

Brecksville Road Improvements Project

February 12, 2024



THE CITY OF

Independence

OHIO

Resident Meeting
**Brecksville Road Improvements
Project**

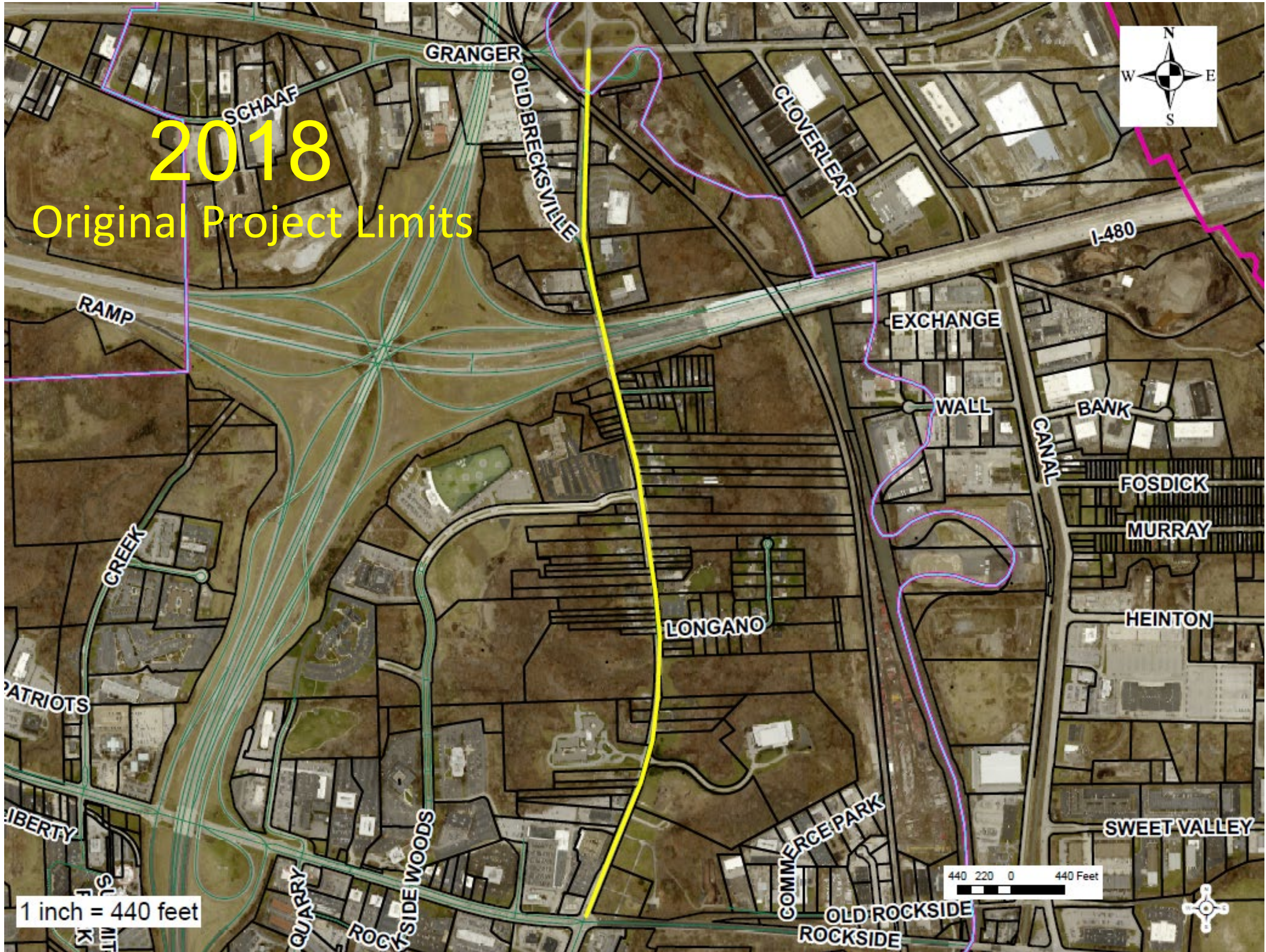
February 12, 2024, 6 pm

Meeting Agenda

- Mayor's Welcome and Open Comments
- Introductions (Sign-in sheet / contact info)
- Show limits of the project
- Discuss overall scope of the work
- Share the general timeline
- Present impacts to properties
- Solicit resident input and take questions
- Adjourn to Open House Session

Project Limits





2018
Original Project Limits

1 inch = 440 feet

440 220 0 440 Feet

GRANGER
SCHAAF
OLD BRECKSVILLE
CLOVERLEAF
I-480
RAMP
EXCHANGE
WALL
BANK
CANAL
FOSDICK
MURRAY
HEINTON
LONGANO
PATRIOTS
CREEK
LIBERTY
QUARRY
ROCKSIDE WOODS
COMMERCE PARK
OLD ROCKSIDE
ROCKSIDE
SWEET VALLEY

2019-2020



KLEBER

Part B

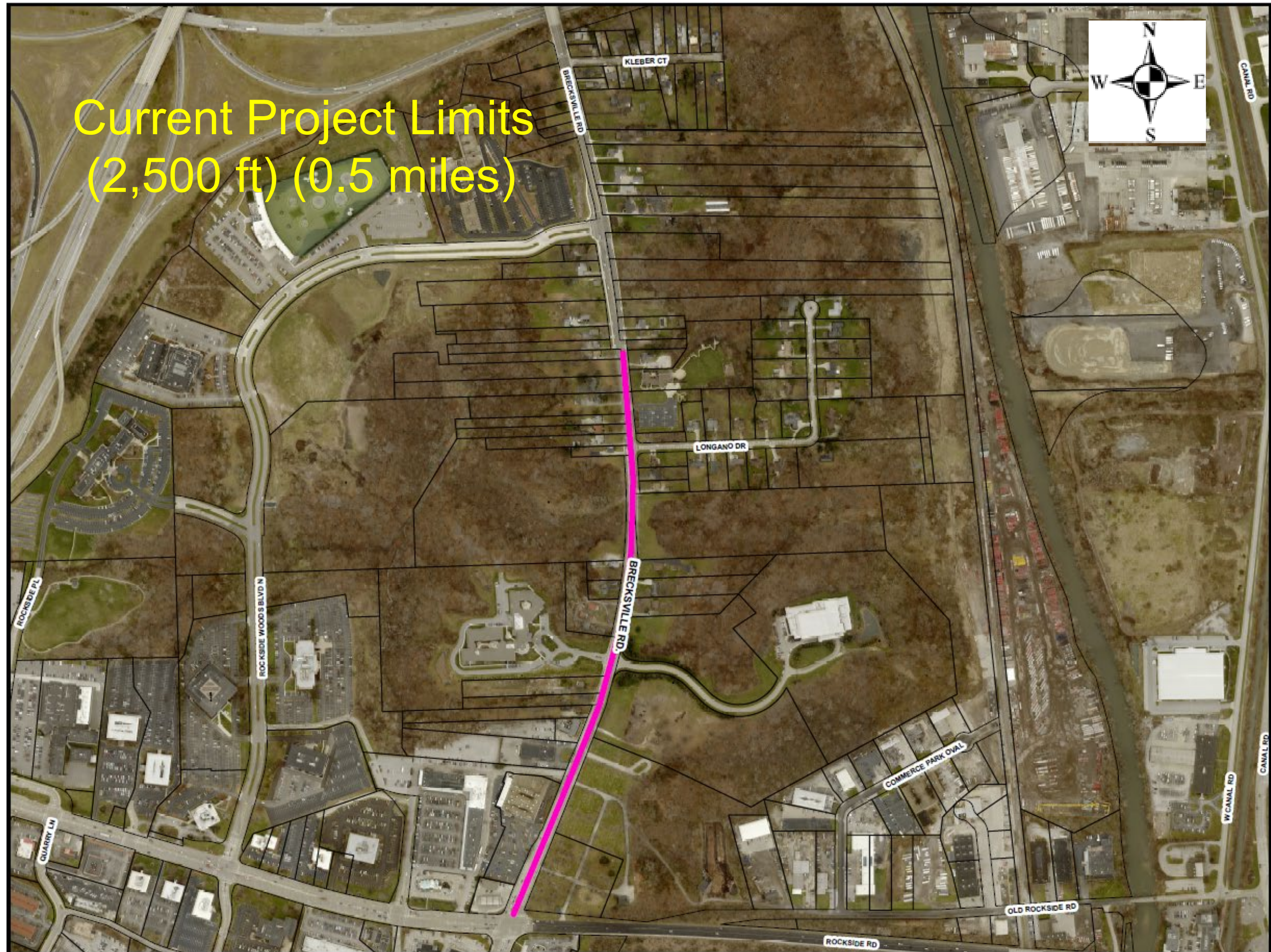
LONGANO

1 inch = 120 feet

120 60 0 120 Feet



Current Project Limits
(2,500 ft) (0.5 miles)



