



CITY OF CLEVELAND

Mayor Justin M. Bibb

Cleveland City Planning Commission

Friday, April 5, 2024

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

Lillian Kuri, Commission Chair

Joyce Pan Huang, Director

Michael Bosak, Administrator



Cleveland City Planning Commission

Preamble

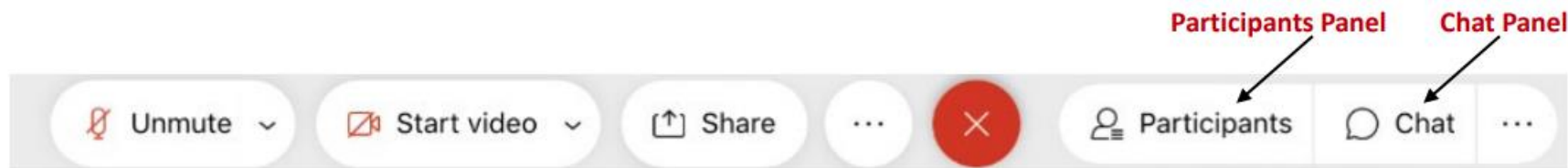
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

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



April 5, 2024

Cleveland City Planning Commission

P r e a m b l e

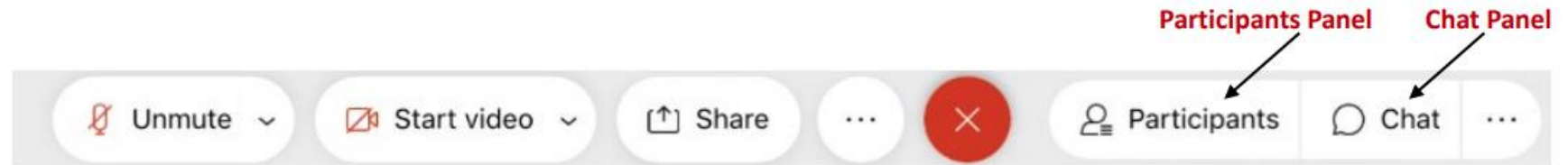
ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WebEx PLATFORM. THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YouTube.

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 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)



April 5, 2024

Cleveland City Planning Commission

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



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 5, 2024

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 5, 2024

Cleveland City Planning Commission

Zoning Map Amendments



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 5, 2024

**Ordinance No. xxx-2024 (Ward 3/Councilmember McCormack):
Changing the Use, Area & Height Districts of parcels of land north of
Lorain Avenue between West 45th Street and West 44th Street and
subjecting an area titled the Site Development Boundary to Section
333.02 of the Cleveland Zoning Code. (Map Change 2675)**

April 5, 2024

Presenter: Xavier Bay, Staff Planner

Map Change 2675

City Planning Commission Hearing

April 05, 2024



CITY OF CLEVELAND
Mayor Justin M. Bibb

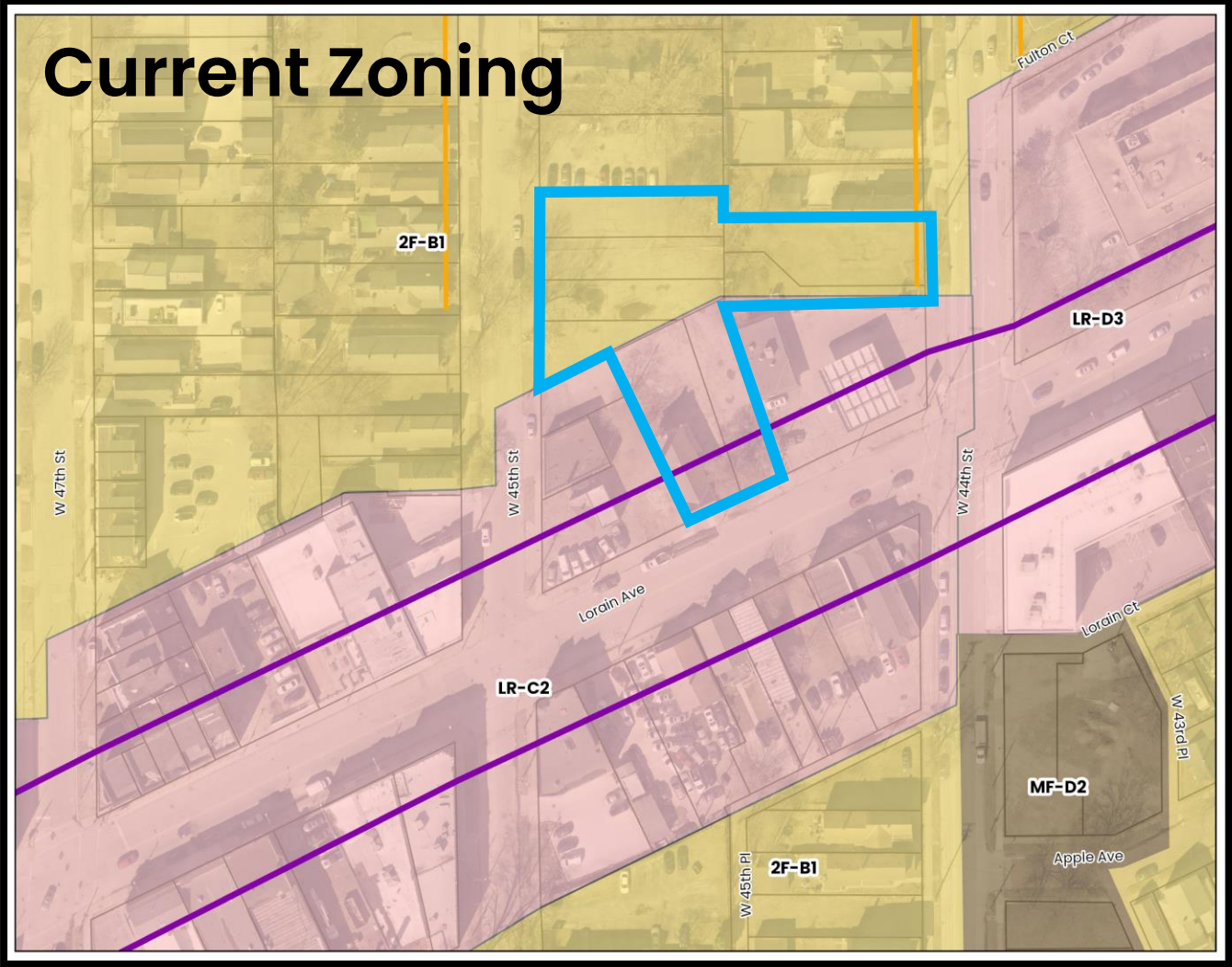
CITY PLANNING COMMISSION

Proposal

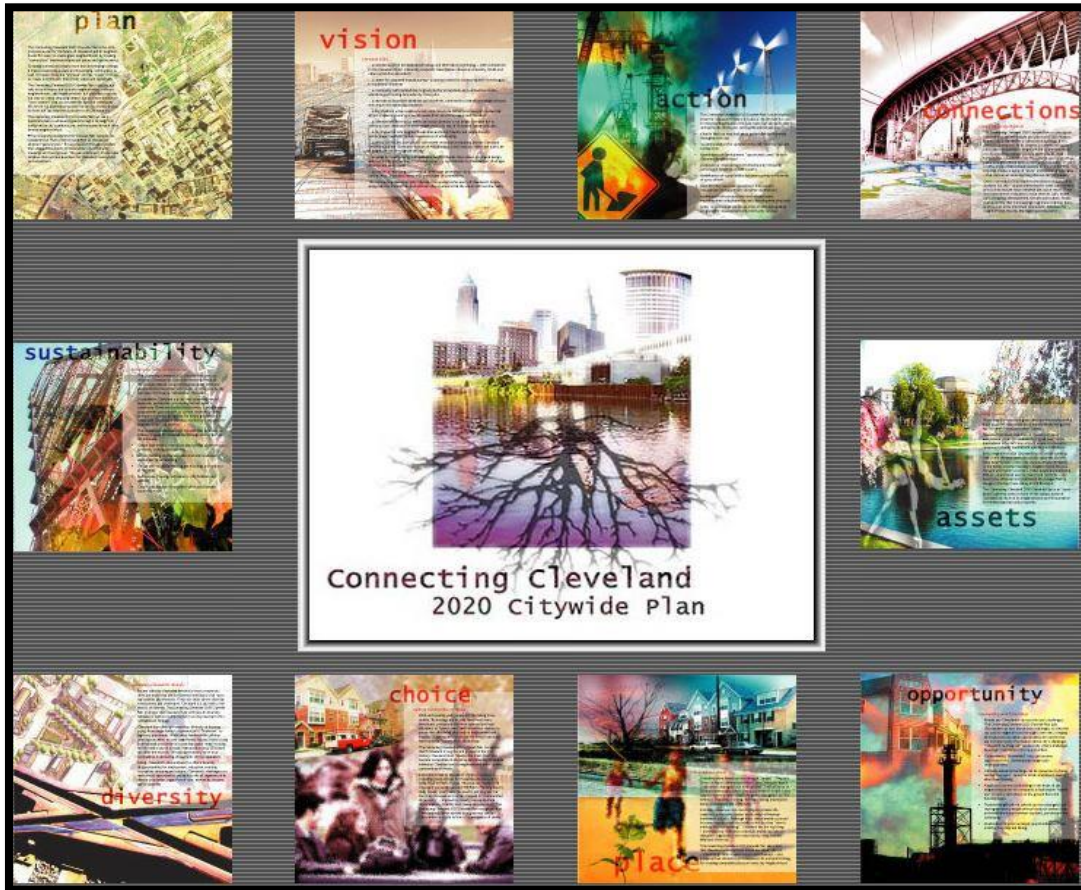
Changing the Use, Area & Height Districts of parcels of land south of Lorain Avenue between West 52nd Street and West 50th Street (MC 2675); and subjecting an area titled the Site Development Boundary to Section 333.02 of the Cleveland Zoning Code; and attaching the Approved Site Development Plan.

Purpose

- To correct a split zoning issue
 - To allow the proposed development to move forward as approved by Landmarks
 - To promote a diversity of housing typologies in alignment with the Connecting Cleveland 2020 plan
 - To support transit and alternative mobility choices
-



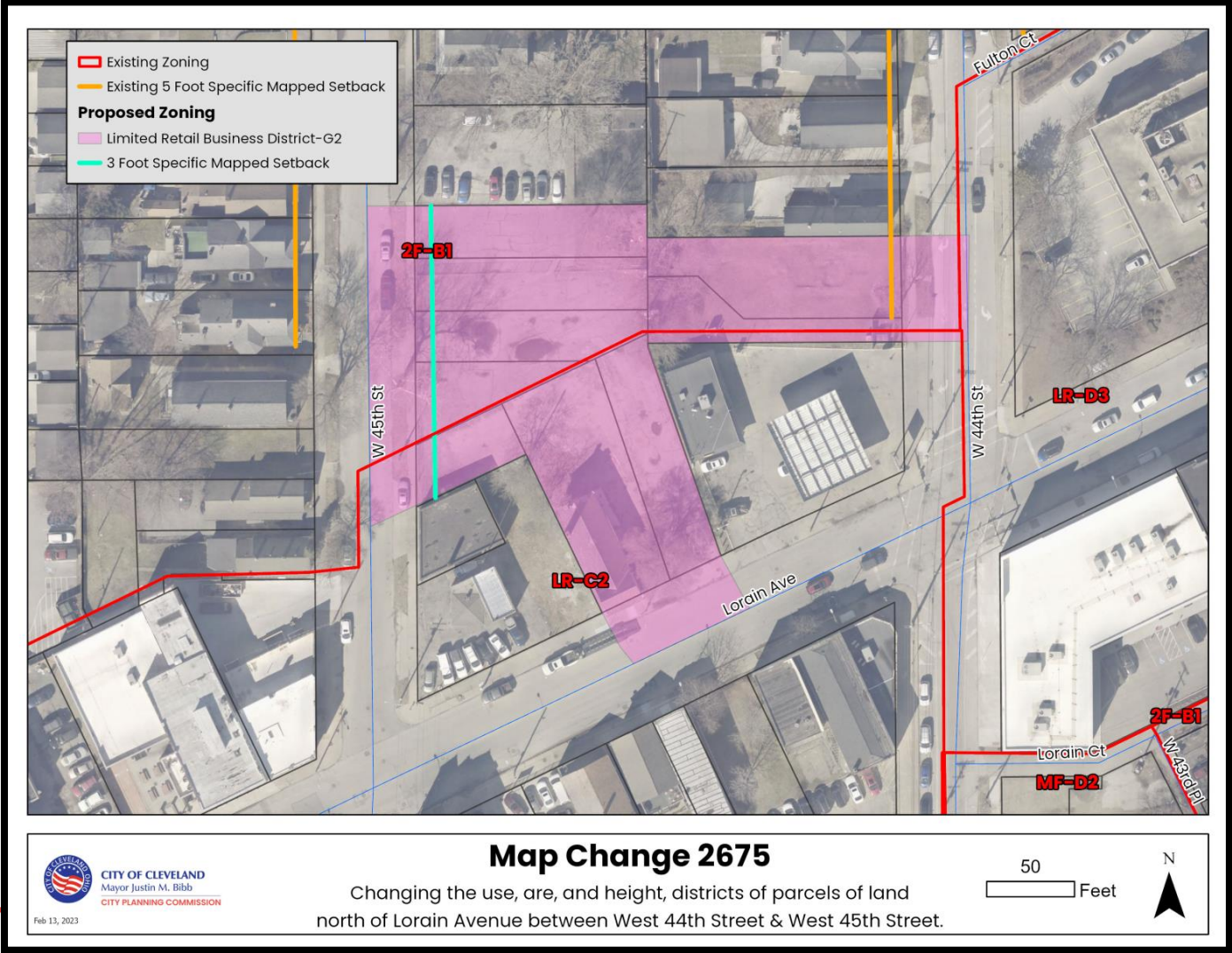
Connecting Cleveland 2020



Future Land Use Map



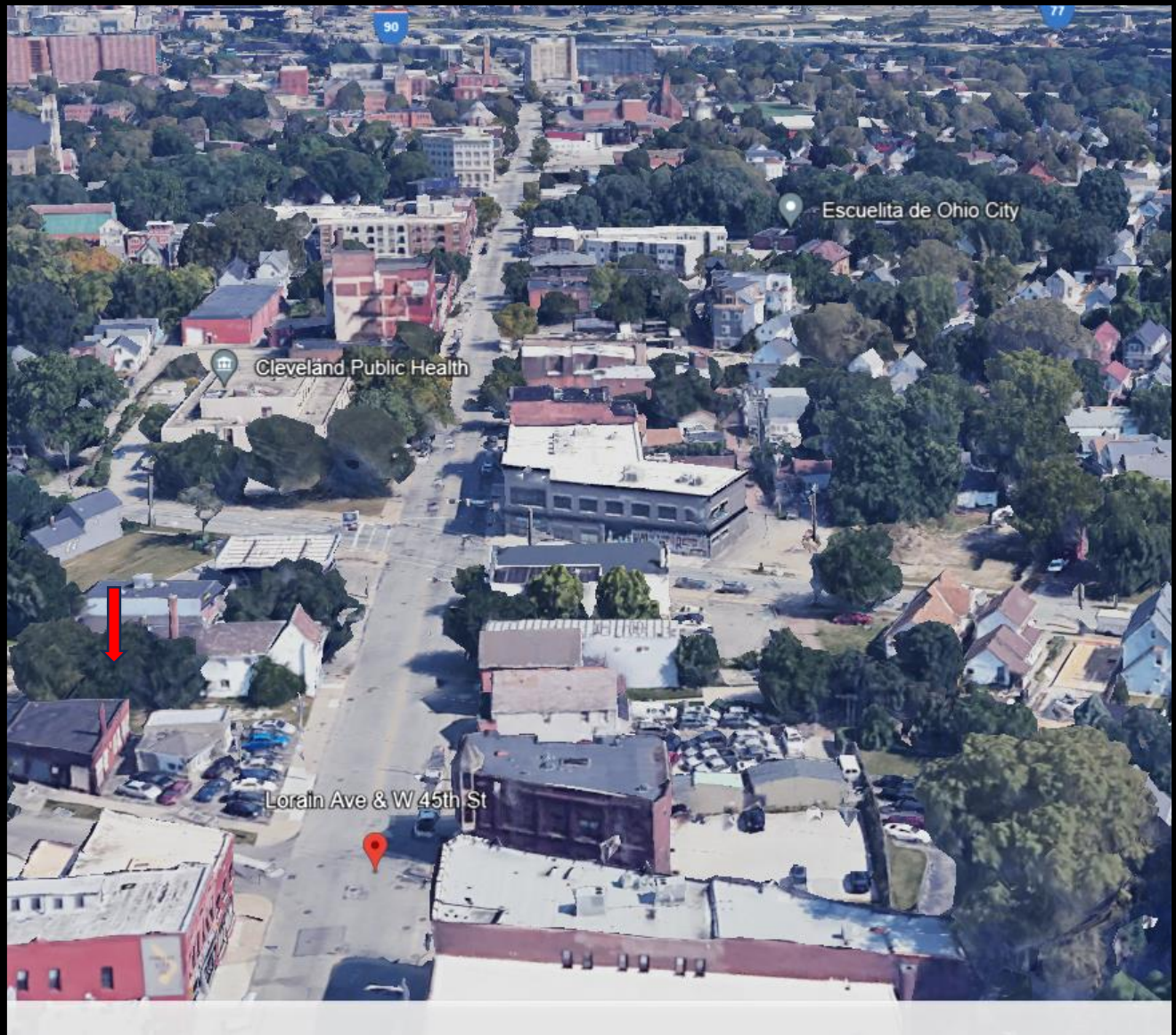
Proposed Zoning



Aerial of Existing Conditions



Existing Conditions



Existing Conditions



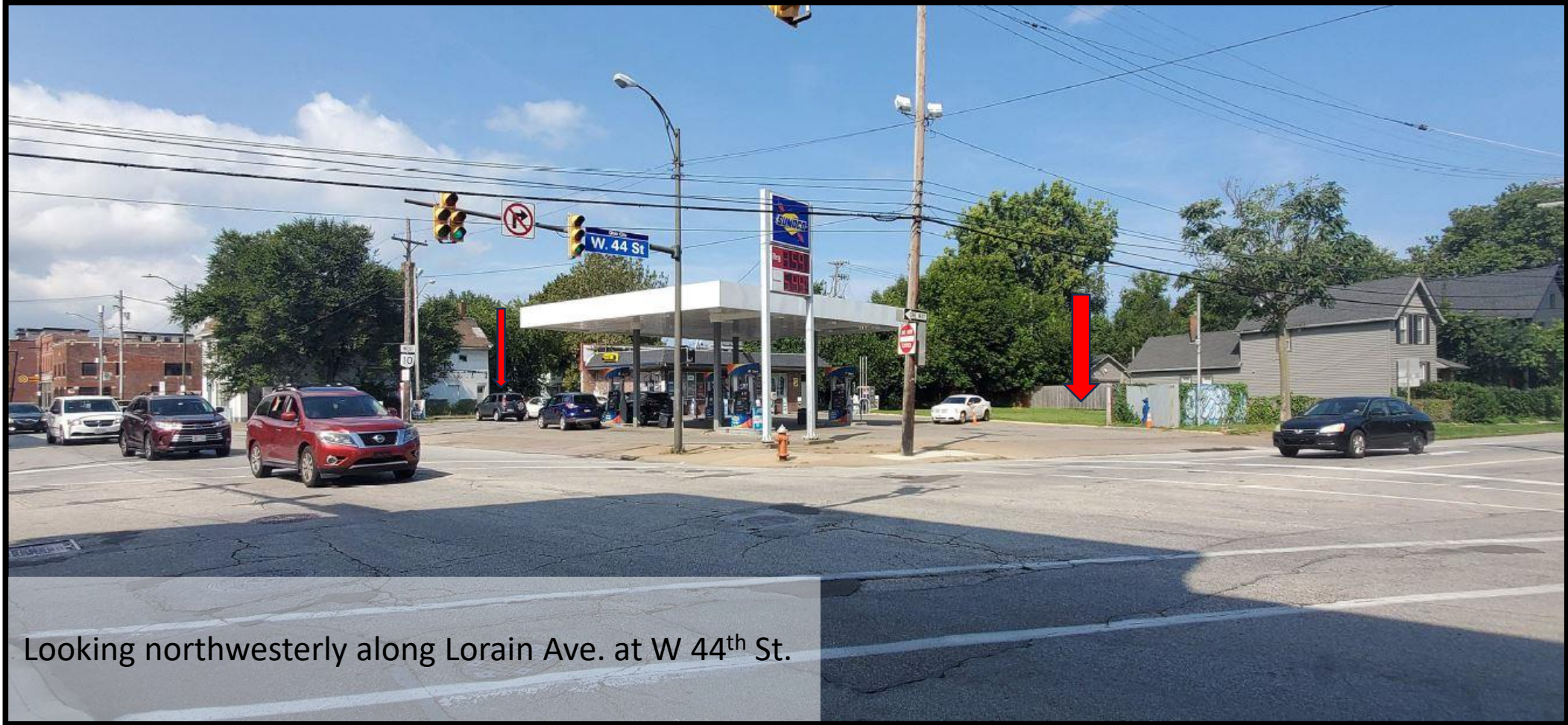
Existing Conditions

W 44th St.
East



Looking Southeast along W 44th St.
Southeast

Existing Conditions



Existing Conditions

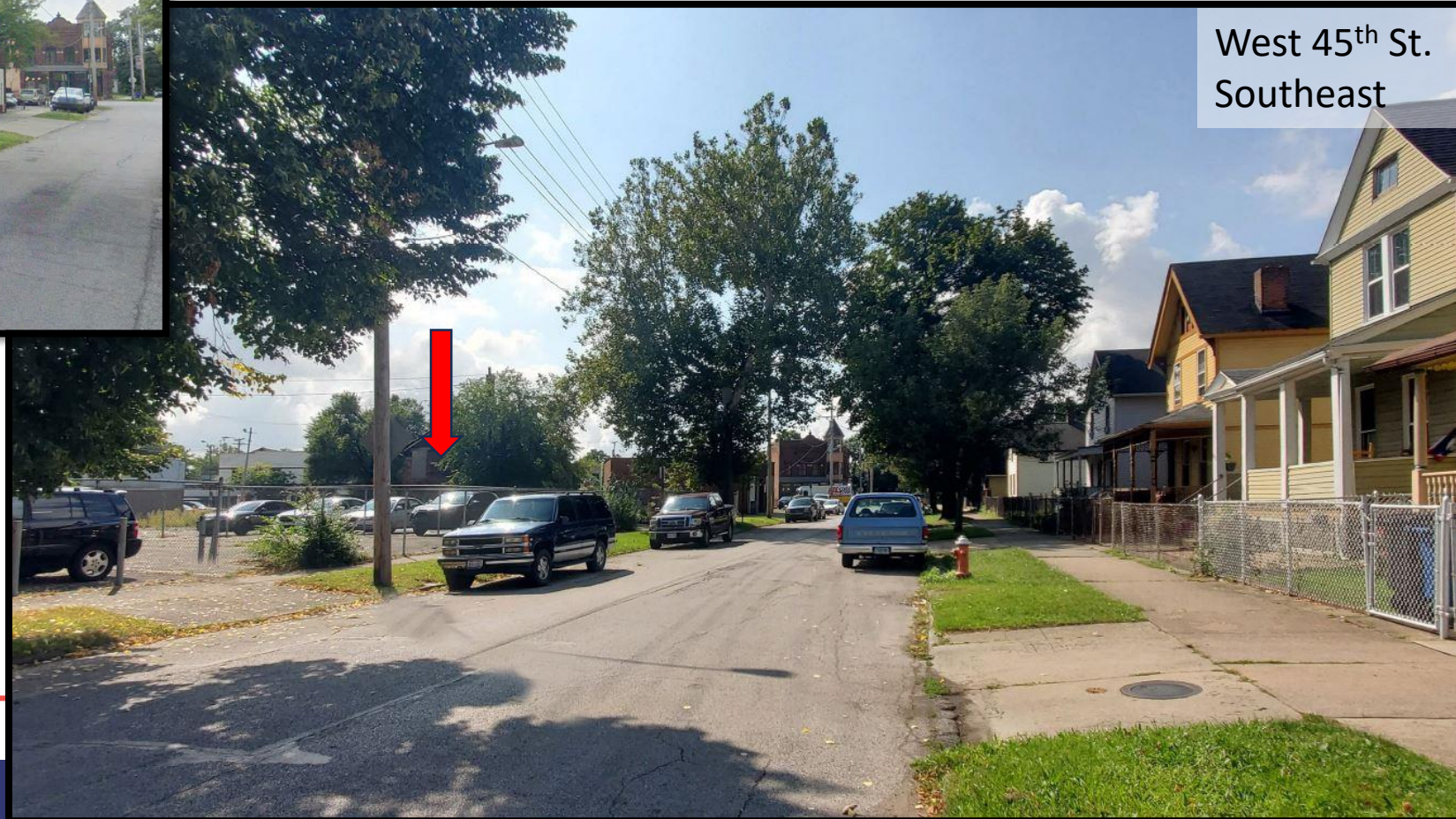


Existing Conditions

West 45th St.
East

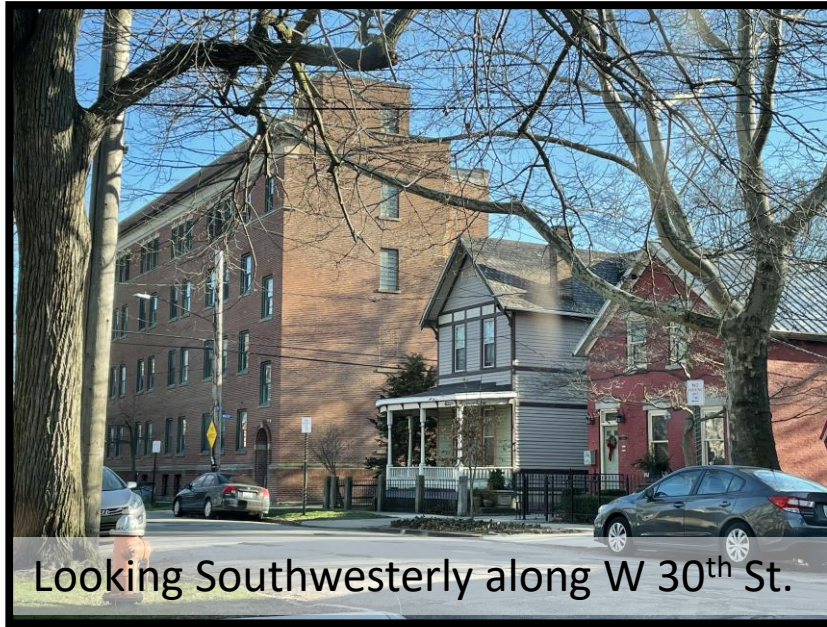


West 45th St.
Southeast

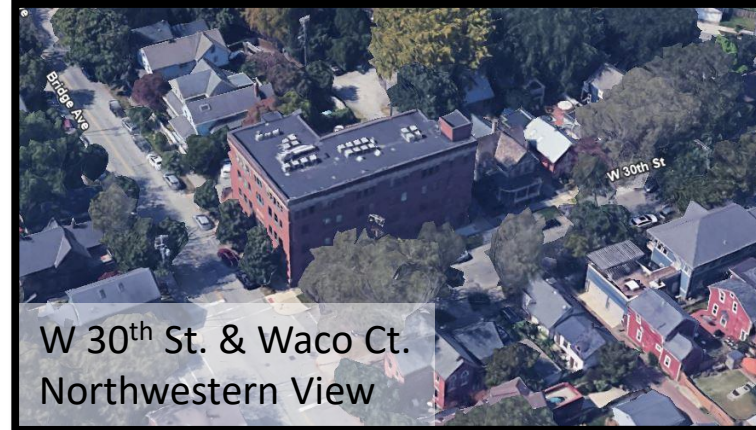


Map Change 2675

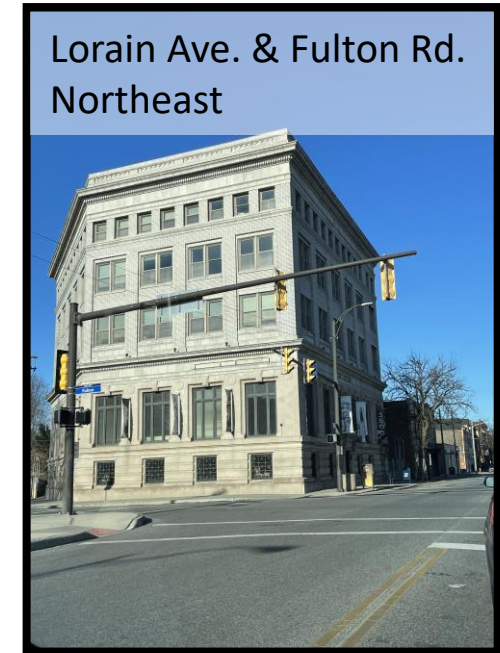
Local Context



Looking Southwesterly along W 30th St.



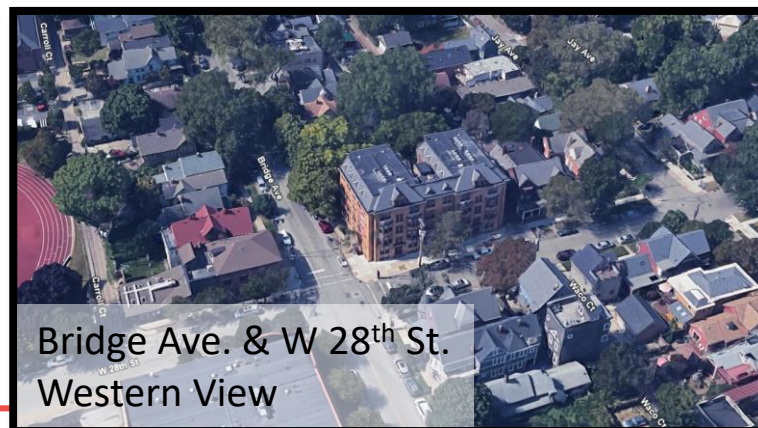
W 30th St. & Waco Ct.
Northwestern View



Lorain Ave. & Fulton Rd.
Northeast



Bridge Ave. & W 28th St.
Northwest



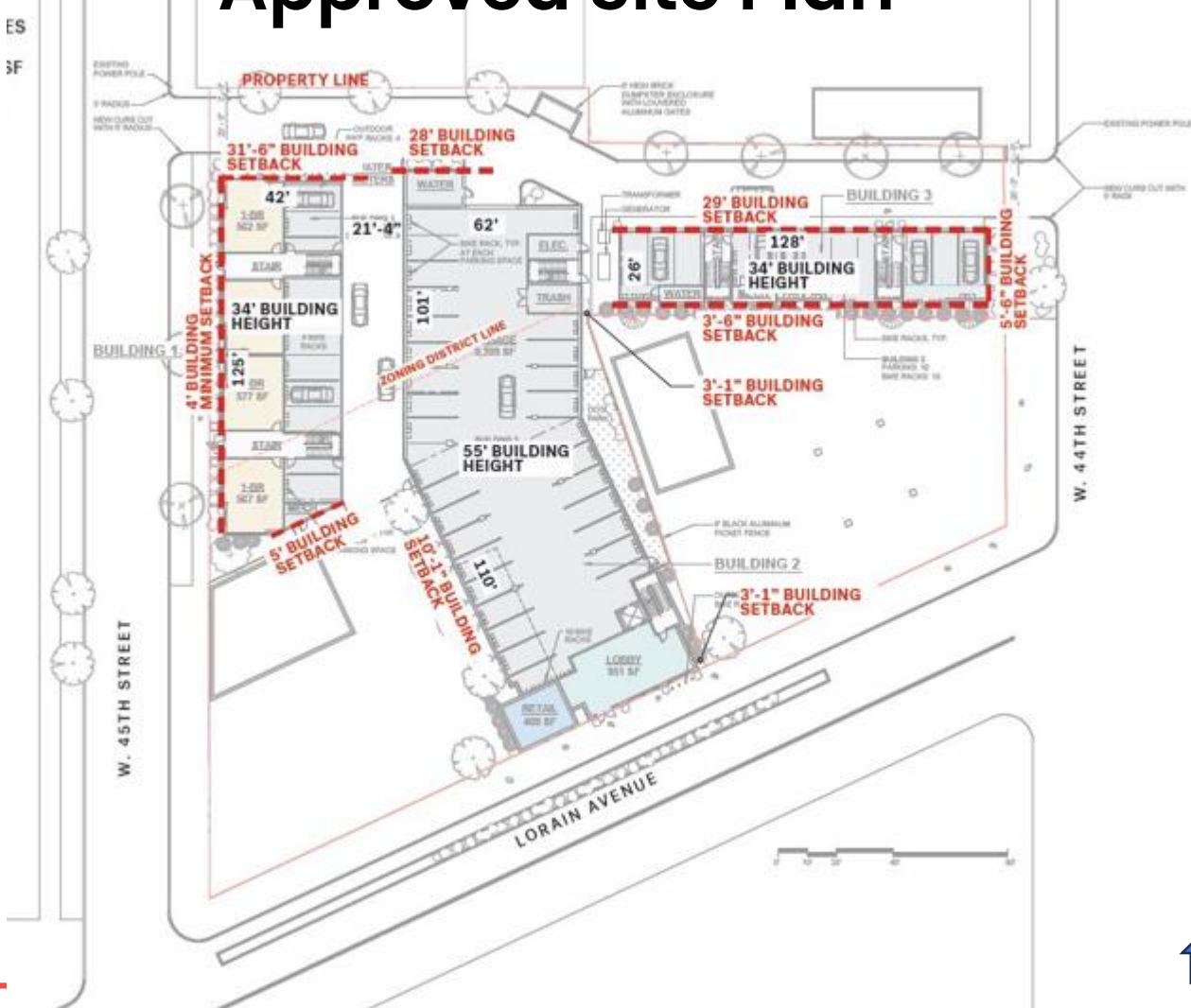
Bridge Ave. & W 28th St.
Western View



Lorain Ave. & Fulton Rd.
Northern View

Approved Site Plan

Total Site Area: .81 acres
Total Building Area: 56,617 sf



Approved Site Plan

Total Site Area: .81
acres
Total Building Area:
56,617 sf



Map Change 2675

Massing

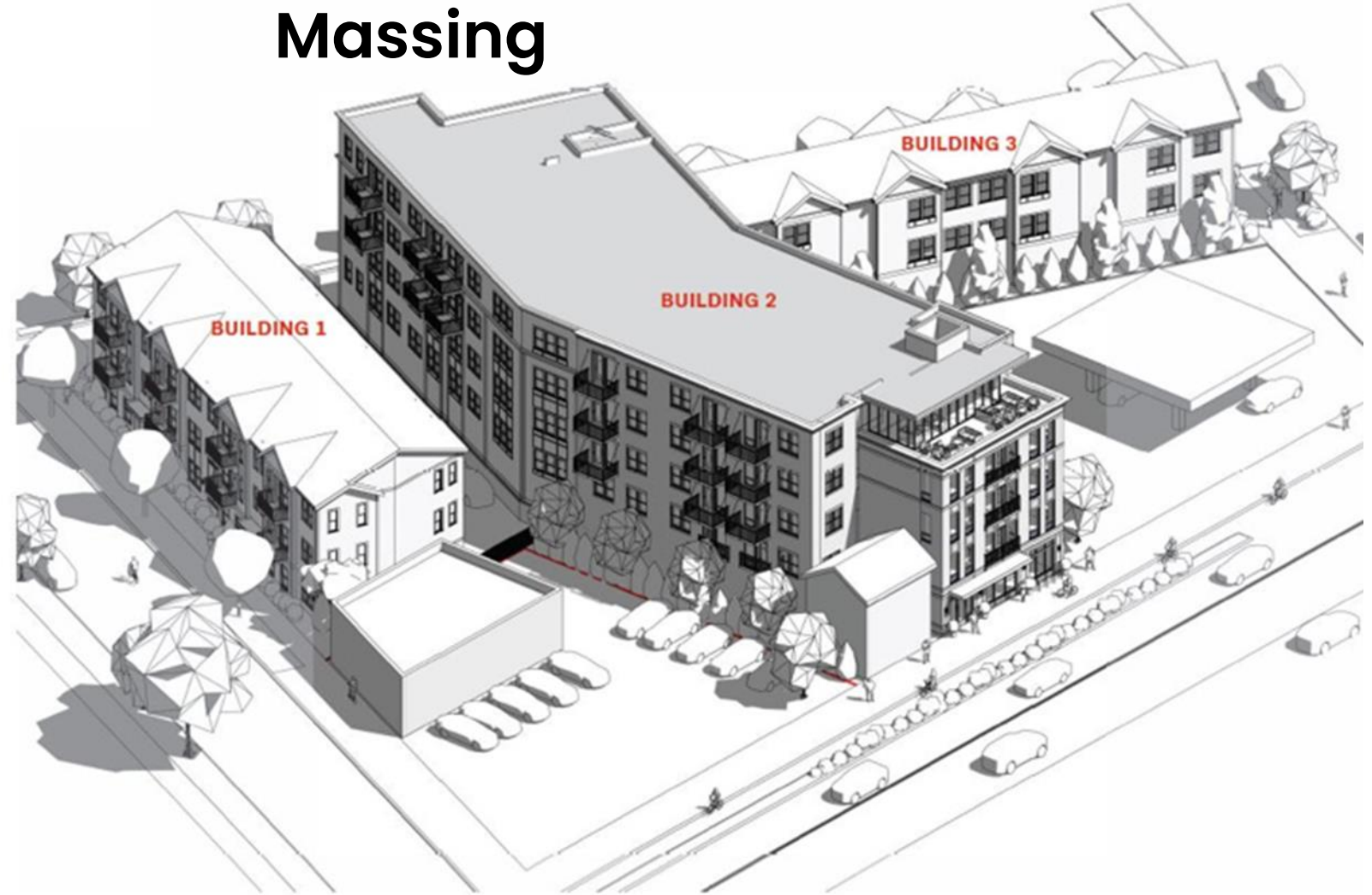
BUILDING 1 GROSS AREA		
LEVEL 01		
CIRCULATION	756 SF	
COVERED PARKING	2,016 SF	
RENTABLE AREA	2,264 SF	
LEVEL 02		
CIRCULATION	442 SF	
RENTABLE AREA	4,639 SF	
LEVEL 03		
CIRCULATION	442 SF	
RENTABLE AREA	4,639 SF	
TOTAL GROSS AREA	15,218 SF	
BUILDING 1 RENTABLE AREA		
UNIT TYPE	AREA	UNIT COUNT
1-BR	10,691 SF	18
STUDIO	672 SF	2
TOTAL RENTABLE AREA	11,562 SF	20

PROJECT SUMMARY	
BUILDING	RENTABLE AREA
BUILDING 1	11,562 SF
BUILDING 2	37,642 SF
BUILDING 3	5,048 SF
TOTAL RENTABLE AREA	55,152 SF
AVERAGE UNIT SIZE	634 SF
PARKING TOTALS	
BUILDING 1	0
BUILDING 2	20
BUILDING 3	10
TOTAL PARKING	48

BUILDING 2 GROSS AREA		
LEVEL 01		
CIRCULATION	1,416 SF	
PARKING GARAGE	10,033 SF	
LEVEL 02		
CIRCULATION	1,559 SF	
RENTABLE AREA	9,645 SF	
LEVEL 03		
CIRCULATION	1,559 SF	
RENTABLE AREA	9,645 SF	
LEVEL 04		
CIRCULATION	1,559 SF	
RENTABLE AREA	9,645 SF	
LEVEL 05		
AMENITIES	400 SF	
CIRCULATION	1,517 SF	
RENTABLE AREA	8,708 SF	
TOTAL GROSS AREA	55,684 SF	
BUILDING 2 RENTABLE AREA		
UNIT TYPE	AREA	UNIT COUNT
1 BR	25,206 SF	40
2 BR	6,340 SF	7
STUDIO	6,096 SF	12
TOTAL RENTABLE AREA	37,642 SF	59

BICYCLE PARKING	
INDOOR BIKE RACKS	
BUILDING 1	0
BUILDING 2	30
BUILDING 3	10
	58
OUTDOOR BIKE RACKS	
BUILDING 1	4
BUILDING 2	4
	8
Grand total:	66

BUILDING 3 GROSS AREA		
LEVEL 01		
CIRCULATION	446 SF	
PARKING GARAGE	2,844 SF	
LEVEL 02		
CIRCULATION	446 SF	
RENTABLE AREA	2,574 SF	
LEVEL 03		
CIRCULATION	446 SF	
RENTABLE AREA	2,574 SF	
TOTAL GROSS AREA	10,129 SF	
BUILDING 3 RENTABLE AREA		
UNIT TYPE	AREA	UNIT COUNT
1-BR	2,710 SF	4
2-BR	3,239 SF	4
TOTAL RENTABLE AREA	5,948 SF	8



Proposed Elevations/Massing



Looking North along Lorain Ave.

Map Change 2675



BUILDING HEIGHT = 34'

ASPHALT SHINGLE ROOF

VINYL WINDOWS - TYP.

CEMENT BOARD SIDING

NEW ALLEY
PROPERTY LINE

Looking East along W 45th St.

Map Change 2675

Looking North along Lorain Ave.



Map Change 2675

Looking northwesterly along Lorain Ave.
at W 44th St.



Map Change 2675

Looking northeasterly along Lorain Ave. at W 45th St.





View Looking East Along New Alley



Map Change 2675



Looking Southwest along W 45th St.



BUILDING 2 - W. 45TH STREET ELEVATION



BUILDING HEIGHT = 55'

ALUM. STOREFRONT

FACE BRICK

VINYL WINDOWS - TYP.

CEMENT BOARD SPANDREL

10' HIGH ALUM. STOREFRONT

BUILDING 2 - NORTH ELEVATION



BOARD AND BATTEN VINYL SIDING

VINYL LAP SIDING

VINYL WINDOWS - TYP.

