

MAP CHANGE 2656

DEVELOPMENT, PLANNING & SUSTAINABILITY

NOVEMBER 29, 2022

Proposal

Changing the Use, Height and Area Districts of parcels of land north of Cedar Avenue between East 107th Street and Stokes Boulevard. (Map Change No. 2656); and subjecting an area titled the Site Development Boundary to Section 333.02 of the Cleveland Zoning Code; and attaching the Approved Site Development Plan.

Purpose

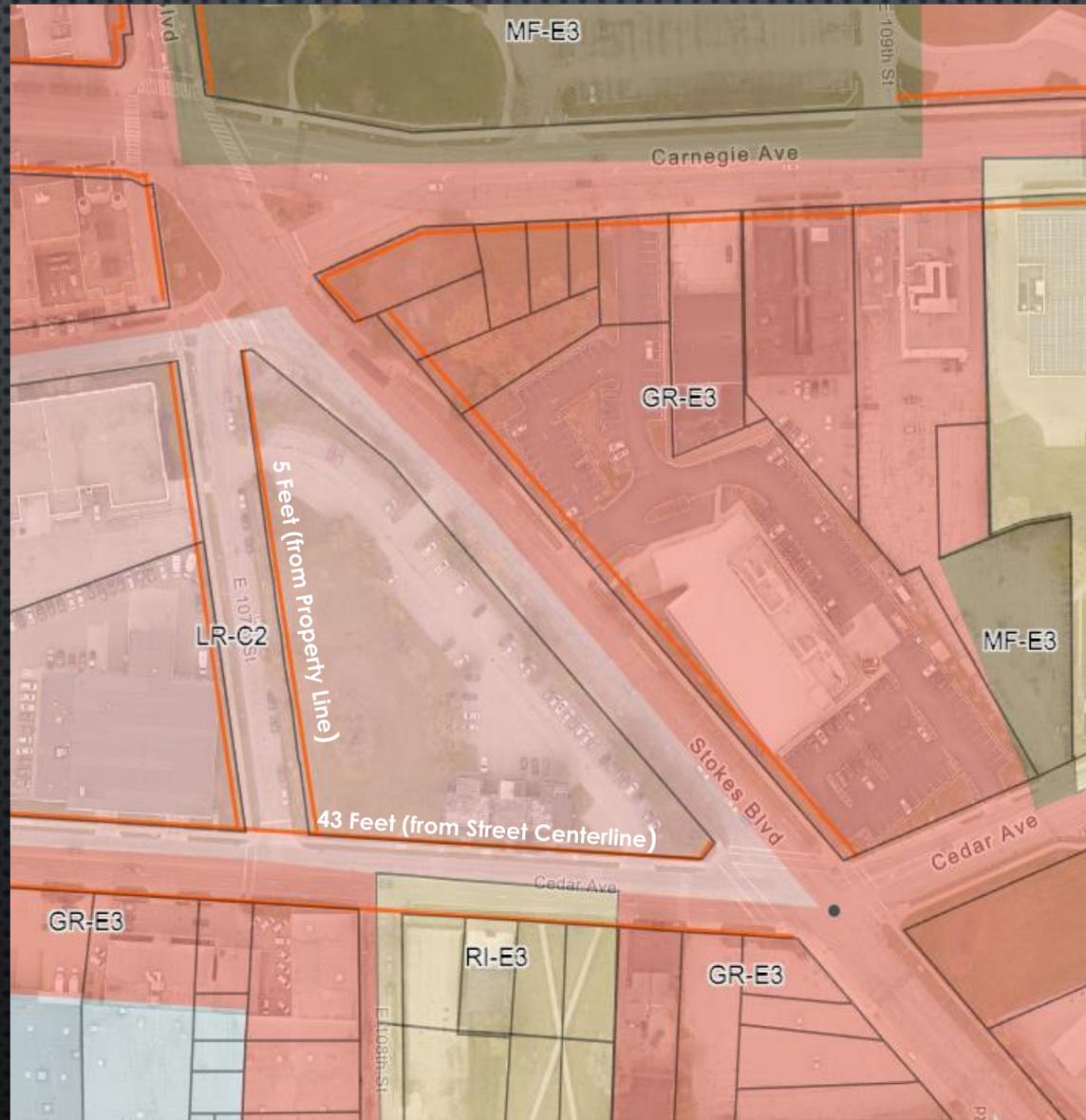
- To allow the proposed development to move forward as planned.
 - To promote a diversity in housing typologies
- To support transit and alternative mobility choices



