



October 3, 2013

Ms. Margaret Cannon  
Beachwood City Council  
City of Beachwood  
25325 Fairmount Blvd.  
Beachwood, Ohio 44122

Re: Beachwood Place Expansion  
Beachwood, Ohio

ka/jn: 13038-01

Dear Ms. Cannon:

On behalf of General Growth LLC, I have enclosed four revised drawings SP-02A, 2B, 2C, and 2D with a revision date of October 3, 2013. The original issue date was June 28, 2013. These drawings will be presented at the upcoming Council meeting on Monday, October 7, 2013.

There have been a number of revisions to the plans regarding the area of the 60 foot Landscaped Buffer Area. I thought it would be helpful to list the changes that have been made. These changes have been made in order to provide for additional landscaping within the buffer area.

1. The Storm Water Retention area has been removed.
2. We have added a three foot high mound with staggered Evergreen Trees on the top of the mound in place of the water along the North portion of the Landscaped Buffer Area.
3. We have depicted shade trees on the east side of the sidewalk, and along the west edge of the ring road.
4. We have also added a six foot high metal fence along the west side of the ring road from the northern edge of the landscaped buffer to George Zeiger Drive.

The above items have all been shown on the revised drawings, and we will describe the changes at the Council Meeting.

Thanks for distributing these drawings and letter to all members of the City Council. I have copied Mayor Gorden and others directly as listed below.

We look forward to presenting these additional modifications on Monday night.

Very truly yours,

ka architecture

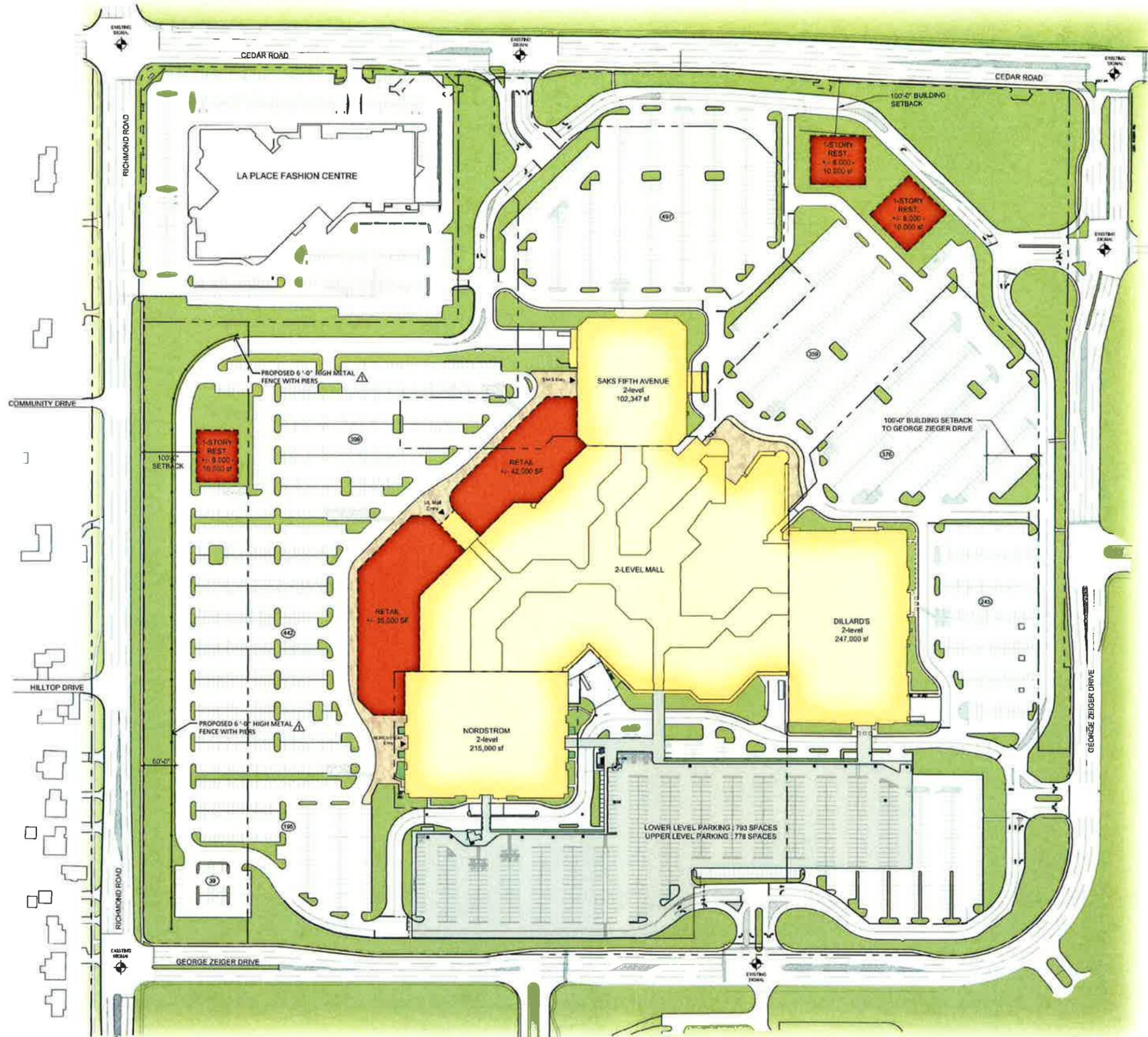


James B. Heller  
Vice President

Enclosures

- c. Mayor Gorden (w/enclosures)
- William Griswold (w/enclosures)
- George Smierigan (w/enclosures)
- Joseph Ciuni (w/enclosures)
- File

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BUILDING DATA	
EX. SAKS FIFTH AVENUE	102,347 SF
EX. NORDSTROM	215,000 SF
EX. DILLARD'S	247,000 SF
EX. MALL SHOPS	334,301 SF
PROPOSED EXPANSION	+/- 77,000 SF
PROPOSED RESTAURANTS	+/- 27,000 SF
TOTAL DEVELOPMENT	+/- 1,002,648 SF

PARKING PROVIDED	
SURFACE	2,552 spaces
GARAGE	1,571 spaces
SURFACE SUPPORTED	793 spaces
	778 spaces
TOTAL PROVIDED	4,123 spaces
PARKING RATIO REQUIRED	4.00

THIS PLAN IS CONCEPTUAL ONLY AND THE SIZE, CONFIGURATION AND LOCATION OF BUILDINGS WILL CHANGE FROM THAT SHOWN ON THIS PLAN DEPENDING ON THE NEEDS OF TENANTS AND THE REQUIREMENTS OF THE CITY OF BEACHWOOD ZONING REGULATIONS, ALL AS CONTAINED IN A FINAL SITE PLAN APPROVED BY THE CITY'S PLANNING AND ZONING COMMISSION

2013 © All ideas, arrangements and plans indicated or represented by the above drawings are property of ka, Inc. and were created for the sole use in connection with the specified project. No part of the drawings, arrangements or ideas therein shall be duplicated or used in whole or part for any other purpose whatsoever without the expressed written permission of ka, Inc.



CONCEPTUAL SITE PLAN

**BEACHWOOD PLACE CONCEPTUAL SITE PLAN**  
Beachwood, Ohio  
City Submittal

Revisions	
No.	Date/Description
03	OCT 13 Added 6 Foot High Fence



**SP-02A**  
06.28.2013  
ka # 13038-02

