




# **Cedar-Lee-Meadowbrook**

***Partnering for TOD***

**Cuyahoga County TOD Summit**  
**June 11, 2025**



# Agenda



INTRODUCTIONS

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PURPOSE STATEMENT & BRIEF BACKGROUND

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DEVELOPER & DESIGN PROFESSIONAL PERSPECTIVE

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ZONING

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COLLABORATION & TACKLING ISSUES HEAD-ON

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WEATHER THE STORM & POST-SCRIPT

---

KEY TAKEAWAYS & CLOSING REMARKS

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Q&A

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# Introductions



**Eric Zamft, AICP**

*Director of Planning,  
Neighborhoods &  
Development*



**Karen Knittel**

*Assistant Director of  
Planning*



**Alex Pesta, AIA, AICP,  
LEED AP**

*Big City*



**Nancy Lyon-Stadler, PE,  
PTOE**

*Transportation Planning  
Section Leader*



## QUESTION:

*When did Cleveland Heights reach its peak population?*



a. 1950s

b. 1960s

c. 1980s

d. 2020s





## QUESTION:

*When did Cleveland Heights reach its peak population?*

a. 1950s

**b. 1960s**

c. 1980s

d. 2020s

Year	Population
1950	59,141
<b>1960</b>	<b>61,813</b>
1970	60,767
1980	56,438
1990	54,052
2000	49,958
2010	46,238
2020	45,312
2024 Est.	44,064

# Purpose Statement

*An example of how the Public Sector and Private Sector can trust each other to work collaboratively to achieve (transit-oriented) development*



# Brief Background on the Site and the Project



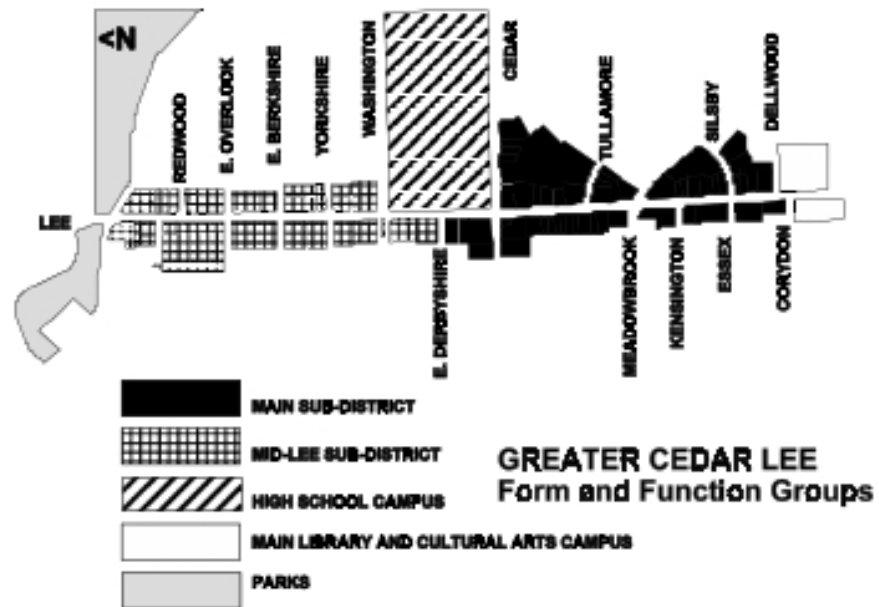
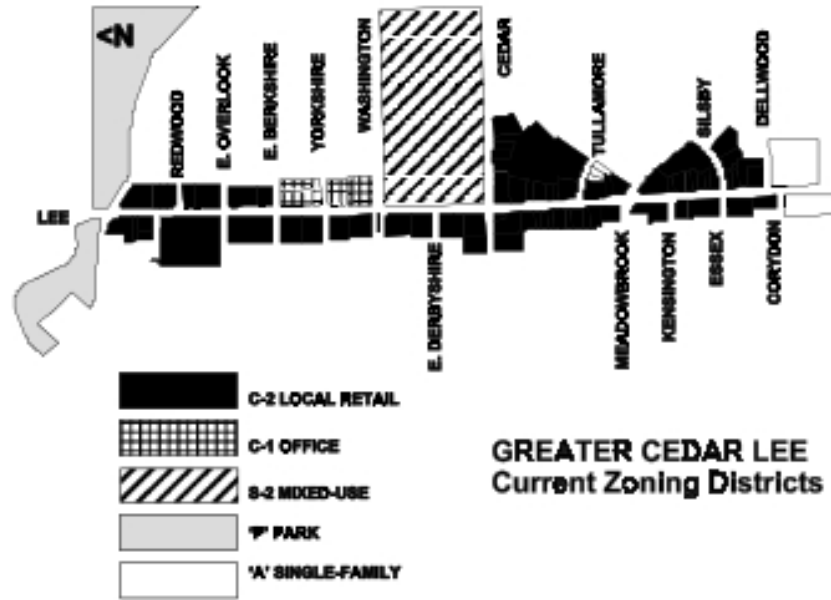
- Cedar site – 1.62 acres
- Lee site – 2.11 acres
- Meadowbrook site – 1.07 acres
- TOTAL – 4.80 acres
- **Total “Buildable” Area - ~3 acres  
(Total minus the garage and access)**



# History of the Redevelopment Area

- 1930's-1950's – Meadowbrook site housed two (2) gas stations
- 1950's-1960's, the northernmost gas station was replaced with the Ohio Savings Bank building and parking
- 2005 – City received \$400,000 grant award from US EPA for Brownfields remediation; building and parking removed
- Fall 2006 – Remediation completed
- October 2007 – A NFA (no further action) letter was provided from the Ohio Department of Commerce
- 2007 – Cedar-Lee Garage built
- 2013-2015 – Over \$3 million in streetscape improvements along Lee Road, including Innovative Stormwater Demonstration project





## 2004 Rezoning

Ordinance No. 100-2004(PD) was adopted in 2004 that established the C2-X Multiple Use District

*WHEREAS, it would be in the City's best interest to amend Part Eleven, Zoning Code, of the City's Codified Ordinances to establish a new Commercial Zoning District to be known as a C2X Multiple Use District which would permit greater density mixed uses in certain commercial areas of the City in which customers are drawn both from Cleveland Heights and a regional area outside of the City, and which districts are serviced by a system of public parking facilities.*

