

Map Change 2671

Development, Planning & Sustainability Committee
June 5, 2023

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. 2671); 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

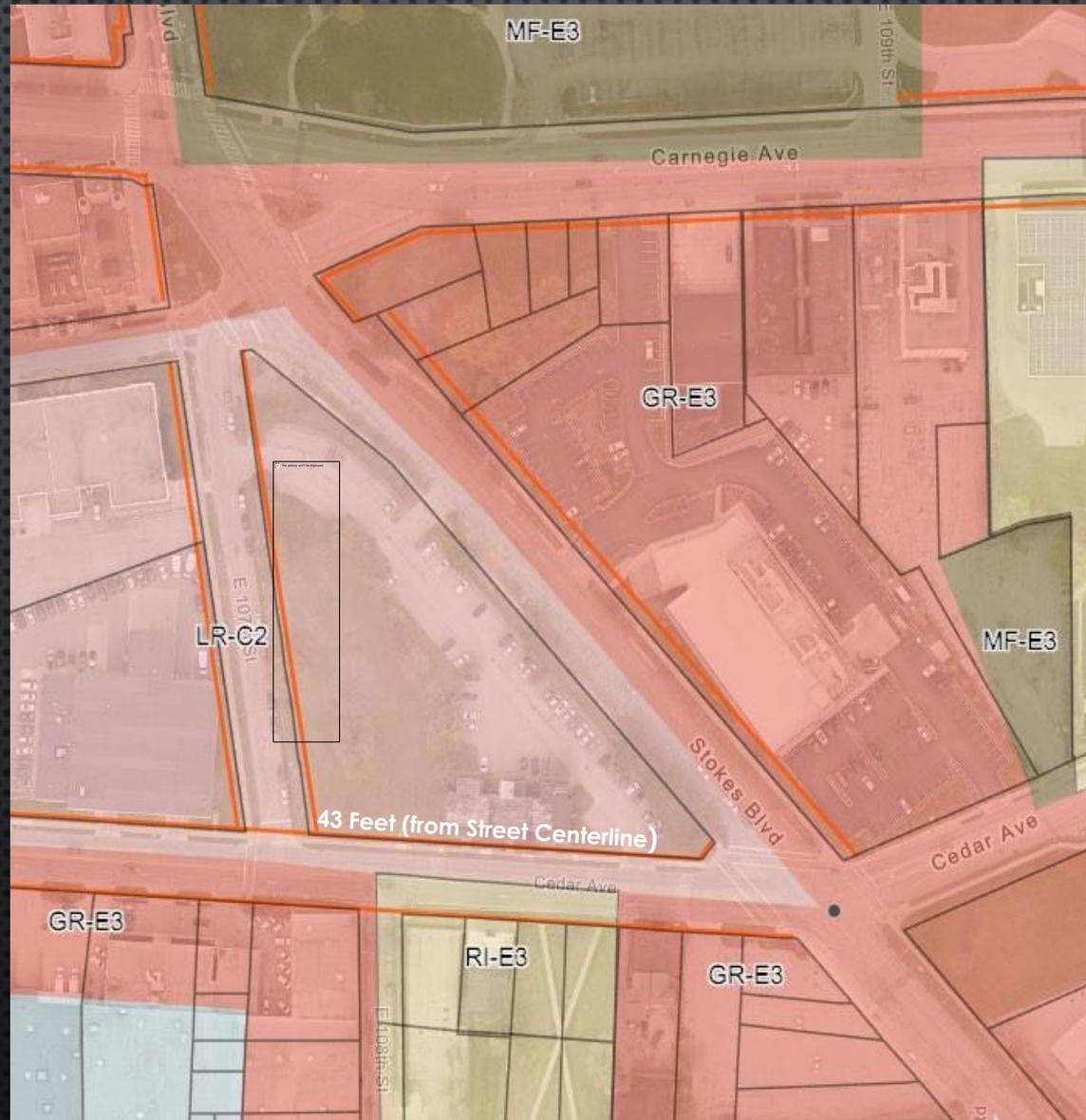
- To allow the proposed development to move forward as planned.
 - To promote a diversity in housing typologies
- To support transit and alternative mobility choices



