



MEMORANDUM

DATE: 01 November 2022

TO: City of Cleveland Heights

FROM: Bostwick Design Partnership

CLIENT: Heights Libraries

PROJECT NAME: Noble Road Branch

Renovation and Addition

PROJECT NUMBER: 22008

Heights Libraries has made a strong commitment to engaging, informing, and gaining feedback from the community that the Noble Neighborhood Branch serves. The following is a partial list of public engagement that has informed the project to date:

- Early 2021: Community Survey regarding Noble Neighborhood Library
- March 8, 2021: Virtual Live Community Presentation (also recorded and available on website)
- April 7, 2021: Virtual Live Community Presentation (also recorded and available on website)
- September 8, 2021: Open House Presentation and Community Feedback Session
- June 28, 2022: Open House Presentation and Community Feedback Session
- October 4, 2022: Open House Presentation and Community Feedback Session

Project Summary

Services and programs at the Noble Branch have demonstrated clear value to the community that the Heights Libraries serves in this neighborhood. The original 1937 Walker and Weeks designed building is a well-liked important landmark in this community. However, even with the 1960's expansion and full renovation in 2010, the existing available space and site is not adequate to satisfy current and anticipated service goals and community requests.

The existing library-owned property at Noble was up until 2021 developed to capacity, with no opportunity for meaningful expansion. The Library purchased the adjacent property to the north, owned and occupied by the Noble Road Presbyterian Church, when it became available. The church was demolished to allow for the expansion outlined below.

The expansion of the existing Noble Branch includes the demolition of the existing 1960's addition, a renovation of the existing branch, and a new addition to the north. Parking for the site is located along the west edge of the newly expanded site, details for which are provided below. The northeast corner of the site is proposed as a community outdoor space for the Noble neighborhood.

Cleveland
2729 Prospect Avenue
Cleveland, OH 44115
216.621.7900

Erie
2501 West 12th Street
Erie, PA 16505
814.838.7525

Miami
2045 Biscayne Boulevard
#299
Miami, FL 33137
305.968.8964

Pittsburgh
6016 Centre Avenue
Pittsburgh, PA 15206
412.998.9003

Memorandum

Heights Libraries

Noble Road Branch Renovation and Addition

01 November 2022

Page 2 of 4



The addition will provide a new accessible entrance for ease of access from the parking to the west. The addition will include more active library services such as Children's, Teens, and Meeting Rooms, while the existing 1937 library will include quieter reading, study, and computer access areas for adults.

The library, design team, and community all agreed that the beauty and simplicity of the original Walker and Weeks design should remain the primary design feature of the site. As a result, the addition will not match or 'compete with' the existing design but rather be a contemporary and contextually appropriate expansion. It will act as a good neighbor to the existing library as well as the adjacent neighborhood.

Heights Library is committed to enhancing the entire campus through landscape design, which in addition to a community green space at the northeast corner, will include elements such as an accessible porch, outdoor programming space, reading nooks, bicycle parking, and a vegetable garden. These community amenities are balanced with the new parking lot that is located to the west of the site.

Conditional Use

The original library parcel is zoned 'A Single Family' and the new parcel is zoned 'MF2 Multiple Family'. A library is identified as a conditional use for both, so it is not necessary to rezone the parcels to the same zone. The parcels will be joined to allow for construction across both parcels (a Resubdivision Approval Application will be submitted).

Vehicle Parking

Cleveland Heights Zoning Ordinance Schedule 1161.03 'Required Off-Street Parking Spaces, Item (h) Community Facilities' indicates 1 space for every 4 seats of for each 300 sq. ft. of floor area, whichever is greater. The calculation by floor area will govern. With a total 20,600 sq. ft. of library space, 68 parking spaces would be required. The site is not capable of accommodating this total. We request a reduction to include 42 parking spaces, including 3 handicapped spaces, as shown on the proposed plan.

We believe that the spaces provided in the plan will be acceptable, for reasons that include, but are not limited to:

- Not all spaces in the total SF are occupied, such as storage and utility and mechanical rooms, restrooms, etc.
- Library usage is variable, and patrons will visit in larger or smaller numbers depending upon the programming and time of day.
- Community members in the October 4th public meeting suggested the quantity of parking as shown was already too large, noting off-site but nearby stormwater capacity concerns.

Memorandum

Heights Libraries

Noble Road Branch Renovation and Addition

01 November 2022

Page 3 of 4



Stormwater Management

Before the adjacent church was demolished, the total impervious area including the church property was 35,218 SF. With the library expansion and new parking lot, the proposed impervious area is 48,526 SF.

Stormwater management will address compliance with stormwater volume and water quality requirements of the City of Cleveland Heights ordinances, Ohio Rainwater Land Development Manual and the Ohio EPA Permit.

An underground device such as the ADS (Advanced Drainage Systems, Inc.) MC-3500 StormTech Chamber is cost-effective for management of both stormwater quality and volume/flow rate. The StormTech chambers will be appropriately sized and installed under the parking lot pavement, thereby maintaining valuable public greenspace.

Other items included in this submission:

- Bicycle Parking
 - Schedule 1161.035 'Required Bicycle Parking Spaces' requires one space per 2,500 sf GFA for Community Facilities, or 8 spaces for the 20,600 sq. ft. facility. There are 16 spaces located near the entry off Kirkwood and 10 spaces located near the building addition entry for a total of 26 spaces provided.
- Site Lighting
 - Fixtures to have controlled light trespass onto adjacent properties. Light level to be no greater than 0.5 foot candles at property lines adjacent to residential properties. Please refer to the fixture schedule.
- Exterior Design
 - Exterior Materials
 - The new addition will comprise of brick, glazing, and cast stone which will complement the existing building. Please refer to the exterior elevations.
 - The height of the addition is 14'-6" above finish floor and does not exceed regulations for 'A Single Family' or 'MF2 Multiple Family' districts. Please refer to exterior elevations.
 - Per Cleveland Heights Zoning Ordinance Section 1121.10 'Height Regulations', 'A Single Family' districts should not exceed 35'-0".
 - Per Cleveland Heights Zoning Ordinance Section 1123.11 'Height Regulations', 'MF2 Multiple Family' districts should not exceed 45'-0" for Principal Buildings.

