



Cleveland City Planning Commission

Friday, August 19, 2022

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

Lillian Kuri, Commission Chair

Joyce Pan Huang, Director

Michael Bosak, Administrator

Cleveland City Planning Commission

Preamble

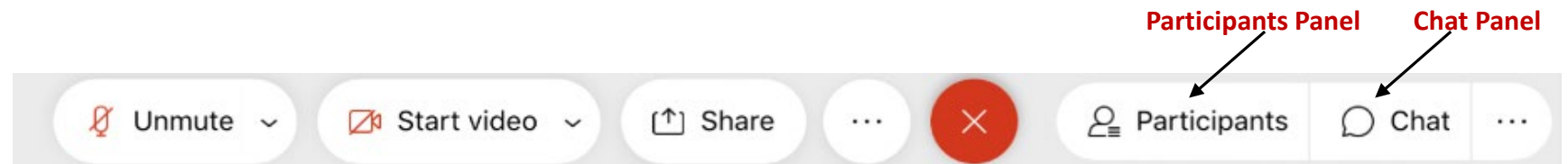
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

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



August 19, 2022

Cleveland City Planning Commission

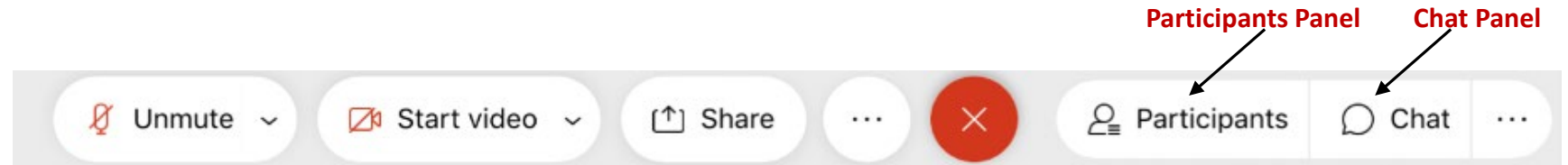
Preamble

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.



August 19, 2022

Cleveland City Planning Commission

Call to Order and Roll Call



August 19, 2022

Cleveland City Planning Commission

Old Business



August 19, 2022

Cleveland City Planning Commission

Special Presentations



August 19, 2022

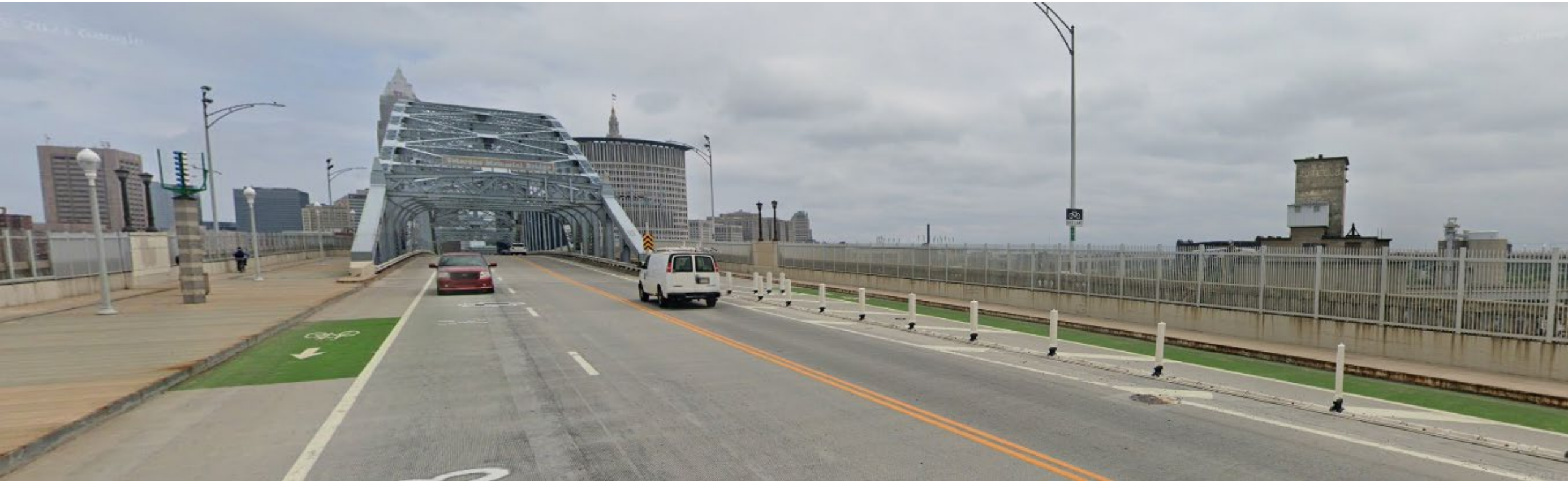


Complete and Green Streets Informational Update

Presenter: Calley Mersmann, City of Cleveland

Complete & Green Streets—Informational Update

Complete & Green Streets is a policy framework for ensuring consideration of all road users and environmental impact in the roadway project design process.





The new Complete & Green Streets Ordinance:

- Updated the City of Cleveland's 2011 Complete and Green Streets Ordinance.
- Instructs the Directors of the Mayor's Office of Capital Projects and City Planning to develop a Policy providing guidelines and procedures to:
 - Incorporate additional green and multimodal elements in roadway projects.
 - Increase opportunities for stakeholder input into roadway projects.
 - Expand stakeholder understanding of roadway project development.



The New Complete & Green Streets Approach



MOCAP's Current Project Validation Process

New steps with Complete & Green Streets update

CGS Policy Creation and Highlights: Integrating Perspectives

Draft Complete and Green Streets Policy is available online as of August 5.

Inter-departmental staff team

- Capital Projects
- City Planning
- Traffic Engineering
- Streets
- Urban Forestry
- Sustainability
- Economic Development
- Water Pollution Control
- Public Safety
- Park Maintenance
- Public Health
- Public Utilities
- Equity/Equal Opportunity

TIAC appointees will be identified by Sept. 5.

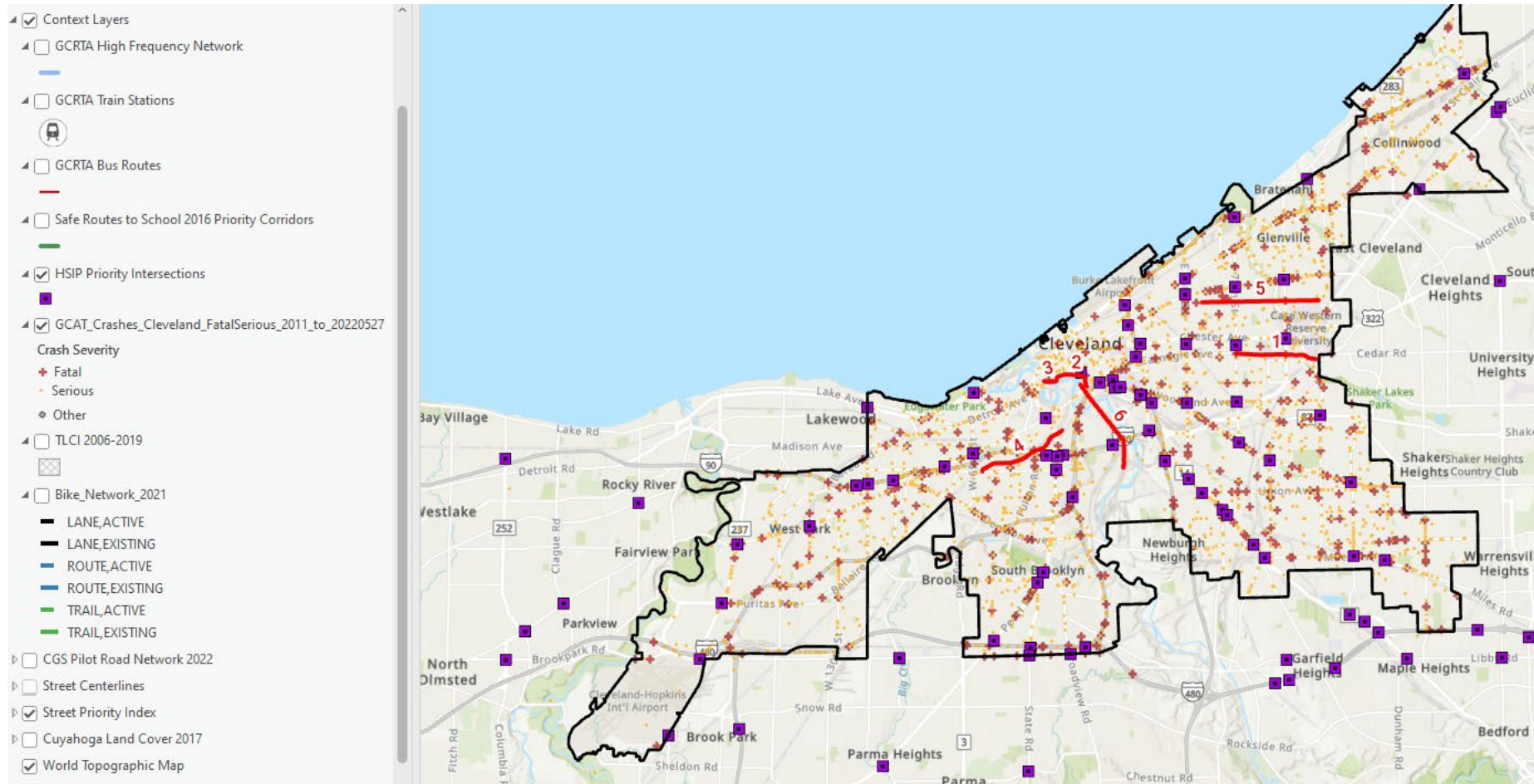
Resident nomination form is open through Aug. 21.

TIAC Membership

- Mayoral appointment (Vision Zero co-chair)
- Council appointment (Vision Zero co-chair)
- ODOT
- NOACA
- GCRTA
- NEORSD
- Advocacy representative
- Disability rights representative
- Two (2) residents with experience in the area of Complete & Green Streets



CGS Policy Creation and Highlights: Identifying Key Elements

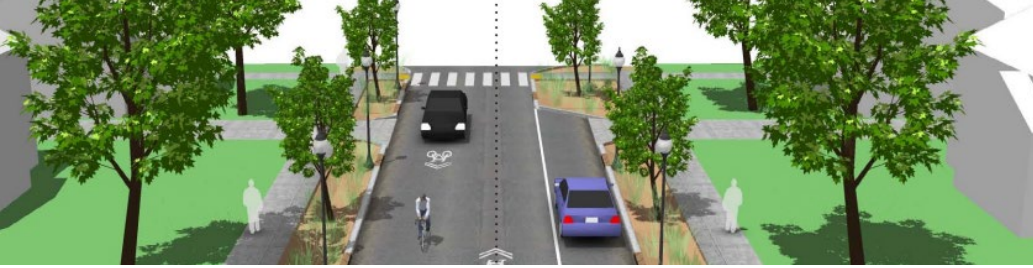


- Climate Action Plan
- Vision Zero Action Plan
- Cleveland Tree Plan
- 2007 Bikeway Master Plan
- GCRTA Strategic Plan
- ODOT Highway Safety Improvement Plan
- Transportation for Livable Communities Initiative (TLCI) Plans
- Safe Routes to School
- ODOT Walk.Bike.Ohio (WBO) Statewide Bike and Pedestrian Plan
- 15-Minute City Planning
- Trust for Public Land's 10-Minute Walk to Parks
- Forthcoming Active Transportation Plan

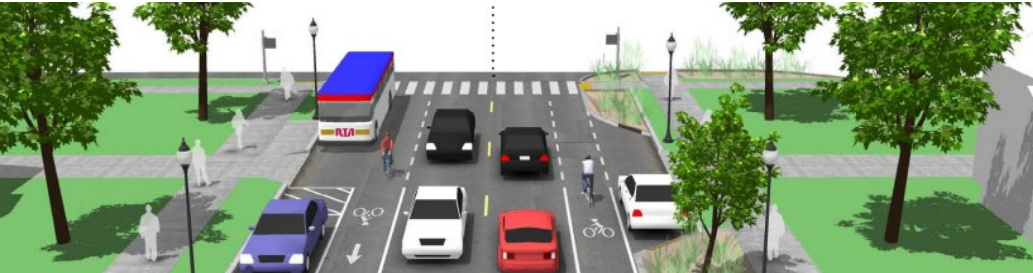


CGS Policy Creation and Highlights: Integrating Context Sensitivity

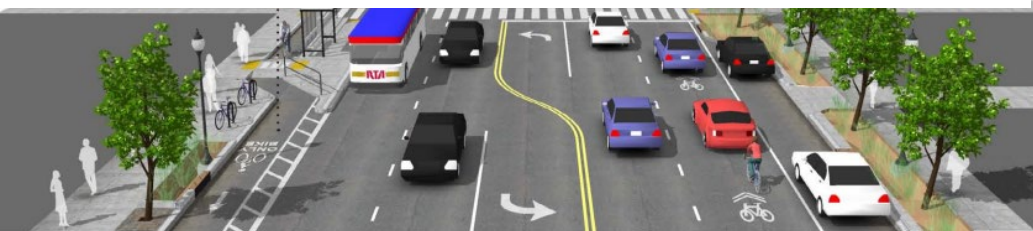
Small Neighborhood Streets



Medium Streets



Large Commercial Streets



CGS Policy Creation and Highlights: Identifying Projects



CGS Policy Creation and Highlights: Communicating the Work



City of Cleveland Complete and Green Streets

Initiative Overview: The City of Cleveland's 2022 Complete & Green Streets Ordinance was passed on June 6, 2022 and updates the City's 2011 ordinance to create a new process to incorporate design elements in roadway projects that expand opportunities for travel via modes like walking, biking, and transit and reduce environmental impact within the City of Cleveland. A key component of this ordinance is the opportunity for expanded community engagement in the design of road projects through the establishment of a 10-person Transportation Infrastructure Advisory Committee (TIAC). In general, the road project review process will be augmented as follows:

- An inter-departmental City staff team will meet regularly to review upcoming City-sponsored transportation projects and make recommendations for Complete & Green Streets project elements.
- City staff will present recommendations to the TIAC for feedback and additions at the earliest stage of project planning.
- Staff recommendations, along with TIAC input, will become the Complete and Green Streets List which will be provided to the Director of the Mayor's Office of Capital Projects to inform project decisions.
- Any differences between recommendations in the Complete and Green Streets List and the final project scope will be documented as exceptions and posted publicly.
- The TIAC will assist the City in evaluating the aforementioned City-sponsored roadway projects. The City will prepare an annual Complete and Green Streets progress report that evaluates the effectiveness of the policy.

Ordinance No. 370-2022 is available [here](#).

An ordinance summary and list of Frequently Asked Questions is available [here](#).

.... **Complete and Green Streets Policy:** The ordinance directs the Director of Mayor's Office of

City of Cleveland Complete and Green Streets Transportation Infrastructure Advisory Committee (TIAC) Resident Nominations

Mayor Justin M. Bibb desires one resident representative with experience relevant to Complete and Green Streets to serve on the newly-forming Transportation Infrastructure Advisory Committee (TIAC). Nominations for resident representatives will be accepted here through 5:00pm on Wednesday, August 17, 2022. Final appointments to the TIAC will be named by Monday, September 5, 2022. More information about the City's Complete and Green Streets initiative is available at <https://planning.clevelandohio.gov/CGS/cpc.html>.

<https://planning.clevelandohio.gov/CGS/cpc.html>

Cleveland City Planning Commission

New Business



August 19, 2022

Cleveland City Planning Commission

Zoning Map Amendments



August 19, 2022



Ordinance No. xxx-2022 (Ward 3/Councilmember McCormack):
Changing the Use, Area and Height Districts of parcels of land south of **Barber Avenue**
between West 30th Street and West 26th Place (Map Change 2655)

Map Change 2655

City Planning Commission

August 19, 2022

THE J. SPANG
BAKING CO.



cleveland
city planning
commission

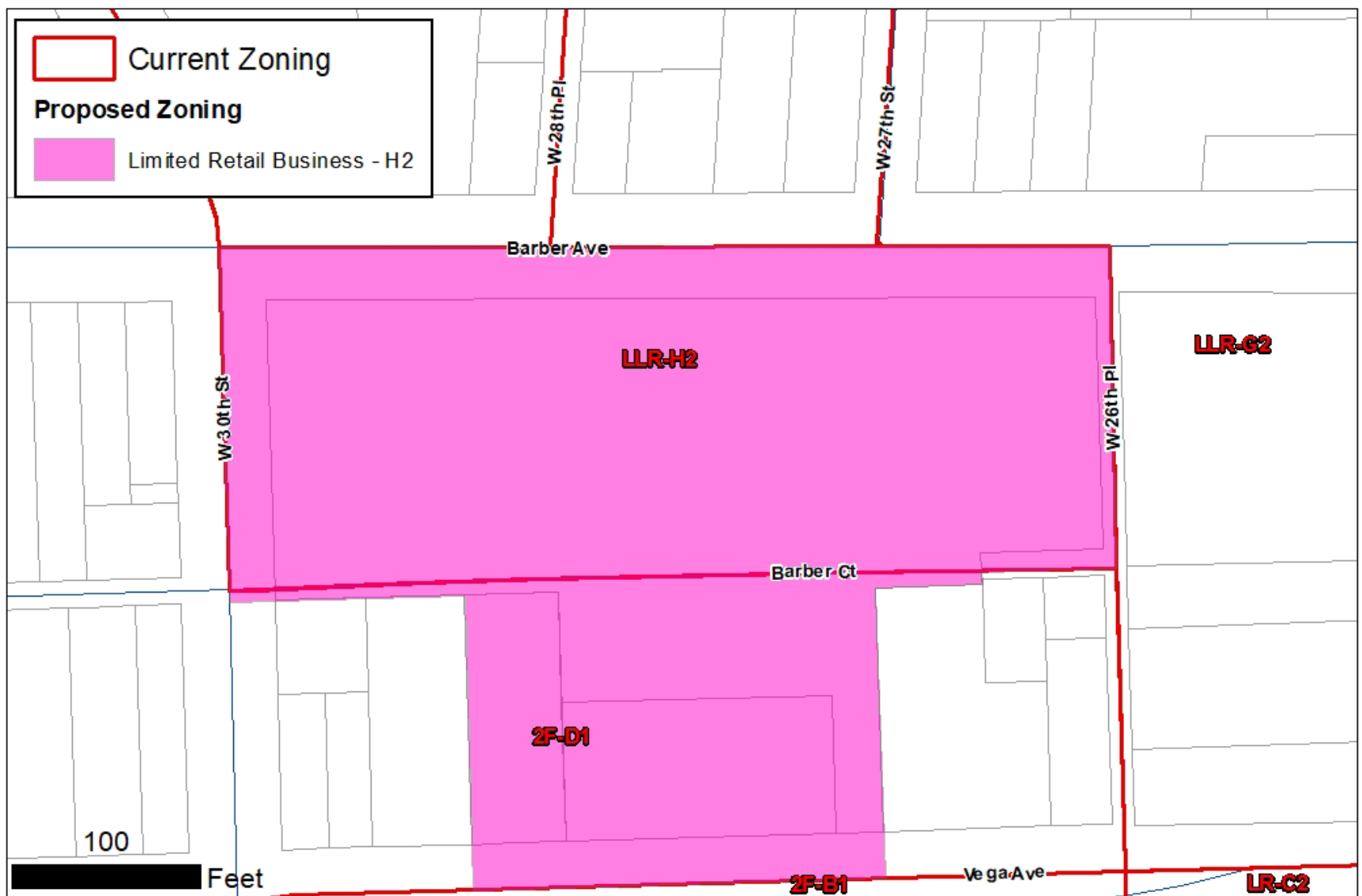


Proposal

Changing the Use, Area & Height Districts of parcels of land south of Barber Avenue between West 30th Street and West 26th Place (Map Change 2655).

Purpose

- ❑ Align zoning with the land use
 - Southern portion of PPN 007-25-090 of BVQ Lofts is zoned Two-Family Residential while the northern portion of this property is zoned Limited Retail.
 - Split-zoning defaults to most restrictive zoning so lot considered 2F-D1.
 - Presents refinancing issue due to §359.03 Nonconforming Uses & Structures



Map Change 2655

Changing the Use, Area & Height Districts of parcels of land
south of Barber Avenue between West 30th Street
and West 26th Place



Proposed Zoning

- Multi-Family - D1
- Multi-Family - G2
- Limited Retail - G2
- Limited Retail - H2
- Semi-Industry - K3

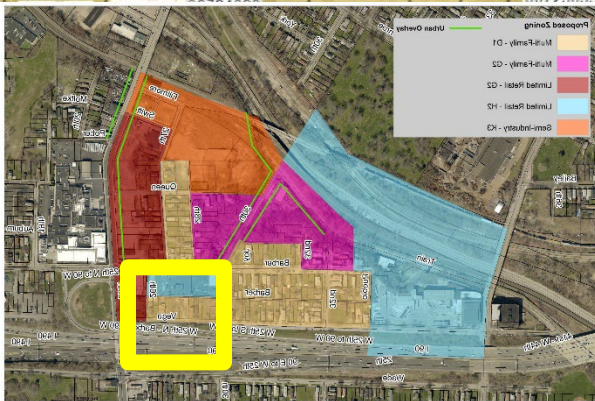
Urban Overlay

Ord 885-18

Queen Barber Area

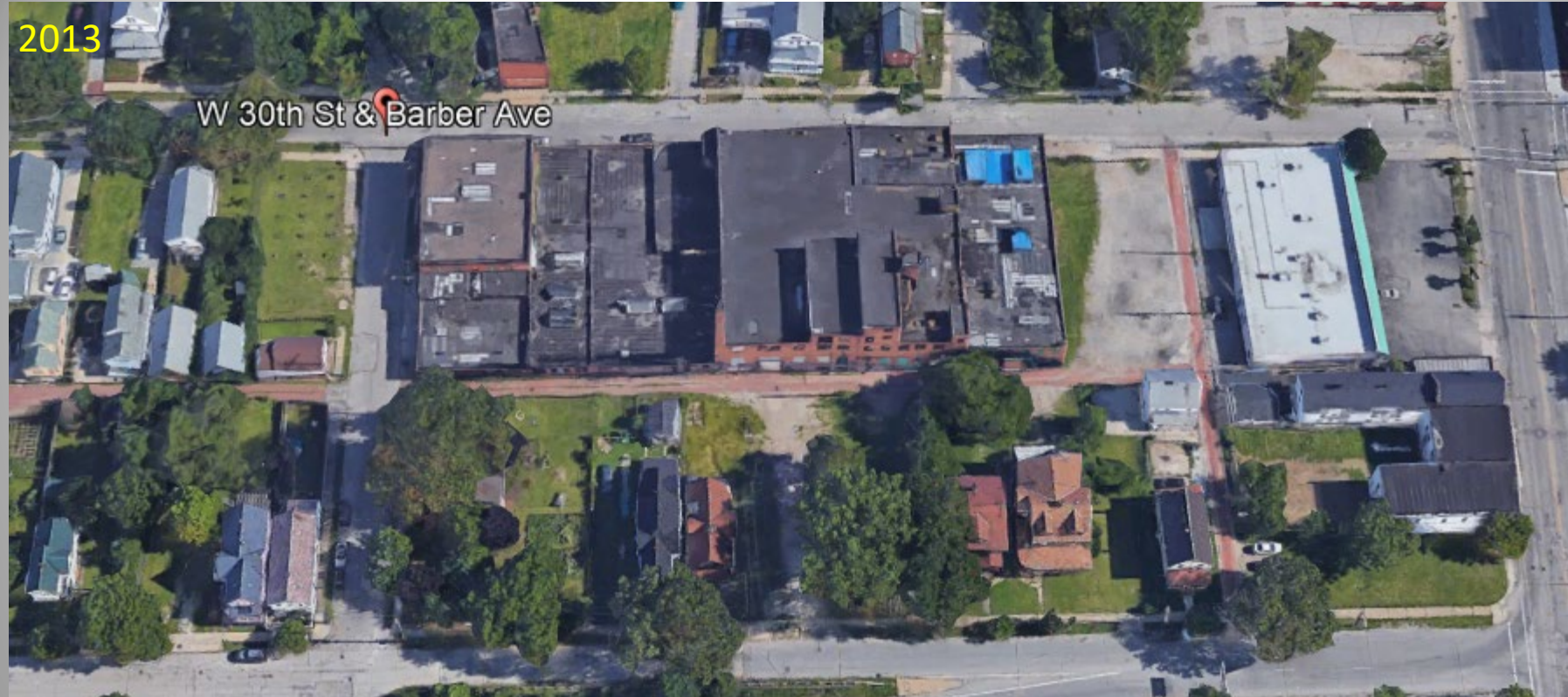
Map Change 2585

Queen Barber Area

[illegible]

2013

W 30th St & Barber Ave



Multi-Family – D1



2021

Barber Avenue

West 30th Street

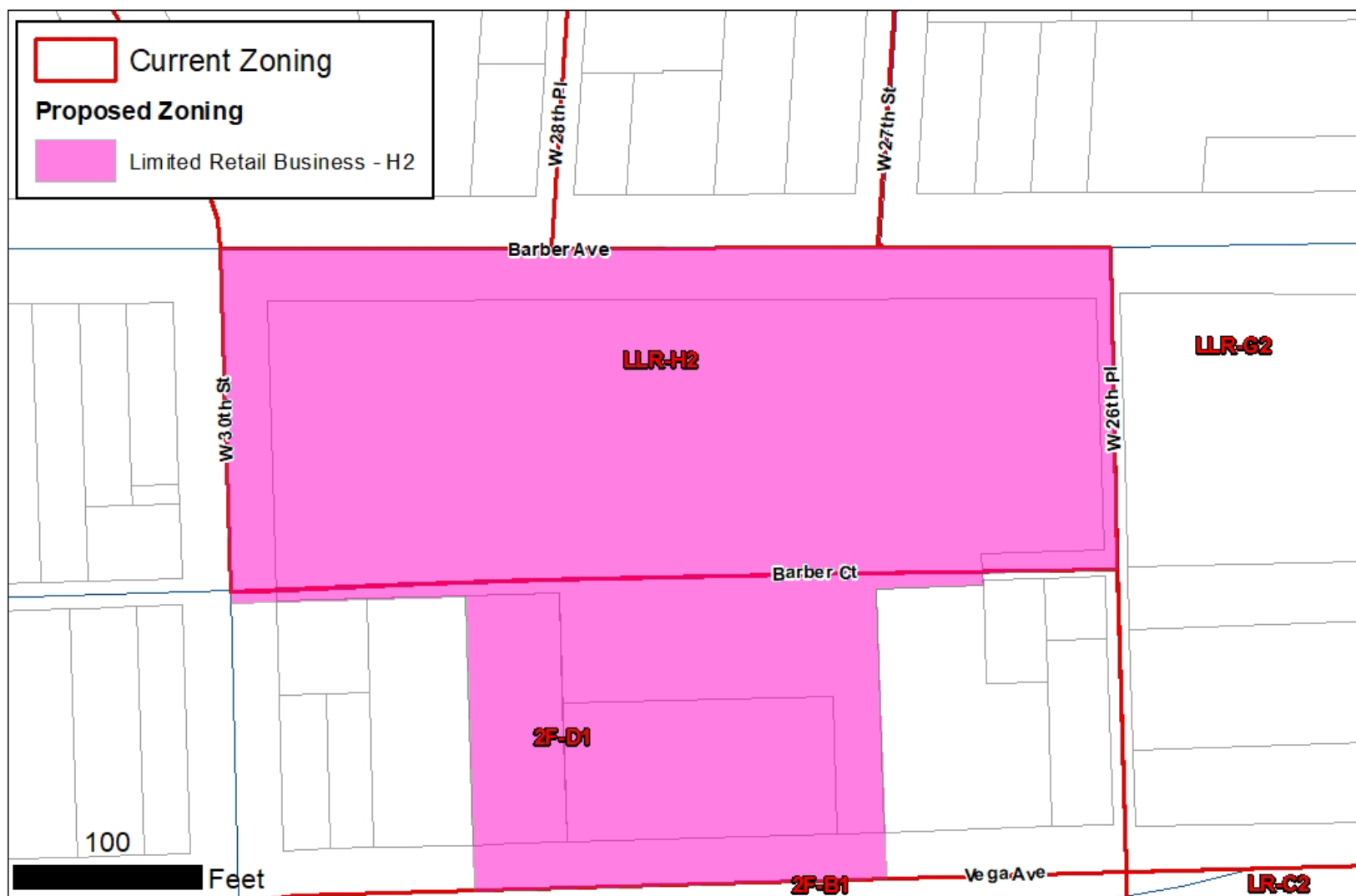
Barber Court

West 26th Place



BVQ Lofts

Rezoning Proposal



Cleveland City Planning Commission

Lot Consolidation / Splits



August 19, 2022

Lot Consolidation / Split



August 19, 2022

For PPNs# 002-05-030 & -031

Project Addresses: 1370 & 1376 West 73rd Street

Project Representative: Joe Lanciotti, Empire Business Mgmt.

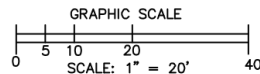
LEGEND:

- 5/8" (REITZ ENG) CAPPED IRON PIN SET.
3/8" DRILL HOLE IN STONE IN MON BOX FOUND AND USED.
5/8" IRON PIN IN MON BOX
3/8" DRILL HOLE SET.

C.S.R. - CITY SURVEY RECORDS
OBS. - OBSERVED
MSD. - MEASURED
P.P.N. - PERMANENT PARCEL NUMBER
A.F.N. - AUDITOR FILE NUMBER
REC. - RECORD
D.&M. - DEED & MEASURED
TD. - TURNED

N

BASED ON WEST 73RD ST.
BEARING N00°21'42"E.



1376 WEST 74TH CONSOLIDATION PLAT

BEING PART OF ORIGINAL BROOKLYN TOWNSHIP LOT NO. 29, NOW IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO.

CERTIFICATE
THIS PLAT WAS PREPARED FROM A FIELD SURVEY DONE UNDER MY DIRECTION AND CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO (OAC 4733-37). ALL IRON PINS SET BEAR CAPS INSCRIBED (REITZ ENG). BEARINGS SHOWN HEREON ARE BASED ON W. 73RD STREET BEARING N00°21'42"E AND ARE INTENDED TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I ACKNOWLEDGE TO BE CORRECT.

THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DRIVE, CLEVELAND, OH. 44135
PH: (216) 251-3033 EMAIL REITZ@REITZENG.COM

STUART W. SAYLER, REG. SURVEYOR NO. S-8028

DATE

OWNERS ACCEPTANCE:

WE THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THE PLAT AND LOT SPLIT OF THE SAME.

1376 W. 74 LLC

BY

PRINT NAME

TITLE

NOTARY:

STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID LLC.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

AT _____, OHIO THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVALS:

THIS PLAT AND LOT SPLIT IS ACCEPTED AND APPROVED BY THE PLATTING COMMISSIONER OF THE CITY OF CLEVELAND, OHIO.

THIS _____ DAY OF _____, 20____.

RICHARD SWITALSKI, PLATTING COMMISSIONER

THIS PLAT AND LOT SPLIT IS ACCEPTED AND APPROVED BY THE PLANNING COMMISSIONER OF THE CITY OF CLEVELAND, OHIO.

THIS _____ DAY OF _____, 20____.

JOYCE PAN HUANG, PLANNING DIRECTOR

WEST 74TH PL. (VARIES)

WEST 73RD STREET 50'

HERMAN AVENUE 66'

DETROIT AVENUE 60'

JOHN MARSHALL
ALLOTMENT
& HUGH RAMSEY'S
VOL. 6, PG. 2

P.P.N. 002-05-045
JENNIFER M. TAGGART
AFN. #200706220385

P.P.N. 002-05-032
ERIN CARDIS
AFN. #202001100393

P.P.N. 002-05-031
1376 W.74TH LLC
AFN. #202201070984

PARCEL "A"
7,006 SQ. FT.
0.1608 AC.

EXISTING DWELLING
PARCEL "B"
3,200 SQ. FT.
0.07346 AC.

PARCEL "C"
3,200 SQ. FT.
0.07346 AC.

P.P.N. 002-05-030
1376 W. 74TH LLC
AFN. #202201070983

P.P.N. 002-05-046
ALEVTINA CHEREPANOVA
AFN. #200309300998

P.P.N. 002-05-113
MICHAEL P. GRAHAM
AFN. #200101310849

SURVEY REFERENCES

JOHN MARSHALL & HUGH RAMSEY'S
ALLOTMENT V. 6 - PG. 2

TAFT, SMITH, MARSHALL & WAGNER
ALLOTMENT V. 9 - PG. 14

LOT SPLIT AND CONSOLIDATION
FOR 7306 COMPANY, LLC
LPLAT #201701090679

CSR FOR DETROIT RD.

LOCATION
REPRODUCED
FROM PREV.
SURVEY

Search for Herman Ave, Cleveland X

Results for Herman Ave

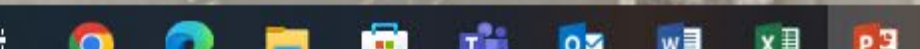




venue, Cleveland X



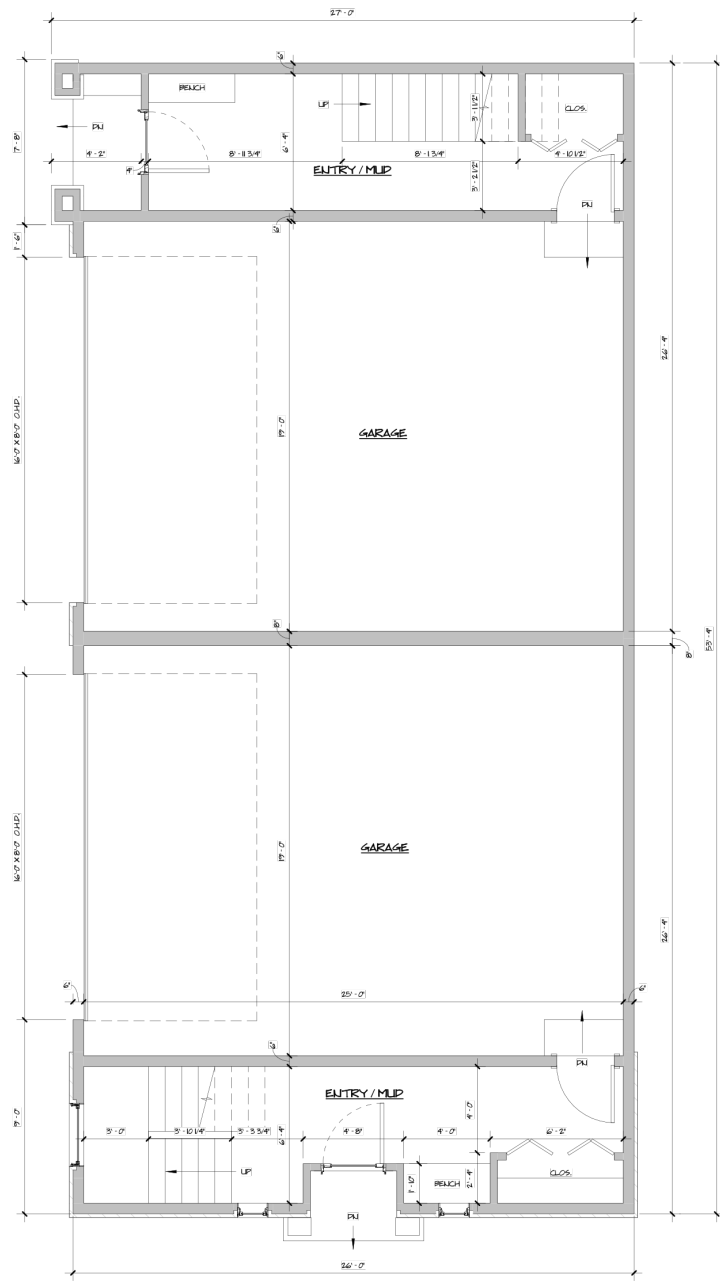
results for Herma...



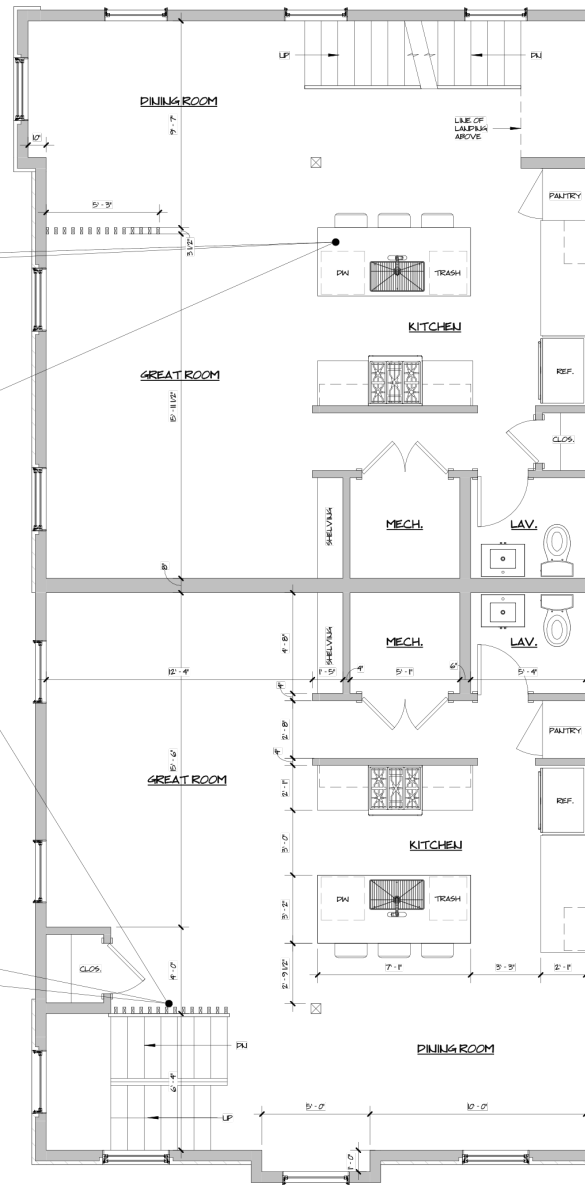








ENTRY FLOOR PLAN
1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"



DATE: 4/26/22
REVISION:

PRELIMINARY

THE BROWNSTONES
ARCHITECTS, C.A. McGETTRICK, LLC
14551 Madison Ave Lakewood Ohio 44107 216-227-0700 FAX: 216-227-0712

COMMISSION NO:

CHARLES McGETTRICK JR. *775915
EXPIRATION DATE: 12/31/2022

A-1

SP

Cleveland City Planning Commission

Design Review Cases



August 19, 2022

SE2022-016 – T-Mobile New Signage: Seeking Final Approval

Project Address: 4071 Lee Road

Project Representative: Kathy Clarke, Ace Lighting Services

Committee Recommendation: Disapproved **unanimously** for Final Approval

The Committee disapproved the sign because it **did not meet the standards of the Lee Harvard Plaza sign guidelines that were adopted by Planning Commission**. The guidelines require individual letters mounted to the building. The current sign meets the requirements of the guidelines. the proposed sign is mounted to a backer.

SIGN SUBMITTAL PACKAGE

SAP

8299

**REQUIRES
VARIANCE:**

1

SITE ID: TMOB.3328

CHANNEL: CORPORATE **STATUS:** REBRAND

LOCATION: 4071 Lee Road #170
Cleveland, OH 44128

SITE SUMMARY

STOREFRONT LENGTH:	212"
MAX SIGN HEIGHT:	NA
MAX SIGN LENGTH:	NA
MAX # SIGNS:	1
COLOR VARIANCE:	No
PYLON AVAILABLE:	No
BLADE AVAILABLE:	No
AWNING AVAILABLE:	No
BACKER ALLOWED:	Yes

SUMMARY NOTES

Local code restricts to 28.5 SF max;
 $212 \times 2 = 42.4 / 12 = 3.53 + 25 = 28.53 \text{ SF}$

SIGN SUMMARY

SIGN TYPE	SQ FT (CAL)	SQ FT (PRO)	MATERIAL	COLOR
TMOB.T-23W-MBP1	28.5	27.8	EIFS	TBD

OVERALL SIGN CALCS

MAX ALLOWED	TOTAL
28.5	27.8

****SQ. FT. (CAL): THE CALCULATED SQ FT OF A SIGN WILL MAXIMIZE ALLOWABLE AREA AND MEET REQUIREMENTS**

****SQ FT (PRO):** THE PROPOSED SQ FT OF THE SIGN THE SIGN MANF. IS PROPOSING

****MATERIAL:** MATERIAL OF FACADE THE SIGN IS BEING INSTALLED UPON

**COLOR: COLOR OF FACADE THAT THE SIGN IS BEING INSTALLED UPON

TABLE OF CONTENTS

Page 1 - SAP Form

Page 2 - Site Map

Page 3 - B01

CONTACTS

PROJECT MANAGER:

Marcella Rivera
Marcella.Rivera@Allenindustries.com
602-759-8187

T-MOBILE PROJECT MANAGER:

Anita LaPlant

T-MOBILE DESIGN MANAGER:

SIGN MANUFACTURER



APPROVAL STAMP



APPROVED

Reviewer: Jayson Landra at 2:58:35 PM, 03/16/2022

ADDITIONAL INFORMATION:

GENERAL NOTES & PERMIT TIMES:

4-8 weeks, includes
design review meeting

ELECTRICAL ACCESS:

LANDLORD CRITERIA:

LOCAL CODE:

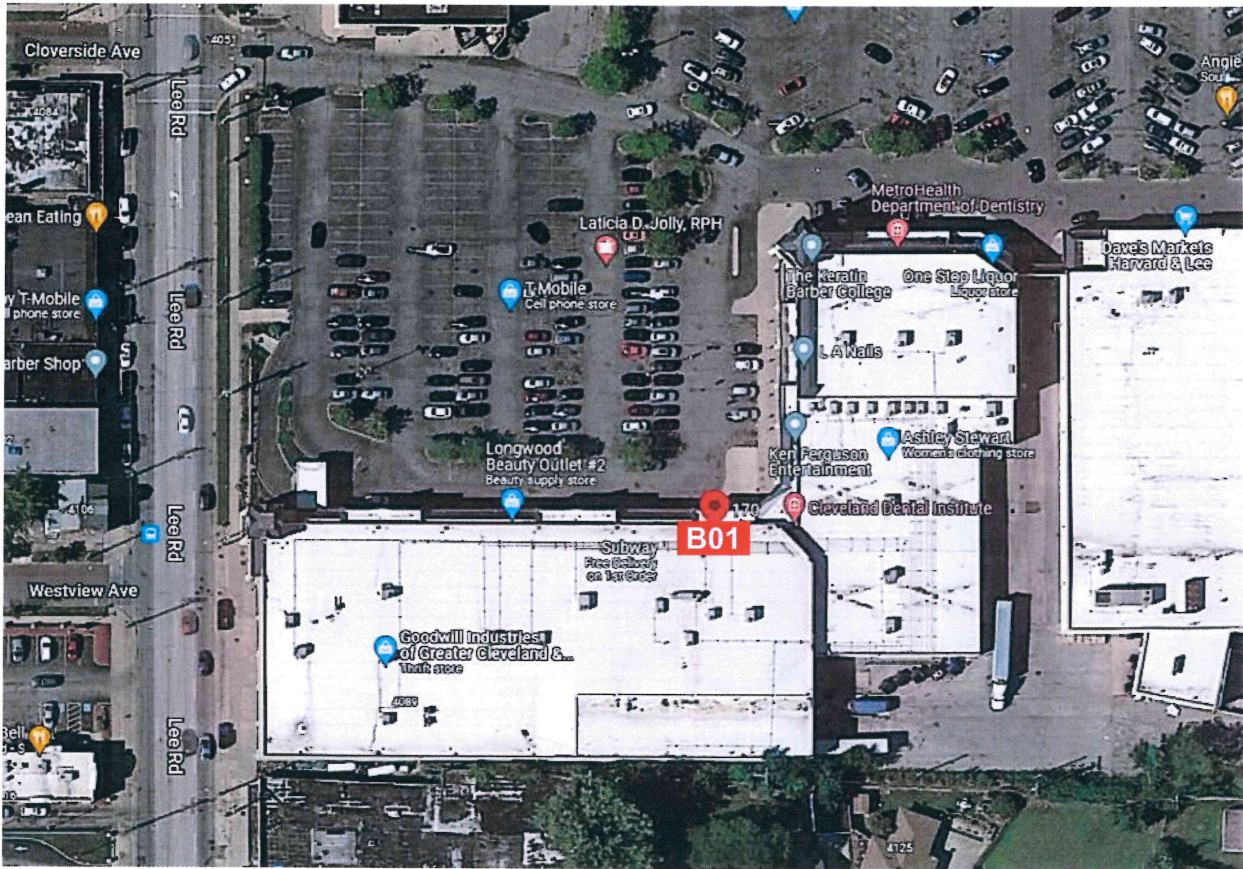
0.2 SF/linear ft building frontage width + 25.
 $(W \times 0.2) + 25 = \text{SF of signage}$
 NTE 125 SF

VARIANCE PROCESS:

REVISIONS:

[illegible]

Sign Location Plan



B01 Store Front Elevation

Allen Industries
YOUR BRAND AT ITS BEST™
1-800-967-2553
www.allenindustries.com

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T-Mobile

ADDRESS
4071 Lee Road #170
Cleveland, OH 44128

PAGE #
2

CLIENT SIGNATURE

DATE

03/02/22

PM

MR

APPROVAL DATE

DESIGN

DE

FILE NAME

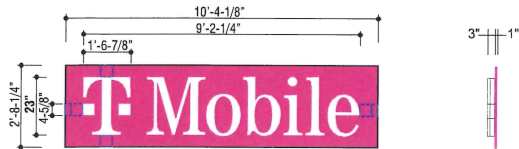
TMOB.3328_Cleveland, OH_201

REVISIONS

DATE:	DESCRIPTION:
03/15/22	Revision

B01 Face Lit Channel Letters on Backer

#1 PREFERRED OPTION



ELEVATION VIEW

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

27.8 SQ FT

END VIEW

1" THICK BACKER
(PREFERRED)

SIGNAGE SPECS:

FACES: 3/16" thick #2447 White autoglas or equal
RETAINERS: 1" White jewelite trimcap
RETURNS: .040 alum. 3" deep pre-finished White
BACKS: .063 alum. - pre-finished alum White
LED: Principal 6500K White LED's; Remote power supplies
BACKER 1" deep fabricated alum. backer cabinet w/ internal angle stringers;
PANEL: .063 alum. skin painted TMO Magenta and White base coat specified (per color palette)
INSTALL: Backer thru bolted flush to wall using min. 3/8" all thread fasteners with wood blocking as required

JOB NOTE: UL label location - one to be visible from ground, others to be placed on top of letters and one on power supply

MATTHEWS
MAGENTA
MP86055 R155445
N SEMI-GLO V1.0
OVER MP5886
WHITE BASECOAT

M1

#2447
WHITE
AUTOGLAS
OR EQUAL

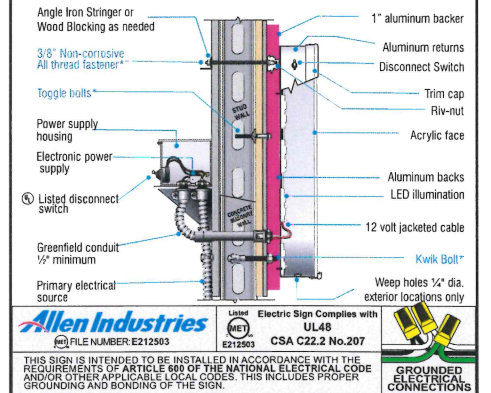
NOTES

NOTES

Patch, Repair, Paint Included
Fascia Material: EIFS
Fascia Color: _____

TMOB.T-23W-MBP1

LED CHANNEL on 1" BACKER - FLUSH MOUNTED



MOUNTING HARDWARE CHART

SIGNS	MASONRY			WOOD	METAL
1/4" ZINC PLATED STEEL THREADED ROD THRU WALL	•	•	•	•	•
3/8" LAGS WITH SHIELDS	•	•	•	•	•
3/8" LAG BOLTS			•		
3/8" TOGGLE BOLTS				•	
LETTERSETS					
1/4" x 2 1/4" TAPCONS	•				
FLATHEAD STAINLESS SCREWS		•	•		



EXISTING SIGNAGE - 1'-11" x 11'-10" = 22.68 SF
ELEVATION - 22'-4" x 17'-8" SIGN BAND - 8'-3 1/2" x 19'-9"



PROPOSED - 2'-8 1/4" x 10'-4 1/8" = 27.8 SF

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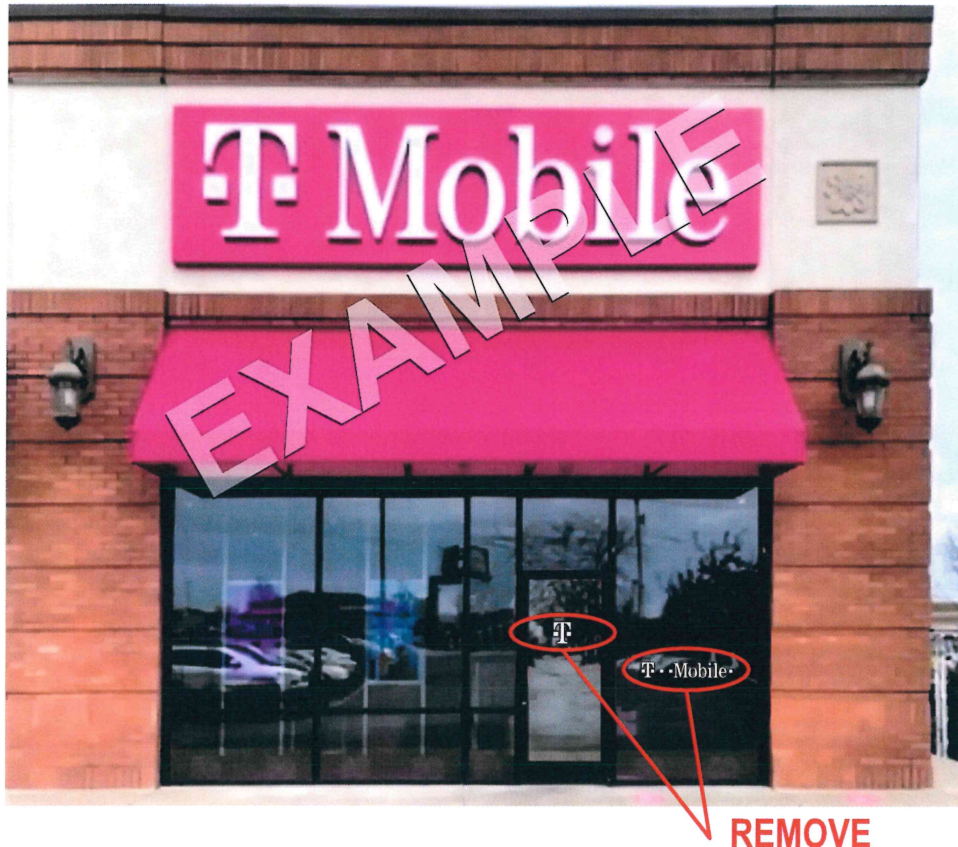
T Mobile

ADDRESS
4071 Lee Road #170
Cleveland, OH 44128

PAGE #
3

CLIENT SIGNATURE		DATE		REVISIONS	
		03/02/22		DATE:	DESCRIPTION:
		PM		03/15/22	Revision
		MR			
APPROVAL DATE		DESIGN			
		DE			
		FILE NAME			
		TMOB.3328_Cleveland, OH_201			

Window Decal Removal



- Installers are required to remove the White T-Mobile and standing "T" vinyl from windows and doors
- This DOES NOT include window wraps. Window wraps are NOT to be touched as part of scope for this program.
- If installer sees that these vinyls have had window tint installed over them and they cannot be removed, please notify your PM ASAP.

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Cleveland, OH 44128

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CLIENT SIGNATURE	DATE	REVISIONS	
	03/02/22	DATE:	DESCRIPTION:
	PM	03/15/22	Revision
	MR		
	DESIGN		
	DE		
	FILE NAME		
	TMOB.3328_Cleveland, OH_201		



Committee Recommendation: Disapproved **unanimously** for Final Approval

The Committee disapproved the sign because it **did not meet the standards of the Lee Harvard Plaza sign guidelines that were adopted by Planning Commission**. The guidelines require individual letters mounted to the building. The current sign meets the requirements of the guidelines. the proposed sign is mounted to a backer.



August 19, 2022

NW2022-031 – Proposed Demolition of a 2-Story Institutional Use Building and 1-Story Annex
Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 5550 Clark Avenue

Project Representative: Claire Bank, ThenDesign Architecture

Committee Recommendation:

Approved as Presented **unanimously** for both demo and new construction for **Conceptual Design**.



August 19, 2022

NW2022-027 – Clark Elementary School New Construction: Seeking Conceptual Approval

Project Address: 5550 Clark Avenue

Project Representative: Claire Bank, ThenDesign Architecture

Committee Recommendation:

Approved as Presented **unanimously** for both demo and new construction for **Conceptual Design**.

New Clark PK-8 School

Near West Design Review

07/27/2022

New Clark PreK-8 School

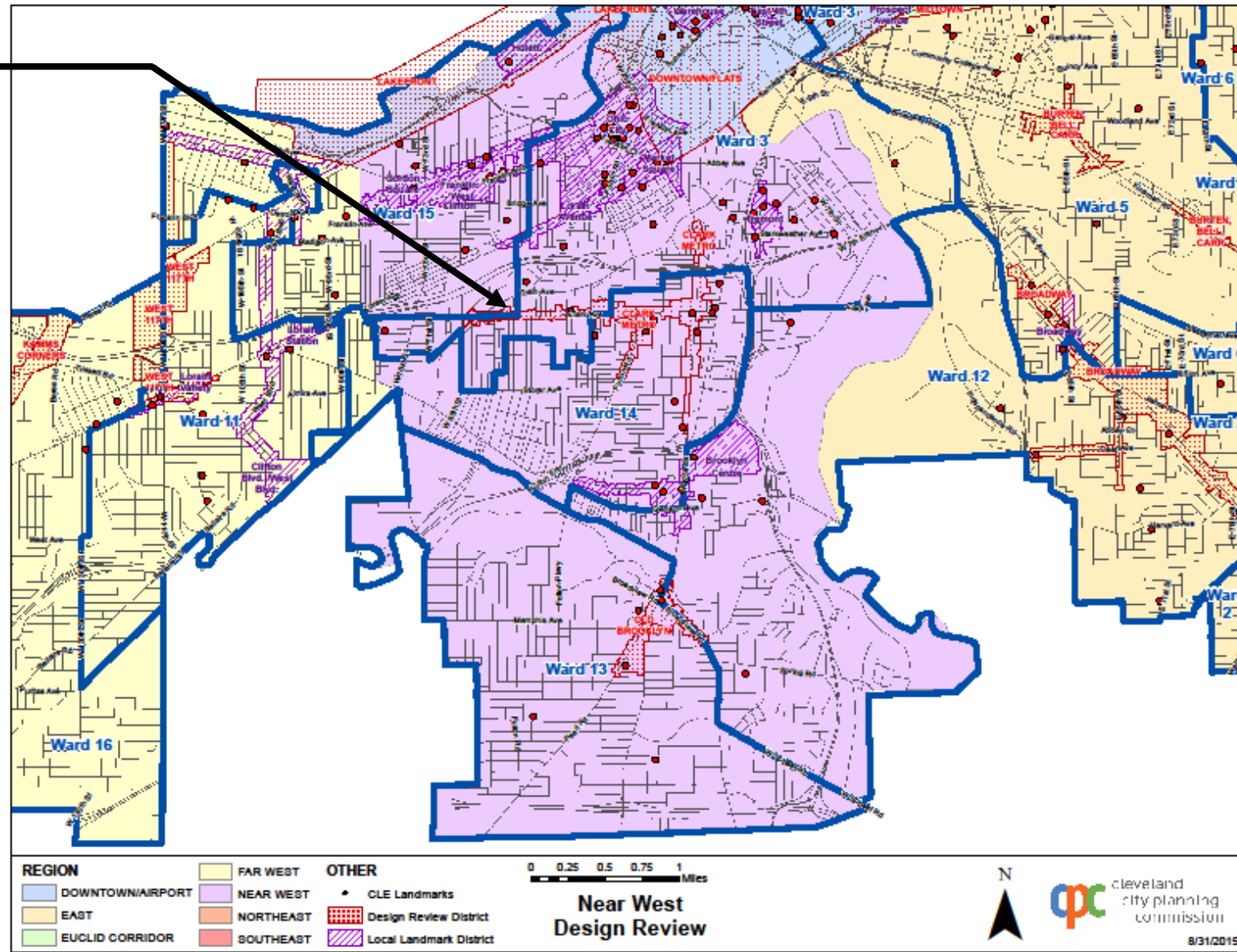
This design review application is for a new Clark PreK-8 School to replace the existing Clark Elementary School and annex building at 5550 Clark Avenue. The new school will offer educational programming for 675 Pre-Kindergarten through Eighth Grade Students, and it is proposed to be 88,000 +/- square feet. The interior space includes 3 classrooms per grade PK-8, and 3 flexible classrooms designed to accommodate specialized needs. Additionally, there is a Project Lab, an Art Room, a Music Room, a Media Center, a Gymnasium, and Student Dining. The Media Center, Gymnasium, and Student Dining are designed to support community use after hours. Space is also allocated for administration, physical education support spaces, the kitchen, custodial spaces, and other building services.