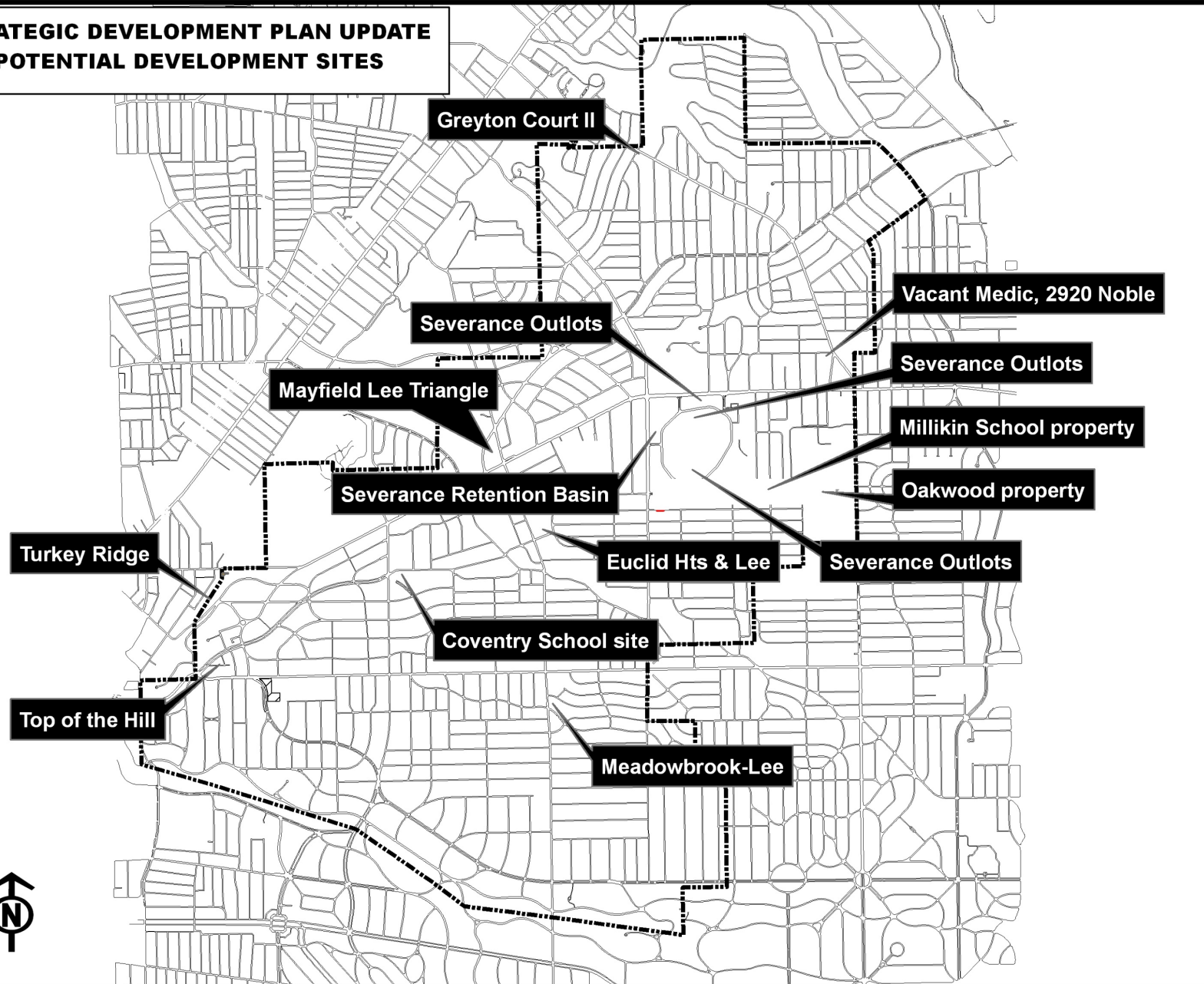


## 2011 Strategic Development Plan

### Goal One: Increase Tax Base

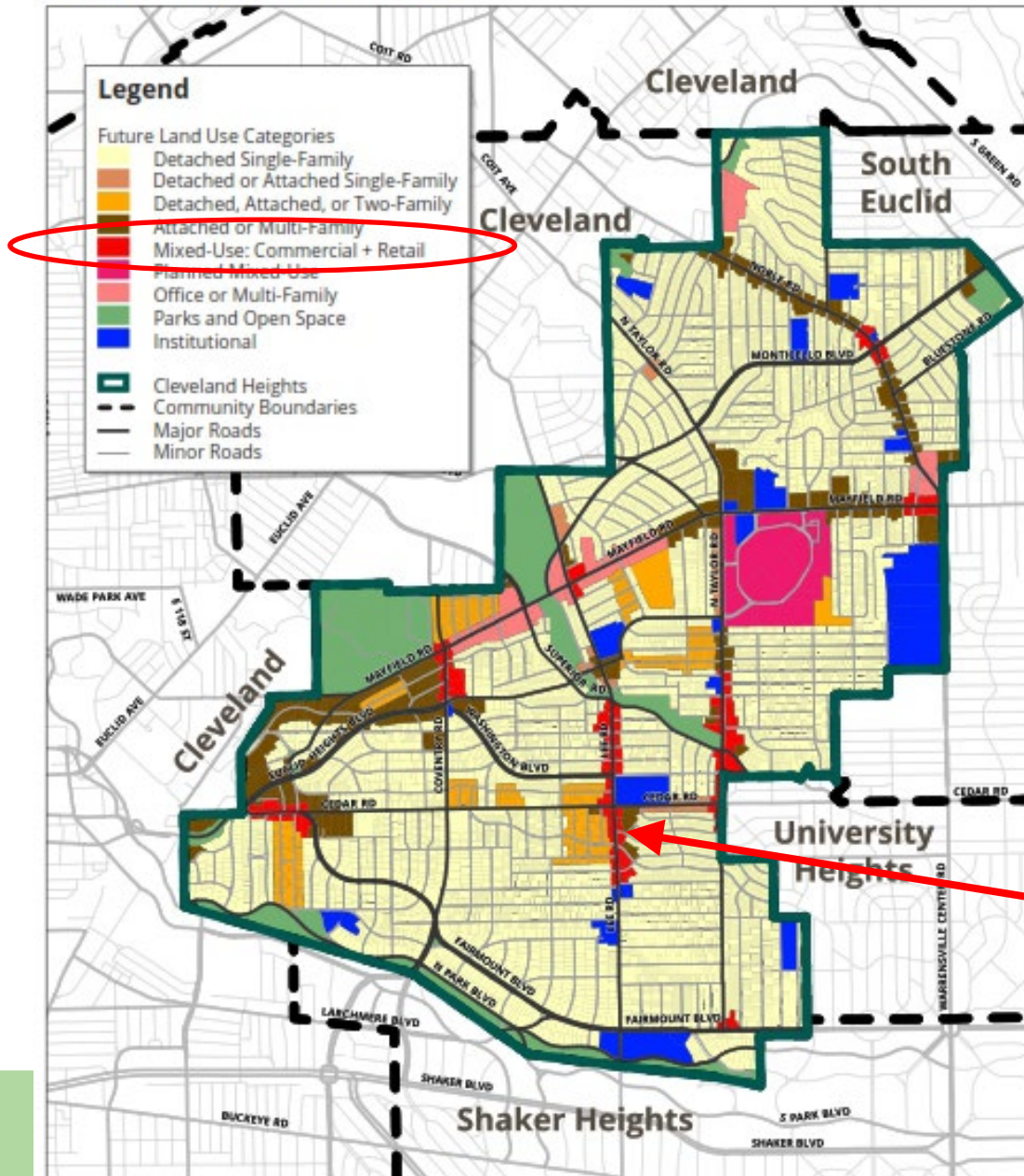
*Develop City-owned 1-acre property and create \$12 million in property improvements with 40 to 90 dwellings above 15,000 square feet of commercial space. Estimated income tax of \$140,000 annually is created.*

### STRATEGIC DEVELOPMENT PLAN UPDATE POTENTIAL DEVELOPMENT SITES





Map 21 Future Land Use



## 2017 City Master Plan

Strong Business Districts  
Goal D: Develop Vacant and Underutilized Parcels

*Filling parcels with new development can contribute to positive momentum and expand the City's tax base.*

The Future Land Use Map shows the Redevelopment Area as mixed-use



# Redevelopment Starts and Stops – 2006-2019



- Many attempts before 2006
- **2006 RFP**
- Cedar Lee Garage built in response to this effort in 2007
- The Great Recession prevented the project from moving forward at that time
- **2011 Request for Development Proposal (RFDP)**
- Utility Issues
- **2013 RFP**
- No responses
- **2018 RFQ/RFP**
- Site area too limited; suggestion to expand
- **2019 RFQ/RFP**
- Couldn't finalize agreement





# 2020: Finally Things Get Moving

- 10/22/2020 – City issues RFQ/RFP
- 12/30/2020 – Two (2) responses received – 1) Flaherty & Collins; 2) City Six & M. Panzica Development
- 2/8/2021 – Flaherty & Collins/Panzica presentations to Council
- Council approves start of negotiations on a Memorandum of Understanding (MOU) with Flaherty & Collins
- 6/29/2021 – Council approves MOU with Flaherty & Collins
- 7/13/2021 – MOU signed

***By approving the MOU, Council charged City staff, stakeholders, and the community with partnering with Flaherty & Collins on the redevelopment of all three (3) sites***





