

A Premier Development Opportunity

The City of Beachwood is seeking qualified developer-builder teams to transform the 17-acre Fairmount Temple property into a premier senior-targeted residential community. With 500 feet of frontage on Fairmount Boulevard and city support for zoning, this site presents a unique opportunity. Developers can create a high-quality community that honors the property's history while meeting the demand for senior housing in one of Northeast Ohio's most desirable locations.

Property/Project Overview

- **Prime Real Estate Opportunity**
 - 17-acre site with 500 feet of frontage on a major thoroughfare, Fairmount Boulevard.
 - Accessible property with proximity to established single-family neighborhoods, ensuring strong community integration.
- **Senior Housing Focus**
 - Opportunity to address the growing demand for high-quality, senior-targeted housing.
 - Smaller unit sizes and high-quality finishes align with senior living preferences.
- **Unique Development Vision**
 - A chance to create an attractive, cohesive residential community while maintaining the community character of adjacent single-family homes.
 - Flexibility to include diverse housing types, predominantly single-family attached units, with a potential mix of formats.
- **City-Backed Partnership**
 - The developer/builder will have city support on zoning adjustments, project approvals, and administrative coordination.
 - Collaboration with a dedicated project manager to ensure streamlined execution.
- **Historical and Aesthetic Design**
 - Opportunity to honor the legacy of the Fairmount Temple by incorporating some architectural elements into the project design.
- **Competitive Selection and Exclusivity**
 - Up to three finalists will be selected for the conceptual design phase, ensuring a focused, competitive, and high-quality selection process.
- **Strategic Location**
 - Beachwood is a desirable location with access to amenities, major employment hubs, and transportation networks.
- **Opportunity to Showcase Excellence**
 - An ideal platform to demonstrate expertise in designing senior-focused, high-quality residential communities that set a benchmark for future developments.
- **RFQ Timeline**
 - Qualification submissions are due by 4 pm on February 7, 2024.
 - Developer/builder teams must submit questions to City Administrator Tina Turick no later than January 30, 2025.