

Cedar Lee Meadowbrook Comment Form

Reference #	13576422
First Name	Deacon
Last Name	Shupp
Question or Comment	This is great news! It will increase the vibrance of Cedar-Lee.

Cedar Lee Meadowbrook Comment Form

Reference #	13576476
First Name	John
Last Name	Hubbard
Question or Comment	<p>I can't imagine a worse use of this space. The proposals are copies of copies of outdated trends and will only exacerbate the glut of vacant retail. If this is truly a viable plan, no TIF or abatement will be needed.</p> <p>Please do not accept any clones of Top O' the Hill (or any of the dozen similar developments) until the Top O' the Hill debacle is complete.</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13576491
First Name	Adam P. May
Last Name	May
Question or Comment	<p>Whatever the city does with that property, the one thing we do not need is more housing, especially more condos or townhouses like they have littered across the west side. What makes Cleveland Heights so unique is our incredible architectural character.</p> <p>The 1.07 acres on Lee would be an incredible spot for a farmers market, food truck plaza, outdoor dining area, and/or community garden space. There's plenty of retail/commercial space along Lee that is vacant and for lease. It would be amazing to have small, live music events in that area as well. Close both ends of Lee Rd. and have community block party type of events during the warmer months with local artists, deals at bars/restaurants, live music, dancers, etc.. This would only help with our community coming together and unifying. Check out "Last Thursday" on Alberta Street in Portland, Oregon. https://www.youtube.com/watch?v=8E8rCEwWgMA&ab_channel=KOIN6</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13576558
First Name	Ee
Last Name	Durbin
Question or Comment	<p>This project comes rather hot on the heels of the “top of the hill” project and is concerning to me for a few reasons.</p> <p>1) We have not determined the efficacy of this kind of development yet, given that the new Fairmount project isn’t even complete.</p> <p>2) The Lee road business district could benefit from much less drastic measures first. Supporting the businesses that currently operate there and targeting demand beyond current capacity. As-is vacant storefronts remain for some time before new tenants move in.</p> <p>3) GREEN SPACE IN BUSINESS DISTRICTS IS GOOD. The haphazardly placed picnic tables were regularly used during the summer and the scruffy grass that remains after the old parking lot was demolished provides a great outdoor space for the neighborhood.</p> <p>As a resident just down Meadowbrook on Maplewood, I oppose the proposed development and would much rather see the Council invest into the business district and neighborhood rather than opening up to more investors.</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13576571
First Name	Brandan
Last Name	Boggs
Question or Comment	Electric vehicle charging stations should be considered.

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Reference #	13576607
First Name	Katherine Colbaugh
Last Name	Colbaugh
Question or Comment	<p>CitySix proposal for walkable mixed-use living center. The Flaherty & Collins design will remove the space from the neighborhood and offer only to residents of the complex.</p> <p>I am a recent transplant to Cleveland Heights. My love for this neighborhood comes from the appreciation for old houses, quaint and unique businesses, and strong character. Please foster the charm of the neighborhood and create a safe, usable space for the residents.</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13576719
First Name	Jeffrey
Last Name	Szczecinski
Question or Comment	<p>I am very happy to see that this area is up for redevelopment. As a neighbor in the Larchmere area, Cedar-Lee is one of my favorite places to walk or bike to.</p> <p>My only general comment is to make sure this space is on a human scale. Recent redevelopments in the area like Van Aken and Cedar-Fairmount put way too much emphasis on cars and parking. Additionally, planning meetings for the Shaker Square redesign often turned into lengthy discussions about parking as opposed to the merits of project that were being presented. Although I am not familiar with construction codes related to parking, I strongly urge this space to be used for people and businesses. Cleveland Heights is unique in that it is dense and off of the highway. This project should play to those strengths and not let the conversation be distracted by car-loving exurbanites who want to zoom through an otherwise dense and walkable neighborhood.</p> <p>As planners often say, "When you plan space for cars, you get cars. If you plan space for people, you get people."</p>

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Reference #	13576844
First Name	Evan
Last Name	Guarr
Question or Comment	<p>As a Corydon Rd. resident, I oppose the proposed redevelopment of these spaces. The top of the hill project is not complete yet and we have no data to understand the economic and cultural impact of modern redevelopment in our city.</p> <p>Cleveland Heights needs to support and protect existing businesses, fill vacancies at current storefronts, and target demand for the district beyond current capacity, before allowing additional investors, offering tax abatement and free land to developers, etc.</p> <p>We want green spaces! The covid-19 pandemic highlighted a need for green spaces in business districts. Turning the "park" at Lee-Meadowbrook into an actual PARK will attract more residents and visitors and encourage them to spend more time and money at our existing businesses. I saw so many people eating and being outside at the couple of picnic tables this summer - encourage this! DO something other than scruffy grass in a bare lot.</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13576872
First Name	Bill
Last Name	Sluzewski
Question or Comment	<p>How will these proposals impact existing vacant retail in the Cedar Lee area?</p> <p>Why this location over suggesting similar projects in Severance Circle, Cedar-Taylor, Taylor Avenue business district (between Blanche and Superior Ave) or Lee-Mayfield business district?</p>

Cedar Lee Meadowbrook Comment Form

Reference # 13577222

First Name Catherine

Last Name Osborn

Question or Comment

As a homeowner on Cedarbrook near the Cedar-Lee parking lot (and whose property is visible in many of the site plan figures in both proposals) I would first like to offer my support for development on this site. I believe this project would bring new people and opportunities to our neighborhood. I look forward to having a view of new commercial and residential buildings at the end of my street, rather than an empty field and parking lot.

After reviewing both proposals, my personal interest is the Flaherty and Collins project as it provides a more comprehensive vision of the entire site. I also appreciate that they have maintained some of the green space on the Meadowbrook site and towards the end of my street, Cedarbrook, as these spaces currently seem to exist by default, but offer little in the way of amenities or aesthetic value.

My one request is that current neighbors be included in this process and that Cleveland Heights takes an active role in engaging us. I heard about this meeting from a post on NextDoor made by someone who did not seem to support this project. I did not receive any sort of specific flier etc. inviting those of us who live in the neighborhood to provide any feedback. Again, my house is visible in many of the images included in these proposals. Please reach out to us. Please do not wait for us to find these postings -- that is community engagement in name alone.

I hope this process moves smoothly and that the final product enhances my neighborhood.

Cedar Lee Meadowbrook Comment Form

Reference #	13577326
First Name	Octavia
Last Name	Cash
Question or Comment	<p>I truly think the city should use the spaces for more entertainment (fine dining, small shops, non fast food restaurant, art, culture) I currently live in this area and my husband and I are looking to buy a home particularly in this area because of the entertainment/business in the area. I also like the grassy area occupied by the picnic tables. It gives residents a space to eat or hangout during warmer months and a little greenery is always good. I think inviting property investors to use this area for condos or apartments is a great disservice to this area and takes away the charm that I love about this area.</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13577359
First Name	Caitlin
Last Name	VerKuilen
Question or Comment	It would be great to maintain some amount of green space. Maybe a dog park.

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Reference #	13577590
First Name	Penny
Last Name	Neisen
Question or Comment	<p>I think the Panzica/City6 design would be a better fit for the neighborhood than the Flaherty designs.</p> <p>The Flaherty designs have upscale residential over a parking area used for overflow and right across from the high school football field.</p> <p>Having previously maintained a property with an addition designed and built by Panzica, I would have concerns about their budgeting once the project started and value engineering ideas.</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13577612
First Name	Penny
Last Name	Neisen
Question or Comment	<p>I might suggest getting a 3rd quote. Krill is great to work with.</p> <p>I think the Panzica/City6 design would be a better fit for the neighborhood than the Flaherty designs.</p> <p>The Flaherty designs have upscale residential over a parking area used for overflow and right across from the high school football field.</p> <p>Having previously maintained a property with an addition designed and built by Panzica, I would have concerns about their budgeting once the project started and value engineering ideas.</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13577704
First Name	Edward
Last Name	Kalafat
Question or Comment	<p>Where are these “development “ firms from? If they are not local then what is the origin of their funding for these projects ie. foreign or domestic? Who profits from these developments? Are local contractors going to be used or are out of state contractors going to be used? Are tax abatement apart of the deal here? Are these more high rent spaces that only large corporate cookie cutter stores can afford. If these are residential in nature are they more cheaply constructed high rent trash like the top of the hill debacle or the cheap trash built in Little Italy and University Circle? Are Union Workers going to be used for the construction or are scabs coming up from “Right to Work” States? Are you catching my drift yet? The infrastructure of this city and Cleveland are outdated, over used and stretched beyond their capacity to handle the loads heaped upon them now. City Sewer is understaffed . Multiple water main leaks and as few as 6 repair people on any given day. How will this old outdated infrastructure be addressed with these new structures being built?</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13577750
First Name	caryn mills
Last Name	mills
Question or Comment	Green space and plant trees, never can have too much of that! No tax abatements.