Existing Conditions



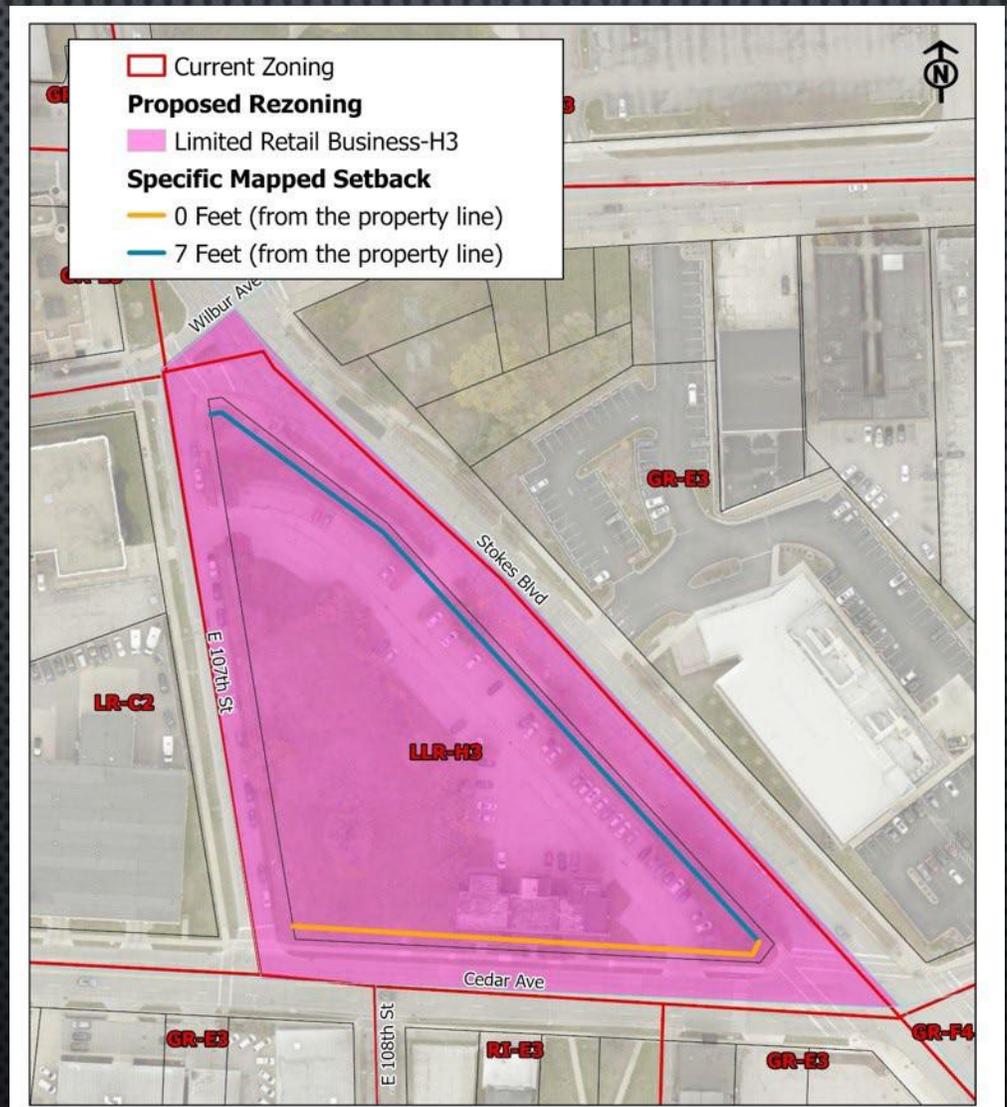
Existing Zoning



Existing Setbacks



Proposed Zoning



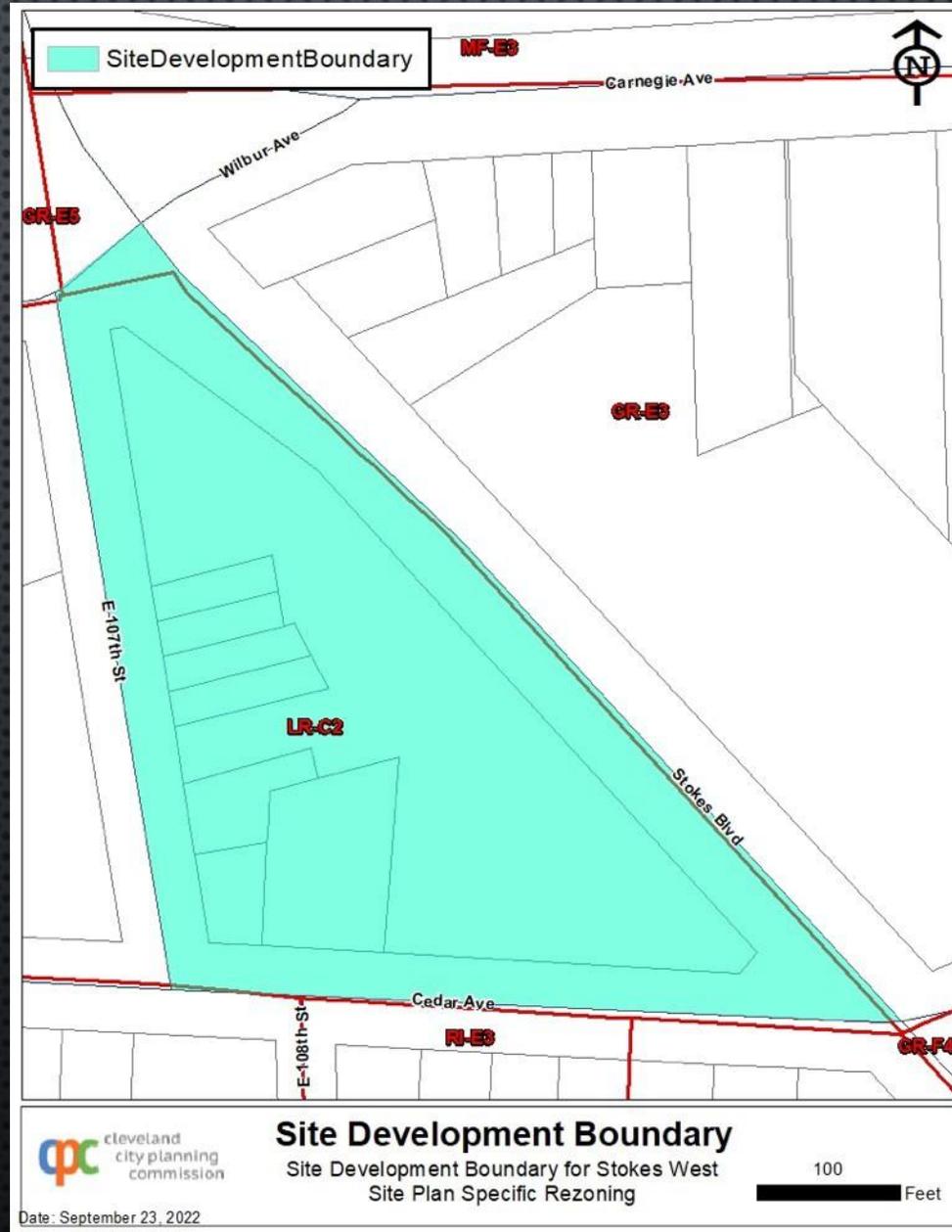
Map Change 2671

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

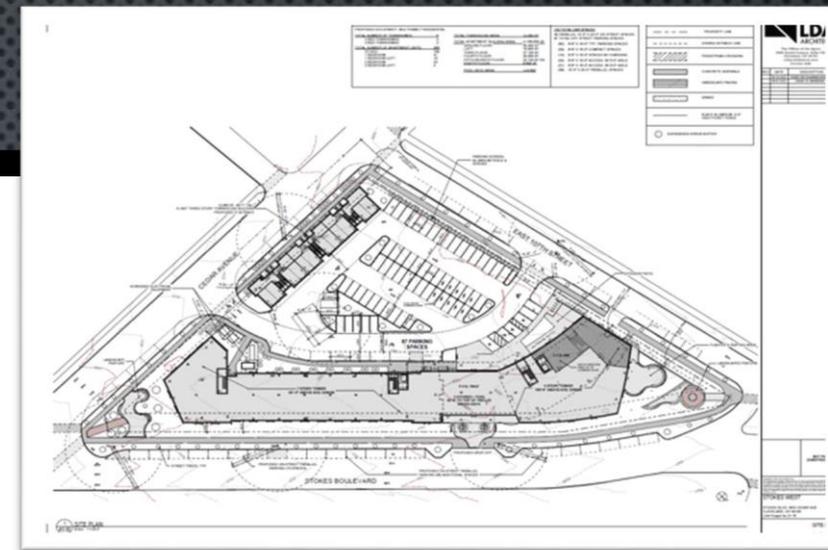
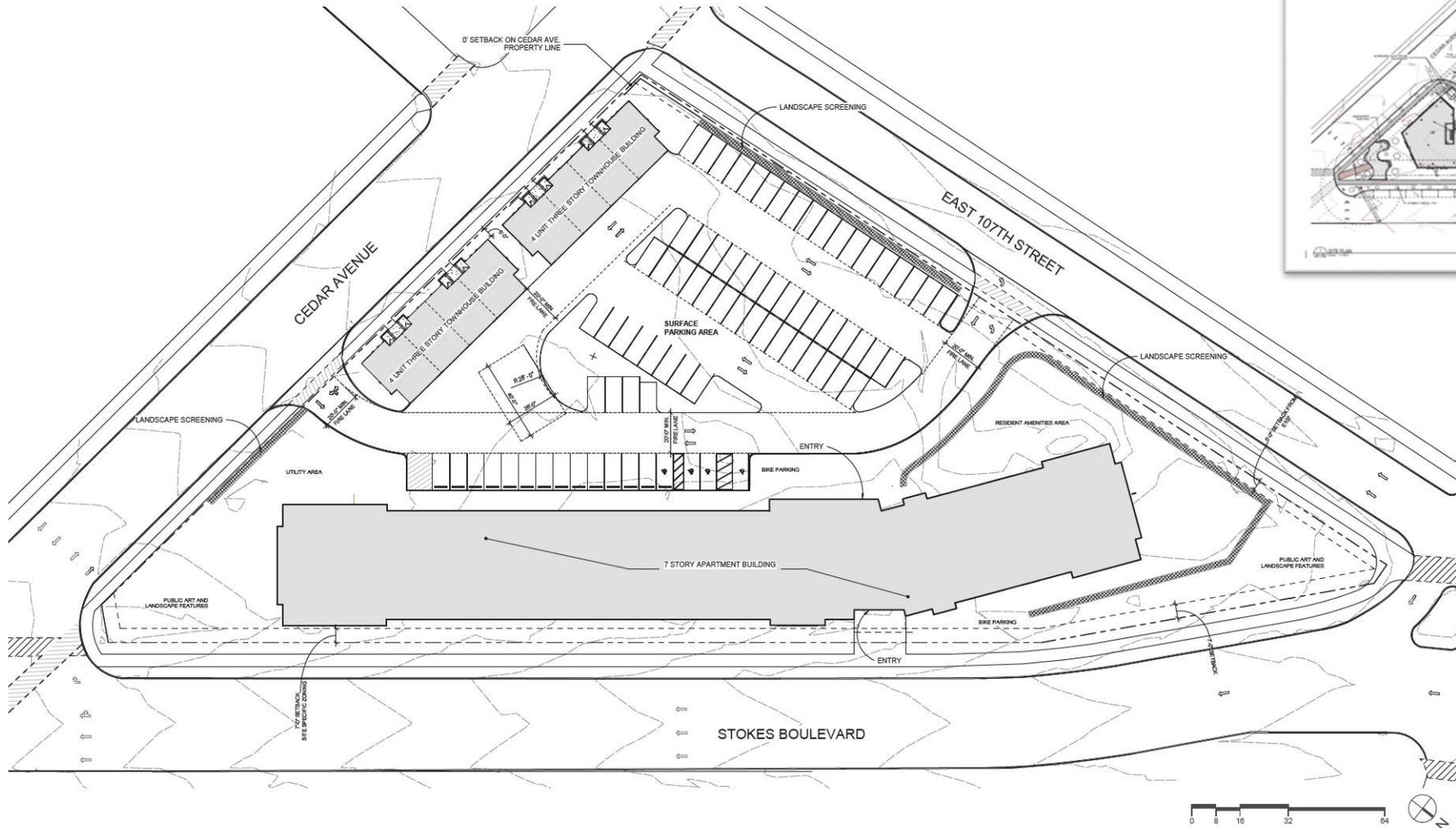


Date: May 08, 2023

Site Development Boundary



Site Plan



SITE PLAN | SCALE: 1" = 10'-0"

Elevations



WEST ELEVATION



APARTMENT BUILDING | EXTERIOR ELEVATIONS



NORTH ELEVATION

Elevations



Elevations



NORTH ELEVATION - TOWNHOMES



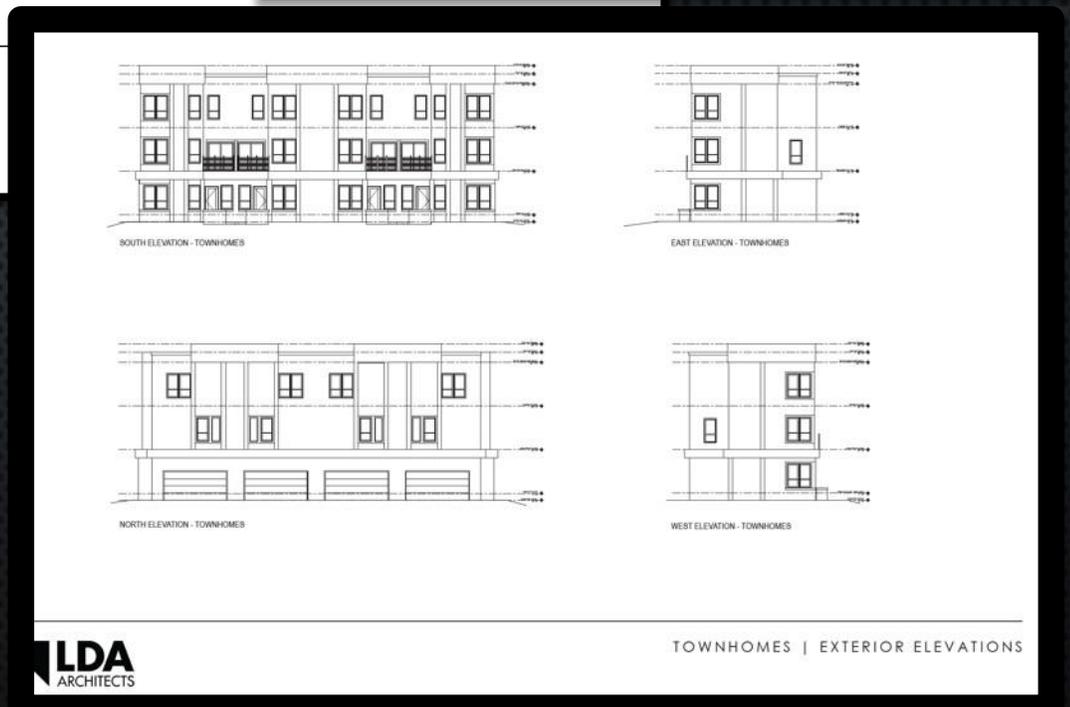
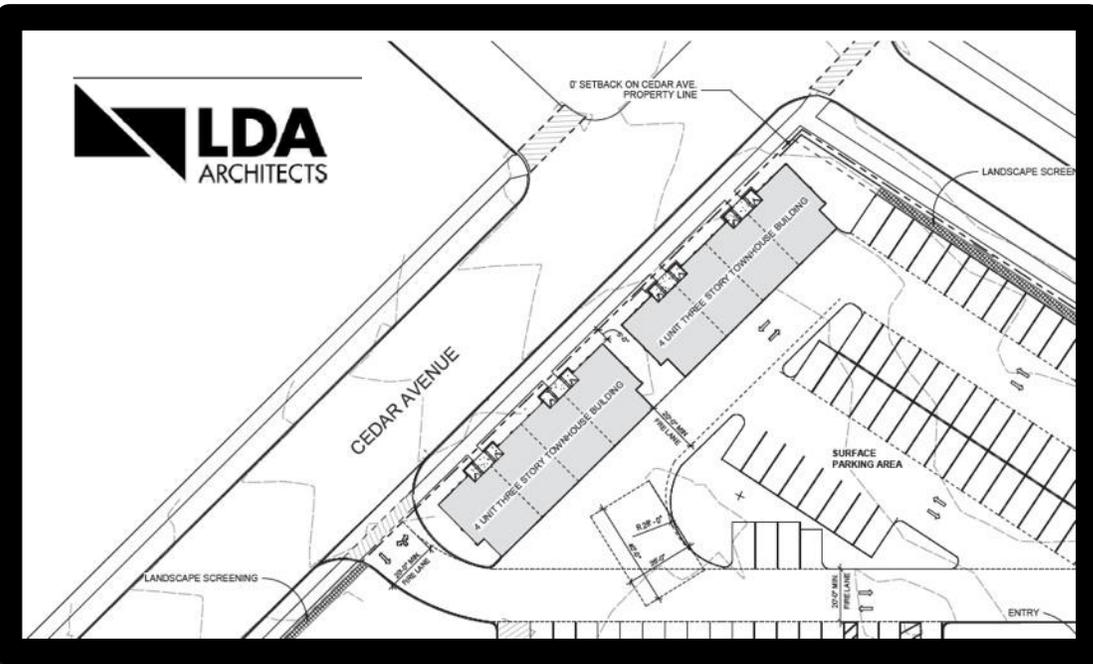
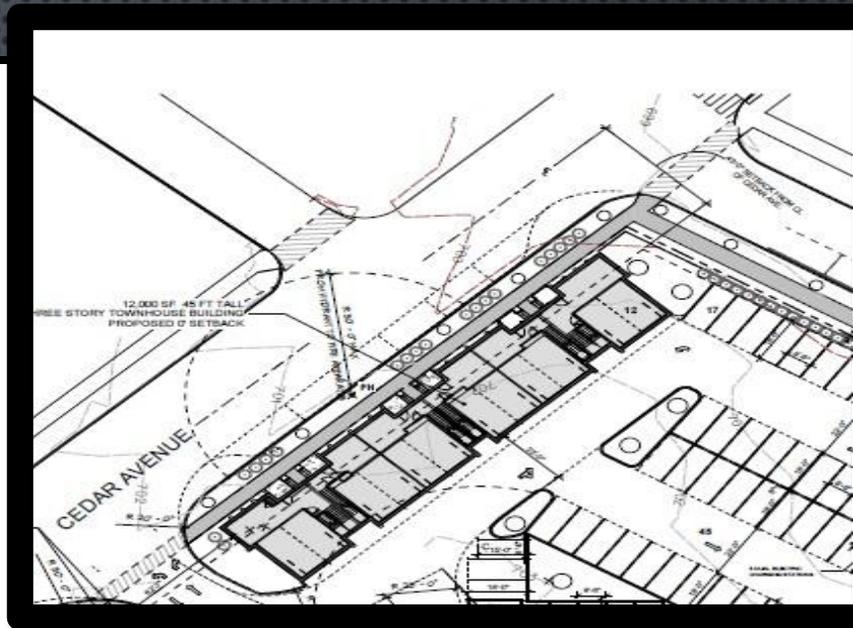
EAST ELEVATION - TOWNHOMES