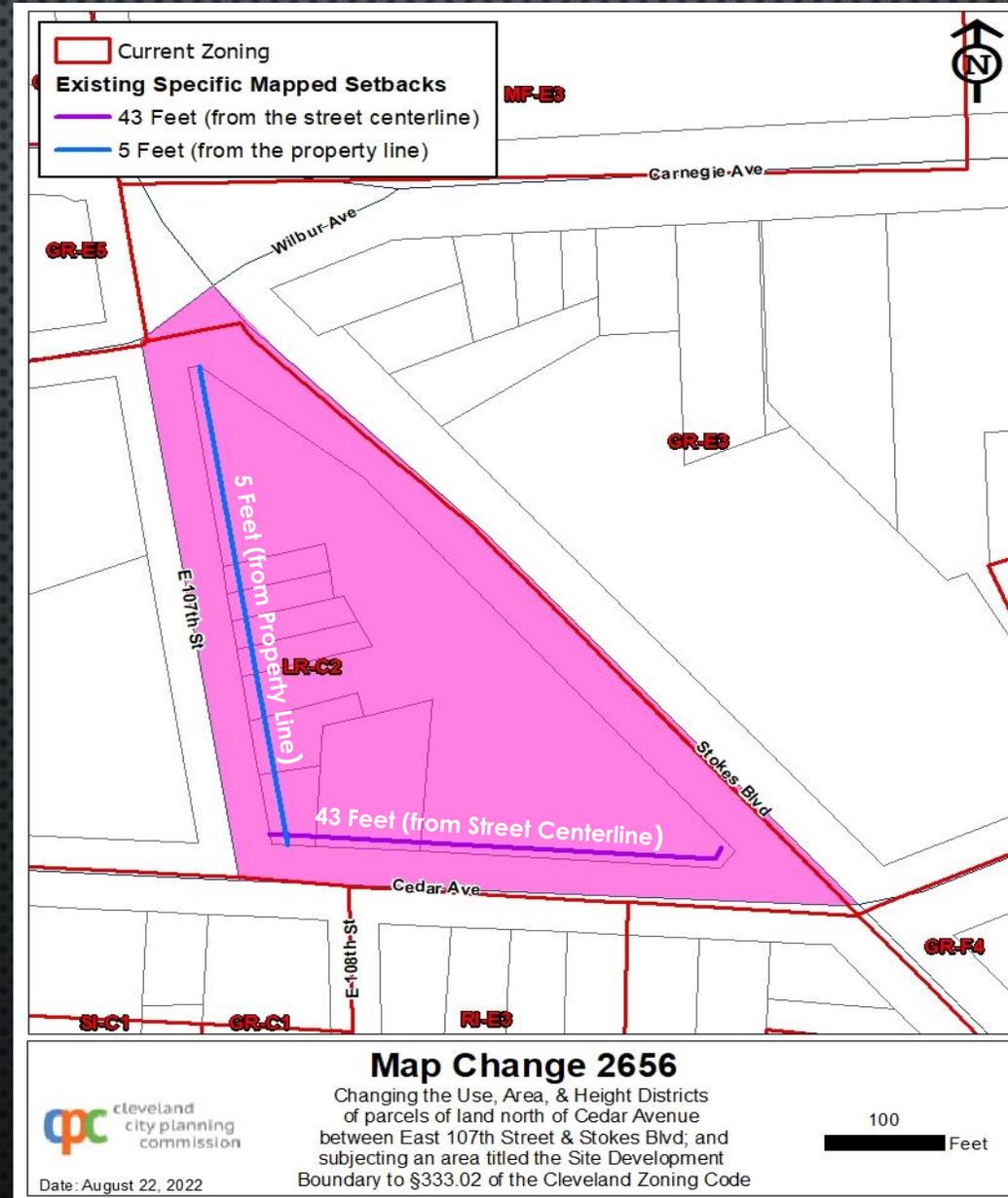
Existing Conditions



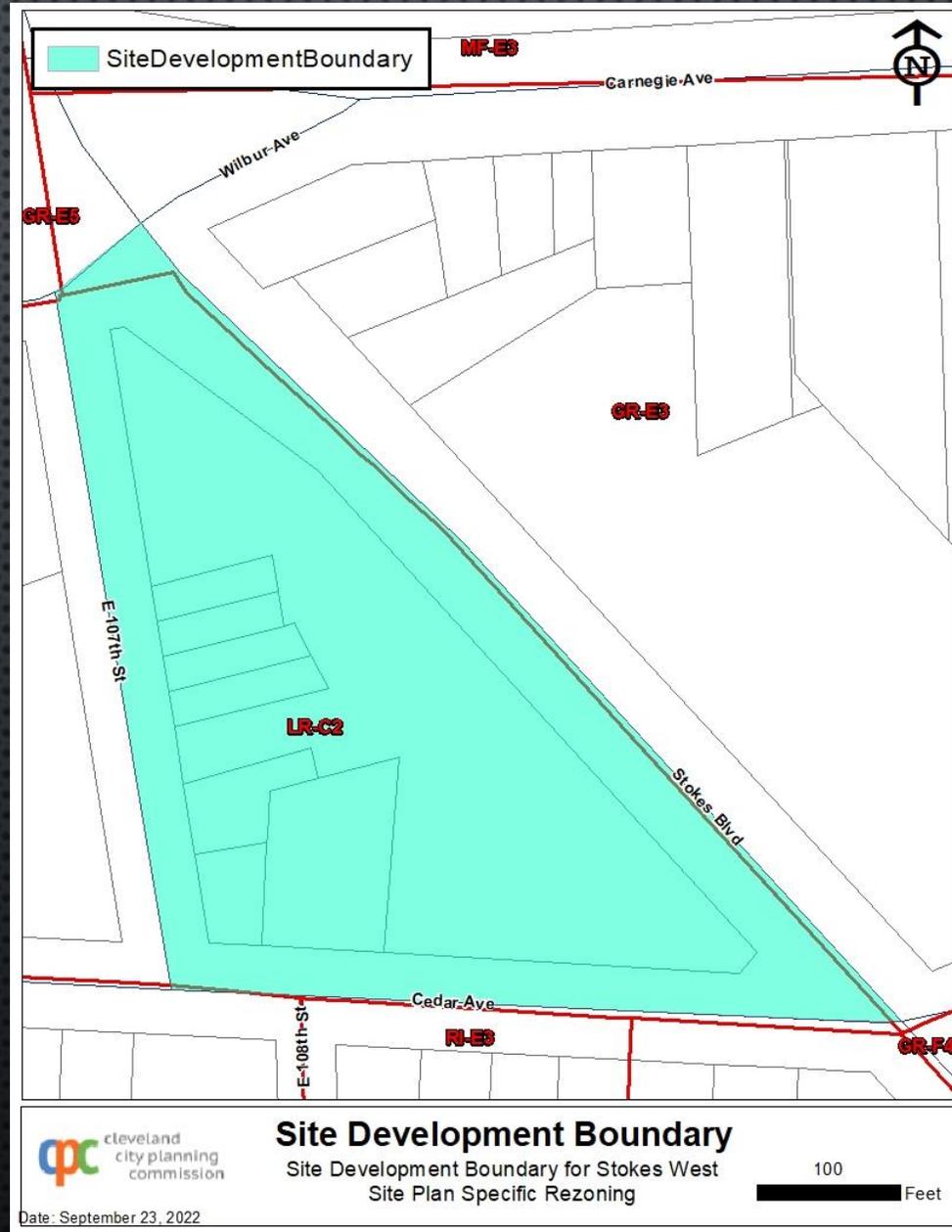
Existing Zoning



Existing Setbacks



Site Development Boundary



Site Plan

PROJECT INFORMATION

PROPOSED OCCUPANCY: MULTIFAMILY RESIDENTIAL	
TOTAL NUMBER OF TOWNHOMES:	4
2 BED TOWNHOMES:	4
3 BED TOWNHOMES:	2
TOTAL NUMBER OF APARTMENT UNITS:	202
STUDIO:	160
1 BEDROOM:	41
1 BEDROOM LOFT:	18
2 BEDROOM:	23
2 BEDROOM LOFT:	4
TOTAL TOWNHOUSE AREA:	12,000 SF
TOTAL APARTMENT BUILDING AREA:	14,196,500 SF
GROUND FLOOR:	30,200 SF
LOFT:	15,400 SF
THIRD FLOOR:	27,100 SF
FOURTH FLOOR:	20,000 SF
FIFTH-SEVENTH FLOOR:	22,100 SF EA.
EIGHTH FLOOR:	4,500 SF
POOL DECK AREA:	118,500