Memorandum

Heights Libraries

Noble Road Branch Renovation and Addition

01 November 2022

Page 4 of 4

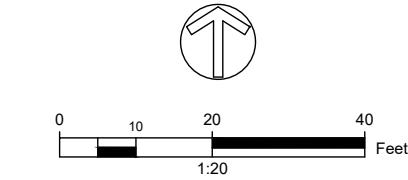


- Landscape
 - No irrigation will be utilized.
 - A vegetable garden will be located to the south and be comprised of planter boxes. This will be tended to by the library.

END OF MEMORANDUM

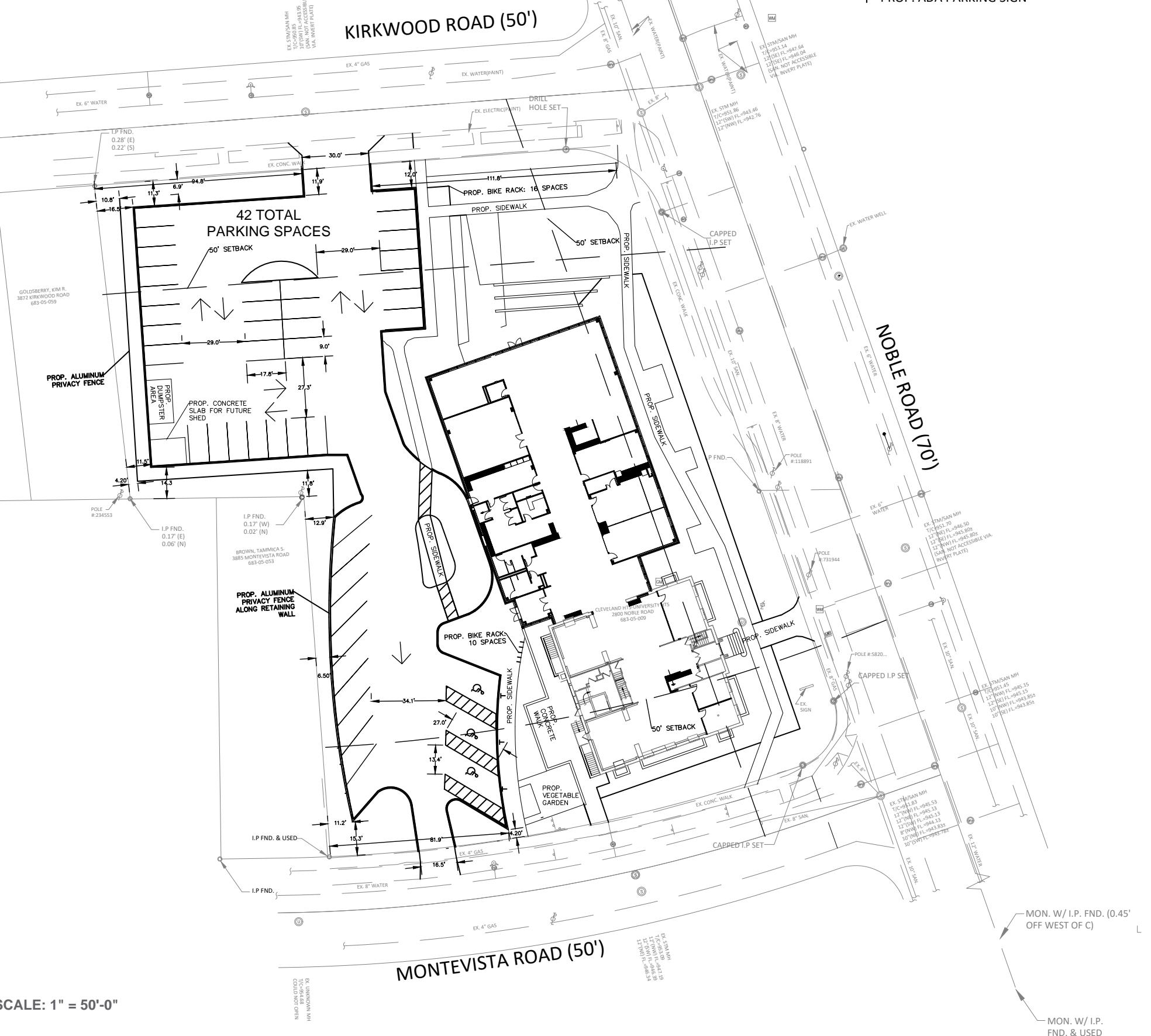
CIVIL ENGINEERING DRAWINGS

Site Paving Plan - Updated



SYMBOL LEGEND

T PROP. ADA PARKING SIGN





Noble Road Branch Renovation and Addition

2800 Noble Road, Cleveland Heights, OH 44121

Planning Commission Submittal
26 October 2022

Bostwick Design Partnership, Architect

Barber & Hoffman, Inc., Structural Engineer

Algebra AEC, MEPT Engineer

Halle's Engineering & Design, LLC, Civil Engineer

Drew Sargeant, Landscape Architect

Bostwick No. 22008

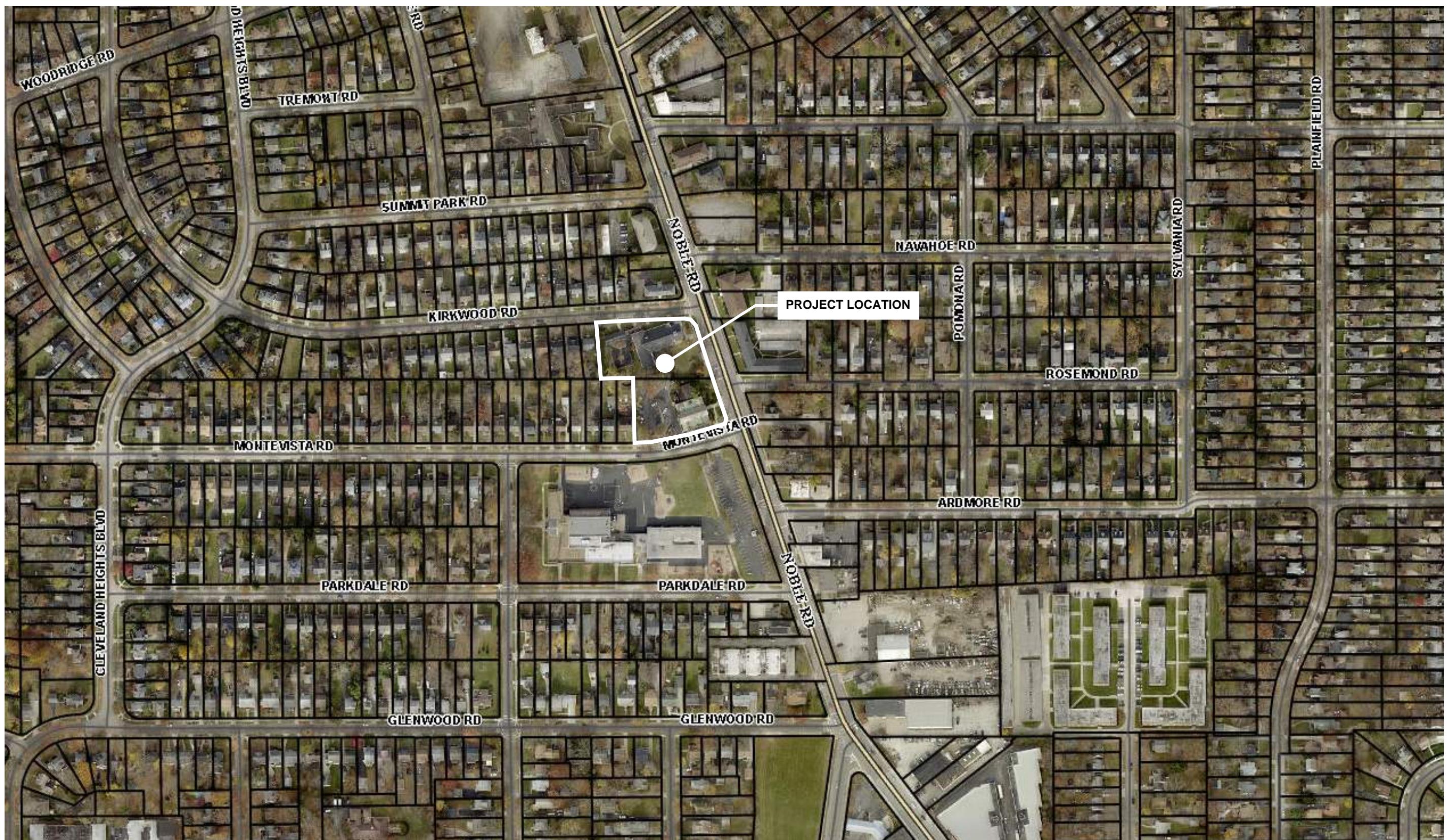
Table of Contents

- 1 Vicinity Map
- 2 Civil Engineering Drawings
- 3 Site Lighting Drawings
- 4 Landscape Architecture Drawings
- 5 Architectural Drawings

