



## MEMORANDUM

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**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

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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.

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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 or 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 4<sup>th</sup> public meeting suggested the quantity of parking as shown was already too large, noting off-site but nearby stormwater capacity concerns.

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### 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.

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- 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**

## Site Paving Plan - Updated







# 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



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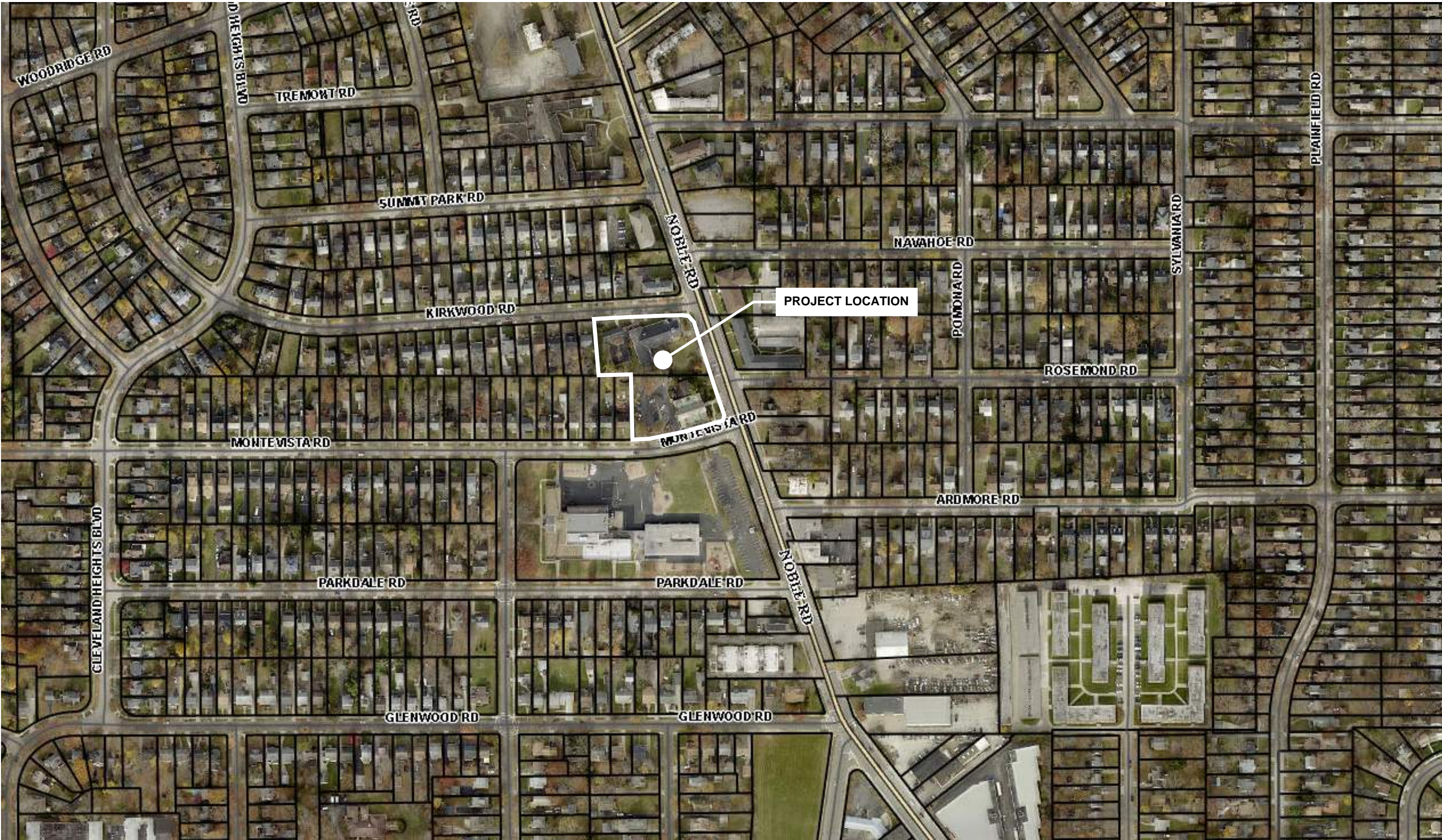
- 1 Vicinity Map
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Vicinity Map





