

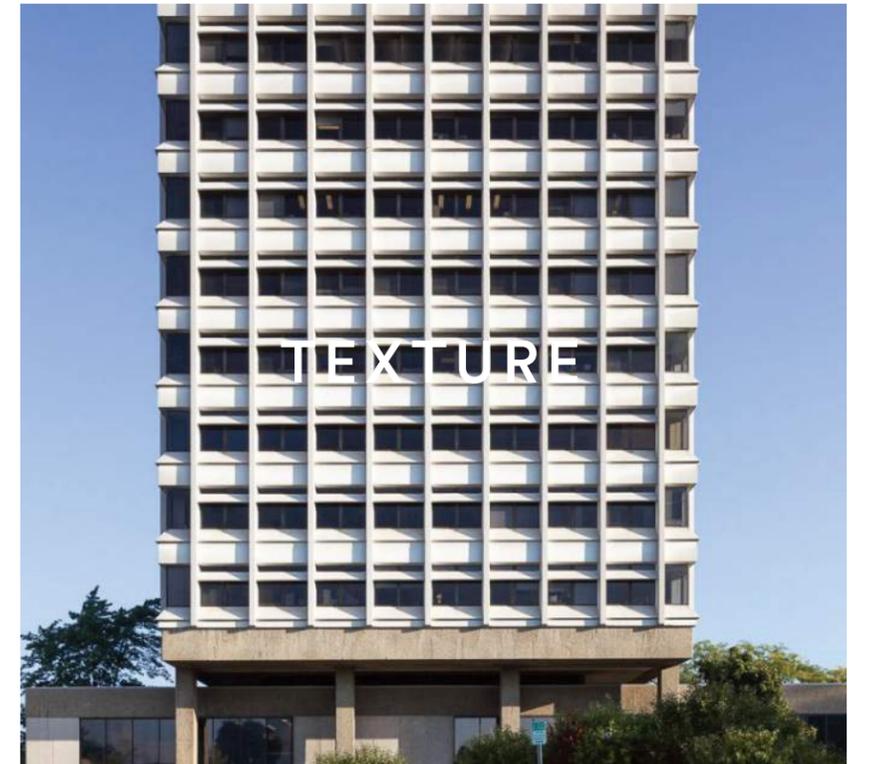




LAYERING



CONTRAST



TEXTURE



VARIEGATED PATTERN



PASTORAL SETTING

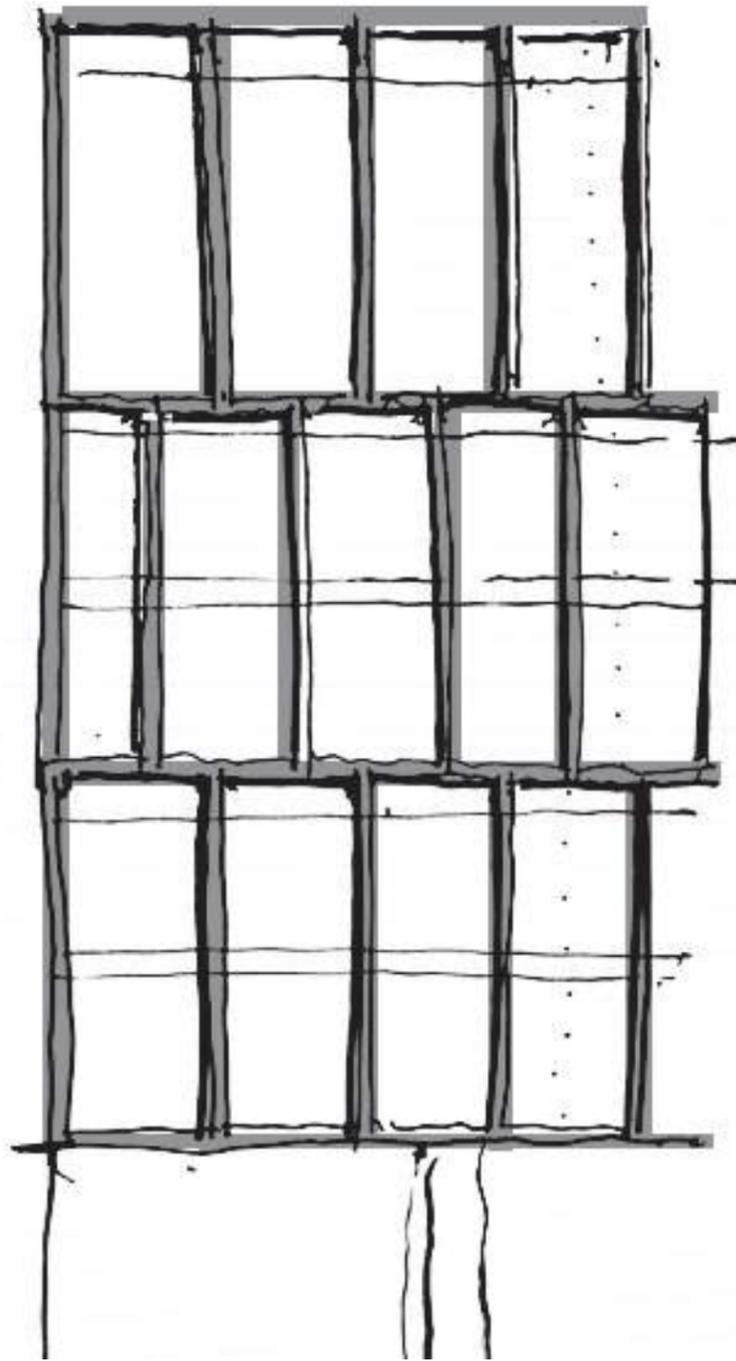


NATURAL MATERIALS

SHAKER HEIGHTS VERNACULAR

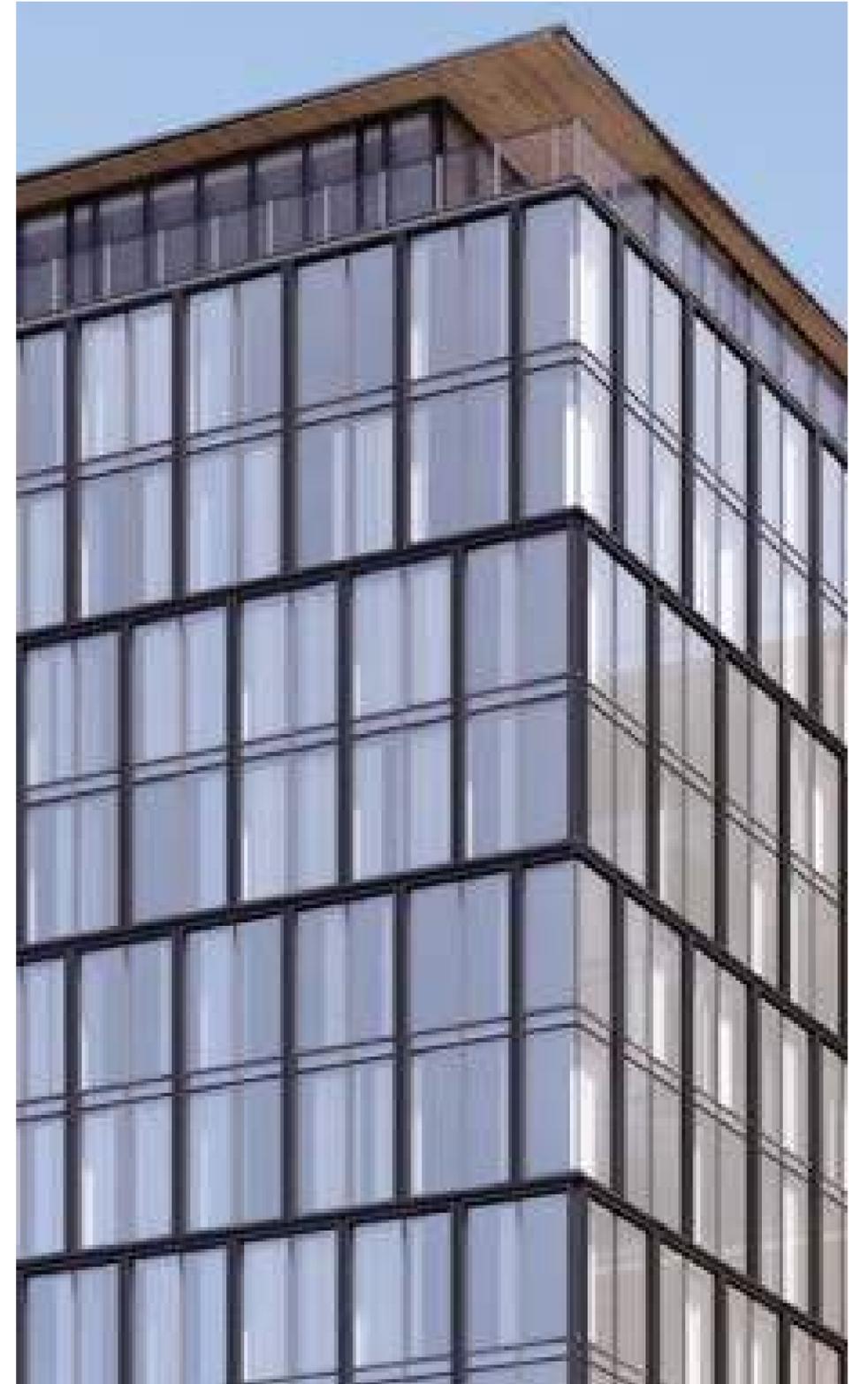


ENGLISH TUDOR FRAME + PATTERN



IDEA SKETCH

CONCEPTS + CONTEXT



FRAME + PATTERN





LOCAL
THE NEW EXPERIMENTAL HOME



LOCAL
THE NEW EXPERIMENTAL HOME

SCB













“The typical tower façade is defined by a 2 story grid of metal panels that alternates back and forth as it moves up the facade. These panels project out approximately 4” from the plane of the glass and are capped by a horizontal projection every other story. Within this