1

Vicinity Map

VICINITY MAP



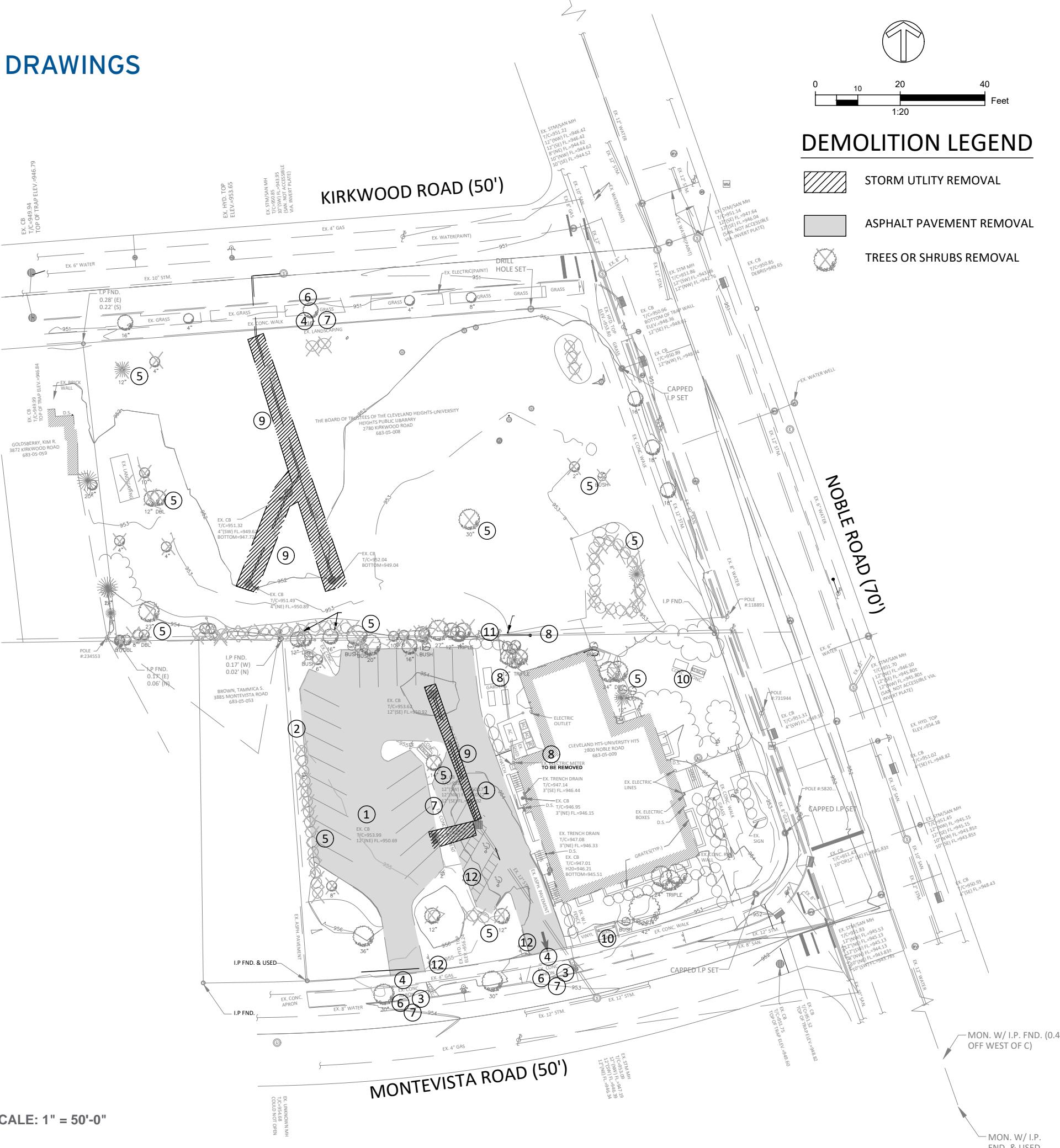
Civil Engineering Drawings



CIVIL ENGINEERING DRAWINGS

Site Demolition Plan

1



GENERAL NOTES

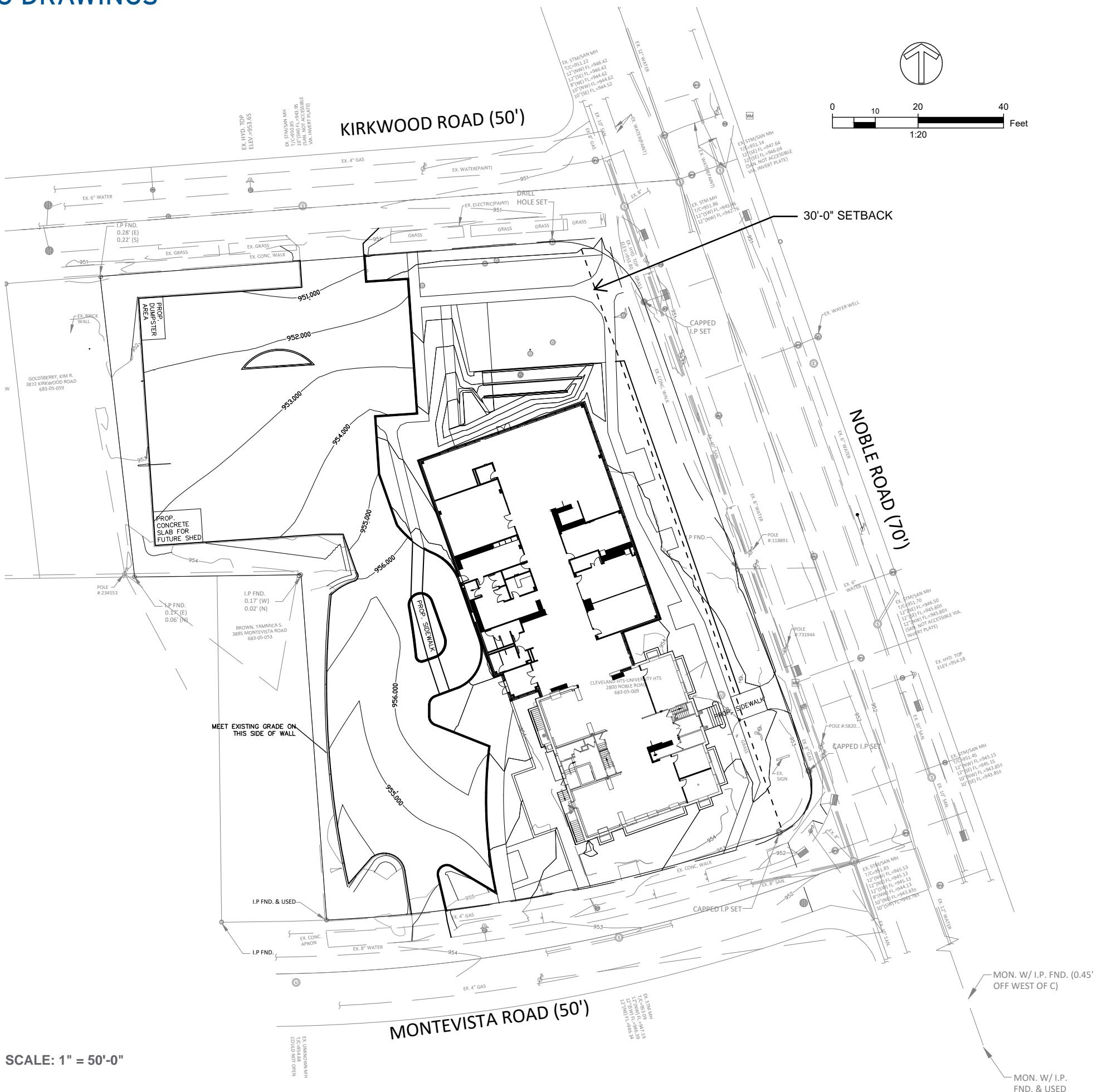
1. EXISTING CONDITIONS SHOWN PER TOPOGRAPHIC SURVEY PERFORMED BY STEVEN HOVANCSEK & ASSOCIATES, INC.
2. PARCEL BOUNDARY IS PER BOUNDARY SURVEY PREPARED BY STEVEN HOVANCSEK & ASSOCIATES, INC.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
4. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER.
5. CONTRACTOR TO SUPPORT AND PROTECT EXISTING UTILITIES THROUGHOUT DURATION OF CONTRACT. ALL UTILITIES ARE TO REMAIN ACTIVE.
6. CONTRACTOR TO USE CAUTION WHILE WORKING NEAR EXISTING UNDERGROUND UTILITIES.
7. CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY ONSITE AND OFFSITE ITEMS DAMAGED DURING CONSTRUCTION IN THE SAME OR BETTER CONDITION THAN THEY WERE PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL LOCATE CONSTRUCTION FENCING AS NEEDED ON SITE.

