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Contact: Ben Lombardi  
Communications Manager  
Phone: 216.292.1941  
Email: [Ben.Lombardi@BeachwoodOhio.com](mailto:Ben.Lombardi@BeachwoodOhio.com)

**The City of Beachwood Enters Preliminary Development Agreement for Former Fairmount Temple Site**

**Beachwood, Ohio (8/1/2025)**— The City of Beachwood announces that they have entered into the preliminary stages of a development agreement with the team of Orlean Company, Payne and Payne, and Heritage Development for the proposed residential redevelopment of the former Fairmount Temple property located at 23737 Fairmount Boulevard.

The City of Beachwood and the development team have signed a Letter of Intent (LOI). This LOI creates the framework for both parties to negotiate a formal, legally binding development agreement. The city and development team will begin a 60-day period of exclusive negotiations. During this time, the city and the developers will collaborate to finalize a Development Agreement that brings to life the city's vision for a high quality residential community on the former Fairmount Temple site.

The Letter of Intent outlines a clear residential vision for the redevelopment, calling for the construction of no fewer than 80 homes—primarily single-family detached units—ranging from 1,800 to 2,300 square feet. These homes will feature amenities such as first-floor primary suites, laundry rooms, and minimal steps to support aging in place and long-term accessibility.

In addition, the LOI expresses the city's intent to offer, to the extent legally possible, priority home-purchasing opportunities to current Beachwood residents, reinforcing the city's commitment to serving its community.

"This milestone represents a major step toward transforming the Fairmount Temple property into a thoughtfully designed, age-targeted residential neighborhood that meets the needs of Beachwood's current and future residents," said Mayor Justin Berns.

"On behalf of our partnership — The Orlean Company, Heritage Development Company, and Payne & Payne — we are honored to have been selected to reimagine the former Fairmount Temple site," said Ken Lurie, Principal, The Orlean Company. "This is an exciting opportunity to bring lasting value to Beachwood, and we approach it with great respect for the site's history and significance. Many members of our team were born and raised in this community, and our deep roots in Beachwood make this project especially meaningful to us. Our commitment is to create a thoughtfully designed, high-quality neighborhood that reflects the values and vision of the city we've long considered home."

As part of the agreement, the developer will form a dedicated legal entity with the financial capacity to complete the project. The developer will reimburse all project-related third-party expenses incurred by the city.

The City of Beachwood will release more details as negotiations advance, and a formal Development Agreement is finalized.

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