PARKING PROPOSAL

332 TOTAL CAR SPACES
46 PARALLEL 10'-0" X 20'-0" ON STREET SPACES
87 TOTAL OFF-STREET PARKING SPACES
(02) 8'-6" X 18'-0" TYP. PARKING SPACES
(02) 8'-6" X 15'-0" COMPACT SPACES
(10) 8'-6" X 18'-0" SPACES W/ CHARGING
(04) 8'-6" X 18'-0" ACCESS W/ 9'-0" AISLE
(01) 8'-6" X 18'-0" ACCESS W/ 8'-0" AISLE
(08) 10'-0" X 20'-0" PARALLEL SPACES

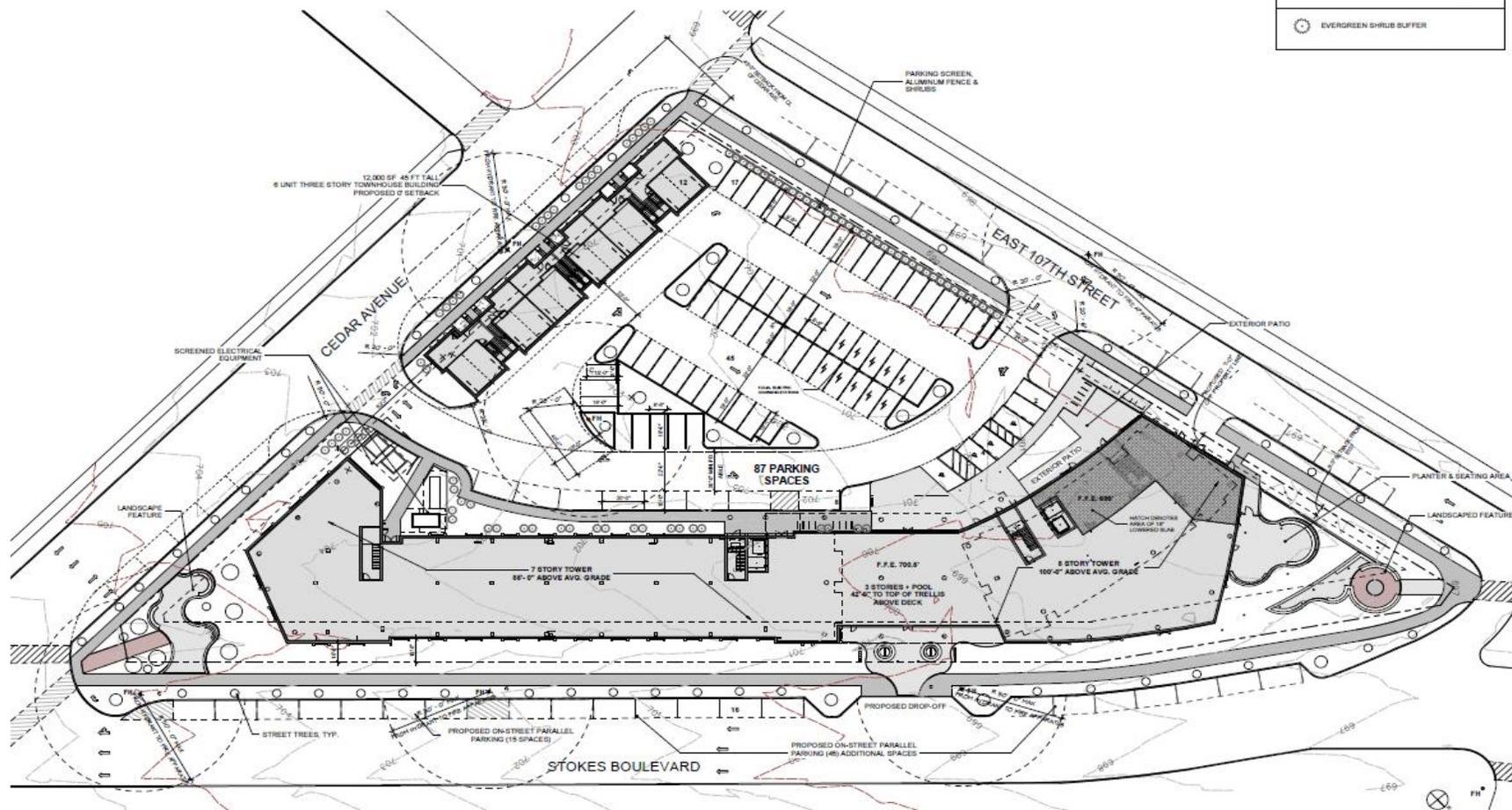
LEGEND

---	PROPERTY LINE
---	ZONING SETBACK LINE
	PEDESTRIAN CROSSING
▬▬▬	CONCRETE SIDEWALK
▬▬▬	HARDSCAPE PAVING
▬▬▬	GRASS
▬▬▬	BLACK ALUMINUM 4'-0" HIGH PICKET FENCE
○	EVERGREEN SHRUB BUFFER



The Office at the Agora
8000 Euclid Avenue, Suite 104
Cleveland, OH 44103
LDAArchitects.com
216.332.1890

REV	DATE	DESCRIPTION
06	10/20/22	ISSUED FOR PLANNING REVIEW
07	07/20/23	ISSUED TO OWNER/APP



Elevations



BOSTON VALLEY - TERRACOTTA



AS&D BALCONY CABLE RAILING



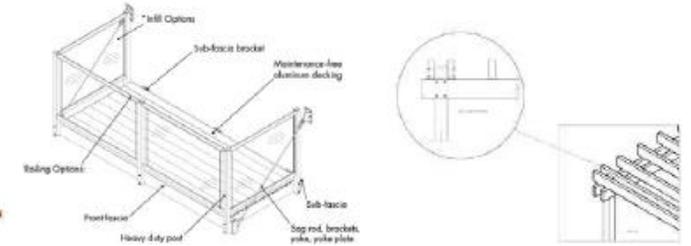
KAWNEER METROVIEW WINDOW WALL



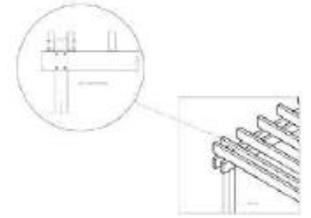
ACM RAINSCREEN



KNOTWOOD - SOFFIT



AS&D PREFAB BALCONY SYSTEM



KNOTWOOD - TRELLIS SYSTEM



SOUTH ELEVATION

Elevations



NORTH ELEVATION



NORTH ELEVATION - TOWNHOMES



EAST ELEVATION - TOWNHOMES



SOUTH ELEVATION - TOWNHOMES



WEST ELEVATION - TOWNHOMES