CODED NOTES

- ① CONTRACTOR SHALL REMOVE EXISTING ASPHALT PAVEMENT.
- ② CONTRACTOR SHALL REMOVE EXISTING ASPHALT CURB.
- ③ CONTRACTOR SHALL REMOVE EXISTING CONCRETE DRIVE APRON.
- ④ CONTRACTOR SHALL SAWCUT AND REMOVE EXISTING SIDEWALK TO A CLEAN, NEAT EDGE IN LOCATION SHOWN OR TO THE NEAREST CONTROL JOINT. PROVIDE TEMPORARY BYPASS AS REQUIRED BY THE CITY OF CLEVELAND
- ⑤ CONTRACTOR SHALL REMOVE ALL TREES, STUMPS ROOTS AND VEGETATION WITHIN CLEARING LIMITS AS SHOWN.
- ⑥ CONTRACTOR SHALL REMOVE EXISTING CONCRETE CURB AND GUTTER TO THE NEAREST CONTROL JOINT. PAVEMENT WITHIN THE RIGHT OF WAY ALONG THE CURB AND GUTTER TO BE REMOVED SHALL BE SAWCUT TO LEAVE A NEAT CLEAN EDGE TO PAVE UP AGAINST. CONTRACTOR SHALL UTILIZE TRAFFIC CONTROL DEVICES DURING WORK FOR SAFETY OF MOTORISTS AND WORKERS.
- ⑦ CONTRACTOR SHALL REMOVE EXISTING CURB TO A CLEAN NEAT EDGE AT THE NEAREST CONTROL JOINT.
- ⑧ CONTRACTOR SHALL COORDINATE REROUTING OF EXISTING OVERHEAD WIRED UNDERGROUND, AND REMOVE OR RELOCATION OF EXISTING POWER AND TELEPHONE POLES. CONTRACTOR SHALL CONTACT POWER COMPANY AT LEAST 72-HOURS PRIOR TO DISCONNECTING POWER LINES TO ENSURE ALL DOWNSTREAM ITEMS TO REMAIN AND OTHER ELECTRICAL APPURTENANCES STILL FUNCTION. (SEE ELECTRICAL PLANS).
- ⑨ CONTRACTOR SHALL REMOVE EXISTING CATCH BASIN AND STORM SEWER.
- ⑩ CONTRACTOR TO REMOVE EXISTING CONCRETE WALK AND PADS.
- ⑪ CHAINLINK FENCE TO BE REMOVED.
- ⑫ SIGN REMOVED.

