



# Cleveland City Planning Commission

Friday, June 17, 2022

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

Lillian Kuri, Commission Chair

Joyce Pan Huang, Director

Michael Bosak, Administrator

# Cleveland City Planning Commission

## Preamble

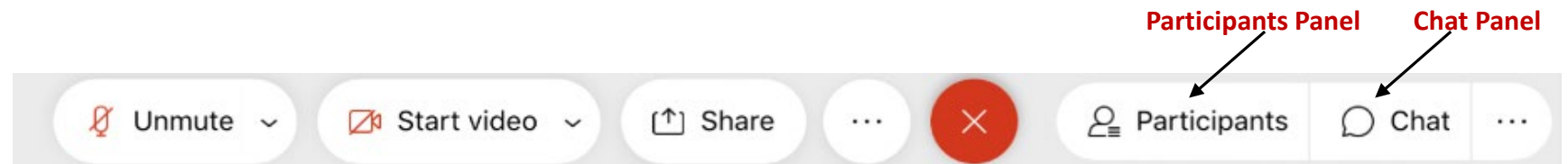
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

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. ABSTENTIONS 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



June 17, 2022



# Cleveland City Planning Commission

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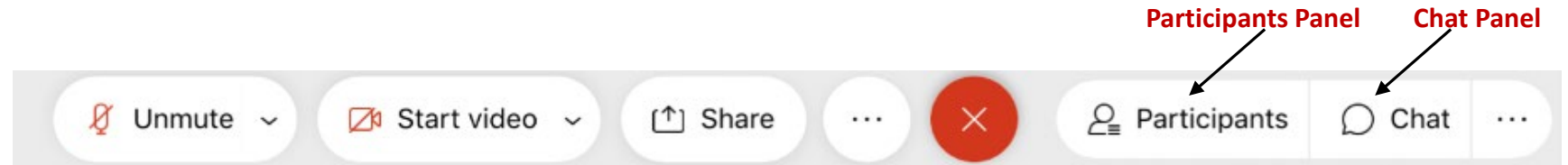
## Preamble

**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 VIA OUR WEBSITE AND EMAIL HAVE BEEN CONSIDERED.**

**WE HAVE ALSO RECEIVED EMAILS FROM THOSE WHO HAVE PROVIDED WRITTEN COMMENT ON A PARTICULAR MATTER.**



June 17, 2022

# Cleveland City Planning Commission

## Call to Order and Roll Call

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June 17, 2022

# Cleveland City Planning Commission

## Zoning Map Amendments

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June 17, 2022

**Ordinance No. xxx-2022** (Ward 16/Councilmember Kazy):  
Changing the Use, Area & Height Districts of parcels of land south of Lakewood Heights Blvd. to north of Berwyn Avenue between the former Lakeshore and Eastern Michigan Railroad to east of West 133<sup>rd</sup> Street. (Map Change 2649)





# La Plaza SUPERMARKET



## Map Change 2649

City Planning Commission  
June 17, 2022



# Proposal

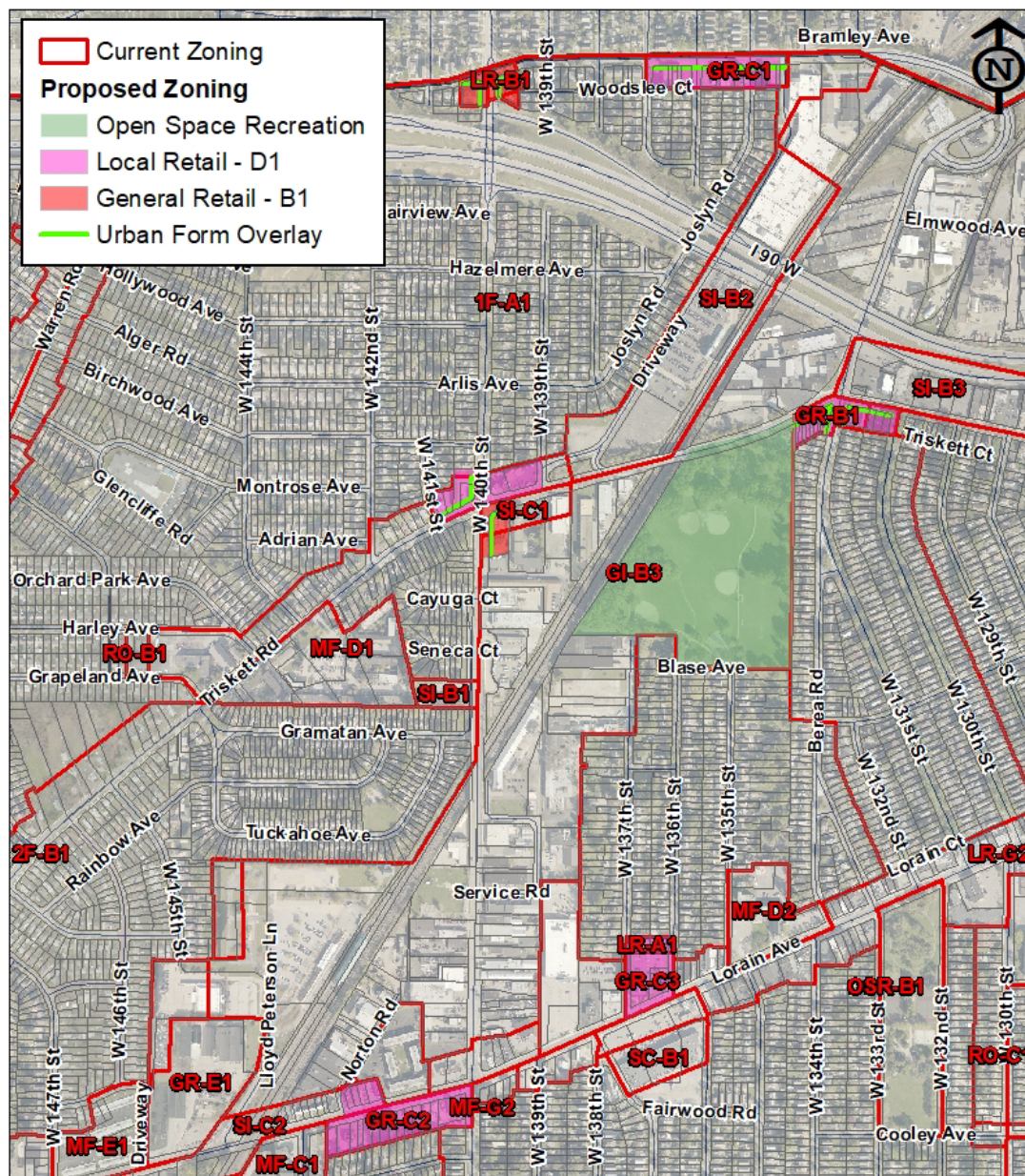
Changing the Use, Area, & Height Districts of parcels of land south of Lakewood Heights Blvd to north of Berwyn Ave between the former Lakeshore and Eastern Michigan Railroad to east of West 133rd Street (MC 2649).

## Purpose

- To ensure compatible retail uses with the residential neighborhood
- To permit existing uses to upgrade properties in a way that is consistent with the neighborhood character and to minimize the potential conflict between vehicles and pedestrians
  - To preserve neighborhood green space







## Map Change 2649

Changing the Use, Area, & Height Districts of parcels of  
land south of Lakewood Heights Blvd to north of  
Berwyn Avenue between the former Lakeshore  
& Eastern Michigan Railroad to east of West 133rd Street  
(Map Change 2649).





## Changing to OSR- B1

General Industry – B3

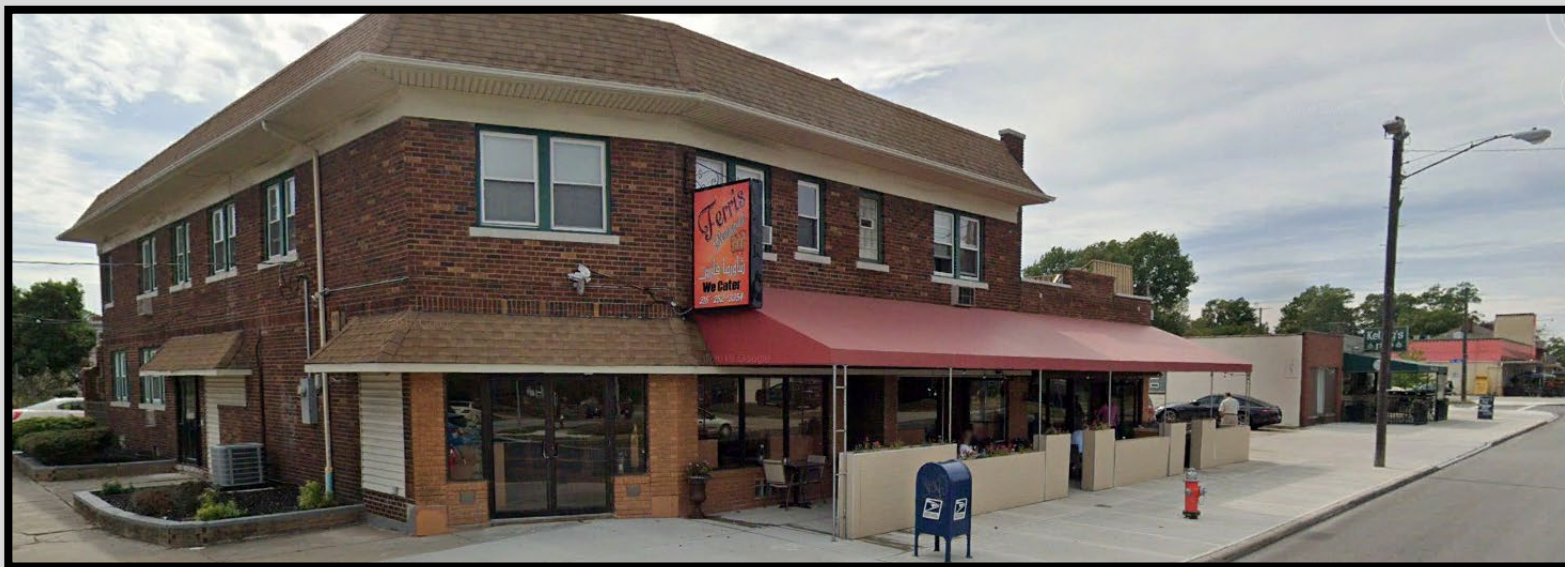
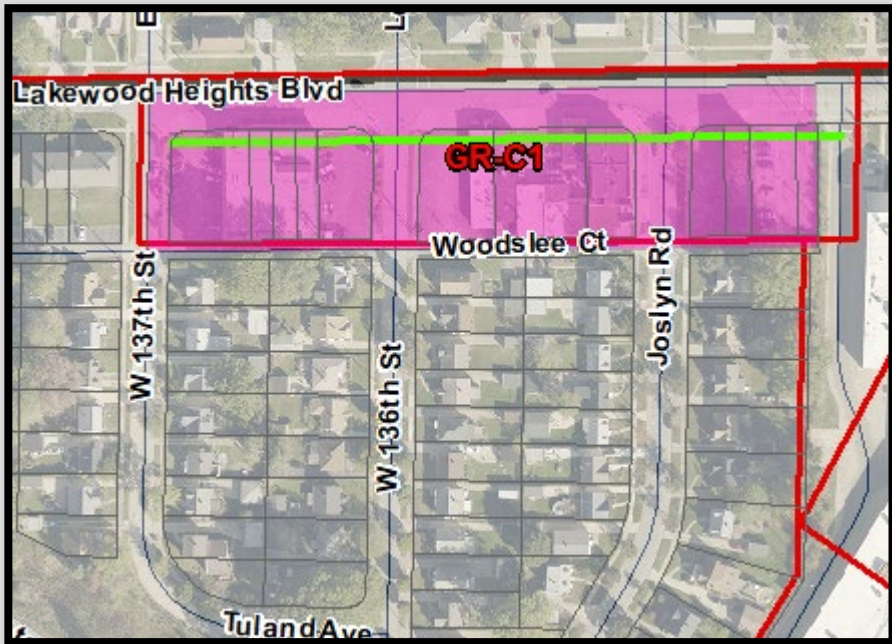




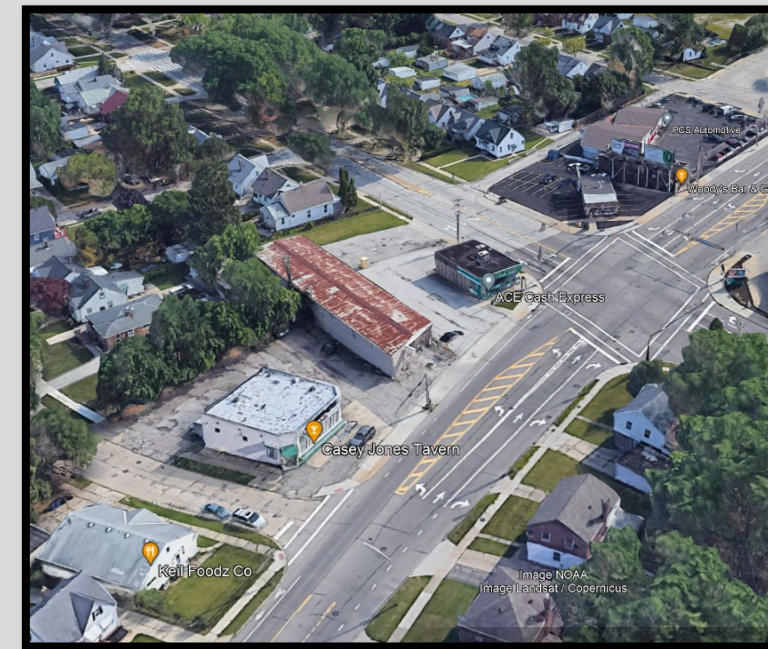
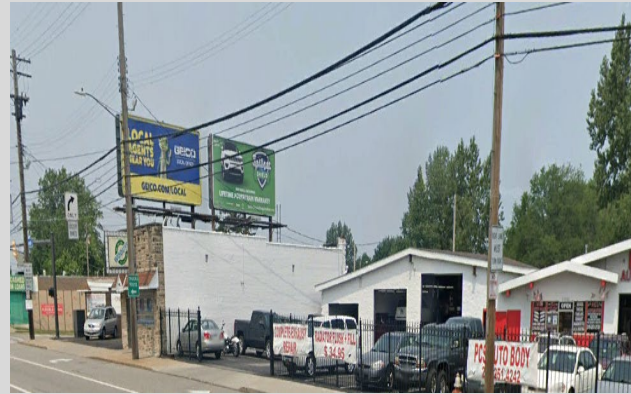
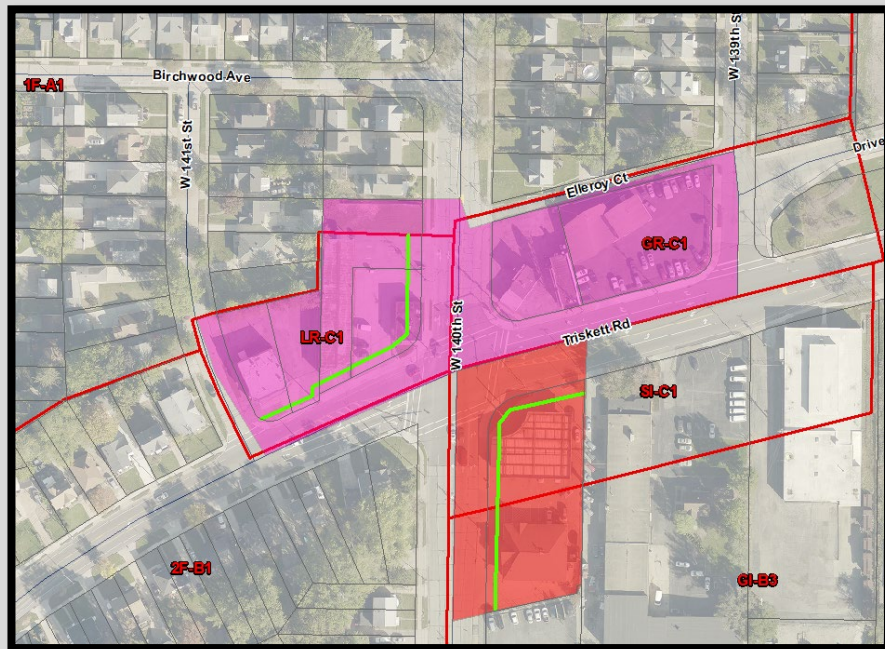




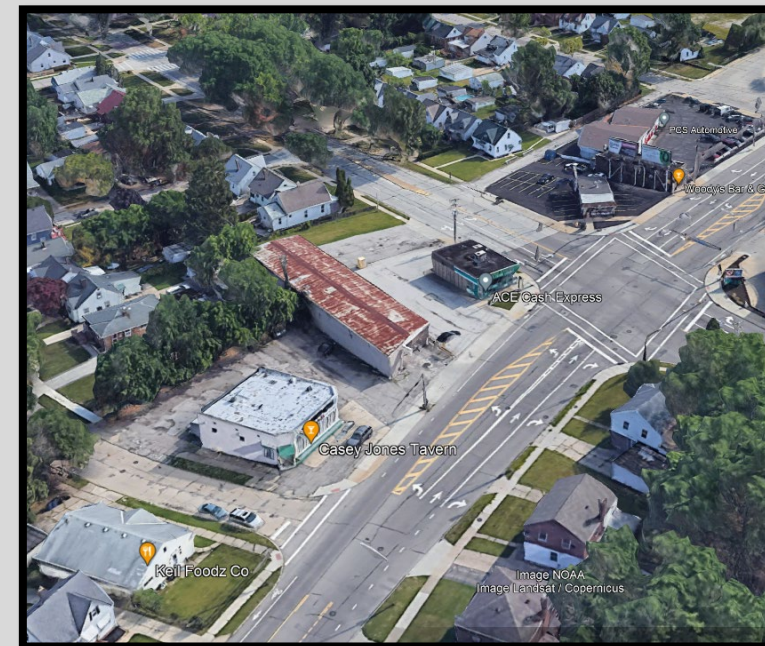
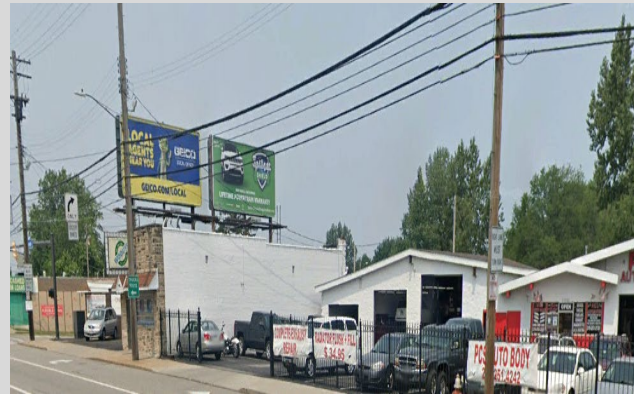
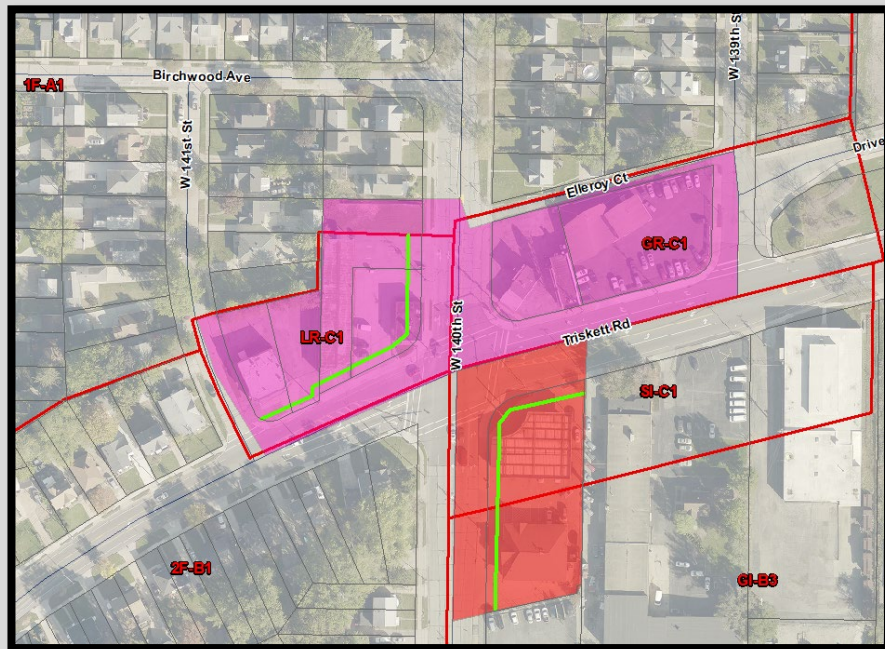




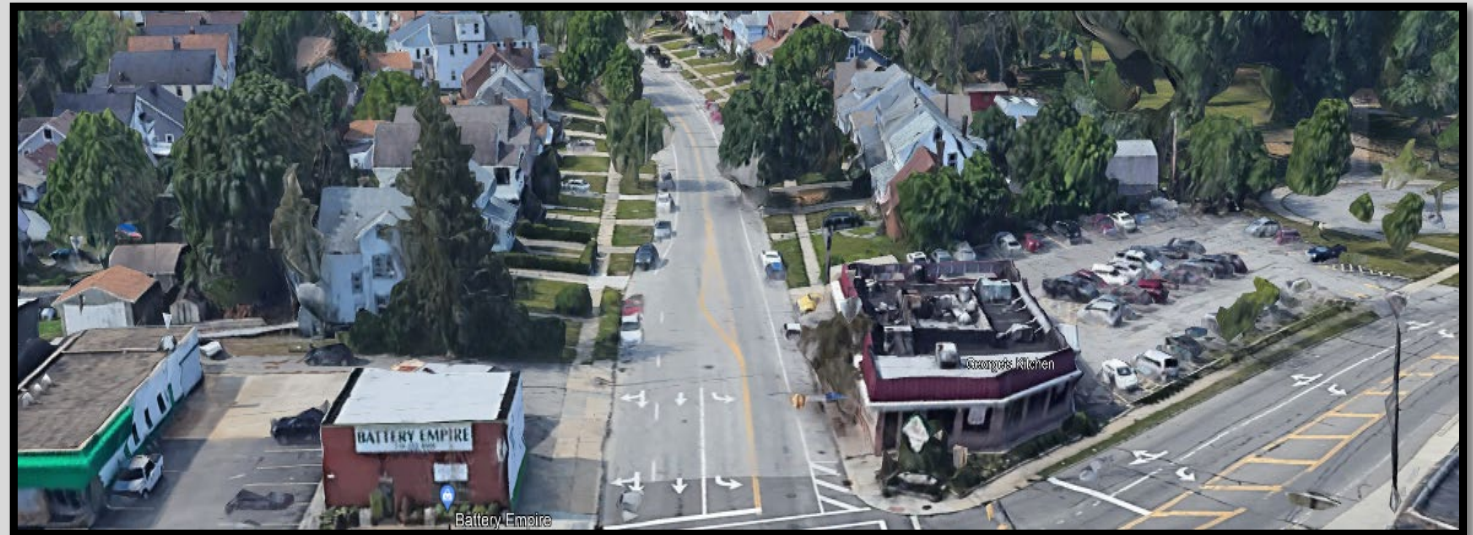
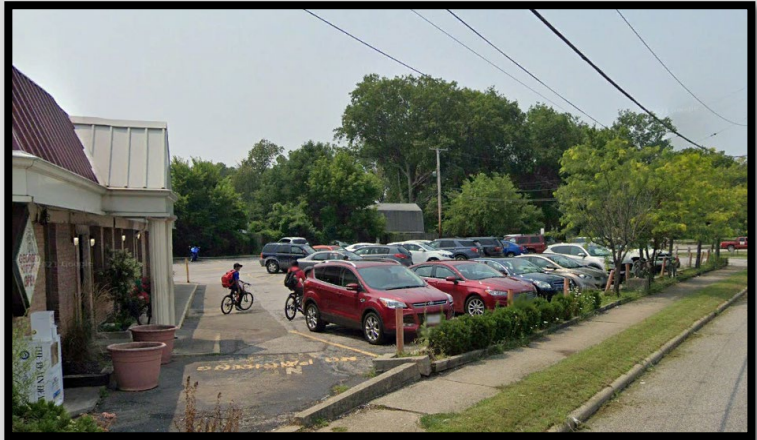
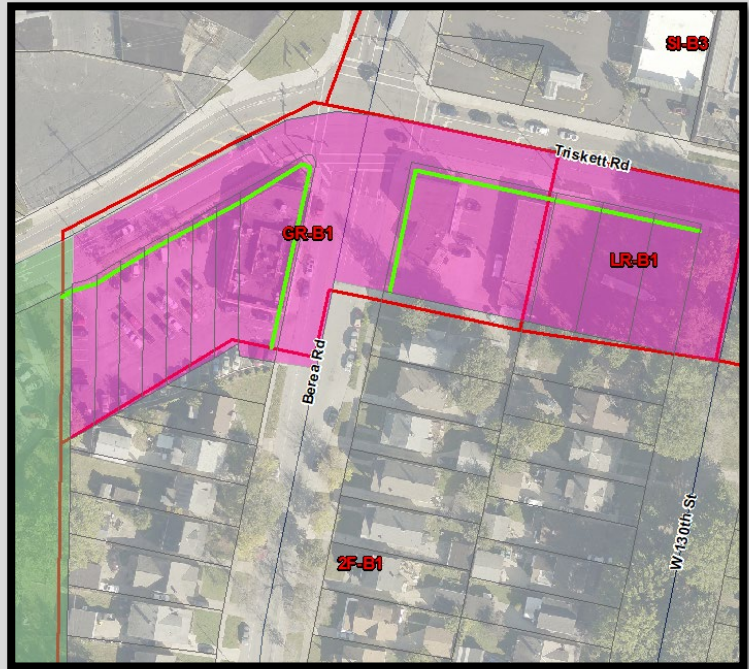




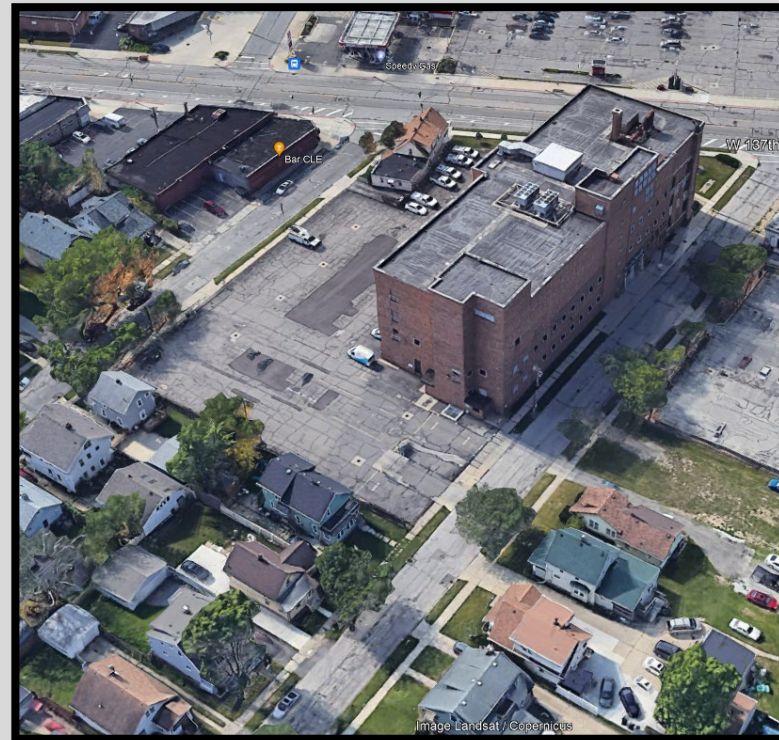
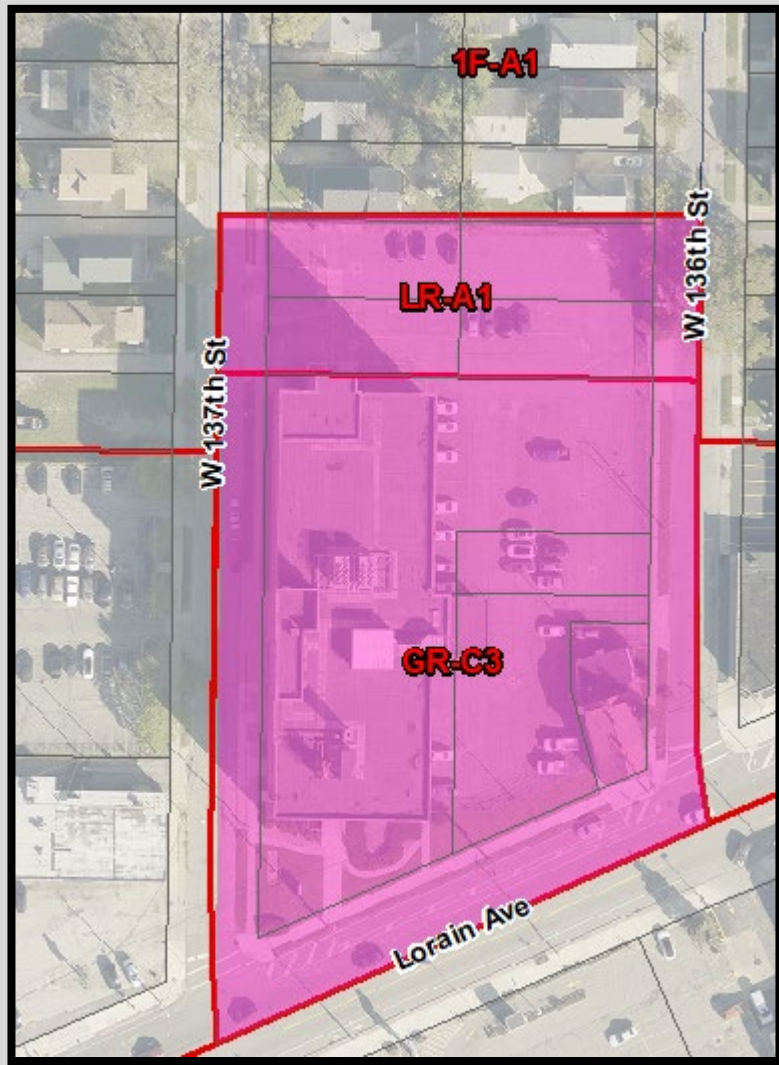




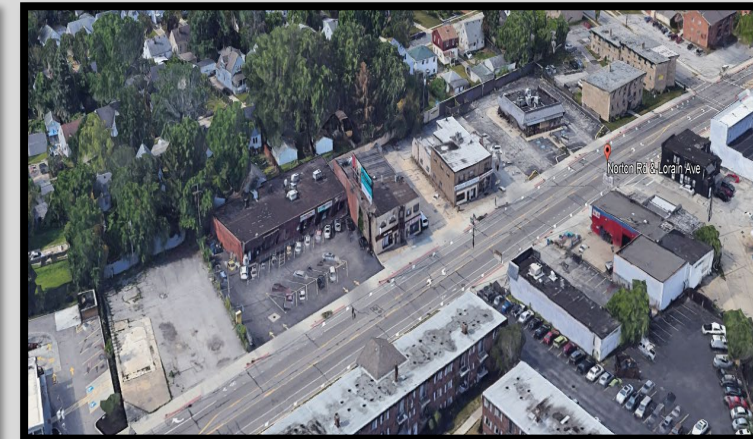
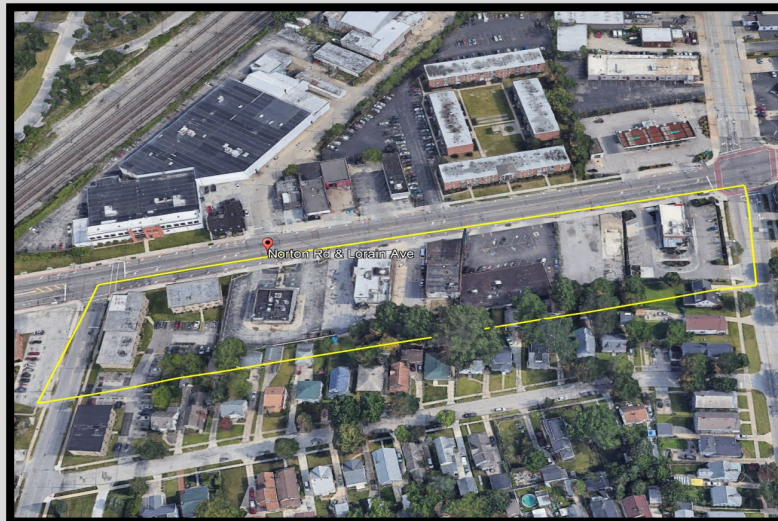
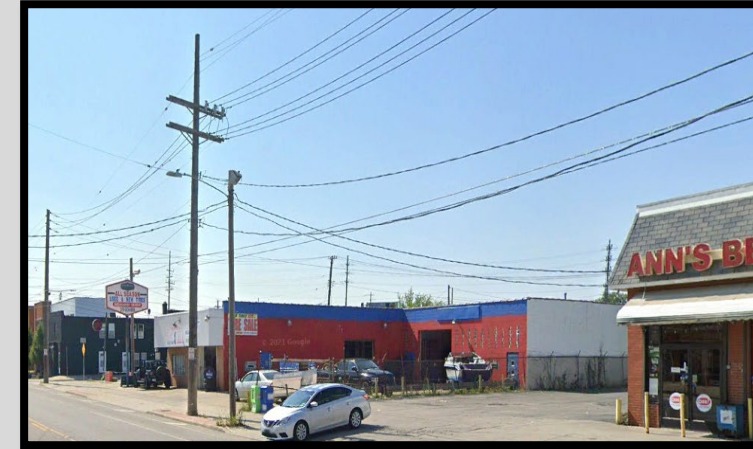
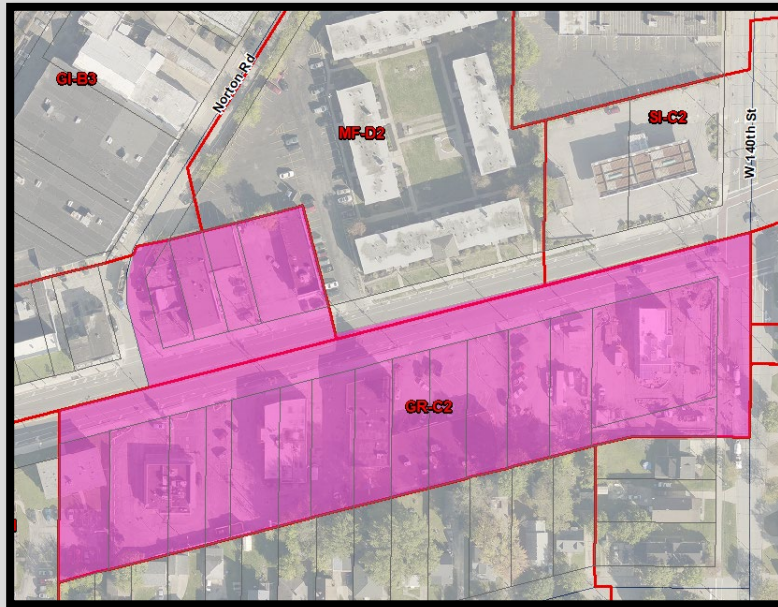














## Changing to GR-

### B1

Two-Family Residential

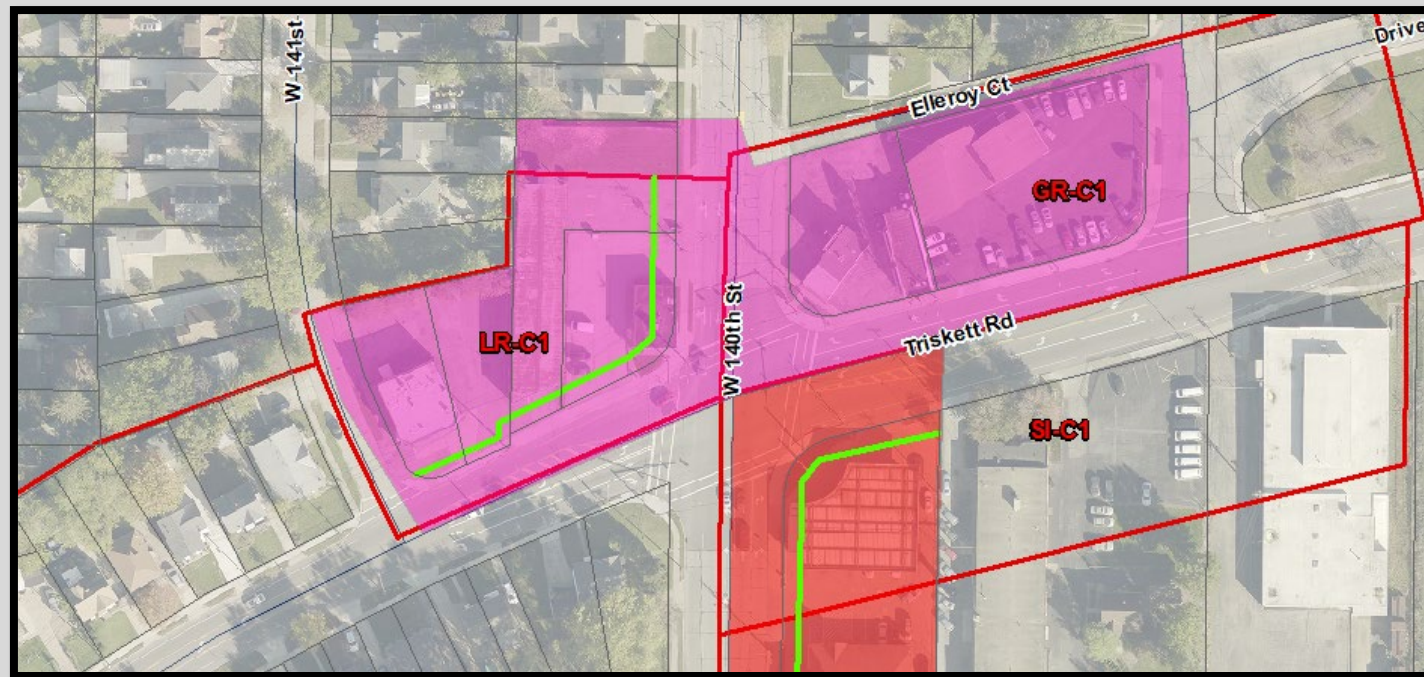
– B1

Local Retail Business –

A1, C1

Semi-Industry

General – Industry





## **Changing to GR- B1**

- Two-Family Residential – B1
- Local Retail Business – A1, C1
- Semi-Industry
- General – Industry





# Urban Form Overlay

## Goals

- Support walkable neighborhoods & mixed-use districts
- encourage alternative transit methods
- Establish strong urban form



Building Design:  
improve walkable characteristics to promote safety by promoting interaction between interior/exterior space

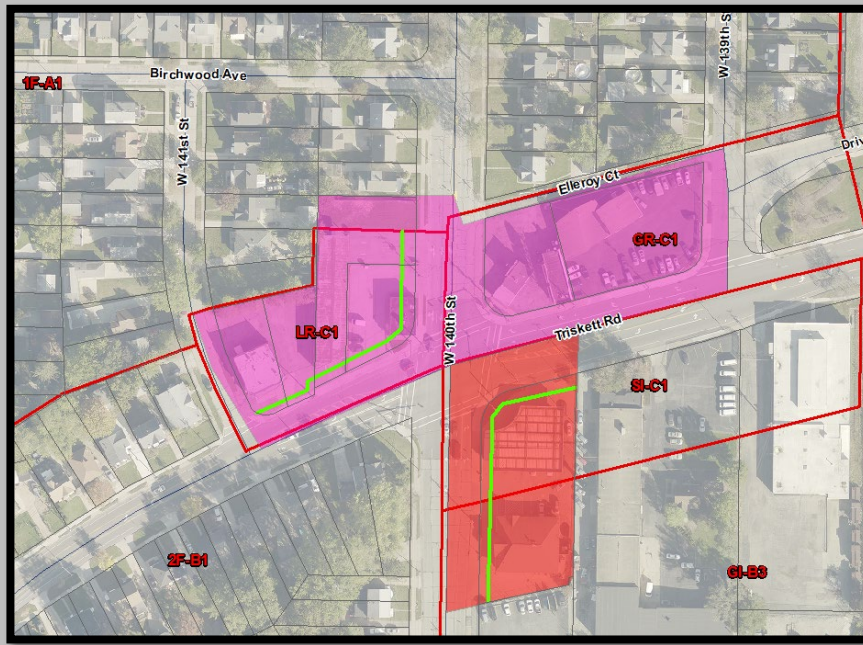
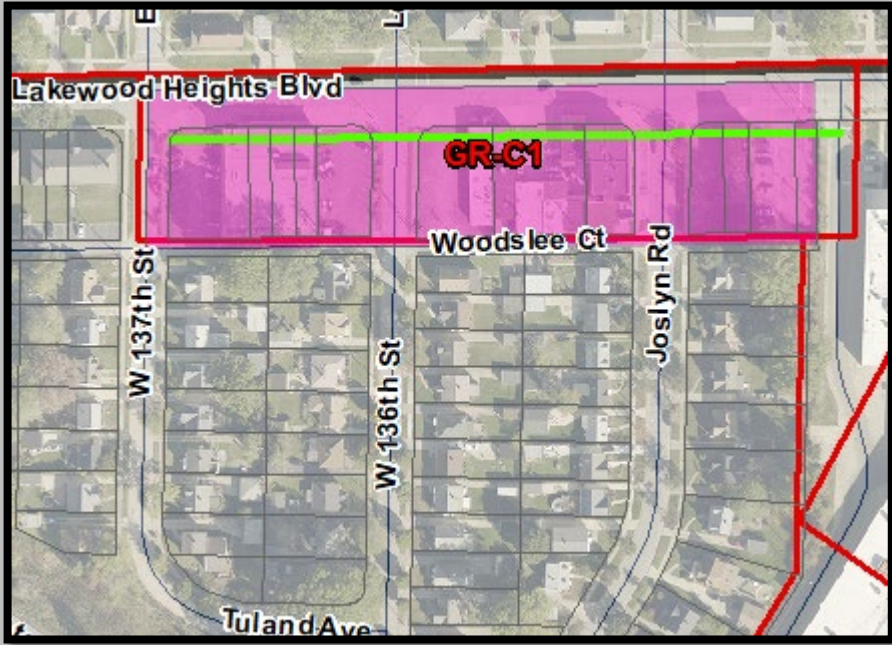


Parking:  
Encourages right amount in right place to support walkable neighborhoods (car + bike)



Building Setbacks: Builds a street wall while still allowing room for façade articulation & patios





## Adding Urban Form Overlay

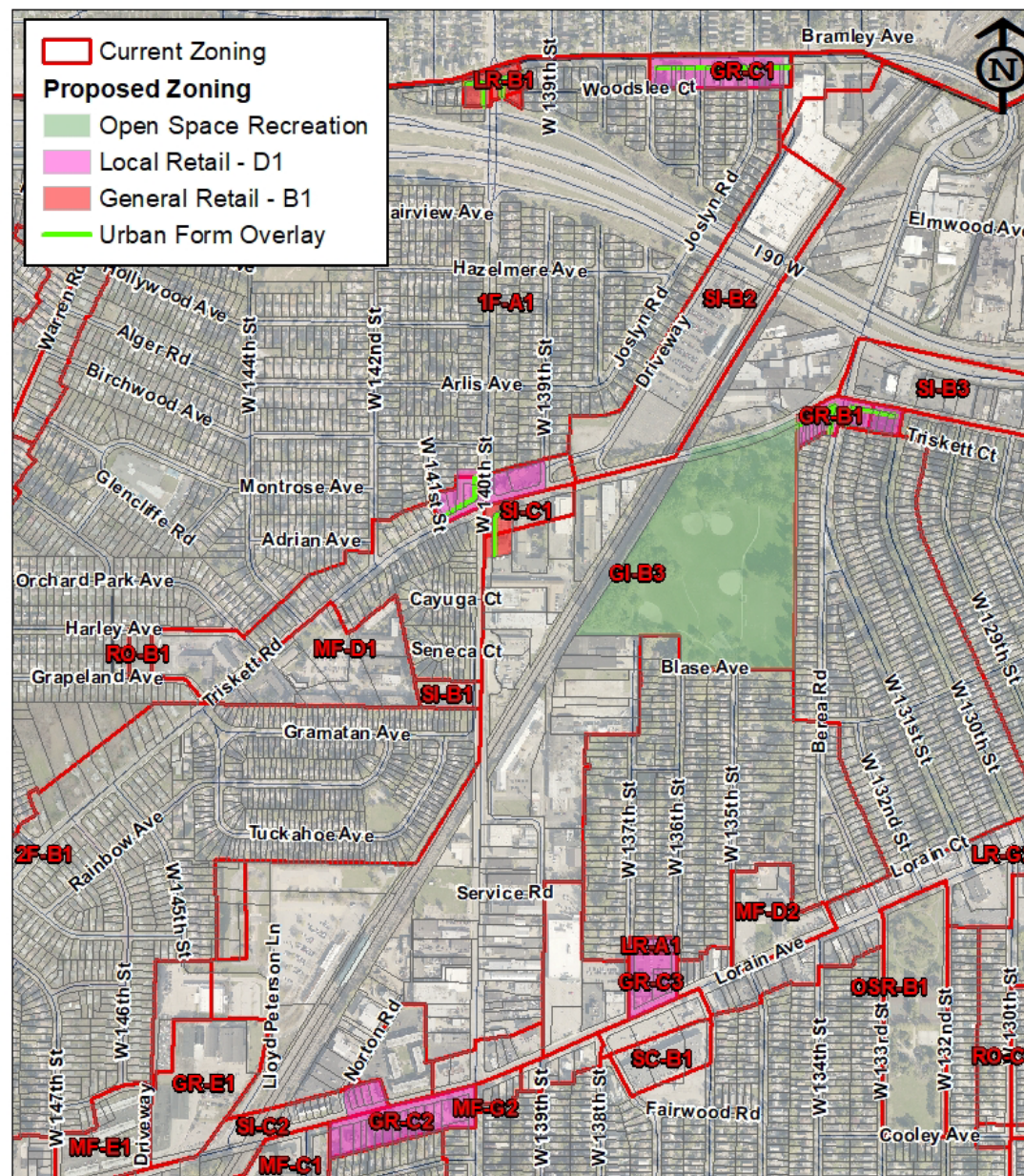





# Adding Urban Form Overlay

Map Change 2649








cleveland  
city planning  
commission

### Map Change 2649

Changing the Use, Area, & Height Districts of parcels of  
land south of Lakewood Heights Blvd to north of  
Berwyn Avenue between the former Lakeshore  
& Eastern Michigan Railroad to east of West 133rd Street  
(Map Change 2649).