Elevations



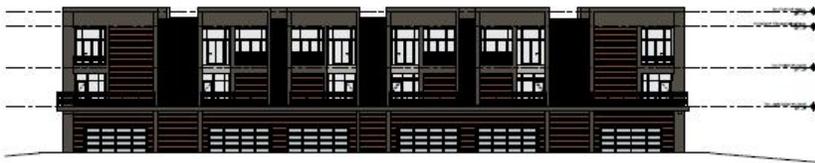
NORTH ELEVATION



NORTH ELEVATION - TOWNHOMES



EAST ELEVATION - TOWNHOMES



SOUTH ELEVATION - TOWNHOMES



WEST ELEVATION - TOWNHOMES

Elevations



Elevations



Parking



- ❑ 255 Apartment Units
 - 66% Fully Finished Studio Apartments (169)
 - No short-term (Air BNB) Rentals
- ❑ 6 Townhome Units
- ❑ 87 Off-Street Parking Spaces (33% of Required)

Transit Demand Management



- ❑ Set of strategies aimed at maximizing traveler choices.
- ❑ Focuses on understanding how people make transportation decisions and helping people use infrastructure that is in place for transit, ridesharing, walking, biking and other modes of active transportation
- ❑ Provided a list of choices that have been identified as highest priorities that offer the greatest amount of opportunity and benefit to residents and visitors alike
- ❑ Current Site Plan Specific Legislation requires development to adopt and maintain prescriptive TDM Strategies

Required TDM Strategies

❑ will be exempt from requirements of §349.04 – as it relates to automobile parking, so long as property owner continuously adopts and maintains the TDM Strategies as adopted by CPC, and attached hereto.

