

LEGISLATIVE SUMMARY
Mayor's Office of Capital Projects
Division of Real Estate

LAND TRANSFERS NEEDED FOR TREMONT OAKS PHASE II

Ordinance No: 1052-2021

Legislative Purpose: To authorize the Director of the Mayor's Office of Capital Projects to accept transfer of a 0.0810 acre parcel of land, currently part of the State of Ohio's limited access right-of-way adjacent to Interstate 90 at W. 14th Street near Fairfield Avenue, from the Ohio Department of Transportation ("ODOT Parcel"), and to sell the ODOT parcel and PPN 004-10-030 to 2260 West 14th, LLC, or its designee, at appraised value, for the purpose of constructing Phase II of the Tremont Oaks apartment project, and to make payment in the amount of appraised value to ODOT for the ODOT parcel from sale proceeds from 2260 West 14th, LLC.

Project Summary: Richard Maron, the principal of 2260 West 14th, LLC, is the developer of an 8-unit micro-apartment building at 2270 West 14th Street in Tremont, known as Tremont Oaks. He would like to build Phase II of the project on the city-owned adjacent parcel, PPN 004-10-030, and a triangular piece of land north to the City parcel, owned by ODOT. The City acquired its parcel in 1964, in connection with the construction of I-90.

This project has neighborhood support from Tremont West Development Corporation. The developer has also gotten City Landmarks and zoning approvals, so that if legislation is passed, he can immediately apply for building permits.

ODOT has agreed to the sale, but, to simplify the process, the parcel will be transferred to the City and then sold to the developer. Purchase price for the ODOT Parcel would then flow from the developer to the City to ODOT at closing through the escrow agent. The City would not need to expend any of its own funds to purchase the ODOT parcel. In addition, all closing costs will be paid by the developer.

Permanent Parcel No: City Parcel - PPN 004-10-030
ODOT Parcel - Surplus right-of-way (no parcel number) north of PPN 004-10-030

Type of Transaction: Sale of Real Property

Sale Price: City Parcel: \$40,000 (appraised value)

ODOT Parcel: \$17,650 (appraised value)

Ward

Ward 3, Councilman McCormack

Attachments

Location Map; Project Overview; Parcel Map



Project location
West 14th Street



Project location
West 14th Street



View 1
14th Street looking North



View 2
Adjacent Property to the South



View 3
Project Location



View 4
Property across the street



Property across the street
(looking East)



Property across the street
(going North)



14th Street
Examples of Neighboring Buildings



WEST 14TH PHASE II
EXISTING CONTEXTUAL PHOTOS
SCALE: N.T.S.