Scope of Work



\$5.5 Mil Project planned to include:

- Tree removals / tree planting
- Utility relocations (CEI / AT&T / Communications / Dominion)
- Watermain replacements/hydrants/service connections
- Storm sewer & drainage improvements
- 2' symmetrical pavement widening
- New concrete curbs/drive aprons/sidewalks
- Decorative street lighting
- New traffic signal at Longano Drive (with pedestrian crossing signal)
- Roadway asphalt resurfacing (secondary project)









START CROSSING
Watch for
Vehicles

DON'T START
Finish Crossing
If Started

TIME REMAINING
To Finish Crossing

DON'T CROSS

PUSH BUTTON
TO CROSS













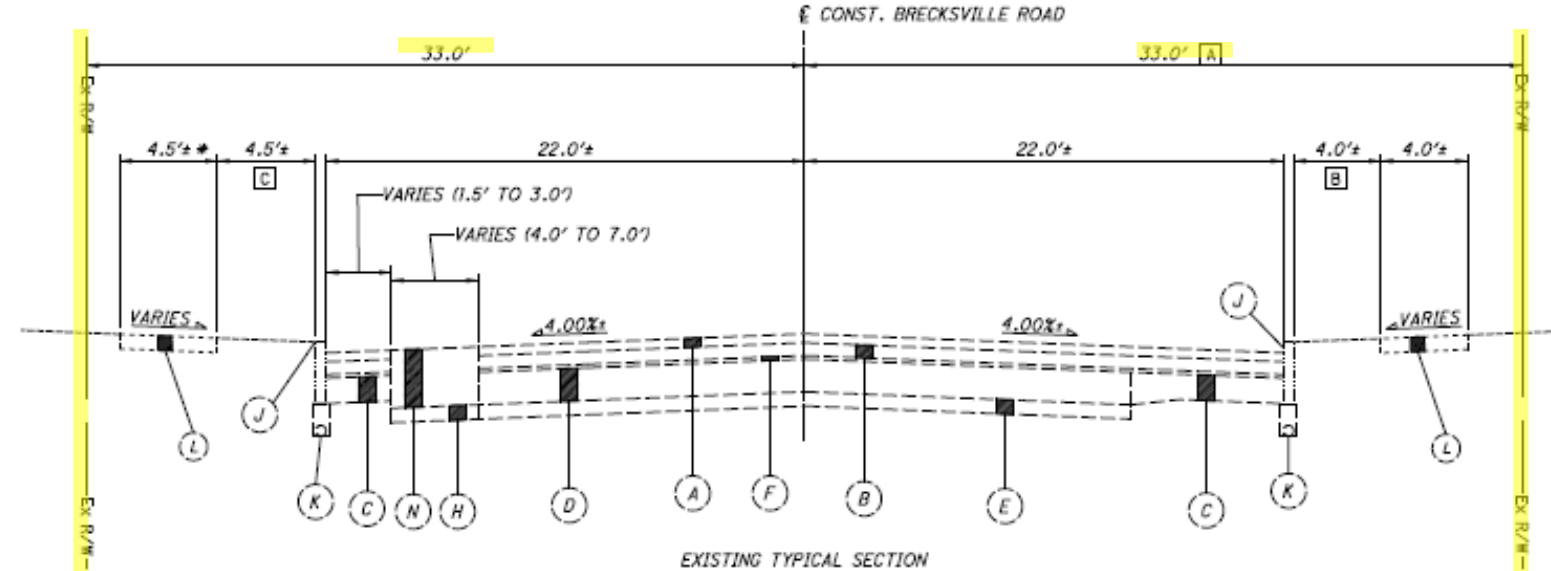




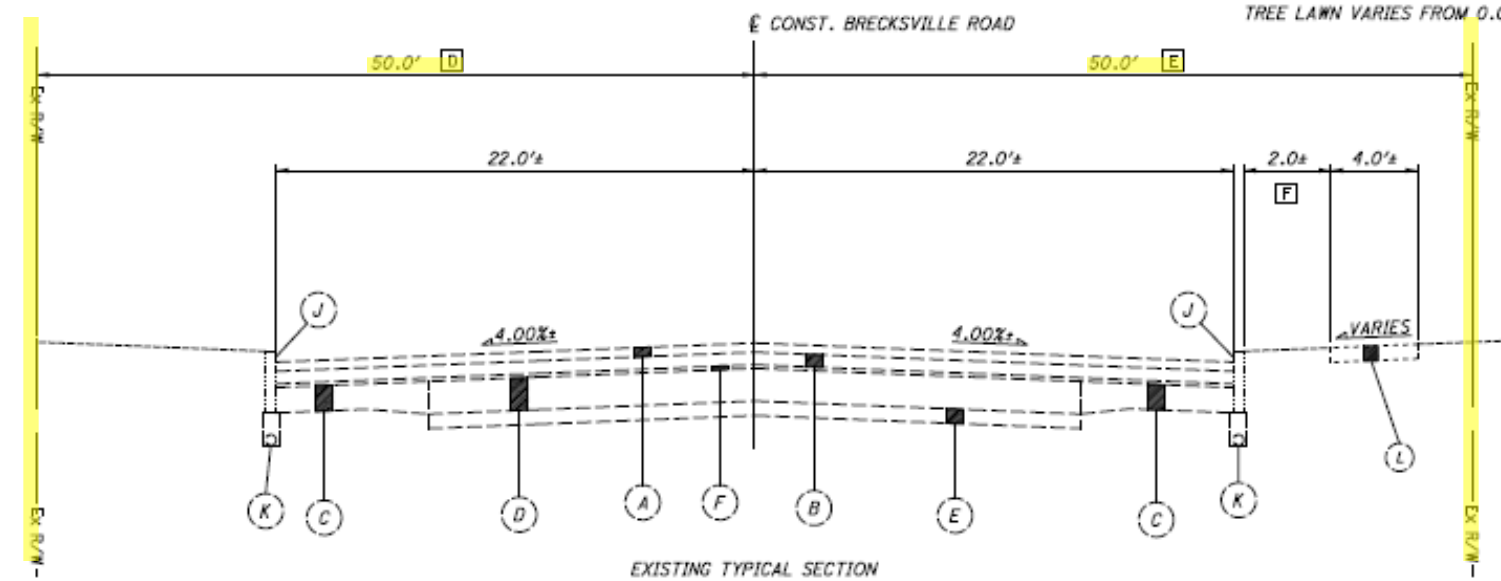
S.R. 21 Existing Conditions

- Functional Classification - Minor Arterial
- Legal Speed – 35 MPH (40 MPH Design Speed)
- Average Daily Traffic - 10,750 vehicles per day
- Average Daily Truck Traffic - 400 trucks per day
- Four lanes (44' width curb to curb)
 - 12 foot outside lane
 - 10 foot inside lane