# Developer & Design Professional Perspective



Cleveland Heights Cedar Lee Meadowbrook Development Outreach Strategy			
Engagement Strategy	Purpose	Representative	Contributor
Established Support	<b>Leveraging Existing Allies</b> A number of local organizations with influence and capital have documented their support for this project. Can this support be leveraged to garner the local political support required to advance the project?	<b>Organizations</b> Cedar Lee SID City of Cleveland Heights Future Heights CHUH School District CHUH Library System Cleveland Heights Business Community / Small Business Owners	
Government	<b>Critical Support</b> Obtaining the support of councilmembers in order to drive the positive messaging associated with the project	<b>Councilpersons</b> All Council Members <b>City of Cleveland Heights</b> Administration Planning Commission / Design Review Board	
Immediately Adjacent Residents		<b>Cain Park Neighborhood</b> Single-Family Homes <b>Cedar Lee Neighborhood</b> East of Lee West of Lee North South	
Community Influencers	<b>Local and Citywide Organizations that Serve the Community &amp; Have Influence</b> Understanding their position How might this elevate, expand or positively impact their current mission/work Critical Allies to form that can amplify the correct messaging	<b>GCRTA</b> Maribeth Feko (message related to TOD with bus stop) <b>Business Community</b> Buddy's Pub Cedar Lee Theater Wine-Spot (Adam and Susan Fleischer) Dove Kate Tommy Fallo Tax Co (Chris) Bloss Bros Brewery CLE Urban Winery (Destine) Down and Alex Quintana John Zagars Forest Hills church / religious leaders (John Lantz)	
		<b>Residents</b> Catherine Osborn Gayle Levin <b>Organizations</b> Home Repair Resource Center (Housing Options) Heights Bicycle Coalition Heights Tree Group <b>Arts</b> Heights Arts Dobama Theater (Nathan Motta) Youth Art Installation (mural wall)	
Media	<b>Telling the Real Story</b> When the timing is appropriate, engagement of both local and national media to help redefine the narrative & spread awareness about the project	<b>NOACA</b> Grace Gallucci (Consistency with Vibrant NEO / long-range regional planning that leverages exist. Infrastructure)	
		<b>Local</b> Heights Observer Cleveland.com <b>Digital / Social</b> Cedar Lee District Websites Social Media Accounts (various)	

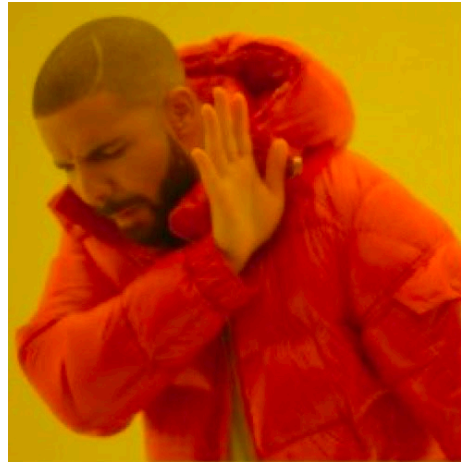


# Developer & Design Professional Perspective





# Understanding the Context



Developers  
making profit  
from dense  
infill transit-oriented  
development



Developers  
making  
a profit  
from sprawl



# Translating "Engagement" into "Developer"



**49**

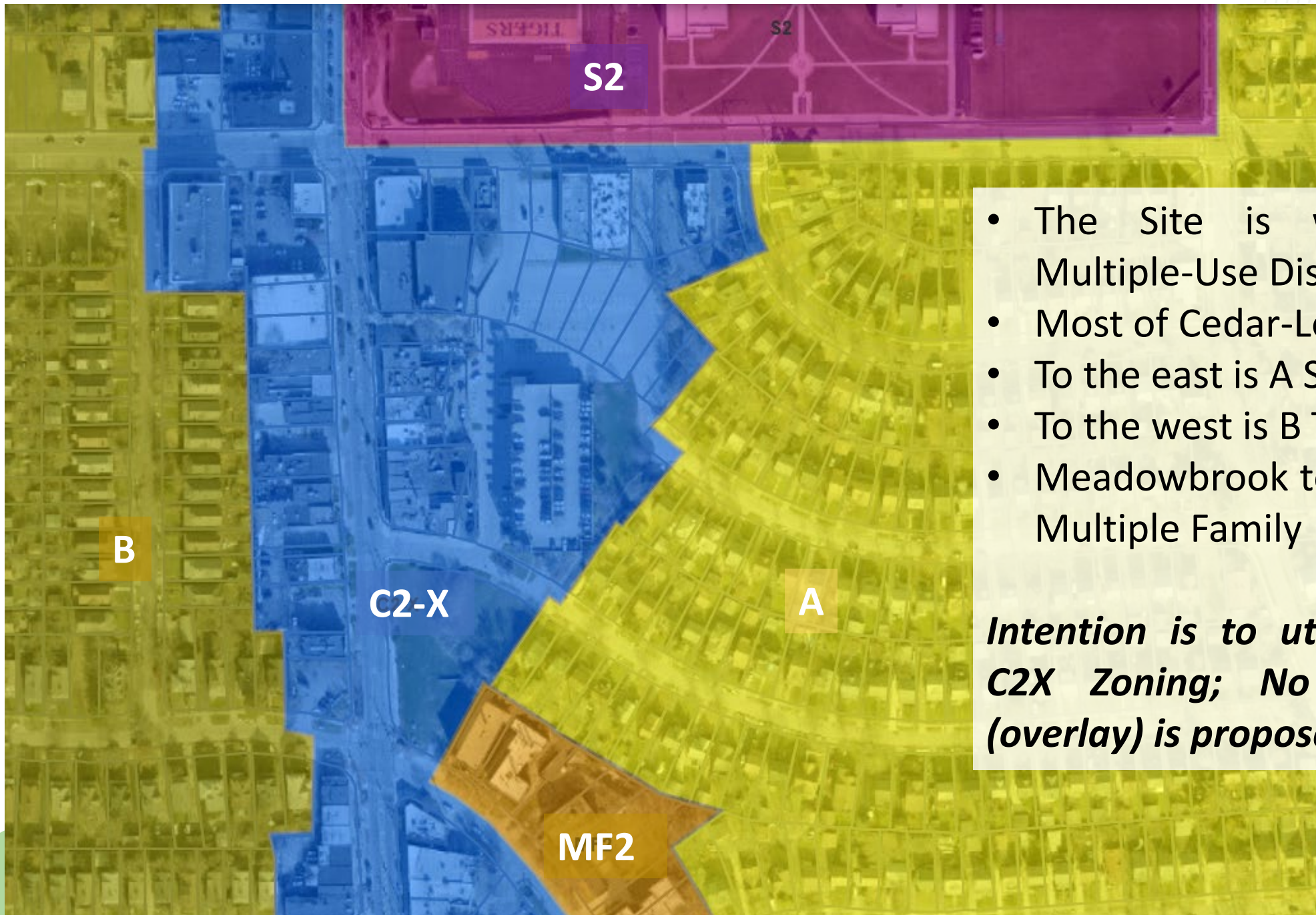
**3+ YEARS OF PROCESS  
ESCALATION  
LOST RENT/REVENUE**



**11**

**8 MONTHS OF PROCESS  
207 UNITS X \$1,800/MO. =  
\$372,600 / MO. = \$4.47M /  
YEAR X 2 YEARS= \$8.94M +  
2 YEARS OF ESCALATION**

**VALUE**



- The Site is within the C2X Multiple-Use District
- Most of Cedar-Lee is C2X
- To the east is A Single-Family
- To the west is B Two-Family
- Meadowbrook to the east is MF-2 Multiple Family