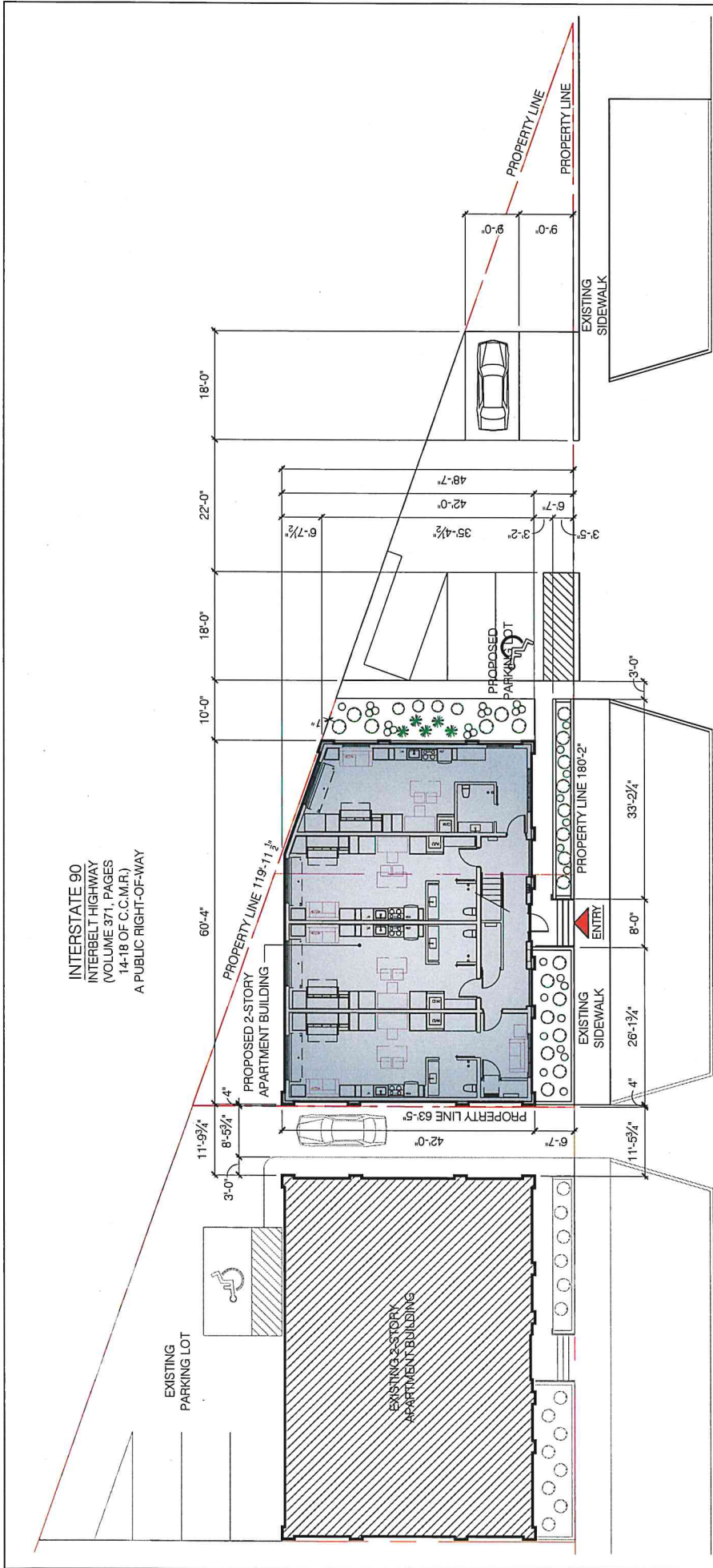


PROJECT:
**RICK MARON -
RESIDENTIAL CONCEPT PHASE II**
LOCATION:
**WEST 14TH STREET
TREMONT - CLEVELAND OHIO**

| | | |
|--|-----------------|----------|
| AUTHORIZED USE: | SCALE: | N.T.S. |
| <input checked="" type="checkbox"/> PRELIMINARY DESIGN | DATE: | 06/15/21 |
| <input checked="" type="checkbox"/> PROGRESS | JOB NUMBER: | 20-814 |
| <input checked="" type="checkbox"/> RECORD | REFERENCE: | |
| <input checked="" type="checkbox"/> CONTRACT ADMIN. | REFERENCE FLOOD | |
| <input checked="" type="checkbox"/> RECORD | RECORD | |

| | |
|-----------------|--------------|
| DRAWN BY: | ES |
| CHECKED BY: | DJS |
| EXISTING | SHEET NUMBER |





INTERSTATE 90
INTERBELT HIGHWAY
(VOLUME 371, PAGES
14-18 OF C.C.M.R.)
A PUBLIC RIGHT-OF-WAY

WEST 14TH STREET 100'
FORMERLY JENNINGS AVENUE
A PUBLIC RIGHT-OF-WAY

SITE PLAN SUMMARY:

5 TOTAL PARKING SPACES -
1 HANDICAP PARKING SPACE

RESIDENTIAL UNITS: (8) TOTAL
4 x 436 SF = 1,744 SF
2 x 557 SF = 1,114 SF
2 x 501 SF = 1,002 SF

TOTAL 1ST FLOOR UNITS AREA: 1,930 SF
TOTAL 2ND FLOOR UNITS AREA: 1,930 SF
TOTAL: 3,860 SF

1
SITE PLAN
SCALE: 1/16" = 1'-0"

WEST 14TH PHASE II
PROPOSED SITE PLAN



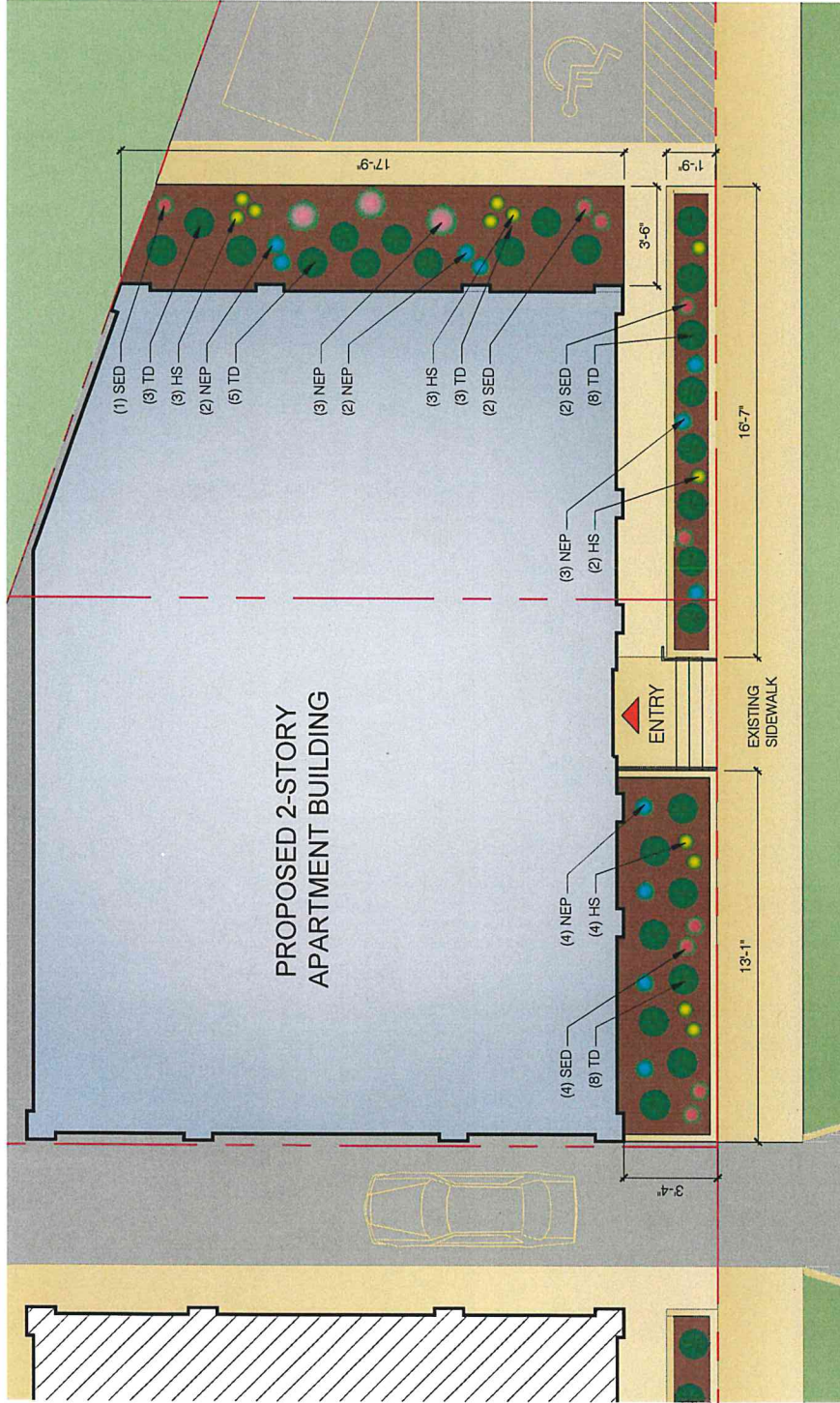
PROJECT:
**RICK MARON -
RESIDENTIAL CONCEPT PHASE II**
LOCATION:
WEST 14TH STREET
TREMONT - CLEVELAND OHIO

AUTHORIZED USE:
 SITE PLAN
 CONCEPT DEVELOPMENT
 PRELIMINARY
 PERMITS
 EXHIBITATION
 REFERENCE LID
 RECORD

SCALE: 1/16" = 1'-0"
DATE: 09-15-21
JOB NUMBER: 20-814
REFERENCE:
SHEET REF.:

DRAWN BY: ES
CHECKED BY: DJS
SITE PLAN
SHEET NUMBER

INTERSTATE 90



WEST 14TH STREET

PLANTING MATERIAL IMAGES

SHRUB



(TD)
DENSIFORMIS
ANGLOJAP YEW
TAXUS X MEDIA, No. 5

SHRUB



(SB)
SPIRAEA X BUMALDA
'ANTHONY WATERER'

PERENNIAL



(HS)
HEMEROCALLIS
STELLA-D-ORO-
YELLOW, No. 2

PERENNIAL



(SED)
SEDUM SPECTABILE
'AUTUMN FIRE'

