Planning Framework & Design Principles for 1975 and 1981 Ford Road existing buildings

• Preserve existing Historic Fabric along Ford Road.
• Maintain wood finish @ 1975 Ford.
• Select exterior color pallet befitting of structure in historic district @ 1975 Ford.
• Maintain brick material @ 1981 Ford with appropriate tuck-pointing & maintenance of masonry.
• Accentuate natural light opportunities where appropriate.
• Enhance Connection to Ford Road via inviting front porches.
• Install landscape and plantings appropriate for four-season Cleveland climate.
Planning Framework & Design Guidelines for Hessler Street property

- Infill vacant property on Hessler Road.
- Align building setback to neighboring Hessler properties.
- Maintain verticality within two floors of any neighboring property.
- Incorporate design cues of neighboring properties, such as balconies.
- Design to achieve “eyes on the street” effect through outdoor porches and larger front windows.
- Maximize pedestrian access to building w/ADA accommodations.
- Minimize curb cuts on street.
- Minimize visible on-site vehicular parking and garage doors.
Statement of Support for 1975 & 1981 Ford

UCI selected and supports the Berusch Development Partners team to create a future development that:

- Preserves, restores, and respects the existing fabric in the Hessler Historic District.
- Provides infill on Hessler Road with quality new construction that adds a unique housing product to the market.
- Adds additional residential density to the district that:
  - Enhances neighborhood vitality,
  - Supports existing retail,
  - Promotes walkability and public transit ridership,
  - Increases safety with more eyes on the street,
  - Has committed to maintain high level operational and management standards.
Existing Lot
Site Plan Summary

Parking
Electric Cars: (6)
Compact Cars: (20)
ADA Parking: (1)
Cars Total: (27)

Apartment Units
1975 Ford: (5) Units
1981 Ford: (4) Units
11300 Hessler: (23) Units
Units Total: (32) Units
Paint PT-1
(Siding)
Sherwin Williams
Color: SW 2819 Downing Slate

Paint PT-2
(Accent, Door)
Sherwin Williams
Color: SW 2838 Polished Mahogany

Paint PT-3
(Siding)
Sherwin Williams
Color: SW 2832 Revival Gray

1975 Ford | Proposed Exterior Colors
Micro Unit Concept | Layout Option | Working
Micro Unit Concept | Layout Option | Cooking
Micro Unit Concept | Layout Option | Dining
Micro Unit Concept | Layout Option | Sleeping
11300 Hessler | Proposed 1st Floor Plan
Paint PT.1
(Hardie Plank Lap Siding)
Sherwin Williams
SW 2841 Weathered Shingle

Paint PT.2
(Hardie Plank Vertical Siding)
Sherwin Williams
SW 7643 Pussywillow

Paint PT.3
(Columns, Cornice, Trims)
Sherwin Williams
SW 7567 Natural Tan

Brick
Belden Full Size Brick
Colony Red Range
C1088

Hardie Plank Lap Siding
6" Fiber Cement Siding
Primed for paint

Hardie Plank Vertical Siding
Fiber Cement Siding
Primed for paint

Stone Band
Cordova Stone
1" Masonry Product;
Textured Face;
Color to match PT-3

11300 Hessler | Proposed Front Elev. and Materials