements are not met.

19 And there could be some
20 consideration on their end from a
21 sustainability side and how they treat some
22 of that if there's an enhancement, but rest
23 assured, that they will not be allowed to
24 construct anything that does not meet those
25 requirements.

1 MR. KIOUS: I really appreciate
2 how this design has evolved --

3 Ms. MENTCH: I'm sorry, you didn't
4 answer my question about the bird
5 friendliness.

6 MS. FLIEGEL: Could you please
7 respond to that?

8 MR. GALLAHGER: We do have
9 experience with bird-friendly design -- is
10 that me? You? We do have experience with
11 bird friendly design in some of the arenas
12 that we do where we have large expanses of
13 glass.

14 You know, we will consider that as
15 we develop the details of the facade.
16 Don't really see it as a problem, but it is
17 something that we will review with the
18 design team and engineers.

19 MR. KIOUS: I really appreciate
20 how this design has evolved. I like the
21 curving, basic curving, to fit the -- the
22 curve of our street, Cedar Avenue. I like
23 also the transition, not only in terms of
24 scale, but also in terms of building
25 materials.

1 My comment last time was around
2 masonry in the building that's small and
3 not very significant in this -- in this
4 plan, but it looks pretty nice to me, in
5 allowing masons to do some work on that
6 with design to make it an artistic facade,
7 as opposed to just stretcher, stretcher,
8 stretcher, and being done with a brick
9 facade.

10 The garage facade, as it looks in,
11 I keep thinking of an artistic element
12 there either of painting or using ceramics,
13 some kind of a ceramic surface with color,
14 even greens for -- to overlook that garden.
15 I think it would soften the garage quite a
16 bit.

17 The third comment I have is that I
18 would love to see a lighting plan for this,
19 as I imagine the lighting is going to be
20 different from that small building down --
21 or further up the hill than the one
22 immediately coming in.

23 But to echo Kim's comment earlier,
24 No. 4, that should be a drama point, not
25 only with the kinds of materials used in

1 the modern facade and everything else, but
2 with lighting.

3 And you can really make this a
4 statement as people are driving into
5 Cleveland Heights and saying, we're alive
6 and growing. And I think that's important
7 to make a statement in this particular
8 building, in this particular space.

9 And I'm in support of the project.
10 Thank you.

11 MS. MALLICK: Between the two
12 meetings, I've spent a lot of time taking
13 screen-shots of developments that have been
14 done in the City of Cleveland between --
15 for the last two years.

16 What I did was concentrate on the
17 general overall view of the projects with
18 an emphasis on the corner buildings. What
19 I did was I transmitted them all into black
20 and white and focused on the corner
21 buildings.

22 And my question was, how is this
23 building significantly different from any
24 of those other ones? They all seem --
25 excuse me -- to have the pointed corner,

1 the elevation. And my question was, if
2 anyone could explain to me how this is that
3 unique, if you look at all of these in a
4 row?

5 MR. GALLAHGER: It's a little hard
6 to answer the question without -- you
7 mentioned that you put some materials
8 together of -- you mentioned you put some
9 materials together of comparable projects?

10 MS. FLIEGEL: They were the black
11 and white photos. Even of, you know, this
12 building, it was just kind of taking all
13 the color out and --

14 MR. GALLAHGER: Right.

15 MS. FLIEGEL: -- a study on
16 location and --

17 MR. WONG: I'm showing him your
18 prints.

19 MR. GALLAHGER: I actually think
20 that this building and project is going to
21 be very unique. I mentioned before, just
22 the arrangement of the site plan and the
23 arrangement of the street, it deserves to
24 be unique.

25 And I think that the building on

1 the corner will be definitely different
2 than the adjacent buildings, than the
3 buildings on Euclid Heights Boulevard.

4 We haven't really focused on a
5 singular building. We're looking at it as
6 an overall development and being an
7 enhancement to the entire neighborhood when
8 it's done.

9 It will be -- have a lot of
10 different scale, a lot of different detail,
11 some variety. And I think that that is the
12 main thing that's different than some of
13 the images that I see here.

14 When -- you know, in our business
15 we -- in our business sometimes developers
16 get a bad rap. And I think that there's
17 reference to developer architecture and
18 things like that. And I don't think this
19 project is going to be that at all.

20 I am familiar with some projects
21 in -- in Cleveland and the surrounding
22 area. And some of them are very
23 monolithic, and could be anywhere. I don't
24 think that this development will --

25 MS. MALLICK: I understand --

1 MR. GALLAHGER: -- recognize that.

2 MS. MALLICK: -- I understand the
3 overall development and I understand the
4 elevations and the changes and everything,
5 but my question is that Apex Building there
6 is supposed to be a unique statement about
7 Cleveland Heights and welcoming.

8 And I want to know how that is so
9 unique from any of these other corner
10 buildings that I sent you pictures of.

11 MR. GALLAHGER: It's asked and
12 answered, with all due respect. I don't
13 think our charge was to create a corner
14 element or a corner building that was
15 unique to Cleveland Heights.

16 I mentioned that our strategy was
17 to create an overall development that's
18 welcoming to the entire neighborhood. We
19 didn't really focus on a singular building.
20 I do think it will be unique. And I think
21 it won't be like other projects that you
22 see in Cleveland, the ones that I'm
23 familiar with and all the ones that I'm
24 thumbing through this, as well.

25 MS. MERRIMAN: Melissa, you asked

1 earlier about the fitness center and I
2 didn't quite understand the response. Is
3 it going to be -- because from what I have
4 been able to discern, the first thing you
5 see when you come up the hill is a bunch of
6 people in their work -- their exercise
7 clothes. That's not what we need to see
8 when we're welcoming people to Cleveland
9 Heights.

10 MS. FLIEGEL: Correct. And I
11 agree with you and I think the response was
12 they've created this space, if you can go
13 to the floor plan -- and envision that
14 you're in this room right now -- so instead
15 of having all the equipment up at the
16 windows is what, you know, you're thinking,
17 and -- and the concern is that they could
18 program that large room and define an area
19 that might be 20 feet from the wall, so
20 that they can program that and maybe that
21 is this kind of live/work opportunity. So
22 it's -- it's how they define that space
23 within, so is that -- did I understand
24 correctly?