Cedar Lee Meadowbrook Comment Form

Reference #	13577754
First Name	James
Last Name	Buie
Question or Comment	<p>Dear City Counsel Members,</p> <p>I'd be interested to hear what real estate tax breaks the competing firms are requesting from the municipality.</p> <p>As a taxpaying resident of the Heights with professional experience in real estate development, I want nothing to do with a payment in lieu of taxes (PILOT) or any other sort of abatement, and neither should you. Developers are vying for our business, not the other way round.</p> <p>Relatedly, will the land be bought outright or will a ground lease be negotiated with the city? If a ground lease, what will the terms be?</p> <p>I'm thrilled to embrace a new development in the area. We just want to be sure that the new development is similarly thrilled to embrace the area. And not just in lip service. We need the money where the mouth is. Private enterprise has no business subsidizing their for-profit developments with the coffers of local taxpayers.</p> <p>Hopefully abatement isn't even on the table and all my consternation is for naught. Apologies if this came off as brash. It was intended to be upfront but not forward.</p> <p>Cheers,</p> <p>James Buie</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13577936
First Name	Tyler
Last Name	Boggs
Question or Comment	Would love to see some EV charging stations and a nice greenery space as well (like a local sit down park area).

Cedar Lee Meadowbrook Comment Form

Reference #	13577993
First Name	Tom
Last Name	Waitzman
Question or Comment	<p>With the high school right across the street from this project, has there been discussion of safety, trash, and adequate lighting in the area? I could see this area becoming a dangerous place to walk through at night.</p> <p>I would like to see more of an open, walkable, and relaxing atmosphere that slows things down and encourages people to gather and enjoy each other. Please include trees and green space and space for families. I hope that the city will maintain this space and that it won't get overrun with trash or a heavy police presence.</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13578090
First Name	Alexander
Last Name	Kinney
Question or Comment	<p>Both proposals show they are keeping a small part of the park between Tullamore and Meadowbrook. While I feel the reappropriation of the surface parking lot behind the cedar lee cinema is worthwhile, I as a resident who frequently uses the cedar lee district, does not see the immediate need and benefits of an additional mixed use space for the community. Will the new housing here benefit those in most need of housing in our community? After already handing over top of the hill, to developers I feel the community would better benefit from focusisng on fixing places that, to me, are more in need of renewal such as severance center first instead of compromising what little easily accessible green space the community has remaining.</p>

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Reference #	13578254
First Name	Amy
Last Name	Bee
Question or Comment	I believe this should be left as green space. Beautify the area, put in a small flower garden, add some picnic tables and invite food trucks. We do not need any more developments in Cleveland Heights.

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Reference #	13578258
First Name	Tyler A McTigue
Last Name	McTigue
Question or Comment	<p>I would really encourage and push the architects to design the building facades to match some of the historic architecture of the Heights. I think some of the modern mid-rises actually look out of place in places like Tremont, Little Italy and Ohio City. Making it more early century, brick based. To match the newly renovated high school. I think Flaherty & Collins closer represents the correct architecture.</p>

Cedar Lee Meadowbrook Comment Form

Reference #

13578679

First Name

Colleen Kelly

Last Name

Kelly

Question or Comment

As a person who moved to Cleveland Heights to enjoy the green neighborhoods and charming, diversely-designed homes, I STRONGLY oppose both of these proposals for the Cedar-Lee-Meadowbrook site. The types of developments proposed can now be found down the street in Uptown, Little Italy, and "Top of the Hill," and I can't imagine why our neighborhood would want to follow this ill-conceived trend. We have an opportunity to be leaders in how we think about developing assets for our community and I see no innovation, thought leadership, or even creativity in either of these proposals. This stands in direct opposition to the imaginative and generative ethos that we have cultivated in the Cedar Lee neighborhood. I urge you to think outside the box and seek a solution that will be exciting for residents already here and attractive to others looking to put down roots in a unique and beautiful community. We will not stand out as a special place to live if what we offer is the same kind of thing found just down the road.

People in this neighborhood are looking for green space, a place to gather (without having to buy something if they can't/don't want to), a place to share, to learn, to discover. Whether it's a park, a co-op, a rotating roster of food trucks (look how great Doug Katz is doing with his pop ups!), a beer garden, a skating rink, etc., there are so many options that could offer really valuable assets to residents and visitors.

Please don't underestimate this community by settling for something we can find in many other neighborhoods.

Thanks,
Colleen Kelly
2605 Lee Rd.

Cedar Lee Meadowbrook Comment Form

Reference #	13578688
First Name	Chris
Last Name	Jacobs
Question or Comment	<p>There is a lot to like about both proposals, but the Flaherty/City Arch. proposal appears to be more complete. I like the idea of the ground floor space continuing the street wall along Lee Rd. in the Flaherty proposal, and the stepped-back height at the top. (I'd like to see more of that, particularly in the transition toward the single-family homes on Tullamore). I also like the development behind the parking garage, providing a buffer between the single-family homes that formerly had to look at an ugly parking garage.</p> <ol style="list-style-type: none">1. While it might be a good idea to do the construction in phases, City-Six/Panzica did not present a plan for Phase II despite the request for a plan for the full site -- what assurances will this group give/what commitments are they willing to agree to/how can the city ensure that Phase II will happen if this group is chosen?2. City-Six/Panzica and Flaherty/City Arch. each propose different building footprints for the Lee-Meadowbrook lot -- how is each group planning to deal with the ATT easement?3. This project would be better if the vacant buildings on Cedar could be incorporated into the project. Do the developers have any ideas about how to make that happen? Personally, I think the city should buy those owners out because it would make the project better. 3A -- Could the CIC buy the properties?4. How does each developer propose to improve the pedestrian experience on the back side of the existing Lee Rd. buildings to and from the parking garage?

Cedar Lee Meadowbrook Comment Form

Reference # 13578725

First Name Karyn

Last Name Katzman

Question or Comment

I do not think either option is really good for the neighborhood. There needs to be more green open space for the community. We do not need an additional 20,000 sf of retail space, there are so many vacant storefronts. What does the community/residents get? The project wants 100% tax abatement and to have the city just give the property to them and what are they giving back to the community? This appears to be extremely unbalanced in favor of the developers. We also have many vacant properties that need to be occupied and may need some fixes, money the city is giving for this project could go to help already existing residential properties. The cost of rental in a new development project, such as this one, is too high for a local business to be able to afford and thus back at the large chain retailers which is not a good fit for this community. Also, in regard to high rental cost, the project would be affordable to only higher income people and would leave a large portion of the existing, and potential new, residential base not being able to afford the rent. We have many mod to low income residents in Cleveland Heights as well as seniors on fixed incomes who need affordable housing and students at nearby colleges. Maybe it would need to be mixed income so the average person here can afford to live there. To have new construction on Lee Rd that is five stories does not really fit in and to have "amenities" for residents only is classist. To review: I believe we need more green space, a design that fits better with surrounding structures, less new retail, a commitment that all rentals both commercial and residential be affordable with mixed rate housing to be affordable to a range of incomes and instead of the for resident only amenities larger and more usable...

... open space for the whole community including use by any other restaurant on the street who would want to use the public space. The city is getting nothing, the residents get nothing other than more high end retail and rentals, the city cannot keep giving away the farm, get something in return for all the giveaways like mixed income and lower cost rental for both business and residential.

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Reference #	13579099
First Name	Joyce Huang
Last Name	Huang
Question or Comment	<p>I'm thrilled to hear about the development proposals for the Meadowbrook site. As a property owner near Cedar Lee, we love the neighborhood and look forward to visiting the new development with our young child.</p> <p>A few questions:</p> <ul style="list-style-type: none">- We are interested in "high density child-friendly neighborhoods". Can you discuss how your property will help retain young families and provide amenities for semi-independent play / pedestrian experience?- What are your intended plans for the green space or plaza? Will there be some program (active or passive)?- As a way to retain a diverse mix of residents, I'm interested in the unit mix of the proposed developments (studio/1 br/2 br/3 br) and the intended audience of the tenants/renters. (As a side note: remember that millennials are now between the ages of 26-39).- What is the intended AMI band that you seek to attract? (Area Median Income) What is the \$/SF?- Cedar Lee is home to many Black owned businesses with a near total of 30-40% non-white businesses - how will the developer work with the City, CDC and SID to ensure that the space is culturally relevant to the existing vibe and will not displace any of them?- How much do you intend to open the space to the public? How will you help people of color feel welcome?