FACE BRICK

Date

Vacancy along Corridors

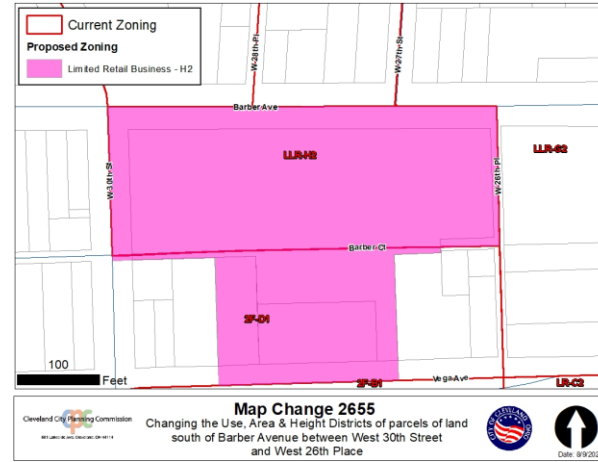
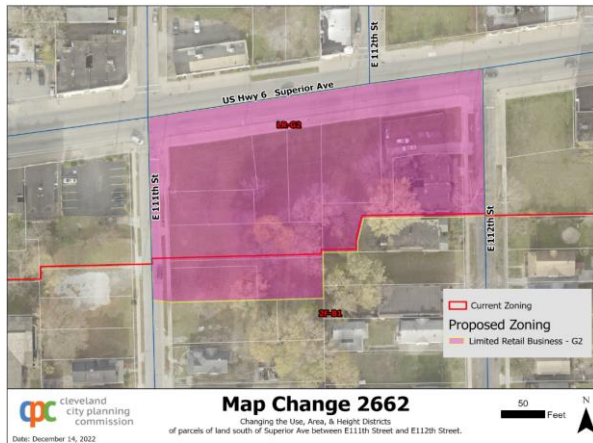
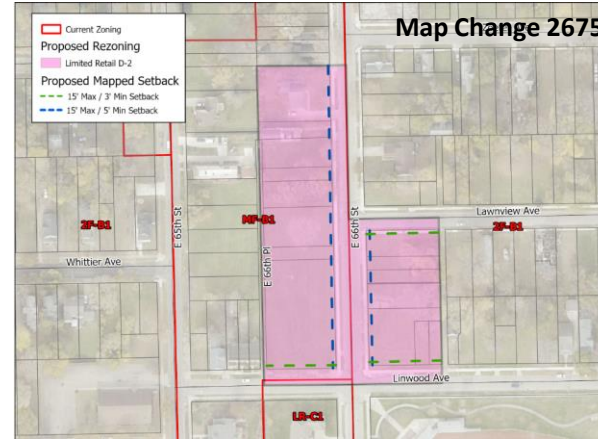
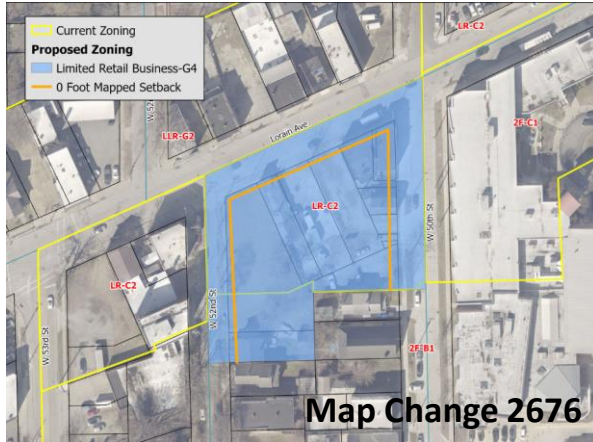
East 65th & Superior



West 44 & Lorain



Previous Site Plan & Project Specific Rezoning



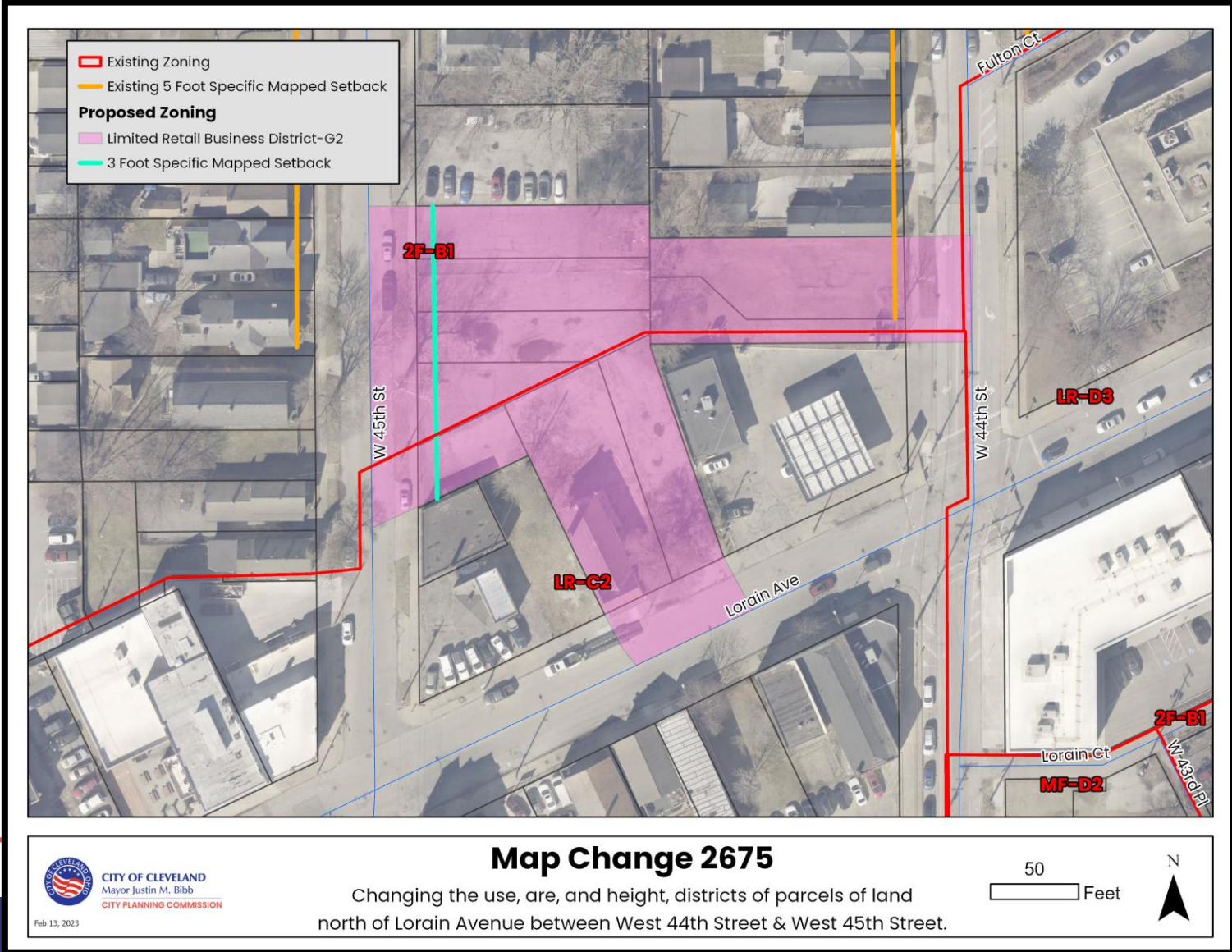
Map Change 2652

Changing the use, area, and height districts of parcels along West 25th Street between Sackett Avenue and Woodbridge Avenue, and adding the Urban Form Overlay.



Date Exported: 7/6/2022

Proposed Zoning



MY PLACE GROUP

45 West Site Specific Rezoning

Development &
Management of Luxury
Residential, Prime Retail
and Boutique Office

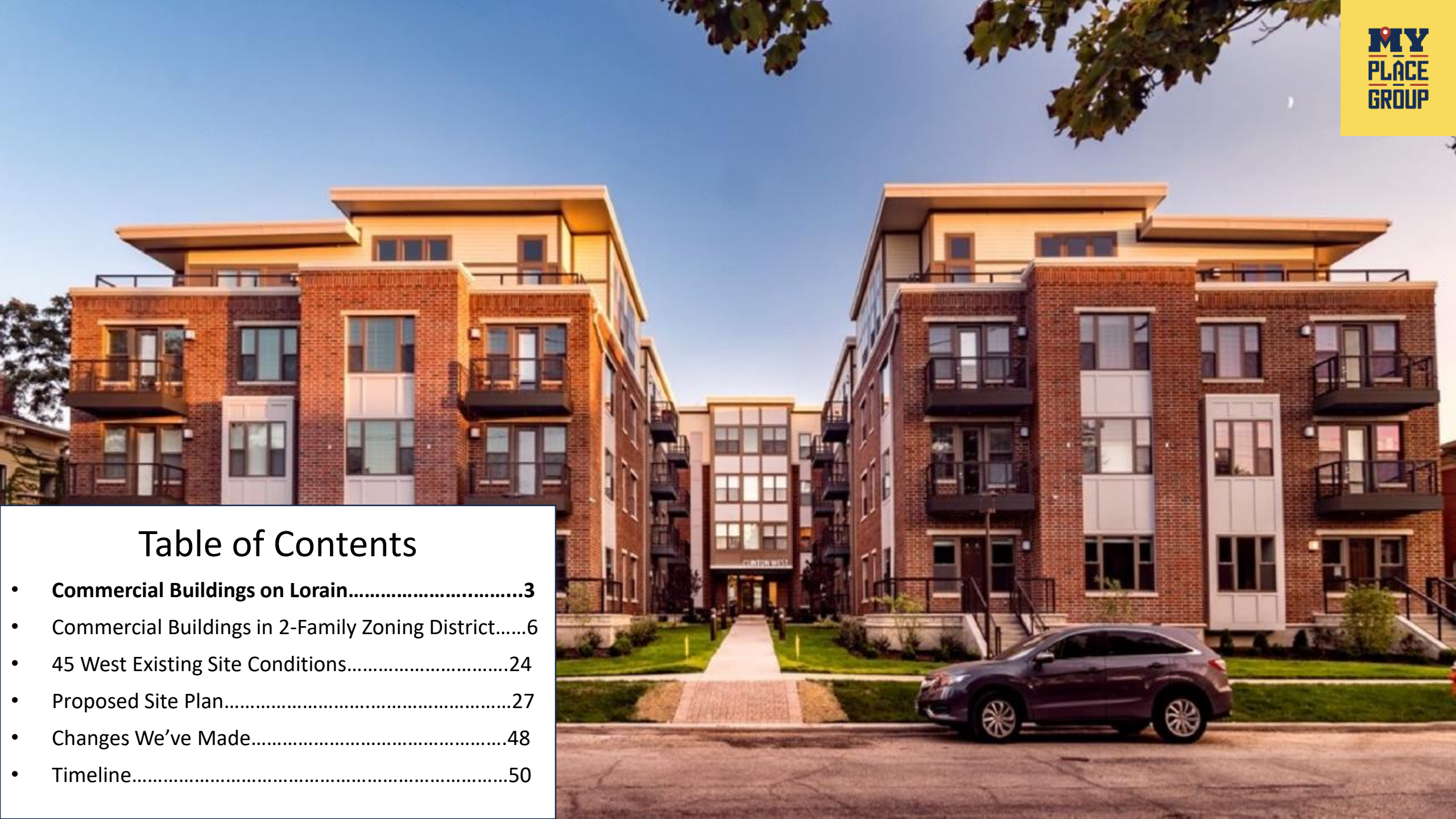


Table of Contents

- **Commercial Buildings on Lorain.....3**
- Commercial Buildings in 2-Family Zoning District.....6
- 45 West Existing Site Conditions.....24
- Proposed Site Plan.....27
- Changes We've Made.....48
- Timeline.....50

Commercial Buildings on Lorain Ave. from W.28th to W.58th that Protrude North of Lorain Ave. in or towards the Two-Family District

- **45 West proposed would be 180 ft North of Lorain**
- Lorain and W. 28th = 950 ft north of Lorain
 - St. Ignatius Field and Great Lakes Production Facility
- Lorain and W.32nd = 340 ft north of Lorain
 - Ohio City Provisions Building and St. Ignatius Facility
- Lorain and Fulton Rd = 300 ft north of Lorain
 - 5 Story Office Building (our office)
- Lorain and W.41st. = 135 ft north of Lorain
 - 41 West
- Lorain and W.44th = 200 ft north of Lorain
 - McCafferty Building and Gas Station
- Lorain and W.45th = 360 ft north of Lorain
 - Community Housing Solutions - Lutheran Tool Shed
- Lorain and W.47th = 300 ft north of Lorain
 - Knez Townhomes and Seamous-O Building
- Lorain and W.48th = 240 ft north of Lorain
 - Byright Auto Sales Car Lot
- Lorain and W.50th = 200 ft north of Lorain
 - Automotion, Inc Car Lot
- Lorain and W.52nd = 190 ft north of Lorain
 - Retail Buildings
- Lorain and W.54th = 160 ft north of Lorain
 - Champion Fire Equipment
- Lorain and W.57th = 200 ft north of Lorain
 - Commercial Building
- Lorain and W.58th = 570 ft north of Lorain
 - Townhome style apartments

Buildings of 3-5 Stories Next to Residential Houses

- Clinton West – 3007 Clinton
- 41 West – 4010 Lorain Ave.
- The Dexter – 2800 Franklin (multiple sides)
- The Guernsey Apartments – 2836 Franklin
- The Nikolai Condos – 3703 Clinton
- Phoenix Coffee building on W.30th and Bridge (both sides)
- Cleveland Seed Bank - 3606 Bridge
- K2M design – 3121 Bridge
- Le Petit Triangle Café – 1881 Fulton
- The Heyse apartments at 1702 W.28th
- Lutheran Hospital (multiple sides) – 1730 W.25th
- Fairview Gardens – 3207 Franklin
- St. Ignatius (multiple sides) – 1911 W.30th
- Knez Townhomes on W.47th – 1980 W.47th
- West Virginia Building at 1840 W.28th St.
- Cleveland Seed Bank at 3606 Bridge
- Franklin Loft Condos – 3200 Franklin
- Franklin West Apartments – 4815 Franklin
- Franklin Manor – 5212 Franklin
- The Nikolai Condos – 3703 Clinton
- Kolou’s Marketplace – 4700 Bridge
- 31st and Franklin – 3105 Franklin
- Rhodes Mansion – 2905 Franklin

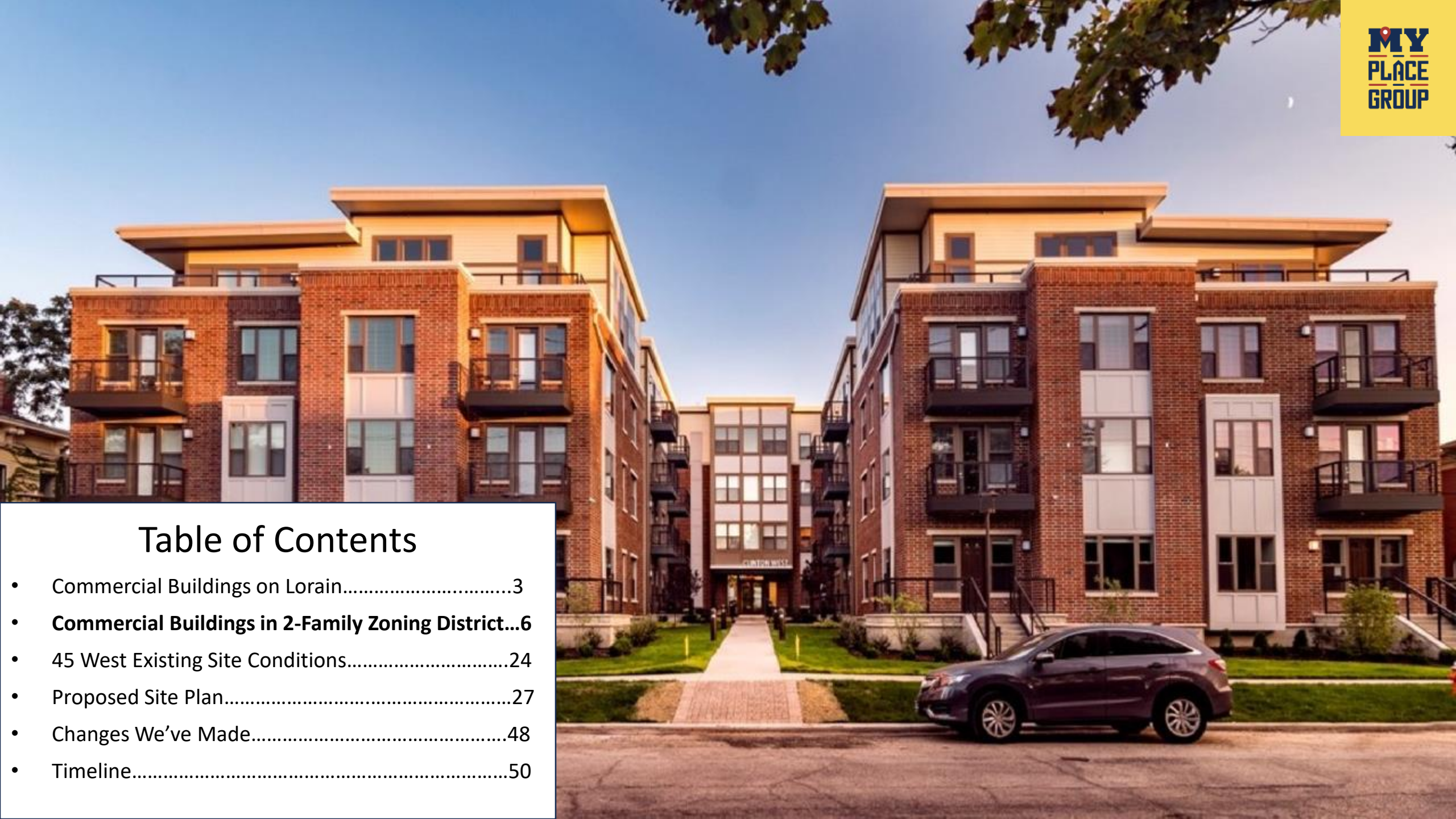
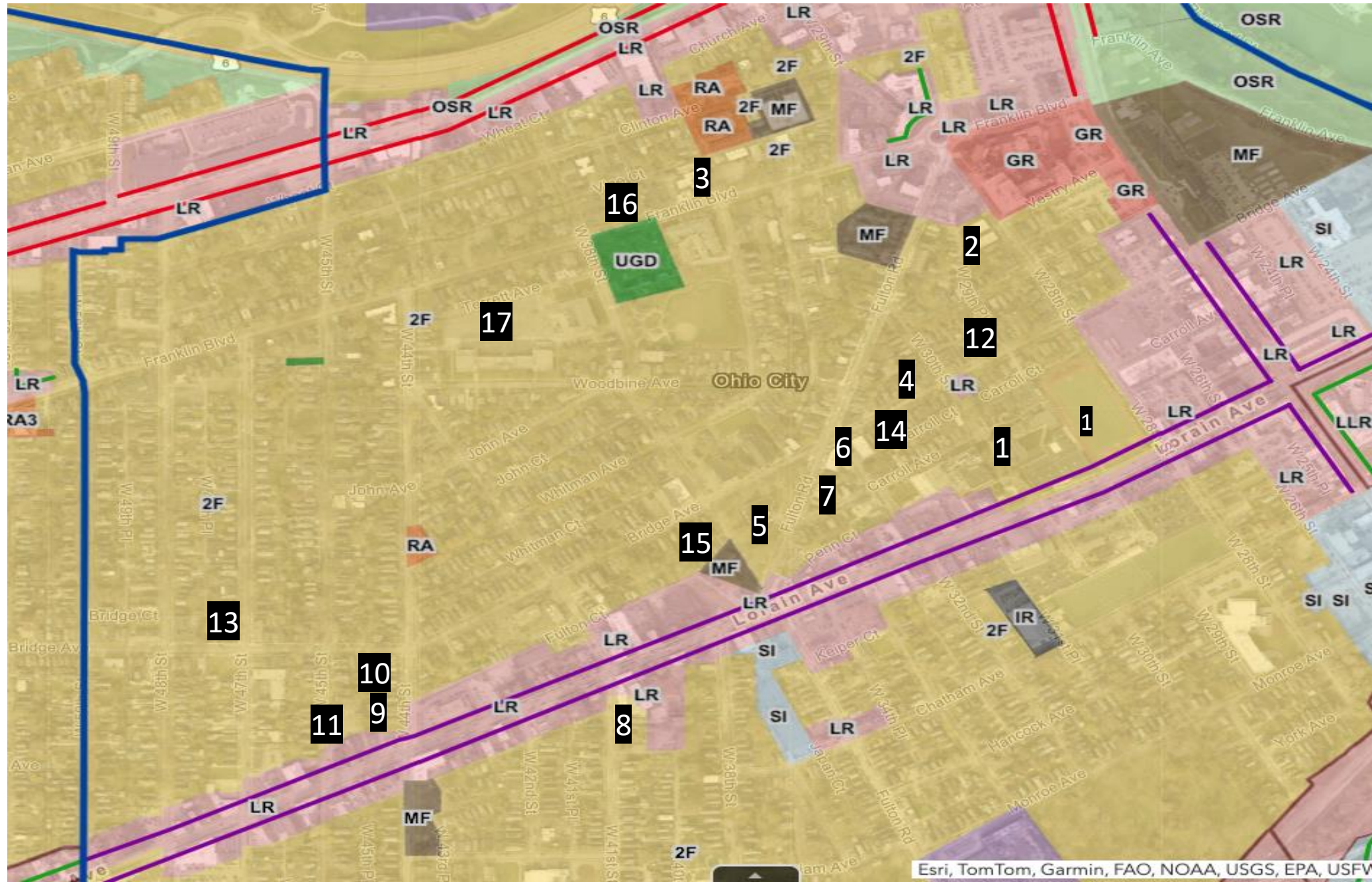


Table of Contents

- Commercial Buildings on Lorain.....3
- **Commercial Buildings in 2-Family Zoning District...6**
- 45 West Existing Site Conditions.....24
- Proposed Site Plan.....27
- Changes We've Made.....48
- Timeline.....50

Commercial Buildings in the Two-Family Zoning District

1. St. Ignatius School
2. Ohio City Apartments
3. The Guernsey Apartments
4. Phoenix Coffee Company and Apartments, and Heck's Cafe
5. Cleveland Public Library
6. Le Petit Triangle Café, Johnny Mango, Momocho, Ohio City Brewshop.
7. Jennings Apartments are in the 2-Family zoning district
8. The 41 Apartments
9. May Dugan Center (Social Services Organization)
10. Masons Creamery
11. Community Housing Solutions - Lutheran Tool Shed
12. West Virginia Apartment
13. Kolou's Market
14. K2M Design
15. Cleveland Seed Bank
16. Franklin Plaza Skilled Nursing Facility
17. Joseph Gallagher School



Commercial Buildings in Two-Family Zoning District in Ohio City



Apartments:

- 41 West – 4010 Lorain
- Franklin West Apartments – 4815 Franklin
- Franklin Manor – 5212 Franklin
- Clinton West – 3007 Clinton
- West Virginia Building (Cleveland Lofts) at 1840 W.28th St.
- The Guernsey Apartments – 2836 Franklin
- The Heyse apartments at 1702 W.28th
- 29th Street Apartments – 1577 W. 29th
- Franklin Loft Condos – 3200 Franklin
- Franklin Plaza – 3600 Franklin
- The Nikolai Condos – 3703 Clinton
- Knez Townhomes on W.47th and Lorain

Hospitals:

- Lutheran Hospital

Retail:

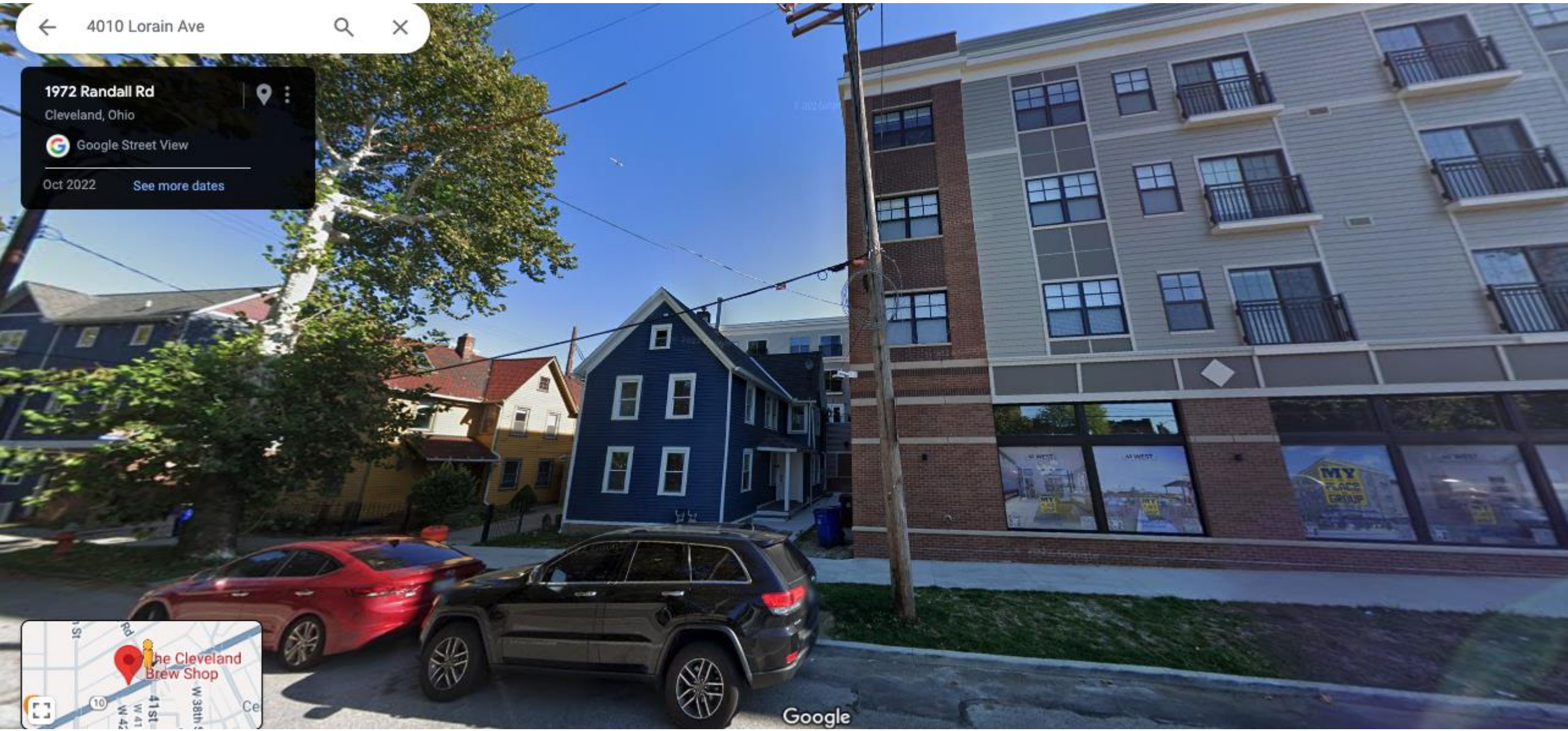
- Community Housing Solutions on W.45th and Lorain (adjacent to 45 West)
- Ohio City Provisions Building on W.32nd and Lorain
- Phoenix Coffee building on W.30th and Bridge
- Le Petit Building on Bridge and Fulton
- Kolou's Marketplace – 4700 Bridge
- Masons Creamery on W.44th and Bridge

Office:

- Seamus-O Building on W.47th and Lorain
- K2M Design Building at 3121 Bridge
- Cleveland Seed Bank at 3606 Bridge
- West Side Cleaning Company Building at 4005 Bridge
- May Dugan Social Services Building at 4115 bridge
- Cleveland Public Library – Carnegie West Branch is in the 2-family district on Fulton Rd.

Commercial Buildings in 2-Family Zoning District in Ohio City

- 41 West Apartment Building on Lorain and W.41st



← 4010 Lorain Ave



1972 Randall Rd

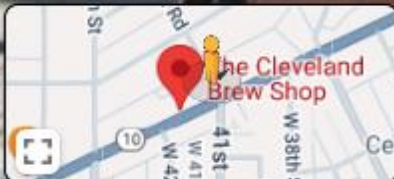
Cleveland, Ohio



Google Street View

Oct 2022

See more dates



Google

Commercial Buildings in 2-Family Zoning District in Ohio City

- Knez Townhomes on Lorain and W.47th



Commercial Buildings in 2-Family Zoning District in Ohio City

- Clinton West – 3007 Clinton



Commercial Buildings in 2-Family Zoning District in Ohio City

- Coral Clinton Building – 3607 Clinton



Commercial Buildings in 2-Family Zoning District in Ohio City

- The Dexter – 2800 Franklin (multiple sides)



Commercial Buildings in 2-Family Zoning District in Ohio City

- The Guernsey Apartments – 2836 Franklin



Commercial Buildings in 2-Family Zoning District in Ohio City

- The Heyse apartments at 1702 W.28th



Commercial Buildings in 2-Family Zoning District in Ohio City

- The Nikolai Condos – 3703 Clinton



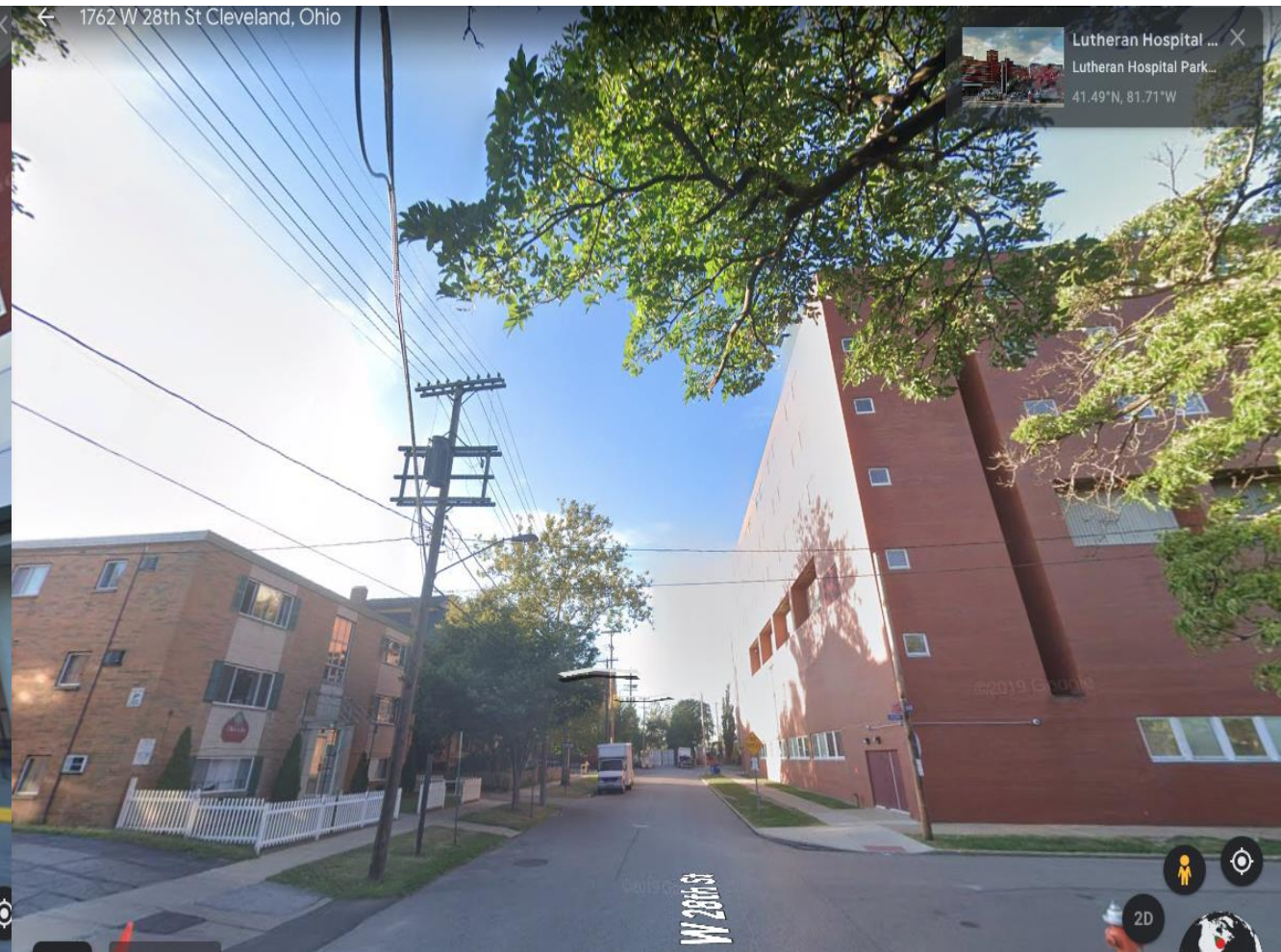
Commercial Buildings in 2-Family Zoning District in Ohio City

- St. Ignatius School



Commercial Buildings in 2-Family Zoning District in Ohio City

- Lutheran Hospital (multiple sides)



Commercial Buildings in 2-Family Zoning District in Ohio City

- Phoenix Coffee building on W.30th and Bridge (both sides)



Commercial Buildings in 2-Family Zoning District in Ohio City

- Cleveland Seed Bank - 3606 Bridge



Commercial Buildings in 2-Family Zoning District in Ohio City

- K2M design



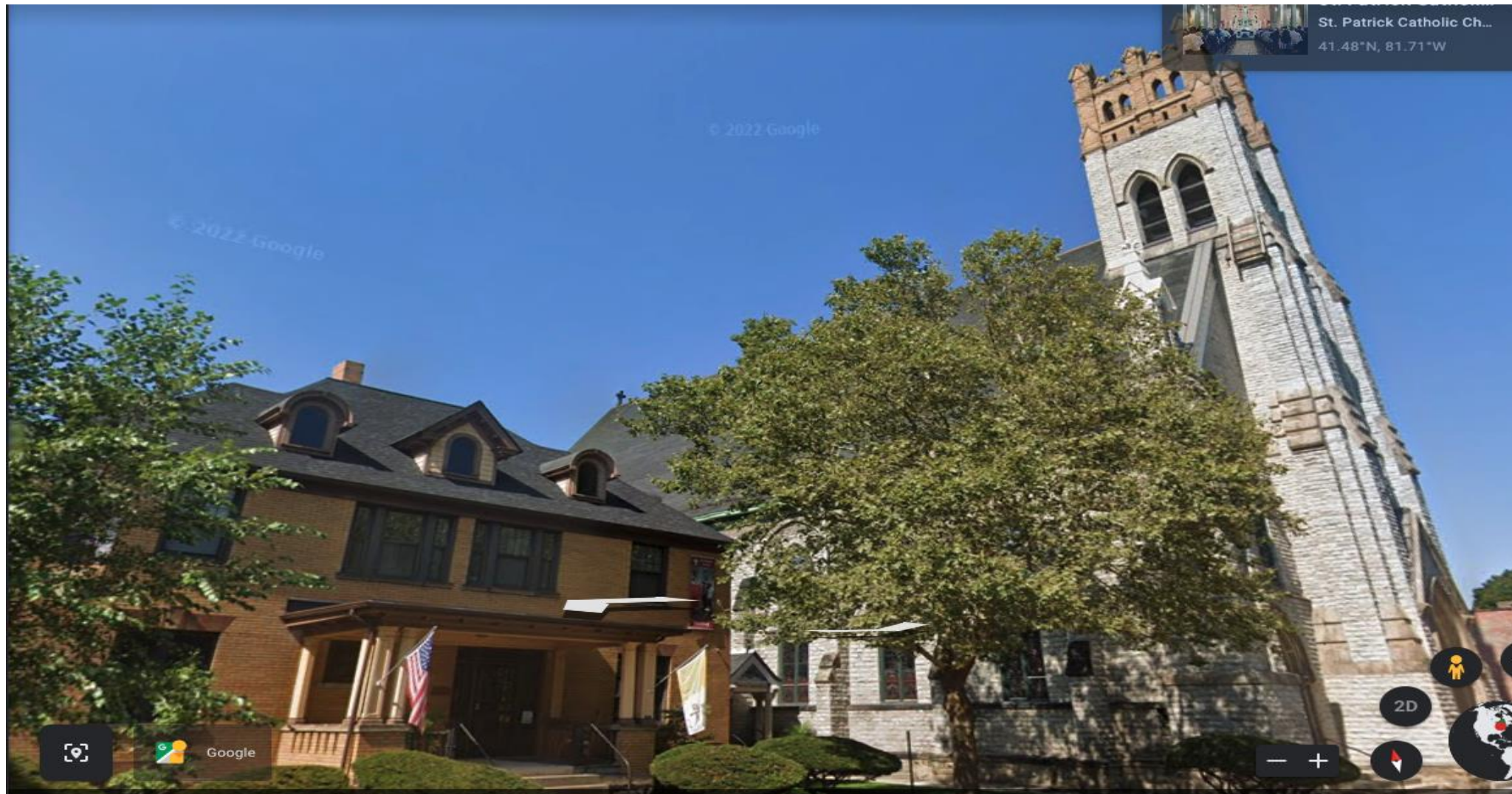
Commercial Buildings in 2-Family Zoning District in Ohio City

- Le Petit Triangle Café – 1881 Fulton



Commercial Buildings in 2-Family Zoning District in Ohio City

- Saint Patrick Catholic Church – 3602 Bridge Ave



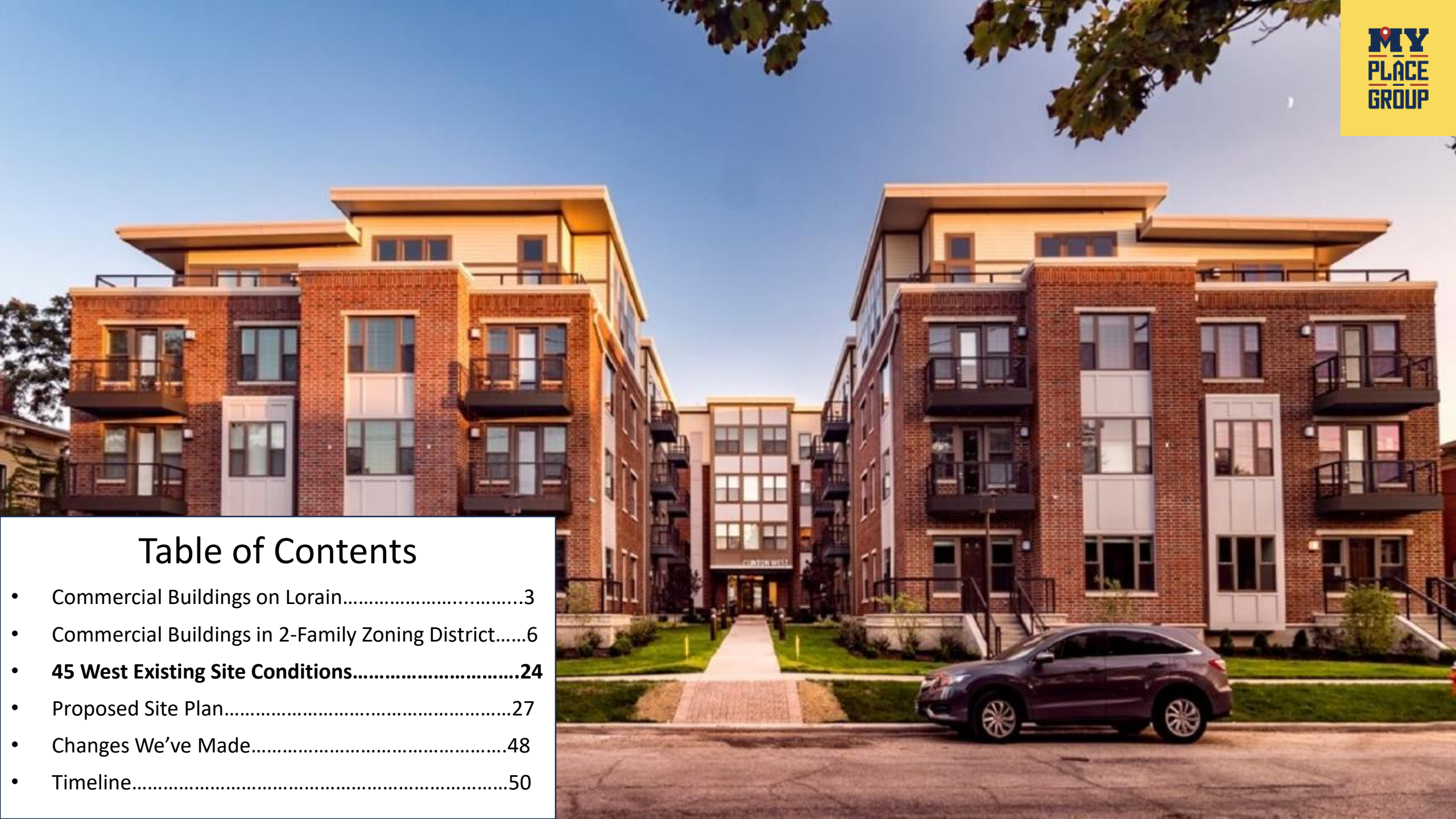


Table of Contents

- Commercial Buildings on Lorain.....3
- Commercial Buildings in 2-Family Zoning District.....6
- **45 West Existing Site Conditions.....24**
- Proposed Site Plan.....27
- Changes We've Made.....48
- Timeline.....50

45 West Existing Site Conditions



45 West Existing Site Conditions





Table of Contents

- Commercial Buildings on Lorain.....3
- Commercial Buildings in 2-Family Zoning District.....6
- 45 West Existing Site Conditions.....24
- **Proposed Site Plan.....27**
- Changes We've Made.....48
- Timeline.....50