P:\18006_BRECKSVILLE_RD\Design\Roadway\Sheets\18006_GY3002.dgn Sheet 12/16/2023 11:44:20 AM scorcoran



- * SIDE WALK ENDS AT STA. 225+29.52
- [A] R/W VARIES FROM 33.0'± TO 38.3'± FROM STA. 210+26.72 TO STA. 211+99.95
R/W VARIES FROM 38.3'± TO 33.0'± FROM STA. 211+99.95 TO STA. 214+77.64
R/W VARIES FROM 33.0'± TO 73.1'± FROM STA. 214+77.64 TO STA. 219+51.33
R/W VARIES FROM 73.1'± TO 33.0'± FROM STA. 219+51.33 TO STA. 224+25.25
- [B] TREE LAWN VARIES FROM 4.0'± TO 0.0'± FROM STA. 215+23.43 TO STA. 215+49.50
TREELAWN 0.0'± FROM STA. 215+49.50 TO STA. 223+02.82
TREE LAWN VARIES FROM 0.0'± TO 4.0'± FROM STA. 223+02.82 TO STA. 223+20.93
- [C] TREE LAWN VARIES FROM 4.5'± TO 0.0'± FROM STA. 212+70.17 TO STA. 213+06.26
TREE LAWN 0.0'± FROM STA. 213+06.26 TO STA. 216+87.49
TREE LAWN VARIES FROM 0.0'± TO 4.0'± FROM STA. 216+87.49 TO STA. 217+00.80



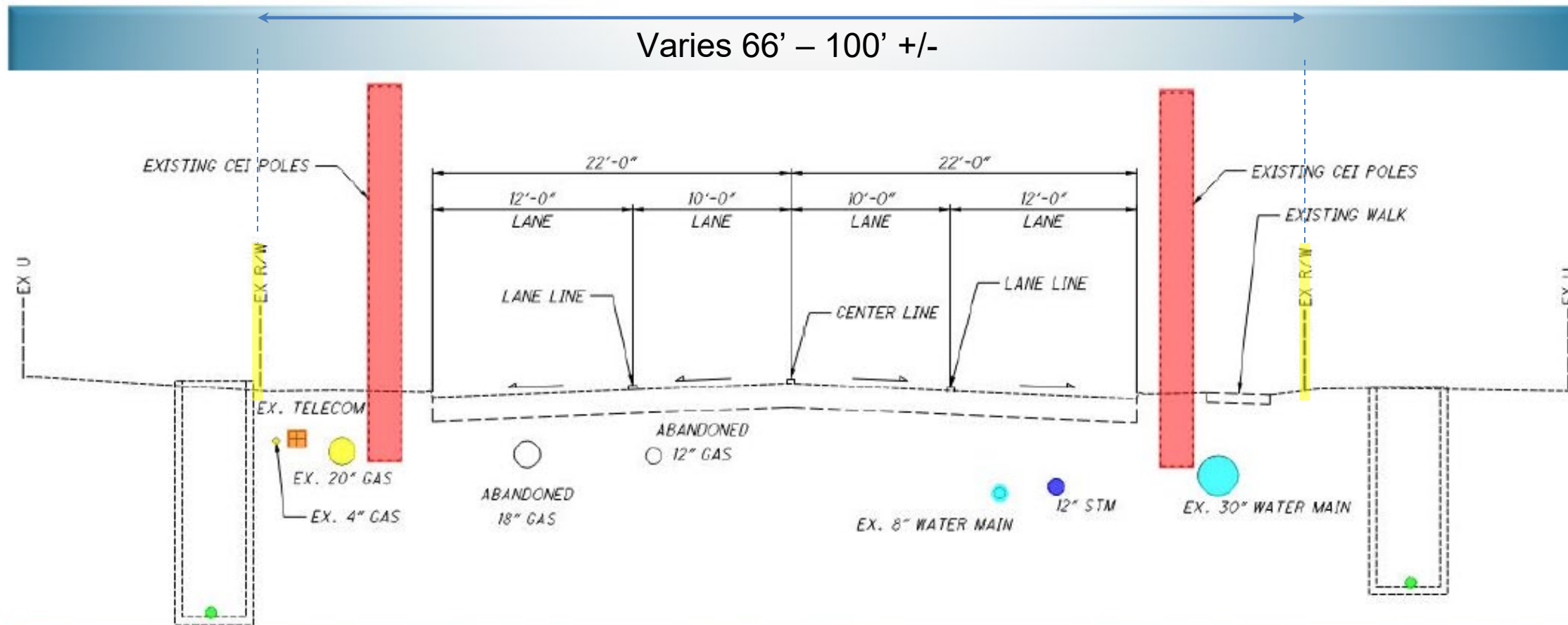
- [D] R/W 33.0'± FROM STA. 251+68.00 TO STA. 253+53.80
- [E] R/W 33.0'± FROM STA. 251+36.42 TO STA. 253+53.80
- [F] TREE LAWN VARIES FROM 0.0'± TO 2.0'± FROM STA. 252+11.13 TO STA. 253+20.22
TREE LAWN VARIES FROM 2.0'± TO 0.0'± FROM STA. 253+20.22 TO STA. 263+09.24

* FOR LEGEND, SEE SHEET 5

TYPICAL SECTIONS

BRECKSVILLE ROAD
STREETSCAPE

S.R. 21 Existing Section



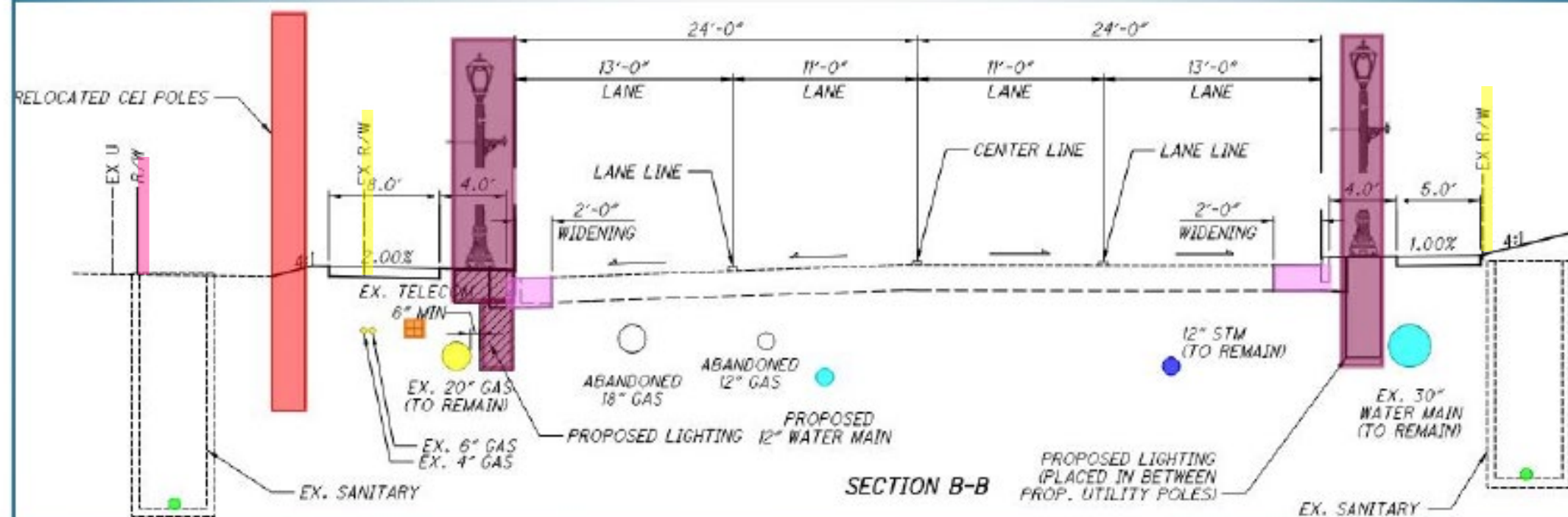
Existing Typical Section

Current ODOT Design Standards

URBAN ROADWAY CRITERIA LANE & SHOULDER WIDTHS ^(A)			301-4	
			REFERENCE SECTIONS 301.1.2, 301.2.2, 301.2.3, & 304.2.2	
Functional Classification	Locale	Minimum Lane Width (ft.)	Minimum Curbed Shoulder Width (ft.) (F)	
			w/o Parking	w/ Parking (E)
Interstate, Other Freeways, and Expressways (J)	All	12	10 Rt. Paved (H) 4 Med. Paved (D)	
Arterial	50 mph or more	12	8 Each Side Paved (G)	
	Less than 50 mph	11 (B)(K)	1-2 Paved	7-10 Paved
Collector Streets (I)	Commercial/Industrial (L)	11 (K)(M)	1-2 Paved	8-11 Paved
	Residential	10	1-2 Paved	7-8 Paved
Local Streets (I)	Commercial/Industrial (L)	11 (K)(M)	1-2 Paved	8 Paved
	Residential	10 (C)	1-2 Paved	7 Paved