***Intention is to utilize the existing C2X Zoning; No special district (overlay) is proposed***



## Mixed-Use Development



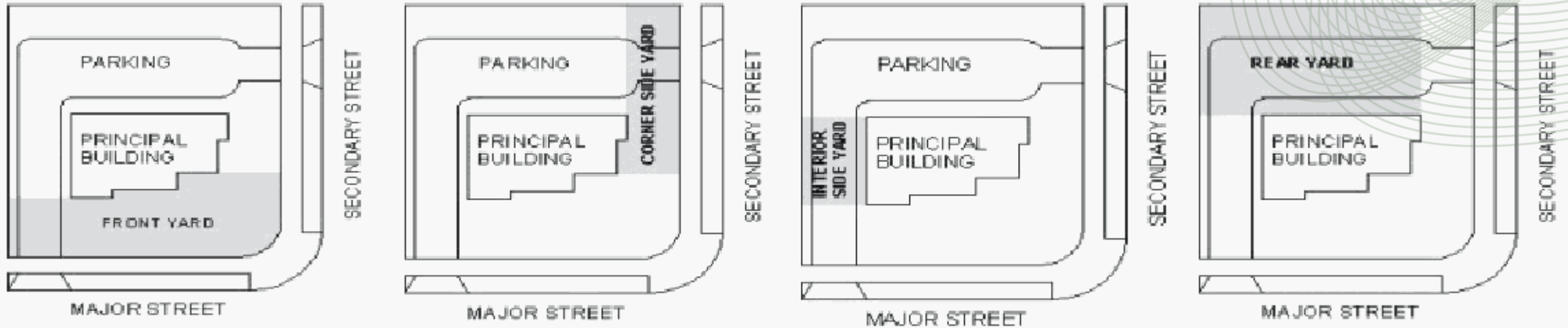
**Complete  
Communities**  
attractive, inclusive, efficient, healthy & resilient  
[CompleteCommunitiesDE.org](http://CompleteCommunitiesDE.org)

### Purpose of the C2-X District (Section 1131.01(c))

*The C2-X Multiple-Use District is established to provide standards for the continued operation of mixed use neighborhoods and to provide for dense, mixed uses along main thoroughfares and to concentrate mixed-use buildings to promote and encourage pedestrian activity. Parking and driveways are generally located so as not to disrupt the pedestrian activity.*

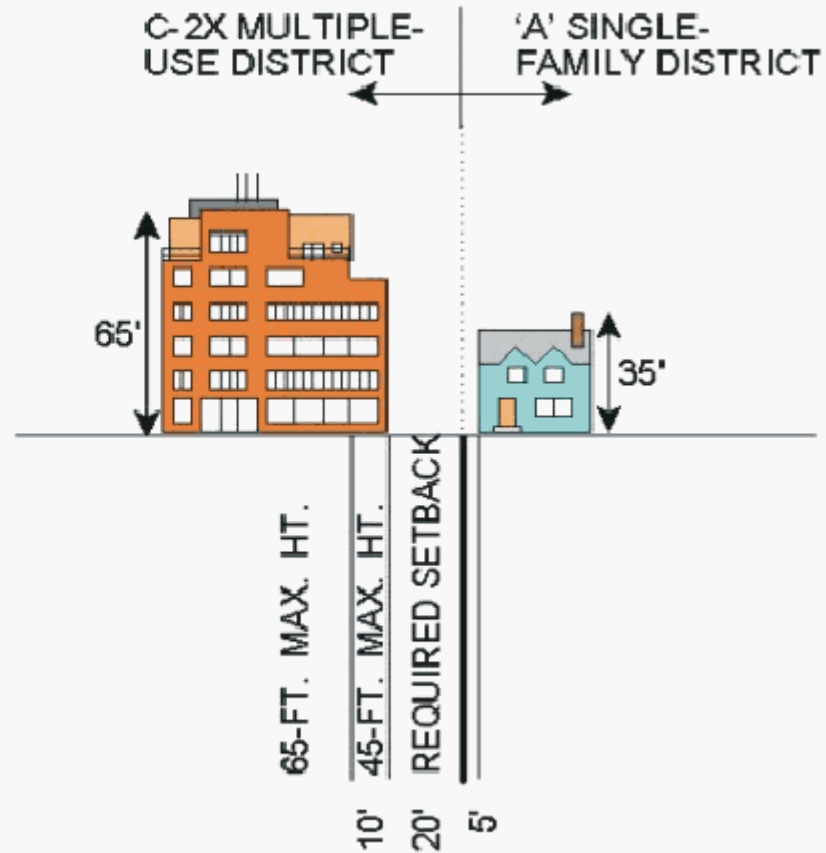
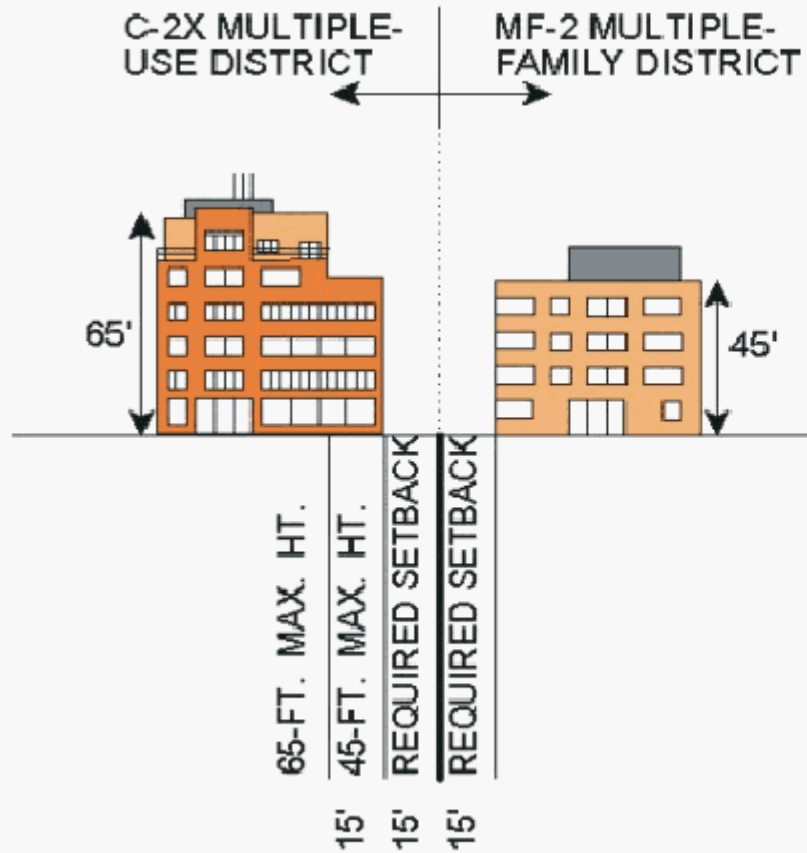
## Uses (Sections 1131.02, .03, and .14(a)(b)(c)(d))

Use Type	Permitted	Conditionally Permitted	Not Permitted	Accessory
<i>Free-standing Multiple-Family</i>				
<i>Mixed-Use (MF and commercial)</i>				
<i>Live/Work</i>				
<i>Single-Family</i>				
<i>Two-Family</i>				
<i>Townhouse</i>				
<i>Office</i>				
<i>Retail/Restaurant/Personal Service</i>				
<i>Hotel</i>				
<i>Automotive Use</i>				
<i>Parking Lot/Parking Deck</i>				
<i>Entertainment/Private Recreation</i>				
<i>Light Industrial</i>				
<i>Storage/Warehousing</i>				
<i>Educational</i>				
<i>Community Facilities</i>				
<i>Certain Accessory Uses</i>				



## Bulk and Lot Regulations (Sections 1131.04, .05, .06, .07, and .14)

- Minimum Development Area
- Minimum Land Area per Dwelling Unit
- Minimum Lot Width
- Minimum Lot Frontage
- Yards
- Height
- Specific Standards for the C2-X District

