NEW BEACHWOOD LIBRARY & CIVIC CAMPUS IMPROVEMENTS

Frequently Asked Questions

Back in March 2026, the City of Beachwood, Cuyahoga County Public Library (CCPL), and Beachwood City School District entered into a Memorandum of Understanding (MOU) to make significant, long-term improvements to educational, recreational, and community resources along Fairmount Boulevard.

The proposed project includes a new, modern Beachwood library branch, improved athletic fields, enhanced parking, potential roadway and pedestrian safety improvements, and repurposing the existing library building for educational use.

This partnership represents more than building a new library. It provides an opportunity to coordinate investments among three public entities, maximize the use of existing public property, and enhance amenities that will serve Beachwood residents for generations.

The City, CCPL, and District recognize that a project of this scale raises important questions, particularly for residents living near the proposed development. We are actively engaging with the public to address these concerns.

The following frequently asked questions provide information about the project, explain each participating organization's responsibilities, and address many of the questions and concerns raised.

As planning progresses, certain project details will remain subject to further engineering, design, review, pricing, and approval. We are committed to transparency and will share updates through established legislative and public processes.

- To ensure residents have convenient access to information, the City has created a dedicated project webpage: **https://www.beachwoodohio.com/730/Proposed-Beachwood-Library-Project**.
- The schools have created a dedicated project webpage at: **https://www.beachwoodschools.org/our-district/ccpl-beachwood-branch**.

Dedicated email addresses are listed below for residents to send questions and request additional information.

PROJECT OVERVIEW & COMMUNITY BENEFITS

What is being proposed?

Cuyahoga County Public Library is proposing to construct a new Beachwood Branch at 24601 Fairmount Boulevard, on property owned by Beachwood City Schools.

The proposed development is part of a larger collaborative effort involving CCPL, Beachwood City Schools, and the City of Beachwood.

The overall project includes several proposed improvements:

- A new, modern library featuring expanded study areas, meeting rooms, an Innovation Center, and an auditorium.
- Reconfiguring and improving athletic fields to better support school and community recreation programs.
- Improvements to parking, safety, and access for the library, aquatic center, playground, and recreational courts.
- Evaluation of roadway and pedestrian safety along Fairmount Boulevard, including a signalized intersection at Shakercrest Boulevard and an expanded and reconfigured BFAC parking lot.
- Repurposing the existing library building for Beachwood High School's Design & Innovation pre-engineering program, the Bison Robotics team, and the school district's Information Technology department.

The project will enhance existing public amenities and create new opportunities for education, recreation, and community engagement.

Who is paying for what?

This project will not increase residents' taxes.

Improvement	**Who pays?**	**Size of investment**	**Notes**
New CCPL branch	CCPL	Approximately $30 million	Utilizes CCPL's capital improvement fund
Athletic/recreation fields	City and Schools split 50/50 (pending city council and school board approval)	Estimate available soon – will be shared publicly	Utilizes BCSD's "Capital Projects Fund" and City's "Capital Fund"
Intersection, median	City, Cuyahoga County,	Approximately $650K; ~	Cuyahoga County

	and CCPL (pending City Council approval)	$200K each from the City, CCPL	granted $250K toward roadwork
City parking lot expansion	City (pending City Council approval)	Approximately $900K	
Library/BOE parking lot	CCPL	Included in CCPL's $30M budget	

Why is the CCPL investing in a new Beachwood Branch?

The Beachwood Branch of CCPL is among the most heavily used in its system. CCPL has identified the need for a larger, more modern facility that can support expanded programming and technology resources.

The proposed new branch is part of CCPL's 2023–2032 Facilities Master Plan, a long-term initiative to maintain high-performing library facilities throughout the county.

Modern libraries serve a much broader purpose than traditional book lending. They provide access to technology, educational programs, professional development resources, community meeting spaces, and opportunities for lifelong learning.

The proposed Beachwood Branch would expand these resources while continuing to provide traditional library services.

What will the new library offer that the existing branch does not?

The proposed facility would provide additional space and amenities intended to better accommodate the needs of today's library users.

Planned features include:

- Expanded meeting rooms and addition of private study rooms
- An Innovation Center supporting technology, creativity, and hands-on learning, including 3-D printers, laser cutters, and CNC routers available for the public to use.
- Dedicated research space for this branch's special Holocaust reference collection of books, historical documents, and survivor accounts.
- An auditorium accommodating approximately 300 people. This publicly accessible resource supports library programming and broader community activities. Popular authors such as James Patterson, Marlon James, and James McBride require large seating capacity.
- Additional opportunities for educational, cultural, and community programming.
- Modernized spaces designed to accommodate a variety of library activities. These improvements will allow CCPL to offer programming and services not available in the current building because of space constraints.

Why is this project described as a “civic campus” rather than simply a new library?

The proposed library is located near several existing public facilities, including the Beachwood Family Aquatic Center, playground, recreational courts, athletic fields, and Board of Education offices. Because these facilities are located near one another, the project presents an opportunity to evaluate parking, pedestrian access, recreational space, and public infrastructure collectively.

Coordinating improvements among the three public entities allows for more efficient use of land, parking, and public resources. The term "civic campus" describes this coordinated approach to public facilities. This project includes a new public library and improvements to existing recreational amenities.

How will this project benefit Beachwood residents?

The proposed project offers several potential long-term benefits. Residents would gain access to a modern library with expanded educational, technological, and community resources.

Families and athletes would benefit from improved recreational facilities and a more functional athletic field configuration. The new configuration will offer the ability to play three ballgames at the same time and includes a full-size soccer field.

Once the new library is built, the Beachwood City Schools will repurpose the current library into classrooms that support the high school Design & Innovation pre-engineering program. The same spaces will also be home to the Bison Robotics team.

The project also creates an opportunity to improve safety, parking, pedestrian connections, and traffic circulation around several frequently used public facilities.

Under this project timeline, the current library branch can stay open until the library is built, eliminating the need for an expensive temporary library location.

By coordinating these investments, the three organizations can pursue improvements that benefit residents of all ages and interests while using existing public property more effectively.

LOCATION & ALTERNATIVE SITES

Why not rebuild or expand the existing library next to Beachwood Middle School?

CCPL’s expanded library plans do not fit at the existing site without tremendous challenges and expense related to access off Richmond Road, parking capacity, and expanded stormwater retention. When the school district relocated its preschool to Bryden School, it created the opportunity for CCPL to explore the space available at the Fairmount site.

The Fairmount location offers additional space and opportunities for coordinated improvements.

Relocating also allows the existing library to remain operational throughout construction and gives the school district an opportunity to repurpose the building for improved educational programming.

Why not build the library in one of Beachwood's commercial districts?

The proposed Fairmount location offers an opportunity to use existing publicly owned property near several established community facilities. Both the current site and the proposed site on the Fairmount Property are zoned U-5 institutional use.

The site also creates opportunities to collaborate with Beachwood City Schools and repurpose the current library building.

The Fairmount site is closer to Beachwood Middle School and Beachwood High School, making access easier for students than if the branch were located in one of Beachwood's commercial districts.

Why not build the library on the Fairmount Temple property?

The City-owned former Fairmount Temple property is designated for future residential development, consistent with the City's commitment to expanding housing options in Beachwood. The City remains focused on moving forward with plans for a residential community at this location. As such, the former Fairmount Temple property is not being considered as a potential site for the new Beachwood Library branch.

Who owns the land for the proposed library?

Beachwood City Schools owns the property. The proposed library would be constructed on school district property through a land lease agreement between the district and Cuyahoga County Public Library.

LIBRARY SIZE, DESIGN & AMENITIES

How did library leadership determine the design for the proposed library?

The proposed facility is intended to accommodate both traditional library services and expanded educational, technological, and community programming. Modern libraries increasingly require flexible spaces for activities such as tutoring, group study, technology instruction, meetings, and community events. The larger building allows the CCPL to provide dedicated spaces for these activities rather than requiring multiple uses to compete for limited space.

How is the library planning to utilize the auditorium?

The proposed auditorium would provide space for educational presentations, author visits, cultural programs, lectures, and other community events. It will allow CCPL to host larger programs that aren't feasible in the current branch.

What large-scale events do you currently offer at the existing Sari Feldman Auditorium that will be held at the new Beachwood auditorium?

Primarily, CCPL holds major author events at the Sari Feldman Auditorium, which the new Beachwood branch will make more accessible to Eastside Library patrons. The auditorium is intended to be a publicly accessible resource supporting library programming and broader

community activities. Popular authors such as James Patterson, Marlon James, and James McBride require large seating capacity. The proposed auditorium is an opportunity to bring such authors to the Beachwood community – making these events accessible to more readers and expanding educational and cultural programming to more residents

What existing events do you have at the current Beachwood Branch that you would be able to expand with a new auditorium?