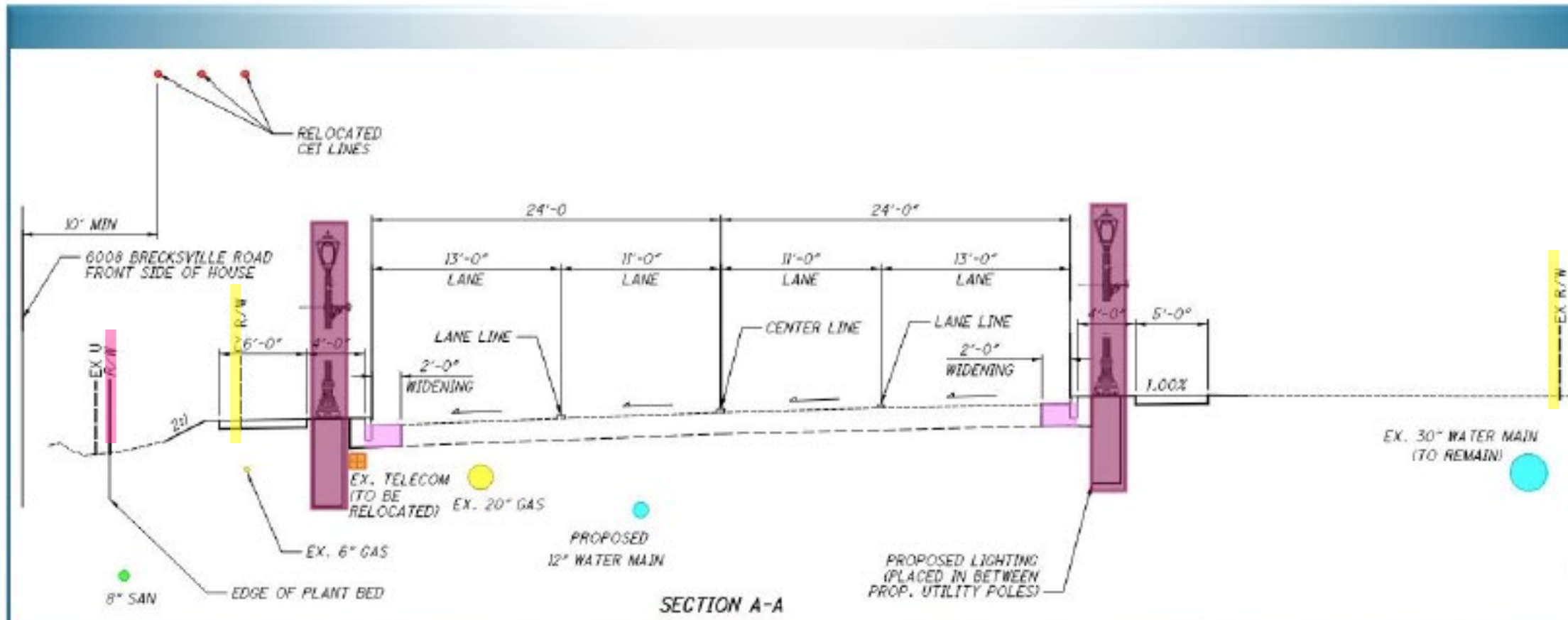
Table 301-4 from the Location and Design Manual Vol 1

S.R. 21 Proposed Section (2' Widening)



2' widening on each side

S.R. 21 Proposed Section (2' Widening)



2' widening on each side (at pinch points)

Project Timeline



ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	Timeline											
								Half 1, 2023	Half 2, 2023	Half 1, 2024	Half 2, 2024	Half 1, 2025	Half 2, 2025						
1		Streetscape Plans	330 days	Wed 12/6/23	Tue 3/11/25														
2		Stage 2 review	20 days	Thu 2/1/24	Wed 2/28/24														
3		Stage 3 Plans	60 days	Thu 2/29/24	Wed 5/22/24														
4		Stage 3 Plans Submitted	40 days	Thu 2/29/24	Wed 4/24/24	2													
5		Stage 3 Plans Complete	20 days	Thu 4/25/24	Wed 5/22/24	4													
6		Right of Way	90 days	Thu 11/2/23	Wed 3/6/24														
7		Title reports	30 days	Tue 10/31/23	Mon 12/11/23														
8		Appraisals	30 days	Tue 12/12/23	Mon 1/22/24	7													
9		Acquisition	30 days	Tue 1/23/24	Mon 3/4/24	8													
10		Final Plans	105 days	Thu 5/23/24	Wed 10/16/24	5													
11		Final Tracings to City	15 days	Thu 5/23/24	Wed 6/12/24														
12		Sale	45 days	Thu 6/13/24	Wed 8/14/24	11													
13		Award	45 days	Thu 8/15/24	Wed 10/16/24	12													
14		Construction	151 days	Tue 4/1/25	Tue 10/28/25														
15		Begin Construction	1 day	Tue 4/1/25	Tue 4/1/25	20													
16		Construction	150 days	Wed 4/2/25	Tue 10/28/25	15													
17		Utility Relocations	221 days	Tue 3/5/24	Tue 1/7/25														
18		Tree Clearing	15 days	Tue 3/5/24	Mon 3/25/24	9													
19		CEI relocation West Side	100 days	Wed 5/1/24	Tue 9/17/24														
20		AT&T Relocations	80 days	Wed 9/18/24	Tue 1/7/25	19													
21		Dominion Relocations	80 days	Wed 9/18/24	Tue 1/7/25	19													
22		Resurfacing Project	269 days	Thu 8/15/24	Tue 8/26/25														
23		Stage 3 Plans Submitted	30 days	Thu 8/15/24	Wed 9/25/24	12													
24		Stage 3 Plans Complete	20 days	Thu 9/26/24	Wed 10/23/24	23													
25		Final Plans	30 days	Thu 10/24/24	Wed 12/4/24	24													
26		Plan Plans to City	1 day	Thu 12/5/24	Thu 12/5/24	25													
27		Sale	41 days	Thu 4/10/25	Thu 6/5/25	26SS+90 days													
28		Award	7 days	Fri 6/6/25	Mon 6/16/25	27													
29		Begin Construction	1 day	Tue 6/17/25	Tue 6/17/25	28													
30		End Construction	50 days	Wed 6/18/25	Tue 8/26/25	29													

Project: 2021-11-22.Brecksville Date: Wed 2/7/24	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			

Target Project Timeline


- R/W acquisition / tree removals
 - March 2024
- Utility Relocations
 - May 2024 – Feb. 2025
- Final plans submission – June 2024
- Project Award – Fall / Winter 2024
- Construction – March-December 2025
- Road Resurfacing – Summer 2026