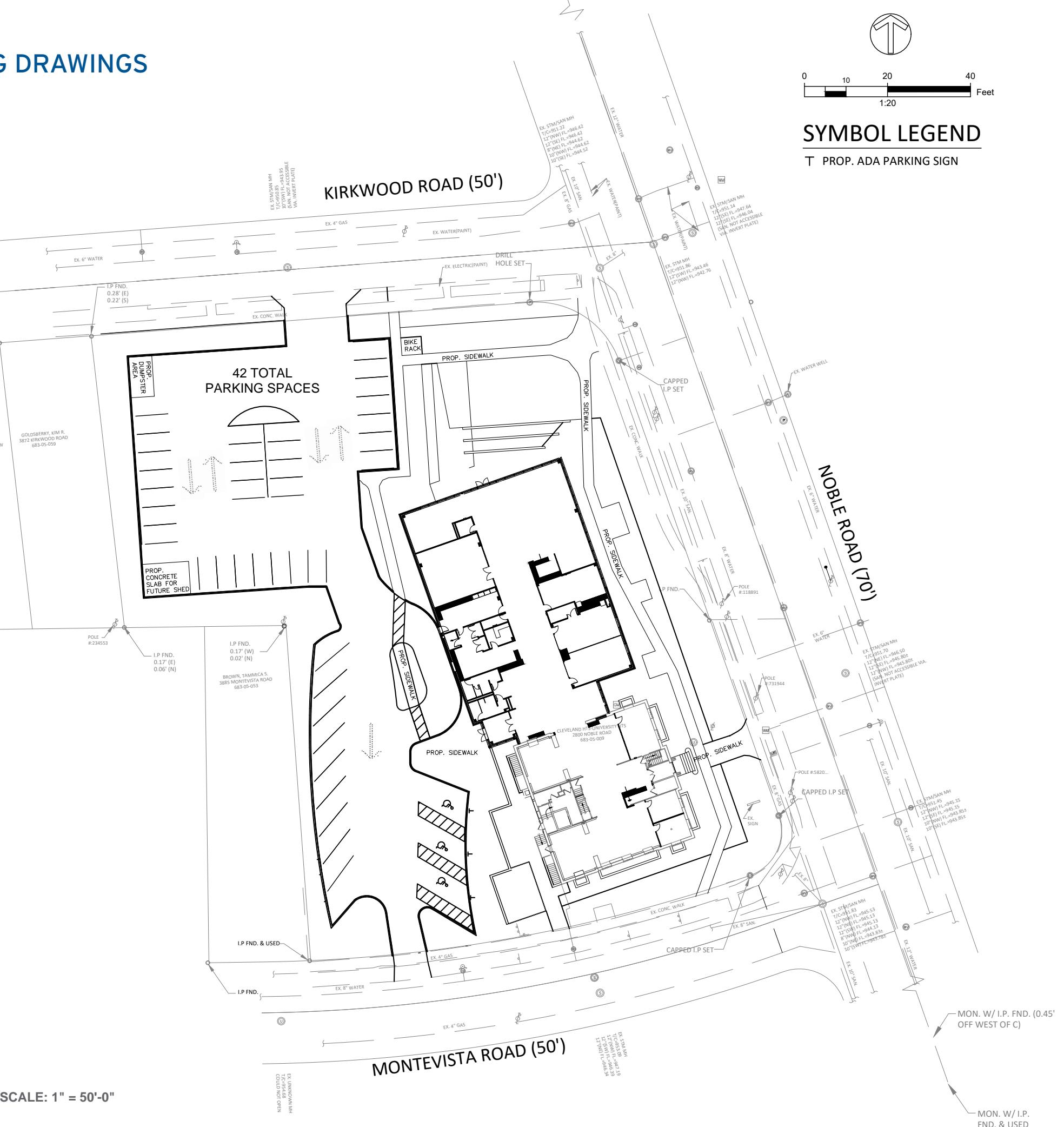
CIVIL ENGINEERING DRAWINGS

Site Grading Plan



CIVIL ENGINEERING DRAWINGS

Site Paving Plan



8

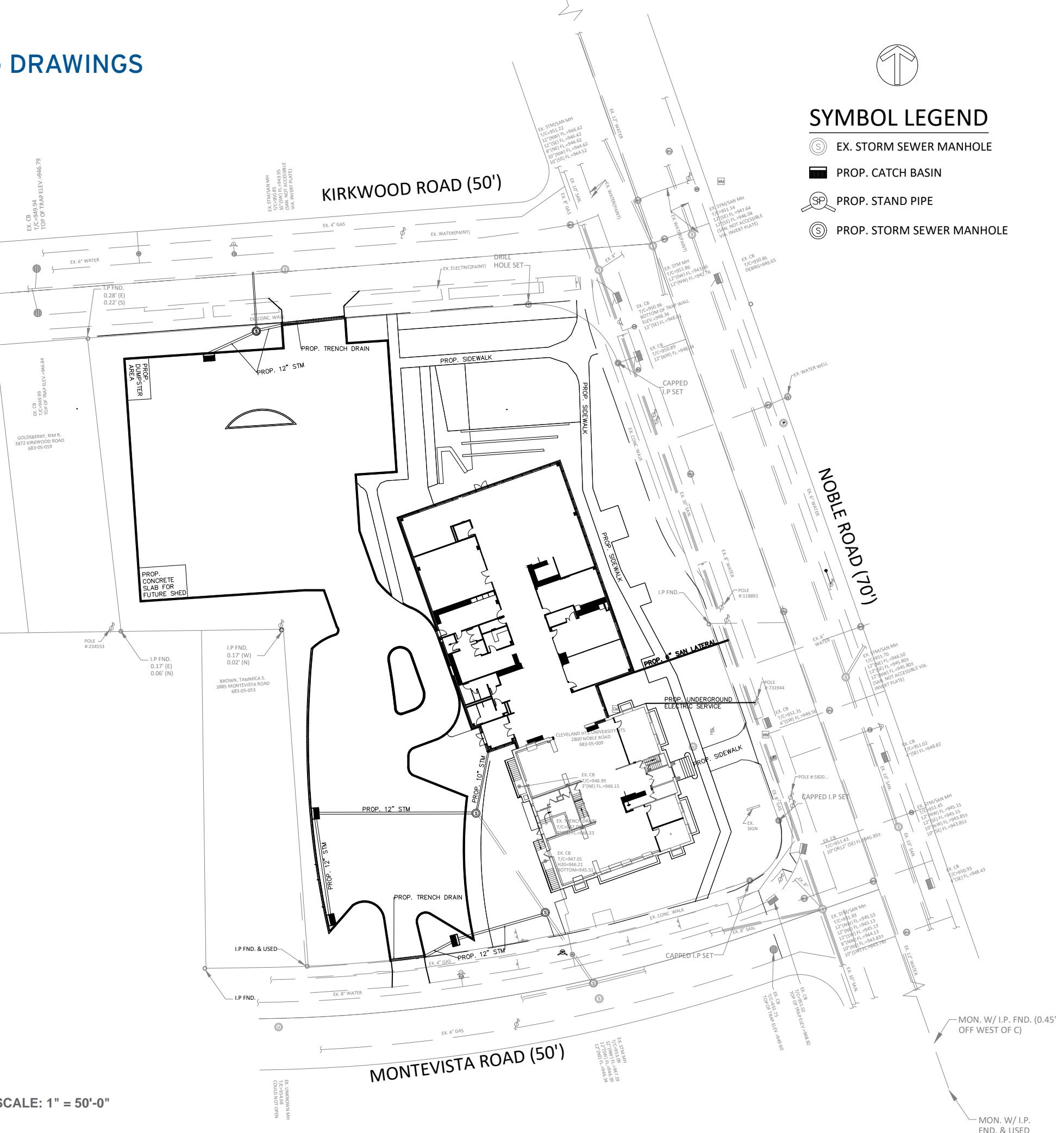