grid another layer of texture is added by a more subtle frame around the operable windows. Because the large grid, the glass, and the operable window frame are all in different planes glare the façade is not flat naturally reducing any effects of glare. The position of the sun as seen in the shadow studies also illustrates that only very late in the day will the sun be on the golf course side of the building”

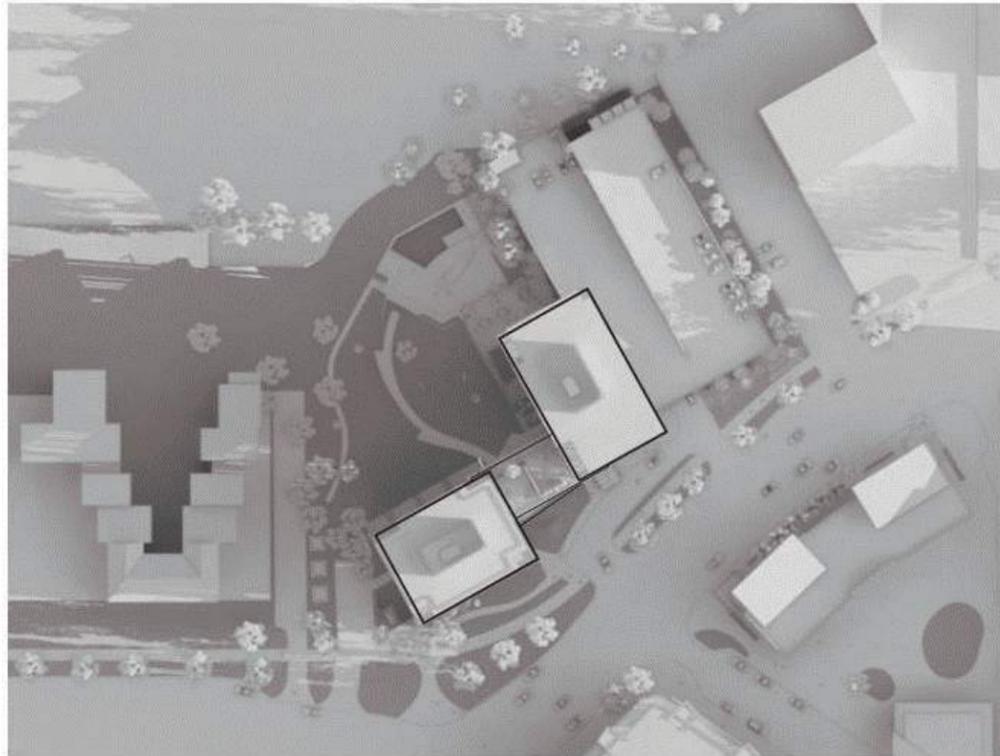
VARIANCE REQUESTS:

1. BUILDING HEIGHT
2. FRONT YARD
3. LOADING REQUIREMENTS
4. HVAC AND OTHER MOTORIZED EQUIPMENT
5. CONDITIONAL USES
6. MINIMUM AREA PER DWELLING UNIT
7. VISION GLASS AT STREET
8. PARKING QUANTITY
9. DRIVEWAYS AND ACCESS WIDTH