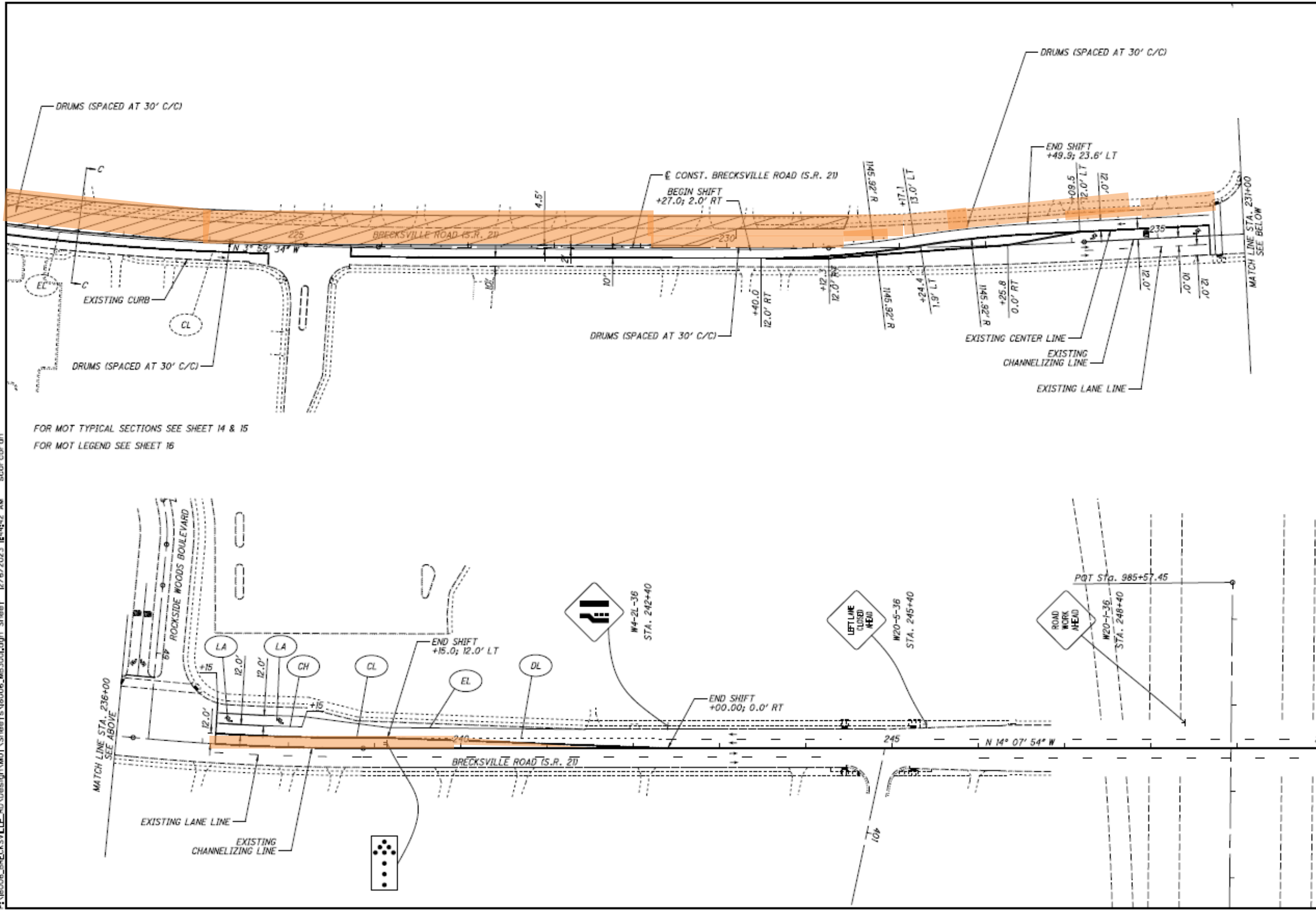
Project Impacts



Typical Construction Impacts:

- Noise
 - Dust / mud / muck
 - Vibrations
 - Traffic delays
 - Driveway access issues
 - Mail delivery
- 

P:\18006_BRECKSVILLE_ROD\Design\MOT_Sheets\18006_MB300.dgn Sheet 12/16/2023 10:44:42 AM scorcoran



**BRECKSVILLE ROAD
STREETSCAPE**

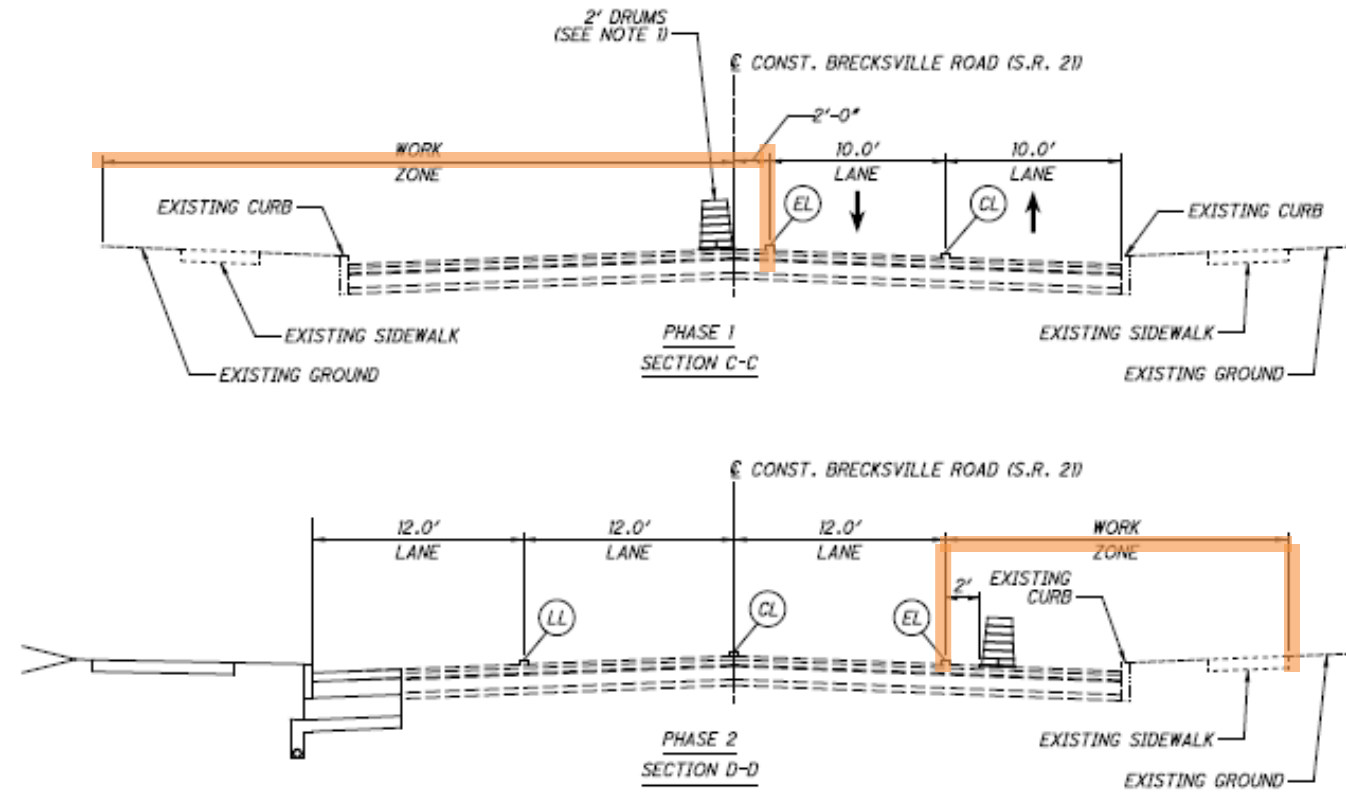
**MAINTENANCE OF TRAFFIC SCHEMATIC
PHASE 1**

17
97

0 50 100
HORIZONTAL
SCALE IN FEET

CALCULATED
S.W.C.
CHECKED
M.L.L.