The new Beachwood Branch would allow us to host those popular speakers that draw large audiences. Some speakers' agents require high seating capacity to schedule an engagement, not only authors, but chefs, notable scientists, and historians. The current location significantly limits audience size, affecting the Library's ability to offer high-caliber speakers.

What new programs would you be able to offer at the new Beachwood Branch Library?

The new space will have an auditorium and additional meeting rooms, enabling events with breakout sessions, such as conferences, fairs, and festivals. There will be a dedicated children's space for families to gather and a dedicated teen space for young adults. Study rooms will be available for the public to reserve not only for private use but also for small group meetings in person or virtually. The Innovation Center will make equipment such as 3-D printers, laser cutters, and CNC routers available for the public to use. A dedicated research space for this branch's special Holocaust reference collection of books, historical documents, and survivor accounts is included in the building design.

What existing programs would you be able to expand and advance with a new Beachwood Branch Library?

Building upon the Beachwood community's interest in arts and culture, a dedicated public space will be available for art shows

How many times throughout the year do you anticipate the new auditorium will be used?

CCPL anticipates holding 40 library events in the new auditorium. The remaining time, the space will be available for non-profit, for-profit, and government agencies to use following our current Auditorium policy. We anticipate that another 50 events per year will be held in the new auditorium by the public, with an overall average attendance of 125 per event.

Why build another auditorium when Beachwood High School and Middle School both already have one?

The high school auditorium already has a busy schedule of programming for all the District's school events. If shared with CCPL, the branch's ability to schedule the community programming they have planned would be significantly restricted. The middle school auditorium also has a busy schedule that includes school and city recreational programming, as well as community events.

Will the new library still prioritize books, reading, and traditional library services?

Yes. Traditional library services remain central to CCPL's mission. The proposed facility is intended to provide expanded resources rather than replace traditional library functions. Books, reading areas, children's services, research resources, and study spaces will remain important components of the new branch. Additional amenities, such as the Innovation Center and auditorium, are intended to complement these services and support evolving community needs.

TRAFFIC, INTERSECTIONS & NEIGHBORHOOD SAFETY

Will the new library increase traffic on Fairmount Boulevard?

The City of Beachwood has commissioned a traffic study to evaluate potential traffic impacts associated with the proposed library project, focusing on two specific scenarios:

1. Existing Fairmount Boulevard Configuration: This scenario will evaluate traffic patterns while maintaining the current roadway configuration, with no changes to the median and only right-in, right-out access to the proposed library site.
2. Proposed Traffic Signal at Fairmount Boulevard and Shakercrest Road: This scenario evaluates traffic patterns with a new traffic signal that would allow vehicles exiting the library to travel east or west on Fairmount Boulevard. Importantly, this configuration WOULD NOT permit vehicles exiting the library to access Shakercrest Road. Shakercrest would maintain its existing right-in, right-out access, helping to address concerns about potential cut-through traffic in the surrounding neighborhood.

The results of this study will help the City and its project partners evaluate both options, identify potential traffic impacts, and determine what improvements, if any, may be appropriate.

The study will also consider the property's historical use and existing traffic patterns. Until the current school year, the Fairmount Early Childhood Center accommodated daily student drop-offs and pick-ups for approximately 70 students and 12 staff members. Additionally, Fairmount Boulevard is a county roadway that has historically accommodated traffic associated with City and school events and activities.

In addition, the former Fairmount Temple property, now owned by the city, previously supported gatherings and events in its chapel, sanctuary, school, auditorium, and social hall. In prior years, the Fairmount School and Fairmount Temple would increase traffic on Fairmount Boulevard at peak times each week. The recent changes to these properties should have resulted in reduced traffic.

The city recognizes residents' concerns about traffic and neighborhood impacts and will use the traffic study to inform continued project planning.

Why is a new traffic signal being considered at Fairmount and Shakercrest Boulevards?

The potential signalized intersection is being considered to improve access and safety to the proposed library and surrounding public facilities. The intersection provides an organized access point for vehicles entering and exiting the library area, Board of Education offices, and

nearby recreational facilities. A traffic signal and dedicated crosswalk will improve safety for pedestrians in the area.

A traffic study is underway to determine whether a traffic signal is warranted. As such, the city will continue evaluating potential configurations and alternatives as planning progresses.

What is the estimated cost of the proposed traffic signal and who will fund this portion of the project?