VICINITY MAP

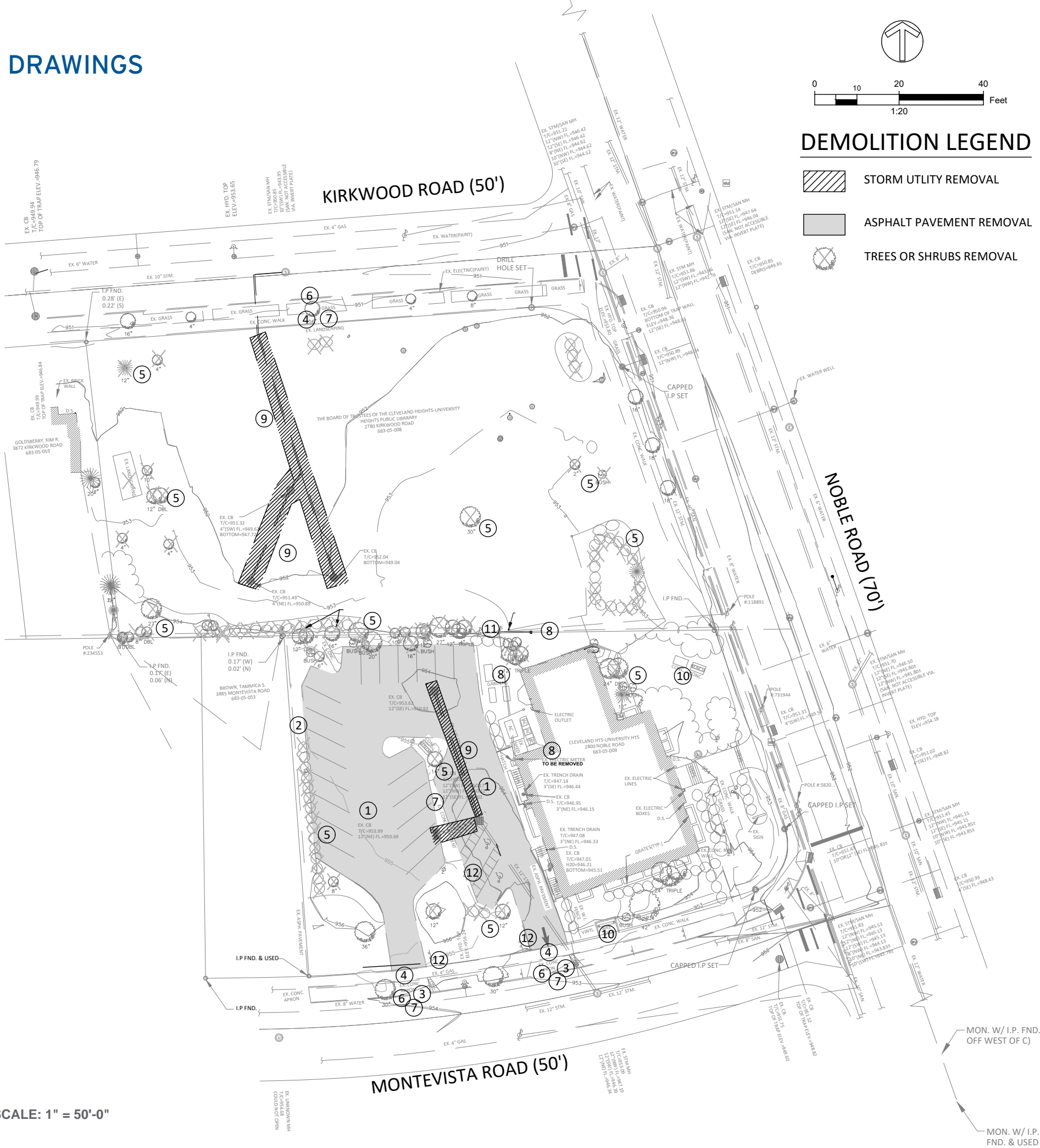




# Civil Engineering Drawings

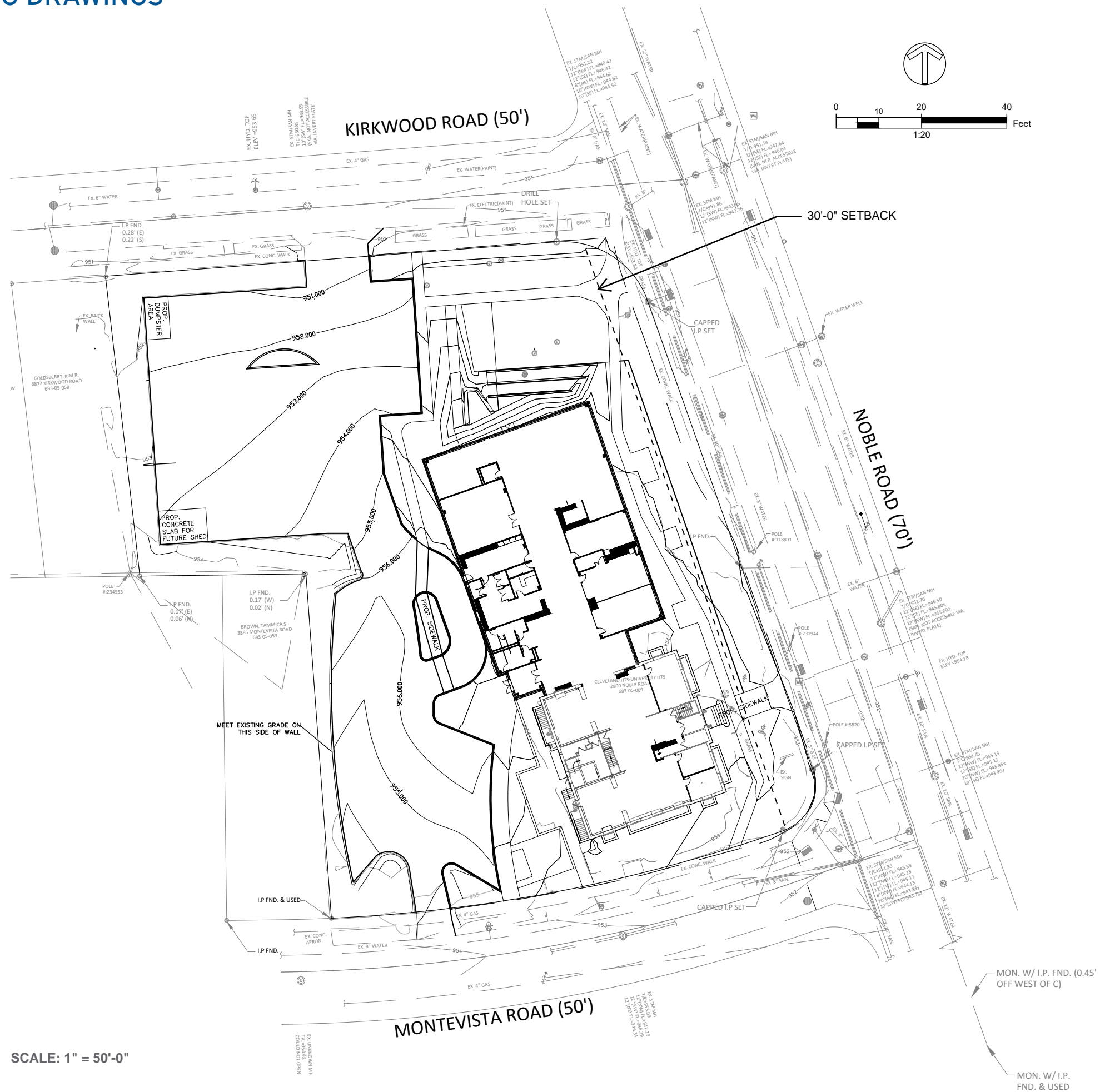


CIVIL ENGINEERING DRAWINGS  
Site Demolition Plan



# Site Grading Plan

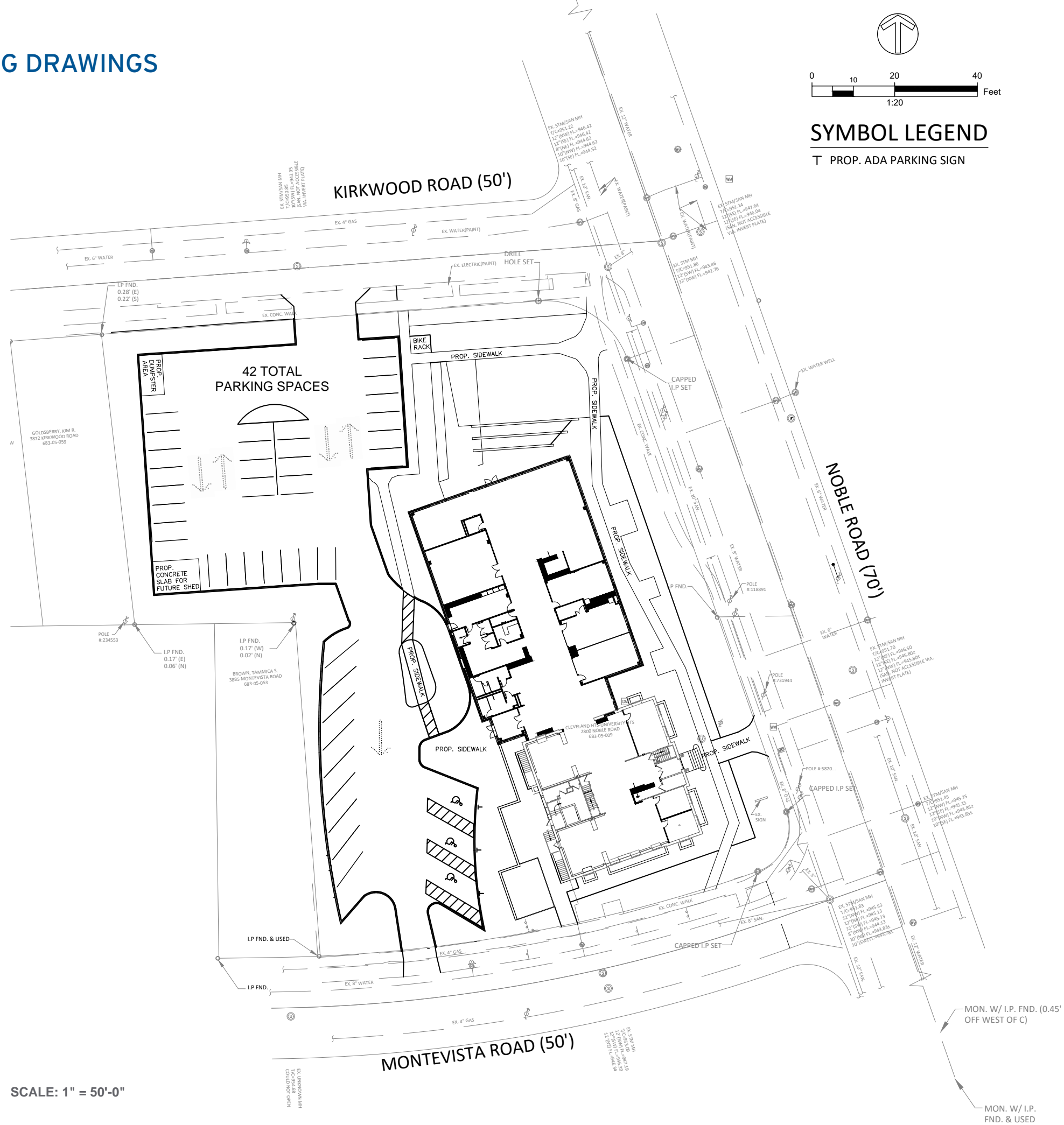
# Site Grading Plan



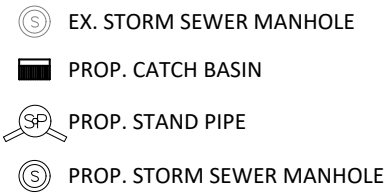


