

Willoughby • Ward 2 Newsletter



Volume 4, February, 2021

Councilman: Ken Kary

Citywide News

ECONOMIC DEVELOPMENT

MAROUS PLACE on 2nd



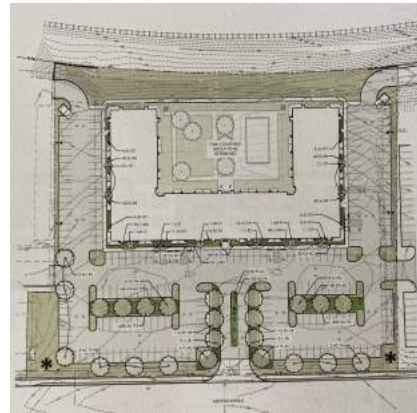
Marous Place on 2nd will be a new Apartment Complex consisting of 35 units. There will be 3 Studio Units, and 32, 1 Bedroom Units. It will be located on the corner of Second Street and Clark Street.

The Environmental Assessment and the Development Plan for this project have been approved by the cities Planning Commission. Areas noted that would be addressed, parking and more creative use of “greenspace.” All plans are in compliance with the cities codes, yet the Planning Commission is placing the responsibility on the developer to work with neighboring parking locations to assure that parking will not be an issue. In the plan, there is parking for all the new tenants on-site. The Planning Commission is also working with the developer to provide some green space for the tenants of this new complex. Work to begin Spring 2021

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CHAGRIN RIVER WALK PHASE III



Chagrin River Walk Phase III will be the completion of the Marous Development on Mentor Avenue, across from Andrews/ Osborne School. Phase III will consist of 166 apartments, with an additional 221 parking spaces.

The building unit mix

- 85 Studio Apartments
- 41 One Bedroom
- 16 One Bedroom and a Den (743 sq. ft.)
- 16 One Bedroom and a Den (821 sq. ft.)
- 8 Two Bedroom

After meeting with the Planning Commission, the Developers need to address:

- a Conditional Use Permit for the building height (four floors)
- Siding Color
- Cornice adjustments
- Patio upgrades
- Landscaping upgrades
- a Traffic Study will take place

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ECONOMIC DEVELOPMENT

**MAROUS BROTHERS
CORPORATE HEADQUARTERS**

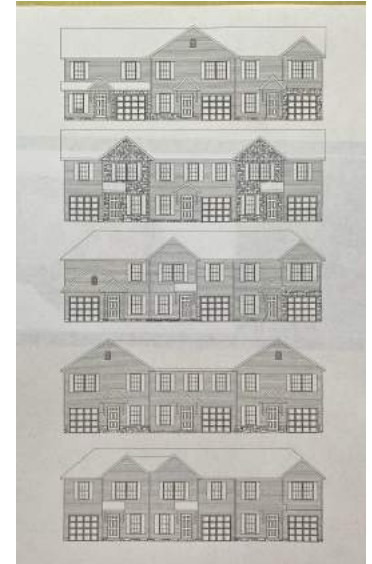
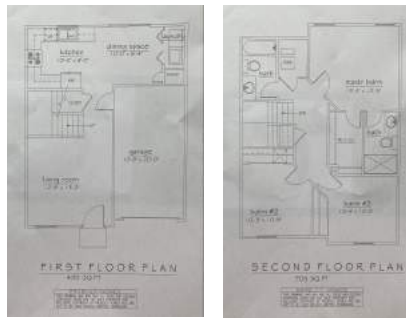


Today, **Marous Brothers Construction** boasts a staff of over 400 craftspeople in the field and 110 support personnel. The corporate headquarters of Marous Brothers Construction is a state-of-the-art, 50,000 sq. ft. facility, located at 36933 Vine Street, Willoughby. It features their executive offices and a 2,500 sq. ft. conference center that can accommodate up to 100 people, and is home to all of their building groups, as well as Business Development, Marketing, IT, Human Resources, Compliance and Accounting Departments. Now, in their fourth decade, Marous Brothers Construction has established a portfolio of projects spanning a variety of sectors, including multi-family residential, healthcare, higher education, cultural arts, and hospitality. Most recently, they completed a major transformation of the former Crowne Plaza Hotel in downtown Cleveland into a luxurious 472-room Westin Hotel. As one can easily see this “family business” started in Willoughby continues to thrive in Willoughby. The Family has put a great deal of support towards the city, as can be seen by their choice to place their HEADQUARTERS in this new location.

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the STANDARD on LAKESHORE



the STANDARD on LAKESHORE is a multi-family residential development consisting of 27 townhome units contained within 9 buildings on Lakeshore Blvd (across from Osborne Park and adjacent to Willoughby Memorial Gardens). This project has been approved by Planning Commission with the following notations:

- Stormwater retention will be required
- The developer will work with the city if there are any future water issues on the site or with neighboring areas
- The developer will consider re-addressing the original design to bring in some variety with the exterior plans

The developer agrees that the units will be individually platted fee simple townhomes initially, it will be a condominium community owned and leased by the developer no transient leasing will be permitted Rents will be at Market Rates (approximately \$1500) There will be no sub-leasing the Townhomes will be leased until, subject to market conditions, they will be sold individually upon sale, NO LEASING will be permitted

NOTE:
There will be a pavillion area with grills. Plans provide a walking trail with exercise stations. There is a Dog Park area. Fencing will be installed adjacent to the neighboring residential areas.

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If you're like me, and you have never eaten at Swensons, you are in the minority. According to those die-hard Swenson fans, this is the BEST Drive-In Restaurant -EVER-. When it was discovered that Swensons was coming to Willoughby, the "BUZZ" started. Swensons was established in 1934 and has grown into an iconic drive-in business. They are home to the Galley Boy, a double cheeseburger with 2 special sauces on a toasted bun, garnished with a green olive. At Swensons, turn the car lights on for service and a curb server will sprint to your car for service. The NEW SWENSONS will take over the old Denny's property on the corner of Euclid Avenue and S.R. 91.

Planning Commission approved this development with very few concerns. Most of them were related to environmental issues.

Stormwater will be addressed for the property

Additional landscaping to take place in the parking area islands

The "unique" ingress/egress will be addressed for the main drive on Euclid Ave.

The developer will install a new sidewalk on Euclid Avenue at the request of the Board



Citywide News

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Prestan Products is a proposed development on the corner of Lost Nation Road and Aquarius Parkway (across from the airport). Prestan is currently located 701 Beta Drive, Suite 3, Mayfield Village. This proposed move would place their manufacturing and assembly operation in Willoughby. The headquarters will measure approximately 49,685 square feet. The proposed development includes potential future expansion of the building and parking areas. PRESTAN offers a full range of CPR Training Manikins and AED Trainers which are intuitive, durable, cost effective and provide immediate feedback. PRESTAN also offers a full range of Training Supplies & Accessories including replacement lung bag / face shields, stand-alone face shields, training face masks & adaptors, manikin clothing, kneeling pads, and rescue barrier key chains. This proposed development is in front of Planning Commission at this time. They are appearing for approval of their Environmental Assessment as well as their Development Plan. The Environmental Assessment will address any concerns (if there are any) with:

- A complete description of the location, scope and character of the proposed subdivision, development or structure;
- Quantity and rate of storm water run-off and the method to dispose of runoff;
- Potable and firefighting water demands, including peak hour requirements;
- Amount of noise, water and air pollution, probable or predicted;
- Time line and proposed schedule of construction of any structures or improvements as set forth in Section 1109.12(k);
- List of used or stored hazardous wastes or materials
- Traffic impact

WILL BE A GREAT ADDITION TO WILLOUGHBY