Cedar Lee Meadowbrook Comment Form

Reference #	13579135
First Name	KATHERINE G. PETREY
Last Name	PETREY
Question or Comment	<p>I am opposed to any more large multi-family development in Cleveland Heights at this time if the developers and ultimate owners will receive tax abatement or TIF or free land from the City. If the demand for retail and residential development is such that it can't succeed without subsidy, then then those projects should not be built. The subsidies only increase the profit for the developers. As often as not, they result in failed projects that are ONLY profitable for the developers and that require significant repairs and replacements in 10 to 20 years because of cheap construction. I also question the timing for this type of development, in the midst of a pandemic and recession,</p> <p>There is already plenty of rental property in the Cedar-Lee area in the form of apartments, duplexes and small houses. I think that the City should be assisting the owners of those properties with modernization or teardowns and replacement. Even more rentals can be found on Taylor, such as the tudor style building. Restoration of that historic building might qualify for historic tax credits, which would be paid for by the federal government rather than the City and residents.</p>

Cedar Lee Meadowbrook Comment Form

Reference # 13579258

First Name John

Last Name Vitale

Question or Comment

Dear City Council,

As you prepare to present designs and ideas towards developing and irreversibly changing this historical part of town, please understand that your vision and plans are not shared by everyone in the city or in this neighborhood.

1)Existing buildings present a historical charm to people traveling and living in the area. So putting up new buildings is going to ruin the look of the neighborhood. I've seen the throwback Thursday pictures showing the exact same buildings and design going back 90 years. This is what makes this neighborhood appealing.

2)What is wrong with having green space? Does every single piece of open space need a building or parking lot on it? I understand you aren't going to get tax money for it, but this is completely pointless and reckless to propose development on a patch of green space at the NE corner of Lee and Meadowbrook. If properly maintained and promoted this area can easily become a pleasant park to have picnics and lunches in that is walking distance to a large segment of the population.

3)Proposing development in an area, while there are rumors floating around that council members will be leaving office at the end of their term and also leaving the city smells of a bad plan. I point out the historical reference of Ms. Yasinow and Ms. Briley leaving after Top of the Hill passed City Council.

4)There is already a large amount of empty buildings and underutilized store fronts on Lee Road, why not market that area to people to open businesses or assist with business loans? Do we really need a glut of more retail space, especially...

... new retail space which will hurt existing property owners whose bottom line can't be stretched enough to put all the new shiny pieces to compete with brand new development?

5)Also while on the subject of competing, how many apartments do you think this city, much less this area can really handle? There are 260 luxury apartments planned at Top of the Hill, yet there is discussion concerning adding 112 high end apartments going in between Meadowbrook and Cedar? Do you think you are going to steal residents from Beachwood or from Downtown to live in your new luxury apartments? Where are all these people going to come from?

6)Giving away property for development is one of the lousiest ideas this city has ever supported. If a developer can't make money with his building, whether retail or residential, they are in the wrong business. Profit margins do not need to be excessive to make money.

7)A resident posted on NextDoor suggested using a part of the property between Meadowbrook and Tullamore for Food Trucks to park and sell food would be very advantageous, especially since Lyndhurst is in the news negatively concerning Food Trucks being forced out of a parking lot at Richmond and Mayfield. To have a single drive from Meadowbrook to Tullamore so that the Food trucks can pull in and later leave, plus adding some picnic tables in the area would do wonders to increasing foot traffic through the area. Food truck have long been on Walnut Avenue downtown for years, why not have a rotating schedule for Food trucks to circulate here. This would allow the city to do a check / screen each Truck and to ...

...allow each truck to have an equal opportunity.

8)How much more tax abatement do you think residents can handle? Dangling a 15 year tax abatement to entice developers to build here forces the burdens of taxes onto existing housing and retail owners. How is this fair? Simply put, it is not. It is gross mismanagement of taxes.

9)Giving away the land means the County will not see any tax revenue. Why can't these companies pay fair market value for the property instead of the City giving it away?

10)Giving away Tax abatements mean the School District will not see any tax revenue. Existing homeowners and property owners will bear the brunt of all current and future tax burdens for the next 15+ years. Perfect plan to screw over existing retirees and Seniors who have made their homes in the Heights for the past 25+ years.

Having looked over the design and plans for both, I can honestly say, they both look like crap.

a)There is no continuity with existing buildings or neighborhood housing.

b)There is no distinction between this development or new development structures going in downtown. So what is the attraction to putting this in the heights, in an existing and stable neighborhood? This isn't going to suddenly bring in hundreds or even thousands of people. And if it fails, existing City Council members who supported this haphazard development plan will either be gone or moved on to other areas.

c)With this plan, you are directly competing with the same businesses and residents for your Top of the Hill project.

d)Further proof of bad / haphazard design and implementation can be...

... seen at Severance. Aside from Dave's and Home Depot, no one is able to develop anything there. The roads are in constant need of repair, due to bad and cheap design. This has been a continuous problem for over 45 years. If you want to fix a long standing problem, start there.

As a resident of Cleveland Heights and on Meadowbrook for 52 years, I can say that I have a vested interest in how the city addresses the Meadowbrook / Lee road property. The question you need to ask yourselves is this, are you finally going to listen to residents who are long established in this area or will you behave like you did at Top of the Hill whereby final design changes hurt existing and long standing residents all in the pursuit of the Almighty Dollar.

Sincerely,

John Vitale

Cedar Lee Meadowbrook Comment Form

Reference #	13579950
First Name	Eve
Last Name	Prikryl
Question or Comment	<p>Pasted from my NextDoor response, forgive the casualness of the comments.</p> <p>Personally, I'd like to have a new Ohio Savings Bank. The original project was supposed to include a new Ohio Savings. The current location at Washington and Lee was supposed to be temporary and doesn't have a drive through. It looks like a Mexican restaurant and smells like the dentist next door. I've been banking there since 1975 when it was "Shaker Savings" and I used to walk up their with my mom to deposit my .25 cents allowance and in exchange for my deposit, they gave me a lollipop. I remember going to the drive through with my mom and our dogs who got milkbone biscuits. I remember being in the line at the drive through when the tornado came up cedar and got a dent in my car from a trash can flying through the air while I deposited my paycheck. This bank is special to Lee rd and they deserve the new nice location they were promised when they got imminent domained out of their building for that farce of "gas tank leak" made up so Peter Rubin could develop the corner. Since that jerk backed out of the project we have been left with nothing but a mural and some grass and a garage too big for our needs. Ok...I, rambling, but let's at least give Ohio Savings a new spot like we promised when we stole the one they were in.</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13580114
First Name	Erika
Last Name	Grauzinis
Question or Comment	<p>This city is in great need of a dog park, and Cedar-Lee is greatly lacking in green spaces. In this pandemic summer when indoor dining wasn't allowed/was dangerous, outdoor options were key, and Cedar-Lee didn't have much to offer. In order to support our businesses, a green space for families to gather will improve the district. Plus a dog park brings MANY people to the area, given there aren't any within a 20 min drive. People with dogs swarm to the closest dog park. The one in Lakewood has 20+ owners and their dogs there every time I go. Let's bring more traffic and more families!</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13580208
First Name	Renee Sentilles
Last Name	Sentilles
Question or Comment	The City Six design seems much more in keeping with the spirit of Cedar-Lee. The FC RFP proposal looks like some off-putting futuristic city and looks as if it would dominate an already charming area.