# CIVIL ENGINEERING DRAWINGS

## Site Paving Plan



# Site Utility Plan



CIVIL ENGINEERING DRAWINGS

Impervious Area Plans



# Site Lighting Drawings

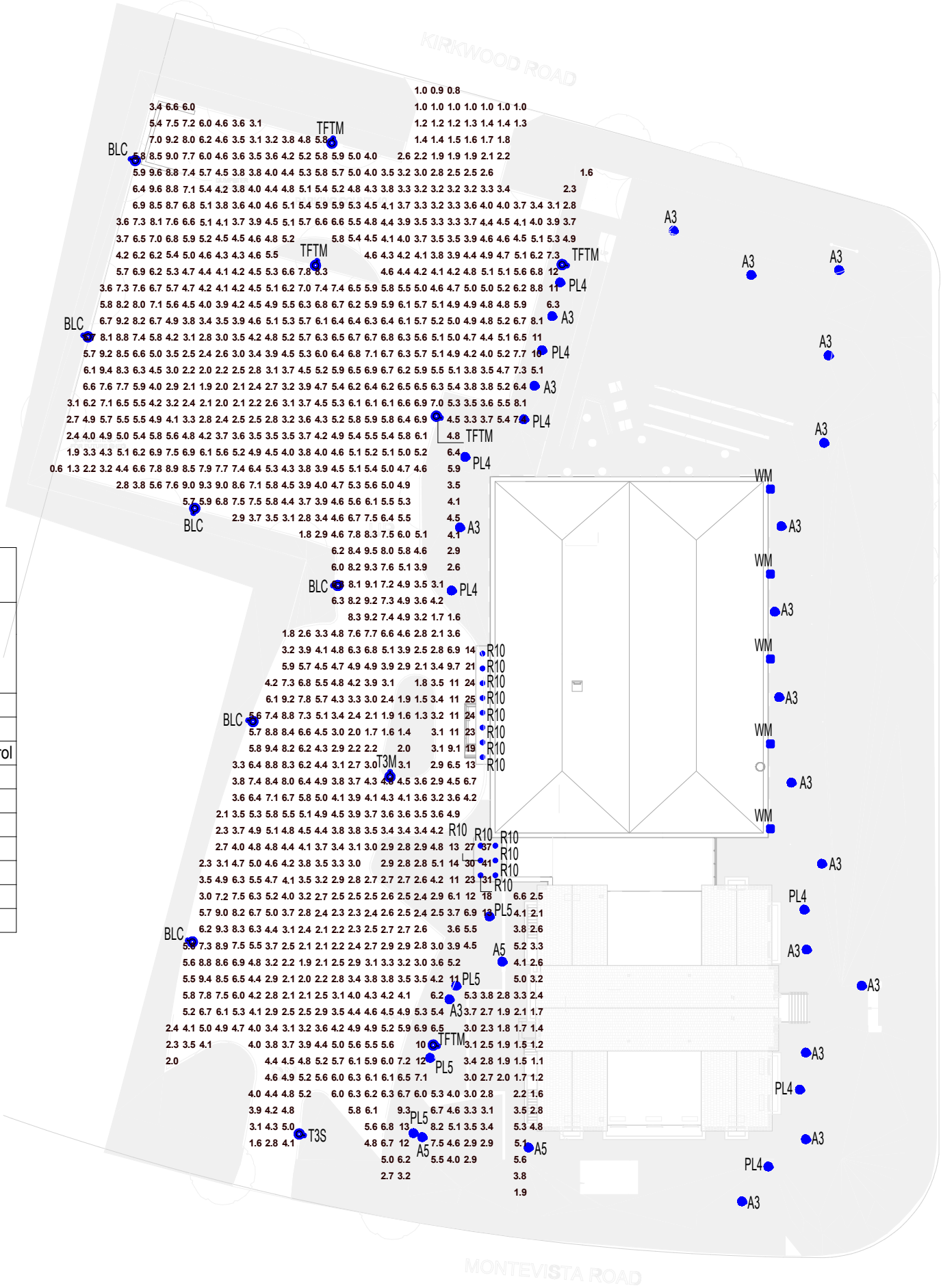




SITE LIGHTING DRAWINGS

Photometric Site Plan

Site Lighting Fixture Schedule							
Tag	Manufacturer	Model	CCT	CRI	Capacity Values		Description