PERENNIAL



(NEP)
NEPETA FAASSENII
'WALKERS LOW'
CATMINT

MULCH



HARDWOOD MULCH

WEST 14TH PHASE II
PROPOSED LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

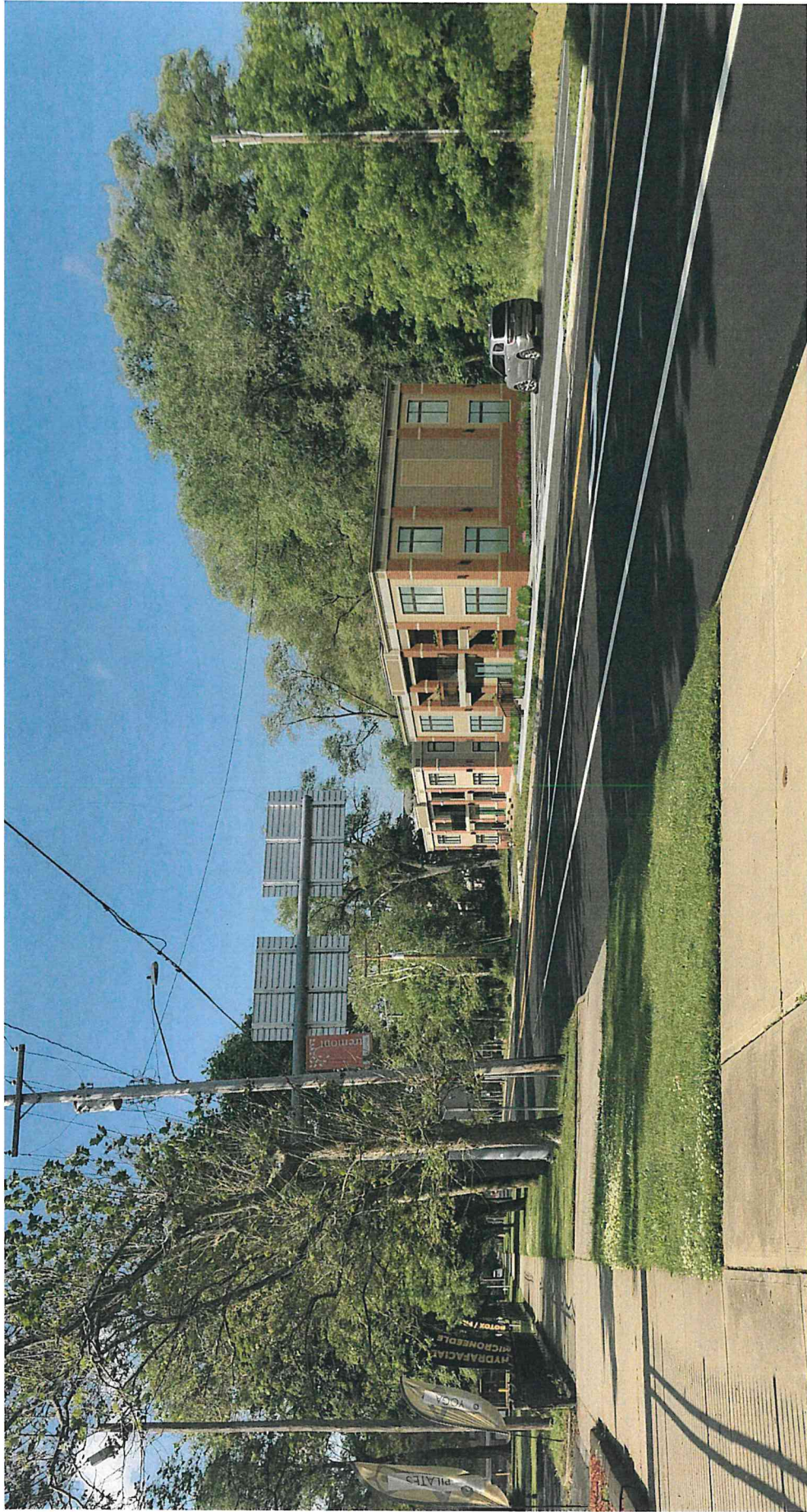


PROJECT: RICK MARON -
RESIDENTIAL CONCEPT PHASE II
LOCATION: WEST 14TH STREET
TREMONT - CLEVELAND, OHIO

AUTHORIZED USE:
 EXHIBIT DESIGN
 CONTRACT DOCUMENTS
 RECORDS
 REFERENCE ONLY
 REFERENCE ONLY
 RECORD

SCALE: 1/8" = 1'-0"
DATE: 06-15-21
JOB NUMBER: 20-814
REFERENCE:
SHEET NO.:

DRAWN BY: ES
CHECKED BY: DJJ
LP-1
SHEET NUMBER:



WEST 14TH PHASE II
CONTEXTUAL STREET VIEW
 SCALE: N.T.S.