25 MR. GALLAHGER: That's fair.

1 MS. MERRIMAN: Okay. So there
2 would be something between the exercise
3 equipment and what people see when they're
4 coming up the hill?

5 MR. GALLAHGER: Yes. And we
6 continue to develop that -- that space. We
7 understand the concern. But it's also
8 important to us that it's active. That,
9 you know, there's activity happening there,
10 people there, lighting, different
11 treatments.

12 MS. MERRIMAN: Okay. Because I
13 just have this vision of coming up from the
14 symphony with friends from out of town and
15 saying, "well, welcome to Cleveland
16 Heights", and it just -- it's hard -- it's
17 hard if I have a visualization of a lot of
18 exercise equipment and stuff.

19 MR. GALLAHGER: I think we
20 understand. And I think we also mentioned
21 that there's this open space and green
22 space and there may end up being public art
23 and treatments in there where you don't see
24 what's behind there. That might be the
25 final solution.

1 MS. MERRIMAN: That was the
2 suggestion I was going to make.

3 The other question: What is the
4 square -- is the rectangular box on the
5 roof of the nine-story building? Yes,
6 right straight there (indicating). You go
7 back.

8 MR. GALLAHGER: Here (indicating)?

9 MS. MERRIMAN: Okay. You just had
10 a picture of it. I don't know what
11 direction to tell you -- ask you to move
12 in.

13 UNIDENTIFIED VOICE: Go back --

14 UNIDENTIFIED VOICE: Go to the --

15 MS. MERRIMAN: Go back towards the
16 front --

17 MS. FLIEGEL: To the rendering.

18 MR. GALLAHGER: Oh, to the
19 rendering?

20 MS. FLIEGEL: Right there
21 (indicating).

22 MS. MERRIMAN: Yeah. Back.

23 MS. FLIEGEL: No, your lead-in
24 slide -- that one.

25 MS. MERRIMAN: There (indicating).

1 What is that box?

2 MR. GALLAHGER: That is an exit
3 stair. And right now we're studying the
4 ability to exit from this level down and
5 omit this (indicating).

6 MS. MERRIMAN: That whole box on
7 top of the roof that sort of stands off by
8 itself --

9 MR. GALLAHGER: Correct.

10 UNIDENTIFIED VOICE: -- is an exit?
11 Exit to what?

12 MR. GALLAHGER: So right now we
13 have a community space up here and because
14 of the stepping in the building, it gets
15 complicated. We have to have two exits out
16 of every floor for people to safely exit
17 the building.

18 And I mentioned that right now
19 this is an exit stair to get from this
20 floor to that floor (indicating), and
21 across this roof over here (indicating), in
22 the case of emergency.

23 But we are looking at ways to
24 incorporate that exiting here (indicating),
25 in which case we have the potential to

1 eliminate that.

2 MS. MERRIMAN: Okay. I hope you
3 do.

4 MR. GALLAHGER: Thank you.

5 MR. RING: Hi. Just to add a
6 moment of levity to the evening, I have an
7 ongoing bet with a couple friends down in
8 Little Italy, the Centric Building at the
9 bottom of Little Italy has a -- has a
10 fitness center right on the ground floor
11 and we're still -- we still haven't seen
12 two people inside, even though there's
13 probably 60 machines inside there, that's
14 just -- and so I just wanted to --
15 basically I was going to say what those
16 guys here said, I thank you guys from
17 Flaherty & Collins for listening to the
18 community. I thank you for all the changes
19 that you have made along, because the
20 changes have been substantial since the
21 beginning.

22 But I have a question, it's more
23 about the process than anything else,
24 because when this was first proposed around
25 the same time, there were eight or nine

1 fairly significant developments starting to
2 become proposed in the cities surrounding
3 us, in the City of Cleveland, all of which
4 are complete now.

5 And a neighbor today -- I've asked
6 a neighbor today, actually a person that
7 lives in the Buckingham, are you going to
8 the meeting tonight? And his answer to me
9 was, "not a chance. I've spent 102 hours
10 on this. I've counted it so far. I'm not
11 going to any more meetings."

12 So my question to you guys is, is
13 it typical for a project of this size to
14 have 36 meetings to this point in your
15 experience around the county? That's my
16 question to you. Thanks.

17 MR. GALLAHGER: It's not our
18 experience that that happens on a typical
19 basis.

20 MR. ANDERSON: No. 10?

21 MS. BEAL: So my name is Eileen
22 Beal. I live in Cleveland Heights and
23 actually have since '71. I'm not born
24 here, but matured here.

25 I actually, have three comments.

1 My first one kind of feeds off
2 what a couple of people here have said
3 about the exercise room. Please, I don't
4 want people looking in a window at people
5 who are exercising at what is one of the
6 hairiest intersections in Northeast Ohio.
7 So think about that, please. Because they
8 will try to look in the windows, and get
9 rear-ended or I just -- think about it.

10 So my -- the ones that I really
11 wanted to ask you about, this is kind of a
12 call-in response, and it's following up on
13 what he -- he said. When -- when was this
14 project formally initiated?

15 MR. GALLAHGER: I -- and Deron or
16 Brandon could correct me -- we have been
17 working on this since 2016.

18 MS. BEAL: Okay. So, but for the
19 City to put out the request for whatever --

20 MS. FLIEGEL: I'm sorry, if we can
21 --

22 MS. BEAL: I'm in my three --
23 three minutes. I'm keeping it short.

24 MS. FLIEGEL: I understand. But
25 the purpose of our questions are really

1 more about the design and not necessarily
2 like the context of the meetings that led
3 up to this.

4 MS. BEAL: I'm getting there.

5 MS. FLIEGEL: Okay. Thank you.
6 Sorry.

7 MS. BEAL: All right. So the
8 project was proposed significantly earlier
9 than 2016; yes, no?

10 UNIDENTIFIED VOICE: No.

11 MS. BEAL: All I wanted was a call
12 response? Yes or no?

13 UNIDENTIFIED VOICE: No.

14 MS. BEAL: No? The Top of the
15 Hill didn't -- okay. Then that's kind of
16 what I'm getting at. So I'm looking -- I'm
17 a social historian. I look at things from
18 kind of a globe -- global perspective, but
19 I've lived in this community for 40 years,
20 so I've watched other communities build
21 this kind of inviting housing for a variety
22 of reasons, mostly for tax purposes.

