

Ford Hessler Development Project Virtual Community Meeting Feedback

February 10, 2021

#	Question/Comment	Asker Name
1	Will a recording of this meeting be made available?	Kristina Collins
2	The lot is not empty — it has a historic garage that matches the historic house at 1975 — they go together and are both part of the Historic District	Charles Hoven
3	I live on Hessler. We have no parking now. We can't have guest because there is no where for them to park. Where will we park?	kimetta davis
4	Charles is correct. That area is also used very actively during the street fair by vendors and for gathering space.	Anonymous Attendee
5	Now people who go to visit people in the renovated row house across the street park across our driveway or in the drive. It causes a lot of anger when even after honking for over 5 minutes several offenders act as if tuff s. Andi Schmidt	Andrea Schmidt
6	When was the RFP for the project announced or the announcement that the 2 Ford properties were available?	Carmen Iammarino
7	What about Hessler Street itself. There are potential sink holes developing. The street should be a major component of the rehab Andi Schmidt	Andrea Schmidt
8	Will 1981 have a washer and dryer added to it? In the basement or in each unit?	Patty Marvel
9	How will the proposed parking behind the houses in the existing field excavated for the Uptown project be screened from the adjacent houses visually and acoustically (is there any proposed additional landscaping on top of a 6' fence)? Uptown (and the proposed structure) are very visible from the kitchens on those three houses. Additionally will the proposed parking be reserved for tenants of the 11300 building?	Tyler Laseter
10	Can he please stop talking about the interior of the apartments? Nobody cares.	Diana Holly
11	What is the material above the brick?	Diana Holly
12	Porches are good, but I would NOT call that in keeping with the aesthetic of the street.	Anonymous Attendee
13	You are not asking the city for anything - does that mean you will forgo any tax abatement on the project?	Charles Hoven
14	Rick Maron just stated the project will not ask the city for anything on the project. Does this mean their will be no tax abatement?	Charles Hoven
15	What is the side yard distance on the eastern border? Next to the yellow historical house. How many total zoning variances are needed for this project?	Carmen Iammarino
16	The buildings you call apartments are actually two family homes. Please correct your site plans.	Diana Holly
17	Where will the construction vehicles come in and out?	kimetta davis
18	When will the rehab of 1975 Ford begin?	Patty Marvel
19	Laura, 22 year resident on Hessler Rd, owner/occupant: we care deeply about our tree canopy and open green spaces, which have been decimated by developments around Hessler and the City neglecting our tree lawns. Attempts to replace trees and provide us with the required "green screen" when developments are built were taken by Uptown, but the plantings died due to neglect. Your proposed new construction will remove some of the last of our mature trees and green space.	Eric Ambro

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20	What is the timeline for the project? When will the Landmarks Commission be meeting on this project?	Charles Hoven
21	Hi Debbie! Just a comment please preserve the wood street as that's also a part of Hessler's history :)	Hillary Lyon
22	Who says these are the RIGHT DEVELOPERS???? They both have a bad track record for managing their existing properties on and around HESSLER	Anonymous Attendee
23	How will the staging for consrruction of the project be done? Will the street be blocked during construction? Will residents have access to their homes during with their vehicles construction?	Charles Hoven
24	When Russell renovated the townhouses, his contractors damaged the historic wood bricks. What assurance can you give us that Hessler Road will not be damaged during construction.? Will the developers repair the damage to Hessler Court.	Diana Holly
25	I've lived here 30 years and know the damage that construction causes. Where will workers park?	Jonathan Smith
26	When Uptown was built the Hessler neighborhood was assured that the rear green space near the phase 2 parking garage would be preserved with annual plantings. No planting were ever made aside from 2 trees, one of which died.	Anonymous Attendee
27	It would help tremendously if people from Hessler could have spots to park	kimetta davis
28	Will Russell Berusch be required to repair the damage his previous construction on Hessler caused to the wodden bricks on Hessler Court before being allowed to proceed with another project?	Charles Hoven
29	9 year tenant here. Re: Laura's comment above, here's an aerial shot of the tree cover that used to be in the area you propose to convert to parking lot. A stand of trees was removed during the Uptown renovation: https://imgur.com/gallery/3dJHqu6	Kristina Collins
30	What happened to plantings MRN was supposed to do in the back area?	Jeffrey Shoykhet
31	Parking permits in the Ford garage are \$130/month.	Kristina Collins
32	Eric, 60 year resident of University Circle, most of those years on Hessler: Don't you think that advocating for this proposal because of the benefits of more residents is a bit hypocritical given UCI's long history of destruction of residential buildings?	Eric Ambro
33	In the 11300 micro units will it only be one individual or will 2 be allowed? What is the cost of the unit?	Anonymous Attendee
34	What variances will be required be required for this project?	Jeffrey Shoykhet
35	How were the size/scale of 11300 hessler determined. Was a 2/3 story structure considered?	Jeffrey Shoykhet
36	Will this be student housing or market rate housing.	Diana Holly
37	Given the current number of people already on the street, the parking permits allocated by the City of Cleveland already outnumbr the number of parking spaces, how can you talk about availablity of parking spaces given this fact? The street already has a high density of people during times school is in session.	Charles Hoven