PROJECT:
**RICK MARON -
 RESIDENTIAL CONCEPT PHASE II**
 LOCATION:
**WEST 14TH STREET
 TREMONT - CLEVELAND, OHIO**

| | |
|--------------------------|--------------------|
| AUTHORIZED USE: | |
| <input type="checkbox"/> | PRELIMINARY |
| <input type="checkbox"/> | PERMIT APPLICATION |
| <input type="checkbox"/> | PROGRESS |
| <input type="checkbox"/> | FINAL DESIGN |
| <input type="checkbox"/> | CONSTRUCTION |
| <input type="checkbox"/> | REFERENCE LOOK |
| <input type="checkbox"/> | RECORD |

SCALE: N.T.S.
 DATE: 06-15-21
 JOB NUMBER: 20-014
 REFERENCE:
 SHEET REF.:

DRAWN BY: ES
 CHECKED BY: DJJ
STREET VIEW
 SHEET NUMBER:





1
IM-1

WEST 14TH PHASE II
PROPOSED FRONT ELEVATION (EAST)
 SCALE: N/A



PROJECT: **RICK MARON - RESIDENTIAL CONCEPT PHASE II**
 LOCATION: **WEST 14TH STREET TREMONT - CLEVELAND, OHIO**

| AUTHORIZED USE: | |
|--------------------------|---------------|
| <input type="checkbox"/> | REVISIONS |
| <input type="checkbox"/> | PROCESSES |
| <input type="checkbox"/> | CONSTRUCTION |
| <input type="checkbox"/> | REFERENCE LOD |
| <input type="checkbox"/> | RECORD |

SCALE: N.T.S.
 DATE: 08-15-21
 JOB NUMBER: 20-014
 REFERENCE:
 SHEET REF.:

DRAWN BY: ES
 CHECKED BY: DJS
IM-1
 SHEET NUMBER:



1
IM-3

WEST 14TH PHASE II
PROPOSED SIDE ELEVATION (NORTH)
 SCALE: N/A



PROJECT: RICK MARON -
 RESIDENTIAL CONCEPT PHASE II
 LOCATION: WEST 14TH STREET
 TREMONT - CLEVELAND OHIO

AUTHORIZED USE:
 DESIGN DEVELOPMENT
 PERMITS
 RECORDS
 CONSTRUCTION
 REFERENCE (LUD)
 RECORD

SCALE: N.T.S.
 DATE: 06-15-21
 JOB NUMBER: 20-814
 REFERENCE:
 SHEET REF.:

DRAWN BY: ES
 CHECKED BY: DJJ
IM-3
 SHEET NUMBER:



DRAWN BY: ES
 CHECKED BY: DJJ
 SKETCH NUMBER: IM-2

SCALE: N.T.S.
 DATE: 06-15-21
 JOB NUMBER: 20-814
 REFERENCE:
 SHEET REF:

AUTHORIZED USE:
 RESIDENTIAL DEVELOPMENT
 PROPOSALS
 PRELIMINARY
 CONTRACTOR
 REFERENCE TOOL
 PROPOSAL

PROJECT: RICK MARON -
 RESIDENTIAL CONCEPT PHASE II
 LOCATION: WEST 14TH STREET
 TIREMONT - CLEVELAND OHIO



WEST 14TH PHASE II
 PROPOSED SIDE ELEVATION (SOUTH)
 SCALE: N/A

1
 IM-2



WEST 14TH PHASE II
PROPOSED REAR ELEVATION (WEST)
 SCALE: N/A



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 TREMONT - CLEVELAND, OHIO

AUTHORIZED USE:
 JOB COST ESTIMATE
 PROGRESS BILLING
 BIDDING
 CONTRACT ADMIN
 REFERENCE ONLY
 RECORD

SCALE: N.T.S.
 DATE: 06-15-21
 JOB NUMBER: 20-814
 REFERENCE:
 SHEET REF:

DRAWN BY: ES
 CHECKED BY: DJS
IM-4
 SHEET NUMBER: