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Cedar-Lee-Meadowbrook

Flaherty & Collins | Final Planning Commission Review V.2 | 02.09.22



Preliminary Planning Commission Review (12/8/2021)

Primary comments from 12/8 Preliminary Planning Commission Review:

1. Building heights and presence (notably along Cedar Road)
2. Neighborhood context and relationship (size, scale and setback)
3. Lighting, landscaping, trash / service areas, and signage considerations
4. Sustainability measures (notably which standard the initiative will be following)

What you will see as a direct result:

- Updated building elevations, streetscape plans and accompanying materials
- Model views that better illustrate the initiative's relationship to its context
- Plans and diagrams that show streetscaping, landscaping, lighting and other information
- Renderings that communicate Cedar-Lee's enhanced experience through architecture and open spaces



Cedar-Lee-Meadowbrook

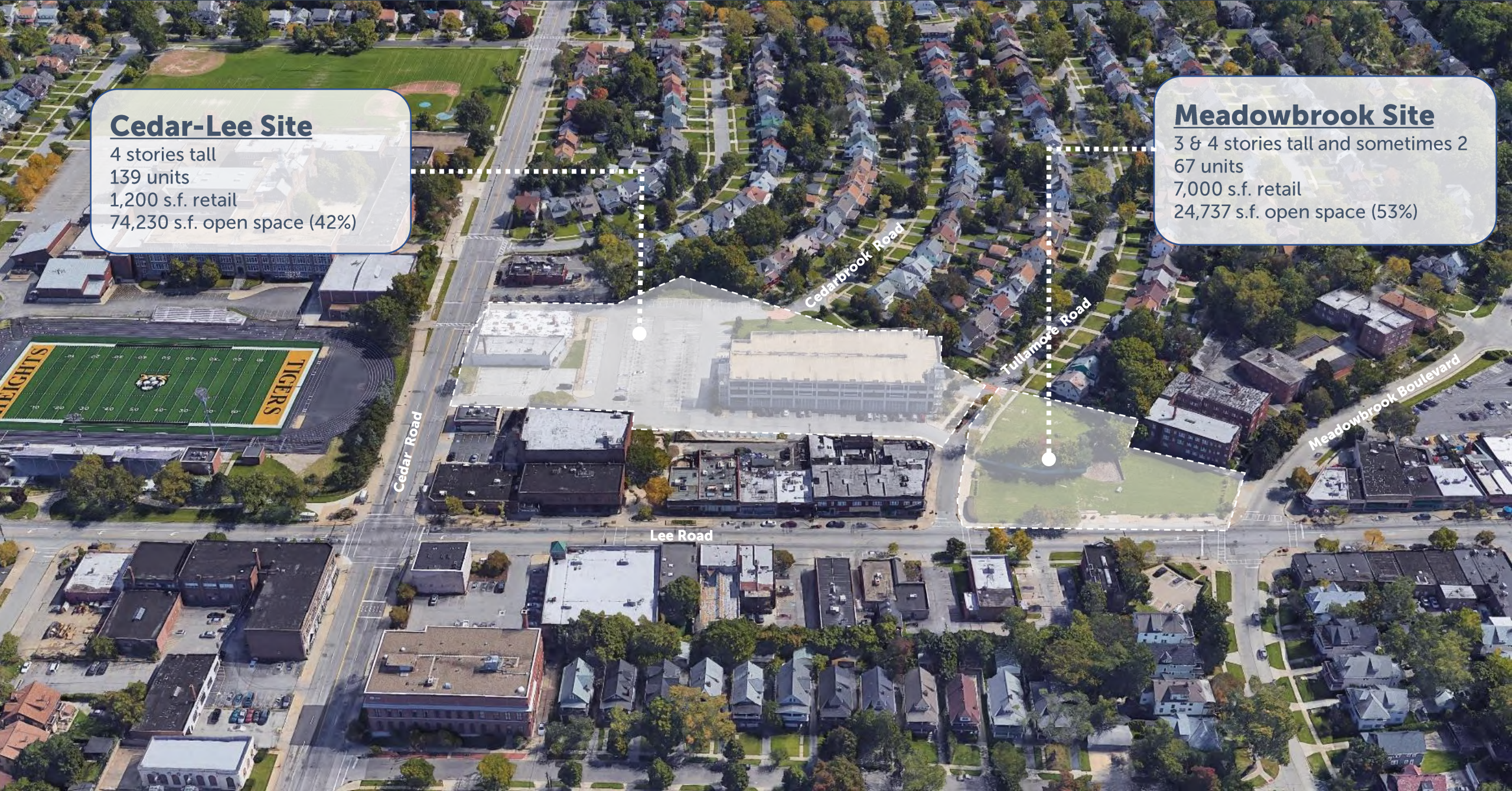
Development Vision

Cedar-Lee Site

4 stories tall
139 units
1,200 s.f. retail
74,230 s.f. open space (42%)

Meadowbrook Site

3 & 4 stories tall and sometimes 2
67 units
7,000 s.f. retail
24,737 s.f. open space (53%)





PARKING LOT



ADJACENT MINI PARK



UNDERUTILIZED PARKING GARAGE



ADJACENT TREES AND GREEN SPACE



GARAGE AND LOT CONTEXT



UNDERUTILIZED SPACE



OPEN SPACE



LEE ROAD STREETScape CONTEXT



UNDERUTILIZED SPACE



TULLAMORE TOPOGRAPHY

Total Open Space: 2.3 acres

(Areas reflected in green)

Cleveland Heights High School

Heights High Football Field & Track

Cedar Road

Barber & Beauty Supply Outlet

Cedar-Lee Theatre
Cleveland Barber Studio
Westwork Architectural Studio
HeightsArts Gallery

Lee Road

Boss Dog Brewing Company
Rudy's Pub
Elite Bistro

Momo's Kebab
Lee's Seafood Boil
Two Brothers
Marchant Manor Cheese

Cedarbrook Road

Cedar-Lee Site Open Space Calculation
Total Area of Site: 176,980 s.f.
Open Space: 74,230 s.f. (1.7 acres)
Open Space Percentage: 42%

Tullamore Road

Meadowbrook Boulevard

Fence Types



A 6' BOARD-ON-BOARD PRIVACY FENCE



B 6' TALL DECORATIVE ALUMINUM FENCE

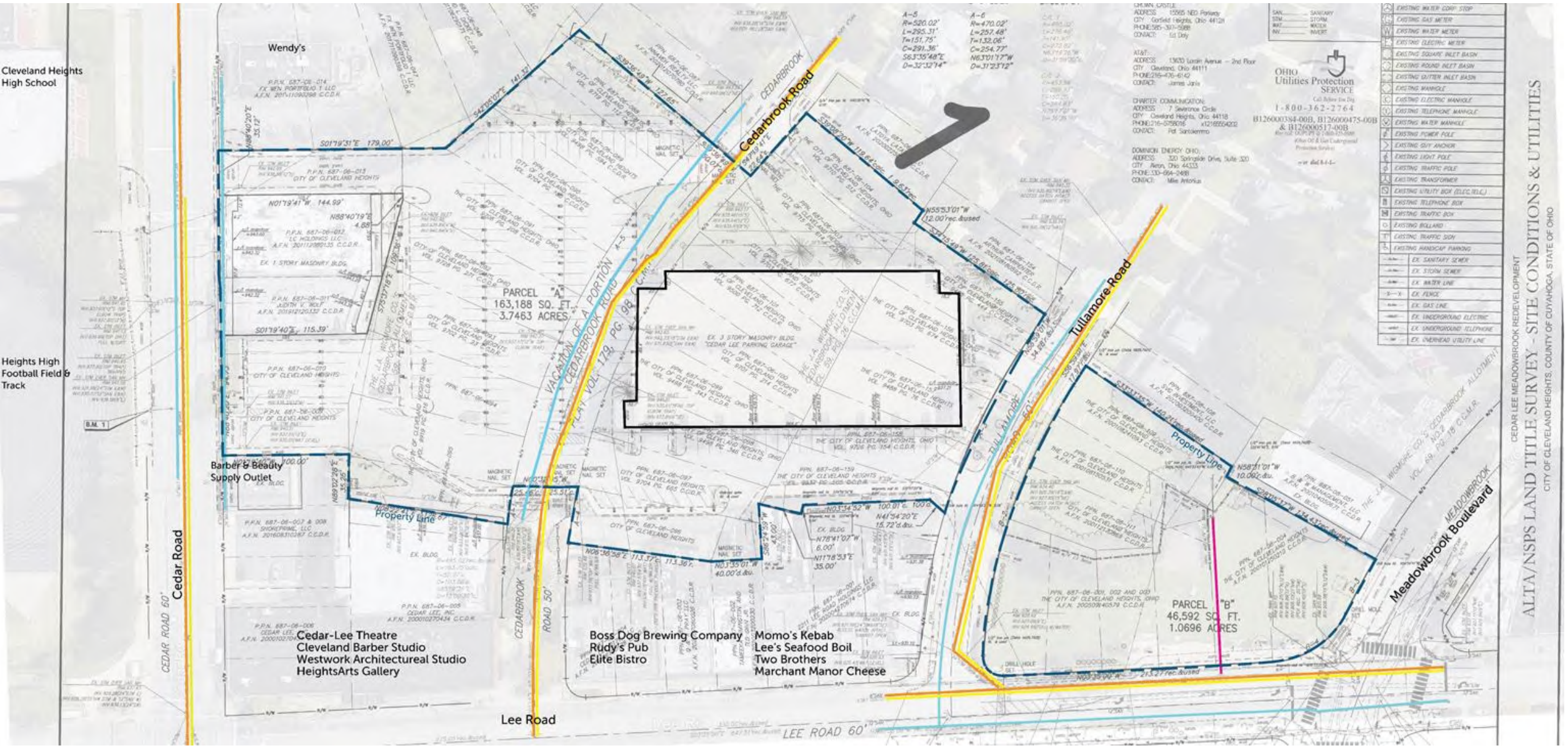


C DECORATIVE FENCE AT DOG RUN

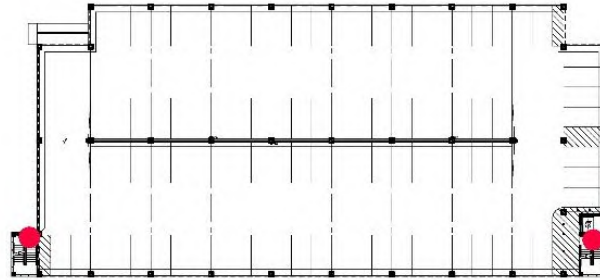
Meadowbrook Site Open Space Calculation
Total Area of Site: 46,275 s.f.
Open Space: 24,737 s.f. (0.6 acres)
Open Space Percentage: 53%

Cleveland Heights High School

Heights High Football Field & Track



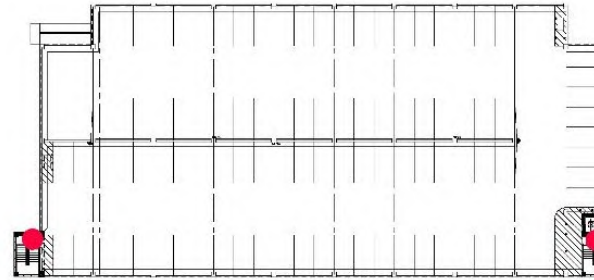
- ▶ EXIT DISCHARGE
- EXIT ENCLOSURE/WAY



LEVEL 3

LIFE SAFETY/ EGRESS PLAN

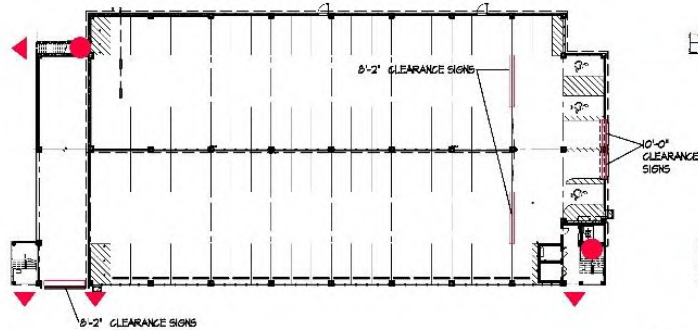
30,057 S.F. - NEW CONSTRUCTION



LEVEL 4

LIFE SAFETY/ EGRESS PLAN

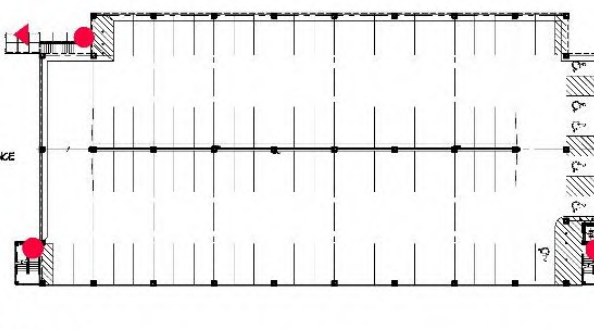
29,091 S.F. - NEW CONSTRUCTION



LEVEL 1

LIFE SAFETY/ EGRESS PLAN

29,820 S.F. - NEW CONSTRUCTION



LEVEL 2

LIFE SAFETY/ EGRESS PLAN

30,057 S.F. - NEW CONSTRUCTION

LENGTH OF OPENINGS: 4008

NOTE: OPENINGS PROVIDE ON 4 SIDES OF TIERS ON EVERY LEVEL.

** FIRST FLOOR HAS SMALLEST PERCENTAGE OF OPENINGS AND THE LEAST LENGTH OF OPENINGS. VALUES IN CHART ARE FOR THE FIRST FLOOR.

FIRST FLOOR O.A. WALL AREA: 10340 S.F. FIRST FLOOR VENTED AREA: 5396 S.F.

FIRST FLOOR O.A. PERIMETER OR GARAGE AREA: 104 S.F. LENGTH OF OPENINGS: 441 L.F. (64%).

406.3.4 USES, NOT APPLICABLE.

406.3.5.1 AREA AND HEIGHT, AREA AND HEIGHT, SINGLE USE, WHEN THE OPEN PARKING GARAGE OR STORAGE OF PRIVATE MOTOR VEHICLES, WITH NO OTHER FUNCTIONS IN THE BUILDING, IS PERMITTED TO COMPLY WITH TABLE 406.3.5.1 ALONG WITH INCREASES IN 406.3.6.

NOTE: PROPOSED GARAGE MEETS THESE REQUIREMENTS; REFER TO CHAPTER 5 BELOW FOR HEIGHT AND AREA TABLES.

INCREASES INDICATED IN SECTION 406.3.6 ARE NOT REQUIRED FOR PROPOSED GARAGE.

406.3.7 LOCATION ON PROPERTY, EXTERIOR WALLS AND OPENINGS SHALL COMPLY WITH TABLE 406.3.7.1. ADJACENT LOT LINE SHALL BE DETERMINED IN ACCORDANCE WITH TABLE 602 AND SECTION 7.1. NOTE: REFER TO TABLES 601 AND 602 AS WELL AS CHAPTER 7 REVIEW BELOW.

406.3.8 MEANS OF EGRESS, EGRESS SHALL CONFORM TO CHAPTER 10.

NOTE: REFER TO CHAPTER 10 REVIEW BELOW.

406.3.9 STANDPIPES, STANDPIPES SHALL CONFORM TO CHAPTER 9.

NOTE: REFER TO CHAPTER 9, SECTION 905 STANDPIPE SYSTEMS REVIEW BELOW. NOTE: STANDPIPES ARE PROPOSED FOR GARAGE.

406.3.10 SPRINKLER SYSTEMS, BUILDING SHALL CONFORM TO CHAPTER 9.

NOTE: REFER TO CHAPTER 9, SECTION 905 AUTOMATIC SPRINKLER SYSTEMS REVIEW BELOW. NOTE: SPRINKLERS ARE NOT PROPOSED FOR GARAGE.

406.3.11 ENCLOSURE OF VERTICAL OPENINGS, ENCLOSURE OF VERTICAL OPENINGS NOT REQUIRED ACCORDING TO SECTION 1014, EXCEPTION 5.

NOTE: FIRE-RATED VERTICAL ENCLOSURES ARE NOT PROPOSED FOR GARAGE.

406.3.12 VENTILATION, VENTILATION, OTHER THAN THE PERCENTAGE OF OPENINGS SPECIFIED IN REQUIRED.

GENERAL BUILDING LIMITATIONS: TABLE 503.1

BASED ON S-2 USE AND TYPE II-B CONSTRUCTION	TABLE 503.1 S-2
ALLOWABLE HEIGHT (FEET): TABULAR: 50' (NO SPRINKLER INCREASE)	55'
ALLOWABLE HEIGHT (STORIES ABOVE GRADE): TABULAR: 4 (NO SPRINKLER INCREASE)	4 STORIES
ALLOWABLE FLOOR AREA (PER FLOOR): TABULAR - SPRINKLER + FRONTAGE TABULAR: 28,000 S.F. SPRINKLER INCREASE = 0 (NO SPRINKLERS) FRONTAGE INCREASE = .25 X TABULAR = 8,000 S.F.*	52,500 S.F. PER FLOOR

* FRONTAGE INCREASE AVAILABLE IS A MINIMUM OF 50 PERCENT OF OVERALL (M)

BUILDING GROSS AREAS

FLOOR	GROSS AREA
1ST FLOOR/TIER (GROUND LEVEL)	24,820 S.F.
2ND FLOOR/TIER	30,057 S.F.
3RD FLOOR/TIER	30,057 S.F.
4TH FLOOR/TIER (ROOF LEVEL)	24,041 S.F.
TOTAL GROSS BUILDING AREA:	114,025 S.F.

CONSTRUCTION TYPE:

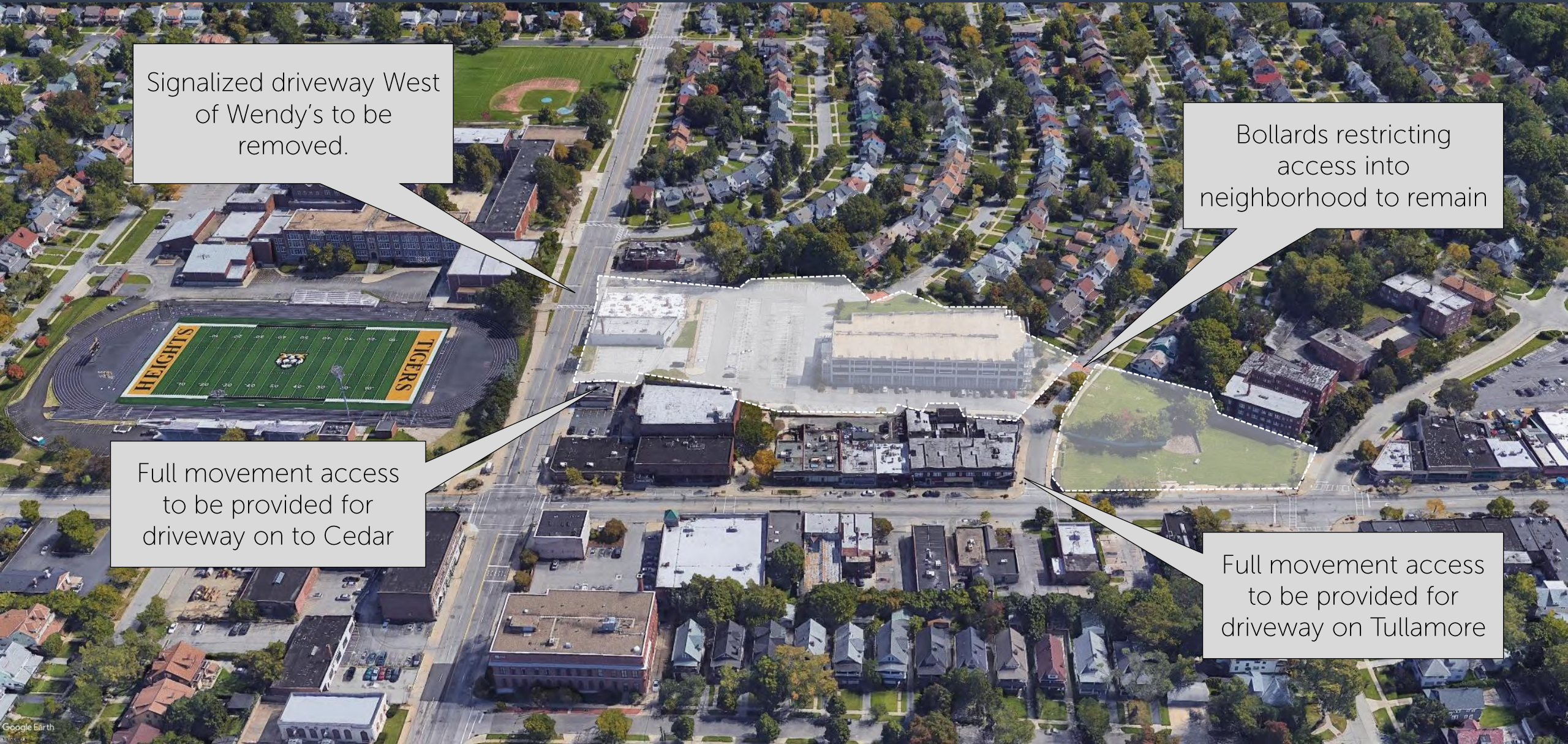
II-B, UNPROTECTED



- 23 Existing off-street facilities provide 1,408 parking spaces (*including High School Lots*)
 - 59% Public (*City Controlled*)
 - 27% Semi-Public (*H.S. and Library Controlled*)
 - 14% Private
- 46 Metered on-street spaces
- Existing parking supply evenly distributed north to south, but mostly concentrated on east side of Lee Road.
- Parking demand typically peaks on Fridays and Saturdays between 5:00pm and 10:00pm
- DESMAN has Pre-COVID parking survey data for the area from 2019



Trip Distribution - Site Access

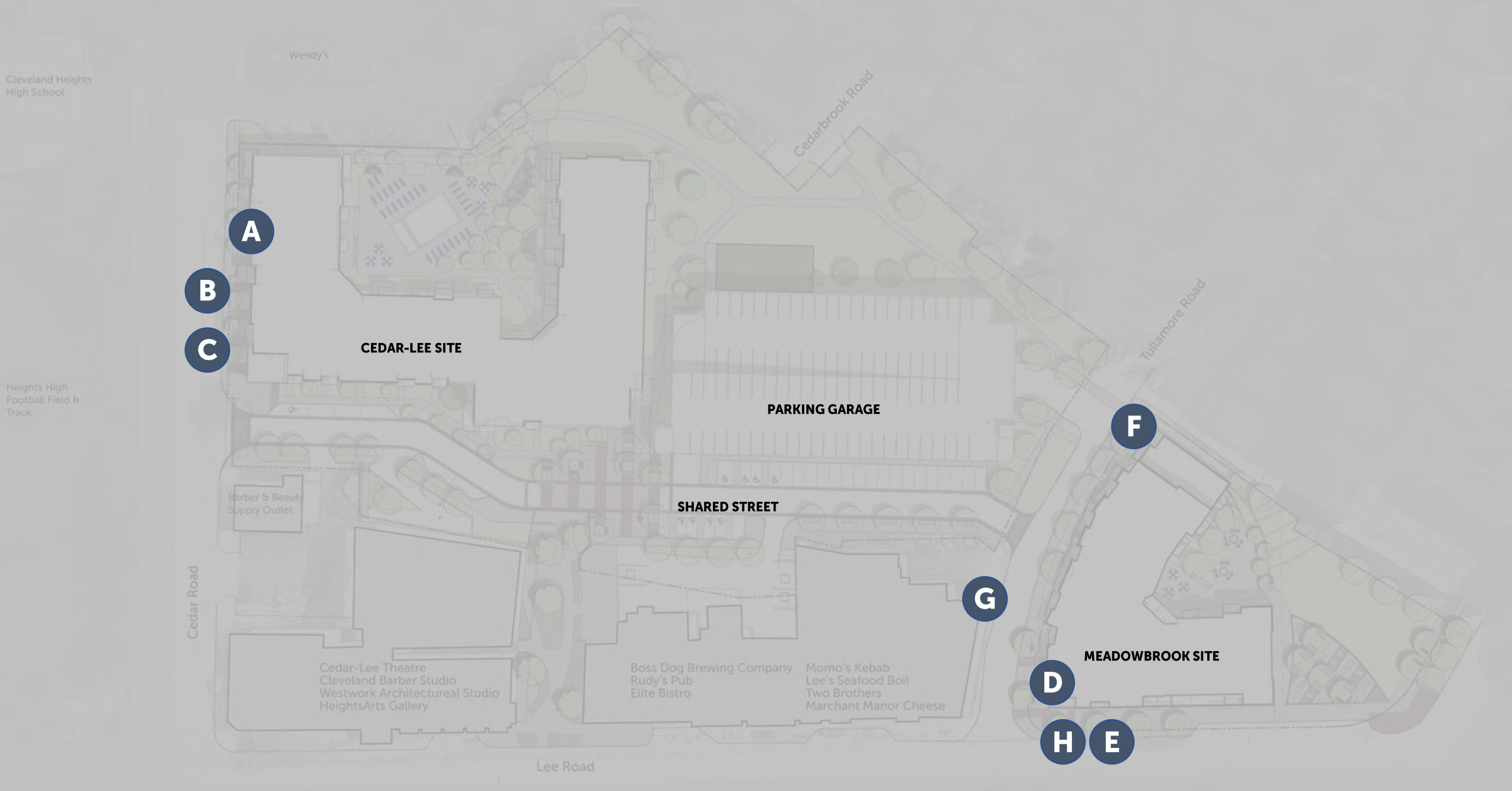


Signalized driveway West of Wendy's to be removed.

Bollards restricting access into neighborhood to remain

Full movement access to be provided for driveway on to Cedar

Full movement access to be provided for driveway on Tullamore





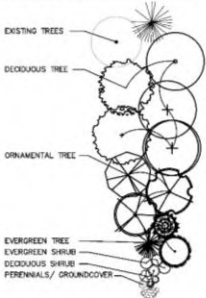
Meadowbrook Site Trees
Trees' health uncertain (assume healthy in relation to preservation plan)

- Drawing Key**
- EXISTING 6" CALIPER (OR LARGER) TREE TO BE REMOVED: 11 TREES (approx.)
 - EXISTING 6" CALIPER (OR LARGER) TREE TO REMAIN: 20 TREES (approx.)
 - PROPOSED NEW TREES: 84 TREES*
- *NOTE: ADDITIONAL LANDSCAPING WILL BE INSTALLED

LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND VERIFYING ALL PLANT MATERIAL SHOWN ON THE PLANS. ANY PLANT MATERIAL SUBSTITUTIONS TO BE VERIFIED AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
- HATCHED PLANT AREA QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL HATCHED PLANTING AREAS AT SPACING LISTED IN PLANT LIST SUMMARY.
- CONTRACTOR TO PROVIDE DOUBLE SHROUDED MULCH FOR DETAILS AND SPECIFICATIONS AT ALL PLANTING BEDS. PROVIDE A MIN. 3" DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE LOCATED IN WANDERED LAMP/ZELED AREAS UNLESS TREES ARE INCORPORATED IN A PLANTING BED. FOR TREES LOCATED IN A WANDERED PLANTING AREAS, PROVIDE A MIN. 5" DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE. MULCH COLOR SHALL BE NATURAL AND NOT DYED, AND MATCH EXISTING BEDS UNLESS OTHERWISE SPECIFIED BY THE OWNER. CONTRACTOR SHALL SUBMIT MULCH SAMPLES TO OWNER FOR APPROVAL PRIOR TO ORDERING.
- ONCE FINAL GRADE IS ESTABLISHED, ALL PLANTING BEDS SHALL RECEIVE 8" DEPTH OF PLANTING SOIL, MAY FOR THE SPECIFICATIONS AND DETAILS. ALL SEEDED AREAS TO RECEIVE A MINIMUM OF 4" OF TOPSOIL PER THE SPECIFICATIONS. SALVAGED OR EXISTING TOPSOIL CAN BE RE-USED IF SPECIFICATIONS ARE MET AND IS APPROVED BY OWNER.
- PLACEMENT OF PLANTING MATERIALS SHALL NOT AFFECT THE EXISTING DRAINAGE PATTERN ON SITE. THIS INCLUDES BUT IS NOT LIMITED TO PLACING PLANT MATERIALS IN OR NEAR DRAINS OR CREATING BARRIERS THAT BLOCK THE INTENDED SURFACE DRAINAGE PATTERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL AND SEEDED AREAS UNTIL SUBSTANTIAL COMPLETION OF PROJECT. SLOW RELEASE WATERING BAGS SHOULD BE USED ON ALL TREES.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED UTILITY ROUTINGS AND LOCATING ALL EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BARRIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (1) TO VERIFY THE LOCATION OF UTILITY LINES AND ADJACENT TO THE WORK AREA (2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD (3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
- APPLY A FIRE-EMERGENT HERBICIDE, PENICILLANTHIN OR EQUIVALENT OR APPROVED SIMILAR, TO TREE, SHRUB, AND GROUND COVER AREAS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS. DO NOT APPLY TO SEEDED AREAS.

PLANT LEGEND



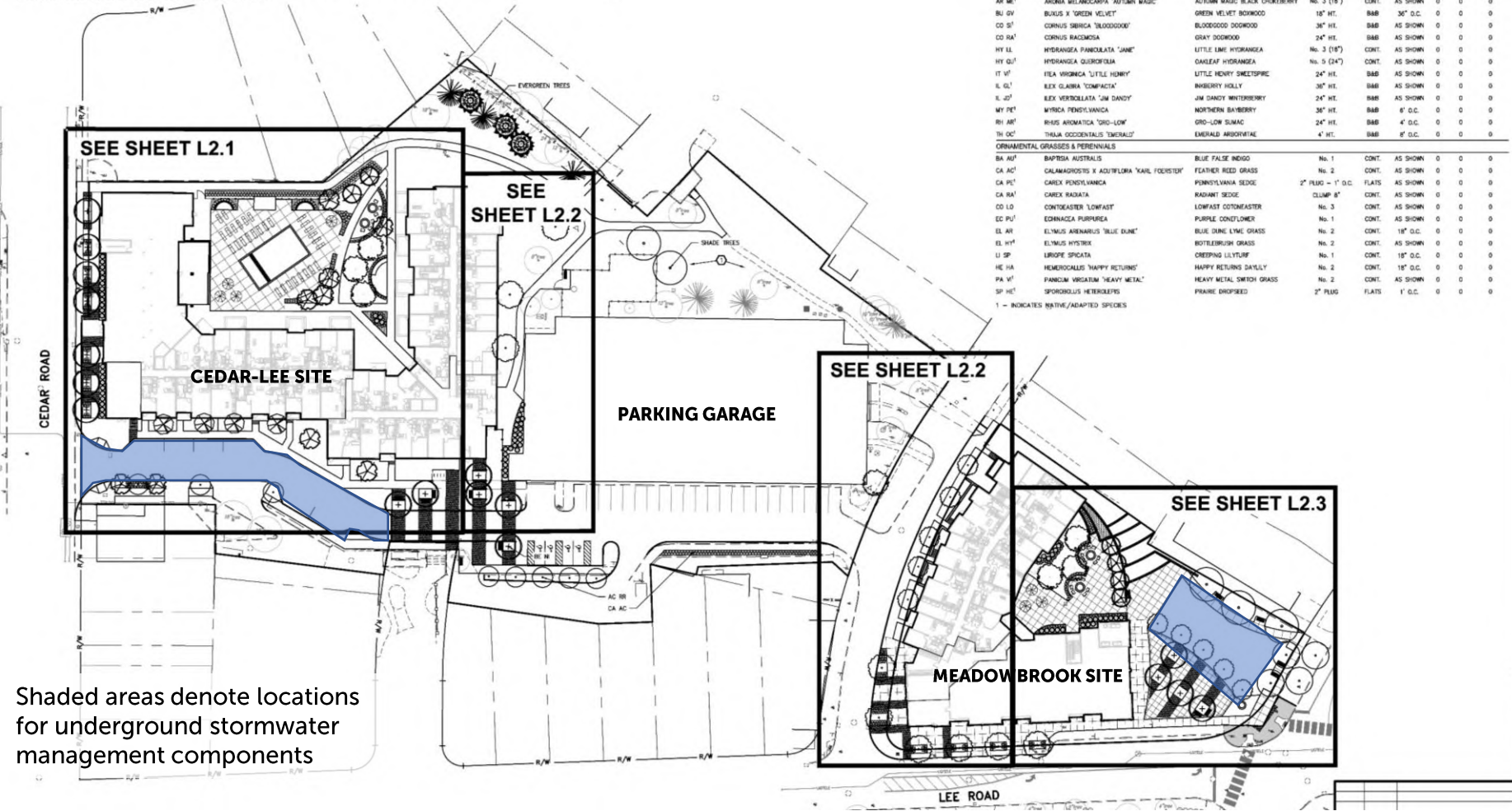
KEY NOTES

- SEED
- MULCH LINE/MULCH BED
- SPECIALTY PAVEMENT
- EXISTING PERMEABLE PAVERS
- NEW PERMEABLE PAVERS TO MATCH EXISTING
- PRIVACY FENCE
- GATE
- BOLLARDS
- BIKE RACKS
- BENCHES

PLANT LIST - SUMMARY TABLE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	L2.1	L2.2	TOTAL
DECIDUOUS TREES								
AC 10'	ACER FRIEDMANI 'AUTUMN BLAZE'	ACER FRIEDMANI 'AUTUMN BLAZE'	2.5' CAL.	B&B	AS SHOWN	0	0	0
AC 10'	ACER RUBRA 'RED ROCKET'	RED ROCKET MAPLE	2.5' CAL.	B&B	AS SHOWN	0	0	0
AC 10'	ACER RUBRA 'RED SUNSET'	RED SUNSET MAPLE	2.5' CAL.	B&B	AS SHOWN	0	0	0
BE 10'	BETULA NUBRA	RIVER BIRCH	8' HT.	B&B (CLUMP)	AS SHOWN	0	0	0
CA 10'	CARPINUS CAROLINANA	AMERICAN HORNBEAM	2.5' CAL.	B&B	AS SHOWN	0	0	0
QU 10'	QUERCUS BOBINSON	RED OAK	2.5' CAL.	B&B	AS SHOWN	0	0	0
QU 10'	QUERCUS RUBRA	NORTHERN RED OAK	3' CAL.	B&B	AS SHOWN	0	0	0
ZE 10'	ZELEKOVA SERENATA 'GREEN VASE'	GREEN VASE ZELEKOVA	3' CAL.	B&B	AS SHOWN	0	0	0
EVERGREEN TREES								
AB 10'	ABIES CONCOLOR	WHITE FIR	6' HT.	B&B	AS SHOWN	0	0	0
PI 10'	PICEA ABIES	NORWAY SPRUCE	6' HT.	B&B	AS SHOWN	0	0	0
PI 10'	PINUS STROBUS	EASTERN WHITE PINE	6' HT.	B&B	AS SHOWN	0	0	0
ORNAIMENTAL TREES								
AW 10'	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6' HT.	B&B (CLUMP)	AS SHOWN	0	0	0
CE 10'	CORUS CHAMAENES	EASTERN REDBUD	6' HT.	B&B (CLUMP)	AS SHOWN	0	0	0
CR 10'	CRATAEGUS CRUS-GALLI BEIRNIS	THORNLESS DOGWOOD HAWTHORN	3' CAL.	B&B	AS SHOWN	0	0	0
JA 10'	JANUS 'JANE'	JANE MAGNOLIA	1.5' CAL.	B&B	AS SHOWN	0	0	0
MA 10'	MALUS 'PRAIRIEBEL'	PRAIRIEBEL CRAB	1.75' CAL.	B&B	AS SHOWN	0	0	0
SHRUBS								
AR 10'	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKERBERRY	No. 3 (18")	CONT.	AS SHOWN	0	0	0
BU 10'	BUGUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	18" HT.	B&B	36" O.C.	0	0	0
CO 10'	CORNUS SERICA 'BLOODGOOD'	BLOODGOOD DOGWOOD	36" HT.	B&B	AS SHOWN	0	0	0
CO 10'	CORNUS RACEMOSA	GRAY DOGWOOD	24" HT.	B&B	AS SHOWN	0	0	0
HY 10'	HYDRANGEA PANDOLATA 'JANE'	LITTLE LIME HYDRANGEA	No. 3 (18")	CONT.	AS SHOWN	0	0	0
HY 10'	HYDRANGEA QUERCIFOLIA	CRABAPPLE HYDRANGEA	No. 3 (24")	CONT.	AS SHOWN	0	0	0
LE 10'	LEA HYDRANGEA 'LITTLE HONEY'	LITTLE HONEY CRABAPPLE	24" HT.	B&B	AS SHOWN	0	0	0
LE 10'	LEA GLAUBA 'TOMMYHAWK'	WINDY HILLS	36" HT.	B&B	AS SHOWN	0	0	0
LE 10'	LEA VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	24" HT.	B&B	AS SHOWN	0	0	0
MY 10'	MYRTICA PENSYLVANICA	NORTHERN BAYBERRY	36" HT.	B&B	6" O.C.	0	0	0
RI 10'	RHUS AROMATICA 'ORO-LON'	ORO-LON SUMAC	24" HT.	B&B	4" O.C.	0	0	0
TH 10'	THALIA OCCIDENTALIS 'EMERALD'	EMERALD ARBORESCENT	4' HT.	B&B	6" O.C.	0	0	0
ORNAIMENTAL GRASSES & PERENNIALS								
BA 10'	BAPTISIA AUSTRALIS	BLUE FALSE INDIGO	No. 1	CONT.	AS SHOWN	0	0	0
CA 10'	CALAMAGROSTIS X ADULTIFLORA 'KAIL FOXTAIL'	FEATHER REED GRASS	No. 2	CONT.	AS SHOWN	0	0	0
CA 10'	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	2' PLUG - 1' O.C.	FLATS	AS SHOWN	0	0	0
CA 10'	CAREX RADATA	RADIANT SEDGE	CLUMP 8"	CONT.	AS SHOWN	0	0	0
CO 10'	CONTEASTER 'LOWFAST'	LOWFAST COTONEASTER	No. 3	CONT.	AS SHOWN	0	0	0
EC 10'	ELANAGRA PUMPERNA	PURPLE COTONEASTER	No. 1	CONT.	AS SHOWN	0	0	0
EL 10'	ELANUS ARENARIUS 'BLUE DUNE'	BLUE DUNE LIME GRASS	No. 2	CONT.	18" O.C.	0	0	0
EL 10'	ELANUS HYSOPIA	BOTTLEBRUSH GRASS	No. 2	CONT.	AS SHOWN	0	0	0
LI 10'	LIRIOPE SPICATA	CREeping LILYTURF	No. 1	CONT.	18" O.C.	0	0	0
HE 10'	HENOCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	No. 2	CONT.	18" O.C.	0	0	0
PA 10'	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	No. 2	CONT.	AS SHOWN	0	0	0
SP 10'	SPOROKILLUS HETEROLEPTIS	PRAIRIE DROPSIDE	2' PLUG	FLATS	1' O.C.	0	0	0

1 - INDICATES NATIVE/ADAPTED SPECIES



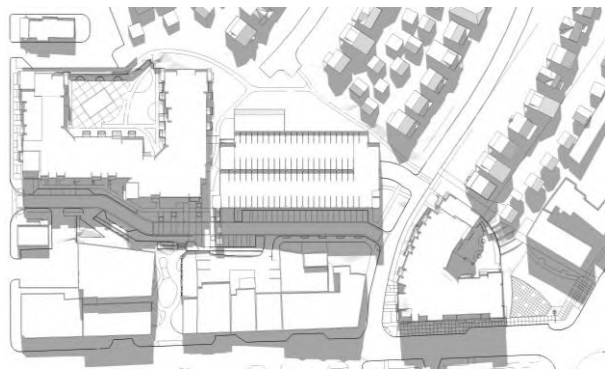
Shaded areas denote locations for underground stormwater management components

CEAR LEE MEADOWBROOK REDEVELOPMENT
SITE LANDSCAPE PLAN

CITY OF CLEVELAND HEIGHTS, COUNTY OF CUYAHOGA, STATE OF OHIO

NEFF
ARCHITECTS
10000 W. 12TH AVE., SUITE 100
CLEVELAND, OHIO 44115-1111
TEL: 216.781.1111
WWW.NEFFARCHITECTS.COM

SUMMER SOLSTICE



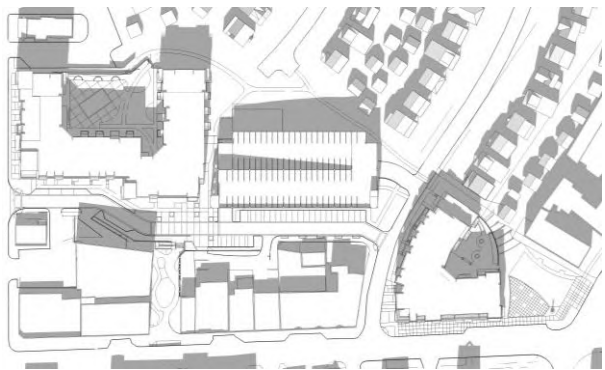
JUNE 21: 9AM



JUNE 21: NOON



JUNE 21: 3PM

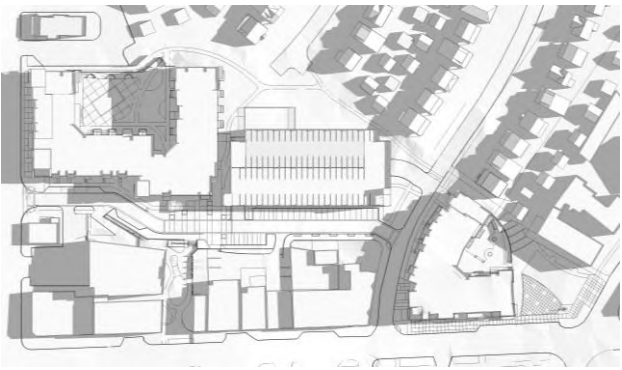


JUNE 21: 6PM