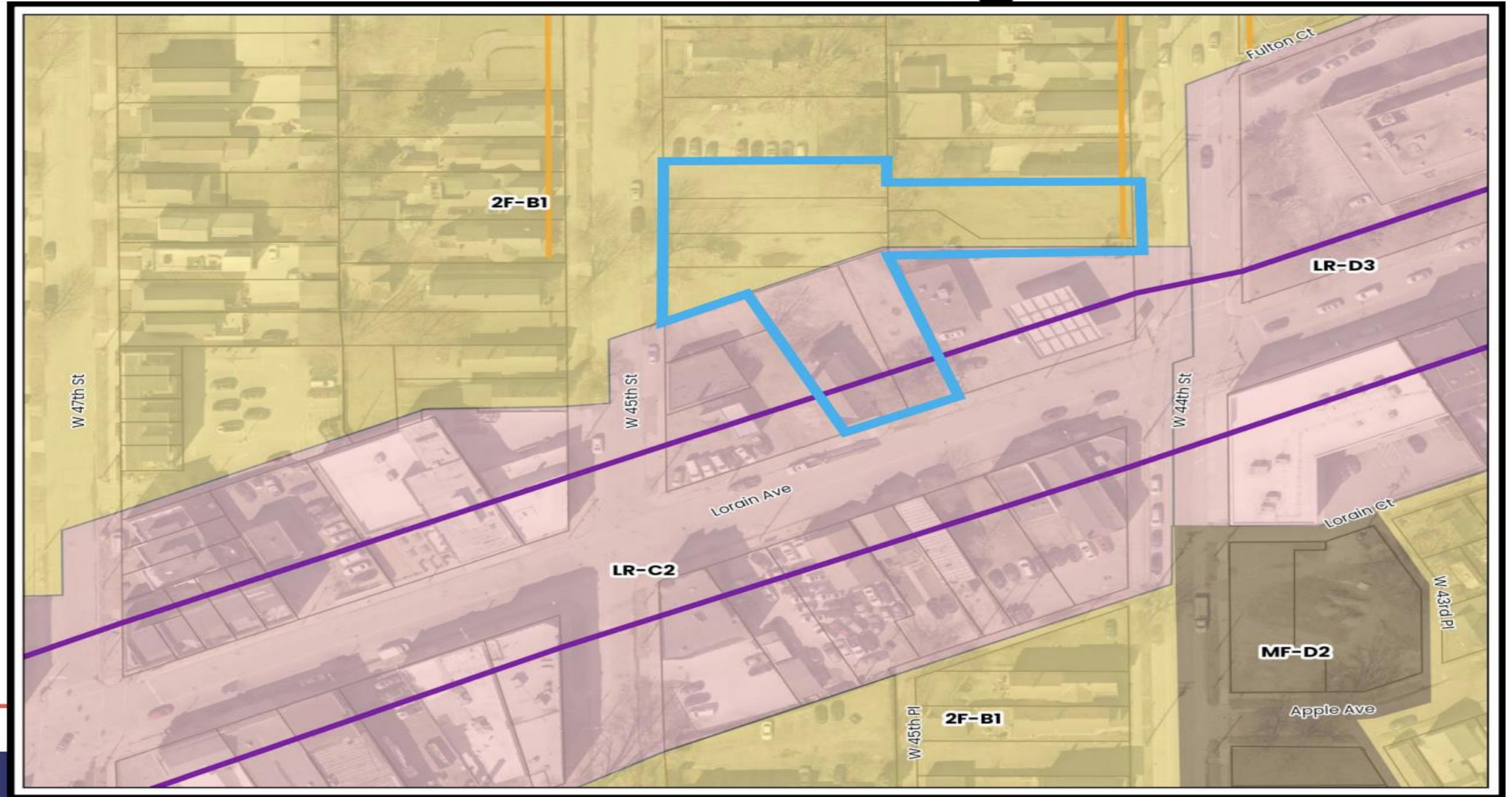
Site Context Plan



Site Context Plan

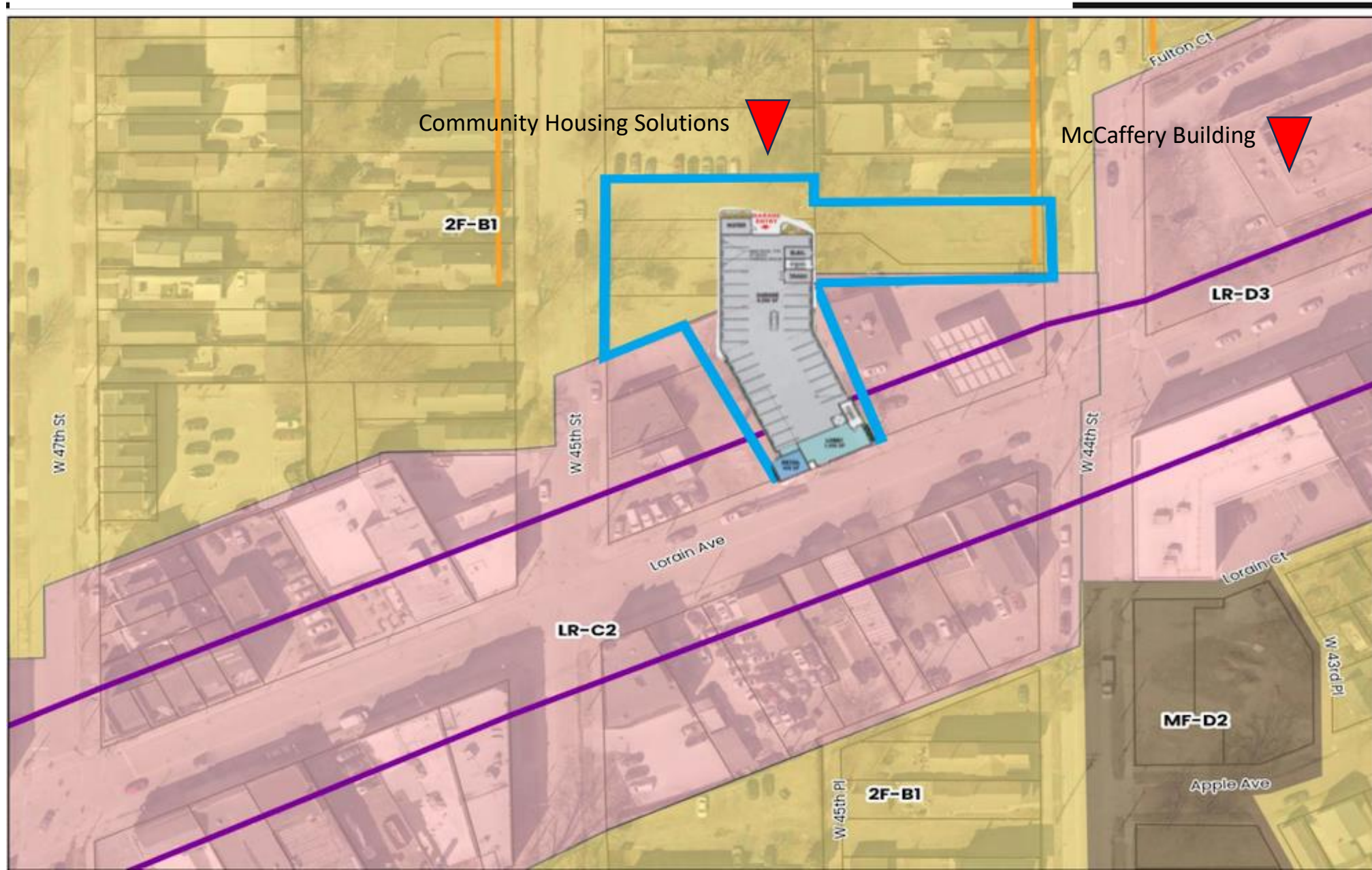


Current Zoning

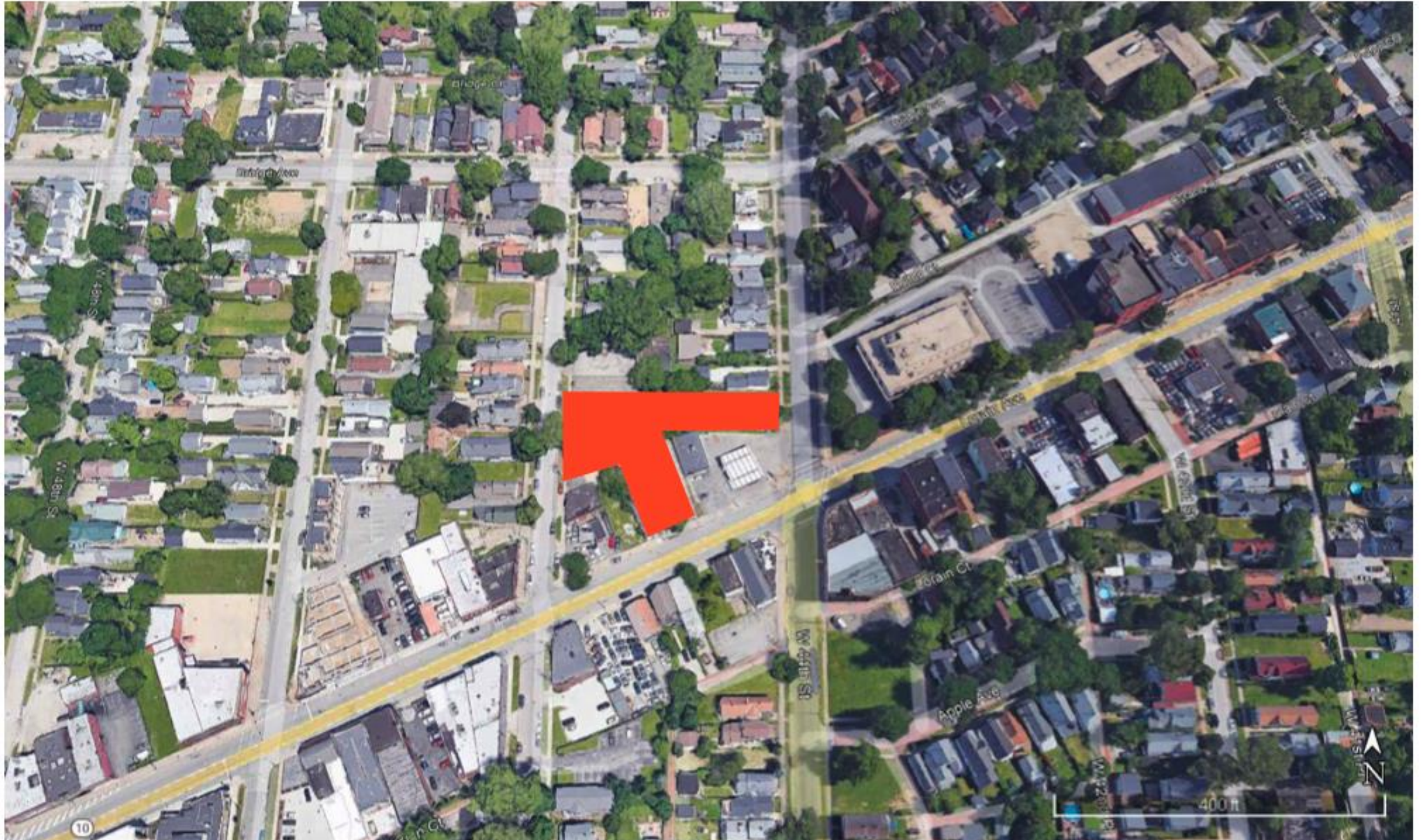


Site Context Plan over Current Zoning Map

- For our proposed site plan only 30% of the building would protrude into the current 2-family zoning code.
- The McCaffery Building on W.44th zoning is bumped out more north to accommodate their commercial use. If that line were continued westward down Lorain, then our proposed plans wouldn't need site specific rezoning
- Directly North of our site on W.45th Street is Community Housing Solutions



Site Context Plan



2/16/23 Proposed Site Plan

Overview

- One 4-story building
- 90 – units
- 61 – Parking Spaces



2/16/23 Proposed Rendering



2/16/23 Proposed Rendering



4/13/23 Proposed Site Plan

Overview

- One 4-story building
- 101 units
- 61 Parking Spaces

Changes We Made:

- Evaluated Ingress and Egress
- Dropped W.44th Building to 3-stories
- Took balconies off the North side and Lorain to address neighbor and design review feedback
- Instead of tearing down building on Lorain, we are maintaining the majority of the building
- Simplify materials on the building and make the façade less busy



FINISH FLOOR ELEVATION 0'-0"

SPACE TYPE	AVERAGE NET SF	NET SF	COUNT
PARKING	329	20,101	61
BIKE PARKING	10	389	36
LOBBY	1,462	1,462	1
RETAIL	1,620	1,620	1
STUDIO	447	2,235	5
1 BEDROOM	677	1089	1
GROSS SF	30,630	NET SF	28,724



4/13/23 Proposed Rendering



© 2023, MA DESIGN | ARTISTIC ILLUSTRATION ONLY - NOT FOR CONSTRUCTION



VIEW FROM 44TH & LORAIN
44TH & LORAIN • 22386 • 04.13.2023

4/13/23 Proposed Rendering



© 2023, MA DESIGN | ARTISTIC ILLUSTRATION ONLY - NOT FOR CONSTRUCTION



VIEW ALONG LORAIN
44TH & LORAIN • 22386 • 04.13.2023

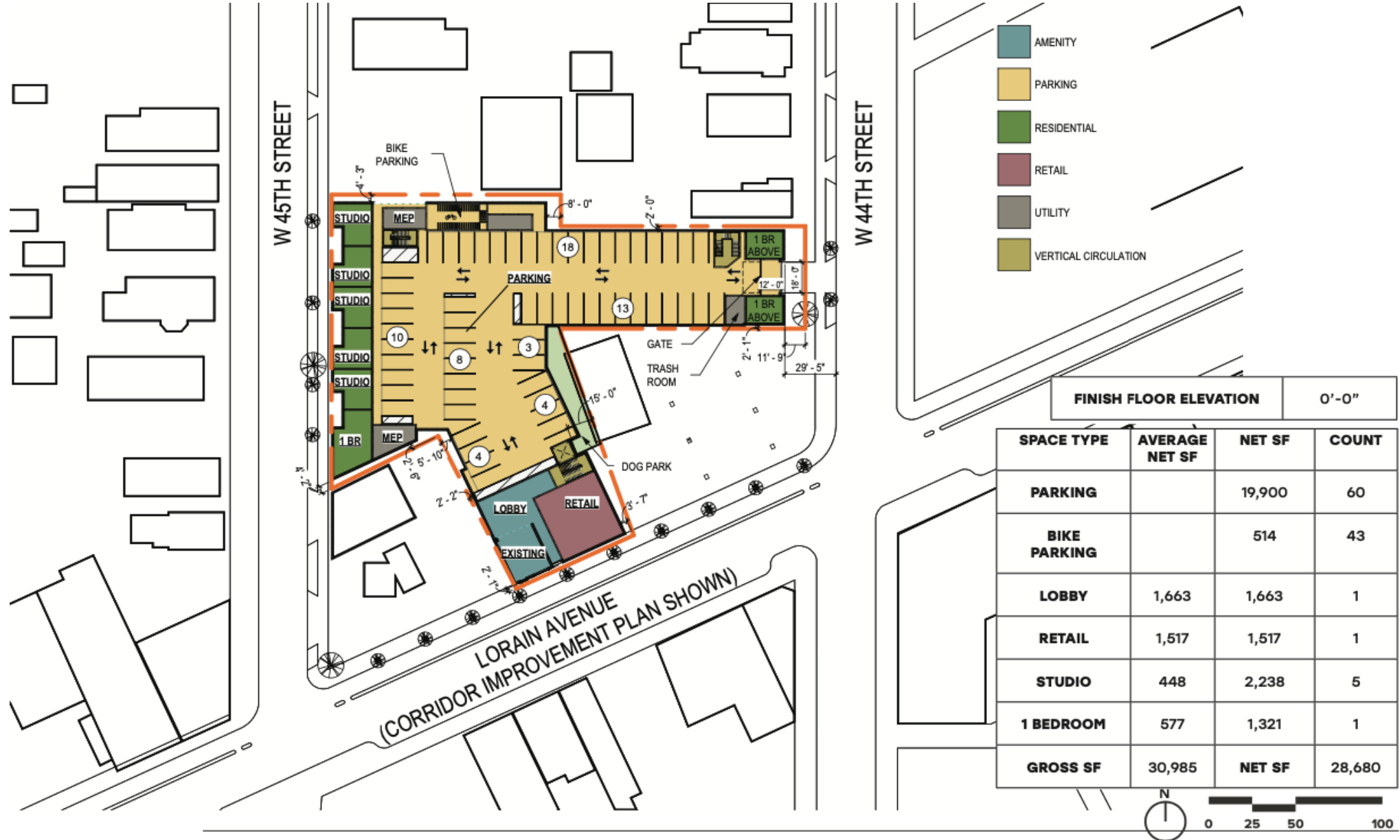
6/14/23 Proposed Site Plan

Overview

- One 4-story building
- 101 units
- 60 Parking Spaces

Changes We Made:

- Evaluated Ingress and Egress
- Set back the building off Lorain Ave and the North side of the building
- Add additional bike parking storage and made more accessible for tenants
- Adjusted commercial store front to have a more traditional appearance and to follow styles of the existing retail on Lorain
- Flipped stair tower
- Moved trash access point



6/14/23 Proposed Rendering



© 2023, MA DESIGN | ARTISTIC ILLUSTRATION ONLY - NOT FOR CONSTRUCTION

6/14/23 Proposed Rendering



9/21/23 Current Site Plan Approved by Landmarks & OCI Design Review

Overview

- One 3-story building on W.44th
- One 3-story building on W.45th
- One Five-story building with set backs off Lorain
- 87 Units
- 48 Parking Spaces

Changes We Made:

- Created an alleyway to give separation from our site to existing houses
- Separated buildings into three separate buildings
- Adjust façade to blend in more with houses on the street, giving them a brownstone Townhome design
- Changed façade to differentiate between the existing building and the newly built building
- Adjusted roof lines so they flow with the residential houses on the street
- Added tree planters on all sides of our buildings
- Added greenery screens for more privacy from the gas station and residential houses
- Adjusted color patterns and material selections
- Simplifying window details, types and styles
- Modifying the windows in the existing building so it has a more active use appearance
- Removed green wall parking screen and replaced with art installations

LAN



9/21/23 Proposed Rendering

BUILDING 2 - LORAIN AVENUE ELEVATION



9/21/23 Proposed Rendering

VIEW WEST ALONG LORAIN AVENUE | PROPOSED



9/21/23 Proposed Rendering

VIEW EAST ALONG NEW ALLEY | PROPOSED



9/21/23 Proposed Rendering

VIEW EAST FROM W. 45TH | PROPOSED



9/21/23 Proposed Rendering

VIEW EAST ALONG LORAIN AVENUE | PROPOSED



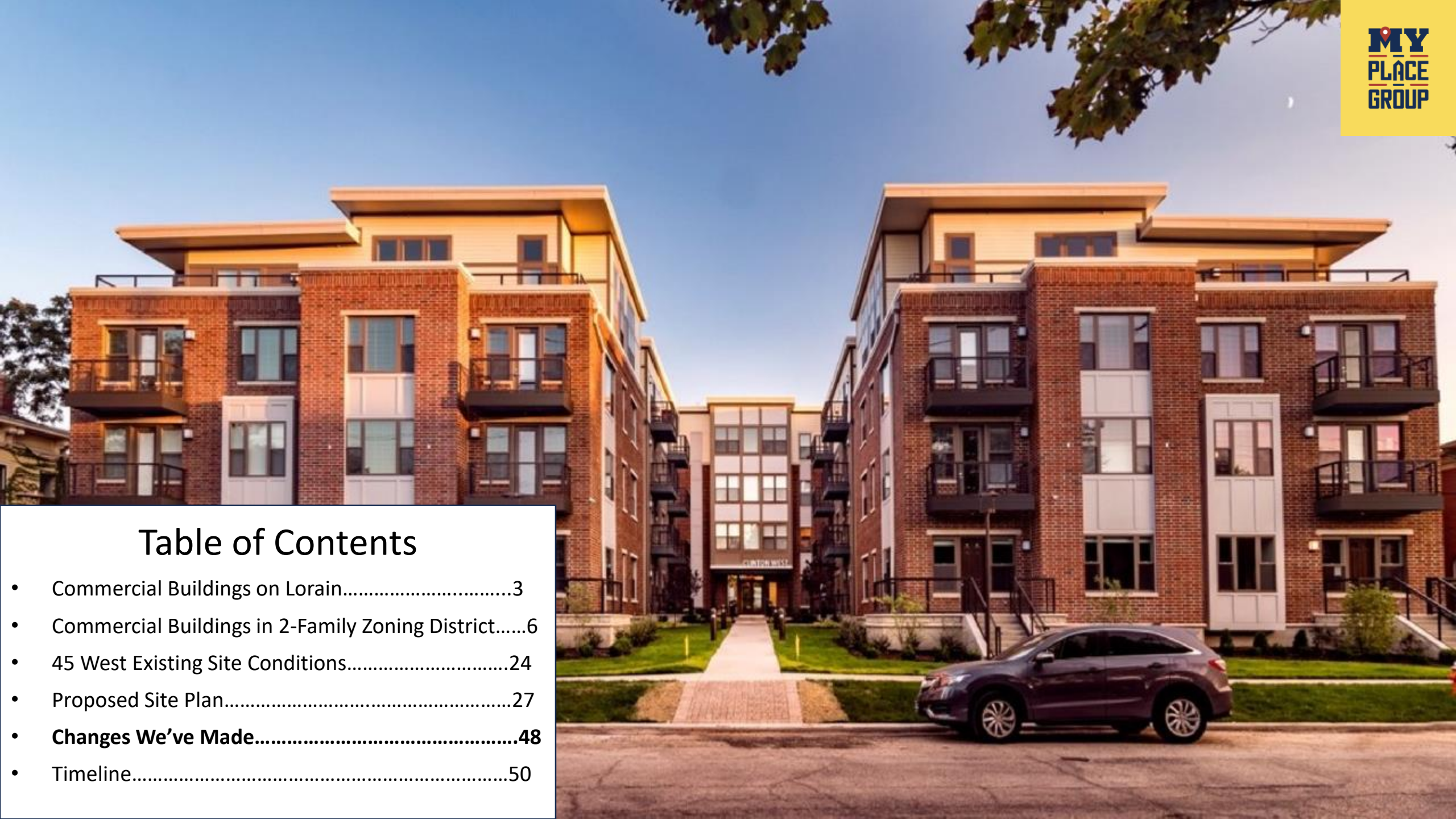


Table of Contents

- Commercial Buildings on Lorain.....3
- Commercial Buildings in 2-Family Zoning District.....6
- 45 West Existing Site Conditions.....24
- Proposed Site Plan.....27
- **Changes We've Made.....48**
- Timeline.....50

Changes We've Made

- We have evaluated the ingress and egress between W.44th and W.45th
 - o We have plans to help coordinate speed bumps or traffic control
 - o Created an alleyway to give separation from our site to existing residential homes on W.44th and W.45th
- Separated one structure into three smaller buildings
- On W.44th and W.45th buildings, we have adjusted the façade and blended it in more with the houses on street, giving them a brownstone Townhome design
- Took balconies off the North side of the building and off Lorain Avenue to address neighbor and design review feedback
- Instead of tearing down the existing building on Lorain we are maintaining the majority of the building
- Made commercial store front have a more traditional appearance to follow styles of the existing retail on Lorain
- Changed the façade to differentiate between the existing building and the new building
- Set new building back from existing building on Lorain
- Set back the 5th floor on the South side and North Side of our building.
- Adjusted roof lines so they go more with the residential houses on the street
- Added tree planters on all sides of our building, and greenery screens for more privacy and separation from neighbors
- Simplified materials on the building to make façade less busy
- Adjusted color patterns and material selection. Using less grey on buildings, and increasing brick façade on Lorain
- Simplifying window detail. Adjusted window detail, types and styles
- Modifying the windows in the existing building so it has a more active use appearance
- Removed green wall parking screen and replaced with art installations
- We adjusted parking many times to find the best and most efficient parking plan
- We have no visible parking from the street view
- Opened the north side of building so that the façade is not continuous.
- Make bike parking more accessible
- Added additional bike storage from original proposal
- Removed slanted privacy divider
- Flipped stair towers
- Moved trash access point

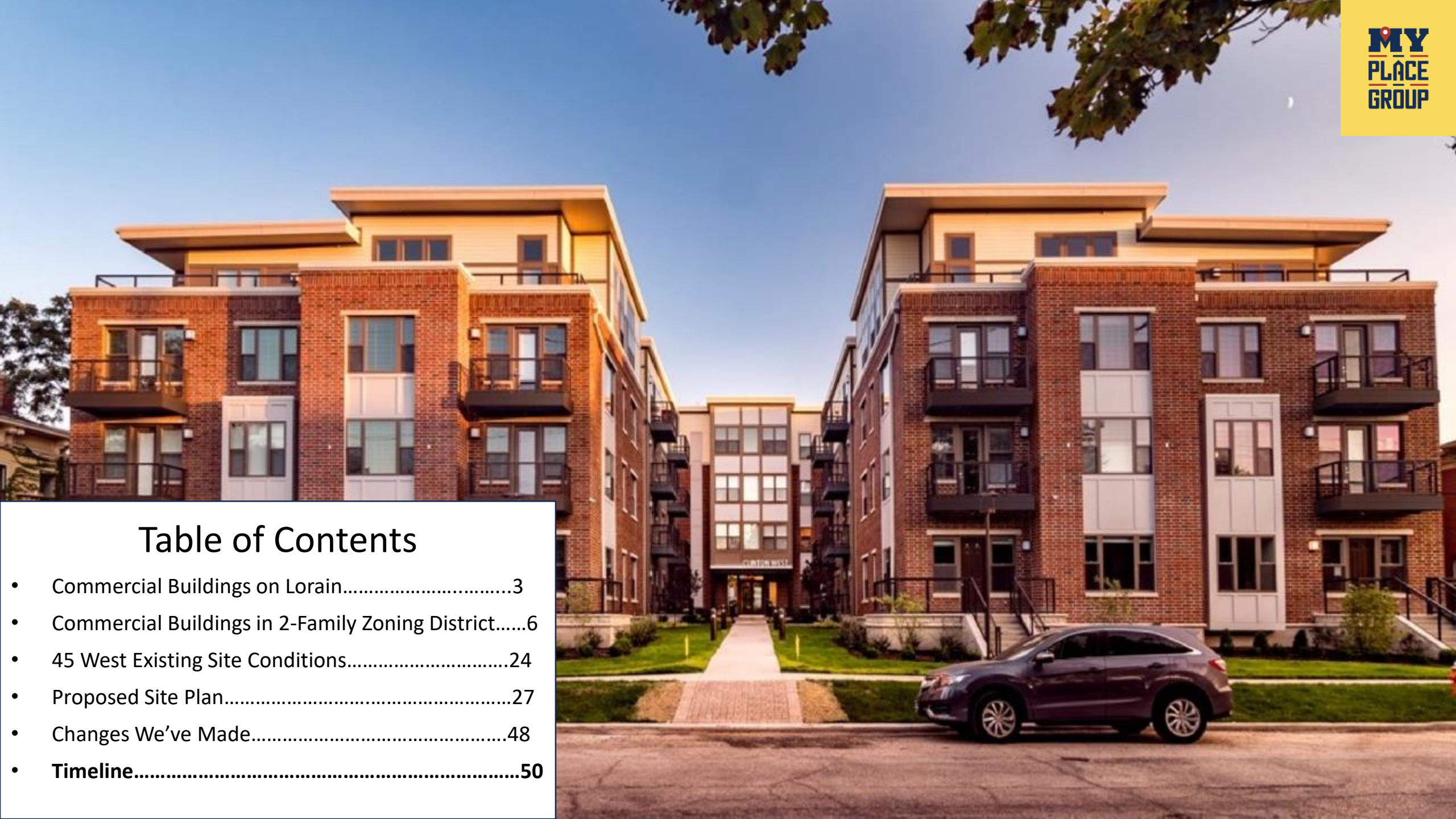


Table of Contents

- Commercial Buildings on Lorain.....3
- Commercial Buildings in 2-Family Zoning District.....6
- 45 West Existing Site Conditions.....24
- Proposed Site Plan.....27
- Changes We've Made.....48
- **Timeline.....50**

45 West Past Timeline

- 2/21/23 – Presented at Urban Community School
- 3/15/23 – My Place Group hosted a meeting at our office on Lorain Blvd
- 3/16/23 – First meeting at OCI Design Review
- 4/6/23 – Second meeting at OCI Design Review
- 4/13/23 – First Meeting at Landmarks Commission
- 5/4/23 – Third meeting at OCI Design Review
- 6/15/23 – Fourth meeting at OCI Design Review – disapproved 4-1 vote
- 7/27/23 – Second meeting at Landmarks Commission
- 9/21/23 – Fifth meeting at OCI Design Review
- 10/19/23 – Sixth meeting at OCI Design Review – Approved 4-2 vote
- 10/26/23 – Third meeting at Landmarks Commission – Approved 7-1 vote with contingencies to adjust the façade



Let's Stay in Touch

Email: Contact@myplacecleveland.com

Phone: 216.224.2221

Office: 3500 Lorain Avenue, Suite 100

Cleveland OH 44113



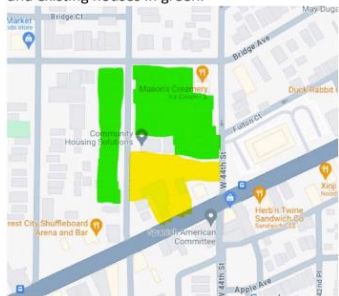
Dear Cleveland City Planning Commission,

Thank you for this opportunity to submit comments on proposed Map Change 2675 proposed for parcels located between W 44th and W 45th adjacent to Lorain. The proposed map change would take parcels primarily zoned 2 family residential and a smaller set of parcels zoned for local retail business district and change the zoning for the entirety to Limited Retail. As has been proved time and again, this project is cumbersome and the parcel configuration presents challenges.

I urge this Commission to deny this proposed map change and request that the developer either modify his proposal to be limited to Local Retail or, in the alternative, to propose rezoning the buildings individually.

My reasons are as follows:

1. While a Limited Retail District may be a planning tool used to “restrict permitted uses of land and buildings to those compatible with a district’s emerging character,” **the change from Local Retail to Limited Retail would allow this property to be used as a hotel or a motel.** With that change, the property could be used for Air BNBs or other short-term rental uses. Ohio City already has an issue with Air BNBs and this zoning change would permit them on this property which extends substantially into an existing residential area.
2. **There is no need for a G2 Limited Retail Business District for the whole of the proposed parcels.** That would allow the retail business district to fully occupy half the block of W 45th between Bridge and Lorain, an area that is currently a residential neighborhood.
 - a. Map of the block, with proposed G2 Limited Retail Business District highlighted in yellow and existing houses in green.



3. This project takes an odd configuration of parcels and lumps them together. **There are 3 very distinct buildings being proposed; each should be considered separately:**
 - a. **Building 1**, fronting W 45th, is proposed to be located on two-family residential parcels. The design of this building is consistent with the neighborhood in terms of height. It needs only to be rezoned for use and area. Rezoning this to accommodate multi-family housing would be appropriate and I would be very supportive of that request. I also support the proposed 3’ setback to increase walkability. Rezoning this property to allow

- a. for Limited Retail is excessive and would allow the building to be used as a hotel. Since no retail is proposed for this specific building, rezoning to allow retail is unnecessary.
 - b. **Building 3**, fronting W 44th, is similarly situated, but in a historic district. The design of this building is consistent with the neighborhood in terms of height. It needs only to be rezoned for use and area. Rezoning this to accommodate multi-family housing would be appropriate and I would be very supportive of that request. Rezoning this property to allow for Limited Retail is excessive and would allow the building to be used as a hotel. Since no retail is proposed for this building, rezoning to allow retail is unnecessary.
 - c. **Building 2**, proposed as a five story, mixed use building, is located on Lorain. This building straddles multiple parcels. The parcels along Lorain are currently zoned appropriately for local retail and would allow this building to be constructed for mixed use development with a small retail space. The issue is that the rear of this building extends onto at least two of the parcels currently zoned 2 family residential. As the 45th Street building also occupies those two parcels, this is a dramatic increase in density which is not in keeping with the City’s current zoning or proposed “incremental” Form Based Code. The height of the building at the rear is proposed for five stories which exceeds the height limit for a two-family district. Unless the developer has plans to lease the retail space to a bank, there is no need to rezone the entirety of the parcels from Local Retail to Limited Retail.
4. **Requiring the developer to step the building back as it approaches the existing residential buildings would still allow the project to meet the various objectives for rezoning** (promoting diverse housing typologies, supporting transit and alternative mobility choices, achieving the goals of the Cleveland 2020 plan, design within the parameters of the Form Based Code and Transportation Demand Management policies, as well as increasing density in Ohio City). The step back doesn’t need to be a huge amount – step the fourth floor back 10 feet and the 5th floor back 15 feet. A consideration for stepping the building back was a part of the approval from Landmarks. Development in Ohio City is at an all-time high. If this developer cannot accommodate the step back for purported economic reasons, I am sure there is another developer who would jump at the chance to tackle this property.
 5. Allowing a 5-story Limited Retail building to be constructed in what is currently a residential neighborhood is a **dangerous precedent** for the City. This is essentially going from the lowest allowed use to the highest allowed use for a property, in direct contrast to the City’s Proposed Form Based Code which favors incremental use changes.

Another stated goal of this proposed Map Change is to allow the property to move forward as approved by the Landmarks Commission. I would like to note that throughout this approval process significant concerns have been raised by the community directly impacted by this project. Because both the advisory Ohio City Design Review Committee and the Cleveland Landmarks Commission are constrained and limited to only the standards set forth by the Secretary of the Interior, those community concerns remain unaddressed. I would also note that Landmarks staff had mixed feelings about this development, the Ohio City Design Review Committee had significant concerns about the project and even City Planning Director Huang had reservations about the 5-story height of the building as it approaches the existing neighborhood. Yet because the project can be considered only through the standards set forth by the Secretary of the Interior, these concerns cannot even be considered. A priority of this

administration has been to break down the silos of government but consideration of this project has been constrained by those very silos.

The April 5 City Planning Commission public hearing is one of the last chances for this project to be viewed in the context of how it will benefit the community. While you are also constrained by the fact that this is proposed as a Zoning Map Change, I urge you to consider how this might impact traffic, safety, parking and the overall fabric of the historic Ohio City neighborhood. Indeed, the Local Retail provisions of the zoning code reference “other retail business uses that serve neighborhood needs” while the Limited Retail provisions make no such mention of a neighborhood.

The proposed project includes some elements that are appropriate and beneficial to the neighborhood but it also includes a massive five-story building with high visibility from all angles, that will stick out of the existing surroundings. Care must be taken with this project so that it benefits the neighborhood for many years to come. Re-zoning the entirety of the parcels under this proposed map change feels like a blunt approach when a more nuanced and detailed approach would better suit.

I appreciate your consideration of these concerns.

Sincerely,

Margaret Sattler
2021 W 45th Street
Cleveland, OH 44102

April 2, 2024

I am writing on behalf of myself, Charles Davis, in objection to the zoning change for the proposed 45 West apartment development. I'm a resident of the impacted block club area and I object to the proposed development primarily as it relates to zoning. **The board should not set a precedent by locally changing the zoning to permit a project that is unacceptable relative to its site and the surrounding fabric of the neighborhood.**

The scale of the project is significantly too large for the size of the parcels and its mid-block location. Although 45 West is presented as a Lorain Ave. project, in fact only a small portion extends to the main corridor. The large majority of the project is on two-family residential parcels such that the development will exist behind the Lorain Ave. businesses and loom over adjacent homes on West 44th and West 45th Streets. In fact, six of the parcels used in this project are zoned for two-family residential and a height above 35' is not permitted. The center building is 5 stories with a 55' height. The height comparisons used by the developer are not on residential parcels and have more significant buffers.

As evident by the project renderings, the proposed development is substantially out of scale with its surroundings as it is substantially taller than the adjacent Lorain Ave. structures as well as the adjacent homes. This is not in line with the historic nature of the neighborhood which has such structures fronting the main corridor. With respect to zoning and historic guidelines, the scale of the proposed structures must be significantly reduced where they do not exist on Lorain Ave. parcels. Such a large development on residential lots behind the commercial corridor is not appropriate. A reduction to 4 stories on Lorain and 3 stories (35') as the building bends and transitions to a residential land use would be appropriate.

The project as currently sized does not have the necessary Lorain Ave. commercial parcels and so it is moving in the wrong direction: into the residential fabric of the neighborhood. I'll reiterate that the large majority of this "main corridor" commercial project is proposed to be on two-family parcels. Zoning is intended to protect such large commercial structures from encroaching upon residential homes. Rezoning is not justified in this case and would set a precedent for future development that would negatively impact the community.

Other Concerns: The developer of the subject project has not presented the plans to the local block clubs or at the neighborhood wide community meetings. This is a substantial project in the middle of the neighborhood and input/concerns have not been accommodated. This is completely unorthodox in this neighborhood where the community members have always had a voice. Furthermore, the developer using the unethical practice of bribe letters to his tenants that live in units scattered across the neighborhood (i.e., not close to the proposed development) to generate support for this project is not a welcome addition to the development process in our community.

I enjoy the increasing density, the new buildings and businesses of the neighborhood. I support development and responsible infill. Our block club area has successfully accommodated many new developments in recent years that have gone unopposed or only requiring minor tweaks. However, the majority of feedback within our block club and from surrounding neighbors has been negative towards this proposed project. The concerns are further verified by the project not meeting the new zoning code. A development on this site can be achieved that honors the zoning code, the surrounding community, while still aligning with the city's goal of adding density. As mentioned above, I don't believe the currently proposed 45 West apartment project is appropriate with respect to the surrounding historic neighborhood and a local zoning change to accommodate the project should not be permitted. Thank you for your consideration of these concerns.

Charles Davis
4002 Bridge Ave.

To Whom It May Concern:

I purchased my home on W. 45th in 1975. My five children were born and raised here. Three of whom have purchased their own homes in Ohio City; one on W.45th and another on W.44th. We have been usually appreciative of the new development in our neighborhood. Not so much of the densely packed townhomes within the single/double family home areas, and unhappy about the short-term rentals everywhere. When I was younger I volunteered on non-profits (Near West Housing, subsumed into Ohio City Inc.; Project Secure; and Cleveland Housing Network) to help maintain and occasionally grow this neighborhood's housing stock. Not to have it plundered by developers who do not have much interest in its current residents' well-being.

I am frustrated that the scope of this project has continued to grow, even in the face of building code restrictions, neighborhood opposition, and my frequent emails requesting various governmental administrators to listen to its constituency and follow city policies. I want the city to rebuild and grow. Please have it done in a respectful and reasonable manner. Sincerely, Richard Nosse, W.45th

Hello,

I'm opposed to the 45 West request in Friday's planning commission meeting regarding "changing the Use, Area & Height Districts of parcels of land north of Lorain Avenue between West 45th Street and West 44th Street and subjecting an area titled the Site Development Boundary to Section 333.02 of the Cleveland Zoning Code." The scale of the building is too large as currently proposed especially in an area zoned 2-family. Rezoning this to allow a 5 story building on 2-family parcels should be rejected by the council.

Please consider the precedent being set with this decision and how this will negatively impact those living close to this site and future impacted areas. I live in this area due to the neighborhood feel. If I wanted to live by huge buildings, then I'd live downtown.

Thanks.

Ellen
W. 45th resident

March 4, 2024

Mayor Justin Bibb

Cleveland City Hall

601 Lakeside Ave

Cleveland, Ohio 44114

Dear Mayor Bibb:

My neighbors and I need your help.

An upcoming Planning Commission item (Ordinance No. xxx-2024), expected on the March 15th agenda, threatens the quality of life in our immediate neighborhood, around W. 45 St and Lorain Ave. The proposed zoning change would allow a five-story residential tower and adjacent structures in the middle of a two-family residential block.

While I believe in and am grateful for your vision of 15 Minute City, I think this project goes too far given other current development.

Named 45 West, this project would create 87 apartments and only 48 parking spaces. According to U.S. Census data (as reported on cleveland.com January 17, 2023), 77% of Cleveland household own at least one car. 23% own two cars. Households with no cars are heavily characterized by poverty. Poor people will not be in this building. Even if we believe that bike and bus riders with no car reflect as much as 20% of the project residents, I estimate that this project will create a parking deficit of 22 to 32 parking spaces.

Other pending and current developments are as follows:

- The Lorain Ave bikeway will eliminate about 50% of current parking spaces on Lorain Ave.
- Three entertainment venues adjacent to W.45th and Lorain rely upon this Lorain Ave parking and create parking spillover to side streets on weekend nights.
- New condos at W. 47th and Lorain Ave are currently coming online.
- A new multistory apartment building is already under construction on W. 44th St, immediately south of Lorain.
- An event space at W. 47th and Lorain regularly fills their parking lot and creates parking spillover to Lorain and side streets.
- Assisted by a recent zoning board approval, a bookstore with a stage and assembly area for 20 to 30 persons will open at 4517 Lorain Ave in the coming months.
- The developer, MyPlace Homes, has another housing project, 50 West, three blocks down Lorain. As currently designed this project will inflict a further neighborhood parking deficit. This project will also require a zoning change by the Planning Commission.

- Many of my immediate neighbors on W. 45 St have no driveway and must rely upon street parking.
- Just for emphasis, ***the Lorain Ave bikeway will eliminate about 50% of all Lorain Ave parking spots.*** This is about 22 parking spaces within the 44th to 45th block plus one block east and west along Lorain.

Your planning director writes that the City is working on parking solutions. Even if such were feasible, why not effect those before making the parking situation worse?

I and my neighbors would like to see new housing on the referenced site, but the development as proposed is too big. The developer makes a point of saying there has been significant community dialogue and several design changes. That is true, but the parking deficit has not lessened.

To avoid harming the neighborhood, one or two stories should come of the main residential tower and the parking deficit should be reduced.