800  
Feet



Date: June 6, 2022







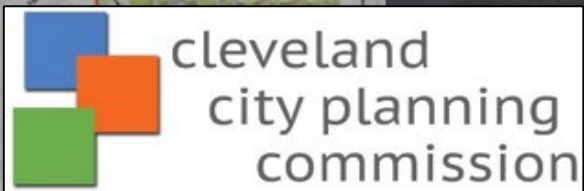
**Ordinance No. xxx-2022** (Ward 6/Councilmember Griffin):

Changing the Area & Height Districts of parcels of land south of Murray Hill Road east of Adelbert Road to west of Arey Road and adding an eight (8) foot Specific Mapped Setback from the property line fronting Murray Hill Road. (Map Change 2650)



# Map Change 2650

City Planning Commission  
June 17, 2022





# Proposal

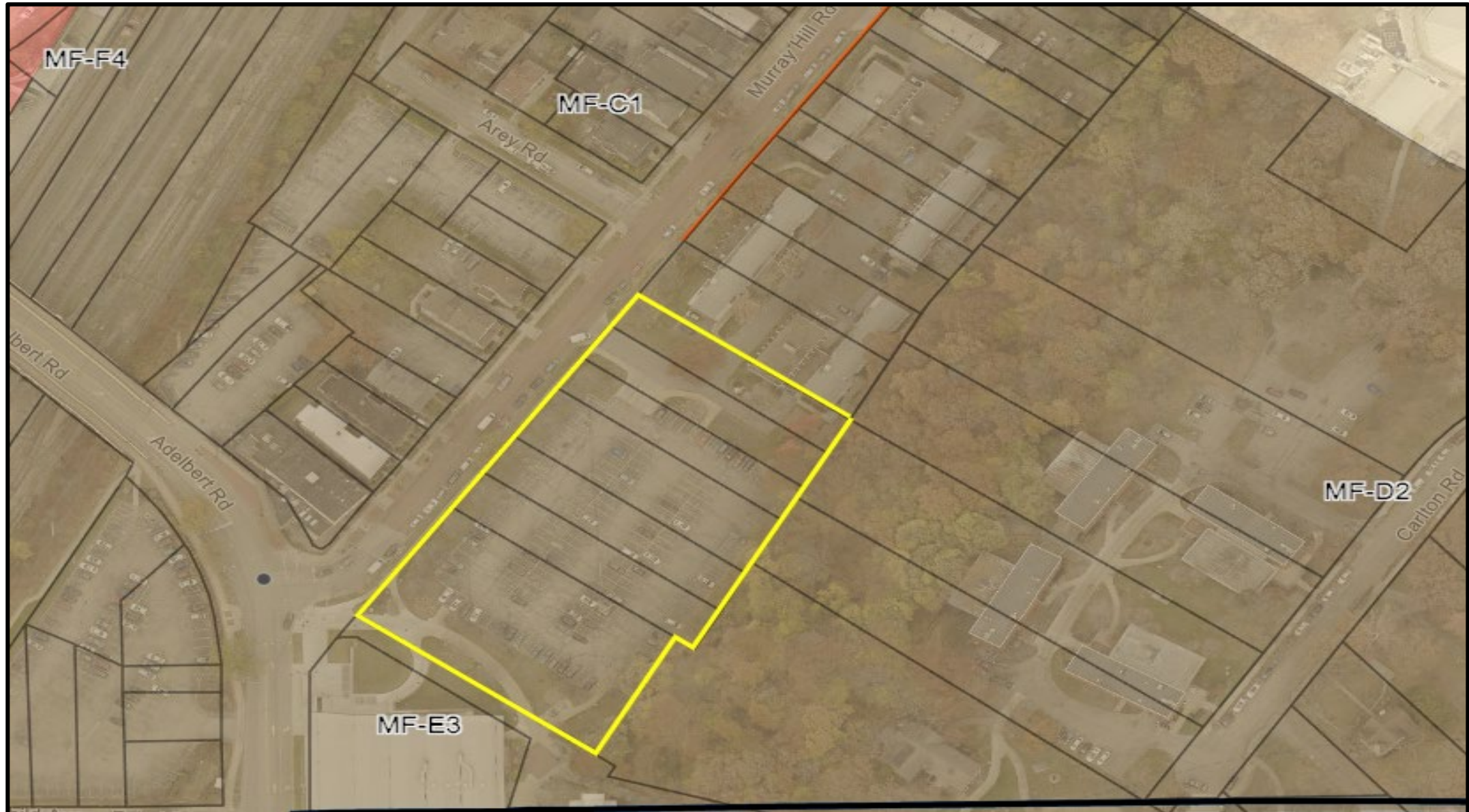
Changing the Area & Height Districts of parcels of land south of Murray Hill Road east of Adelbert to west of Arey Road and adding an eight (8) foot Specific mapped Setback from the property line fronting Murray Hill Rd (Map Change 2650)

# Purpose

- Facilitate the development of new Case Western Reserve University Student Housing – South Residential Village - that was approved by local neighborhood, CDC and Landmarks Commission
- Align existing and future land uses with zoning to enhance the character of the neighborhood
  - Bring split jurisdiction parcels into zoning alignment




# Existing Zoning: MF – C1









cleveland

city planning

commission

### Map Change 2650

Changing the Area & Height Districts of parcels of land south of Murray Hill Road east of Adelbert to west of Arvey Road and adding an eight (8) foot Specific Mapped Setback from the property line fronting Murray Hill.

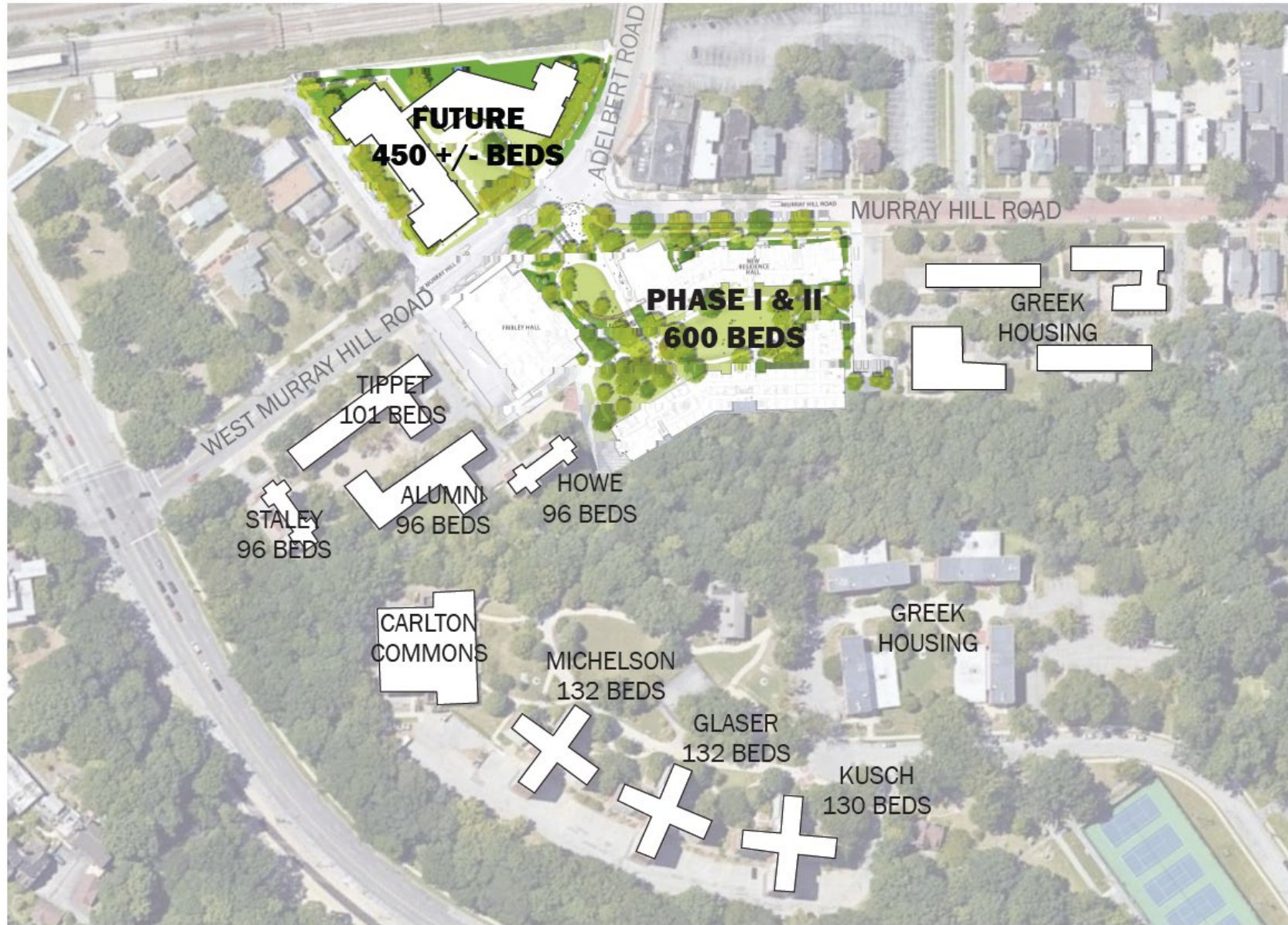
50

Feet

Date: June 7, 2022



# CWRU SOUTH CAMPUS MASTERPLAN





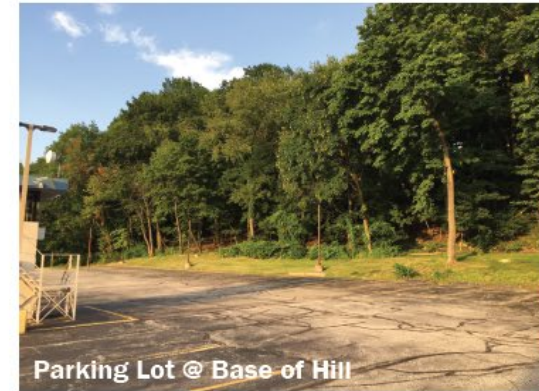
## EXISTING CONTEXT



Corner of Murray Hill Road



Parking Lot from Pathway



Parking Lot @ Base of Hill



Parking Lot Entry @ NE Corner



Terrace @ Fribley



Murray Hill Road Looking South



## LITTLE ITALY: SCALE AND CONTEXT



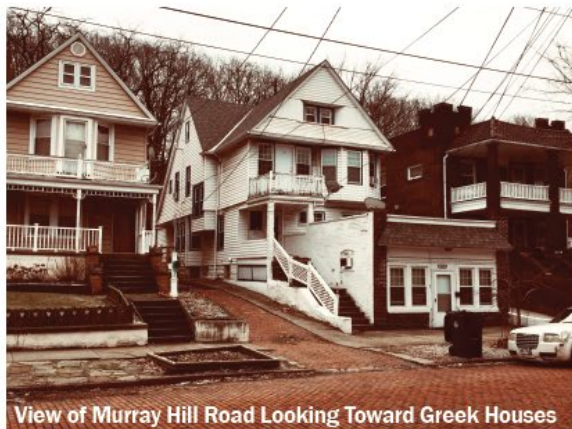
View of Murray Hill Road Looking Toward Fribley



View of Murray Hill Road Looking North



View Across Murray Hill Road from Site



View of Murray Hill Road Looking Toward Greek Houses



View of Murray Hill Road Looking South



View of Murray Hill Road Looking Toward Greek Houses



## LITTLE ITALY: RECENT & UNDER CONSTRUCTION PROJECTS



## OTHER NOTABLE BUILDINGS IN AREA





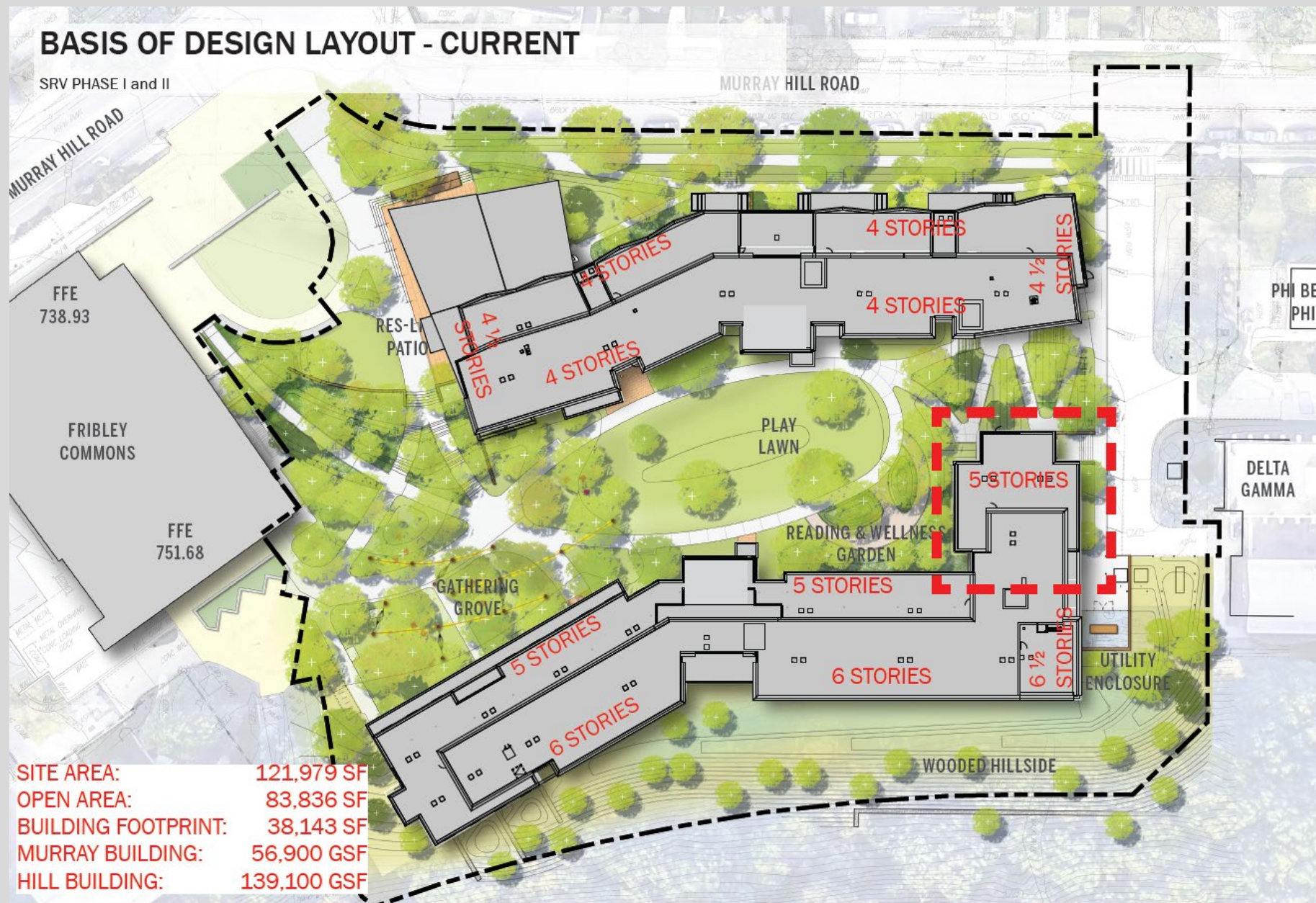
## FRIBLEY COMMONS RENOVATION





# BASIS OF DESIGN LAYOUT - CURRENT

SRV PHASE I and II



SITE AREA:	121,979 SF
OPEN AREA:	83,836 SF
BUILDING FOOTPRINT:	38,143 SF
MURRAY BUILDING:	56,900 GSF
HILL BUILDING:	139,100 GSF



# **ASSUMPTIONS:**

CLEVELAND OH CODE OF ORDINANCES  
PART 3: LAND USE CODE

SITE IS MULTI-FAMILY DISTRICT (MF-D2)

MULTIPLE DWELLINGS CLASS B -  
DORMITORIES (325.51)

**BUILDING HEIGHT: 60'**

**FRONT YARD SETBACKS** [357.04 A]:  
15% OF THE LOT (NOT TO EXCEED 30')

**FRONT YARD SETBACK** [357.06]  
EXCEPTION (A):  
ALIGNMENT TO EXISTING BUILDINGS  
(FRIBLEY, GREEK HOUSES, OPP. SIDE  
MURRAY HILL)

**REAR YARD SETBACKS** [357.08]:  
15% OF THE LOT OR 1/2 THE BUILDING  
HEIGHT

**SIDE YARD SETBACKS** [357.09]:  
7' MINIMUM

## **MURRAY BUILDING HEIGHT:**

Street Side:  
LEVEL 00- LOWER ROOF: 48'-10"  
LEVEL 00- UPPER ROOF: 62'-10"

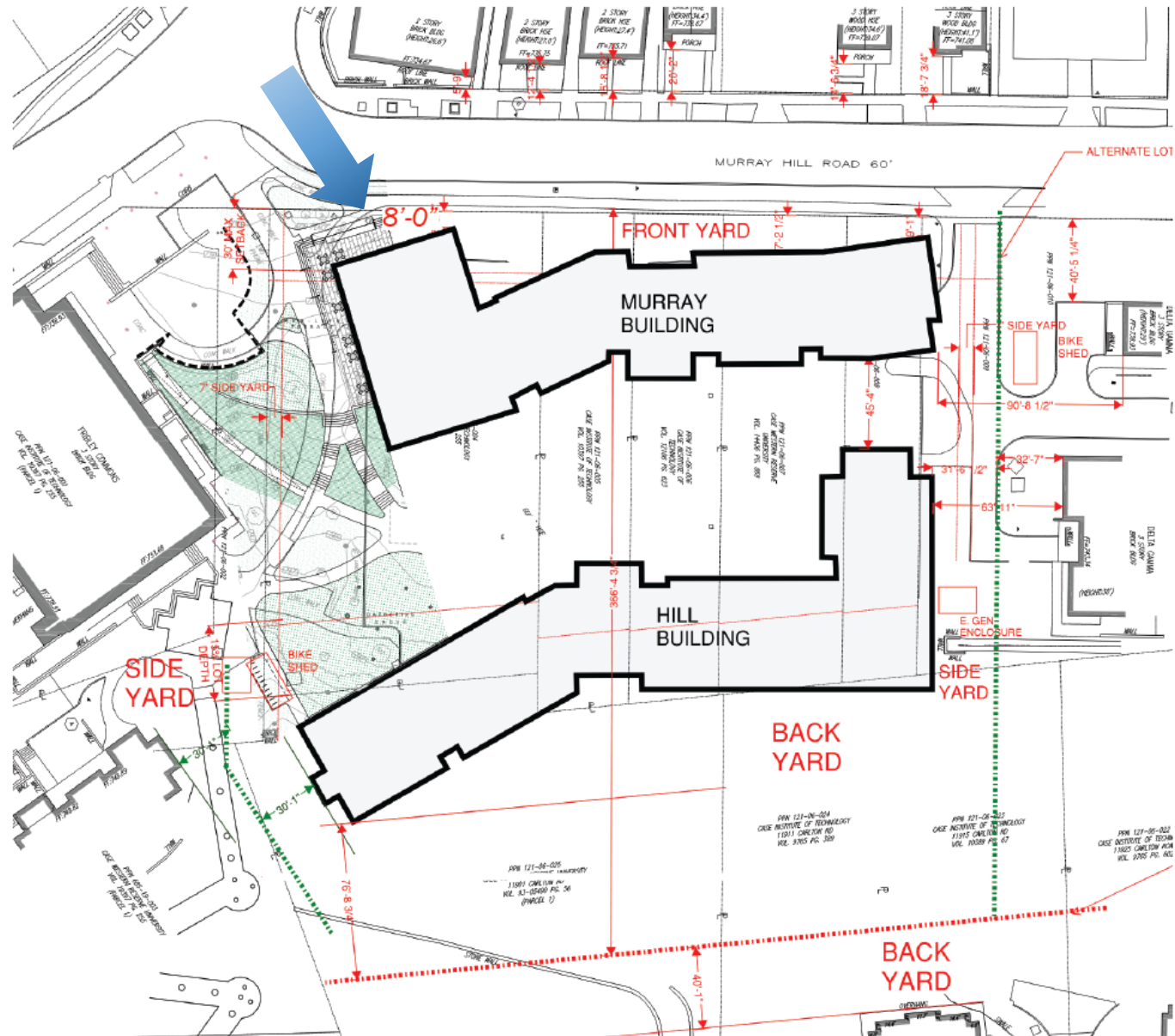
Quad Side:  
LEVEL 01 - ROOF: 49'-8"

## **HILL BUILDING HEIGHT:**

Greek Housing Side:  
MECH EGRESS-ROOF: 77'-2"

Quad Side:  
Level 00-Lower Roof: 57'-0"  
Level 00 - Upper Roof: 77'-6"

Hill Side:  
LEVEL 01 - ROOF: 69'-10"

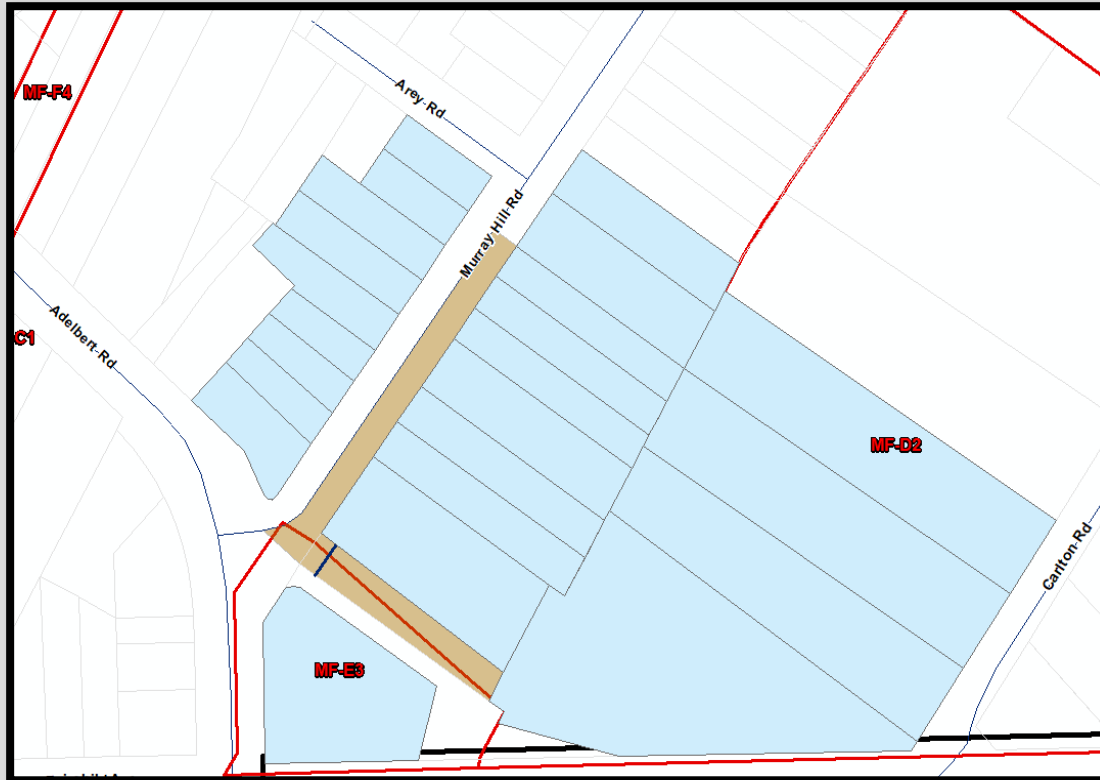








# Public Notices



# Council Support

From: [Blaine Griffin](#)  
 To: [Scott, Kim](#)  
 Cc: [Parker, Laveta](#); [Ruelens, Maurice](#); [Leonard, Shannan](#)  
 Subject: Re: CWRU  
 Date: Friday, June 10, 2022 11:37:30 AM  
 Attachments: [image005.png](#)  
[image006.png](#)  
[image005.png](#)  
[image006.png](#)

I've just seen this. I support it. They had a community meeting. There was not a tremendous amount of opposition.

Sent from my iPhone

On Jun 8, 2022, at 1:44 PM, Scott, Kim <[KScott@clevelandohio.gov](mailto:KScott@clevelandohio.gov)> wrote:

Good afternoon Councilman –

The map attached is for the rezoning of property for CWRU that is in the process of developing the South Residential Village student housing. In order for this to be placed on the Planning Commission meeting agenda for next week, we need for you to provide a simple statement of support for this change.

We are getting letters prepared to be sent out today notifying adjacent residents. This will also need to be placed on the July DP&S meeting agenda for approval.

Please confirm your support for this change by responding to this message, and don't hesitate to contact me with questions or concerns.

Thank you.

**Kim Scott**







# Cleveland City Planning Commission

## Design Review Cases

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June 17, 2022



June 17, 2022

**EAST 2021-020** – Cedar Avenue Mixed-Use New Construction REVISED:  
Seeking Final Approval

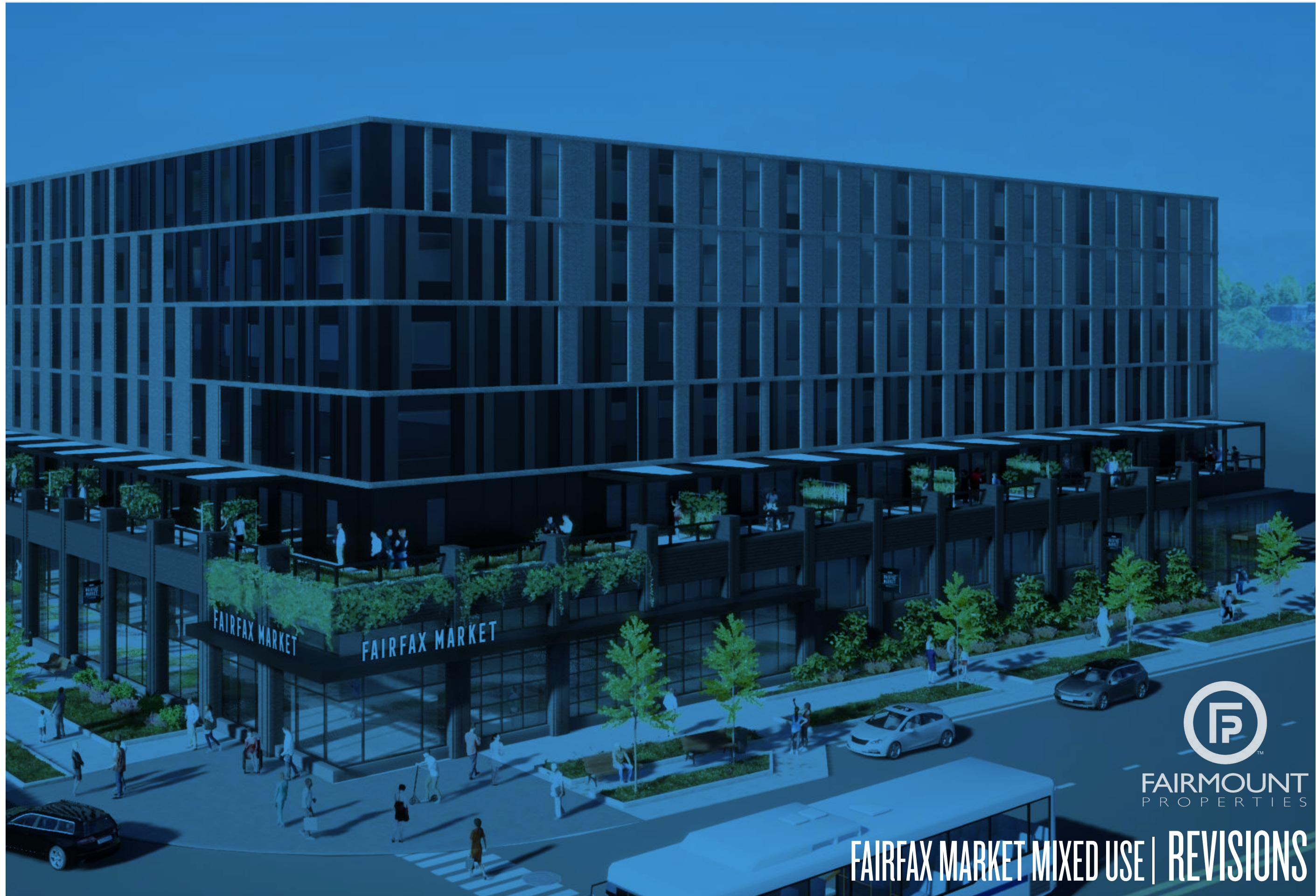
**Project Location: Corner of East 105<sup>th</sup> Street and Cedar Avenue**

Project Representative: Aaron Hill, Bialosky

Note: the Planning Commission granted this project Final Design Approval on January 21, 2022.

**Committee Recommendation:** Approved with the following Conditions:

- 1- The addition of the second entry fronting Cedar was **approved unanimously**.
- 2- The change on the east facade from glazing to brick was **disapproved unanimously**.



FAIRMOUNT  
PROPERTIES

# FAIRFAX MARKET MIXED USE | REVISIONS

May 10, 2022

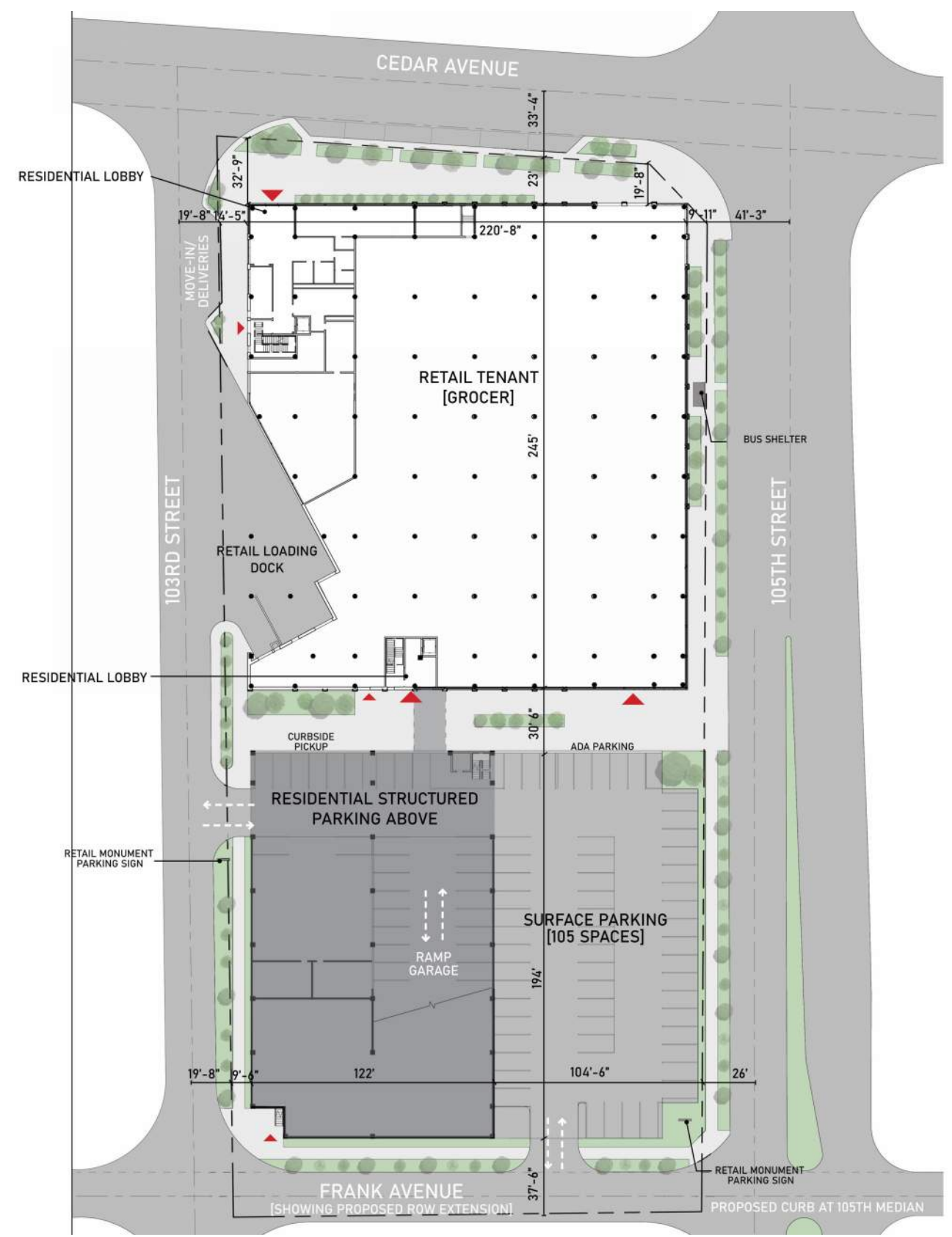
BIALOSKY  
CLEVELAND







PREVIOUSLY PRESENTED PLAN

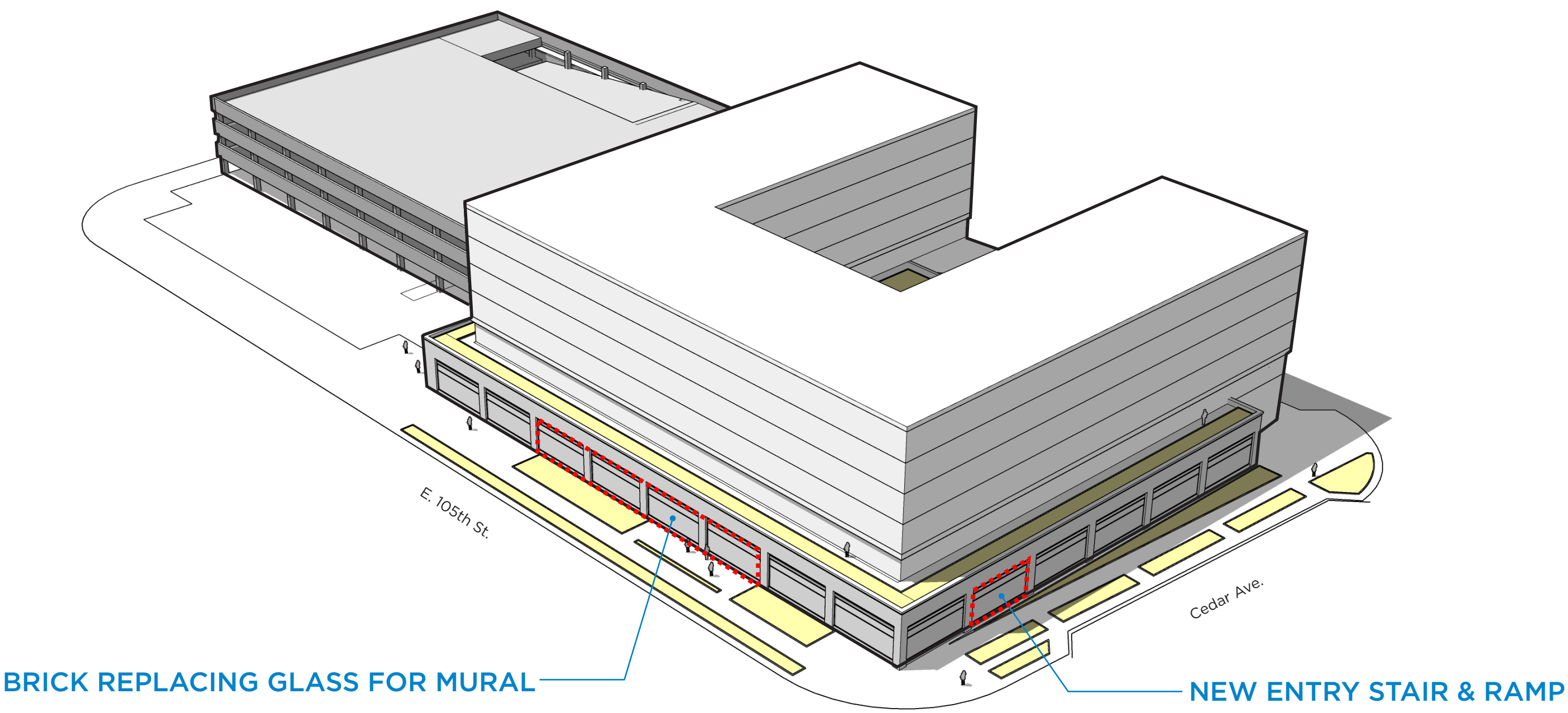


Fairfax Market Mixed-Use

Site Plan



TWO REVISIONS TO PREVIOUSLY PRESENTED DESIGN



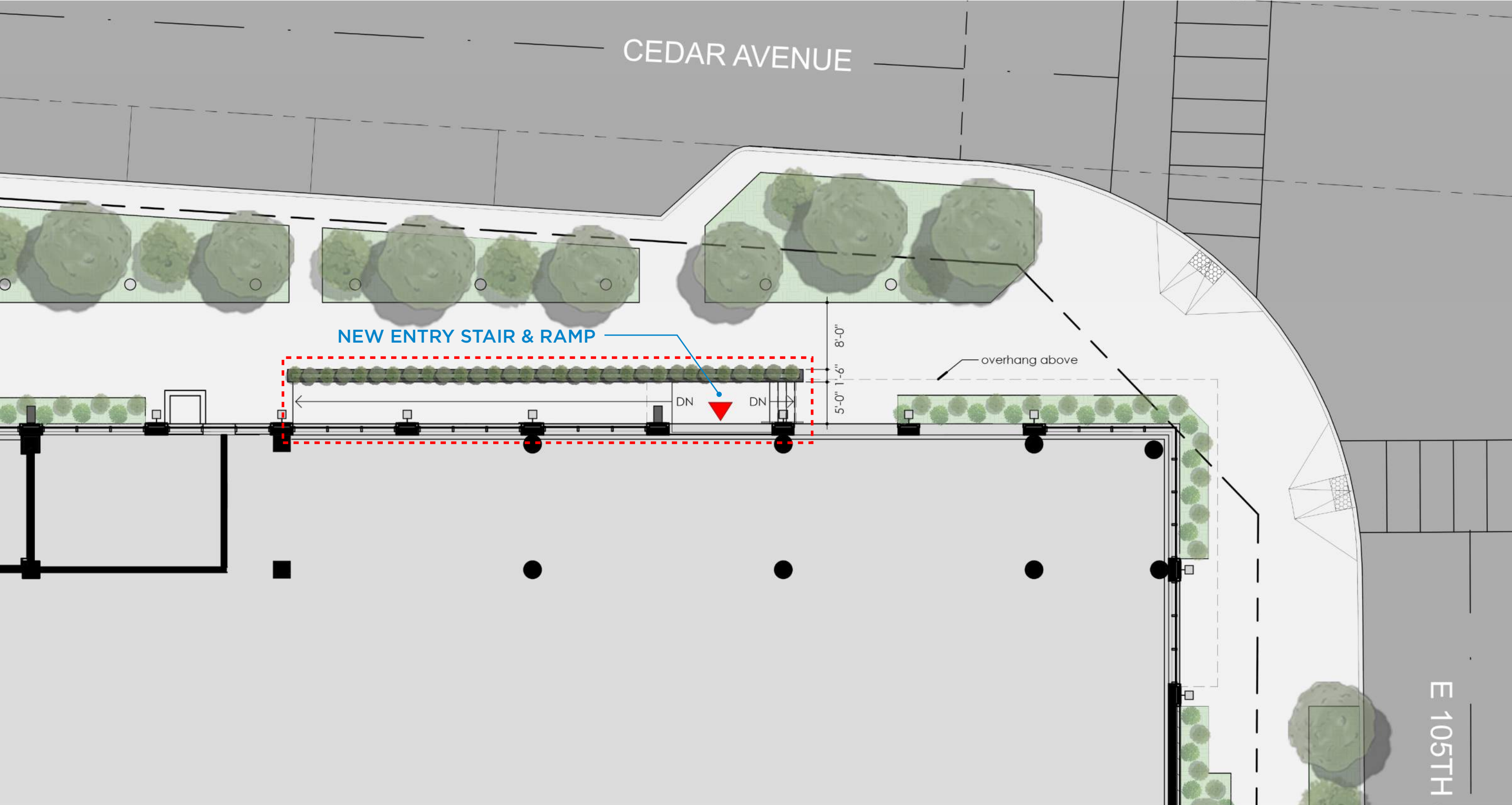


PREVIOUSLY PRESENTED DESIGN



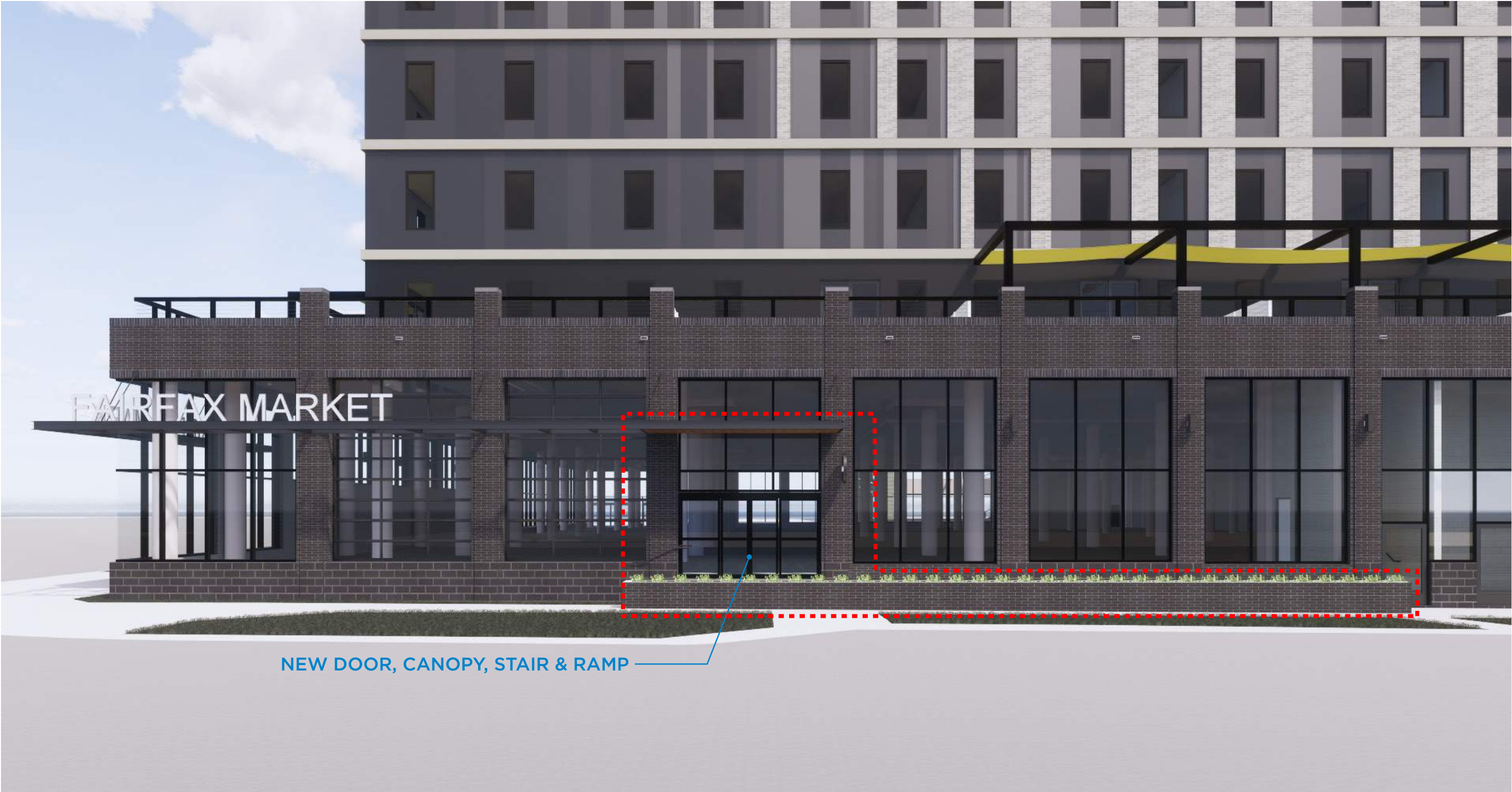


NEW CEDAR AVE. ENTRY





NEW CEDAR AVE. ENTRY





NEW CEDAR AVE. ENTRY



NEW DOOR, CANOPY, STAIR & RAMP



PREVIOUSLY PRESENTED DESIGN





PREVIOUSLY PRESENTED DESIGN



FAIRFAX  
MARKET

PREVIOUSLY SPANDREL GLASS



NEW BRICK WALL FOR MURAL



BRICK REPLACING SPANDREL GLASS FOR MURAL  
(MURAL NOT SHOWN)



NEW BRICK WALL FOR MURAL



BRICK REPLACING SPANDREL GLASS FOR MURAL  
(EXACT MURAL DESIGN STILL IN PROCESS)





## Approved with the following conditions:

- 1- The addition of the second entry fronting Cedar was **approved unanimously**.
- 2- The change on the east facade from glazing to brick was **disapproved unanimously**.





