



BROADVIEW HEIGHTS 2019 REFERENDUM BACKGROUND

PROPOSED COMMUNITY BACKGROUND

The Ledges at Broadview will present Broadview Heights with luxury townhome living. Highlights of the attractive new designs include a bright and airy, open-concept main living area, two spacious bedrooms, optional master bedrooms on first floor, walk out basements, enormous walk-in closets, a two-car garage and charming exterior elevations. The proposed plan projects 36 to 42 paired townhomes.

This intimate neighborhood will be nestled in a beautiful valley with serene views. Its location is walkable to local retail and leisure opportunities. Other hometown hot spots like the newly renovated Community Rec Center are just minutes away. Additionally, this new development will be easily accessible to I-77, the Ohio Turnpike, the airport and downtown Cleveland. The Rezoning Referendum Proposal was supported by unanimous votes from GPZ, Planning Commission and City Council.



PROPOSED TOWNHOME PRODUCT

- Maintenance free living – roads, grounds, common areas maintained by HOA
- Private setting with acres of greenspace
- Walk out views of valley and gorges
- Walkable to dining and shopping venues
- Master bedroom downstairs options
- Beautiful elevations blending with our local Western Reserve Architecture

PROJECT LOCATION

The proposed Ledges at Broadview is to be located west of The Town City Center, following the guidelines of the Town Center Master Plan, in coordination with the residential guidelines of the study.

PROPOSED NEW TOWNHOME COMMUNITY

- Walking distance from shopping and dining
- Private streets maintained by HOA
- Referendum paid by Developer
- Transition buffer between apartments and existing homes
- Fills the gap in the Master Plan for Townhomes
- Over 35% of land to remain Greenspace
- Minutes from newly remodeled Rec Center, Downtown Cleveland & major highways
- The Referendum simply allows the project, it still must pass a rigorous City approval process