I am asking you to stand against the bureaucratic momentum which has brought the project this far and direct the Planning Director to recommend that the current proposal not be approved.

Sincerely,

Joseph Gauntner

April 2, 2024

Dear Cleveland Planning Commission,

I am again respectfully requesting that the zoning change for the site known as 45 West be denied. After many revisions and meetings, my concerns over the proposal remain significant. While this project has a small frontage on Lorain, the largest elevation of the project is the north side which is adjacent to single-family homes and zoned two-family. Without an appropriate buffer or step down, this building remains imposing to nearby residents, myself included, who have valid safety and quality of life concerns. Changing the zoning code does not change the fabric and context of the area. Why is this developer allowed to bypass the zoning code when average residents must strictly adhere to it or ask for variances from the Board of Zoning Appeals? Would I be allowed to build a 5-story home since I am "near" Lorain? Is every Cleveland resident now in jeopardy of living with a 5-story building towering over their home? If the answer is no, then you must vote against this zoning change as well. As a city we must operate with equity. Instead, this process has highlighted the city's desire to push any development through at all costs and is another attempt to ignore overwhelming and consistent resident sentiment, especially by the residents most impacted.

I'll happily answer any questions this Planning Commission raises and here are a few responses from the last meeting this project was presented. A comment was made about how the Lorain Midway will increase safety but our safety concerns come from 44th and 45th streets which will only become worse with the addition of the through-street this project creates. Another comment was made about the gas station and how residents should want this building to buffer us from it. That is in no way true. The gas station is a great neighbor, acts as a safe haven if needed, creates more walkability than any nearby business, and brings no nuisance. It was also mentioned that a buffer exists that is in line with form-based code but it simply does not. Planning's form based code requires significant step downs as commercial buildings transition to residential districts which are not included in this project.

I am in favor of infill development on this site and have publicly supported other very nearby projects that exhibit a respectful density increase and contextual site plan, but this project goes far beyond what is appropriate. It is a false dichotomy to imply that this project must be approved or nothing will be built. To be transit supportive, 30 units/acre is the desired density. With less than an acre, this project at 87 units far exceeds that goal, making it extremely possible to build densely with respect to neighbors. As someone who has built on this block, I cannot fathom asking the city for special treatment to improve my bottom line. Spot zoning is unethical and the engagement process has been used to placate the public more than it has been used to guide project modifications. This appears to be another effort to push through a development that is not in compliance or supported by residents. I ask you to please finally hear our concerns.

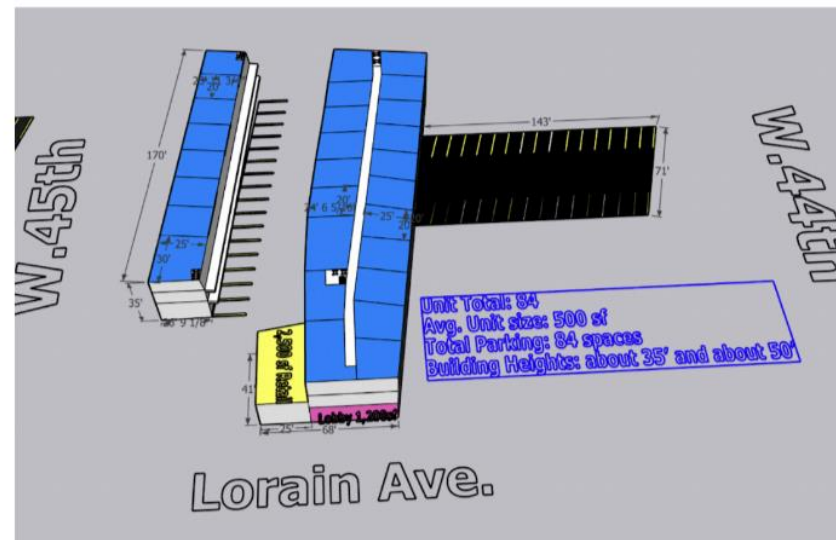
Below is a summary of a general timeline of the public engagement and design review process as well as a list of remaining issues.

Lastly, for a second time we did not receive a rezoning notice in the mail.

Whitney Anderson

Background and Timeline of 45 West

I understand this site plan is unique by design. In February of 2023 the developer presented the below project to the RWJW (Randall Whitman John Woodbine) Block Club: 84 units, 1:1 parking, and a smaller building site area (did not include building on W44th parcels). The in-person feedback was skeptical or negative. The developer would not return to this block or ever attend the 45-52 Block Club (the project straddles both). It was then presented at the Ohio City Community Meeting which are not well attended and the developer conducted special meetings at their offices to present the project but were not open to changes and simply defended their design.

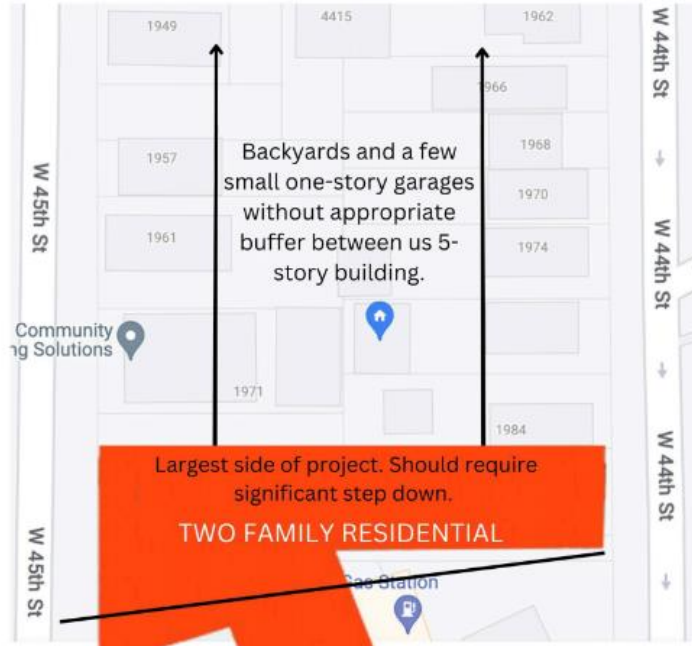


Initial Proposal, February 2023

This project went back and forth between Ohio City Design Review and Landmarks nine (9) times. It was burdensome and confusing for residents to follow. In following iterations the number of stories, number of units and project size and massing increased while parking and amount of retail declined. Opposition remained high as we saw the project moving in the wrong direction. Councilman McCormack met with a large group of residents in April of 2023 and told us that all of our concerns were reasonable but the 4-story project scale did not change until it was rejected at the Ohio City Design Review for size and massing.

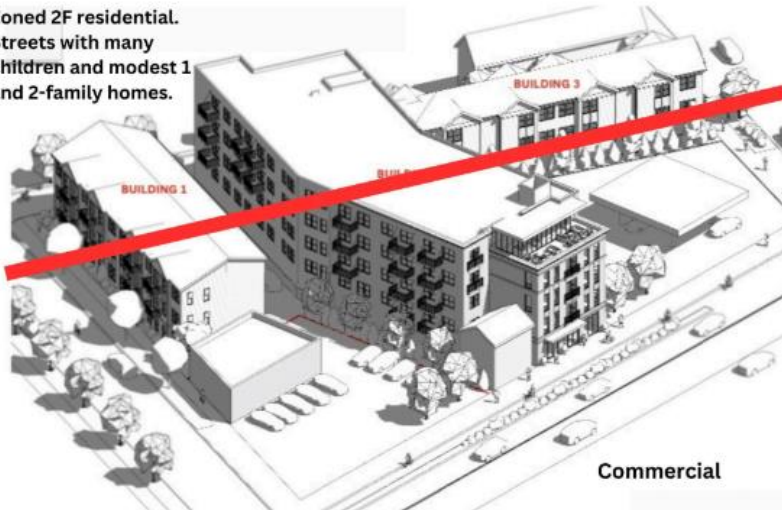
Although the Councilman supported the most recent proposal (pictured below), the only significant improvement was that side street facing buildings were brought down a story, while those units were moved to create a fifth story on the center building. I want to reiterate that it is not the side streets but the north elevation that is adjacent to single family homes which should require a step down for livability and privacy. Director Huang suggested the building step down from 5 stories to 4 as it enters the residential district and made this a condition to consider for Landmarks approval. This is more in line

with city planning's Form Based Code which should be used to guide density increases. What we have now is still larger than that initial proposal. Was every step in between a tactic to ultimately build bigger?



Bend in building shows clear geographical delineation where the commercial district changes to residential.

Zoned 2F residential.
Streets with many children and modest 1 and 2-family homes.



45 West Summary of Issues

Positive change:

- The project is broken up into 3 buildings. The height and density of the W 44th building is at a more appropriate scale as a stand-alone building.

Needing modifications:

- The center building (Building 2) is 5 stories with a 55' height, taller than comparable buildings and more stories and density than any nearby residential parcels. Building 2 shows a bend where it transitions from commercial zoning to residential and along the bend should be a significant step down that aligns with the other residential buildings being proposed (35' max).
- A new curb cut is being proposed to allow for the alley between 44th and 45th. 44th is in the historic district and does not allow new curb cuts. How do we resolve this being granted to developers only?
- The proposed alley creates a new traffic pattern which will exacerbate existing traffic and safety issues. The new curb cut on W 44th is in a right turn only lane. One car wanting to travel straight or turn left has the ability to block the whole road and it already happens often. Additionally, how do we ensure that the alley does not become a thoroughfare for all of us?
- The dumpster is located on an existing residential property line. This must be moved. The noise and smell will be disgusting for residents, myself included. It exemplifies how the northern elevation, the largest side of the project, is being used as the back of the building rather than acting as our neighbor.
- This proposal only includes one 400 sf unit of retail. A 1060 sf lobby located on Lorain is unnecessary and should be moved to make way for additional retail. This shows how little this project fronts Lorain and that the public benefit of this project is negligible.
- 48 parking spaces are proposed for 87 units (98 bedrooms) while many 1-bedroom units will house two residents. I understand that one bus line is supposed to be sufficient TOD but this area (data taken from the Lorain Midway study) has a higher car ownership rate than the city average. Combined with traffic issues on all adjacent streets, this project shifts the traffic/parking burden to residents and businesses.
- The city is piloting a Form-Based Zoning Code and any variance given to 45 West should not exceed what is allowed under that proposal. We ask that the city follow its own proposal. Allowing for more than what they are proposing creates distrust and does not resolve the current issue of needing zoning changes or variances to build beyond the code. Taken from The Land Code website regarding what is replacing 2F residential districts:
 - " In the House 4 District, up to four units are permitted on each lot. However the form that these units will take will look like the scale of the existing context. That is to say, new buildings in this district can be no more than 32' tall and not more than 2.5 stories."
- Lastly, we're concerned with some unethical practices and intimidation tactics from both My Place Homes and city employees. The developer bribed residents to write letters of support for this project. Additionally, a city planner has told residents they can just move if they can't embrace the change.
- Current My Place residents have been vocal about their mistreatment by this landlord. Google listings have been removed to hide feedback but some can be read [here](#).

Hello,

I am writing again in opposition to the proposed project, from My Place group.

The latest revision hasn't changed much since September 18th, and the same issues persist: Primarily, the size of the building hasn't changed.

I have two concerns. First, there is only one exit from the parking lot on 44th, with a bump out. The 50+ cars using that exit have little room before reaching the light on the 1-way street. This will congest West 44th even more while leading up to the Lorain intersection.

The intersection has repeatedly been brought up as a safety/traffic concern, with no real acknowledgement or presentation to alleviate the concern. How will traffic flow work? Is there a plan for safe pedestrian crossings now that more cars will be fighting to get through the intersection before the next light change?

My second concern: This will establish a precedent for other, large scale projects to be squeezed into small locations and causing disruptions. All developers seeking to build on the scale My Place is proposing will simply have the area rezoned to fit their needs, and have a use case they can follow here. There would be no real controls in place.

I understand that the goal of the Mayor and others is a '15 Minute City', and I agree with this in principle. I am fortunate to own a home with off street parking, and rarely use our 1 car. But this project will not aid in us reaching a '15 Minute City'; there will be no new grocery stores, or businesses built that would lead to more residents walking or taking a short bus ride for day-to-day necessities. Nor does this project help with providing more affordable housing for the city, which it is in desperate need of. There already is a large supply of luxury apartments available, including from My Place's other properties.

Because of these concerns, I do not support the project. I hope that City Planning will deny the request, and urge the developers to take the feedback and re-address the scale vs. the location.

I respectfully urge City Planning to consider this all before granting the rezoning approval.

Sincerely,
Fred Mowery

Hello,

I am a resident of Ohio City within 1/4 mile from the site of Map Change 2675. I live at 1838 W 38th St. I ask the Cleveland Planning Commission please accept this letter as my and my wife's support of the proposed map change 2675. This is a key site on a major corridor. We have absolutely no concerns with updating the zoning to allow for redevelopment and long-term health of the neighborhood and the City.

Regards,

Dro Sohrabian

Good evening,

My name is Mary Claire Whisler, and I live on West 50th Street between Bridge and Franklin (0.3 miles from the proposed map change 2675 location). Due to work obligations, I am unable to attend the meeting about this proposal on Friday, April 5. I appreciate the opportunity to comment via email, and hope that it will be valued as much as in-person commentary.

For nearly a year, since May 2023, I have been vocal in my lack of support for the 45 West project, in large part due to it's scale. I was disappointed in late February to see this proposed map change request, and quickly realized I could not support it.

This request asks to rezone 6 parcels from Two Family Residential to Retail. Approving this change would allow the builder to erect a property/properties that have consistently been met with negative feedback, including negative feedback regarding it's scale.

I cannot support this proposed map change, because rezoning these parcels would:

- Not accurately reflect the parcel's position within the community (as the majority of the project is in a residential, family area)
- Allow buildings to be developed on the site that do not align with the current code and do not align with proposed form-based code, particularly as it relates to scale
- Set a precedent allowing other parcels within a Two Family Residential area to be rezoned to suit the desires of developers while disregarding the surrounding community

In sum, I cannot support this proposed map change request because of the impact it would have and the precedent it would set in the community. I ask that this proposed map change request be rejected.

Thank you,
Mary Claire

Good morning!

I'm writing to express my support for the proposed zoning change along Lorain Ave between W44 and 45th Street.

For me, this project is about giving more people the chance to join our neighborhood and become neighbors. We're talking about recent college graduates, somebody new to Cleveland or even the US, empty nesters looking to try something new. Whatever their background or motivation, these are people that are drawn to our neighborhood and we should be open to welcoming them.

These are future neighbors, customers, entrepreneurs, coworkers - when we think of why we love this city so much, it's because of the people around us!

And a big part of that is allowing more homes to be built along our major streets and arterials. A few points I want to highlight for why I support this update:

Safety - some comments were made regarding a project like this increasing traffic and safety, but this is a strawman argument that can be made about any new development. The fact is that new growth has no effect on this - what does affect safety is the way we design our roads and urban places. I would fully support any kinds of traffic calming measures which may help in the area, but that's a separate discussion from whether or not a parcel on a major road should be zoned accordingly.

Access to transit - Lorain is a major arterial with access to some of the best transit we have in the city. These are the exact kinds of projects we should be encouraging to grow ridership while at the same time reducing traffic and traffic-related accidents. Some comments were made that the people who might live here would not take transit, which to me, as somebody who does take transit, borders on offensive. Those opponents may see public transit as only for a certain class of people - I do not.

Context to the rest of Lorain - following on from the point above, Lorain and Detroit are major arterials that have the ability to support many more neighbors than we currently have. Moving east along Lorain, you only have to go a block or two to find similar sized projects. While I understand some resident's concerns with the design of the building, that to me is completely separate from the zoning change - the fact is that this change would bring this block more in line with the rest of Lorain to the east. And it shows a good and deliberate process to slowly and gradually review zoning a block at a time.

I do have one criticism - I agree with opponents that the current design of the middle unit is probably higher than it could be given that the new parcel extends deeper north. It would be great if more of the building's frontage was on Lorain, and I understand that the circumstances don't allow for that. While I am in favor of this change to bring the zoning in line with the rest of Lorain, my hope is that the developers can find a compromise between adding much-needed

housing opportunities and addressing neighbors' concerns about height the further north you go into the parcel from Lorain.

I also need to acknowledge I'm not nearly as close to the parcels as some people who have spoken through public comment. I fully understand and expect that those comments and opinions may carry more weight with the board, but I am still very much in the area and I felt it necessary to share my thoughts. At the end of the day, I just want more neighbors and a more prosperous city to support me and those neighbors. Thanks so much for your time!

Ryan Wittrup

RE: Opposition letter for rezoning/map change for 45 West

Dear CPC members,

75% percent of this project is in a two-family district and 25% percent is in the commercial historic district on Lorain Ave.

Encroaching in a two-family district with this size of development will allow future projects to come through our neighborhoods at a fast pace. All the developers are watching My Place development come through the Ohio City neighborhood. Now this will set a precedent for future development in all Cleveland neighborhoods.

It's not the right process to allow a developer to rezone the area to avoid going through the Board of Zoning Appeals.

I live at 1810 West 47th St. and this project will impact my street. There is no protection for two-family districts when you allow this process to go through by giving preferential treatment for one developer.

We saw this once before when former councilman Joe Cimperman rezoned an area for Fred Geis's Clinton West apartments (6804 Clinton Ave.) A lot of residents opposed that project as well.

This is a bad idea to rezone this area for one developer. No one else benefits but the developer.

Sincerely,

Fay Harris

As a final appeal, I hope you will reconsider the huge overwhelming scope of this project in a zone meant for single family homes. The proposed buildings are so big, and the renditions as I see them "Ugly", overshadow the existing homes people worked so hard to attain and make into their special abode. It is a shame that they will be compromised by an uncaring City and their Councilperson. It seems citizens have no real say in city matters any more. The tax abated people who move in vote for Everything because it won't take any of their income. We longtime home owners have to pick up the slack and Have No Say. TOTALLY UNFAIR!!!!

Afternoon Planning Commission,

I'm writing to express my opposition to the proposed 45 West project. I live on West 50th Street between Bridge and Franklin, and believe that the potential zoning changes to this project would set a dangerous precedent for our community. I also fear it will alienate the residents from the civic process, and sow more distrust between residents and city leaders.

Myself, as well as other residents of Ohio City, are opposed to the rezoning of the 6 parcels of land from residential to retail, as those parcels sit on West 44th and 45th streets, clearly in a residential area. What we're worried about - is that allowing those parcels to be rezoned, will create a precedent for ANY other parcel in our community to be rezoned for retail use, regardless of the location.

It appears that as long as a developer has dollars and the ear of city council, that rules are allowed to be bent and manipulated, regardless of the impact on the community.

There have been concerns over the project for over a year now.

We are not opposed to density and development. We are opposed to developers proposals which seem to grow IN SPITE of long time resident concerns.

Thanks for the time to provide the feedback.
- Drew Maziasz

Ordinance No. xxx-2024 (Ward 17/Councilmember Slife): Changing the Use, Area & Height Districts of parcels of land north and south of Lorain Avenue between West 150th Street and the Norfolk Southern Railroad and extending the Pedestrian Retail & Urban Form Overlay Districts. (Map Change 2677)

April 5, 2024

Presenter: Xavier Bay, Staff Planner

Map Change 2677

City Planning Commission Hearing

April 05, 2024



CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

Proposal

Changing the Use, Area & Height Districts of parcels of land north and south of Lorain Avenue between West 150th Street and the Norfolk Southern Railroad and extending the Pedestrian Retail & Urban Form Overlay Districts.

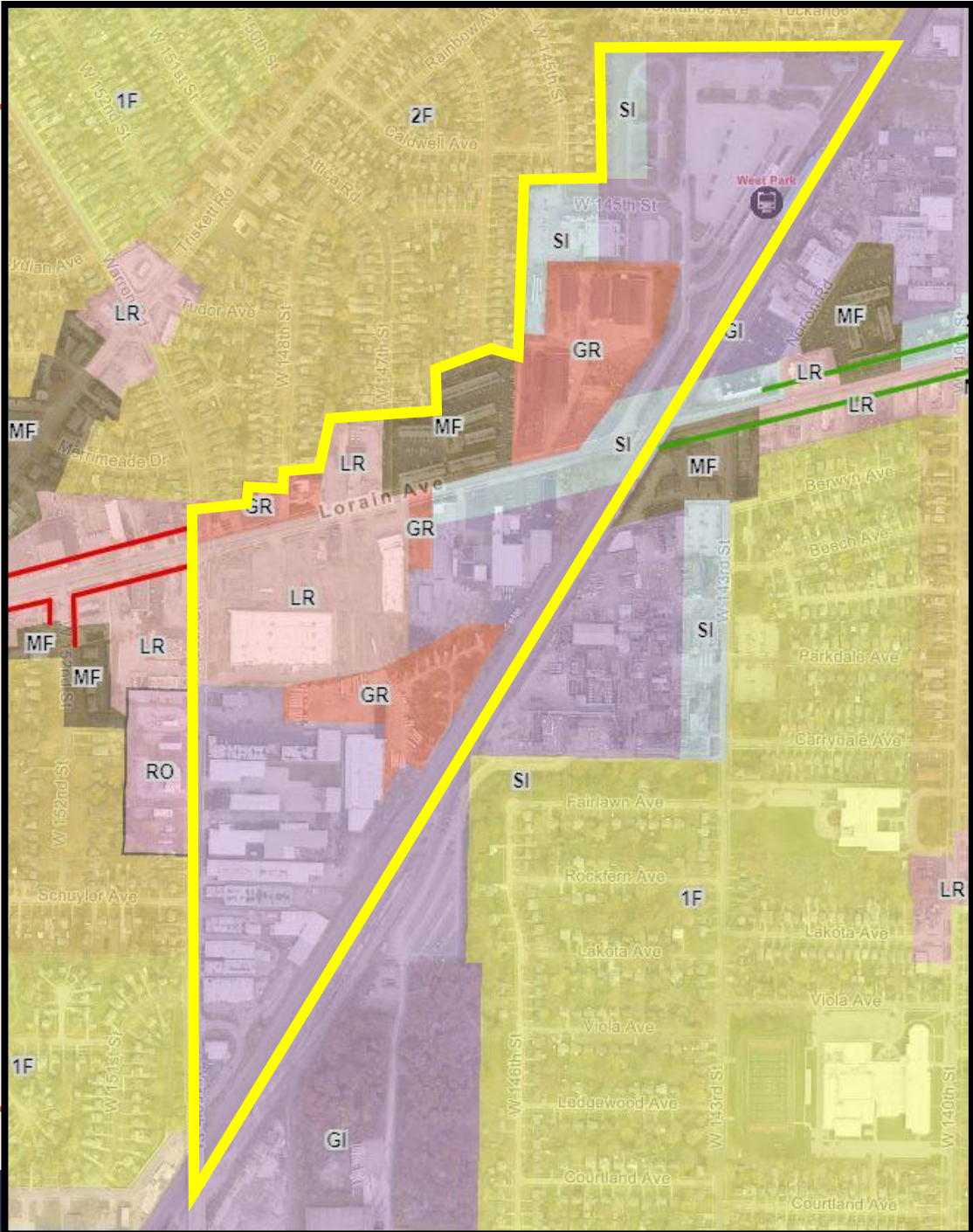
(Map Change 2677)

Purpose

- To allow the development of TOD Affordable Housing on RTA Parcels.
 - To promote a variety of housing typologies.
 - To remove the legacy industrial zoning designations.
 - To consolidate the hodgepodge of zoning districts to be more compatible with nearby residential neighborhoods and to become more walkable.
-

Map Change 2677

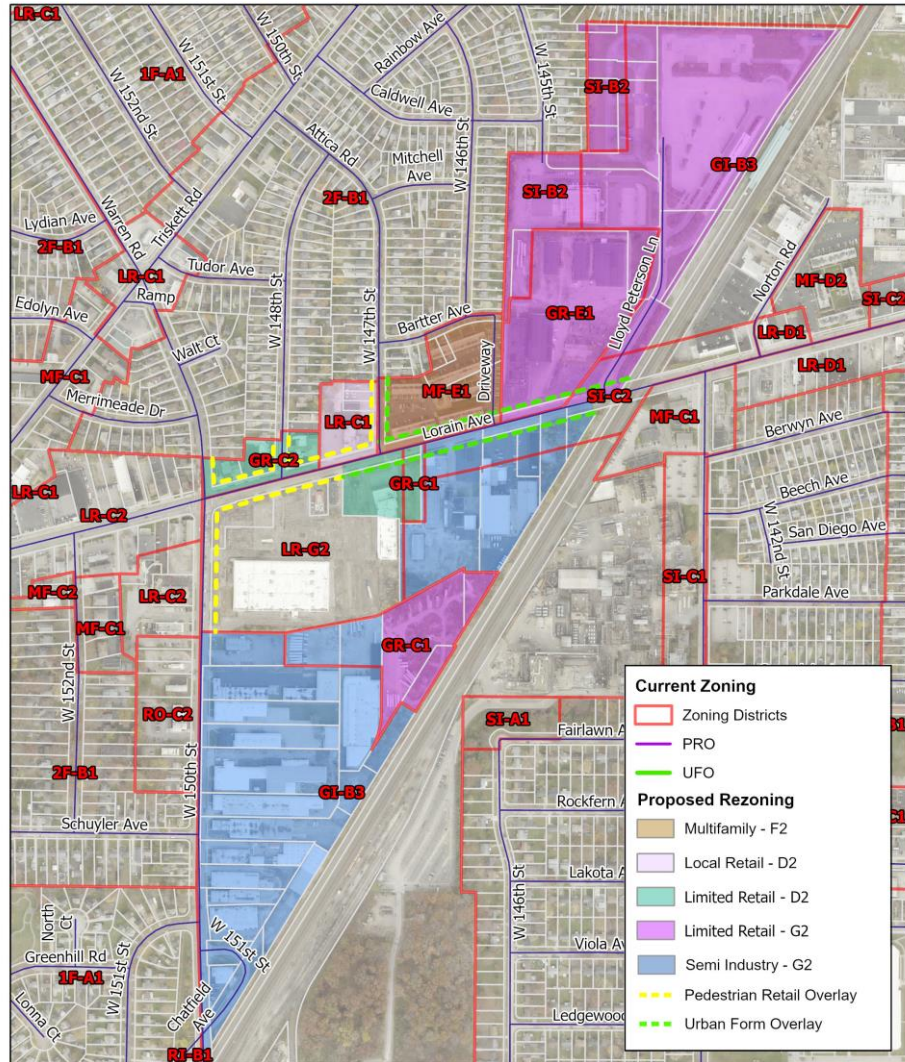
Existing Zoning



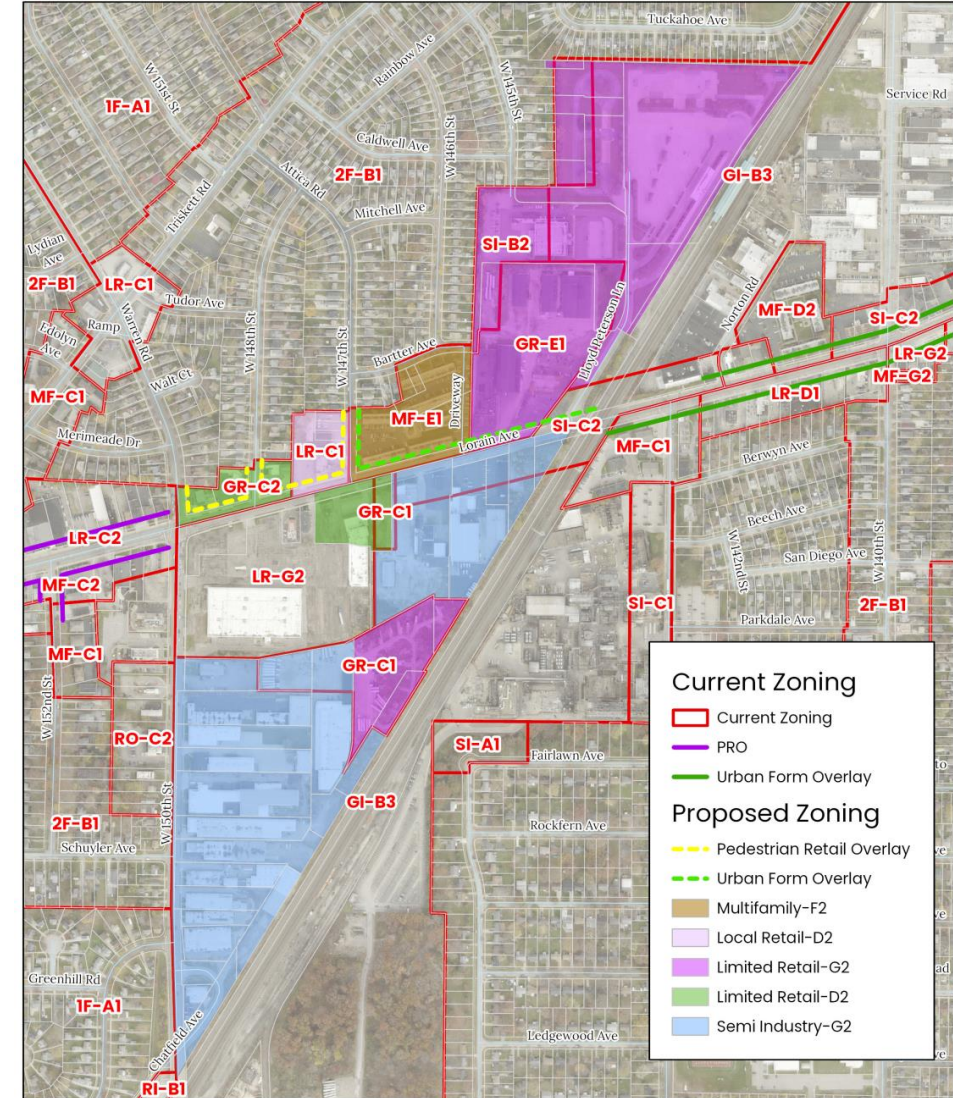
Current Context



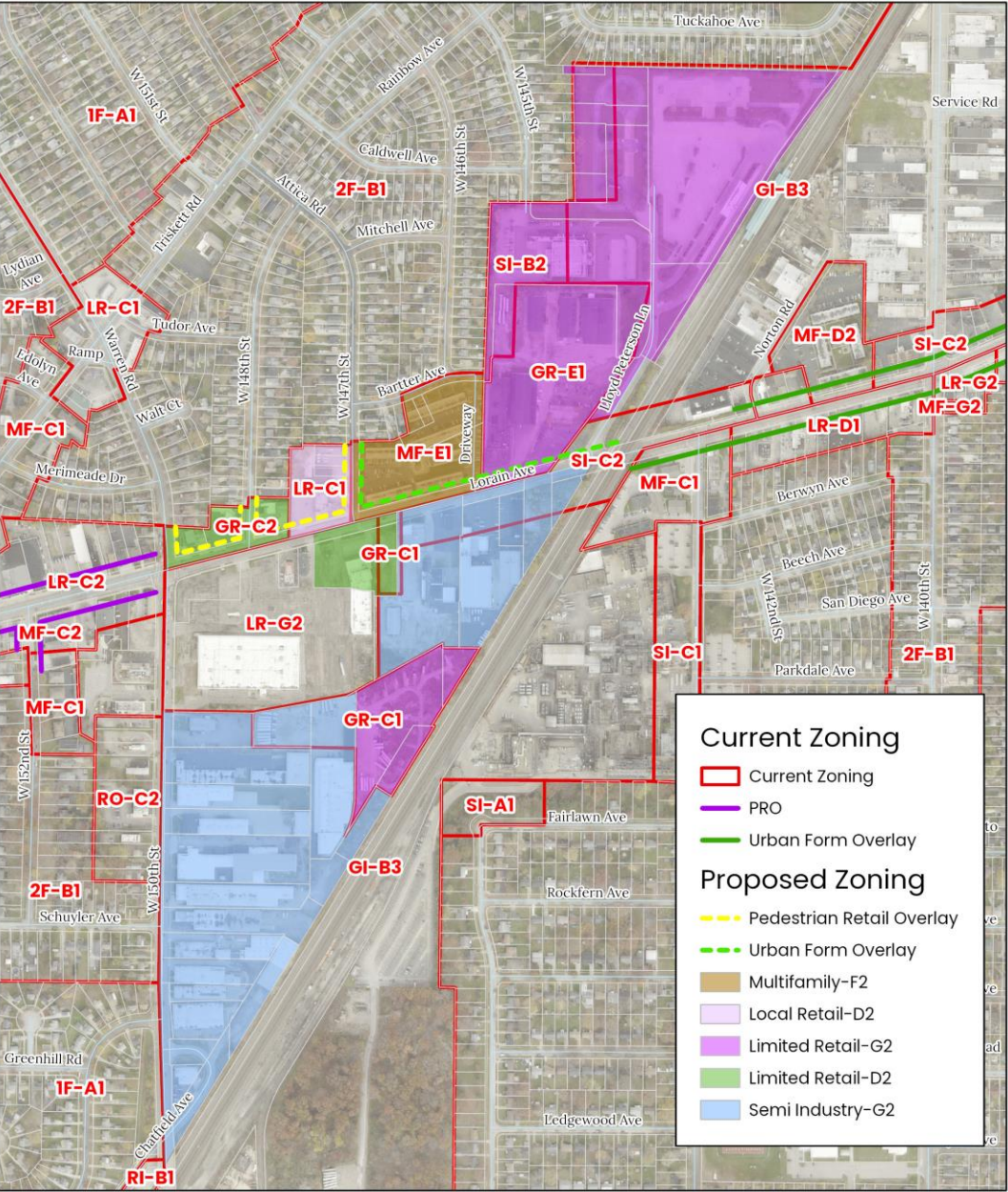
Map Change 2677



- Revised to remove Pedestrian Retail Overlay & Urban Form Overlay from the south side of Lorain Ave.



Map Change 2677



Map Change 2677
 Changing the Use, Area & Height Districts of parcels of land north and south of Lorain Avenue between West 140th Street and the Norfolk Southern Railroad and extending the Pedestrian Retail & Urban Form Overlay Districts.

200 Feet

March 25, 2024

Cleveland City Planning Commission

Far West Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 5, 2024

FW2023-006 – Proposed Demolition of a 2 ½-Story Mixed-Use Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

April 5, 2024

Project Address: 4686 West 130th Street

Project Representative: Morad Herbawi, Infinity Demolition

Ward 16- Councilmember Kazy

SPA: Bellaire-Puritas



PROPOSED DEMOLITION

4686 W 130TH ST, CEVELAND, OH 44135

DEMOLITION CONTRACTOR: INFINITY
DEMOLITION LLC

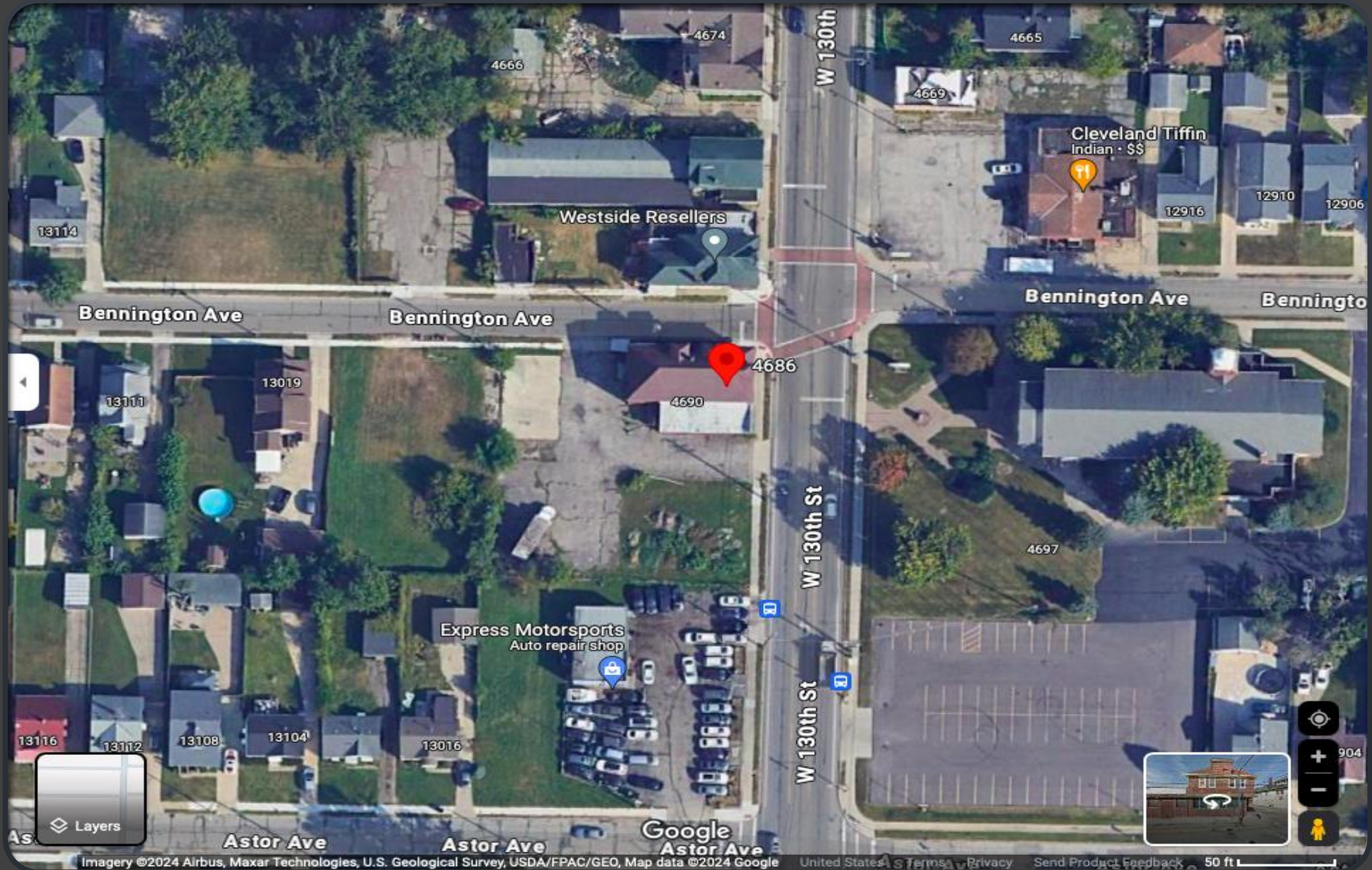
CONTACT: MORAD HERBAWI 440-454-0644

OWNER: IWAIS WIRELESS LLC

DEMOLITION PLAN

- **PROPOSED DEMOLITION OF:**
 - DEMOLISH HOUSE, HAUL AWAY DEBRIS, GRADE THE LOT, PLANT SEED AND STRAW

AERIAL VIEW





EXTERIOR PHOTOS



INTERIOR PHOTOS





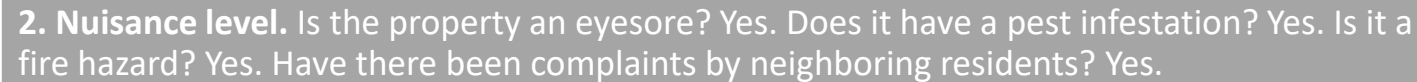
STREET VIEW

FIVE OBJECTIVES TO DEMOLISH:

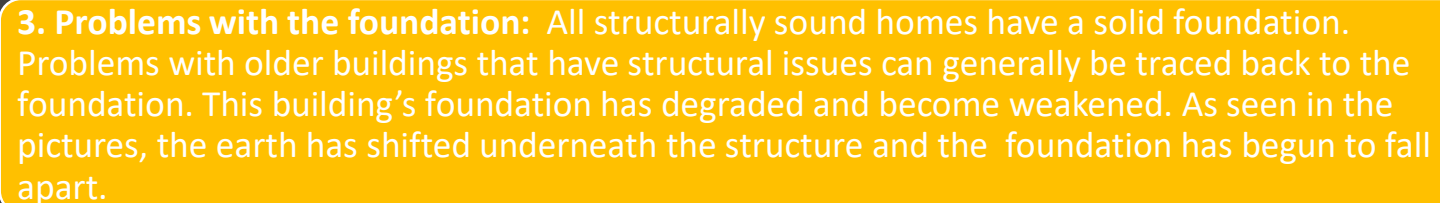
1. Building safety and quality. The building poses safety concerns to surrounding businesses and neighbors. The Building has no historical or architectural value that merits preservation. It is a structurally unsafe building.



2. Nuisance level. Is the property an eyesore? Yes. Does it have a pest infestation? Yes. Is it a fire hazard? Yes. Have there been complaints by neighboring residents? Yes.



3. Problems with the foundation: All structurally sound homes have a solid foundation. Problems with older buildings that have structural issues can generally be traced back to the foundation. This building's foundation has degraded and become weakened. As seen in the pictures, the earth has shifted underneath the structure and the foundation has begun to fall apart.



- **4. OLD AGE**

- SO, WHEN SHOULD YOU GET A BUILDING DEMOLISHED? SOMETIMES A BUILDING IS JUST TOO OLD TO FIX. THIS IS AN OLD BUILDINGS THAT PRESENTS A PROBLEM, EVEN IF IT APPEARS LARGELY FINE FROM A STRUCTURAL STANDPOINT. THE PLUMBING AND VENTILATION ARE LACKING, AND THE BUILDING'S APPEARANCE CAN INHIBIT POTENTIAL GROWTH OF YOUR COMPANY IF YOU LEAVE IT STANDING.
- OLD BUILDINGS, LIKE THIS ONE, THAT HAVEN'T BEEN INHABITED IN A WHILE CAN ATTRACT LIVING VISITORS THAT NO PROPERTY OWNER WANTS TO SEE OR DEAL WITH. WHETHER IT'S MICE OR INSECTS, OR UNWELCOMED DRUG DEALERS, THE PRESENCE OF PESTS AND CRIMINALS IS ONE OF THE BETTER REASONS TO DEMOLISH THIS BUILDING.
- THIS GOES FOR ANY MOLD THAT HAS CROPPED UP AS WELL. POOR VENTILATION AND EXCESS MOISTURE HAS LED TO MOLD FORMING IN AREAS WHERE IT CANNOT BE SEEN OR APPROPRIATELY DEALT WITH. ADD ONTO THIS THE FACT THAT THIS BUILDING MAY CONTAIN HAZARDOUS MATERIALS LIKE ASBESTOS, MERCURY OR LEAD, AND YOU CAN SEE WHY THIS NEEDS TO BE DEMOLISHED.