23 So I look at what is happening
24 globally, climatically. I look at what is
25 happening globally in construction and I --

1 I fear that whatever budget this thing is
2 nailed to, when it is approved, is not
3 going to be a budget that the project can
4 be brought in on.

5 And simply it's not going to be
6 anybody's fault, it's just going to be
7 supply and demand. Okay. That's my
8 comment.

9 MS. LIGGETT: Yeah, so my comment
10 -- yeah. Okay. Yeah, so my comment has to
11 do with truth in advertising. And so I
12 would ask the board members to note --

13 MR. ANDERSON: Sorry, could you
14 speak into the mic a little more? Thank
15 you.

16 MS. LIGGETT: So my comments have
17 to do with kind of truth in advertising.
18 So I would like to ask the board members to
19 note that the renderings are highly misread
20 -- misleading about the context of the
21 project.

22 So, for example, the rendering of
23 -- of Cedar shows a wide landscape space
24 where, an actual fact, there's a retaining
25 wall and a sidewalk where people walk up

1 the street.

2 Similarly, the renderings of the
3 point building show really wide expansive
4 streets. Actually, the cars, three lanes,
5 it's much smaller.

6 The reason that I mention this is
7 because it minimizes -- I mean, those
8 renderings minimize the impact of this
9 development on the community, and that's
10 something that I think has not received
11 enough attention. Thank you.

12 MR. KING: My name is Don King. I
13 live in the Buckingham and I've got about
14 three comments.

15 No. 1, if you could go back to the
16 drawing of -- depicting the parking garage,
17 it appears, is there only one entrance for
18 cars to enter and exit, the entrance that's
19 closest to the Buckingham? Is there no
20 other egress?

21 MR. GALLAHGER: No, there is
22 egress. There's -- you could enter and
23 exit here (indicating). You could also
24 enter and exit in the garage here
25 (indicating).

1 MR. KING: Okay. Okay. That
2 wasn't clear.

3 Regarding the garage, I mean I
4 have concerns about the precast nature of
5 it.

6 Examples of precast garages in our
7 area are the University Center -- the Cedar
8 -- Cedar, University, you know, Macy's
9 garage, where you literally take your life
10 in your hands by -- by going into there.

11 Also, at the parking garage at
12 Surrey -- between Surrey and Lennox is a
13 precast garage, one that floods frequently.

14 When the City -- the City is
15 talking about wanting great design for this
16 design -- when the City has wanted to do
17 that in the past, they've had a
18 poured-in-place garage, like at Coventry
19 and at Cedar and Lee. Those have been
20 garages that were built for the ages, and
21 not the dilapidating structures that are
22 the precast garages that I earlier
23 described.

24 And second I feel like I'm just
25 speaking in the wind here but I can't help

1 but address the height of the building.
2 Living in the Buckingham, I know that the
3 Cedar-Fairmount SID, the Special
4 Improvement District, they have voted --
5 the land owners have voted unanimously in
6 favor of this project, who wouldn't if
7 you're a restaurateur and you have 300
8 extra people that may be coming to your
9 establishment. I know that they're in
10 favor of it, City Council members are in
11 favor of it. No one lives around there
12 who's that in favor of it. No one on
13 council, no one -- no merchants, no one on
14 the Architectural Board of Review, none of
15 the architects or their developers live
16 near it. We will be engulfed in it.

17 And again, I feel like I'm just
18 speaking to the wind, but there are 53
19 property-owning tax-paying citizens who are
20 just getting -- going to be dwarfed even
21 though the buildings, the high-rise
22 building to the west looks like it's been
23 indented and looks a little softer from the
24 street, I can assure you from the
25 Buckingham's standpoint, it will very much

1 look like the ten-story building. I will
2 wave goodbye to the sun for six months of
3 the year.

4 I feel -- I feel kind of betrayed
5 by my city at this and I think I'm speaking
6 for a good many other of my members --
7 residents in the Buckingham. We feel
8 betrayed by this.

9 MS. FLIEGEL: Could you --

10 - - - -

11 (applause)

12 - - - -

13 MS. FLIEGEL: -- could you address
14 the question about construction type for
15 the parking garage, please.

16 MR. BOGAN: Yes, I can address
17 that. In terms of the precast structure
18 that's being proposed here, we've done many
19 garages around the country and with those,
20 we have no concerns with the precast
21 structure of this.

22 Ultimately garages, whether
23 they're cast in place or precast, the issue
24 is maintaining the garages and making sure
25 that they're maintained properly and if

1 done so they will sustain -- I don't know
2 about the specific examples that you're
3 referring to as far as the Macy's garage
4 and others and how those were maintained,
5 but in terms of this garage, we are
6 extremely comfortable with the precast
7 nature of this.

8 It does have some positives in
9 terms of speed to delivery. That it will
10 be the quickest way to deliver the parking
11 on the site to open up the parking for
12 that, and in terms of the overall fit of
13 this building, we're very comfortable with
14 precast.

15 MR. BOZIC: There have been a lot
16 of questions over the meetings at these
17 presentations about mass and scale. And at
18 the December meeting the Board requested
19 that you consider doing a planimetric
20 proportioning system so that you can show
21 us how you're relating to the historic
22 content of the rest of the neighborhood. I
23 think that exercise would help the Board
24 extremely in making some of their
25 decisions.

1 We're looking at drawings that
2 really do not show the detail as they
3 requested and how pieces and parts come
4 together. If you start with Nighttown,
5 Nighttown seems to be your special project
6 to relate to, and even if you show that,
7 how it's drawn, how it's built, what size
8 the bricks are, how the windows are done,
9 and then you bring that and you go down the
10 street like you're saying, show us, prove
11 to us, that what you're doing is really
12 what's happening there.

13 The request of people asking are
14 they for a project on this hill -- and the
15 majority of the people are -- but most of
16 the people are saying, this design needs
17 more work. Thank you.

18 MS. FLIEGEL: Regarding the
19 massing study, as I stated previously, with
20 the follow-up information that was sent, I
21 am comfortable with my understanding of the
22 project -- I'm not speaking for any others
23 at the table -- but I do think that with
24 the design tools and the numerous views
25 that have been provided, offer some clarity

1 on scale and how the building will be
2 perceived.