June 17, 2022

**NW2021-043** – The Pearl Mixed-Use Apartment Building New Construction:

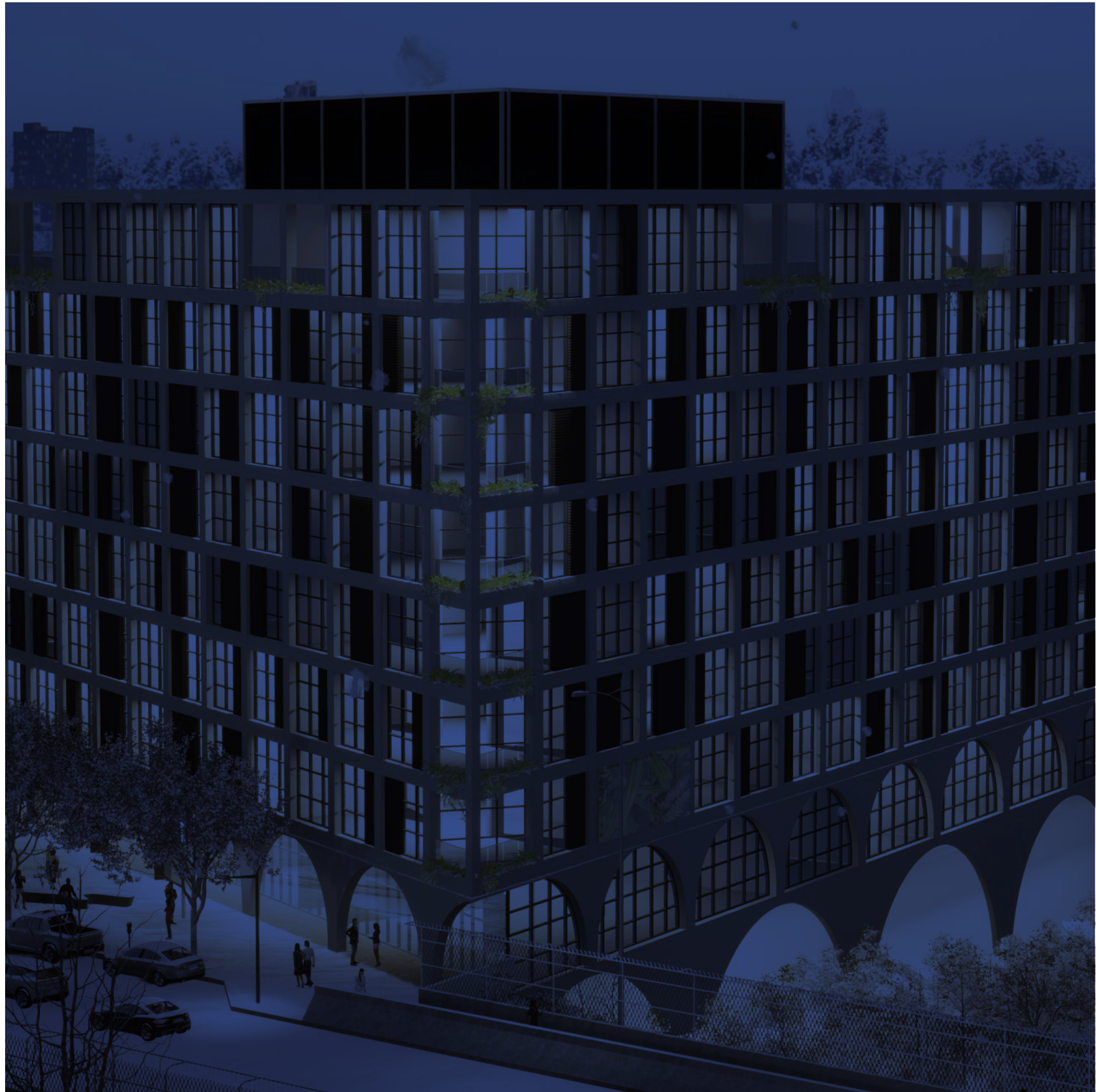
Seeking Schematic Design Approval

**Project Location: Columbus Road and Brevier Avenue**

Project Representative: Ted Ferring, Bialosky

**Committee Recommendation:** Approved as Presented for Schematic Design **unanimously.**





# The Pearl

## SCHEMATIC DESIGN

NEAR WEST DESIGN REVIEW 06.08.2022

**REALIFE GROUP**  
BIALOSKY CLEVELAND





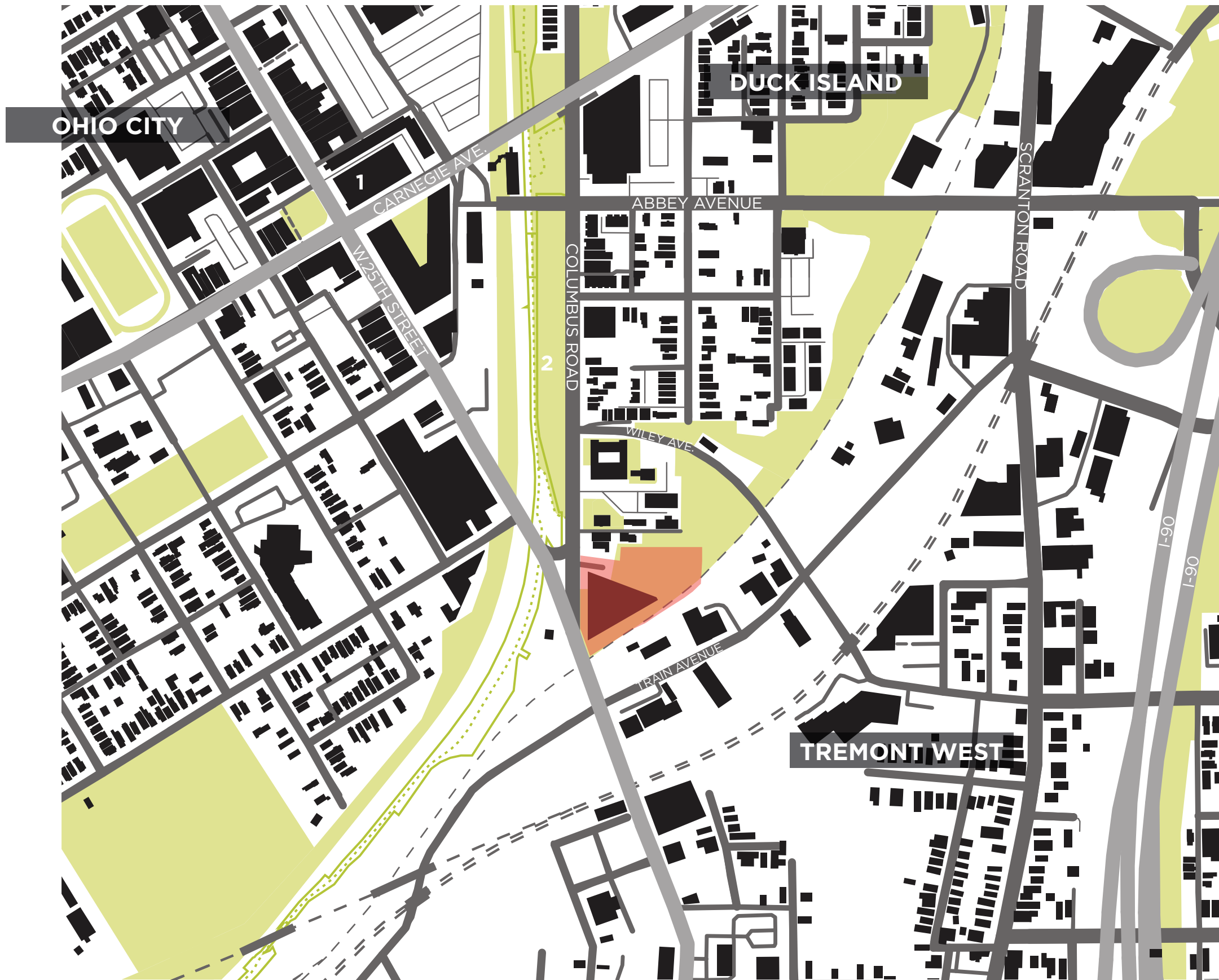




## Current and Future Developments

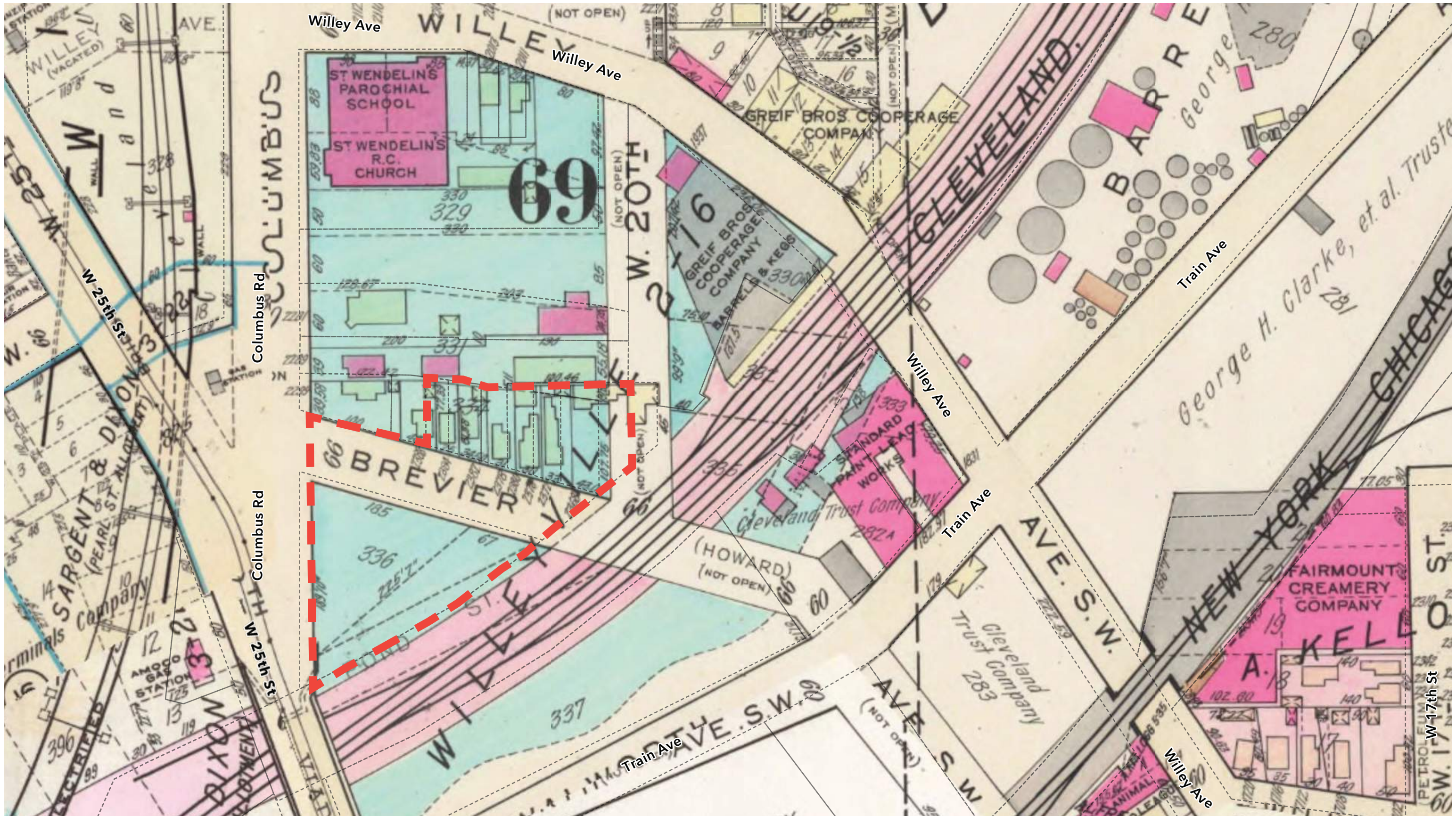
- 1** THE PEARL  
185 units - 7 stories  
176 parking spaces
- 2** CARRIAGE WORKS  
80 units - 4 stories  
300 parking spaces
- 3** INTRO  
297 units - 9 stories  
333 parking spaces
- 4** REDLINE GREENWAY  
*undisclosed*
- 5** WATERFORD BLUFFS  
241 units
- 6** ABBEY AVE. APARTMENTS  
140 units
- 7** FAIRMOUNT CREAMERY  
30 units
- 8** TREO  
171 units - 5 stories  
152 parking spaces
- 9** ELECTRIC GARDENS  
130 units - 4 stories  
54 parking spaces
- 10** THE LINCOLN  
82 units
- 11** THE TAPPAN  
95 units
- 12** WEST 20TH APARTMENTS  
85 units





- 1 WEST SIDE MARKET
- 2 RED LINE GREENWAY TRAIL

































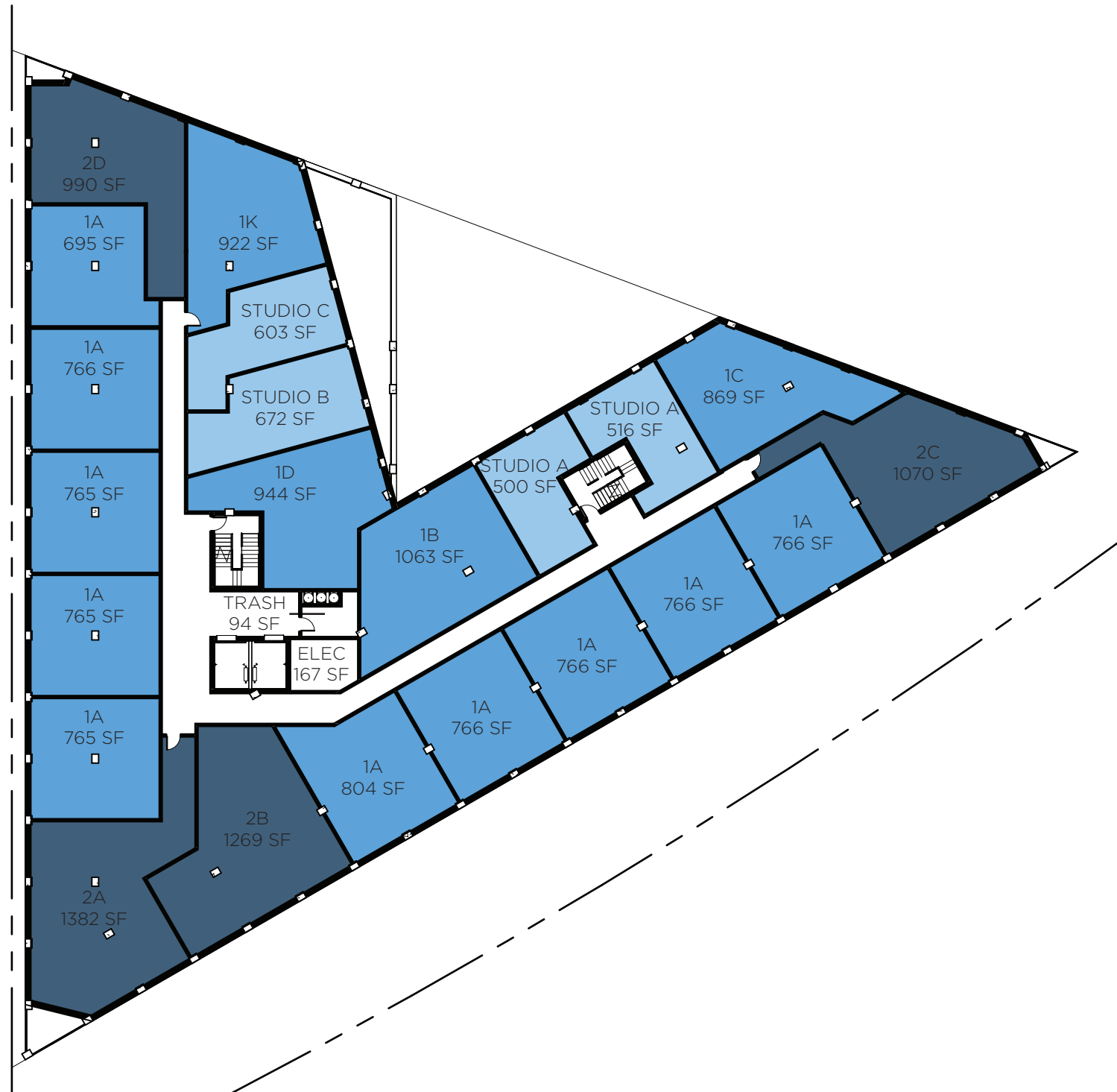
1 SITE PLAN  
1/50" = 1'-0"





1 FIRST FLOOR PLAN  
1/32" = 1'-0"





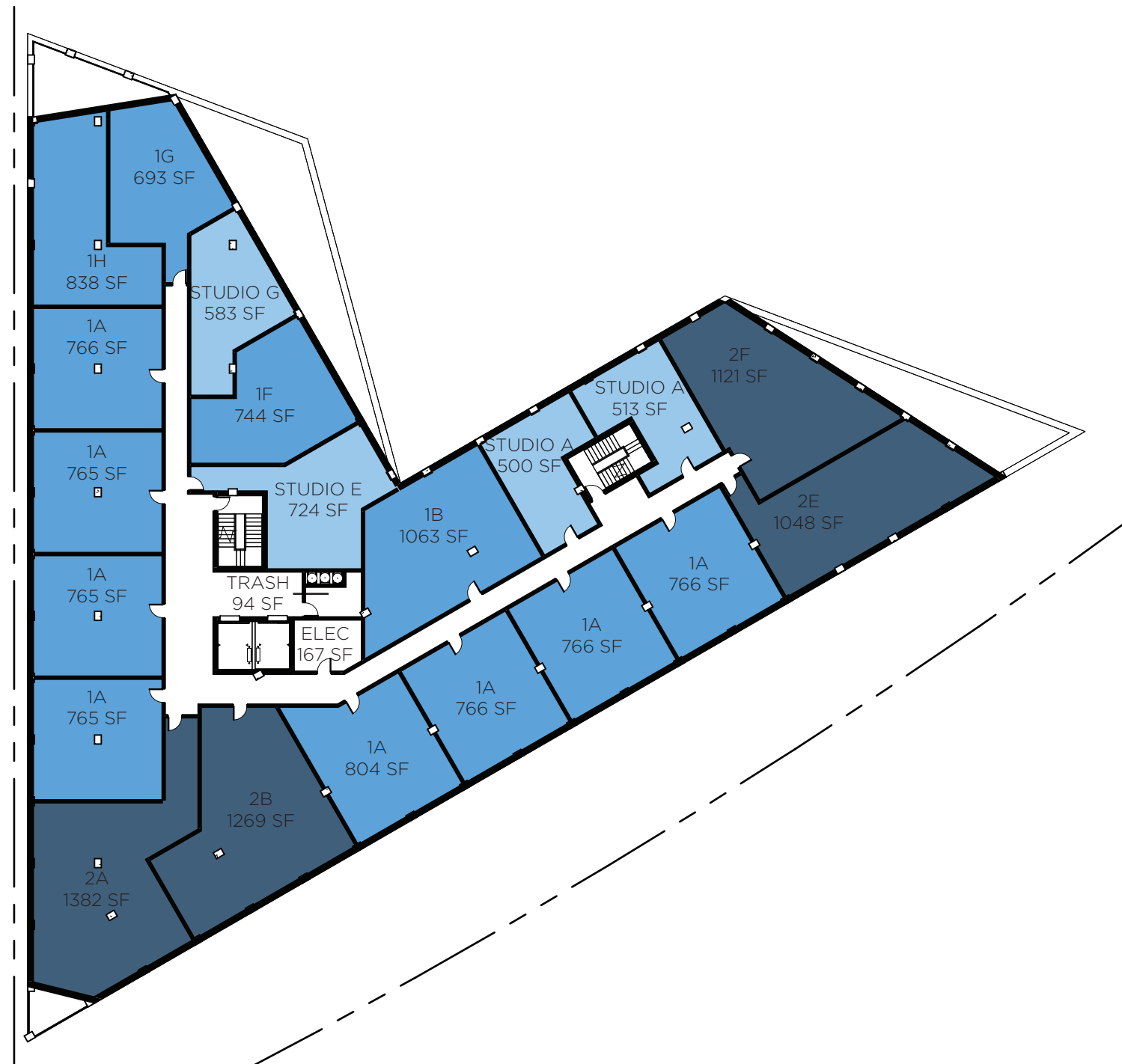
1 SECOND FLOOR PLAN  
1/32" = 1'-0"





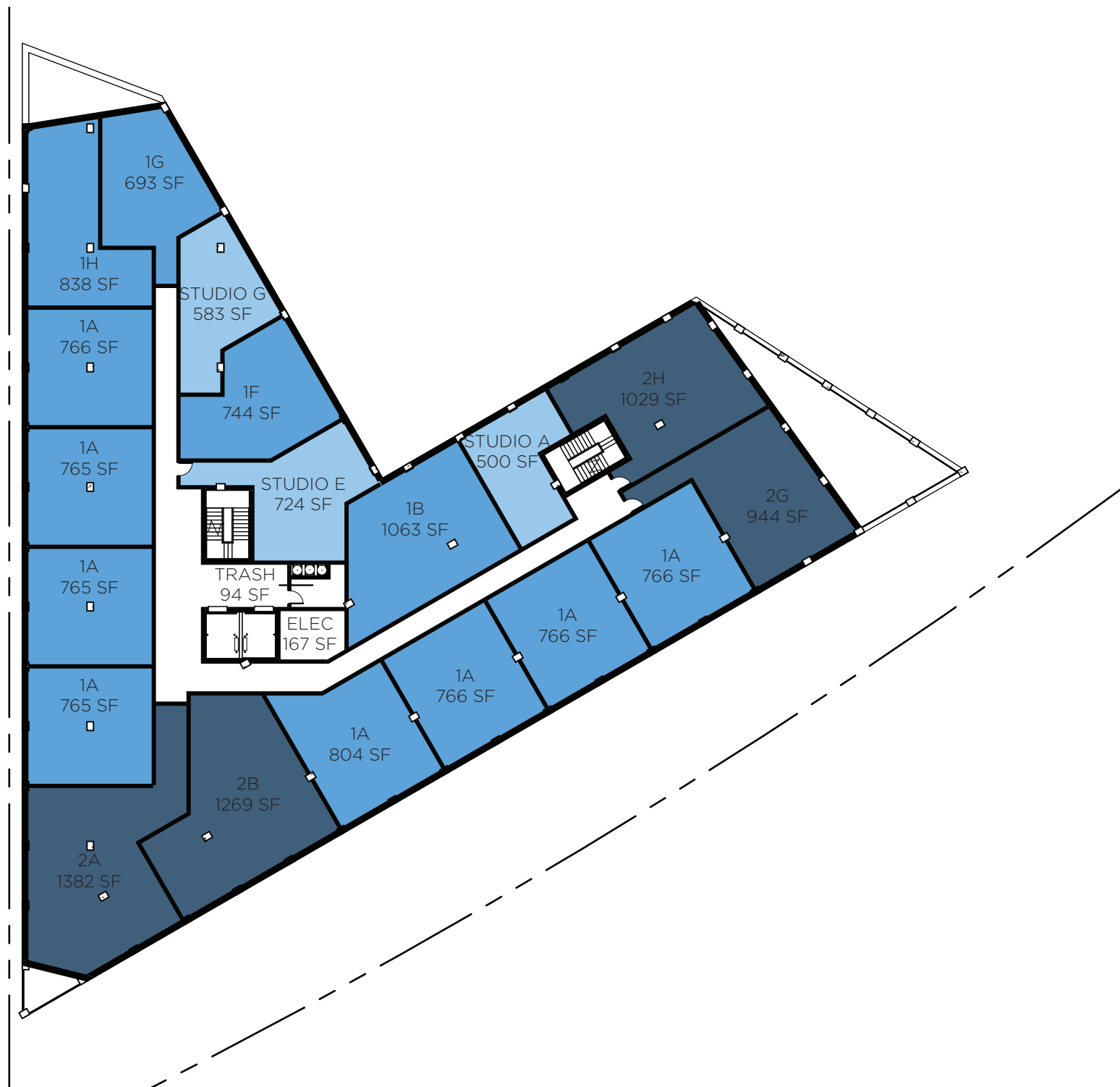
1 THIRD FLOOR PLAN  
1/32" = 1'-0"





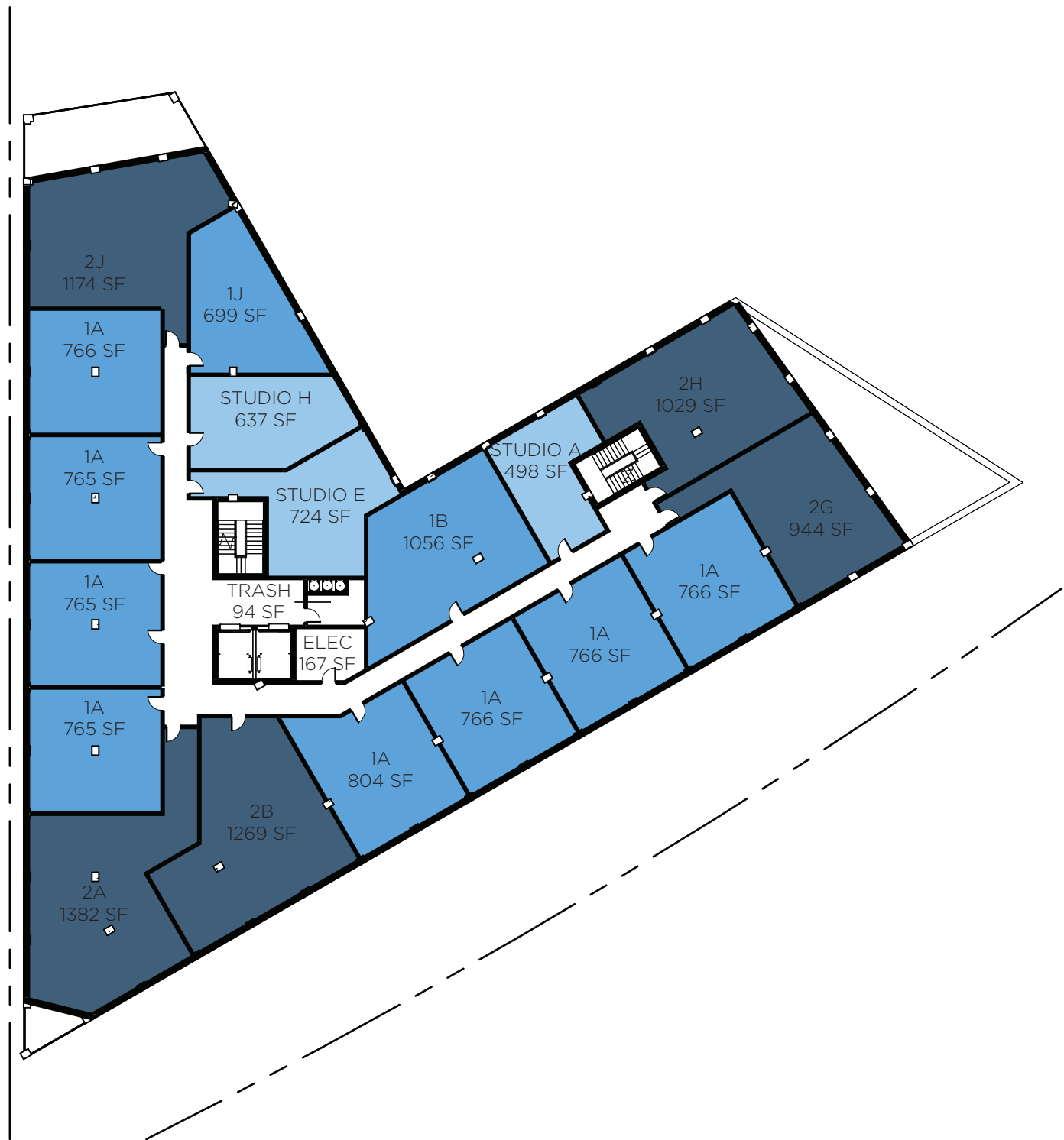
1 FOURTH FLOOR PLAN  
1/32" = 1'-0"





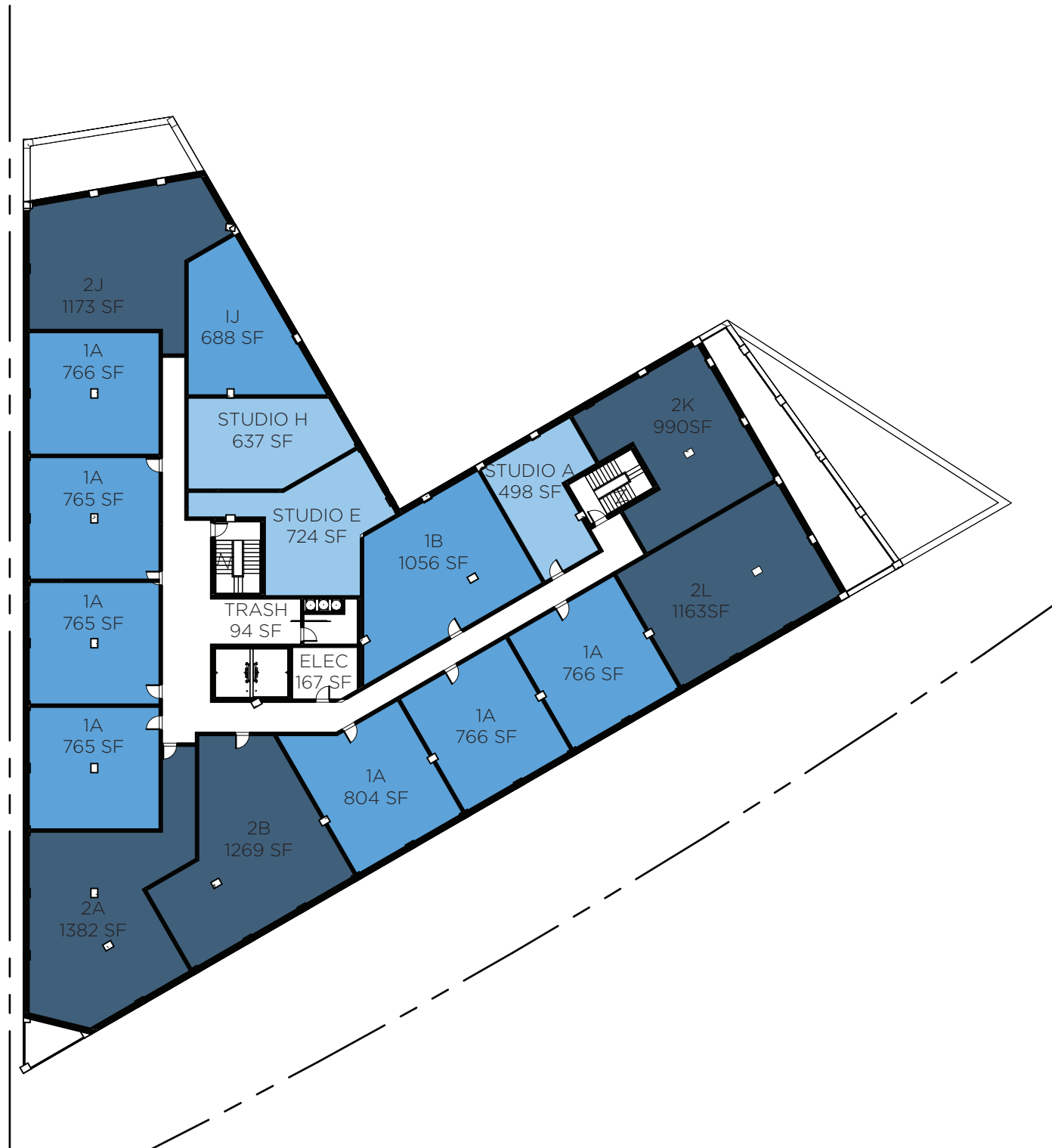
1 FIFTH FLOOR PLAN  
1/32" = 1'-0"





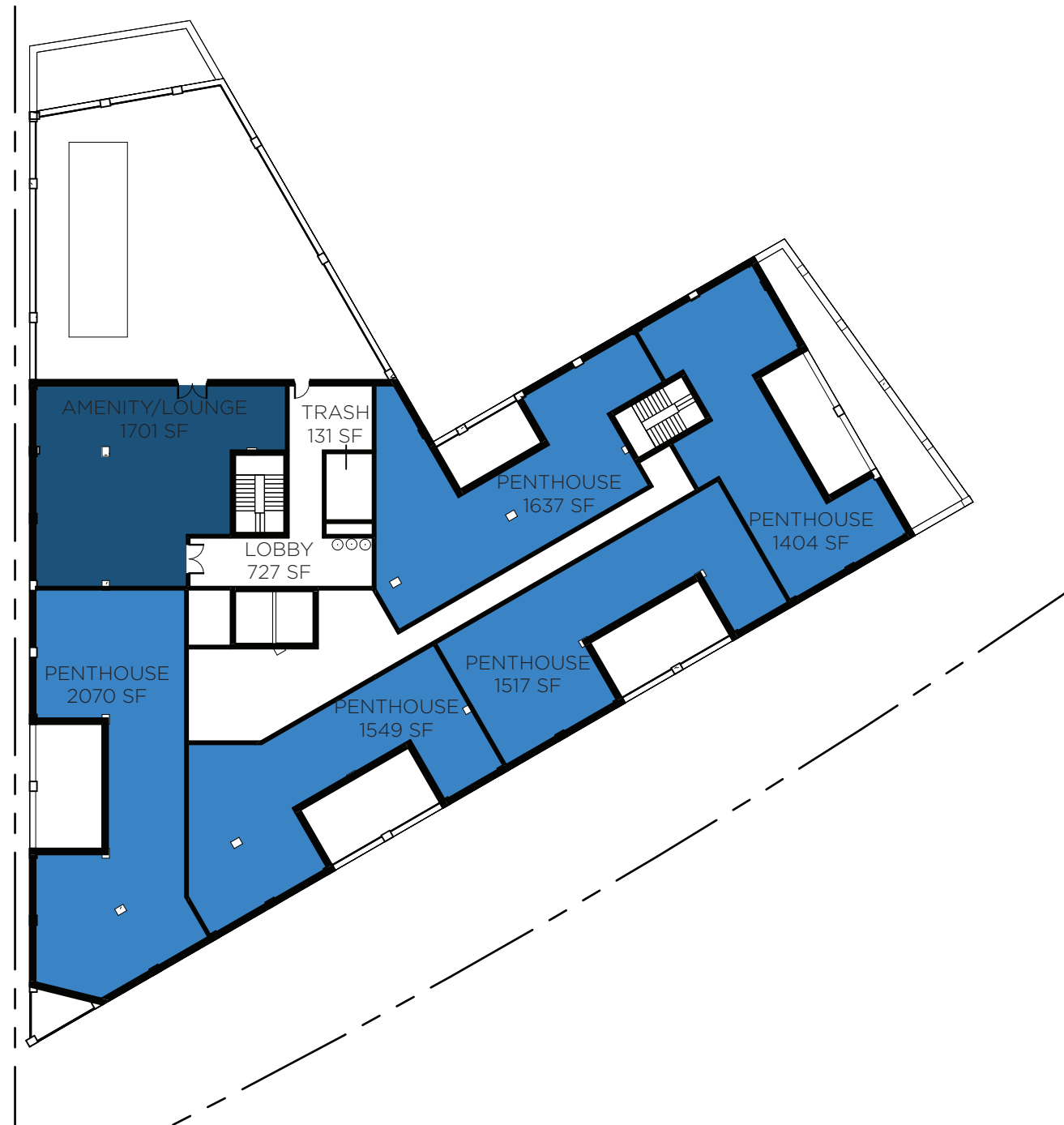
1 SIXTH FLOOR PLAN  
1/32" = 1'-0"





1 SEVENTH FLOOR PLAN  
1/32" = 1'-0"





1 EIGHTH FLOOR PLAN  
1/32" = 1'-0"









































June 17, 2022

**NW2022-013** – West 20th Apartments New Construction: Seeking Final Approval

**Project Address: 2485 West 20th Street**

Project Representative: Brandon Kline, Geis Companies

Note: the Planning Commission granted this project Schematic Design Approval with Conditions on May 6, 2022. Condition to rethink materials and fenestration.