WINTER SOLSTICE



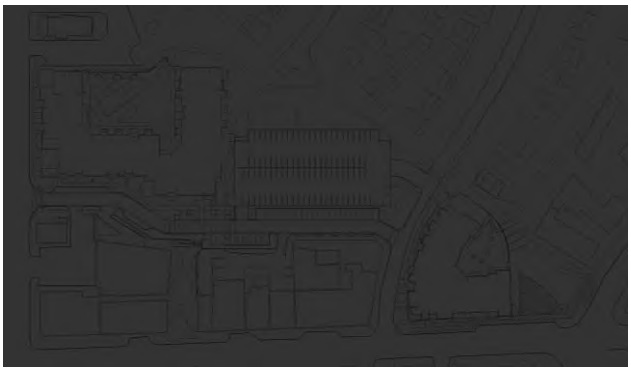
DECEMBER 21: 9AM



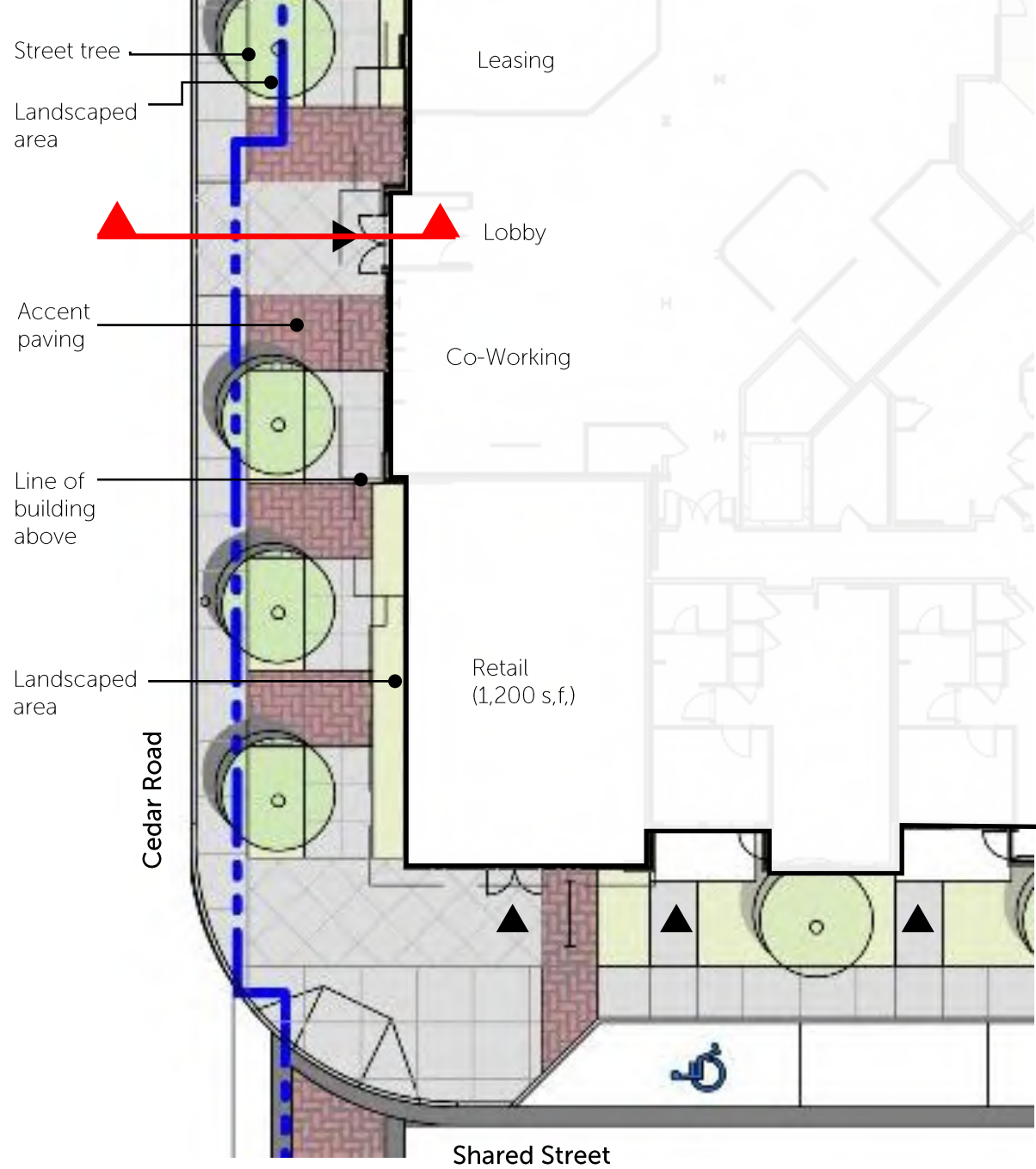
DECEMBER 21: NOON



DECEMBER 21: 3PM



DECEMBER 21: 6PM





Bike Racks

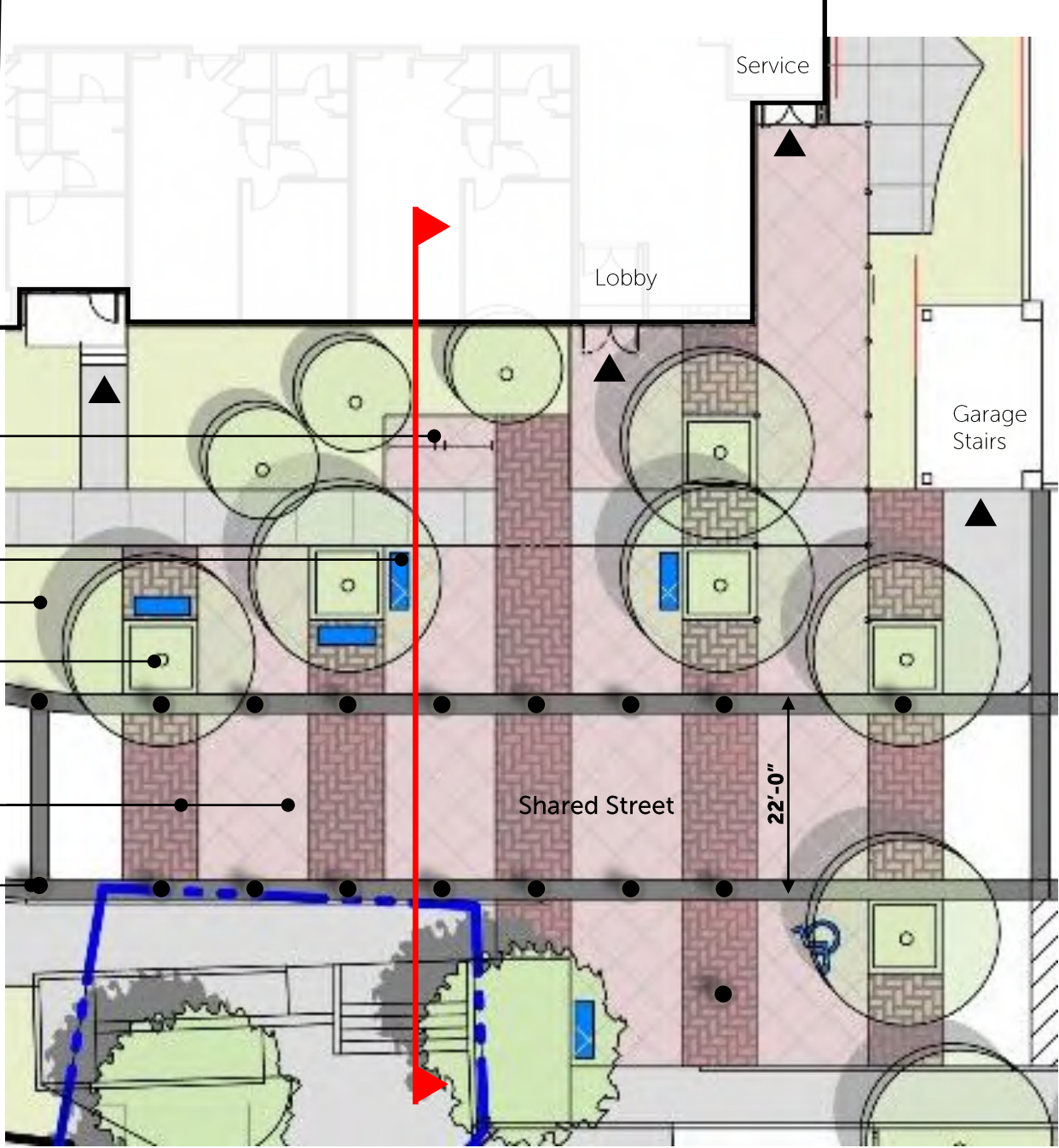
Bench

Landscaped area

Street tree

Accent paving

Bollard



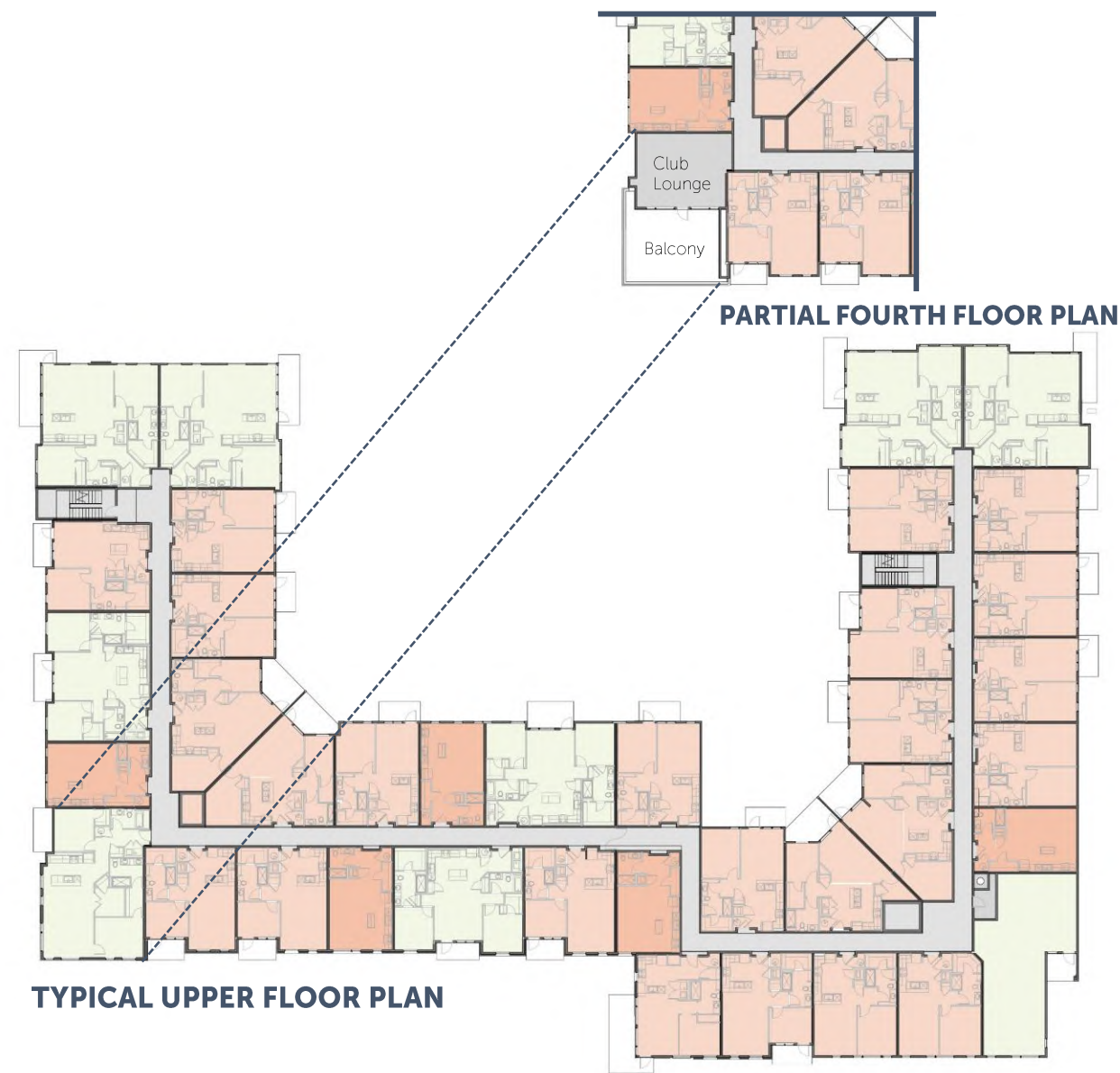
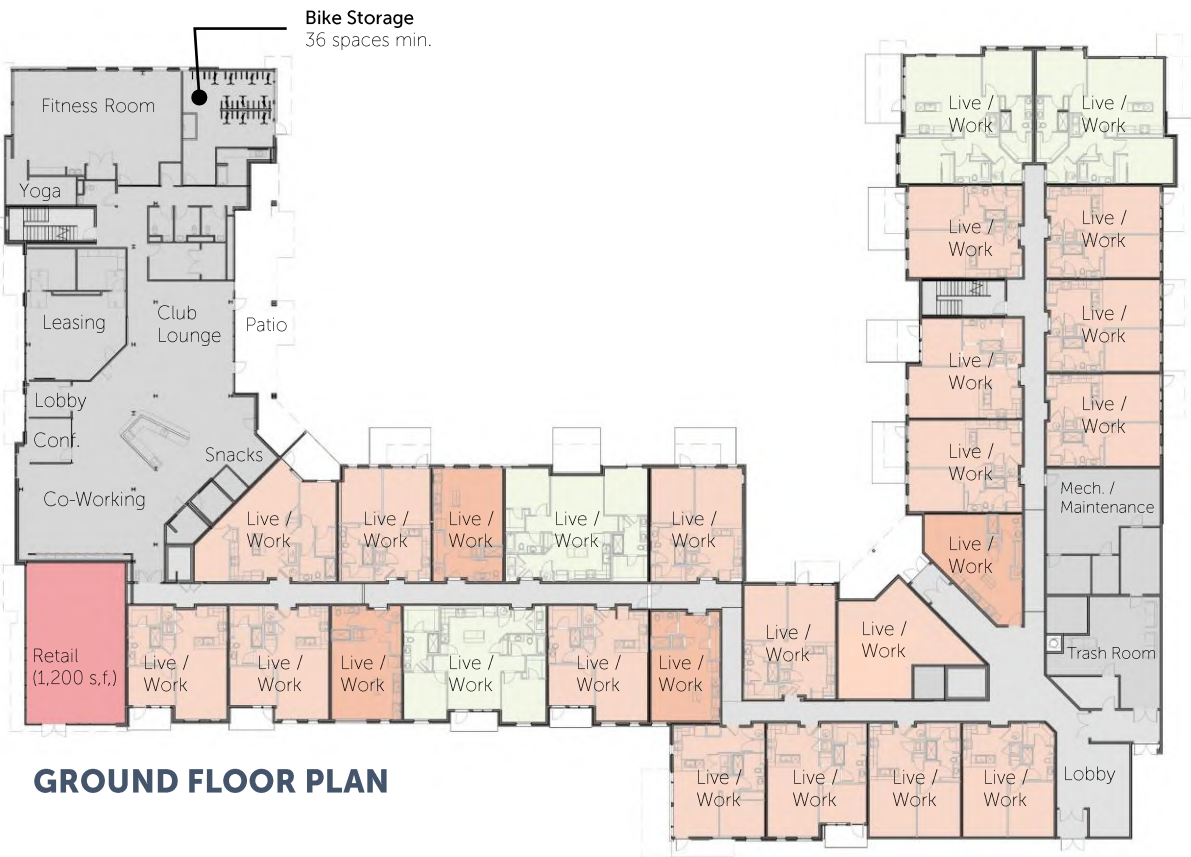
Service