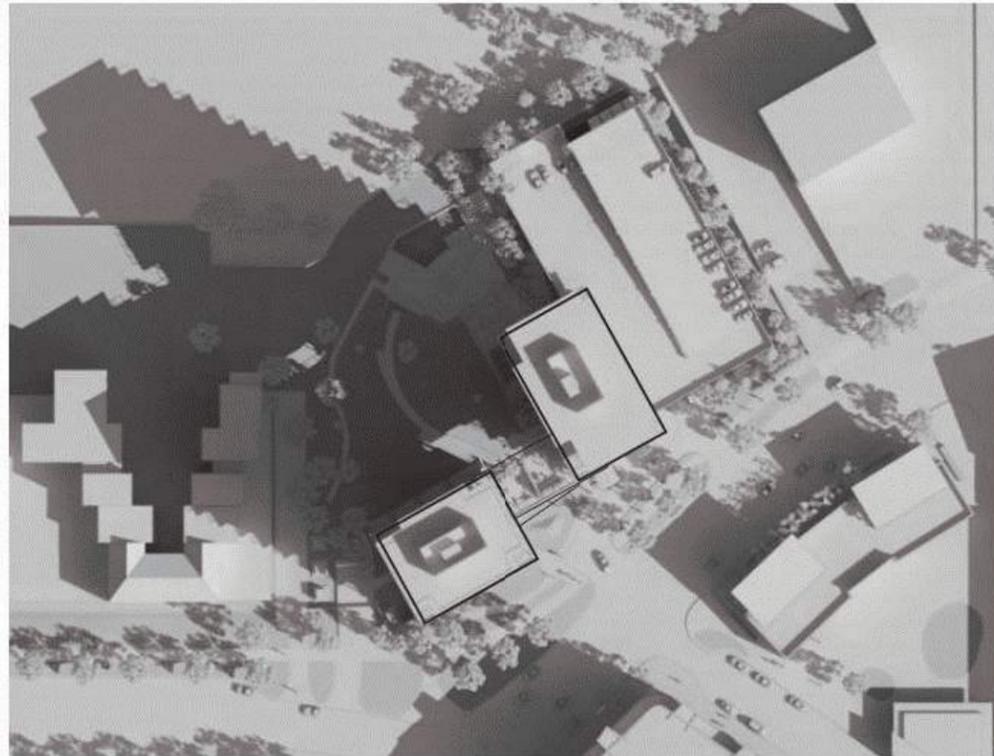


MARCH

SUN STUDY



MAR 21 7:00AM



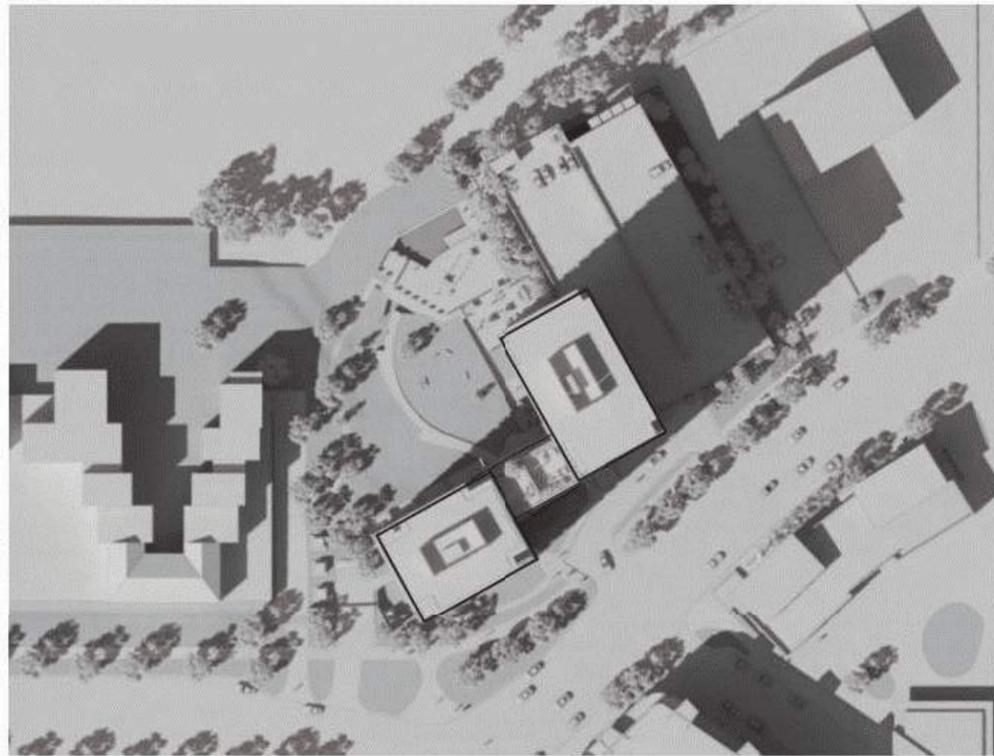
MAR 21 9:00AM



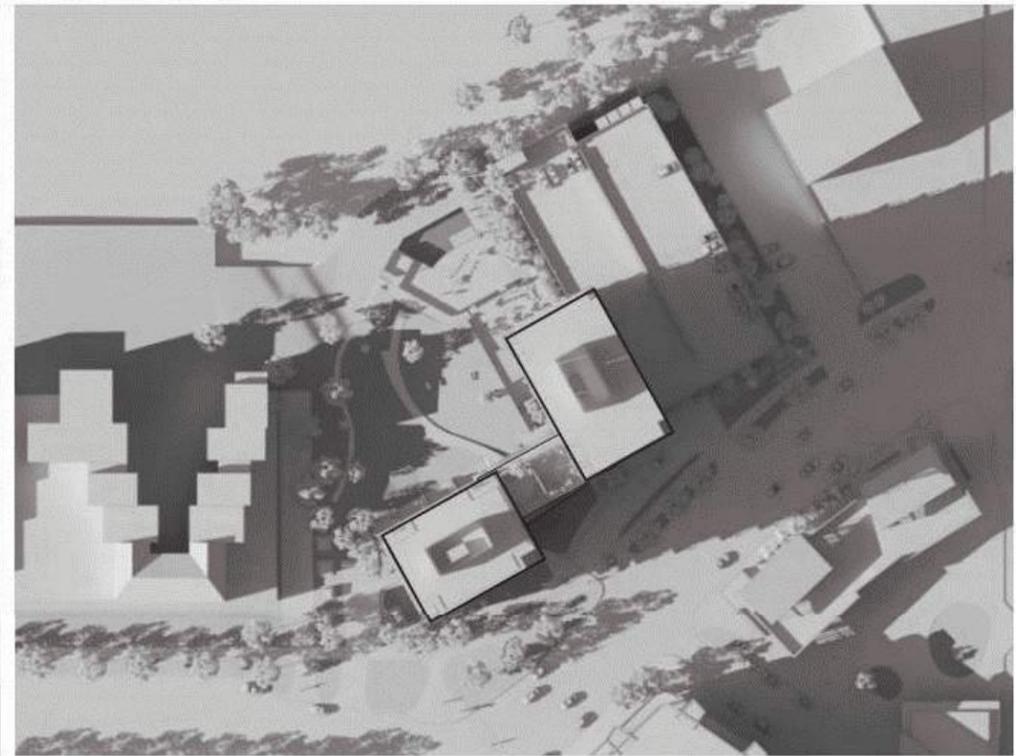