NOTE:
 1. CONTRACTOR WILL BE PERMITTED TO MOVE DRUMS TO EDGE OF PAVEMENT DURING CONSTRUCTION OPERATIONS. CONTRACTOR SHALL COVER ANY EXPOSED TRENCH AND PLACE DRUMS AT THE OFFSETS SHOWN AT THE END OF EACH DAY OR WHEN CONSTRUCTION OPERATIONS ARE NOT WITHIN ITS VICINITY



(Looking North)

FOR MOT LEGEND SEE SHEET 14

FOR MOT PLANS SEE SHEET 16 TO 18

P:\18006_BRECKSVILLE_RD\Design\MOT\Sheet\18006_MY3002.dgn Sheet 12/6/2023 11:41:34 AM scorcoran

MAINTENANCE OF TRAFFIC TYPICAL SECTIONS

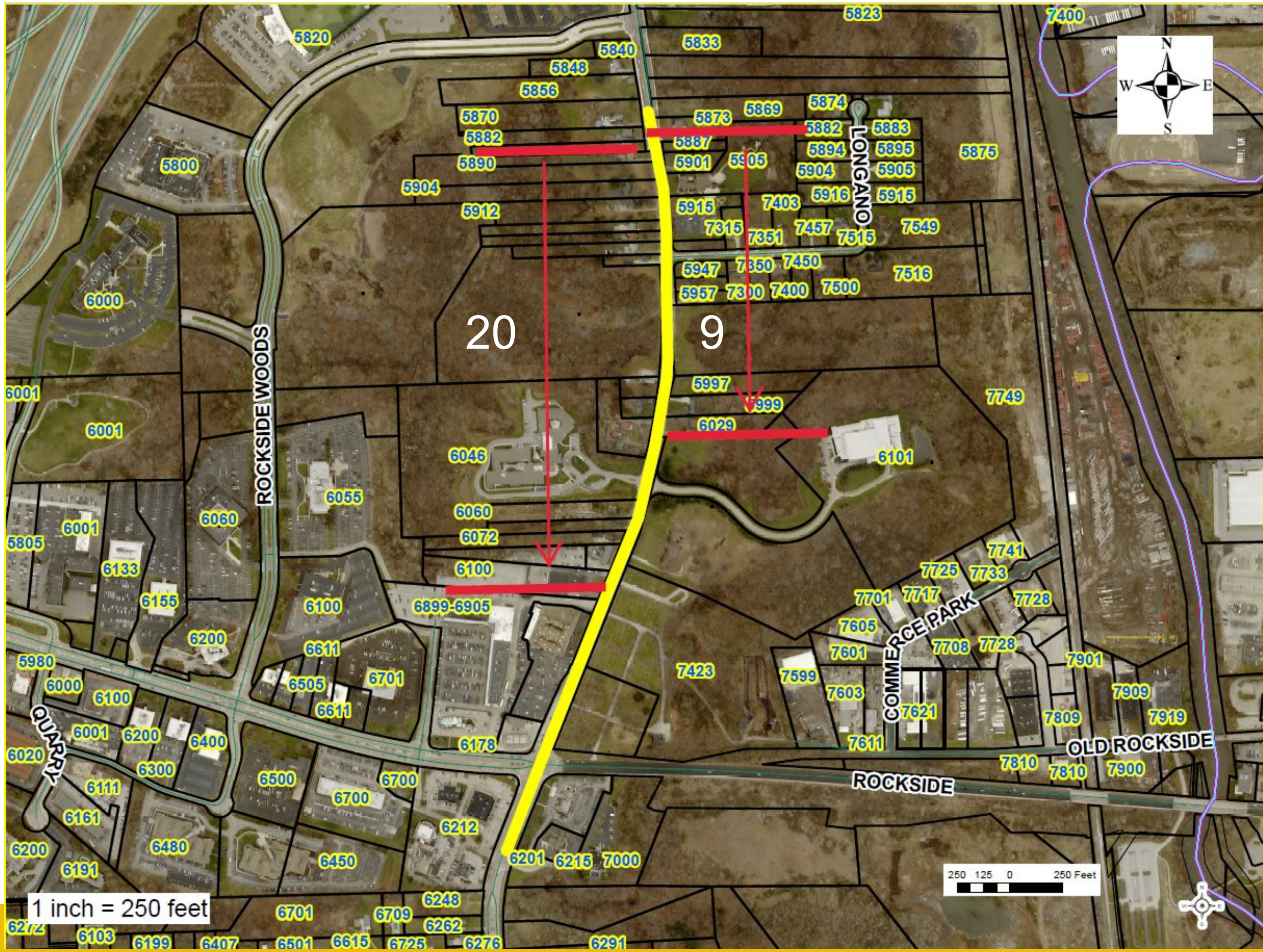
BRECKSVILLE ROAD
 STREETSCAPE

Property Impacts

Right of Way Acquisitions



- Coordinating with **CT Consultants** and **Taft Law** to acquire needed right-of-way for 20 parcels along west side and 9 properties along the east side.
- Time-sensitive due to coordination with **First Energy** for utility pole relocation and tree removal before bat tree deadline of March 31st.
 - City tree trimming & removal contract needs to be approved on First Reading to enable this work.
- Working to have FMV offer letters to be hand-delivered on or before February 15th, providing 30-days to accept the offers.