					Luminous Flux	Power	
A3	Landscape Forms	AP 206L3 30K UV1 12	3000 K	85	2350 lm	39 W	Type III LED pedestrian pole
A5	Landscape Forms	AP 212L5 30K UV1 12	3000 K	85	4634 lm	78 W	Type V LED pedestrian pole
BLC	Lithonia Lighting	DSX1 LED P3 30K BLC MVOLT G1	3000 K	70	9570 lm	102 W	Type III pole LED with backlight control
PL4	Landscape Forms	AP 006L4 30K UV1	3000 K	84	590 lm	9 W	Type IV LED pedestrian bollard
PL5	Landscape Forms	AP 012L5 30K UV1	3000 K	84	1063 lm	14 W	Type V LED pedestrian bollard
R10	Signify	P4R-DL-20-830-Z10-U	3000 K	80	2000 lm	21 W	4" LED round downlight.
T3M	Lithonia Lighting	DSX1 LED P3 30K T3M MVOLT G1	3000 K	70	11338 lm	102 W	Type III medium pole LED
T3S	Lithonia Lighting	DSX1 LED P2 30K T3S MVOLT G1	3000 K	70	8262 lm	70 W	Type III short pole LED
TFTM	Lithonia Lighting	DSX1 LED P4 30K TFTM MVOLT G1	3000 K	70	13449 lm	125 W	Type Medium forward throw pole
WM	Landscape Forms	AP 108L3 30K UV1 MW1	3000 K	83	1012 lm	19 W	Decorative wall mount light



