



Be part of the **neighborhood**

Challenges

- Building Code: Shared Footing on Zero Lot Line
- Life Safety Egress From Lowe's Through Housing Components
- Transit Adjacent Land Use Appropriateness and Required Density
- Several Plans Impact the Area
- Adjacent to Highly Organized National Register Historic Neighborhood
- How Do You Hide a 172K SF Lowe's that is 92'-140' From Back of Sidewalk





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MEACHAM ST
200


12
SOUTH END
24
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BATTERIES PLUS

STOP

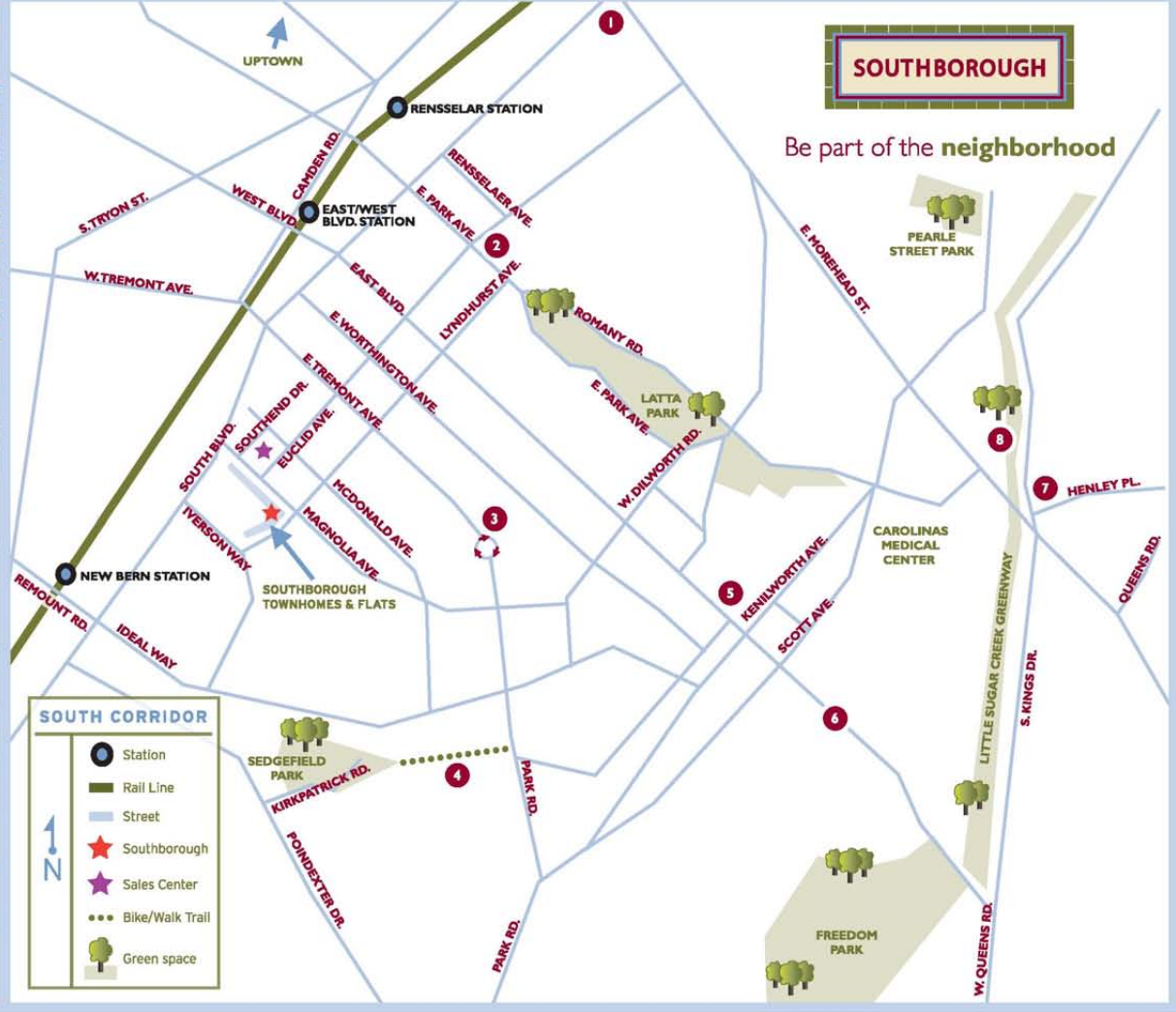


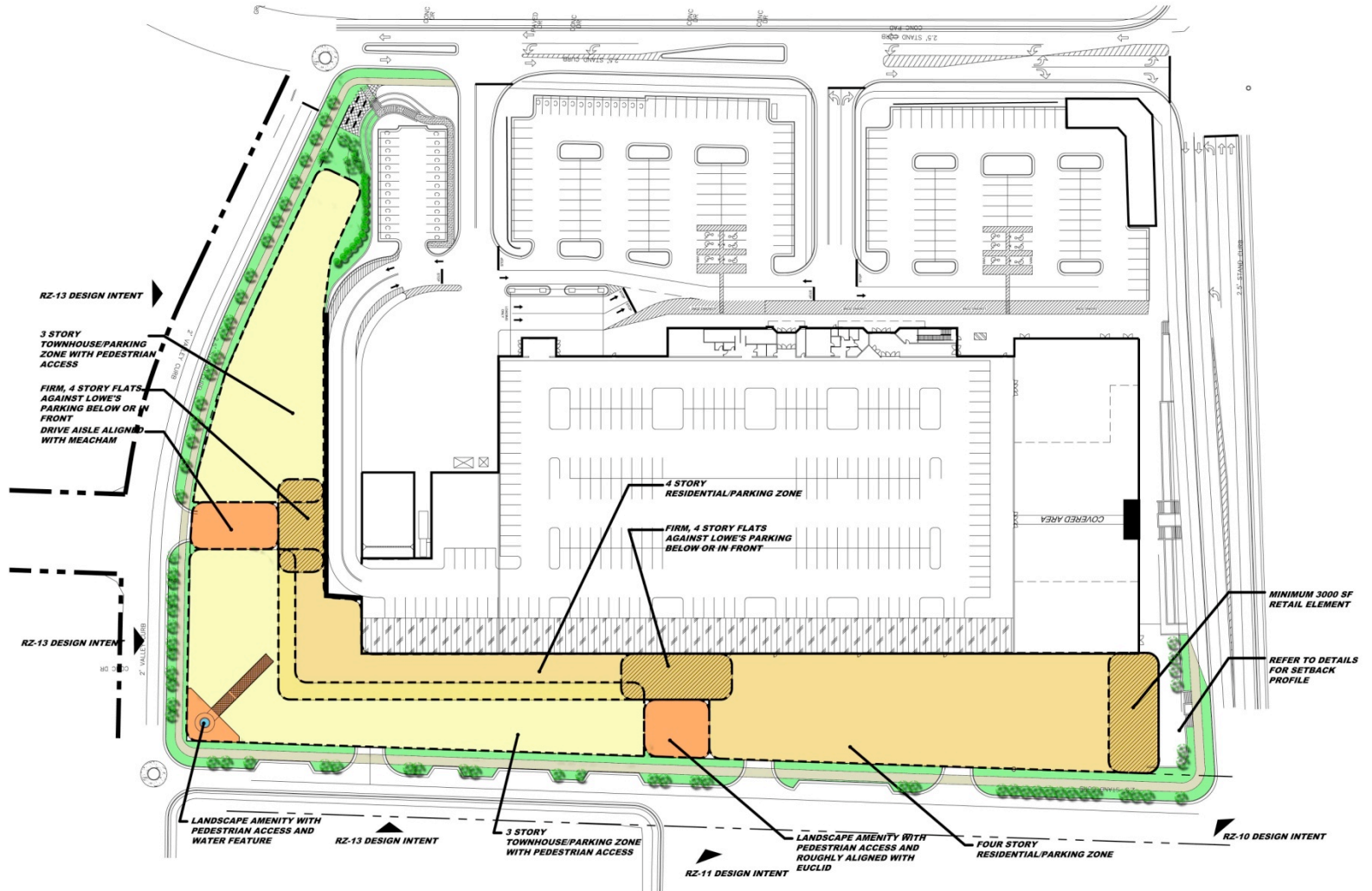






1. Dowd YMCA - 400 E. Morehead Street
2. The Tom Sykes Euclid Center / Dilworth Elementary School
1501 Euclid Avenue
3. Tremont Avenue / Park Road Roundabout
4. Sedgfield Park Walking & Biking Trail
5. East Boulevard Dining & Shopping District
6. East Boulevard Pedscape Improvements
7. Kings Drive Farmers Market
8. Little Sugar Creek Greenway





Lowe's southend residential

scale: 1" = 30'-0"





The Lyndhurst Pedestrian Entrance and Fountain



The Internal Courtyard



The Euclid Pedestrian Entrance and Fountain



The Mixed Use Building with Outdoor Seating

















Lessons Learned

- Get All Parties to the Table as Early as Possible
- Begin with the End in Mind (County Attorney)
- Help with the Filtering
 - Look at All Plans Impacting Development Holistically
 - Help the Sponsor Layer and Filter this Information
 - Drama Delivered One Department at a Time Does Not Advance the Deal
- Stakeholders Want to be Heard, not “Sold”
- The Market Doesn’t Care if it is “Technically Cool”. They want a Place to Live and Work...Their Only Measure
- Trust is the Grease and Time Spent Builds Trust
 - The City with Sponsor and Sponsor with Community