3 MR. POSNER: Hi, I'm another --
4 can you hear me? I'm another resident who
5 lives in the neighborhood. I'm right --
6 I'm across Euclid Heights so I'm -- there's
7 a big population of Cleveland Heights that
8 lives on the other side of Euclid Heights
9 Boulevard, and so for me I'm mostly
10 interested in the interface of the project
11 that way.

12 And I'm most concerned -- what I
13 would like to see in this project is
14 improvement because right now it's very
15 difficult to cross -- that's a busy
16 thoroughway, cars go fast, faster than they
17 do on Cedar there and it's impossible to
18 cross the street. A lot of us moved to
19 that neighborhood precisely because we
20 liked walking places.

21 I work down at University Circle,
22 I go to Starbucks, I go to Luna, I don't
23 see how I'm going to get to the project.

24 I keep saying -- I've been saying
25 this for years -- how does this

1 architecture invite us from across the
2 street?

3 Right now if you -- I've seen some
4 plans up on the site over the last year
5 showing car flows and everything, but what
6 about people flows?

7 The people there -- people who
8 live in the Waldorf, people who live in the
9 neighborhoods or are on Kenilworth, they
10 cross the street illegally at Lenox because
11 they don't want to go all the way down here
12 to cross, you know, where Cedar meets
13 Euclid Heights and they don't want to cross
14 up at Derbyshire, it's too far and it only
15 gets you halfway through when you cross the
16 street.

17 So if you want to improve the
18 neighborhood, I want an architecture that
19 says here, walk here, come and enjoy this
20 new part of the City. Right now I'm very
21 worried that it's a little island only for
22 people who can drive there.

23 MS. FLIEGEL: Could you touch on
24 that, please?

25 MR. GALLAHGER: We've been having

1 some discussions with some of the residents
2 of Buckingham, similar concerns, but I
3 think I would encourage you to talk to the
4 City. The one thing that we can't control
5 is where street crossings happen along
6 Euclid Heights Boulevard.

7 Also where the medians and median
8 breaks happen along Euclid Heights
9 Boulevard, there is currently a median
10 break here (indicating), maybe it makes
11 sense to add one down here (indicating),
12 but I think that is something that is
13 beyond the scope of the discussion tonight
14 and really would be a discussion worth
15 bringing up with the City.

16 MR. SILVERMAN: My name is Eric
17 Silverman. Out of deference to Mr. Wong,
18 I'm not going to rehash my questions and
19 concerns and my disappointment with the
20 responses for basic inquires of information
21 I've had to the City and members of
22 council, I'll save that for another day.

23 However, I will say in regard to
24 that, I would encourage you, if you're
25 going to say there were 37 meetings, you

1 need to put the information on the City's
2 website. Because if you go to the City's
3 website, there are not 37 meetings. I've
4 inquired as to the dates and times of those
5 meetings. They're not on the City's
6 website. And the condescending City's
7 assistant law director, didn't provide me
8 with that information.

9 So I will say though -- I'm going
10 to give you a positive because I've been
11 beating you guys up for a while, I will
12 give you a positive -- if this design which
13 you are proposing -- and I will say it has
14 improved -- if this was for Noble-Nela,
15 Center-Mayfield, Severance, Cedar-Taylor or
16 even Lee and Meadowbrook, I'd be cool with
17 it because it would definitely be a vast
18 improvement over what's currently there.

19 My concern about this project,
20 aside from other issues, which are much
21 more city management, would be the design.

22 I've got sort of five what I would
23 identify as errors or omissions and I would
24 definitely agree with Mr. Kurtz' comment
25 would be if you're going to -- if you're

1 trying to get people -- win people over,
2 show a schematic of the brickwork you're
3 proposing, detail, particularly bonds,
4 patterns, something that's going to get
5 people to say, hey, I like that. Same
6 thing with floor plans. Give us a sample
7 of a one or two-bedroom floor plan. I know
8 you have a whole litany of different
9 designs because of the floor -- the angles
10 of the building, but show us that. You're
11 trying to win people over, show it. It's
12 like basic marketing, in my opinion, this
13 is Cleveland Heights, it's going to be a
14 meat grinder, you've got to step up your
15 game.

16 In regard to this illustration
17 here where it goes to errors and omissions,
18 this one has a number of them. The first
19 one would be in the U-shaped building on
20 Euclid Heights Boulevard, the schematic
21 floor -- with your landscape plan, shows
22 two walkways going up to two doors on the
23 right-hand -- the eastern wing of the
24 U-shaped building, however your elevation
25 show these same split staircases as the

1 other side. So your one set of drawings
2 don't match the other one.

3 And I would comment I think it
4 would actually be better -- I think people
5 have mentioned as well -- if those were
6 actual entrances to the building with the
7 staircases as well. I think if those were
8 active entrances as opposed to entrances to
9 just four units, that would be a good idea.

10 The second one would be -- again,
11 this illustration -- the elevator for the
12 stub-wing parallel to Nighttown, the only
13 elevator in that section of the building is
14 in the parking garage, it's not in that
15 wing. So if I am a tenant going down to
16 the first floor and I go back to the fourth
17 floor, I have to exit into the public
18 garage to go to the public elevator to go
19 back to my suite.

20 You should have an elevator next
21 to the staircase behind the retail, in my
22 opinion.

23 Oh, I think --

24 MS. FLIEGEL: Eric, we --

25 MR. SILVERMAN: Yeah, I'll go

1 through it real quick. I think the -- the
2 illustration, it fails to show the rooftop
3 air conditioning units is disingenuous. I
4 think the glass tower at the corner, at the
5 top of an S curve at sundown is going to
6 just blind folks driving up. And I'm going
7 to reiterate again I think the massing for
8 this design is the inverse. This is a
9 really great piece of land to come up with
10 some really unique buildings. The massing
11 is just -- yeah. Thank you.

12 MS. FLIEGEL: Thank you.

13 Could you run through the plan,
14 please, just regarding circulation in the
15 scenario that Eric mentioned?

16 MR. GALLAHGER: There's an
17 elevator here (indicating) and there's a
18 way to get from this building (indicating)
19 over to that building. So I think maybe
20 you're misunderstanding that gap.