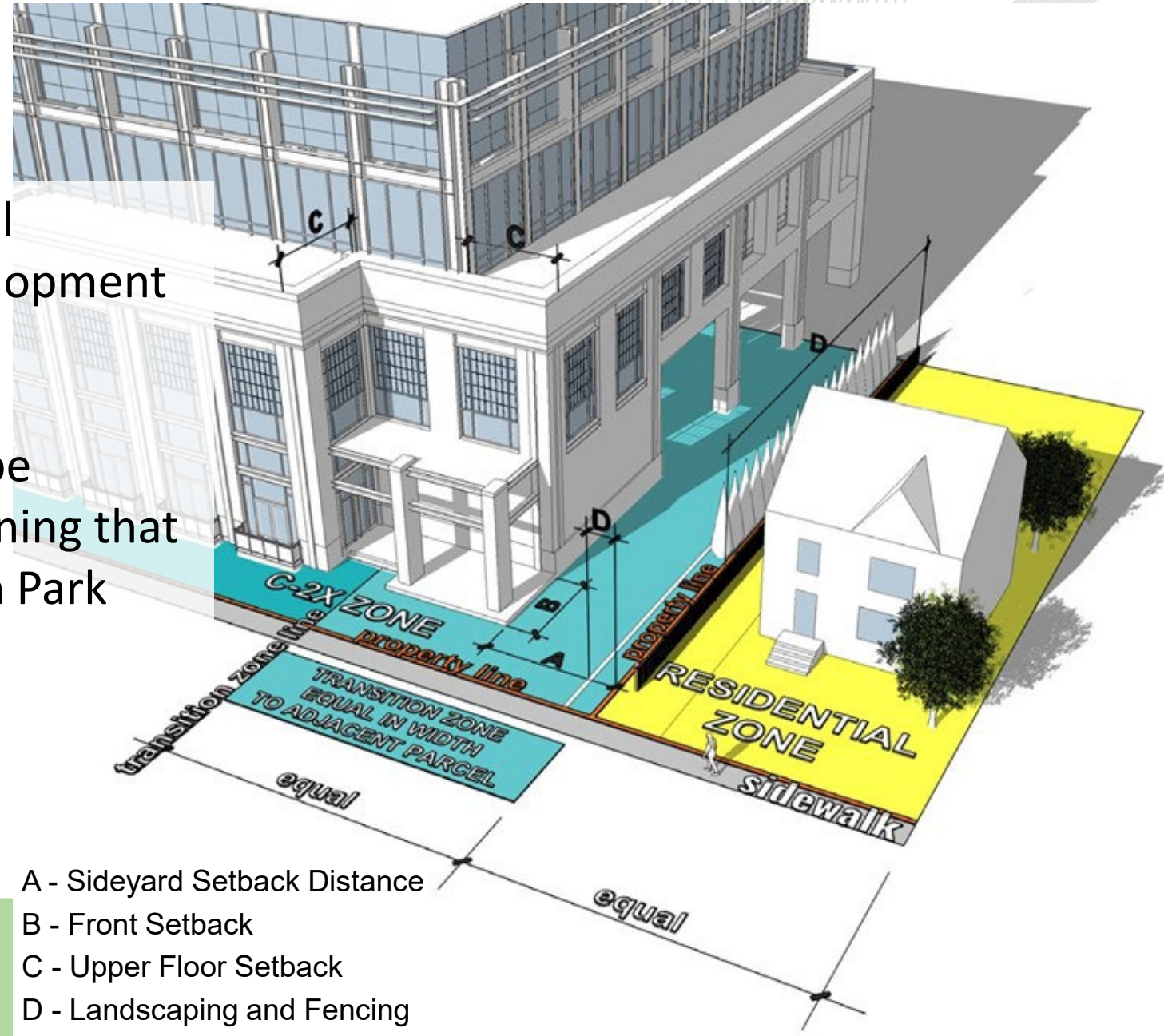


## Maximum Height (Section 1131.14(g))

- Measured in feet
- Upper floors stepped back



- C2-X was the right district, but still presented challenges to the development
- Site(s) shapes complicated things
- Variances required
- Lesson learned: the C2-X should be tweaked = resulted in updated zoning that was developed as part of the Cain Park Village project in 2023



# Collaborate to Tackle the Key Issues Head-On and Engage



- Identify key issues
- Don't be afraid to discuss them directly with the public – but be clear
- Hire professionals to assist
- Understand who the 'client' is



# Key Issues for CLM and How We Handled it

## Key Issues

- Parking, parking, parking
- Traffic
- Open space

## How We Handled It – Collaboratively

- Schedule
- Engagement
- City hired Desman and WSP – general district
- F&C hired Desman and WSP – project specific
- Agreed on a scope
- Review was limited to each client

**NEW AT NOON**

**PARKING PROBLEMS PLAGUE BUSINESS DISTRICT**

19 NEWS IS EVERYWHERE: CLEVELAND HEIGHTS

12:06 46°

**19**

**Vision:** Strengthen the Cedar-Lee District and businesses city-wide, provide a greater range of residential opportunities, and enhance the desirability of the City of Cleveland Heights through inspired new mixed-use development.

**Goal #1:** Promote Cleveland Heights' rich legacy and progressive future

**Goal #2:** Support Cedar-Lee businesses, residents and visitors

**Goal #3:** Provide new housing options for Cleveland Heights

**Goal #4:** Create integrated, inclusive and connected public spaces

**Goal #5:** Capitalize on recent district investments

# Develop a Schedule and Stick to It

## Initial Community Meetings

1. **Kick-Off Parking & Traffic Community Workshop #1** on existing conditions (**completed** – 8/5, 6 PM at the Library)
2. **Public Spaces and Connectivity Open House** (**completed** – 8/11, 6 PM, Atrium at City Hall)
3. **Planning & Development Committee of Council Meeting** including Committee workshop on redevelopment of Cedar-Lee-Meadowbrook (**completed** – 9/1, 6 PM in Council Chambers; Open House in Atrium at City Hall)
4. **Transportation & Environmental Sustainability Committee** (**completed** – 12/1, 7 PM, Virtual)
5. **Parking & Traffic Community Workshop #2** on recommendations (12/14, 6 PM at the Community Center)



## Formal Review Process with Opportunities for Public Comment

6. **Planning Commission Public Meeting #1** Preliminary Presentation (12/8, 7 PM, Virtual)
7. **Architectural Board of Review (ABR) Public Meeting #1** Preliminary Presentation (12/21, 7 PM, Virtual)
8. **Planning Commission Public Meeting #2** (Date and Time TBD, Council Chambers or virtual)
9. **Board of Zoning Appeals (BZA) Public Meeting** (Date and Time TBD, Council Chambers or virtual)
10. **ABR Public Meeting #2** (Date and Time TBD, Council Chambers or virtual)



# Engage the (Business) Community

File Edit View History Bookmarks Tools Help

Cedar-Lee-Meadowbrook | Clev X

https://www.clevelandheights.com/1154/Cedar-Lee-Meadowbrook

City Website Internal Home Page County GIS Zoning Code The Heights Observer Cisco Webex eSuite Cleveland Heights Zo... Public Notification We... Kronos Wor

**Neighborhood  
Redevelopment**

Severance Town Center  
Redevelopment

Taylor Tudor Plaza  
Redevelopment

**Project Information**

More information about the project can be found by downloading the [Project Information Sheet](#) (PDF).

**Community Engagement**

The City and its partners are committed to engaging with and keeping the community informed about the Cedar-Lee-Meadowbrook redevelopment. A series of focused community conversations pertaining to this vital project will be held in the coming months. Past meetings topics have included Parking and Traffic Community Workshop and Public Spaces and Connectivity Open House. View and download [the full framework of meetings](#). The meetings will be posted below as the timeline is updated. The

**UPCOMING EVENTS**

**SEPTEMBER 1**

**6 pm Council Chambers.  
Planning & Development  
Committee of Council.**

The meeting will be on Urban Design. Public Viewing and Urban Design Open House in the Atrium.

## CEDAR-LEE AREA

MEET THE PLANNING DIRECTOR,  
Eric Zamft, from 6:15-7:15 PM on  
Wednesday, November 17<sup>th</sup> at the Vorell  
Lewin Household



### OVERVIEW

Following a successful afternoon "meet and greet" along Noble Road earlier this year, the City of Cleveland Heights Planning Director, Eric Zamft, will be holding "meet and greets" in the Cedar Lee District the week of November 15, 2021 whereby anyone from the public can meet the Planning Director, learn about the City's planning and zoning boards and commissions, and discuss general planning matters. Further, there is a proposal for new residential apartments and commercial spaces to be built on the Cedar-Lee-Meadowbrook site. The Planning Department is committed to hearing as many suggestions / concerns regarding that proposal from neighbors as it can and will be hosted at the Vorell Lewin household on the 17<sup>th</sup> from 6:15-7:15 PM, in addition to other scheduled stops in the area.