SOUTH ELEVATION - TOWNHOMES



WEST ELEVATION - TOWNHOMES



Elevations



Parking



- ❑ 255 Apartment Units
 - 66% Fully Finished Studio Apartments (169)
 - No short-term (Air BNB) Rentals
- ❑ 8 (previously 6) Townhome Units
- ❑ 89 (prev. 87) Off-Street Parking Spaces (35% of Required)

Why?

ACRE

June 29, 2022
VIA ELECTRONIC MAIL

Denise VanLeer, Executive Director
Fairfax Renaissance Development Corporation
8111 Quincy Avenue, Suite 100
Cleveland, OH 44104
dvanleer@fairfaxdev.org

Re: Proposed Development 10713-10723 Cedar Ave.

Dear Ms. VanLeer,

Thank you for taking the time to meet with myself and my team last week to discuss our plans to develop the property at 10713-10723 Cedar Avenue in the Fairfax neighborhood of Cleveland, Ohio with a new housing project. This letter is to memorialize the concerns you raised about parking in the Fairfax neighborhood.

As we discussed, based on the location and proposed development, there is an additional burden on residential streets that currently serve the Fairfax neighborhood. However, we understand your concerns and want to resolve them. We will work in good faith to bring a parking solution to the Fairfax neighborhood that addresses the concerns you raised about parking in the Fairfax neighborhood. We will work in good faith to bring a parking solution to the Fairfax neighborhood that addresses the concerns you raised about parking in the Fairfax neighborhood.

Specifically, with your input, we will work in good faith to bring a parking solution to the Fairfax neighborhood that addresses the concerns you raised about parking in the Fairfax neighborhood. We will work in good faith to bring a parking solution to the Fairfax neighborhood that addresses the concerns you raised about parking in the Fairfax neighborhood.

We thank you for your continued support for our development. We will work in good faith to bring a parking solution to the Fairfax neighborhood that addresses the concerns you raised about parking in the Fairfax neighborhood.

Sincerely,

Jeff Gold

TMS Engineers, Inc.

Transportation Management Services
2112 Case Parkway South, #7 - Twinsburg, Ohio 44087
www.TMSEngineers.com

September 9, 2022

Mr. Steven Jennings, RA
LDA Architects
5000 Euclid Avenue
Suite 104
Cleveland, Ohio 44103

Re: UCI Stokes West
Cleveland, Ohio
Parking Supply and Demand Analysis

Dear Mr. Jennings:

TMS Engineers, Inc. has performed the following parking supply and demand analysis for a proposed multi-story residential development which is to be located in Cleveland, Ohio. The building will be located north of Cedar Avenue and southwest of Stokes Boulevard (see **Location Map, Figure 1**). The purpose of this parking supply and demand study is to estimate the amount of peak parking that will be generated by the proposed development and determine if there is currently sufficient parking on the site and within the nearby parking lots. The proposed development has a seven (7) story tower and will contain 261 residential townhouses/apartments. The site is located within the University Circle District and is within a half mile from rail transit. The site plan for the development can be seen in **Figure 2**. The following are the results of our parking generation analysis.

Parking Generation Rates

The calculation of future peak parking usage requires an estimate of the number of spaces which will be typically occupied by a certain land use. This estimate is typically expressed as a parking generation rate. In order to estimate the number of parking spaces needed in a typical weekday at a mid-rise multifamily housing building, a parking generation rate was calculated using data and procedures found in the Institute of Transportation Engineers (ITE) "Parking Generation" Manual, Fifth Edition. The parking generation rate from ITE includes patron parking and spaces for the handicapped for the site.