CIVIL ENGINEERING DRAWINGS

Site Utility Plan



SYMBOL LEGEND

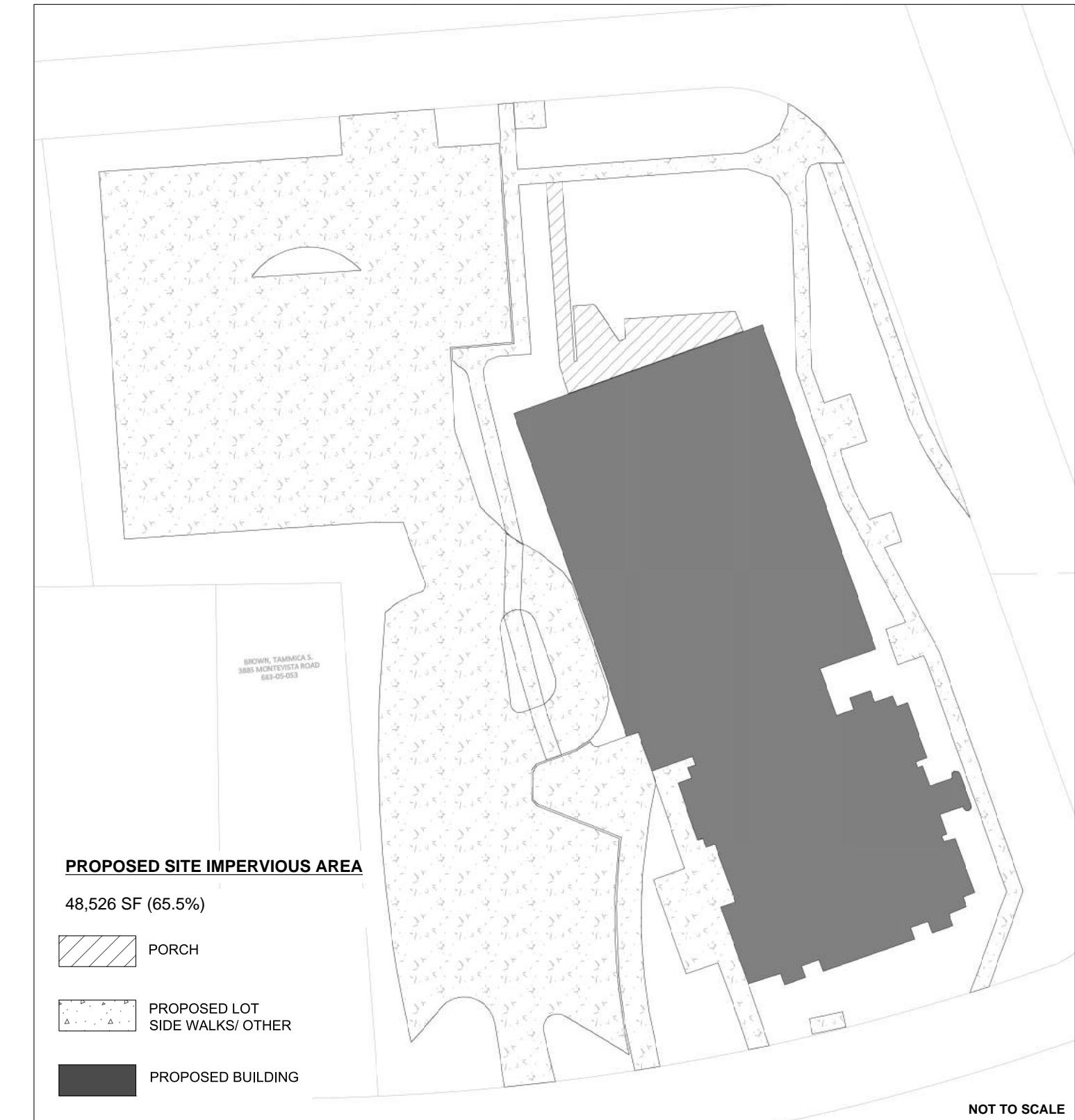
-  EX. STORM SEWER MANHOLE
-  PROP. CATCH BASIN
-  PROP. STAND PIPE
-  PROP. STORM SEWER MANHOLE



