



CITY OF CLEVELAND

Mayor Justin M. Bibb

# Cleveland City Planning Commission

Friday, February 16, 2024

**\*\*PLEASE MUTE YOUR MICROPHONE\*\***

Lillian Kuri, Commission Chair

Joyce Pan Huang, Director

Michael Bosak, Administrator



# Cleveland City Planning Commission

## Preamble

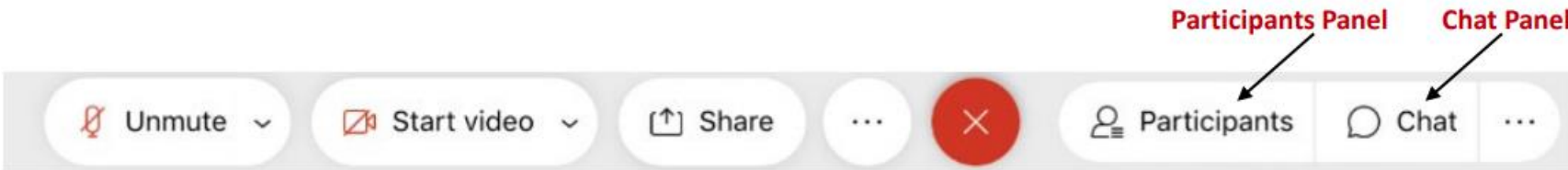
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. RECUSALS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING OF ANY VOTE.

IN ORDER TO ENSURE THAT EVERYONE PARTICIPATING IN THE MEETING HAS THE OPPORTUNITY TO BE HEARD, WE ASK THAT YOU USE THE RAISE HAND FEATURE BEFORE ASKING A QUESTION OR MAKING A COMMENT. THE RAISE HAND FEATURE CAN BE FOUND IN THE PARTICIPANTS PANEL ON THE DESKTOP AND MOBILE VERSION AND ACTIVATED BY CLICKING THE HAND ICON. PLEASE WAIT FOR THE CHAIR OR FACILITATOR TO RECOGNIZE YOU AND BE SURE TO SELECT UNMUTE AND ANNOUNCE YOURSELF BEFORE YOU SPEAK. WHEN FINISHED SPEAKING, PLEASE LOWER YOUR HAND BY CLICKING ON THE RAISE HAND ICON AGAIN AND MUTE YOUR MICROPHONE.

WE WILL ALSO BE UTILIZING THE CHAT FEATURE TO COMMUNICATE WITH PARTICIPANTS. THE CHAT FEATURE CAN BE ACTIVATED BY CLICKING THE CHAT BUTTON LOCATED ON THE BOTTOM OF THE WEBEX SCREEN.

### CALL-IN USERS CAN UNMUTE BY USING \*6



# Cleveland City Planning Commission

## P r e a m b l e

ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WebEx PLATFORM. THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YouTube.

ALL REQUESTS TO SPEAK ON A PARTICULAR MATTER SUBMITTED THROUGH PROPER CHANNELS HAVE BEEN CONSIDERED. WE HAVE ALSO RECEIVED EMAILS FROM THOSE WHO HAVE PROVIDED WRITTEN COMMENT ON A PARTICULAR MATTER.

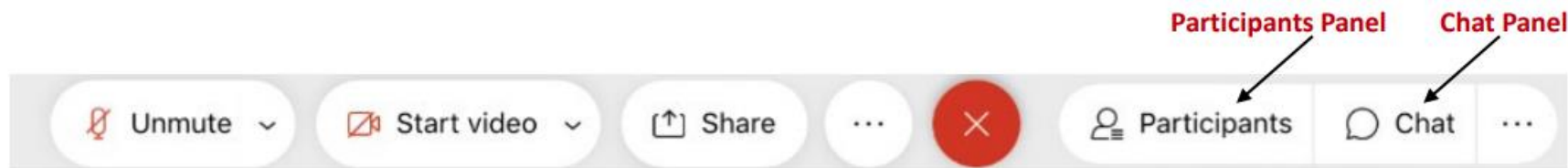
PROPER CHANNELS FOR COMMENTS ARE LISTED BELOW.

COMMUNICATION WITH MEMBERS OF THIS BODY MUST FOLLOW PROPER CHANNELS FOR CONSIDERATION.

ANY COMMENTS RECEIVED BY THE **WEDNESDAY 12:00 PM** DEADLINE ARE COLLECTED BY CITY PLANNING STAFF AND DISSEMINATED TO THE COMMISSION MEMBERS PRIOR TO ANY SCHEDULED MEETING.

## Proper channels for public comment:

- Sending an e-mail to the [cityplanning@clevelandohio.gov](mailto:cityplanning@clevelandohio.gov) address with a comment or a letter
- Calling and/or leaving a message at 216-664-2210
- Sending a letter or dropping off comments at City Hall (601 Lakeside Avenue, Suite 501, Cleveland, OH 44114)



# Cleveland City Planning Commission

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## Meeting Rules and Procedures

- The Chair will call each agenda item and then each applicant will be invited to proceed through their presentation.
- Each presentation should be completed prior to questions and comments from the Commission, in order to facilitate a smooth presentation.
- Once the presentation has concluded, the Chair will ask Planning staff to summarize Design Review Committee recommendations and any public comments received.
- The deadline for public comments is noon on the Wednesday prior to any regularly scheduled City Planning Commission meeting and will be read into the record. Any comments received by the deadline are distributed to Commission members prior to the meeting through Dropbox. Staff will also identify any members of the public present and scheduled to speak.
- Public comment is allowed at the discretion of the Chair and any individual providing public comment is permitted two (2) minutes to speak to the agenda item in which they have an interest.
- The Chair will then request a recommendation from staff, if applicable.
- The Commission will then begin deliberations and project review.
- Any Commission member, except the Chair, may make a motion at any point after an agenda item has been called.

# Cleveland City Planning Commission

## Call to Order and Roll Call

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

February 16, 2024

# Cleveland City Planning Commission

## Approval of Minutes from Previous Meeting



**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

February 16, 2024

# Cleveland City Planning Commission

## Lot Consolidation/Splits

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

February 16, 2024

# Lot Consolidation/Splits

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**For PPN#s 121-19-014, -015, -016, &-017**

**Addresses: 2309, 2311, 2319, & 2325 East 100th Street**

**Presenter: Hanna Cohan Plessner, BR Knez**

February 16, 2024


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East 100th Lot Consolidation - 2309, 2311, 2325, & 2319 East 100<sup>th</sup>  
PPN 121-19-014, 015, 016 & 017

Parcels for consolidation

An official website of the Cuyahoga County government. Here's how you know



Search

City: Entire County

Search By:  Owner  Parcel  Address

12119014

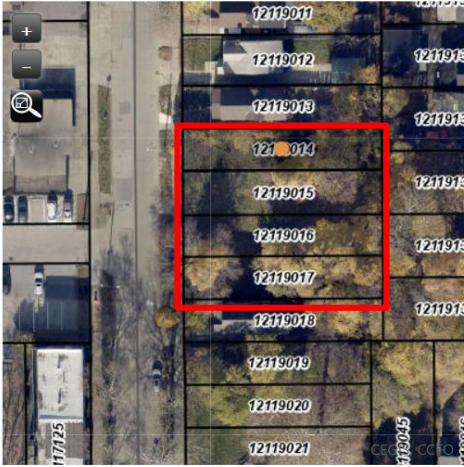
Search Results

PROPERTY DATA
General Information
Transfers
Values
Land
Building Information
Building Sketch
Other Improvements
Permits
Property Summary Report

TAXES
Tax By Year
Pay Your Taxes Online

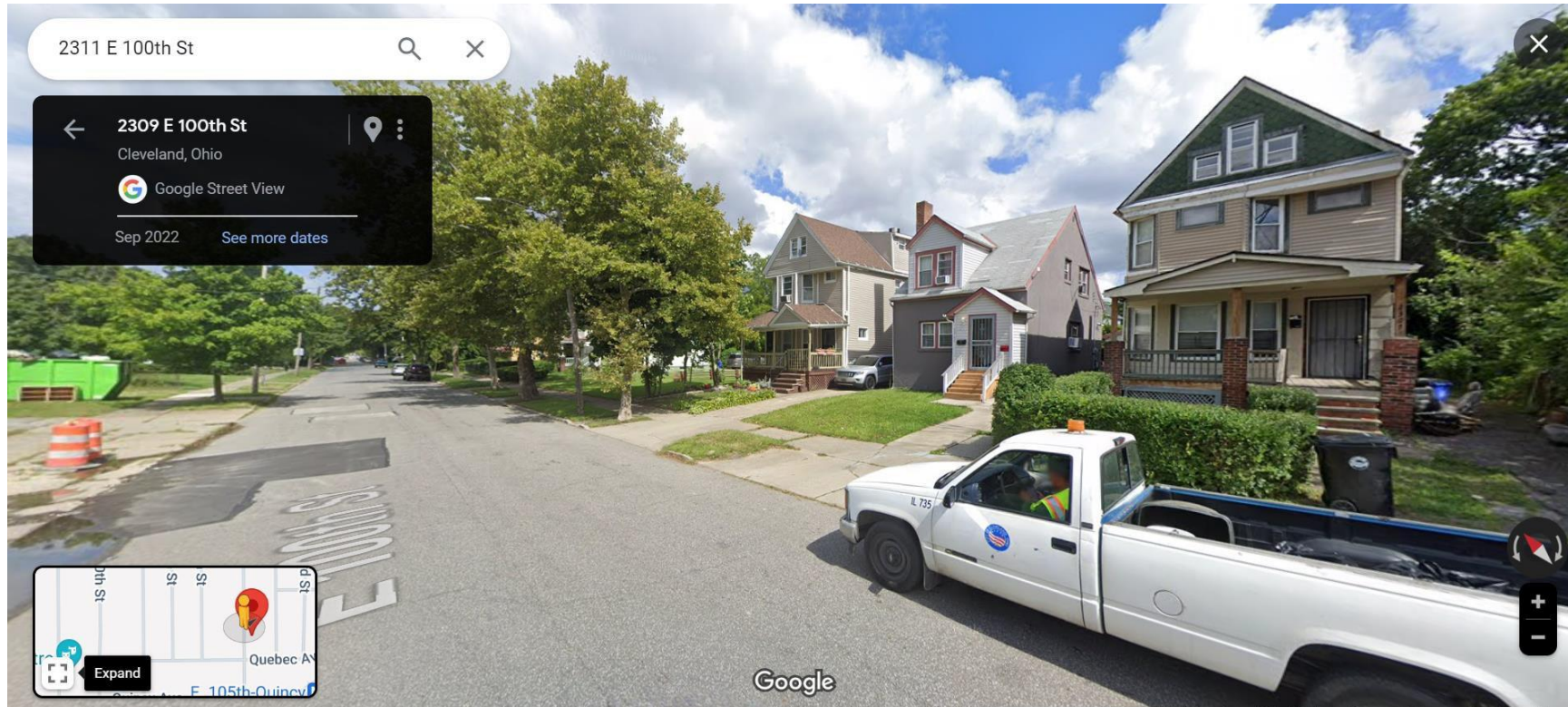
LEGAL RECORDINGS
Get a Document List

ACTIVITY
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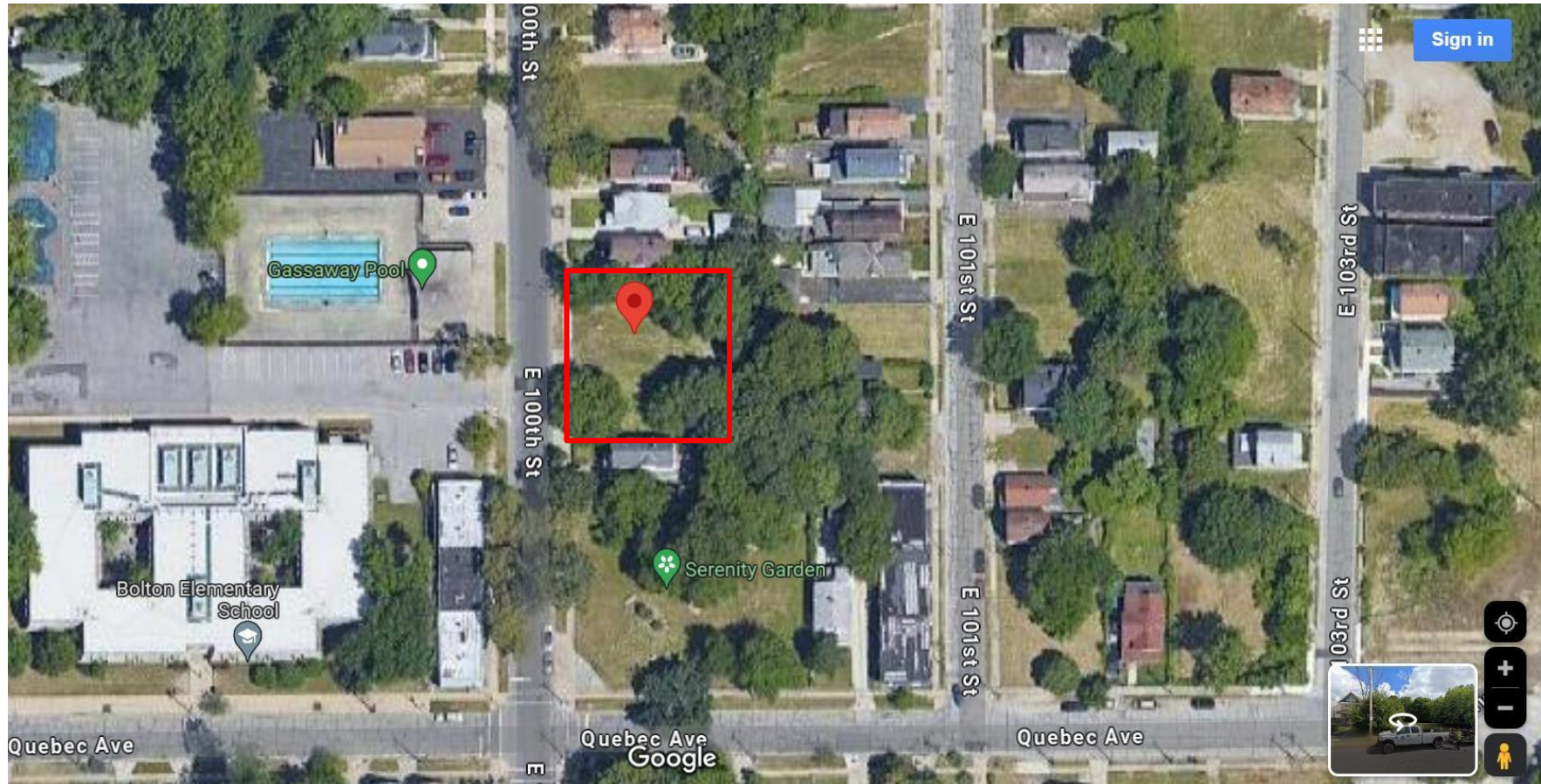
East 100th Lot Consolidation - 2309, 2311, 2325, & 2319 East 100<sup>th</sup>  
PPN 121-19-014, 015, 016 & 017

Existing neighboring homes Street View



East 100th Lot Consolidation - 2309, 2311, 2325, & 2319 East 100th  
PPN 121-19-014, 015, 016 & 017

Existing vacant lots arial view



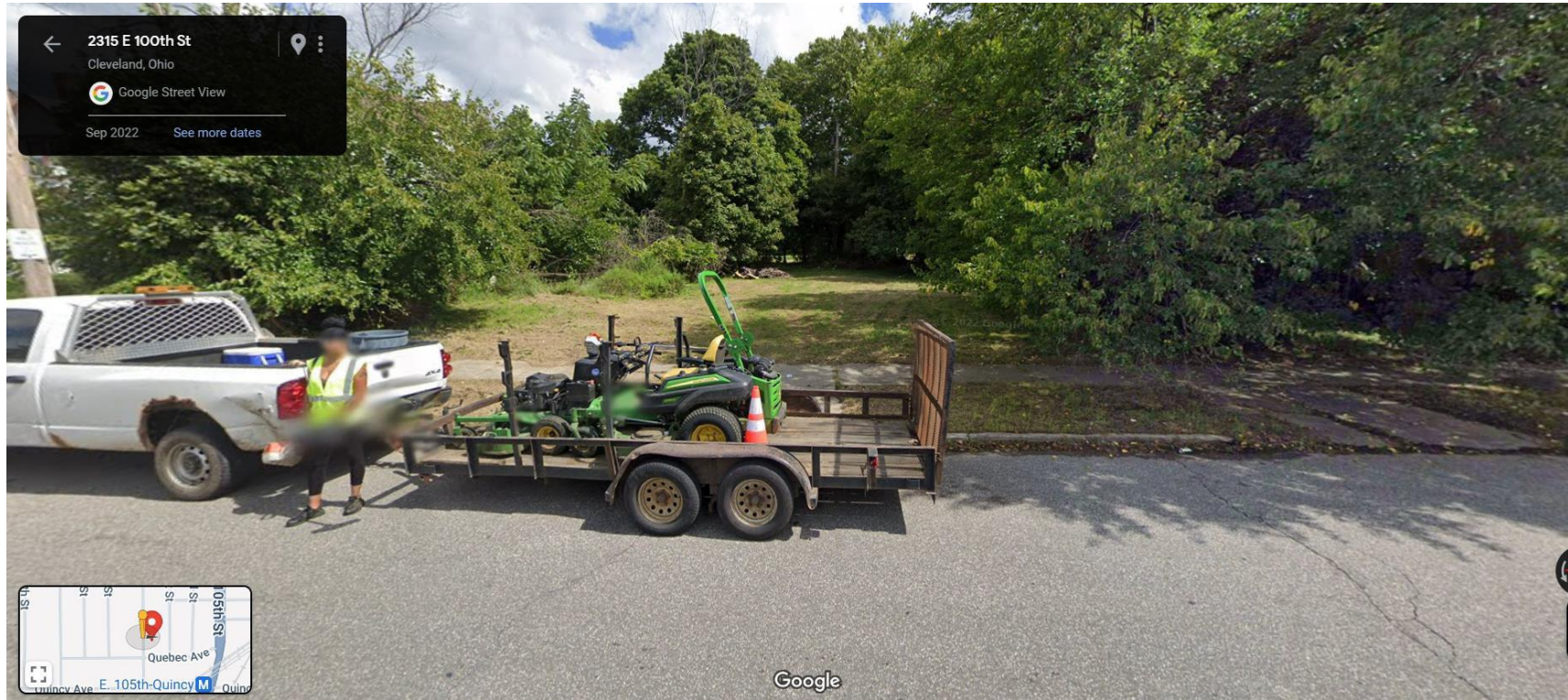
East 100th Lot Consolidation - 2309, 2311, 2325, & 2319 East 100<sup>th</sup>  
PPN 121-19-014, 015, 016 & 017

Street View



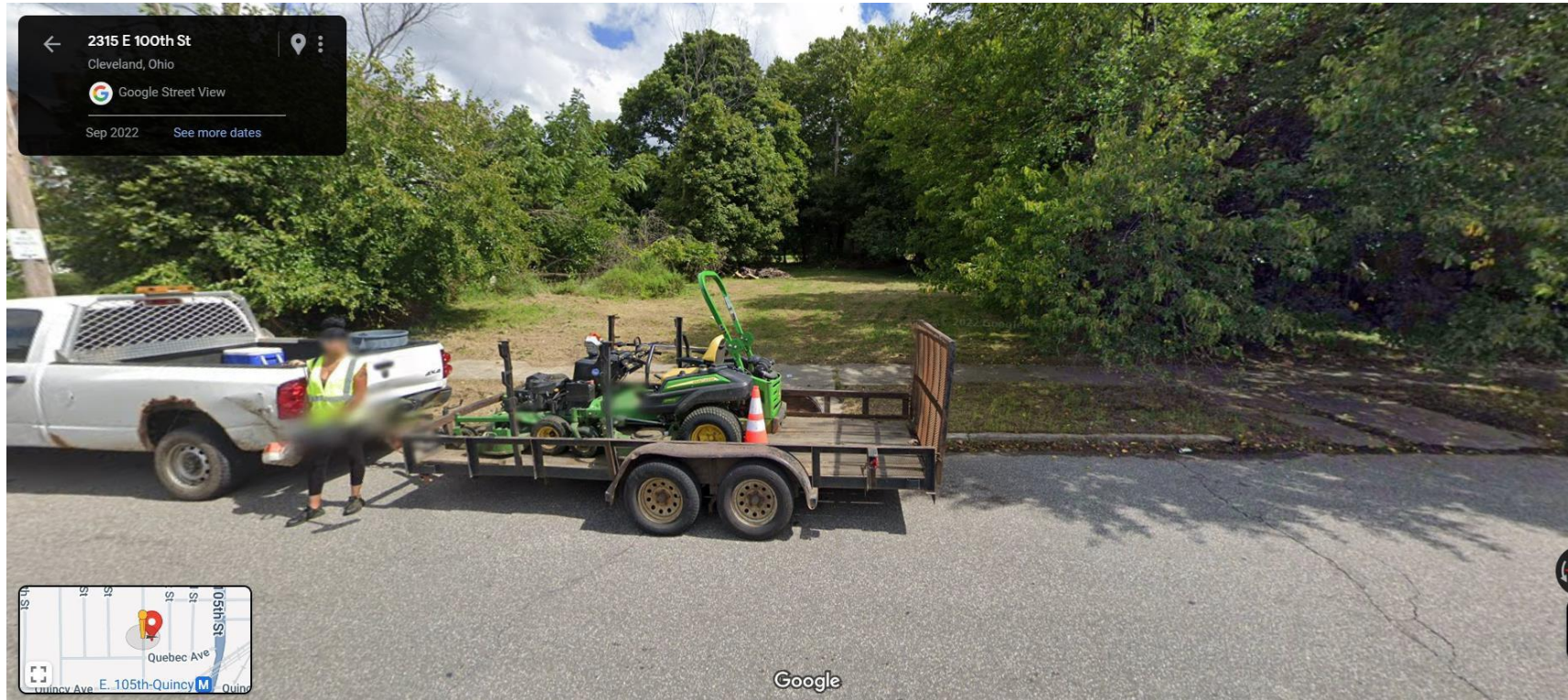
East 100th Lot Consolidation - 2309, 2311, 2325, & 2319 East 100<sup>th</sup>  
PPN 121-19-014, 015, 016 & 017

Street View



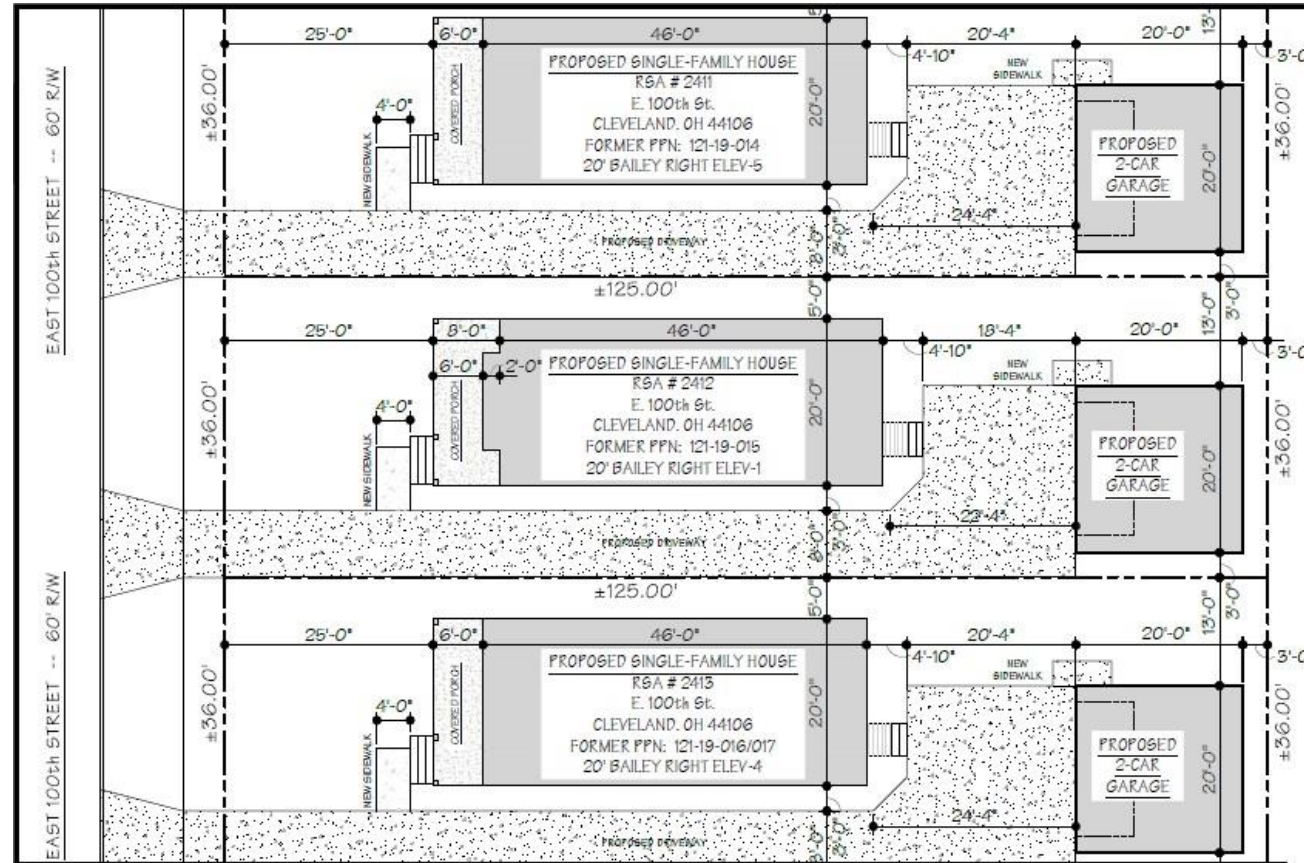
East 100th Lot Consolidation - 2309, 2311, 2325, & 2319 East 100<sup>th</sup>  
PPN 121-19-014, 015, 016 & 017

Street View



East 100th Lot Consolidation - 2309, 2311, 2325, & 2319 East 100th  
PPN 121-19-014, 015, 016 & 017

Proposed Site Plan



East 100th Lot Consolidation - 2309, 2311, 2325, & 2319 East 100<sup>th</sup>  
PPN 121-19-014, 015, 016 & 017

Proposed House Plans





# Lot Consolidation/Splits

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**For PPN#s 106-20-036, -035, & -034**

**Addresses: 1655, 8112 & 8116 Linwood Avenue**

**Presenter: Anna Sarto, City of Cleveland**

February 16, 2024

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**Reference Surveys**

Consolidation Plat, Volume 286, Page 97 of Cuyahoga County Map Records. (Aztech)  
 Consolidation Plat, Volume 317, Page 73 of Cuyahoga County Map Records. (Dudley)  
 Plat of Consolidation, Volume 335, Page 13 of Cuyahoga County Map Records. (335/13)  
 Plat of Partition & Consolidation, Volume 356, Page 30 of Cuyahoga County Map Records. (Bruckner)  
 City of Cleveland Survey Records. (CSR)  
 Current and Historical Cuyahoga County Tax Maps.

**Ownership Table**

P.N.	Ownership	Recording Information
106-20-036	Anthony J. Forbes	AFN 202002140313
106-20-035	City of Cleveland Reutilization Program	AFN 20231006034
106-20-034	ALM Landscaping LLC	AFN 202110270315
106-20-033	City of Cleveland Reutilization Program	Volume 95-00897, Page 11
106-20-072	ALM Landscaping LLC	AFN 20171030378
106-20-077	Dorothy A. Pitts Clifford Pitts III Corrier P. Pitts	AFN 202207150106

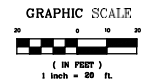
**City Approvals**

This Plat of Lot Split and Consolidation is accepted and approved by the Planning Director of the City of Cleveland, Ohio this \_\_\_\_ day of \_\_\_\_\_, 2024.

Joyce Pan Huang - Planning Director

This Plat of Lot Split and Consolidation is accepted and approved by the Platting Commissioner of the City of Cleveland, Ohio this \_\_\_\_ day of \_\_\_\_\_, 2024.

Richard Switalski - Platting Commissioner



**LEGEND**

- ☒ = Monument Box Found
  - = Iron Pin Found
  - = Iron Pipe Found
  - = 5/8"x30" Iron Pin Set
  - ⊙ = Drill Hole Set / Found
  - ➔ = P.A. Nail Set / Found
  - ⊕ = Centerline
  - ⊖ = Property Line
- Parcel / Sublot line  
 Original Parcel / Sublot Line  
 Original Lot / Section Line  
 Centerline  
 Subject Property Line  
 Right-of-way Line  
 Easement Line

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PSG747-PSB646"

**Basis of Bearings**

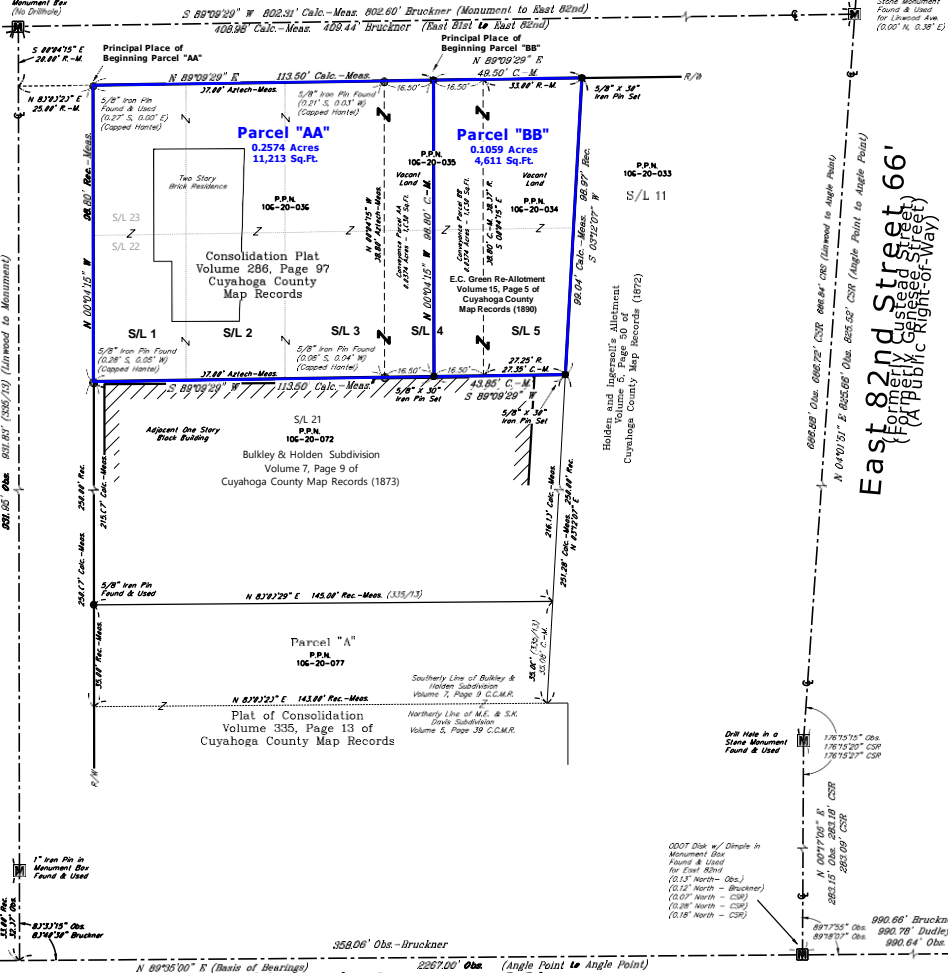
The centerline of Hough Avenue N.E. as North 89°35'00" East as shown in the Plat of Consolidation of Hough Green Space as recorded in AFN. 202310160493 of Cuyahoga County Records.

**Linwood Avenue 40'**  
(Formerly Linwood Street)  
(Formerly Gould Street)  
(A Public Right-of-Way)

**East 81st Street 50'**  
(Formerly Park Place Street)  
(Formerly Park Street)  
(A Public Right-of-Way)

**East 82nd Street 66'**  
(Formerly Custard Street)  
(Formerly Custard Street)  
(A Public Right-of-Way)

**Hough Avenue 66'**  
(A Public Right-of-Way)



**Plat of Lot Split and Consolidation**  
 and  
**Consolidation**  
 P.P.N. 106-20-036  
 P.P.N. 106-20-034  
 P.P.N. 106-20-035  
 Creating  
 Parcels "AA" and "BB"  
 City of Cleveland, Ohio

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being all of Sublot Nos. 1, 2, 3, 4 and 5 in the E.C. Green's Re-Allotment of part of part of the Original 100 Acre Lot No. 391 as shown by the plat recorded in Volume 15, Page 5 of Cuyahoga County Map Records, also known as being the property shown on the Consolidation Plat for Monte Carlo Homes on the plat recorded in Volume 286, Page 97 of Cuyahoga County Map Records.

**Owners Acceptance**

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Plat of Lot Split and Consolidation of the same.

P.P.N. 106-20-036  
 Anthony J. Forbes

**Notary**

State of \_\_\_\_\_  
 County of \_\_\_\_\_  
 Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.  
 In witness whereof, I have hereunto set my hand and official seal at this \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public

My commission expires \_\_\_\_\_

**Owners Acceptance**

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Plat of Lot Split and Consolidation of the same.

P.P.N. 106-20-034  
 ALM Landscaping LLC  
 Andrew Moths

**Notary**

State of \_\_\_\_\_  
 County of \_\_\_\_\_  
 Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.  
 In witness whereof, I have hereunto set my hand and official seal at this \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public

My commission expires \_\_\_\_\_

**Certification**

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are on assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.



*Peter J. Gaurloff*  
 Peter J. Gaurloff P.S. No. 8646  
 January 1, 2024 Date

**Drawn By**

RDK, BS

**Approved**

PJG PS NO. 8646



LAND SURVEYING - ENGINEERING - DESIGN  
 3800 LAKESIDE AVENUE, SUITE 100  
 CLEVELAND, OHIO 44114  
 PHONE: (216) 491-2000 FAX: (216) 491-9640  
[www.riverstone.com](http://www.riverstone.com)

81777-1001 and 1002 S. LINWOOD AVENUE

Cleveland, Ohio

Google Street View

Sep 2022 See more dates



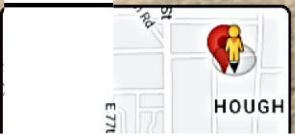
LAND BANK

APPLICANT

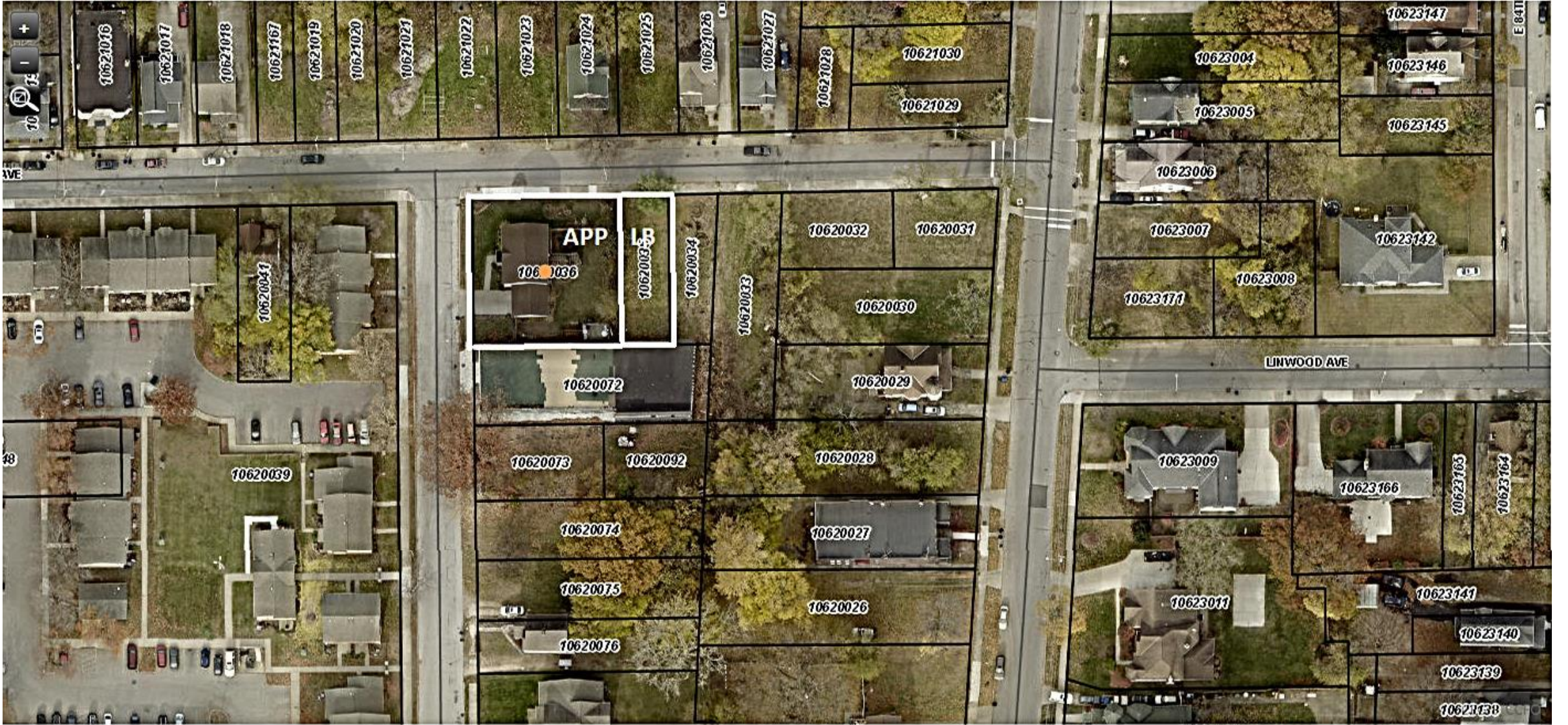
Lawnview Ave  
5th rd  
\$1  
SEARCH

BACK OF APPLICANT'S PROPERTY

LAND BANK







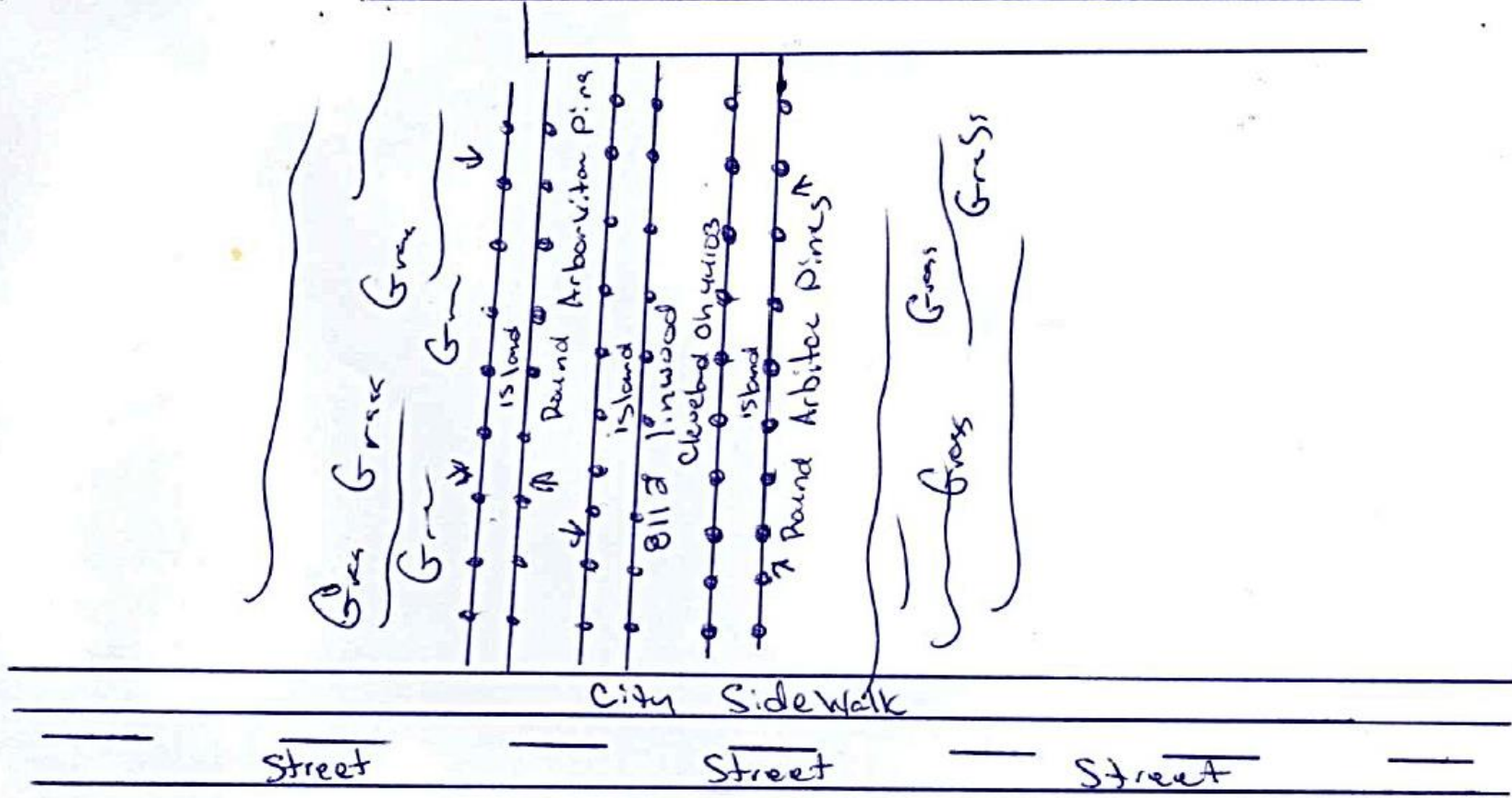
(Signatures by all owners required)

Andrew Macfarlane

Date: 2-8-2023

Draw a Detailed Site Plan below or attach on a separate sheet.  
(See example on pg. 2 of the Application Guide)

Building 16661 E. 81st



Proposed Improvements

# Cleveland City Planning Commission

## Conditional Use: Townhouse In Two-family District

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

February 16, 2024



# Conditional Use: Townhouse In Two-family District

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**For PPN#s 004-05-049 & 004-07-002**

**Addresses: 1830 & 1831 Brevier Avenue**

**Per Section 343.23(e)(2)**

February 16, 2024

**Presenter: Xavier Bay, Staff Planner**

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# Conditional Use: Townhouse In Two-family District

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**1831 Brevier Avenue**  
**City Planning Commission Hearing**  
**February 16, 2024**

February 16, 2024



**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

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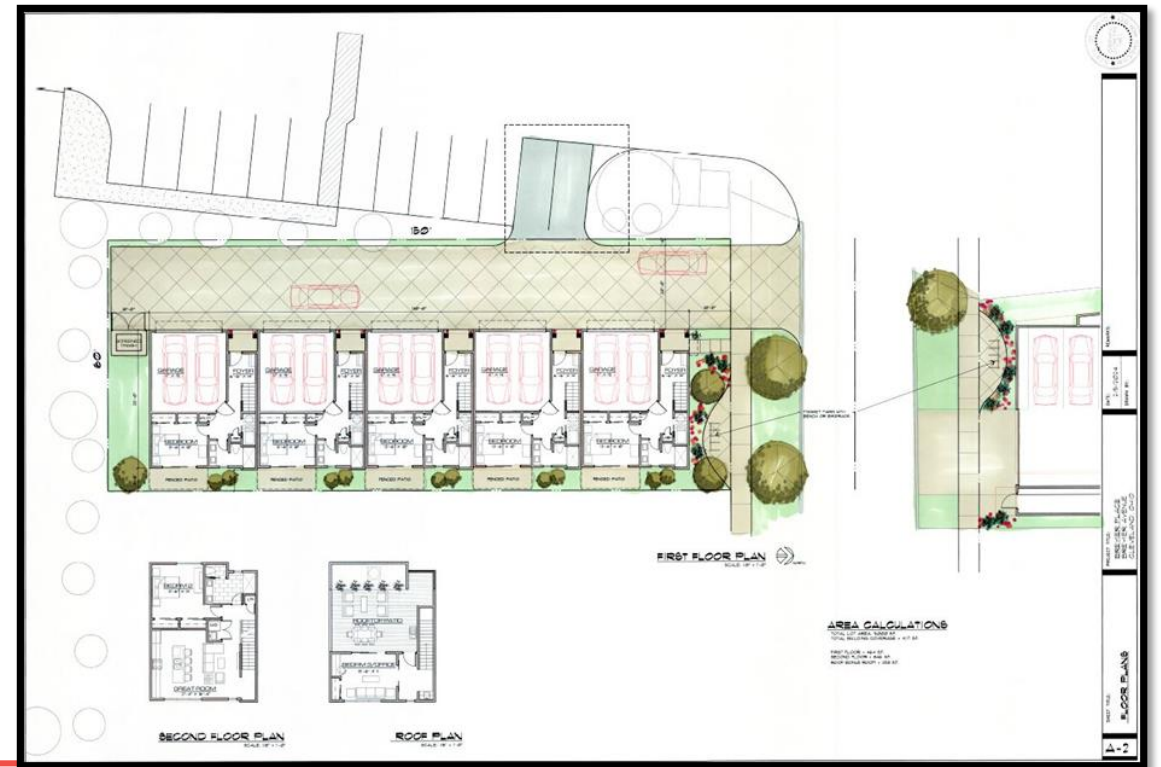
**CITY PLANNING COMMISSION**

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# Conditional Use: Townhouse In Two-family District

Parcel is in a Two-Family Residential District fronting Brevier Avenue.

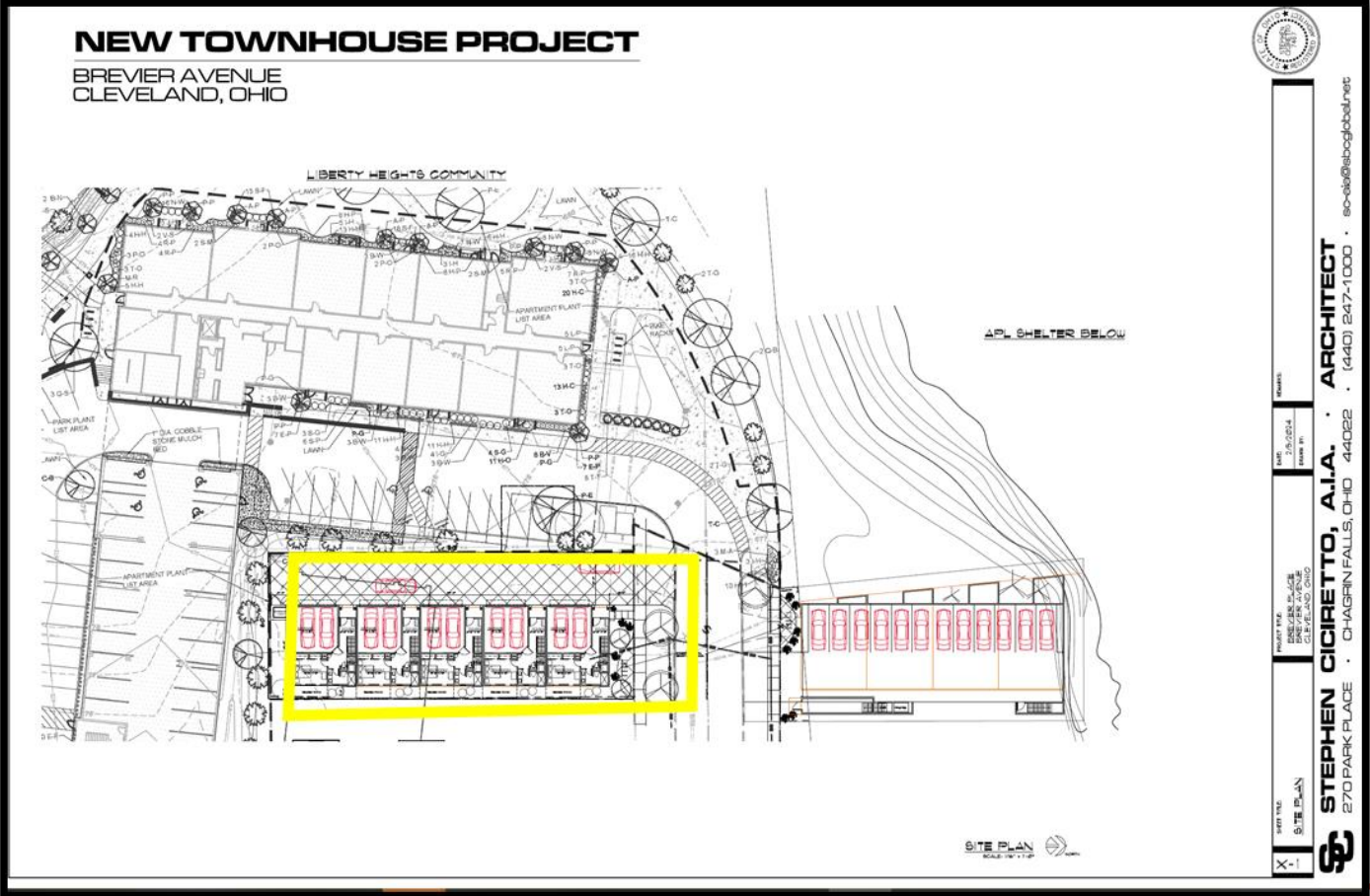
February 16, 2024



# Conditional Use: Townhouse In Two-family District

Per §337.031(h)(2): In any zoning district where a townhouse use is not permitted by right (ex. Single Family, Two (2) Family), the City Planning Commission shall determine, based on the application of division (e) of this section, if a townhouse use shall be permitted.

February 16, 2024



# Conditional Use: Townhouse In Two-family District

(e)

•Is the development visually compatible with nearby properties in scale, height, setbacks, orientation to existing streets, roof lines, architectural character, materials, colors, and proportions of architectural features

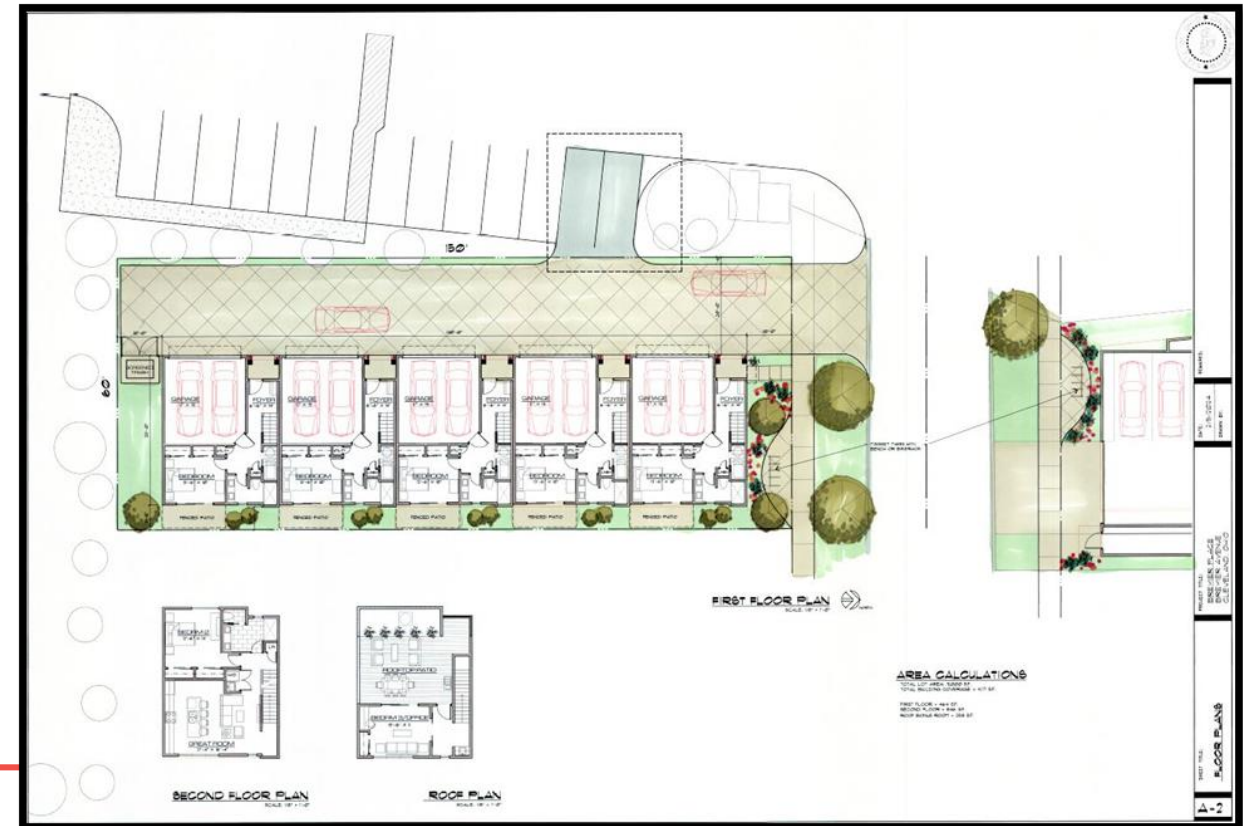
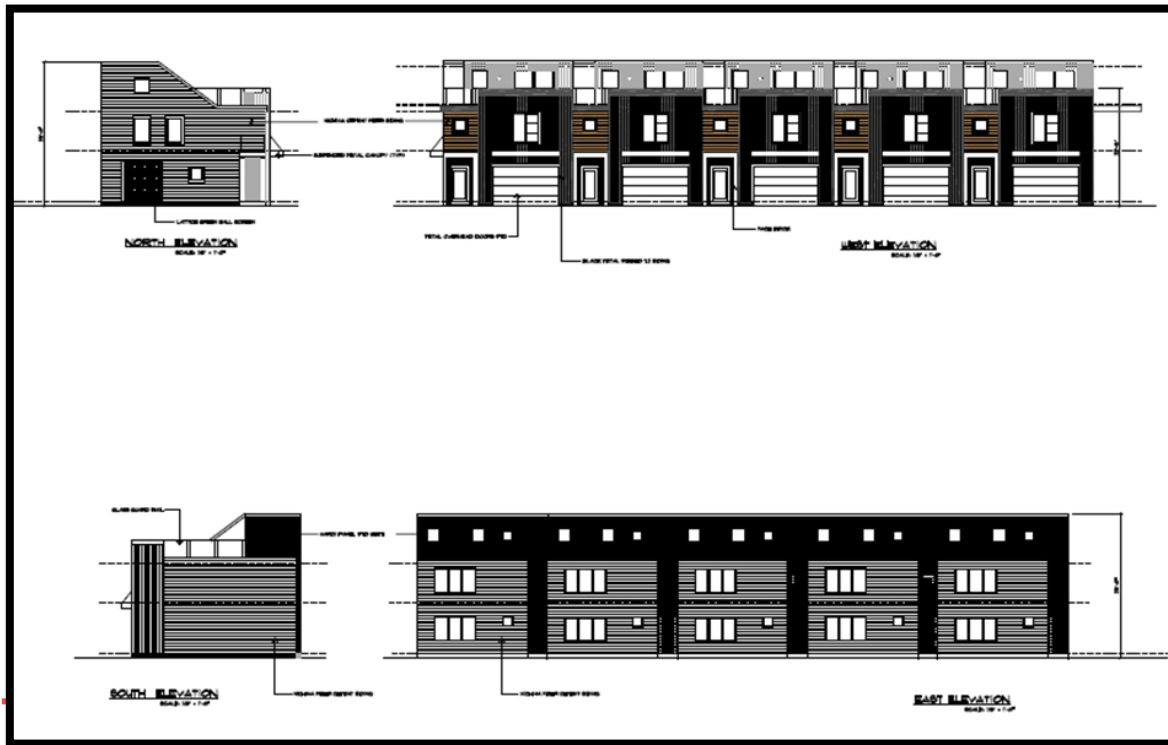
February 16, 2024



# Conditional Use: Townhouse In Two-family District

- (e)
  - Is the development site layout arranged so as to create visual interest, promote security/safety, promote safe, efficient and comfortable pedestrian & vehicle circulation, conserve natural features and provided useable common and private open space?

February 16, 2024



# Cleveland City Planning Commission

## Near West Design Review

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

February 16, 2024

# Near West Design Review

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**NW2023-036 – Brevier Townhomes New Construction: Seeking  
Conceptual Approval**

**Project Addresses: 1830 & 1831 Brevier Avenue**

**Project Representative: Casey Marks, Marks Building Co.**

February 16, 2024

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**Ward 3- Councilmember McCormack**

***SPA: Tremont***





City of Cleveland

Justin Bibb, Mayor

City Planning Commission



Cleveland City Hall
601 Lakeside Avenue, Room 501
Cleveland, Ohio 44114
T: 216/664-2210 F: 216/664-3281
www.planning.clevelandohio.gov

Planning Commission/Design Review Application

DATE: 12/11/23

PROJECT NAME: Brevier Place Townhomes (Final Name TBD)

PROJECT ADDRESS: 1831 Brevier Avenue, Cleveland, OH 44113 (1830 Brevier Avenue, Clev

PROJECT LOCATION (if no address):

CONTACT PERSON (for design review): Casey Marks

COMPANY: 1080 Development

PHONE: 4402890707

EMAIL: casey@marksbuilding.com

OWNER: 1080 Development

ARCHITECT/ CONTRACTOR: SteveCicirelto

PROJECT TYPE: [X] New Building [ ] Rehabilitation [ ] Addition [ ] Sign [ ] Fence [ ] Parking

USE TYPE: [X] Residential [ ] Commercial [ ] Industrial [ ] Institutional [ ] Mixed-Use

Review Level: [ ] Storefront [ ] Conceptual [X] Schematic Design [ ] Final Design Development

I, the undersigned, have received a copy of the Cleveland City Planning Commission's "Design Review: A Guide for Applicants" and agree to follow its guidance in proceeding through the design review process for the subject project.

Handwritten signature and date 12/11/23

Signature and date

(For staff use only)

Received by:

Design Review District Name:

Assigned Review Case Number:

This project includes the development of two undeveloped, treeless parcels on Brevier Avenue, 1830 and 1831, which sit across the street from each other. The concept is to provide two residential products, which includes 5, 3 bedroom townhomes on the south side of the street, and, 8-10 flats in a common building structure on the north side. The intent is to develop the streetscape on either side of the street to blend, along with the building colors and siding elements, acting as a singular development, and, serving as a transitional zone between the 1-2 family structures on Brevier to the east, to the larger townhome and apartment buildings being constructed to the west. The Townhome project on the south side will be completed first, and, the north side project will be considered phase 2, to be constructed after phase 1 is completed.

There are a total of 13-15 units, and, the properties share common elements such as the pocket parks on the street and a total of up to 24 parking spaces, with 2 car garages for each town home, and, 12 spaces for the flats, not including street parking. There are also 2 additional spaces included as an anticipated, that are attained by working with the neighboring developer in a shared concept, which allowed their parking layout to change from directional angled parking, to head in, allowing their parking to work better as cars enter their site from either direction.

The south side of the street is zoned for 2 family housing, while the north side of the street is zoned multifamily housing. It is anticipated that the south side of the street will require zoning consideration. No other variances are anticipated for the project.

We anticipate a preliminary cost of the townhome construction to be around \$235,000 per unit totaling around \$1,175,000 for 5 units. Each townhome will have 1,668 sq foot of finished living space with a rooftop deck. The anticipated final value for each unit is \$450,000 for each of the 5 townhomes at 1831 Brevier Avenue, Cleveland, OH. We anticipate a mid/high end rental product .

There will also be a roof top communal space in phase 2 at 1830 Brevier, Cleveland, OH which is still under preliminary design and additional parking. Blending into the Lincoln Heights community plan is important as we view this as the gateway to the much larger development occurring next door to the west. Visually we hope to leave a product that appears to have always been part of the community, and serve as a transitional element from the smaller scale housing, to the larger development to the west.

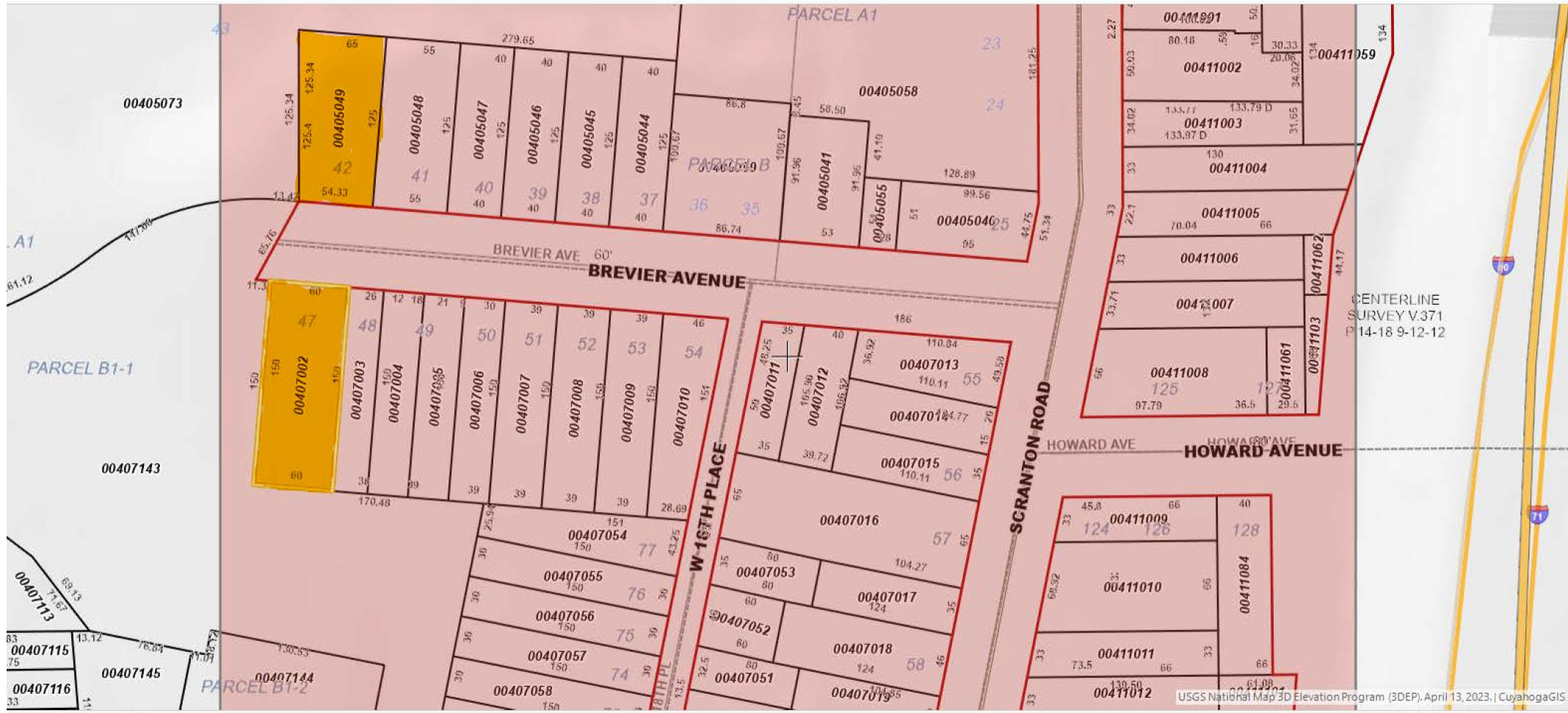
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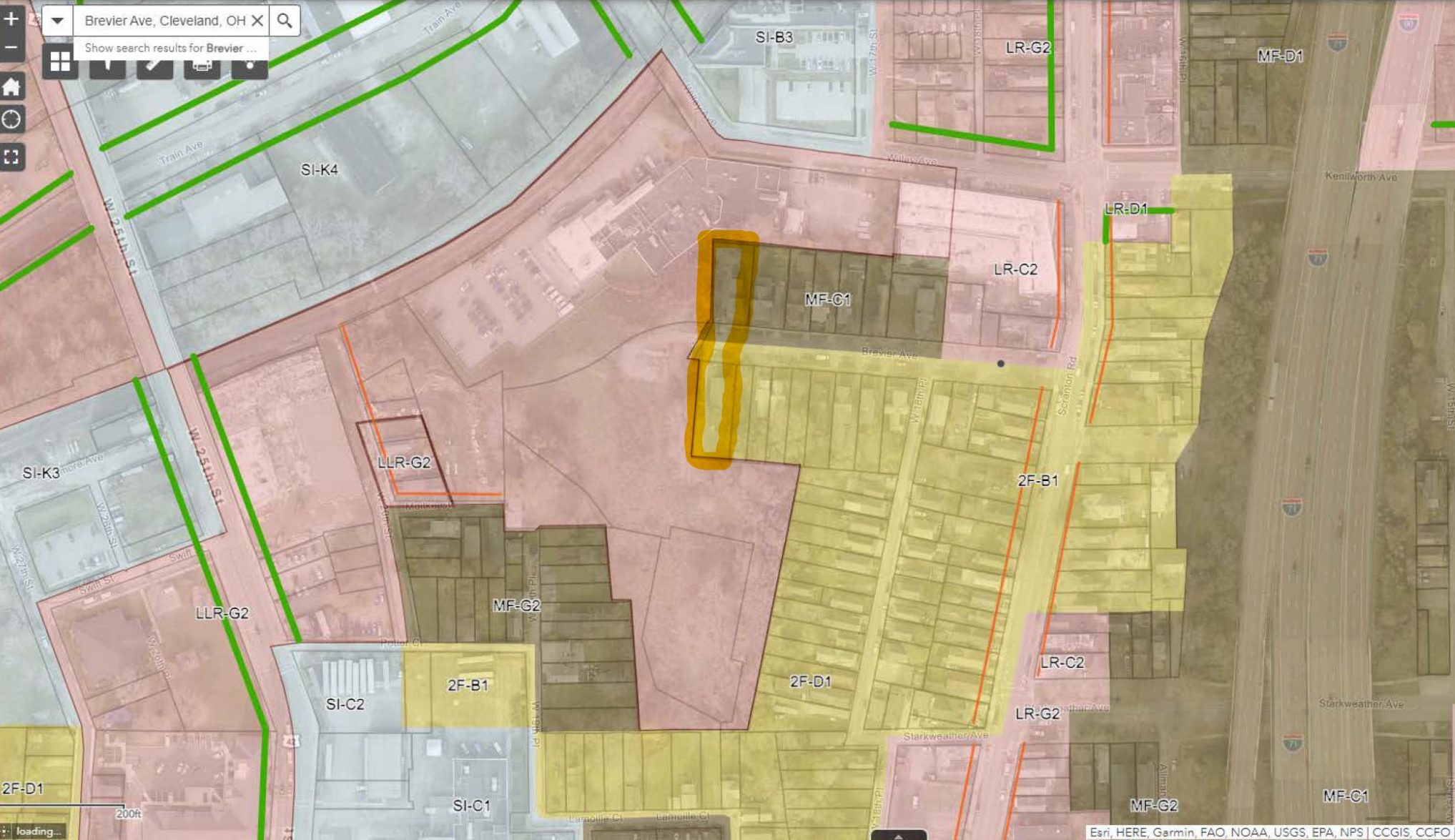
Casey Marks, COO

Marks Building Company

440-289-0707

www.marksbuilding.com





### Legend

**Planner Assignment Areas**

- [Blue square icon]

**Specific Setbacks**

- Active: [Orange line]

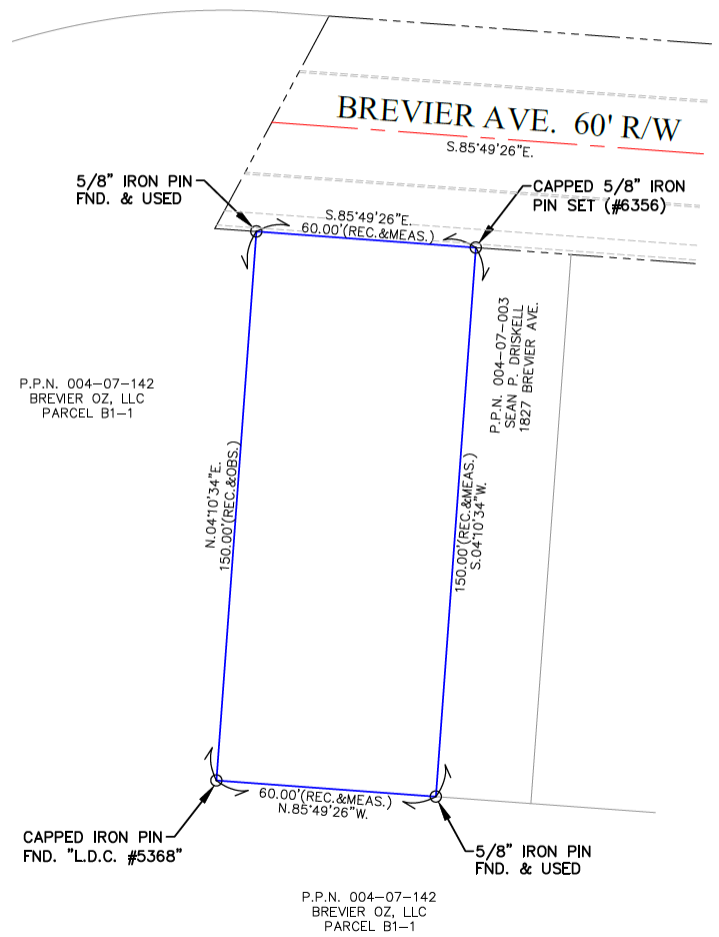
**Overlay Frontage Lines**

Frontage Type

- PRO Special Sign Provision: [Purple line]
- PRO Street Frontage: [Red line]
- Urban Frontage Line: [Green line]

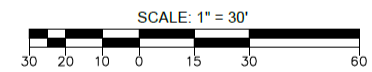
**Zoning**

- Downtown Residential: [Pinkish-brown swatch]
- General Industry: [Light purple swatch]
- General Retail Business: [Light red swatch]
- Institutional-Research District: [Dark grey swatch]
- Limited One Family: [Light yellow swatch]
- One Family: [Yellow swatch]
- Limited Retail Business: [Light pink swatch]
- Local Retail Business: [Light red swatch]
- Limited Multi-Family: [Light green swatch]
- Multi-Family: [Green swatch]
- Midtown Mixed-Use District: [Orange swatch]
- Open Space Recreation: [Light green swatch]
- Parking District: [Grey swatch]
- Residence Office: [Light purple swatch]
- Residence-Industry: [Light yellow swatch]
- Semi-Industry: [Light blue swatch]



**SURVEY FOR: 1080 DEVELOPMENT LLC**  
**1831 BREVIER AVE.**  
 BEING SUBLOT No. 47 OF ALFRED KELLOGG'S SUBDIVISION OF PART OF ORIGINAL BROOKLYN TOWNSHIP LOT No. 87, AS RECORDED IN VOLUME 11, PAGE 48 OF CUYAHOGA COUNTY RECORDS.  
 SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA, STATE OF OHIO  
 P.P.N. 004-07-002

- LEGEND:**
- P.P.N. : INDICATES PERMANENT PARCEL NUMBER
  - S/L : INDICATES SUB-LOT
  - S/B : INDICATES SETBACK
  - S/Y : INDICATES SIDE YARD
  - FND. : INDICATES FOUND
  - REC. : INDICATES RECORD
  - OBS. : INDICATES OBSERVED
  - CALC. : INDICATES CALCULATED
  - MEAS. : INDICATES MEASURED
  - MON. : INDICATES MONUMENT
  - IRON PIN
  - ⊙ IRON PIPE
  - MONUMENT BOX
  - SUBJECT PROPERTY LINE
  - PROPERTY LINE
  - - - RIGHT-OF-WAY LINE
  - - - CENTERLINE

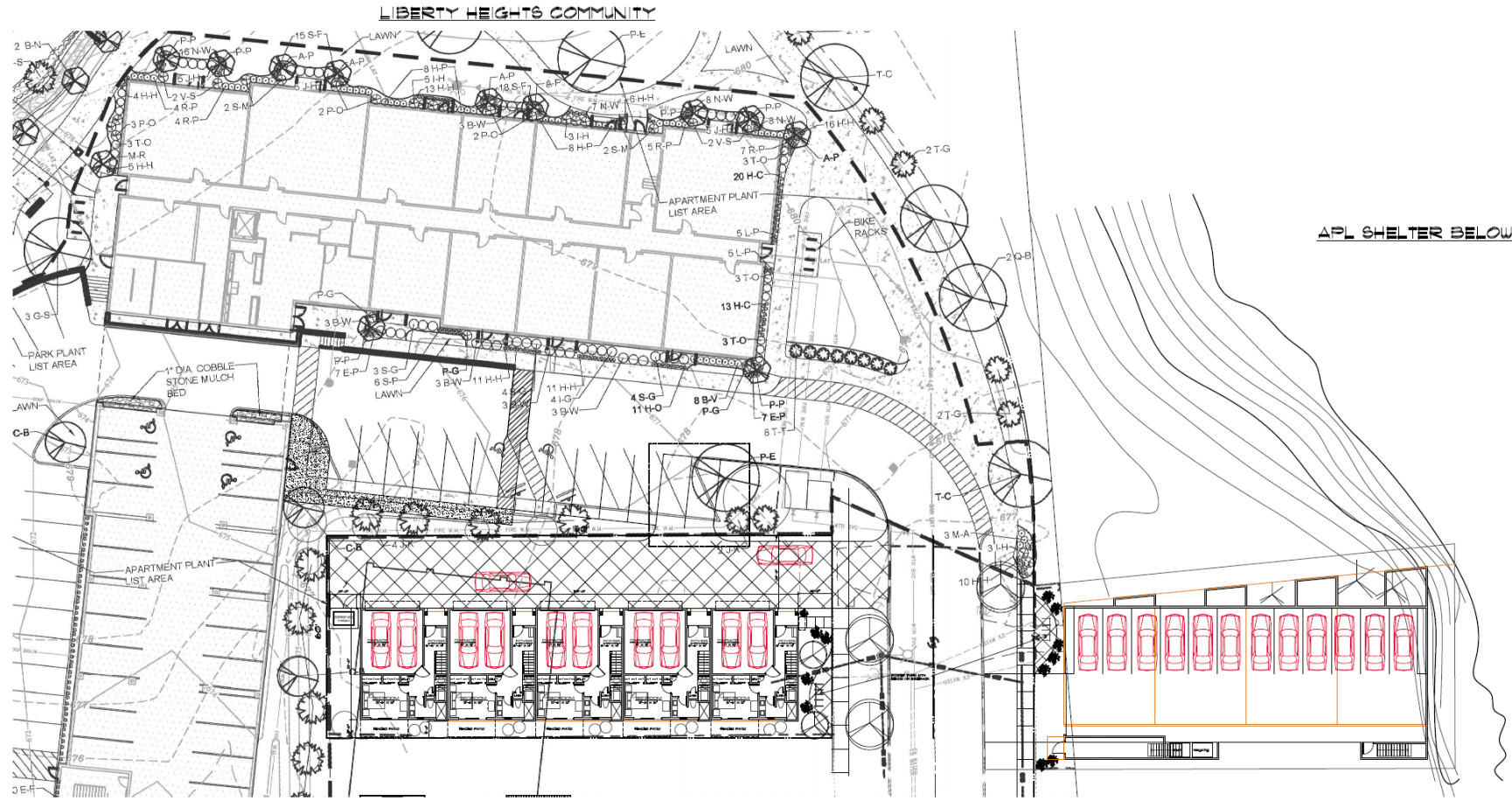


**JOHN C. SKONIECZNY, P.S.**  
 7739 VIEWMOUNT DR.  
 CONCORD TWP. OHIO 44077  
 440-537-4111  
 DATE: DECEMBER 13, 2023

DRW'G #23-3688

# NEW TOWNHOUSE PROJECT

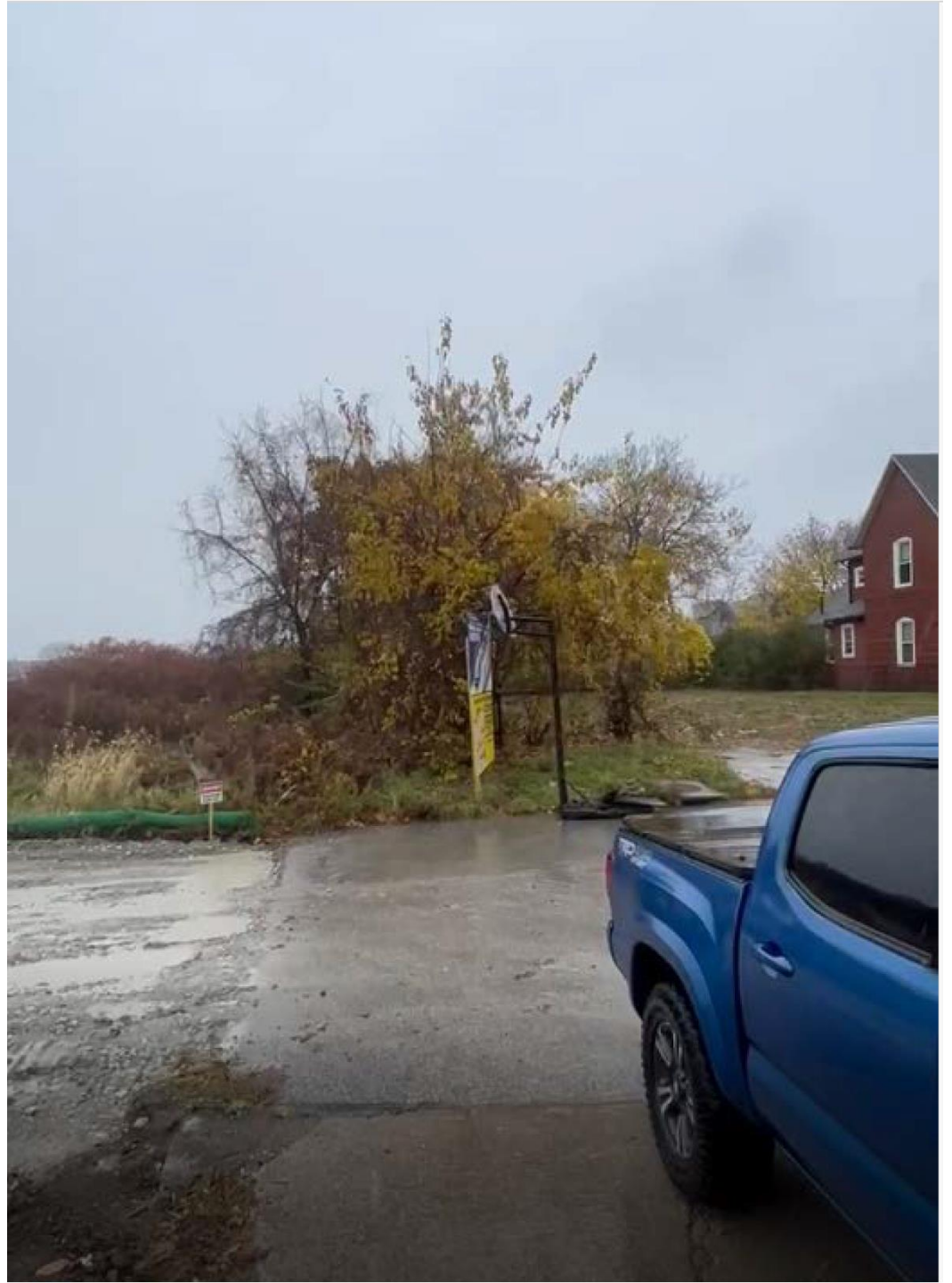
BREVIER AVENUE  
CLEVELAND, OHIO



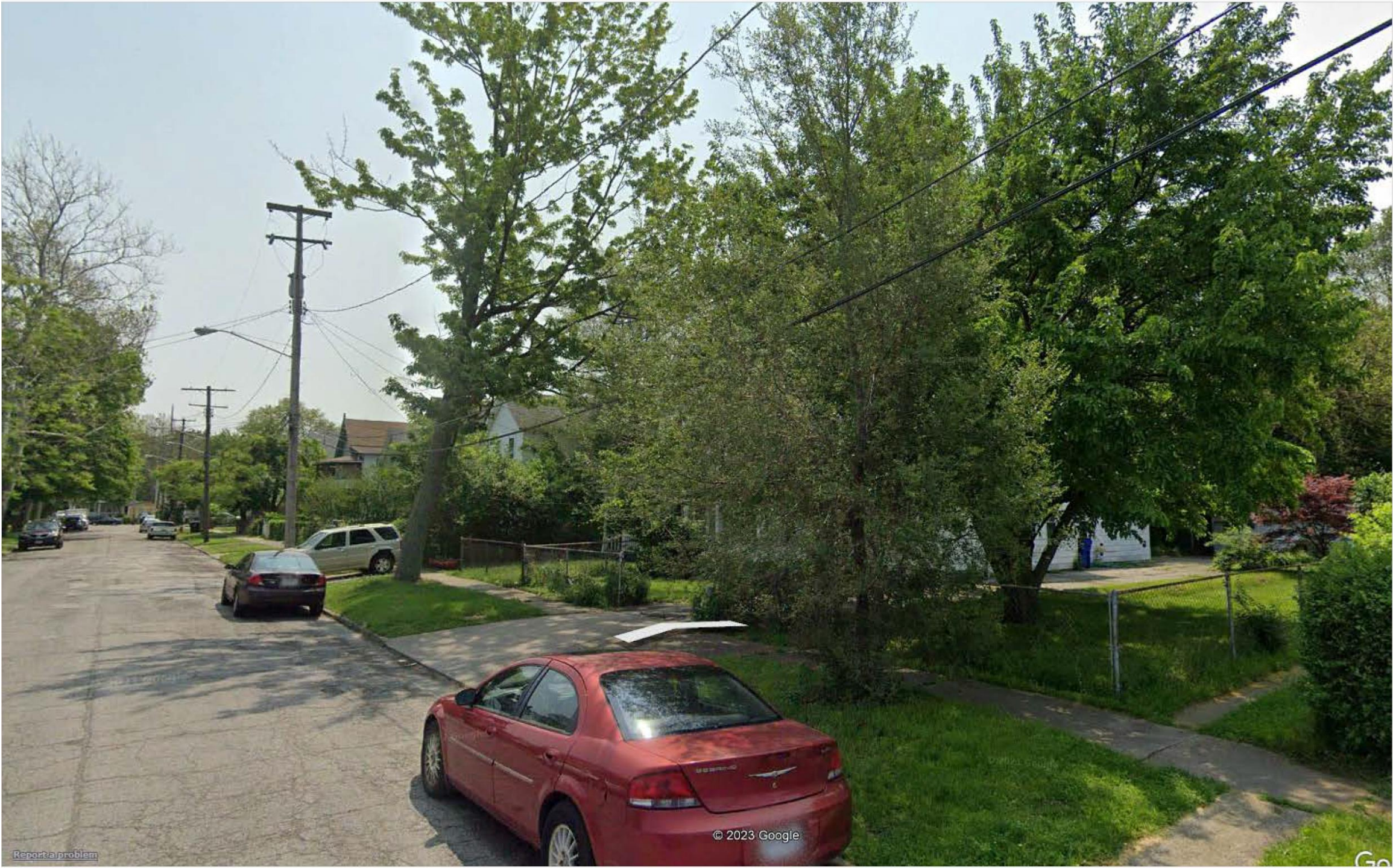
SITE PLAN  
SCALE: 1/8" = 1'-0"  
NORTH

X-1	SHEET TITLE: <b>SITE PLAN</b>	PROJECT TITLE: BREVIER PLACE BREVIER AVENUE CLEVELAND, OHIO	DATE: 7/15/2014	REMARKS:
			DRAWN BY:	