Cedar Lee Meadowbrook Comment Form

Reference #	13580673
First Name	Michelle
Last Name	Frazier
Question or Comment	<p>As a Cleveland Heights resident who lives off Lee Road, I do not like either proposal. Both proposals will make the area more congested with people and vehicles. I would prefer a much smaller project that is more reflective of the community and character of the Cedar-Lee District. Also, the City does not need more expensive rental housing.</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13582318
First Name	Shane Martin
Last Name	Martin
Question or Comment	<p>I would like to see this development plan fit in with the architecture of the neighborhood and Cleveland Heights as a whole. Ideally, the first viewing of the building shouldn't be "wow that's new". It should at least take me a moment to register that it's new development. I like the charm of the older buildings and apartment complexes. If I wanted to live in a neighborhood with lofts, I would have moved downtown.</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13582328
First Name	CJ
Last Name	Nash
Question or Comment	<p>For years now we've been trying to get some sort of support to develop the Noble Rd corridor and are always told there isn't any money. We get a cursory nod and a verbal acknowledgement, but absolutely NO action. We are ignored.</p> <p>There doesn't seem to be any problem at all finding money and support for the central and western parts of Cleveland Heights.</p> <p>This is extremely frustrating.</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13582717
First Name	Eileen Beal
Last Name	Beal
Question or Comment	<p>Comment:</p> <p>Given that the housing now being developed at the Top of the Hill project is for wealthy and transient individuals, one would hope that the housing being developed at/within the Cedar/Meadowbrook property would be for moderate-to-low income, NON-TRANSIENT individuals who would like decent and affordable housing.</p> <p>In my informed opinion, that kind of housing would appeal to long-time CH residents who want to remain in their community but not in their two-floor, four bedroom house. It would also make real estate agents happy as it would free up properties for the income earning families that Cleveland Heights desperately needs to provide money for services and students for the (currently overbuilt) school system.</p> <p>Eileen Beal, 51 year resident of CH</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13583120
First Name	Beverly
Last Name	Roberts Singh
Question or Comment	<p>As a member of the Cedar-Lee SID and a long time resident of Cleveland Heights, I moved my residence to South Euclid 8 years ago because I no longer wanted to own a big old house. Either project looks great in terms of offering more efficient housing options and I think this is a plus. I may have missed it, but will the housing be rental &/or purchase?</p> <p>I like the look of the City Six project and their desire to do this as a 2 phase project. What commitment would there be to do Phase 2 and what would that timeline be?</p> <p>The Flaherty proposal is big and bold, and the city is currently involved with this company regarding the Top of the Hill project, so I'm guessing that can inform the community regarding their level of commitment and follow through.</p> <p>I would be happy to see either project do something with this space. I own the building at 2317 & 2319 on Lee and have seen several proposals over the years and none have come to fruition. Therefore, I hope the city will determine which proposal will most likely be completed and get on with it.</p> <p>Thank you.</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13583581
First Name	Sam
Last Name	Kienbaum
Question or Comment	<p>While I am sure housing is needed, I think we also need to be sure we are developing the city in a way that will actually attract new residents (and retain existing ones). We can't just build housing without giving people a reason to move here, especially if the existing stock isn't full and other projects like Top of the Hill aren't even complete.</p> <p>I would like a more developed park space, with a dog run to be considered, but I am sure there are other options to make the city more appealing.</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13583883
First Name	Susan
Last Name	Atheneos
Question or Comment	<p>I would like to see the 1 acre portion saved as at least a partial green space. Maybe a simple playground with some swings? Something like turtle park? Plant some trees, more picnic tables/benches? It's a great area to spend time with a coffee from stone oven or Phoenix. Or at a picnic table with to go food from one of the restaurants. The community gathers there during the candy crawl around Halloween and after the Homecoming parade. I would love to see it developed more thoughtfully as a park, to be better used for those times as well as others as a way to build community, like the seating area near peace park at Coventry!</p> <p>The larger section maybe be better developed with shops/apartments/better parking</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13583898
First Name	Susan
Last Name	Atheneos
Question or Comment	<p>I think two very important considerations no matter what is done with the spaces are:</p> <ol style="list-style-type: none">1. No or very low tax abatement, we need the money in our city and schools (isn't that why we are developing the space?) I wouldn't mind tax abatement for residents to entice them, but for business owners or landlords I don't think it's necessary2. Keep the design consistent with the city that was built in the early 1900s ! Think of all the beautiful old houses, buildings, Cumberland pool. Let's stick with a design that fits in with the beautiful and unique architecture we are surrounded with! (And while we're at it, maybe we can find a local firm to do it!!!)

Cedar Lee Meadowbrook Comment Form

Reference #

13584391

First Name

Paul J Volpe

Last Name

Volpe

Question or Comment

For: City Six / Panzica

- Your proposal does not address the city's desire to develop the entire 4.8 acre property. Do you at least have any ideas as to how you might consider developing the balance of the property with uses, density, and/or planning?

- You suggest the future parking lot 'phase(s)' would entail a planning process with the community after Phase 1 is completed. This will take at least 18 months. Why wait?

- Would you incur the costs associated with engaging a planner to engage the community and prepare a master plan for the entire site?

- Your site plan and sketches show a 'V-shaped' apartment building at Meadowbrook and Lee with a 'public plaza' in the middle. This is similar to what your architect proposed with other developers on this site in the past? Do you agree this is the best configuration for the building, and best location for a public space?

- A most recent project of yours is the Baricelli Inn Apartments in the neighboring community of Little Italy. Please describe how the community process went, if there were challenges along the way, and how you handled them?

For: Flaherty and Collins

- The majority of the projects your company showed in your proposal as comparable to ours, were apartment buildings with measurably over 200 units. Your proposal for Cedar Lee / Meadowbrook suggests the development of 'potentially over 200 housing units'. Is 200 the necessary density to make a project of this type viable?

- If the city/community was ...

...undecided about how they would like the parking lot developed, would you consider doing the Meadowbrook site as a Phase 1 with an option to develop the balance of the 4,8 acre property when ready?

- Since the parking garage already exists and is available for resident usage, what do you anticipate the proposed TIF financing would be used for?

- Your 'Proposed Development Vision' shows a new street connecting Tullamore to Cedar. Please describe how this street, lined with buildings that are primarily private or non-activated as they are today, 'adds to the vitality of the district'?

- The building on the parking lot property utilizes almost all of the site. The majority of the property as shown, is restricted to residents of the apartment building. Is it not possible to dedicate more public activity space to be shared with both residents and other users of the Cedar Lee district?

Cedar Lee Meadowbrook Comment Form

Reference #	13584432
First Name	Erin
Last Name	Gyomber
Question or Comment	<p>Does the one proposal only develop the plot on Meadowbrook or am I missing something? If that is true, we only got one real response to the city's RFP and I am not sure what that means or how it plays into council's decision. I do like that one though—I especially like that both kept some clear, green space on the Meadowbrook/Lee corner. I know we “need” this development, but I feel like it would change the character of the whole neighborhood. I see unused and underutilized space around the whole city and while I realize that development has to be a compromise between the city and the developers, it feels like we sometimes over-prioritize the wants of the developer.</p> <p>Also, I have little to no experience reading these and some kind of guide or interpretation or outside opinion/s might have helped me evaluate them or understand them, especially the developer needs section. That the one proposal does not call for tax abatement quite appeals to me, but I am not really sure if I understand that what they require is "better" for the city.</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13584603
First Name	Robert N Brown
Last Name	Brown
Question or Comment	<p>Given the uncertain status of the vacant and under-utilized buildings on the Cedar Road frontage of the site, I think it makes sense to focus on the original Lee-Meadowbrook portion of the site at this time, leaving the development near Cedar and attached to the garage to a separate phase of the project, to be designed and developed after the original Lee-Meadowbrook site has been developed. In this respect, I think that the Panzica proposal makes more sense at the present time.</p>

Cedar Lee Meadowbrook Comment Form

Reference # 13584632

First Name Destiny

Last Name Burns

Question or Comment

I am a resident of the Cedar-Lee district (3251 Meadowbrook Blvd), a business owner in the Cedar-Lee district (2180B Lee Rd, CLE Urban Winery) and the Vice President of the Cedar-Lee Special Improvement District. I have been watching the RFQ/RFP process for the development of the Meadowbrook site with GREAT interest as I believe it has the potential to help transform the neighborhood and help this very special (but aging) commercial and residential district with a long and storied history develop into a modern and inviting community gathering area. This project will not only be good for the city and the residents, but will also help reward and support the significant investments and sacrifices made by the small businesses that dominate Lee Road. These business will help attract a community of residents that will help raise the stature, prestige and engagement of the neighborhood and I personally can hardly wait to see that happen!!

All that being said, I truly believe that the best project to choose is the one being offered by Flaherty & Collins. I say this for several key reasons:

- I think a multi-phase approach is NOT the right course of action. A year of construction in the district will present challenges and disruptions for residences and businesses alike, and especially after the hits we have all taken during the COVID-19 pandemic, extending this project indefinitely into multiple phases of development could really become a major problem. I strongly feel that choosing a proposal that can deliver the entire project within approximately one year of construction commencing is a much better way to go.
 - I feel this larger and potentially more ...
-

...immediate increase in population density that will be enabled by the Flaherty & Collins project will be of much benefit to the residential neighborhoods, schools and to and business district in Cedar-Lee and the larger Cleveland Heights/University Heights region. The other proposal from City Six Development offers only about 1/3 of the residential density in the same amount of development time. To me this is a no brainer!

- The amenities being offered to residents in the Flaherty & Collins development far outweigh those in the competing proposal, in my opinion. I think these amenities and details will be key to attracting the upper income residents that will really help drive the economic recovery and growth of the district and of the city.