SCALE: 1" = 50'-0"

CIVIL ENGINEERING DRAWINGS

Impervious Area Plans

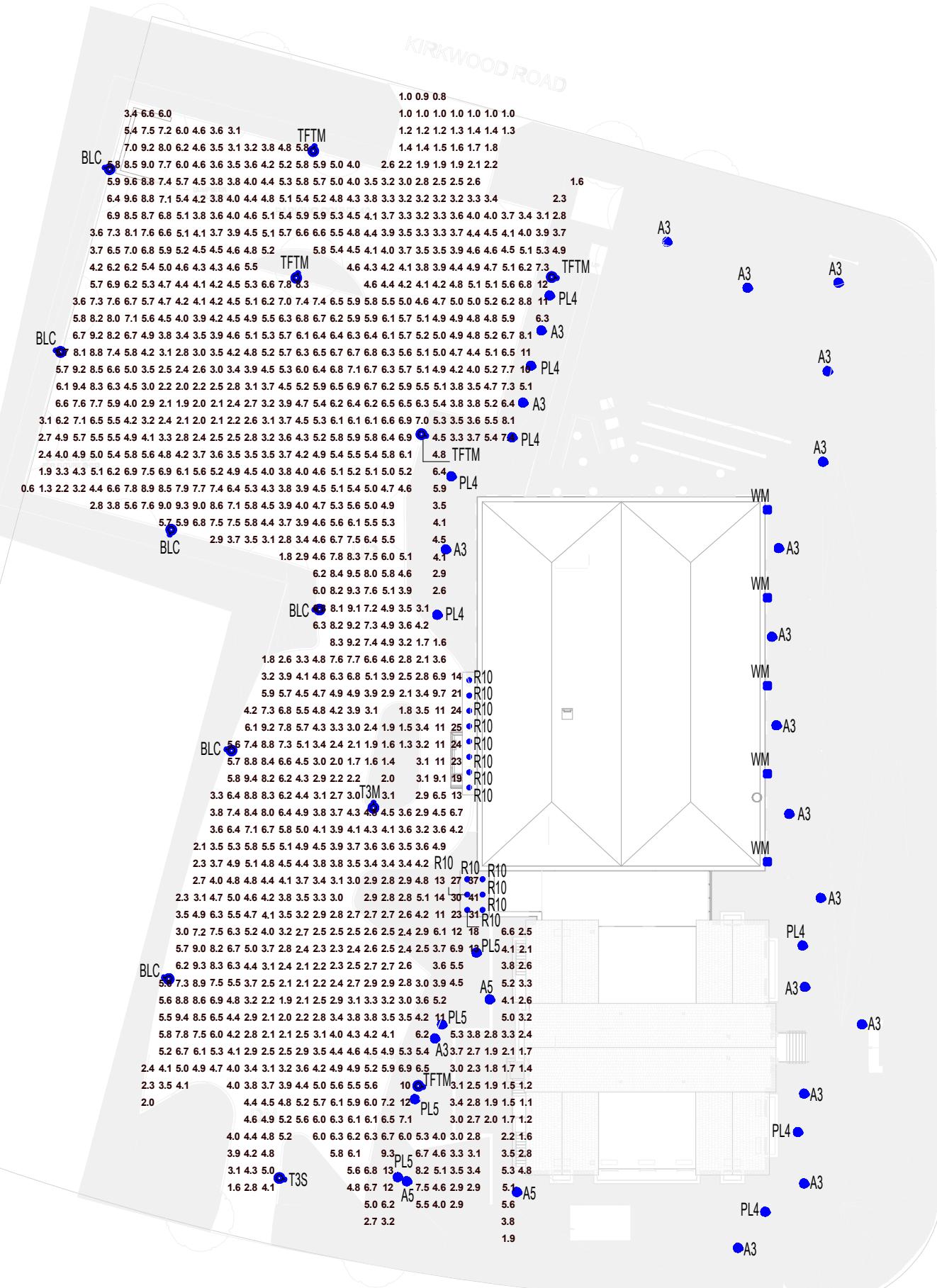


Site Lighting Drawings

3

SITE LIGHTING DRAWINGS

Photometric Site Plan



Landscape Architecture Drawings



LANDSCAPE ARCHITECTURE DRAWINGS

Landscape Plan



Architectural Drawings



ARCHITECTURAL DRAWINGS

Floor Plans

- Adult
- Building Circulation
- Building Support
- Children
- Circulation Services
- Lounge
- Maker / Tech Space
- Meeting
- New Materials
- Public Access Computers
- Staff Work
- Teen



LOWER LEVEL

3/64" = 1'-0"