21 MR. SILVERMAN: No, I can see the
22 elevator is there, but the elevators in the
23 garage, that means if I'm reading the
24 drawing correctly, if I'm on the fourth
25 floor, for example, I walk down the hall,

1 enter the parking garage, I leave the
2 building, I have to use whatever my -- what
3 we called them in college "cheese key" --
4 I'd leave the building, use the elevator to
5 go down, if I'm reading that correctly,
6 that elevator is for the garage first,
7 secondary is for the tenants.

8 MR. GALLAHGER: It's for both, the
9 elevator is for both.

10 MR. SILVERMAN: Well, to me it
11 seems six of one, half dozen of the other.
12 My opinion it would be better suited if it
13 was primarily for tenants as opposed to the
14 garage because we know how garage elevators
15 are versus apartment building garage -- or
16 elevators, excuse me.

17 MR. QUINTRELL: My name is Luke
18 Quintrell, I have a question for Richard.

19 I'm getting the feeling tonight
20 that we're going to have continued
21 revisions to this proposal coming out of
22 tonight's meeting; is that correct?

23 MS. FLIEGEL: What we'll have is
24 submission of the architectural detail
25 drawings that we will then review and, you

1 know, discuss any changes, but we also want
2 to see the refinement of the brick detail
3 that we're talking about, just the details
4 of the building.

5 MR. QUINTRELL: So will there be
6 another public review at some point over
7 the summer?

8 MS. FLIEGEL: It would probably --
9 I don't know if it falls under old business
10 at an ABR meeting. Yes, is how I'm seeing
11 it right now.

12 MR. WONG: You want a postcard
13 notice, we can -- we sent out about 600 for
14 each of the meetings, we can do that.

15 MR. QUINTRELL: Well, I think due
16 to the importance of this project and the
17 interest in the community, these -- it
18 sounds to me -- and I'm not a planner or an
19 architect -- that there's still going to be
20 further refinements to be done to the
21 plans.

22 I've noticed that they're --
23 you're collecting comments tonight. Two
24 weeks ago at the community meeting there
25 were numerous comments made about

1 suggestions and ideas so I've got to assume
2 this is not a final plan that we're seeing
3 tonight but there's going to be further
4 refinements in the next month or two.

5 MR. BOGAN: I can speak as the
6 developer on this, obviously it will be up
7 to Melissa in terms of the exact specifics
8 of how everything from the ABR is reviewed
9 or handled.

10 From our standpoint, from this
11 point forward, it's further refinement, but
12 it is minor refinements of the overall
13 plans, elevations, details of the building,
14 things that we're going to be developing in
15 terms of the documentation to allow us to
16 be ultimately bid and built.

17 MR. QUNITRELL: So there are going
18 to be further plans and I would urge us to
19 share that with the community.

20 MR. WONG: You're advocating
21 probably one more meeting as an interim?

22 MR. QUNITRELL: Or let us know
23 when it's going to be on the agenda at an
24 ABR --

25 MR. WONG: You know, what's 39

1 meetings.
2 MR. QUINTRELL: Good. Good. The
3 other comment I want to make tonight is I'm
4 here on behalf of something called the
5 Citizens For Great Design, which was formed
6 several months ago to be an advocate for
7 great design in our communities.

8 Since the revised plans were
9 published on June 21st, we've been
10 conducting a survey. The latest results
11 for ABRs and city council members is that
12 we've had over 126 responses.

13 Of those 126 responses, as of
14 tonight, 60 percent believe that the
15 current plan is not an improvement over
16 previous plans. If this was an election we
17 would be saying that was a landslide.

18 Of those who did not like the
19 plan, 83 percent says the plan does not fit
20 the Cedar-Fairmount neighborhood. 72
21 percent cite the height of the proposed
22 buildings.

23 Tied at 67 percent is not enough
24 green space and design of the buildings
25 facing Cedar Road. And it goes down from

1 there.

2 I want to challenge Flaherty &
3 Collins' statement they made earlier. At
4 all the public meetings you've been told
5 that this is the key entryway into
6 Cleveland Heights. It's how people see us
7 on their daily commute to and from the City
8 of Cleveland. This needs to be an
9 outstanding project and outstanding design.
10 That's what the City deserves, that's what
11 this project should deliver. And that was
12 what we would ask ABR to ask for tonight.
13 Thank you.

14 MS. FLIEGEL: I had one question
15 about the summary of the survey just out of
16 my own curiosity, I do respect and
17 understand that percentage who are not
18 satisfied with what they have seen thus far
19 and in the documents that you shared with
20 the ABR, you pulled out some highlighted
21 comments received, they were all negative,
22 but if perhaps 60 -- there's 40 percent
23 that were okay. It's just in terms of a
24 representative summary, I would encourage
25 you to share any of the positive comments

1 out of that with the ABR.

2 MR. QUNITRELL: I can do that this
3 evening.

4 MS. FLIEGEL: Okay. Thank you.

5 MR. QUINTRELL: We've had one,
6 two, three, four, five -- six people
7 respond in the positive comments. The only
8 one that we can really share in public
9 says, I would like something to be built.
10 To have all that prime space as an empty
11 fat lot, an ugly unkempt weed-infested bed
12 is a shame. I am not thrilled about the
13 design, but it is better than nothing.

14 And that's the only really written
15 comment we've got other than, nothing, not
16 applicable, and stuff that I can't repeat
17 in public.

18 MS. FLIEGEL: Okay. Thank you.

19 MS. RAJKI: Joyce Rajki, Stillman
20 Road.

21 Many people would like to see Top
22 of the Hill developed but they not willing
23 to accept a design that needs more study,
24 which apparently we're hearing tonight.

25 Hundreds of stakeholders have

1 spoken out, asked questions, made written
2 suggestions and been ignored. No one from
3 Flaherty & Collins has tried to contact the
4 speakers or writers except for the
5 Cedar-Fairmount SID people who do not live
6 in Cleveland Heights and one of them even
7 lives in Michigan.

8 So we wonder why Flaherty &
9 Collins wouldn't be contacting people that
10 are not quite satisfied yet --

11 MS. FLIEGEL: Joyce, can I just
12 interrupt a minute? What you're requesting
13 is very -- it's atypical, out of the norm I
14 think -- an over-arching request of the
15 design team. And I feel the communication
16 has been shared with the group, but in my
17 years that's never been a requirement of
18 the design team, a developer, to personally
19 respond to every request.