MAR 21 11:00AM



MAR 21 1:00PM



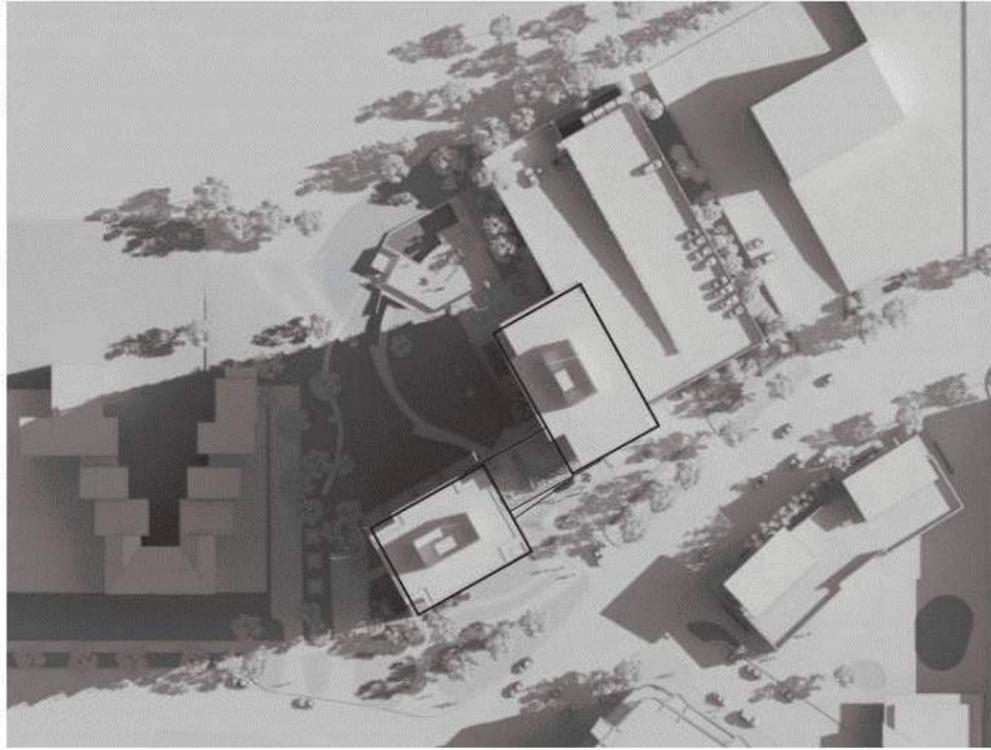
MAR 21 3:00PM



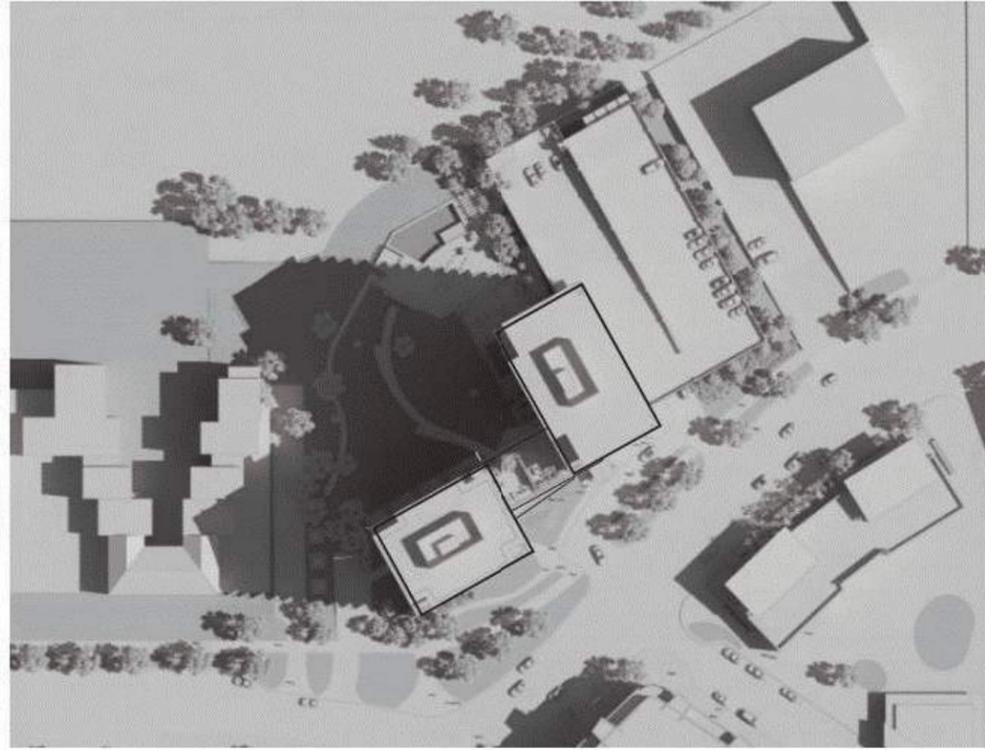
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JUNE