**Committee Recommendation:** Approved as Presented: **7 Yes Votes, 1 No vote**













## ADJACENT MULTI-FAMILY DEVELOPMENTS

W. 20TH APARTMENTS  
W. 20TH STREET & MOLTKE COURT, CLEVELAND, OH











**PROJECT SUMMARY**

Unit Types	Bldg Total	% Mix
Studio	37	21%
One Bedroom	30	35%
Two Bedroom	18	44%

85 Total Units within 4 Residential Stories

Area Data

Total RSF	61,659 RSF
Total GSF	76,056 RSF
Average Unit Area	725 SF
Provided Parking	85 Spaces

Site Amenities

- Skyline Viewing Terrace
- Grilling & Gathering
- Communal Fire Pit





**PROJECT SUMMARY**

<u>Unit Types</u>	<u>Bldg Total</u>	<u>% Mix</u>
Studio	37	21%
One Bedroom	30	35%
Two Bedroom	18	44%

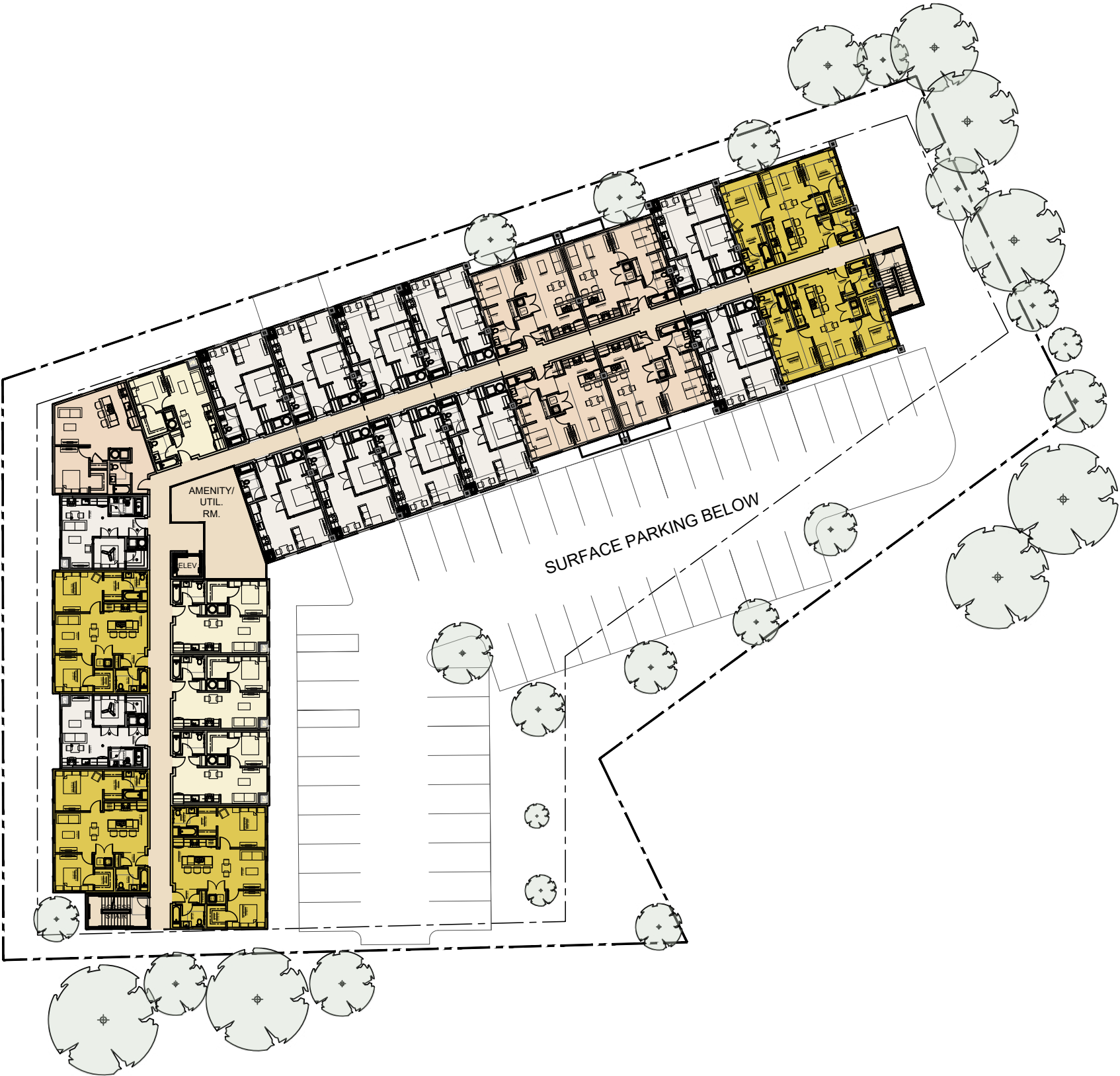
**85 Total Units** within 4 Residential Stories

Area Data

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Site Amenities

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Grilling & Gathering  
Communal Fire Pit

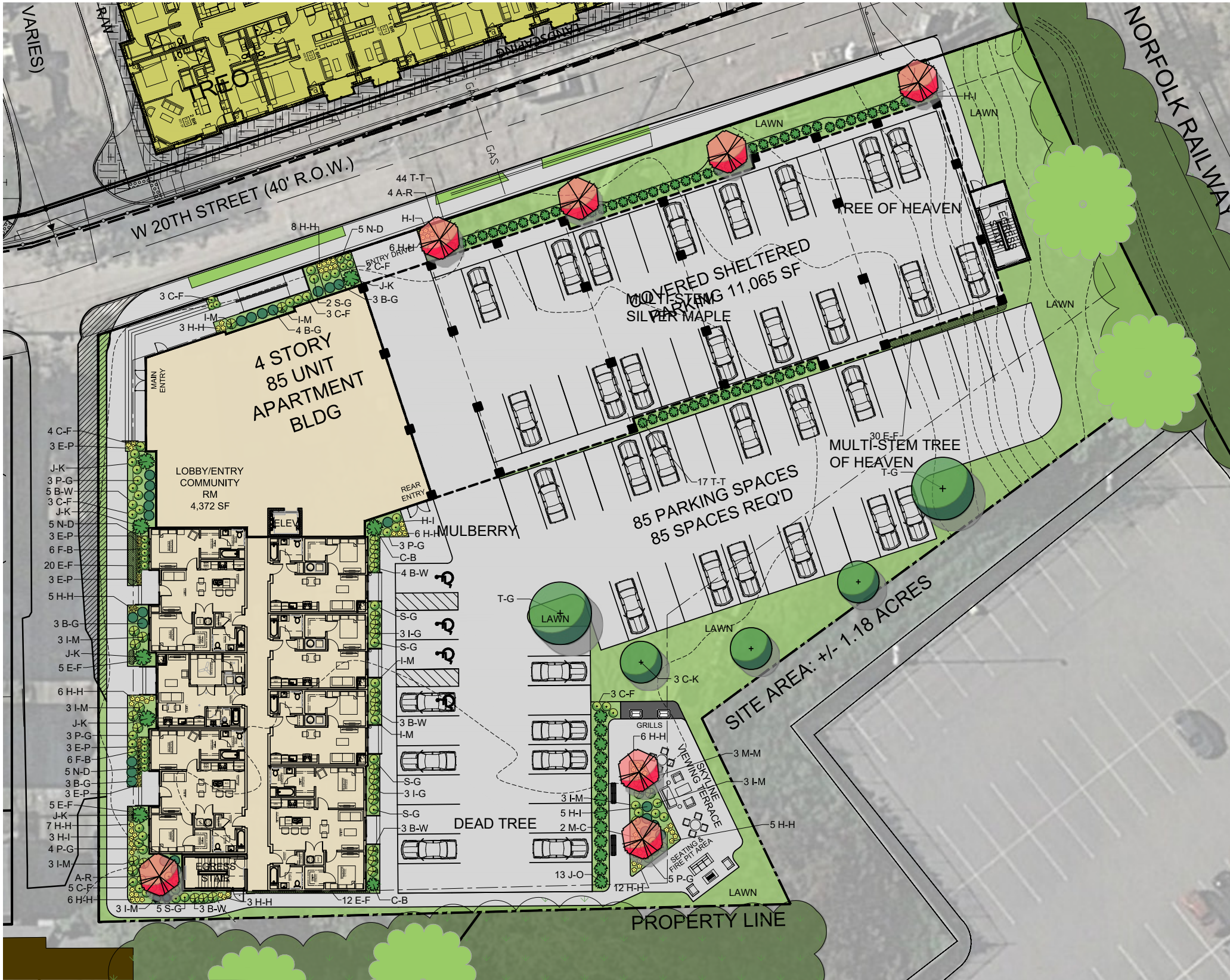


**2ND - 4TH FLOOR PLANS**



W. 20TH APARTMENTS  
W. 20TH STREET & MOLTKE COURT, CLEVELAND, OH





PLANT MATERIAL LIST					
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
5	A-R	ACER R. 'RED ROCKET'	RED ROCKET MAPLE	2" CAL.	B&B
13	B-G	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	12"	CONT.
18	B-W	BUXUS M 'WINTERGREEN'	WINTERGREEN BOXWOOD	15"	CONT.
23	C-F	CALMAGROSTIS X AC. 'KARL FOERSTER'	KARL FOERSTER REED GRASS	NO.1	CONT.
2	C-B	CHAMAECYPARIS P. 'BABY BLUE'	BABY BLUE FALSE CYPRESS	36"	#3 CONT.
3	C-K	CORNUS KOUSA 'MILKY WAY'	MILKY WAY KOUSA DOGWOOD	6' MULTI	B&B
15	E-P	ECHINACEA 'POW WOW'	POW WOW CONEFLOWER	NO.1	CONT.
72	E-F	EUONYMUS F. 'COLORATUS'	PURPLELEA WINTERCREEPER	NO1.	CONT.
12	F-B	FESTUCA O. ELIJAH BLUE	ELIJAH BLUE FESCUE	NO. 1	CONT.
61	H-H	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO.1	CONT.
11	H-I	HYDRANGEA A. 'INCREDIBALL'	INCREDIBALL HYDRANGEA	24"	CONT.
6	I-G	ILEX C. 'GREAT LAKES'	GREAT LAKES HOLLY	18"	CONT.
22	I-M	ITEA V. 'MERLOT'	MERLOT SWEETSPIRE	18"	CONT.
13	J-O	JUNIPERUS CH. 'OLD GOLD'	OLD GOLD JUNIPER	18"	B&B
6	J-K	JUNIPERUS CH. 'KETELEERI'	KETELEERI JUNIPER	5'	B&B
2	M-C	MALUS CARDINAL	CARDINAL CRABAPPLE	1-1/2" CAL.	B&B
3	M-M	MISCANTHUS S. 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	NO.1	CONT.
15	N-D	NEPETA X. F. 'DROPMORE'	DROPMORE CATMINT	NO.1	CONT.
15	P-G	PHYSOCARPUS O. 'GUMDROP'	GUMDROP NINEBARK	15"	CONT.
11	S-G	SPIRAEA X. 'GOLDMOUND'	GOLDMOUND SPIRAEA	15"	CONT.
61	T-T	THUJA O. TECHNYP	MISSION ARBORVITAE	5'	B&B
2	T-G	TILIA C. 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL.	B&B

LEGEND	
	SHADE TREES - HONEY LOCUST, LINDEN, MAPLE
	ORNAMENTAL TREES - DOGWOOD, SERVICEBERRY
	EVERGREEN TREES - 5' HT. ARBORVITAE, JUNIPER
	SHRUBS - LARGE 30"-36" JUNIPER, NINEBARK, HYDRANGEA
	SHRUBS - SMALL 18"-24" SWEETSPIRE, BOXWOOD, SPIRAEA,
	GRASSES/PERENNIALS/ GROUNDCOVER - 1 GAL DAYLILY, GRASSES, CONEFLOWER, WINTERCREEPER, CATMINT
	EXISTING TREES/WOODED AREAS TO REMAIN



TREES



IMPERIAL HONEYLOCUST



RED POINTE MAPLE



LINDEN



SPRING SNOW CRABAPPLE



DOGWOOD

SHRUBS - LARGE



HYDRANGEA



SUMMER SNOWFAKE VIBURNUM



NINEBARK



ARBOVITAE



UPRIGHT JUNIPER

SHRUBS - SMALL



GRO LOW SUMAC



BOXWOOD



JAPANESE HOLLY



SWEETSPIRE



SPIRAEA

GROUNDCOVER AND PERENNIALS



PURPLELEAF WINTERCREEPER



HAPPY RETURNS DAYLILY



MAIDEN GRASS



CATMINT



CONEFLOWER


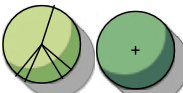


FESCUE GRASS


PLANT MATERIAL LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
5	A-R	ACER R. 'RED ROCKET'	RED ROCKET MAPLE	2" CAL.	B&B
13	B-G	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	12"	CONT.
18	B-W	BUXUS M 'WINTERGREEN'	WINTERGREEN BOXWOOD	15"	CONT.
23	C-F	CALMAGROSTIS X AC. 'KARL FOERSTER'	KARL FOERSTER REED GRASS	NO.1	CONT.
2	C-B	CHAMAECYPARIS P. 'BABY BLUE'	BABY BLUE FALSE CYPRESS	36"	#3 CONT.
3	C-K	CORNUS KOUSA 'MILKY WAY'	MILKY WAY KOUSA DOGWOOD	6' MULTI	B&B
15	E-P	ECHINACEA 'POW WOW'	POW WOW CONEFLOWER	NO.1	CONT.
72	E-F	EUONYMOUS F. 'COLORATUS'	PURPLELEA WINTERCREEPER	NO1.	CONT.
12	F-B	FESTUCA O. ELIJAH BLUE	ELIJAH BLUE FESCUE	NO. 1	CONT.
61	H-H	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO.1	CONT.
11	H-I	HYDRANGEA A. 'INCREDIBALL'	INCREDIBALL HYDRANGEA	24"	CONT.
6	I-G	ILEX C. 'GREAT LAKES'	GREAT LAKES HOLLY	18"	CONT.
22	I-M	ITEA V. 'MERLOT'	MERLOT SWEETSPIRE	18"	CONT.
13	J-O	JUNIPERUS CH. 'OLD GOLD'	OLD GOLD JUNIPER	18"	B&B
6	J-K	JUNIPERUS CH. 'KETELEERI'	KETELEERI JUNIPER	5'	B&B
2	M-C	MALUS CARDINAL	CARDINAL CRABAPPLE	1-1/2" CAL.	B&B
3	M-M	MISCANTHUS S. 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	NO.1	CONT.
15	N-D	NEPETA X. F. 'DROPMORE'	DROPMORE CATMINT	NO.1	CONT.
15	P-G	PHYSOCARPUS O. 'GUMDROP'	GUMDROP NINEBARK	15"	CONT.
11	S-G	SPIRAEA X. 'GOLDMOUND'	GOLDMOUND SPIREA	15"	CONT.
61	T-T	THUJA O. TECHNYY	MISSION ARBOVITAE	5'	B&B
2	T-G	TILIA C. 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL.	B&B


LEGEND




SHADE TREES - HONEY LOCUST, LINDEN, MAPLE




ORNAMENTAL TREES - DOGWOOD, SERVICEBERRY




EVERGREEN TREES - 5' HT. ARBOVITAE, JUNIPER




SHRUBS - LARGE 30"-36" JUNIPER, NINEBARK, HYDRANGEA



SHRUBS - SMALL 18"-24" SWEETSPIRE, BOXWOOD, SPIRAEA,





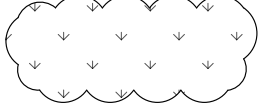
GRASSES/PERENNIALS/ GROUNDCOVER - 1 GAL DAYLILY, GRASSES, CONEFLOWER, WINTERCREEPER, CATMINT



EXISTING TREES/WOODED AREAS TO REMAIN



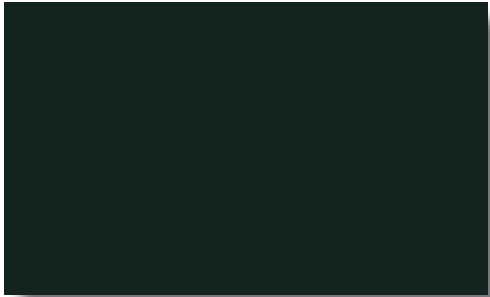


LEGEND	
	EXISTING TREES TO BE REMOVED
	TREE OF HEAVEN
	EXISTING WOODED AREAS TO REMAIN

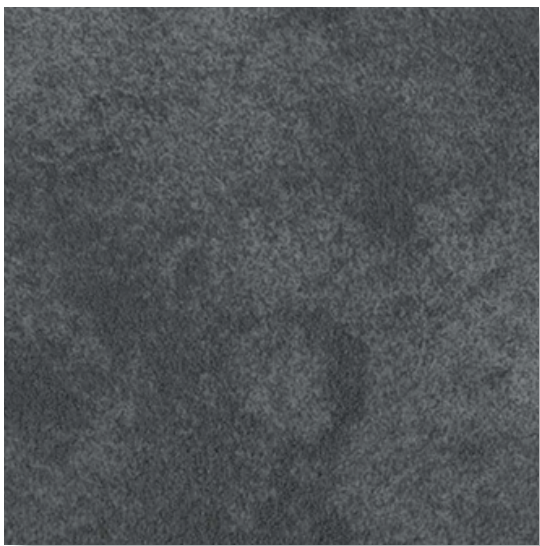




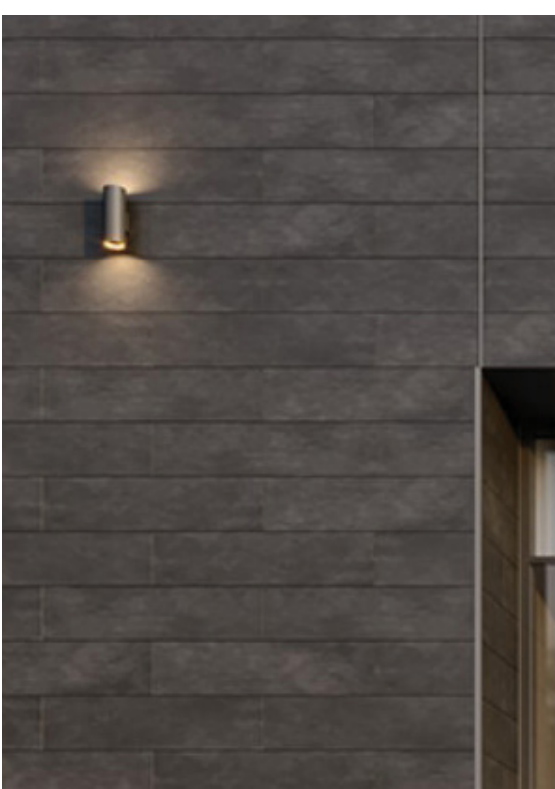
MODULAR BRICK  
GLEN GERY - MORNING DOVE



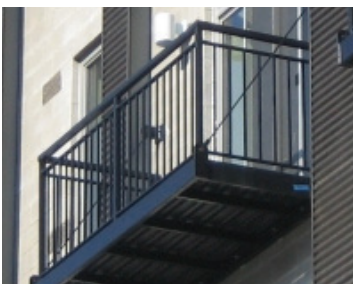
HOLLOW METAL DOORS  
AND FRAMES -  
BLACK EMERALD SW2936



FIBER CEMENT - CORBOSA  
CONCRETE SERIES



FIBER CEMENT - CORBOSA  
CONCRETE SERIES  
CONCEPT PHOTO



BALCONY/RAILING  
ANODIZED ALUMINUM



ANDERSON  
SLIDING DOOR  
"BLACK"



ANDERSON  
WINDOW SYSTEM  
"BLACK"



ALUMINUM  
WINDOW SYSTEM  
"BLACK"



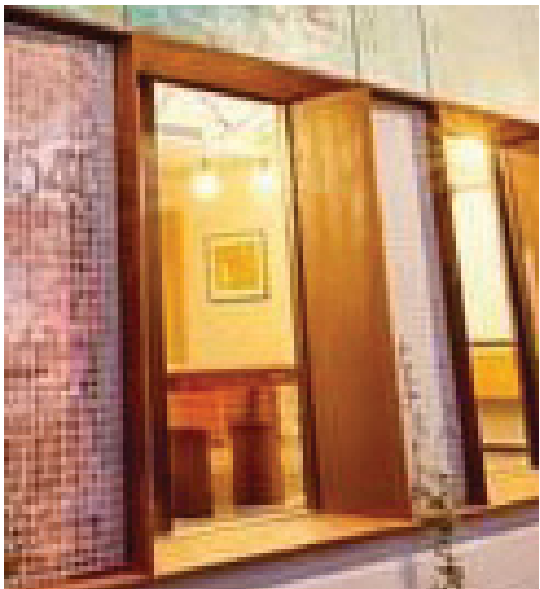
WINDOW BOX & RAILING PLANTER -  
BLACK METAL



METAL COPING -  
MATTE BLACK



METAL COPING -  
SILVER METALLIC



CONCEPT - COPPER INLAY  
ACCENTS



COPPER PENNY METAL  
ACCENT





**RENDERING**

W. 20TH APARTMENTS  
W. 20TH STREET & MOLTKE COURT, CLEVELAND, OH





W. 20TH APARTMENTS  
W. 20TH STREET & MOLTKE COURT, CLEVELAND, OH





**RENDERING**

W. 20TH APARTMENTS  
W. 20TH STREET & MOLTKE COURT, CLEVELAND, OH





***RENDERING***

W. 20TH APARTMENTS  
W. 20TH STREET & MOLTKE COURT, CLEVELAND, OH





*RENDERING*

*W. 20TH APARTMENTS  
W. 20TH STREET & MOLTKE COURT, CLEVELAND, OH*





*South Elevation*

*Captured Fiber  
Cement Panel*

*Light Gray  
Brick*

*Copper Metal  
Inset Trim*



*West Elevation*

*Captured Fiber  
Cement Panel*

*Light Gray  
Brick*

*Copper Metal  
Inset Trim*



## **ELEVATIONS**

*W. 20TH APARTMENTS  
W. 20TH STREET & MOLTKE COURT, CLEVELAND, OH*





North Elevation

Copper Metal  
Inset Trim

Light Gray  
Brick

Captured Fiber  
Cement Panel



East Elevation

Captured Fiber  
Cement Panel

Copper Metal  
Inset Trim

Light Gray  
Brick



## ELEVATIONS

W. 20TH APARTMENTS  
W. 20TH STREET & MOLTKE COURT, CLEVELAND, OH





#### Canopy Lighting

HE Williams 4DR  
4.5" Downlight



#### Spot Light

FC Outdoor  
FCF 1105 Series



#### Lighting Pole

Lumark Lighting  
LED PRV



#### Illuminated Bollard

Eclipse Lighting  
LED BO Series



#### Wall Sconce

Westinghouse  
Mayslick



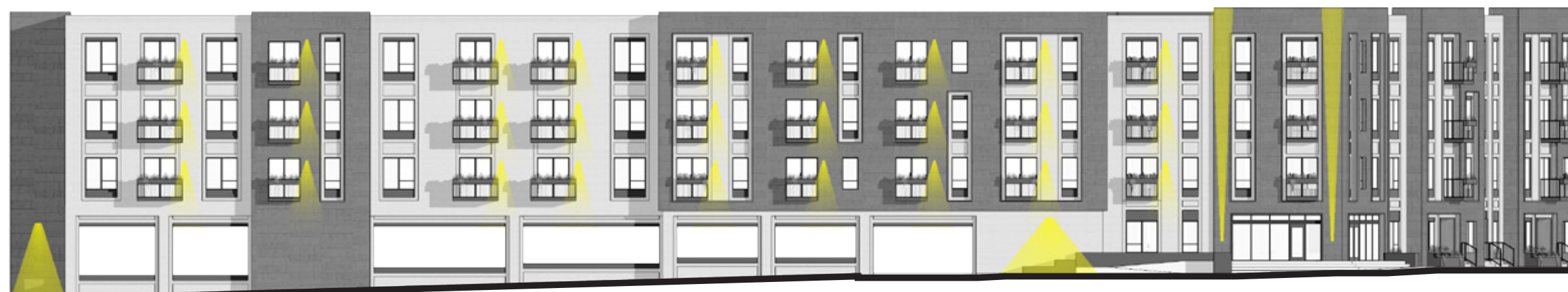
#### Wall Pack

LSI  
Mirada





*South Elevation*

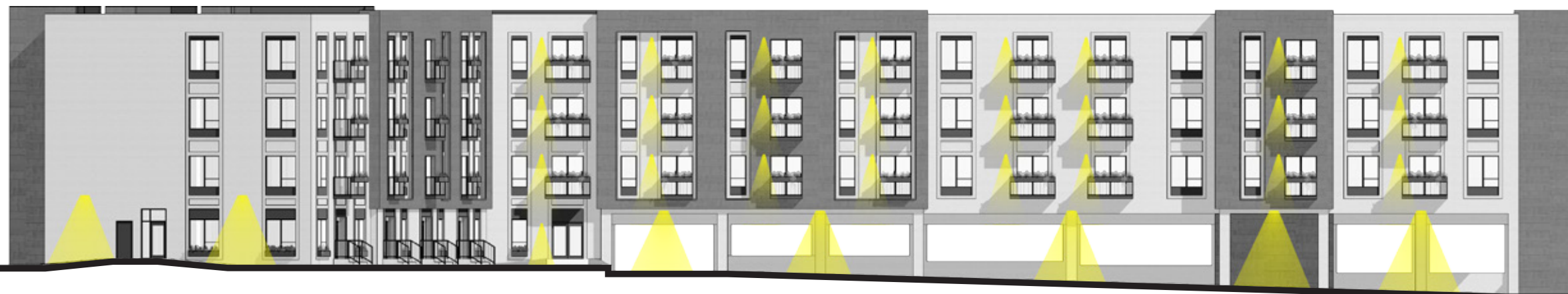


*West Elevation*





*North Elevation*



*East Elevation*





June 17, 2022

**FW2022-012** – West 73<sup>rd</sup> Street Apartments New Construction:  
Seeking Schematic Design Approval

**Project Address: 1325 West 73<sup>rd</sup> Street**

Project Representative: Wes Harper, Horton Harper Architects

**Committee Recommendation:** Approved with Conditions with **3 Yes Votes and 2 No Votes.**



**Committee Recommendation:** Approved with Conditions:

- 1- Need detailed landscaping plan for next review.
- 2- Evaluate roof pitch and determine if the angle can be stepped back or softer. Many on the committee feel the slope is too steep.
- 3- Wall near the entrance on W. 73rd street needs to be softened.
- 4- Request for section of the street displaying the context of other houses and projects.
- 5- Evaluate if there is potential for more amenity/public spaces near the street (in reference to making the project interact more with the street). Overall sentiment for better connectivity with the street through larger porches, etc.
- 6- Southern façade – recommendation for less EIFS and making the overall wall less blank and softer.



# West 73rd Street Apartments

Gordon Square - Cleveland  
Design Review - March 28, 2022









Site Vicinity Map  
Scale : NTS





Site Aerial  
Scale : NTS





Cracuin Berry Funeral Home



Existing Housing



Existing Housing



Soccer Field to the East



Existing Housing



New Construction to the North

**Surrounding Context**





View Southeast West 73rd Street



View East from Herman Ave



View North from Detroit



Existing Building to be Demolished



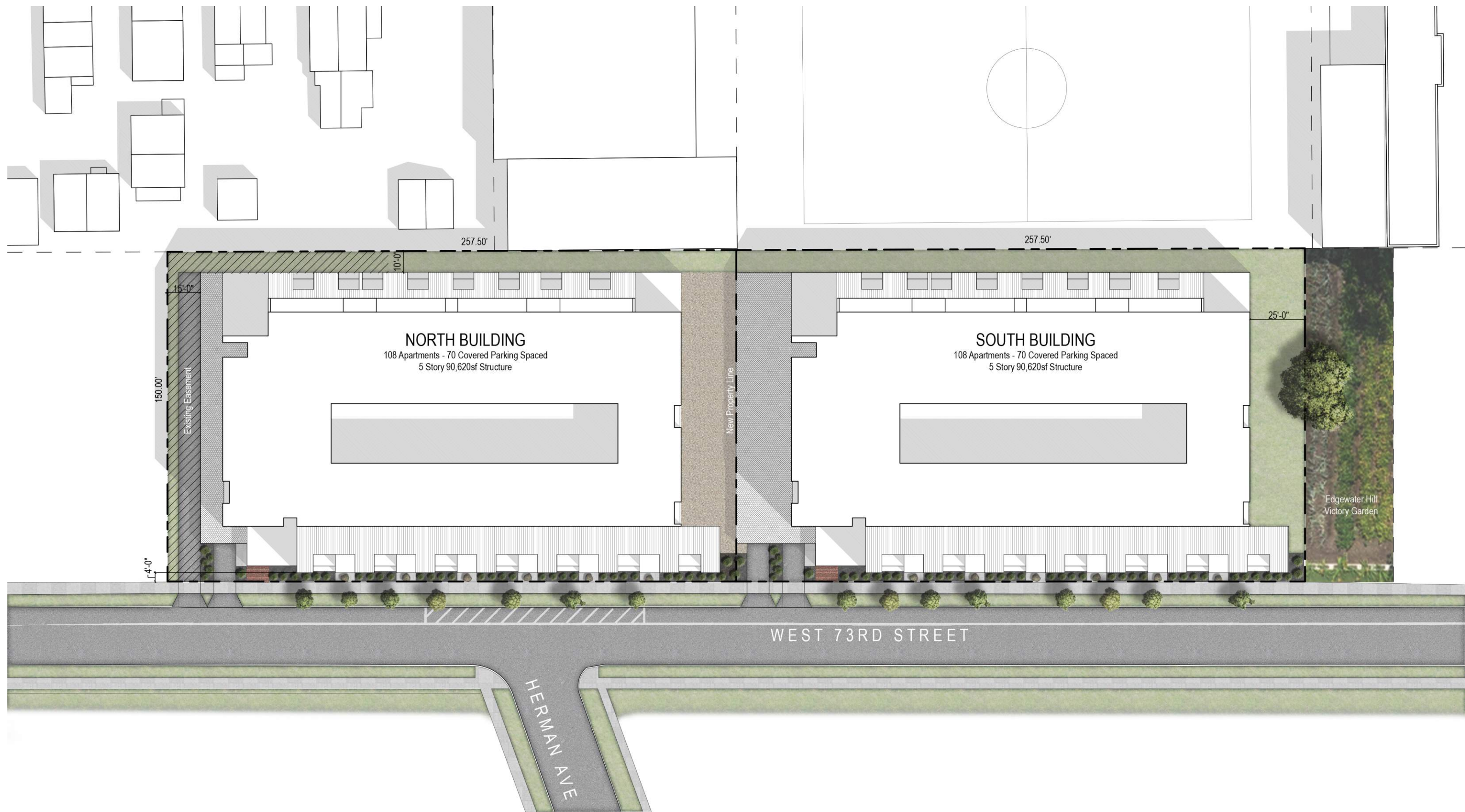
Existing Building to be Demolished



Existing Building to be Demolished

Existing Site Conditions





**Site Plan**  
Scale : 1" = 40'





**West Elevation**  
Scale : 1" = 35'



T/O COPING  
50'-0" MAX HEIGHT PER ZONING AT 1 TO 1 SETBACK

T/O 5TH FL. SHEATHING  
+38'-2 5/8"

T/O 4TH FL. SHEATHING +27'-10 3/4"

T/O 3RD FL. SHEATHING +17'-6 7/8"

T/O 2ND FL. T/O PODIUM SLAB +7'-3"

GRADE PER ZONING 0'-0"  
LOBBY LEVEL -2'-3 9/16"  
PARKING LEVEL -3'-0 9/16"  
AMENITY LEVEL -3'-5 9/16"



North Building West Elevation

Scale : 1" = 20'

T/O COPING  
50'-0" MAX HEIGHT PER ZONING AT 1 TO 1 SETBACK

T/O 5TH FL. SHEATHING  
+38'-2 5/8"

T/O 4TH FL. SHEATHING +27'-10 3/4"

T/O 3RD FL. SHEATHING +17'-6 7/8"

T/O 2ND FL. T/O PODIUM SLAB +7'-3"

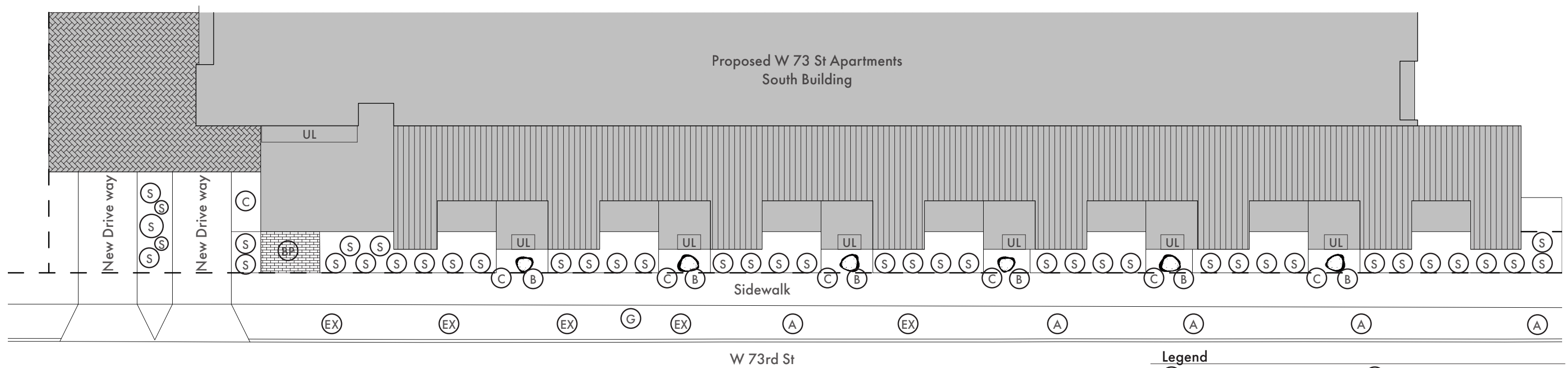
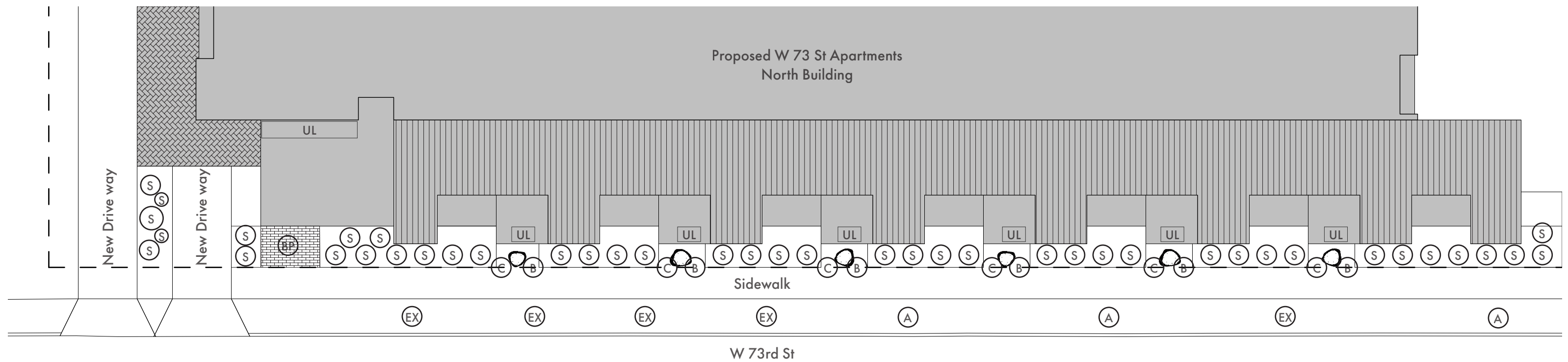
GRADE PER ZONING 0'-0"  
LOBBY LEVEL -2'-3 9/16"  
PARKING LEVEL -3'-0 9/16"  
AMENITY LEVEL -3'-5 9/16"



South Building West Elevation

Scale : 1" = 20'





**Legend**

- |  |                                  |
|--|----------------------------------|
| (S) - Sedge<br>(carex vulpinoidea)<br>(carex pensylvanica) | (S) - Grass                      |
| (A) - American Beech<br>(Fagus grandifolia)                | (C) - Concrete (Poured in Place) |
|  | (B) - Boulder                    |
|  | (BP) - Brick Paver               |
|  | [UL] - Uplight                   |

**Landscape and Lighting Plan**  
Scale : 1/16" = 1'







**View 1**

View of North Buildings Main Entry from W73rd Street





**View 2**  
View North from W 73rd Street





**View 3**  
View Northeast from W 73rd Street





**View 4**  
View North from W 73rd Street





**View 5**  
West Facade Detail of South Building





**View 6**  
View West from W 70th Street





**View 7**  
View to Northwest from W70th Street





**View 8**

View East from Herman Ave





**View 9**  
North Facade of North Building





**View 10**  
View North from Victory Garden





**View 11**

View North from South Building's Tenant Terrace





**View 12**

View North West from Victory Garden





**View 13**  
View of Lobby from Drop-off Zone





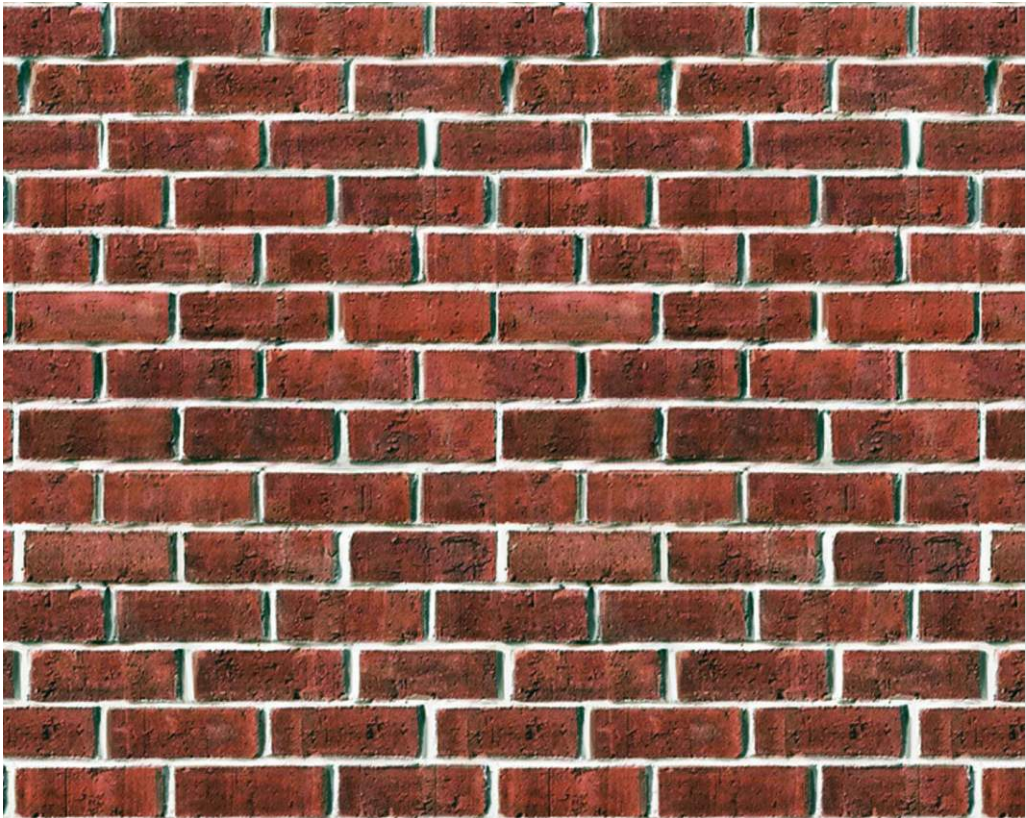
**View 14**  
View North from Victory Garden





**View 15**  
View North from Detroit Avenue





Red Brick



EIFS



Fluted Precast Concrete



Flat Bar Aluminum Handrail



Black Window Frames



Pre-finished Aluminum



Wall Mounted Sconces



Decorative Outdoor Lighting





- Legend**
- 1. Trash
  - 2. Lobby
  - 3. Mail
  - 4. Fire Control Room
  - 5. Amenity Space
  - 6. Bike Storage
  - 7. Utilities

**1st Floor Plan (North Building)**  
Scale : 1" = 10'





- Legend**
- 1. Trash
  - 2. Lobby
  - 3. Lease
  - 4. Mail
  - 5. Fire Control Room
  - 6. Amenity Space
  - 7. Bike Storage
  - 8. Utilities

**1st Floor Plan (South Building)**  
Scale : 1" = 10'







- Legend**
- 1. Trash
  - 2. Tenant Terrace
  - 3. Private Unit Terrace
  - 4. Tenant Storage

**2nd Floor Plan (North Building)**  
Scale : 1" = 10'







- Legend**
- 1. Trash
  - 2. Tenant Terrace
  - 3. Private Unit Terrace
  - 4. Tenant Storage

**2nd Floor Plan (South Building)**  
Scale : 1" = 10'







#### Legend

- 1. Trash
- 2. Tenant Terrace
- 3. Private Unit Terrace
- 4. Tenant Storage

**3rd Floor Plan**  
Scale : 1" = 10'







**Legend**

- 1. Trash
- 2. Tenant Terrace
- 3. Private Unit Terrace
- 4. Tenant Storage

**4th Floor Plan**  
Scale : 1" = 10'





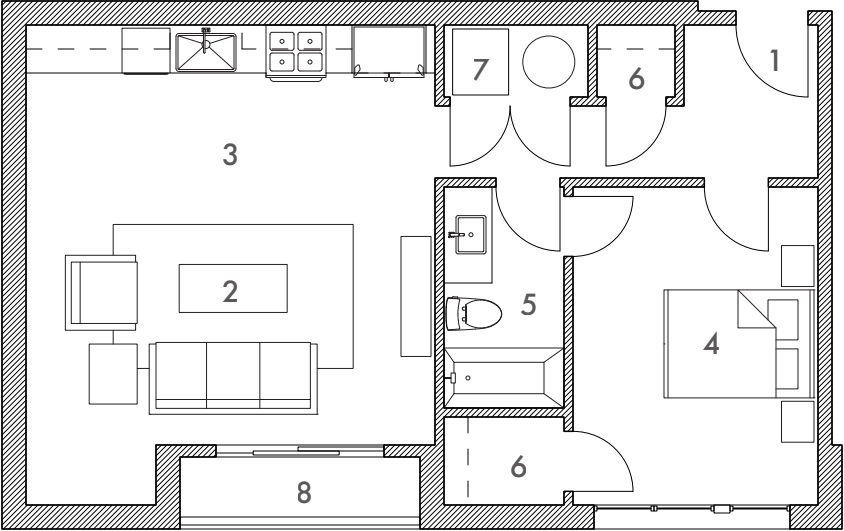


- Legend**
- 1. Trash
  - 2. Tenant Terrace
  - 3. Private Unit Terrace
  - 4. Tenant Storage

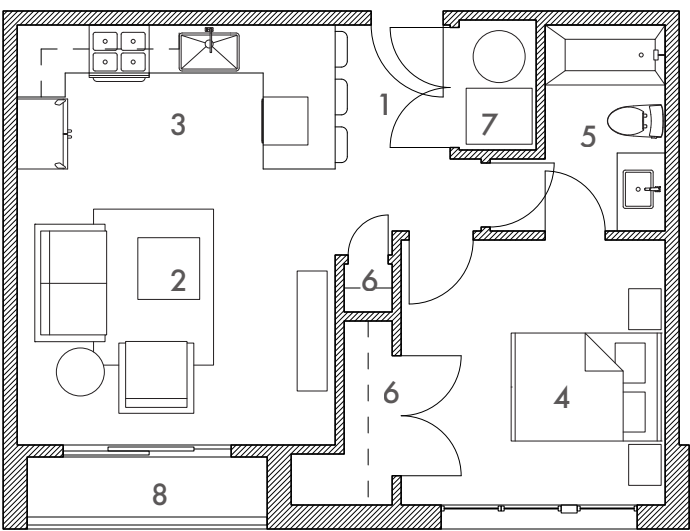
**5th Floor Plan**  
Scale : 1" = 10'



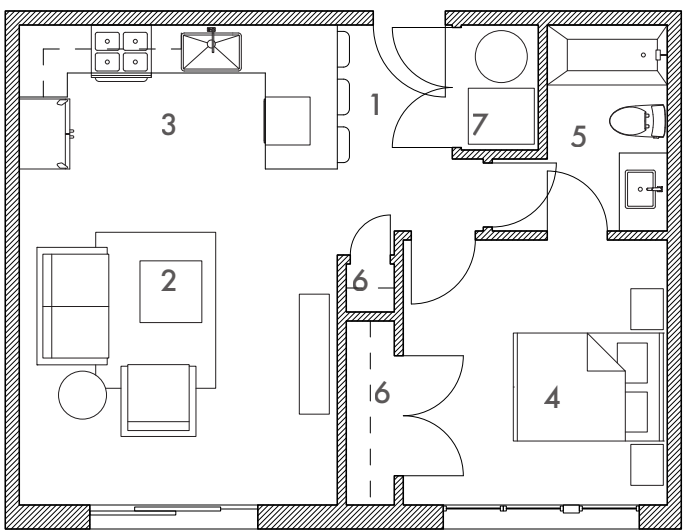




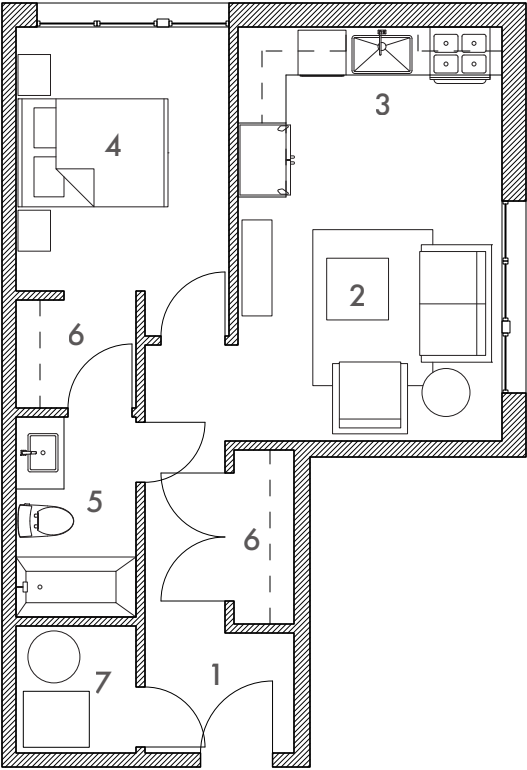
Unit Type 1A  
722 sf



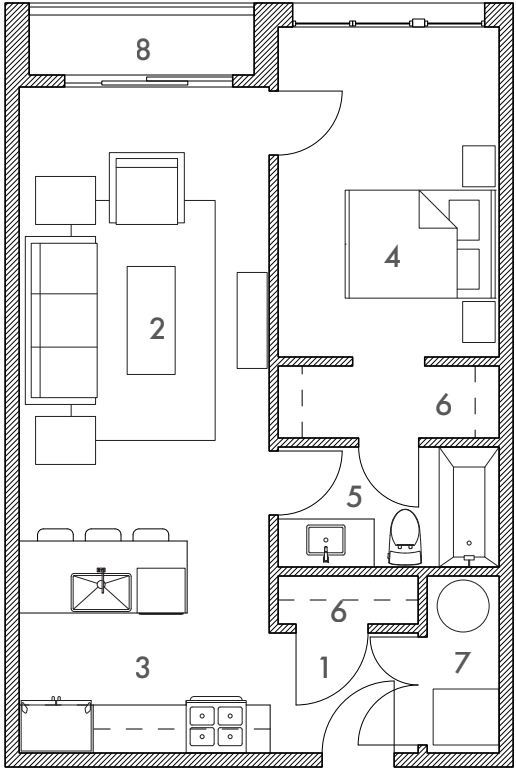
Unit Type 1B  
563 sf



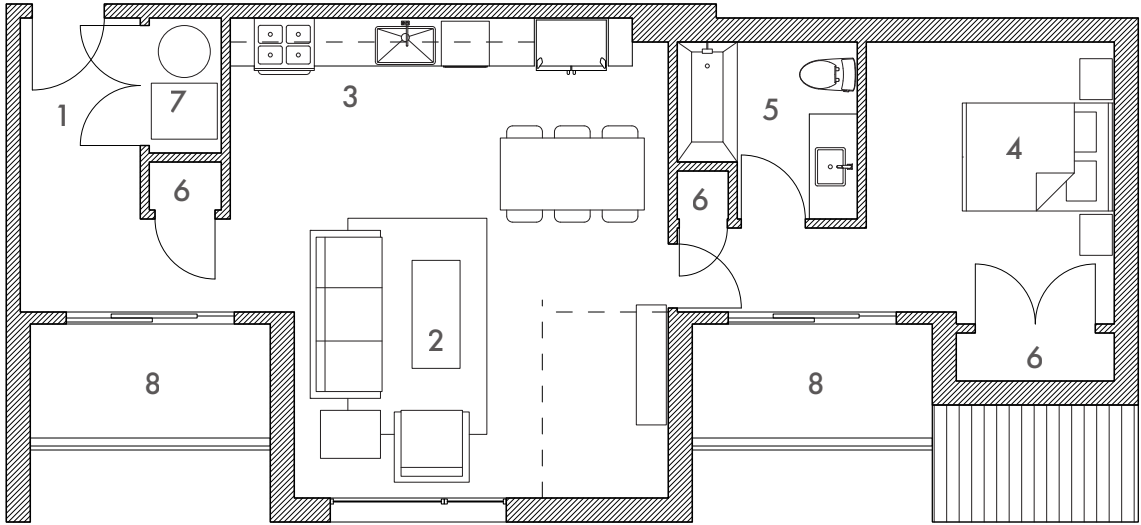
Unit Type 1B (alt)  
591 sf



Unit Type 1C  
563 sf



Unit Type 1D  
622 sf

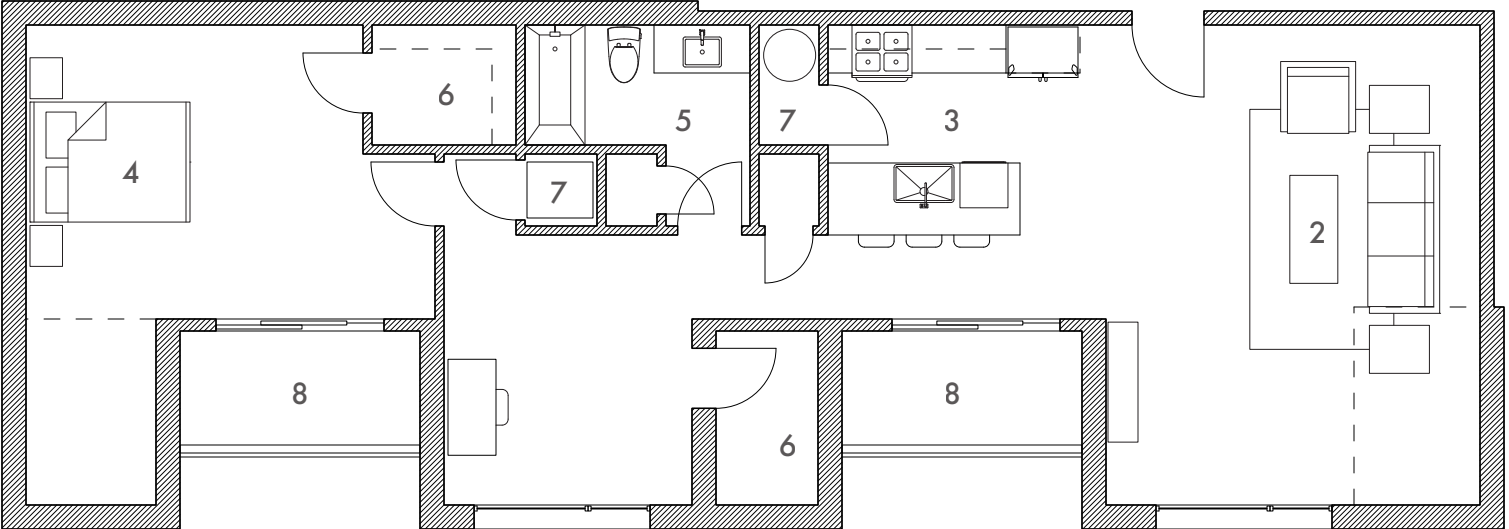


Unit Type 1E  
819 sf

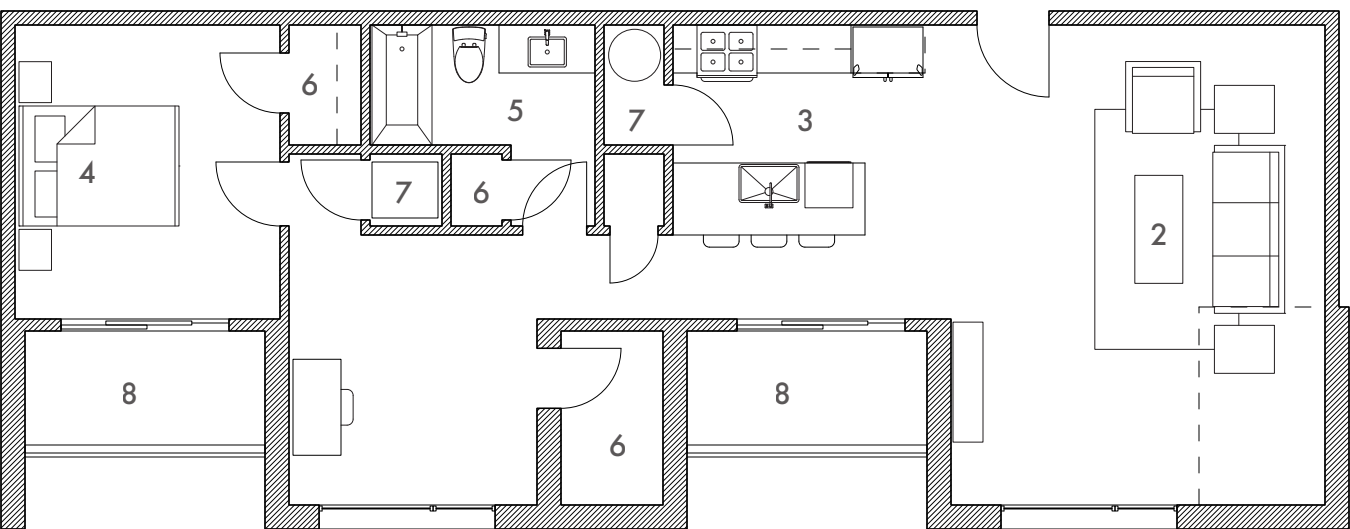
**Legend**

- 1. Entry
- 2. Living Room
- 3. Kitchen
- 4. Bedroom
- 5. Bathroom
- 6. Closet
- 7. Utility
- 8. Balcony

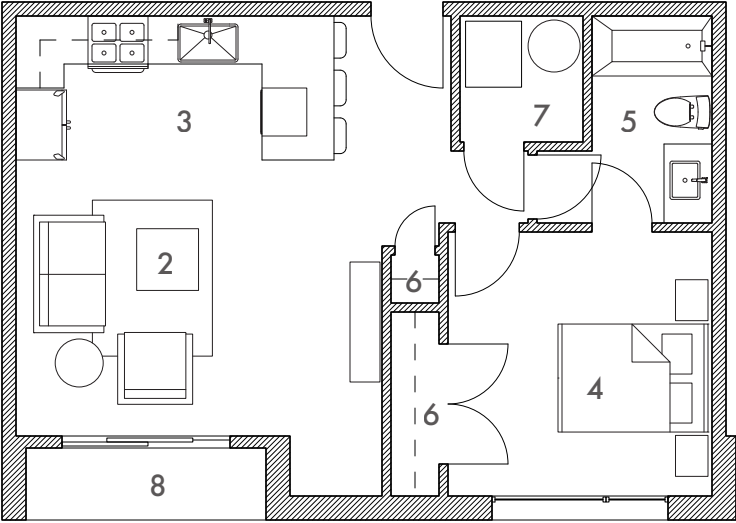




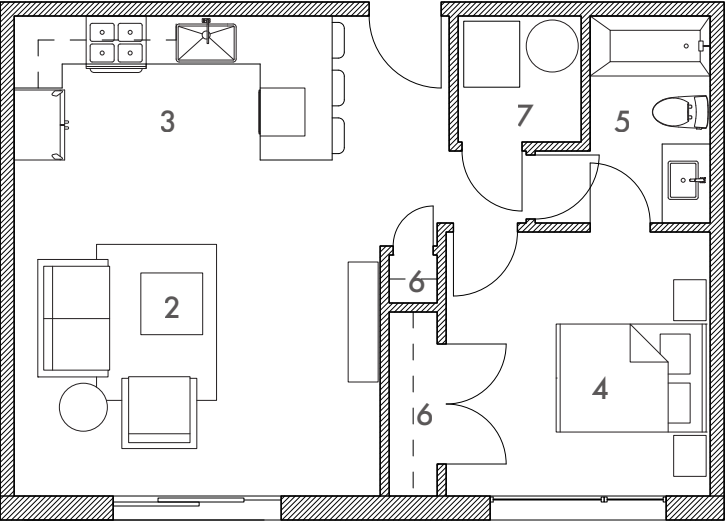
Unit Type 1F  
1,185 sf



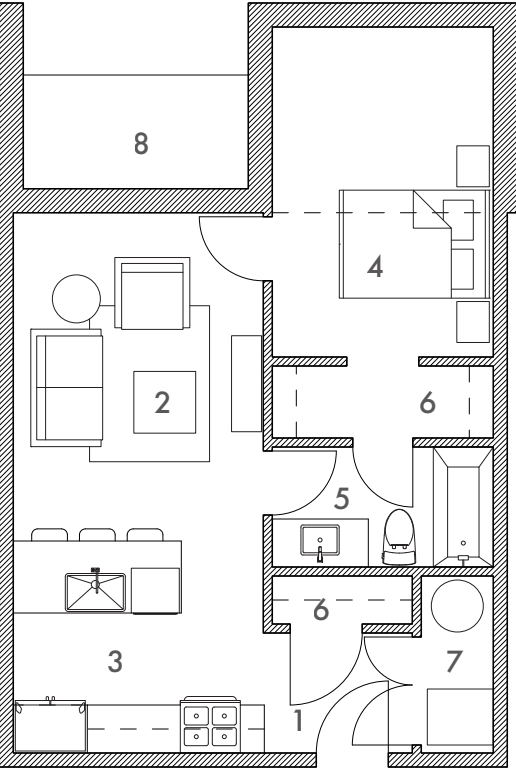
Unit Type 1G  
1,023 sf



Unit Type 1H  
606 sf



Unit Type 1H (alt)  
640 sf

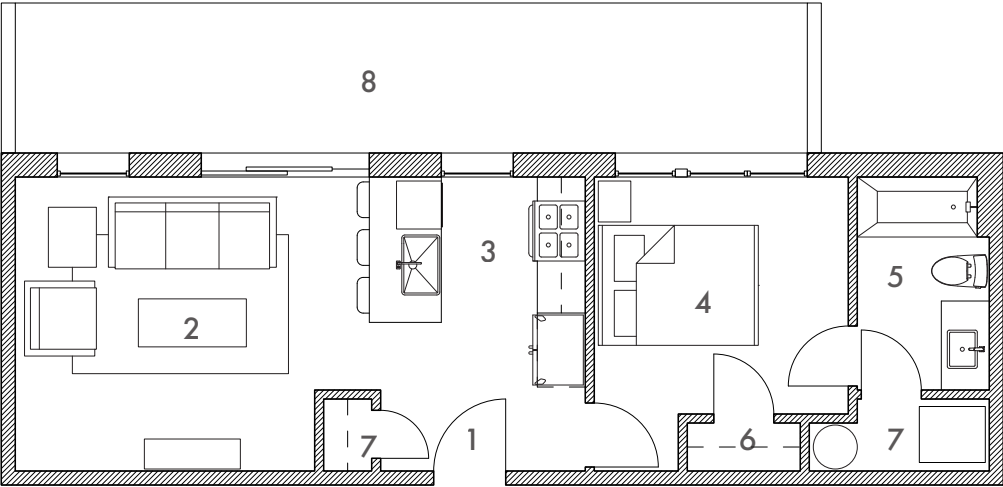


Unit Type 1J  
606 sf

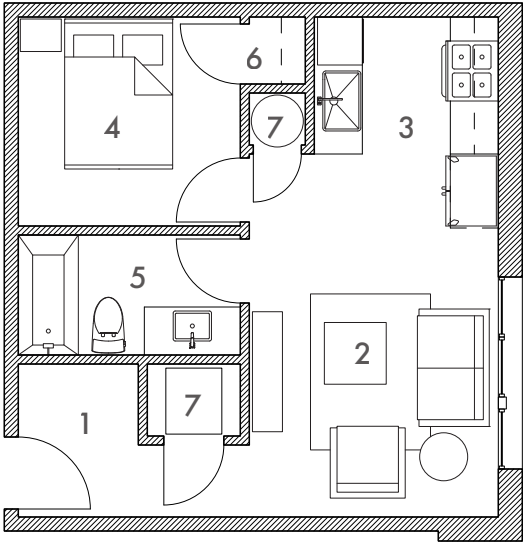
Legend

- 1. Entry
- 2. Living Room
- 3. Kitchen
- 4. Bedroom
- 5. Bathroom
- 6. Closet
- 7. Utility
- 8. Balcony

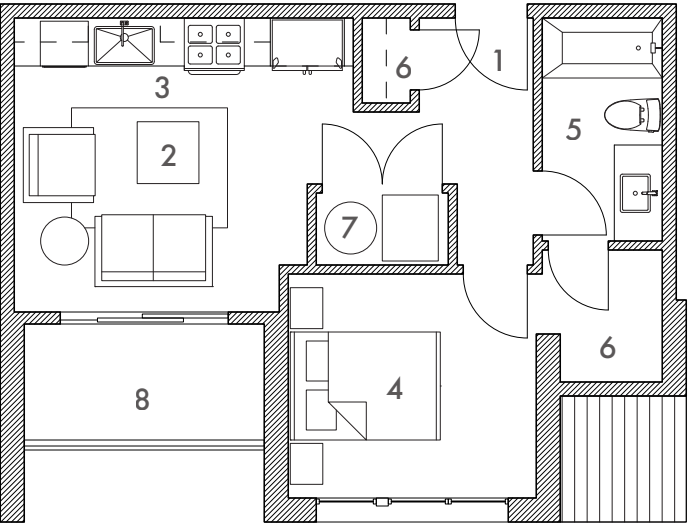




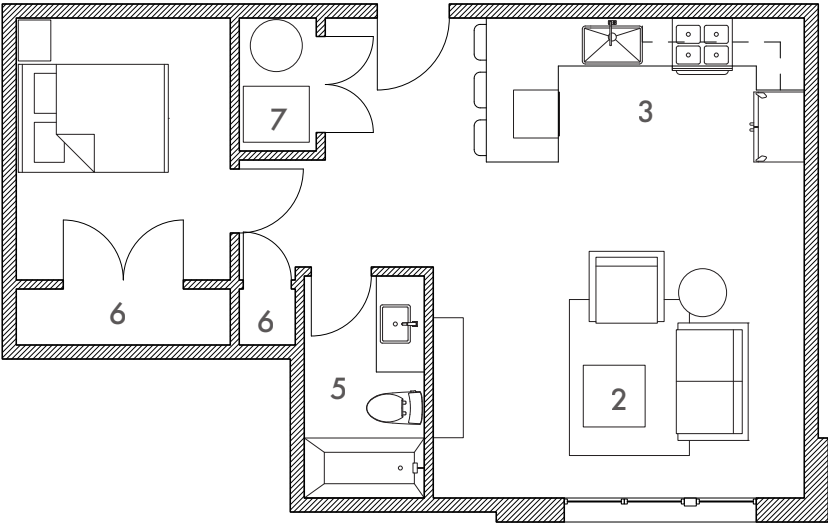
Unit Type 1K  
569 sf



Unit Type 1L  
469 sf



Unit Type 1M  
592 sf

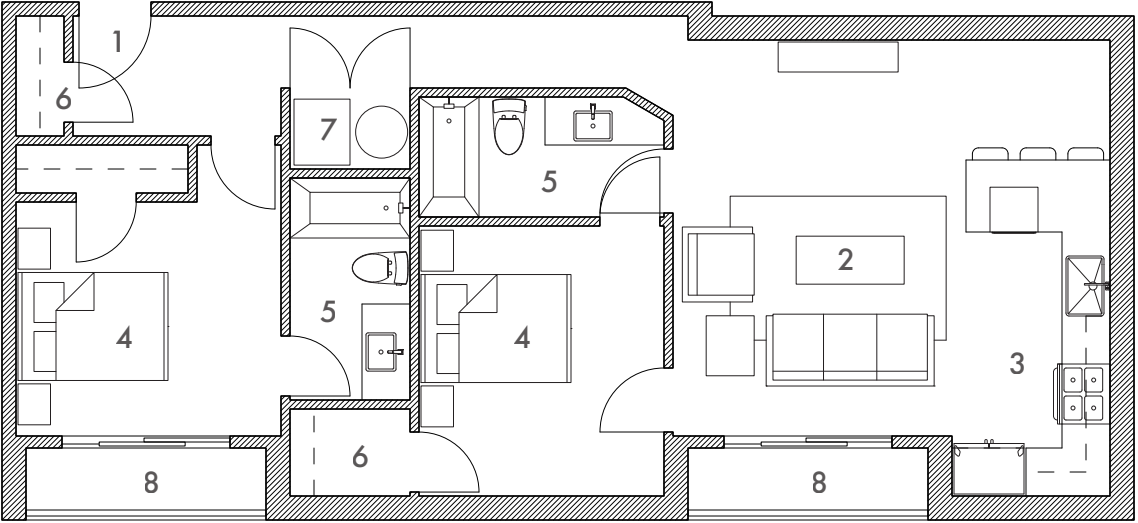


Unit Type 1N  
433 sf

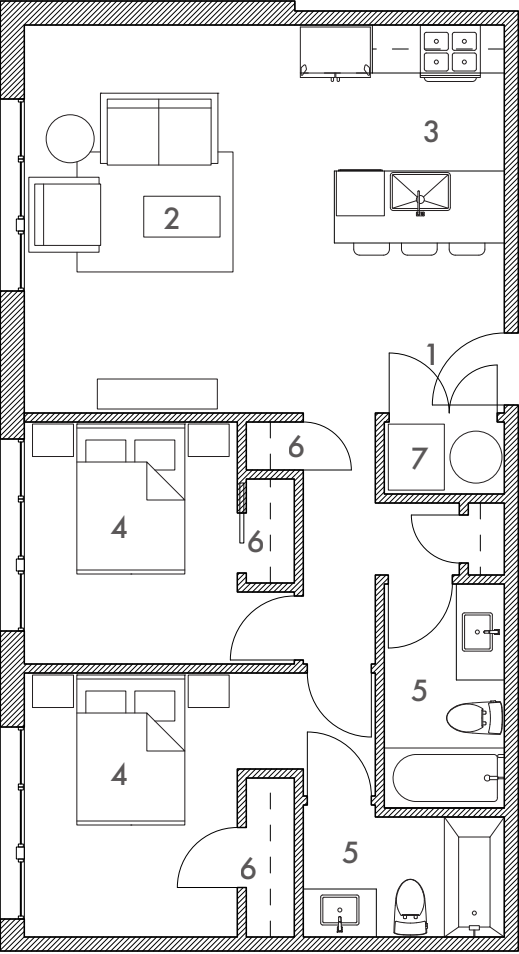
**Legend**

- 1. Entry
- 2. Living Room
- 3. Kitchen
- 4. Bedroom
- 5. Bathroom
- 6. Closet
- 7. Utility
- 8. Balcony

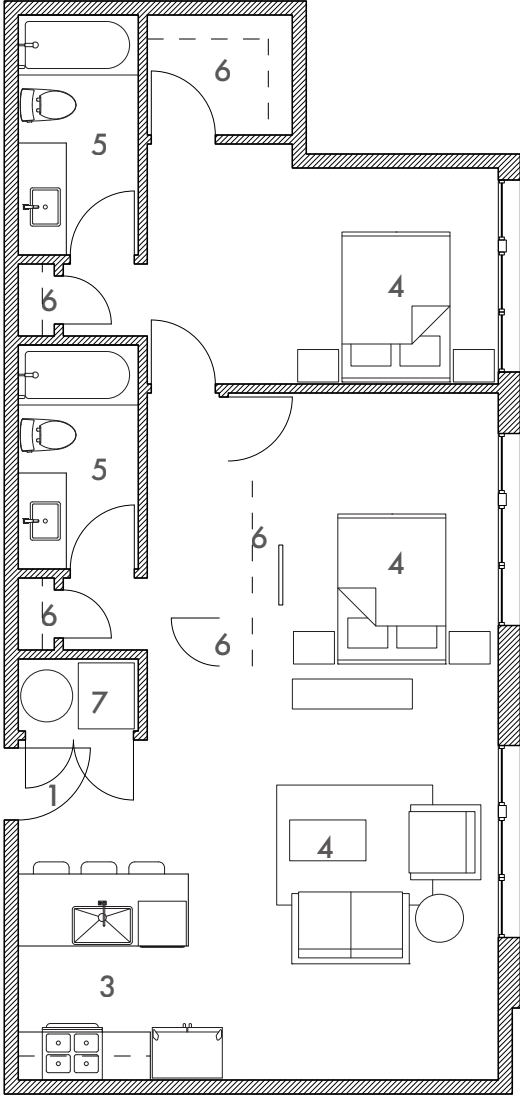




Unit Type 2A  
922 sf



Unit Type 2B  
798 sf



Unit Type 2C  
917 sf

- Legend**
- 1. Entry
  - 2. Living Room
  - 3. Kitchen
  - 4. Bedroom
  - 5. Bathroom
  - 6. Closet
  - 7. Utility
  - 8. Balcony

**Two Bedroom Unit Plans**  
Scale : 1/8" = 1'



**Committee Recommendation:** Approved with Conditions:

- 1- Need detailed landscaping plan for next review.
- 2- Evaluate roof pitch and determine if the angle can be stepped back or softer. Many on the committee feel the slope is too steep.
- 3- Wall near the entrance on W. 73rd street needs to be softened.
- 4- Request for section of the street displaying the context of other houses and projects.
- 5- Evaluate if there is potential for more amenity/public spaces near the street (in reference to making the project interact more with the street). Overall sentiment for better connectivity with the street through larger porches, etc.
- 6- Southern façade – recommendation for less EIFS and making the overall wall less blank and softer.



# Cleveland City Planning Commission

## Mandatory Referrals

---



June 17, 2022



**Ordinance No. 608-2022** (Ward 5/Councilmember Starr; by departmental request):

Authorizing the Directors of Capital Projects or Public Works to enter agreements with Cuyahoga County for the purpose of accepting funds for the constructing of a new City park to be located adjacent to the Central Recreation Center and to authorize the making and accepting of a new East 26<sup>th</sup> Street; authorizing the Director and the Commissioner of Purchases and Supplies to enter into one or more agreements with the Cuyahoga Metropolitan Housing Authority providing for the exchange of real properties necessary for the project; determining the method of making the public improvement of constructing the new park; authorizing the Director or Public Works or Capital Projects, as appropriate, to enter into one or more contracts; and to apply for and accept additional grants and gifts for the new park.





# Ord. No. 608-2022 E. 26<sup>th</sup> St. & Central Rec Park

Cleveland Planning Commission

June 17, 2022





### **AN EMERGENCY ORDINANCE**

Authorizing the Directors of Capital Projects or Public Works to enter agreements with Cuyahoga County for the purpose of accepting funds for the construction of a new City park to be located adjacent to the Central Recreation Center and to authorize the making and accepting of a new East 26<sup>th</sup> Street; authorizing the Director and the Commissioner of Purchases and Supplies to enter into one or more agreements with the Cuyahoga Metropolitan Housing Authority providing for the exchange of real properties necessary for the project; determining the method of making the public improvement of constructing the new park; authorizing the Director of Public Works or Capital Projects, as appropriate, to enter into one or more contracts; and to apply for and accept additional grants and gifts for the new park.

Cleveland Planning Commission

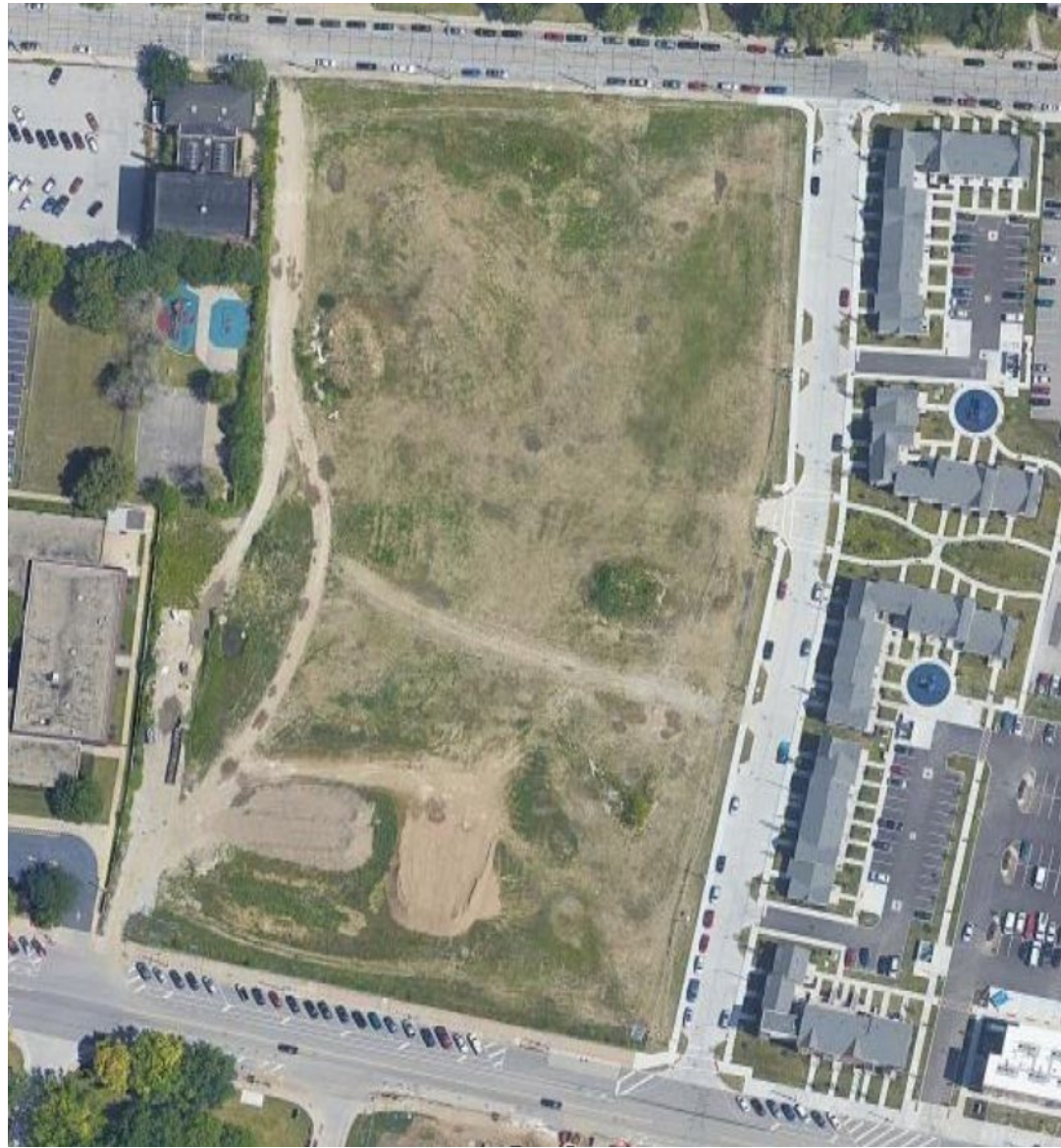
June 17, 2022





Cleveland Central Recreation Center





Cleveland Central Recreation Center





Cleveland Central Recreation Center





Cleveland Central Recreation Center





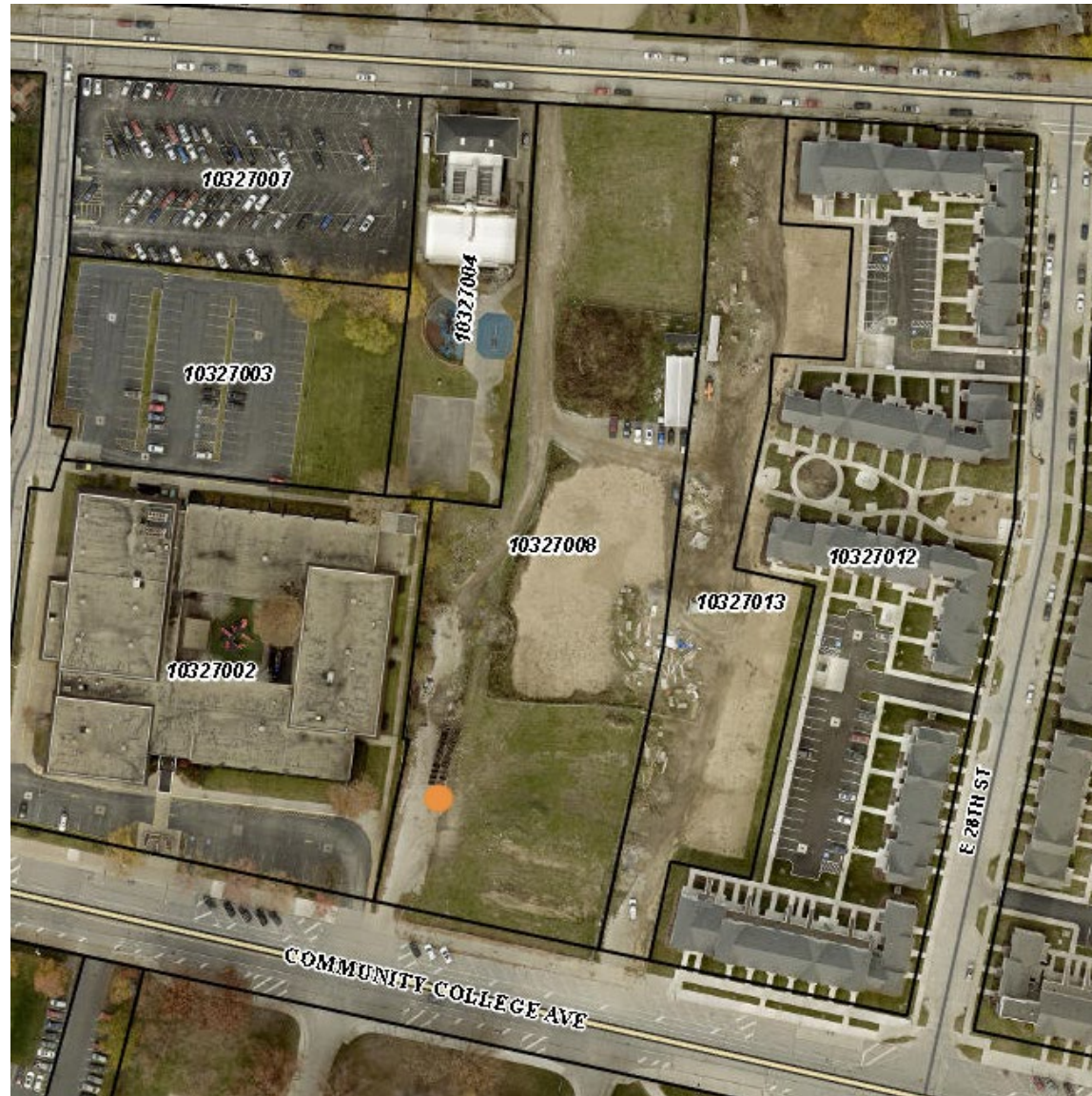
Cleveland Central Recreation Center





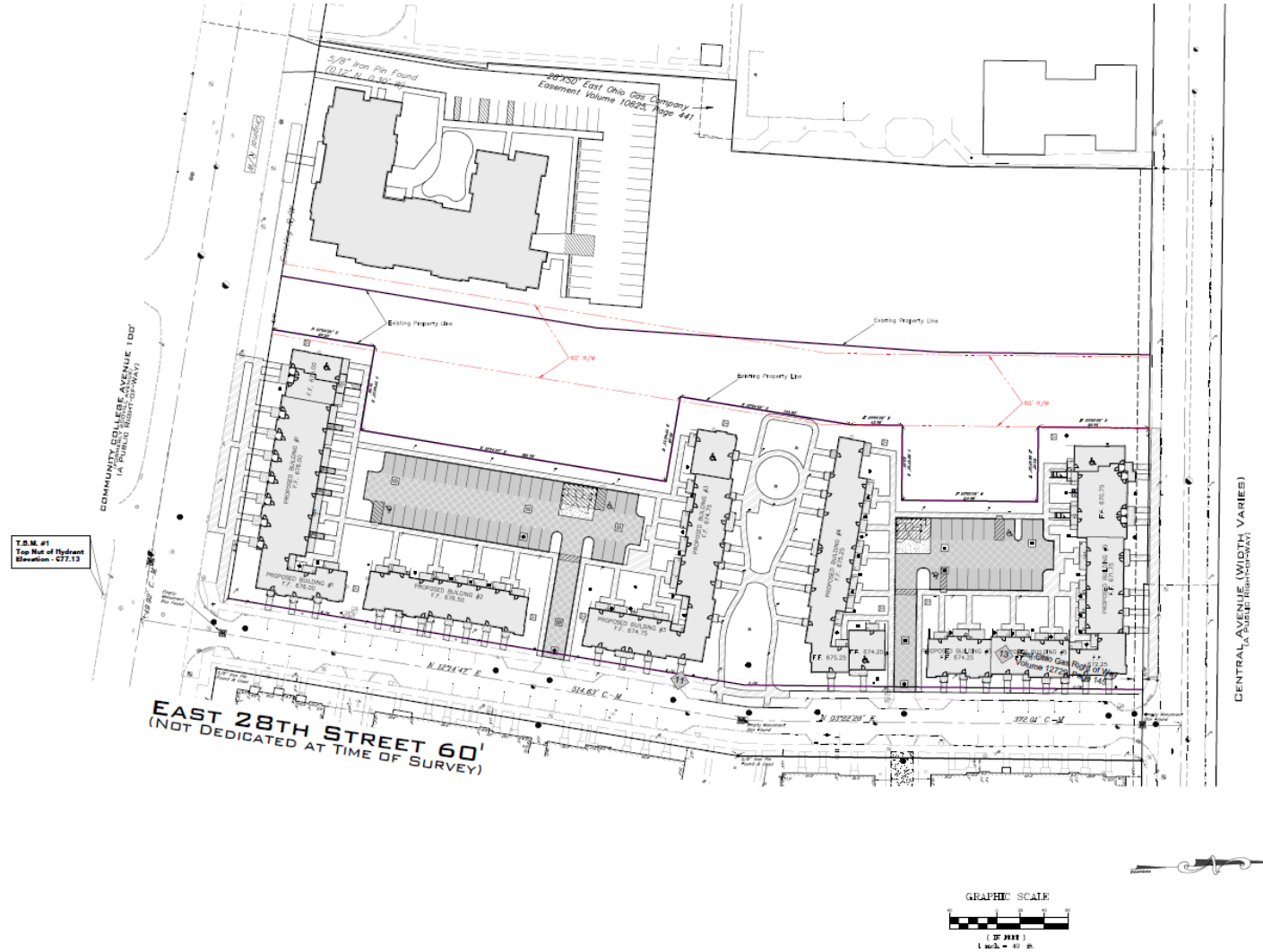
Cleveland Central Recreation Center





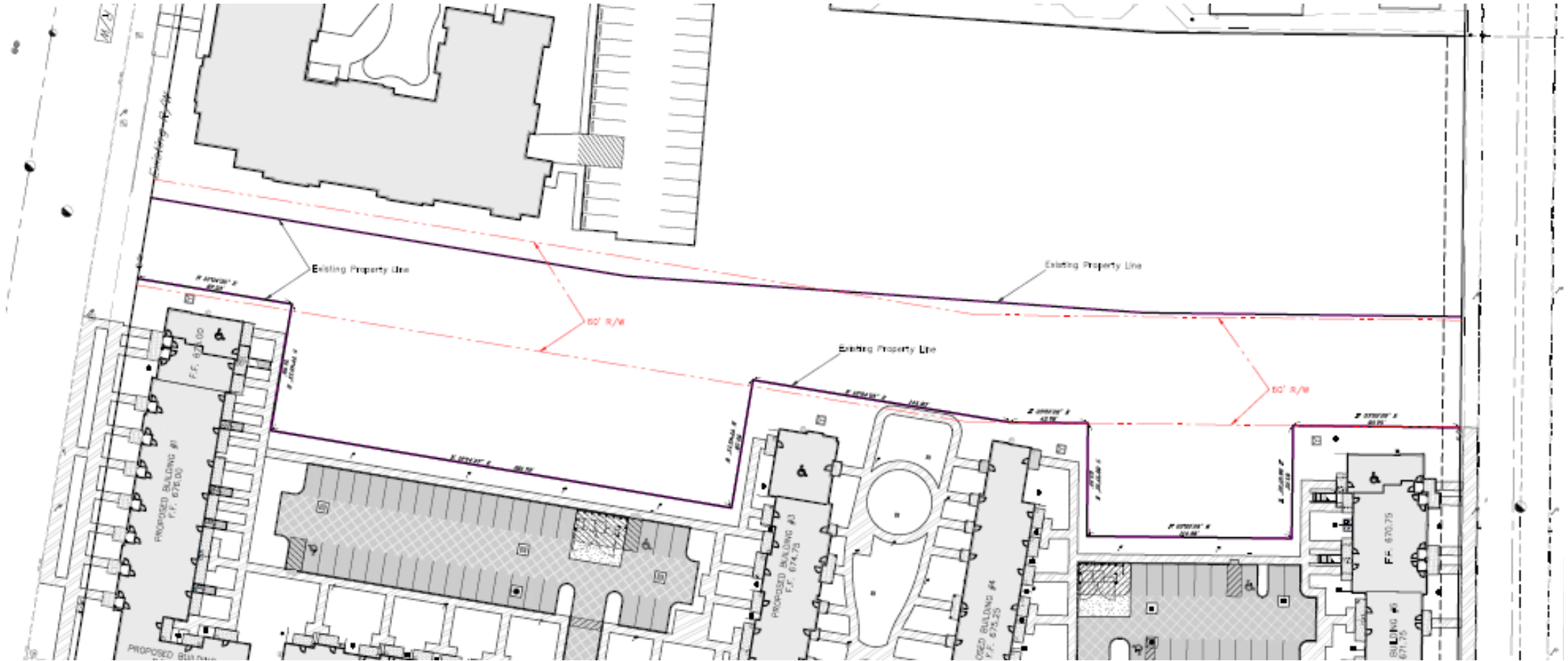
Cleveland Central Recreation Center





Proposed E. 26<sup>th</sup> St. ROW





Proposed E. 26<sup>th</sup> St. ROW





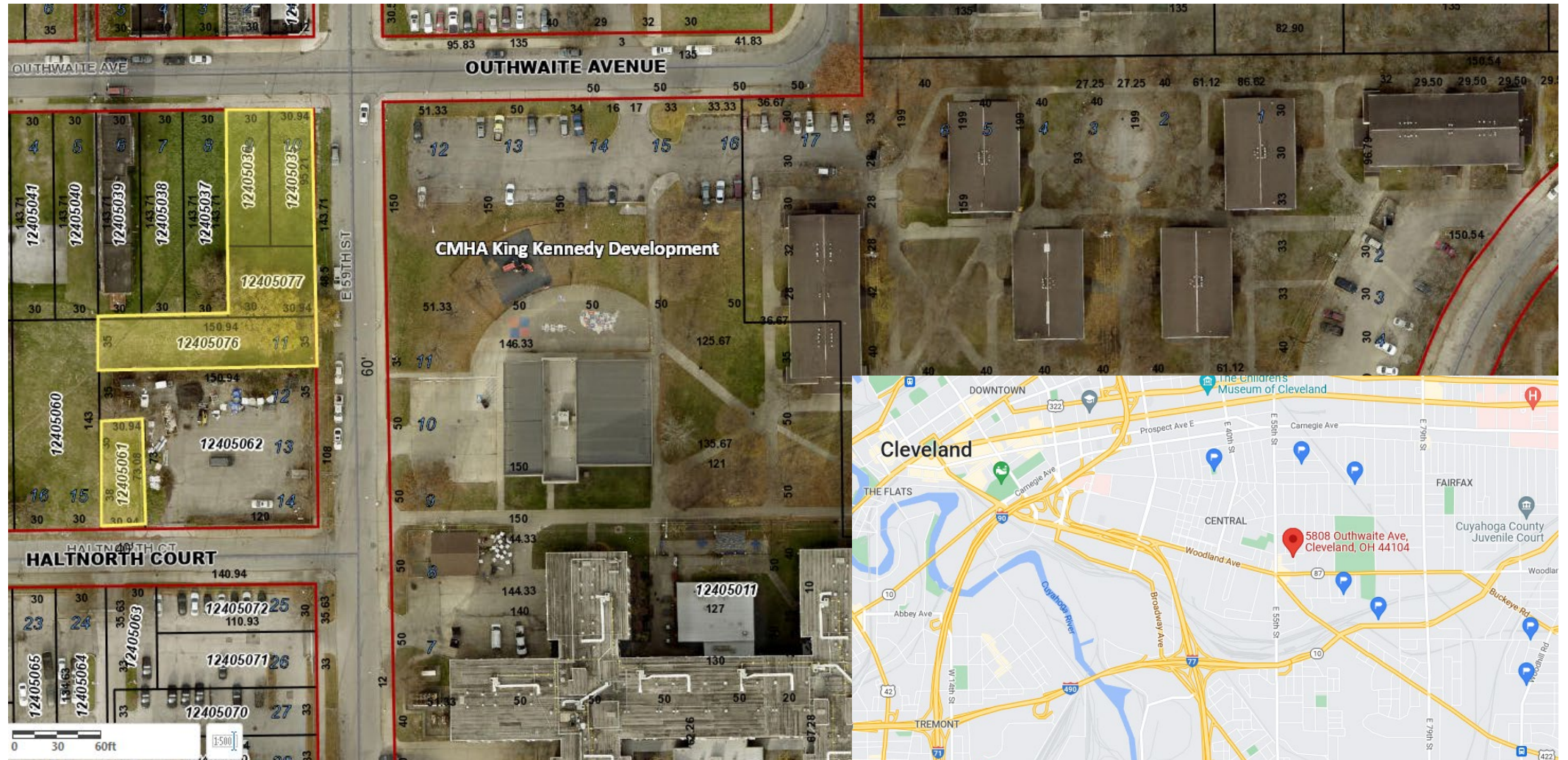
Planned Development  
(Conceptual)





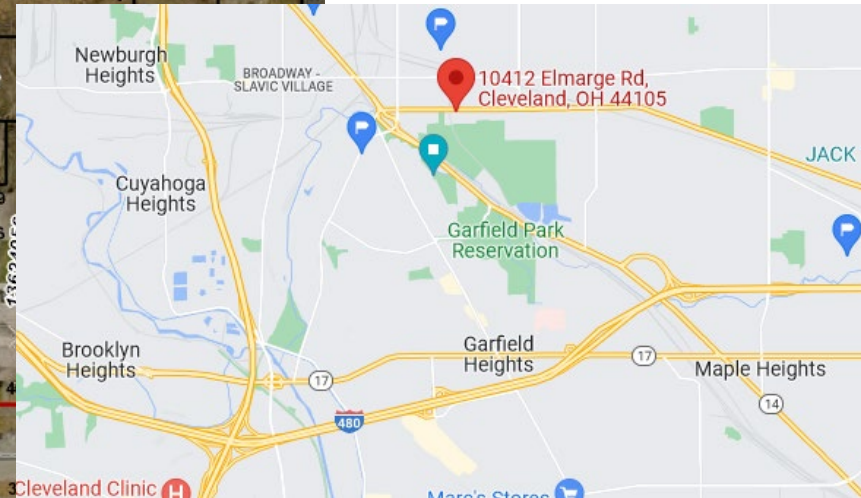
Land Swap Parcels





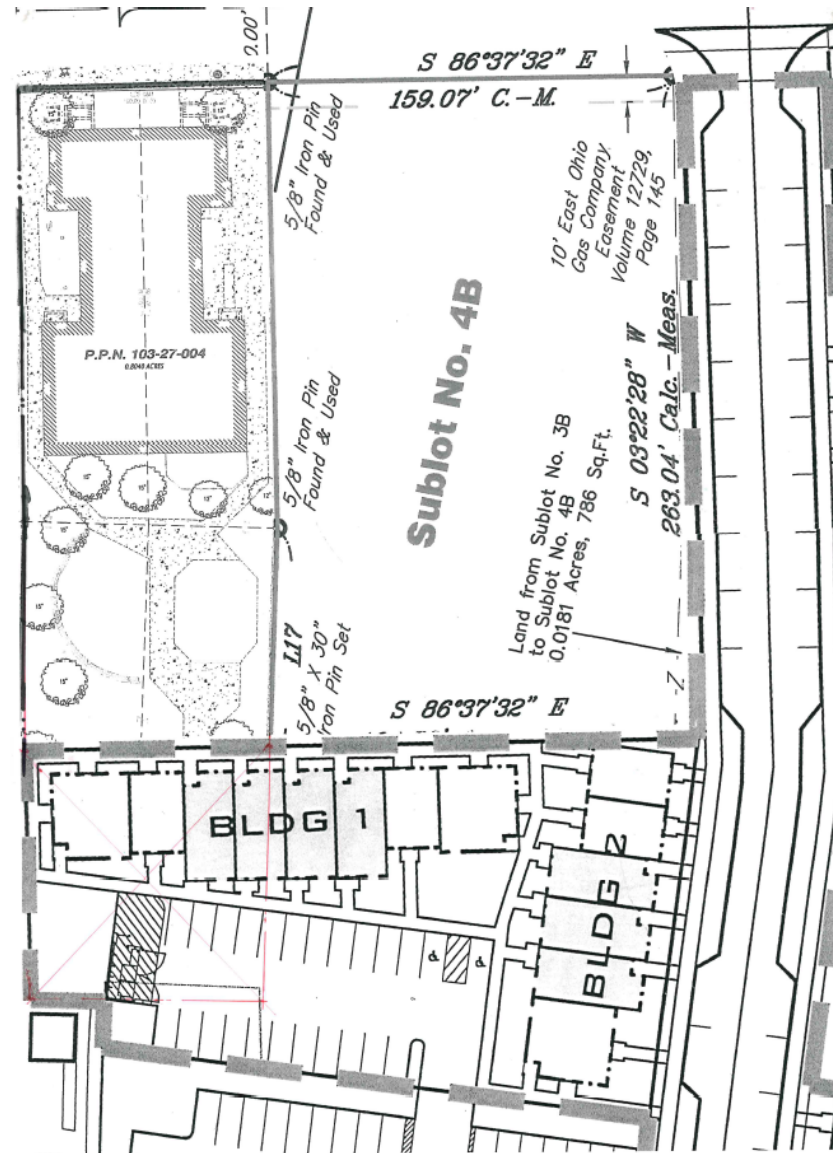
Land Swap Parcels (Off Site)





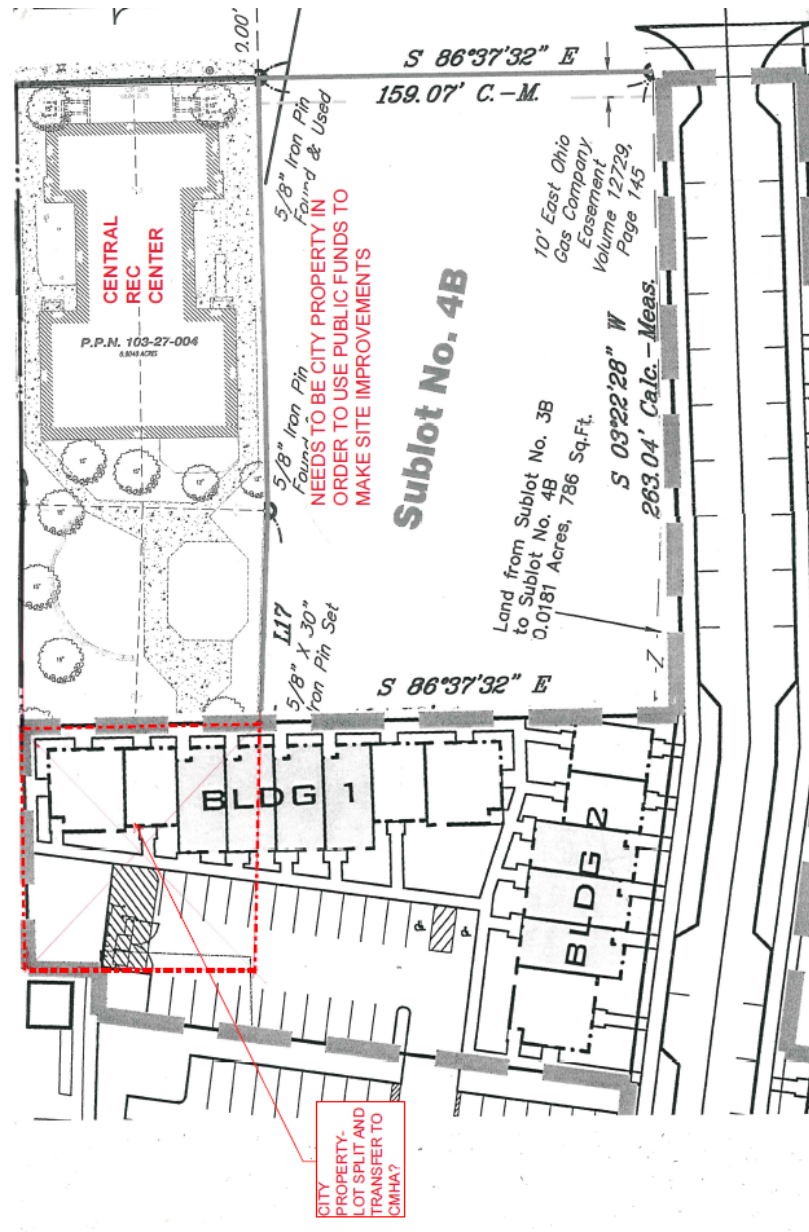
Land Swap Parcels (Off Site)





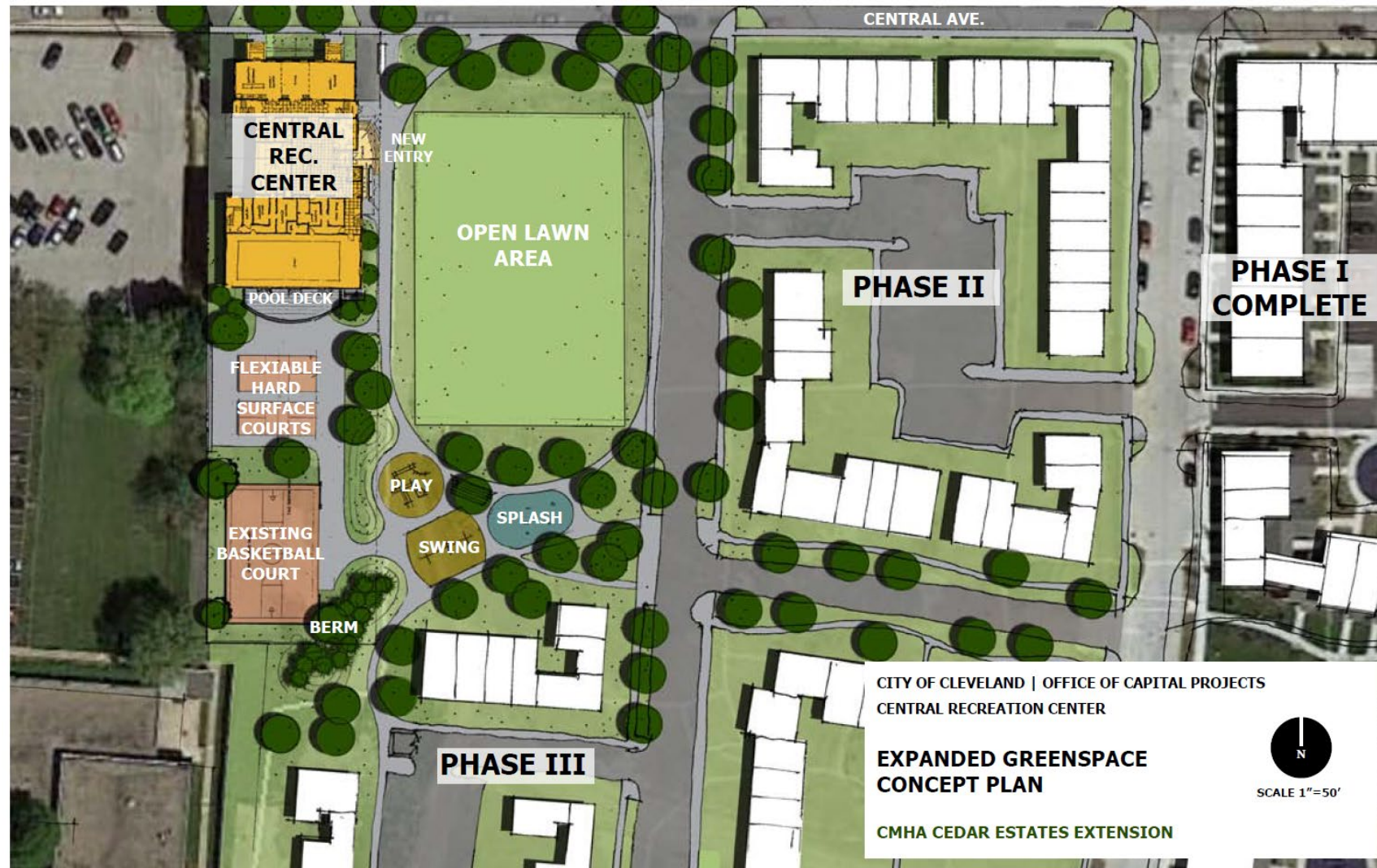
Lot Subdivision  
(Conceptual)





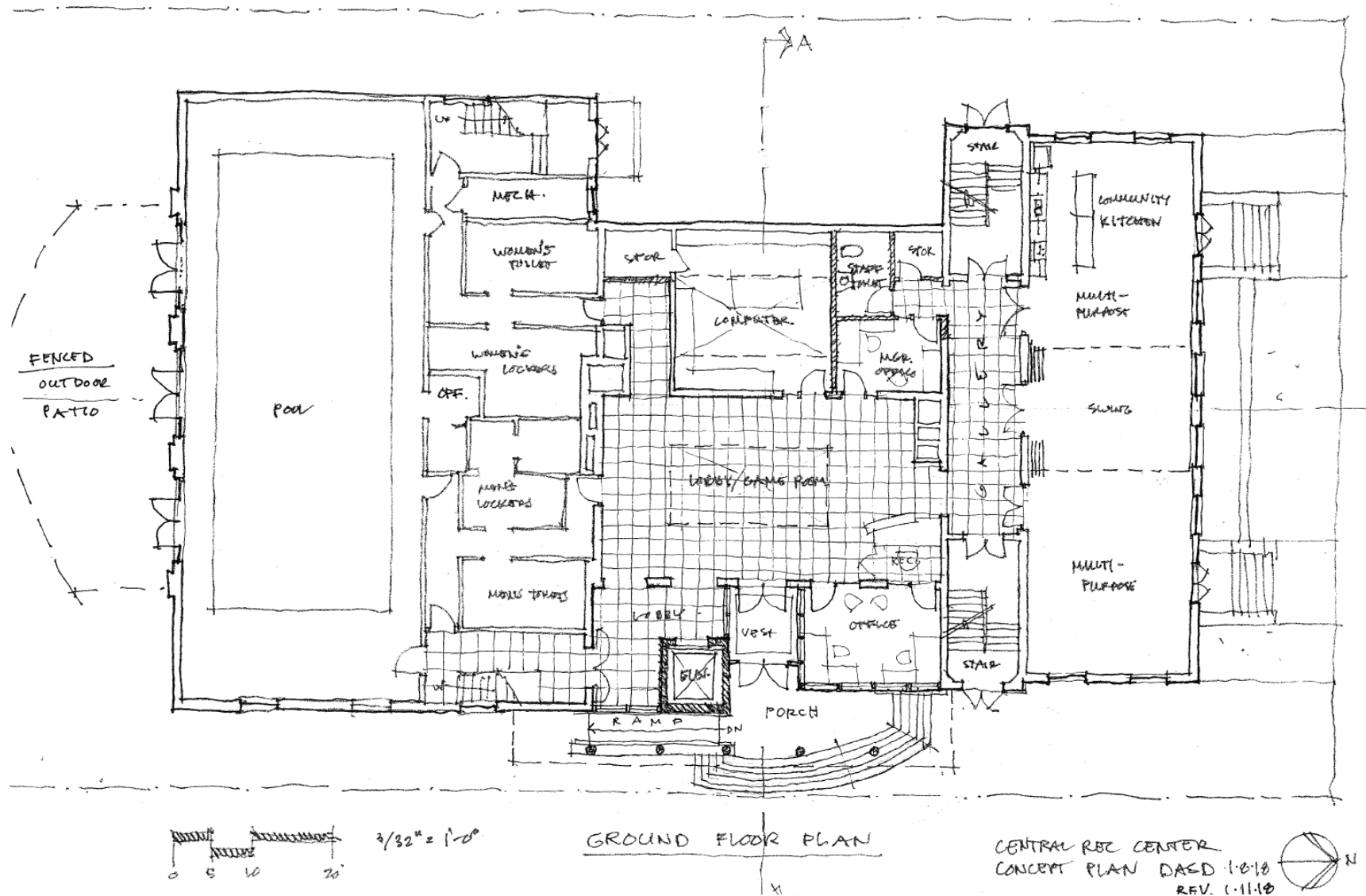
Land Swap  
(Conceptual)





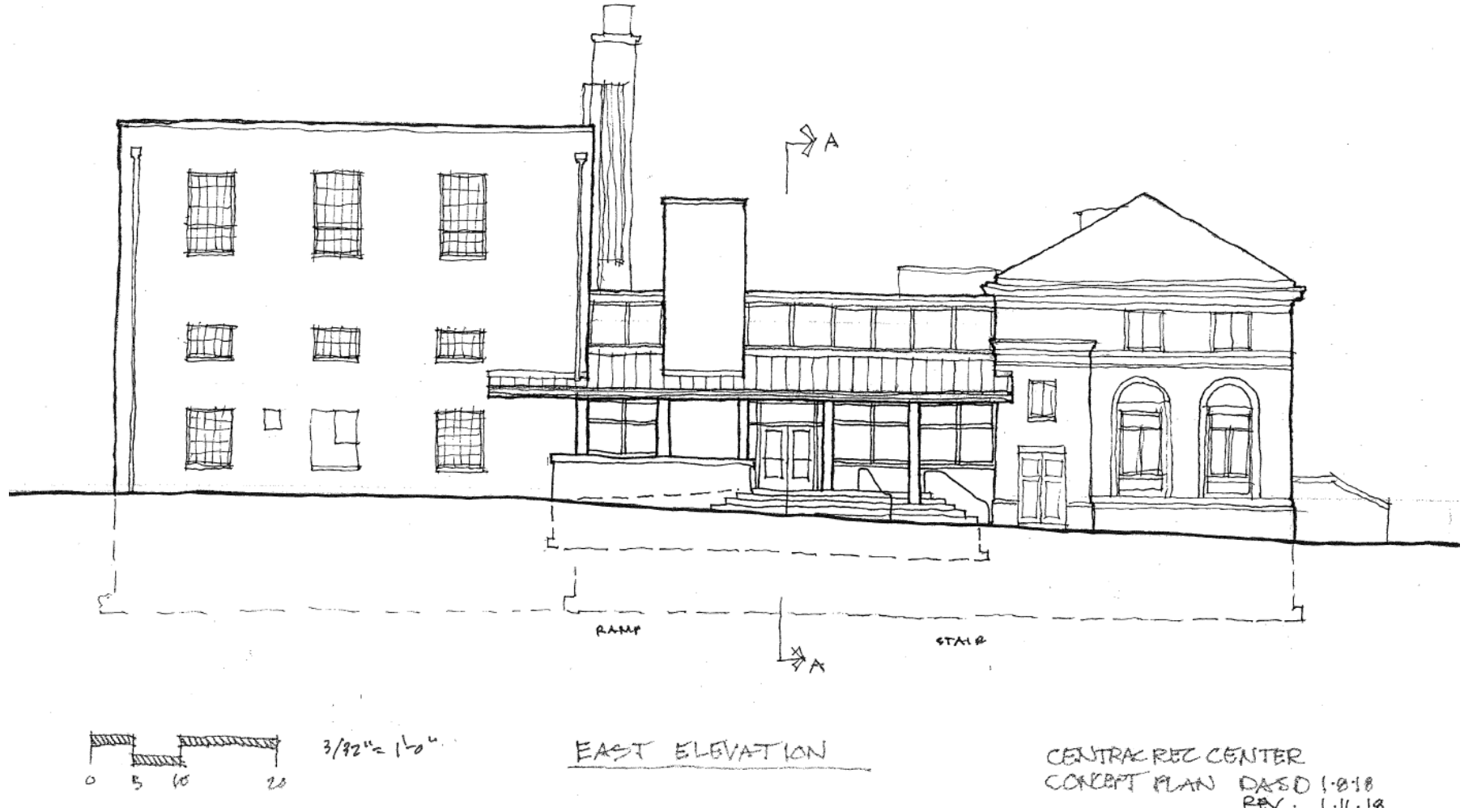
Central Rec Center  
Site Master Plan  
(Conceptual)





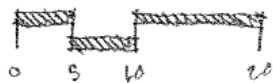
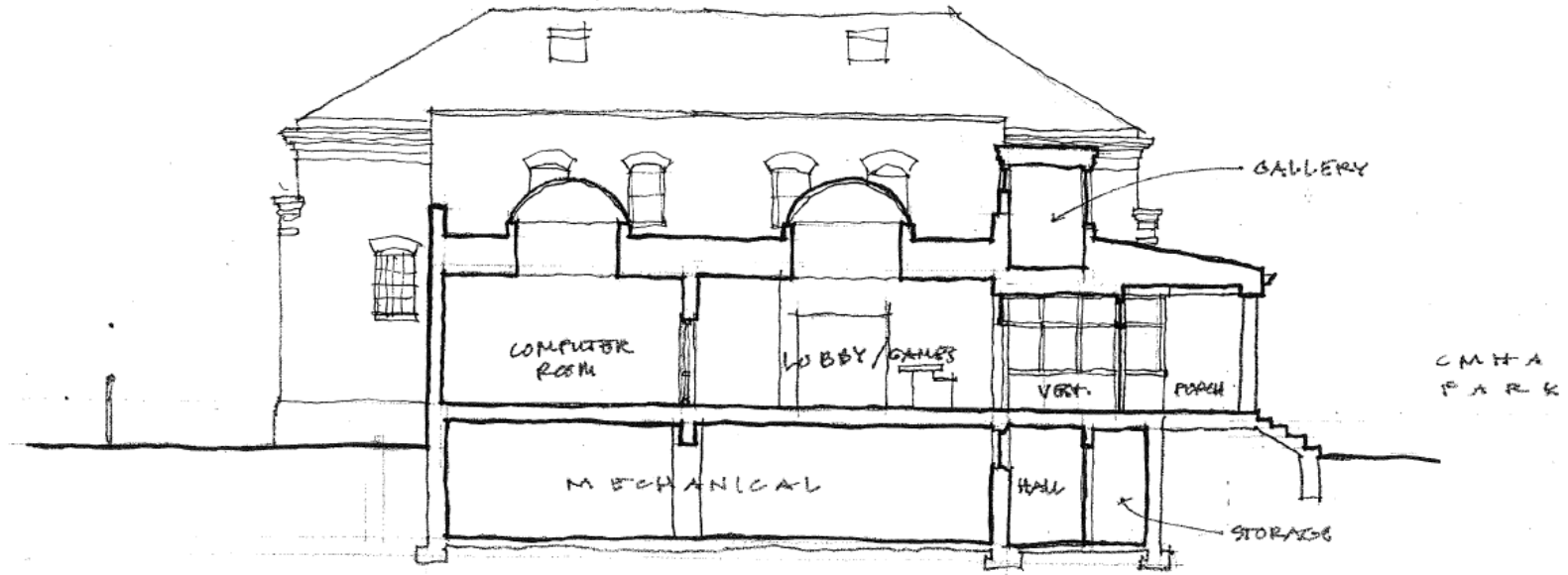
# Central Recreation Center Phase IV Improvements (Conceptual)





# Central Recreation Center Phase IV Improvements (Conceptual)





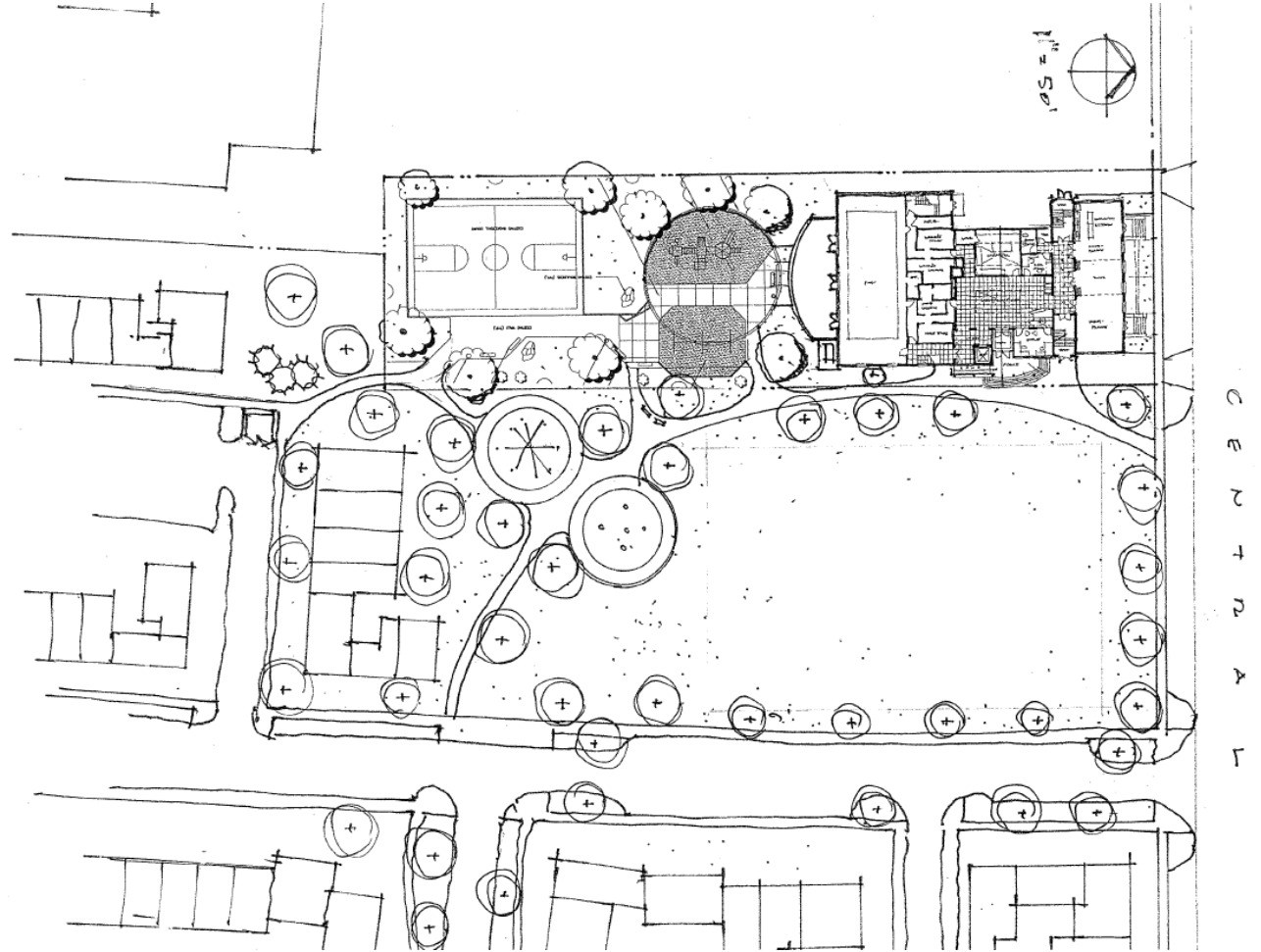
3/32" = 1'-0"

SECTION A - A

CENTRAL REC CENTER  
CONCEPT PLAN DASH 1.0.18  
1" = 12'

# Central Recreation Center Phase IV Improvements (Conceptual)





Central Recreation Center  
Phase IV Improvements  
(Conceptual)





# Cleveland Planning Commission

## June 17, 2022





**Ordinance No. 530-2022 (Ward 15/Councilmember Spencer):  
Designating the Norfolk Southern Railway bridge over Lake Avenue as a Cleveland Landmark.**





# Lake Avenue Bridge (1912)

Cleveland

Landmark Nomination

Cleveland Landmarks  
Commission Meeting July 8, 2021

Julia LaPlaca

Ohio History Service Corps Member 2019-20

[jlaplaca@umich.edu](mailto:jlaplaca@umich.edu) | [jrl183@case.edu](mailto:jrl183@case.edu)



# Description



North Side



South side





Arabesque frieze and bracketed cornice detail



Steel work and pillars from west side



Steel underneath bridge





# Origins



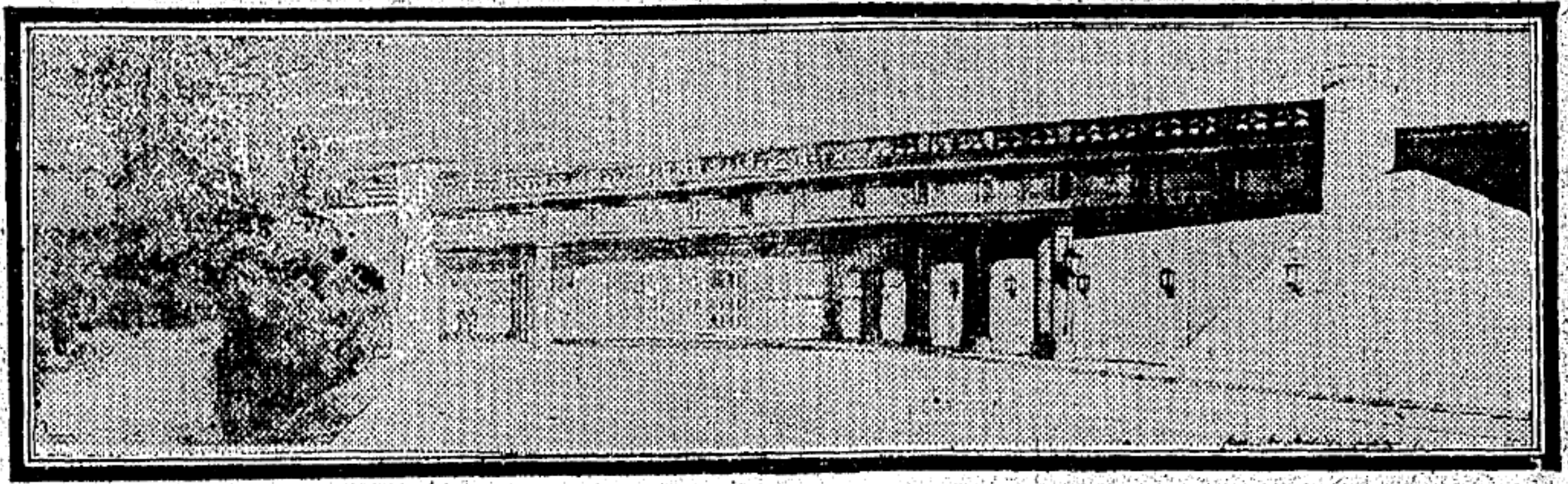
“Bridges Lake Ave at New York Central Ry 1910s”  
Western Reserve Historical Society (wrhs:4183 )



1898 Map showing underpass; previous maps show a grade crossing



# BRIDGE THAT IS PLANNED TO DO AWAY WITH TUNNELS



Proposed Lake Shore span over Lake-av N. W., which will aid traffic.

The above sketch, just completed by Frederick W. Striebinger, indicates a treatment for the new Lake Shore bridge over Lake-av N. W. At the present time there is a double tunnel

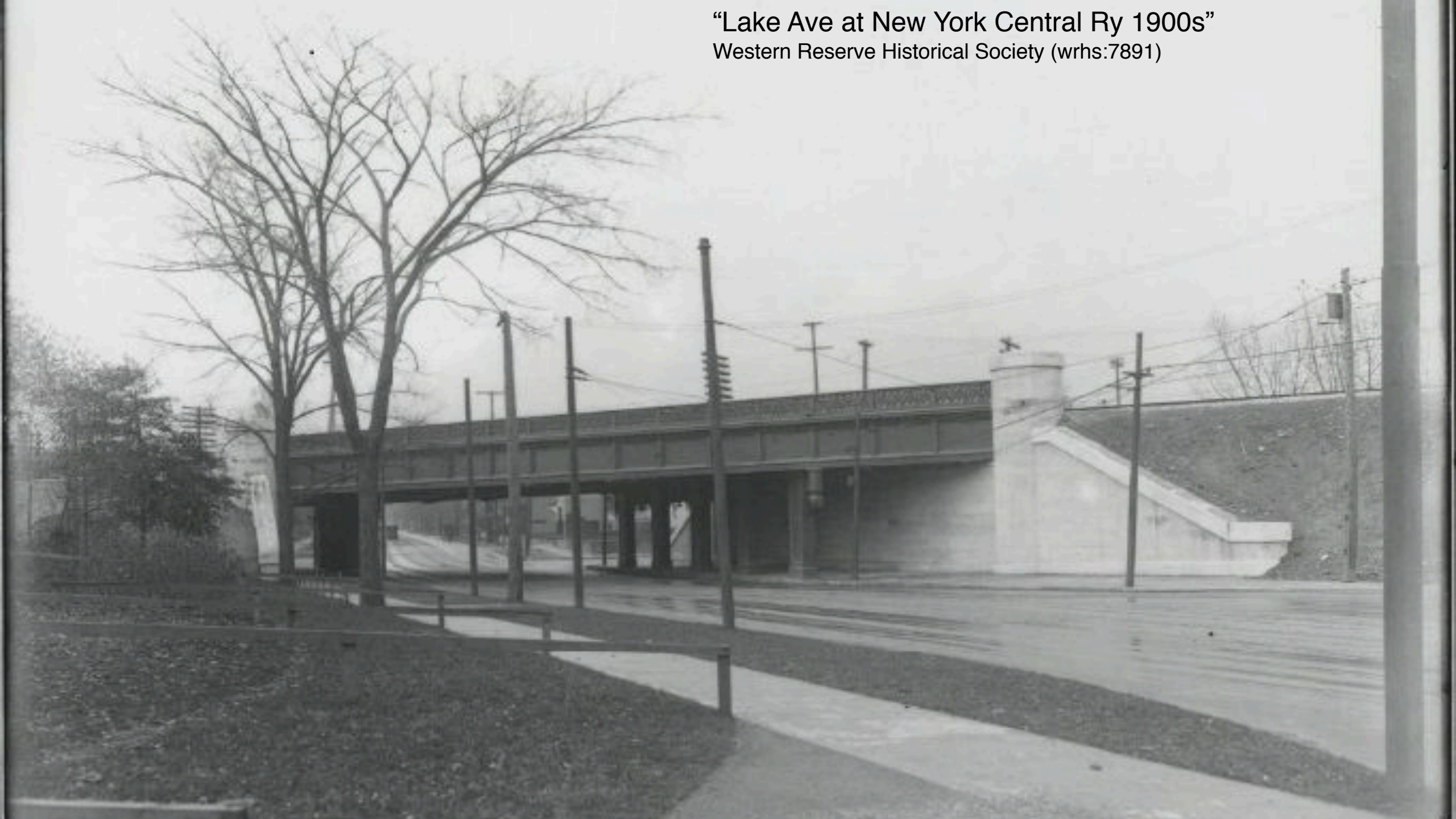
there, which is dangerous to motorists and pedestrians alike. It is to be removed during the coming year and the street widened.

Architect F. W. Striebinger has

just completed the plan. It is now on exhibition at the show being held by the architects on the fourth floor of the B. of L. E. building. The show is free to the public.



"Lake Ave at New York Central Ry 1900s"  
Western Reserve Historical Society (wrhs:7891)







Cleveland streetcar passes under the New York Central tracks on Lake Ave. near Clifton. Photo dated June 6, 1946.

From 'Lake Shore Electric Railway'. Thomas, Lamont, and Doane, 2007.



# Architect: Frederick Striebinger (1870-1941)



Bridge detail now and then

Photo credit: (L) Nikki Hudson (2018); (R) Engineering News, V. 73 No. 6, 2/11/1915

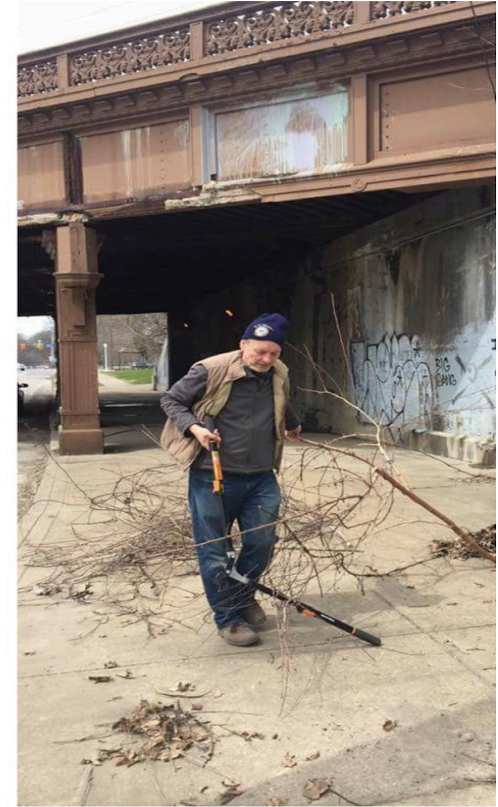


The "Tremain-Gallagher House" in Cleveland Heights, one of the many buildings and structure designed by Striebinger in the Cleveland area.

Library of Congress



# Recent History, NRQ Eligibility







## Lake Avenue Bridge (1912)

Cleveland  
Landmark Nomination

Cleveland Landmarks Commission  
Meeting July 8, 2021

Julia LaPlaca

Ohio History Service Corps Member 2019-  
20

[jlaplaca@umich.edu](mailto:jlaplaca@umich.edu) | [jrl183@case.edu](mailto:jrl183@case.edu)





**Ordinance No. 568-2022** (Ward 11/Councilmember Mooney; by departmental request):  
Authorizing the Director of Capital Projects to enter into one or more agreements with the Greater Cleveland Regional Transit Authority to improve roadway curb walls and pedestrian rails under the track and platform bridges over West 117<sup>th</sup> Street; and authorizing payment for the City's cost of the improvement.



# Engineering & Construction Mandatory Referrals

June 17, 2022 - Planning Commission





# Ord. No. 568-2022 West 117<sup>th</sup> Street Bridge Repair

Authorizing the Director of Capital Projects to enter into one or more agreements with the Greater Cleveland Regional Transit Authority to improve roadway curb walls and pedestrian rails under the track and platform bridges over West 117<sup>th</sup> Street; and authorizing payment for the City's cost of the improvement.

*Building Cleveland*



# Ord. No. 568-2022 West 117<sup>th</sup> Street Bridge Repair

## Project Summary

- Sponsor: GCRTA
- Primary Goal:
  - Rehabilitation of Track & Platform Bridge
    - City's contribution will be used for repairs to the sidewalks, retaining wall and replacement of the rails.
- Location:
  - West 117<sup>th</sup> between Madison Avenue and Berea Road
- Funding:
  - Cleveland's Portion of the Work.....\$ 140,400 (Not to Exceed)
  - Lakewood's Portion of the Work.....\$280,000
  - Project Estimate.....\$5,2000,000
  - Cleveland's Funding Sources: City Road & Bridge Bonds



# Ord. No. 568-2022 West 117<sup>th</sup> Street Bridge Repair







**Ordinance No. 574-2022** (Ward 3/Councilmember McCormack; by departmental request):  
Authorizing the Director of Capital Projects to enter into a maintenance, inspection and repair agreement with and to issue a permit to Sherwin-Williams to encroach onto, over and within the public right-of-way of West 3<sup>rd</sup> Street by constructing, installing, using, and maintaining an overhead pedestrian bridge.



# Ord. No. 574-2022 Sherwin-Williams Pedestrian Bridge Maintenance Agreement

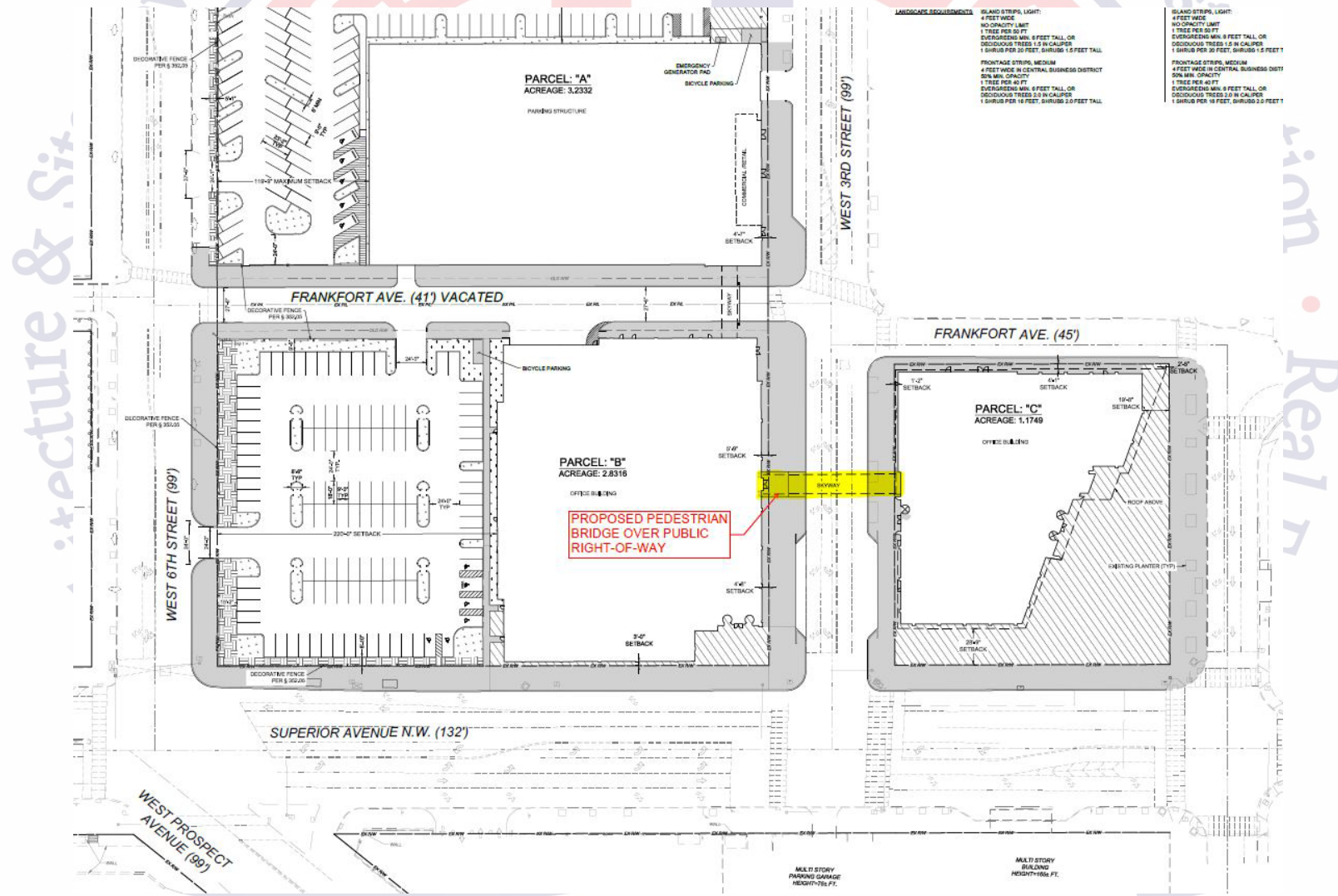
Authorizing the Director of Capital Projects to enter into a maintenance, inspection, and repair agreement with Sherwin-Williams

Authorizing the Director of Capital Projects to prepare legislation to issue a permit to Sherwin-Williams to encroach onto, over and within the public right-of-way of West 3<sup>rd</sup> Street

*Building Cleveland*

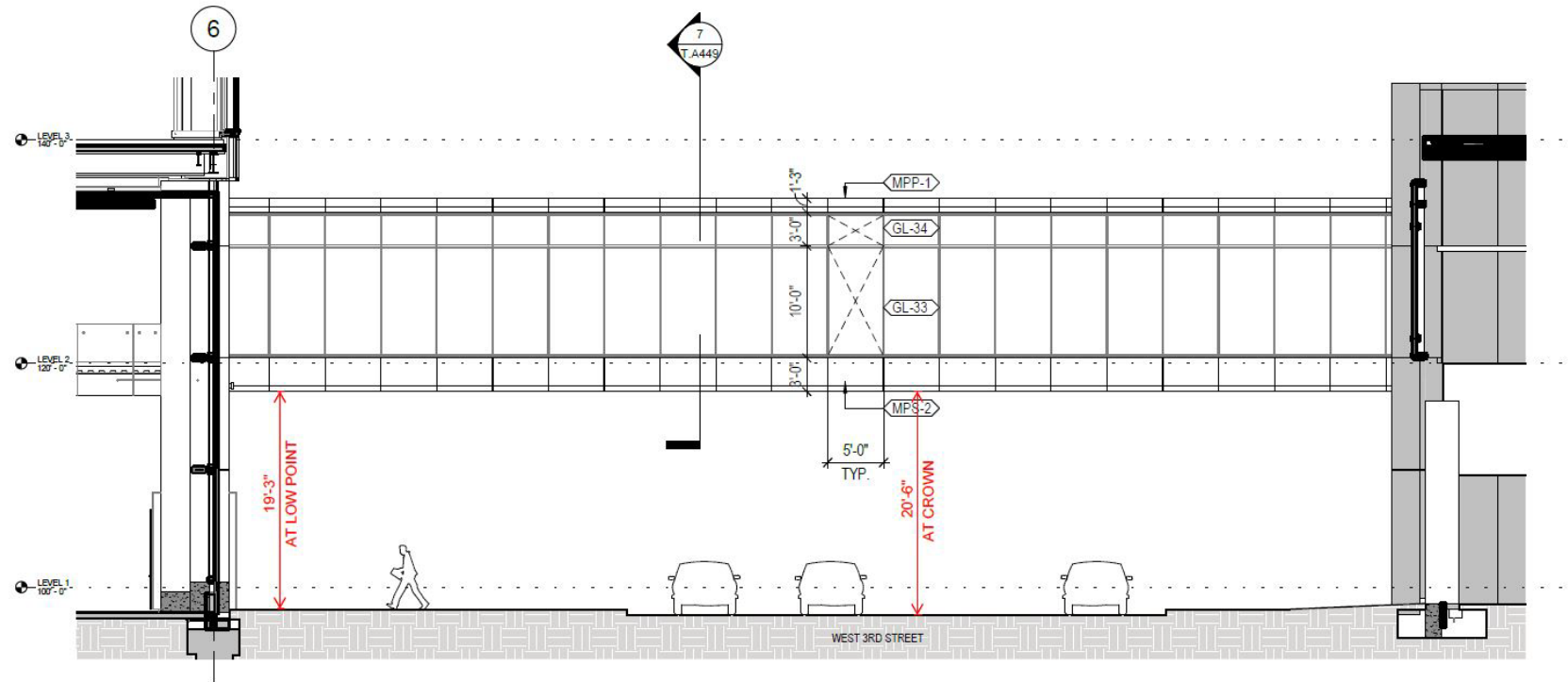


# Ord. No. 574-2022 Sherwin-Williams Pedestrian Bridge Maintenance Agreement





# Ord. No. 574-2022 Sherwin-Williams Pedestrian Bridge Maintenance Agreement



5 PAVILION SKYBRIDGE - ELEVATION  
1/8" = 1'-0"





**Ordinance No. 609-2022** (Ward 1/Councilmember Jones): Authorizing the Director of Capital Projects and/or City Planning to enter into one or more contracts with DRS1, LLC; Sankofa Fine Art Plus; and The Pastimes Supply Co LLC for professional services necessary for the design, production, and installation of multiple yet-to-be designed public artworks associated with, and installed at, the new Frederick Douglass Neighborhood Resource and Recreation Center.



