

TO: Kate Strobe
Planning and Zoning Coordinator

Rocky River Building Department
210 Hilliard Blvd.
Cleveland, Ohio 44116

RE: Preliminary Planning Commission Submission
Follow up
Project Name: New Office Building
Project Location: 19933 Lake Road
Vocon Project No. 220039.00

Design and Construction Board of Review

Dear Kate:

We appreciate the planning Commission's thoroughness in the review of the proposed 19933 Lake Road office building. Many questions were answered. As we understand it these are issues that still needed clarification.

Transformer location and landscape buffer.

Green barriers. Although the front of the building is from Lake Road, the main view from all three developments behind it is the back, the south side, of the proposed building. It was noted the back of the building lacked detail.(?) The visual barrier is important, including to the tenants of the new office. If much of the existing landscaping is being removed planting evergreens, trees, (ie., firs, spruces, green giant arborvitaes) would help buffer the 3 story brick facade. Astor place did this on their property lines and offer a good example. This is the main view from much of the areas residents.

The fences proposed were questioned as they were too low to buffer views; Perhaps that budget could go to more effective green barriers.

Location of trash and service out buildings.

We realize much is still in planning but would like these concerns and requests to be incorporated while in process so as not to cause issues while trying to finalize.

Again, thank you for your time and expertise.

Gilliland Design
October 24th 2022