- **5. OWNER WANTS TO SELL A VACANT LOT**

- SOMETIMES THE DECISION TO DEMOLISH A BUILDING IS PURELY FINANCIAL. DEPENDING ON THE SIZE OF THE LOT AND THE CONDITION OF THE BUILDING, THE OWNER OF THE LOT COULD STAND TO MAKE MORE MONEY IF THE LOT IS SOLD WITHOUT AN OLD AND DECREPIT BUILDING THAN IF IT'S INCLUDED IN THE SALE. THE GOAL IS TO MAKE THE SITE APPEALING, AND MANY TIMES DEMOLISHING AN OLDER BUILDING CAN HELP ACHIEVE THAT GOAL.

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 5, 2024



Far West Design Review Advisory Committee Meeting Motion and Report Form

Meeting Location: Virtual, 9:00 AM

Case Number: FW2023-06 Meeting Date: 03.06.24
 Project Name: 4686 West 130th St Demolition Ward #: 16
 Project Address: 4686 West 130th St
 Project Rep. : Morad Herbawi, Infinity Demolition LLC
 Existing Use: Vacant Proposed Use:
 Project Scope: Demolition of existing two story structure

Design Review Level Applied For: Final

Motion by Design Review Committee:

Approve (as presented) Approve (with stated conditions) Disapprove Table

Conditions:

Discussion:

Demolition of site needed due to water damage. Committee wants to see new plans for site before it would approve a demolition.

CDC stated their opposition to demolition without a feasible plan for new construction.

Committee Action:		(1 = First; 2 = Second; R = Recusal Yea = Yes; Nay = No; Abst. = Abstain; Pres. = Present)			
Andrews (Alt.)	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.	Petratis	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		
Blazek -NP	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.	Provolt- NP	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		
Hewitt	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.	Young (C)	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		
Horton	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		
Howard	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		
Orehek	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.				

Applicant Signature & Date: _____ Virtual Meeting – No Signature Required

**FW2024-004 – Proposed Demolition of Several Industrial Buildings:
Seeking Final Approval per §341.08 of the Cleveland Codified
Ordinances**

April 5, 2024

Project Address: 2121 West 117th Street

Project Representative: Ryan Cronin, Complete Reclamation Services

Ward 11- Councilmember Kelly

SPA: Cudell



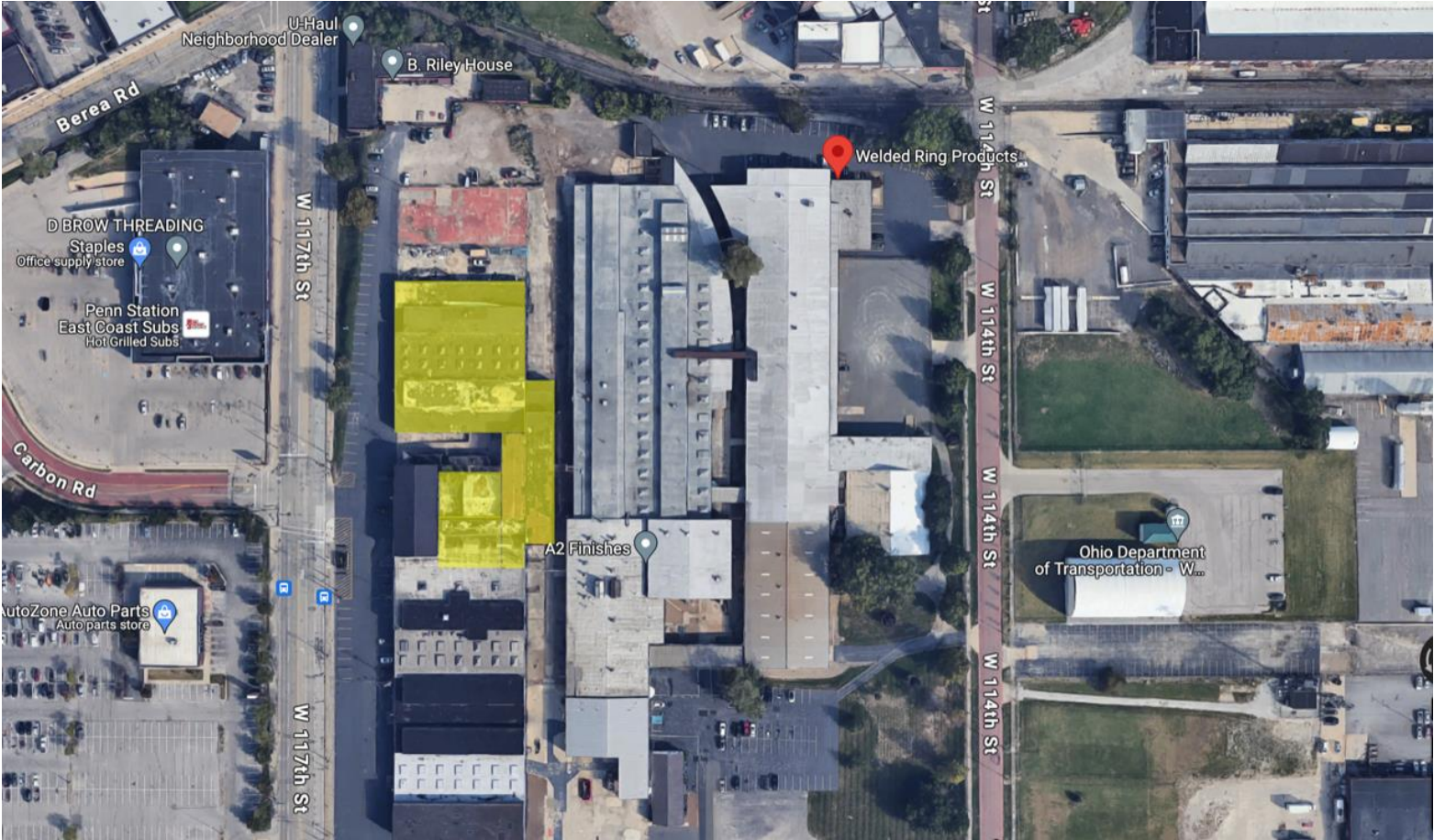
Welded Ring Products CO.

Demolition of three buildings to make the property safer and provide for future expansion. Area to be utilized as product and equipment storage in the short term until a future plan is developed.

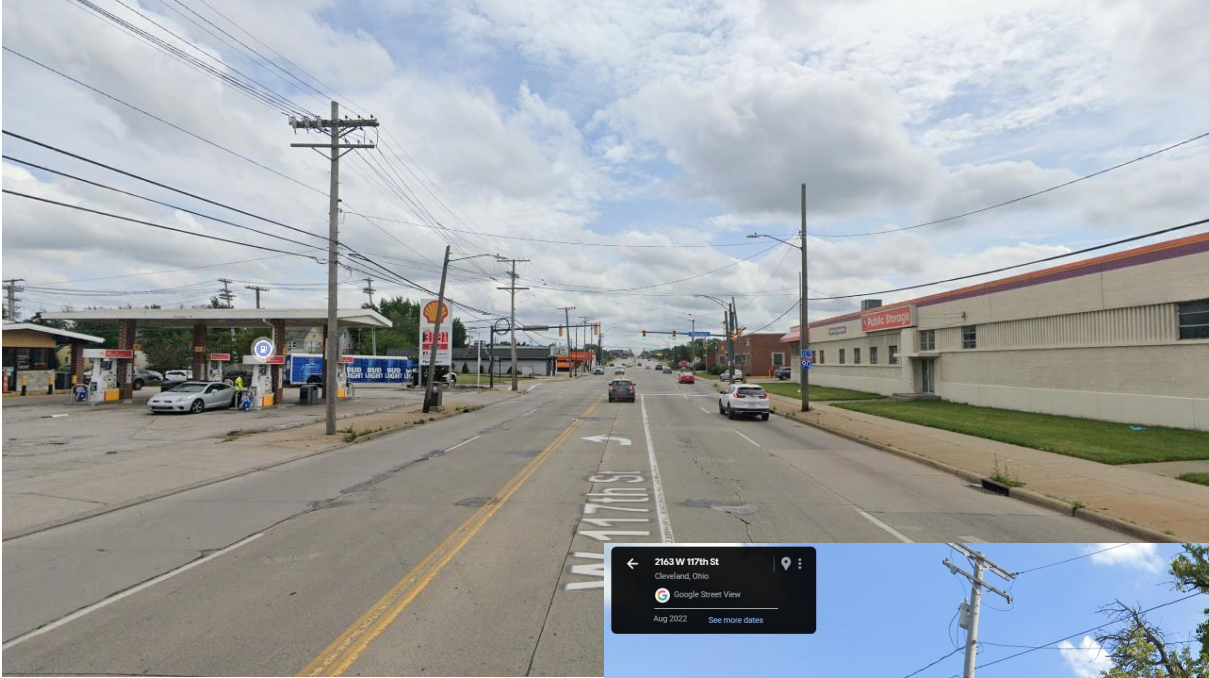
Overview of Project.



Overview of Campus



Existing Context



Existing building to be removed.



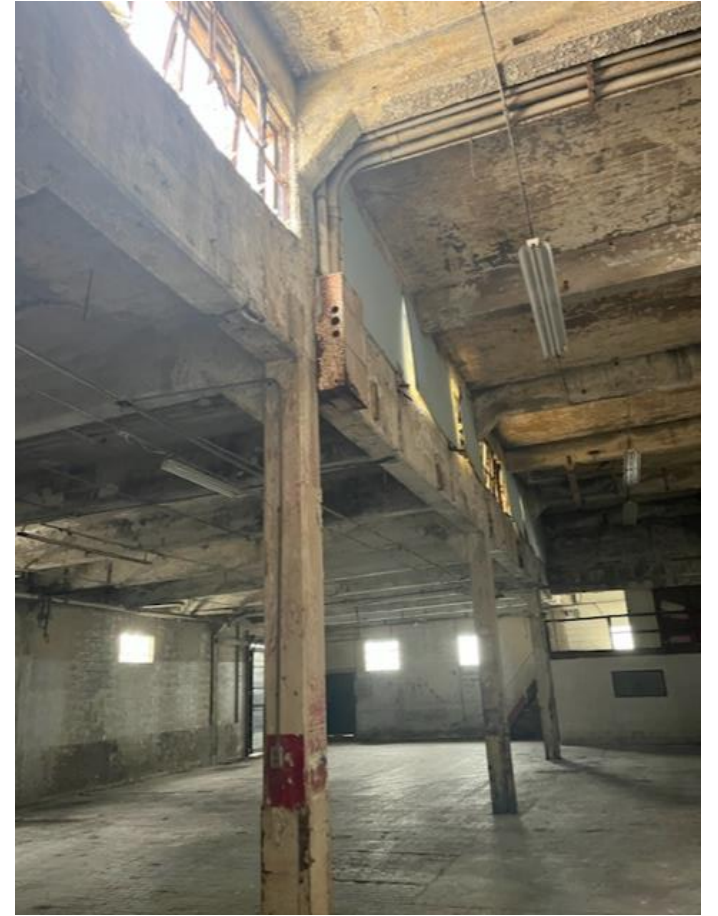
Existing building to be removed.



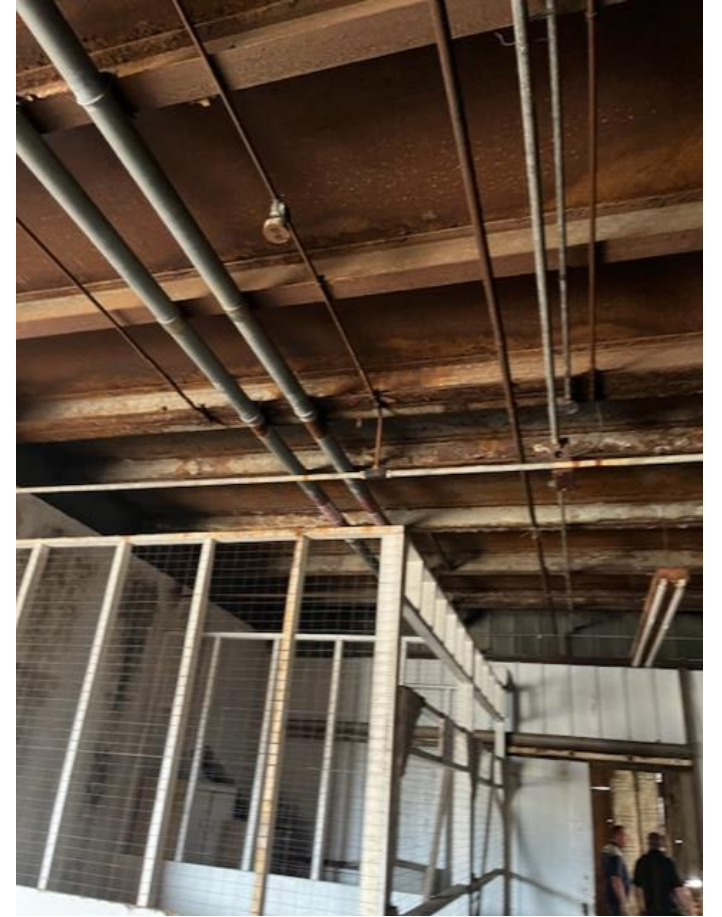
Existing building to be removed.



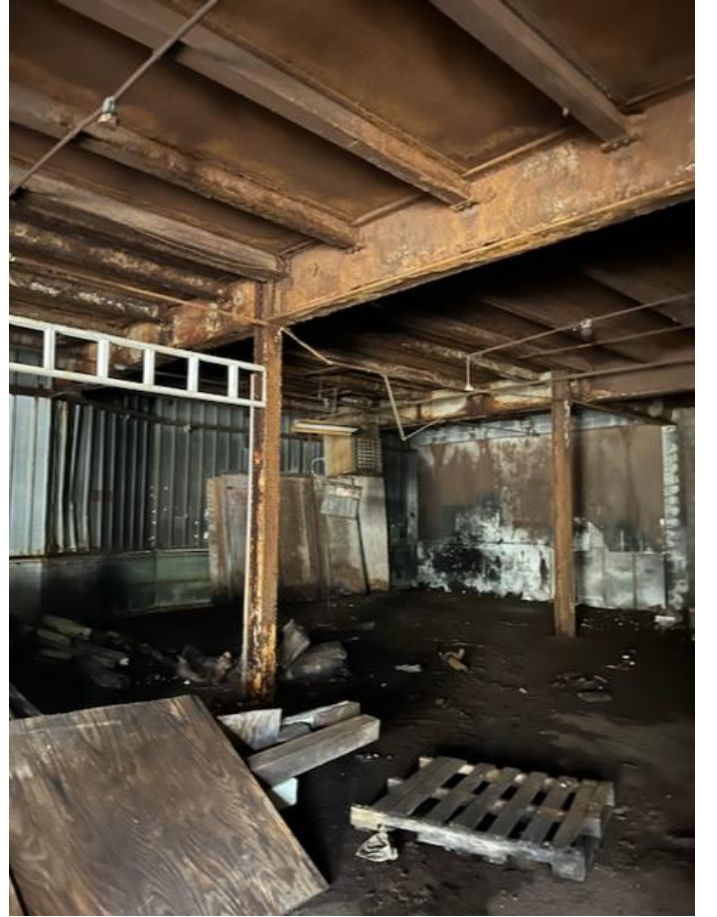
Interior



Interior



Interior



Existing building to be removed.



Existing building to be removed.



Steel wall to remain. Brick and steel wall to be removed.



Demolition Plan

Owner: Welded Ring Products Co
Tel: (216) 961-3800
PPN: 005-03-001

Contractor: Complete Reclamation Services, Inc. (CRS)
Contact: Ryan Cronin
Tel: (216) 990-8652

RAZE (45,000SF) 1 – 2 STORY CONCRETE/STEEL BUILDING.

- PER CLEVELAND BUILDING CODE CHAPTER 3115.
- BULKHEAD SEWERS PER WPC,
- CONTROL DUST PER ORD 277.07.
- DISCONTINUE AND CAP ALL UTILITY CONNECTIONS
- HAUL AWAY ALL DEBRIS
- COMPLY WITH ALL STATE AND FEDERAL ASBESTOS RULES
- AND STORMWATER REGULATIONS
- SLAB AND FOOTERS TO REMAIN IN PLACE FOR FUTURE STORAGE.



Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 5, 2024



Far West Design Review Advisory Committee Meeting Motion and Report Form

Meeting Location: Virtual, 9:00 AM

Case Number: FW2024-04 **Meeting Date:** 03.20.24
Project Name: Welded Ring Co. Demolition **Ward #:** 11
Project Address: 2121 West 117th st
Project Rep. : Ryan Cronin, Complete Reclamation Service
Existing Use: Industrial Complex **Proposed Use:**
Project Scope: Partial Demolition of existing industrial complex

Design Review Level Applied For: Final

Motion by Design Review Committee:

Approve (as presented) Approve (with stated conditions) Disapprove Table

Conditions:

Work with staff to add a 6ft+ solid privacy fencing along existing edge line of the demolished buildings. Consideration for improving landscape along West 117th St with additional plantings.

Committee Action: (1 = First; 2 = Second; R = Recusal Yea = Yes; Nay = No; Abst. = Abstain; Pres. = Present)

Andrews - NP (Alt.)	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.	Petratis	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
Blazek	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.	Provolt	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
Hewitt - NP	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.	Young (C)	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
Horton	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
Howard	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
Orehek - NP	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		

Applicant Signature & Date: _____ **Virtual Meeting – No Signature Required**

Cleveland City Planning Commission

Northeast Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 5, 2024

NE2023-023 – East 118th Street Residences New Construction: Seeking Final Approval

April 5, 2024

Project Address: 1555 East 118th Street

Project Representative: Kevin Oliver, Architect

Ward 9- Councilmember Conwell | SPA: University



PROPOSED SITE
1555 E. 118TH ST CLEVELAND, OH 44106

OLIVER ARCHITECTURE



216.345.2961
7100 Euclid Ave. #225
Cleveland, OH 44103
www.oliverarchitect.com

E118TH RESIDENCES

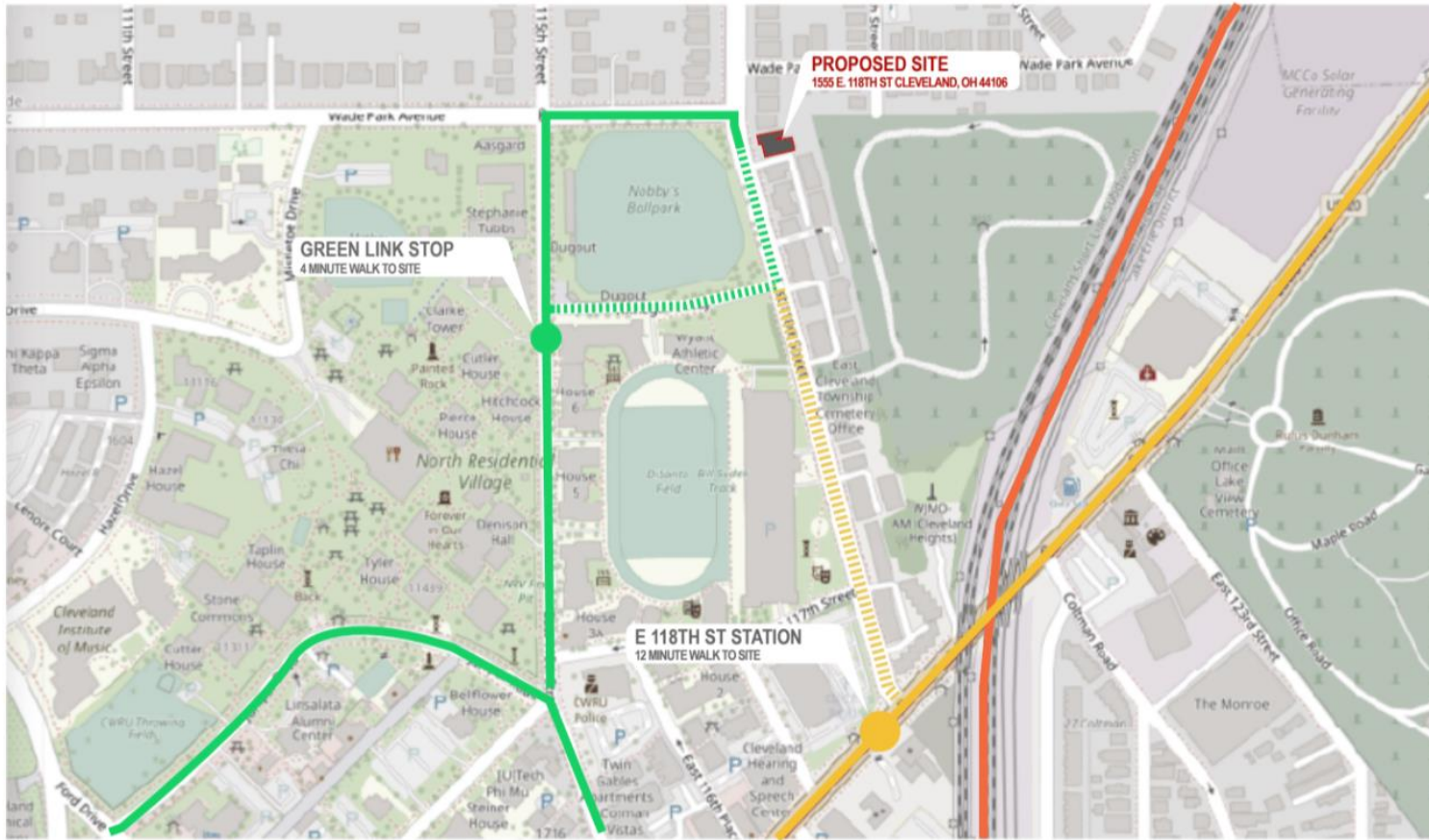
1555 E. 118TH ST
CLEVELAND, OH 44106

NOT FOR CONSTRUCTION

SITE DIAGRAM

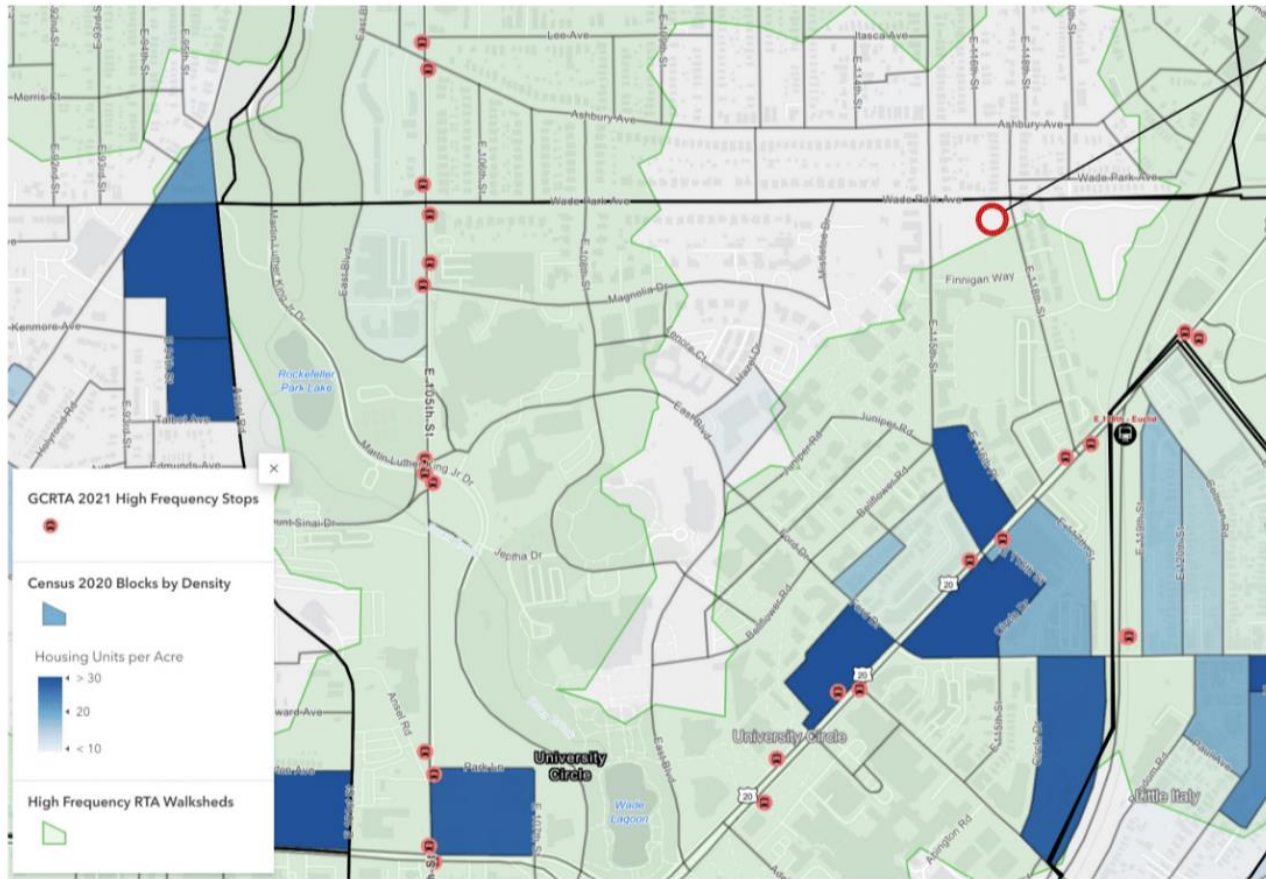
Date:
3/20/2024

Sheet:
A-2



KEY

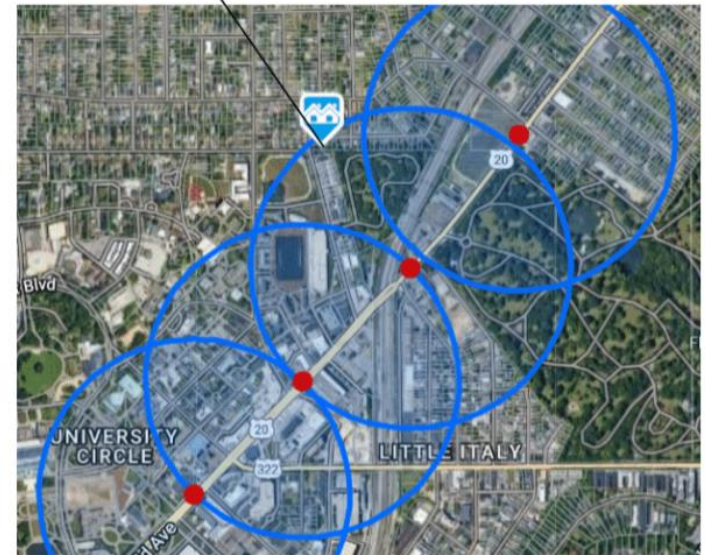
	CIRCLELINK SHUTTLE SERVICE
	RTA HEALTH LINE BUS ROUTE
	RTA RED LINE BUS ROUTE
	WALKING ROUTE- GREENLINK STOP TO SITE
	WALKING ROUTE - E. 118TH ST STATION TO SITE



TRANSIT ORIENTED DEVELOPMENT MAP

PROJECT SITE

PROJECT SITE



1/4 MILE RADIUS AT POINTS ALONG EUCLID AVE.





NEIGHBORING PROPERTY- CIRCLE 118 APARTMENTS



NEIGHBORING PROPERTY - 1585 E 118TH ST



ADJACENT PROPERTY - 1561 E 118TH ST (IMMEDIATELY ADJACENT TO SITE)



ADJACENT PROPERTY - 1561 E 118TH ST (SOUTH SIDE OF SITE)



EXISTING PROJECT SITE- 1555 E. 118TH ST. CLEVELAND, OH 44106



EXISTING PROJECT SITE. 1551 AND 1547 E 118TH ST BUILDINGS TO REMAIN

OLIVER ARCHITECTURE

216.245.2661
7100 Euclid Ave. #225
Cleveland, OH 44103
www.oliverarchitect.com



E118TH RESIDENCES

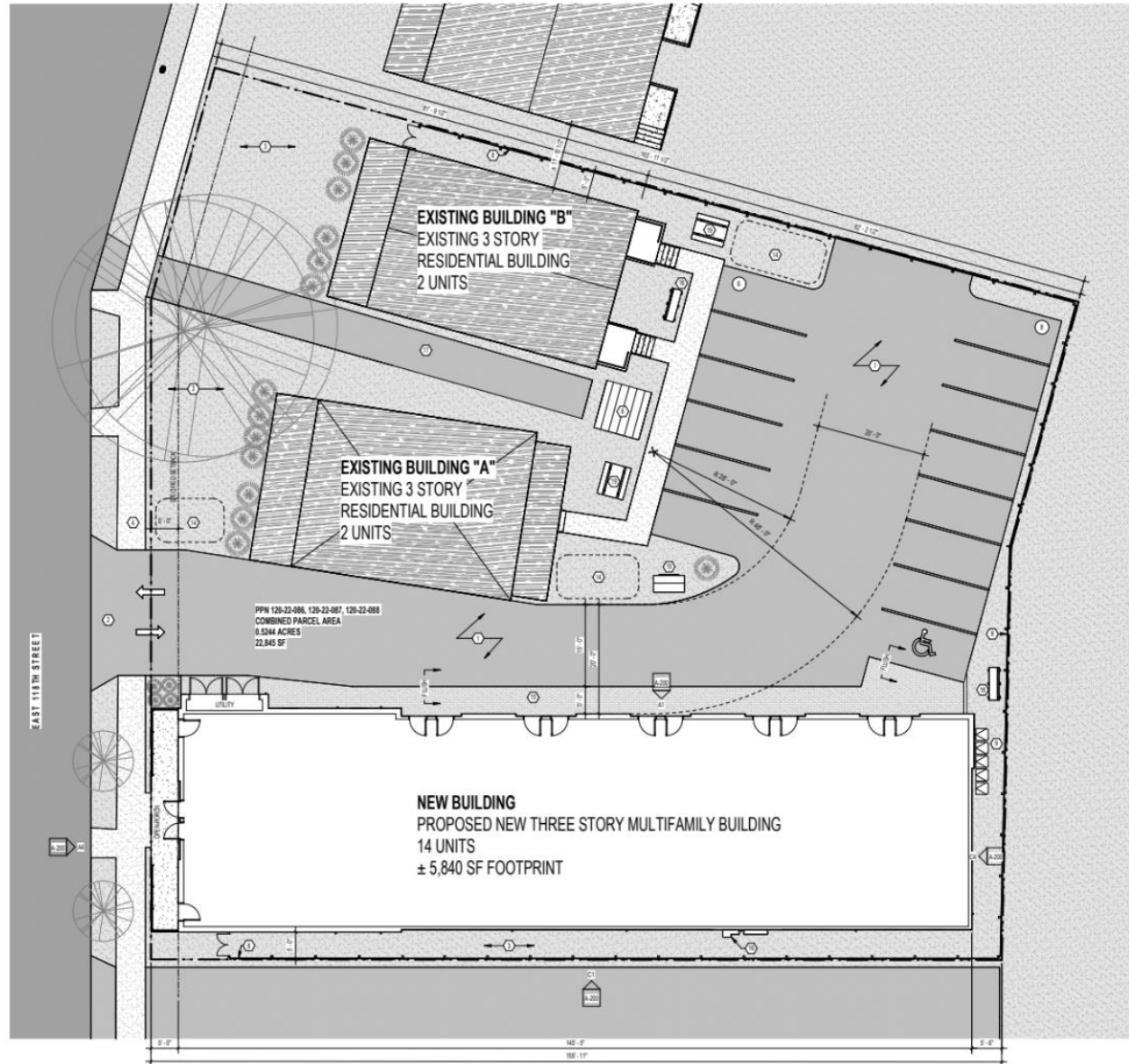
1555 E. 118TH ST
CLEVELAND, OH 44106

NOT FOR CONSTRUCTION

EXISTING SITE CONTEXT

Date:
3/20/2024

Sheet:
A-5



11 SITE PLAN
1" = 30'

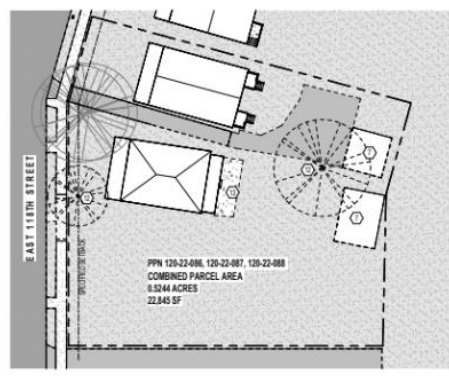
KEYED SITE NOTES	
NO.	NOTE
1	NEW CONCRETE PAVING
2	NEW CURB CUT AT STREET
3	LANDSCAPING AREA
4	SEWER
5	PARKING STALLS & DRIVE
6	BIKE ENCLASURE
7	DEMOLISH EXISTING STRUCTURE ON SITE
8	FRIDGE, 4" TALL WOOD BOARD ON BOARD
9	TERRAZZO TREAD CONTIGUOUS
10	STAMPED CONCRETE WALKWAY VEHICLE TRAFFIC RATED
11	HEAT PUMP UNIT MOUNTED ON PAD
12	REMOVE EXISTING TREE
13	REMOVE EXISTING PAVING PAD
14	SMOOTH FLOOR AREA
15	TRANSFORMERS RELAYED ON PAD
16	ELECTRICAL METERS
17	EXISTING PAVED ACCESS DRIVE TO REMAIN
18	BENCH
19	SPRING TABLE

BUILDING AREA GROSS		
LEVEL	AREA	
FIRST FLOOR	6,628 SF	
SECOND FLOOR	6,796 SF	
THIRD FLOOR	6,796 SF	
FOURTH FLOOR	1,623 SF	
GROSS AREA TOTAL	21,843 SF	

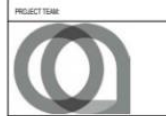
ZONING INFORMATION

PARCEL NUMBERS: 120-22-086, 120-22-087, 120-22-088
 PARCEL AREA COMBINED: 0.5244 AC
 ZONING CLASSIFICATION: EP-C1
 USE DISTRICT: GENERAL RETAIL BUSINESS
 AREA DISTRICT: C
 HEIGHT DISTRICT: C

ZONING STANDARD	REQUIREMENT	PROPOSED CONDITION	VARIANCE
BUILDING HEIGHT (30.0 FT)	10' MEASUREMENT TO APPROX 34' IF USE MAXIMUM 31' HEIGHT	36' AT FRONT 4-STORY UNITS BEYOND MAX HEIGHT SETBACK PER 303.03	YES
10' WHERE 10' IS MEASUREMENT TO CENTERLINE OF STREET, NOT TO EXCEED 30' IN HEIGHT		36' AT REAR 3-STORY UNITS, WITHIN MAX HEIGHT SETBACK PER 303.03	NO
MAXIMUM GROSS FLOOR AREA (305.0 SQ)	22,845 (2 + 11,423) SF	NEW & EXISTING BLDGS - 26,187 SF	YES
10% OF LOT AREA			
FRONT YARD (30.0 FT)	SPECIFIED SETBACK	0'	NO
10% OF LOT DEPTH, MAXIMUM OF 30' OR ALIGN TO EXISTING BUILDING LINES PER 307.04(A)			
SIDE YARD (30.0 FT)	7' MINIMUM TO PROPERTY LINE IF ADJACENT TO MINIMUM FROM ADJACENT BUILDING ON 30' PARCEL FRONTS	0' TO SIDE YARDS 10' IF ADJACENT	YES
REAR YARD (30.0 FT)	34' AT NORTH-REAR YARD 10% OF ± 116.5' LOT DEPTH 20' AT SOUTH-REAR YARD 10% OF ± 150' 11" LOT DEPTH	0' REAR YARD	YES
10% OF LOT DEPTH, MINIMUM OF 30' OR 10' BUILDING HEIGHT, WHICHEVER IS GREATER			
PARKING (340 SPA)	18 PARKING SPACES 14 PROPOSED NEW DWELLING UNITS 3 EXISTING BUILDING C UNITS 1 TOTAL DWELLING UNITS 2 BICYCLE SPACES BASED ON 24 VEHICLE SPACES	18 PARKING SPACES 8 BICYCLE SPACES	YES
1 VEHICLE SPACE PER DWELLING UNIT 1 BICYCLE SPACE PER 20 VEHICLE SPACES			



11 SITE PLAN - DEMO
1" = 30'



PROJECT TEAM

ARCHITECT:
Olin Architecture
7708 Euclid Avenue #200
Cleveland, OH 44103
216.343.2841
www.olinarch.com

CHALLENGER:
Kuff & Associates
4425 York Road
Plymouth Heights, Ohio 44130
440.884.2100
www.kuff-associ.com

STRUCTURAL ENGINEER:
Thorson Baker & Associates
3030 W. Shaker Square Road
Riverside, OH 44136
330.619.4818
www.thorsonbak.com

MEE ENGINEER:
Thorson Baker & Associates
3030 W. Shaker Square Road
Riverside, OH 44136
330.619.4818
www.thorsonbak.com

PRELIMINARY
NOT FOR CONSTRUCTION

E118TH RESIDENCES

NEW MULTIFAMILY HOUSING

100 E. 118TH ST
CLEVELAND, OH 44106

1 ZONING SUBMISSION 3142251

ISSUE DATE

SITE PLAN

DATE: 03/20/24
SCALE: 1" = 30'

A-6



Plan View
Scale: 1" = 10'

Schedule											
System	Label	Image	QTY	Manufacturer	Coloring	Description	Number Lenses	Lens Dia.	L.P.F.	Mount Height	Fixture Foot
⊙	US-6		11	Lumina Canada Inc.	01000-L3L3-4-30	Synk Round 6	1	6.56"	0.91	15.1'	 Max: #4000
⊙	U12		2	Juno Lighting	4288W-DHW5-500K1-27K	4" F curved Matte White BarRa SCT Selective 500K 27K	1	7.53"	0.95	9.5'	 Max: #3000

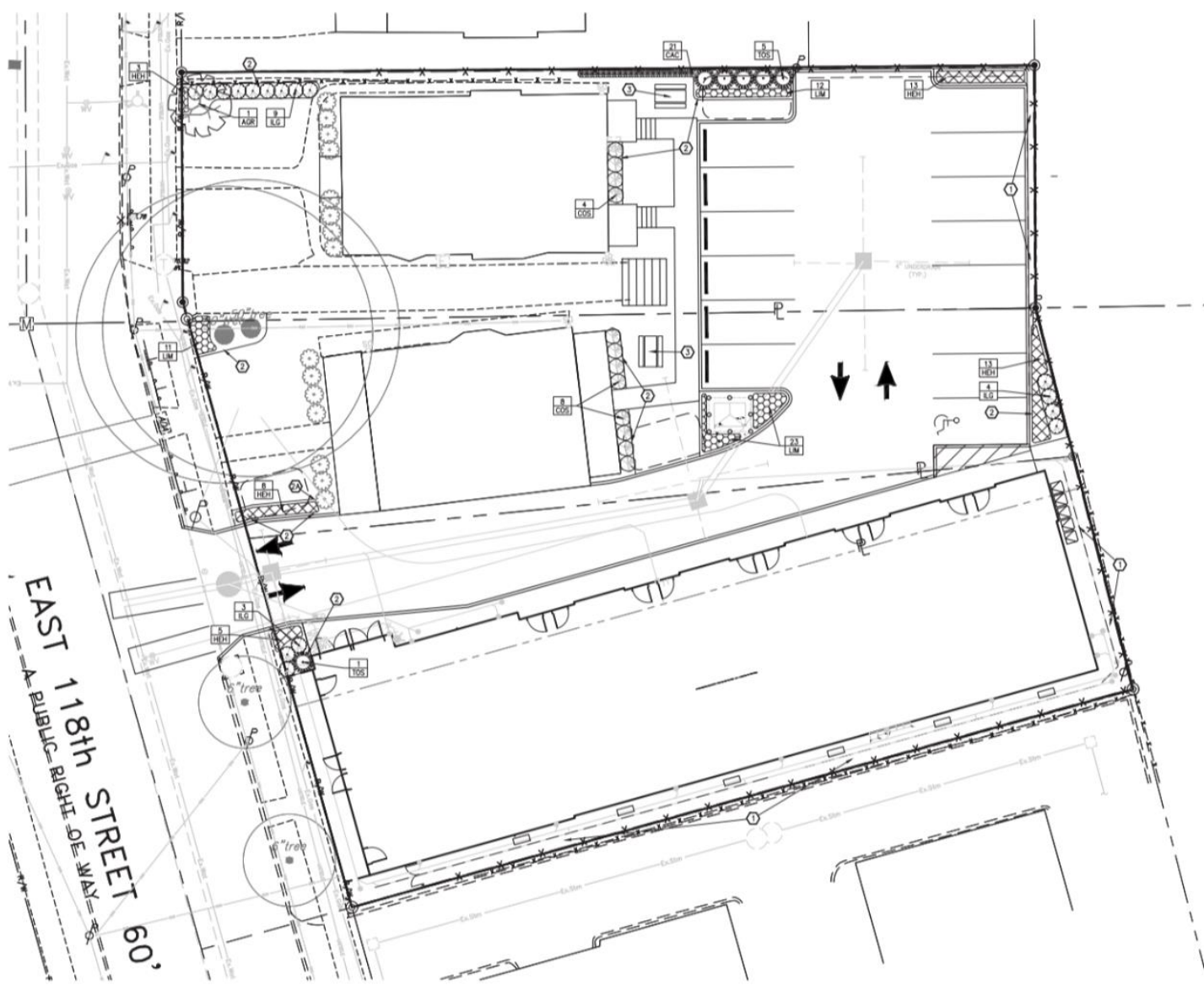
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building A - rear of building	↓	2.0 fc	42.0 fc	0.1 fc	420.0:1	25.0:1
Street Area	↑	0.1 fc	0.1 fc	0.0 fc	N/A	N/A
Exterior Canopy	+	11.2 fc	65.8 fc	0.9 fc	77.6:1	12.4:1
Building A - front walkway	+	3.2 fc	41.3 fc	0.0 fc	N/A	N/A

Note
1. Foot-Candle Values calculated at finished grade.
2.
3.