❑ Transit Options

❑ Will subsidize transit passes at 40% subsidy to tenants not eligible for free or discounted passes as students or employees through the Commuter Advantage Program offered by surrounding institutions and employers.

❑ Car & Parking Options

❑ Residents experience cost savings if opt not to rent a parking space(s)

❑ Electric Car charging stations will be provided for 10 parking spaces initially with infrastructure to expand to at least 50% of parking spaces.

- ACRE has direct investment with electric charging firm to handle challenges and reduced parking will not cause grid overload

Required TDM Strategies

□ Active Transportation –

- Will work with City of Cleveland to reduce traffic lanes, improve crosswalks and utilize other traffic calming features to enhance the pedestrian experience
- Streetscape improvements are planned to provide new sidewalks and landscaping surrounding project site.
- Interior secured bike parking provided for 150+ bikes and covered exterior bicycle parking will be provided for convenience
- Bicycle repair kits, air pumps, and adequate workspace provided for all residents and staff
- Shared bicycle program with locks, helmets, baskets and other amenities will be explored and provided as an amenity.
- Designated parking will be available for Shared electric scooters as an affordable, convenient and carbon-free amenity.

Council Support



CITY OF CLEVELAND
Office of the Council

www.clevelandcitycouncil.org

Blaine A. Griffin PRESIDENT OF COUNCIL

COUNCIL MEMBER, WARD 6

COMMITTEES: Finance, Diversity, Equity & Inclusion - *Chair* • Rules - *Chair* • Mayor's Appointments • Operations

October 12, 2022

City Planning Commission
Joyce Huang, Director
City of Cleveland
601 Lakeside Avenue, Room 501
Cleveland, OH 44114

Dear Director Huang,

I am writing today to share my strong support of the Stokes West residential development, including the required site-specific zoning changes pending review before City Planning Commission and Cleveland City Council regarding the site use, boundaries, and parking requirements.

The proposed development spans the block of Stokes Boulevard between Carnegie and Cedar Avenues and will bring hundreds of new residents to University Circle's burgeoning southern gateway, adjacent to the ongoing New Economy and Innovation Square developments in the Fairfax neighborhood. Its close proximity to major transit lines including the Health Line and Red Line, in addition to its location within walking distance to several large regional employers, places it squarely within the City of Cleveland's goal to actively promote alternative modes of transportation and reduce parking requirements throughout the city.

The development team has worked diligently with my office, University Circle Inc., Fairfax Renaissance Development Corporation, City Planning Commission staff and community members to listen and be responsive to feedback from community stakeholders. As a result, the project has incorporated meaningful changes including the addition of townhomes along Cedar Avenue and the incorporation of affordable housing units. The project secured final approval from the Euclid Corridor Design Review Committee on August 18th and Cleveland City Planning Commission on August 19th. I also understand and appreciate that the project has the full support of University Circle Inc. (UCI), the community development corporation for this neighborhood and owner of the property, along with the Fairfax Renaissance Development Corporation.

I thank you for your time and once again offer my strong support for this project, which supports the continued growth and prosperity of Cleveland's East Side.