20 We're having the dialog so that
21 we're hearing the feedback, but that's
22 quite out of the norm.

23 MS. RAJKI: Okay. And this
24 project is quite out of the norm also.
25 Thank you.

1 The Top of the Hill ten-story west
2 building would be more than twice as tall
3 as the Buckingham apartments. Five stories
4 is what both the City and Flaherty &
5 Collins agreed to on April 6th, 2018, so
6 what happened?

7 The City is pushing to lower our
8 architectural design standards and is
9 sacrificing the design character and future
10 reputation of Cleveland Heights.

11 I have another comment that I just
12 discovered today that the set of drawings
13 that Flaherty & Collins gave the City dated
14 June 21st and that were available for
15 citizen review at the public libraries are
16 not complete. They're missing elevations,
17 as I told Mr. Wong earlier today.

18 So how can the ABR accept an
19 incomplete set of drawings. And I have the
20 list of what's missing. There's two
21 elevations missing from the point building
22 and one elevation missing from the center
23 drive, so -- and also the shadow and solar
24 study is missing, which very much affects
25 the Buckingham. Thank you.

1 MS. FLIEGEL: You have submitted
2 those documents before. You know, I do
3 think that you have provided the complete
4 package. Could you just speak on the fact
5 that they weren't included this go-around,
6 but as I've stated before, we do not have
7 the full set of construction documents for
8 a final, final approval.

9 MR. GALLAHGER: That's accurate.
10 This has been a continuous process and as
11 the design has evolved and the submittals
12 have evolved, we've included supplementary --
13 supplementary information. We haven't
14 always packaged the same things together.
15 There was a sun and shadow study. And
16 quite honestly I know -- I see it's dark
17 out now, it's getting very late, I don't
18 know that it's worth mentioning the height
19 of the building anymore. The height of the
20 building has been approved at nine to ten
21 stories and five to six. The Architecture
22 Review Board is here to talk about detail,
23 so in fairness -- you know what, and quite
24 honestly, as well as the gentleman that
25 mentioned a bunch of statistics from the

1 Citizens For Better Design, the negative
2 comments and positive comments, if the
3 negative comments included things like
4 massing and parking and traffic that were
5 already approved, that's not being fair
6 either.

7 MS. SHERIF: Last comment, I
8 applaud the goals of Green sustainability
9 certification. And checking on the WGBS
10 website, I note that storm water management
11 is an essential element of certification at
12 any level.

13 My question is, you mentioned
14 underground storage of water. What is
15 that? How does it work? How much does it
16 cost? How does it figure in with the
17 design of the building? We all know that
18 there were core samples taken and we are
19 all well aware that there is shale in the
20 area. Those of us who live nearby are well
21 aware also if you cut away at the hill,
22 there are underground springs that come up,
23 but I know that because I have some in my
24 backyard.

25 Also the street level and the

1 sidewalk level and the level that you show
2 being built on are not the same so there's
3 grading issues. So could you comment a
4 little bit more on what that underground
5 storage is. And also if there is cost
6 overrun involved in underground storage,
7 where does the water go? Who pays for that
8 cost overrun? The City pays? The
9 developer pays? What happens? Thank you.

10 MR. BOGAN: To speak specifically
11 to that, in terms of the storm water
12 management for the site, we will be meeting
13 all of the ordinances and requirements in
14 terms of the actual outflow. This will be
15 underground storage tanks. Which are
16 typically used on urban developments such
17 as this, storm tank chambers, things like
18 that. They're large chambers which have
19 volumes of water. The idea within that is
20 that you're taking the water that's coming
21 into the development, whether it's rainfall
22 on the roofs or otherwise, coming into
23 these areas, it's containing it on site and
24 then it's allowing for a slower movement of
25 the outflow of that water out into the

1 storm systems throughout the community.
 2 In terms of the costs of that,
 3 that's more within our development costs
 4 for constructing the project. We are
 5 required to do that as Ms. Fliegel
 6 mentioned, we must meet all of the
 7 ordinances here locally as part of that.
 8 And the overall budget for the project is
 9 our risk as the developer on this. We've
 10 negotiated all the terms of the development
 11 agreement for this and now it's up to us to
 12 build the development and any risk born by
 13 cost overruns or things are on us.

14 MS. FLIEGEL: Could you just touch
 15 on like, presumably they would be located
 16 beneath drive areas or something of that
 17 nature.

18 MR. BOGAN: That's correct. Most
 19 of these will actually be located -- and we
 20 don't have them specifically located on the
 21 plans at this point. We're still working
 22 through some of those details of the
 23 engineering for this and that's something
 24 that will be developed within the
 25 construction documents. Those areas will

1 be -- if I can flip back here -- we've got
 2 areas within the surface parking lot
 3 through here (indicating) as well as
 4 through the lane. All these other areas
 5 not beneath the building structures. Like
 6 I said, predominantly right through here
 7 (indicating), through the surface parking
 8 lot. But a lot of that also has to come --
 9 come to the elevation and the outflow
 10 points which our civil engineers will be
 11 studying intensely as we develop the
 12 engineering documentation for the building.

13 MS. FLIEGEL: At this time the
 14 public comments are closed.

15 MR. JOHANNESSEN: It seems like
 16 there's a lot of concern about the garage.
 17 I'm just wondering if you guys have thought
 18 about maybe doing a green wall of some type
 19 to soften it a little bit or for it to be
 20 very colorful and things like that?

21 MR. BOGAN: In terms of the actual
 22 cladding of the garage, one of the key
 23 elements is this is to be an open garage
 24 structure for natural ventilation. We're
 25 trying to avoid having any mechanical

1 exhaust systems within that garage
 2 structure. We do want to keep it open.

3 In terms of the cladding of it,
 4 we've taken this to being a simplistic
 5 approach to it in terms of making sure that
 6 garage element is a background material.

7 We -- frankly, we did talk
 8 internally about options about cladding
 9 that wall, whether that's art or was a
 10 green wall, there was lots of opinions on
 11 that. We're up to discussing that, but
 12 right now we approached it in a manner that
 13 was as simplistic as possible letting that
 14 be a background element to the public park
 15 and letting the public park be the actual
 16 foreground element.