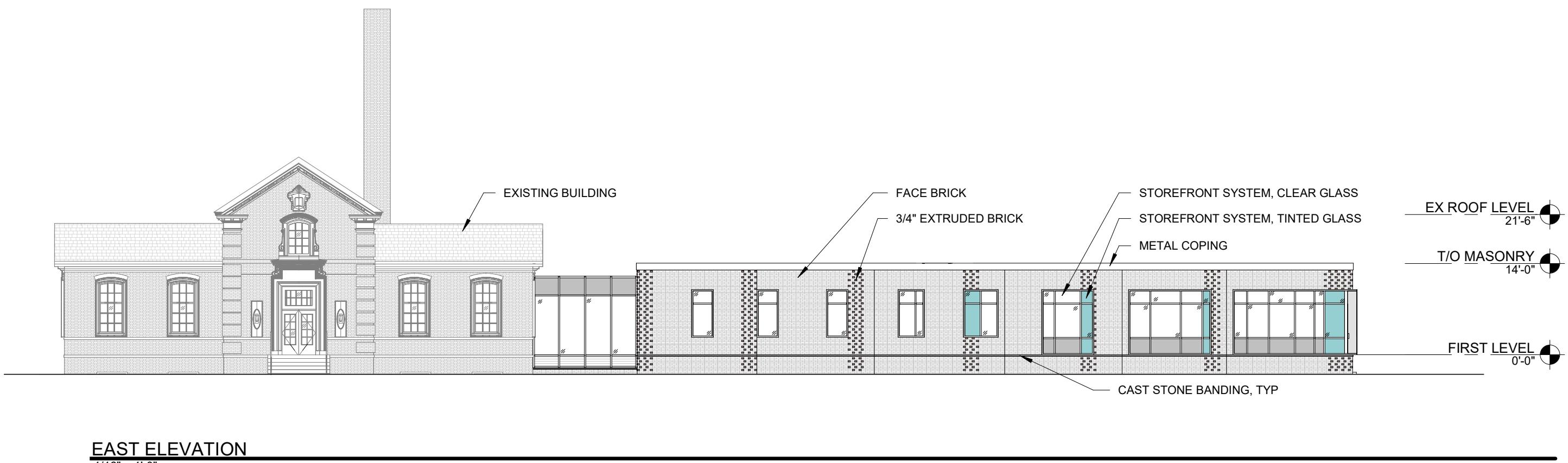
FIRST LEVEL

3/64" = 1'-0"



ARCHITECTURAL DRAWINGS

Exterior Elevations



EAST ELEVATION

1/16" = 1'-0"

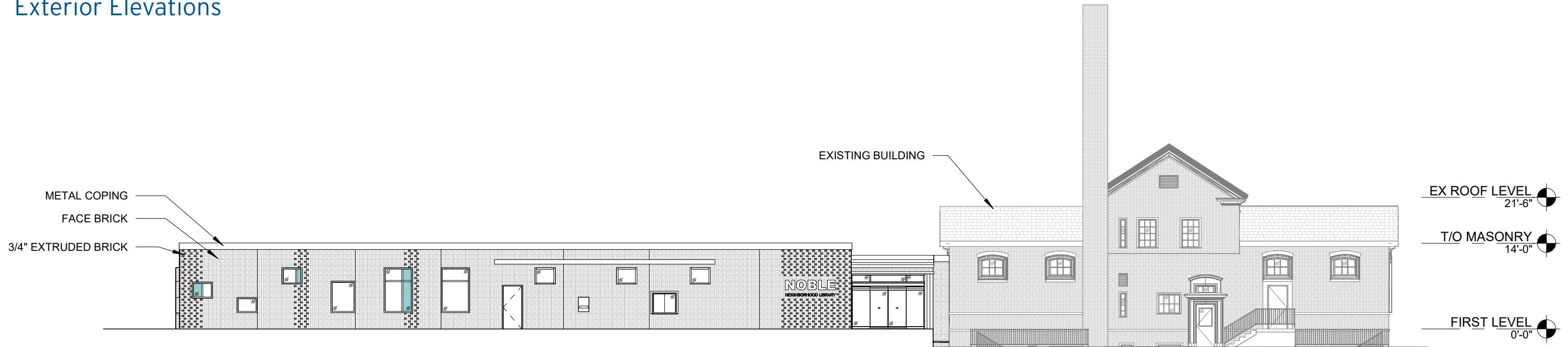


NORTH ELEVATION

1/16" = 1'-0"

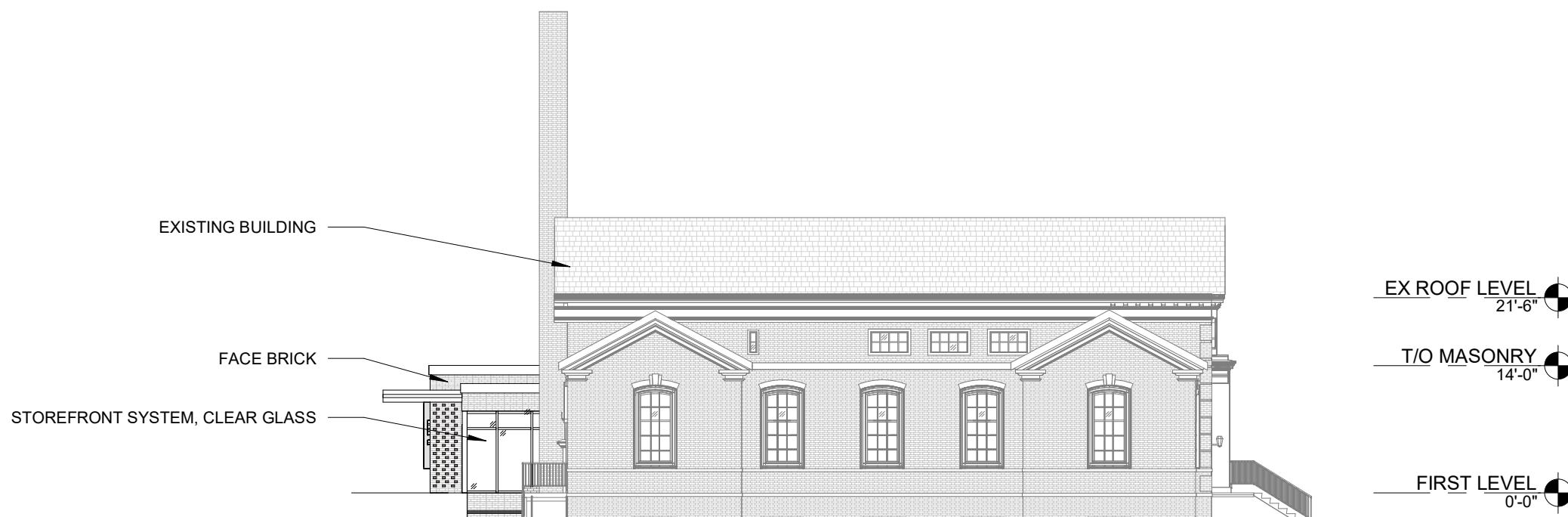
ARCHITECTURAL DRAWINGS

Exterior Elevations



WEST ELEVATION

1/16" = 1'-0"



SOUTH ELEVATION

1/16" = 1'-0"