# Cleveland City Planning Commission

## Special Presentations – public Art

---



June 17, 2022





June 17, 2022

Clark-Fulton Natalie Lanese Mural and Ryan Janenke Sculpture:  
Seeking Final Approval

**Location: 2298 & 3275 West 25<sup>th</sup> Street**

Presenter: NA

Note: this agenda item was voted on for Approval by the Planning Commission on June 3, 2022  
but the Motion to Approve lacked a 2<sup>nd</sup>.

**Committee Recommendation:** Approved as Presented (with Recommendations)



## Approved with the following recommendations:

### First mural:

- make sure color of the front of the building complements the mural

### Second Sculpture:

- angle first and third sign to better orient towards the road



# Clark-Fulton Public Art

**Projects planned for 2021 - 2022**





# Funders, Partners, and Neighborhood Feedback

## **Funders:**

- National Endowment for the Arts to LAND Studio / MetroHealth
- The MetroHealth Systems to Metro West Community Development Organization
- Cleveland Foundation / Creative Fusion Program to MetroHealth

## **Partners:**

LAND Studio, Metro West Community Development Organization, and MetroHealth are working together to create an overall art plan, rather than treat these funding sources as separate projects, in order to create a cohesive vision for the neighborhood.

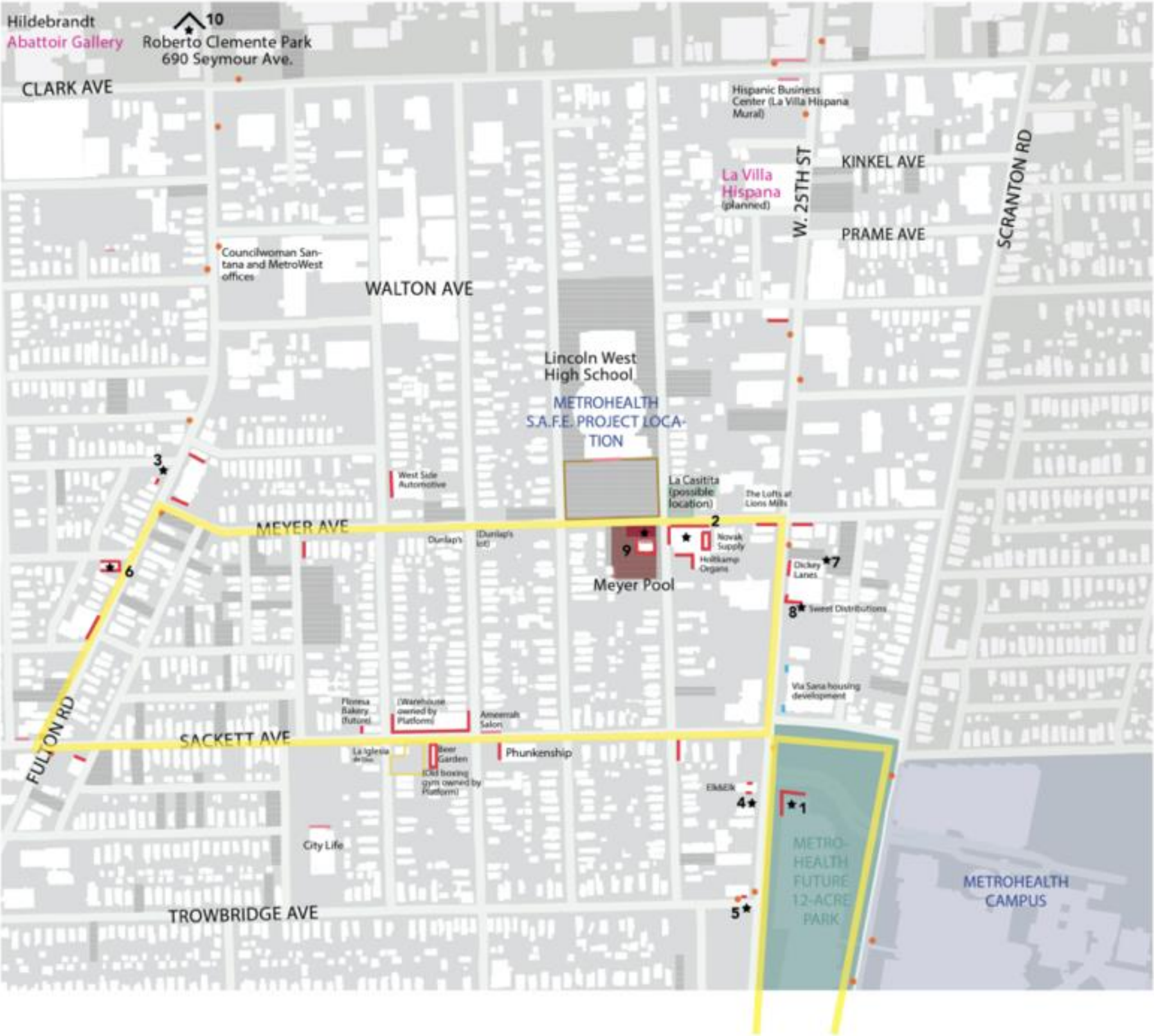
## **Neighborhood feedback:**

Associated committees include MetroHealth staff, a neighborhood art committee, and members of the Clark-Fulton Master Plan committee. These stakeholders weigh in and offer ideas on various aspects of the project.



Public Art Loop

West 25th - Meyer - Sackett - Fulton



Key

- City-owned/land bank parcels
- Bus stop
- Walking loop (plus potential pavement murals)
- Existing mural
- Potential mural wall
- Potential art location (other than or in addition to mural)
- Future La Casita (vacant lot)
- Potential basketball/handball/sport courts (parking lot)
- ★ Priority art location



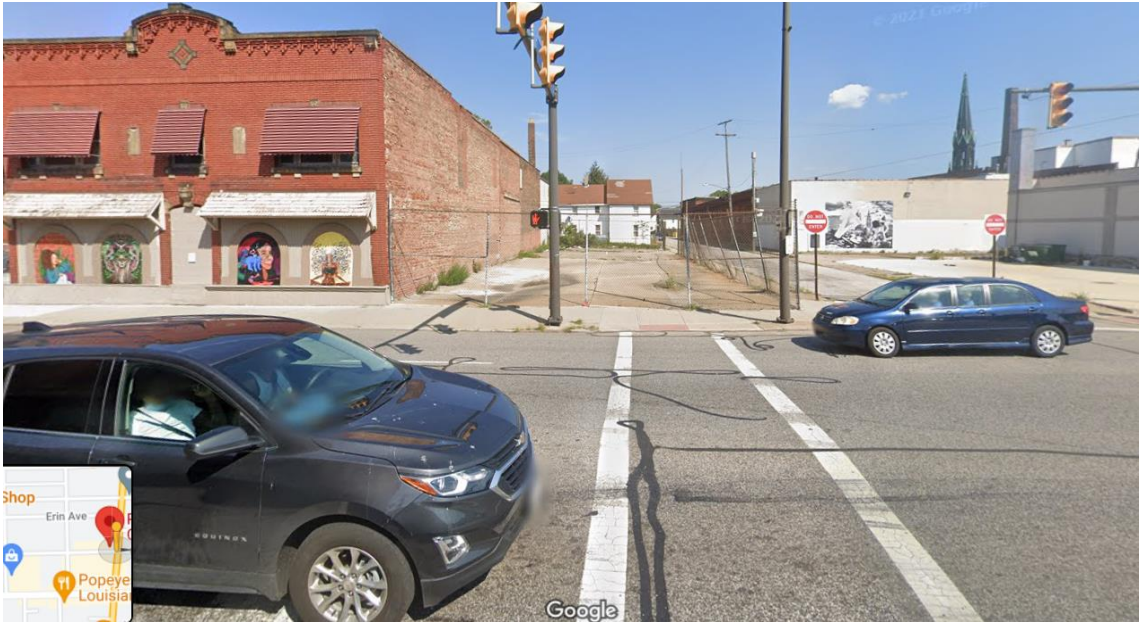
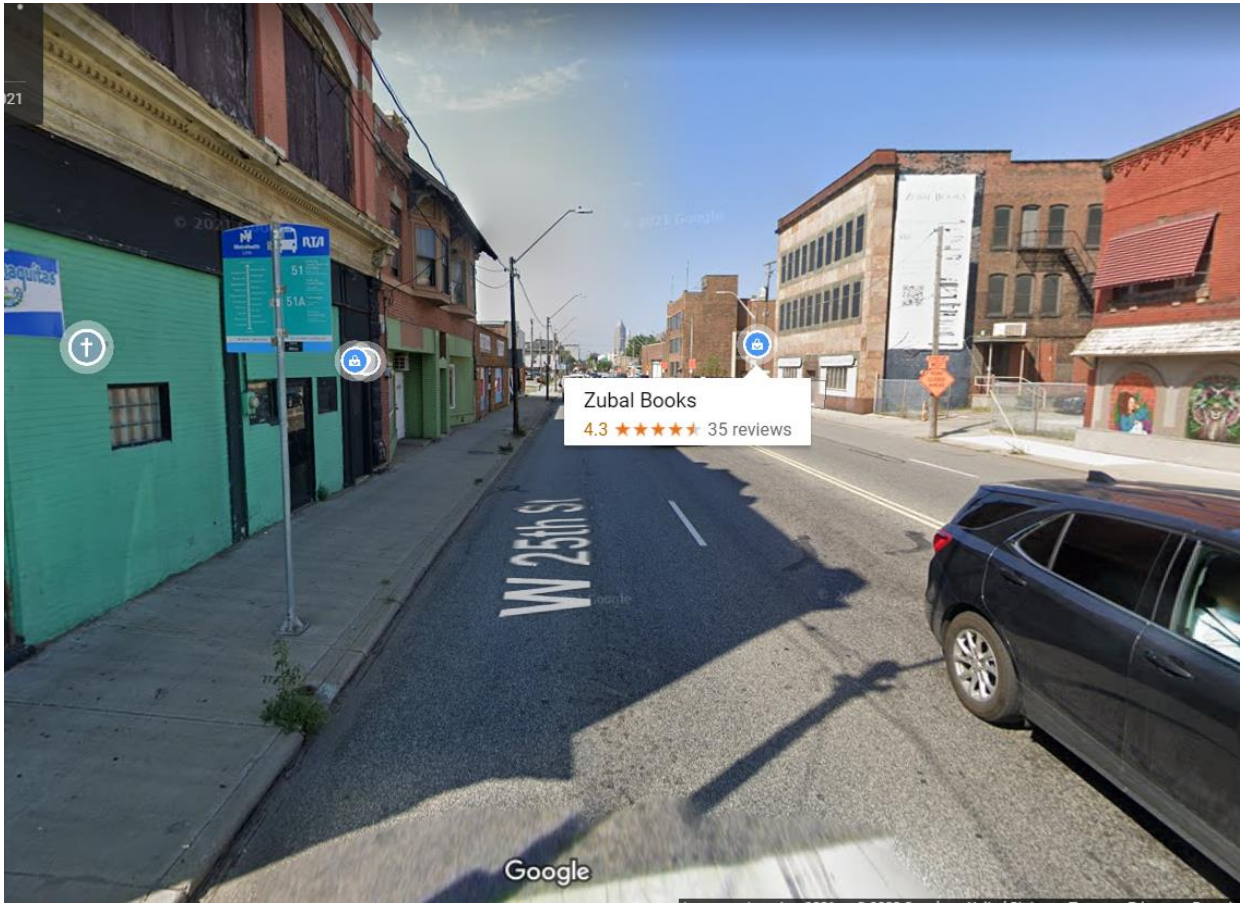
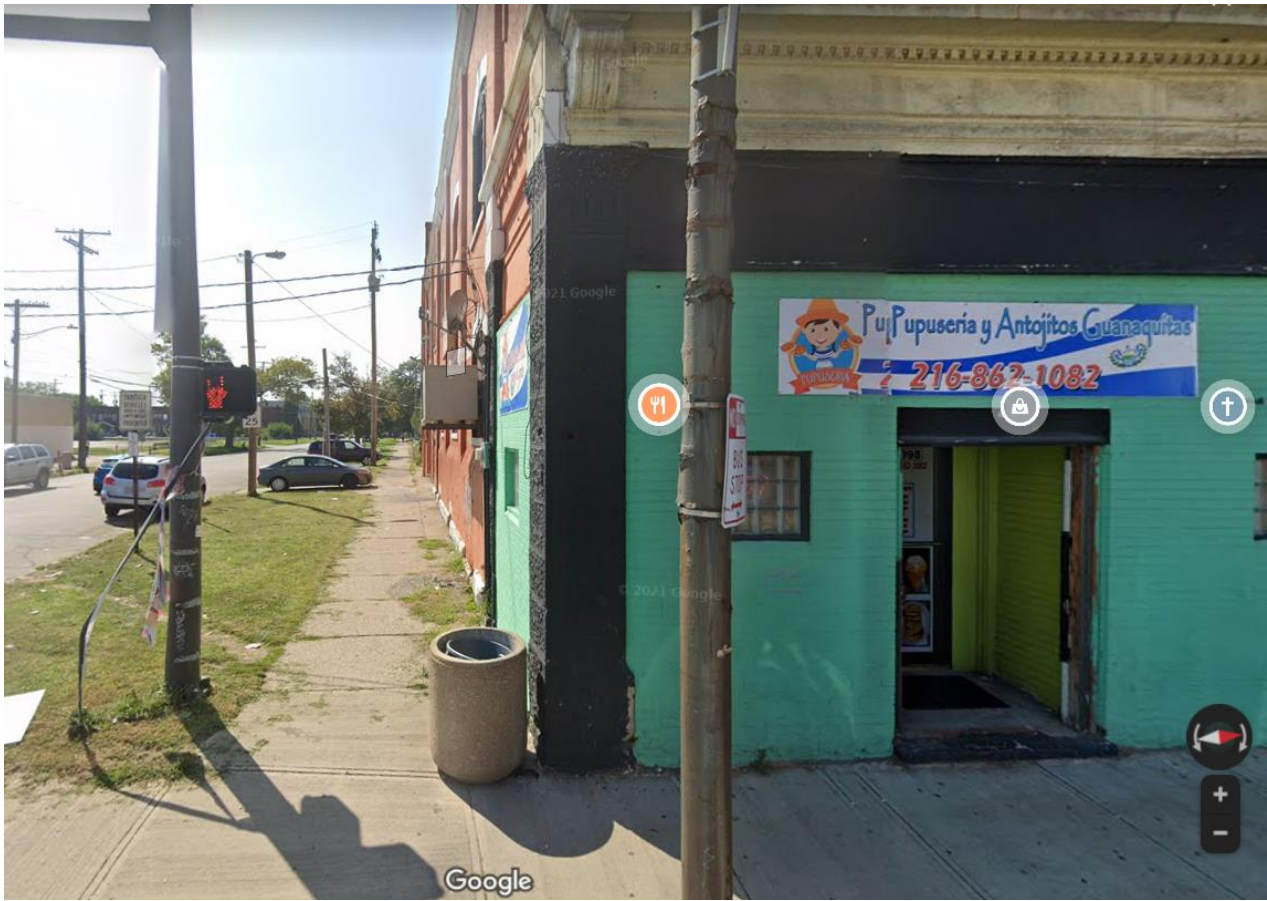
# Guanaquitas/Late Nite Records

Artist: Natalie Lanese





# Building Context

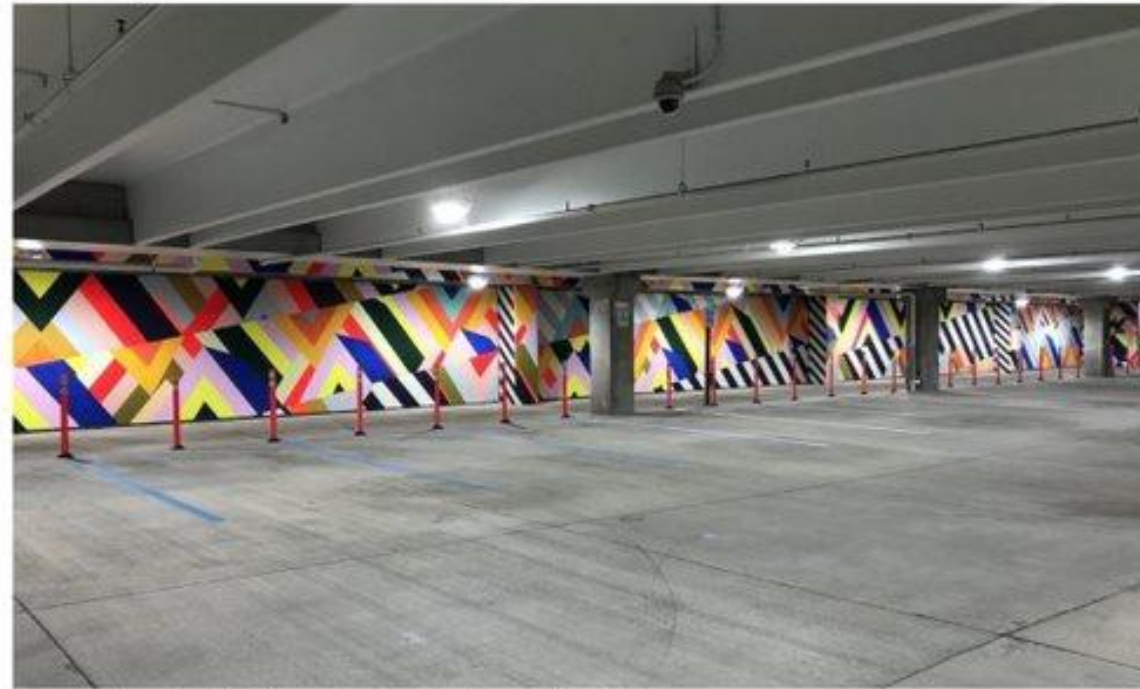




# Natalie Lanese Past Work:



*Cavern*, 2017, Case Western Reserve University, Cleveland



*Dazzle Colonnade*, 2018, Promedica Headquarters, Toledo, OH



*Depthless Without You*, 2015, Akron Art Museum



*Fever Dream*, 2019, Moca Tucson, AZ



*Mountainscape color study*



# Natalie Lanese Mural Concepts





# Natalie Lanese Mural Concepts continued...

Other possible color concepts:





# Dickey Lanes

3275 West 25th Street

Dickey Lanes is a family owned and operated bowling alley since 1946.

This project is funded by Metro Health Systems

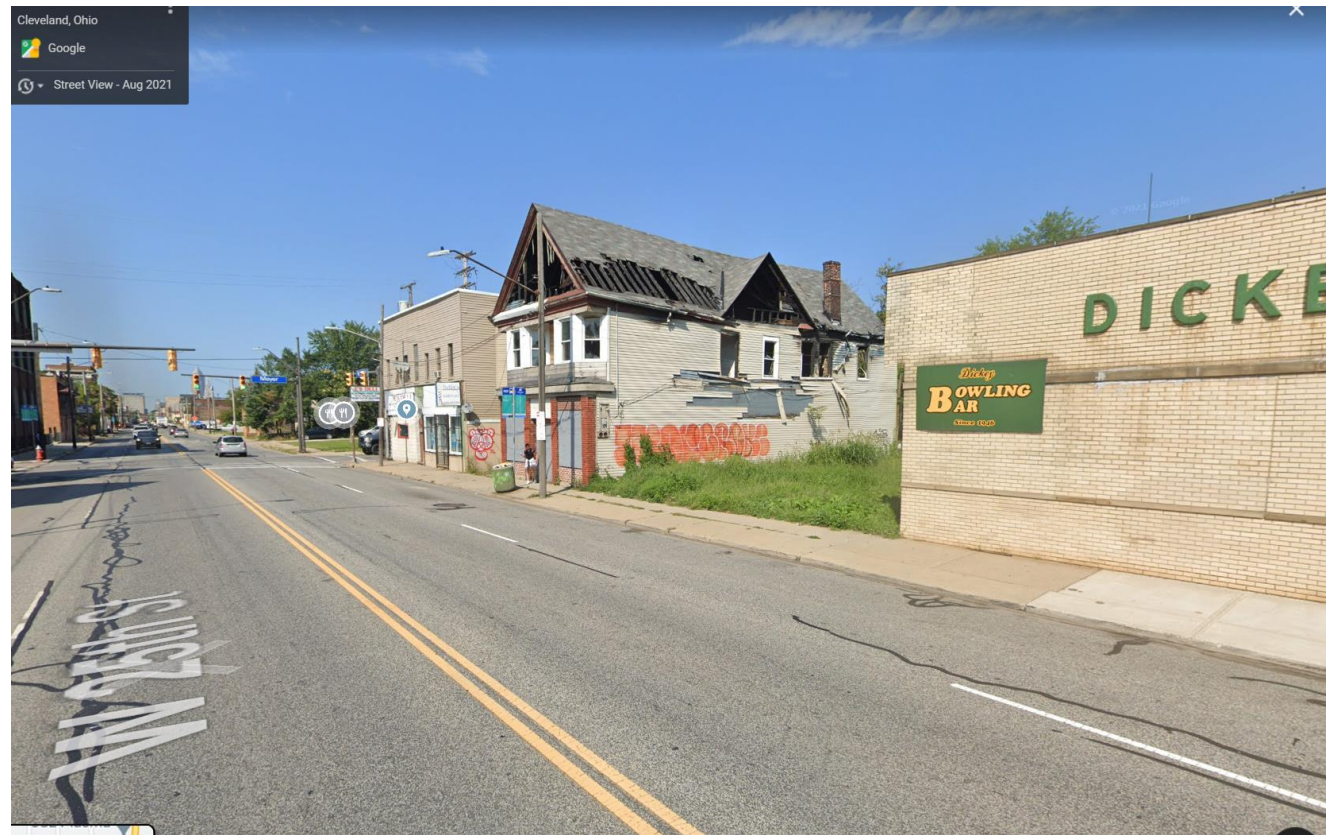


Artist: Ryan Jaenke

Ryan helped to produce a documentary video about Dickey Lanes

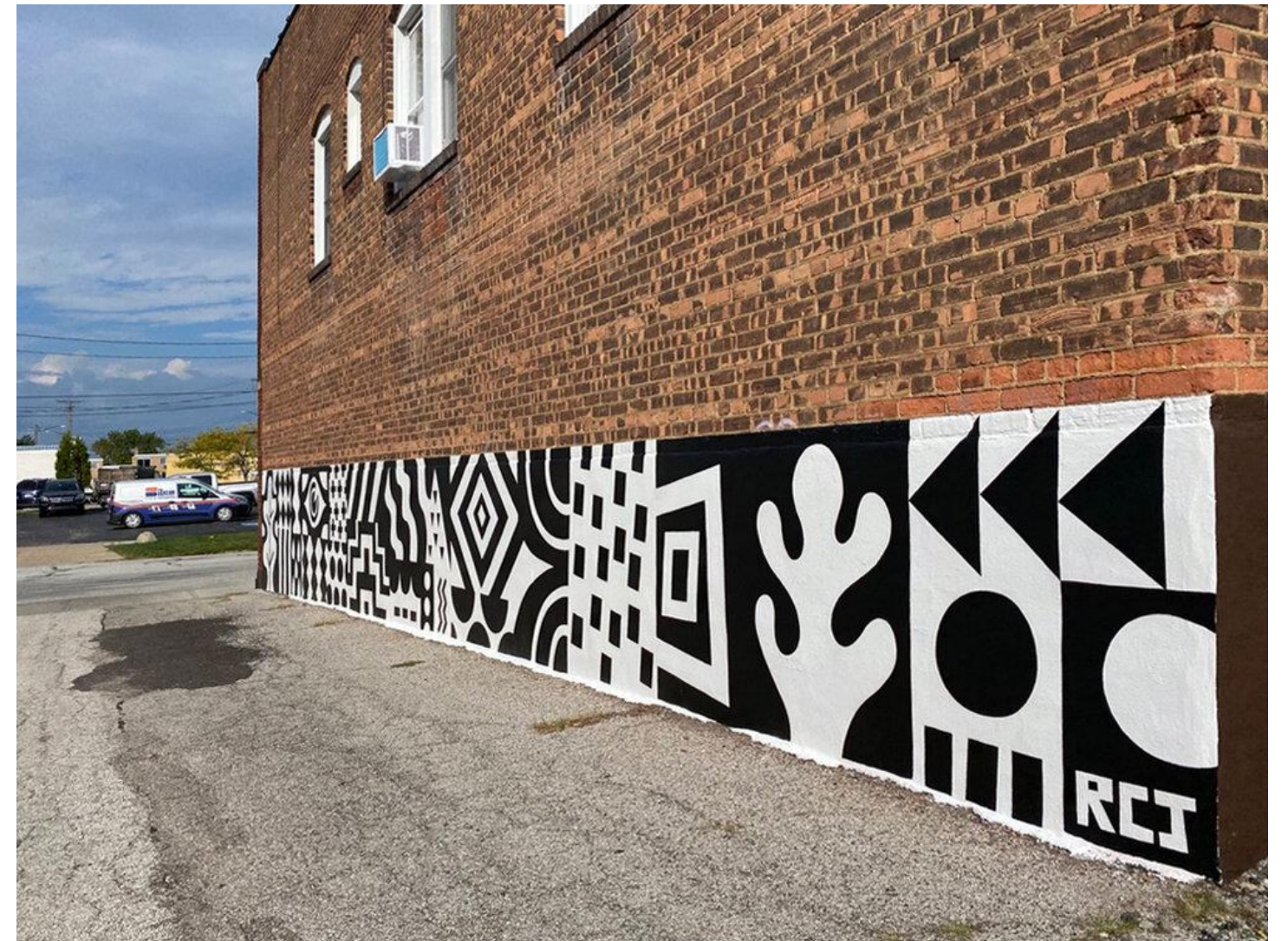


# Dickey Lanes Context Shots





## A large mural on a brick building facade. The top section features the text "BELIEVING IS SEEING" in large, bold, white and blue letters. Below the text are several panels with icons: a film camera, a hand holding an eye, a dollar sign with a target, and arrows. The text "STOP LOOK LISTEN" is also visible. Three people are walking past the mural.



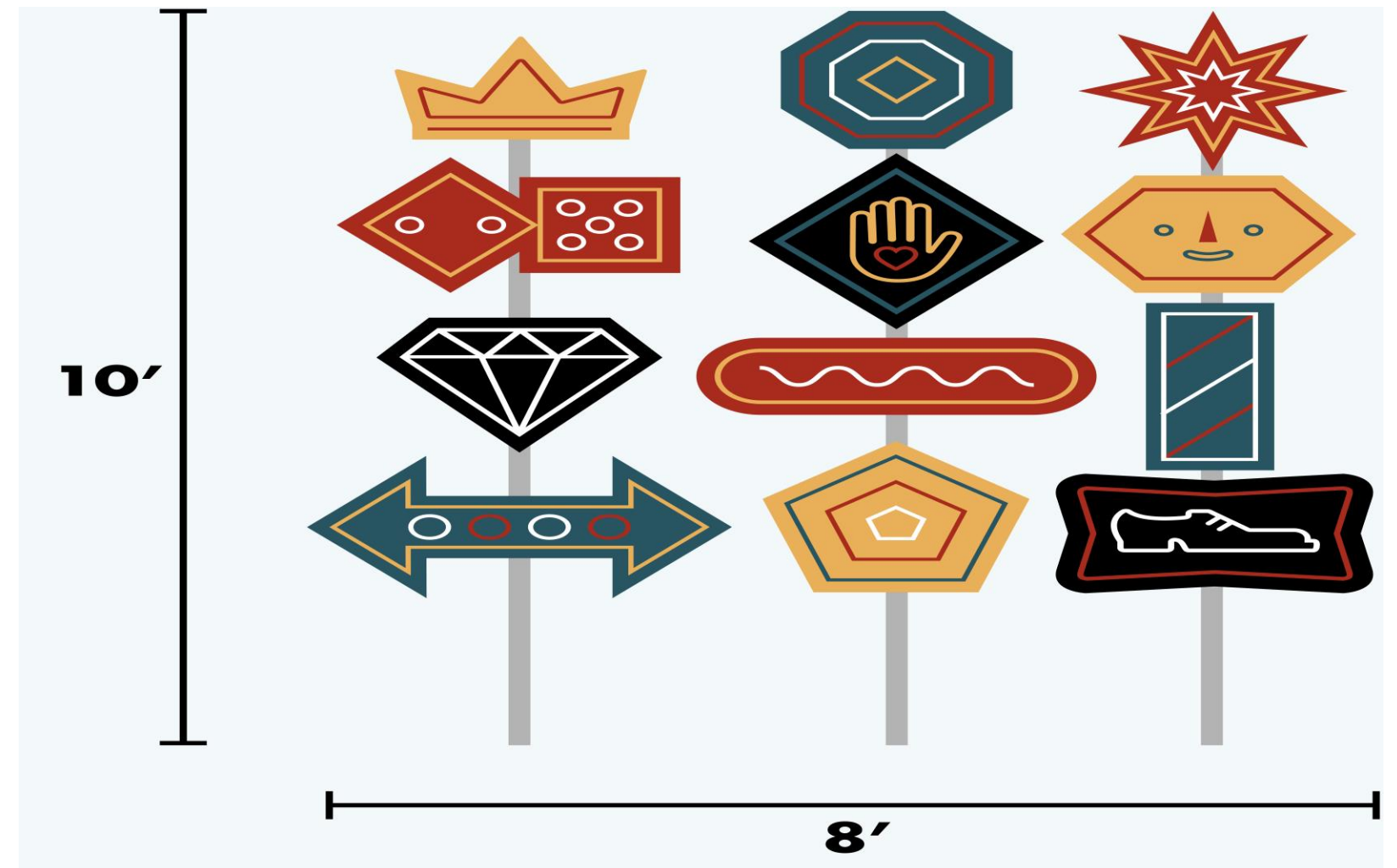


# Dickey Lanes

## Materials:

Aluminum with neon lights

Fabricated and installed by  
Signature Signs





# Dickey Lanes





## Approved with the following recommendations:

### First mural:

- make sure color of the front of the building complements the mural

### Second Sculpture:

- angle first and third sign to better orient towards the road



**DF2022-036** – Maya 30-Day Temporary Sculpture:  
Seeking Final Approval

**Location: Triangular greenspace at Ontario/Carnegie/Lorain across from Progressive Field**

Presenter: David Biro, Artist

**Committee Recommendation:** Approved unanimously (with conditions)

1- Work with staff to find optimal location on triangular space to maximize visibility and pedestrian access.

2- Coordination with Metroparks on placement, as they program the space also.



*CLE DZN presents*

Maya



# *Statement*

- Over the past 5 years, CLE DZN has been creating large scale public art installations in the greater Cleveland area.
- Our mission is to create a new inclusive, diverse, collaborative art community centered around large scale public art that seeks to engage, motivate, and inspire the people across Cleveland and Northeast Ohio.
- We stand ready and willing to work with Federal, State, City, and Community leaders and organizations to raise awareness and help proliferate large scale public art across the city.
- To date, we've created over 7 public art installations, invested & contributed over ~\$500k in art into the city, hosted over 4 dozen musical and performance artists in our art, and engaged over 10's of thousands of everyday people.



## *Maya: Location*

Maya
Greenspace Plaza, Corner of Carnegie and Ontario, Across from Progressive Field, City of Cleveland



## Green space across from Progressive Field : Maya

### Maya Dimensions + Weight:

- 20 Feet (length) x 10 Feet (width)
- x 8 Feet (height) : 200 Sq Ft.
- Approx weight 2,500lbs
- 1020 Carbon Steel Sheet : 12gauge
- 1" Square Steel Tube Internal Frame
- with .125" tube wall thickness
- Dupont Centari Automotive Paint Finish





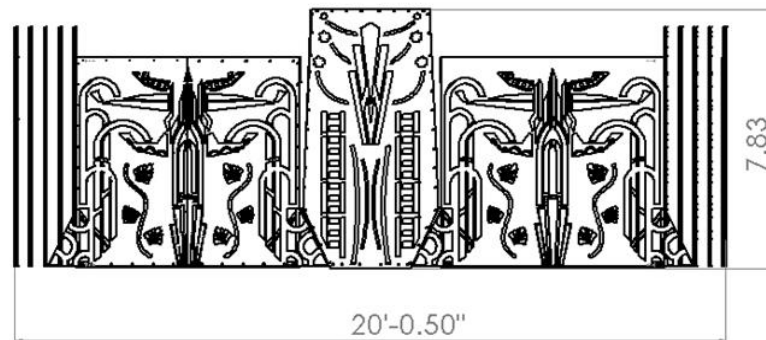
*Layout Position : Site map :*  
*Maya Location*





# *Maya : Engineering*

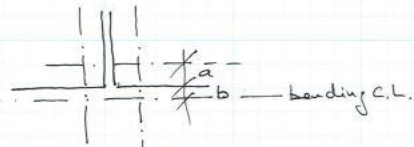
Maya  
Front Elevation





# Maya : Engineering Report

check  $\frac{1}{2}'' \times \frac{1}{2}'' \times \frac{1}{8}''$  back to back angles



$$I_y = 0.0036 \text{ in}^4$$

$$S_y = 0.0101 \text{ in}^3$$

$$A = 0.0577 \text{ in}^2$$

Assembly-bending modulus:

$$a = 0.137 \text{ in}$$

$$b = 0.03 \text{ in}$$

$$I_{\text{assembly}} = 2I_y + 2(a+b)^2 \cdot A = 2 \cdot 0.0036 \text{ in}^4 + 2(0.137 + 0.03)^2 \cdot 0.0577 \text{ in}^2 = 0.039 \text{ in}^4$$

$$S_y = \frac{I_{\text{assembly}}}{a+b} = \frac{0.039 \text{ in}^4}{0.137 + 0.03} = 0.235 \text{ in}^3$$

$$\text{Bending stress: } \sigma_b = \frac{M_{\text{max}}}{S_y} = \frac{0.02 \text{ Kip} \cdot \text{in}}{0.235 \text{ in}^3} = 0.085 \text{ Ksi}$$

$$\text{Tensile stress: } \sigma_t = \frac{4.8 \times 10^{-3} \text{ Kip}}{0.0577 \text{ in}^2} = 0.083 \text{ Ksi}$$

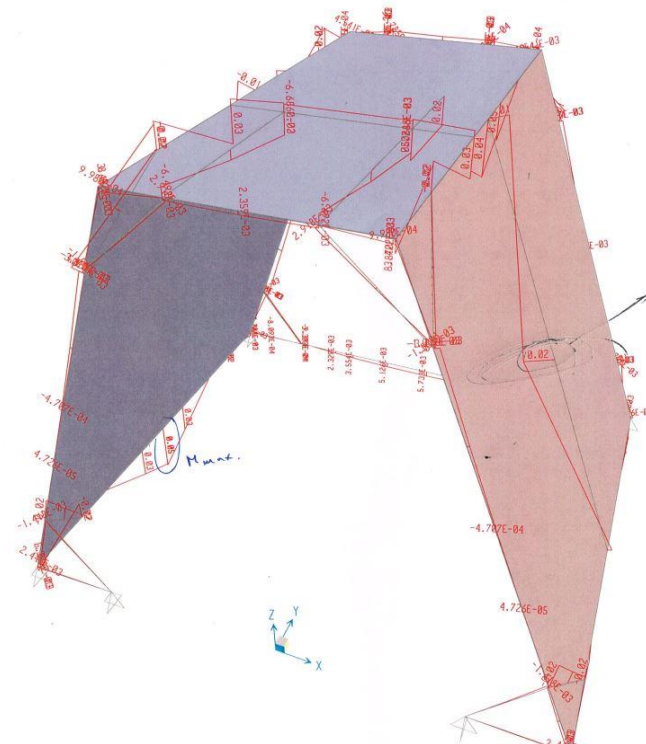
Combined bending + tensile:

$$\sigma_{\text{tot}} = 0.085 \text{ Ksi} + 0.083 \text{ Ksi} = 0.168 \text{ Ksi}$$

$$\sigma_{\text{allowable}} = 0.6 F_y = 0.6 \times 36 \text{ Ksi} = 21.6 \text{ Ksi}$$

$$\sigma_{\text{tot}} = 0.168 \text{ Ksi} < 21.6 \text{ Ksi} = \sigma_{\text{allowable}}$$

Negligible stress!





## **Approved with the following conditions:**

- 1- Work with staff to find optimal location on triangular space to maximize visibility and pedestrian access.
- 2- Coordination with Metroparks on placement, as they program the space also.



June 17, 2022

**DF2022-018** – Guardians Mural at Progressive Field:  
Seeking Final Approval

**Location: outside East Parking Garage at Progressive Field**

Presenter: John McCrae, Brilliant Sign

**Committee Recommendation:** Approved unanimously (as Presented)





## Guardians x Glen Infante Opening Day Mural

**Objective:** Our goal with this mural is to highlight important moments of diversity and inclusion in Cleveland baseball history, and to highlight the ways that baseball unites and inspires our diverse city.

**Strategy:** This year marks the 75th anniversary of Larry Doby breaking the color barrier in the American League and this mural serves to commemorate that anniversary. It also is our inaugural year as the Cleveland Guardians – a name change that arose from our organization’s public commitment to take a leadership role in helping address many of the social challenges affecting our community. The mural will highlight our organization’s history as barrier breakers, and will be created and produced by local, well-respected artist Glen Infante. We believe this partnership will help us reach new audiences and overall supports our strategic priority of activating the brand to grow the fanbase.

**Creative Direction:**

This organization has always been at the forefront of change - from Doby to Robinson to the name change. We are barrier breakers and bridge builders, and we want this mural to tell that story. We hope to highlight Larry Doby who set the stage for others (Satchel Paige, Frank Robinson), as well as showcase Cleveland as a diverse city and our baseball team reflecting this community and representing the idea that we are all better together.

- **Additional Creative Direction Notes:**
- Doby and Paige were the first African Americans to win a world series
- Frank Robinson became the first African American manager in baseball in 1975
- We would also like to convey that it's not only African Americans that Doby's actions paved the way for, but people of other ethnicities as well
- We would like to include at least one of the new club logomarks

**Timeline:** Mural to be completed, installed and available to the public by Opening Day 2022

**Details:**

- Cleveland Guardians to provide Aluminum sheet to be painted.
- Infante Arts to provide artwork; paint + weather resistant seal coat
- approximate dimensions: 17' wide x 13' tall
- Cleveland Guardians to frame and mount on ballpark exterior.



## MURAL OPTIONS

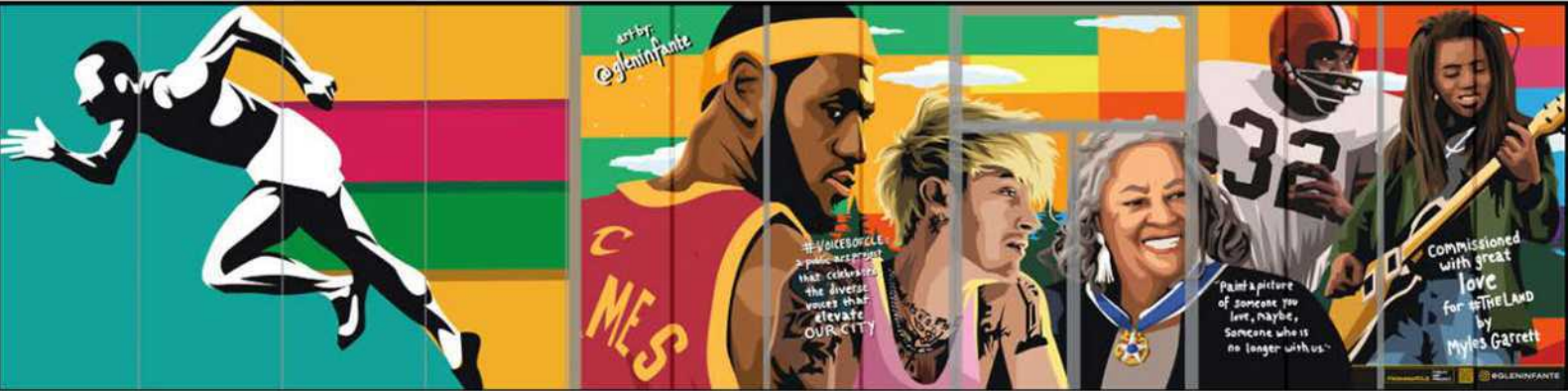
### GLEN INFANTE PREVIOUS WORK





# MURAL OPTIONS

GLEN INFANTE PREVIOUS WORK



## Cleveland is the Reason Mural

Located on E. 4th and Euclid, includes famous and impactful Clevelanders; Jesse Owens, LeBron James, Machine Gun Kelly, Tony Morrison, Jim Brown and Tracy Chapman.