Sincerely,

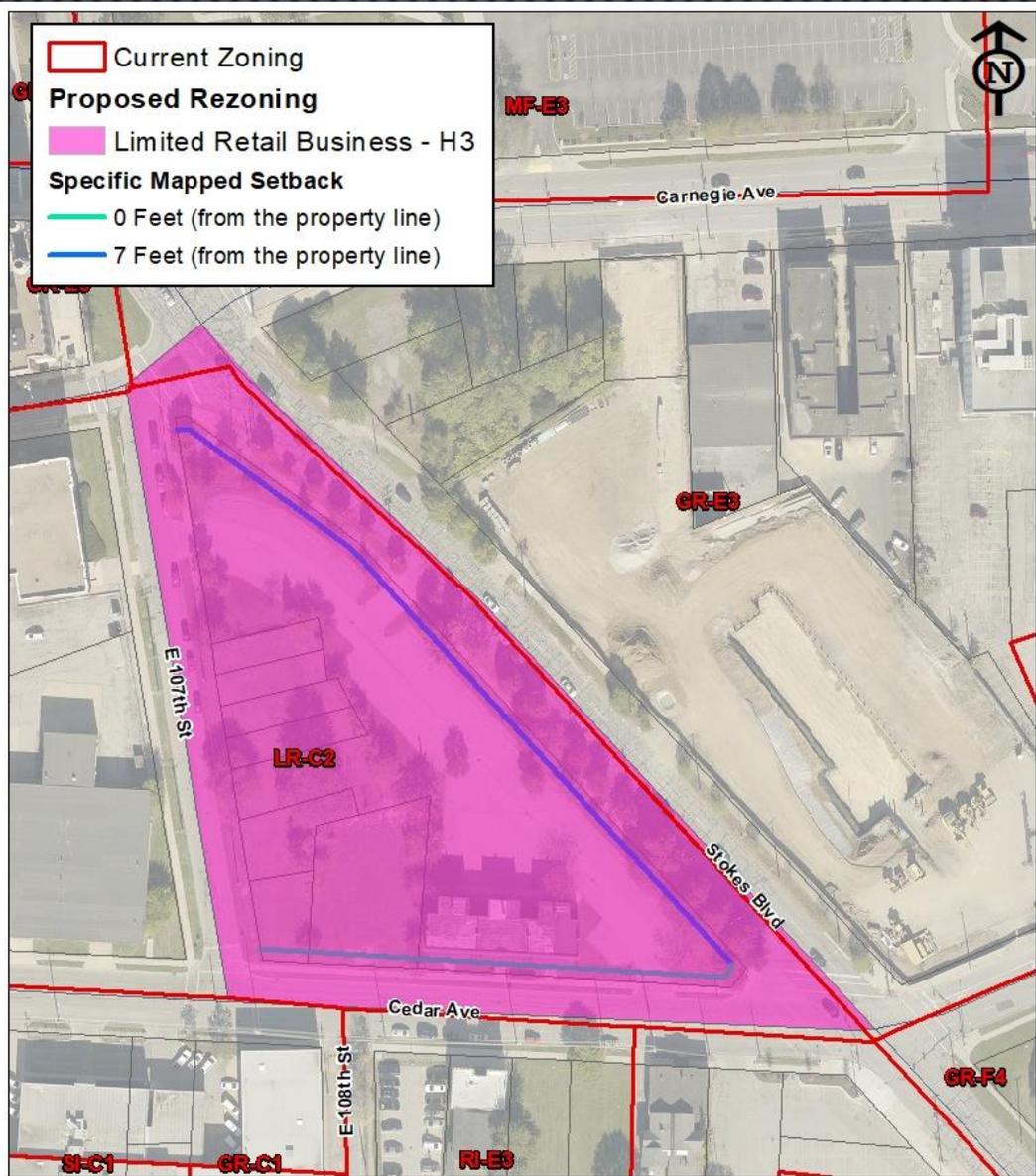
A handwritten signature in blue ink that reads 'Blaine A. Griffin'.

Blaine A. Griffin
Council President
Cleveland City Council

City Hall 601 Lakeside Avenue, N. E., Room 220, Cleveland, OH 44114

Email bgriffin@clevelandcitycouncil.org • Office of the President (216) 664-2903 • Ward 6 Office (216) 664-4234 • Fax (216) 664-3837

Current Zoning
Proposed Rezoning
 Limited Retail Business - H3
Specific Mapped Setback
 0 Feet (from the property line)
 7 Feet (from the property line)



Map Change 2656

Changing the Use, Area, & Height Districts
 of parcels of land north of Cedar Avenue
 between East 107th Street & Stokes Blvd; and
 subjecting an area titled the Site Development
 Boundary to §333.02 of the Cleveland Zoning Code



Date: August 22, 2022