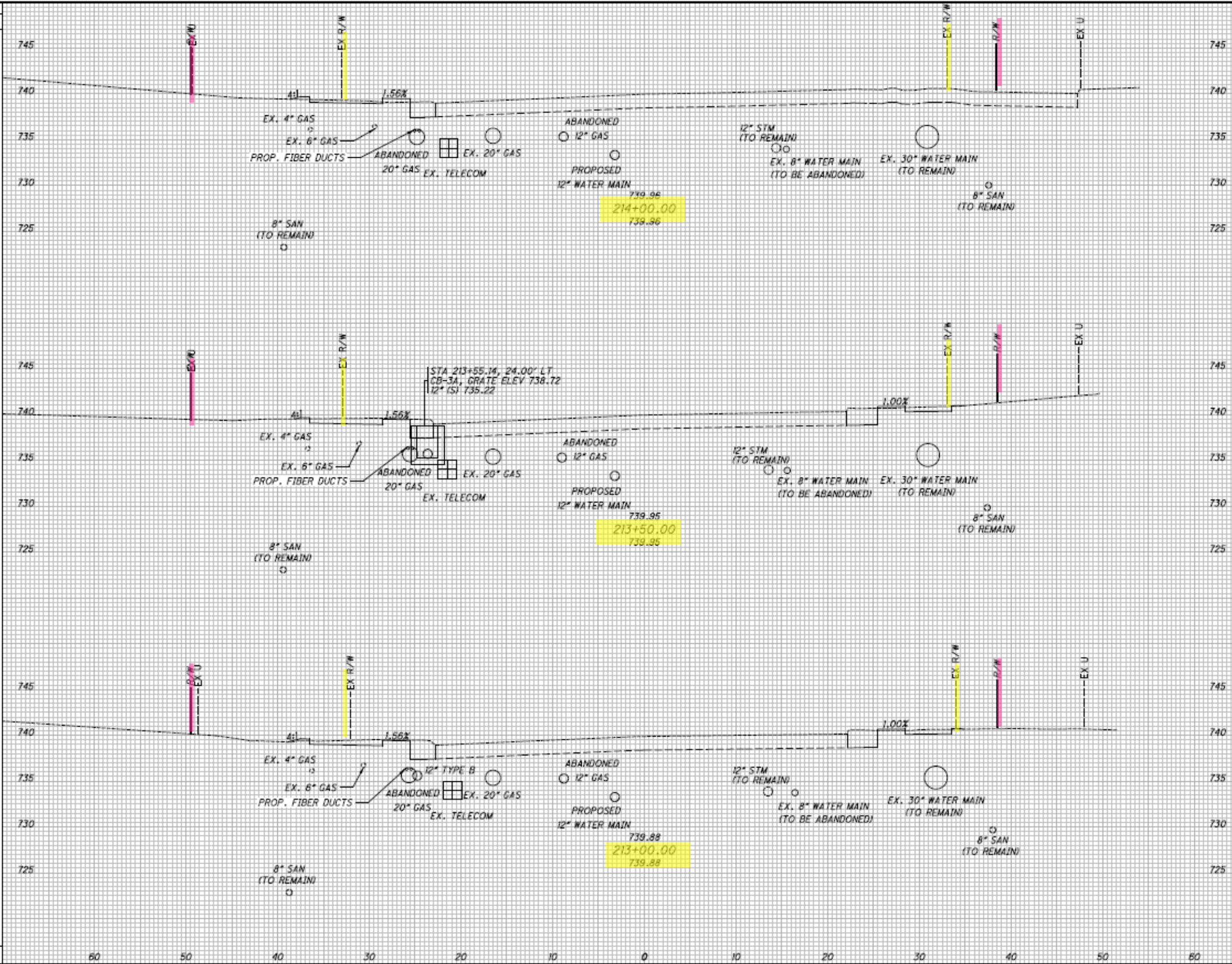


Property Frontage Take Vista Springs Example



SEEDING	
END WIDTH	SO. YDS.

P:\18006_BRECKSVILLE_RD\Design\Roadway\Sheets\18006_XS\18006.dgn XS_SHEET_temporary_model_name_5 2/9/2024 10:50:07 PM scbrcoran



END STA.	AREA		VOLUME	
	CUT	FILL	CUT	FILL

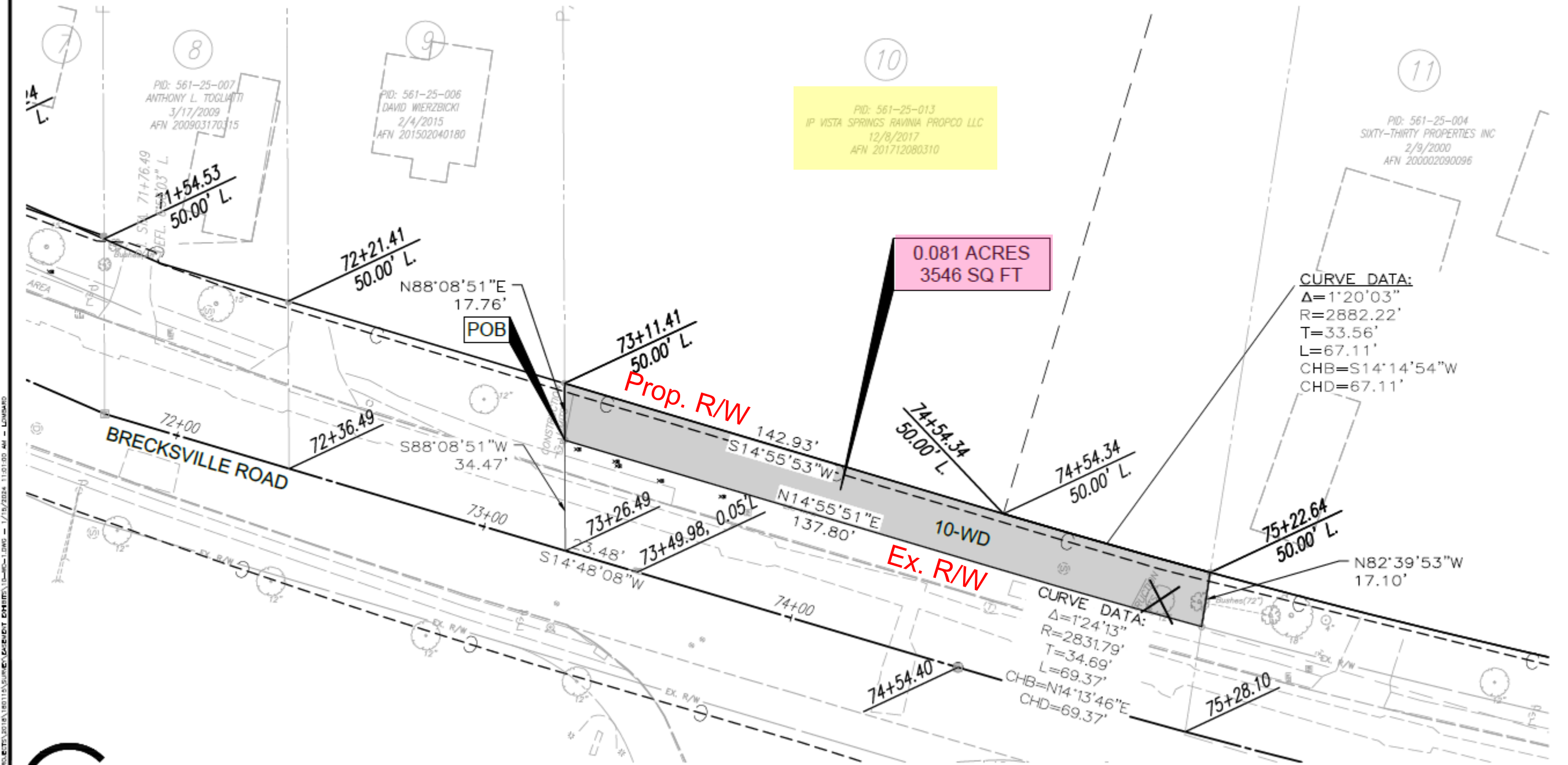
CALCULATED	CREATED	MILL

BRECKSVILLE ROAD - BRECKSVILLE ROAD
 STA. 213+00.00 TO STA. 214+00.00

BRECKSVILLE ROAD
 STREETSCAPE

30
97

**PLAT OF RIGHT OF WAY
FOR
CITY OF INDEPENDENCE
FROM
IP VISTA SPRINGS RAVINIA PROPCO LLC
PID: 561-25-013**



\\C:\LOCAL\DATA\PROJECTS\2018\180115\SURVEY\EXHIBIT\DWG - 17182024 11:01:00 AM - LOMBARDO



BEARINGS CONTAINED HEREIN ARE BASED UPON THE STATE OF OHIO CO-ORDINATE SYSTEM OF 1983 (NORTH ZONE) FROM OBSERVATIONS UTILIZING THE NAD83(2011) REFERENCE FRAME

RE 90
Rev. 05-2020

VALUE FINDING APPRAISAL REPORT

(Compensation not to exceed \$65,000)

COUNTY Cuyahoga
ROUTE N/A
SECTION N/A
PARCEL # 561-25-013
PID # N/A

The purpose of this appraisal report is to estimate the compensation for the land taken, the contributory value of any site improvements in the take area (if any), and if land is needed temporarily for construction purposes, the estimated rent for the use of that land. This report has been developed in compliance with USPAP and with Section 5501:2-5-06(C) of the Ohio Administrative Code. This report is used when the acquisition is a partial taking and it is apparent the taking creates a simplistic valuation problem with no loss in market value of the residue property (damages), and the estimated compensation is \$65,000 or less. However, a nominal cost-to-cure may be considered in the compensation estimate. Since the valuation problem is simplistic and the area taken is vacant land with only minor site improvements, if any, the appraiser considers the larger parcel as a vacant site, estimates a unit value for the vacant larger parcel and uses the unit value in the estimate of compensation for the part taken.

SR 2-2(a)(xiii) Hypothetical Condition – ORC 163.59(D) and 49 CFR 24.103(b) compel the appraiser to disregard the proposed public improvement that is the reason for this project. USPAP *SR 1-4f* requires the appraiser to consider the impact of any proposed public improvements. Therefore, value enhancements or value declines due to speculation about this project or condemnation blight have been disregarded by the appraiser. USPAP requires the appraiser to disclose that use of a Hypothetical Condition may impact assignment results.