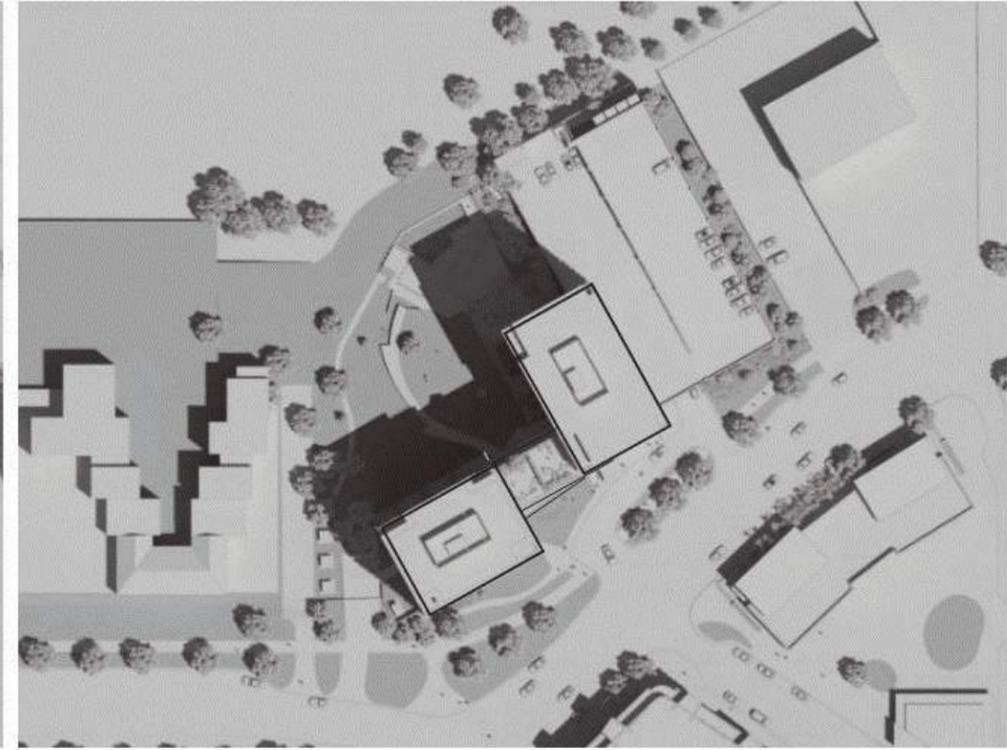
SUN STUDY



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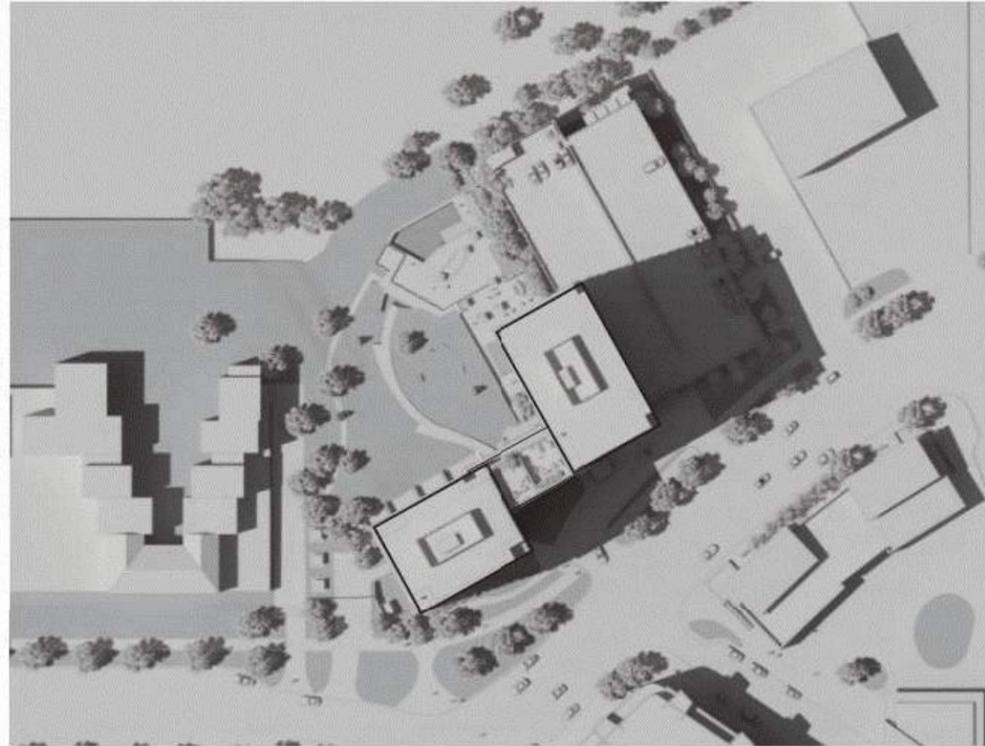
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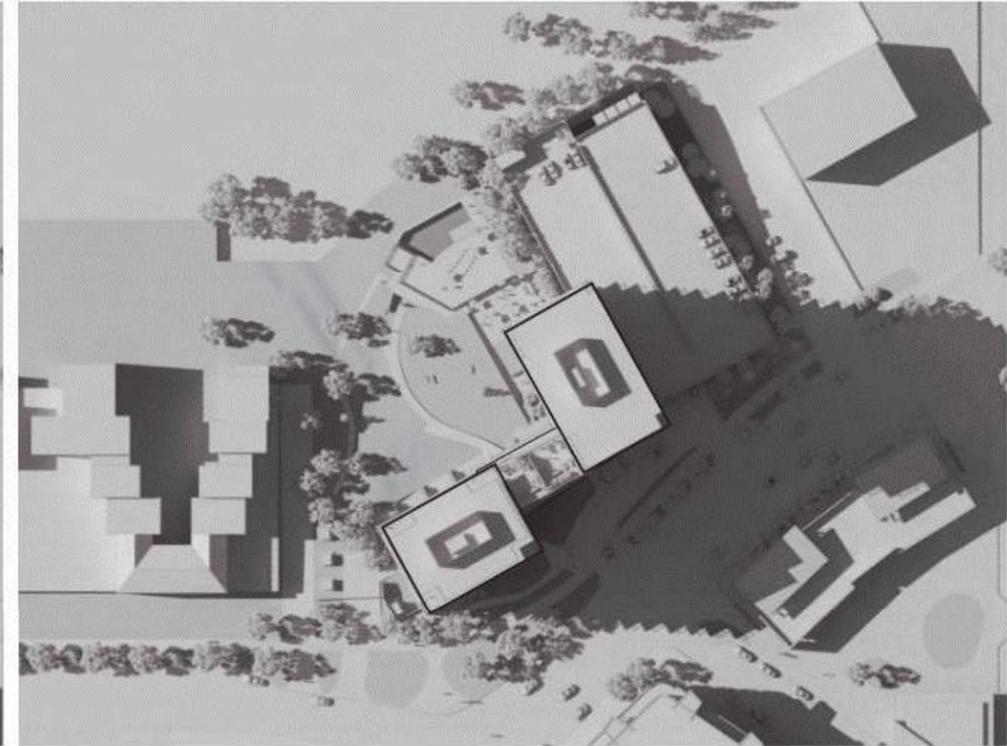
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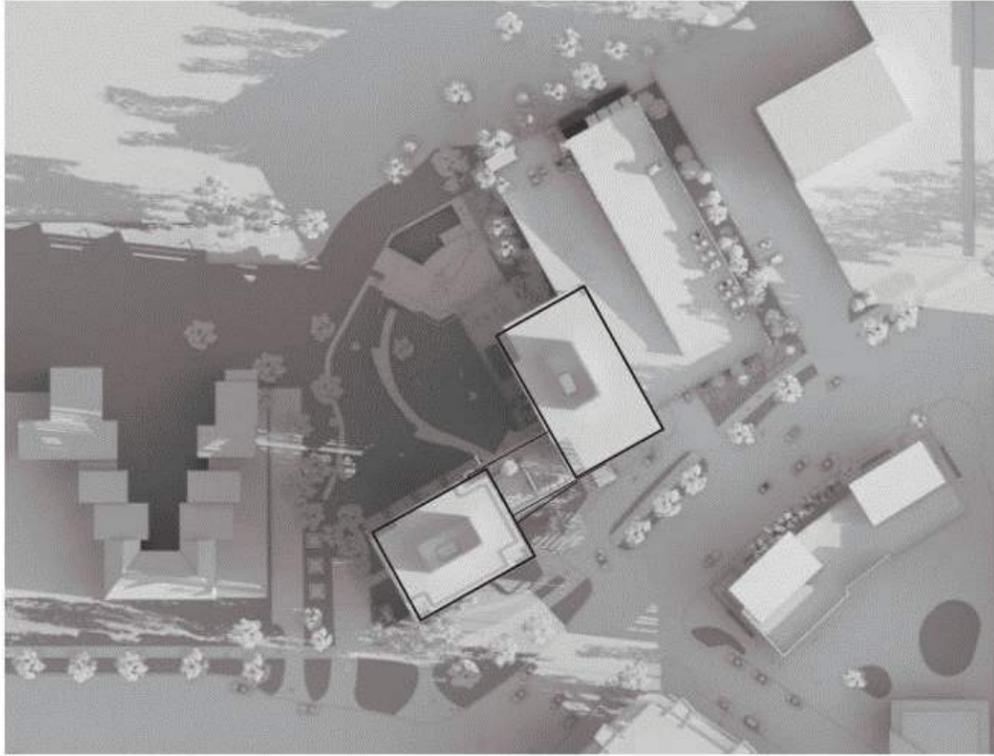
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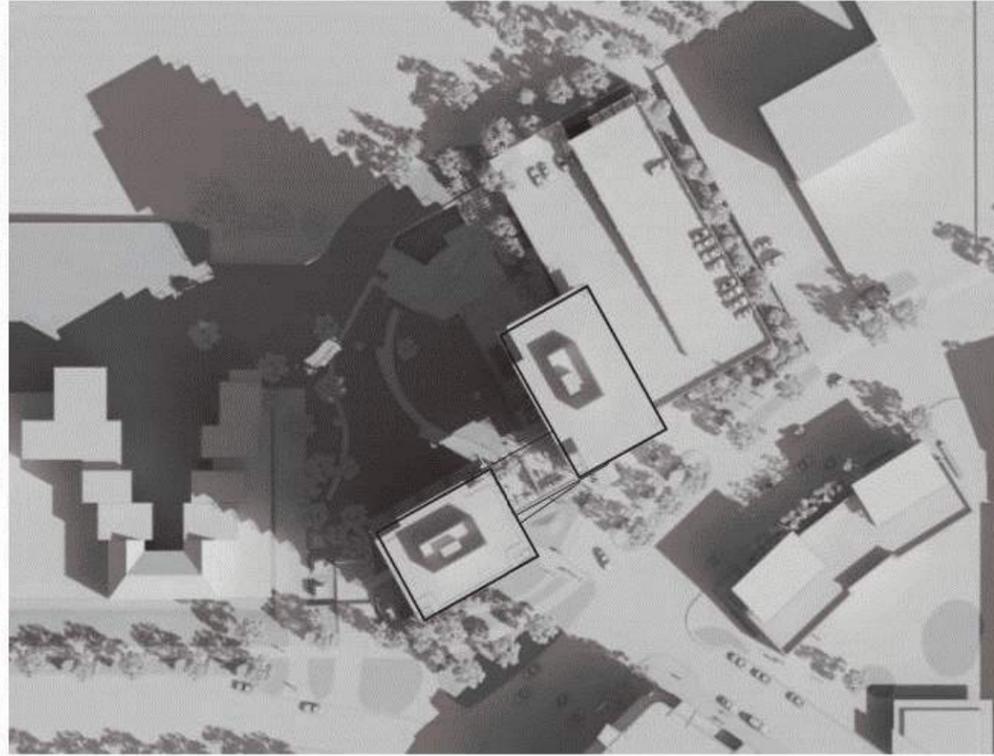
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JUN 21 5:00PM



