



PROJECT NARRATIVE

City of Rocky River,

The intent of this project seeks to revive a near-blighted building within the Rocky River commercial district. This adaptive reuse venture will look to expand the already established high density multi-family development directly adjacent to the site and reactivate the street level transforming the Westgate Plaza building into a pedestrian destination. We believe this can be accomplished through the integration of an assortment of studio, one-bedroom, and two-bedroom market-rate and high-end apartment units accompanied by an array of amenities and landscape revitalization. Additionally, preservation of the fleeting brutalist style façade will be imperative to the re-beautification of the site.

In the case of being forthright, please see the general project information below:

Zoning:	General Business
Property Area:	1.83 Acres
Floor Count:	8 Above Grade
Total Unit Count:	100 Units
Total Parking Spaces:	236 Spaces
Total Project Square Footage:	191,333 GSF (75,125 SF of Total is Subsurface Parking)

This project strives to be a positively uplifting commodity to the city of Rocky River and we look forward to having a dually informative discussion with you all.



VARIANCE NARRATIVE

City of Rocky River,

Requesting a variance to allow 7% of the total residential units to be less than the required minimum area.

Code Section: Schedule 1157.07 (f)

Schedule 1157.07(f) Gross Floor Area Requirements for Dwellings	
	Minimum Gross Floor Area
(1) Multi-family Dwellings	
A. One bedroom	750 sq. ft.
B. Each additional bedroom	150 sq. ft.

In modern multi-family standards, studio units are typically designed to an area of 450 sq. ft. to 600 sq. ft. whereas one-bedroom units are designed to have an area of 600 sq. ft. to 800 sq. ft. With that being said, the development team concludes that the integration of studio units is critical in order to provide more valuable rentable area to the development. The existing state of this property requires costly repairs in order to return it to a quality habitable state. This in turn allows the design and construction team to better reconcile improvements and repairs within the overall budget. Additionally, this allows the development to better respond to market conditions and demographics and to better compete with surrounding properties.

Requesting a variance to allow less than the required amount of detached storage per residential unit.

Code Section: 1157.19 (a)

General Storage Space. In addition to the floor area requirements as set forth in Section 1157.07 (f), at least ninety (90) square feet of general storage space shall be provided for each single-family attached dwelling unit and each multi-family dwelling, not less than seven (7) feet high.

The development team concludes that the requirement of 90 sq. ft. of additional storage space limits rent performance and exceeds the market tolerance by building additional space which is not anticipated on being well utilized. Additionally, the limitations of existing conditions constrain the amount of detached storage able to be provided for the development.