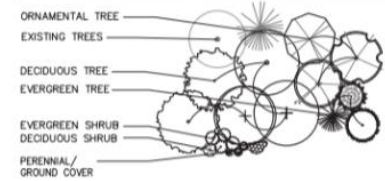
Luminaire Locations										
No.	Label	X	Y	Z	SP	Orientation	FC	S	T	E
1	US-6	52.06	17.61	9.50	9' 0"	180.00	0.00	52.06	17.61	0.00
2	US-6	42.95	23.09	9.50	9' 0"	0.00	0.00	42.95	23.09	0.00
3	US-6	76.00	16.94	9.50	9' 0"	0.00	0.00	76.00	16.94	0.00
4	US-6	40.37	22.38	9.50	9' 0"	0.00	0.00	40.37	22.40	0.00
5	US-6	39.53	22.37	9.50	9' 0"	0.00	0.00	39.53	22.40	0.00
6	US-6	18.53	22.29	9.50	9' 0"	0.00	0.00	18.53	22.37	0.00
7	US-6	2.47	22.25	9.50	9' 0"	0.00	0.00	2.47	22.40	0.00
8	US-6	23.47	22.24	9.50	9' 0"	0.00	0.00	23.47	22.46	0.00
9	US-6	70.43	2.67	9.50	9' 0"	0.00	0.00	70.43	2.70	0.00
10	US-6	70.43	8.40	9.50	9' 0"	0.00	0.00	70.43	8.52	0.00
11	U12	72.00	11.90	8.00	8'	0.00	0.00	72.00	11.90	0.00
12	U12	72.00	19.41	8.00	8'	0.00	0.00	72.00	19.41	0.00
13	US-6	47.01	17.65	9.50	9' 0"	180.00	0.00	47.01	17.57	0.00

E. 118th St Apartments
Exterior Building Mounted Lighting Photometric Plan
(Revision 23)

Designer
Date: 3/14/2024
Scale: Not to Scale
Drawing No.
Summary



PLANT LEGEND



KEY NOTES

- ① PROPOSED LAWN SEED
- ② PROPOSED MULCH BED
- ③ MERGE MULCH BED INTO EXISTING MULCH BED
- ④ PROPOSED PICNIC TABLE, SPECIFICATION PROVIDED BY OWNER

LAWN SEED MIX

GRASS TYPE	PERCENT
EVERGLADE KENTUCKY BLUEGRASS	25%
AWARD KENTUCKY BLUEGRASS	25%
PANGEA GLR PERENNIAL RYEGRASS	25%
STELLAR 3GL PERENNIAL RYEGRASS	25%

LANDSCAPE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND VERIFYING ALL PLANT MATERIAL SHOWN ON THE PLANS. ANY PLANT MATERIAL SUBSTITUTIONS TO BE VERIFIED AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
2. CONTRACTOR TO PROVIDE DOUBLE SHREDDED MULCH PER DETAILS AND SPECIFICATIONS AT ALL PLANTING BEDS. PROVIDE A MIN. 3" DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE LOCATED IN MAINTAINED LAWN/SEED AREAS UNLESS TREES ARE INCORPORATED IN A PLANTING BED. FOR TREES LOCATED IN A WILDFLOWER PLANTING AREAS, PROVIDE A MIN. 5" DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE. MULCH COLOR SHALL BE NATURAL, AND NOT DYED, AND MATCH EXISTING BEDS UNLESS OTHERWISE SPECIFIED BY THE OWNER. CONTRACTOR SHALL SUBMIT MULCH SAMPLES TO OWNER FOR APPROVAL PRIOR TO ORDERING.
3. ONCE FINAL GRADE IS ESTABLISHED, ALL PLANTING BEDS SHALL RECEIVE 6" DEPTH OF PLANTING SOIL MIX PER THE SPECIFICATIONS AND DETAILS. ALL SEEDED AREAS TO RECEIVE A MINIMUM OF 2" OF TOPSOIL PER THE SPECIFICATIONS. SALVAGED OR EXISTING TOPSOIL CAN BE RE-USED IF SPECIFICATIONS ARE MET AND IS APPROVED BY OWNER.
4. PLACEMENT OF PLANTING MATERIALS SHALL NOT AFFECT THE EXISTING DRAINAGE PATTERN ON SITE. THIS INCLUDES BUT IS NOT LIMITED TO PLACING PLANT MATERIALS IN OR NEAR SWALES OR CREATING MOUNDS THAT BLOCK THE INTENDED SURFACE DRAINAGE PATTERN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL AND SEEDED AREAS UNTIL SUBSTANTIAL COMPLETION OF PROJECT. SLOW RELEASE WATERING BAGS SHOULD BE USED ON ALL TREES.
6. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED UTILITY ROUTINGS AND LOCATING ALL EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
14. APPLY A PRE-EMERGENT HERBICIDE, PENDIMETHALIN OR OXADIAZON OR APPROVED SIMILAR, TO TREE, SHRUB, AND GROUND COVER AREAS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS. DO NOT APPLY TO SEEDED AREAS.
15. RAKE SOIL AND SPREAD LAWN SEED ANY PART OF EXISTING LAWN TO REMAIN THAT IN ANY BARE SPOT AFTER CONSTRUCTION HAS COMPLETED, AND THE OTHER LANDSCAPE HAS BEEN INSTALLED.

EAST 118th STREET
A PUBLIC RIGHT OF WAY
60'

CITY CODIFIED ORDINANCE

CODE	SUBJECT	REQUIRED	PROVIDED
ZONING: B-2 General Business			
352.11	Transition Strip	1 Tree per 50 feet and 1 shrub per 20 feet. (163.9 LF = 3.2 Trees, 9 Shrubs, Grasses, and Perennials)	Requirement met through Fences, 5 Trees, 9 Shrubs, Grasses, and Perennials

PLANT LIST

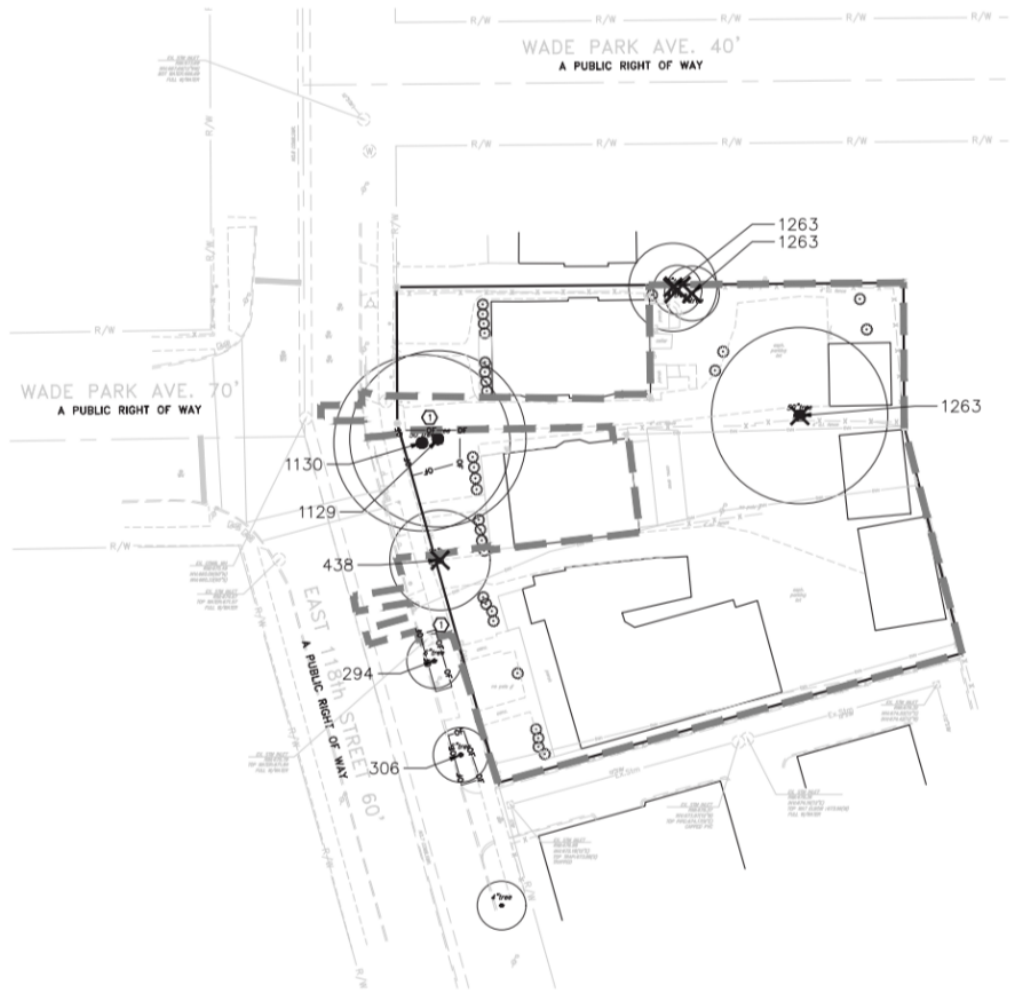
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING	QTY.
TREES						
AGR	AMELANCHER X G. 'ROBINHILL'	ROBINHILL SERVICEBERRY	6' HT	CLUMP	AS SHOWN	1
TOS	THUJA OCCIDENTALIS 'SMARAGD'	SMARAGD ARBORVITAE	6' HT	B&B	AS SHOWN	6
SHRUBS & PERENNIALS						
ILG	ILEX GLABRA 'COMPACTA'	INKBERRY HOLLY	24' HT	B&B	AS SHOWN	16
HEH	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	No. 1	CONT.	24" O.C.	42
CAC	CALAMAGROSTIS ACUTIFLORA	KARL FOERSTER FEATHER REED GRASS	No. 1	CONT.	AS SHOWN	21
COS	CORNUS STOLONIFERA 'ARCTIC FIRE'	ARCTIC FIRE RED TWIG DOGWOOD	24' HT	B&B	AS SHOWN	12
LM	LIRIOPE MUSCARI	BLUE LILYTURF	No. 1	CONT.	AS SHOWN	46

REV. NO.	DATE	DESCRIPTION
03-20-24		PLANNING SUBMITTAL
12-12-23		PLANNING SUBMITTAL
14854-L	JWM	JMP

E. 118TH RESIDENCES - 1565 E. 118TH STREET
SITE LAYOUT PLAN
CITY OF CLEVELAND, COUNTY OF CUYAHOGA, STATE OF OHIO

NEFF ASSOCIATES
14854 LINDEN BLVD., SUITE 100, CLEVELAND, OHIO 44130
TEL: 216.781.1100 FAX: 216.781.1101

SHEET NO. **L2.0**



TREE INFORMATION

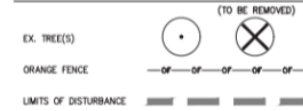
TREE NUMBER	COMMON NAME	DBH	STATUS
294	MAPLE TREE	6"	PRESERVE
306	MAPLE TREE	6"	PRESERVE
438	UNIDENTIFIED	24"	REMOVE
1129	OAK TREE	50"	PRESERVE
1130	OAK TREE	50"	PRESERVE
1263	UNIDENTIFIED	50"	REMOVE
1323	UNIDENTIFIED	6"	REMOVE
1325	UNIDENTIFIED	18"	REMOVE

1) INFORMATION FOR TREES UNDER 6" DBH ARE NOT SHOWN
 2) SEE LANDSCAPE PLAN FOR TREE REPLACEMENTS (4 TREES TO BE REPLACE)

NOTES

- SEE LANDSCAPING PLANS FOR PROPOSED PLANTINGS.
- ANY TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING SITE DEMOLITION & CONSTRUCTION WITH THE DETAIL PROVIDED ON THIS SHEET.
- REMOVE ALL VEGETATION WITHIN LIMITS OF DISTURBANCE

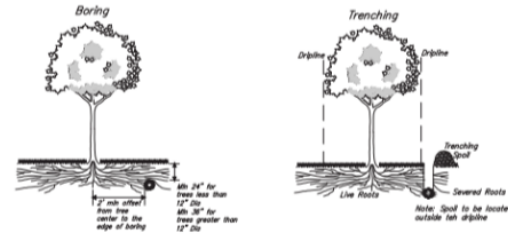
LEGEND



KEY NOTES

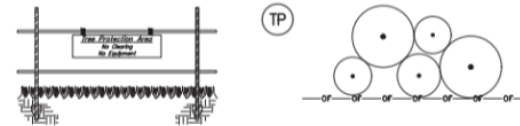
- ① USE HAND-TOOLS WHERE POSSIBLE TO REDUCE DAMAGE TO TREE ROOT SYSTEM

SPECIFICATIONS FOR PROTECTION DURING UTILITY INSTALLATION

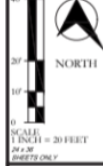


- WHERE UTILITIES MUST RUN THROUGH A TREE'S DRIPLINE ARE, TUNNELING SHOULD BE USED TO MINIMIZE ROOT DAMAGE. TUNNELING SHOULD BE PERFORMED AT A MINIMUM DEPTH OF 24 INCHES FOR TREES LESS THAN 12 INCHES IN DIAMETER OR AT A MINIMUM DEPTH OF 36 INCHES FOR LARGER DIAMETER TREES.
- WHERE TUNNELING WILL BE PERFORMED WITHIN THE DRIPLINE OF A TREE, THE TUNNEL SHOULD BE PLACED A MINIMUM OF 2 FEET AWAY FROM THE TREE TRUNK TO AVOID TAPROOTS.
- MINIMIZE EXCAVATION OR TRENCHING WITHIN THE DRIPLINE OF THE TREE. ROUTE TRENCHES AROUND THE DRIPLINE OF TREES.
- ROOTS TWO INCHES OR LARGER THAT ARE SEVERED BY TRENCHING SHOULD BE SAWN OFF NEATLY IN ORDER TO ENCOURAGE NEW GROWTH AND DISCOURAGE DECAY.
- SOIL EXCAVATED DURING TRENCHING SHALL BE PILED ON THE SIDE AWAY FROM THE TREE.
- ROOTS SHALL BE KEPT MOIST WHILE TRENCHES ARE OPEN AND REFILLED IMMEDIATELY AFTER UTILITIES ARE INSTALLED OR REPAIRED

SPECIFICATIONS FOR TREE AND NATURAL PRESERVATION



- TREE AND NATURAL AREA PRESERVATION SHALL BE FENCED PRIOR TO BEGINNING CLEARING OPERATIONS.
- FENCE MATERIALS SHALL BE METAL FENCE POSTS WITH TWO STRANDS OF HIGH TENSILE WIRE, PLASTIC FENCE OR SNOW FENCE.
- SIGNAGE SHALL CLEARLY IDENTIFY THE TREE AND NATURAL PRESERVATION AREA AND STATE THAT NO CLEARING OR EQUIPMENT IS ALLOWED WITHIN IT.
- FENCE SHALL BE PLACED AS SHOWN ON PLANS AND BEYOND THE DRIP LINE OR CANOPY OF TREES TO BE PROTECTED.
- IF ANY CLEARING IS DONE AROUND SPECIMEN TREES IT SHALL BE DONE BY CUTTING AT GROUND LEVEL WITH HAND HELD TOOLS AND SHALL NOT BE GRUBBED OR PULLED OUT. NO CLEARING SHALL BE DONE IN BUFFER STRIPS OR OTHER PRESERVED FORESTED AREAS.
- IF ANY CLEARING IS DONE AROUND SPECIMEN TREES IT SHALL BE DONE BY CUTTING AT GROUND LEVEL WITH HAND HELD TOOLS AND SHALL NOT BE GRUBBED OR PULLED OUT. NO CLEARING SHALL BE DONE IN BUFFER STRIPS OR OTHER PRESERVED FORESTED AREAS.
- NO FILLING OR STOCKPILING OF MATERIALS SHALL OCCUR WITHIN THE TREE PROTECTION AREA, INCLUDING DEPOSITION OF SEDIMENT.



E.118TH RESIDENCES - 1555 E. 118TH STREET
TREE PRESERVATION PLAN
 CITY OF CLEVELAND, COUNTY OF CUYAHOGA, STATE OF OHIO

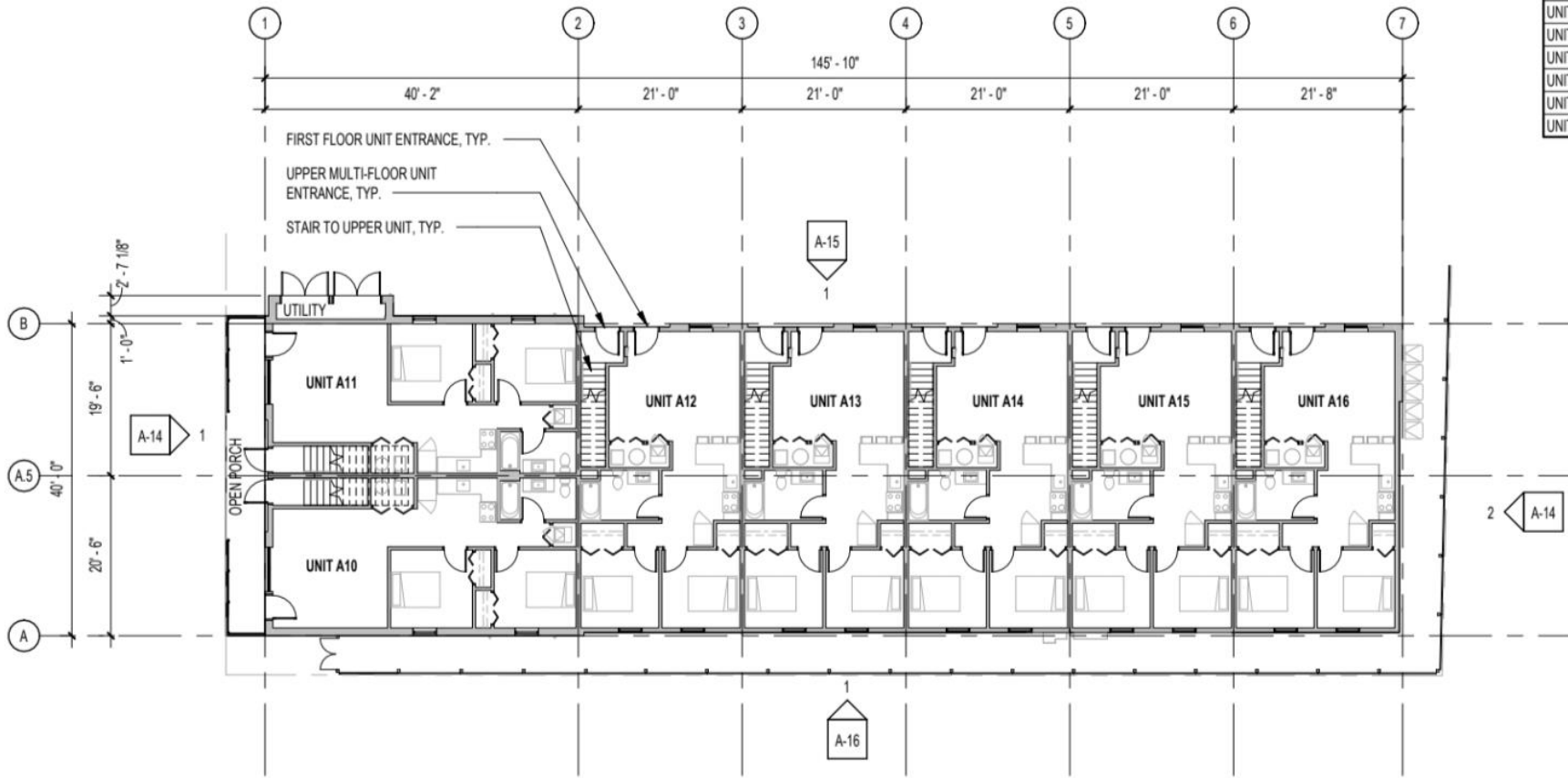


REV NO	DATE	DESCRIPTION
	03/20/24	PLANNING SUBMITAL
	12/12/23	PLANNING SUBMITAL
DRW NAME	DRAWN BY	CHKD BY
14854-C	JWM	JMP
		14854

SHEET NO.
C1.2

UNIT AREAS - FIRST FLOOR	
UNIT	AREA
UNIT A10	715 SF
UNIT A11	713 SF
UNIT A12	723 SF
UNIT A13	723 SF
UNIT A14	723 SF
UNIT A15	723 SF
UNIT A16	709 SF

TOTAL AREA OF UNITS	
UNIT	AREA
UNIT A10	715 SF
UNIT A11	713 SF
UNIT A12	723 SF
UNIT A13	723 SF
UNIT A14	723 SF
UNIT A15	723 SF
UNIT A16	709 SF
UNIT A20	1,877 SF
UNIT A21	1,875 SF
UNIT A22	1,596 SF
UNIT A23	1,595 SF
UNIT A24	1,595 SF
UNIT A25	1,595 SF
UNIT A26	1,569 SF

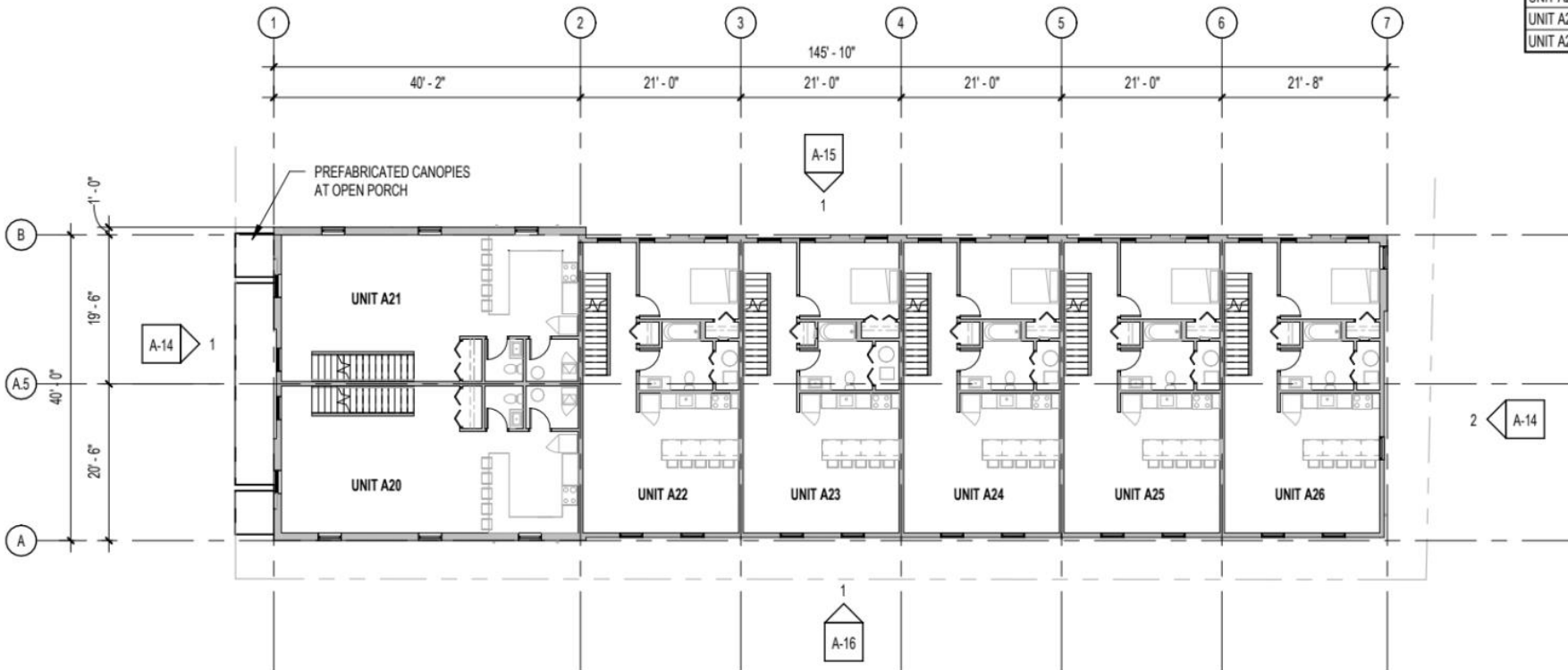


1 PLAN - FIRST FLOOR
1/16" = 1'-0"



UNIT AREAS - SECOND FLOOR	
UNIT	AREA
UNIT A20	763 SF
UNIT A21	763 SF
UNIT A22	798 SF
UNIT A23	798 SF
UNIT A24	798 SF
UNIT A25	798 SF
UNIT A26	785 SF

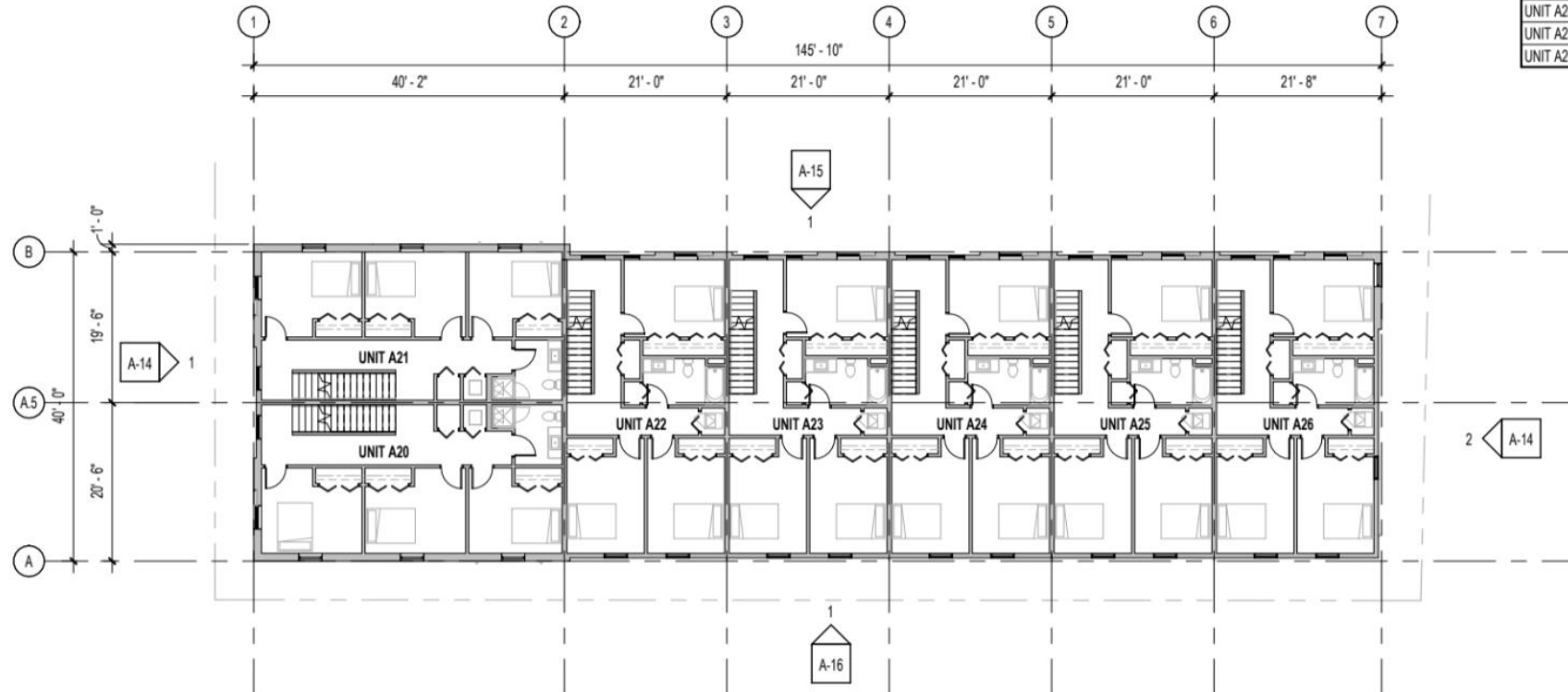
TOTAL AREA OF UNITS	
UNIT	AREA
UNIT A10	715 SF
UNIT A11	713 SF
UNIT A12	723 SF
UNIT A13	723 SF
UNIT A14	723 SF
UNIT A15	723 SF
UNIT A16	709 SF
UNIT A20	1,877 SF
UNIT A21	1,875 SF
UNIT A22	1,596 SF
UNIT A23	1,595 SF
UNIT A24	1,595 SF
UNIT A25	1,595 SF
UNIT A26	1,569 SF



1 PLAN - SECOND FLOOR
1/16" = 1'-0"

UNIT AREAS - THIRD FLOOR	
UNIT	AREA
UNIT A20	764 SF
UNIT A21	762 SF
UNIT A22	798 SF
UNIT A23	798 SF
UNIT A24	798 SF
UNIT A25	798 SF
UNIT A26	785 SF

TOTAL AREA OF UNITS	
UNIT	AREA
UNIT A10	715 SF
UNIT A11	713 SF
UNIT A12	723 SF
UNIT A13	723 SF
UNIT A14	723 SF
UNIT A15	723 SF
UNIT A16	709 SF
UNIT A20	1,877 SF
UNIT A21	1,875 SF
UNIT A22	1,596 SF
UNIT A23	1,595 SF
UNIT A24	1,595 SF
UNIT A25	1,595 SF
UNIT A26	1,569 SF



1 PLAN - THIRD FLOOR
1/16" = 1'-0"



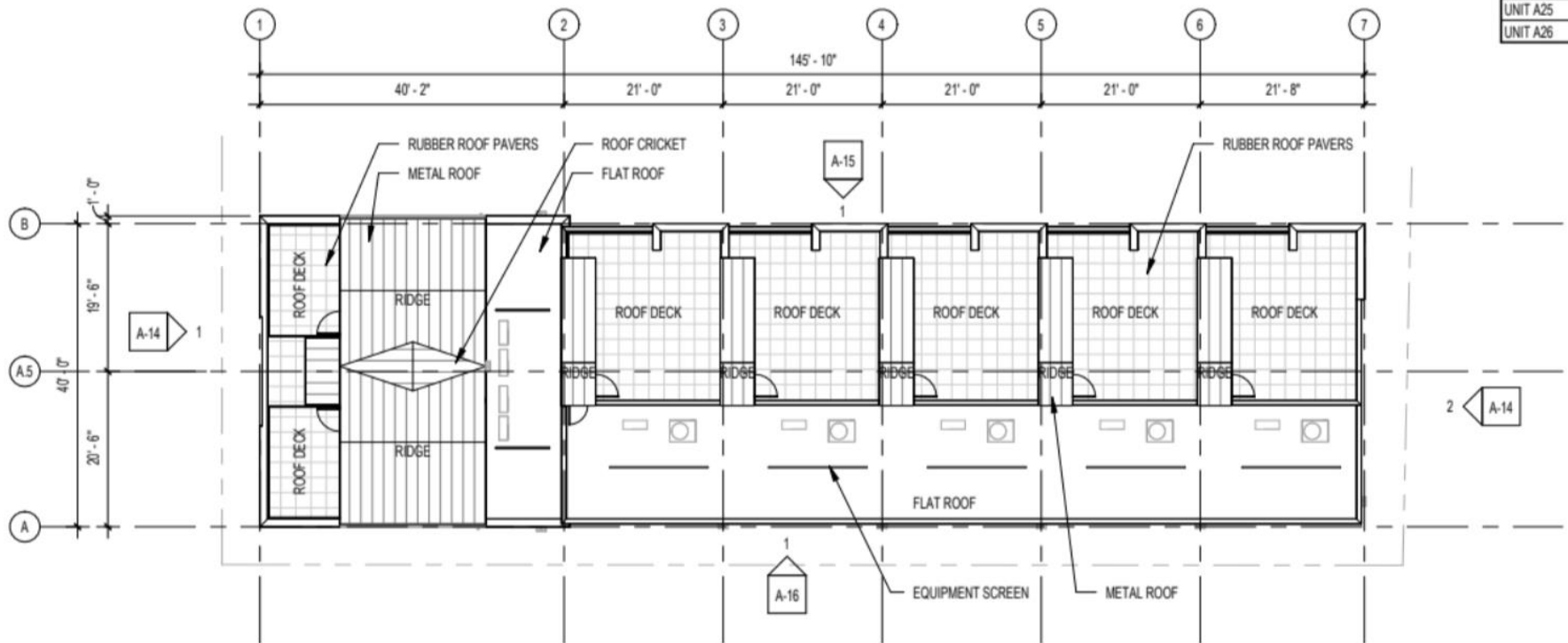
UNIT AREAS - FOURTH FLOOR	
UNIT	AREA
STAIR A22	57 SF
STAIR A23	57 SF
STAIR A24	57 SF
STAIR A25	57 SF
STAIR A26	57 SF
UNIT A20	350 SF
UNIT A21	350 SF

TOTAL AREA OF UNITS	
UNIT	AREA
UNIT A10	715 SF
UNIT A11	713 SF
UNIT A12	723 SF
UNIT A13	723 SF
UNIT A14	723 SF
UNIT A15	723 SF
UNIT A16	709 SF
UNIT A20	1,877 SF
UNIT A21	1,875 SF
UNIT A22	1,596 SF
UNIT A23	1,595 SF
UNIT A24	1,595 SF
UNIT A25	1,595 SF
UNIT A26	1,569 SF



1 PLAN - FOURTH FLOOR
1/16" = 1'-0"

TOTAL AREA OF UNITS	
UNIT	AREA
UNIT A10	715 SF
UNIT A11	713 SF
UNIT A12	723 SF
UNIT A13	723 SF
UNIT A14	723 SF
UNIT A15	723 SF
UNIT A16	709 SF
UNIT A20	1,877 SF
UNIT A21	1,875 SF
UNIT A22	1,596 SF
UNIT A23	1,595 SF
UNIT A24	1,595 SF
UNIT A25	1,595 SF
UNIT A26	1,569 SF

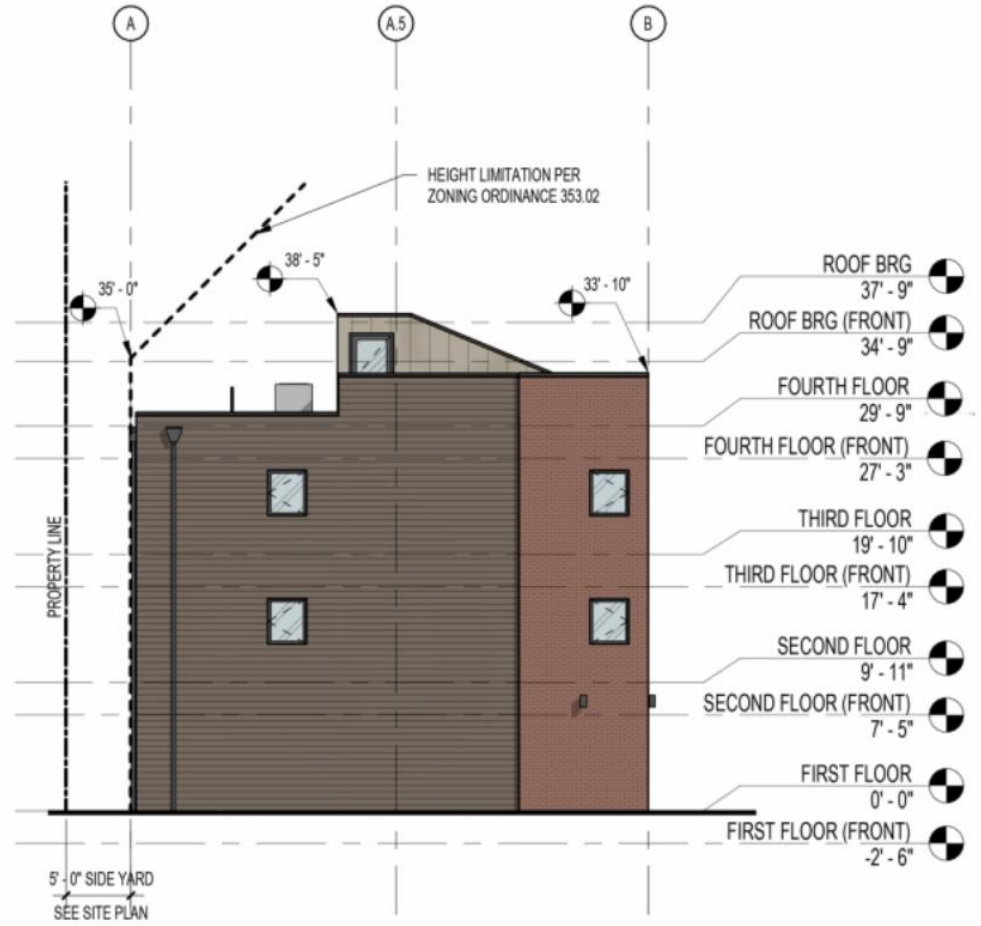


1 ROOF PLAN
1/16" = 1'-0"





1 WEST EXTERIOR ELEVATION
3/32" = 1'-0"

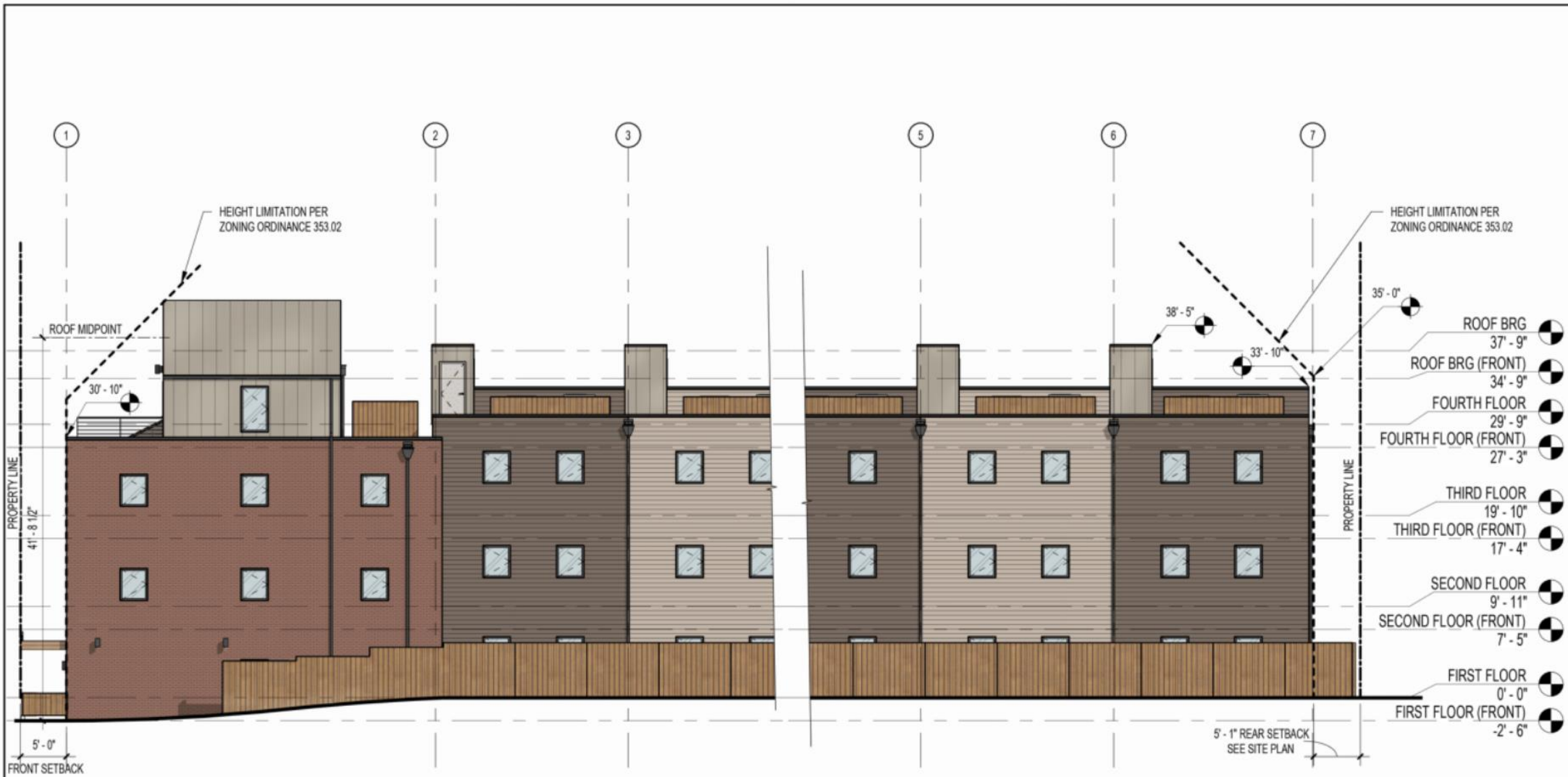


2 EAST EXTERIOR ELEVATION
3/32" = 1'-0"





1 NORTH EXTERIOR ELEVATION
3/32" = 1'-0"



- ROOF BRG 37'-9"
- ROOF BRG (FRONT) 34'-9"
- FOURTH FLOOR 29'-9"
- FOURTH FLOOR (FRONT) 27'-3"
- THIRD FLOOR 19'-10"
- THIRD FLOOR (FRONT) 17'-4"
- SECOND FLOOR 9'-11"
- SECOND FLOOR (FRONT) 7'-5"
- FIRST FLOOR 0'-0"
- FIRST FLOOR (FRONT) -2'-6"

1 SOUTH EXTERIOR ELEVATION
3/32" = 1'-0"



RED BRICK
McAVOY MODULAR FACE BRICK



FIBER CEMENT SIDING
HARDIE PLANK LAP SIDING



STANDING SEAM METAL PANELS
McELROY METAL MAXIMA



WOOD PANEL SIDING



VINYL SIDING



1X4 TRIM CASING, TYPICAL



WALL MOUNTED LIGHT
FIXTURES



OLIVER ARCHITECTURE

216.245.3961
7100 Euclid Ave. #225
Cleveland, OH 44103
www.oliverarchitect.com



E118TH RESIDENCES

1555 E. 118TH ST
CLEVELAND, OH 44106

NOT FOR CONSTRUCTION

MATERIAL SELECTIONS

Date:
3/20/2024

Sheet:
A-17

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 5, 2024



Northeast Design Review Advisory Committee Meeting Motion and Report Form

Meeting Location: Virtual, 8:00 AM

Case Number: NE 2023-023

Meeting Date: 04/02/2024

Project Name: NE 2023-023

Ward #: 9

Project Address: 1555 E. 118th Street

Project Rep. : Kevin Oliver, Carmen Iammarino and Jeff Shoykhet

Existing Use: Vacant land and 2 existing houses

Proposed Use: New Housing

Project Scope: 18 new units

Design Review Level Applied For: Final Approval

Motion by Design Review Committee:

Approve (as presented) Approve (with stated conditions) Disapprove Table

Conditions:

Final approval with stated conditions:

- Provide screening for the trash receptacles, if distributed throughout the site, identify the locations and screen.
- The proposed arborvitae is replaced with a comparable deciduous tree that is being removed.