SEP 21 7:00AM



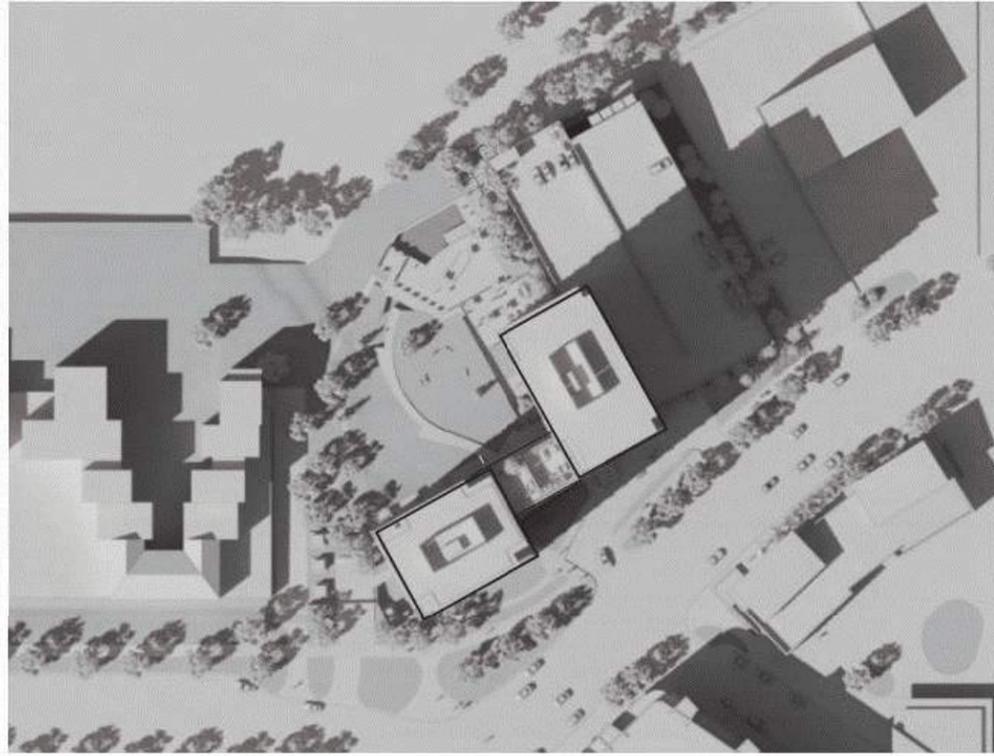
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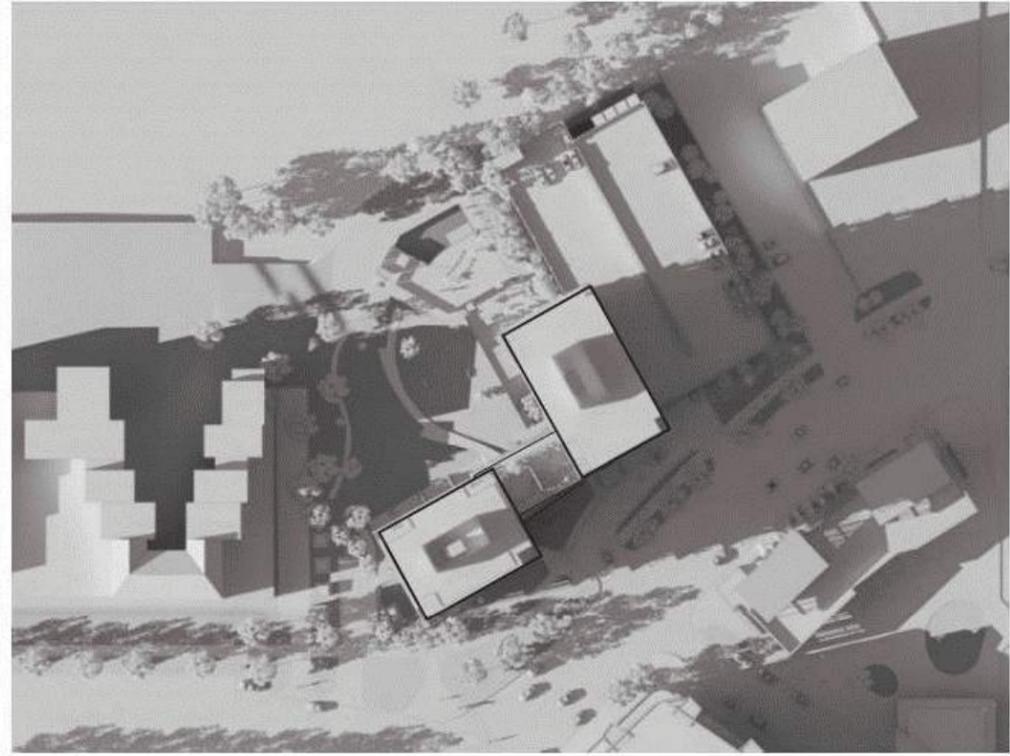
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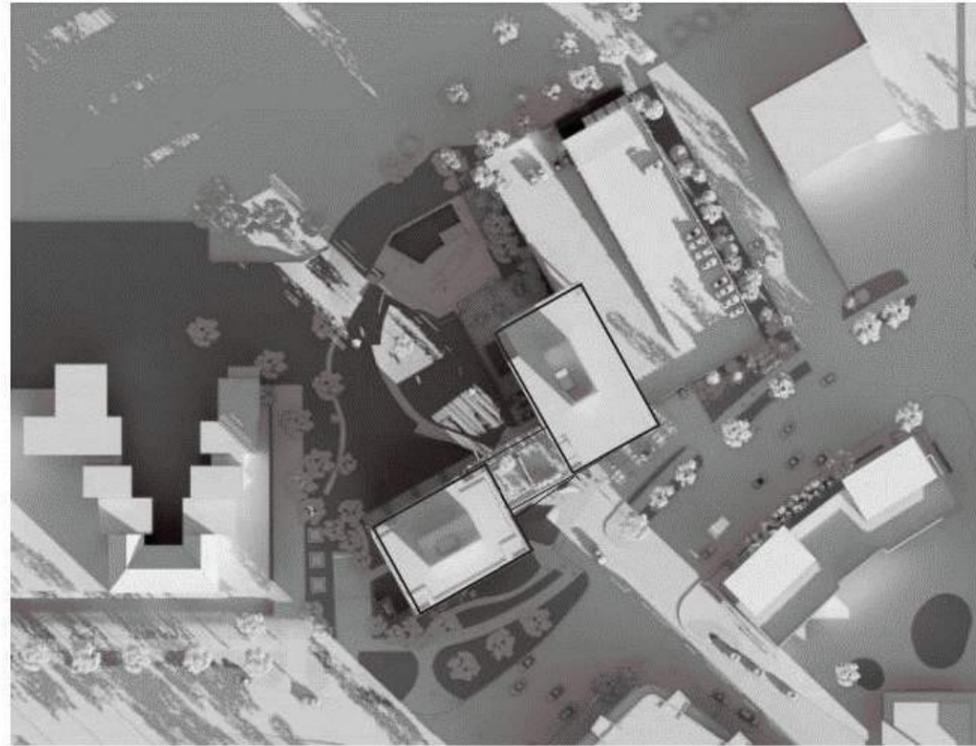
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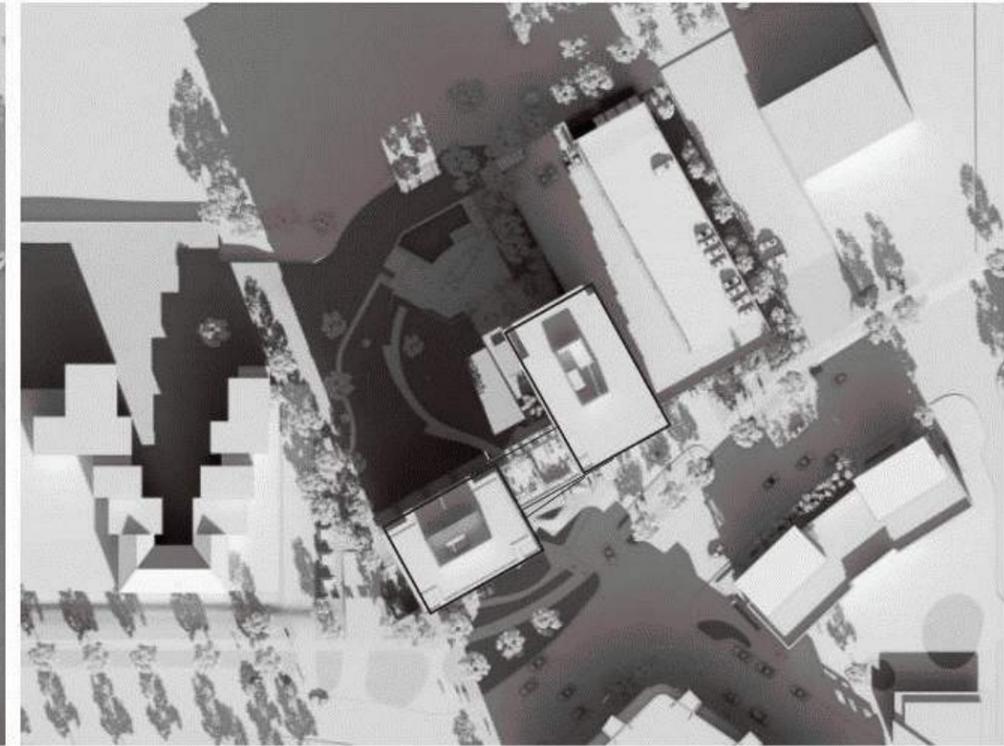
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DECEMBER