17 MS. FLIEGEL: I think in terms of
 18 articulation, that's where -- I understand
 19 the background, but maybe studying that
 20 further in -- I know that there have been
 21 some comments, you know, as to is there an
 22 expansion of the elevator tower -- doing
 23 something to ground it more. Right now
 24 it's just this narrow vertical glass
 25 element.

1 You know, taking the care to look
 2 at that as far as it's coming together
 3 because it does end up from certain views
 4 it's more exposed.

5 MR. BOGAN: We're open to
 6 discussing that further.

7 MS. FLIEGEL: Okay. I think what
 8 we're -- there's a struggle in
 9 understanding in validating, there's still
 10 some concerns about some massing of
 11 elements and --

12 MR. KURTZ: Yeah, I mean, I can --
 13 I'm sorry. You know, I think we have -- I
 14 have a problem with what we would be
 15 approving, the level of development. I
 16 mean, understand that you guys are saying,
 17 well, we're going to continue to develop
 18 it, but it's a slippery slope because in my
 19 mind for my approval as soon as that
 20 approval is given then, you know, the
 21 ability to affect anything, particularly
 22 from a massing standpoint, is kind of out
 23 the door.

24 And I -- you know, I think maybe
 25 39 meetings is a lot. I've gone to -- you

1 know, I've designed houses that have
2 required six ARB meetings, so I'm kind of
3 ambivalent about whether or not it's too
4 many ARB meetings.

5 I think -- you know, at the same
6 time, I think things might change, but I'm
7 not sure in my mind they're going to get
8 materially different, so I'm trying to
9 struggle with the ability to maybe impact
10 quality, detailing, you know, refined
11 proportions and things like that and maybe
12 that's our only course or my only course --
13 I'm only speaking for myself, not the rest
14 of the panel.

15 And so in having the limited
16 information, I mean you asked about -- I do
17 take issue with you asking about
18 specifically what we want to see because
19 all you have to do is go to the City's
20 website and there's a list of two pages of
21 requirements for any typical project for
22 ARB and I checked off the list the ones
23 that we were provided and the ones that we
24 weren't and there's a lot -- there's a lot
25 missing.

1 Now, I understand preliminary
2 approval is a different thing, conceptual
3 approval -- I mean, I think these are still
4 kind of concept-level drawings, but anyway,
5 I have a struggle with understanding
6 exactly what we're approving and I think,
7 you know, I'm okay with disagreeing about
8 this doesn't have to meet all of my design
9 desires. To answer some questions, you
10 know, do I think it's excellent or above
11 and beyond, I don't at present. Do I think
12 it's terrible? No, I don't, I don't think
13 it's terrible either. I think there's a
14 lot of improvements.

15 So I -- you know, I'm kind of
16 being very transparent with my thoughts. I
17 think you guys have tried to respond and
18 make improvements so I think that's
19 positive.

20 For me I'm not sure it's there
21 yet. And I don't know at what level we're
22 approving something and then where it goes
23 from there since Richard requested
24 transparency.

25 MS. FLIEGEL: I mean, at a very

1 basic level we had preliminary review,
2 approved, approved as noted, not approved,
3 resubmit.

4 I think that as I stated, you
5 know, those -- like floor plans -- floor
6 plans, wall sections, elevations, showing
7 the detail of brick, that would be part of
8 the full package.

9 And I'd liken this to -- you know,
10 obviously at a different scale, but a
11 recent project that came before us where
12 some items were still being studied but
13 they wanted to know that we were generally
14 comfortable with the nature of the project
15 and the direction that it was headed in, so
16 --

17 MR. KURTZ: Yeah, I mean --

18 MS. FLIEGEL: -- it's kind of --
19 for me it's a very similar statement.

20 As we commented in February, you
21 could move forward in part of it. I still
22 feel -- so for me the direction is you can
23 still work through, continue, but we need
24 to see all these details.

25 You know, I -- having a tiny note

1 on a drawing -- even if I blow it up -- a
2 rendered view doesn't accurately show the
3 brick, the coursing details, all of that,
4 and so it's an incomplete package.

5 And when you get into those
6 details it often -- you know, things can
7 change for better or for worse. I mean,
8 when you were talking about the stair tower
9 and that might be moving, yes, that's a
10 positive, but that's a change and what else
11 does it change? We don't see any of the
12 mechanicals. Are there any louvers on the
13 building that we don't see right now and
14 how do those affect an elevation.

15 MR. JOHANNESSEN: Yeah, so it's
16 really the same thing, but it sounds like
17 you guys are still going to continue to
18 develop the drawings, and, obviously, we
19 would need to see all those details before
20 you could -- before you could get a final
21 approval on the total project, right? So
22 there's still a set of drawings that
23 definitely needs to come -- come back to
24 us.

25 MR. BOGAN: I guess what you're

1 asking is what level of approval do we need
2 I think, that's how I'm kind of summarizing
3 things.

4 I mean, we're in a struggle right
5 now because we've probably invested
6 probably seven figures into this design
7 process to date of where we are. And we
8 have to have confidence to release the
9 architects to go forward to complete the
10 documentation.

11 We have been charged on this
12 project with trying to be in a position
13 where we can start construction yet this
14 year. We can't have discussions about
15 changes in masses and be able to have any
16 chance of that. Just speaking
17 (unintelligible) -- I'm not trying to make
18 -- we need to be in a position where we are
19 confident in the overall approach to the
20 project and that we're confident in the
21 overall massing of the project and the
22 overall layout of the project. Those are
23 -- we're confident in those so that we go
24 forward.

25 As far as the detailing, I have no

1 concerns in terms of coming back to show
2 you the detailing.

3 I mean, the construction documents
4 for this project are going to take a while
5 to develop and to finalize. And I've got
6 to be able to give our design team --
7 you're all designers, you understand this
8 -- that it takes time to develop that
9 documentation. And as the owner of this
10 building and the developer, we've got a
11 significant risk in going forward with
12 those to pursue the final development of
13 that, but I'm comfortable if it's down to
14 talking about details, details are much
15 different than talking about re-massing the
16 building.

17 MS. FLIEGEL: So, at this current
18 stage, how do you define where you are at
19 with the project? Are you the beginning of
20 SD? Are you further along? I guess what
21 I'm getting at is I think, you know, what
22 we see now and then I think we need to see
23 the project again at completion of design
24 development where things are, you know,
25 more or less in place, but not fully-fully

1 final versus you coming in at construction
2 documents and here it is.