- The final and perhaps most compelling reason to select the Flaherty & Collins proposal is that you know these folks well as you are currently working with them on the Top of the Hill project. I see them delivering on the promises they made as the construction has commenced, and I see the care they are taking to move quickly while accommodating the existing residents and businesses. While I am only seeing this from the outside looking in, this tells me that this is a team we can work with who will deliver what they propose. Their compelling and detailed proposal also shows the depth and breadth of their experience and financial resources so I feel further assurance from that information that they can deliver on the vision of this proposal.

I have a lot of personal and professional skin in this game and I look forward to working with the city and the developer to make this the best project it can possibly ...

...be! I strongly recommend selecting the Flaherty & Collins proposal and to move WITHOUT DELAY to get this project started!! This has been a very rough year for the businesses in the district (and beyond) - we have another rough year ahead of us (at least) and we are doing everything we can to hang on. A development of this magnitude would be so immensely helpful and impactful to our recovery and growth - I can't emphasize that strongly enough. These challenging times offer us an opportunity to GO BIG for big results - I encourage you to show the vision and courage to do so with this project.

Please feel free to contact me at 703-489-5919 (mobile #) if you have any questions or if I can be of further assistance.

Sincerely,
Destiny Burns
Cleveland Heights/Cedar-Lee district
homeowner and business owner
Vice President, Cedar-Lee Special
Improvement District

Cedar Lee Meadowbrook Comment Form

Reference #	13584815
First Name	Michael Knoblauch
Last Name	Knoblauch
Question or Comment	<p>What is the point of such a modest and insignificant development plan? It is time for the city to think BOLD and BIG. Any development must include the all the properties facing Lee from Meadowbrook to Cedar and Lee to at least Kildare if not Goodnor. There is nothing architecturally significant, impressive, or meaningful about the tired and old retail, theater, apartment, and office buildings fronting Lee Rd. and turning the corner onto Cedar. Indeed, I doubt that there is a level floor in the offices above the theater. We are entering a post covid new world, our ideas and perceptions about retail, work and living must change. Cleveland Heights needs leaders that are willing to see into a changed world and embrace that future. Cedar Lee is worn out and used up, what is being offered, is only repeating the prior proposals that were non-starters. This rush to put a shovel into the ground will precipitate a mediocre development at best. Any development must mirror the quality and distinction of the renovated High School building. This is an opportunity to start making Cedar Lee a statement crossroads of Cleveland Heights.</p> <p>What a Cedar Meadowbrook development is or should be, I cannot say, but I can say it is not what is being offered. We need to invest the time and resources to look into this new future, and as a community determine what that development can be. Thinking BOLD and BIG.</p> <p>The residents of Cleveland Heights must take the lead and demand better from their elected leaders.</p>

Cedar Lee Meadowbrook Comment Form

Reference # 13585647

First Name Andrei

Last Name Leahu

Question or Comment

----My apologies, English is my 3rd language, I recently submitted a comment but please use this version as I corrected some grammatical mistakes. ----

Good Evening my name is Andrei, resident of 3011 Essex rd.

Questions:

Please provide more data. If we would give the developer 15 years 100% tax abatement and \$10 annual lease just for the land around the garage area:

1. How much tax dollars we would not receive in the total of 15 years considering the total estimate for the new development.
2. What is the total investment by the City in the Cedar Lee area, including the High School, Lee Rd rehab, traffic lights system, grants for Storefronts, multilevel garage, all the investment from tax dollars or grants in the past decade. Please provide at least an estimate.
3. Are we still paying for the Garage? What was the total cost + interest and how much is the remaining balance?
4. What are the terms of the contract between The City and Honda dealership for using more than half of the garage for storing their new car inventory. How many spots out of the total number, how much are they paying, and for how long?
5. What is the annual cost for the maintenance of the garage (repairs, utilities, etc.)
6. Do we have a parking analysis considering the number of units proposed to be built? I know it looks like there is a lot of parking in the area but I've seen many times when all were full, and people would have to park on side streets.
7. I respect all the hard work that was done but - How do we do better than the Top of the Hill Project?

Statement:

I'm all for...

... new development but the current and future decisions have to be data-driven, with a functional process that has to be put in place and agreed upon in a balanced manner by:

- The voice of the Community.
- The City Hall staff, which should represent the community in its best interest.
- And the Developer.

We The People own the land, garage, current, and future debts, and any incentives will be provided, no one else owns any of the City-owned properties or decisions that will be paid by the Residents of this community, not any particular Individual from the City Hall, not Council Members.

Any new or existing development has to work as a mutual agreement. Yes, the developer invests money, but We the People agreeing to this development also will invest and already invested hundreds of millions in this area, so compare to what we've currently invested through the years and future incentives, the investor brings pennies on the dollar.

I still acknowledge the importance of the developer in this partnership and the potential positive impact but We The People review the proposals by the developer and We approve/deny/negotiate reasonably with the help of local professionals and the staff of the City Hall.

Not what happened with the TOH development where the developer dictated most of the aspects of the project by starting with a completely different concept from what is being built right now. Yes, it's a business for them and they are doing their job, and it looks like the developer did a better job in handling themselves than we did, so kudos for them. I hope we...

... learned something? How do we do better?
The new development is important for this City but let's not act desperate. The proposals are a start for an open conversation that has to have a functional format so it doesn't get stretched for 5 years like TOH.

Please if this moves forward, focus on the property of almost 4 acres and the purchase of the 3 buildings at the Cedar Rd side (not an easy task but possible), then prioritizing the 1-acre of green space on Meadowbrook area. If we would analyze the two sites, I can't imagine not seeing the financial and environmental impact between the two. Please leave the Green Space alone for now.

Thank you for your time

Cedar Lee Meadowbrook Comment Form

Reference #

13586815

First Name

Shane Hinde

Last Name

Hinde

Question or Comment

Hello,

Thank you for opening the RFPs for comment. I'm responding as the Co- President of Phoenix Coffee, a block away from the proposed development site. Overall, I like the timeline, scale and approach of the Flaherty RFP. Higher, population density, within such a close proximity to our businesses is provides large potential benefit. Financially, I see the most upside immediately from this proposal.

That said, I much prefer the streetscape and design presented by the City Six. The Flaherty renderings and comparable projects seemed quite generic and cookie cutter. The City Six proposal for the plot immediately adjacent to Meadowbrook seemed to embrace the uniqueness of that parcel and develop the 1.07 acres into a property that fits the feel of the street and adds more than density and apartments. It might prove the longer term more attractive development.

Lastly, Phoenix operates cafes on the Near west side, Downtown, and Eastside. All three areas are experiencing development of property targeted towards \$100k+ income levels. Not to mention Top of the Hill opens soon. The 2x capacity presented by Flaherty is appeal, but I do question how long it would take to fill all the units given the competition. Phoenix doesn't benefit from empty apartments. I'd love to know more about occupancy statistics of comparable east side apartment buildings as I'd prefer a smaller, more tastefully integrated, 100% occupied development to a half full, larger project.

Thanks for considering my thoughts!
Shane Hinde
Phoenix Coffee

Cedar Lee Meadowbrook Comment Form

Reference # 13586900

First Name Susan

Last Name Wolpert

Question or Comment

My husband and I live in the Cedar Lee neighborhood and are life long residents of Cleveland Heights. We own a small commercial property across from the mini-park cut through from the current parking lot to Lee Rd.

1. We know from experience that when it rains hard the area radiating out from Tullamore and Lee floods. Water runs on the roads and sewers back up. Our question is, who pays for the infrastructure upgrades that are going to be needed to accommodate this massive new housing and business project? How will this effect the existing infrastructure? I mentioning water here, but there is also issues of electricity.

2. There is a national goal to become carbon neutral. We should require all new construction to be all electric. We need to switch from fossil fuels to renewable energy. What assurances do we have from the developers that they will not be installing gas appliances and heating in this project? Note to council, we should be exploring how to help all Cleveland Heights home owners make the switch to carbon neutral heat and appliances.

3. Personal preference between the two proposals was the Panzica proposal because we felt it fit better in the foot print of our neighborhood. Aesthetically, it is more attractive. The bigger project feels like it will overwhelm the neighborhood.

4. What kind of guideline is city making for the retail offerings in the new complex? We have a culture in our neighborhood of small locally owned businesses. I would hate to see retail spaces created and then filled with an abundance of national chains.

Cedar Lee Meadowbrook Comment Form

Reference #	13586973
First Name	Colin
Last Name	Compton
Question or Comment	Will residents have the opportunity to send questions and comments regarding both proposals for public response following the presentations on 2/8/21? Both proposals are lengthy and contain development jargon that an average resident may not understand until after the discussion.