<u>IP Vista Springs Ravinia PROPCO LLC</u>	<u>6046 Brecksville Road, Independence, Ohio 44131</u>
Owner 6046 Brecksville Road, Independence, Ohio 44131	Mailing Address of Owner 17.86 Acres Net
Location of Property Acquired	Area of Whole Contiguous Property

FINDING OF COMPENSATION

LAND VALUATION

Parcel No.	Area/Acres	Unit Value	SAY	Total
561-25-013	0.081	\$200,000/Acre	\$14,175	
				\$16,200.00

Unit Value Support
 Comparable Sales attached 1 Comp # 2 Comp # 3 Comp #

IMPROVEMENT VALUATION

Estimated Value of each improvement to be acquired

Parcel No.	Description	Value
561-25-013	2,616 sf of sod @ \$.50 per sf Say	\$1,325
561-25-013	588 sf of concrete apron @ \$4.00 per sf	\$2,350
561-25-013	36 lineal feet of concrete curbing	\$1,600
	Total	\$5,275.00

COST-TO-CURE (Benefits and/or Incurable Damages are not permissible. Support for cost-to-cure items must be by attachment or reference to an estimate for materials and labor cost.)

Parcel No.	Description	Value
N/A		

Total \$21,475.00

TEMPORARY EASEMENT VALUATION

Parcel No.
N/A

APPRAISER'S ESTIMATE OF FMVE DUE OWNER AS OF:
(SR 2-2(a)(vii) Effective Date of the Appraisal) February 1, 2023 (say) \$21,475.00

SUMMARY OF THE REAL ESTATE APPRAISED

SR 2-2(2)(iv) : Summarize information sufficient to identify the real estate involved in the appraisal, including physical and economic property characteristics relevant to the assignment. Note: Location and mailing address are on front of report.

Identification of the Larger Parcel:	The larger parcel contains a total of +/-18.01 gross acres and +/-17.86 acres net of the ROW and is owned by IP Vista Springs Ravinia PROPCO LLC. The property is located at 6046 Brecksville Road, Independence, Cuyahoga County, Ohio. The parcel has +/-137.80 front feet on the west side of Brecksville Road and is irregular in shape. The parcel extends behind the 2 adjacent properties south. There are +/-6 acres of scenic ravine and natural growth. The useable land is estimated to be +/-11.86 acres. The subject land consists of one parcel. Thus, the larger parcel is the existing parcel containing 17.86 acres (net) of the ROW. There are no other parcels that have contiguity, unity of use and unity of title. Therefore, the larger parcel is the subject one parcel.
Zoning Classification or Code:	SCUP Special Conditional Use Permit
Zoning Code Definition:	A permit for the location of a Special Conditional use in any use district may be issued by the Building Official by and with the consent of council when such a location will substantially serve the public convenience and welfare and will not substantially and permanently injure the appropriate use of the neighboring property, include, but not limited to adult education facilities, religious, nursing home and child day care facilities.
Minimum Site Size:	There is no minimum lot size requirement.
Minimum Setback Requirements:	The lot size and setbacks are determined by the projected use. Ex: if a lot is zoned U5 with a SCUP then the lot size and setbacks will be U5 uses.
Utilities – Available / Unavailable:	All public utilities are available and in use.
SR 2-2(a)(xi) Current or Present Use:	The property is currently Vista Springs which is a senior care, retirement facility. The property was previously vacant land.

ANALYSIS, OPINIONS AND CONCLUSIONS

SR 2-2(a)(xii) Highest and Best Use of the Larger Parcel:

(Summarize the support and rationale for the appraiser's opinion of Highest & Best Use)

The Highest and Best use of the subject property, if vacant, would be development with any use that would conform to the SCUP zoning requirements. Permitted uses include but not limited to adult education facilities, religious, nursing home and child day care facilities. The property has adequate frontage and depth to be attractive to a variety of users. The market conditions show continuing appreciation in both improved and unimproved commercial properties in the area. Brokers state that there is a shortage of available vacant commercial land in the City Independence.

In compliance with SR 1-3(a), in determining the highest & best use of the property, the appraiser has identified and analyzed the effect on use and value of existing land use regulations, reasonably probable modifications of such land use regulations, economic supply and demand, the physical adaptability of the real estate, and market trends.

YES: NO:

(49CFR 24.103) Describe the 5-year sales history of the property:

Grantor	Grantee	Date	Price	Comments
Zaremba Builders	IP Vista Springs Ravinia PROPCO LLC	December 12, 2017	\$1,200,000	The land was zoned U-5 Campus Office Building. Council had a meeting on 12-12-2016 and rezoned the property SCUP.

Describe the influence on value, if any, of prior sales of the subject property.		None. The property was previously 18.01 acres of vacant land.		
State any information available from the title report that may affect the valuation of the subject property.		N/A		
Valuation/Analysis of Sales:	Sale Number:	One #49078	Two #49077	Three #48256
	Location:	18936 Pearl Road Strongsville, OH	Crocker Road Westlake, OH	286 SOM Center Road Mayfield Village, OH
	Sale Date:	10/15/2019	12/1/2022	3/25/2018
	Sale Price:	\$925,000	\$1,879,265	\$1,500,000
	Area:	6.58 Acres	11.05/ Acres	5.68 Acres
	Unit Value:	\$140,578/Acre	\$170,069/Acre	\$264,084/Acre
*****	NOTE: all sales used in this analysis must have the same or similar highest & best use as the larger parcel and should reflect similar physical and economic characteristics as the larger parcel. Nominal adjustments for minor differences are permissible.			
Analysis of Sales / Reconciliation:		The land valuation has been made using an overall price per acre as the common unit of comparison and it was based on the comparable land sales summarized above. A map of the sales and data sheets is attached to this analysis. None of the sales required adjustment for property rights or financing terms, conditions of sale or market conditions. Each sale had similar permitted uses in zoning but not identical SCUP zoning. The only indicated adjustments were time of sale, location, shape and size. Each sale is adjusted upward for time of sale. Adjustments for size reflect the principle that larger parcels tend to sell for less per unit than smaller parcels, all other things being equal. Each sale is adjusted downward for smaller size. The pre adjusted sales range from \$140,578 to \$264,084 per acre which bracket the value of the subject property. The mean of the sales is \$191,577. Sales 2 and 3 are accorded the most weight.		
Unit Value Conclusion		Giving consideration to all of the sales, the land value was estimated near the midpoint of the range or \$200,000 per acre.		

Analysis of Site Improvements (support for contributory value):

The value of the site improvements has been determined by reference to the Marshall Valuation Service and reflects the in place, depreciated contributory value of the site improvements. Lanese Landscaping was consulted to value the landscape in the take.

Summarize the Effect of the Take upon the Residue Property:

The take on the subject property will provide land for the proposed streetscape which will consist of a wider 8' sidewalk. A 2' paver shoulder would be maintained with lighting and trees placed on the back half of the right of way. There is no damage to the residue land.

Are there Severance Damages? YES: NO:

Reporting option: This Value Finding Appraisal Report is an "Appraisal Report" conforming to SR 2-2(a) of USPAP.

SR 2-2(2)(ii) Identify the client:

The client is the City of Independence, Ohio

Identify the intended users of this report:

The intended user of the appraisal report is the City of Independence, Ohio.

SR 2-2(a)(iii) Identify the intended use:

The appraisal report, upon approval by the client, may be used to establish the fair market value estimate (FMVE). If the report becomes the basis for FMVE, it will be provided to the property owner during

Next Steps

- Pick-up city letters before you leave
- Taft Law to hand-deliver ***Notice of Intent to Acquire*** letters to your properties later this week, providing property appraisals and making formal offer of the FMV (30-day Period)
 - Consent to Tree Removal form
 - Property Access Agreement

Q & A

**Input from
Residents**



THANK YOU!

Adjourn to Open House