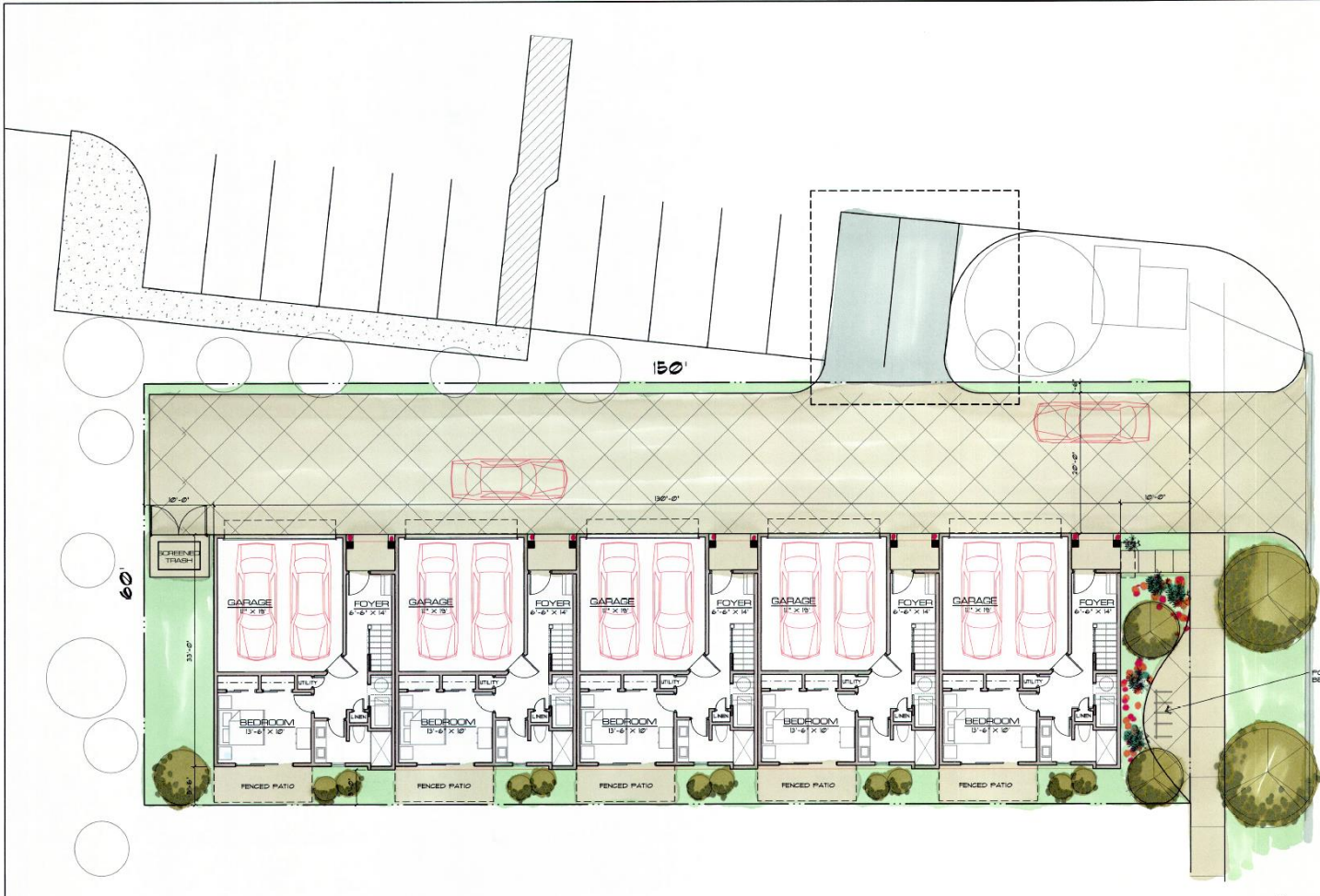
**STEPHEN CICIRETTO, A.I.A.** ARCHITECT  
270 PARK PLACE • CHAGRIN FALLS, OHIO 44022 • (440) 247-1000 • [sc-ata@sbcglobal.net](mailto:sc-ata@sbcglobal.net)



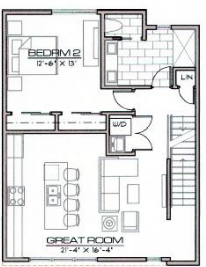
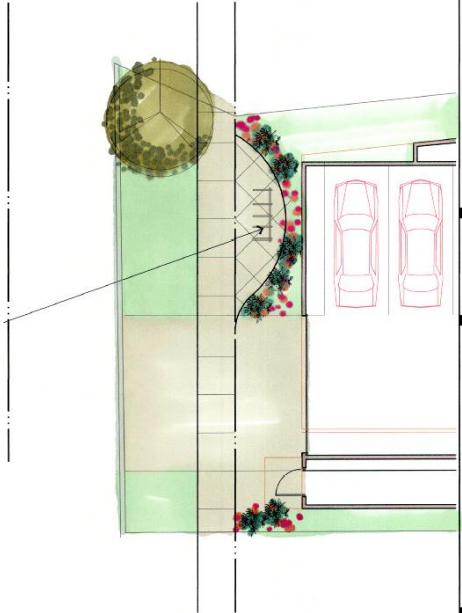




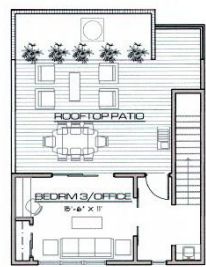




**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

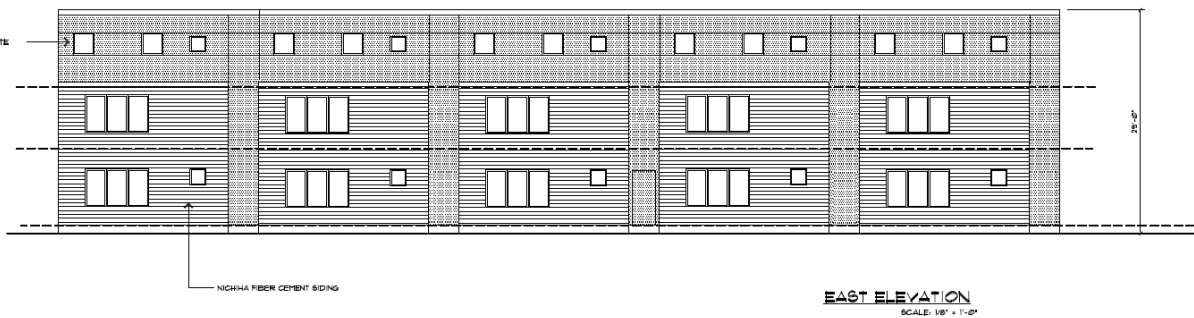
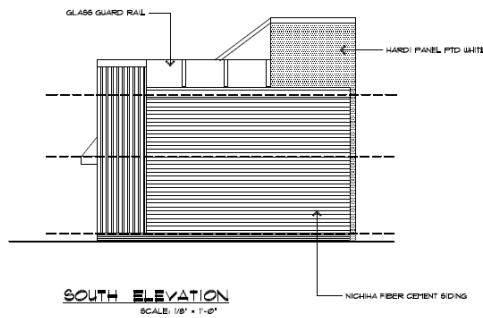
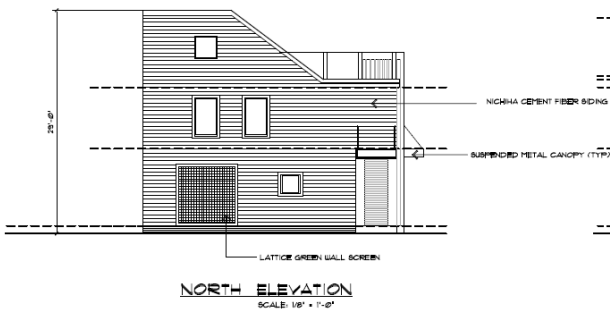


**ROOF PLAN**  
SCALE: 1/8" = 1'-0"

**AREA CALCULATIONS**  
TOTAL LOT AREA = 5800 SF.  
TOTAL BUILDING COVERAGE = 4111 SF.

FIRST FLOOR = 444 SF.  
SECOND FLOOR = 846 SF.  
ROOF BONUS ROOM = 358 SF.

SHEET TITLE: <b>FLOOR PLANS</b>	PROJECT TITLE: BREVIER PLACE BREVIER AVENUE CLEVELAND, OHIO	DATE: 7/5/2024	REVISIONS:
		DRAWN BY:	



REMARKS:  
DATE: 2/5/2024  
DRAWN BY:  
PROJECT TITLE: BREVIER PLACE  
270 PARK PLACE  
CLEVELAND, OHIO

SHRIT TITLE:  
ELEVATIONS

**SC** **STEPHEN CICIRETTO, A.I.A.** ARCHITECT  
270 PARK PLACE • CHAGRIN FALLS, OHIO 44022 • (440) 247-1000



WEST ELEVATION  
SCALE: 3/8" = 1'-0"

△ - 6  
ELEVATIONS

PROJECT TITLE:  
BREWERS PLACE  
CLEVELAND, OHIO

DATE:  
2/9/2024  
DRAWN BY:

REMARKS:

**SC** **STEPHEN CICIRETTO, A.I.A.** · ARCHITECT  
270 PARK PLACE · CHAGRIN FALLS, OHIO 44022 · (440) 247-1000

# Cleveland City Planning Commission

## Staff Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

February 16, 2024

# Cleveland City Planning Commission

## Far West Design Review

---



**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

February 16, 2024

## **FW2023-019 – Puritas Senior Apartments New Construction: Seeking Conceptual Approval**

**Project Address: 14410 Puritas Avenue**

**Project Representative: Greg Baron, Volker Development**

February 16, 2024

---

**Ward 16- Councilmember Kazy**

**SPA: Bellaire-Puritas**

# Puritas Senior Apartments

Puritas Avenue, Cleveland, Ohio 44135

---

Far West Design Review  
Conceptual Presentation  
February 7, 2024



VÖLKER  
DEVELOPMENT INC

RDL  
ARCHITECTS

# Current Project Aerial

---





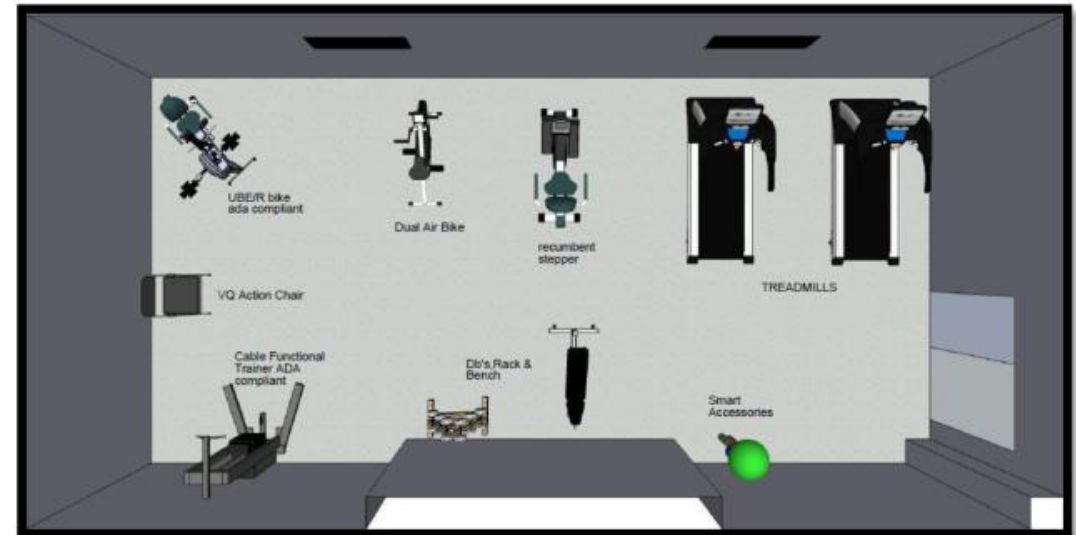
# Puritas Senior Apartments

---

- Proposed new construction, 48-unit senior apartment building located Puritas Avenue in Cleveland
- Unit Configuration: 28 one-bedroom units and 20 two-bedroom units
- The Project will serve seniors aged 55 and older who have incomes between 30% & 80% AMI.
  - 2023 Income Limits
    - One person - \$18,990 - \$50,640
    - Two Person - \$21,720 - \$57,920
- Residents will be connected to supportive and community-based services through an experienced service coordinator
- Amenities include a fitness center with senior specific equipment, a community room with kitchenette, laundry facilities, wheelchair/scooter storage and enhanced site and building security.

# Senior Amenities

- Senior Fitness Facility will include:
  - Two (2) Treadmills
  - Recumbent Stepper
  - Dual Air Bike
  - UBE Bike (ADA Compliant)
  - VQ ActionCare Resistance Chair
  - Cable Functional Trainer (ADA Compliant)
  - Dumbbell Rack and Bench
  - Smart Accessories
- Through Property Management and Supportive Service staff, we envision utilizing the fitness space, the Community Room and the Classrooms for Health and Wellness activities for the senior tenant population



# Senior Tenant Services & Property Management

---

- Barton Communities (F.K.A, LSC Services Corp. / Lakewood Senior Citizens, Inc.)
- Portfolio of Managed Senior Properties
  - Franciscan Village – Cleveland, Ohio
  - Westerly Apartments – Lakewood, Ohio
  - Fedor Manor – Lakewood, Ohio
  - Willowood Manor – Fairview Park, Ohio
  - Knickerbocker Apartments – Bay Village, Ohio
  - Rotary Commons – Bellevue, Ohio
- CORES- Certified Supportive Service Provider

# Puritas Senior Apartments

## Development Team Members

---

- Co-Developer/Co-Owner – Volker Development Inc. - Lakewood, Ohio Office
- Co-Developer/Co-Owner - Barton Communities (F.K.A, LSC Service Corporation, Lakewood Senior Citizens, Inc) – Lakewood, Ohio
- Property Manager – Barton Communities (LSC Service Corporation) – Lakewood, Ohio
- Supportive Services Coordinator – Barton Communities (LSC Service Corporation) – Lakewood, Ohio
- Architect – RDL Architects, Inc.
- General Contractor – To-Be-Determined (Local-Northeast Ohio Based)
- Civil Engineer – Bramhall Engineering, Inc. – Avon, Ohio

**SITE DATA**

Address: 14410 Puritas Avenue  
 Parcel #: 02304006  
 Acreage: +/- 35,540-SF, 0.815 Acres  
 Zoning: LR-G2  
 Proposed Use: 4-story, 48-unit apartment building  
 Age-Restricted Senior Housing  
 Building shown at 40,419-sf  
 46'-3" to top of tallest parapet  
 Intensity of Use: 16 Spaces  
 Height: 16 Spaces  
 Provided Parking: Minimum one space provided  
 Bicycle Parking: Setbacks to comply with code minimums  
 Building Setback: Front: 0'-0"  
 Rear: 25.88'  
 Interior Side: 0' - 7'  
 10'-0"  
 Landscape Buffer: Enclosed dumpster on-site  
 Refuse:

All landscaping shown is placeholder only. The landscape plan, provided by a landscape architect, will comply with code requirements.

Existing structures to be demolished.

----- ZONING BOUNDARY



ZONING MAP  
NTE



LOCATION AERIAL  
NTE

**ISSUE**

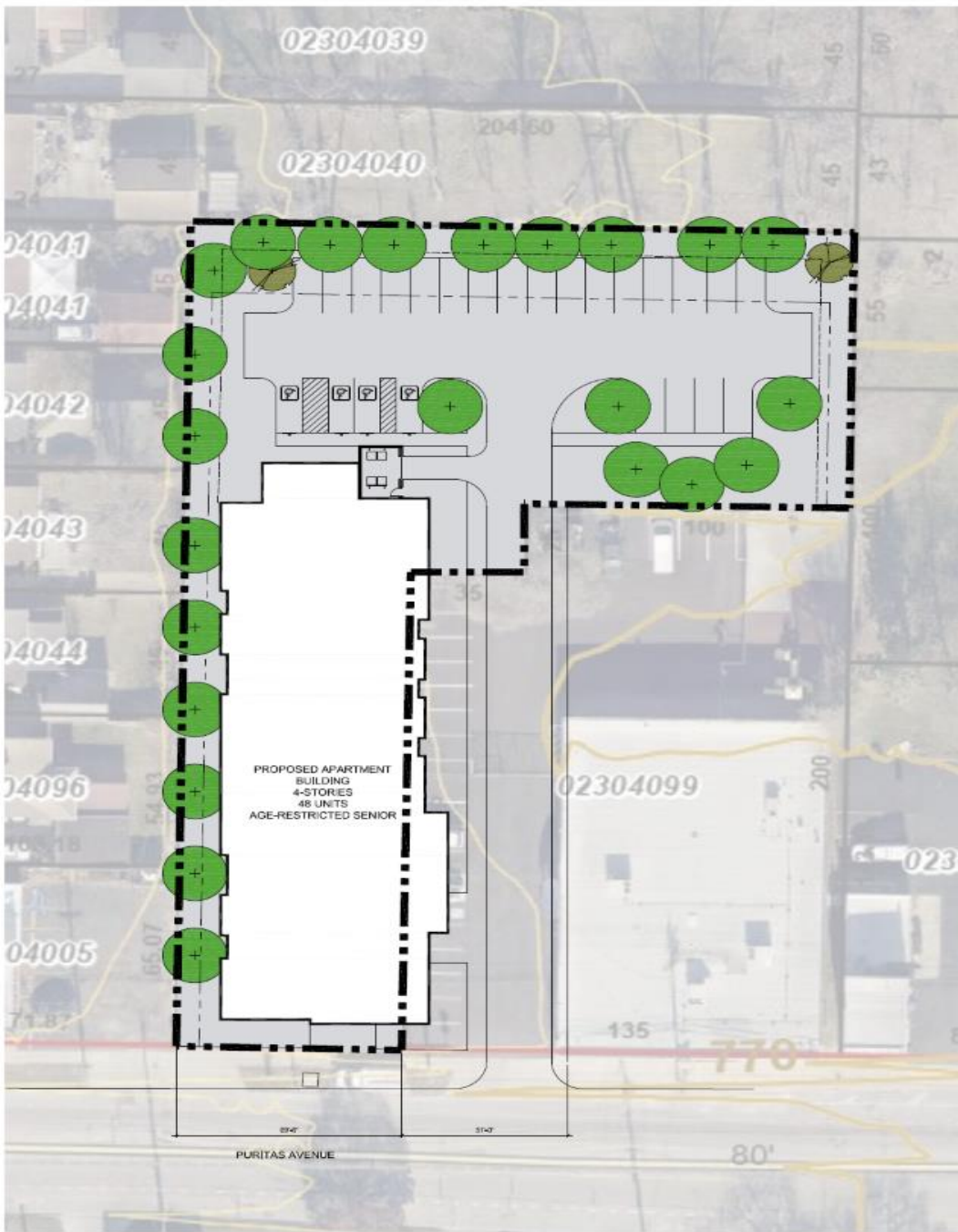
▲	NOI/NOI SET	08/18/2020
▲	NOI/CHEA SET	09/21/2020
▲	ZONING REVIEW	10/09/2020
▲		
▲		
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▲		
▲		
▲		

**ARCHITECTURAL SITE PLAN**

SCALE: 1" = 20'-0"

PROJECT #	231204
DRAWN BY	
CHECKED BY	RDL
FILE NAME	
PLOT DATE	1/29/2024

Copyright © RDL Architects 2024



THE OWNERS, ARCHITECTS, ENGINEERS, CONTRACTORS, AND OTHERS ARE ADVISED THAT THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE PROPERTY IS NOT TO BE CONSIDERED AS A PART OF ANY OTHER PROJECT. THE ARCHITECTS AND ENGINEERS HAVE CONDUCTED VISUAL ANALYSES AND HAVE BEEN ADVISED BY THE LOCAL GOVERNMENT THAT THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE ZONING ORDINANCES AND THE CITY OF CLEVELAND. THE ARCHITECTS AND ENGINEERS HAVE CONDUCTED VISUAL ANALYSES AND HAVE BEEN ADVISED BY THE LOCAL GOVERNMENT THAT THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE ZONING ORDINANCES AND THE CITY OF CLEVELAND.

**ISSUE**

△	ISSUE NO. 001	10/10/2024
△	ISSUE NO. 002	10/21/2024
▲	ISSUE NO. 003	10/24/2024
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**ARCHITECTURAL SITE PLAN**

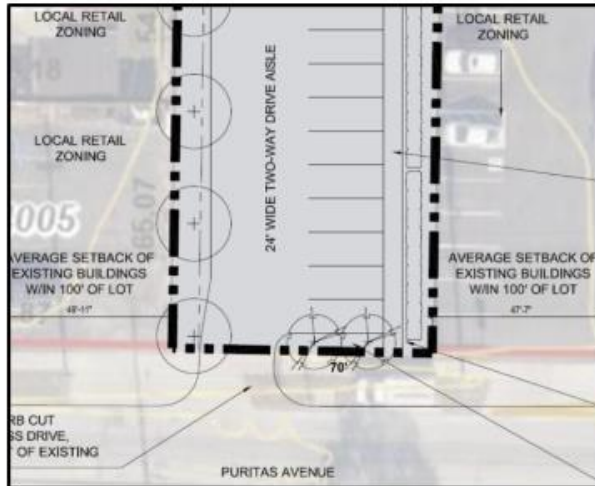
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0 10' 20' 40'

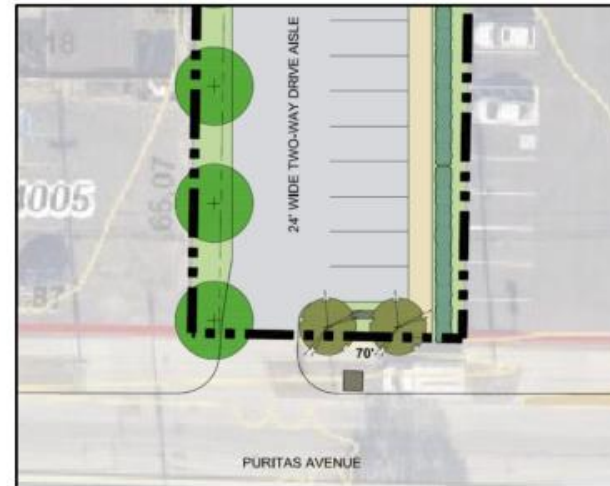
PROJECT # 23120R  
DRAWN BY  
CHECKED BY RDL  
FILE NAME  
PLOT DATE 10/24/24  
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# Street Entrance

## ORIGINAL ENTRANCE

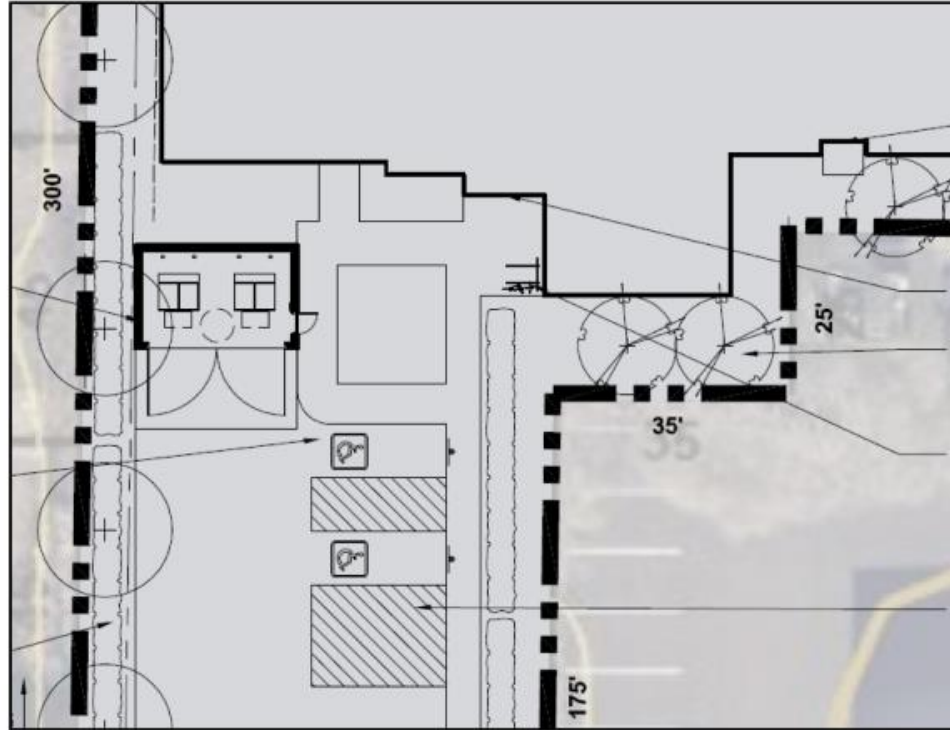


## PROPOSED ENTRANCE



# Building Entrance

ORIGINAL ENTRANCE



PROPOSED ENTRANCE











*South Elevation (Puritas Avenue)*

# South Elevation

---

ORIGINAL ELEVATION



PROPOSED ELEVATION





North Elevation



*West Elevation*

*East Elevation*

PURITAS SENIOR APARTMENTS | CLEVELAND, OH | ELEVATIONS

01.26.2024 RDLA 23120R

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and drawings without the written consent of the architect. Visual content with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variances from the drawings.

VÖLKER

RDL  
ARCHITECTS

# Cleveland City Planning Commission

## Staff Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

February 16, 2024

# Cleveland City Planning Commission

## Northeast Design Review

---



**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

February 16, 2024



## **NE2023-028 – The 4-Efficiency Project New Construction: Seeking Final Approval**

February 16, 2024

**Project Addresses: 5103, 5107, 5113, 5116(?), 5125, 5129, 5209, 5211, 5217, 5221, 5229 and 5303 Luther Avenue**

**Project Representative: Packy Hyland, KiloSolar dba PadSmart**

**Note: the Planning Commission granted this project Conceptual Approval with Conditions on December 15, 2023:**

**Applicant to continue to investigate a more appropriate vernacular product type, with variations across that product type.**



City of Cleveland

Justin Bibb, Mayor

City Planning Commission



Cleveland City Hall  
601 Lakeside Avenue, Room 501  
Cleveland, Ohio 44114  
T: 216/664-2210 F:  
216/664-3281  
www.planning.clevelandohio.gov

### Planning Commission/Design Review Application

DATE: February 8, 2024

PROJECT NAME: 4 Efficiency Project

PROJECT ADDRESS: 5229 / 5211 LUTHER AVE, CLEVELAND, OH 44103

PROJECT LOCATION (if no address): Parcels #104-22-026, #104-22-029, #104-22-030

**CONTACT PERSON** (for design review): Packy Hyland

**COMPANY:** KiloSolar, LLC DBA PadSmart

**PHONE:** 440-503-6757

**EMAIL:** eng@padsmart.com

OWNER: Lutheran Metropolitan Minsistry

ARCHITECT/ CONTRACTOR: LS Architects, Inc., KiloSolar, LLC DBA PadSmart

PROJECT TYPE:  New Building  Rehabilitation  Addition  Sign  Fence  Parking

USE TYPE:  Residential  Commercial  Industrial  Institutional  Mixed-Use

Review Level:  Storefront  Conceptual  Schematic Design  Final Design Development

I, the undersigned, have received a copy of the Cleveland City Planning Commission's "Design Review: A Guide for Applicants" and agree to follow its guidance in proceeding through the design review process for the subject project.

FEB 09 2024

Signature and date

\*\*\*\*\*

(For staff use only)

Received by:

Design Review District Name:

Assigned Review Case Number:

# 4 Efficiency Project



## Table of Contents

Project Summary	2
Site Location Map	6
Site Context Plan	7
Site Plan (to Scale)	12
Section / Elevation Drawings	12
Floor Plans	12
Tree Preservation Plan	12
PETBoT	12
Interior View	13
Furnishings and Site Amenities	14
Landscape / Streetscape Plan	15
Stormwater Management Plan	16
Lighting Plan, Material, Color, and Finish Samples and Lists	16
Final Landscape / Streetscape Plan	16
Architectural Drawings	16

## Project Summary

### Introduction

The 4 Efficiency Project is aimed at providing comfortable, affordable, healthy, energy-efficient housing for very low-income individuals. We will be constructing 2 duplexes (four individual units). The units will be ENERGY STAR certified and feature solar power on the roof. This fully funded project is a collaboration of Lutheran Metropolitan Ministry, PadSmart, and the Cuyahoga County Land Bank. This endeavor is financially supported by contributions from Cuyahoga County, Anthem, the Thatcher Foundation, and other donors.

### Location, Transportation, and Parking

Situated in Ward 7 on Luther Ave. within the St. Clair Superior Development area, the project capitalizes on land held by both the county and the city. This location is strategically chosen for its proximity to public transportation, solar access, the potential it holds for expansion and revitalization, and the opportunity to create an orderly, defined neighborhood context. We anticipate that our target group will primarily use public transportation, though ample street parking is available in front of the properties. Overnight parking is permitted. At this time, daytime parking hours are currently (and probably unnecessarily) limited to 2 hours.

### Design and Construction

Each duplex totals 1006 square feet of living space in 2 separate units of 503 square feet each. These homes are designed for universal access with ADA compliant features. We utilize precision engineering, cold-formed steel framing, and carefully selected, premium materials to create a healthy home that is resistant to fire, water, and mold. An insulated slab-on-grade design provides both construction efficiency and energy efficiency with no basements to worry about. Wall panels are factory-assembled, including steel framing, gypsum sheathing, exterior insulation and window installation. This allows us to engage an inclusive, developmental workforce by employing relatively unskilled labor for panel assembly in a Cleveland-based factory setting.

### Energy Efficiency and Sustainability

The 4 Efficiencies Project is notably distinguished by its commitment to sustainability and energy efficiency. Superior insulation and all-electric design eliminates the use of gas entirely. The homes will be ENERGY STAR certified and feature ENERGY STAR certified appliances. Integrated solar panels will offset most, if not all, of the energy costs. The project demonstrates a forward-thinking approach to energy consumption, aligning with contemporary sustainability goals and reducing the ecological footprint of the homes.

### Site Plan and Potential Future Units

A significant aspect of the project is its focus on beautification and site improvement. The plan involves enhancing the appearance and curb appeal of the parcels, as well as adjacent City Land Bank owned parcels. This includes the removal of invasive and declining species, a native replanting strategy to support the local ecosystem, and ensuring easy maintenance of the landscape, all while avoiding obstruction to solar panels. Additional contiguous parcels are available to the West that would provide an opportunity to expand this project by at least 4 more buildings (8 more units), subject to funding availability.







## Unique Features of This Project

### ENERGY STAR Certified

- Enhanced Insulation
- High-Performance Windows
- Tight Construction and Ducts
- Efficient Heating and Cooling Equipment
- Lighting and Appliances
- Third-Party Verification

### Better than NET Zero (on an annualized basis).

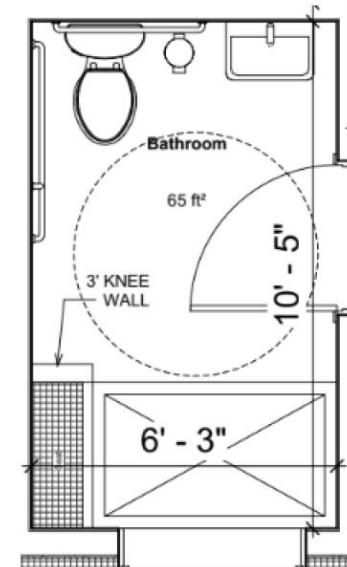
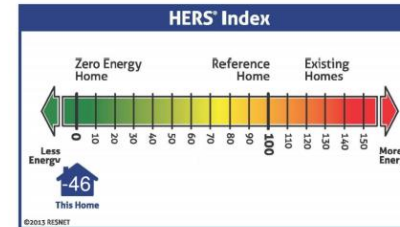
- Image shown is actual HERS index from a previously-built PadSmart home in Olmsted Falls, OH

### Universal Design

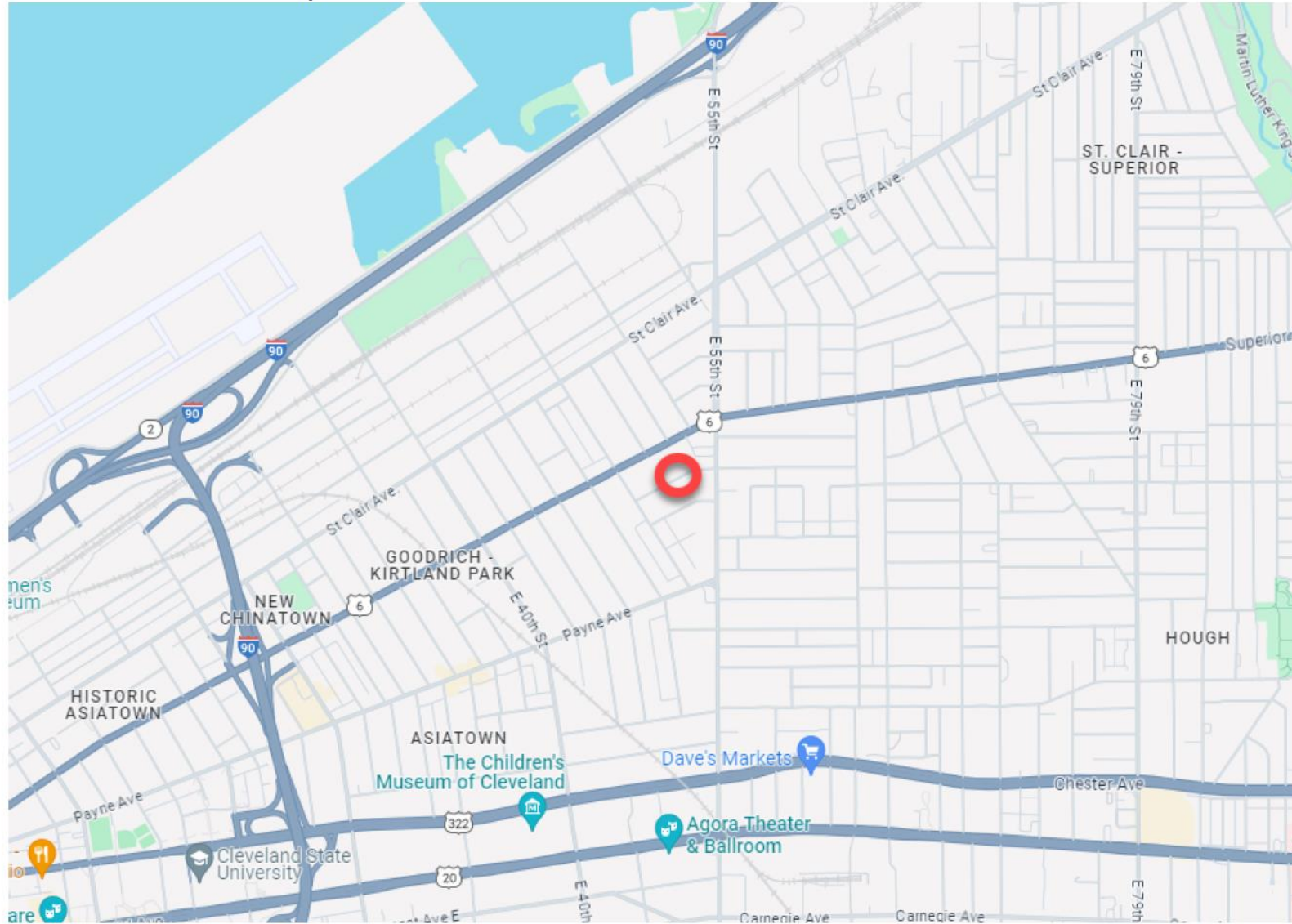
- No-step entry
- Wider doorways and hallways
- One-level living
- Accessible light switches and thermostats
- Lever door handles and rocker light switches
- ADA compliant bathroom
- Reinforced Bathroom Walls for grab bars
- Walk-In shower with no threshold

### Factory Built Panels

- Cold-formed steel framing
- CNC cut gypsum and plywood sheathing
- Precision assembly, including windows
- Exterior foam insulation (R-40 wall!)
- Bare foundation to weathered-in in a single day!



# Site Location Map







Rendering of homes on actual lots (base image is from Google Street View)



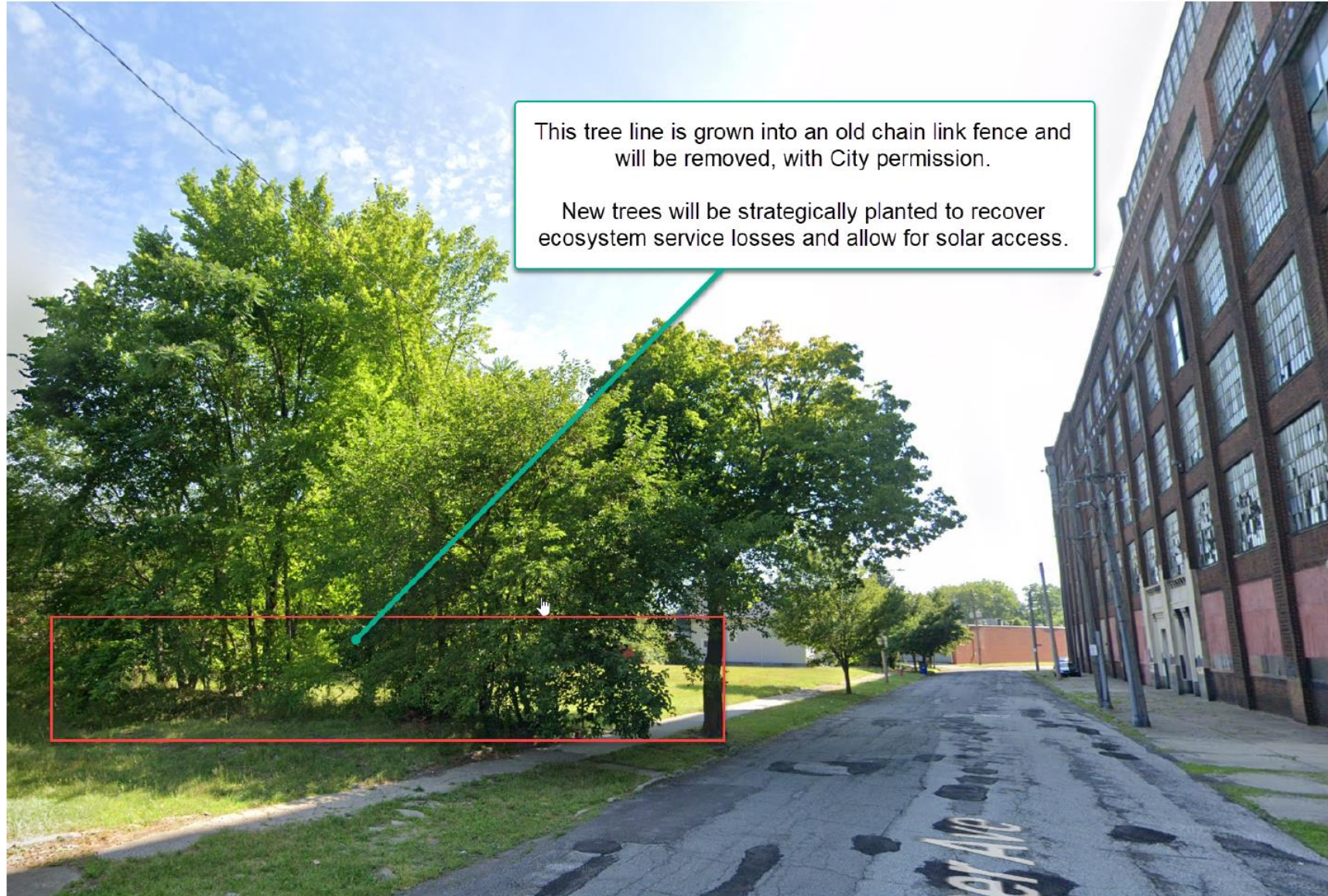
Rendering of new homes including the existing neighbor's house.



View of subject lots for Unit 1.



View from the Southwest toward subject lots on Luther Ave.



## Site Plan (to Scale)

Please refer to the architectural drawings at the end of this PDF document.

## Section / Elevation Drawings

Please refer to the architectural drawings at the end of this PDF document.

## Floor Plans

Please refer to the architectural drawings at the end of this PDF document.

## Tree Preservation Plan

Please refer to the architectural drawings at the end of this PDF document. We have spoken with Jennifer Kipp and will be engaging a certified ar

## PETBoT

We met with PETBot. We are awaiting results of review of the current street parking rules to determine if daytime parking > 2 hours is possible. Currently, overnight parking is allowed.

# Interior View

Interior view from the back of the home toward the front door:



# Furnishings and Site Amenities

## **Interior Lighting**

Plenty of windows offer lots of natural light during the day. Energy efficient LED lighting is built in. No need for lamps or other additional lighting.

## **Appliances**

ENERGY STAR certified / energy efficient appliances included: water heater, washer/dryer, refrigerator, oven, stovetop, and microwave oven.

## **HVAC**

Each space is heated and cooled with a “mini-split” heat pump system. Because of the extremely energy efficient design of the house and the premium insulation, a simple space heater can provide sufficient heat indefinitely in the event that the heat pump system is ever in need of repair during colder months. The homes also feature a filtered, fresh air ERV (energy recovery ventilation) system. This is a requirement due to the extremely tight building envelope, but also a major benefit as the result is constant, fresh filtered air.

## **Built-in Storage**

Homes will feature built-in furniture for clothing and other items, eliminating the need for dressers or a separate closet. There is additional storage space above the bathroom / utility room / laundry room space. To live in the home, the only additional furniture required is a bed, sofa, and some chairs.

## **Internet**

Because multiple wireless LTE and 5G Internet providers are available in the area as well as an abundance of streaming and broadcast television services, the homes will not need physical cable Internet and phone service and no related wiring will be installed.

## **Security System / Cameras**

Each unit will have a Ring Doorbell Camera and a basic Ring Security System with door sensors and a motion sensor. Ring is easy to use from a mobile device and very affordable. Self monitoring plans which include video recording of people and motion from the Ring Doorbell Camera start at only \$4 per month. Professional security system monitoring is available and costs \$20 per month (much lower than other national providers).

## **Bicycles & Trash Bins**

Each duplex will share a screened, on-camera area for secure storage of bicycles with a concrete-attached bike rack. Trash bins can also be stored in this location, making it easy to take out the trash on the ADA-compliant walkways from the house to the curb.



# Landscape / Streetscape Plan

## Our goals for landscape design are:

- Improve the overall appearance and curb appeal of the parcels
- Improve adjacent, City Land Bank owned parcels (with permission)
- Make the parcels more physically and visually accessible
- Eliminate safety risks posed by overgrowth
- Eliminate hotspots for illegal dumping
- Avoid obstruction of solar panels

## To achieve the above goals, we will:

- Remove invasive or declining tree species
- Implement a native replanting strategy
- Offset ecosystem service losses
- Landscape design for ease of maintenance
- Plant trees that will work well in this location
- Select trees appropriate for the front and side yards that won't grow to block solar panels

## A Note Regarding Solar Vs. Trees

You'll likely be surprised here, if you aren't already familiar with solar: The 10 kilowatt solar array on the roof of each building (20 kW total) will result in about 500 metric tons of CO<sub>2</sub> offset over 30 years - the equivalent of planting more than 500 trees! (It's probably closer to the equivalent of 1000 trees, but there are a lot of variables in that calculation.) We love trees, and we will plant them everywhere it makes sense to do so. But we do need to modify the current landscape in the front of the lots in order to reap the significant benefits of rooftop solar.



## Stormwater Management Plan

The stormwater management plan will be available in an updated version of the architectural drawings to be submitted with the Building Permit Application.

## Lighting Plan, Material, Color, and Finish Samples and Lists

Please refer to the architectural drawings at the end of this PDF document.

## Final Landscape / Streetscape Plan

Please refer to the architectural drawings at the end of this PDF document.

## Architectural Drawings

The following architectural drawings provide information for the Site Plan, Elevations, and Floor Plans.

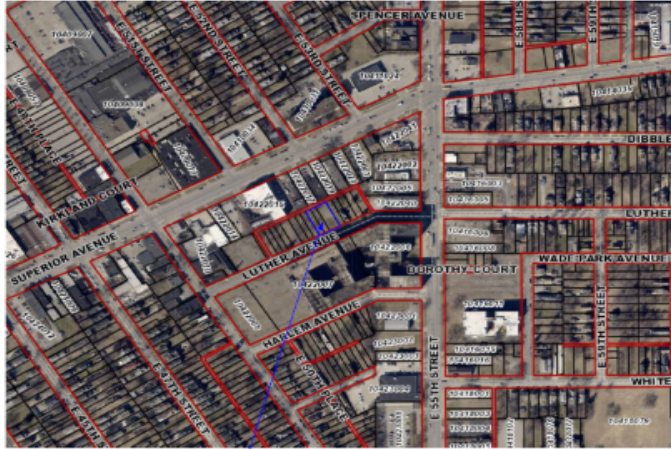
<CONTINUES ON NEXT PAGE>

# PROPOSED NEW STRUCTURES FOR: 4 EFFICIENCIES

PARCEL #104-22-026, #104-22-029, #104-22-030  
5229 / 5211 LUTHER AVE  
CLEVELAND, OHIO 44103



## LOCATION PLAN



Project Site

REV.	DATE
1	06-26-2023

**PADSMART**  
Beautifully Efficient Living  
e: info@padsmart.com  
p: 440-941-4863  
www.padsmart.com

801 Crocker Rd  
Westlake, OH 44145

## CODE REVIEW

SITE ZONING REGULATION	
ZONE CODE	SI-C2
USE DISTRICT	SEMI-INDUSTRY
HEIGHT DISTRICT	2
AREA DISTRICT	C

GENERAL BUILDING HEIGHTS AND AREAS		
HEIGHT LIMITATIONS	ALLOWABLE	PROPOSED
SECTION 263.01 (CLEVELAND ZONING CODE)	2D (MAX 62')	1 STORY / 22'
AREA LIMITATIONS	ALLOWABLE	PROPOSED
SECTION 266.04 (CLEVELAND ZONING CODE)	1/2 LOT AREA (3350 SF)	1189 SF

SITE	CITY OF CLEVELAND	CITY OF CLEVELAND
MUNICIPALITY:	CUYAHOGA	CUYAHOGA
COUNTY:	CUYAHOGA	CUYAHOGA
PARCEL NUMBER:	104-22-026	104-22-029 / 104-22-030
SITE AREA:	6700 SQ.FT.	6700 SQ.FT.
<b>SQUARE FOOTAGES:</b>		
FULL BUILDING INTERIOR	1006 SQ.FT.	1006 SQ.FT.
EACH DWELLING UNIT:	503 SQ.FT.	503 SQ.FT.
<b>LOT COVERAGE:</b>		
NEW STRUCTURE FOOTPRINT:	1189 SQ.FT.	1189 SQ.FT.
PERCENTAGE OF SITE USE:	17.3%	17.3%

## DRAWING INDEX

T-1 - DRAWING INDEX, CODE REVIEW, LOCATION PLAN

S-1 - SITE PLAN - CONTEXT

S-2 - SITE PLAN

A-1 - FLOOR PLAN

A-2 - EXTERIOR ELEVATIONS

L-1 - TREE PRESERVATION PLAN

L-2 - LANDSCAPE PLAN

M-1 - MATERIAL BOARD

4 EFFICIENCIES PROJECT

JOB NO. 0003

DATE: Jan. 10 2024

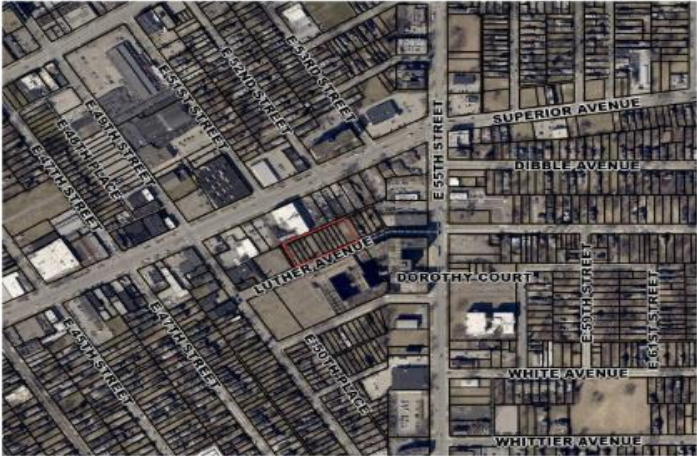
ISSUE: Planning

SHEET:

T-1

# Existing Site Context

REV.	DATE



Beautifully Efficient Living  
 e: info@padsmart.com  
 p: 441-941-4683  
 www.padsmart.com

4 EFFICIENCIES PROJECT

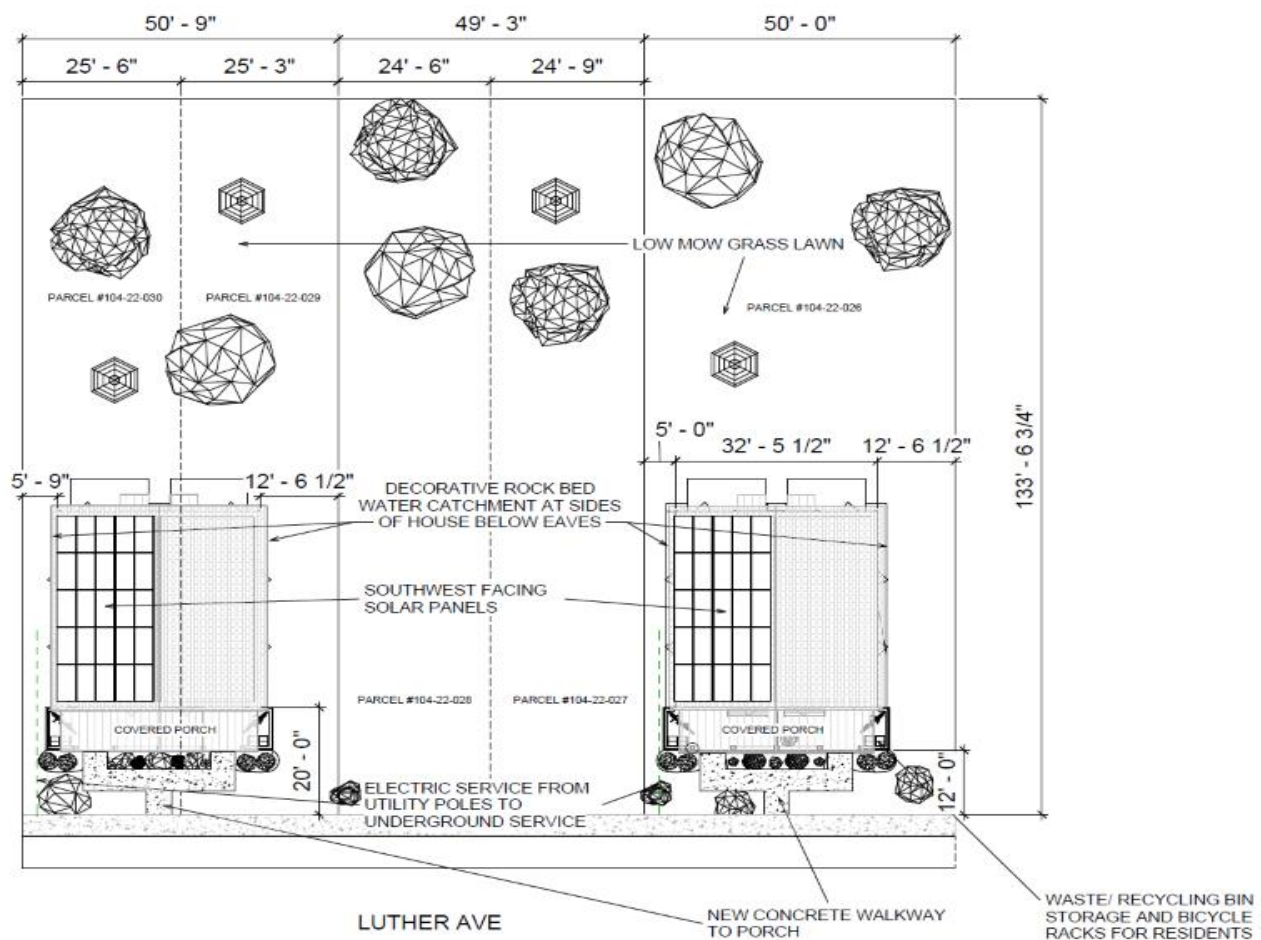
JOB NO: 0003  
 DATE: Jan. 10 2024  
 ISSUE: Planning  
 SHEET:

S-1

# SITE PLAN



Zoning District: SI-C2



1 Site Plan  
3/32" = 1'-0"

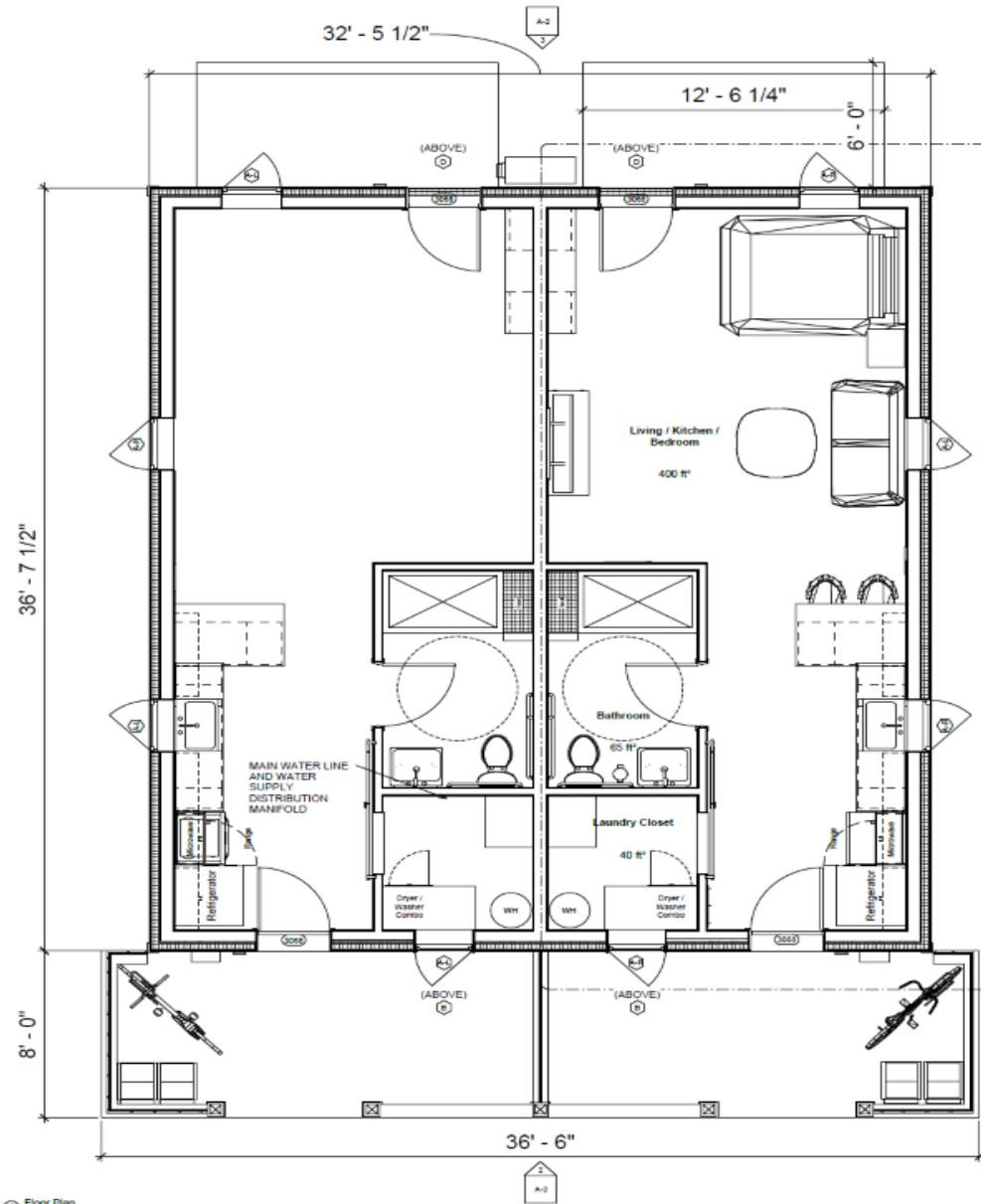
REV.	DATE



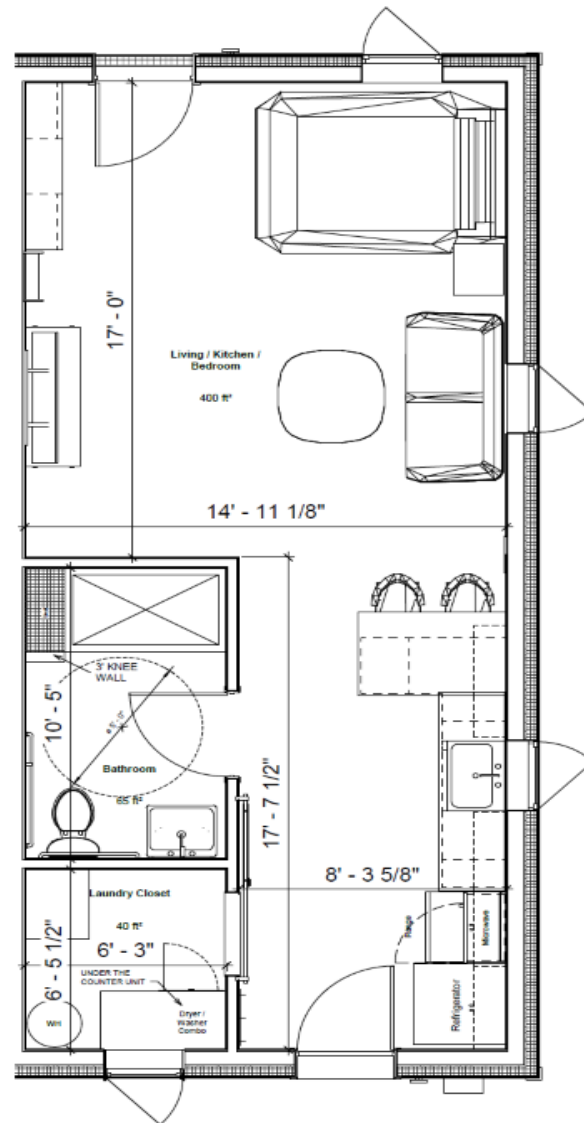
4 EFFICIENCIES PROJECT

JOB NO. 0003  
DATE: Jan. 10 2024  
ISSUE: Planning  
SHEET:

S-2



1 Floor Plan  
3/8" = 1'-0"



2 Finished Floor - Callout - Single Unit  
1/2" = 1'-0"

REV.	DATE
2	10-19-2023



4 EFFICIENCIES PROJECT

JOB NO: 0003

DATE: Jan. 10 2024

ISSUE: Planning

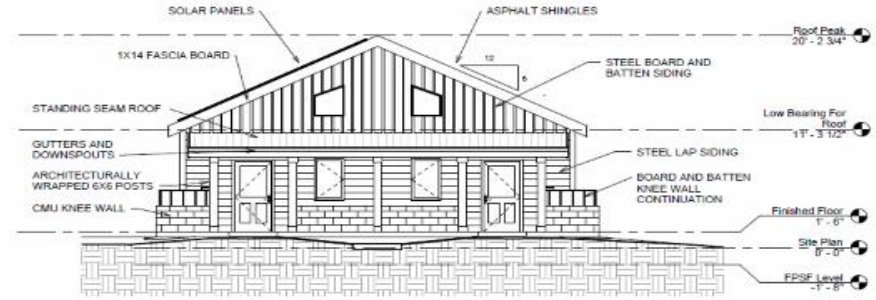
SHEET:

A-1

Structure Footprints	
Exterior Footprint	1189 SF
Interior Area	1006 SF



① Isometric View



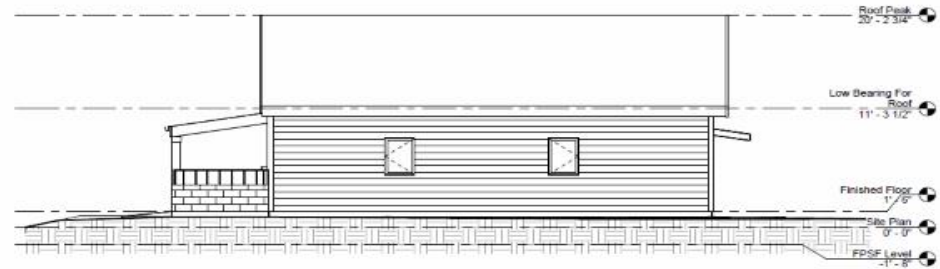
② Front Elevation



③ Rear Elevation



⑤ Front Elevation - Alternate  
3/16" = 1'-0"



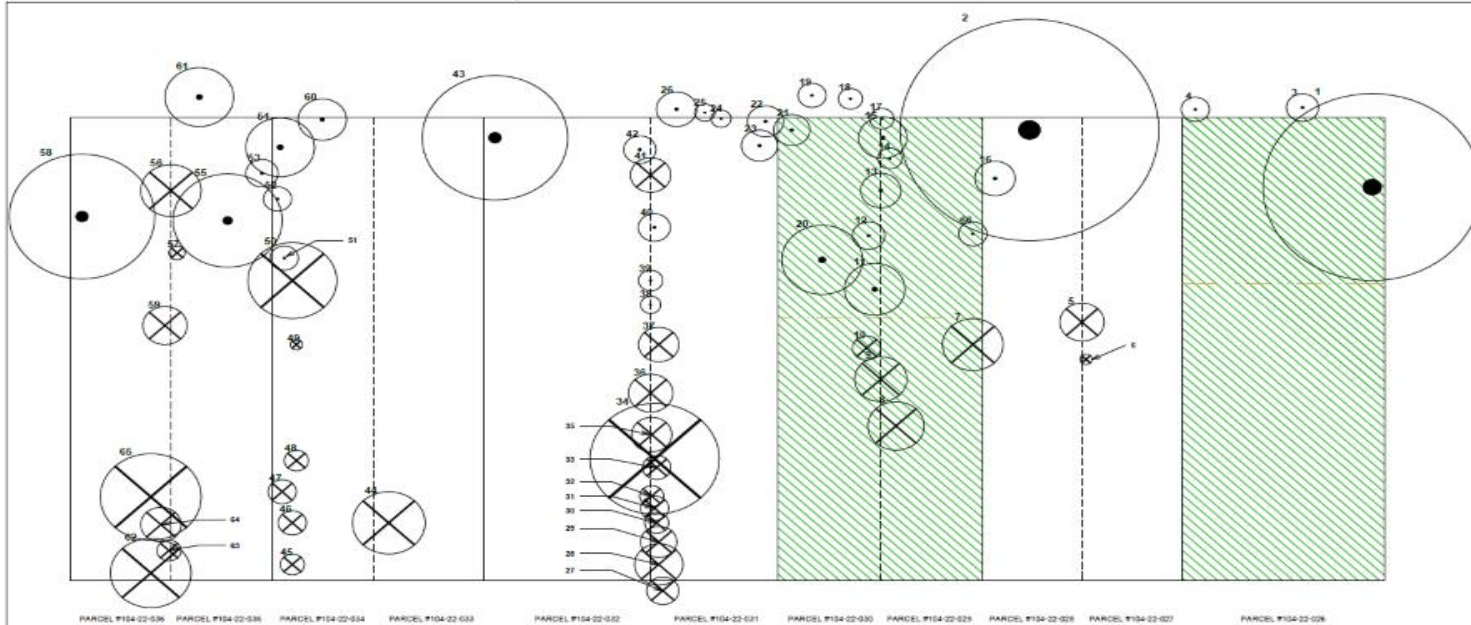
④ Right Elevation  
3/16" = 1'-0"

REV.	DATE



4 EFFICIENCIES PROJECT

JOB NO: 0003  
 DATE: Jan. 10 2024  
 ISSUE: Planning  
 SHEET:

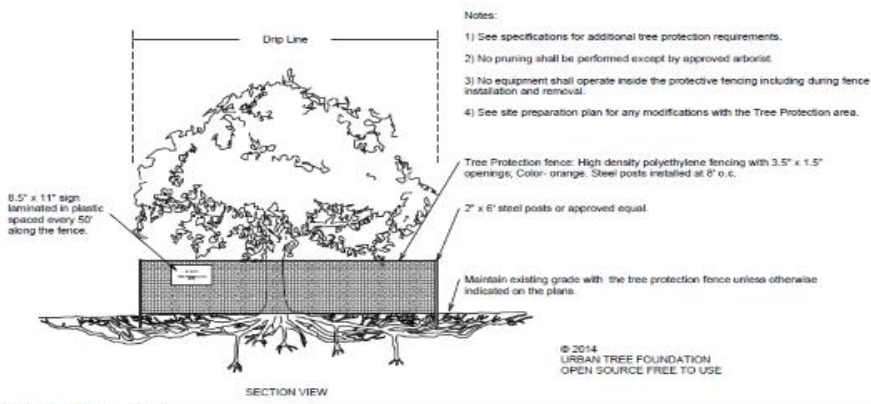


Tree #	Common Name	DBH (in)	Height (ft)	Status	Reason
1	American Sycamore	14	115	Preserve	
2	Eastern Cottonwood	64	125	Preserve	
3	Black Cherry	8	18	Preserve	
4	American Elm	7	28	Preserve	
11	American Elm	15	55	Preserve	
12	Mulberry	6	35	Preserve	
13	American Elm	10	38	Preserve	
14	American Elm	6	30	Preserve	
15	Black Walnut	12	40	Preserve	
16	American Elm	10	25	Preserve	
17	American Elm	6	25	Preserve	
18	Northern Catalpa	9	36	Preserve	
19	American Elm	7	38	Preserve	
20	Mulberry	21	41	Preserve	
21	Mulberry	9	31	Preserve	
22	Mulberry	9	35	Preserve	
23	Mulberry	9	34	Preserve	
24	Northern Catalpa	5	34	Preserve	
25	Northern Catalpa	5	34	Preserve	
38	American Elm	5	28	Preserve	
39	Mulberry	6	25	Preserve	
40	Ash	8	30	Preserve	
42	Mulberry	8	25	Preserve	
43	American Sycamore	36	76	Preserve	
49	American Elm	3	22	Preserve	
51	Mulberry	7	7	Preserve	
52	American Elm	7	35	Preserve	
53	American Elm	8	25	Preserve	
54	American Elm	17	70	Preserve	
55	Sugar Maple	27	75	Preserve	
57	Mulberry	4	20	Preserve	
58	Black Locust	38	78	Preserve	
60	American Elm	12	25	Preserve	
61	American Elm	17	28	Preserve	
66	American Elm	7	50	Preserve	
5	Mulberry	11	37	Remove	In construction footprint
6	American Elm	3	37	Remove	In construction footprint
7	American Elm	15	40	Remove	In construction footprint
8	American Elm	14	45	Remove	In construction footprint
9	American Elm	13	45	Remove	In construction footprint
10	Norway Maple	7	38	Remove	In construction footprint
26	Tree of Heaven	10	28	TBD*	Invasive, Beyond Parcel*
27	Mulberry	6	30	Remove	Blocking solar, invasive
28	American Elm	12	30	Remove	Blocking solar
29	American Elm	9	40	Remove	Blocking solar
30	Tree of Heaven	6	30	Remove	Blocking solar, invasive
31	American Elm	7	30	Remove	Blocking solar
32	American Elm	6	30	Remove	Blocking solar
33	Tree of Heaven	7	40	Remove	Blocking solar, invasive
34	American Elm	32	50	Remove	Blocking solar
35	American Elm	10	40	Remove	Blocking solar
36	Mulberry	11	35	Remove	Blocking solar, invasive
37	Mulberry	10	35	Remove	Blocking solar, invasive
41	Tree of Heaven	10	30	Remove	Invasive
44	Norway Spruce	18	65	Remove	Blocking solar
45	Tree of Heaven	6	35	Remove	Invasive
46	American Elm	7	35	Remove	Blocking solar
47	American Elm	7	32	Remove	Blocking solar
48	American Elm	6	32	Remove	Blocking solar
50	Tree of Heaven	22	65	Remove	Invasive
56	Tree of Heaven	15	70	Remove	Invasive
59	Tree of Heaven	11	70	Remove	Invasive
62	American Elm	20	39	Remove	Blocking solar
63	Norway Maple	6	20	Remove	Blocking solar
64	American Elm	11	35	Remove	Blocking solar
65	Mulberry	25	34	Remove	Blocking solar, invasive

REV.	DATE

1 Tree Preservation Plan  
1/16" = 1'-0"

SYMBOL	DESCRIPTION
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE PRESERVED
	ORANGE FENCE
	BUILD SITES - PHASE "A"



3 Tree Preservation Fence Detail

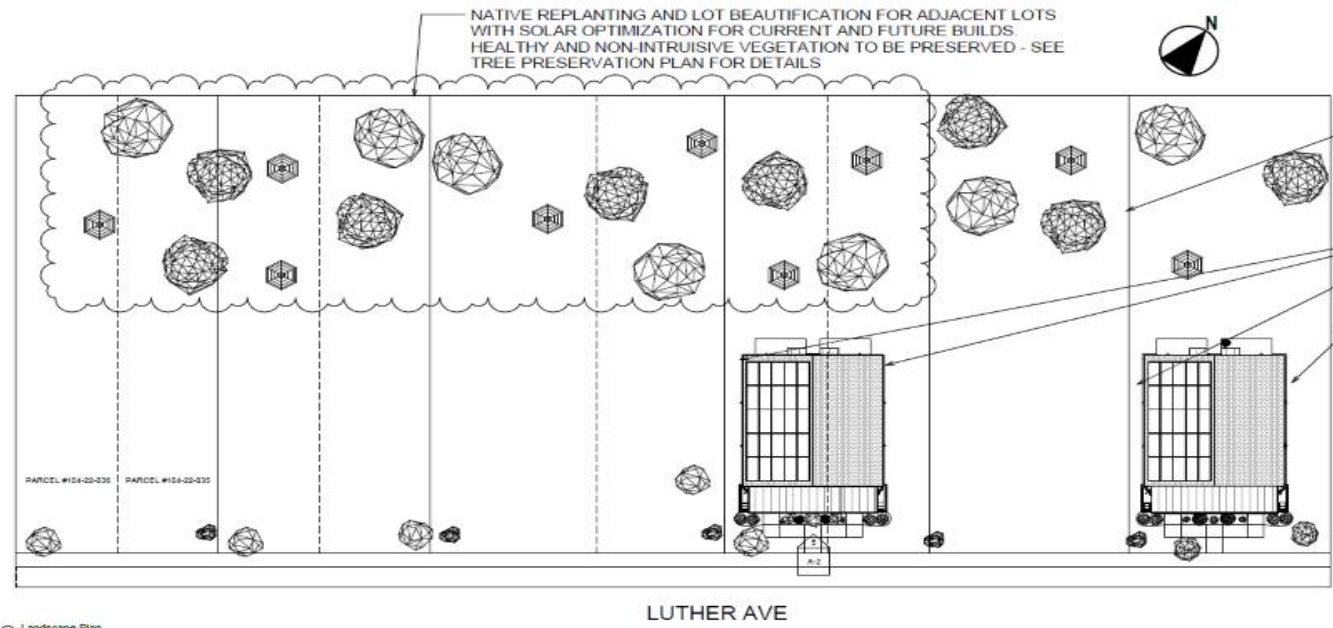
3 Tree Preservation Table

4 EFFICIENCIES PROJECT

JOB NO: 0003  
DATE: Jan. 10 2024  
ISSUE: Planning  
SHEET:



REV.	DATE



**Notes:**

Trees and vegetation planted in the front of houses to grow to no more than 15' feet tall in order to preserve solar exposure.

"Low mow" grass to be planted in conjunction with minimal care ornamental vegetation for minimal resident required maintenance.

1 Landscape Plan  
1/16" = 1'-0"



Species	Common Name	Height (ft)	Planting Location
Cornus alba	Ivory Halo Dogwood	6	Front, Sides
Viburnum dentatum	Arrowwood Viburnum	6-10	Front, Sides
Buxus microphylla var. japonica	Winter Gem	2-3	Front, Sides
Thuja occidentalis	Emerald Green Arborvitae	12	Front, Sides
Aesculus glabra	Ohio Buckeye	40	Rear (North)
Nyssa sylvatica	Black Tupelo	40	Rear (North)
Metasequoia glyptostroboides	Dawn Redwood	50	Rear (North)
Quercus bicolor	Swamp White Oak	50	Rear (North)

4 EFFICIENCIES PROJECT

JOB NO: 0003  
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ISSUE: Planning  
SHEET:

REV.	DATE



① Front Elevation - Color  
1/4" = 1'-0"



② Front Elevation - Alternate - Color  
1/4" = 1'-0"



801 Crocker Rd.  
Westlake, OH 44145  
e: info@padsmart.com  
p: 440-941-4863  
www.padsmart.com



Certainteed Asphalt Shingles - Charcoal Black



Quality Edge - TruCedar 8" Steel Lap Siding - Foothill Blue



Quality Edge - TruCedar 10" Steel Board and Batten - Ironstone



CMU Block Wall



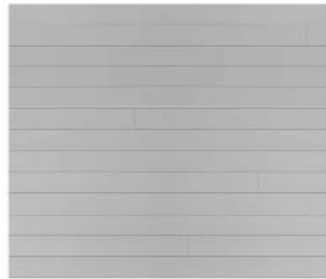
C Cattleya 22-in Matte Black Outdoor Wall Light



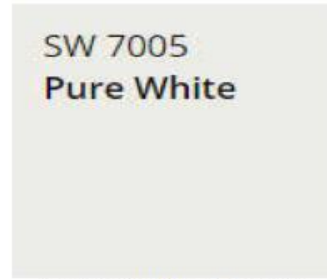
Standing Seam Roof - Black



Quality Edge - Vesta 5" Steel Plank Siding - Gilded Grain



Quality Edge - TruCedar 8" Steel Lap Siding - Foothill Blue



SW 7005  
Pure White

Sherwin Williams Exterior Paint - Pure White For Trim and Fascia



Origin 21 Allendale 11.15-in Matte Black Integrated Outdoor Wall Light

4 EFFICIENCIES PROJECT

JOB NO: 0003  
DATE: Jan. 10 2024  
ISSUE: Planning  
SHEET:

M-1

# Cleveland City Planning Commission

## Staff Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

February 16, 2024

# Cleveland City Planning Commission

## Downtown | Flats Design Review

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

February 16, 2024

**DF2023-041 – Globe Iron Rehab: Seeking Schematic Design Approval**

**Project Address: 2325 Elm Street**

**Project Representative: Jesse Sweigart, LDA Architects**

February 16, 2024

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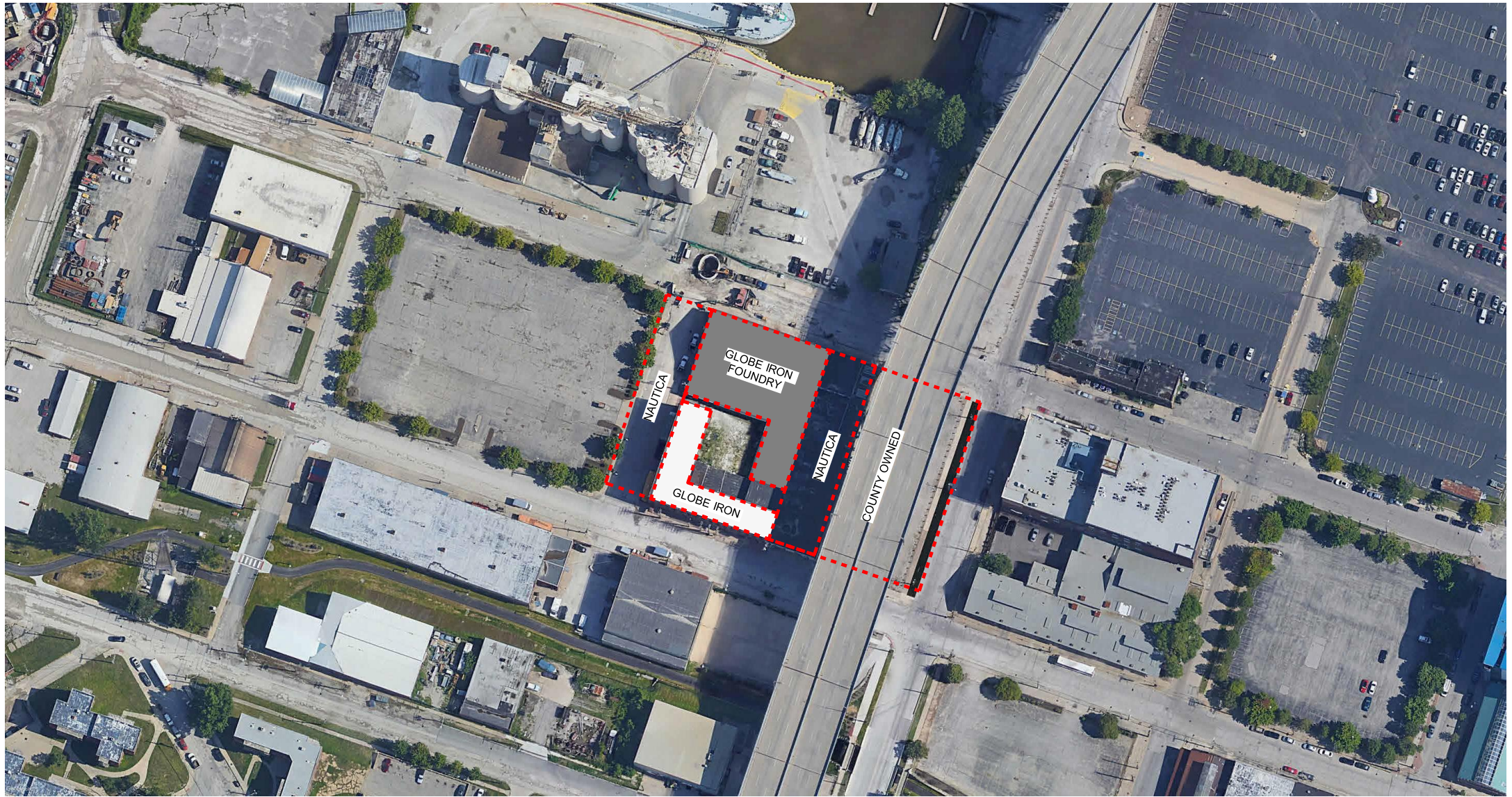
**Ward 3- Councilmember McCormack**

**SPA: Cuyahoga Valley**

# AEG PRESENTS: GLOBE IRON (FOUNDRY)



2325 ELM ST 88-41-G 2325 ELM ST 88-41-G  
3-16-88 3-16-88



EXISTING SITE  
GLOBE IRON  
AEG PRESENTS





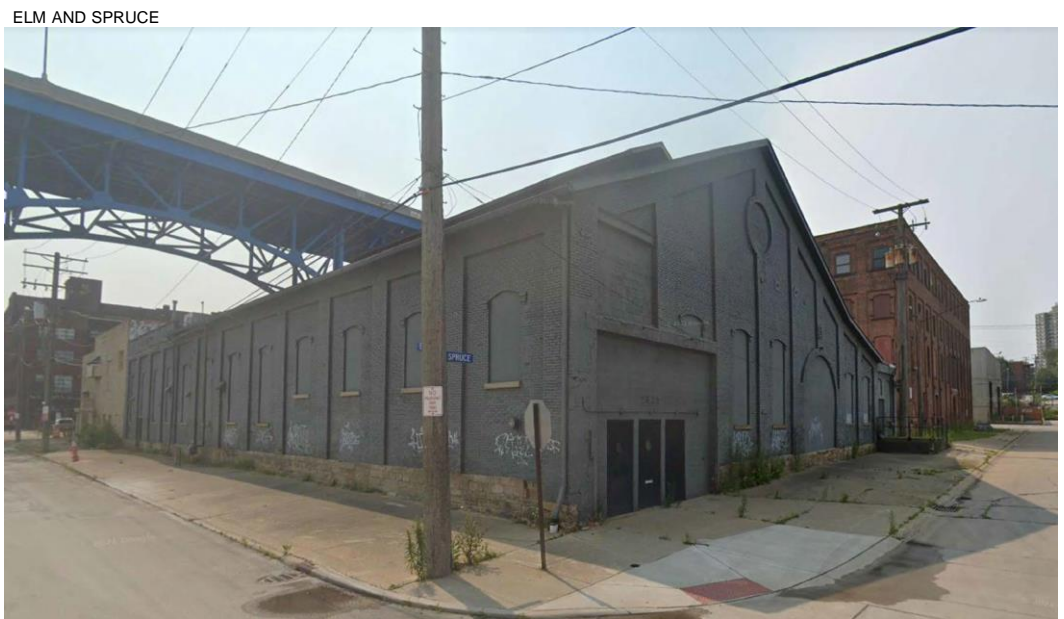
CENTER AND MAIN



CENTER AND SPRUCE

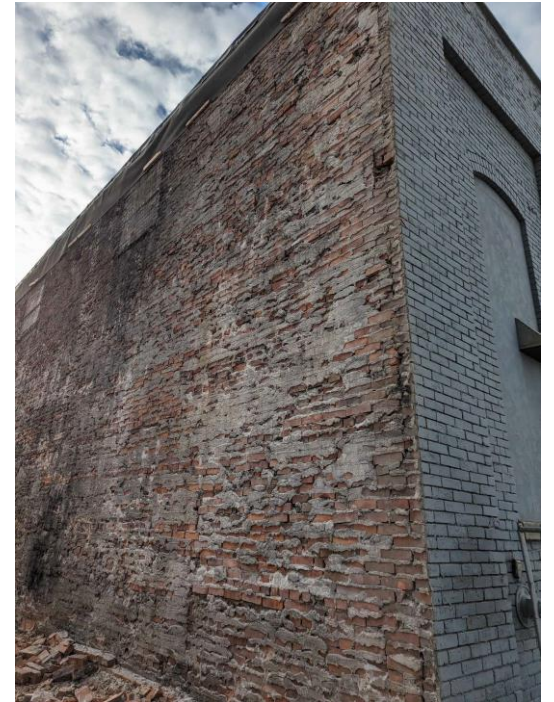


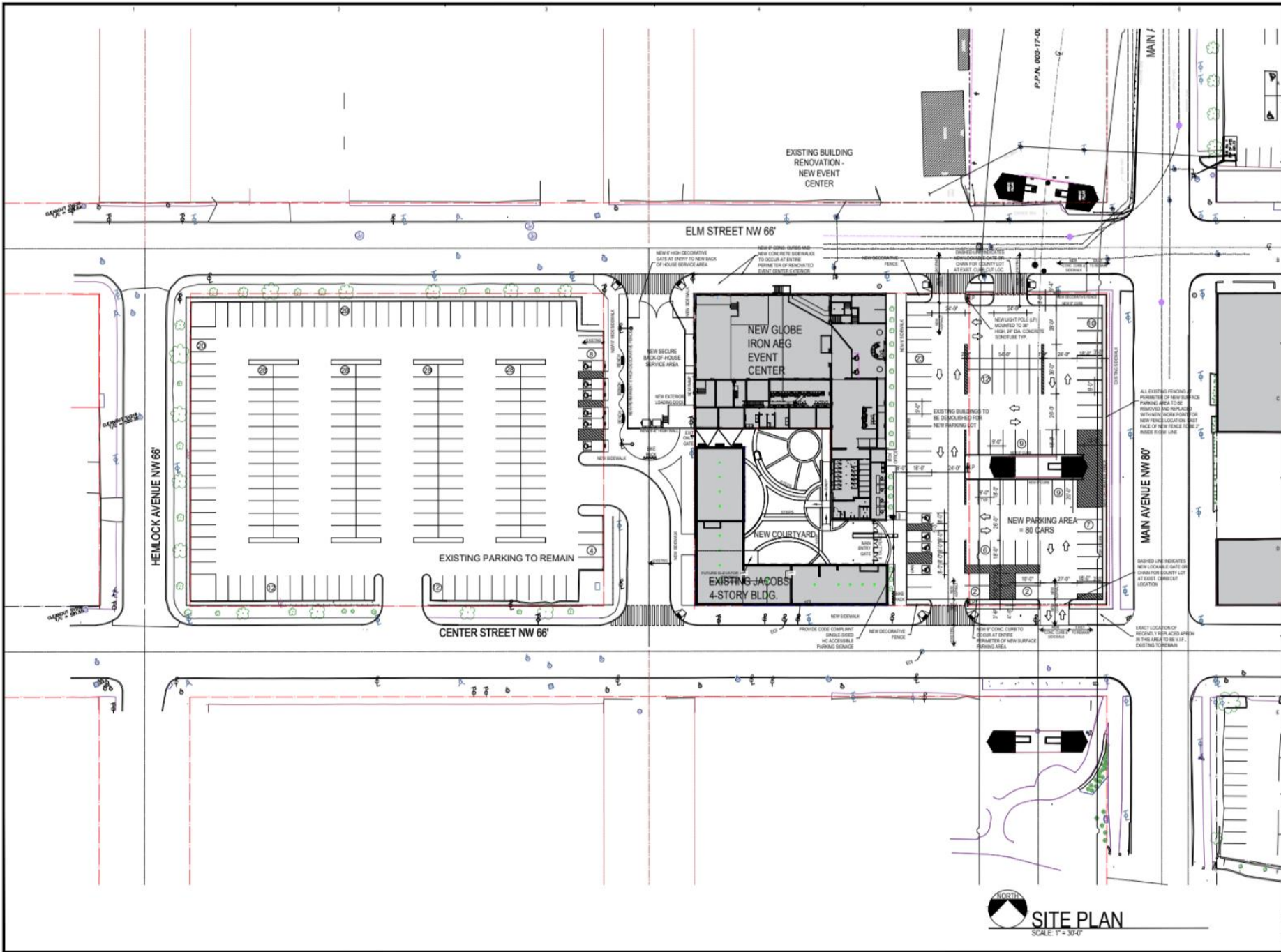
MAIN STREET



ELM AND SPRUCE







Key Plan  
 Kaczmar Architects Incorporated  
 1488 Wood St., Ste 200  
 Cleveland, OH 44115  
 P: (216) 967-1500 F: (216) 967-1508

Project Consultants:  
 Civil Engineer:  
**M. Neff Consultants**  
 P: (216) 570-7981

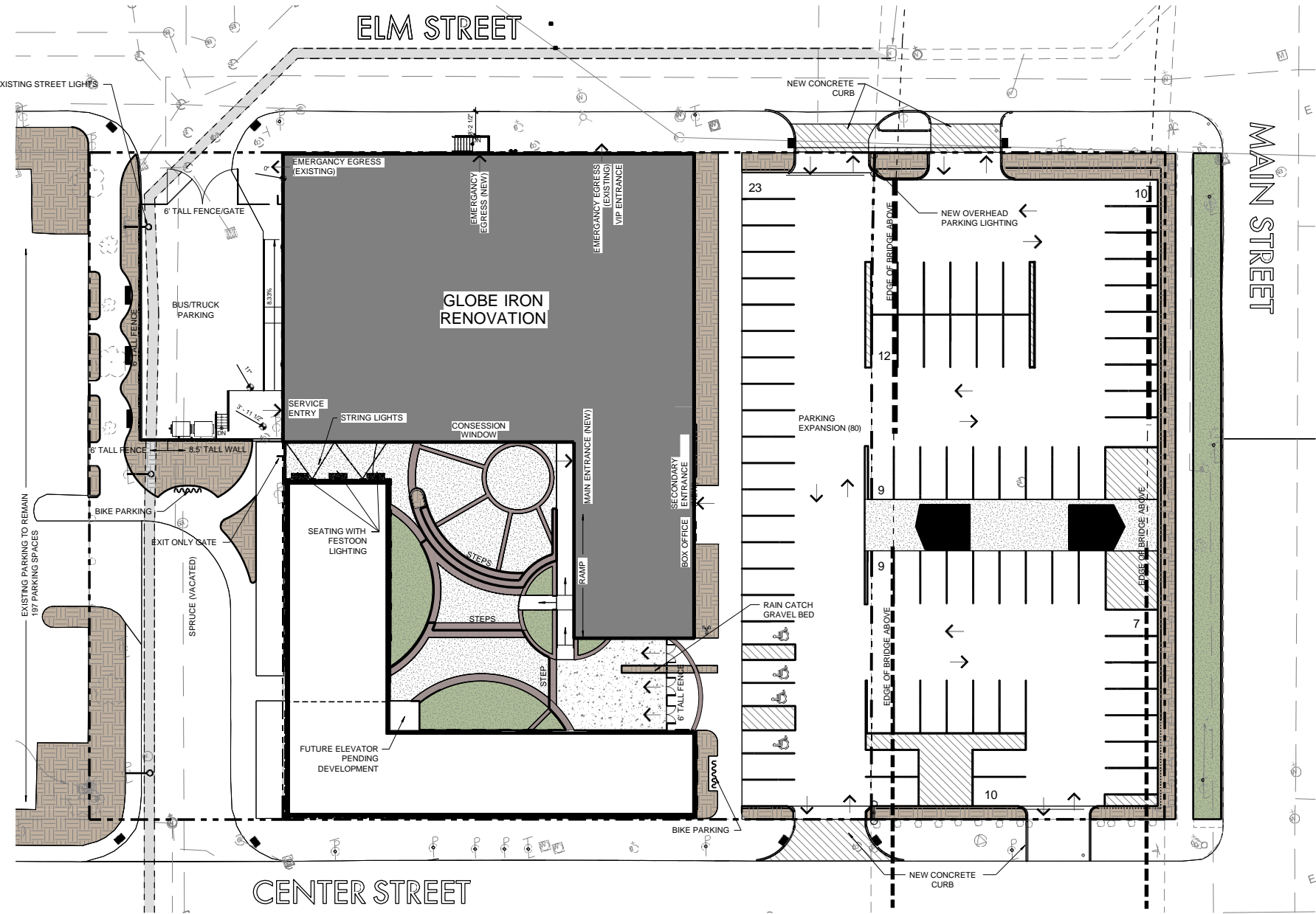
Electrical Engineer:  
**Karpinski Engineering**  
 3135 Euclid Avenue  
 Cleveland, Ohio 44115  
 P: (216) 391-3700

Lighting Designer:  
**Lighting Design Alliance**  
 2830 Temple Avenue  
 Long Beach, California 90806  
 P: 1 (562) 989-3843

Owner:  
**Jacob's Entertainment, Inc**  
 1231 Main Avenue  
 Cleveland, Ohio 44113

**SITE PLAN**  
 SCALE: 1" = 30'-0"

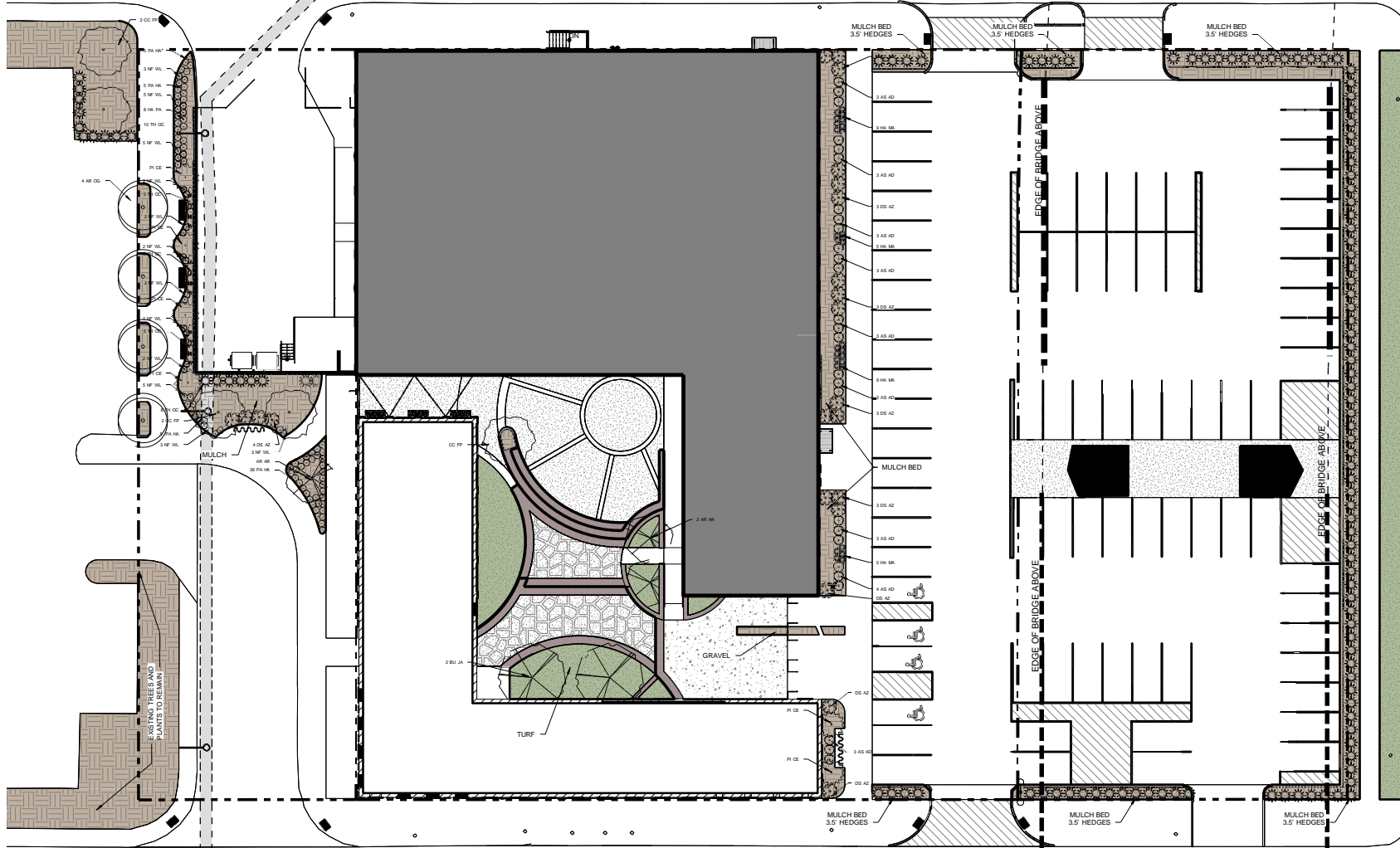
ISSUED	BY	DATE
<b>NEW PARKING          NAUTICA WATERFRONT          DISTRICT</b> Cleveland, Ohio		
Scale: 1" = 30'-0"	Sheet:	
Date: 1.24.24	SD-1	



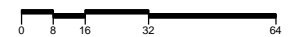
SITE LEGEND	
	EXISTING AND PROPOSED PLANTING BEDS
	PROPOSED ARTIFICIAL GRASS/ EXISTING GRASS
	PROPOSED COMPACTED LIMESTONE
	PROPOSED RECLAIMED BRICK PATH
	PROPOSED FINE GRAVEL

ELM STREET

MAIN STREET



CENTER STREET





ACER X FREEMANII 'ARMSTRONG'  
ARMSTRONG MAPLE



BETULA UTILIS VAR. JACQUEMONTII  
WHITEBARKED HIMALAYAN BIRCH



CERCIS CANADENSIS 'FOREST PANSY'  
FOREST PANSY REDBUD



PINUS CEMBRA 'HERMAN'  
PRAIRIE STATESMAN SWISS STONE PINE



THUJA OCCIDENTALIS 'SMARAGD'  
EMERALD GREEN ARBORVITAE



ASTILBE X ARENSII 'DEUSCHLAND'  
DEUTSCHLAND ASTILBE



HAKONECHLOA MACRA  
JAPANESE FOREST GRASS



NEPETA 'WALKERS LOW'  
WALKERS LOW CATMINT



PENNISETUM ALOPECUROIDES 'HAMELN'  
HAMELN DWARF FOUNTAIN GRASS



RHODODENDRON 'DOUBLE SHOT GRAPE'  
DOUBLE SHOT GRAPE AZALEA



CRUSHED STONE / PEA GRAVEL



PROPOSED SERVICE AREA FENCE



UNILOCK MECOTRO SLAB OR RECLAIMED BRICKS



LIGHTED STEPS



ARTIFICIAL TURF WITH TREE CUTOUTS

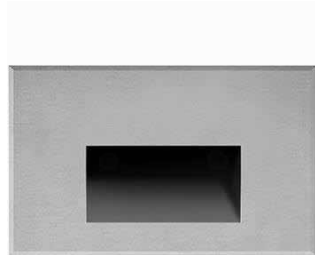
**SITE ACCESSORIES**



BIKE RACKS



ENTRY CANOPY



STEP LIGHTS



STRING LIGHTS

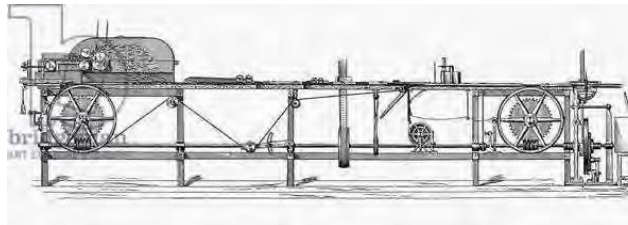
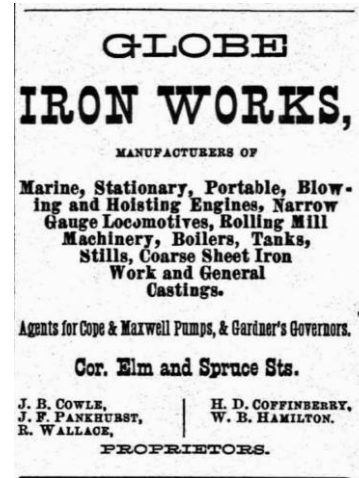


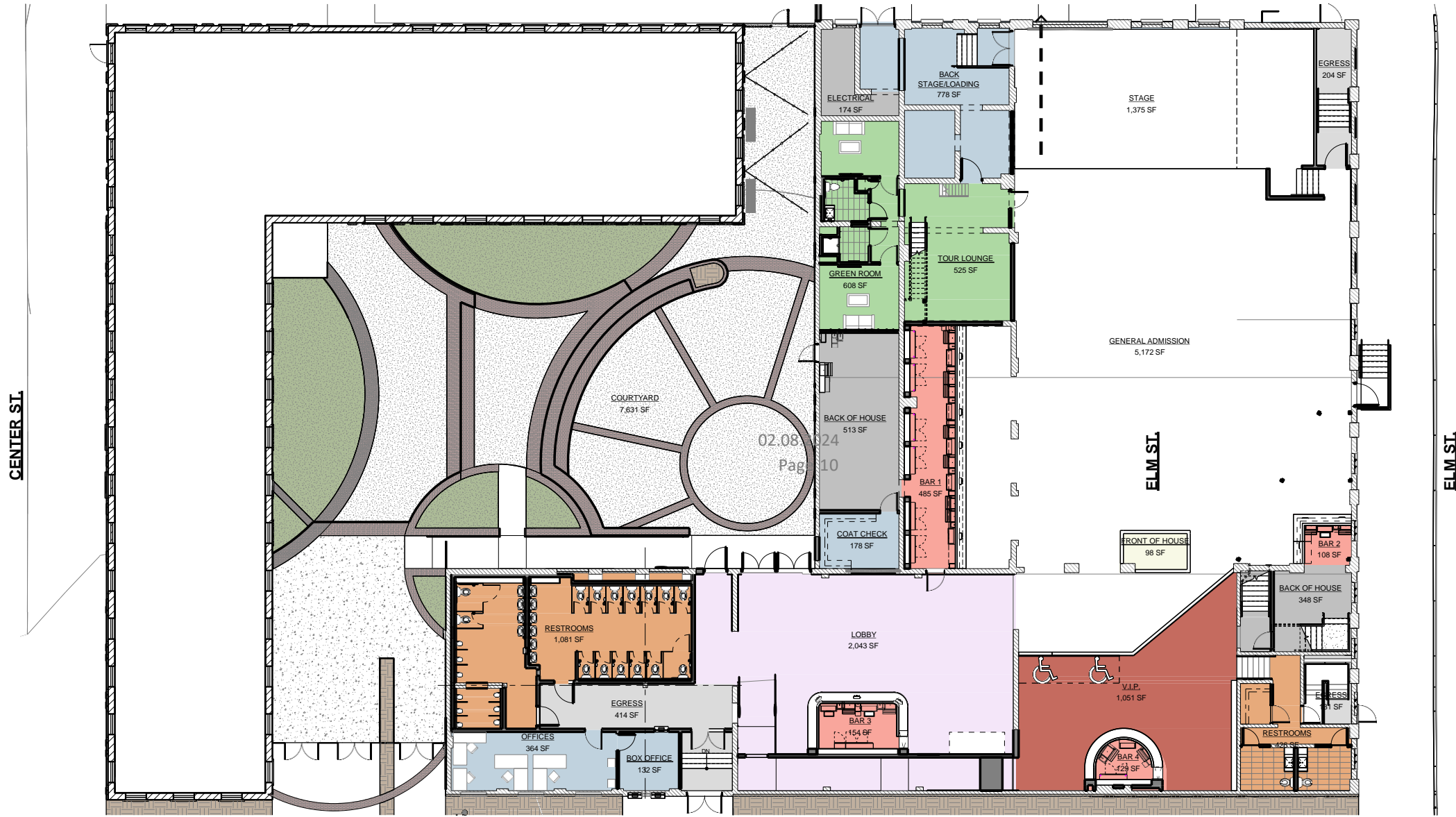
TREE LIGHT



BOLLARD LIGHT

**EXTERIOR CONCEPTS**

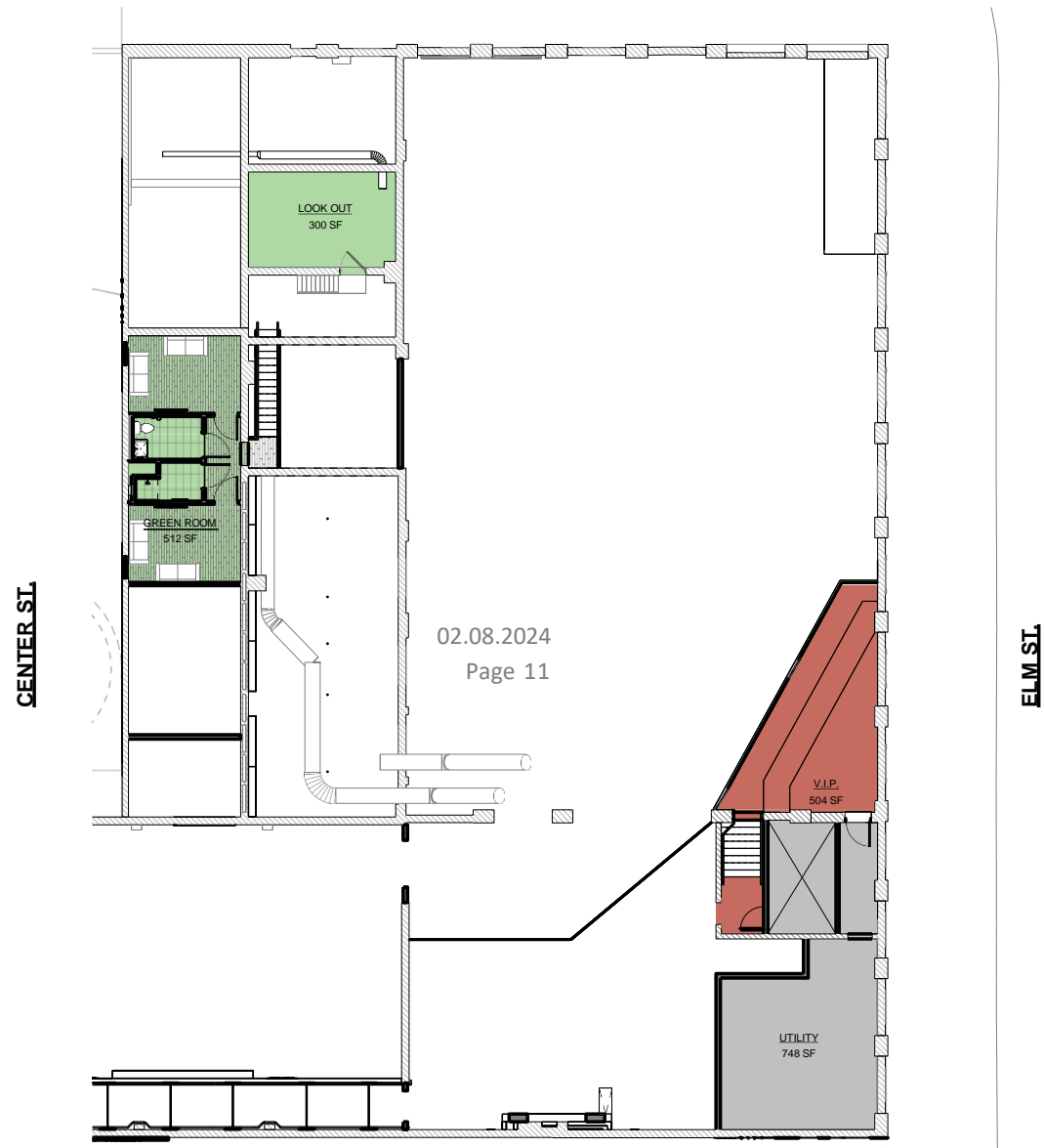


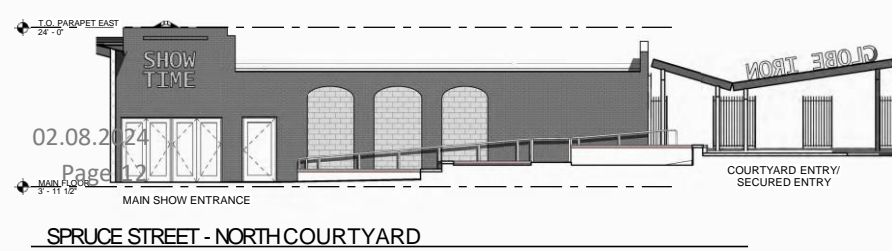
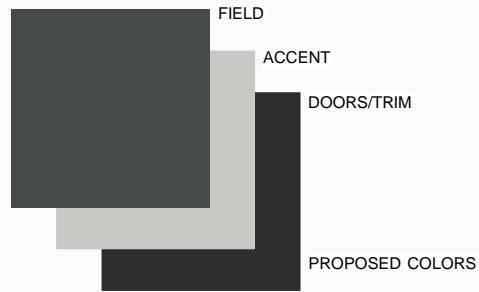
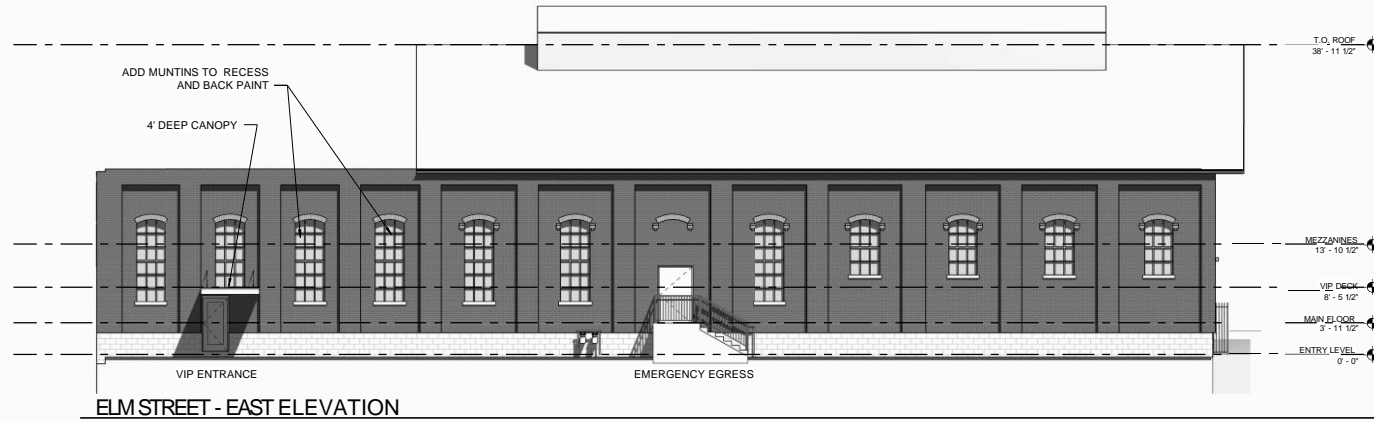


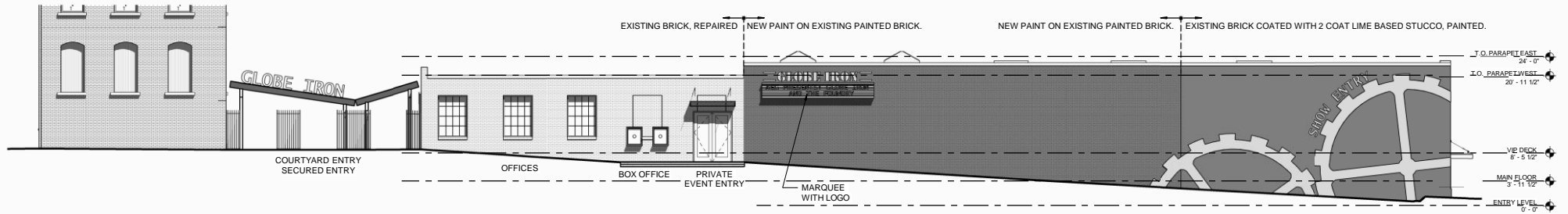
PROPOSED PLANS  
**GLOBE IRON**  
 AEG PRESENTS



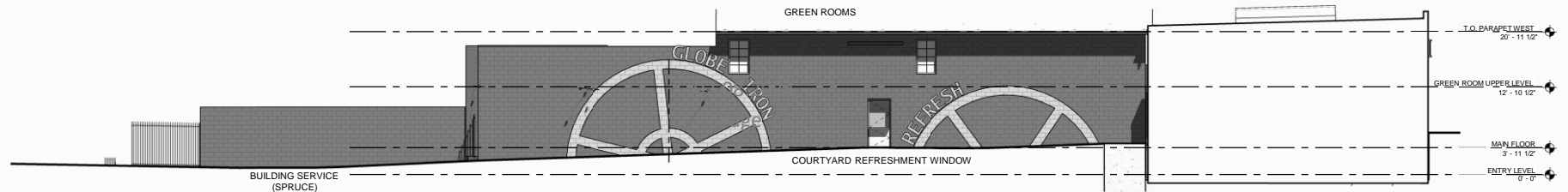




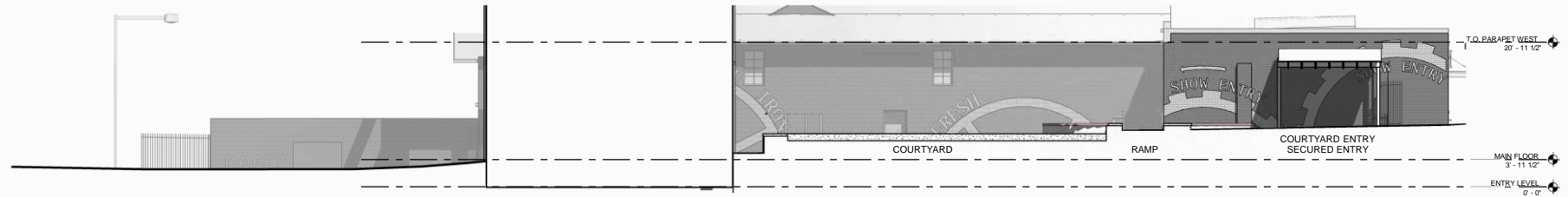




MAIN AVE - SOUTH ELEVATION



CENTER STREET - WEST COURTYARD



CENTER STREET - WEST ELEVATION



ELEVATIONS  
**GLOBE IRON**  
 AEG PRESENTS



02.08.2024  
Page 14





02.08.2024  
Page 16



RENDERING - SPRUCE  
GLOBE IRON  
AEG PRESENTS



02.08.2024  
Page 17



RENDERING - SPRUCE  
GLOBE IRON  
AEG PRESENTS



RENDERING - MAIN STREET  
GLOBE IRON  
AEG PRESENTS







RENDERING - MAIN STREET  
GLOBE IRON  
AEG PRESENTS







RENDERING - COURTYARD  
GLOBE IRON  
AEG PRESENTS





# Downtown/Flats Design Review District

Design Review Advisory Committee

## Meeting Motion and Report Form

Meeting Location: City Hall Room 514, 601 Lakeside Avenue

Case Number: DF 2023-041 Meeting Date: 02/15/2024

Project Name: Globe Iron

Project Address: 2325 Elm Street

Contact Person: Jesse Sweigart

Architect/Contractor: \_\_\_\_\_

General Description: Building renovation

### Motion by Design Review Committee:

#### Approved with Conditions

Approve: Bogart, Brown, Geist, Pesarchick, Zarfoss

Disapprove:

Abstain:

Non-Voting Members:

- Provide 3' masonry wall with associated landscaping around entirety of parking lot per code requirements. Review if 4 curb cuts are necessary or if they can be unified.

- Continue to develop design with improved visitor experience & transparency.



City of Cleveland

Justin M. Bibb, Mayor

City Planning Commission



Joyce Pan Huang, Director

601 Lakeside Avenue, Room 501, Cleveland, OH. 44114  
T: (216) 664-2210 F: (216) 664-3281 I: www.planning.clevelandohio.gov

## Downtown | Flats Design Review Advisory Committee

### Staff Report

Thursday, Feb 15, 2024

Cleveland City Hall, Virtual Webex

Begins: 9:00 AM

### Renovation - Seeking Schematic Approval

- **Project:** #DF2023-041 | Globe Iron Rehabilitation \*C  
**Address:** 2325 Elm Street  
**Representative:** Jesse Sweigart, LDA Architects, Inc
- **Staff Report – Recommendation to Approve with Conditions:**
  - Provide 3' masonry screen wall and associated landscaping per code requirements around entirety of parking lot, including County-Owned lot.
  - Provide improved visitor experience from rear lot to main entrance
  - Prominent architectural elements should be better showcased and bricked-in windows and entrances restored
  - Confirm emergency egress requirements are met with Division of Fire & EMS
  - Provide post & ring or upsidedown U bike racks in lieu of proposed. Review covered bike rack or indoor bike racks for employees

COMMITTEE REPORT

D | F Committee, Jeff Bogart (Chair)

ADMINISTRATOR REPORT

CPC, Administrator

Next scheduled DR meeting: 2/1/24

\*C - Goes to City Planning Commission; Agenda Item Pending, \*L - Goes to Landmarks Commission

# Cleveland City Planning Commission

## Staff Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

February 16, 2024



## DF2024-007 – 2024 NCAA Women’s Final Four Signage & Branding Package

**Project Location: Citywide; Downtown Cleveland**

**Project Representative: Monica Gustin, Greater Cleveland Sports Commission**

February 16, 2024

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**Ward 3- Councilmember McCormack**

**SPA: Downtown**



DÉCOR AND CITY  
SIGNAGE PLAN

**All décor and signage plans depicted herein are for illustration purposes only. These materials do not necessarily represent an acknowledgment or agreement by the City of Cleveland, any City agencies or similar authorities, or private parties to display such décor or signage on their property at this time. These materials must be kept confidential and may not be used or distributed for any purpose except to the extent required by law or government rule or regulation.**

**Note: Due to the schedule of the tournament, there are team specific designs to be determined after competition ends March 31<sup>st</sup> and April 1<sup>st</sup>. Proofs through the presentation are based on 2023 Women's Final Four school qualifiers.**

# Branding Guide



1. Guitar pick container shape
2. Rock and Roll Hall of Fame above "FINAL "
3. Slab serif detail added to the Final Four text is similar to the sign outside the Rock and Roll Hall of Fame
4. Circle within a circle on top of the triangular background is inspired by the Ohio flag
5. Orange shape around circle is meant to resemble a basketball rim
6. Main Avenue Bridge under "FOUR"
7. Orange drop shadow under "FOUR" is similar to the Women's March Madness logo
8. The blue color represents the water from Lake Erie

**MOTION PRINCIPLES**

Torn paper collages being one of the focal points of the look, the motion principles should play off of this. Tearing/ripping paper to reveal and change content. The marker/color elements can be animated in a way to highlight that action as well, drawing onto a composition.



**VERTICAL COMPOSITIONS**

The elements in this décor package were designed to work cohesively. As elements are applied, the visual identity begins to take shape, creates visual excitement and draws the viewer in. The combination of collages, colors and type treatments gives this event a wide range of design application opportunities.



## HORIZONTAL COMPOSITIONS

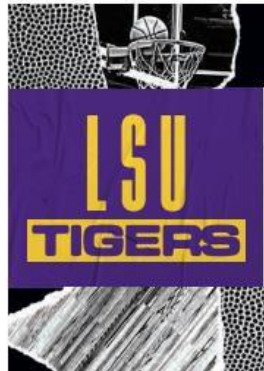
These horizontal compositions are examples of how the elements can be used to create color breaks for placement of logos and messaging. These compositions will work well applied to fascia, fencing, horizontal video boards, email headers and more.



Proof for concept only; teams TBD

### TEAM-SPECIFIC COMPOSITIONS

Where appropriate, it is acceptable to utilize team-specific colors and logos with the visual identity. Elements should be colored to match team color palettes.



### TEAM-SPECIFIC COMPOSITIONS

Where appropriate, it is acceptable to utilize team-specific colors and logos with the visual identity. Elements should be colored to match team color palettes.



Proof for concept only; teams TBD



2024 NCAA<sup>®</sup> WOMEN'S  
**FINAL FOUR<sup>®</sup>**

City Wide Branding



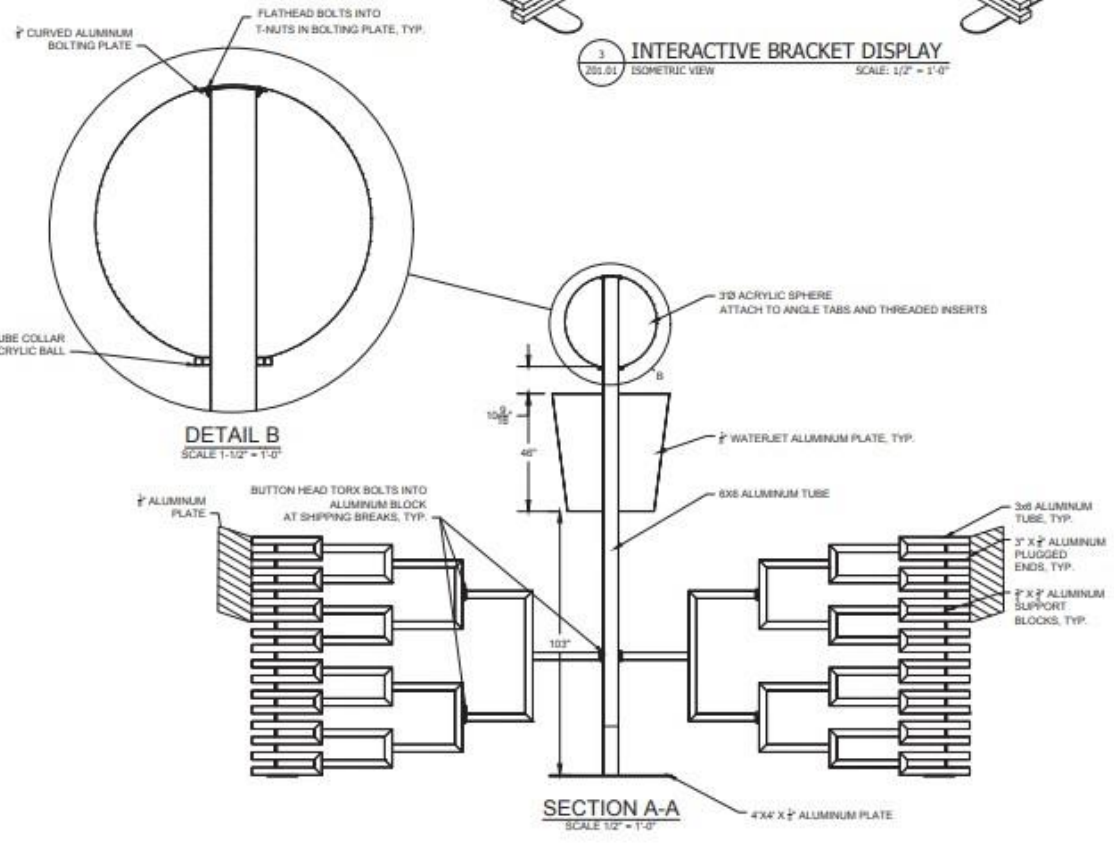
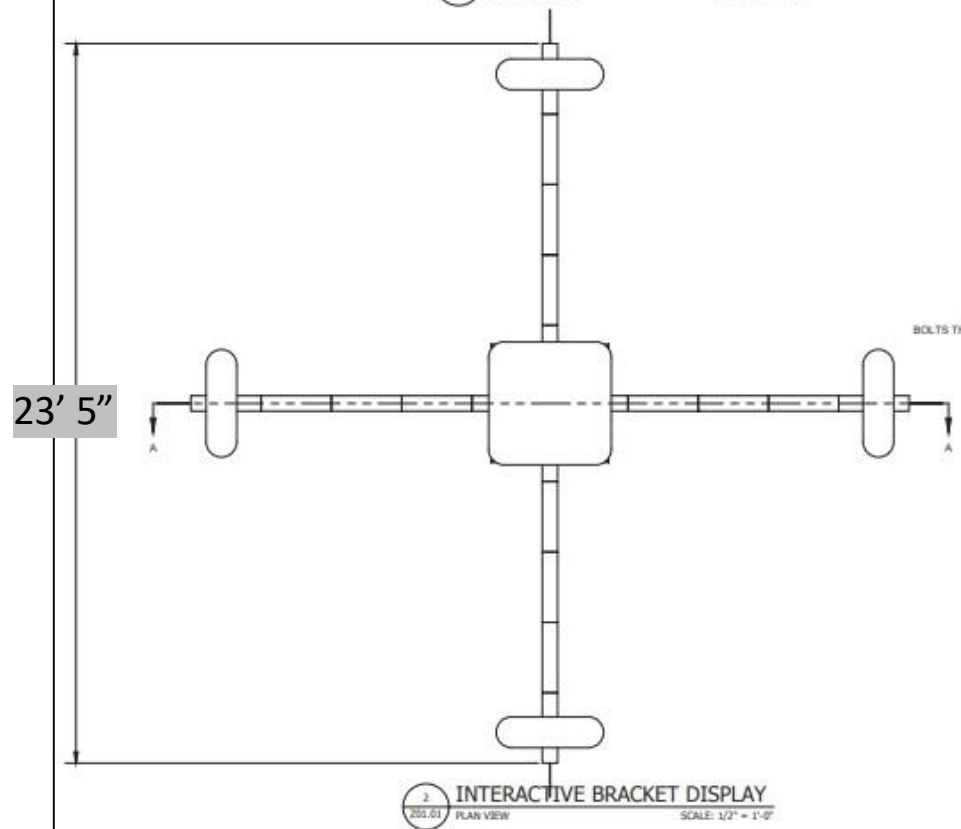
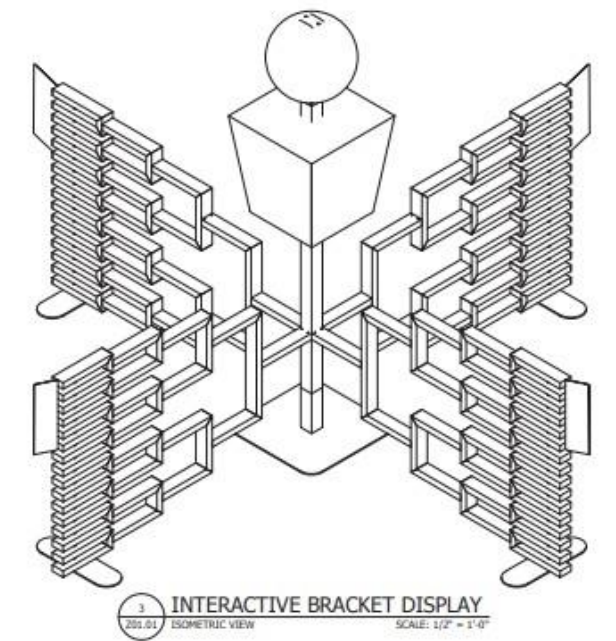
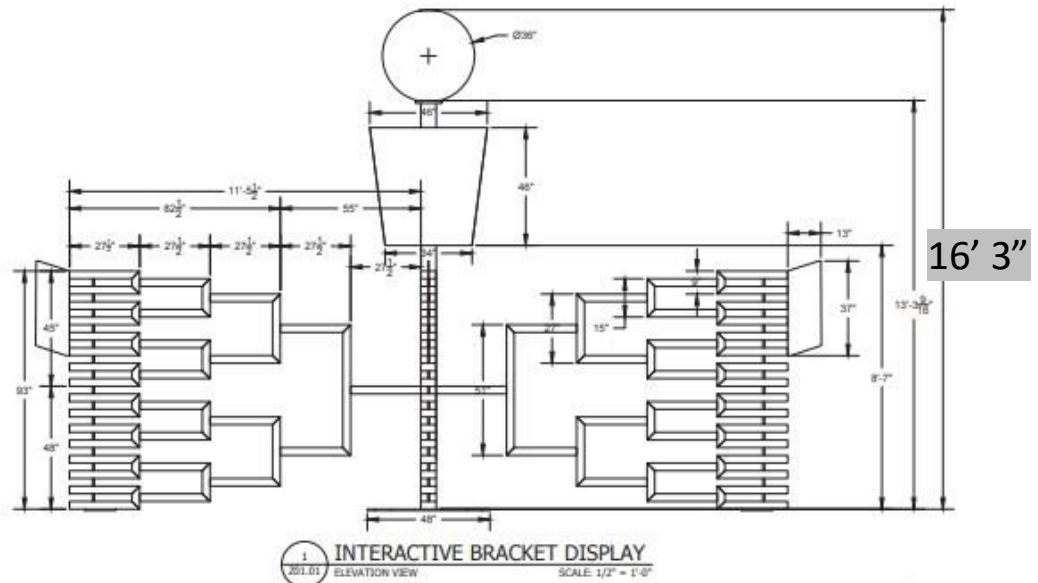
# Public Square – Coca-Cola 3D Bracket



# Public Square – Coca-Cola 3D Bracket



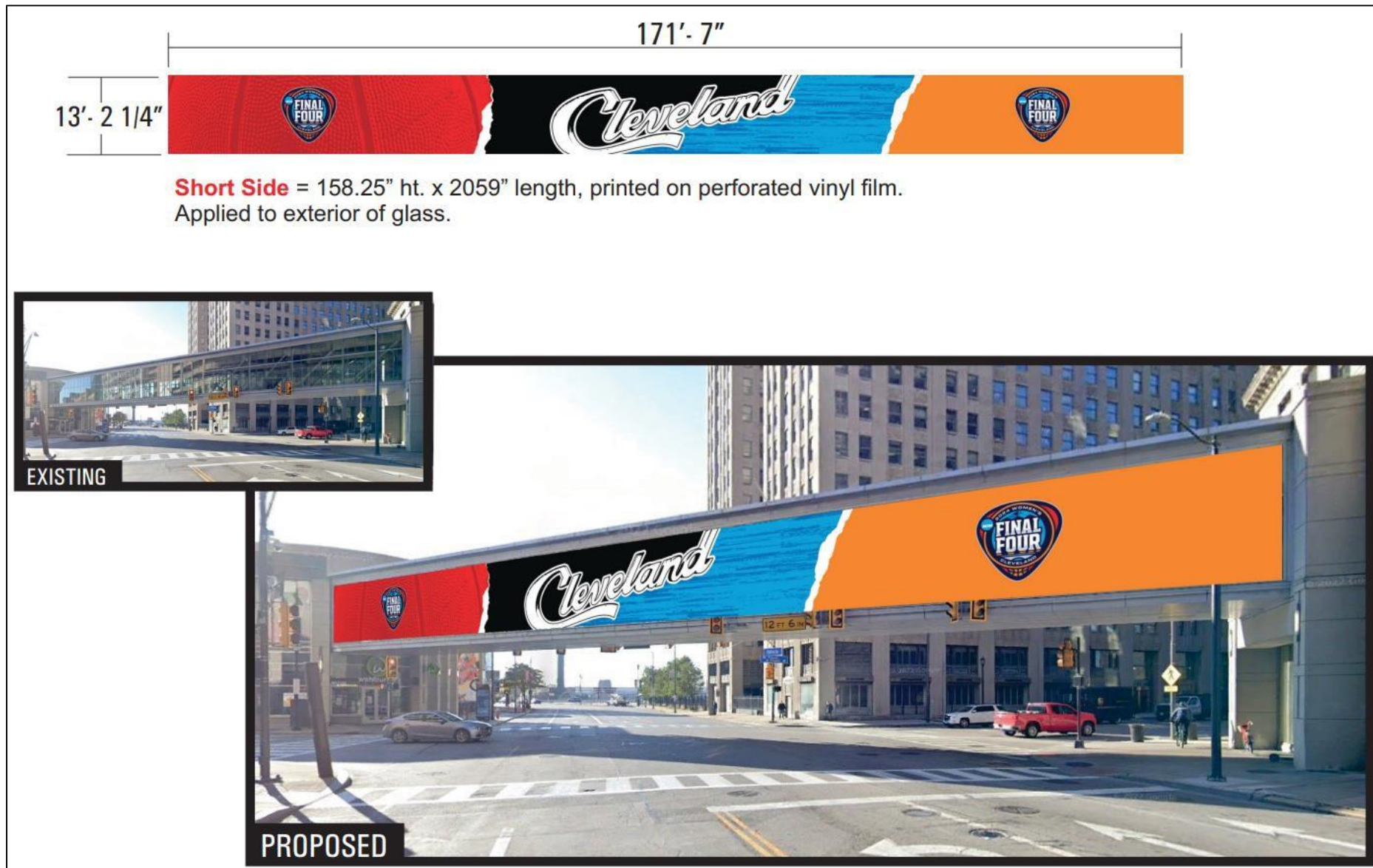
Notes:  
 Approx 800lbs



# Ontario and Prospect Overpass - southbound



# Ontario and Prospect Overpass - northbound



# Tower City Center Entrance

PROPOSED TEMPORARY BANNERS  
SCALE: PROPORTIONAL

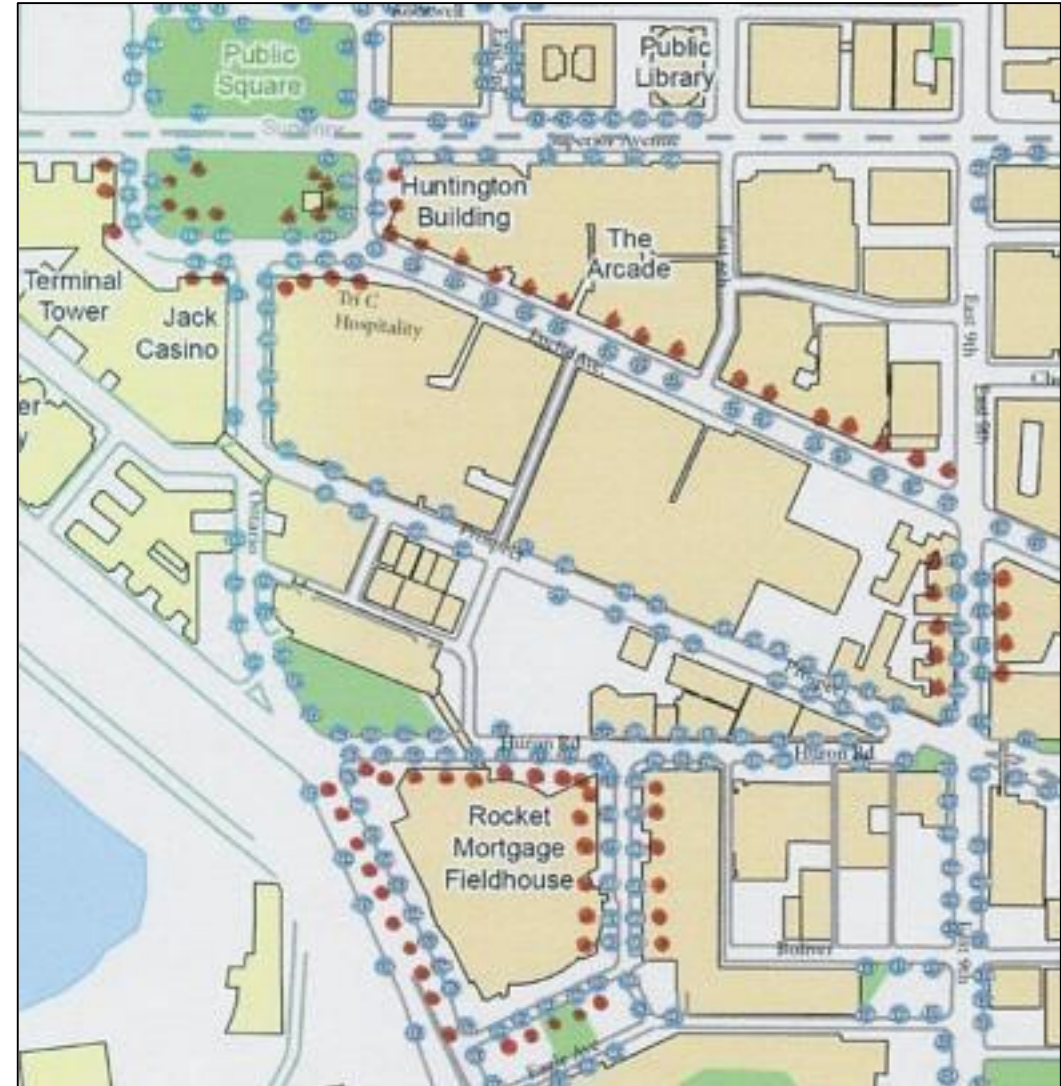


ALL BANNERS SAME SIZE AS ABOVE

INT



# Pole Banner Locations



# Pole Banner Designs

GENERIC  
27" x 80"



GENERIC  
30" x 60"



SAFE SPACE

TOURNEY TOWN  
27" x 80"



TOURNEY TOWN  
30" x 60"



GLOBAL

Material: 18 oz. Opaque Vinyl  
Size: 27" x 80" and 30" x 60"  
Full Color and two sides  
.5" Bleed

SUPER SAT. CONCERT  
27" x 80"



SUPER SAT. CONCERT  
30" x 60"



SAFE SPACE

SUPER SAT. PRACTICE  
27" x 80"



SUPER SAT. PRACTICE  
30" x 60"



BOUNCE  
27" x 80"



BOUNCE  
30" x 60"



SAFE SPACE

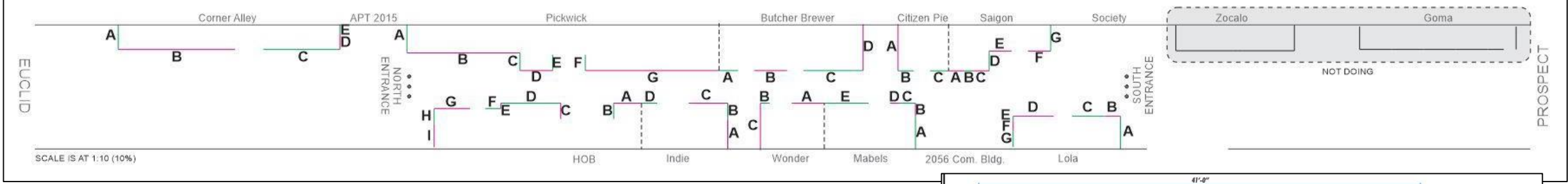
PARTY ON THE PLAZA  
27" x 80"



PARTY ON THE PLAZA  
30" x 60"

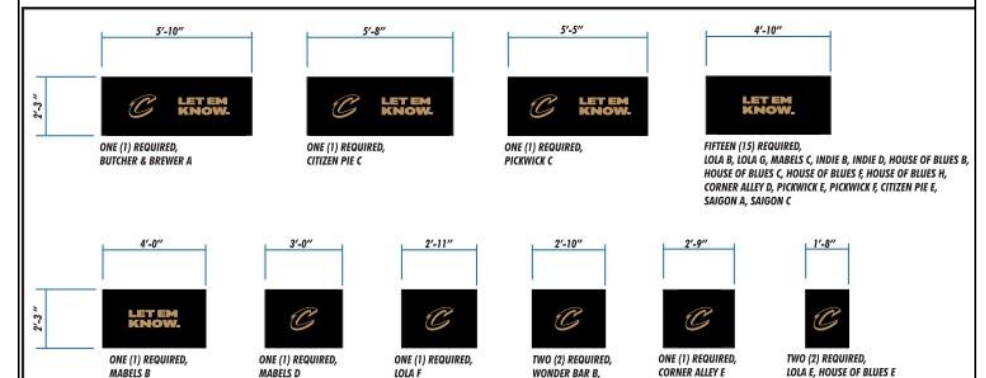
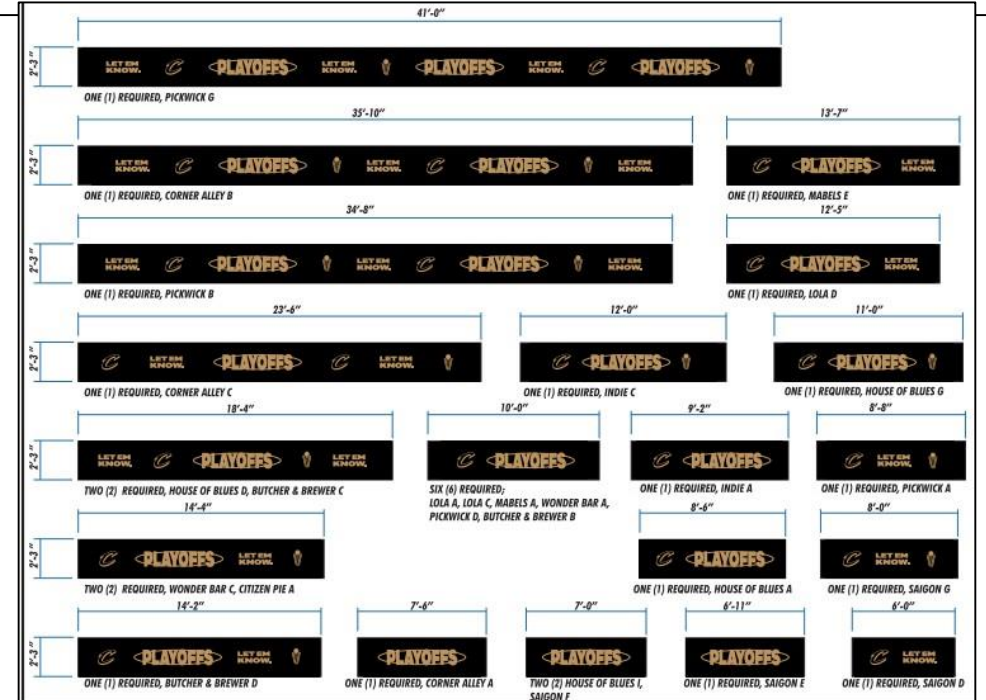
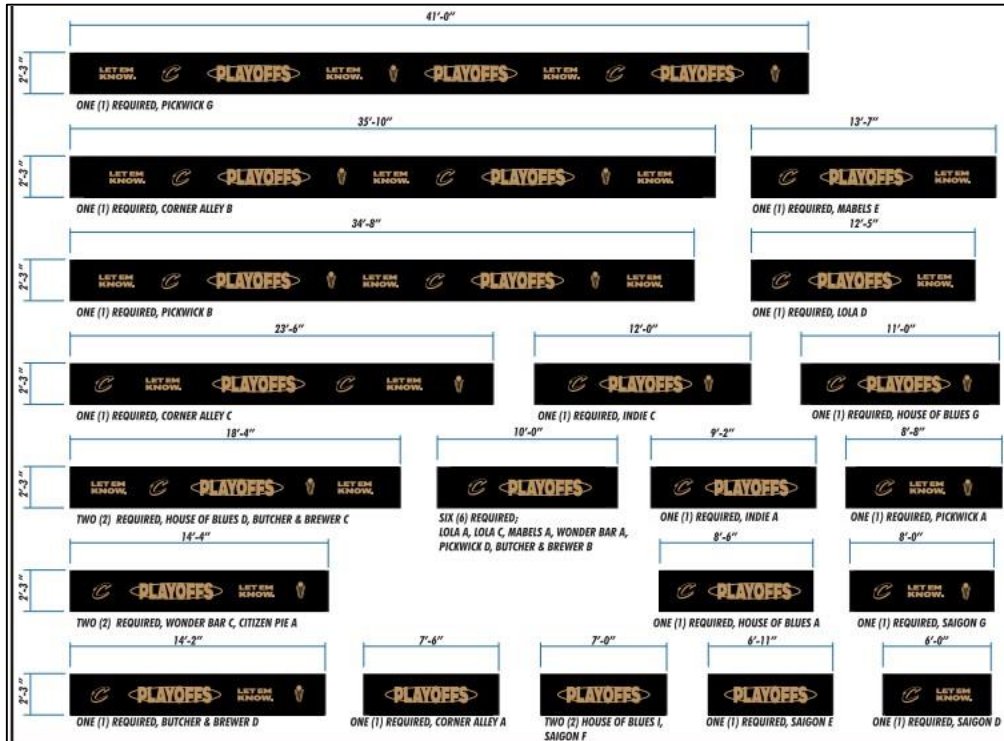






# East 4<sup>th</sup> Street

## Examples from CAVS playoffs.



# East 4<sup>th</sup> Street



# Terminal Tower Lighting



- **Dynamic Tower Lighting**
- **Logo projection:**
  - Event logo
  - Championship trophy
  - Final Four team logos

Proof for concept only; teams TBD

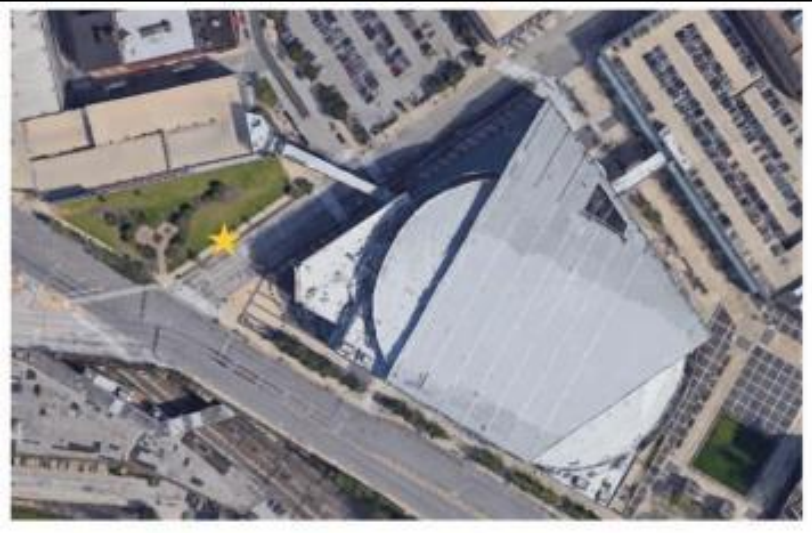
# Cleveland Script Signs

- **Rocket Mortgage FieldHouse**
- **Tremont**
- **Edgewater Park**
- **North Coast Harbor**
- **Cleveland Hopkins Airport**



# Cleveland Script Sign at Rocket Mortgage FieldHouse

We'll bring the incredibly popular Cleveland Script sign across from Rocket Mortgage FieldHouse at the corner of Ontario and Huron.



# RTA Trolley

Branding targeted on the B-Line and E-Line trolley routes.

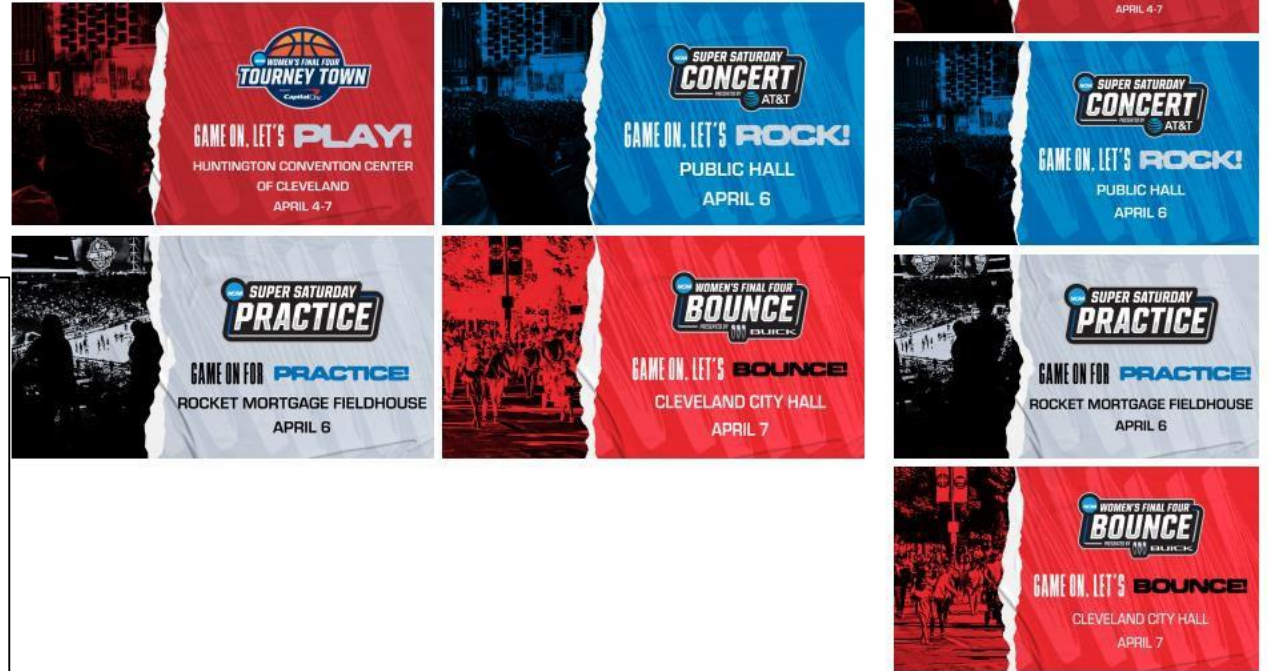


Proof for concept only; teams TBD

# Media Buy Creative

## Provided for example.

1200 x 630



728 x 90



300 x 250



24-00123	PROJECT	DESCRIPTION/DETAILS	CLIENT	PROOF DATE	DEADLINE	DESIGNER	PROOF #
	2024 WFF Media Buy Creative	Social	NCAA	02.07.2024		TL	1

24-00123	PROJECT	DESCRIPTION/DETAILS	CLIENT	PROOF DATE	DEADLINE	DESIGNER	PROOF #
	2024 WFF Media Buy Creative	Digital	NCAA	02.07.2024		TL	1



2024 NCAA<sup>®</sup> WOMEN'S  
**FINAL FOUR<sup>®</sup>**

Hotel Exteriors



# Marriott Key Tower



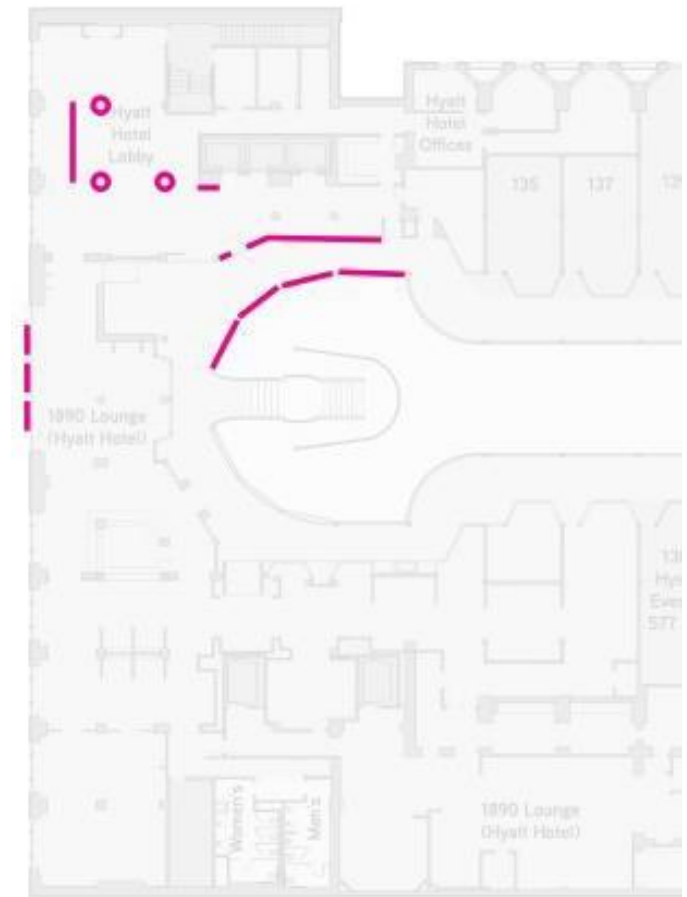
Proof for concept only; teams TBD

# Westin Downtown



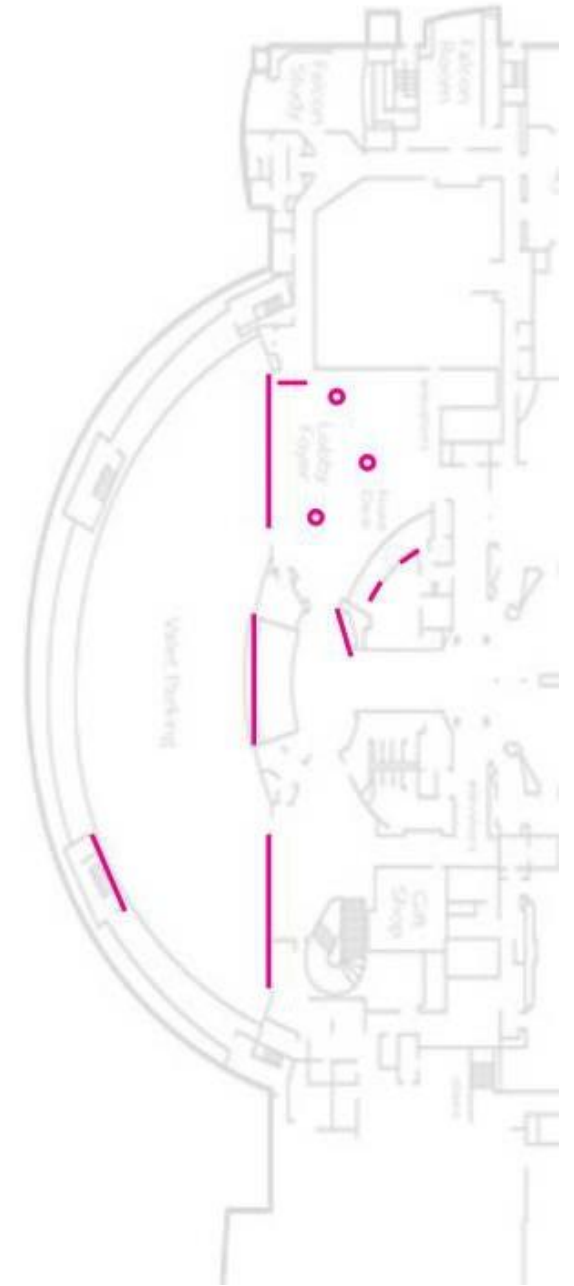
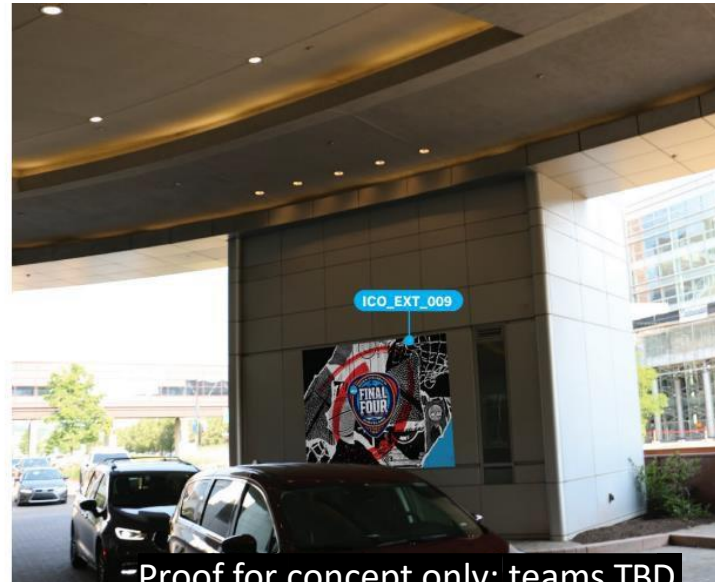
Proof for concept only; teams TBD

# Hyatt Cleveland Downtown

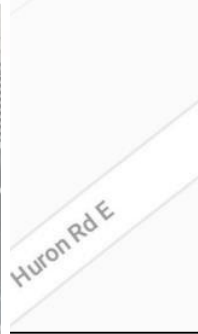
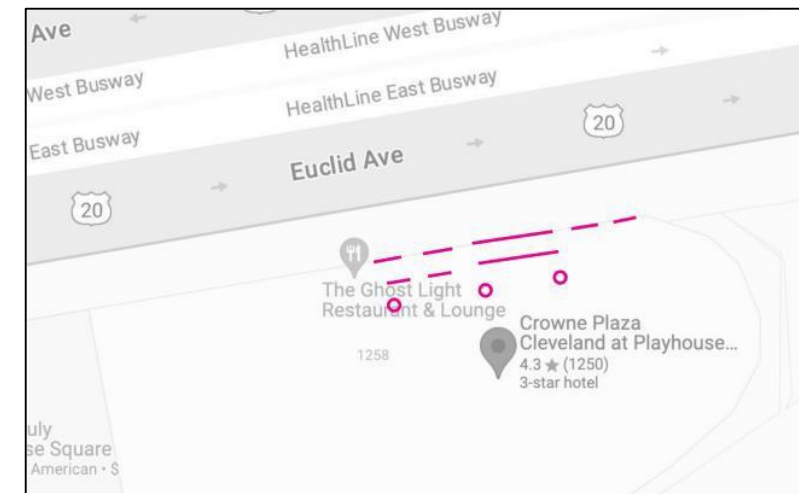


Proof for concept only; teams TBD

# Intercontinental Hotel



# Crowne Plaza



Proof for concept only; teams TBD

# Renaissance/Hotel Cleveland (Team)

**Design will be finalized closer to renovation complete/state as of March 13.**





2024 NCAA<sup>®</sup> WOMEN'S  
**FINAL FOUR<sup>®</sup>**

Rocket Mortgage FieldHouse  
Exterior

# ROCKET MORTGAGE FIELDHOUSE - EXTERIOR - WEST



Proof for concept only; teams TBD

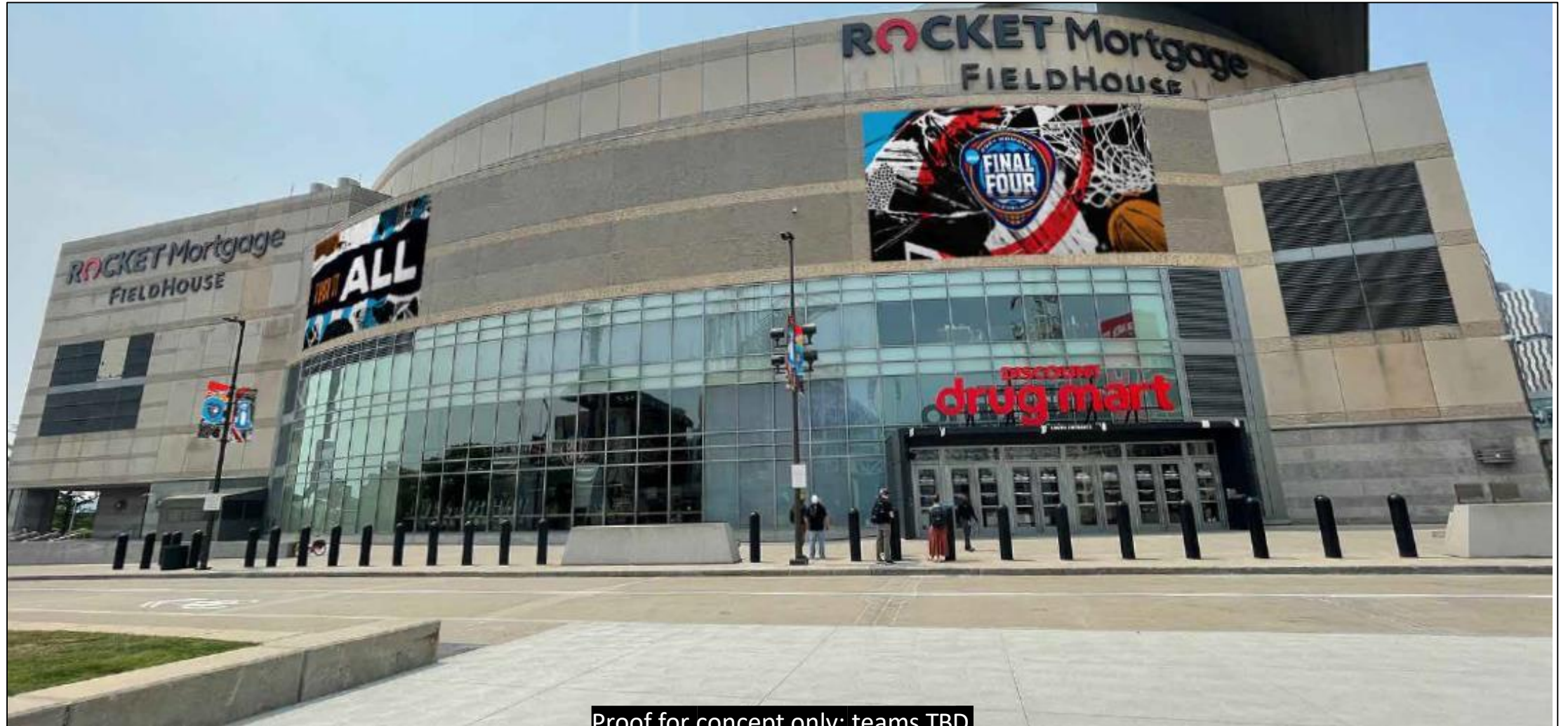


# ROCKET MORTGAGE FIELDHOUSE - EXTERIOR - SOUTH



Proof for concept only; teams TBD

# ROCKET MORTGAGE FIELDHOUSE - EXTERIOR - EAST



Proof for concept only; teams TBD

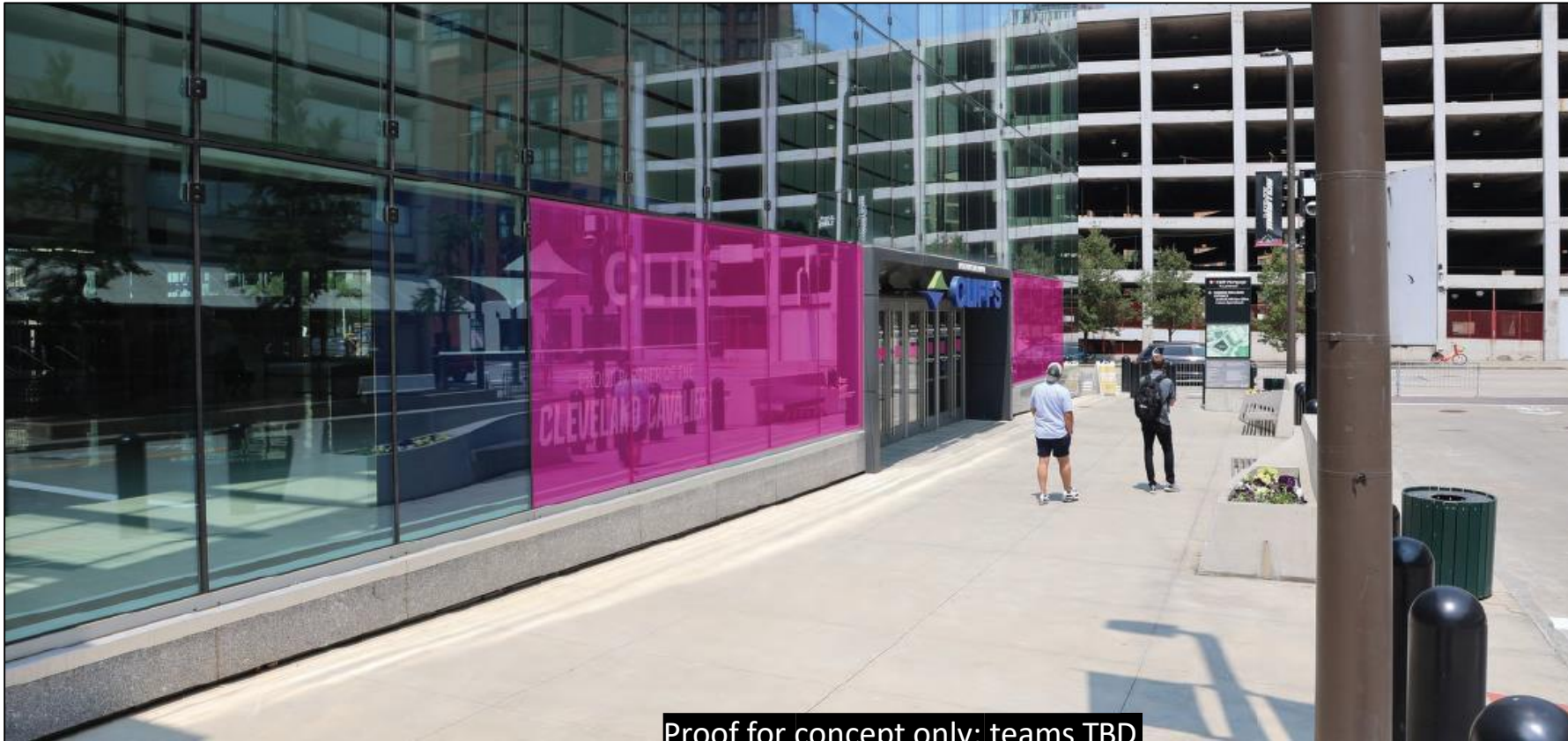
# ROCKET MORTGAGE FIELDHOUSE - EXTERIOR - NORTH



Proof for concept only; teams TBD

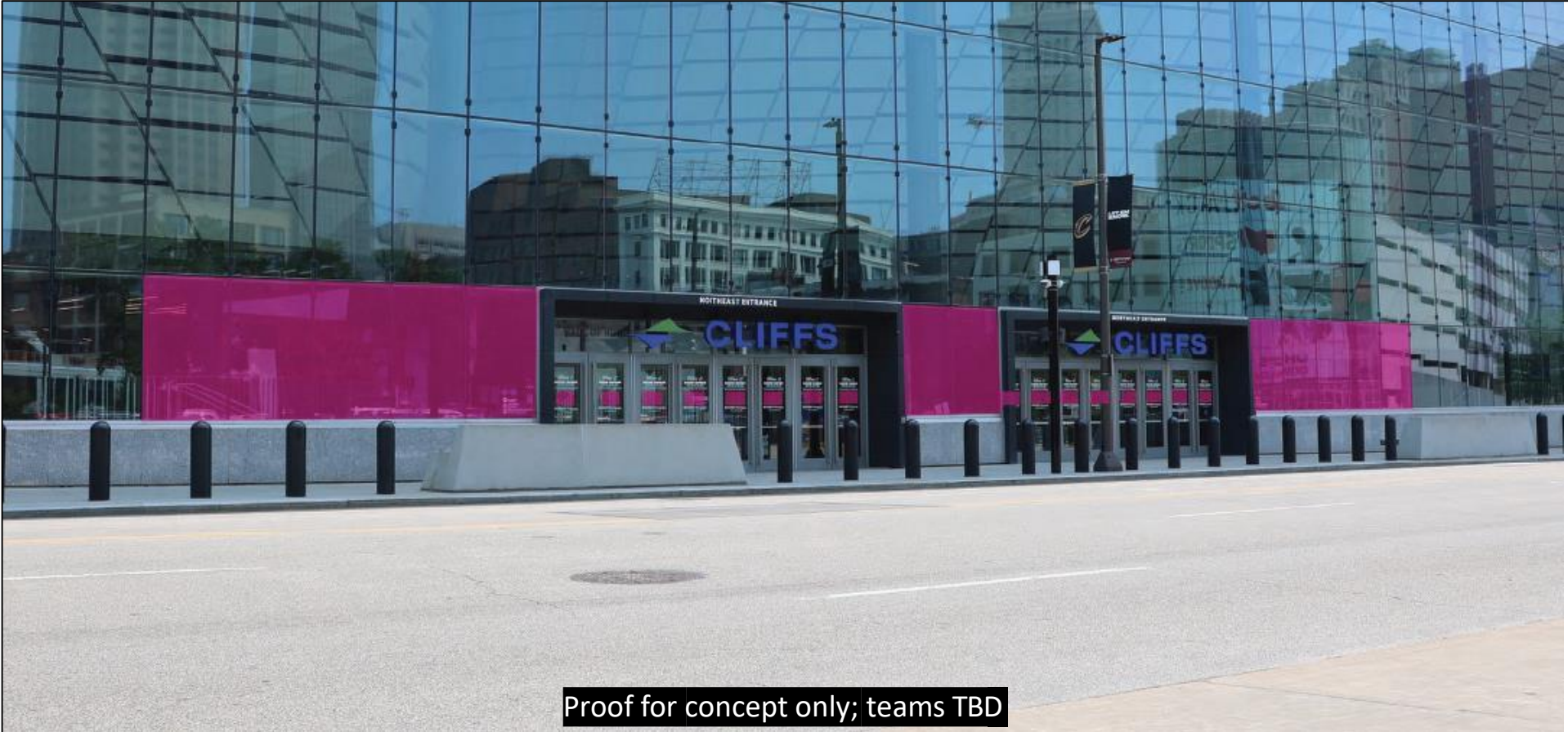
# Rocket Mortgage Fieldhouse - Exterior – Cliffs 6th Street Entrance – Capital One

**Will be Capital One event branded.**



Proof for concept only; teams TBD

Rocket Mortgage Fieldhouse - Exterior –  
Cliffs Huron Road Entrance – Capital One  
**Will be Capital One branded.**

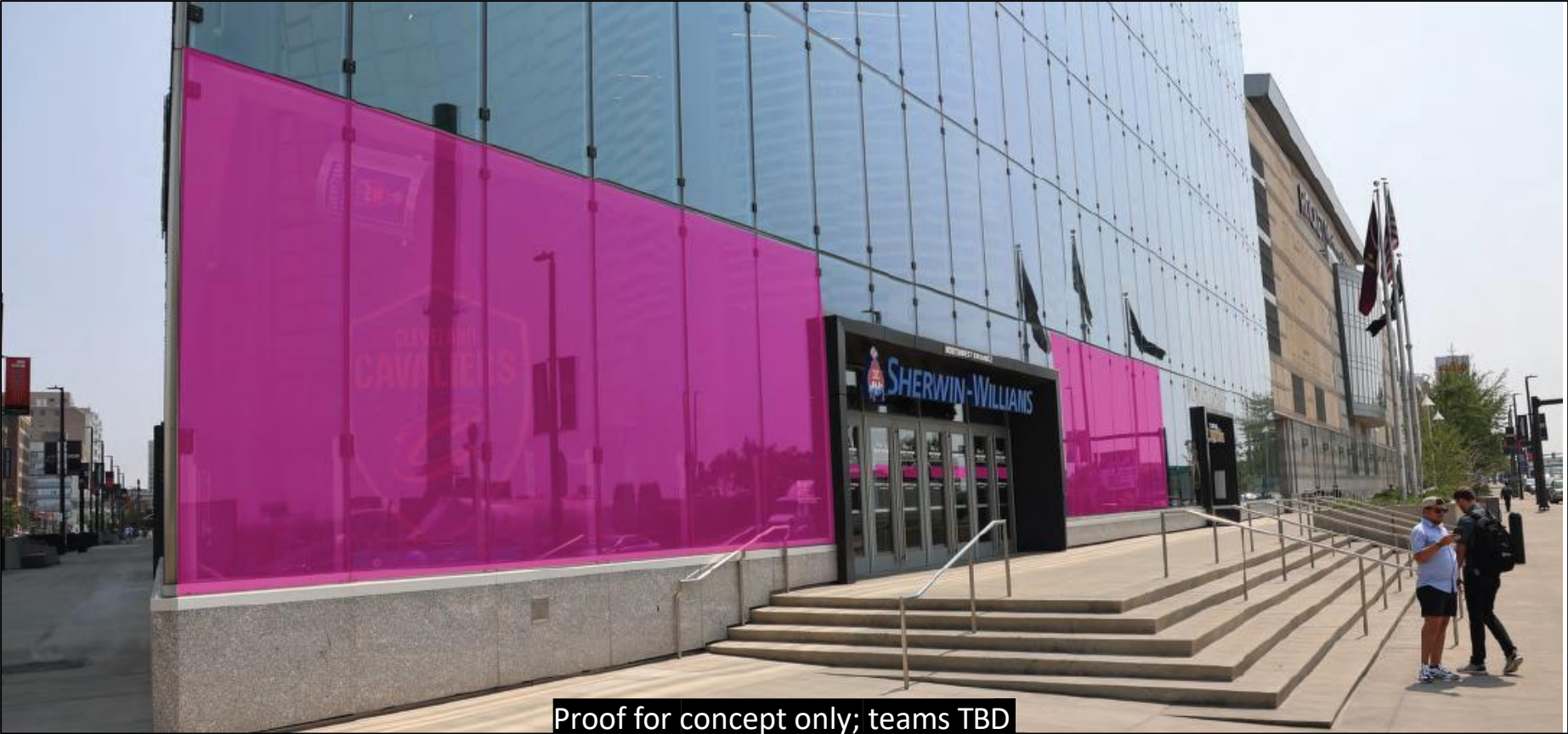


Proof for concept only; teams TBD

Rocket Mortgage Fieldhouse - Exterior –  
Sherwin Williams Huron Road Entrance - AT&T  
Will be AT&T Event branded.

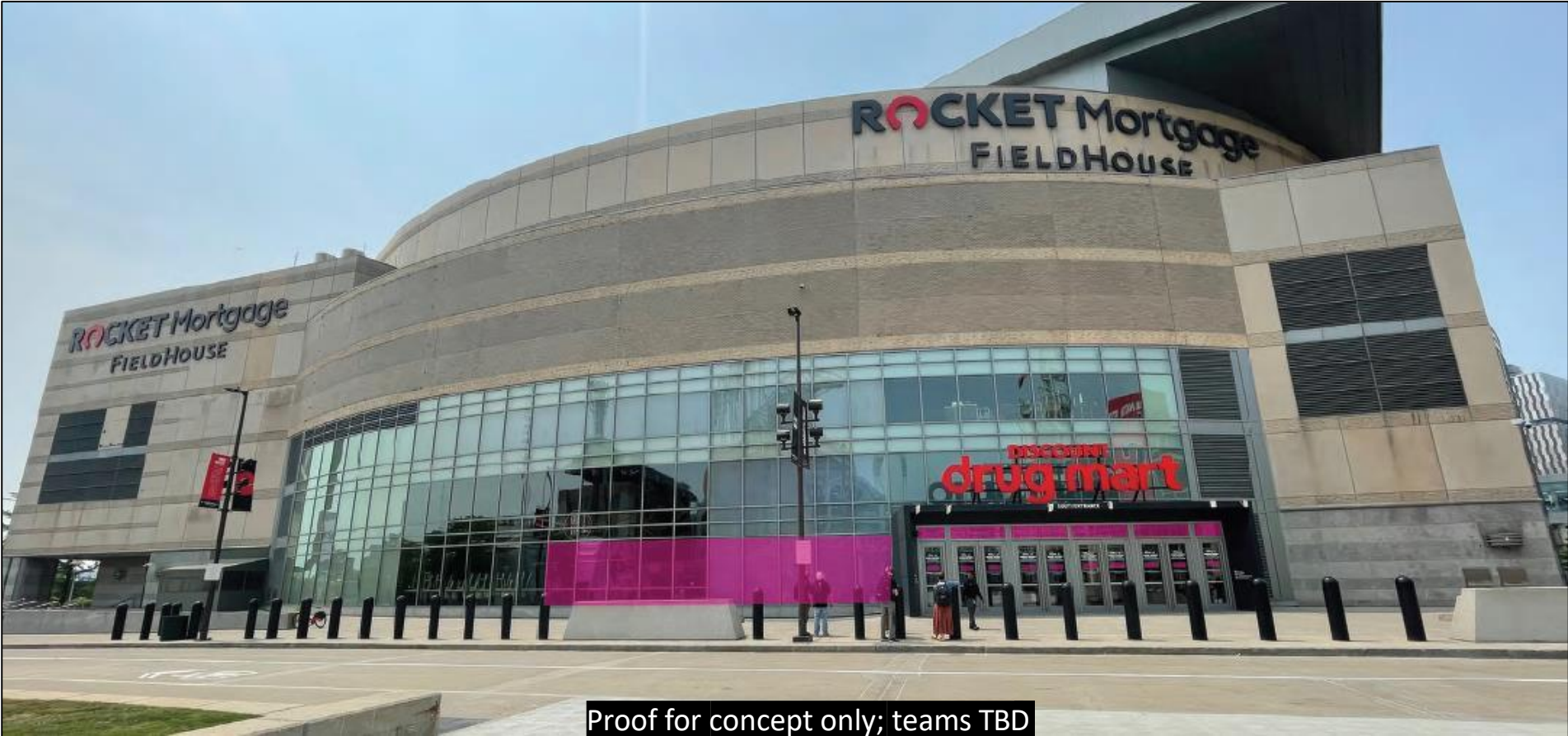


Rocket Mortgage Fieldhouse - Exterior –  
Sherwin Williams Ontario Street Entrance - AT&T  
Will be AT&T event branded.



Proof for concept only; teams TBD

Rocket Mortgage Fieldhouse - Exterior –  
Drug Mart Entrance – Coca-Cola  
Will be Coca-Cola event branded.

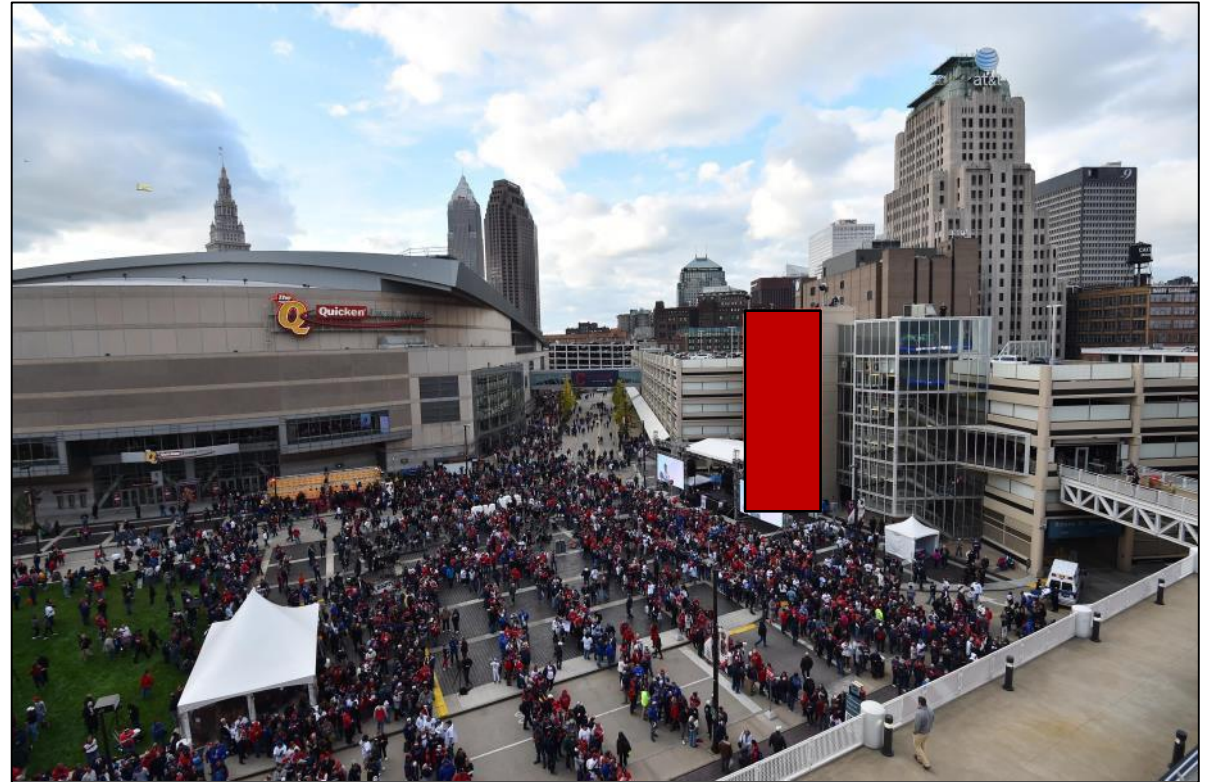


Proof for concept only; teams TBD



# Gateway Plaza

**Party on the Plaza  
banner similar to  
Cleveland Guardians  
opening day banner.**





2024 NCAA<sup>®</sup> WOMEN'S  
**FINAL FOUR<sup>®</sup>**

Convention Center Exterior

# Convention Center Entrance – Lakeside Ave.

Left window.



Right window.

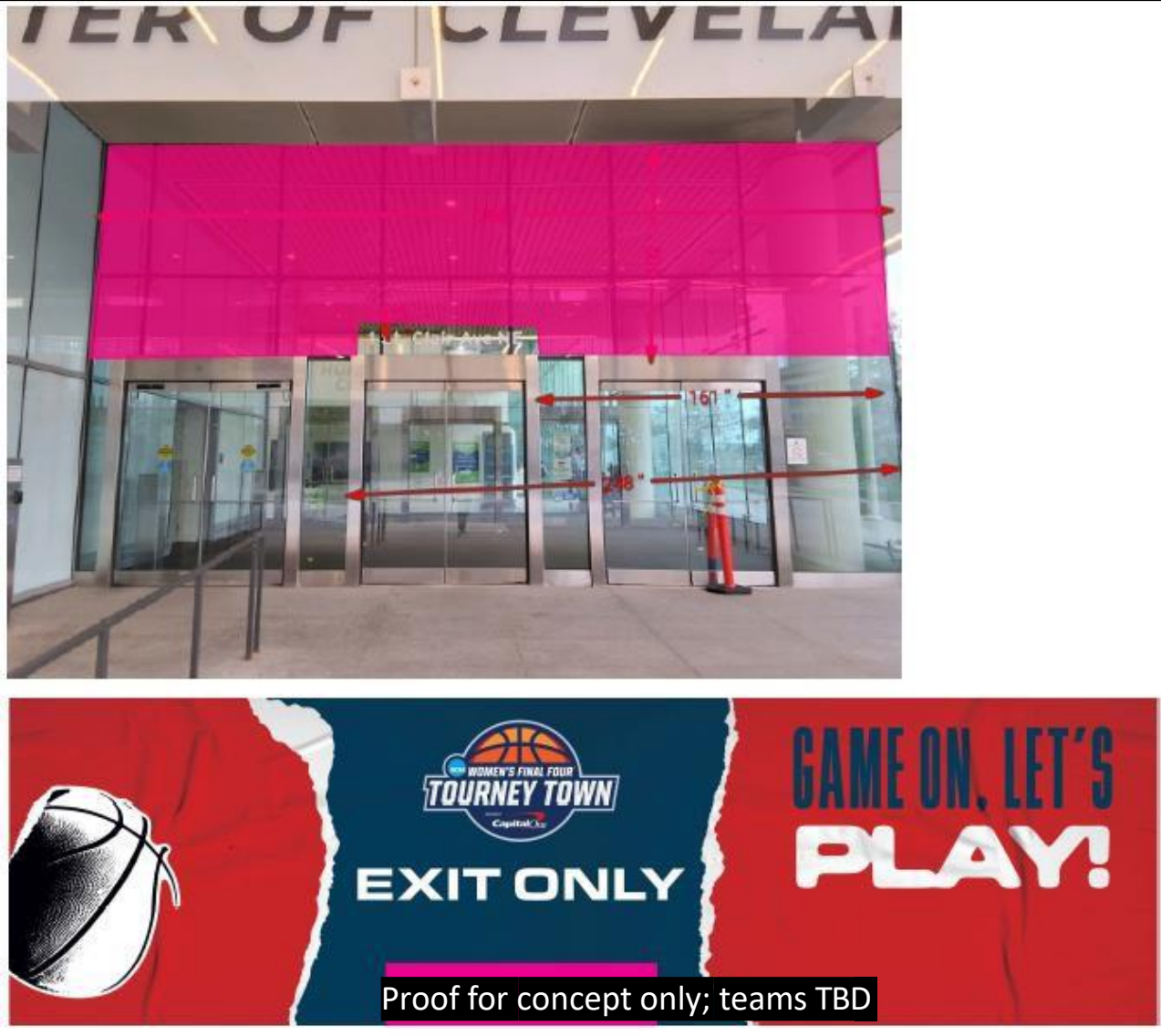


Proof for concept only; teams TBD

# Convention Center Exit – St. Clair side window



# Convention Center Exit – Superior Ave.



# Cleveland City Planning Commission

## Staff Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

February 16, 2024

# Cleveland City Planning Commission

## Mandatory Referrals

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

February 16, 2024

**Ordinance No. 108-2024 (Introduced by Councilmembers McCormack, Bishop, Hairston and Griffin – by departmental request): Authorizing the Director of Capital Projects to execute a deed of easement granting to adjacent property owners, their successors and assigns, certain easement rights in property located in the Flats East Bank Development Area, and declaring that the easement rights granted are not needed for the City’s public use.**

February 16, 2024

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# **Cleveland City Planning Commission**

**Ord. No. 108-2024**

**Real Estate Legislation  
February 16, 2024**



**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

# Ord. No. 111-2024

*Authorizing the Director of Capital Projects to execute a deed of easement granting to adjacent property owners, their successors and assigns, certain easement rights in property located in the Flats East Bank Development Area, and declaring that the easement rights granted are not needed for the City's public use.*

Location:	Flats Development area near Front Avenue and Old River Road
PPN:	101-11-003
Site Area:	2.52 acres
Easement type:	Non-exclusive
Purpose:	To grant a permanent non-exclusive easement to adjacent property owners for roadway access to their properties that would otherwise be landlocked.

# Location of Proposed Easement



**Ordinance No. 111-2024 (Introduced by Councilmembers Kelly, Bishop, Hairston and Griffin – by departmental request): Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell certain City-owned property no longer needed for the City’s public use located at West 130th Street to 3945 West 130th Properties LLC, and/or its designee, for purposes of redevelopment**

February 16, 2024

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# **Cleveland City Planning Commission**

**Ord. No. 111-2024**

**Real Estate Legislation  
February 16, 2024**



**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

# Ord. No. 111-2024

Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell certain City-owned property no longer needed for the City's public use located on West 130th Street to 3945 West 130th Properties LLC, and/or its designee, for purposes of redevelopment.

## **W 130<sup>th</sup> Street**

Location: East side of W 130<sup>th</sup> Street between I-71 and Brooklawn Avenue

PPN: 019-10-006

Ward: 11/Councilman Kelly

Site Area: 0.099 acres (4,295 Sq Ft)

Zoning: General Retail Business

Current Use: Vacant Lot

Project: Buyer owns a gas station adjacent to the City's property and wishes to expand its business to include six EV charging stations.

# Location of Property



# W 130<sup>th</sup> Street





# W 130<sup>th</sup> Street



# Cleveland City Planning Commission

## Administrative Approvals

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

February 16, 2024

**Ordinance No. 115-2024 (Introduced by Councilmembers McCormack and Griffin – by departmental request): Authorizing the Director of Port Control to enter into a Lease Agreement with Lee A. Baggott, MD for the lease of certain city-owned space in the passenger terminal building at Burke Lakefront Airport for operation of a medical examination office for pilots, for the Department of Port Control, for a period of one year, with four one-year options to renew, exercisable by the Director of Port Control.**

February 16, 2024

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**Ordinance No. 116-2024 (Introduced by Councilmembers McCormack and Griffin – by departmental request): Authorizing the Director of Port Control to enter into a Lease Agreement with T&G Flying Club, Inc. for the lease of space in the passenger terminal building at Burke Lakefront Airport for operation of a flight training school, aircraft rental program, and related services for student pilots, for the Department of Port Control, for a period of one year, with four one-year options to renew, exercisable by the Director of Port Control.**

February 16, 2024

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**Ordinance No. 167-2024 (Introduced by Councilmembers Kazy and Griffin – by departmental request): Authorizing the Director of Public Utilities to extend the lease with City Rose, Ltd., for the public purpose of operating the Division of Cleveland Public Power’s Eastside Service Center at 14100 Darley Avenue, for a term of five years, with one option to renew for an additional five-year period, exercisable by the Director of Public Utilities.**

February 16, 2024

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# Cleveland City Planning Commission

## Special Presentations– Public Art

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

February 16, 2024

## **DF2023-072 – Destination Cleveland West 2nd Alley Beautification: Seeking Final Approval**

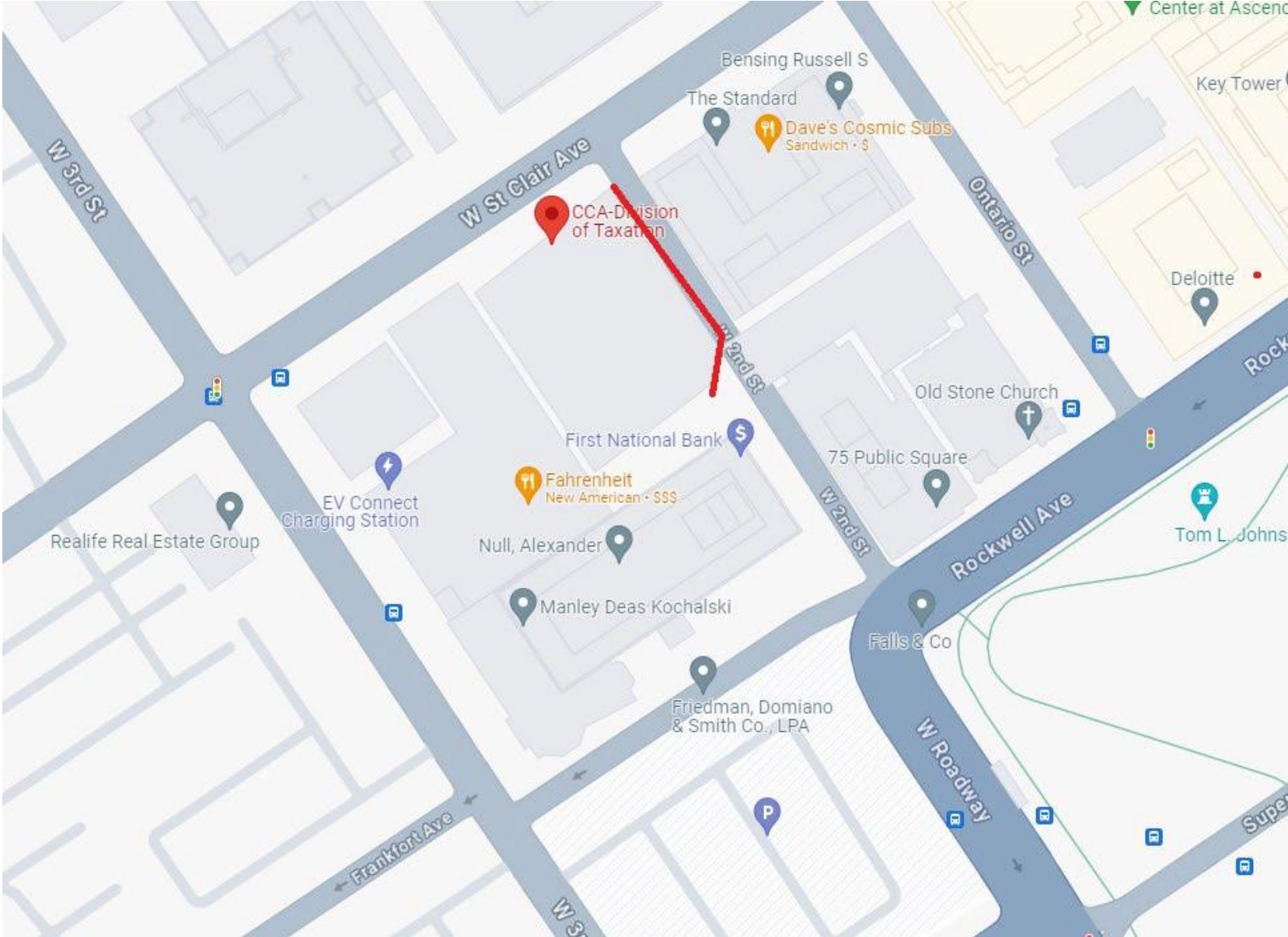
**Location: 205 West St Clair and West 2nd Alley**

**Presenter: Alex Harnocz, Destination Cleveland**

February 16, 2024

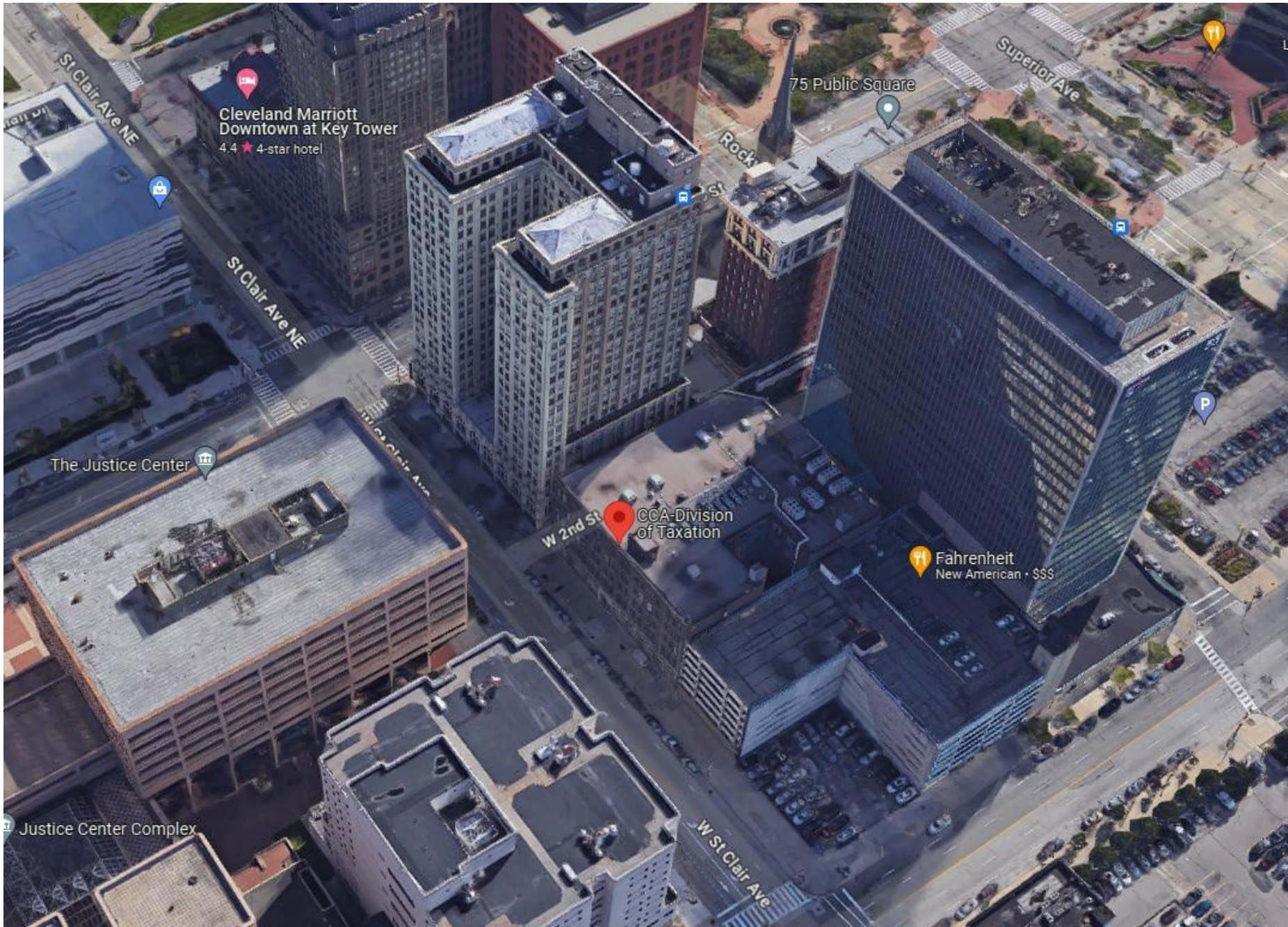
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# Location – 205 West St. Clair Ave





# Context



# Context



View from St. Clair Ave



View from Public Square

# Context

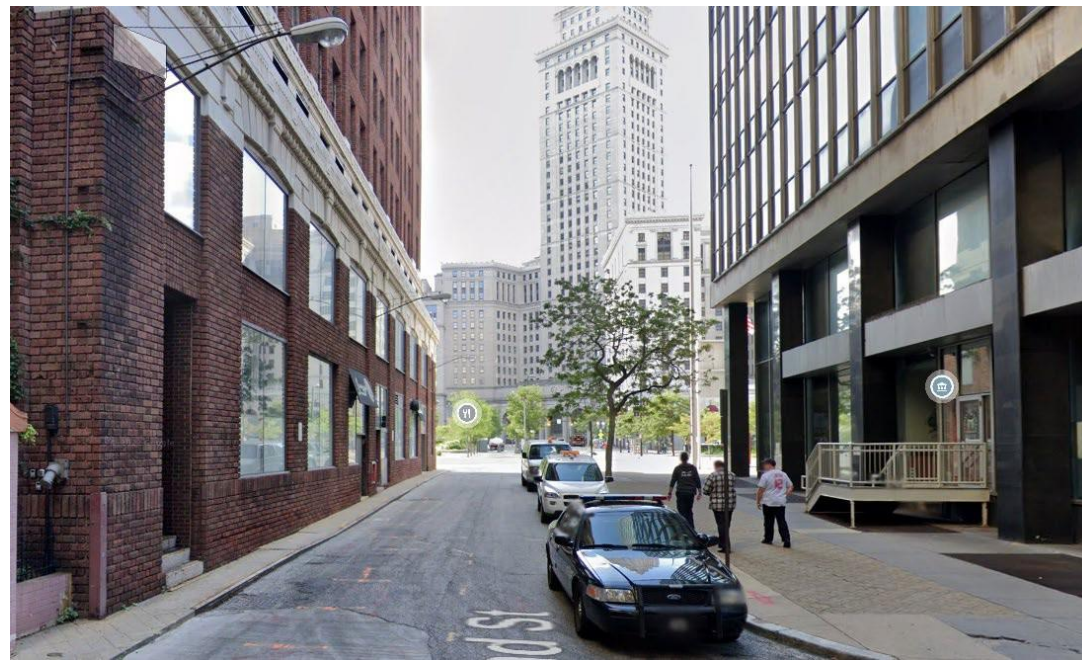


East on St. Clair Ave



West on St. Clair Ave

# Context

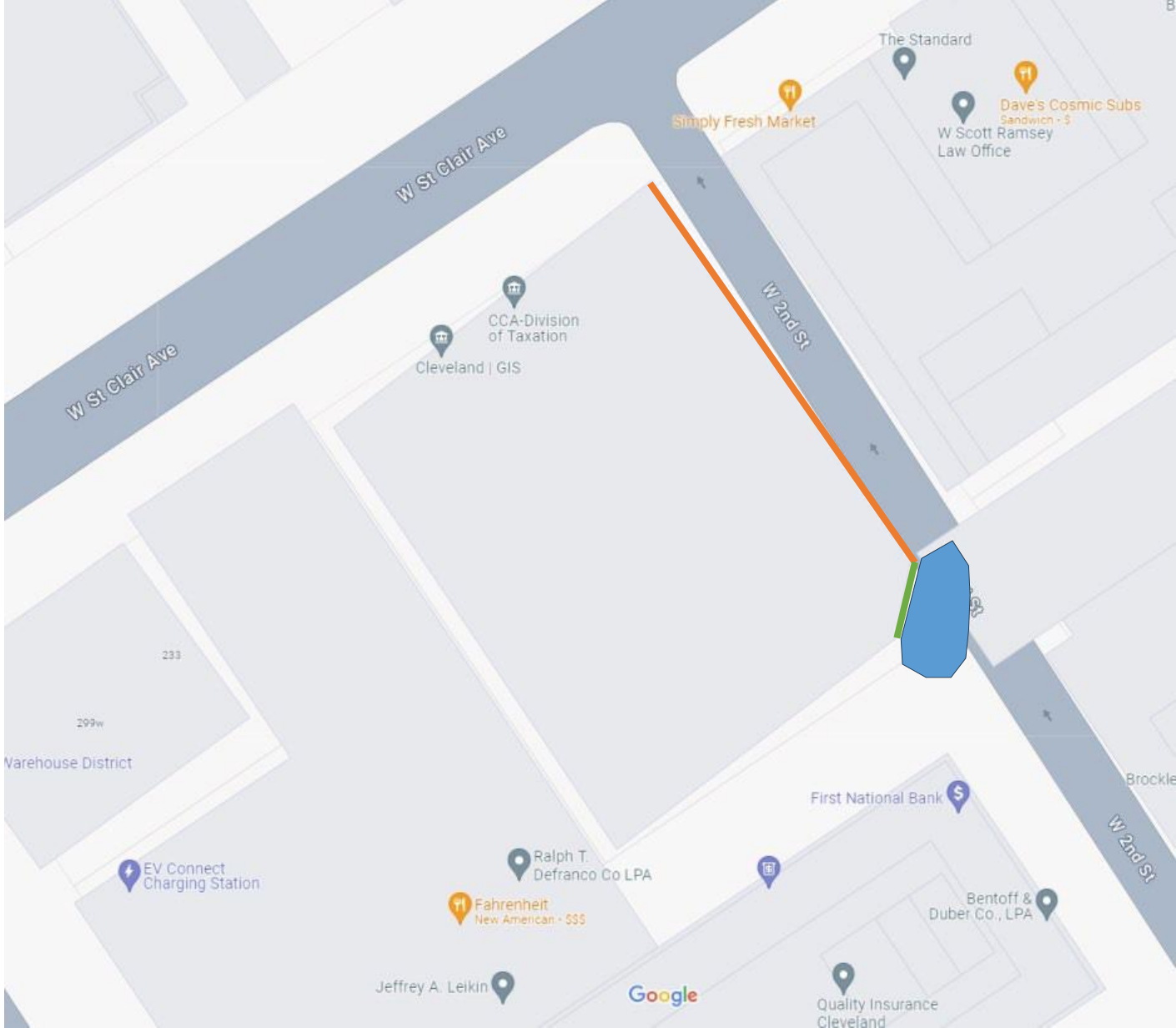


View out to Public Square



West down service alley

# Extent of Design



- Single-Story Mural
- Full Height Mural
- Painted Pavement

# Materials – Wall

- Heat-applied vinyl “rough wrap”
- Applied by Scherba Industries
- Colored shapes individually cut and applied
- Custom-cut around windows and obstructions



*Example of material: Detroit Avenue & Warren Road in Lakewood Ohio*

# Materials – Roadway

- Sherwin-Williams Exterior Traffic Marking Paint
- Previously approved for Payne Avenue crosswalks



Brand [Sherwin-Williams](#)

MFR # Z90R00813-16

Zoro # G3125239

Country of Origin [United States](#)

Category [Exterior Paints](#)

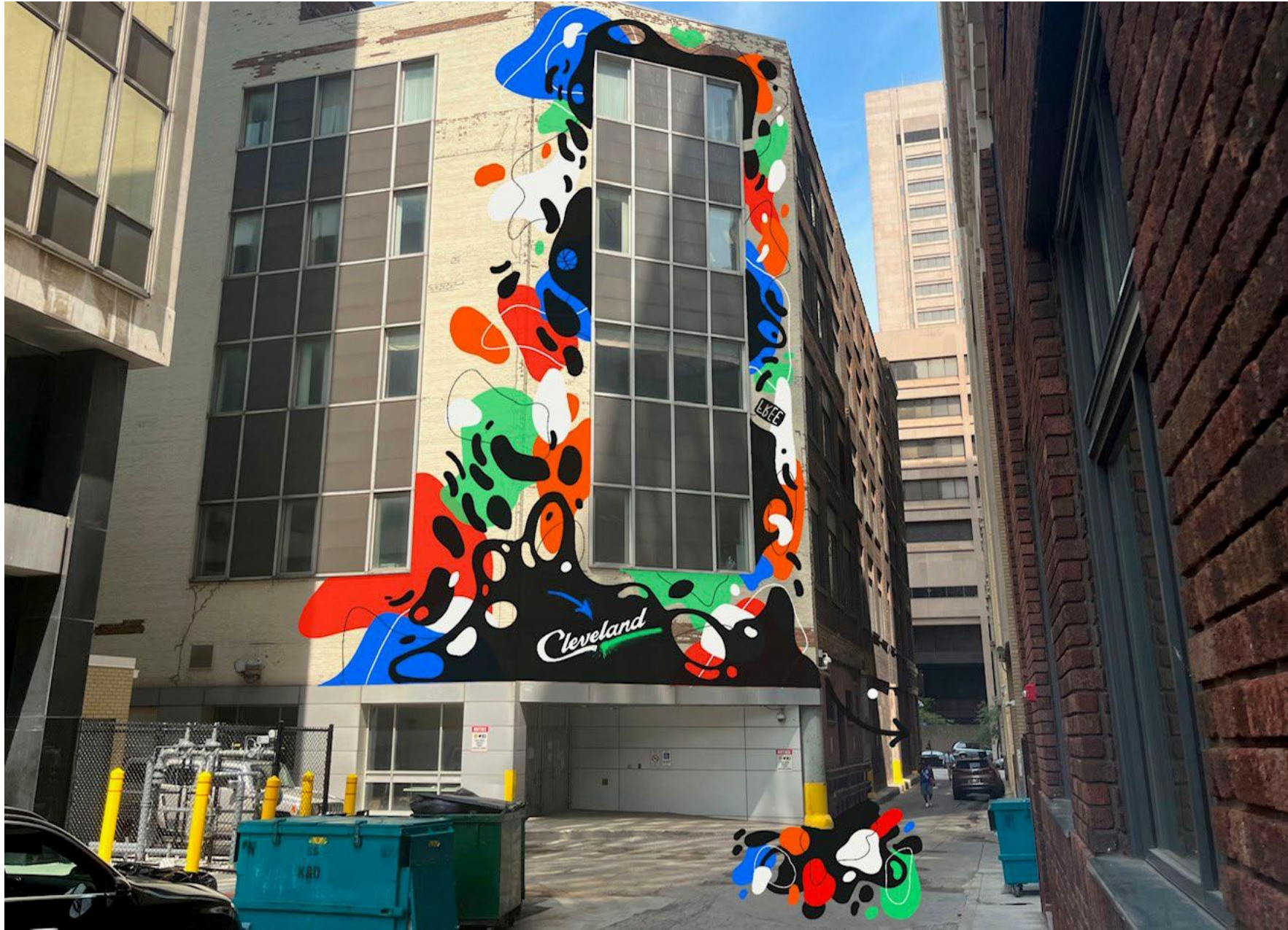


# Design Rendering





# Design Rendering



## **DF2024-005 – Destination Cleveland Badge Sculptures: Seeking Conceptual Approval**

February 16, 2024

**Locations: Superior Avenue at East 3rd Street, Mall C, and West 3rd Street and St Clair Avenue**

**Presenter: Alex Harnocz, Destination Cleveland**

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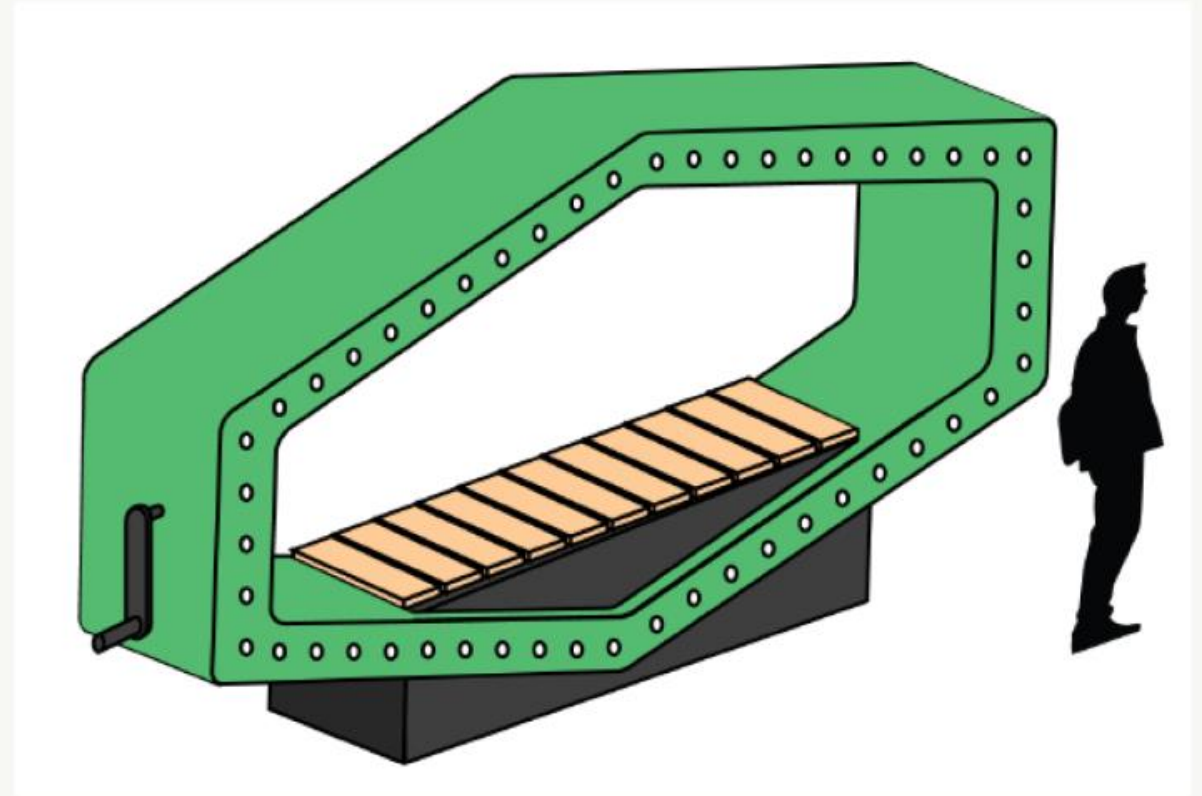
- **Create illuminated works of public art that:**
  - **Offer a memorable experience / photo opportunity**
  - **Enhance wayfinding, particularly from the Convention Center**
  - **Use light to activate public spaces**

# LeMonde Studio - Examples



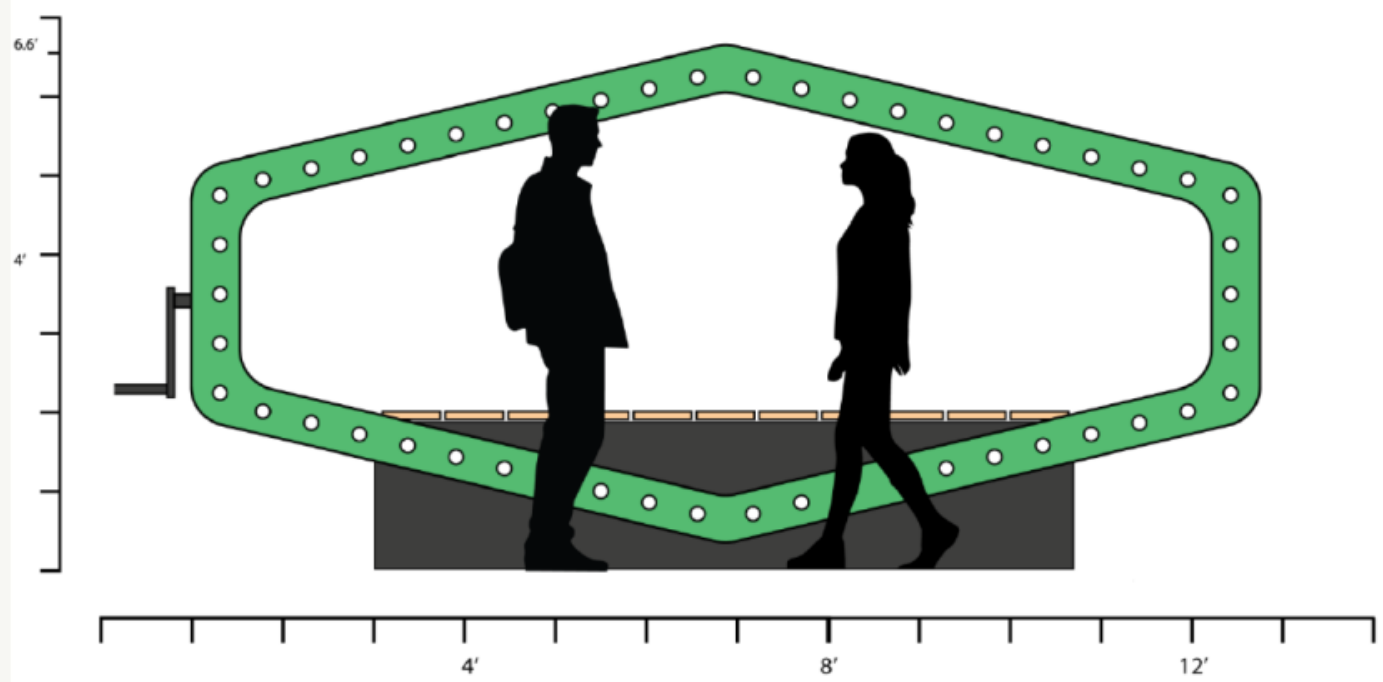
# Installation Details

- 350 Pounds
- 14' wide, 2' deep, 6' tall
- Sits on rubberized base
- 3-year contract, may be moved annually
- Interactive seating / photo opportunity.
- Lights turn on and audio plays when crank is turned. No power connection required.
- "Badge" element is repeated throughout Destination Cleveland branding.



# Installation Details

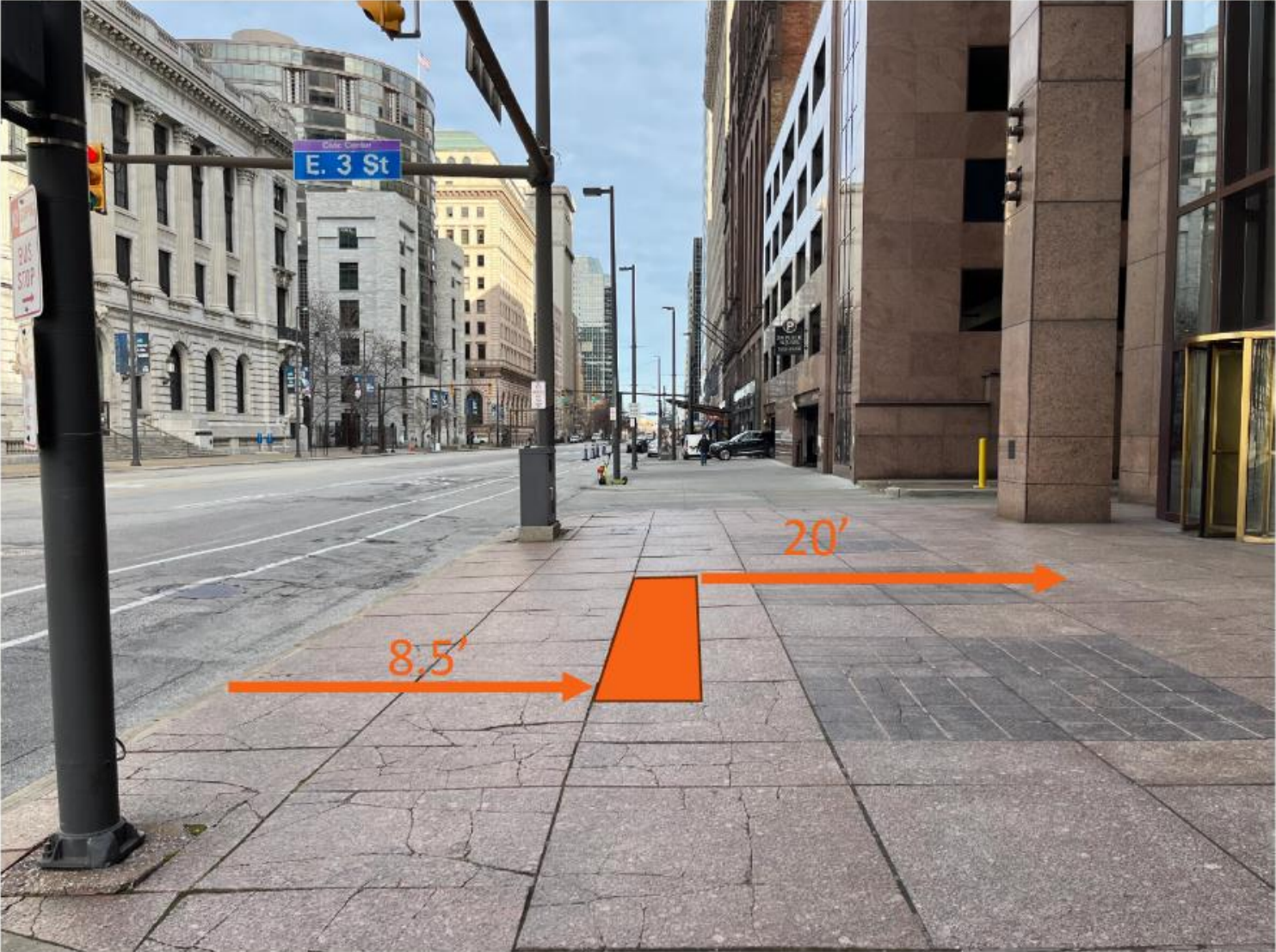
- 350 Pounds
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- Sits on rubberized base
- 3-year contract, to be moved annually
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- Lights turn on and audio plays when crank is turned. No power connection required.
- “Badge” element is repeated throughout Destination Cleveland branding.



# Superior at East 3rd



# Superior at East 3rd





# Superior at East 3rd



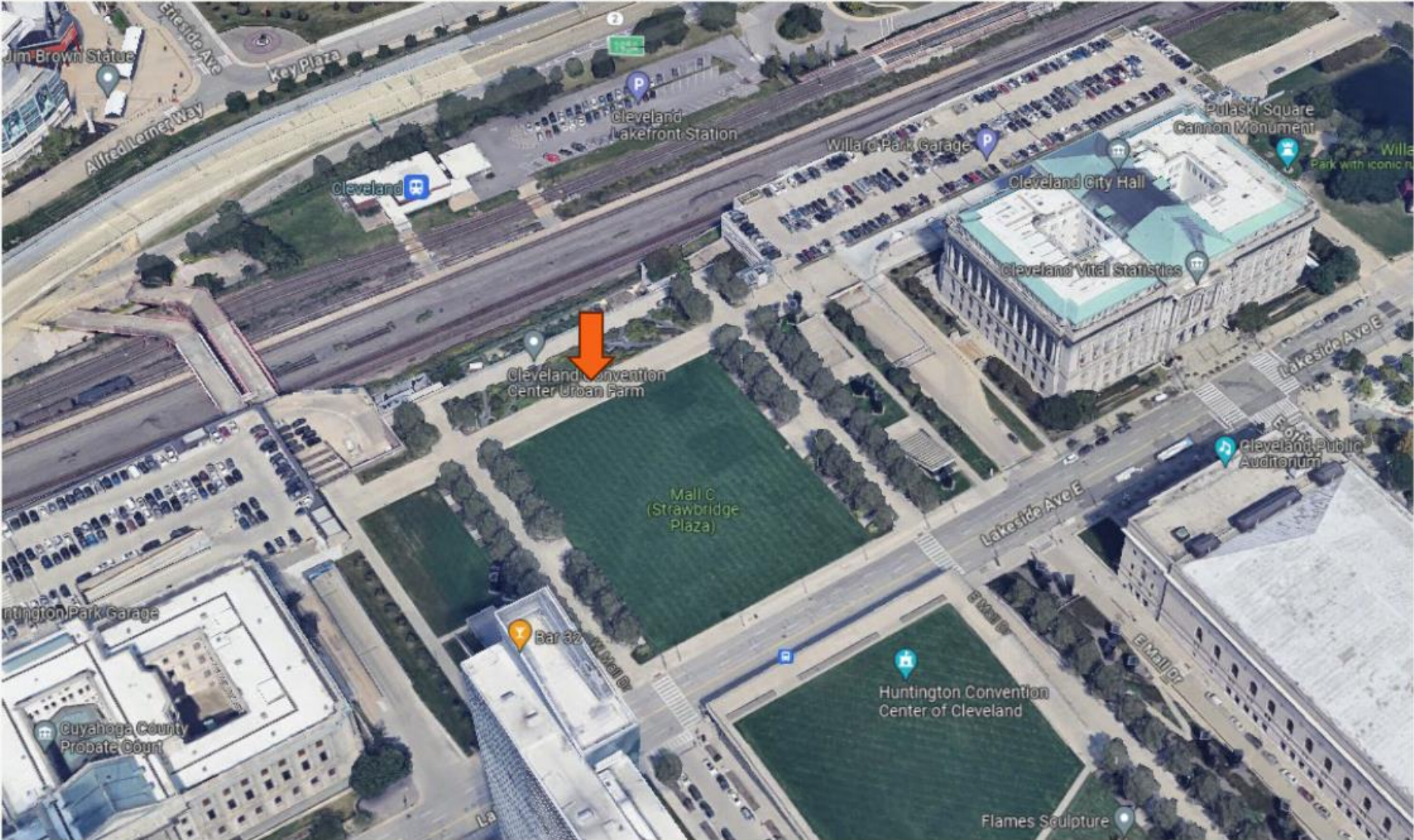
12' to street tree  
29' to bus shelter

# Superior at East 3rd

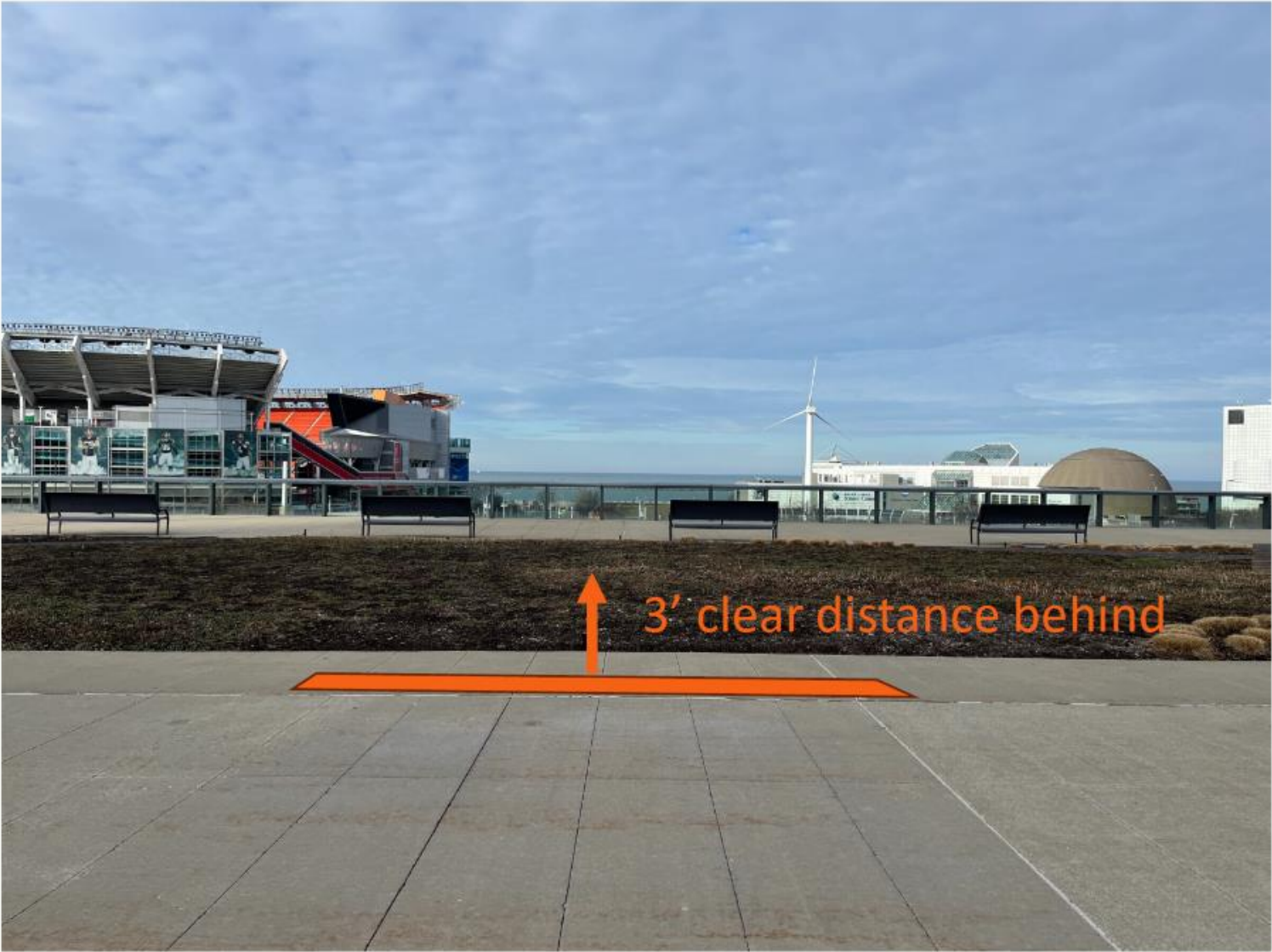
*Cleveland*



# Mall C



# Mall C



# Mall C

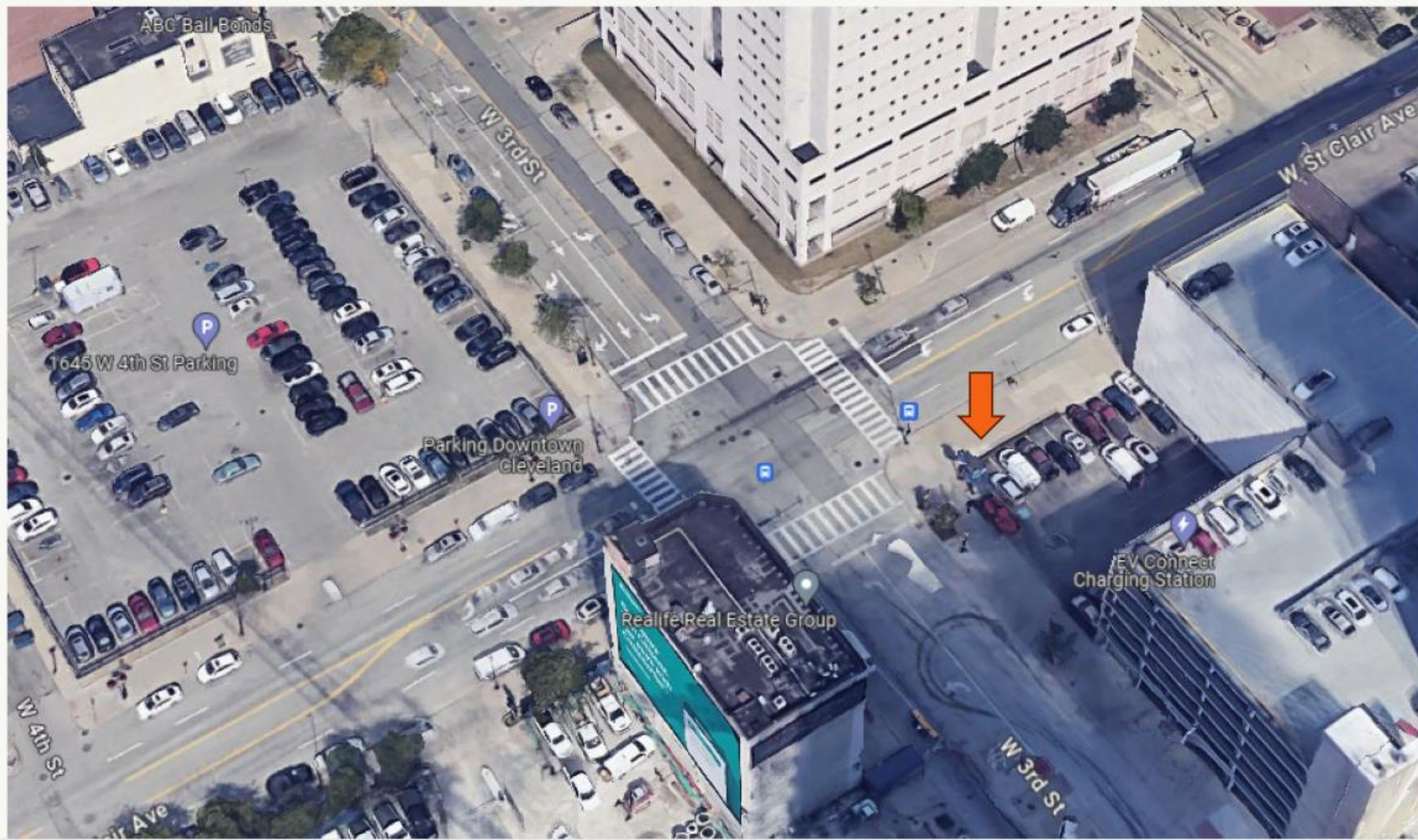
*Cleveland*



Same site was used for Pepsi NFL helmets in 2021

# West 3<sup>rd</sup> and St. Clair

*Cleveland*



# West 3<sup>rd</sup> and St. Clair







# Special Presentations– Public Art

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**NW2024-002 – Destination Cleveland Murals Across the City: Seeking Final Approval**

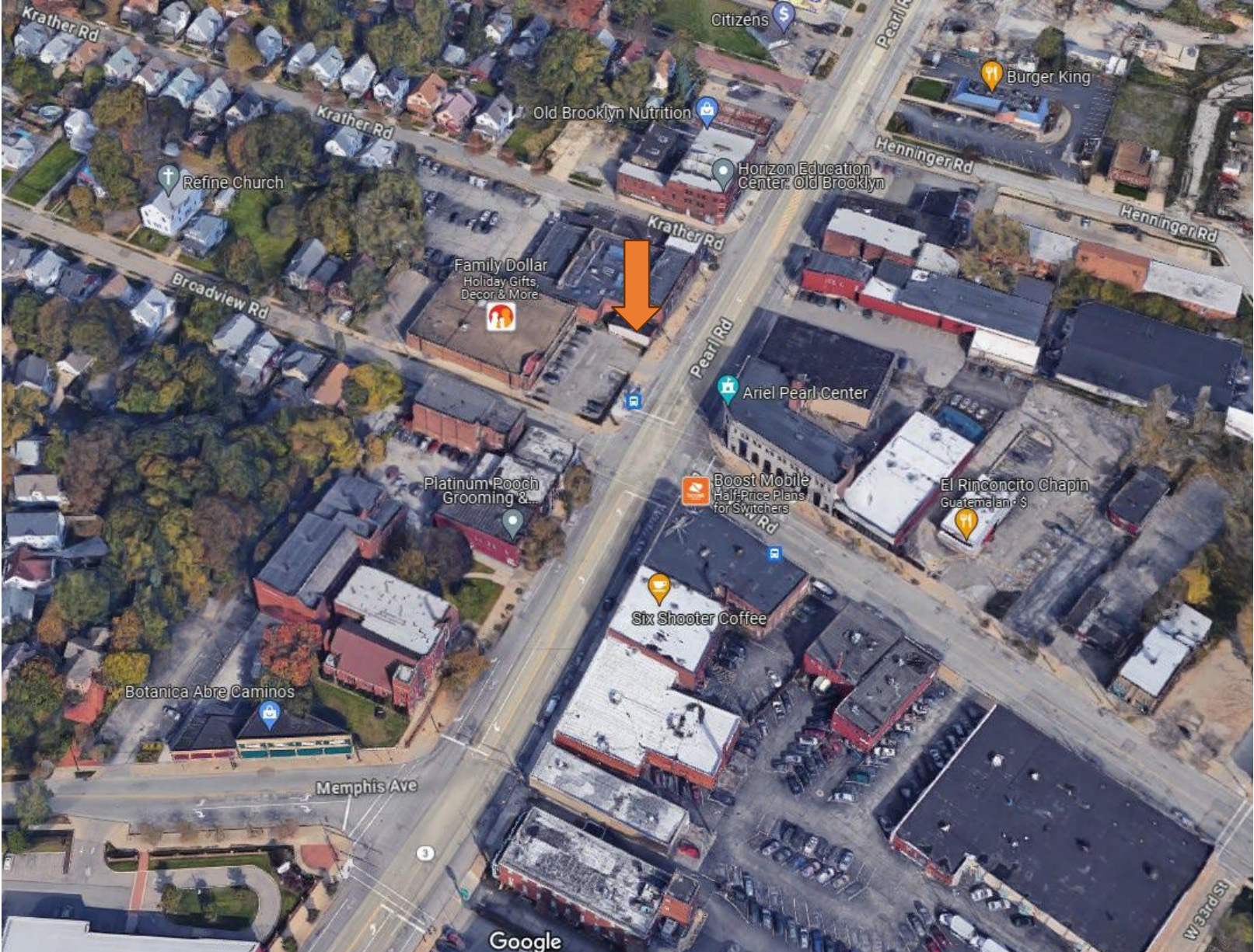
**Location: 4162 Pearl Road**

**Presenter: Alex Harnocz, Destination Cleveland**

February 16, 2024

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# Location – 4162 Pearl Road



# Context



# Context



View of building and adjoining Post Office



North on Pearl Road

# Context



South on Pearl Road



Southeast on Broadview Road

# Facade



# Materials

- Walls buffed
- Walls primed
- Direct application of paint
- Anti-Graffiti Coating (to 12')

# Design Rendering



Artist: Bob Peck



# Cleveland City Planning Commission

## Director's Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

February 16, 2024

## Program Updates

- Project for Public Spaces grant award
- Transportation Demand Management Program

February 16, 2024

Project  
for Public  
Spaces

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Our Work ▾

Events

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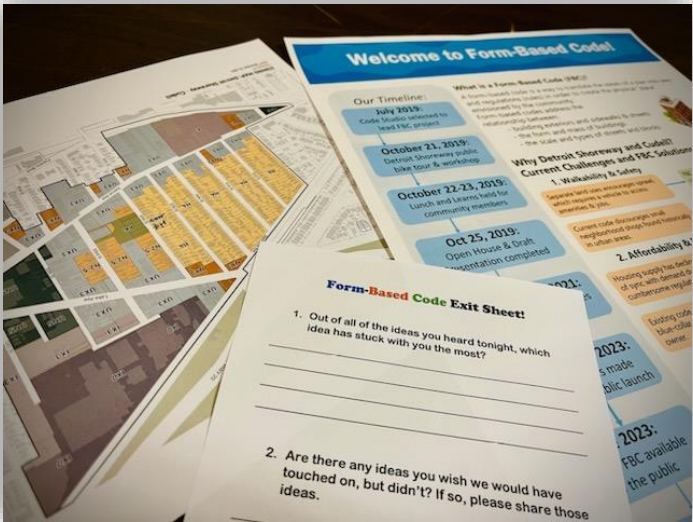
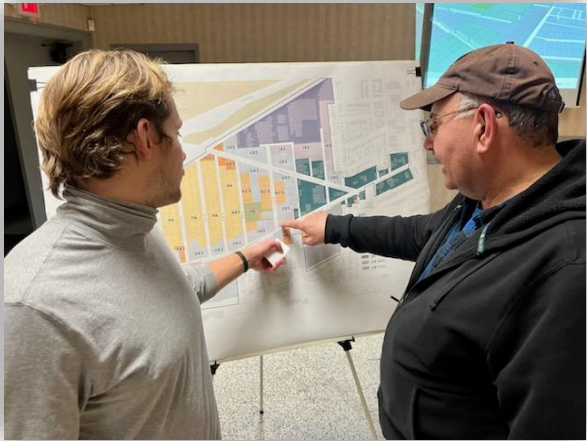
## Administrative Updates

- Budget hearings begin February 20, 2024



## Community Meetings: Form-Based Code

February 16, 2024



## Jobs

- **Senior Planner in Zoning**

February 16, 2024

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# Cleveland City Planning Commission

## Adjournment

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

February 16, 2024