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38	The proposed building looks far to modern to fit into the historic skyline you claim to want to preserve. The garage is already at capacity as is the street parking and the parking currently on that lot is vital. The construction of uptown was extremely detrimental to the street and caused mass settling of the buildings and street while also removing a berm that provided drainage. How would drainage be managed with the proposed building and new lot removing almost all of the remaining permeable surface that is prone to flooding?	Anonymous Attendee
39	How far from the right away is the front of the building?	Carmen Iammarino
40	Additionally will there be any work to mitigate the accelerated deterioration of Hessler Ct. caused by heavy construction vehicles?	Tyler Laseter
41	How do you intend to prevent damage to surrounding buildings during construction? Uptown's construction caused significant settling damage to apartment buildings on Hessler.	Anonymous Attendee
42	Perhaps if the developers were required to pay property tax there would be enough money to pay for fixing the brick street and the wooden brick on Hessler Court.	Charles Hoven
43	When is the Board of Zoning Appeals meeting on this project?	Charles Hoven
44	There has been an ongoing problems with Russell's tenants. We are constantly calling UCI PD about his tenants having loud parties outside. How will this property be managed so there are not problem tenants.	Diana Holly
45	It's clear that the surface parking behind the duplexes is part of this project. Why is it not included in the high-lighted project?	Carmen Iammarino
46	How will trash collection be handled?	Diana Holly
47	Does that this project require zoning changes	Diana Holly
48	Since developers aren't seeking city incentives can neighborhood TIF the project for street improvements?	Jeffrey Shoykhet
49	Many people have raised environmental concerns - has there been any considerations of using pervious surfaces or green infrastructure for the parking area?	Rosemary Mudry
50	How will developers prevent their Parkers from cutting through duplexes/co-op properties on hessler?	Jeffrey Shoykhet
51	Screening that was promised behind the three double houses east of the project that facing the parking garage never occurred. Some of the trees further east that were put in for screening are dead. Who is responsible for enforcing agreements to provide screening for these projects?	Charles Hoven
52	Please make all these questions available and shareable.	Anonymous Attendee
53	Why not a brick building? All the other apartment buildings on the street are brick.	Anonymous Attendee
54	Please describe staging of construction.	Diana Holly
55	Just to clarify the backyard statement about 11302-11316. MRN told our manager that we would have to pay for the maintenance of these yard areas in order for our tenants to utilize them.	Carmen Iammarino
56	Being a Historic District - wouldn't removing the garage violate the Historic District's purpose?	Charles Hoven
57	Doesn't fit the neighborhood at all.	Anonymous Attendee