# Landscape Architecture Drawings





LANDSCAPE ARCHITECTURE DRAWINGS

Landscape Plan





# Architectural Drawings

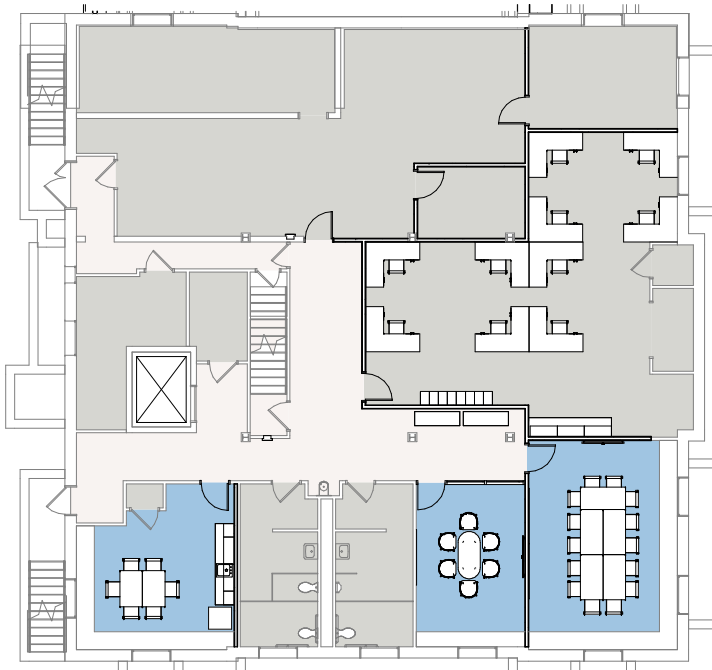




# ARCHITECTURAL DRAWINGS

## 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"

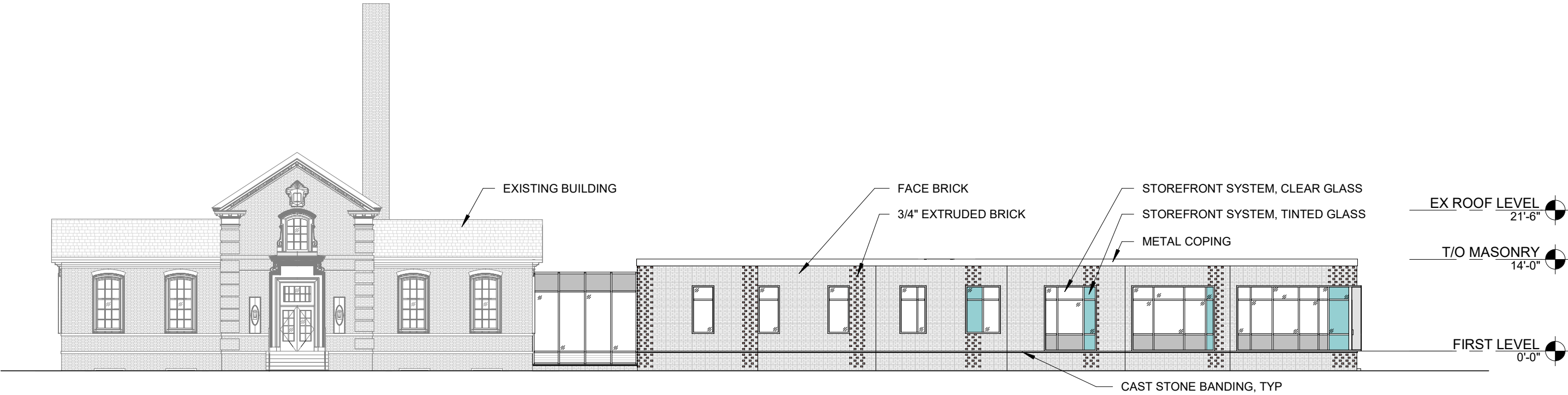


FIRST LEVEL  
3/64" = 1'-0"



ARCHITECTURAL DRAWINGS

Exterior Elevations



EAST ELEVATION

1/16" = 1'-0"

