

Guiding Principles for Transformative Development

The City of Beachwood is pleased to present the guiding principles for the thoughtful redevelopment of the Fairmount Temple property. This \$8 million investment is a significant opportunity to meet the city's evolving housing needs while remaining committed to serving its residents.

1. **Strategic Investment in Beachwood's Future:** The City's \$8 million purchase of the Fairmount Temple property represents a transformational investment in Beachwood's housing landscape. It addresses the need for high-quality, senior-focused residential options.
2. **Community-Informed Vision:** The decision to develop senior-targeted housing stems directly from extensive community engagement efforts, including a forum attended by nearly 200 residents (in-person & virtual) and a survey with 639 responses prioritizing residential development.
3. **Commitment to Seniors:** Beachwood is committed to expanding housing options specifically for its growing senior population, ensuring accessibility, comfort, and proximity to the city's amenities.
4. **High-Quality Development Standards:** The project emphasizes attractive, high-quality housing, including design features such as single-family attached homes, private streets, and architectural elements that honor the property's history as one of the city's first temples.
5. **Inclusive Housing Options:** The administration and City Council made a thoughtful decision to move forward with an age-targeted residential community rather than an age-restricted development. This transition aligns with community priorities while promoting inclusivity and accessibility for a broader range of potential residents.
6. **Respect for Surrounding Neighborhoods:** The development will include appropriate buffers, setbacks, and thoughtful site design to maintain community character with adjacent single-family residential areas.
7. **Collaborative Development Opportunity:** The RFQ seeks a developer/builder team that shares the city's vision of creating a well-built, senior-targeted housing community that benefits the entire Beachwood population.
8. **New Zoning District Creation:** To ensure a tailored approach, the city will establish a new zoning district specifically for this development, aligning the project's design with the city's strategic goals.
9. **Economic and Community Benefits:** This development will strengthen the city's economic foundation while providing much-needed housing options for seniors, enabling them to age in place within their community.