Copies of the parking generation worksheets for the development can be seen in the attached **Figure 3**. Please note that the "Center City Core" category for the parking demand was utilized for this report. The site is being designed to service those who may work adjacent to the development such as at Cleveland Clinic and Case Western Reserve and also have rail transit at the disposal of the tenant.

The table on the following page shows the estimated peak parking generation during a typical

Phone: (330) 886-6400 • Fax: (330) 886-6417 • E-Mail: Mail@TMSEngineers.com

□ TMS Engineers Demand Study

□ Commitment to Fairfax to work expeditiously with City to create a Residential Permit Parking to preserve residential street parking for current residents of neighborhood – should residential street parking become an issue

□ Close Proximity to several bus routes, including Health Line, which offers 15 mins. Or better frequency.

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

D Current Zoning

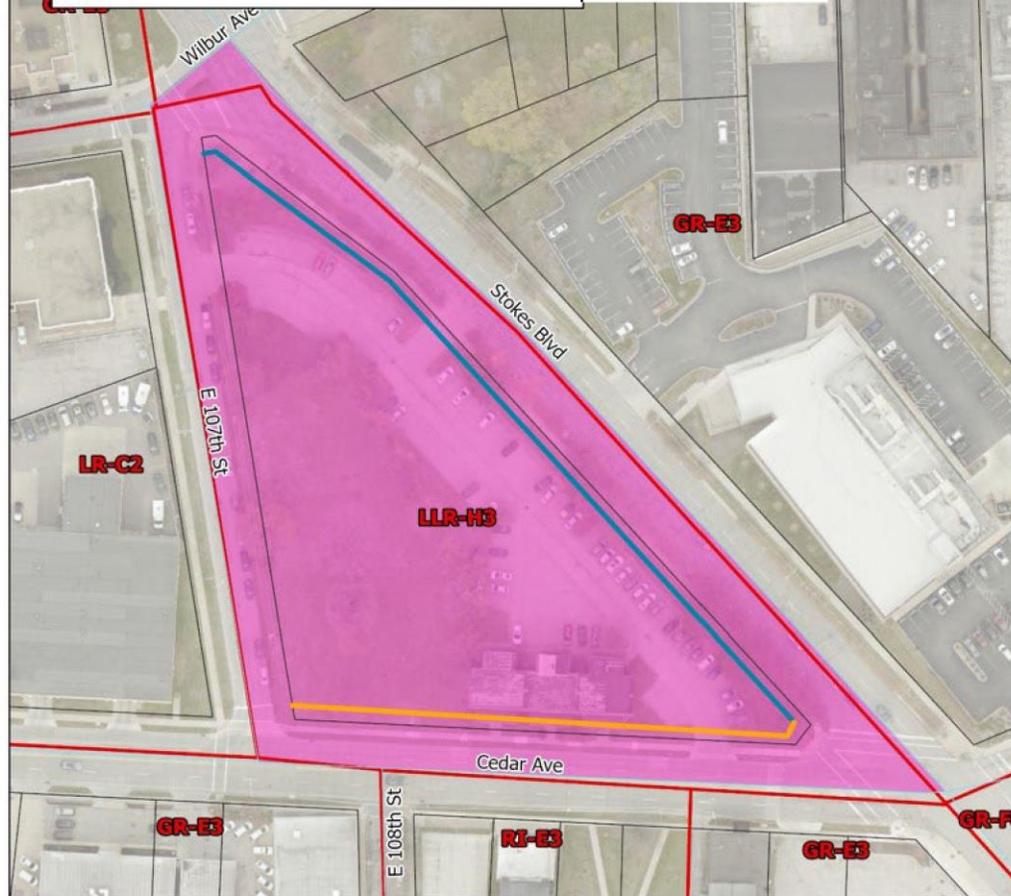
Proposed Rezoning

Limited Retail Business-H3

Specific Mapped Setback

0 Feet (from the property line)

- 7 Feet (from the property line)



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100 Feet