### SCHEDULE

- Monday, November 15 from 3:30-5:30 PM - Lee Road Library, Room 'A'
- Tuesday, November 16 from 11 AM-1 PM - Meadowbrook site (weather permitting)
- Tuesday, November 16 from 4-6 PM - CLE Urban Winery (2180 Lee Road)
- Wednesday, November 17 from 11 AM-1 PM - Wine Spot (2271 Lee Road)
- Wednesday, November 17 from 6:15-7:15 PM - Vorell Lewin Household
- Thursday, November 18 from 3-7 PM - Zagara's (1940 Lee Road)
- Friday, November 19 from 9-11 AM - Meadowbrook site (weather permitting)

Please go the Planning Department's webpage for more information about the schedule:  
<https://www.clevelandheights.com/183/Planning-Department>

To learn more about the Cedar-Lee-Meadowbrook redevelopment project and leave a comment, please visit the project webpage: <https://www.clevelandheights.com/cim>

## Vision

### COMMUNITY NEWS

## Cleveland Heights to introduce development agreement for Cedar-Lee-Meadowbrook site

Updated: Nov. 17, 2021, 12:14 p.m. | Published: Nov. 16, 2021, 4:14 p.m.



Cleveland Heights Planning Director Eric Zamft, left, continued his "Meet & Greet" sessions this week on Cedar-Lee, this one Tuesday (Nov. 16), and the Meadowbrook site, where he spoke with Cedarbrook Road resident John Fleshin, right. Weather permitting, another "Meet the Planning Director" is set for Friday (Nov. 19) from 9 to 11 a.m. at Meadowbrook, Tom Jewell / Special to cleveland.com

Advertisement

**Cuyahoga Recycles**

We're kicking off summer and planning for low-waste outdoor events. Provide reusable plates, utensils, cups for picnic guests. Serve beverages in recyclable bottles and cans. Place well-marked receptacles so they know where and what to throw. Click for more ideas!

[LEARN MORE](#)



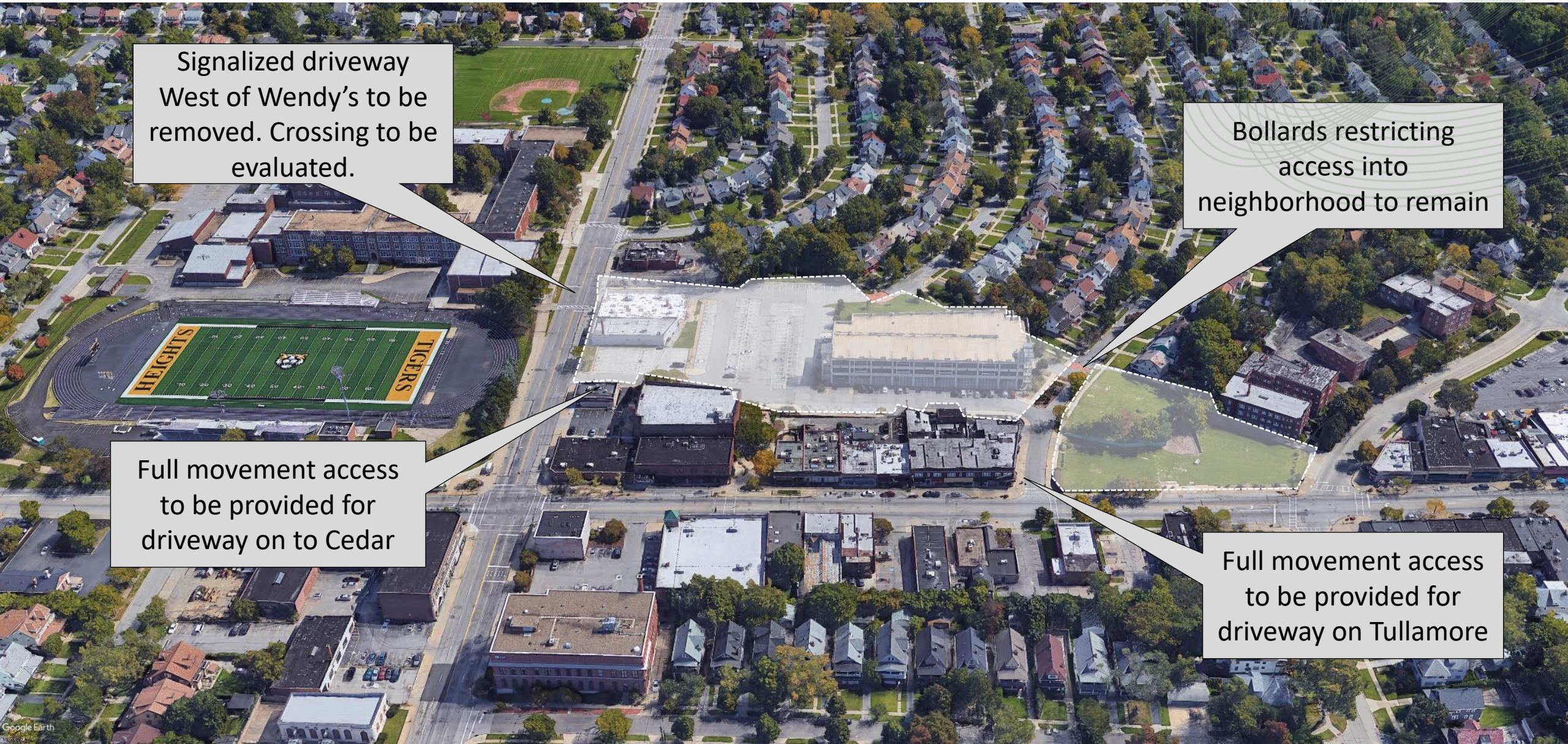


# Traffic: Existing Conditions Analysis





# Traffic Recommendations: Site-Specific



Signalized driveway  
West of Wendy's to be  
removed. Crossing to be  
evaluated.

Bollards restricting  
access into  
neighborhood to remain

Full movement access  
to be provided for  
driveway on to Cedar

Full movement access  
to be provided for  
driveway on Tullamore



# Traffic Recommendations: Off-Site

Remove signal at driveway that is being removed.  
Evaluate if ped crossing can be removed

## Additional items

- Evaluate signal timings along corridor (ensure timing for pedestrians to cross)
- Install raised crosswalks

Modify loading zone parking. Increase enforcement.

Evaluate replacing RRFB with PHB

Evaluate replacing RRFB with PHB

Evaluate speed limit sign locations (NB & SB)

Evaluate replacing RRFB with PHB



# Traffic Recommendations: Transit

Coordinate configuration and layout with RTA

- Bus stop locations
- Bus pull-outs

Relocate Bus Stop

Modify pull-out

Bus pull-out

Bus pull-out



# Death, Taxes, and....Parking

## Miss Manners: My neighbor's son died on Christmas. His car is still in my parked in my spot.

Published: Sep. 02, 2024, 3:00 a.m.



In today's Miss Manners column, advice columnist Judith Martin advises how to gently approach a grieving neighbor. You can send your questions to Miss Manners through her email, [dearmissmanners@gmail.com](mailto:dearmissmanners@gmail.com).

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 Cuyahoga County Veterans Service Commission 

Registration is Open for the 2024 VetConnect Resource Fair and Veteran Stand Down.

