

# Case Studies: Access Management

## **PINETREE COMMONS** Pepper Pike, Cuyahoga County



**Date Completed:** 2002

**Description:** Pinetree Commons highlights access management practices in its design. It minimizes the number of curb cuts along the main road, providing three drives for eight condominium units.

**Project Size:** 8 condominium units on 10 acres with nearly half the acreage an existing, preserved wetland.

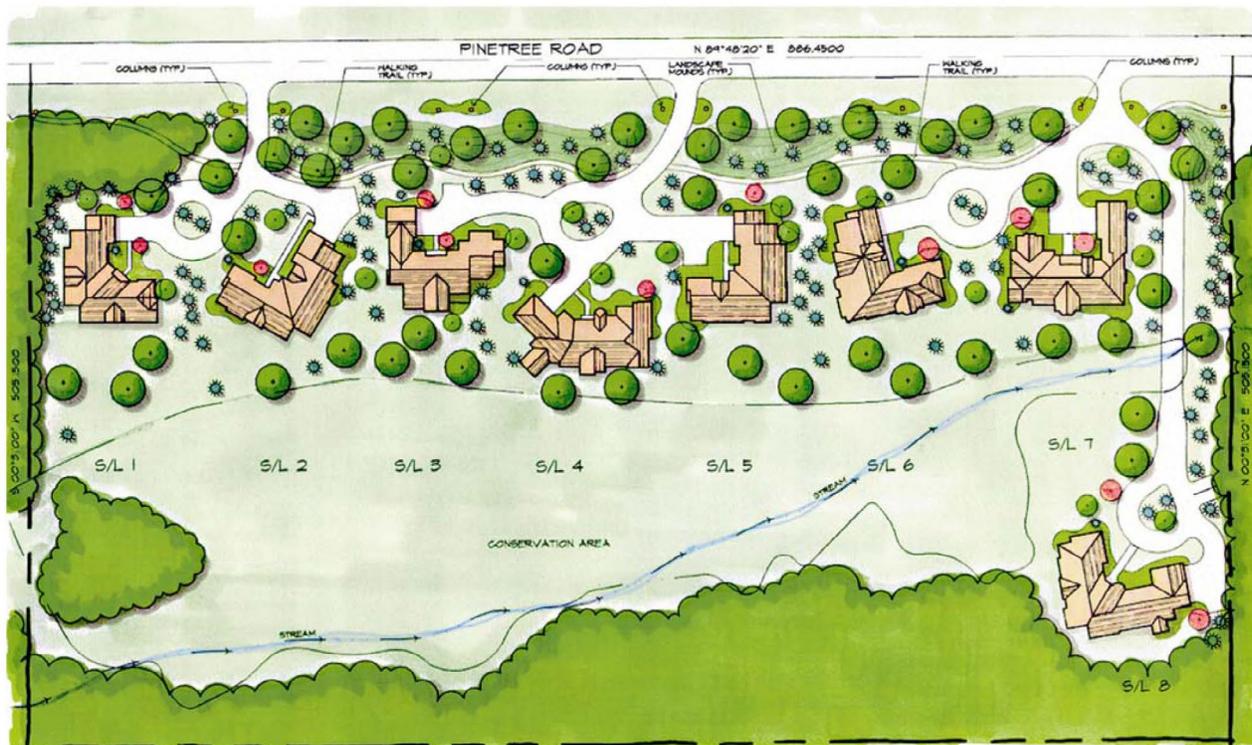
*Pinetree Commons Entrance  
(Photo: Cawrse & Associates, Inc.)*



# PINETREE COMMONS

Pepper Pike, Ohio

Pinetree Commons represents an infill development where an existing single lot was subdivided into an 8-lot condominium subdivision. The back half of 7 lots is an existing wetland, which remained undisturbed, and is part of the common open space for the whole development. Combining the driveways minimized curb cuts along the main road and allowed for a long continuous heavily landscaped mound to give the residents more privacy. We worked closely with the developer in siting the houses and preparing the site landscape plan. Custom unit landscape plans were prepared to cater to the needs of individual homeowners.



***Developer:***

Norman Adler & Associates Inc  
25111 Miles Road  
Cleveland, Ohio 44128-5482  
216.464.8181

***Designer/Consultant:***

Cawrse & Associates  
547 E. Washington Street  
Chagrin Falls, Ohio 44022  
[www.cawrse.com](http://www.cawrse.com)

***Key Features:*** The project made use of fill dirt allowing for direct outdoor access with walkout basement levels.

***Project Cost:*** Not available

***Sewer & Utility Costs:*** Sewer and water connections were paid for by homeowners.

***Maintenance Cost:*** The Home Owners Association maintains all common areas and unit landscaping.

***Funding Sources / Incentives:*** None

***Applicable Zoning Regulations:*** The square footage of the lots and unconventional lot lines enabled the homes to be “clustered” giving a unified feel to the project. The project is perceived as one lot even though it occupies 8 lots altogether.

***Additional Comments:*** “We turned a “less desirable” site into a beautiful setting.