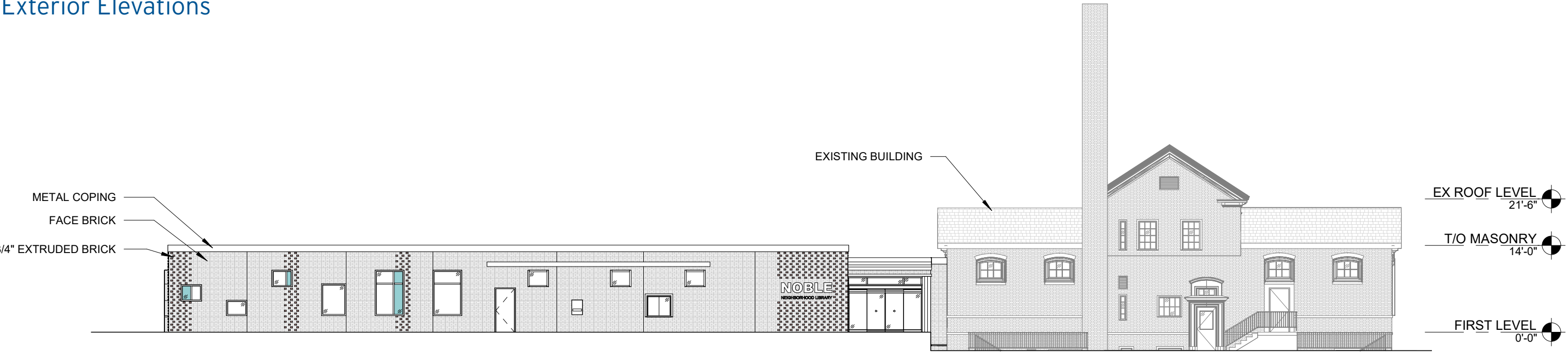


NORTH ELEVATION

1/16" = 1'-0"

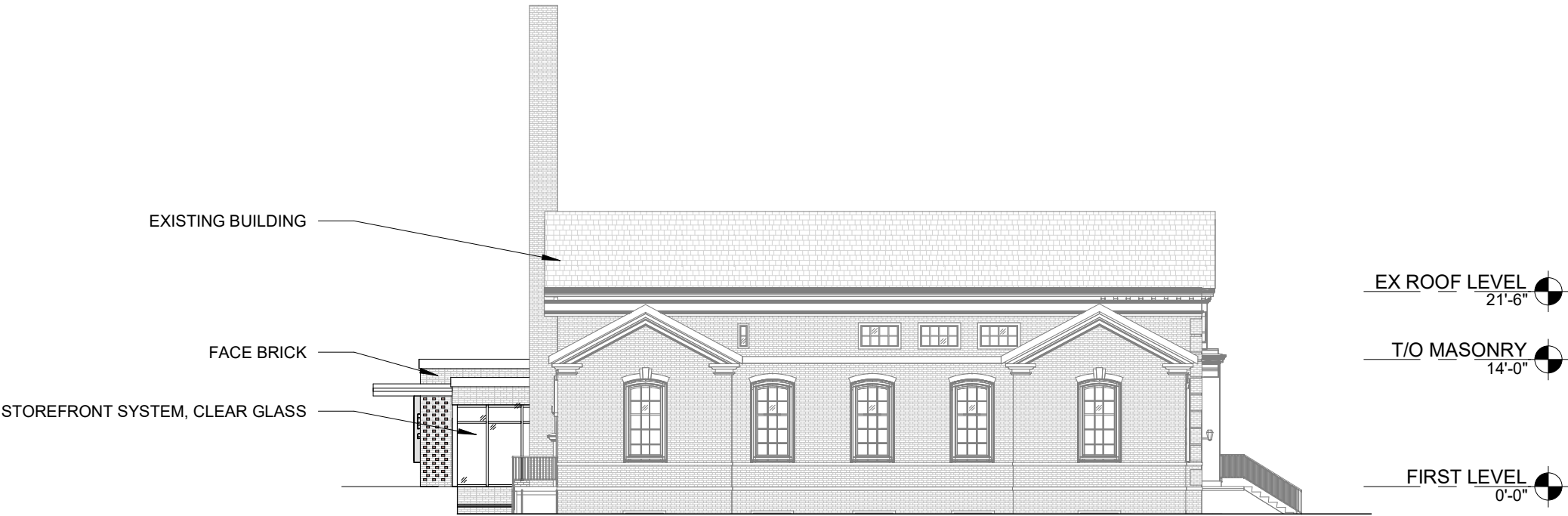
ARCHITECTURAL DRAWINGS

Exterior Elevations



WEST ELEVATION

1/16" = 1'-0"



SOUTH ELEVATION

1/16" = 1'-0"