Lobby

Garage Stairs

Shared Street

22'-0"





Cedar Road Elevation (Street level windows = 74.9% of lineal frontage)



Shared Street Elevation



Courtyard Elevation looking west



Courtyard Elevation looking north





District Context Map



Building Corner Massing



A Upper Cleveland Heights High School



B At&T Building



C Lower Cleveland Heights High School



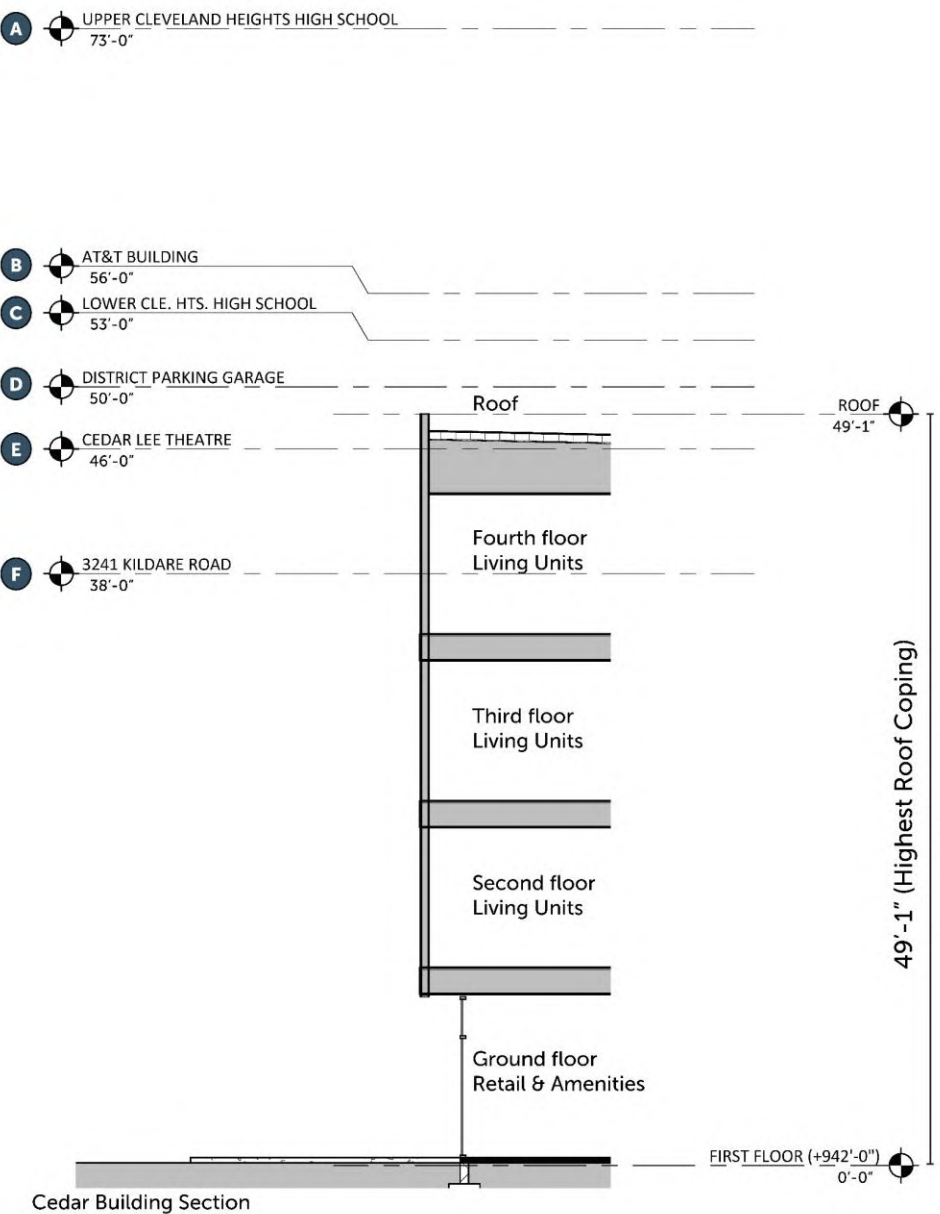
D District Parking Garage



E Cedar Lee Theatre



F 3241 Kildare Road







Cedar Lee Meadowbrook Development | Looking along Shared Street towards Cedar Road

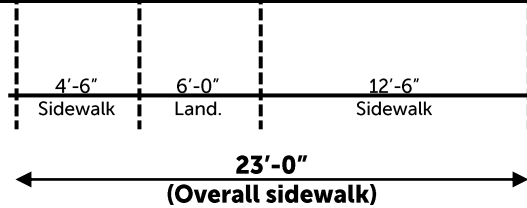












Landscaped area

Street tree

Tullamore Road

Bench

Accent paving

Line of building above

Bike Room

Lobby

Covered Patio

Retail
(7,000 s.f.)

Outdoor
Dining Area

Lee Road

23'-0"



GROUND FLOOR PLAN



SECOND & THIRD FLOOR PLANS



FOURTH FLOOR PLAN

Lee Road 4th Floor Terrace
8'-3" deep for 55% of lineal frontage



Lee Road Elevation (Street level windows = 88.9% of lineal frontage)



Tullamore Road Elevation



--50'-6" : ROOF COPING
--35'-11" : FOURTH FLOOR
--25'-0" : THIRD FLOOR
--14'-2" : SECOND FLOOR
--3'-0" : RESIDENTIAL
--0'-0" : RETAIL

Meadowbrook Boulevard Elevation



--50'-6" : ROOF COPING
--35'-11" : FOURTH FLOOR
--25'-0" : THIRD FLOOR
--14'-2" : SECOND FLOOR
--3'-0" : RESIDENTIAL
--0'-0" : RETAIL

Courtyard Elevation looking west



Cedar Lee Meadowbrook Development | View looking down Tullamore Road