The conservative estimated cost is approximately $650,000 for the traffic signal and accompanying roadwork. This will be funded by three sources – a $250,000 grant from Cuyahoga County, and the remaining $400,000 will be split equally between the city and CCPL (pending the respective approvals from City Council and the CCPL).

FAIRMOUNT BOULEVARD, TREES & ENVIRONMENTAL IMPACTS

Will the project change the appearance of Fairmount Boulevard?

The proposed development would change the appearance of the Fairmount School property and involve modifications to nearby roadways and landscaped areas.

The city's review process provides an opportunity to evaluate building design, landscaping, grading, and compatibility with the surrounding area.

Why not preserve the existing trees and open lawn?

The proposed development requires space for the library building, parking, access, and related site improvements, such as the new fields. These improvements affect existing trees and landscaped areas. Tree preservation and replacement will be important considerations during design and construction.

Will the development increase stormwater runoff or flooding?

This project's required stormwater retention plan actually reduces, rather than increases, runoff at the Fairmount and City recreational sites.

PARKING & SITE ACCESS

Will the library need a parking variance?

The City of Beachwood and Beachwood City Schools have a Shared Services Agreement in place that includes shared parking. Since the CCPL will lease land from the District, the library does not need a parking variance. The proposed development includes multiple public uses, some of which may have different peak operating hours.

The project partners will coordinate parking among the proposed facilities.

What are the current and projected parking capacities?

The current parking capacity of the BOE parking lot is 101. The current aquatic center parking lot capacity is 166. The total number of current parking spaces is **267**.

The proposed site plan will increase the total number of parking spaces to **408.**

ATHLETIC FIELDS & RECREATIONAL SPACE

Will the new library reduce existing athletic fields?

No, the project provides an opportunity to reimagine the site to better support athletic programming and recreational uses.

The proposed plan includes three ballfields along with a full-size soccer field that can also accommodate other recreational activities. The school district and the City evaluated the proposed field configurations to ensure they meet the needs of school teams and support effective recreational programming.

The redesigned site provides significantly more usable recreational space than the current field configuration.

Will the new fields be regulation-sized?

The proposed fields are intended to serve specific school and community recreation programs.

The planned soccer field accommodates Beachwood Middle School soccer matches and recreation league activities, including the Shaker Youth Soccer Association.

One ballfield serves Beachwood Middle School softball and is large enough for the Beachwood Men's Softball League.

Two additional, smaller ballfields accommodate recreation programs.

Will balls from the new fields land in neighboring yards?

It is highly unlikely. The final design will consider appropriate field dimensions, setbacks, fencing, backstops, and other safety measures.

Who will cover the cost of site grading to accommodate the new field orientation?

CCPL will fund the rough site grading as part of its construction project. All excess soil from the Library project will remain on the site and will be used for rough grading. The City, City Schools, and Library engineers have estimated that there is enough soil currently on site to accommodate this grading project.

Will recreation programs be disrupted during construction?

Construction will temporarily affect access to certain athletic fields. The soccer programming currently run at the Fairmount site will be accommodated at the HS/MS fields, as well as the new Hilltop and Bryden fields. The city's Community Services Director is working with nearby communities and schools to temporarily relocate other Beachwood recreation sports leagues, such as youth baseball.

EXISTING LIBRARY & STUDENT ACCESS

What will happen to the current library building?

Once the new library is built, the Beachwood City Schools will repurpose the current library into classrooms and workspaces that support the high school's Design & Innovation pre-engineering program. The same spaces will also be home to the Bison Robotics team.

Will the current library remain open during construction?

Yes. One advantage of building the new branch at a separate location is that the existing library can remain open throughout construction. Residents will continue to have access to library services while the new facility is being built.

FINANCIAL RESPONSIBILITY & TAXPAYER IMPACT

Will taxes increase because of this project?

No.

Will the City cut other projects or services to pay for the project?

No.

Will the City use tax incentives or exemptions for the project?

No.

Are any grants available to help pay for the project?

Yes. The city, through City Council, has approved acceptance of a $250,000 grant from Cuyahoga County toward the proposed Fairmount Boulevard improvements.

The grant does not commit the city to constructing an intersection.

Will the project affect funding for Beachwood's new elementary schools?

No.

Why aren't all project costs available yet?

Several components of the proposed development remain conceptual. Accurate estimates require sufficient engineering, studies, and design detail to establish construction scope,

materials, infrastructure needs, and related obligations. As these details are established, more complete financial information will become available.

