
January 17, 2025

**INVITATION TO SUBMIT QUALIFICATIONS FOR THE DEVELOPMENT OF AN
AGE TARGETED RESIDENTIAL COMMUNITY**

Dear Developer/Builder Teams:

On behalf of the City of Beachwood, members of City Council and I are excited to invite your team to submit qualifications for a groundbreaking development project that will help shape the future of our city. We are seeking a visionary developer-builder team to create an age-targeted residential community on a 17-acre parcel of prime real estate located along Fairmount Boulevard, one of Beachwood's most accessible and prominent thoroughfares.

As we move forward with this exciting project, we remain committed to addressing the growing demand for high-quality housing that is age-targeted for our senior population. We envision a thoughtfully designed, cohesive residential community that fosters both independence and connection, while carefully integrating with the surrounding single-family homes to maintain the unique character of the neighborhood.

An important element of this development is the opportunity to honor the rich legacy of the Fairmount Temple, a beloved institution in our community. The selected team will be asked to creatively incorporate architectural elements that reflect the Temple's significance, creating a space that is not only functional but also a respectful tribute to this cherished landmark.

Beachwood's prime location offers residents access to a wide range of high-quality amenities, shopping, dining, and convenient transportation options. This makes it an ideal location for a senior-focused residential community that prioritizes comfort, accessibility, and a vibrant quality of life.

We are looking for a development team with the expertise to design a community that thoughtfully addresses the needs of our seniors, while embracing the principles of inclusivity and accessibility for a wide range of potential residents.

Please submit your qualifications by 4 PM on February 7th in accordance with the guidelines in the attached Request for Qualifications (RFQ).

Sincerely,



Justin Berns, Mayor
City of Beachwood

**CITY OF BEACHWOOD
REQUEST FOR QUALIFICATIONS
SENIOR TARGETED HOUSING DEVELOPMENT
FAIRMOUNT ROAD PROPERTY**

The City of Beachwood is seeking a qualified residential developer/builder or developer/builder team to partner with the City in the development of senior targeted housing on land currently owned by the City. The City of Beachwood is seeking to expand housing opportunities within the City through the development of an attractive high-quality housing project that is primarily focused on the housing needs of its senior population and that is respectful of the surrounding single family residential neighborhoods.

BACKGROUND

The City of Beachwood recently acquired a 17.50-acre site at 23737 Fairmount Boulevard, identified as PP No. 741-17-047, and commonly referred to as the former Fairmount Temple property (the Subject Property). The site contains the former Fairmount Temple synagogue building and associated parking lot and is currently zoned U-5 Public and Institutional District. The Subject Property is generally cleared and drains northward. It has approximately 500 feet of frontage on Fairmount Boulevard. Fairmount Boulevard is a major east-west thoroughfare that has four travel lanes and a center landscaped median. The Subject Property is surrounded on three sides by single family detached dwelling on lots ranging in size from 6,000 square feet to 20,000 square feet. The general boundaries of the property are depicted on the following map. The City intends to make approximately 17 acres of the site available for the proposed housing development. Interested firms are free to tour the site at their convenience prior to submitting their Statements of Qualifications.

PROJECT DESCRIPTION

The City's chosen development partner will prepare concept site development plans and individual building plans for a residential housing development for review and approval by a review committee established by the City (the Committee). The design of the project will be based upon the criteria and specifications for residential development contained herein, and any additional criteria and specifications as may be established. It is anticipated that the chosen developer/builder will construct and market the housing units in accordance with the approved plans. The City intends to establish a new zoning district specifically for this proposed project and to tailor the zoning criteria to the agreed upon development plan. Concurrent with the adoption of the text amendment for the new zoning district, the City will rezone the Subject Property into the newly created district.

PROJECT DESIGN

It is the City's intent that the project will incorporate the following design features:

1. Smaller dwelling unit sizes designed to accommodate seniors;
2. Predominantly Single-Family Attached style units, although a coordinated mix of housing types is acceptable with the exception of apartments;
3. High quality design of both the overall layout and the individual unit;
4. Maximum building heights of three stories;
5. High quality finishes within the individual units;
6. The use of private streets. The development may be gated as an option;
7. Adequate setbacks and buffers from adjacent single-family residential properties;
8. An attractive entrance from Fairmount Boulevard; and
9. Incorporation of some design elements and/or materials from the existing temple building as a homage to the history of the site.

SUBMISSION REQUIREMENTS

Proposers shall submit their statements of qualifications in electronic PDF format either by email or delivery of a flash drive. Submissions should include the following:

- The Project Team - A brief description of the primary developer/builder team members. A description of the role and relevant background experience of the primary individuals involved in the project. Identification of the project manager(s) and primary contact individual(s).
- Statement of Understanding – Provide a brief discussion of the approach to the performance of the work requested that illustrates the proposer’s understanding of the nature of the work being requested.
- Relevant Examples of Previous Work - Provide no more than three (3) representative examples of your team’s work on similar residential housing projects.

EVALUATION PROCESS

A review committee comprised of the Mayor, a representative of City Council, and appropriate members of the City’s administrative staff (The Committee) will review all the submittals based upon:

- The developer/builder’s experience with similar projects;
- The qualifications of the project team and their anticipated fit and working relationship with City Staff and local officials;
- The demonstrated understanding of the project and the City’s intended outcome of creating attractive high-quality senior targeted housing;

CONCEPTUAL DESIGN PROPOSALS

Up to three (3) finalists will be asked to prepare concept development proposals based upon design criteria and specifications provided by The Committee. The concept development proposals will be presented to and reviewed by the Committee as part of the review and selection process. The Committee will recommend to City Council the developer/builder whose qualifications and proposed development plan most closely conforms to the City’s development specifications. The City shall not be obligated to accept any development proposal. Upon City Council’s simultaneous selection of a developer/builder and proposed concept development plan, the City shall enter into negotiations with the chosen developer/builder for the sale of the land and execution of a development agreement.

CITY RESPONSIBILITY

The City shall:

- Designate a Project Manager who shall be the contact point for the chosen developer/builder;
- Provide background information as requested to the developer/builder;
- Prepare and coordinate the processing and adoption of the zoning text and map amendments for the project; and
- Provide coordination and support during the standard approval process for the site development plan(s).

NOTICE TO FIRMS

This Request for Qualifications does not constitute a contract or offer of employment. The cost of preparation of Statements of Qualifications shall be the sole obligation of the developer/builder.

Interested firms or teams are invited to submit their Statements of Qualifications as described above to:

Tina Turick
City Administrator
(216) 292-1902
Tina.Turick@beachwoodohio.com

Statements of Qualifications must be submitted no later than **4:00 PM Friday February 7, 2025.**

QUESTIONS

Any questions should be directed to Tina Turick via email or phone no later than January 30th. All questions and responses will be posted on the City's website <https://bit.ly/40gksku> by the close of business on January 31st. Teams are encouraged to regularly check the website for updates.

Final 1/15/2024

**Request for Qualifications (RFQ)
Senior Targeted Housing Development
Fairmount Road Property**

Request for Qualifications will be **received** by the City of Beachwood **until 4:00 P.M. local time, on Friday, February 7, 2025**. Statement of Qualifications must be submitted in electronic PDF format via email to Tina.Turick@BeachwoodOhio.com, or by delivery of a flash drive to:

Beachwood City Hall
25325 Fairmount Boulevard
Beachwood, Ohio 44122

Attention: Tina Turick, City Administrator.

Digital documents related to this RFQ are available free of charge.

To request documents or for any questions or inquiries, contact:

Tina Turick, City Administrator

Email: Tina.Turick@BeachwoodOhio.com