SUN STUDY



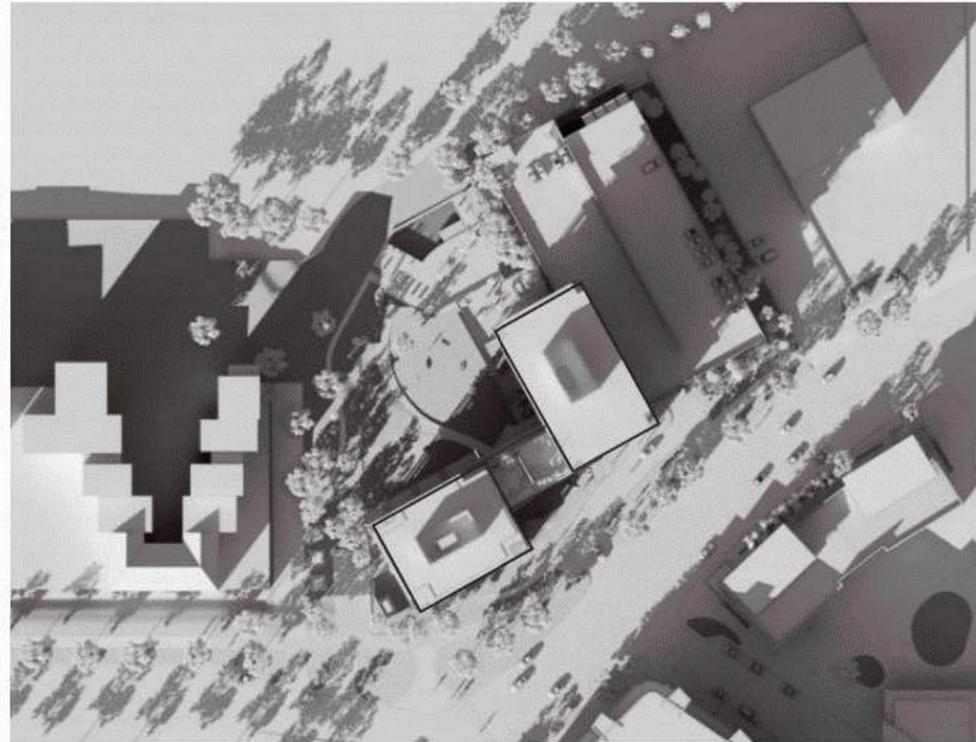
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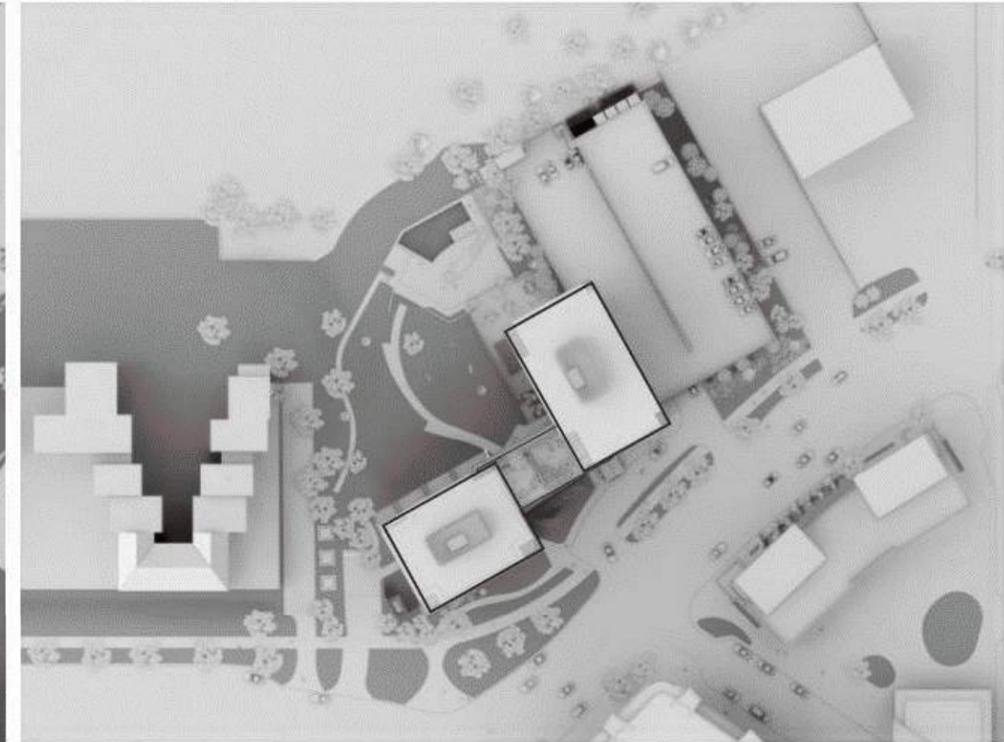
DEC 21 11:00AM



DEC 21 1:00PM



DEC 21 3:00PM



DEC 21 5:00PM

Section 1234.07A Front Yards

Required: 5' Minimum to 10' Maximum

Proposed 22' at SW corner, 32' at SE corner

- Preserves open space
- Prioritizes the pedestrian experience
- Maintains the multi-purpose path connecting to Warrensville
- Maintains the Urban Fabric of the District



Section 1252 Loading Requirements

Required: (2) Short berths 12' x 35' in rear yard

Proposed (1) Short berths 12' x 35' in rear yard

- Reduces paved area and preserves more open space
- Access to rear of site is limited
- Does not alter the essential character of the Neighborhood
- Adjacent use to the West is also service access.
- Sufficient for building operations



Section 1262.08A HVAC and other Motorized Equipment

Required: Emergency generator Indoor or on the roof

Proposed: Emergency generator outside at grade with screening

- Hidden from street view below street level with screening and landscaping
- Preserves the active use and transparent glass on the street facing portion of the West tower.
- Not detrimental to the public welfare





Section 1234.03J Conditional Uses

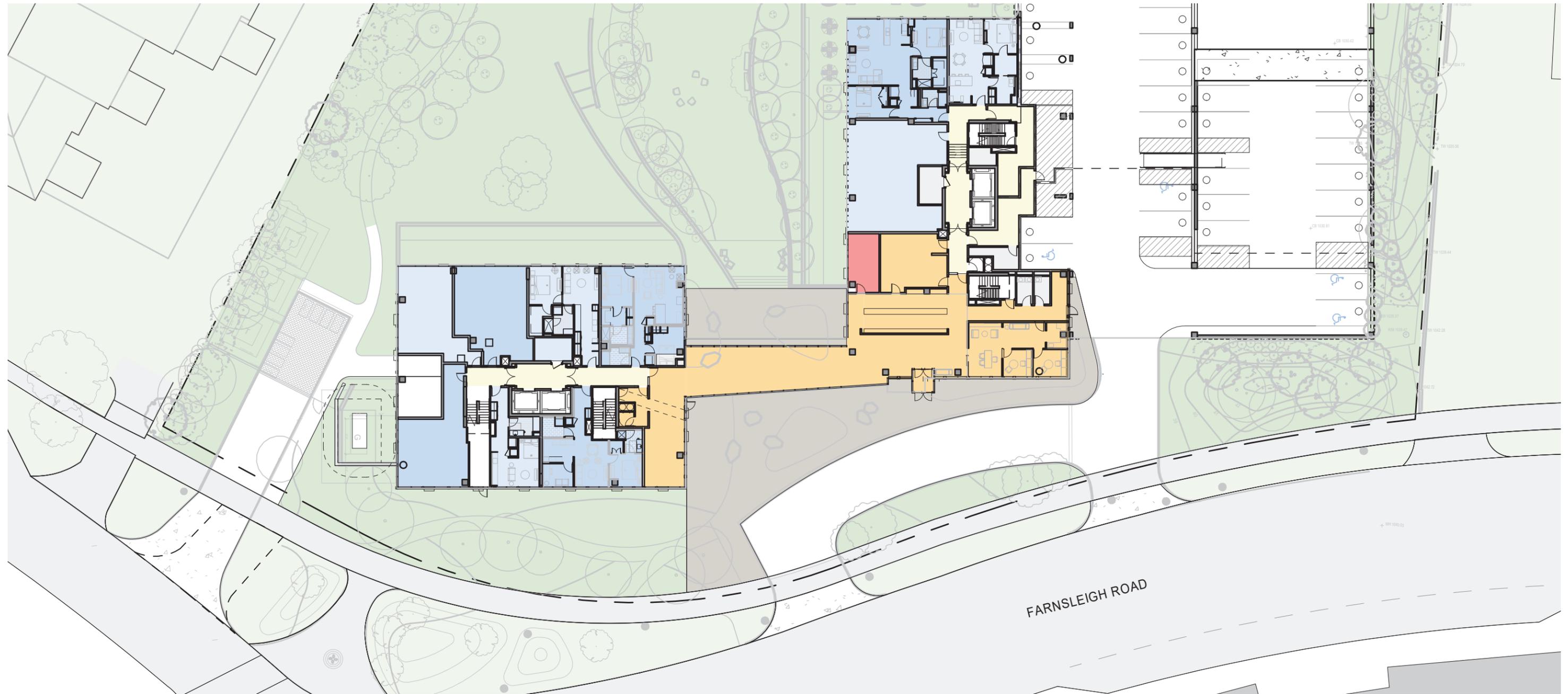
Required: Maximum 40% ground floor residential use

Proposed: 100% ground floor residential use

- District wide 40% threshold will not be exceeded
- 10,000 sf of retail remains available at Phase 1
- Creates no adverse impact on the community at large

RESIDENTIAL UNIT

RESIDENTIAL LOBBY / LEASING OFFICE





Section 1234.06C Minimum Area Per Dwelling Unit

Required: 1 Bed 700 SF
2 Bed 850 SF
3 Bed 1250 SF
Proposed: 1 Bed 500 SF
2 Bed 1087 SF
3 Bed 2064 SF