Committee Action:

(1 = First; 2 = Second; R = Recusal Yea = Yes; Nay = No; Abst. = Abstain; Pres. = Present)

Brown (C)	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.	Veider	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.
White	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.	Bandy-Zalatoris 2	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.
Farina	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
Lukacsy-Love 1	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.		<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
Nieswander (VC)	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.		<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
Reich	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		

Applicant Signature & Date: _____ Virtual Meeting – No Signature Required

Cleveland City Planning Commission

Central Southeast Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 5, 2024

CSE2024-011 – Proposed Demolition of a 2 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

April 5, 2024

Project Address: 5910 Bower Avenue

Project Representative: Jillian Bolino, City of Cleveland

Ward 5- Councilmember Starr

SPA: Broadway Slavic Village

5910 Bower Avenue

Proposal for Demolition of a Single Family
Structure owned by the Industrial Commercial
Landbank



CITY OF CLEVELAND

Mayor Justin M. Bibb

5910 Bower Avenue, 44127

PPN: 125-02-039



CITY OF CLEVELAND
Mayor Justin M. Bibb

CONFIDENTIAL

Property Information

01

Owner

Economic Development's Industrial Commercial Landbank

- Acquired it from state forfeiture in 2020
-

02

Complaints & Board-ups

Condemned in March 2022

7 formal complaints in Accela since 2021

5 board-ups since 2011

03

Legal Issues

None, City owned.

04

City's Intent

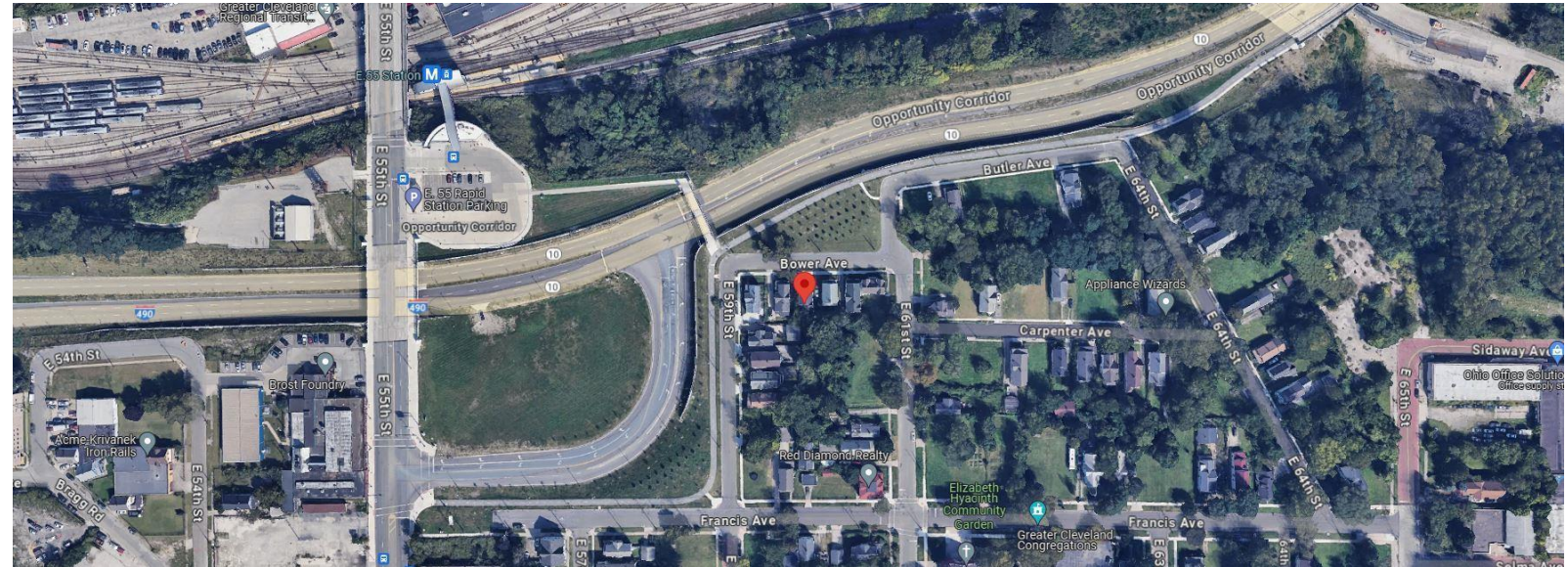
Acquired for land assembly related to future development along the Opportunity Corridor

Site Location

Situated on the south side of Bower Avenue
between E 59th Street & E 61st Street

South of the Opportunity Corridor & North of
Frances Avenue

Property faces Opportunity Corridor; though it's
elevated and not at grade with the Corridor



Site Context

All adjacent properties are residential.

Property cattycorner is owned the be State of Ohio, Department of Transportation



Exterior Photos



CONFIDENTIAL

Exterior Photos

Left & right side elevations.



Interior Photos



Interior Photos



Interior Photos



Adjacent Structures

South Side of Bower Avenue



CONFIDENTIAL

Street Opposite 5910 Bower Avenue

North Side of Bower Avenue



CONFIDENTIAL

Site Plan & Finish

- Demolish the structure
- Remove all foundation and subgrade material
- Level the site with clean backfill
- Topsoil, seed, and straw.

Final Comments

ICLB owned – the plan was always to acquire and demolish for land assembly and future development.

The property is not at grade with the Opportunity Corridor.



CONFIDENTIAL

Motion



CITY OF CLEVELAND

Mayor Justin M. Bibb

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 5, 2024

Central Southeast Design Review Case Detail Report

Project Information

Central Southeast CASE # CSE 2024-011

Project Name: **5910 Bower Demolition**
Address: **5910 Bower Ave**
Contact: **Jillian Bolino**
Company: **Demolition Burea, City of Cleveland**
Owner/Rep:
Architect/Contractor:
Phone: **216.664.2259**
Email: **JBolino@clevelandohio.gov**
General Description:
Demolition of 5910 Bower Ave

Notes:

ACTIONS/APPROVALS/DISAPPROVALS

Action (Not Final)	
Action Date:	March 15, 2024
Committee:	Staff
Action Type:	Initial Plan Submission
Notes:	
Action (Final)	
Action Date:	March 26, 2024
Committee:	Staff
Action Type:	Approved
Conditions::	1st Motion: Hills, Approve 2nd Motion: Dawn Caito, Yes Hills Mayes Ferringer, Yes
Notes:	
City Planning Commission (Final)	
Action Date:	
Committee:	City Planning Commission
Action Type:	

Cleveland City Planning Commission

Downtown | Flats Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 5, 2024

DF2024-011 – Mass Mutual Signage: Seeking Final Approval

April 5, 2024

Project Address: 1948 Carter Road

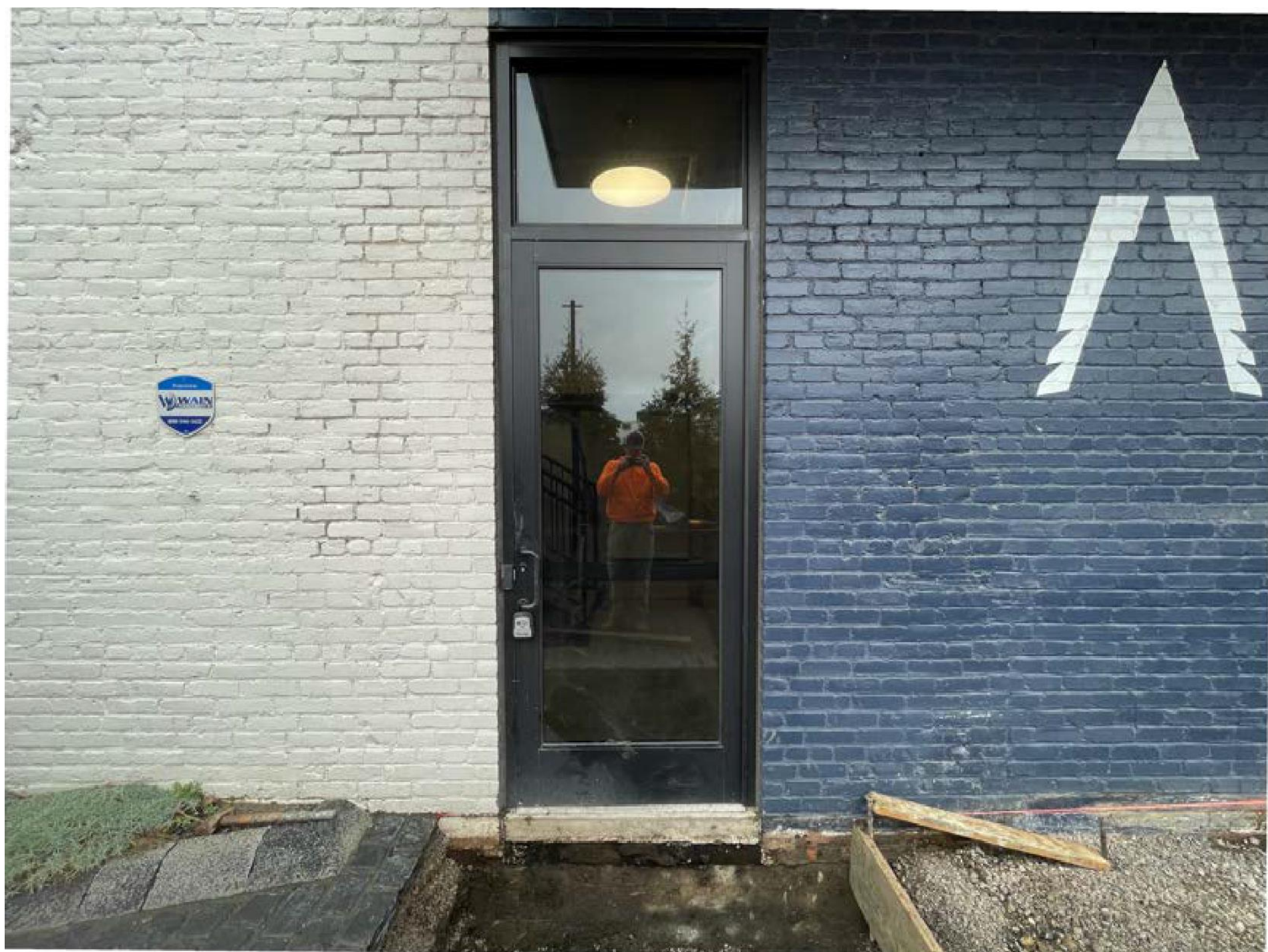
Project Representative: Kathy Clarke, Ace Lighting Services

Ward 3- Councilmember McCormack

SPA: Cuyahoga Valley



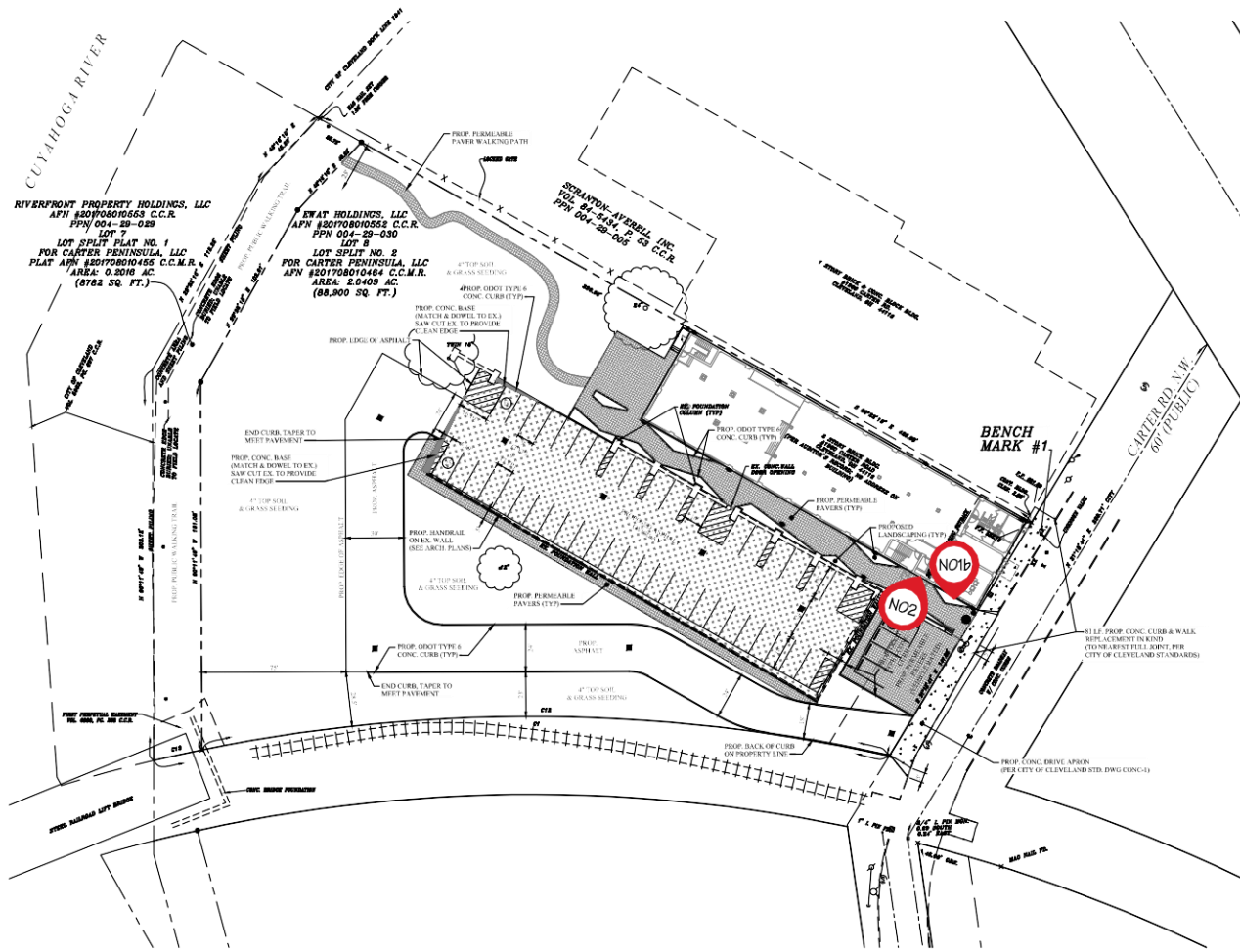








Site plan



NATIONAL SIGN CORPORATION
www.nationalsign.com

CONNECTICUT
780 Four Rod Rd.,
Berlin, Ct 06037
Ph: (860) 829-9060

MASSACHUSETTS
21 Larsen Way
North Attleboro, Ma
Ph: (508) 809-4638

CLIENT / PROJECT LOCATION:
MassMutual

ADDRESS:
1956 Carter Road, Ste 200
Cleveland, OH 44133
FILE LOCATION:
pf/mass mutual/Cleveland, OH

DRAWING NO:
75640-02
DRAWING DATE:
02/28/2024

PROJECT MANAGER:
JOANN
DRAWN BY:
JJ

REVISIONS/NOTES:

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.





1956 Carter Road, Ste 200
Cleveland, OH 44133

WO: 75640



 **NATIONAL SIGN CORPORATION**
www.nationalsign.com

CONNECTICUT
780 Four Rod Rd.,
Berlin, Ct 06037
Ph:(860) 829-9060

MASSACHUSETTS
21 Larsen Way
North Attleboro, Ma
Ph:(508) 809-4638

CLIENT / PROJECT LOCATION:



ADDRESS:

1956 Carter Road, Ste 200
Cleveland, OH 44133

FILE LOCATION:

pf/mass mutual/Cleveland, OH

DRAWING NO:

75640-03

DRAWING DATE:

02/28/2024

PROJECT MANAGER:

JOANN

DRAWN BY:

JJ

REVISIONS/NOTES:

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



E164024



CONNECTICUT
780 Four Rod Rd.,
Berlin, Ct 06037
Ph:(860) 829-9060

MASSACHUSETTS
21 Larsen Way
North Attleboro, Ma
Ph:(508) 809-4638

CLIENT / PROJECT LOCATION:


ADDRESS:
1956 Carter Road, Ste 200
Cleveland, OH 44133

FILE LOCATION:
pf/mass mutual/Cleveland, OH

DRAWING NO:
75640-04

DRAWING DATE:
02/28/2024

PROJECT MANAGER:
JOANN

DRAWN BY:
JJ

REVISIONS/NOTES:

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



E164024

N01b - Illuminated channel letters on rcwy (Installed on canopy) - Option B

- > PRIMARY ELECTRICAL LEAD BY GC
- > CUSTOM RACEWAY ATTACHMENT

COLORS

- PMS #294C/ PAINTED TO MATCH
- PMS #294C
- RACEWAY PAINTED TO MATCH WALL

MATERIALS

- > 4" DEEP LETTERS - .040" ALUMINUM (BLUE)
- > .063" ALUMINUM BACKS
- > 3/16" WHITE ACRYLIC FACES
- > 1" TRIMCAP (BLUE - MATCH RETURN COLOR)
- > ALUMINUM SIGNCOMP EXTRUSION PART #1970N
- > ALUMINUM SIGNCOMP EXTRUSION PART #1976 COVER
- > ALUMINUM BRACE/BACKET PART #5672N-5
- > SLOAN WHITE LEDS
- > POWER SUPPLIES LOCATED IN RACEWAY

SIGN CALCULATIONS

- > SIGN PROPOSED: 78.21 sq. ft

POWER REQUIREMENTS

- > * (1) 20 AMP-120 VOLT CIRCUIT

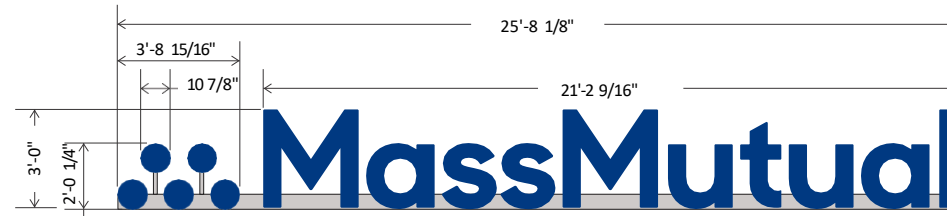
SIZE

- > 1X

NOTES:

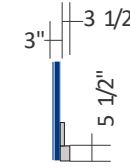
- > SCALE AS INDICATED
- > TECHNICAL SPECS TO BE CONFIRMED
- > METHOD OF ATTACHMENT

EXISTING



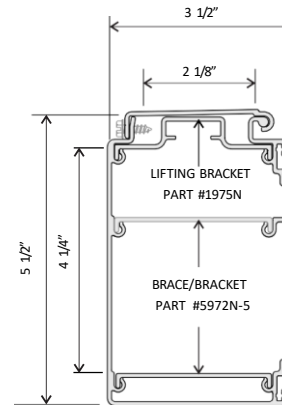
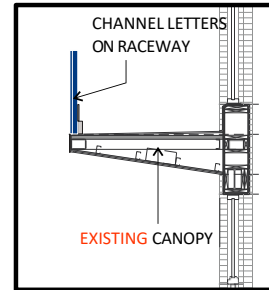
FRONT VIEW

SCALE: 1/4"=1'-0"



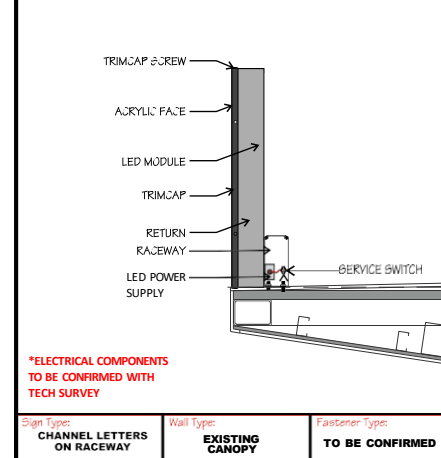
SIDE VIEW

PROPOSED



5" Raceway (Detailed view) - CUSTOM
SCALE: 1:2.5

***NOTE: NOT TO SCALE. WALL DIMENSIONS AND CONSTRUCTION MAY VARY.



*ELECTRICAL COMPONENTS TO BE CONFIRMED WITH TECH SURVEY

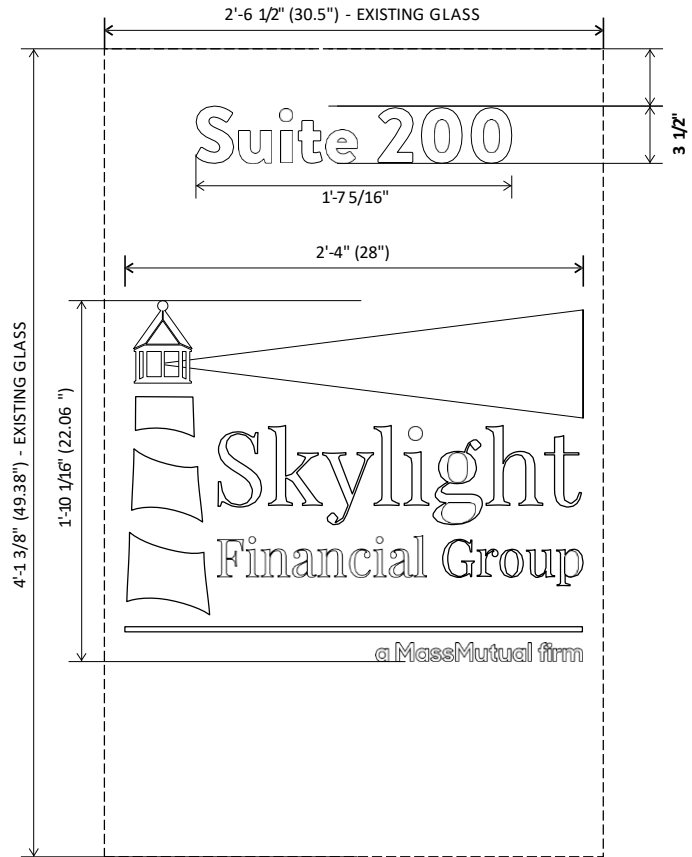
Sign Type: CHANNEL LETTERS ON RACEWAY	Wall Type: EXISTING CANOPY	Fastener Type: TO BE CONFIRMED
--	-------------------------------	-----------------------------------

N02 - Door vinyl decal

EXISTING



PROPOSED



SCALE: 1 1/2"=1'-0"

COLORS

WHITE VINYL

MATERIALS

> VINYL DECAL TO BE APPLIED ON EXISTING 1ST SURFACE OF GLASS

QTY:

> 1X

NOTES:

> SCALE AS INDICATED

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 5, 2024



CITY OF CLEVELAND

Mayor Justin M. Bibb

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 2024-011

Meeting Date: 03/7/2024

Project Name: Mass Mutual Signage

Project Address: 1948 Carter Rd

Contact Person: Kathy Clarke

Architect/Contractor: Ace Lighting Services, LLC

General Description: _____

Motion by Design Review Committee:

Approved with Conditions

Approve: Yablonsky, Bialosky, Bogart, Brown, Pesarchick, Schwartzberg, Soltis

Disapprove:

Abstain:

Non-Voting Members:

Signage not to exceed allowable sqft for 2nd floor/secondary tenants in zoning code

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 5, 2024

DF2024-xxx – Billboard Installation: Seeking Final Approval

April 5, 2024

Project Address: 1146 Old River Road

Project Representative: Tony George, Mortgage Investment Group

Ward 3- Councilmember McCormack

SPA: Downtown

M 518 / 517 / 501

CITY OF CLEVELAND DEPARTMENT OF BUILDING & HOUSING



PERMIT APPLICATION FOR OBC REGULATED BUILDINGS

IMPORTANT - APPLICANT TO COMPLETE ALL ITEMS IN SECTIONS I-IV

FOR OFFICE USE ONLY
Site No. B24007508
Permit No.
Plan No.
Census Tract 101101 Ward 3
USE GROUP 420 CONST. CLASS
ZONING ONLY FEE DATE PAID MAP
PLAN PROCESSING FEE DATE
SWPPP FEE DATE
PERMIT COST
Plan Processing Fee
Permit Fee
C.O. Fee
3% State Surcharge
Zoning Fee
Late Fee
25%
TOTAL

I. PROJECT ADDRESS 1146 Old River
FOR SUITE AKA APN: 101-13-036

II. A. NATURE OF JOB 10113036
New Addition Other Sign-Billboard
Alteration Demolition Foundation Only
Use Correct Violations Temporary Use
Change of use-indicate former use

II. B. DIMENSIONS
Width 48'
Length 14'
No. of Stories
and or Height 150'
Floor Area
Work Area
672 Sq' per side

III. CONSTRUCTION COST
New =
Addition = \$800,000
Alterations =
Electrical =
Plumbing =
HVAC =
Fire Protection =
TOTAL COST = \$ 800,000

IV. DESCRIPTION BY APPLICANT (Describe in detail proposed work and use of property)
150' overall in Height, Double sided electronic LED 14' x 48' Billboard Sign

V. IDENTIFICATION (Please print legibly)
Table with 5 columns: Name, Address, City, State, Zip, Phone/Fax/Email
1. Property Owner: FLATS EAST PHASE 2 LLC
2. Lessee: Mortgage Investment Group LLC
3. Contractor: Agile Sign Ohio
4. Architect/Engineer: Bowen
5. Contact Person: Tony George

Signature of Contractor (or Owner) Agile Sign Ohio 20-8083731 3-8-24
Signature of Applicant DATE CONTRACTORS REGISTRATION APPROVED BY

City of Cleveland Department of Building and Housing
601 Lakeside Avenue, Room 505, Cleveland, Ohio 216-664-2910
SUPPLEMENTAL SIGN APPLICATION

This form must accompany the OBC Regulated Building Application
ONE (1) FORM PER SIGN IS REQUIRED
INCOMPLETE FORMS/APPLICATIONS WILL NOT BE REVIEWED

Project Address 1146 MAIN AVE Date 3-8-24
Sign Owner Name Mortgage Investment Group LLC Address 26202 Detroit Rd # 214 Westlake, Ohio 44145 Phone No. 216-952-6166

Description of Sign

Type of sign: Monument Window Pole Wall Banner Projection Billboard Other

Location of sign on property S/S of Old River Road @ W/S Cleveland Memorial Shoreway
Measurements of Sign: Length 48' Width 14' Height 150' Area 672 sq' Weight 14,000 lbs

Width of Building Front 140' Sign Material Steel Combustible: Y No X

Type of Illumination Internal Electronic Digital LED Display Sign Faces: 1 2 X

Location of sign on building Lot

Projection over public property No Width of sidewalk N/A Height above walk N/A

What will the proposed sign advertise? Various commercial and non-commercial ads

Are there any existing signs on the property advertising the same building or tenant? No, if yes, explain.

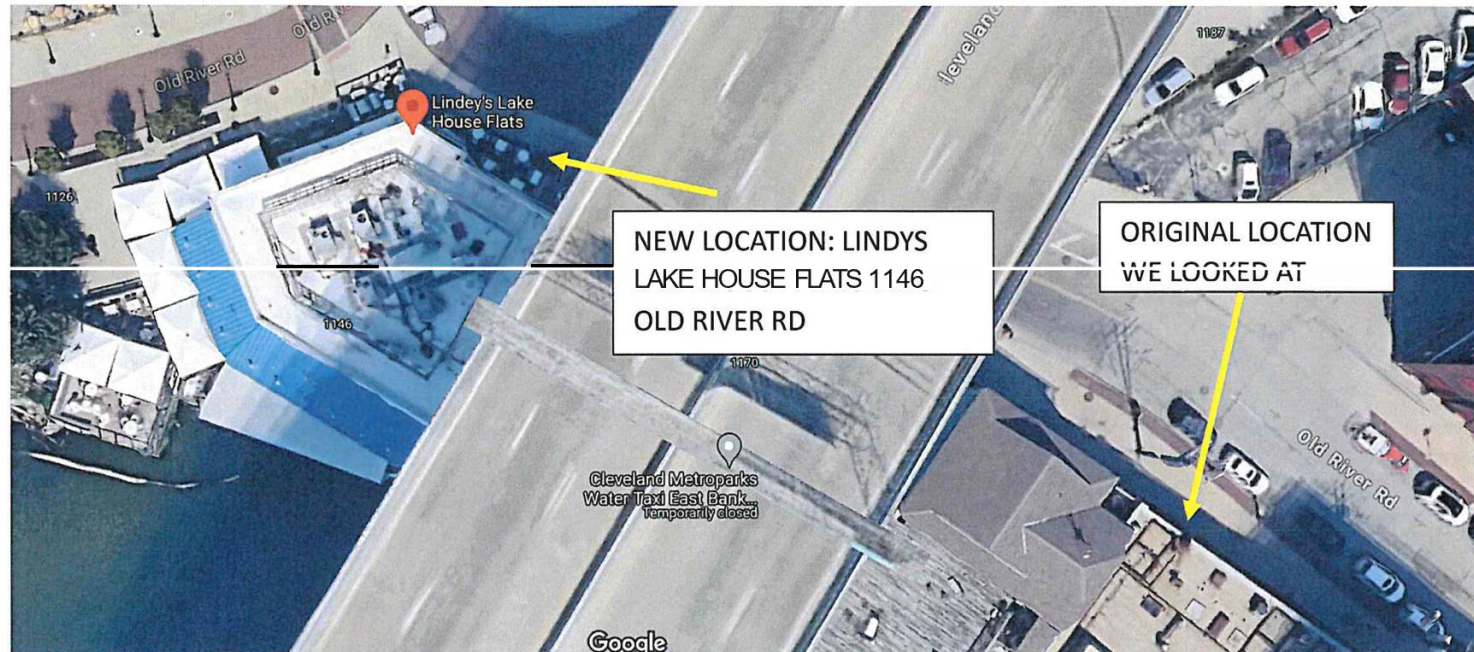
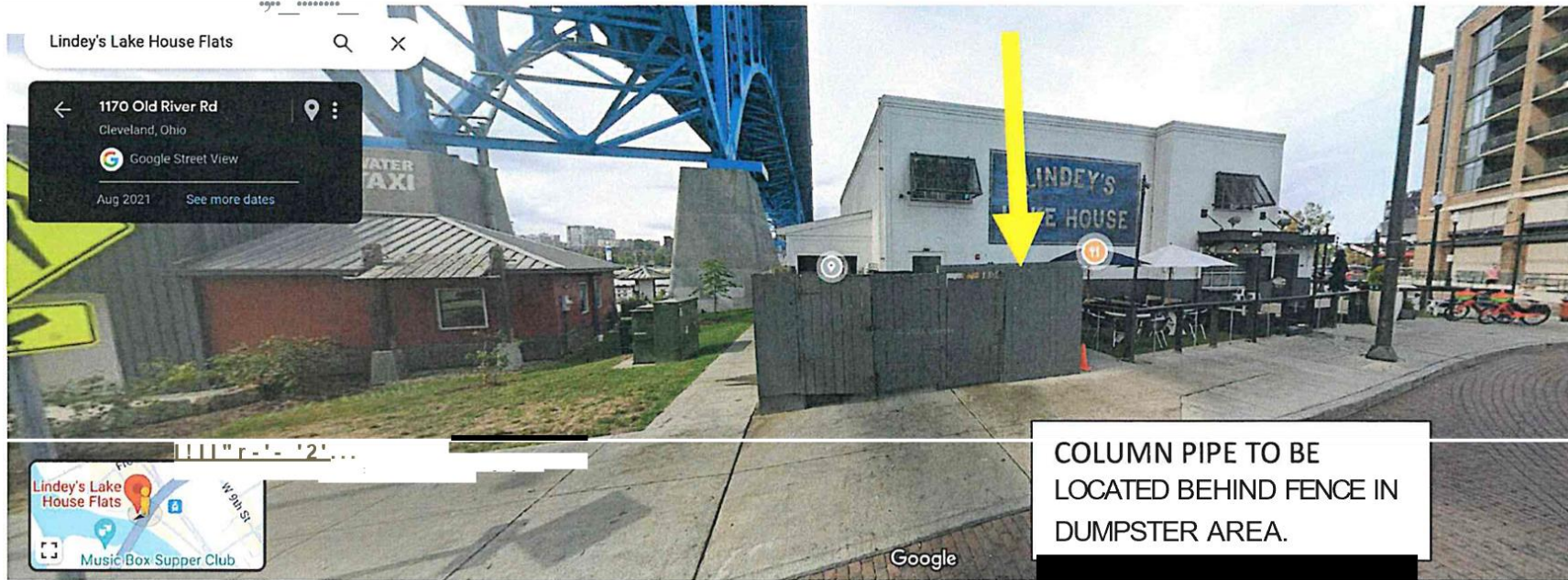
What are the size(s), number(s) and type (i.e. wall, monument, pole) of existing signs?
N/A

Describe fully the construction of the frame of the proposed sign. Steel frame

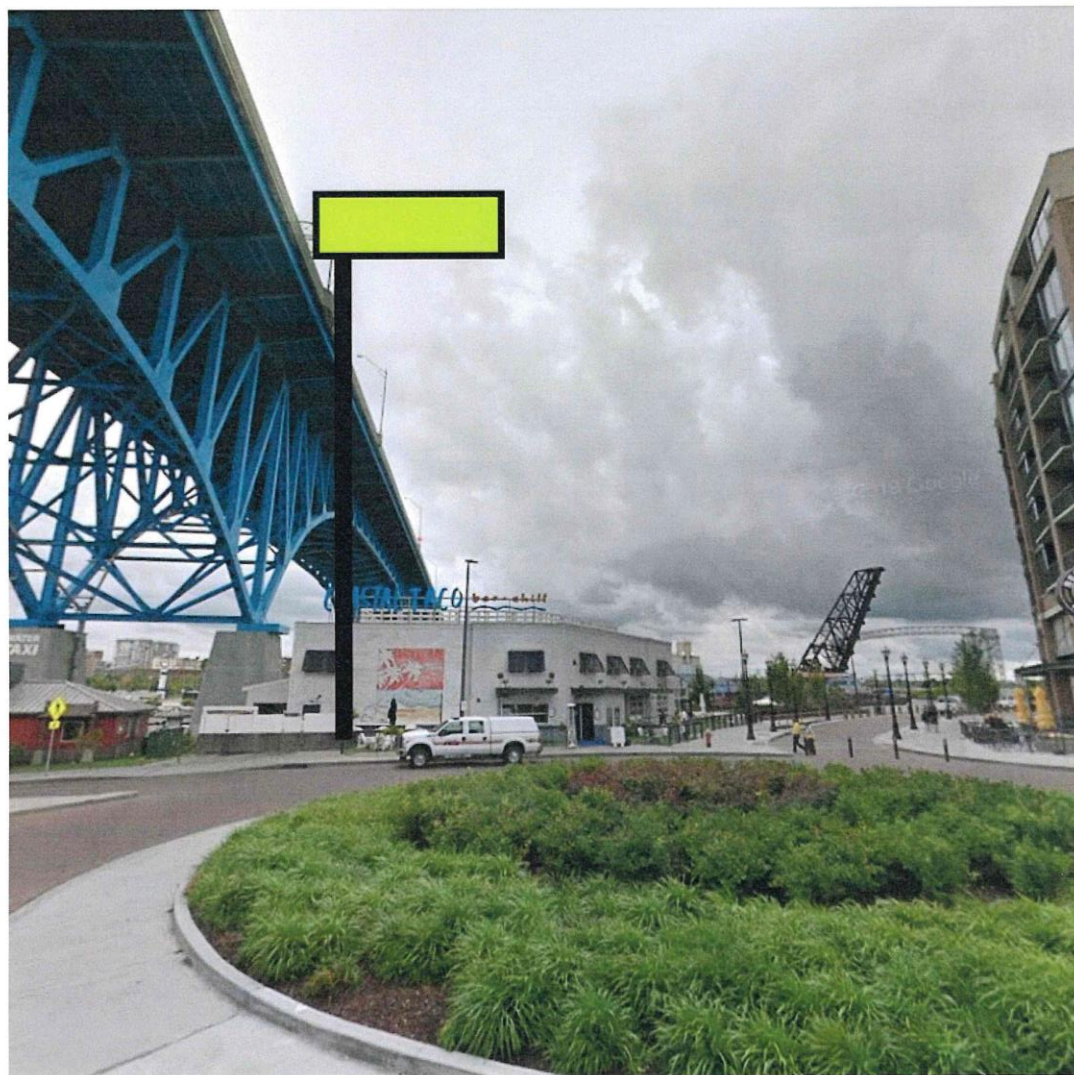
Describe fully the size and number of the supports and braces of the proposed sign. Back to back steel frames mounted on steel crossmembers atop monopole

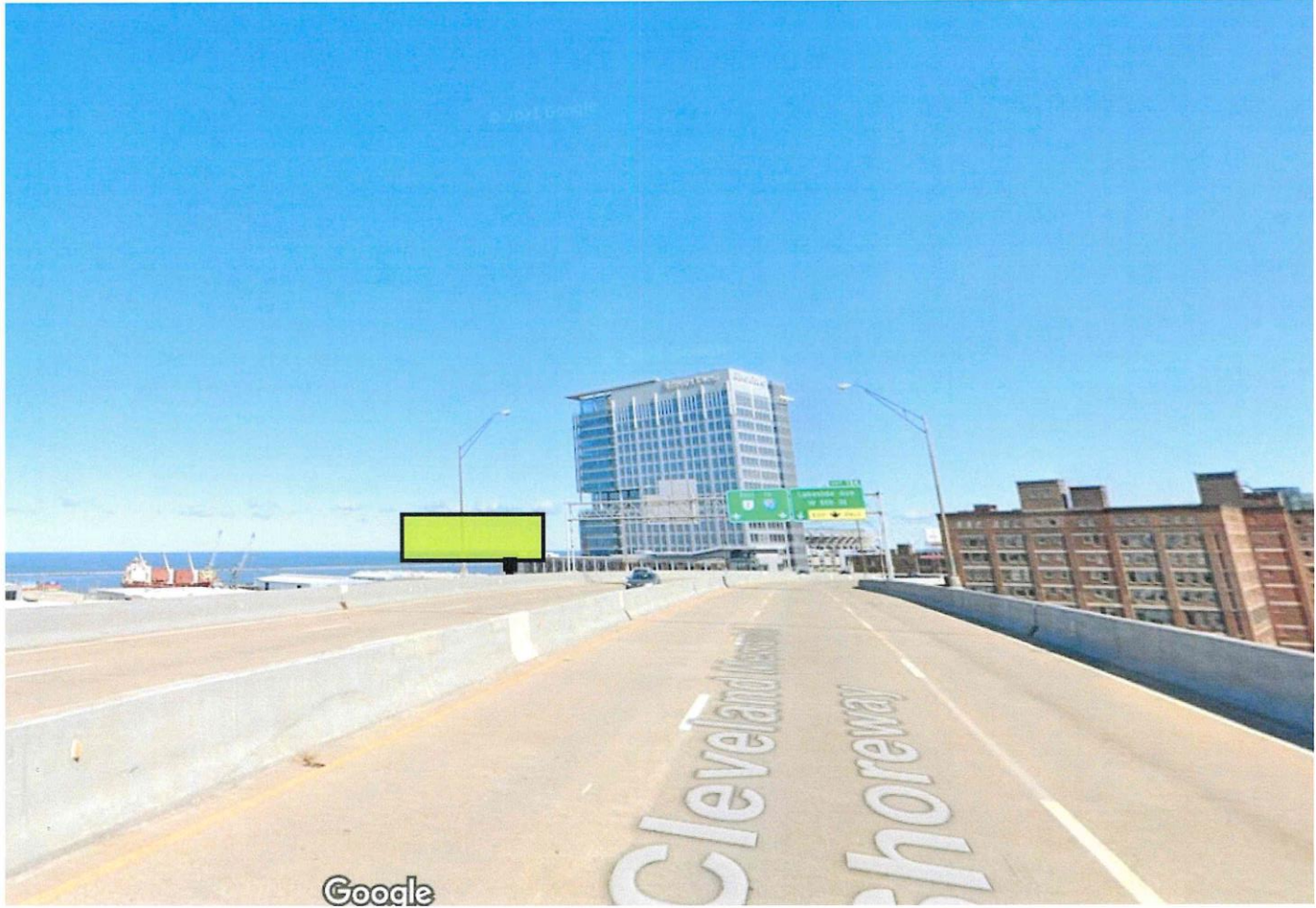
Describe fully the anchorage and the construction of the structure to which the proposed sign will be fastened. Monopole secured to the foundation elements

Any permit granted as a result of the statements made on this application will become void if found that these statements are untrue.













Board of Park Commissioners
 Yvette M. Ittu
 Dan T. Moore
 Bruce G. Rinker
 Chief Executive Officer
 Brian M. Zimmerman



5-time winner

L | A | N | D

City of Cleveland Planning Commission
 Attn: Chair Lillian Kuri
 c/o Michael Bosak
mbosak@clevelandohio.gov

VIA E-MAIL

April 1, 2024

Re: Billboard to Be Located at 1435 W. Old River Road

Dear Chair Kuri,

I am writing on behalf of the Board of Park Commissioners of the Cleveland Metropolitan Park District ("Cleveland Metroparks") to provide support for the request that the City of Cleveland Planning Commission approve the zoning variances required to place a billboard (the "Billboard") at 1146 Old River Road.