PUBLIC INPUT, TRANSPARENCY & APPROVALS

What public process was used when evaluating this project?

CCPL first announced plans to replace the existing Beachwood Branch during meetings of the CCPL Board of Trustees and the Beachwood City Council in March 2023. At that time, the plan was to build the new branch on the site of the current branch. Each of these meetings is open to the public and livestreamed.

Cuyahoga County Public Library conducted a community listening initiative in March-May 2024 to gather feedback regarding the features and services residents wanted in a new Beachwood Branch. More than 700 residents participated in the initiative, which included school outreach, information shared at popular programs, and an interactive display in the branch that was promoted in advance via a press release, flyers, and social media. The listening initiative did not include questions regarding location, as library sites are not determined solely by CCPL.

Community feedback helped inform the library's proposed design and programming. Following the community listening initiative, the building design was begun by CBLH, an architecture, planning, and interior design firm based in Cleveland, Ohio.

The Fairmount location emerged through subsequent collaboration between CCPL, Beachwood City Schools, and the City of Beachwood. In March 2026, the updated plan was presented for review and approval during meetings of the CCPL Board of Trustees, Beachwood City Council, and the Beachwood City School District Board of Education. On April 1, 2026, CCPL, the City of Beachwood, and the Beachwood City School District issued a joint press release with project updates, including the move to the Fairmount location. *Cleveland Jewish News, Beachwood Buzz*, and cleveland.com covered information from this news release.

With the updated plan approved, CBLH studied the site's feasibility and determined it could accommodate the build.

On September 22, 2026, CCPL was invited to attend the Beachwood City Council Meeting to provide information about the project and the coordination between CCPL, Beachwood Schools, and the City of Beachwood. Following this meeting, the three organizations released a joint press release on September 23. The information from this news release was covered by *Cleveland Jewish News* and cleveland.com.

Has the project already been approved?

The project partners have established their intent to collaborate on the proposed development, through a Memorandum of Understanding (MOU).

Several components remain subject to additional planning, review, agreements, and approvals.

Can the project still change based on resident feedback?

Several aspects of the broader development remain conceptual or subject to additional review.

Residents have raised concerns and offered suggestions regarding roadway access, traffic circulation, parking, landscaping, and athletic-field design.

These concerns can inform the evaluation of proposed improvements.

The extent to which individual components may change will depend on engineering feasibility, applicable requirements, project responsibilities, and decisions by the appropriate public entities.

CONSTRUCTION, OPERATIONS & LONG-TERM IMPACTS

When will construction begin?

The construction schedule will depend on completion of design work, agreements, approvals, and other project requirements.

CCPL has identified early 2028 as an anticipated completion timeframe.

Will the aquatic center remain open during construction?

Construction may affect access or circulation near existing public facilities. The city will work with the project partners to coordinate construction activity and identify alternative access to recreational facilities.

Who will maintain the library, parking lots, landscaping, and athletic fields?

Maintenance responsibilities will be divided among the District, City and CCPL based on negotiated agreements. CCPL will be responsible for operating its library facility.

The City and school district will negotiate a Shared Services Agreement that identifies respective maintenance obligations, among other services.

Will the project create additional ongoing costs for the City?

Yes. The extent of those obligations will depend on the final improvements and agreements.

PROJECT RESPONSIBILITIES & COMMUNICATION

Who is ultimately responsible for the project?

The project is a collaboration among three separate public entities, each with distinct responsibilities and decision-making authority.

Cuyahoga County Public Library is responsible for planning, designing, funding, constructing, and operating the new library.

Beachwood City Schools owns the proposed property and is responsible for its property agreements, planning athletic-field improvements, and repurposing the existing library building.

The City of Beachwood is participating in planning certain public infrastructure and recreational improvements and is responsible for applicable municipal review and approval processes.

The organizations are coordinating their efforts to maximize community benefits and resources.

How can residents submit questions or concerns?

Residents are encouraged to direct questions to the organization responsible for the relevant portion of the project.

City of Beachwood

Questions regarding municipal infrastructure, proposed roadway improvements, parking, and City participation:

Library@Beachwoodohio.com

Beachwood City Schools

Questions regarding athletic fields, school district property, and reuse of the current library:

library@beachwoodschools.org

Cuyahoga County Public Library

Questions regarding library design, programming, construction, and funding:

Contact CCPL through its official website or administrative offices.

Residents may also attend public meetings and follow updates provided by the participating organizations.