**VETERAN STAND DOWN**  
Veteran & Vendor Registration Information

**SEPTEMBER 21, 2024**  
9:00AM TO 2:00PM  
4001 FULTON PARKING, CLEVELAND, OH 44115

 WINTER CLOTHING FOR VETERANS

 ACCESS TO DOORS OF COMMUNITY PARTNERS

 VA CLAIMS ASSISTANCE

 **VETERAN AND VENDOR REGISTRATION NOW AVAILABLE!**  
To register or for more information, please scan the QR code or visit <https://cuyahogacountyservice.org/VetConnect24>

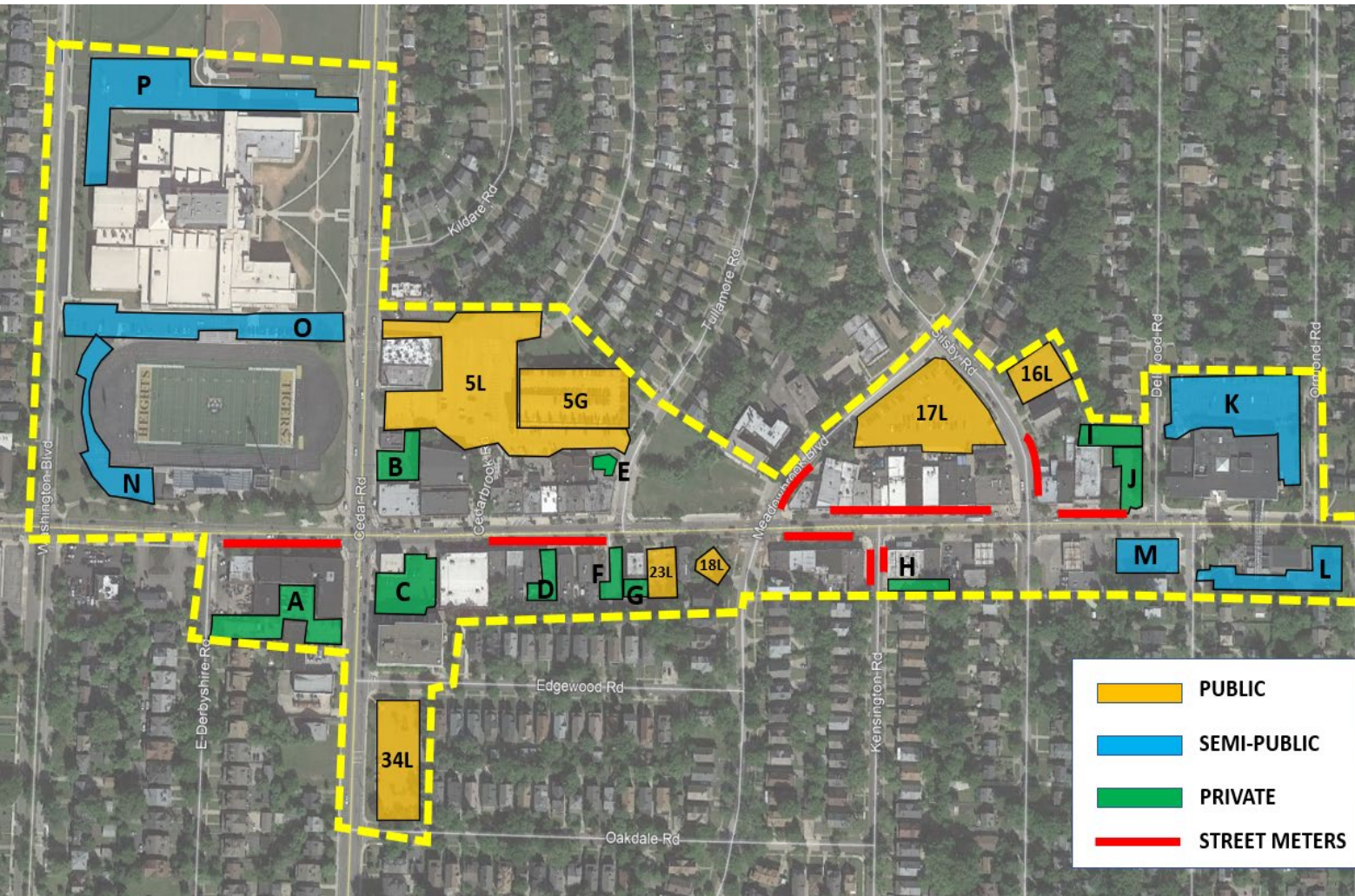
 **VETERANS**

**VETCONNECT / VETERAN STAND...**  
The Cuyahoga County Veterans Service...

[Sign up now](#)



# Parking: Existing Conditions Analysis



- 23 Off-street facilities provide 1,410 parking spaces *(including High School Lots)*
  - 59% Public *(City Controlled)*
  - 27% Semi-Public *(H.S. and Library Controlled)*
  - 14% Private
- 46 Metered on-street spaces
- Existing parking supply evenly distributed north to south, but mostly concentrated on east side of Lee Road.
- Parking demand typically peaks on Fridays and Saturdays between 5:00pm and 10:00pm
- DESMAN has Pre-COVID parking survey data for the area from 2019



# Parking: Impact of the Proposed Development on Public Parking



## PUBLIC PARKING SUPPLY REDUCTION:

572 Existing spaces

- 164 Lot spaces eliminated


408 Spaces to be retained

- 225 Spaces reserved for project

183 General public spaces retained



# Parking Recommendations: On-Site



ID and informational signage and interior light levels at the garage need to be addressed.

Physically segregate project-reserved spaces from general public spaces

Optimize transient parker access during peak demand periods by limiting future the sale of garage parking permit to M-F daytime parkers.

Upgrade fee collection pay stations kiosks in garage stair tower lobby

Provide ADA spaces west side of garage along access drive



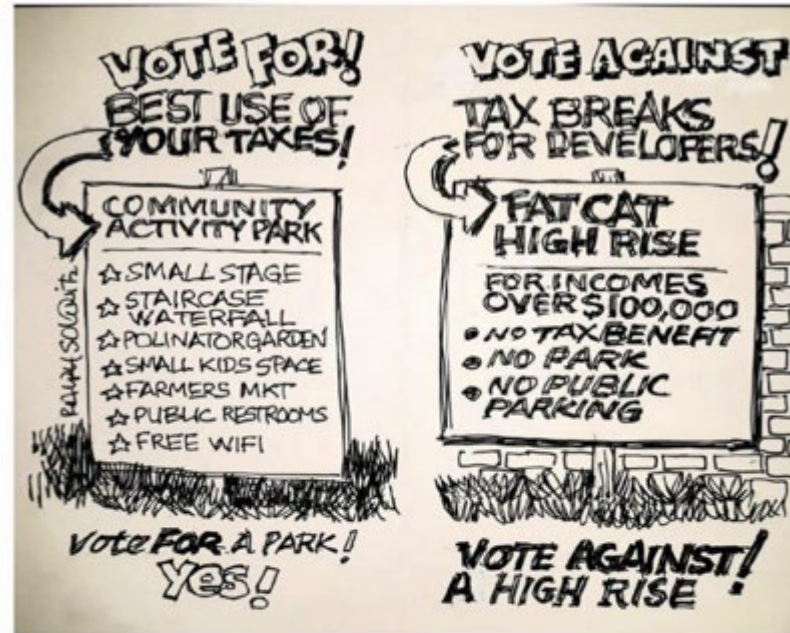
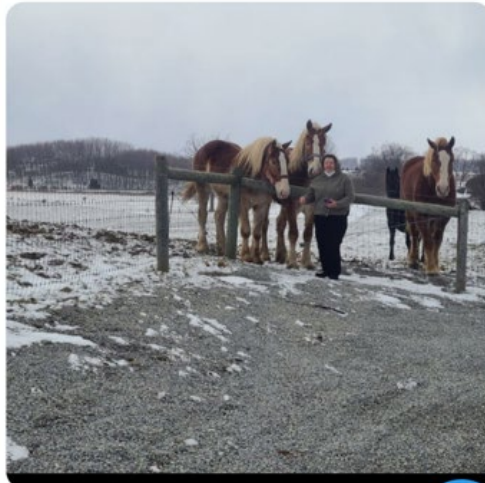


# Understanding the Context



4/4/22

Will you vote YES for a PUBLIC PARK. No, we can't have draft horses put in an appearance at the PUBLIC PARK at Meadowbrook-Lee. We CAN have pet shows, petting zoo, maybe a friendly goat for kids to pet. Opportunities for fun, community and activities for children at the PUBLIC Park.