Locating the Billboard in Cleveland is one of the requirements of an agreed-upon resolution with Mortgage Investment Group that has allowed the Port of Cleveland to proceed with stabilizing Irishtown Bend and will, ultimately, result in a new park. Cleveland Metroparks approves of this step towards additional green space for the residents of the City of Cleveland.

For this reason, Cleveland Metroparks supports the location of the Billboard at 1146 Old River Road.

Sincerely,

Brian M. Zimmerman
 Chief Executive Officer

Lillian Kuri, Chair
 Cleveland Planning Commission
 Cleveland City Hall
 601 Lakeside Avenue, 5th Floor
 Cleveland, Ohio 44115

March 29, 2024

Regarding: Support for Proposed Billboard

Dear Ms. Kuri,

I am writing on behalf of LAND studio to express its support for the proposed billboard located at 1146 Old River Road, located in the City of Cleveland.

The location of the proposed new billboard will be one among a handful of existing billboards in is in a high traffic location along the Cleveland Shoreway. The proposed billboard will sit well above and largely out of sight of the mixed-use Flats entertainment district below. At street level, the billboard will be located on private property and should not have a significant negative impact on the visual environment in the area.

Importantly, the erection of the proposed billboard will allow for the removal of the significantly larger, static, aging billboard located at 1435 W. 25th Street, which is planned the future Irishtown Bend Park, a new riverfront park for the use and enjoyment of Cleveland residents and the region beyond.

In light of the foregoing, LAND studio encourages the Planning Commission to approve the billboard at the proposed location. Should you have any questions or wish to discuss this correspondence further, I can be reached at 216-621-5423 or gpeckham@LAND-studio.org.

Thank you for your consideration.

Regards,

Gregory Peckham
 Executive Director
 LAND studio

cc: Michael Bozak, Cleveland Planning Commission



1010 Euclid Avenue, Suite 300, Cleveland, OH 44115

April 2, 2024

Lillian Kuri
Chairwoman
Cleveland City Planning Commission
601 Lakeside Avenue, Room 501
Cleveland, OH 44114

Regarding: Support for Proposed Billboard Located at 1146 Old River Road

Dear Chairwoman Kuri

On behalf of Flats Forward, please accept this letter supporting the proposed installation of a new billboard to be located at 1146 Old River Road.

Flats Forward believes that the Cleveland City Planning Commission should approve the billboard proposed to be located on this site as there would be community benefit. With the billboard being erected above the Shoreway and proposed support structure placed within an existing fenced area on private property, there will be little aesthetic impact.

In addition, the proposed billboard facilitates the replacement of the existing billboard at 1435 W. 25th Street furthering two important public projects currently underway at or near 1435 W. 25th Street: (1) the Cleveland-Cuyahoga County Port Authority's hillside stabilization project undertaken to protect the Cuyahoga River from a catastrophic collapse of the hillside, and (2) the subsequent creation of the Irishtown Bend Park.

Flats Forward strongly encourages the Cleveland City Planning Commission approve the signage proposed at 1146 Old River Road. Should you have any questions or wish to discuss this correspondence further, I can be reached at rjz@thegreatlakesgroup.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert J. Zadkovich", is written over a light blue horizontal line.

Robert J. Zadkovich
Chairman of the Board | Flats Forward

Cleveland City Planning Commission

Special Presentations – Public Art



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 5, 2024

DF2024- xxx – Destination Cleveland Badge #3 Sculpture: Seeking Final Approval

April 5, 2024

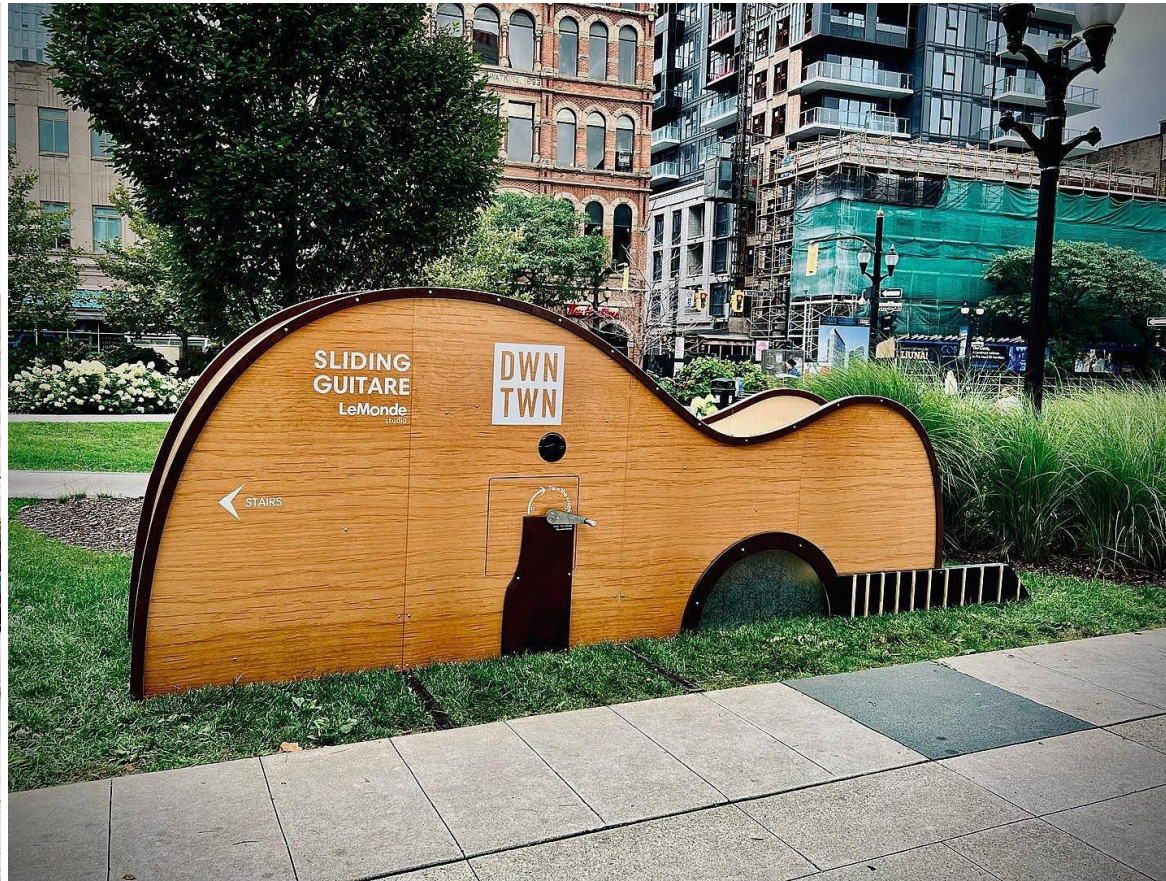
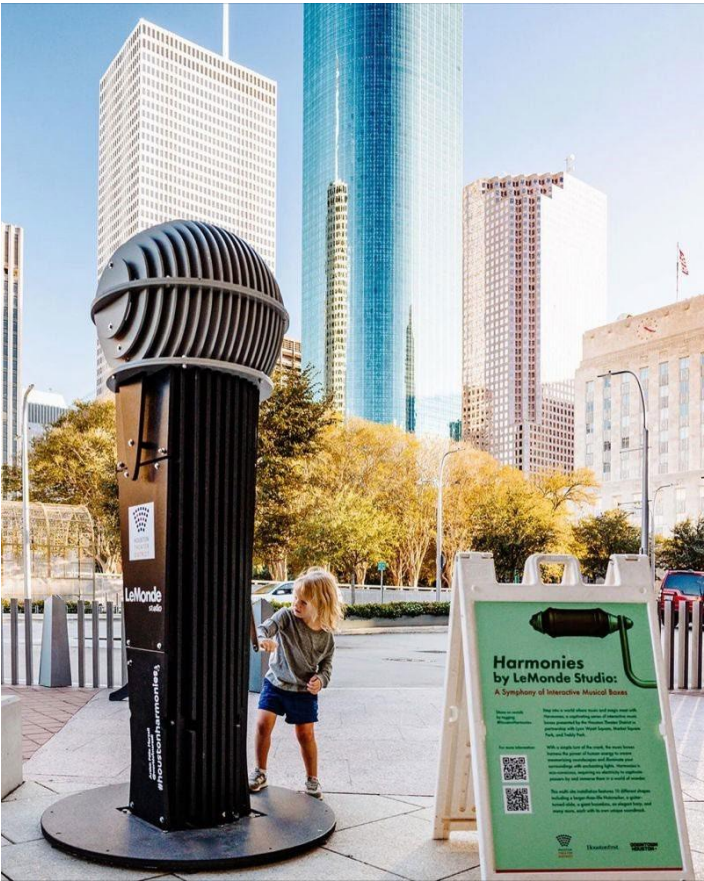
Location: Greenspace at Huron Road and East 4th Street

Presenter: Alex Harnocz, Destination Cleveland

Objectives

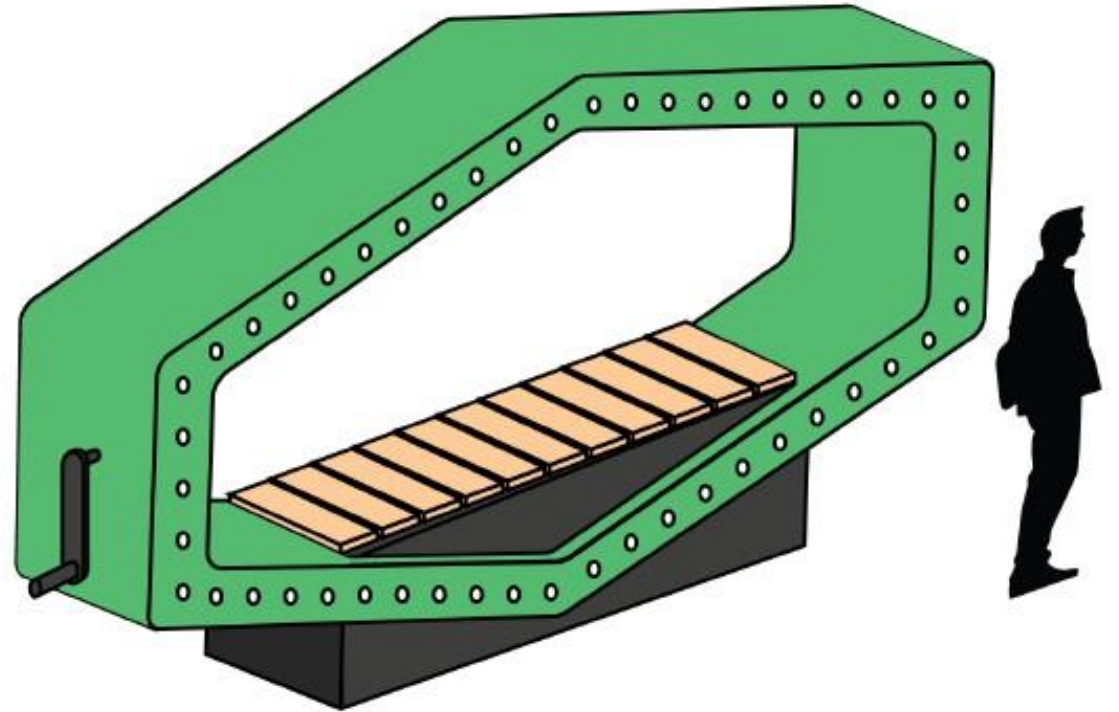
- **Create illuminated works of public art that:**
 - Offer a memorable experience / photo opportunity
 - Enhance wayfinding, particularly from the Convention Center
 - Use light to activate public spaces

LeMonde Studio - Examples



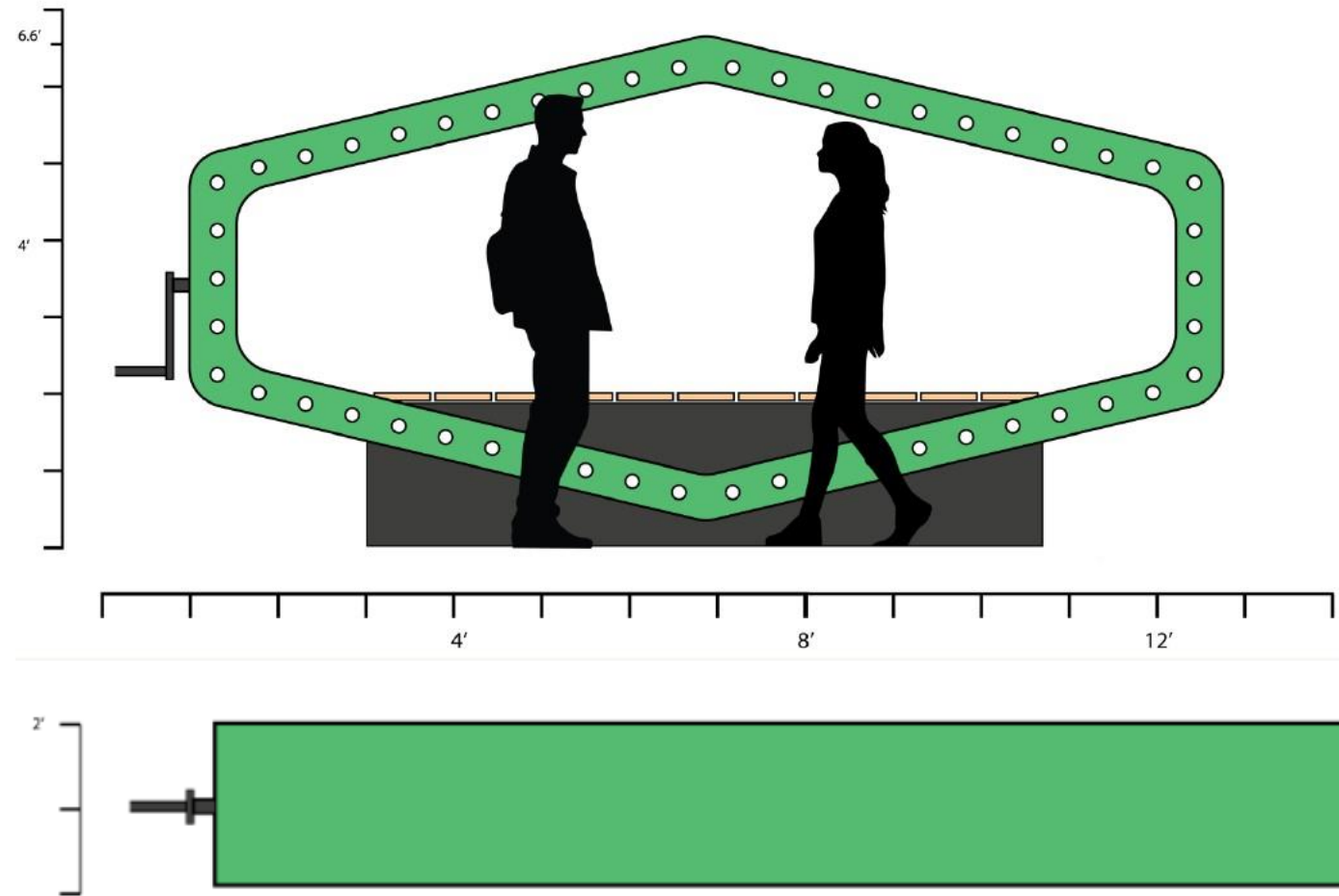
Installation Details

- 1,100 pounds empty, ~3,300 Pounds with ballast
- 12' wide, 2' deep, 6' tall
- Sits on rubberized base
- 3-year contract, may be moved annually
- Interactive seating / photo opportunity.
- Lights turn on when crank is turned. No power connection required.
- “Badge” element is repeated throughout Destination Cleveland branding.



Installation Details

- 12' wide, 2' deep, 6' tall



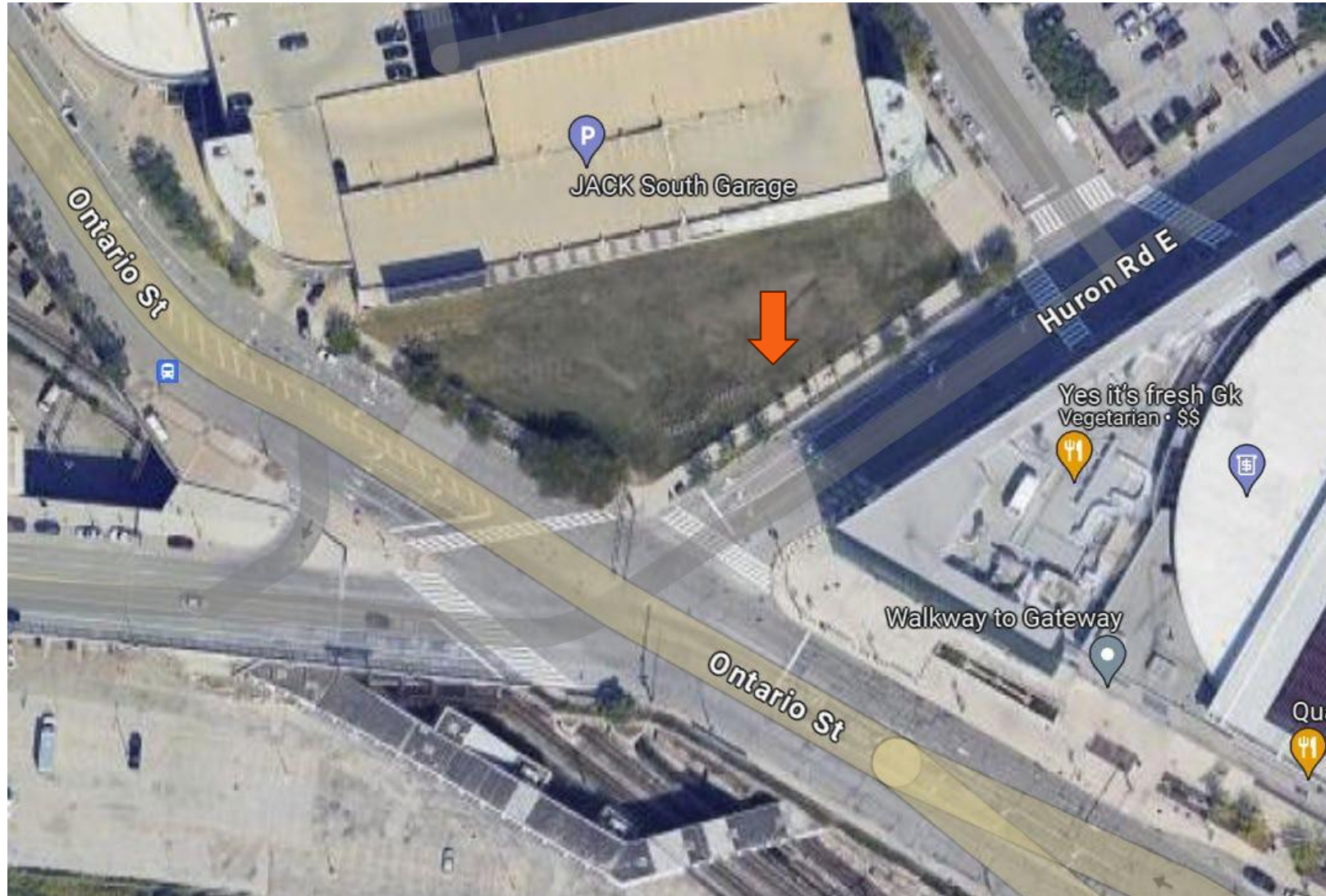
Site of Temporary Script Sign



Script and base plate will be removed after April 9th.

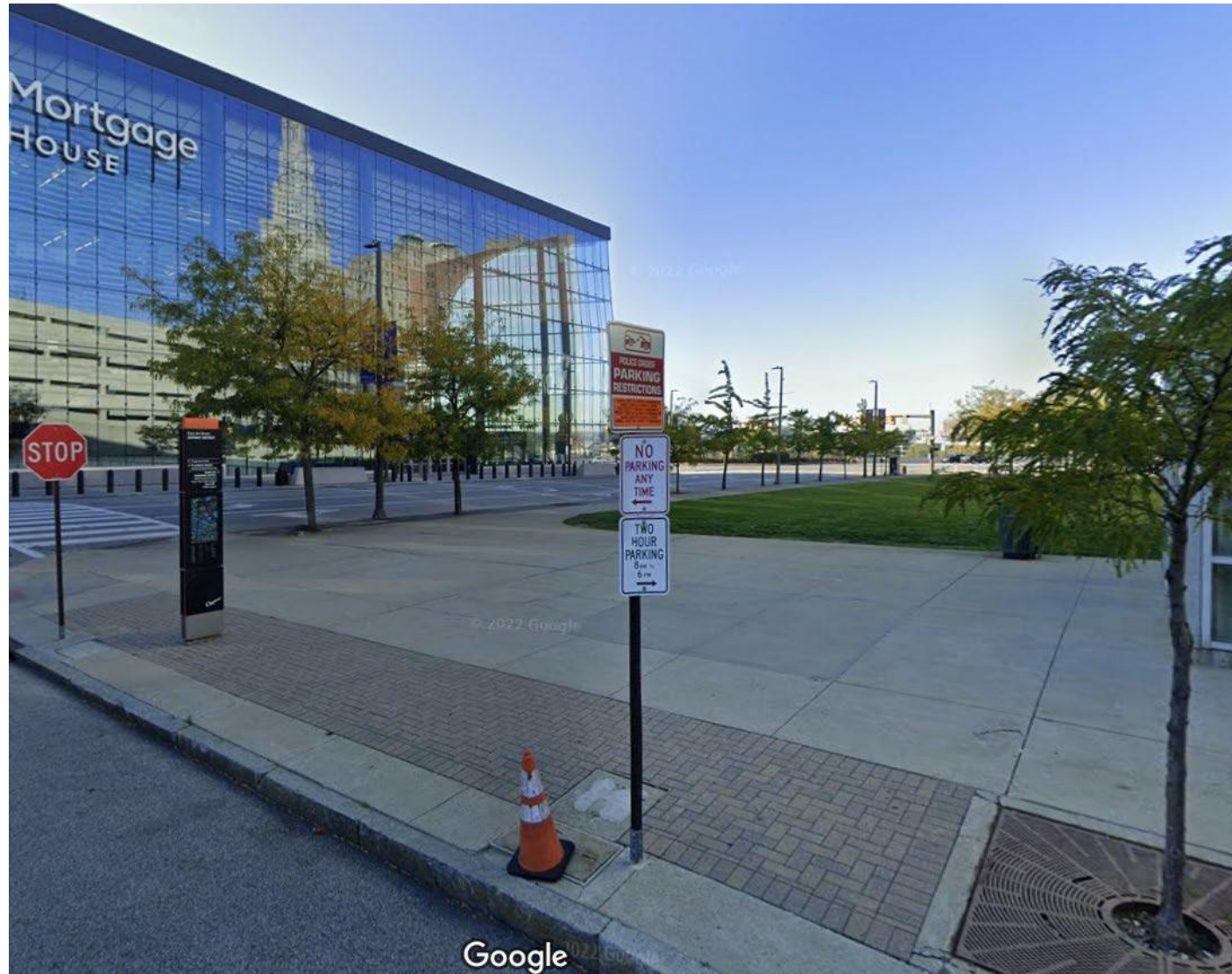
Badge to be placed in same location and orientation until Spring 2025

East 4th and Huron



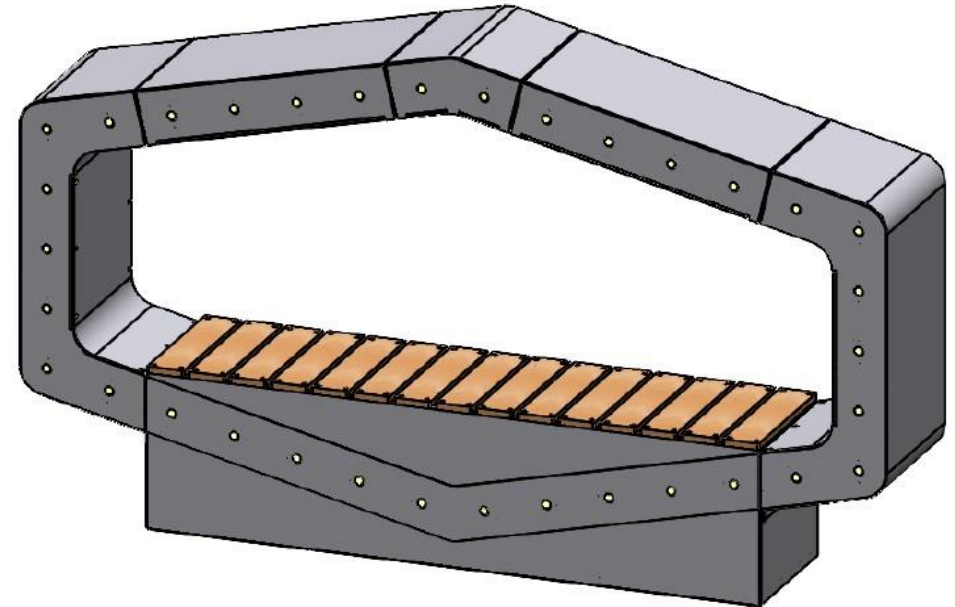
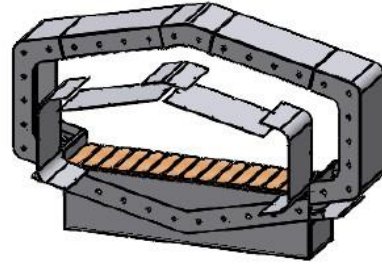
- ~30' back of Huron Road sidewalk
- Centered between Ontario and East 4th Street

East 4th and Huron



Installation

- Delivered by box truck in seven major pieces, final assembly on site
- Base filled with concrete ballast
- Quarterly maintenance visit from LeMonde staff
- Target date: April 15 – April 26





CITY OF CLEVELAND
Mayor Justin M. Bibb

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 2024-005

Meeting Date: 04/4/2024

Project Name: Destination Cleveland - Badges

Project Address: Mall C, Superior @ East 3rd, St. Clair Ave @ West 3rd, Update: E4th and Huron Greenspace

Contact Person: Alex Harnocz

Architect/Contractor: LeMonde Studio

General Description: Public Art

Motion by Design Review Committee:

Approved with Conditions

Approve: Bialosky, Bogart, Geist, Pesarchick, Schwartzberg, Soltis, Zarfoss

Disapprove:

Abstain:

Non-Voting Members:

-
- Subject to review and approval by City Engineering Staff to determine if slab, stone, or other footer is required
 - All applicable licensing and permitting to be completed prior to install

Cleveland City Planning Commission

Mandatory Referrals



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 5, 2024

Ordinance No. 261-2024 (Introduced by Councilmember Griffin): Designating the Jesse Owens House as a Cleveland Landmark.

April 5, 2024

Jesse Owens House

2178 E. 100th Street

2178 E. 100th Street



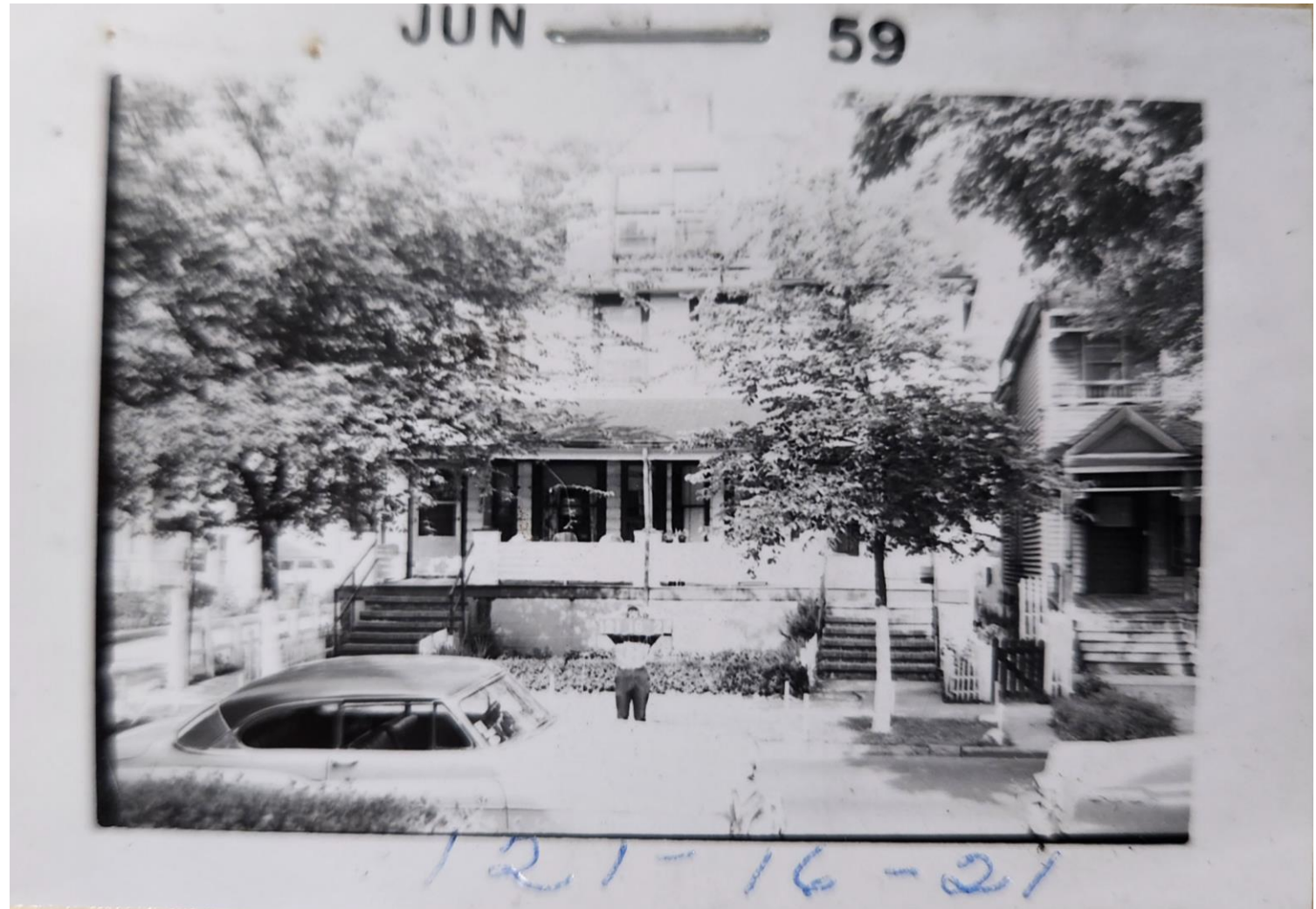
- Built 1898 as multifamily home
- American Four Square with Colonial Revival features
- Home retains many original architectural features including dentil moulding and brackets



2178 E. 100th Street

Home altered to a three family in 1947 and four family in 1954

Changes to architectural features include the addition of the fire escape, new windows, and porch steps and post and rail system



Jesse Owens, Olympic Gold Medalist

(12 September 1913 – 31 March 1980).



2178 E. 100th Street

1922 – Owens family moves to
Cleveland

1926 – Owens family lives on E.
90th Street

1930 – Owens family lives on E.
95th Street

• **1934 – Owens family lives at
2178 E. 100th**



Jesse Owens, Olympic Gold Medalist

- May 1935
Owens sets 3
world records at
the Big Ten
Championship in
Ann Arbor, MI



Jesse Owens, husband and father



May 1935

Owens marries long-time girl friend
Minnie Solomon



Jesse Owens earns 4 gold medals



2178 E. 100th Street



2178 E. 100th Street



Ordinance No. 333-2024 (Introduced by Councilmembers Conwell, Bishop and Hairston – by departmental request): Authorizing the Director of Capital Projects to issue a permit to UC City Center LLC to encroach into the public right-of-way of Chester Avenue by installing, using and maintaining a parking monument sign.

April 5, 2024



CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission

Richard J. Switalski, PE

Administrative Manager

Mayor's Office of Capital Projects

Division of Engineering & Construction

Friday, April 5 2024



Ordinance No. 333-2024

Encroachment permit

Authorizes the Director of Capital Projects to issue a permit to UC City Center LLC to encroach into the public right-of-way of Chester Avenue

Encroachment permit is for installing, using and maintaining a parking monument sign.



Ordinance No. 333-2024

Authorizes the Director of Capital Projects to issue a permit to UC City Center LLC to encroach into the public right-of-way of Chester Avenue

Proposed sign

SIGN ELEVATION: 1/2" = 1'-0'

Notes
 Manufacture & install one (1) double face, non-illuminated, cabinet holding one (1) double face, LED internally illuminated, circular cabinet with routed out circle; whole sign to be mounted on raised concrete base
 - Lower left portion of the cabinet to be painted PMS cool gray 10 upper right portion & reveal to be painted dark PMS cool gray 6; circular cabinet to the one side to be painted PMS cool gray 3
 A. the outer portion of the circle to be painted PMS cool gray 3; circle in the middle with the "P" to be routed out & backed up by white 7328 plexiglass so the circle would be white; "P" in the middle to be first surface, blue lagoon 3630-86
 B. 3/8" PVC panel to be painted teal PMS 2241; copy inside the circle to be first surface, reflective white vinyl
 C. Copy & arrows to be non-illuminated, 3/4" thick, dimensional letters/arrows flush mounted to the face of the cabinet; with first surface, reflective white vinyl

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

Brilliant Electric Sign Co., Ltd.
 4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

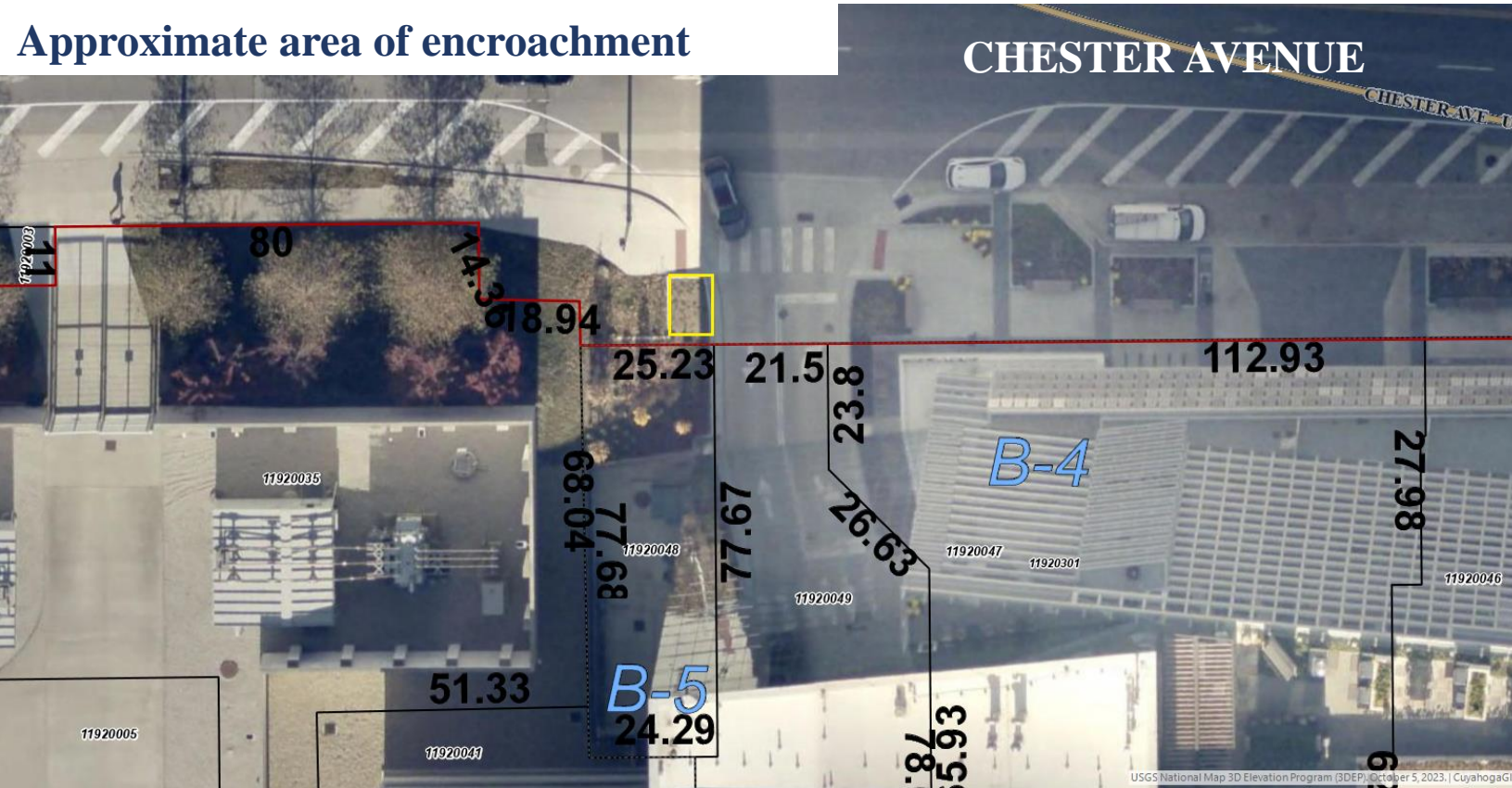
COMPANY NAME	CIRCLE SQUARE	SALESMAN	JRH	DATE	4/10/23	DESIGN NO.	B73-541
LOCATION	10600 CHESTER AVE., CLEVELAND, OH	DESIGNER	CP	SCALE	SHOWN	REVISION	DATE
						10/18/23	10/23/23
						FILE NAME	CIRCLE SQUARE (S)
							COPYRIGHT © 2023

NOTE: THIS IS AN ORIGINAL UNPUBLISHED DESIGN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE AUTHOR. THIS DOCUMENT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED OR CONDUCTED BY YOU OR YOUR COMPANY. IT IS NOT TO BE COPIED OR EXHIBITED IN ANY MANNER.



Ordinance No. 333-2024

Authorizes the Director of Capital Projects to issue a permit to UC City Center LLC to encroach into the public right-of-way of Chester Avenue



Ordinance No. 333-2024

Authorizes the Director of Capital Projects to issue a permit to UC City Center LLC to encroach into the public right-of-way of Chester Avenue

Approximate area of encroachment



Questions & Feedback?



Cleveland City Planning Commission

Administrative Approvals



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 5, 2024

April 5, 2024

Ordinance No. 888-2022 (Introduced by Councilmembers Starr, Hairston and Griffin – by departmental request): To repeal Ordinance No. 997-2021, relating to a Tax Increment Financing Agreement with Project Boron, LLC for the Orlando Baking Company Expansion Project; authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with Project Boron, LLC, and/or its designee, to assist with the financing of the Orlando Baking Company Expansion Project to be located along the Opportunity Corridor; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

Ordinance No. 312-2024 (Introduced by Councilmembers Kazy and Griffin – by departmental request): Determining the method of making the public improvement of repairing and upgrading the Second High to First High regulator at the Nottingham water treatment plant, and authorizing the Director of Public Utilities to enter into one or more public improvement contracts for the making of the improvement.

April 5, 2024

April 5, 2024

Resolution No. 321-2024 (Introduced by Councilmembers Conwell, Hairston and Griffin – by departmental request): Approving the creation of a new special improvement district in the City by University Circle Inc. as an existing qualified non-profit corporation; approving the amendment to the Articles of Incorporation by University Circle Inc. creating the special improvement district; accepting petitions from owners of property in the proposed district; approving the initial comprehensive services plan for the new district; declaring it necessary to provide police and safety services; providing for an assessment for the cost of such services upon benefited property in the district; and declaring an emergency.

April 5, 2024

Ordinance No. 341-2024 (Introduced by Councilmembers McCormack, Hairston and Griffin – by departmental request): Authorizing the Director of City Planning to accept a grant from the Project for Public Spaces for the West 29th Street Open Street Program; determining the method of making the public improvement of installing one or more pedestrian plazas along West 29th Street; authorizing the Director of City Planning, or appropriate Director, to enter into one or more public improvement contracts; authorizing other contracts; and applying for and accepting gifts, grants, or services from public and private entities, needed to implement the grant.

Ordinance No. 347-2024 (Introduced by Councilmembers Hairston and Griffin – by departmental request): To supplement the Codified Ordinances of Cleveland, Ohio, 1976, by enacting new Title VIIA, Cleveland Neighborhood Form-Based Code, which consist of Chapters 3001 through 3007; and to amend Section 327.01 of the codified ordinances, as enacted by Ordinance No. 546-93, passed June 14, 1993, to reference the new Title VIIA, Cleveland Neighborhood Form- Based Code.

April 5, 2024

Cleveland City Planning Commission

Director's Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 5, 2024

CPC in the News!

- 1. New, more flexible Cleveland zoning code pilot wins Planning Commission approval (March 15, 2024, Signal Cleveland) ([Link](#))**
 - 2. Cleveland City Planning Commission approves zoning and transportation policies aimed at creating '15-minute' city (March 16, 2024, Plain Dealer) ([Link](#))**
 - 3. Cleveland Planning Commission Oks major zoning change after a decade of discussions (March 16, 2024, News 5 Cleveland) ([Link](#))**
 - 4. RTA aims to help rebuild Cleveland, Cuyahoga County with network of Bus Rapid Transit lines (March 24, 2024, Plain Dealer) ([Link](#))**
-

April 5, 2024

Updates:

April 5, 2024

- **Public square construction**
 - **State of the City**
 - **Upcoming conferences: APA Ohio Planning & Zoning April 26**
 - **Cleveland City Planning staff will present for two seminars:**
 - **Cleveland's North Coast Lakefront: A Vision for All Clevelanders**
 - **Building Community 'Round Roundabouts: A Deep Dive into a Controversial Roadway Project**
-

Cleveland City Planning Commission

Adjournment



CITY OF CLEVELAND
Mayor Justin M. Bibb

March 15, 2024