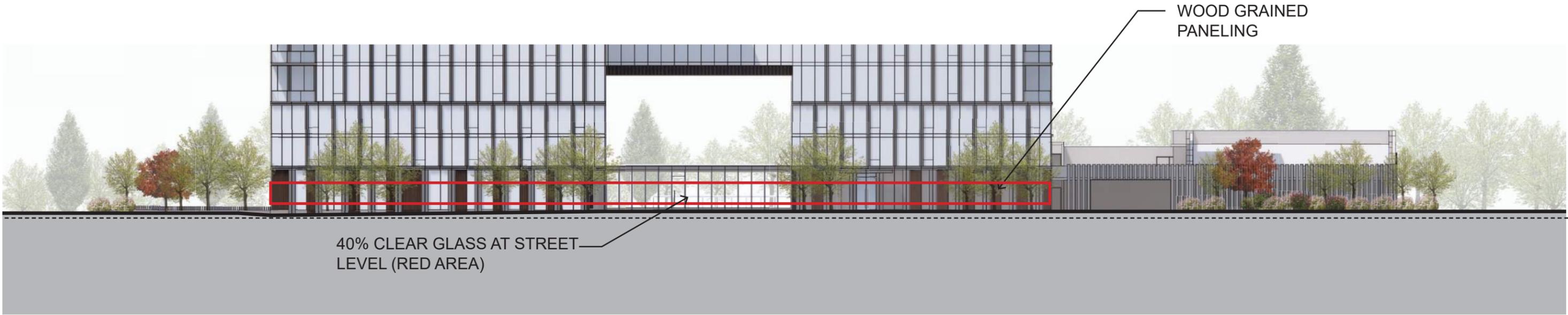
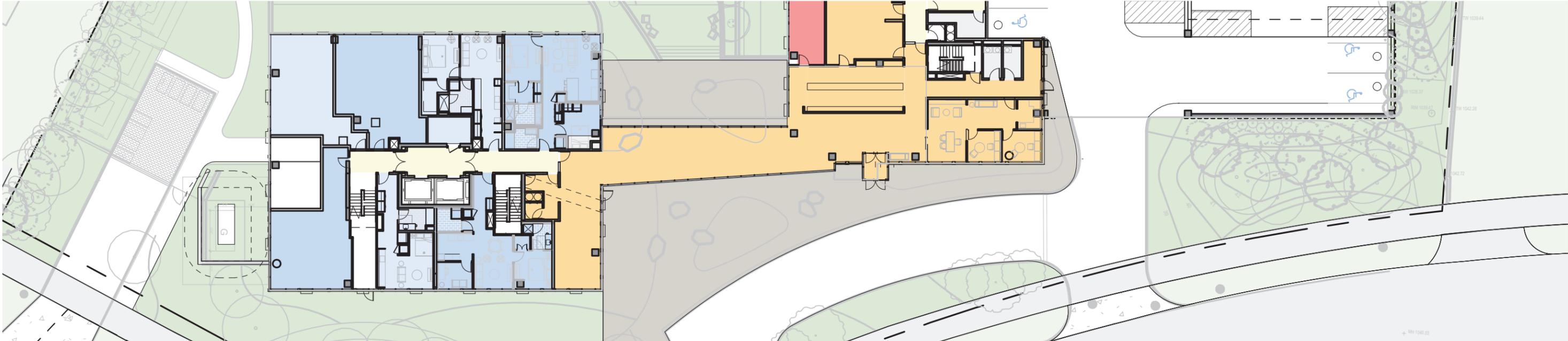
- Project is requesting a variance for 1 bedroom units be a minimum 500 SF.
- Project has 2 unit below 600 SF and approximately 41 between 600 and 700 SF.
- The remainder of the units (82% or more) meet the zoning ordinance.
- Average unit size in 1,100 SF
- Largest units include 4 penthouses with wrap around terraces ranging from 2,000 - 3,000 SF

Section 1234.05A Use Requirements for Large Parcel Development

Required: Minimum 60% vision glass between 2 and 8 feet at street facing facade

Proposed: 40% vision glass between 2 and 8 feet at street facing facade

- The Lobby Link between the two buildings is highly transparent, nearly 100%, between 2 and 8 feet, street facing.
- The street facing first floor facade of the East and West towers incorporates a wood cladding material that anchors the building to the natural landscape and provides an appropriate pedestrian scale, slightly decreasing the transparency.

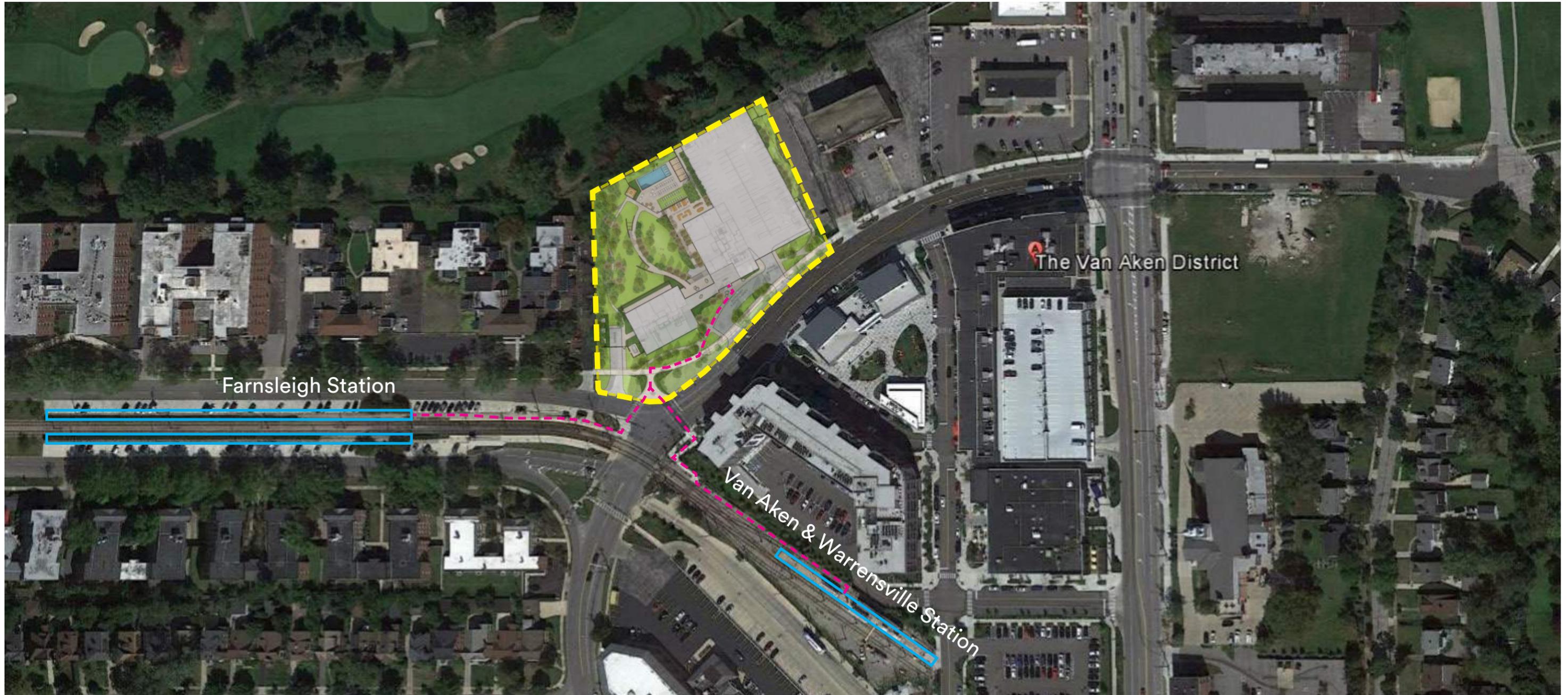


Section 1234.09B Parking Quantity

Required: (per table 1251.02) 1.5 spaces per unit enclosed + 0.5 spaces per unit un-enclosed

Proposed: 1.15 spaces per unit enclosed

- A 40% reduction in parking quantity would not require a variance.
- Project is seeking a 40.2% reduction in parking.
- Project is a transit oriented development with high level of availability to public transit



Section 1234.03J Driveways and Access Width

Required: One-way max width 12 ft, two-way max width 24 ft.

Proposed: One-way max width 24 ft, two-way max width 24 ft.

- One way width enlarged to accommodate passenger drop-off and emergency vehicles



THANK YOU