A MEETING ABOUT THE BALLOT INITIATIVE CREATING A PARK ON LEE ROAD AT THE CORNER OF MEADOWBROOK AND TULLAMORE WILL BE HELD AT THE

HEIGHTS MAIN LIBRARY ON LEE RD

THURSDAY SEPTEMBER 9 FROM 7-8:30

TRUST FOR PUBLIC LAND HAS BEEN INVITED TO SPEAK.

LOTS OF Q & A ABOUT THE RELATIONSHIP BETWEEN THIS PARK AND THE PROPOSED DEVELOPMENT.

SEE YOU THERE!

WILL THE FLAHERTY &  
COLLINS  
PROPOSED DEVELOPMENT  
CLOSE  
THE CEDAR-LEE THEATER?

## D. Proposed Development Vision

### Existing Parking Design Integration

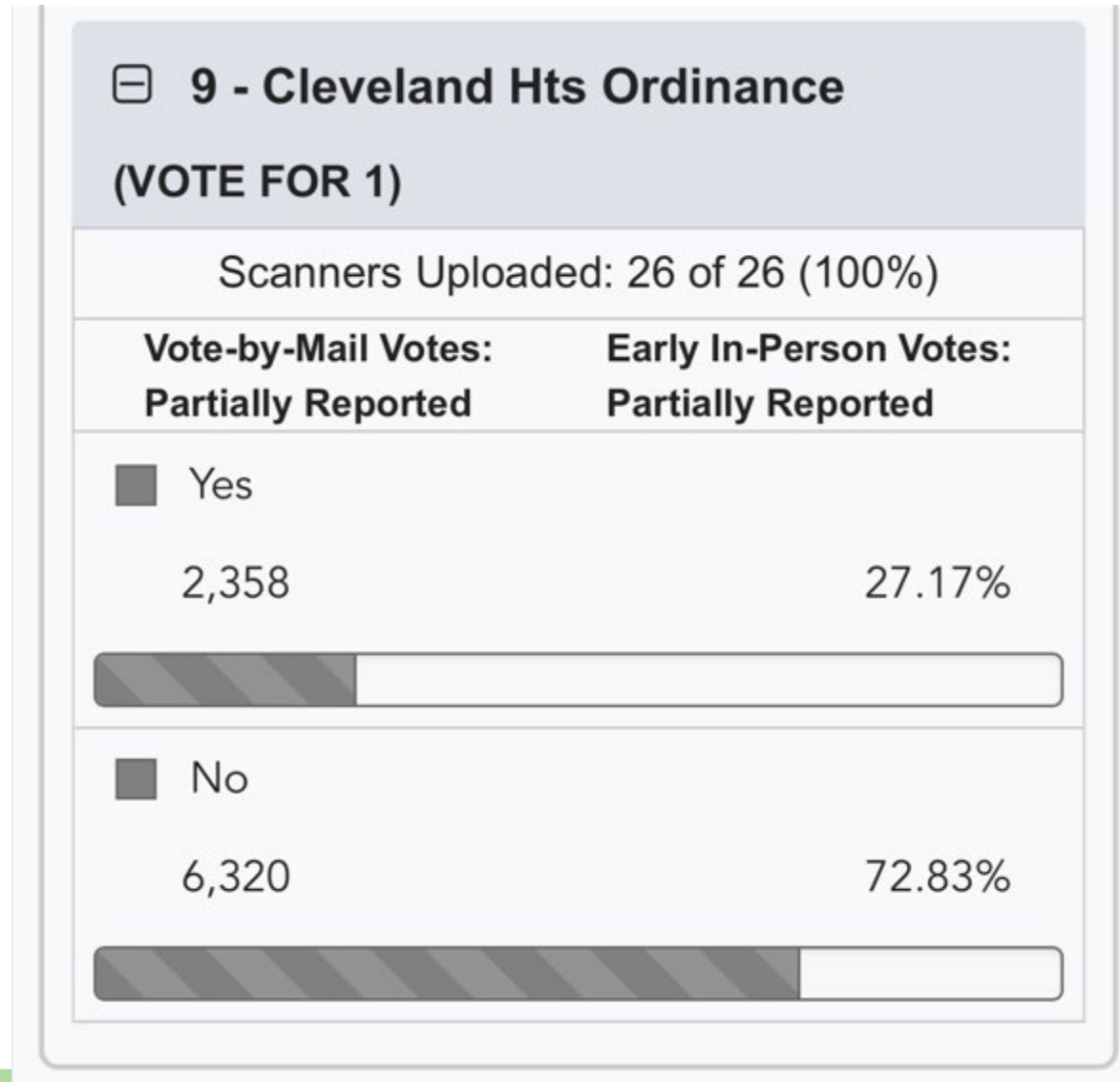
We envision connecting the garage to create a series of "lean buildings" that wrap the parking lot into the building. This approach provides flexibility in parking, creates public space and provides a sense of connection with the surrounding neighborhood. To us, the garage is an essential part of the development and we envision it as an integral part of the design.

- Creating public space to the garage is critical to the design.
- Creating a central building parking through circulation and access to the building.
- Integrating the garage structure with new construction that adds value, interest and access to the building.
- Determining how garage infrastructure can be incorporated while maintaining an open air garage.
- Including parking spaces for future use, such as parking along the Cedar-Lee corridor, including public spaces and greenways, will be an integral part of the overall parking approach.
- Integrating public space to the garage is critical to the design and the garage also provides the opportunity for parking and walking along the Cedar-Lee Corridor.
- Considering how the garage can be used to create new development that is a positive impact on the community.





# Understanding the Context



# Weather the Storm & Post-Script

## Voting 'yes' on a park referendum in Cleveland Heights could kill a \$50 million development and set a bad precedent for Northeast Ohio - Commentary

Updated: Apr. 30, 2022, 8:21 a.m. | Published: Apr. 29, 2022, 8:00 a.m.



Voting 'yes' on a park referendum in Cleveland Heights could kill a \$50 million development and set a bad precedent for Northeast Ohio - Commentary



By [Steven Litt](#), [cleveland.com](#)

## Cedar-Lee-Meadowbrook project to move forward after park issue defeated

JANE KAUFMAN

[jkaufman@cjn.org](mailto:jkaufman@cjn.org) Posted May 4, 2022 at 12: 17 PM Updated May 5, 2022 at 8: 58 AM



A rendering of what the Cedar-Lee-Meadowbrook project could look like once complete.

Rendering / City Architecture of Cleveland



## Developer to rebuild after Cleveland Hts fire

By [Ken Prendergast](#) / January 29, 2025



Looking west down Cedar Road from the front yard of Cleveland Heights High School, firefighters from 17 different communities joined forces Jan. 25 to quickly contain a rapidly spreading fire at the Marquee at Cedar Lee apartments. But it took 20 hours before the fire was completely extinguished (City of Cleveland Heights). [CLICK IMAGES TO ENLARGE THEM.](#)



# Weather the Storm & Post-Script

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## Cedar-Lee-Meadowbrook project to move forward after park issue defeated

JANE KAUFMAN

jk Kaufman@Cleveland.com | Posted: May 1, 2022 at 11:57 PM | Updated: May 2, 2022 at 10:00 AM



A rendering of what the Cedar-Lee-Meadowbrook project would look like in the future. Rendering / City Architecture of Cleveland

GET TICKETS

*Key was the coalition of supporters who organized and educated the public*

*These same supporters stood by the City and F&C when tragedy struck*

## Developer to rebuild after Cleveland Hts fire

By Jane Kaufman | January 29, 2015



Looking west down Cedar Road from the front yard of Cleveland Heights High School, firefighters from 17 different communities joined forces Jan. 25 to quickly contain a rapidly spreading fire at the Marquee at Cedar Lee apartments. But it took 20 hours before the fire was completely extinguished (City of Cleveland Heights). CLICK IMAGES TO ENLARGE THEM.

# Key Takeaways & Closing Remarks

- *Collaborate*
- *Set up regular meetings*
- *Don't be afraid to discuss key issues*
- *Share resources*
- *Find local champions*





# Questions?

*(We may not have the answers, but we'll try)*