Cedar Lee Meadowbrook Comment Form

Reference #	13587262
First Name	Eva Ly
Last Name	Ly
Question or Comment	I'd love to see some green space maintained as a small park as well as the retail space developed into something similar to Van Aken district. Younger folks like myself enjoy heading over there for the variety of food and community feel amongst the vendors. I hope the development and blend nicely with the look and feel we have on Lee Rd currently.

Cedar Lee Meadowbrook Comment Form

Reference #	13587530
First Name	Christopher
Last Name	Feran
Question or Comment	<p>Hi there, one of the co-directors of Phoenix Coffee, a former resident of Cleveland Heights, and a former resident of Ohio City—where other development like this is occurring. While I'm sure it's tempting to look at this as a potential opportunity for growing municipal revenues related to taxation, parking, and permitting, these are both disastrous proposals for the character of the neighborhood and will only serve to create a greater rift in the socioeconomic fabric of the neighborhood by engendering further social stratification.</p> <p>For real: how many more developments targeting individuals making \$100k a year can this city sustain? We're not even at full capacity in The Quarter, Church and State, or any of the other new developments. This is ultimately going to result in a huge correction and crash in the market before the tax credits the city inevitably will reward expire.</p> <p>Don't do this. Put in green space, commons, and encourage new development. There's no shortage of housing stock in Cleveland Heights, nor affordable housing stock. This is development for development's sake. Do better than what's been proposed.</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13587575
First Name	Fran
Last Name	Mentch
Question or Comment	<p>An urban park is the best use of this land. Cleveland Heights must protect its reputation as a creative and innovative community. Urban parks generate economic activity. Taxes in Cleveland Heights are very high as compared to surrounding communities—we need more amenities for our money. Link to an article about economic benefits of parks. https://www.americantrails.org/files/pdf/Economic-Benefits-Active.pdf</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13587659
First Name	Amanda
Last Name	Hill
Question or Comment	<p>I certainly prefer the F&C proposal if I had to choose between the 2. I like the idea of a small road behind the theater, running through the existing parking lot. It would feel like E 4th downtown and I believe would draw a lot of people in!</p> <p>That parking lot behind the theater and Boss Dog is certainly an eye sore, so I would be glad to see the space put to better use, but the access to public parking is still key to draw visitors in.</p> <p>No matter what happens, I hate the idea of the existing green space along Lee going away (although it's completely useless right now). This space could be designed to be an actual park with a small stage for events. An 4-6 story building here would completely destroy the feel of the Cedar Lee business district. While the same building BEHIND the theater wouldn't stick out as much.</p>

Cedar Lee Meadowbrook Comment Form

Reference #

13588112

First Name

Gavin Andersen

Last Name

Andersen

Question or Comment

This idea to develop luxury apartments strikes me as tone-deaf in the current social, economic, and political environment, in which climate change and inequality are among our biggest challenges. At the local level, these universal challenges manifest as questions about tenants' rights, public transportation, access to education and employment, community safety, vacant lots, zoning codes, and so on.

Public decisions should meet public needs. It's not clear to me what public need this proposal to develop luxury apartments addresses. It's not clear to me what the public benefit is of a five-story luxury apartment building with its own fitness center, co-working areas, aqua lounge, game room, and heated saltwater pool - and which, to quote from the Flaherty and Collins proposal, "caters [...] towards those that are extremely active, social and have a strong desire to be included in the action and constantly entertained... [renters] by choice, [who] will pay a premium to live" in Cleveland Heights.

If the answer is increased revenue through property taxes over time, or to attract people with disposable income to the community, then I would suggest that this is the same tired, short-term thinking that has been responsible, in part, for generations of inequality and the fracturing of community life nationwide.

At this moment in history, especially as we slowly emerge from the pandemic, we need to think about development as a tool for addressing long-term public challenges- which include climate change, inequality, and all of their local manifestations - and for creating conditions under which the community and all of its members can flourish.

If luxury apartments help create these conditions, then I am open to the explanation.

Cedar Lee Meadowbrook Comment Form

Reference # 13588466

First Name Joanne

Last Name Siegel

Question or Comment

It is about time to fill the hole in the Cedar-Lee Business District with an exciting, mixed-use development! I have a few suggestions, but in general, I am excited to get this going. We desperately need some help with our very high taxes, and a successful development in this district will help ALL of Cleveland Heights with income that will be generated by such a project.

1. I suggest that the larger (3.73 acres) be developed first, but my general comments can be applied to both or either one. I would like to see a new street behind the businesses on Lee, that could be used for outdoor dining. People around here like art, so local artists can be showcased here. So can local musicians. This needs to be "people oriented," rather than car oriented. This would be a good place for cafes and coffee shops, and some shops.

2. I would like to see mixed use: Upscale apartments, offices, and retail, along with places to eat/drink. (No bars that do not serve food!)

3. I do NOT think we need another new park, but the little park that is already next to Boss Dog can be incorporated into the new design.

4. I would like to see upscale apartments so that we can get more people with money to spend at the shops and restaurants that we already have, in addition to the new places.

5. I believe that a development such as this will increase the property value in the surrounding neighborhood.

6. Please do NOT just leave this land as another park, or park with food trucks that will be "here today and gone tomorrow." We need serious development. We have Cain Park, and a park with TWO playgrounds just down the street at Fairfax ...

...Elementary School. We need tax revenue! I like artists and musicians very much. But we do not need another large park for performances. There has been a park there for a few years. I have rarely seen it even used!

7. Please bargain with the developers. I understand that we need to help with incentives such as tax abatements. But, I think we are giving too much away as it is.

To conclude, please do not let this opportunity slip away, as all of the others have in the recent past. The time is NOW!

Cedar Lee Meadowbrook Comment Form

Reference #	13588487
First Name	Pat
Last Name	Hanavan
Question or Comment	As a nearby resident, my preference is for the smaller development by City-Six, which I think suits the neighborhood. My question to the city is whether the developers are required to set aside any units as affordable housing, which is much needed in our community.

Cedar Lee Meadowbrook Comment Form

Reference #	13588530
First Name	Frances
Last Name	Sennett
Question or Comment	<p>Please do not use either of these proposals. I think they will destroy the character of Lee, which is the reason I bought a house on Fairfax in the first place. I think the area should be used for outdoor community space. At the meeting where we discussed the uptick in gun violence in the city, the main takeaway to combat that was getting to know your neighbors and building up a community. That won't be achieved with those developments. I just spent 10 years living in a small town that excelled in that area. They used their Main Street and green space for community events - Friday night concert and food/drinks, Photos with Santa, movies outdoors in the summer, food trucks, art fairs, etc. All of these activities would encourage more people to support the businesses before and after and would build up the community. Putting in a huge, out of place development that drives no tax support for years, is not what Lee needs. Is this space under utilized? Absolutely, but more can be done with less destruction. People want the community feel. If they wanted over-development, they would live in other communities. Please don't ruin Lee Road with these developments.</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13588659
First Name	Walter
Last Name	Thiem
Question or Comment	<p>A few comments on the proposed Cedar-Lee-Meadowbrook development proposals:</p> <ol style="list-style-type: none">1. It's about time. Hopefully, this time the conditions are right for this to happen.2. I much prefer the City-Six concept for the Lee-Meadowbrook parcel. I think that the mid-block plaza would be more successful than a park at the corner as in the Faherty-Collins proposal.3. I like Flaherty-Collins use of traditional materials (brick & block) on the Lee-Meadowbrook parcel. This would fit in well with the neighborhood and will continue to look good far into the future.4. I like the idea of developing the area surrounding the parking garage. It would be a shame to do this without incorporating the Expansion Option.5. It would be nice if some street life/businesses could be incorporated into the new street.

Cedar Lee Meadowbrook Comment Form

Reference #	13588668
First Name	Betsy
Last Name	Sweet
Question or Comment	<p>My main concern with these projects is the parking. Before the time of COVID, on a Friday and/or Saturday evening, the outdoor parking area would be full and several levels of the parking garage would be taken up with customers going to the theatre, breweries, wineries, restaurants and such. The parking garage was also used for valet service for many of the commercial business on our strip of Lee Rd. Having said that, if the outdoor parking is gone and the parking garage is partially used by the new residences from the development, there won't be enough parking and businesses will be hurt. I'm very pro development and excited about these projects I just want it to be smartly done so the businesses don't suffer. Wasn't a parking study suppose to be done? What happened to that and why hasn't it been done?</p> <p>Thanks, Betsy Sweet</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13588800
First Name	Samantha
Last Name	Hodges
Question or Comment	<p>Why do we actually need this? What is wrong with keeping this space Green and using it as a more official park for the neighborhood? Our city has too many spaces that are going unused that could be rehabbed for business other than restaurants or homes that could be worked on for housing. Why doesn't the City invest in some of the homes that need work to provide lower income families a place to live.</p> <p>We do not need more expensive condo/apartments that will sit vacant or where people will get tax abatements and never help pay into the school district.</p> <p>Please I ask that you reconsider trying to build something just because you have an empty green space. We are already getting a horrendous top of the hill monstrosity that no one really wants. Let's not go down that same path here. I live on Meadowbrook and we get pass through traffic and illegal parking enough as it is and this will only exacerbate the problem.</p> <p>Thank you</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13589073
First Name	Suzanne
Last Name	Chilcote
Question or Comment	<p>I like so many of my neighbors are strongly against these proposals for a variety of reasons including how little this will do for the existing community. It will all in all likelihood harm the existing community. Many wonderful ideas to preserve the space as an outdoor space for community use have been floating on the neighborhood app that should be considered.</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13589360
First Name	Geoffrey
Last Name	Hoffman
Question or Comment	<p>There is historically high demand and historically low supply of “for sale” housing. With a project site of this size, was any attempt made to explore building fee simple townhomes or condos on a portion of the site, especially the smaller section bordering Lee road at Meadowbrook?</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13589828
First Name	Diane
Last Name	Rodio
Question or Comment	My fear is that the proposals are quite similar and that neither captures the essence of Cedar-Lee.

Cedar Lee Meadowbrook Comment Form

Reference #	13590151
First Name	Alena
Last Name	Bower
Question or Comment	<p>As a resident on Meadowbrook I'm excited about this project and was very excited to see the conceptual renderings by City Architecture as part of the Flaherty and Collins proposal. I'm an architect and am familiar with City Architecture; they do wonderful work and place great emphasis on community engagement (which is a top priority with many CH residents.) I was also happy to see that they are intending to reuse the existing parking garage and are activating that entire block as opposed to only addressing the Meadowbrook site. The street concept also makes a lot of sense when considering the mini park and the Boss Dog patio. I was not overly excited about the City Six proposal due to the limited scope and phasing. I think this site is best addressed holistically and not piecemeal. City Six is missing a big opportunity by not addressing the connection to Cedar. I think we need a bold approach here, and I'd love to see where the Flaherty and Collins + City Arch team takes this effort.</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13591354
First Name	sam
Last Name	kohn
Question or Comment	<p>The city and developer should work as hard as possible to make the second Flaherty and Collins vision a reality which incorporates the two commercial properties on Cedar, instead of snaking around them.</p> <p>This will be a much more efficient and aesthetically pleasing development.</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13591721
First Name	Anna Shelow
Last Name	Shelow
Question or Comment	Hello, My name is Anna, and I live nearby the planned site on Cedar Rd. After looking at both presentations, I appreciate the City Six plan to include many studio and one-bedroom apartments that would likely be more affordable. I think that prioritizing spaces for multiple income levels is important. Thank You, Anna Shelow

Cedar Lee Meadowbrook Comment Form

Reference #	13591851
First Name	Amanda
Last Name	Spencer
Question or Comment	<p>I have worked with City Architecture in the past. Quite a few of their staff live in the Heights! They are great with keeping the areas historical integrity while making it modern and convenient. I am confident they would do an excellent job with this project because they too would be the ones to enjoy it in the future.</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13595471
First Name	Colin
Last Name	Compton
Question or Comment	<p>I think there is wisdom in a phased, incremental approach to redeveloping this site (in two phases) for a number of reasons, including concerns voiced about the high volume of existing and proposed market-rate luxury apartments in our area (where overall population continues to decline) and the ability for a phase two development to build upon and react to changing market needs in the area (rather than an all-in at once, make-or-break approach). I am a nearby homeowner and am in favor of careful redevelopment of the site.</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13596064
First Name	Daniel
Last Name	McConnaughy
Question or Comment	City Architecture please.

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Reference #	13597257
First Name	Dan
Last Name	waters
Question or Comment	Great ideas. Please move forward with an idea and let community resistance be considered correct but not always implemented

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Reference #	13597990
First Name	Eric
Last Name	Novick
Question or Comment	<p>I think it's important that we don't use city funds on a private development. This includes the over \$2 million tax abatement City Six is asking for. Evidence has repeatedly shown that tax abatements like these don't actually help attract development, they just hurt cities by decreasing available revenue and hurt smaller firms who are much more rarely able to qualify for them. I think that all of the public money that is planned to go to this project should go to a different Cedar-Lee project, the high school. I'm providing a link so that you can read further into why the tax abatements are a bad idea.</p> <p>https://www.forbes.com/sites/adammillsap/2020/01/07/more-evidence-tax-incentives-dont-spur-development/?sh=2071b5a660b6</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13598360
First Name	Andrew
Last Name	Bray
Question or Comment	<p>I think maintaining open public space is extremely important consideration which both proposals have included. Flaherty & Collins' proposal feels more robust and builds a more complete neighborhood. It includes both lots, and connects with the district. The architectural style would not clash with existing buildings in the district, although the style is also not anything special.</p> <ul style="list-style-type: none">- Would the proposed new street's connection to Cedar have its own light? If so, would this negatively impact existing traffic on Cedar? It seems like there are already too many lights on Cedar.- Would the proposed public space be owned by the developers or by the city?

Cedar Lee Meadowbrook Comment Form

Reference # 13598680

First Name Grace

Last Name Rink

Question or Comment

Truth be told, I am a former resident but Cleveland Heights is always in my heart, I know the site in question really well, and I review developer proposals for my job so I am writing to weigh in.

The City Six proposal should be a non-starter. There is no justification for the city to forego 15 years worth of property tax revenue in order for this development to be built. The TIF requirement for Flaherty is troublesome but if the TIF boundary can be drawn to include Heights High, the main library, and the Taylor/Cedar business district, that would be well worth the trade.

Both teams are entirely white people and that should be unacceptable, for CH in general but for this moment in time specifically. Flaherty has at least some plan for MWBE participation, but the city should require percentages of contract value both for professional services as well as construction, and should require X% of new hires and construction jobs for CH residents.

I didn't read the RFP, but the city should not require the developer to keep the existing parking structure. It's an eyesore and the new design should be provided flexibility to accommodate parking without it, but also to maximize the transit access and to provide car sharing, EVs, e-bikes, and e-scooters. Please consider offering additional height in exchange for fewer parking spaces per usable floor area. Additional height would not only add revenue-generating residential units, but also could allow the developer to move the pool to the roof and create a rooftop amenity floor, with sweeping views of downtown and the region. They should see that has a worthy...

... trade.

Perhaps the residential rate structure was redacted from the public documents, but if the city doesn't have that it should insist on reviewing it before agreeing to proceed. Cleveland Heights does not lack affordable housing, and these units will be in direct competition with the beautiful homes our seniors are vacating which need a lot of work. This competition is going to depress the market for home ownership which is the opposite of what the city needs right now. The number of studio units in the City Six proposal is also worrying; this is an undesirable format for any age group, and studios are usually marketed at seniors living alone. The city needs to see the rate structure to know that this important population is not being taken advantage of.

Lastly, I simply encourage the city's review team to stand strong, and know that Cleveland Heights deserves the best. A good developer understands the value of this site and won't just 'take their ball and go home' if the city pushes back on some elements, especially if you offer reasonable considerations in exchange. It's exciting to see this interest in my wonderful home town, I wish you the best of luck with this decision!

Cedar Lee Meadowbrook Comment Form

Reference #	13599027
First Name	Judith Charlick
Last Name	Charlick
Question or Comment	<ol style="list-style-type: none">1. City Six & M. Panzica's plan is too tall for the surrounding area--it should be one floor lower.2. Flaherty & Collins & City Architecture's plan has renters living in a "fish bowl" with all those windows. For such a public location, they should plan for more privacy for renters.3. I think these companies need to plan exteriors that better fit the look of the surrounding commercial and residential buildings.

Cedar Lee Meadowbrook Comment Form

Reference #	13600273
First Name	Elizabeth Woolf
Last Name	Woolf
Question or Comment	<p>You're giving away the land for free?! AND a 15 year tax abatement?!</p> <p>I think the Flaherty and Collins plan is much better and much more thought out so it's a clear winner between the two. I like the idea of putting storefronts in the Meadowbrook triangle instead of just apartments. I think it's a much better use of space to put the larger apartment building in the area behind the movie theater.</p> <p>The CitySix plan has apartments that are much too small. Our world has been changing since they started to put this together, and a much higher percentage of people will be working from home long term. If you want to attract people who can live anywhere they want without having to worry about commute times through our city with a lack of freeway access, I would suggest more units that have a den or office nook or room. We have plenty of 500-600 sq ft apartments over near Coventry, which is the neighborhood for the 18-29 crowd. Cedar Lee has a reputation for attracting 30 somethings and over so I'd suggest focusing on what they want and can afford.</p>

Cedar Lee Meadowbrook Comment Form

Reference #

13600325

First Name

Paul J Volpe

Last Name

Volpe

Question or Comment

After listening to the interviews, and reading the community's comments, it is very apparent that there is a serious disconnect between the developer's proposals and the wishes of the community (mine included), as currently expressed. Both developers appear capable and seem to acknowledge community input is desired. The first firm presented a fairly comprehensive and very specific proposal for the property. The second firm provided a partial proposal with little in the way of specifics. Neither, in my opinion, provided a development worthy of the character, context, or potential of the Cedar Lee District and our city.

Let's all keep in mind – this is ALL CITY PROPERTY – we own it and should have a say in how it's redeveloped! Thankfully, City Hall has provided us with this opportunity. Next step is to shape our thoughts into a collective vision that can be shared with the prospective developers. Hopefully, one or both will be willing and able to take on the challenge of investing in our community with us. At the end of the day, if we can do this right, it will be a win/win/win for all concerned.

We must accept the fact that we will all not agree on everything. As an architect, I can say with empirical surety that design by committee does not work. We must trust the process to provide ideas, alternatives, economics, uses, and physical form to respond to. The determination to proceed to MOU's, agreements, financing, etc. needs to follow the robust process of creating the 'place' that brings joy to our community. The creation of a 'vision plan' is the city's responsibility, not the developers.

With a commitment to this type of effort, I fully support the...

... redevelopment of, and public/private investment in the Cedar Lee properties with energy and enthusiasm. Together we can get it done and most importantly do it right. Let's get on with it!

Cedar Lee Meadowbrook Comment Form

Reference #	13600448
First Name	Michelle Heffner
Last Name	Heffner
Question or Comment	<p>Hi - I'm not sure if your development team monitors Nextdoor.com, but we had a pretty nice discussion thread on this topic last week. Here's a link so you can see what the community is thinking. https://nextdoor.com/news_feed/?post=175840078&init_source=search</p> <p>Thank you - Michelle</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13600841
First Name	James
Last Name	Krouse
Question or Comment	<p>I know that these plans change a lot prior to development but I wanted to comment and show enthusiasm for investment and development in the area. I live nearby this area on Coleridge and I think a large scale project with a true vision for the area would be a welcome change.</p> <p>For that reason I like the vision and scale of the City Six plan. Cedar Lee needs something large and visionary to compete with other development projects that attracts people from outside the city. There is a lot working in the neighborhood -- the CL cinema and a number of the restaurants plus the fact that there's a great flow into residential neighborhoods and some great bars and restaurants. But there's also a lot not going so well. A large scale project would bring in more people to existing businesses and create a space that could compete with Pineridge and Van Aken. In CH we tend to look at the problems we have but ignore the fact that people do come to the heights from other areas and spend money here. Cedar Lee Cinema and Caine Park come to mind. Why not build on that and create a great district that people will visit year round and attract more businesses. With Van Aken and Pine Ridge they really had to start from scratch -- this is a district that already has a lot going for it. But, in my opinion, we need to do more than just tidy up some green space -- Cleveland Heights needs a centerpiece district that will be a destination for surrounding areas</p>

Cedar Lee Meadowbrook Comment Form

Reference # 13604776

First Name Kyle

Last Name K

Question or Comment

Dear City Council,

As a person who moved to Cleveland Heights to enjoy the historic housing and walkable neighborhoods, and as a person who currently lives on Meadowbrook Boulevard, I oppose both of these proposals for the Cedar-Lee-Meadowbrook site.

I believe the site, or at least a large part of it, should be developed as a park to help strengthen the existing Cedar-Lee business district and act as an amenity to draw pedestrian-minded homeowners/renters to Cleveland Heights. A park would offer outdoor seating for residents to enjoy food from the surrounding restaurants, act as a public meeting point for residents to hang out, and would undoubtedly be a point of pride for the citizens of Cleveland Heights. I believe the citizens of Cleveland Heights crave another welcoming park far beyond a trite mixed-use property with luxury apartments.

Commercial property in the Cedar-Lee business district is seldom at capacity; there are currently empty storefronts and I argue that adding more commercial/retail space is providing unnecessary supply. I believe the city should focus on a lower-cost alternative to these development proposals that would align with the character of Cleveland Heights while also adding draw to Cedar-Lee.

I personally would love to see a dog park built on the space between Tullamore and Meadowbrook as there are few dog parks on the east side and they are all fairly far away from Cedar-Lee. I can easily envision residents bringing their dogs to the park, letting them play, then walking up and down Cedar-Lee to see what it has to offer before heading home. However, if a dog park is not...

... feasible, I still insist that a green space for all would be a very welcome addition to Cedar-Lee and Cleveland Heights.

Thank you for this opportunity for me to voice my opinion.

Cedar Lee Meadowbrook Comment Form

Reference #	13605768
First Name	Karen
Last Name	Bartholomew
Question or Comment	Public parking needs to be addressed. With the number of restaurants & shops I think it would be unwise to eliminate the entire parking lot behind the Cedar Lee theater. Also, doesn't seem like we need any more hi-rent condos & apartments. So many existing ones are empty.

Cedar Lee Meadowbrook Comment Form

Reference # 13613553

First Name Sonja

Last Name Rice

Question or Comment

As a resident near the Cedar-Lee area, I strongly oppose the proposed redevelopment of the Cedar Lee Meadowbrook area for a number of reasons.

First, the TOH project is not yet complete, and we do not yet know the effect it will have. Planning a similar development without assessing the impact of TOH would be a mistake.

Second, money should be invested in supporting existing businesses and filling existing vacancies in commercial space. The last thing we need is a new building with empty residential and commercial spaces when we already have ample, vacant housing and commercial space.

Third, the City needs more - not less - green space. The area that is proposed to be redeveloped would be better used as a park, a dog park, a community gathering area with picnic tables, places for people to gather safely outdoors, and a space for local musicians and artists.

Fourth, Cleveland Heights is special for many reasons, not the least of which is that the City is not littered with developments that all look alike. More charm and less homogeneity is what has and will attract more people and businesses to Cleveland Heights. Cleveland Heights has the opportunity not to be a blind follower of the architectural-numbness of recent developments in Little Italy and Uptown but to be a leader in creative and sustainable ways to preserve, protect, and - yes - improve upon the many assets we already have. Please don't waste an opportunity for Cleveland Heights to stand out, not blend in.

Cedar Lee Meadowbrook Comment Form

Reference #	13629464
First Name	Robert
Last Name	Berger
Question or Comment	<p>The only consideration for the use of our cities vacant land in the past decades has been for residential developments. Other uses of the land such as improving the quality of life for its residents have not been considered. The 1-acre parcel may be one of the last parcels of land to be developed. There has been conversation by the residents of the Cedar Lee area on their Next-Door website to convert this acre into a park. I share their view.</p> <p>I am not saying a development shouldn't be built but I am saying that a park proposal should be given equal consideration. I do not see a rush to build since we have yet to see the impact of the Top of the Hill project has on our city. There is no urgency here. City council should not cement a vote for a development shortly before a new administration takes office. This would not only deprive our new mayor of an opportunity to implement his/her vision but also the residents, whose vote for a mayor was also a vote for fresh ideas.</p> <p>City council should make the fate of this acre, as part of its transition of power to our new government. It would be difficult to tear down a building to build a park. But it wouldn't be difficult to change a park into a building in the future.</p> <p>Respectfully, Robert S. Berger</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13666643
First Name	Judi
Last Name	Robman
Question or Comment	<p>This area should be considered as a dog park. The city is overrun with pets. I live on Corydon Road and can't look out my windows without seeing someone walking their dog(s). We have had to drive long distances to find dog parks for our two dogs. Monticello is out. Has a bad reputation and our only time there was walking in and having our dog attacked. People are craving this and we don't need more condos or shopping malls. This is a pet-friendly town and should be addressed as so. PLEASE CONSIDER!!</p>

Cedar Lee Meadowbrook Comment Form

Reference #	13694370
First Name	Dylan
Last Name	Ford
Question or Comment	David Flaherty, the owner of Flaherty & Collins, made multiple contributions to Donald Trump's "Make America" PAC in 2020. If someone is destined to profit from this development project, it should be someone who shares the values of the people who live in Cleveland Heights.