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58	How will the runoff from all the added impermeable area be managed? There is already flooding in the rear field during heavy rainfall and the gravel lot often sees significant erosion.	Tyler Laseter
59	Will we be informed of all of the meetings.	Diana Holly
60	Eric Ambro, via Laura Cyrocki: We got landmark status to maintain the status of the landmark, to prevent any subtractions or additions. Hessler is old. Its not perfect, that's it's personality. This proposed building looks like exactly what it is: a new building wedged between old buildings. It stands out like the proverbial sore thumb. Replacing green space and vegetation with paved parking is a terrible idea. We would much rather you leave Hessler alone.	Eric Ambro
61	If there is not going to be a basement, where is the laundry room you mentioned earlier?	Charles Hoven
62	Where will the Dumpster for 1975 and 1981 go during construction?	Patty Marvel
63	What causes the rent to be the highest of any single person unit on the street?	Anonymous Attendee
64	What market research have you done to figure out who would move in here?	Anonymous Attendee
65	How many parking spots will there be in the new lot to the rear of the building ?	Charles Hoven
66	Could you afford to do the project without the micro building?	Anonymous Attendee
67	Where will dumpsters be? We don't need another garbage truck going down the street and distroying the curb at 11333 and the court.	Jonathan Smith
68	As a student, those prices, even if they are all inclusive, are higher than the most expensive on-campus dorm prices, how is that supposed to be affordable to a student?	Matthew Canel
69	My husband and I have lived in 1975 Ford for over 20 years. Would we have to leave our home of so many years during the rehab?	Patty Marvel
70	How will electrical infrastructure in the area be modified to support this additional load? That area is currently already significantly overloaded -- three houses, the two buildings on Ford, and the apartment building adjacent to the three duplexes all share the same transformer on significantly aging lines.	Tyler Laseter
71	Is a smaller version of this project feasible (ie 3 story) with less massing of the proposed structure?	Anonymous Attendee
72	Is there a backup plan to combine units if there isn't demand for the micro units?	Anonymous Attendee
73	Are the renovated properties being leased per unit or per bedroom like the previous townhome project?	Carmen Iammarino
74	Can we see what the smaller structure looked like?	Jeffrey Shoykhet
75	A shorter one wouldn't fit the street? A shorter one would be fine!	Jonathan Smith
76	What is the zoning height for this parcel?	Carmen Iammarino
77	How will the electric cars work ?	Diana Holly
78	Will developer consider making changes to the project based on today's comments?	Anonymous Attendee
79	Just to clarify, the residents will be notified when this project goes before the landmarks commission.	Barbara Wilcher-Norton
80	Will the rehabbed units have the same number of students as now or more?	Diana Holly
81	How could this not go to BZA based on size alone?	Carmen Iammarino

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82	Consider giving the building a brick facade, or at least making it a cohesive color. The tri-tone thing has a highway hotel feel. Mirroring the large brick building across the street would be more appropriate.	Anonymous Attendee
83	Mr. Maroon has a building on Ashbury and the residents should go view it.	Barbara Wilcher-Norton
84	I counted only 20 parking spaces not enough for proposed buildings.	Anonymous Attendee
85	Would consider a new color scheme for the wood frame building. Gray and white is pretty bland.	Diana Holly
86	If carshare is really workable here, why did Zipcar pull out of the area - including a spot in Ford garage - prior to the pandemic? Do you have any real reason to believe that demand has changed?	Anonymous Attendee
87	You have a 1 space driveway to the west of the new construction on Hessler. Why is this there? Can the improvement be shifted to the west to create a side yard to the east?	Carmen Iammarino
88	Hessler Court, the wood block street is listed on the national register of historic places. Are there any efforts in place to protect it?	Eric Ambro
89	Zipcar sharing didn't work before. Where will their visitors park?	Jonathan Smith
90	That facade really looks nothing like the surrounding buildings. It should really be revisited or there are likely to be protests by the residents.	Anonymous Attendee
91	We look forward to transparency and working together as a community.	Carmen Iammarino
92	Will you please make a list of all attendees available, as would be public at a true public forum?	Eric Ambro