3 MR. BOGAN: Understood completely.
4 In terms of our design process, we are
5 mostly through schematic design and we're
6 in design development in terms of
7 traditional scenarios.

8 We as a company don't really
9 follow traditional phasing, but in terms of
10 where we are in the process, we would be
11 considered in design development under a
12 traditional design process.

13 We understand that you don't want
14 to wait until the end of construction
15 documents and we're fine with that, in
16 terms of creating submittals along the way
17 and creating those pieces. And it may come
18 down to working component by component as
19 we start to get things to you. We've just
20 got to have enough approval in terms of the
21 overall design approach, the overall
22 massing, the overall layout, that we're all
23 confident in that to move forward.

24 Chris was just mentioning, we are
25 farther in the east building than we are in

1 the west building. Obviously, with the
2 design evolution, the east building is much
3 further along.

4 In terms of the plans and things
5 that you're even seeing, I mean, we're
6 showing you these level of drawings which
7 are more artistic design presentation
8 drawings versus construction documents.

9 As I mentioned, the design team
10 has already built the Revit model for all
11 of the east building and working through
12 the west building, and there's much more
13 detailed information that's in progress
14 that you're not even seeing at this time.

15 MS. FLIEGEL: Correct.

16 MR. JOHANNESSEN: So at what point
17 do you think we'll see that? Like after a
18 traditional DD or --

19 MR. BOGAN: Yeah, in terms of the
20 traditional DD, we wouldn't -- yeah, we
21 could send an update with detailing
22 information with that -- you want a
23 specific, like calendar timeframe of when
24 that would be?

25 MR. JOHANNESSEN: No.

1 MS. FLIEGEL: No.
2 MR. BOGAN: Just phase wise?
3 Yeah, the completion of design
4 development.

5 MR. JOHANNESSEN: Just so that you
6 don't have to go all the way into the CD
7 and go through that whole process if we can
8 get in and look at it beforehand, it would
9 probably help you out.

10 MR. BOGAN: And because of the
11 phasing of this project, we're -- there's
12 elements in this project that are going to
13 be in CDs in a month and there's elements
14 to the project that won't be starting CDs
15 until September, October.

16 MS. FLIEGEL: So that actually
17 clarifies some -- you know, we need to see
18 anything -- if you have early release
19 packages, we need to see that --

20 MR. BOGAN: Sure.

21 MS. FLIEGEL: -- in that phase --

22 MR. KURTZ: Why are we not -- if
23 you have that in CDs, why are we not seeing
24 that? Like why do I not have all the
25 information? Why am I being given this --

1 MR. BOGAN: We're not --

2 MR. KURTZ: -- sorry, I'm starting
3 to -- I don't understand why we're -- if
4 you're -- if that's almost in -- if that's
5 in DD and you have all the unit layouts,
6 why isn't that part of the submission?

7 Like what are -- it feels like --
8 it's kind of like for me it's like a blank
9 check. Like, here, yeah, do the project.

10 Do I think there's a version of
11 this massing in this disposition and the
12 ten stories you're allowed and the approach
13 you're taking, that's -- that will get
14 approved? Yes, I do. Like, I think there
15 is.

16 I don't think there's the
17 information here for me to be comfortable
18 making that decision right now, but I also
19 -- you know, we've never wanted to hold up
20 the project, but if you're saying the
21 project is more developed than what you're
22 showing, I'm not sure why that would be the
23 case. I'm not sure -- anyway, sorry...

24 MS. FLIEGEL: I think part of with
25 this submission would have been, where are

1 you at, are further along, incorporated
2 with the update in more of a conceptual
3 manner.

4 MR. BOGAN: Understood. And I
5 think in terms of our expectations of the
6 way the package is, maybe there was some
7 misunderstanding on our side for that of
8 how -- we were expecting just as you --
9 just as what we submitted which was kind of
10 a cohesive package all showing the same as
11 a level of documentation. Could we have
12 submitted more than that? We could have on
13 the east side. And it wasn't us not
14 wanting to share the information, it was
15 trying to create a cohesive package so that
16 you're looking at it and you can look at
17 it -- the similar level of detail -- across
18 the board.

19 MS. FLIEGEL: Okay. Well, I think
20 to move forward, I would make a motion for
21 approval of the overall concept of the
22 project.

23 The condition that we receive the
24 detailed-construction documents in full and
25 that I feel it's unfortunate that we didn't

1 see some of that detail now because we
2 could have reacted to that and would that
3 reaction inform the other. And so when you
4 do come back with, you know, the DD level
5 of where you're at for part of the
6 building, you need to still bring the full
7 package so that we're not looking at
8 something in isolation.

9 I mean, I do understand that, you
10 know, the design kind of steps in terms of
11 style and detailing, but it's still a whole
12 to me and it can't just be looked at in
13 separate pieces upon return. And that
14 would be a formal presentation review with
15 ABR.

16 As far as the drawing
17 requirements, you need to reference, you
18 know, kind of standard practice in what is
19 stated as requirements for the City.

20 MR. JOHANNESSEN: I'll second
21 that.

22 MS. FLIEGEL: All in favor.

23 MR. KURTZ: Yes.

24 MS. FLIEGEL: Yes.

25 MR. WONG: It's three ayes. The

1 motion passes.

2 MS. FLIEGEL: Thank you for your
3 time. And thank you for everyone's
4 interest in this project. I do sincerely
5 mean that.

6 - - - -

7 (Thereupon, the meeting ended.)

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3 CERTIFICATE

4
5 I, Brian A. Kuebler, a Notary Public within
6 and for the State of Ohio, do hereby certify that
7 I attended the foregoing hearing in its entirety,
8 that I wrote the same in stenotypy, and that this
9 is a true and correct transcript of my
10 computer-aided notes.

11 IN WITNESS WHEREOF, I have hereunto set my
12 hand and seal of office, at Cleveland, Ohio, this
13 _____ day of _____ A.D. 20____.

14
15
16
17
18 _____
19 Brian A. Kuebler, Notary Public, State of Ohio
20 55 Public Square, Suite 1332
21 Cleveland, Ohio 44113
22 My commission expires June 12, 2022
23
24
25

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