# MURAL OPTIONS

GLEN INFANTE PREVIOUS WORK







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

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COMPANY NAME	Cleveland Guardians	SALESMAN	H	DATE	3-24-22	REVISION	DESIGN NO.
LOCATION	Progressive Field, East Parking Garage	DESIGNER	DM	SCALE	SHOWN		B22-493
							COPYRIGHT © 2022
							FILE NAME guardians/east garage block C





**NOTES:**  
Single-face aluminum graphic mural with  
aluminum angle support, to allow for  
painting of mural by others.  
All visible surfaces to be painted white.

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

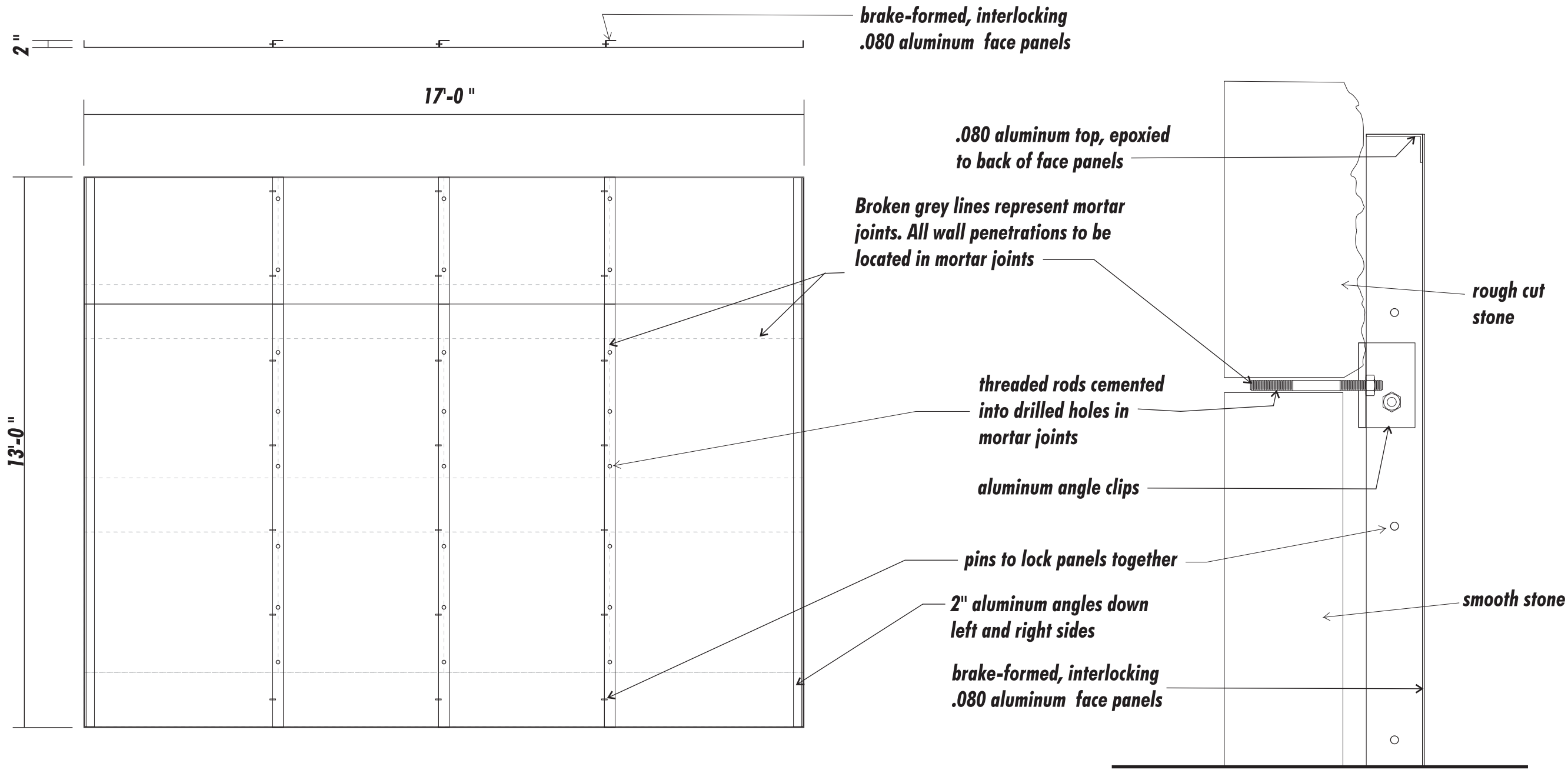


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COMPANY NAME		Cleveland Guardians		SALESMAN	H	DATE	3-13-22	REVISION	3-24-22	DESIGN NO.	B22-433
LOCATION		2401 Ontario St., Progressive Field, Cleveland, Ohio		DESIGNER	DM	SCALE	3/8" = 1'-0"	5-31-22	6-8-22	COPYRIGHT © 2022	
FILE NAME										N/guardians/wall mural 13 x 17	





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



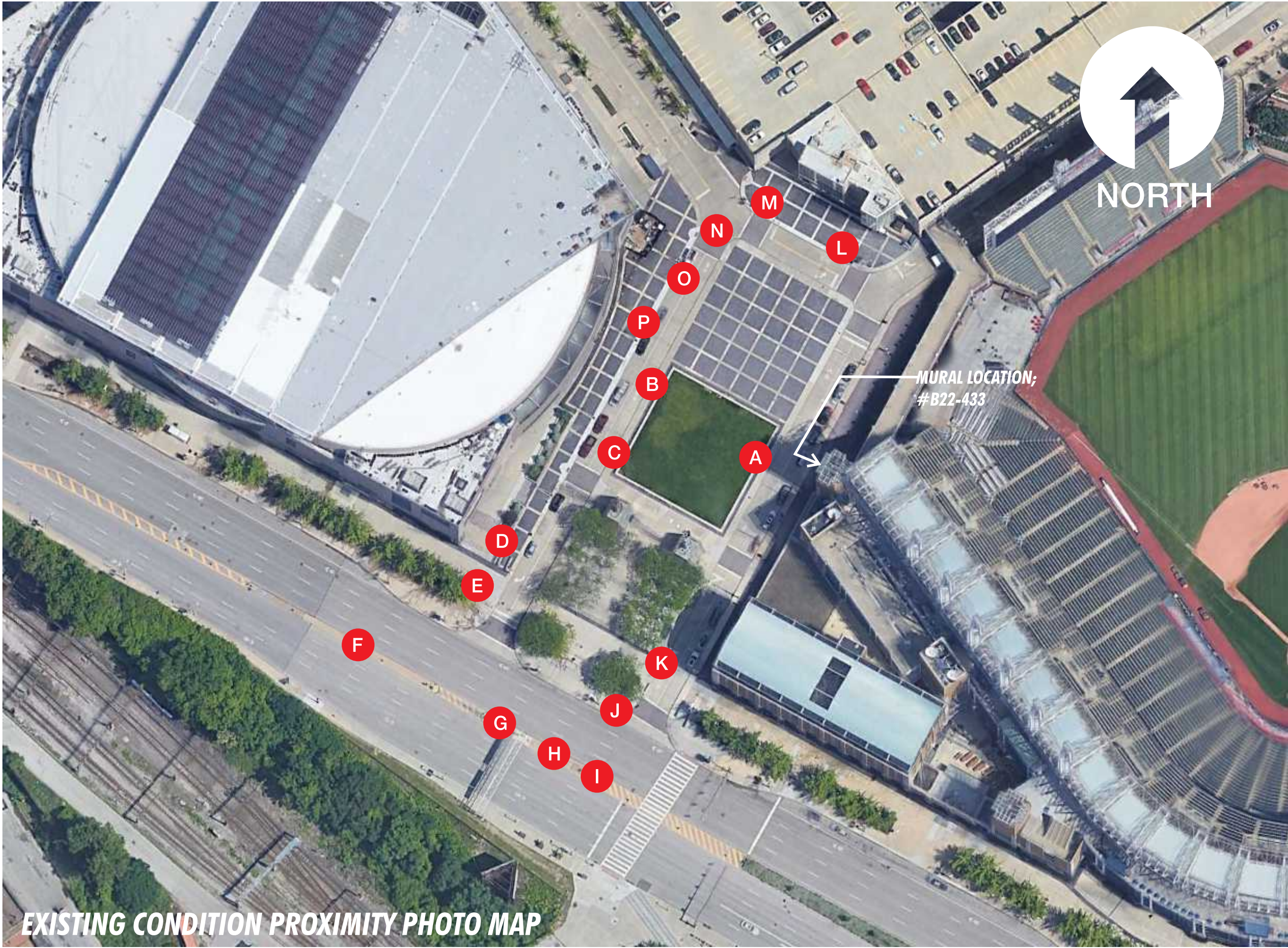
**Brilliant Electric Sign Co., Ltd.**

4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

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COMPANY NAME	Cleveland Guardians	SALESMAN	H	DATE	3-13-22	REVISION	3-24-22	DESIGN NO.	B22-433 cons
LOCATION	2401 Ontario St., Progressive Field, Cleveland, Ohio	DESIGNER	DM	SCALE	3/8" = 1'-0"			COPYRIGHT ©	2022
					FILE NAME				
					W/guardians/wall mural 13 x 17				





EXISTING CONDITION PROXIMITY PHOTO MAP

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



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COMPANY NAME		Cleveland Guardians		SALESMAN	H	DATE	3-24-22	REVISION	DESIGN NO.	B22-497
LOCATION		2401 Ontario St., Progressive Field, Cleveland, Ohio		DESIGNER	DM	SCALE	NTS		COPYRIGHT ©	2022
								FILE NAME	W/guardians/wall mural 13 x 17	





EXISTING CONDITION PROXIMITY PHOTOS

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



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COMPANY NAME	Cleveland Guardians	SALESMAN	H	DATE	3-24-22	REVISION	DESIGN NO. B22-498
LOCATION	2401 Ontario St., Progressive Field, Cleveland, Ohio	DESIGNER	DM	SCALE	NTS		COPYRIGHT © 2022
FILE NAME							guardians/wall mural 13 x 17





**EXISTING CONDITION PROXIMITY PHOTOS**

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



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COMPANY NAME	Cleveland Guardians	SALESMAN	H	DATE	3-24-22	REVISION	DESIGN NO.
LOCATION	2401 Ontario St., Progressive Field, Cleveland, Ohio	DESIGNER	DM	SCALE	NTS		B22-499
							COPYRIGHT © 2022
							FILE NAME

W/guardians/wall mural 13 x 17





EXISTING CONDITION PROXIMITY PHOTOS

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



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COMPANY NAME	Cleveland Guardians		SALESMAN	H	DATE	3-24-22	REVISION	DESIGN NO.	B22-500
LOCATION	2401 Ontario St., Progressive Field, Cleveland, Ohio		DESIGNER	DM	SCALE	NTS		COPYRIGHT ©	2022
							FILE NAME		
					N/guardians/wall mural 13 x 17				





## EXISTING CONDITION PROXIMITY PHOTOS

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



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COMPANY NAME	<b>Cleveland Guardians</b>		SALESMAN	<b>H</b>	DATE	<b>3-24-22</b>	REVISION		DESIGN NO.	<b>B22-501</b>
LOCATION	<b>2401 Ontario St., Progressive Field, Cleveland, Ohio</b>		DESIGNER	<b>DM</b>	SCALE	<b>NTS</b>			COPYRIGHT ©	<b>2022</b>
							FILE NAME	<b>N/guardians/wall mural 13 x 17</b>		





June 17, 2022

**EAST 2022-016** – FRONT Abigail DeVille Temporary Sculpture at Quincy Garden:  
Seeking Final Approval

**Location: East 90<sup>th</sup> Street and Quincy Avenue**

Presenter: Greg Peckham, LAND Studio

**Committee Recommendation:** Approved unanimously



# FRONT International 2022



# FRONT International: Cleveland Exhibition for Contemporary Art

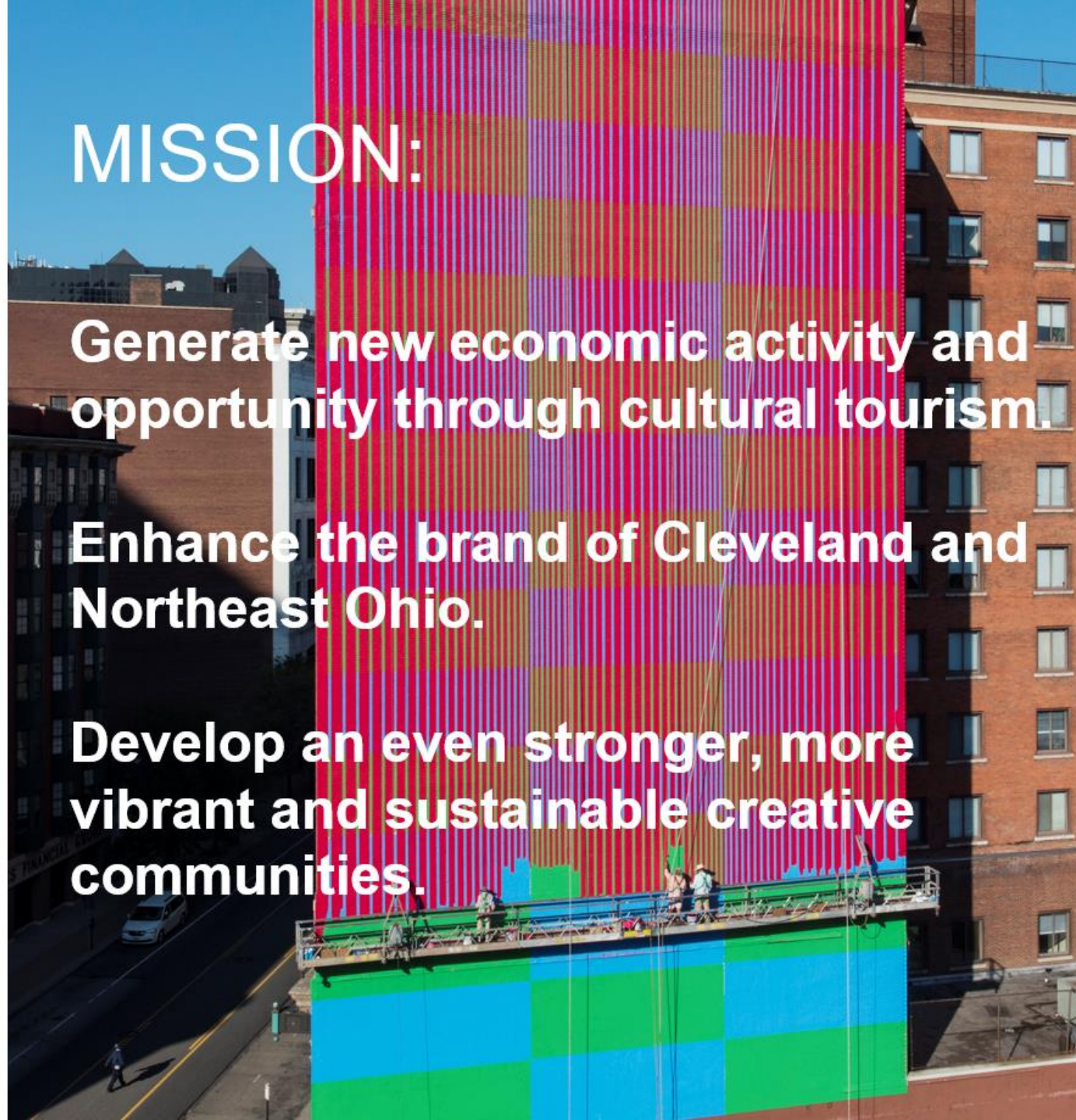
A region-wide three-month contemporary art triennial launched in 2018 supported by every major area contemporary art institution and featuring exhibitions and major commissions of international artists at the highest level. “Oh Gods of Dust and Rainbows” the second edition of FRONT opens in July of 2022.

## MISSION:

**Generate new economic activity and opportunity through cultural tourism.**

**Enhance the brand of Cleveland and Northeast Ohio.**

**Develop an even stronger, more vibrant and sustainable creative communities.**





Cleveland Museum of Art

moCa Cleveland

Akron Art Museum

FRONT is based on an  
unprecedented collaboration  
with our Presenting Partners

Allen Memorial Art  
Museum, Oberlin

SPACES

Transformer Station

Cleveland Institute  
of Art

Case Western  
Reserve University

Cleveland Clinic

Cleveland Public  
Library




The image shows a large-scale art installation titled 'Brutalismo-Cleveland' by Marlon de Azambuja. The installation is composed of numerous concrete blocks of various shapes and sizes, some of which are stacked to form tall, irregular structures. These structures are held together by a complex system of metal rods, clamps, and other hardware. The blocks are arranged in a way that suggests a process of construction or deconstruction. The installation is displayed in a large, modern gallery space with a high ceiling and large windows. The text 'Three month long exhibition of contemporary art from around the world.' is overlaid on the image in a large, white, sans-serif font.

Three month long exhibition of  
contemporary art from around  
the world.

Marlon de Azambuja, *Brutalismo-Cleveland*, 2018. Installation view at the Cleveland Museum of Art. June 3, 2018 – December 30, 2018. Courtesy of the artist and the gallery Instituto de Visión and Commissioned by FRONT International: Cleveland Triennial for Contemporary Art. Photo © The Cleveland Museum of Art.





130 Artists. 28 venues.  
400 works of art.  
Three cities in Northeast Ohio.

Yinka Shonibare MBE, *The American Library*, 2018. Installation view at The Cleveland Public Library. © Yinka Shonibare MBE. Commissioned by FRONT International: Cleveland Triennial for Contemporary Art. July 14-September 30, 2018. Courtesy James Cohan Gallery, New York and FRONT International: Cleveland Triennial for Contemporary Art with funds from VIA Art Fund, Cleveland Public Library and The City of Cleveland's Cable Television Minority Arts and Education Fund. Photography by Field Studio.



A wide-angle photograph of a large, crowded indoor event space, likely a gala or exhibition. The room is filled with people, many of whom are seated at round tables. In the foreground, a curved bar with a white countertop is visible, with several bottles and glasses on it. The background features a large, curved wall with a series of red, arched light fixtures. The overall atmosphere is festive and well-lit with warm, red tones.

252,000 Exhibition Visits.  
90,000 Visitors.

The FRONT Opening Gala Celebration was held at Cleveland Public Hall for an audience of over 800.





An International Cultural  
Destination.

Over 30,000 visitors from across  
the nation and more than 25  
countries.

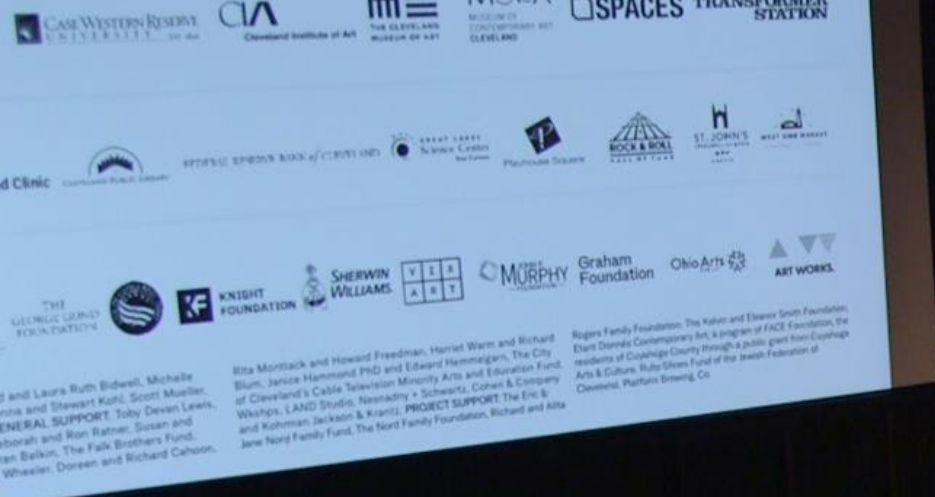




# Fully Engaged in Our Community.

The PNC Arts Campus in the Glenville neighborhood was home to the FRONT 2018 artist residencies.  
Installation view: Juan Capistran, *...they won't say: the times were dark/Rather: why were their poets silent?*, 2018





\$31,000,000 Economic Impact.  
\$38,000,000 Public Relations Value.





# FRONT International 2022



# Oh, Gods of Dust and Rainbows





LANGSTON HUGHES

*Two Somewhat Different Epigrams*

Oh, God of dust and rainbows, help us see  
That without dust the rainbow would not be.

I

I look with awe upon the human race  
And God, Who sometimes spits right in its face.

II

*Acceptance*

God, in His infinite wisdom,  
Did not make me very wise—  
So when my actions are stupid  
They hardly take God by surprise.

*Postscript*

When shall I learn to be  
Wise, I am dumb as a  
Stone in the  
Street



# **Abigail DeVille @ Quincy Garden**

## **The Dream Keeper**

**Seeking final approval for 3 month temporary art installation**

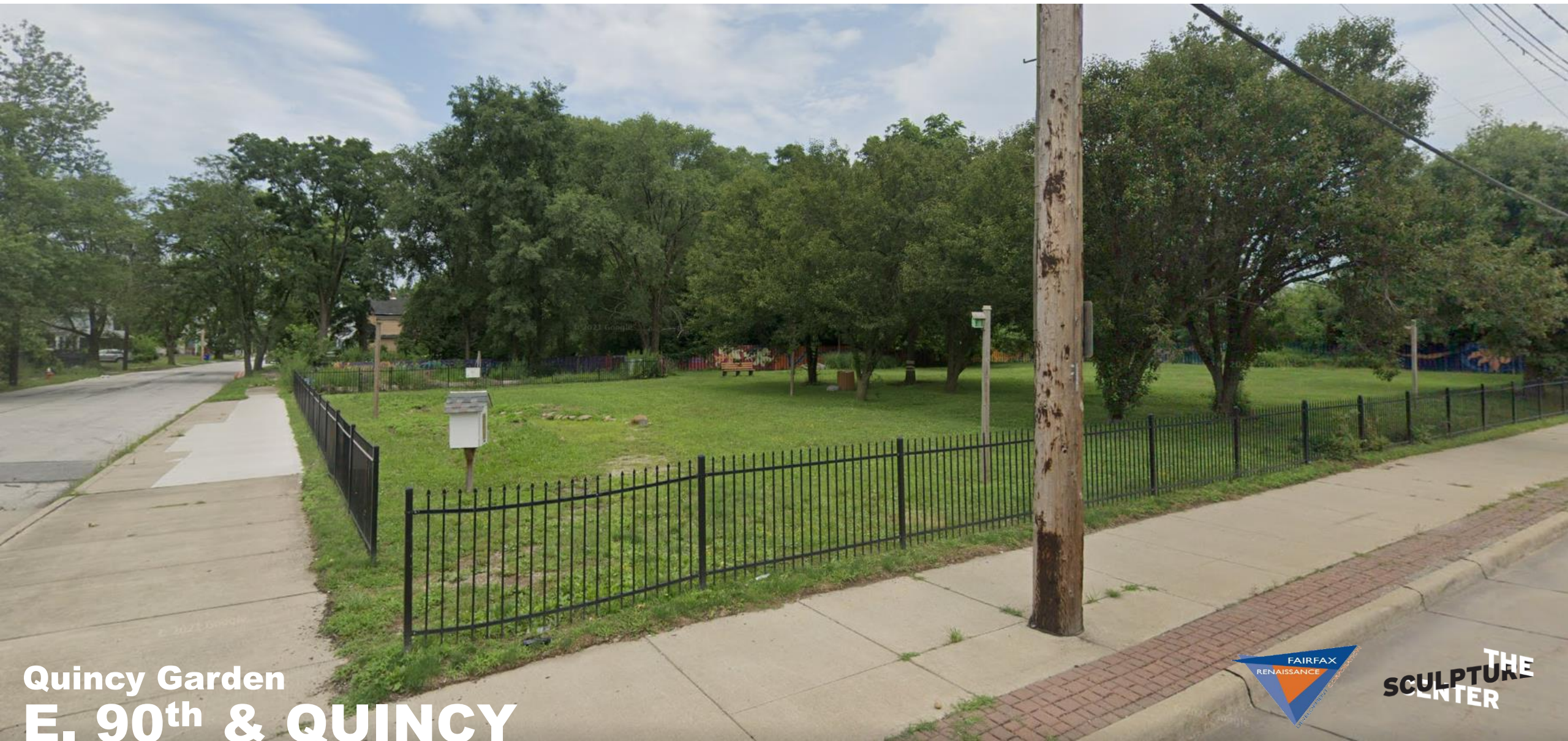




# About the Artist & Past Work







# Quincy Garden E. 90<sup>th</sup> & QUINCY

**Across 90<sup>th</sup> Street from Karamu House**  
**Property is owned and maintained by**  
**Fairfax Renaissance Development Corporation**



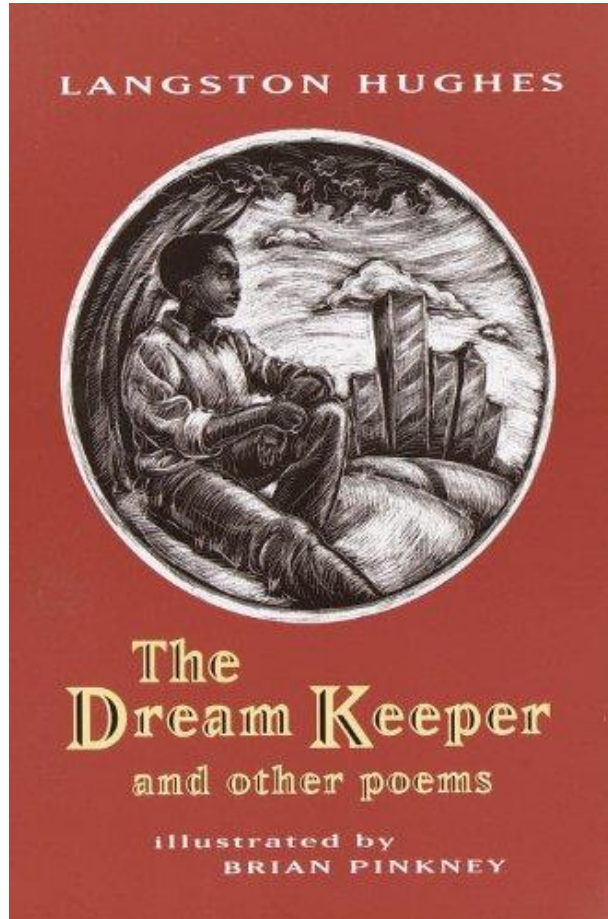
**THE  
SCULPTURE  
CENTER**

**KARAMU**



## The Dream Keeper

The Dream Keeper and other Poems is the first book of poems for young people Langston Hughes published in 1932. Since Langston spent his formative years in Cleveland, I want to center this work on hopes and dreams. Several dream poems will inspire the specific works at multiple sites.



**Dream Keeper**  
Bring me all of your dreams,  
You dreamer,  
Bring me all your  
Heart melodies  
That I may wrap them  
In a blue cloud-cloth  
Away from the too-rough fingers  
Of the world.  
-Langston Hughes

Photo by Library of Congress, Prints & Photographs Division, Carl Van Vechten Collection



# Samples from Dream Keeper

## Dream Dust

Gather out of star-dust  
Earth-dust,  
Cloud-dust,  
Storm-dust,  
And splinters of hail,  
One handful of dream-dust  
Not for sale.



## *Dreams*

Langston Hughes - 1901-1967

Hold fast to dreams  
For if dreams die  
Life is a broken-winged bird  
That cannot fly.

Hold fast to dreams  
For when dreams go  
Life is a barren field  
Frozen with snow.

## Song

Lovely, dark, and lonely one,  
Bare your bosom to the sun.  
Do not be afraid of light,  
You who are a child of night.

Open wide your arms to life,  
Whirl in the wind of pain and strife,  
Face the wall with the dark closed gate,  
Beat with bare, brown fists—  
And wait.









Site









**In Progress**





**In Progress**







THANK YOU  
&  
QUESTIONS



June 17, 2022

## **Menlo Park Academy Bridge Mural: Seeking Final Approval**

**Location: Bridge facing school property, near West 53<sup>rd</sup> Street and Walworth Avenue**

Presenters: Carole Ryan, Menlo Park Academy

Iryna Tkachenko, Artist

**Committee Recommendation:** Approved unanimously



Submitted by: \_\_\_\_\_

Date: \_\_\_\_\_

## Project Name: Peace and Painting

## Project location: 2149 W 53rd. St. Cleveland, OH

***Picture 1.1*** Aerial view of the proposed Mural site

Mural on the outer part of the bridge abutment along the West 53rd. St. facing Menlo Park Academy

### PROJECT SUMMARY

This project is determined to draw attention to the importance and concept of PEACE.

The USA and the whole world are facing lots of difficulties now. And we would love to remind children and adults from our community about kindness and good qualities that are important to develop and grow from a young age.

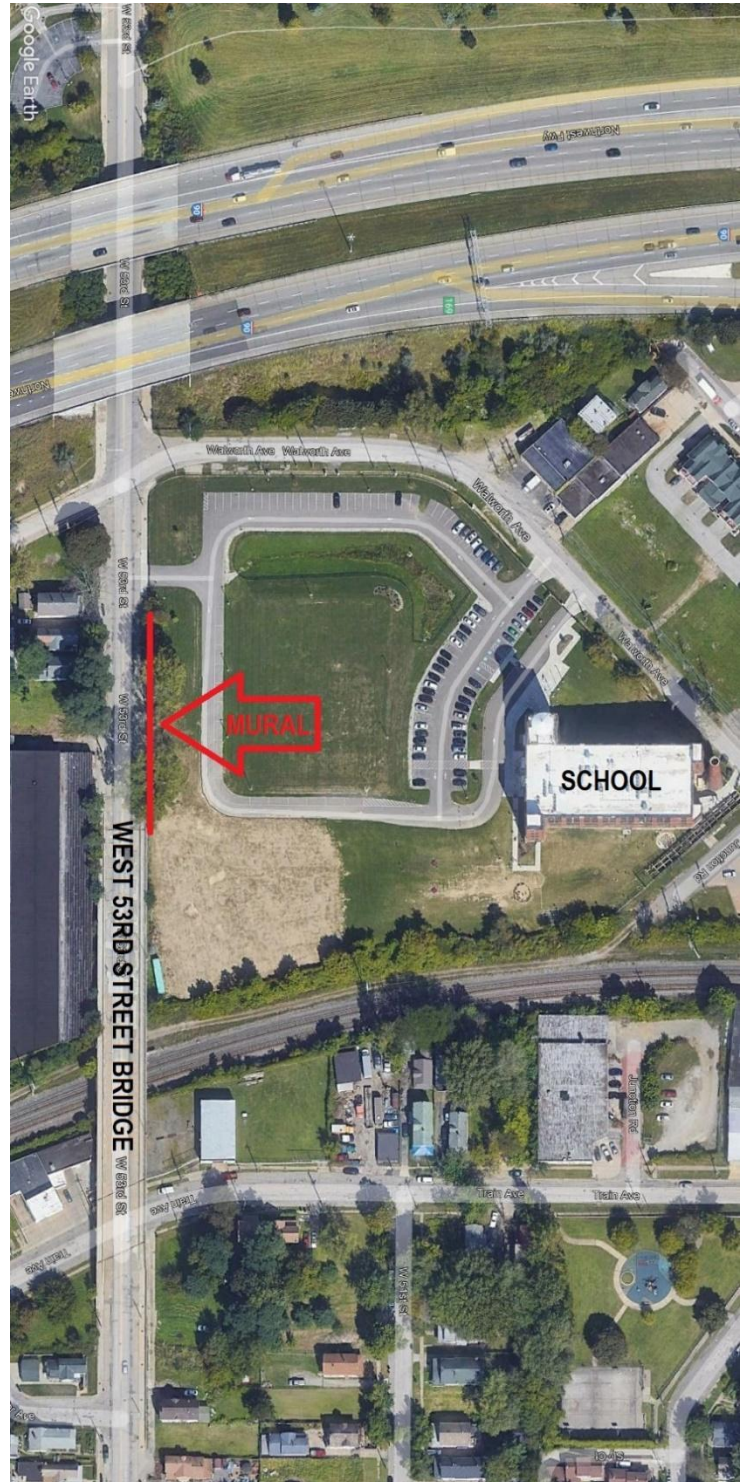
Menlo Park Academy in partnership with Iryna Tkachenko, the Ukrainian-born mother of a 3rd grader student, developed this concept to implement this life-affirming and kind Mural – on the school territory, where kids usually enjoy their recess, facing school windows.

### Details of project:

Mural with Bumblebees ornament will be completed in soft colors (mainly blue, green, and yellow). There are plans to get involved community activists and sponsors and plan “Peace & Painting” events throughout implementation process.

Project organization – Menlo Park Academy

Artists – Iryna Tkachenko, Vera Matazova.





**Picture 1.2** Location of the proposed Mural regarding to the school:



**Picture 1.3** Location regarding to the School carline on a school territory along West 53<sup>rd</sup> Street:





**Picture 1.4** *Current condition of the proposed Mural site*



## **TYPE OF PAINT / IMPLEMENTATION PROCESS:**

To get started we'll need to clean and grunt on the surface to even and lighten the color of the site with white Primer as a base covering. We're planning to use the Acrylic Paint for the mural. We're looking for Cleveland based corporate sponsors for supplies (including Sherwin Williams), and school parents as well as neighbors for labor and talent.

The method of implementation will be next – the main two base colors (green grass and blue sky) will be applied with a sprayer. Then will be painted additional details and drawn the main ornament with help of a projector pointing to the picture on the surface.

The event for implementing the mural will include community peace as well as refugee non-profit resources.



## ARTIST STYLE / WORKS

Ukrainian born professional artist Vera Matazova and Iryna Tkachenko who will perform and implement painting. The "Bumblebees" – painting that planned to be implemented as a Mural. The Family – Vera Matazova (black and white on a family portrait) lives in Ukraine with her big family – she gave Iryna Tkachenko and Menlo Park her full permission to use this artwork.





## RENDERINGS / DIMENSIONS

The dimensions of the Outer Bridge Wall to paint Mural on is –

wall length is 210 feet,  
surface height 11.5 feet,  
narrows to 5 feet.

Total coverage area is  
close to 1732.5 square  
feet





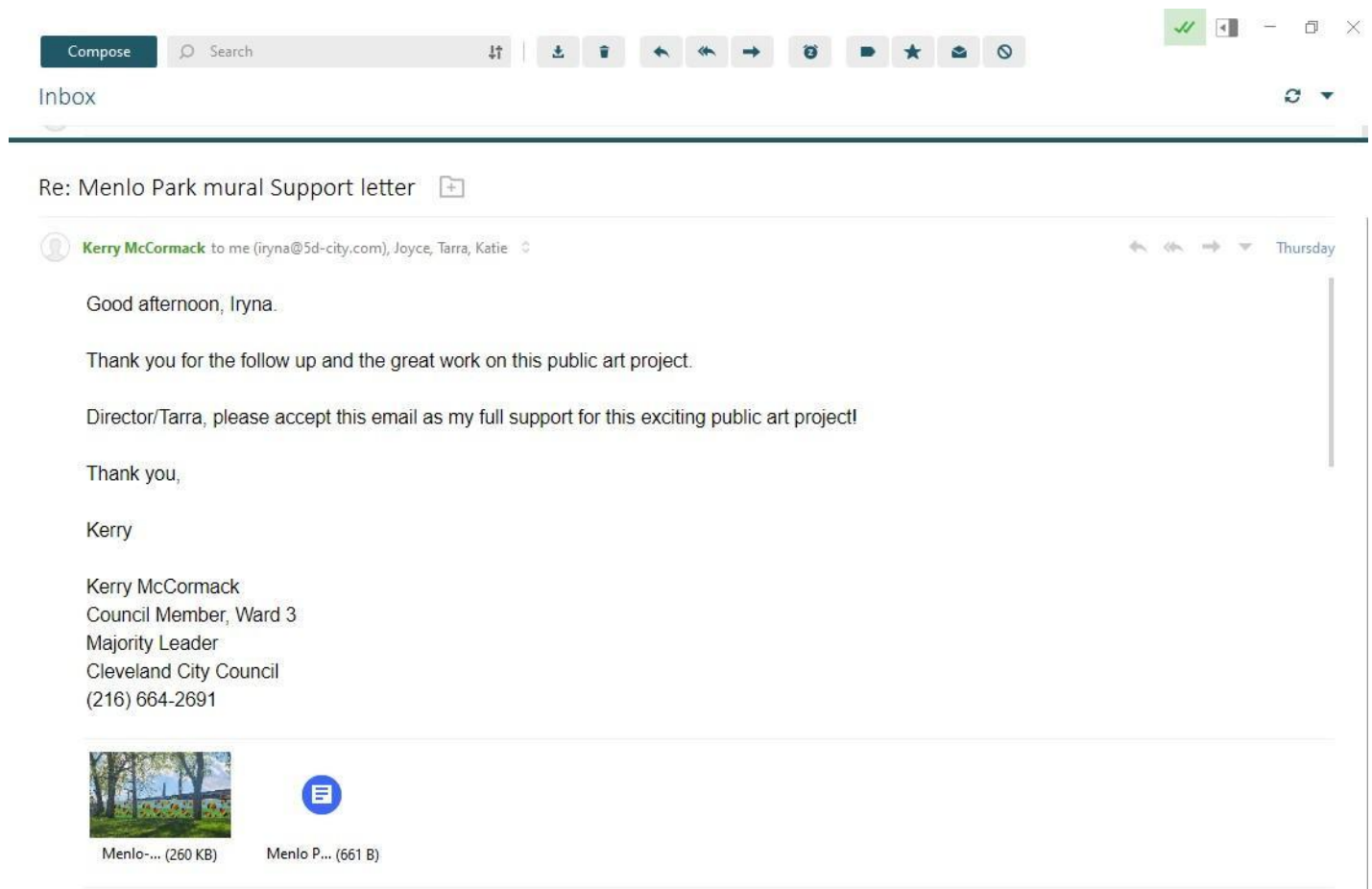
## MAINTENANCE

The Maintenance agreement between Iryna Tkachenko and Menlo Park Academy was signed by both sides and sides agreed that after full implementation of the mural the Menlo Park as an owner shall be responsible for maintaining the mural in good condition for the remaining period.

Menlo Park may remove or repaint the mural at their expense, in accordance with established City rules, if reasonably determined that the mural is harming the property or potential damage to the mural occurs.

## OUR SUPPORT / LETTER FROM CITY COUNCIL

Preliminary, MPA board and City Councilman Mr. McCormack are supporting the mural idea.



***Thank you for your attention***

***Sincerely,***

***Carol Ryan, Director of Enrollment and Advancement, Menlo Park Academy***

***Iryna Tkachenko, mother of Menlo student, artist***



# Cleveland City Planning Commission

## Administrative Approvals

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June 17, 2022





June 17, 2022

**Ordinance No. 610-2022** (Citywide – Introduced by Councilmembers Kazy and Griffin; by departmental request): Determining the method of making the public improvement of renewing, repairing, and replacing various water mains in 2023 and 2024; authorizing the Director of Public Utilities to enter into one or more public improvement contracts for the making of the improvement; and authorizing the Director to apply for and accept one or more gifts, grants, loans, or other funding from public or private entities to implement this ordinance.





June 17, 2022

**Ordinance No. 611-2022** (Euclid, Ohio – Introduced by Councilmembers Kazy and Griffin; by departmental request): Determining the method of making the public improvement of constructing improvements to the Nottingham Water Treatment plant’s intake crib; authorizing the Director of Public Utilities to enter into one or more public improvement contracts for the making of the improvement; and authorizing the Director to apply for and accept one or more gifts, grants, loans, or other funding from public or private entities to implement this ordinance.





June 17, 2022

**Ordinance No. 586-2022** (Ward 13/Councilmember Harsh):

Mapping a specific building setback along Roanoke Avenue between State Road and West 30<sup>th</sup> Street. (Map Change 2648)

Note: this item was Approved by the Planning Commission as an unnumbered ordinance on June 3<sup>rd</sup>, 2022.





June 17, 2022

**Ordinance No. 607-2022** (Ward 9/Councilmember Conwell):

Authorizing the Director of Public Works to execute a Joint Use Agreement, and other required documents to permit the American Lebanese Community Council to construct Phase 2 of improvements at the Lebanese Cultural Garden and to accept funding from the Ohio Department of Natural Resources for this purpose.





June 17, 2022

**Ordinance No. 577-2022** (Citywide – Introduced by Councilmembers Kazy and Griffin; by departmental request): Determining the method of making the public improvement of installing electric vehicle charging stations at approximately nine locations and making associated modifications and improvements at various Department of Public Utilities’ facilities; and authorizing the Director of Public Utilities to enter into one or more public improvement contracts for the making of the improvement.



# Cleveland City Planning Commission

## Director's Report

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June 17, 2022



## Temporary Expansion Area 2022

- The Temporary Expansion Area (TEA) program allows for establishments to expand restaurant seating areas into appropriate parking and street space. (Link: [https://arcg.is/1jCzGq\\_](https://arcg.is/1jCzGq_))
- During the 2022 warm weather phase, the following TEA types are allowed:
  - Parklets (on-street parking)
  - Minor street closure
  - Eating plaza ( off-street parking/area)

### [Click here for : Temporary Expansion Area 2022 Guidelines and Regulations](#)

- Enclosures and patio spaces that are located on sidewalks are **not related to this TEA program**. Please contact Engineering and Construction for information on conventional sidewalk outdoor restaurants (216-664-2381)
- For program questions, contact the City Planning department at 216-664-2210, or email [dsohrabian@clevelandohio.gov](mailto:dsohrabian@clevelandohio.gov)
- For permit status and payment questions, contact the Engineering & Construction, Permits Bureau at **216-664-7296**.



## Downtown Cleveland Public Space Survey

- The Greater Cleveland Partnership, Destination Cleveland, and The Cleveland Foundation are exploring more efficient and creative ways to manage and program downtown Cleveland's public spaces. They would like to hear from people who live, work, and visit Downtown Cleveland about their experiences and expectations for the following public spaces:
  - North Coast Harbor (area surrounding Great Lakes Science Center and the Rock Hall)
  - The Malls
  - Public Square
  - Perk Plaza (Park at E. 12th St. between Walnut & Chester)
  - Settler's Landing
  - Canal Basin Park
  - Star / US Bank Plaza
  - Eastman Reading Garden (Cleveland Public Library)

**Complete the survey, here:** <https://www.surveymonkey.com/r/ZTKJKQP>



# Cleveland City Planning Commission

## Adjournment

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June 17, 2022