

August 29, 2012

Lyndhurst, Ohio
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The Architectural Board of Review met in Special Session on Wednesday, August 29, 2012 at 7:30 p.m., in the Conference Room of the Lyndhurst Municipal Center, 5301 Mayfield Road.

Members Present: Nicholas DeBaltzo, William Tamerlano
Councilman Marko

Members Absent: Tom Milanich, Mayor Cicero

Others Present: Larry Puskas, Building Inspector

It was moved Mr. Tamerlano, seconded by Councilman Ward that the reading of the minutes of the Regular Meeting held April 19, 2012, copies of which were sent to all members, be dispensed with and said minutes stand approved as circulated.

The question was put to a voice vote and passed unanimously.

Motion carried.

1950 Richmond Road

Review proposed plans for construction of a new surface parking lot for the Cleveland Clinic Foundation.

Mr. Brian Smith, Director of Strategic Project Development of the Cleveland Clinic, gave a brief history of the ninety (90) acres of Cleveland Clinic property located in Lyndhurst. He explained that presently there are several hundred employees; the Cleveland Clinic will be renovating the interior to house about six hundred (600) employees. He further explained that currently there are five hundred eight (508) parking spaces, below grade. He stated that due to the lack of surface parking at the Cleveland Clinic, Lyndhurst Campus, they have the need to add more; total combined spaces, existing and proposed, would be one thousand, one hundred and eight (1,108) spaces. He further stated that the Clinic would like to preserve as much of the green space as possible in adding more parking spaces, while having the least possible visual impact.

Mr. Smith then presented a slide presentation of the many options for additional parking, commenting on the pros and cons, and restrictions of each scenario. He finally stated that the best option would be for the Cleveland Clinic to construct permeable paver surface parking.

Mr. Craig Cawrse, Landscape Architect, Cawrse & Associates, presented proposed materials to the Board; permeable light gray pavers, and stated that he used these particular pavers at his existing office. He explained that the water builds up in the pavers, is stored then is released out slowly so there is no concentrated flow that would cause erosion. He further stated

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that this concept would have the least impact to the drainage, and be the most beneficial to the environment. He further explained moisture sensors, which is a way to gauge the water disbursement. He then stated the amount of permeable pavers to be used is about two hundred and forty thousand square feet (240,000). He explained that although this is a relatively newer process, it has been tested and processed throughout the country. He also stated that there have been no problems using a snow plow with a metal blade with these pavers, and less salt will be used due to the construction of the pavers holding more heat.

Richard Washington, Landscape Architect with Cawrse and Associates, stated that although using this type of permeable pavers is quite expensive, the life span of the pavers are about twenty (20) to twenty-five (25) years, but will save about eighteen (18) percent as compared with other materials used. He also stated that no catch basins are needed with this type of paver construction.

In answer to Mr. DeBaltzo's question, Mr. Cawrse stated there is about a three and a half percent (3 ½) slope to the grade of the parking lot. He further stated there is no water runoff, even with the slope. He further explained that the material between the pavers is number nine (#9) stones which are larger than sand granules.

Mr. Cawrse further explained that there will be a landscaped corridor in the middle of the proposed parking lot, some sidewalks and a fitness trail.

In answer to Mr. DeBaltzo's question, Mr. Washington stated that any salt used on the pavers will filter through and be less detrimental to the vegetation. He then stated the species of four (4) inch caliper trees to be used in the proposed parking area; the parking area will be illuminated with LED lighting, and have emergency phones.

In answer to Councilman Ward's question, Mr. Cawrse stated the furthest parking space to the building would be about one thousand one hundred (1,100) feet. In answer to Mr. DeBaltzo's question, the proposed parking lot and the islands will have six (6) inch, poured concrete curbs.

It was moved by Councilman Marko, seconded by Mr. Tamerlano to approve the proposed plans for construction of a new surface parking lot for the Cleveland Clinic Foundation, located at 1950 Richmond Road, as submitted.

The question was put to a voice vote and passed unanimously.

Motion carried.

It was moved by Mr. DeBaltzo, seconded by Mr. Tamerlano that the meeting be adjourned.

The question was put to a voice vote and passed unanimously.

Motion carried, meeting

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adjourned at 8:30 p.m.

Nicholas DeBaltzo

Approved: _____

Attest: _____