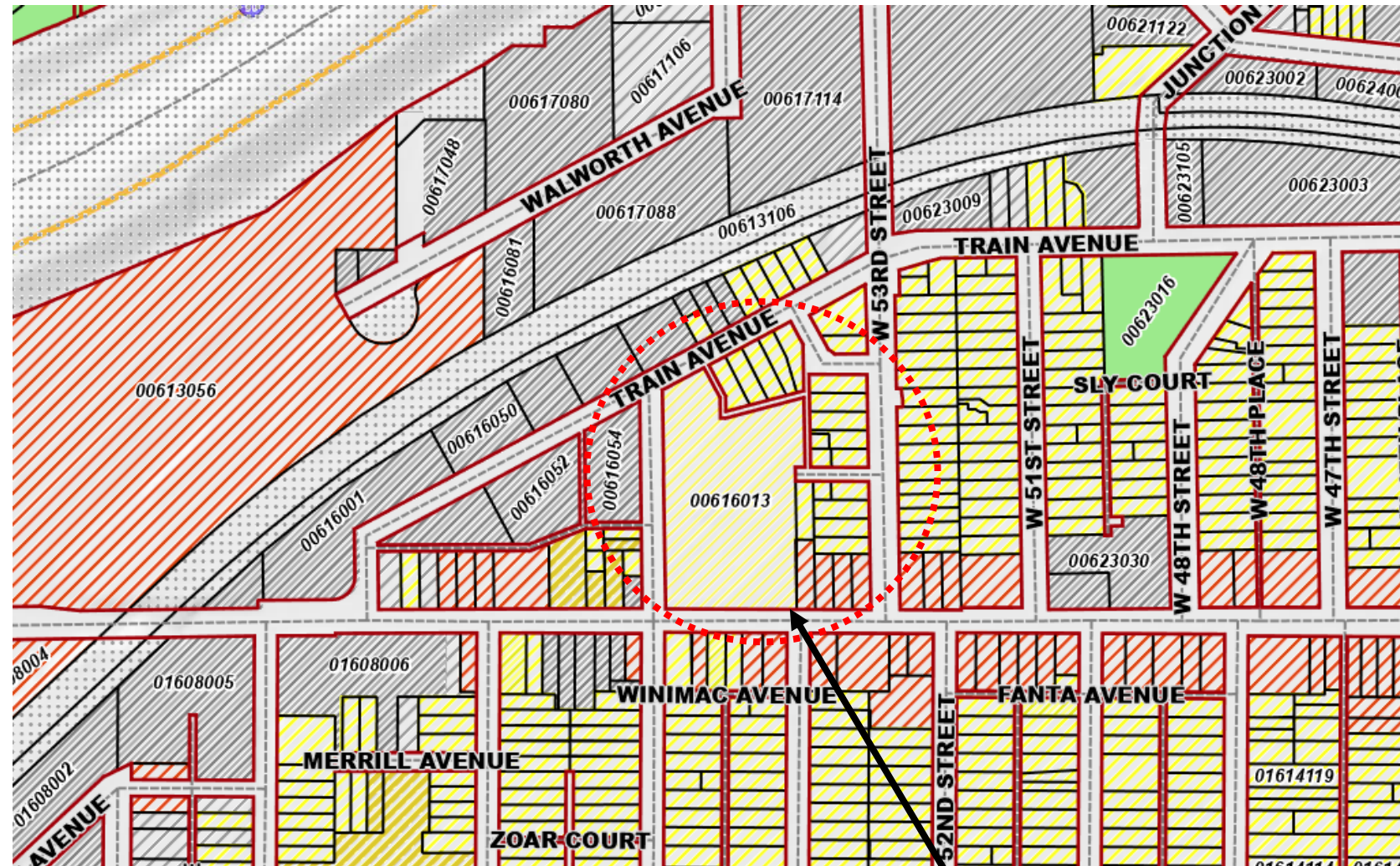
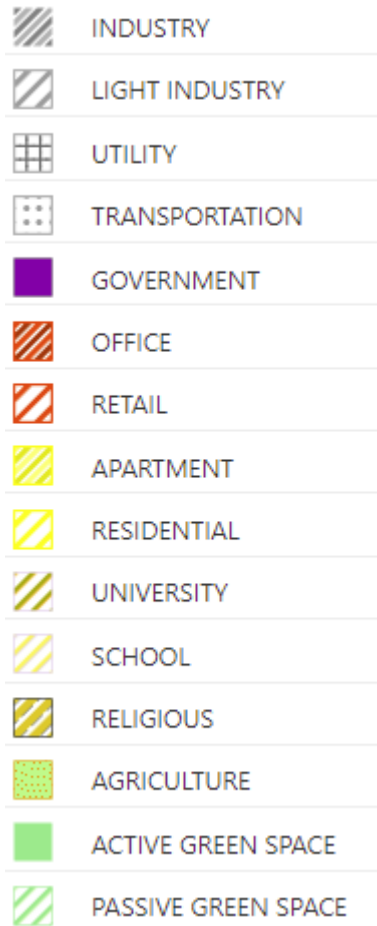
Exterior programming includes 95 parking spots (to accommodate all building staff and visitors), bicycle racks, two playgrounds for different age bands, a multipurpose field, and stormwater management. Additional information regarding placement of site elements, site circulation, and response to nearby context, is found farther into this submission.

The project will be pursuing LEED Silver Registration and will include sustainable features throughout.

SITE LOCATION

5550 Clark Ave
Cleveland, OH 44102





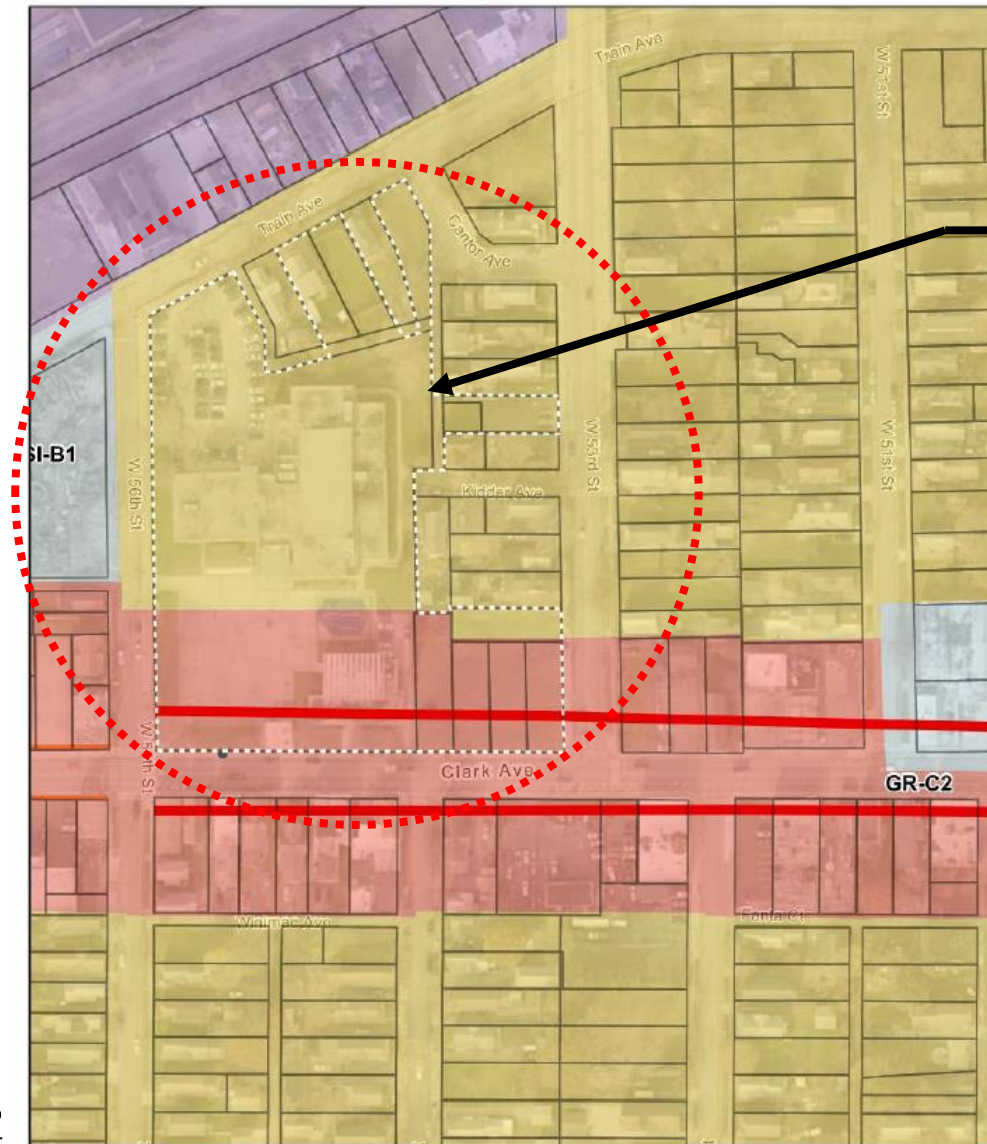
LAND USE MAP

SITE LOCATION

5550 Clark Ave
Cleveland, OH 44102



-  Cleveland Parcels (MyPlace)
- Overlay Frontage Lines
-  PRO Street Frontage
-  City Boundary
-  Planner Assignment Areas
-  Active
-  General Industry
-  General Retail Business
-  Semi-Industry
-  Two Family



SITE LOCATION

5550 Clark Ave
Cleveland, OH 44102

ZONING MAP

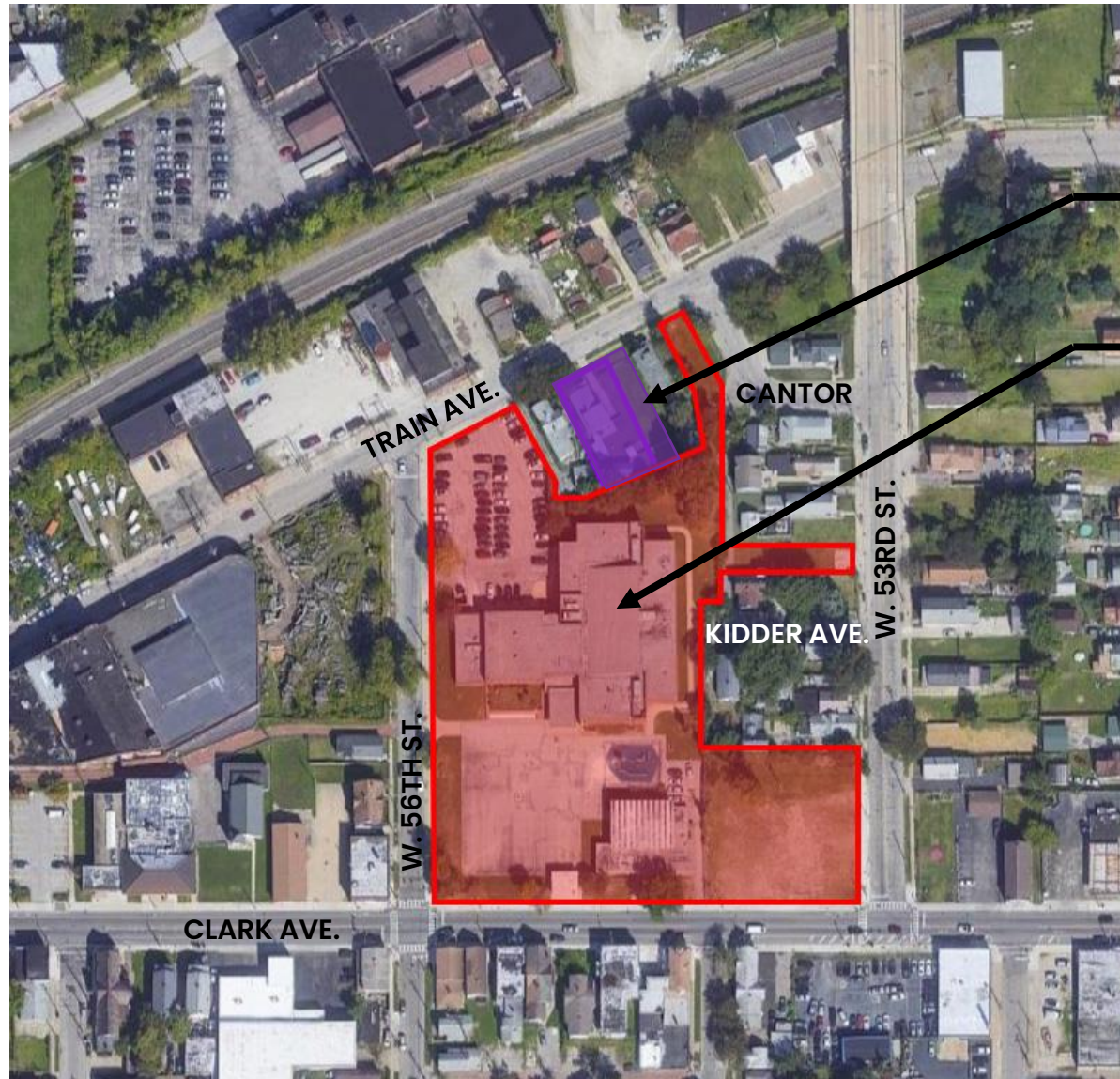


Cleveland Metropolitan School District
New Clark PK-8 School
Clark Site Pedestrian Retail Overlay- July 27, 2022

New Clark PreK-8 School – Zoning Narrative

The project site falls under two zoning categories. The north side is zoned “2F-B1” Two Family, Area District B, Height District 1 (1D or not to exceed 35’). The south end of the property , along Clark Avenue, is zoned “GR-C2” General Retail Business, Area District C, Height District 2 (2D or not to exceed 60’). The new building heights comply with these requirements. The Pedestrian Retail Overlay Frontage along Clark Avenue requires the new school to front Clark Avenue. The project is planning to seek variances for the following reasons:

- The maximum setback along Clark Avenue allowed by the PRO is 5’ from the right of way. The city has requested width be held for a future multi-purpose trail, so the new school is currently 12’ from the right of way.
- The PRO requires a higher percentage of glass along the street edge than is safe to provide for school functions.
- A variance may need sought for the main entry placement, as it faces away from Clark Avenue to address parent pick-up/drop-off locations, and staff/visitor parking. It is however visible from Clark Avenue.
- Conditional Use will need sought as a school is an institutional use. A school has been on this site since at least 1881.



Potential additional property.

Existing Clark PreK-8 School.
Approximately a 4-acre site,
pending additional property
acquisition.



Cleveland Metropolitan School District
New Clark PK-8 School
Existing Site Layout – July 27, 2022



Existing Two-Story Clark Elementary



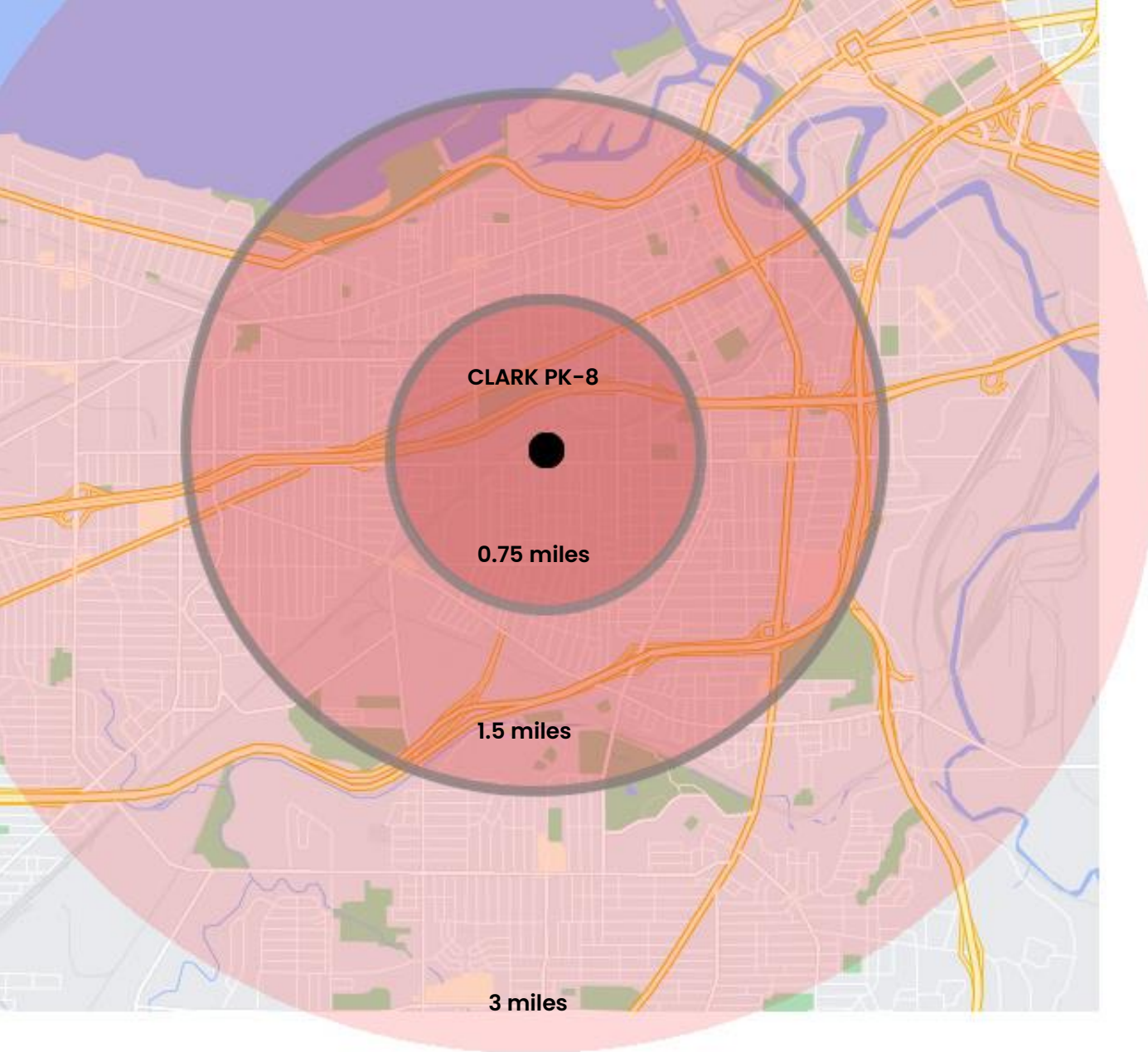
Existing One-Story School



Existing Parking



Existing Parking



STUDENT TRANSPORTATION

150 students – 5 Buses + 1 Van

275 students – Car Drop-off

175 students – Walking

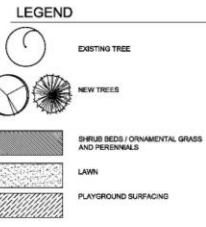
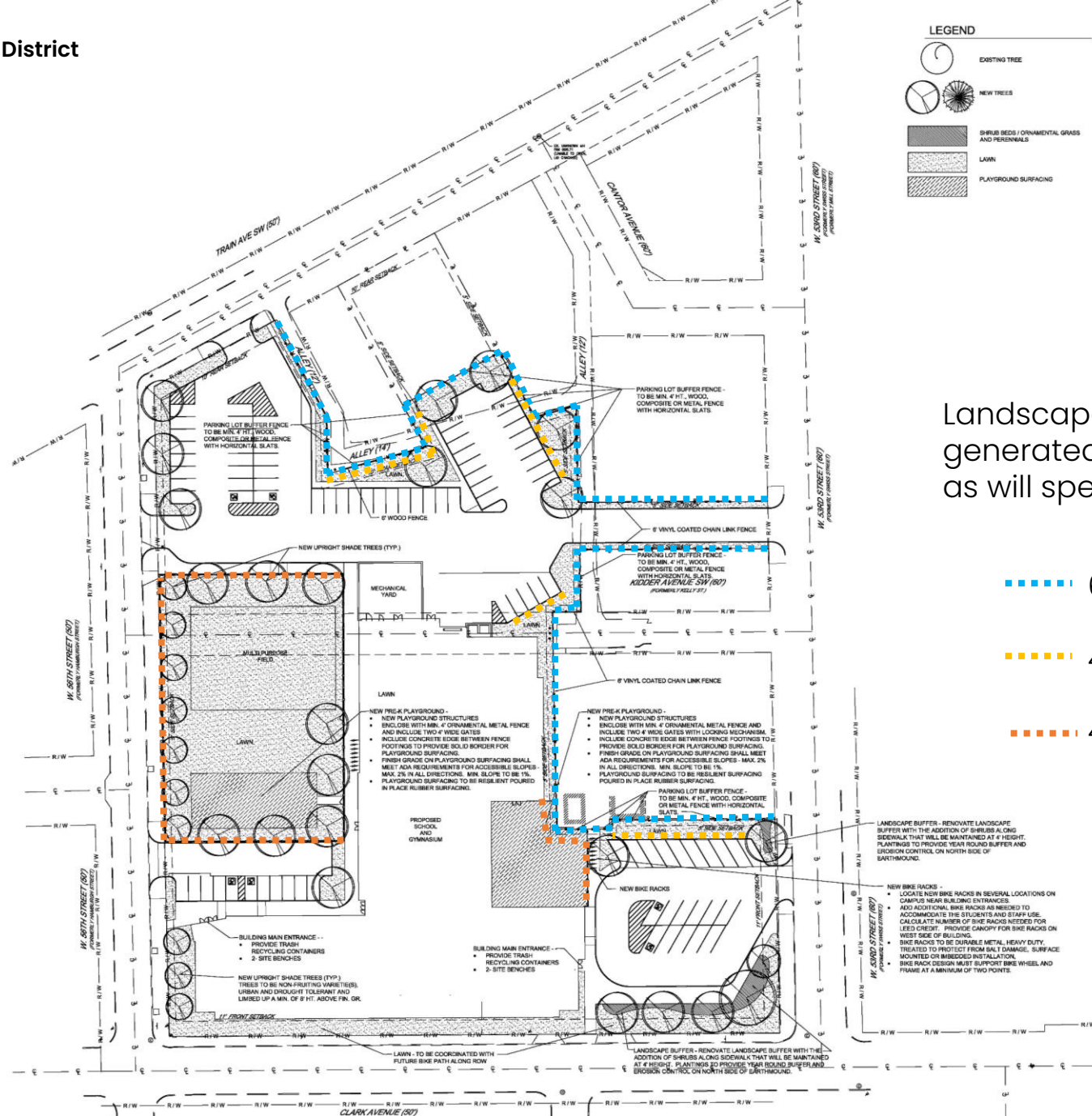


Cleveland Metropolitan School District
 New Clark PK-8 School
 Site Plan In-Context – July 27, 2022



Cleveland Metropolitan School District
 New Clark PK-8 School
 Traffic Information - July 27, 2022

Cleveland Metropolitan School District
New Clark PK-8 School
Landscape Plan - July 27, 2022



- NOTE**
- EXISTING TREES / PLANTS -
 - ALL EXISTING PLANT MATERIALS ON SITE TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION WITH TREE PROTECTION FENCE. TREES, SHRUBS AND LAWN WITHIN THE PROJECT SITE SHALL BE MAINTAINED DURING CONSTRUCTION.
 - CONTRACTOR SHALL ENGAGE AN ARBORIST TO PROVIDE ROOT PRUNING, BRANCH PRUNING AND FERTILIZING SERVICES AS MAY BE REQUIRED TO MITIGATE CONSTRUCTION DAMAGE OR ACTIVITIES.
 - NEW PLANTINGS -
 - CONTRACTOR SHALL LOCATE PLANT MATERIALS PER FINAL CONSTRUCTION PLANTING PLAN.
 - ALL NEW TREES SHALL BE A MINIMUM OF 15' FROM FINAL LOCATIONS OF LIGHT POLES AND UTILITIES.
 - ALL NEW PLANTINGS SHALL BE SELECTED FOR FOLLOWING CHARACTERISTICS:
 - LOW MAINTENANCE, HARDY, DROUGHT TOLERANT, MULTIPLE SEASONAL INTEREST
 - ALL PLANTS SHALL BE NON-POISONOUS OR TOXIC TO PEOPLE OR PETS.
 - PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FOLLOWING APPROVAL AFTER INSTALLATION.
 - INCLUDE ONE YEAR OF MAINTENANCE AND WATERING FOR FULL LENGTH OF GUARANTEE.
 - MULCH -
 - ALL NEW TREES AND SHRUBS SHALL RECEIVE A MIN. OF 2" DOUBLE SHREDED BARK MULCH LAYER OVER PLANT BEDS AND TREE RINGS.
 - TOPSOIL -
 - ALL LAWN AREAS SHALL RECEIVE A MIN. OF 6" OF APPROVED TOPSOIL.
 - ALL SHRUB BEDS SHALL RECEIVE A MIN. OF 12" OF APPROVED TOPSOIL.
 - LAWN -
 - ALL AREAS WITHIN THE CONSTRUCTION LIMITS NOT TO BE FINISHED WITH PAVEMENT, WALKWAYS, STRUCTURES, PLANT BEDS OR STORM WATER RETENTION BASIN SHALL BE SEEDS TO LAWN.
 - ALL LAWN AREAS BEYOND CONSTRUCTION LIMITS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AND RESEED TO LAWN.
 - ALL LAWN AREAS MUST BE SEEDS IN THE SPRING OR FALL PLANTING SEASONS.

Landscape plant list will be generated farther into design, as will specific site furnishings.

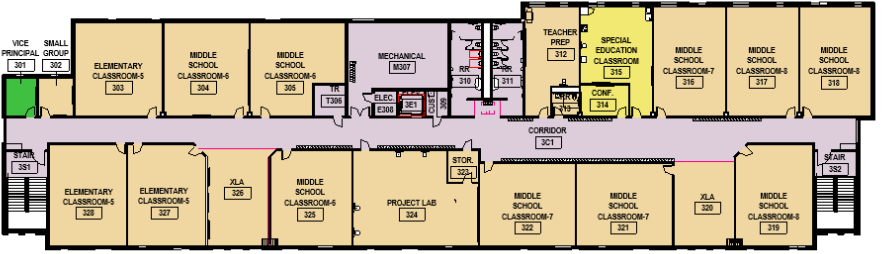
- 6' tall vinyl coated chain link
- 4' tall wood headlight screen
- 4' tall ornamental fence

COLOR LEGEND

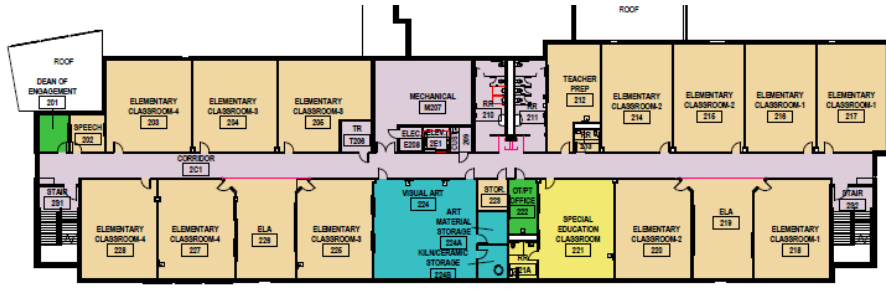
- ACADEMIC CORE
- ADMINISTRATIVE
- BUILDING SERVICES
- CUSTODIAL
- FOOD SERVICES
- MUSIC
- PHYSICAL EDUCATION
- SPECIAL EDUCATION
- STUDENT DINING
- MEDIA CENTER



1ST FLOOR PLAN



3RD FLOOR PLAN



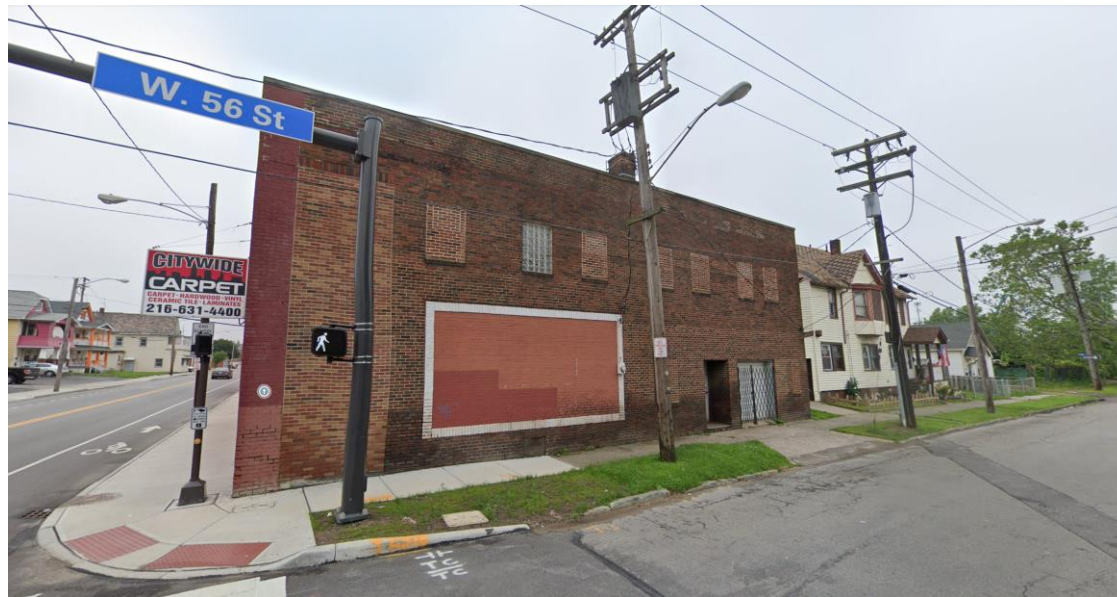
2ND FLOOR PLAN



CLARK AVE. AT W 53RD ST.



CLARK AVE. AT W 56TH ST.



W 56TH ST. AT CLARK AVE.



W 56TH ST. AT TRAIN AVE.



3 STORY PORTION IS 44' TALL

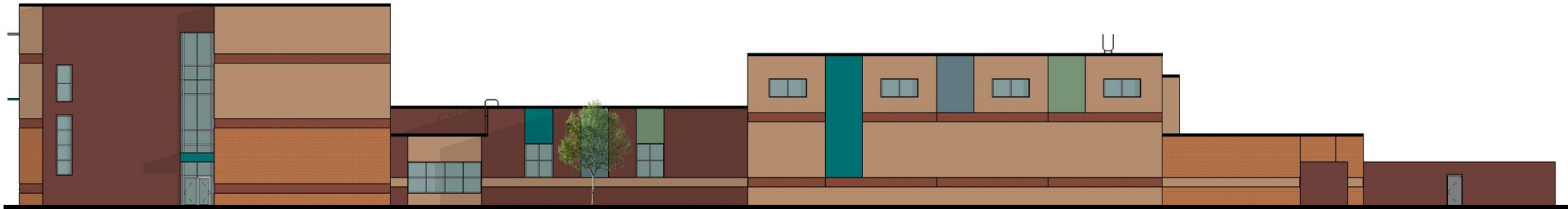
SOUTH ELEVATION – FACING CLARK AVE.



WEST ELEVATION – FACING W. 56TH ST.



NORTH ELEVATION – FACING TRAIN AVE.



GYMNASIUM IS 33'-4' TALL

EAST ELEVATION – FACING W. 53RD ST.







August 19, 2022

NW2022-029 – Proposed Demolition of a 2-Story Institutional Use Building:
Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 3205 Fulton Road

Project Representative: John Elsey, GBC Design

Committee Recommendation:

Demolition Approved **unanimously** for Final Design.

NW2022-028 – St. Rocco Parish Building Addition and New Parking Lot:

Seeking Schematic Design Approval

Project Address: 3205 Fulton Road

Project Representative: John Elsey, GBC Design

Committee Recommendation:

New Construction Approved **unanimously** for **Schematic Design** with Conditions:

- Add more glazing to the West 33rd frontage
- increase the articulation of the West 33rd façade
- propose detailing the façade with different materials





St. Rocco School
Contardi Childhood Center
St. Rocco School







TUSO GYM

< Gym
> Hall
< Sacristy
< School
A Parish Offices
A Director



512

FABRIZI
DISPOSAL
6701 Eastland Road
Baltimore, Maryland, 21206
(440) 234-1284

3060





PLEASE
KEEP THIS
DOOR
CLOSED









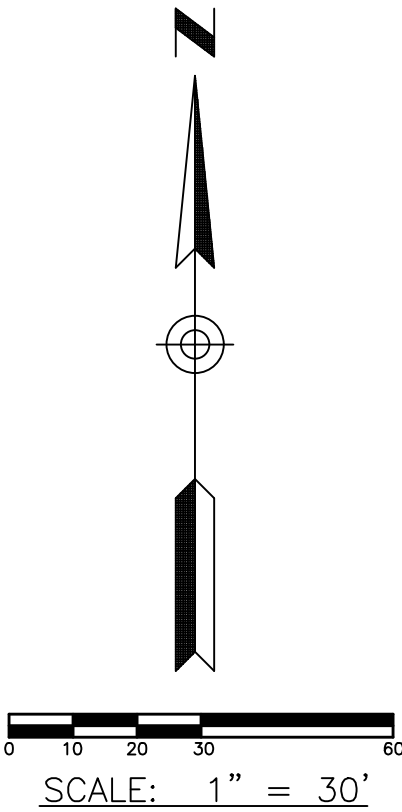












REVISIONS

GBC DESIGN, INC.
565 White Pond Dr.
Akron, OH 44320
Phone 800-886-0228
www.gbcdesign.com

ST. ROCCO PARISH SCHOOL
3205 FULTON RD
CLEVELAND, OH 44109
AERIAL MAP

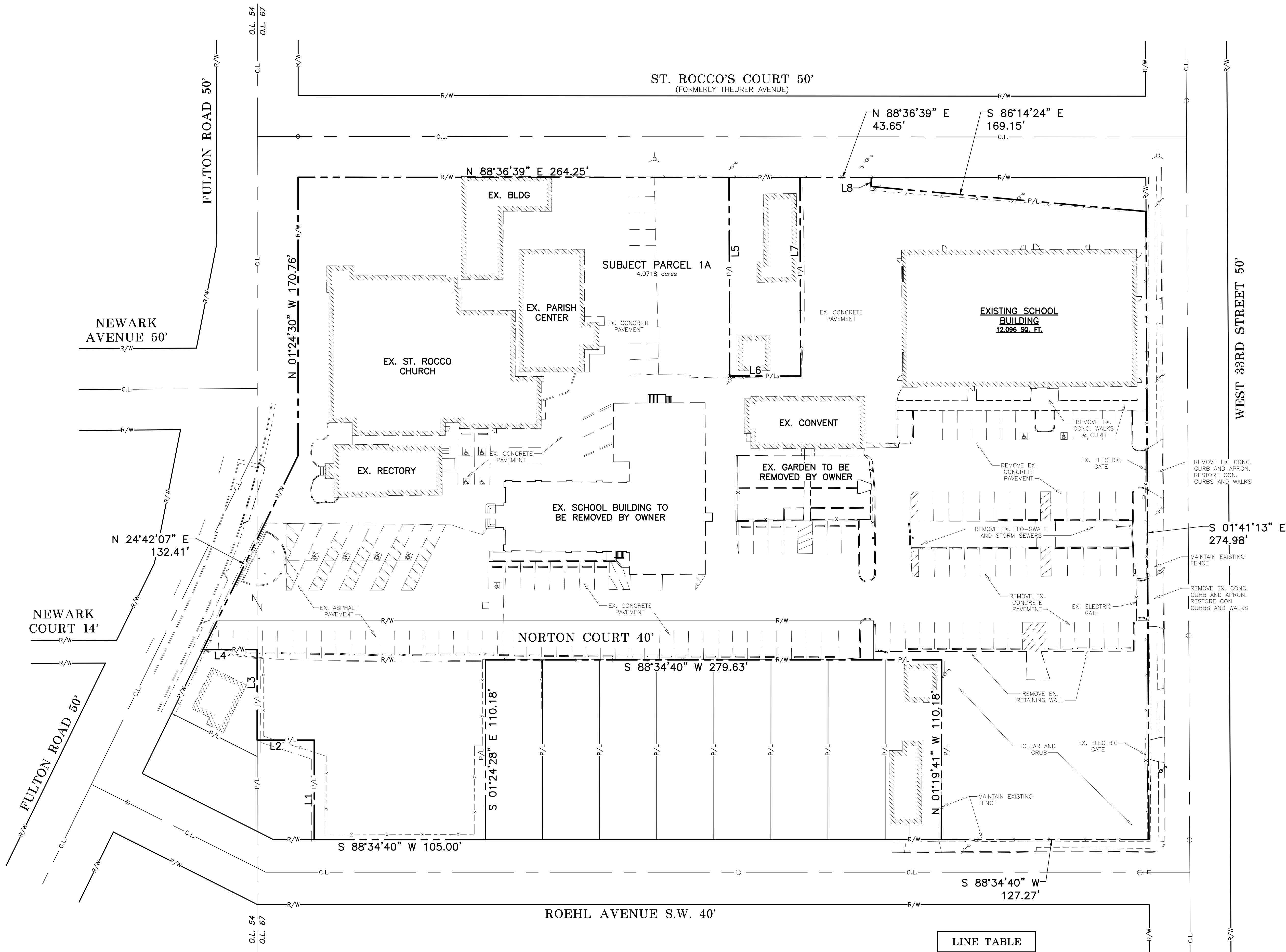
DRAWN BY:
JSW

DATE:
05/11/22

PROJECT NO.
55071

DRAWING NO.

1 OF 1



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 01°24'28" W	61.00'
L2	S 88°34'40" W	35.00'
L3	N 01°24'28" W	55.50'
L4	S 88°35'29" W	33.27'
L5	S 01°34'31" E	121.76'
L6	N 88°36'39" E	43.48'
L7	N 01°34'31" E	121.76'
L8	S 01°40'01" E	5.51'

REVISIONS

GBC DESIGN, INC.
565 White Pond Dr.
Akron, OH 44320
Phone 330-886-0228
www.gbcdesign.com

ST. ROCCO PARISH
3205 FULTON RD.
CLEVELAND, OH 44109
EXISTING CONDITIONS & DEMO PLAN

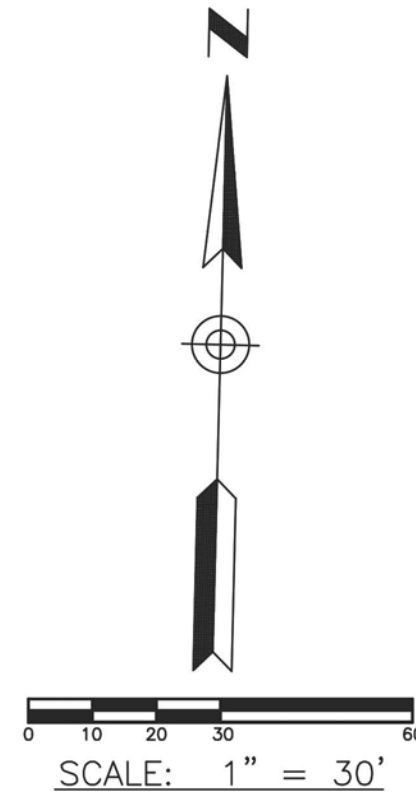
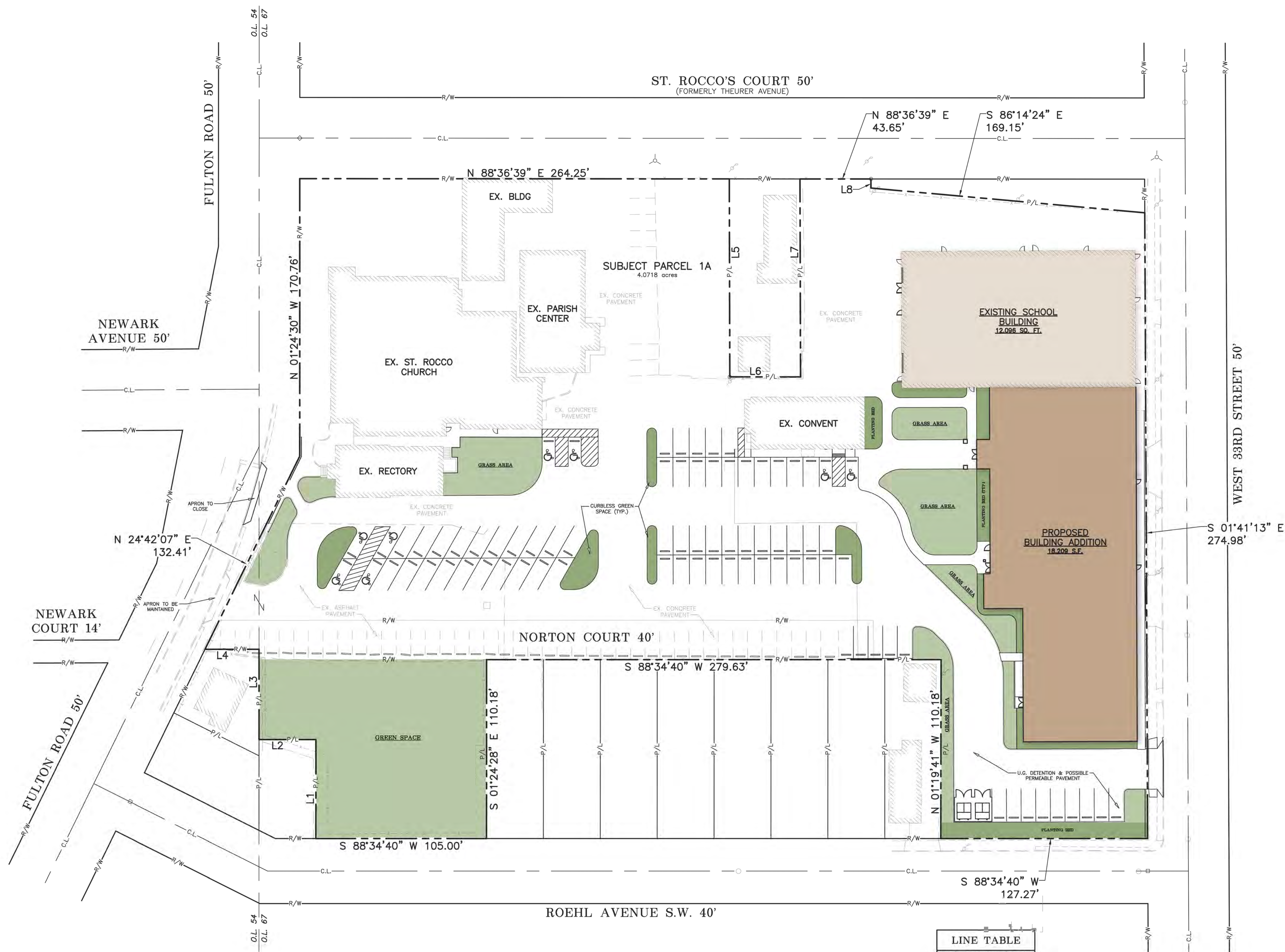
DRAWN BY:
JSW

DATE:
08/01/22

PROJECT NO.
55071

DRAWING NO.

C100



LINE TABLE		
LINE	DIRECTION	LENGTH
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L2	S 88°34'40" W	35.00'
L3	N 01°24'28" W	55.50'
L4	S 88°35'29" W	33.27'
L5	S 01°34'31" E	121.76'
L6	N 88°36'39" E	43.48'
L7	N 01°34'31" W	121.76'
L8	S 01°40'01" E	5.51'

REVISIONS

GBC DESIGN, INC.
565 White Pond Dr.
Akron, OH 44320
Phone 330-836-0228
www.gbcdesign.com

ST. ROCCO PARISH
3205 FULTON RD.
CLEVELAND, OH 44109
PRELIMINARY SITE PLAN

DRAWN BY:
JSW

DATE:
08/01/22

PROJECT NO.
55071

DRAWING NO.

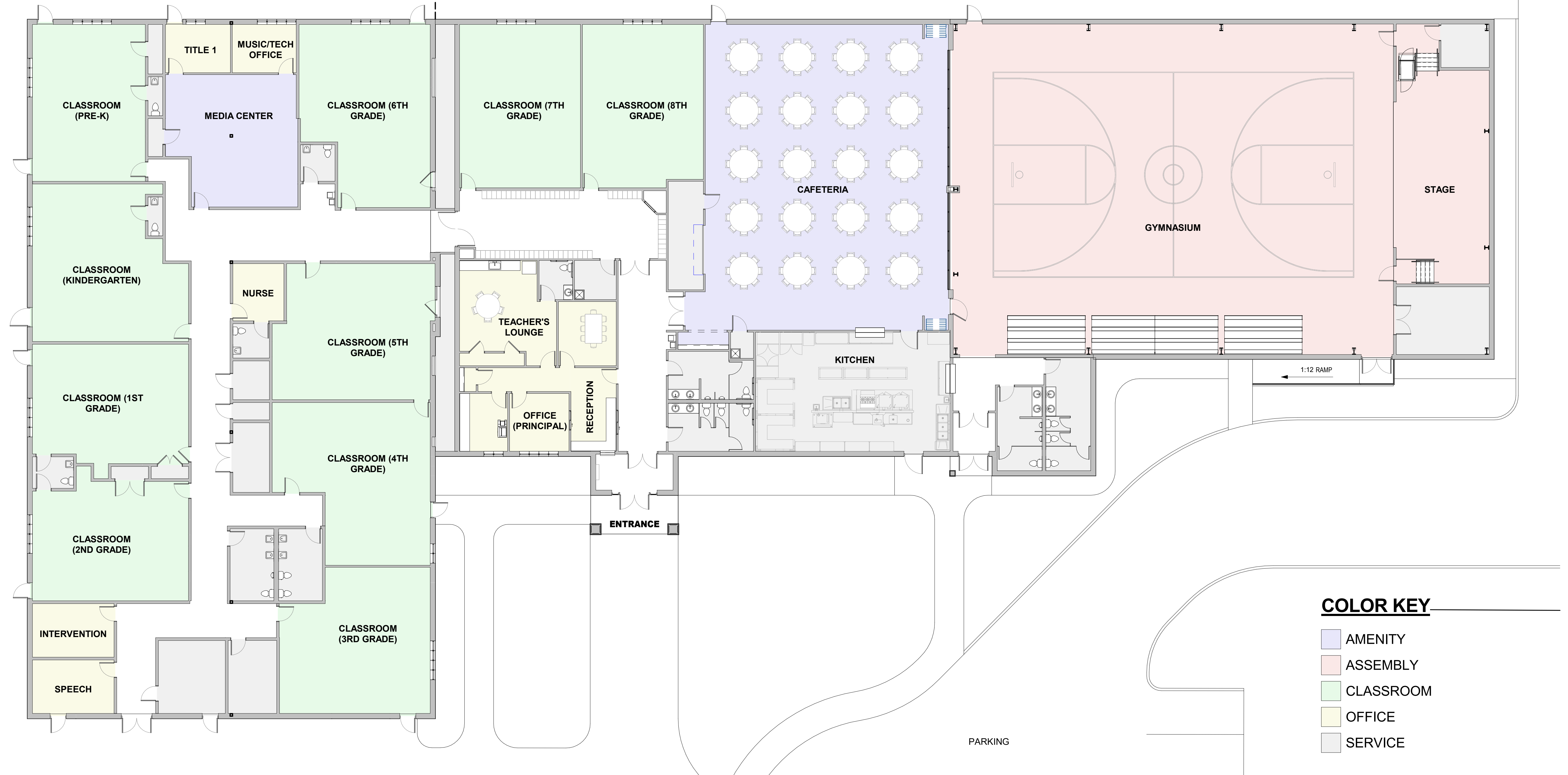
C101

ST. ROCCO CT

W. 33RD ST

**EXISTING BLDG
RENOVATION**
12,096 SQ. FT.

NEW ADDITION
18,383 SQ. FT.

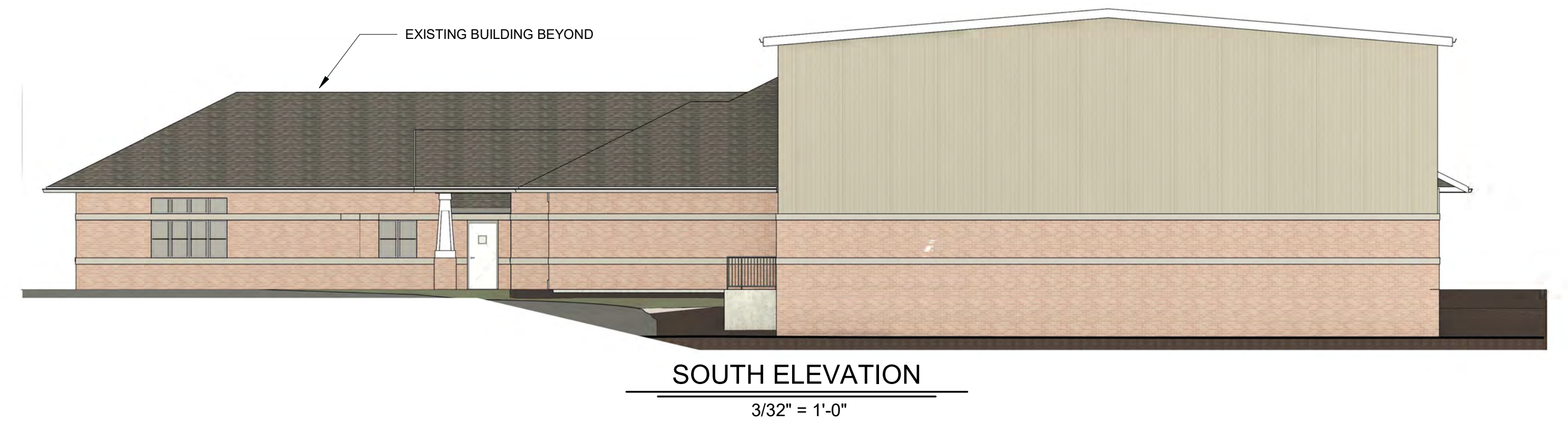
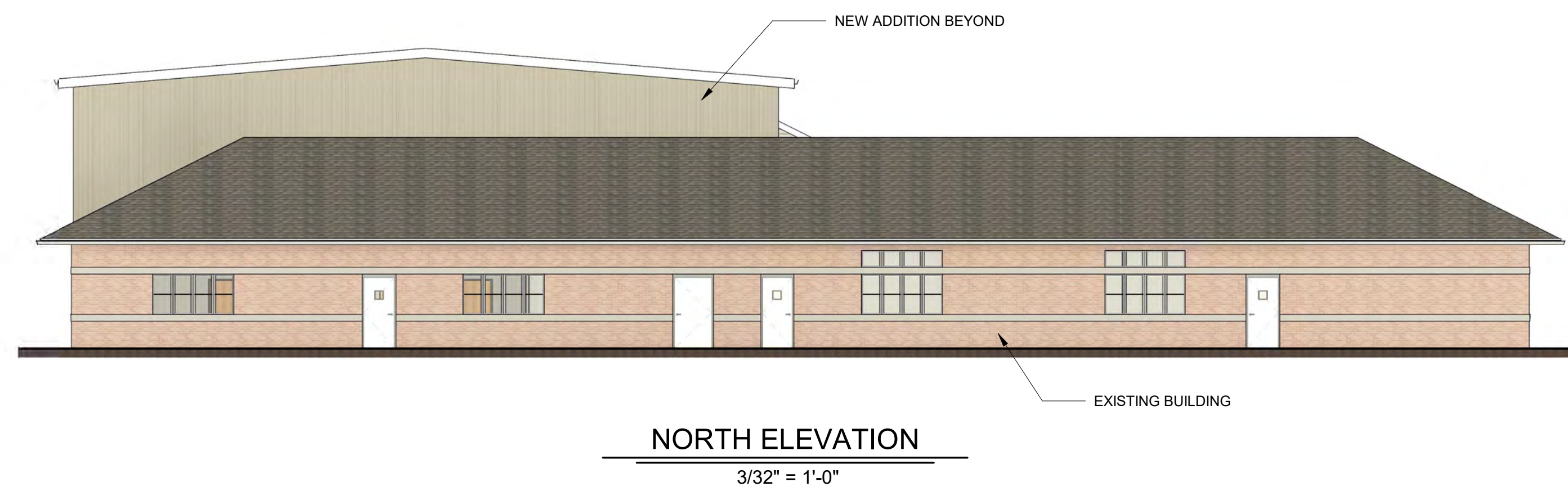
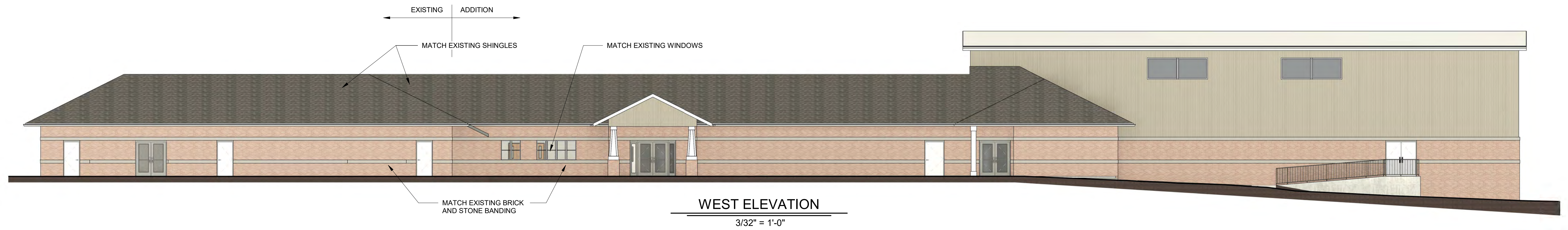


1ST FLOOR PLAN

3/32" = 1'-0"



ST. ROCCO PARISH SCHOOL
PROPOSED FLOOR PLAN
PRELIMINARY - SUBJECT TO CHANGE



ST. ROCCO PARISH SCHOOL
PROPOSED EXTERIOR ELEVATIONS
PRELIMINARY - SUBJECT TO CHANGE



- Demolition Approved **unanimously** for Final Design.
- New Construction Approved **unanimously** for **Schematic Design** with **Conditions**:
 - Add more glazing to the West 33rd frontage
 - increase the articulation of the West 33rd façade
 - propose detailing the façade with different materials



August 19, 2022

NW2022-030 – Taco Bell Restaurant New Construction: Seeking Conceptual Approval

Project Address: 3522 Clark Avenue

Project Representative: Chris Bednar, Karpinski Engineering

Committee Recommendation:

Disapproved **unanimously** for **Conceptual Design**.



Fulton Rd

Fulton Rd

Henry's M

Rally's

Puerto Rican Shirts

Mazzone Frank B

Clark Ave

Clark Ave

Clark Hand Car Wash

y's Bomb Ass Burgers

Google Earth

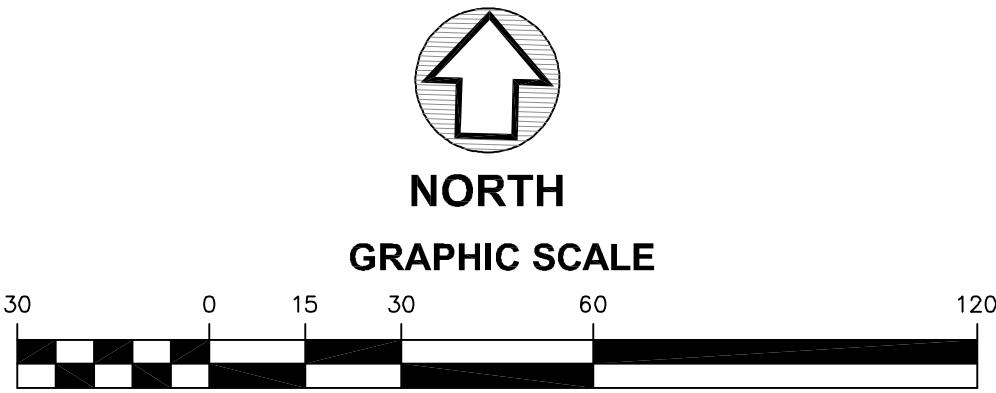


Sorral
Enterprises
FOR SALE
(216) 849-0417

LOT CONSOLIDATION PLAT

FOR: E & J INVESTMENT PROPERTIES, LLC

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING PART OF SUBLOT NO. 405 AND ALL OF SUBLOT NO. 406 IN HIRAM STONE'S ADDITION TO OHIO CITY AND CLEVELAND OF PART OF ORIGINAL BROOKLYN TOWNSHIP LOT NOS. 53 AND 68, AS SHOWN BY THE RECORDED PLAT IN VOLUME 1 OF MAPS, PAGES 41 & 42 OF CUYAHOGA COUNTY RECORDS.



FEBRUARY 17, 2022

Acceptance

(P.P.Nos. 007-20-025 through 029)

We, the undersigned owners of the land shown hereon, do hereby assent to and adopt this lot consolidation plat of the same.

E & J Investment Properties, LLC

Approvals

Planning Director

This plat of consolidation is accepted and approved by the Planning Director of the City of Cleveland, Ohio this _____ day of _____, 2022.

Joyce Pan Huang, Planning Director

Platting Commissioner

This plat of consolidation is accepted and approved by the Platting Commissioner of the City of Cleveland, Ohio this _____ day of _____, 2022.

Richard Switalski, Platting Commissioner

Title _____ Print Name _____
State of Ohio _____)
County of Cuyahoga _____) S.S.

Before me, a notary public in and for said county and state, personally appeared the above named _____, member of E & J Investment Properties, LLC, the corporation which executed the foregoing instrument, who acknowledge that he did sign said instrument as such member in behalf of said Corporation and by the authority of its board of directors; and that said instrument is his free act and deed individually and as such member and the free and corporate act and deed of said Corporation.

In witness, whereof, I have hereunto set my hand and official seal at _____, Ohio, this _____ day of _____, 2022.

Notary Public

My commission expires _____

Certification

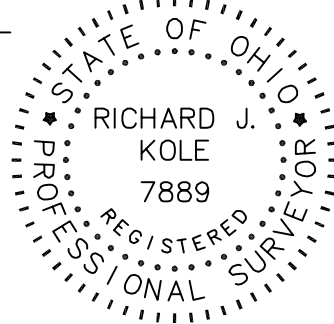
I do hereby certify that I have surveyed the premises and prepared this plat in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Dimensions shown hereon are expressed in feet and decimal parts thereof. Monuments were found or set as indicated hereon. Bearings shown are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines, all of which I certify to be correct to the best of my knowledge and belief.

Richard J. Kole, Registered Surveyor #7889

Date

Basis of Bearings

The bearing for the centerline of Clark Avenue S.W. (North 88° 20' 14" East) as shown by a Lot Consolidation Plat recorded in Volume 362 of Maps, Page 59 of Cuyahoga County Records, is the reference meridian for this survey.



LEGEND:	
○	IRON PIN FOUND & USED.
⊗	IRON PIPE FOUND & USED.
⊙	5/8" CAPPED "KOLE #7889" IRON PIN SET (30" LONG)
■	IRON PIN MONUMENT FOUND & USED
C&U	CALCULATED & USED
D&U	DEED & USED
R&U	RECORD & USED

STONE w/ D.H.
IN MON. BOX
FD. & USED

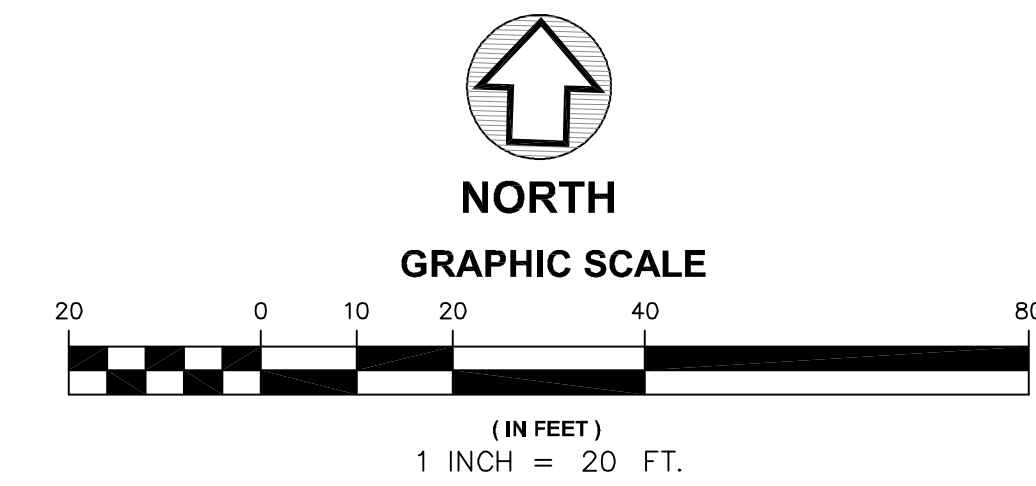
N88°20'14"E 1592.45 OBS. 1592.50 REC. (AFN 201712050294)

WEST 38th STREET 60'

CLARK AVENUE S.W. 63'

5/8" I. PIN FD.
0.12 NORTH
0.33 WEST

N88°20'14"E 864.89 REC. & USED (V. 362, P. 59 C.C.M.R.)



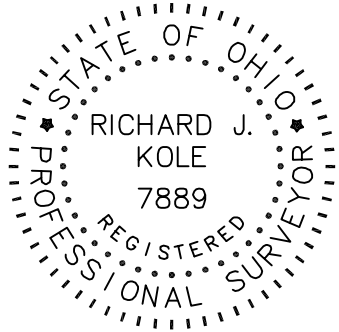
UNDERGROUND UTILITIES NOTE:

The size and location, both horizontal and vertical, of underground utilities shown hereon, have been obtained by a search of available records. Verification by field observation has been conducted where practical. However, K&E Assoc. Corp., does not guarantee the completeness nor accuracy thereof.

SURVEYOR'S CERTIFICATION:

I, Richard J. Kole, do hereby certify that this survey was made on the ground under my supervision on Jan. 14, 2022 and that it is true and correct to the best on my knowledge and belief.

Richard J. Kole 1/20/22
Richard J. Kole, Reg. Surveyor #7889 Date

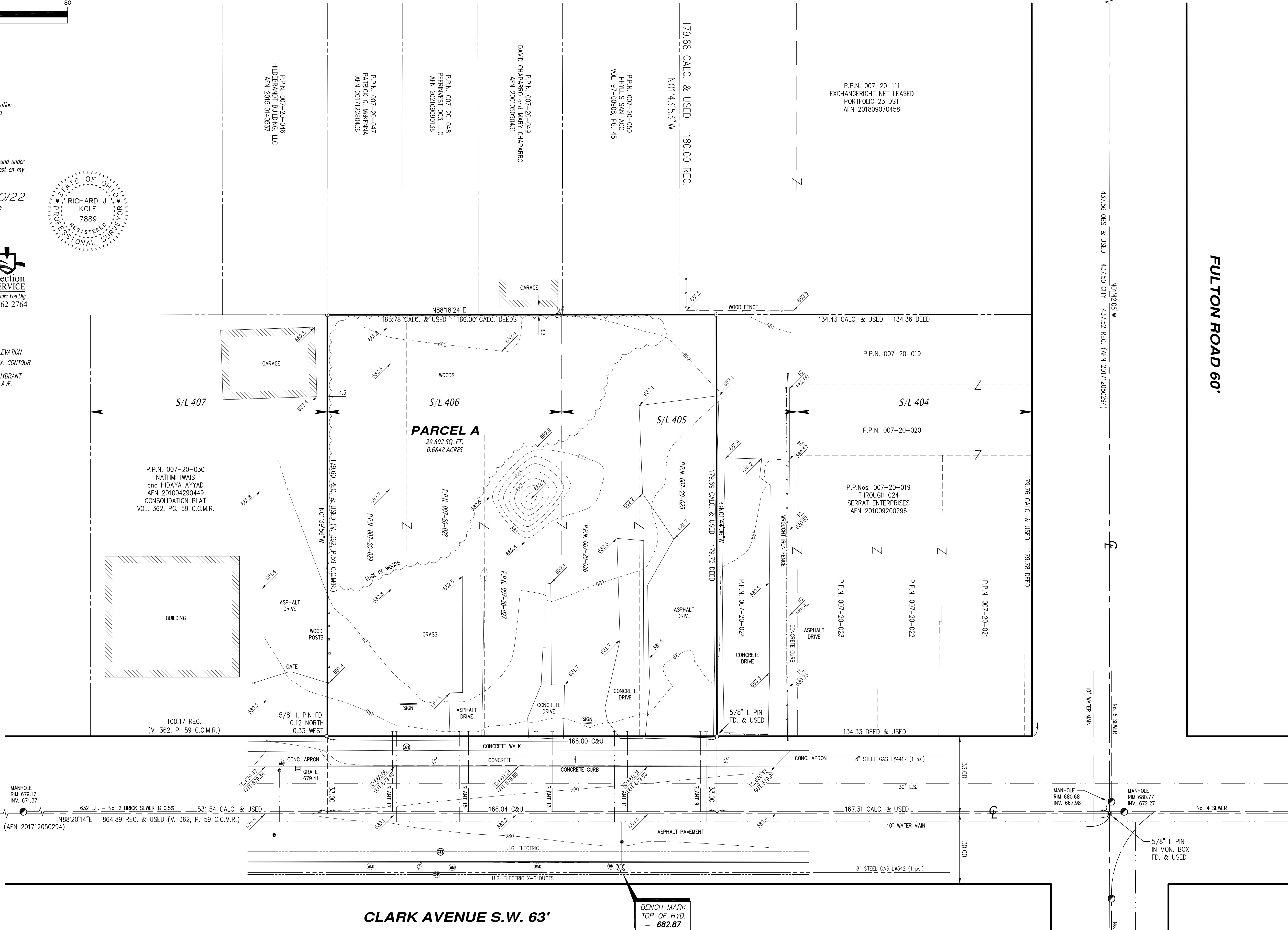


SYMBOL LEGEND	
	HYDRANT
	WATER VALVE
	WATER METER MANHOLE
	C.E.I. MANHOLE
	CLEVELAND PUBLIC POWER MANHOLE
	O.B.T. MANHOLE
	TRAFFIC SIGN
	UTILITY POLE
	LIGHT POLE



NOTES:

XXXX EXISTING ELEVATION
XXXX EX. CONTOUR
BENCH MARK: TOP OF HYDRANT
SOUTH SIDE OF CLARK AVE.
ELEVATION = **682.87**

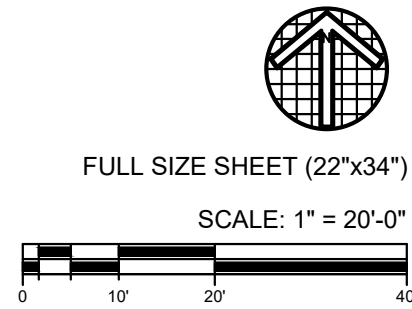
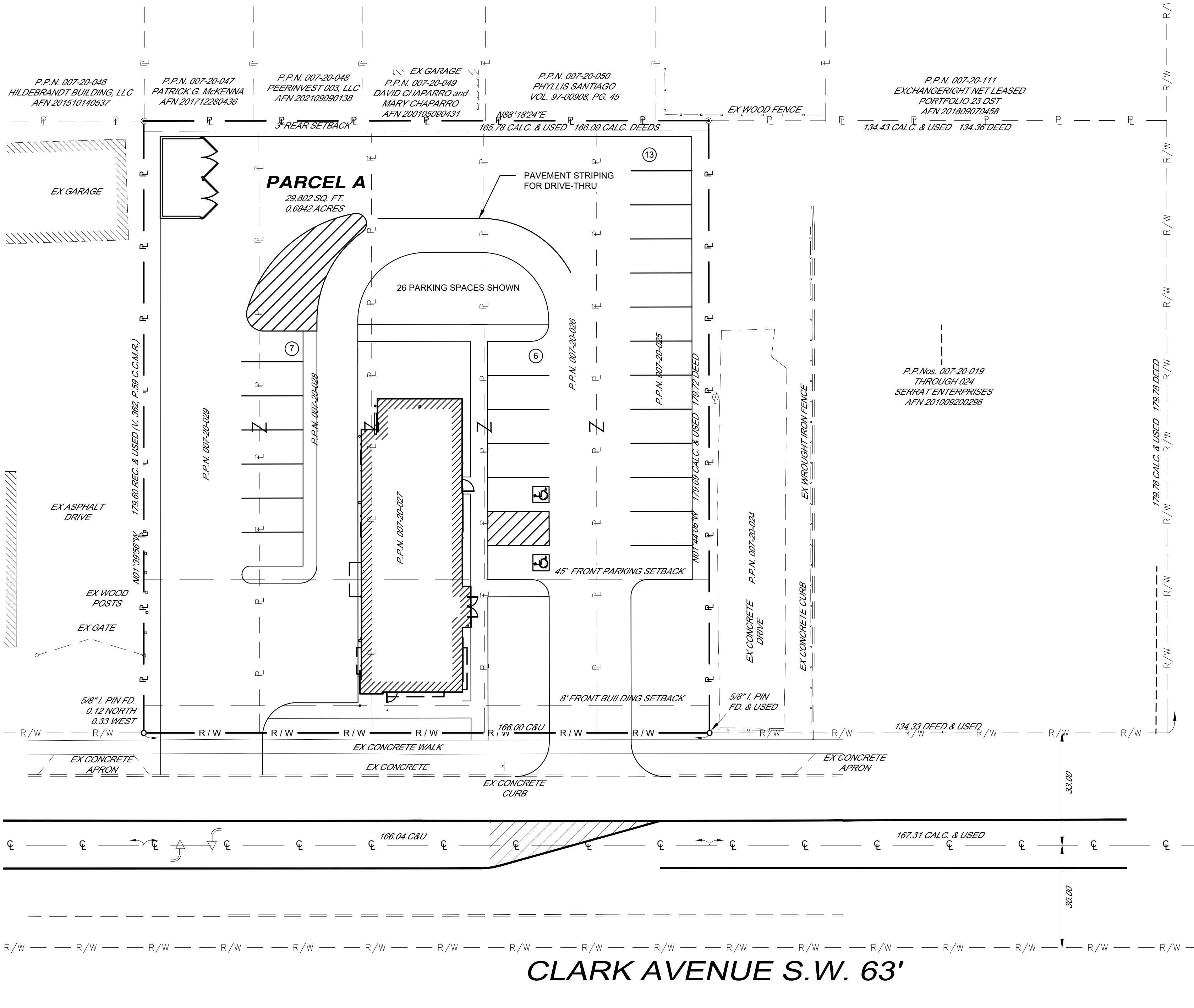


REVISIONS:



TOPOGRAPHIC SURVEY
for E&J INVESTMENT PROPERTIES, LLC
CLARK AVENUE S.W.
CITY OF CLEVELAND, CUYAHOGA COUNTY, OHIO

DATE:
JAN. 20, 2022
SCALE:
1" = 20'
DRAWN BY:
R.D.S.
FILE NO.
21327 TOPO



LEGEND

- ① NUMBER OF PARKING SPACES

GENERAL NOTES

ZONING DISTRICT: LLR-G2 LIMITED RETAIL BUSINESS (WITH URBAN FRONTAGE LINE)

CODE BUILDING SETBACKS (MIN.):

FRONT YARD BUILDING SETBACK = 8'-0"
FRONT YARD PARKING SETBACK= 45'-0"
REAR SETBACK = 3'-0"
SIDE SETBACK = 0'-0"

- FLOOD ZONE:
FEMA FLOOD ZONE = X AREA OF MINIMAL FLOOD HAZARD.
- PARKING CALCULATIONS:

1 SPACE FOR EACH 2 SEATS BASED ON MAXIMUM SEATING CAPACITY (52 SEATS/2) = 26 SPACES
REQUIRED PARKING SPACE S.F. = 180 SF
PROVIDED SPACE = (10'X18') = 180 SF

REQUIRED NUMBER OF PARKING STALLS = 26
PROVIDED STANDARD STALLS = 24
PROVIDED VAN ADA ACCESSIBLE PARKING STALLS = 2

TOTAL PARKING STALLS PROVIDED = 26
- ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND REGULATIONS, ODOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE CITY ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED AND GRANTED.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (O. M.U.T.C.D.) AND ODOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING APPLICATIONS AND MATERIAL SHALL COMPLY WITH DETAILS AND SPECIFICATIONS.
- ALL STOP BARS SHALL BE 12" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC FLOW ARROWS SHALL BE PAINTED IN A COLOR OF YELLOW.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE OUTSIDE OF THE MASONRY, UNLESS OTHERWISE NOTED.
- HOURS OF OPERATION SHALL BE BETWEEN THE HOURS OF 7:00 AM TO 1:00 AM.
- THE STORMWATER POLLUTION PREVENTION PLAN (SWP3) SHALL COMPLY WITH THE OHIO CONSTRUCTION GENERAL PERMIT (CGP) PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CGP DEFINES "COMMENCEMENT OF CONSTRUCTION" AS THE INITIAL DISTURBANCE OF SOILS ASSOCIATED WITH CLEARING, GRUBBING, GRADING, PLACEMENT OF FILL, OR EXCAVATING ACTIVITIES OR OTHER CONSTRUCTION ACTIVITIES. SUBMITTAL OF THE COMPLETED CGP CHECKLIST IS REQUIRED FOR A FULL STORMWATER REVIEW OF THE PROPOSAL; THEREFORE, IT SHALL BE SUBMITTED IN ORDER FOR THE CITY TO ISSUE A LIST OF REQUIRED STORMWATER CORRECTIONS. SUBMITTAL OF THE CGP NOTICE OF INTENT (NOI) SHALL NOT PRECEDE CITY APPROVAL OF THE SWP3.

kathleen day, architect
8535 ferry road
waynesville, oh 45068
617.331.2545
kathleendayarchitect@gmail.com

PROGRESS PRINT
NOT FOR
CONSTRUCTION

CONTRACT DATE: 02.01.2022
BUILDING TYPE: EXPLORER LITE 50
PLAN VERSION:
SITE NUMBER: TBD
STORE NUMBER: TBD

TACO BELL

3522 CLARK AVE
CLEVELAND, OHIO 44109



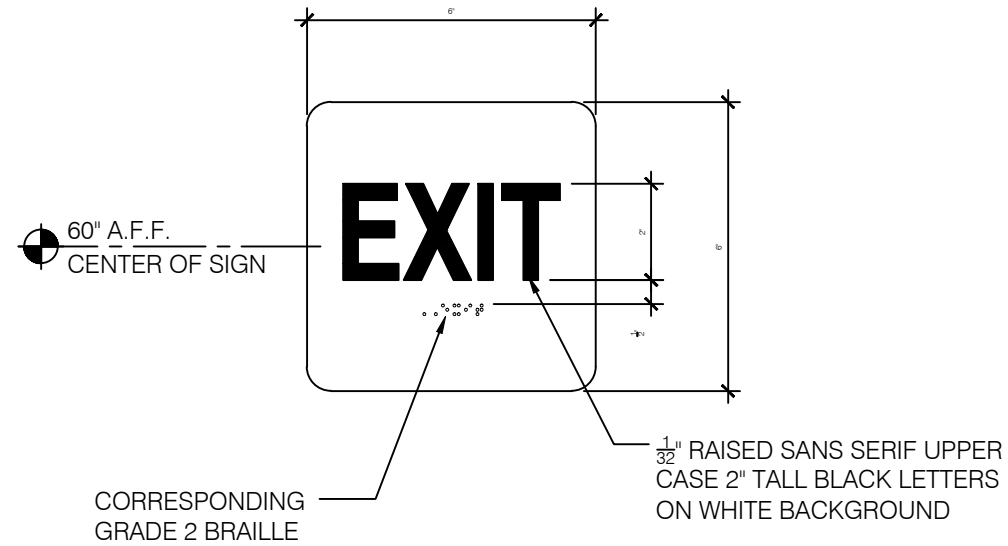
EXPLORER LITE
LARGE 50

SITE PLAN

C2.0

PERMIT PLOT DATE:

1. SIGNAGE SHALL BE INSTALLED ON LATCH SIDE OF DOOR OR, IF NO SPACE, ON THE NEAREST WALL, PREFERABLE TO THE RIGHT.
2. SIGNAGE MUST BE LOCATED SO THAT A PERSON CAN APPROACH WITHIN 3' W/O OBSTRUCTION.
3. SIGNAGE SHALL HAVE A NON-GLARE FINISH W/ A CONTRASTING BACKGROUND
4. SIGNAGE SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1.
5. CHARACTER STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1.5 AND 1:10.
6. SIGNAGE SHALL CONTAIN GRADE 2 BRAILLE W/ DOTS $\frac{10}{16}$ O.C. AND $\frac{8}{16}$ SPACE BETWEEN CELLS RAISED $\frac{10}{16}$.

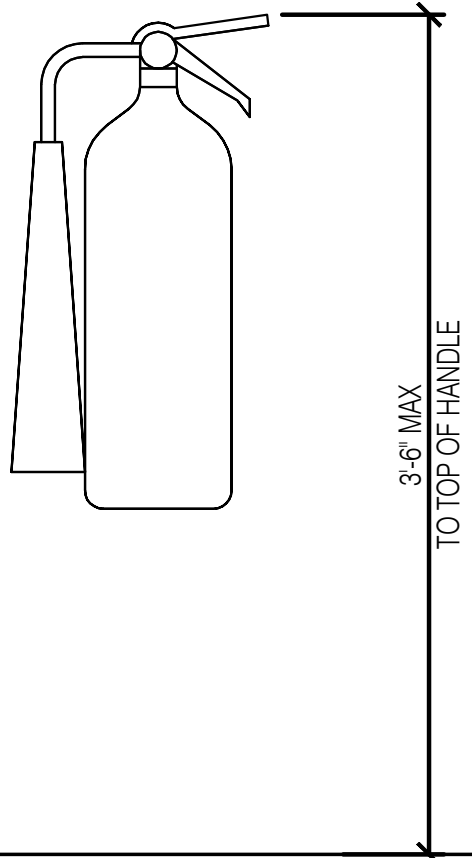


TACTILE EXIT SIGNAGE

F

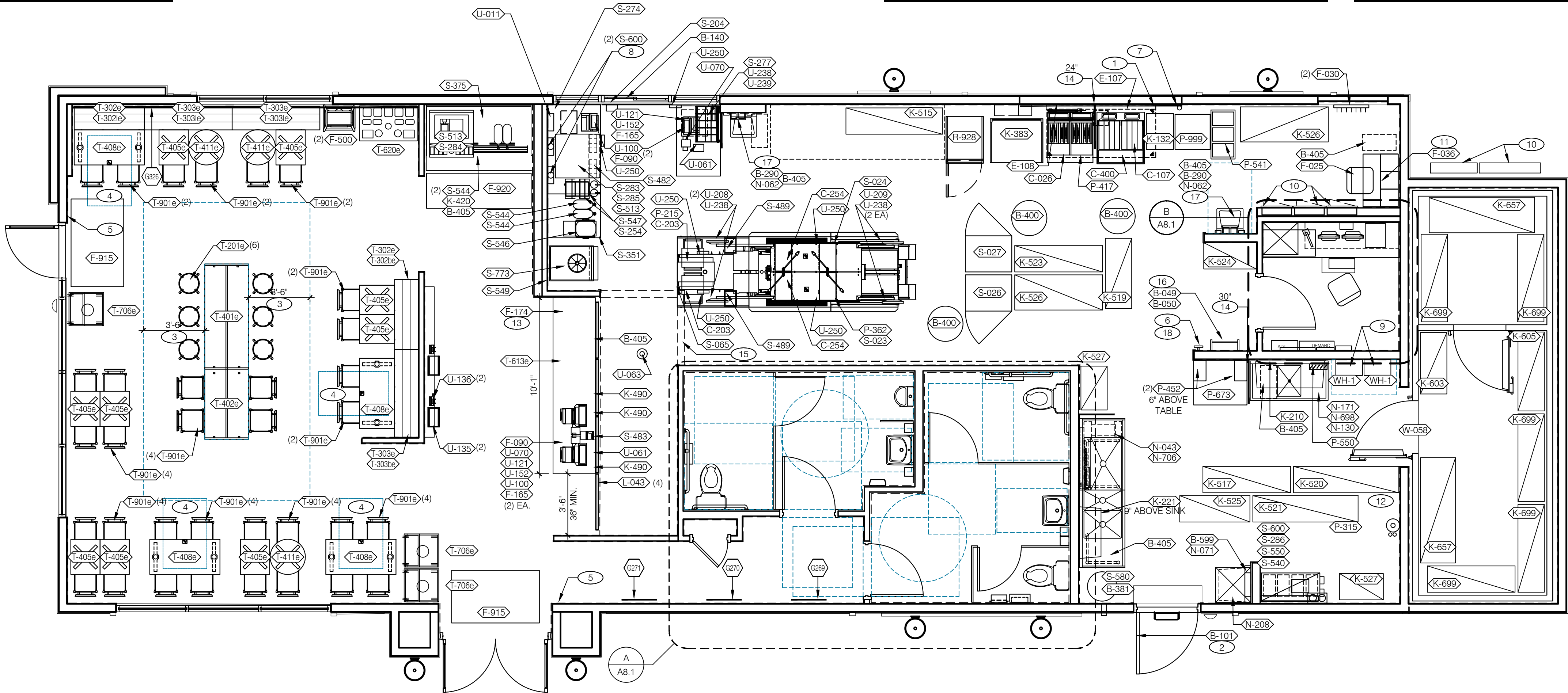
NOTE:

1. FIRE EXTINGUISHERS MUST HAVE A MINIMUM OF "2A10BC" RATING AND CLASS K SHALL BE WITHIN A 30'-0" TRAVEL DISTANCE OF ALL COOKING SURFACES PER NFPA 10, SEC. 5.7 2002 ED.
2. FINAL LOCATION & QUANTITY OF FIRE EXTINGUISHERS SHALL BE AS DIRECTED BY FIRE MARSHAL.
3. INSTALL NEW TYPE "K" WALL MOUNTED FIRE EXTINGUISHER. PROTRUSION INTO PATH OF CIRCULATION 4" MAX.
4. INSTALL NEW WALL MOUNTED FIRE EXTINGUISHER (MIN. - TYPE 2A 40BC.) PROTRUSION INTO PATH OF CIRCULATION 4" MAX.



FIRE EXTINGUISHER MTG.

G



SERVICE (POS) COUNTER

H

BEVERAGE COUNTER

I



CONTRACT DATE: 12.09.21
BUILDING TYPE: ENDEAVOR 50
PLAN VERSION:
SITE NUMBER: TBD
STORE NUMBER: TBD

TACO BELL

3522 Clark Avenue
Cleveland, Ohio 44109



ENDEAVOR 2.0
LARGE 50

EQUIPMENT
AND SEATING
PLAN
A2.0

PERMIT PLOT DATE:

TAG	QTY	ITEM DESCRIPTION
T-201e	10	BARREL BARSTOOL - 29 PURPLE WOOD SEAT
T-302e	2	BENCH SEAT - 48"
T-302be	1	WALL MOUNTED BACK REST FOR T-302e- 48"
T-302le	1	BENCH BACK REST FOR T-302e- 48"
T-303e	3	BENCH SEAT - 60"
T-303be	1	WALL MOUNTED BACK REST FOR T-303e- 60"
T-303le	2	BENCH BACK REST FOR T-303e- 60"
T-401e	1	HUB TABLE - - HIGH TOP
T-402e	1	HUB TABLE - 48" - ADA
T-405e	9	LAMINATE TABLE - 24 X 20 X 30 - 2 TOP
T-408e	4	LAMINATE TABLE ADA - 24 X 48 X 30 - 4 TOP
T-411e	3	SS TABLE - 24 DIA X 30 - 2 TOP
T-613e	1	POS COUNTER 121 - 3 POS

SEATING PACKAGE - BY SEATING VENDOR U.O.N. (TOTAL SEATS = 54)

E

TAG	QTY	ITEM DESCRIPTION
T-620e	1	CONDIMENT COUNTER - RECTANGLE
T-706e	3	WASTE ENCLOSURE - SINGLE
T-801e	1	KIOSK HALF TOWER
T-901e	34	CHAIR - LAMINATE SEAT

QTY.	NAME	FAMILY	FRAME OR MURAL	SIZE	LOCATION
1	HYPNOTIZE ME BELL	D	M01	CUSTOM	SEE A8.0
1	CAMO PATTERN	D	F01	28x40	SEE A8.0
1	CAMO PATTERN	D	F02	28x40	SEE A8.0
1	CAMO PATTERN	D	F01	28x40	SEE A8.0

ARTWORK SCHEDULE

D

- DECOR
1. REFER TO SC SHEETS FOR SCOPE OF WORK RESPONSIBILITIES.
2. (H) - SYMBOL DENOTES A HIGH TABLE OR DINING COUNTER WITH STOOLS.
3. (HC) - SYMBOL DENOTES A HANDICAP ACCESSIBLE TABLE.

GENERAL NOTES

C1

STORAGE TYPE	LINEAR FT.
DRY STORAGE	67
COLD STORAGE	29
FROZEN STORAGE	16

SHELVING QUANTITIES REQUIRED

C2

EQUIPMENT/SEATING PLAN 1/4"=1'-0"

A

- 1 HOOD FIRE SUPPRESSION SYSTEM (ANSUL R-102 OR EQUAL).
- 2 SEE SHEET A1.1 FOR SECURITY DOOR PACKAGE.
- 3 MAINTAIN 42" MIN CLEAR AISLE EGRESS PATHS TO EXIT DOORS.
- 4 30" x 48" CLEAR FLOOR SPACE FOR HANDICAP ACCESS.
- 5 TACTILE EXIT SIGN MOUNTED 60" A.F.F. TO CENTER LINE - SEE DETAIL F/A2.0
- 6 PULL STATION @ 3'-8" A.F.F.
- 7 GAS LINE DOWN TO EQUIPMENT.
- 8 COORDINATE LOCATION OF HORIZ PVC SYRUP CHASE THROUGH WALL TO COUNTER.
- 9 TANKLESS WATER HEATERS - SEE PLUMBING.
- 10 SWITCHGEAR / ELECTRIC PANELS.
- 11 EMPLOYEE WORK STATION. SEE DETAIL B/A8.3.
- 12 8' LADDER.
- 13 BRINKS SAFE - SEE 10/A6.3.
- 14 SPLASH GUARD. SEE DETAIL 9/A6.3.
- 15 ALERT LIGHT BOX FOR 3-COMP POWER SOAK.
- 16 ROOF LADDER. SEE ELEVATION D/A8.3.
- 17 SOAP / HAND SANITIZER DISPENSERS - BY ECOLAB.
- 18 PROVIDE NEW FIRE EXTINGUISHERS ON WALL MOUNTED BRACKETS -- COORDINATE FINAL LOCATION WITH LOCAL AUTHORITY. A MINIMUM OF ONE TYPE K EXTINGUISHER SHALL BE PROVIDED. SEE DETAIL G.

KEYNOTES

B







TACO BELL

TACO
BELL



NE2022-004 – Proposed Demolition of a 2-Story Mixed-Use Building:
Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 5925 St Clair Avenue

Project Representative: Leon Sampat, LS Architects

Committee Recommendation:

No action taken by Design Review (split vote on Motion to Approve with Conditions).

2 yes votes – 2 no votes

DEMOLITION NOTES:
ALL EXISTING STRUCTURES TO BE DEMOLISHED AND REMOVED PRIOR TO START OF CONSTRUCTION. ALL UTILITIES OR STRUCTURES NOT DESIGNATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN.
ALL EXISTING OVERHEAD AND UNDERGROUND LINES AND UTILITY POLES TO BE REMOVED OR RELOCATED AS REQUIRED PER UTILITY COMPANY SPECIFICATIONS.
ALL DEMOLITION WORK SHALL BE PERFORMED WITH DUE CARE AND DILIGENCE TO PREVENT THE ARBITRARY DESTRUCTION OF INTERRUPTION OF UTILITIES INTENDED TO REMAIN IN USE. DISCOVERIES OF ALL SUCH UTILITIES DURING THE DEMOLITION PROCESS WHICH ARE IN A LOCATION DIFFERENT FROM THAT INDICATED, OR ARE UNIDENTIFIED SHALL BE REPORTED TO THE ENGINEER.
ALL WASTE MATERIAL GENERATED FROM DEMOLITION WORK SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH GOVERNMENT REGULATIONS.
SALVAGEABLE FILL MATERIAL FROM SITE DEMOLITION DETERMINED TO BE ACCEPTABLE BY AN INDEPENDENT SOILS TESTING LABORATORY SHALL BE UTILIZED FOR FILL MATERIAL WHERE APPROPRIATE.
ANY NOTE OR REFERENCE TO ANY ELEMENT, THAT DOES NOT SPECIFY ACTION BY THE CONTRACTOR, SHALL BE CONSTRUED AS INFORMATION ONLY.
CLEAR AND GRUB ALL AREAS OF PROJECT SITE.
ALL STRUCTURES / UTILITIES DESIGNATED FOR MODIFICATION SHALL BE PROTECTED BY THE CONTRACTOR DURING CONSTRUCTION.
CONTRACTOR TO MAKE PROVISIONS FOR EXISTING STORMWATER DURING CONSTRUCTION.
ALL EXISTING LANDSCAPING WITHIN PROJECT LIMITS (UNLESS NOTED TO REMAIN) SHALL BE REMOVED AS SHOWN.
ALL EXISTING CURBS, PAVEMENT, AND UTILITIES SHALL BE REMOVED (UNLESS OTHERWISE NOTED TO REMAIN) TO COMPLETE THE WORK FOR THIS PROJECT.
EXISTING WATER SERVICE CONNECTIONS SHALL BE PLUGGED AT THE WATER MAIN PER CITY OF CLEVELAND WATER SPECIFICATIONS.
CONTRACTOR TO STOCKPILE ALL EXISTING GRAVEL ON SITE IF APPLICABLE.
SEE SITE UTILITY PLAN FOR ADDITIONAL NOTES.
CONTRACTOR SHALL OBTAIN ALL COUNTY AND UTILITY PERMITS NECESSARY FOR THE DEMOLITION OF THE EXISTING SITE AND STRUCTURES.
ALL EXISTING FOUNDATION AND MANHOLE EXCAVATIONS WITHIN THE NEW PAVEMENT AREAS SHALL BE FILLED WITH PREMIUM BACKFILL AND COMPACTED IN 8" LIFTS. (NO FROZEN MATERIAL).
ALL PROPOSED UTILITIES TO BE UNDERGROUND WITHIN THE LIMITS OF PROJECT SITE.

DIMENSION CONTROL AND TRAFFIC CONTROL NOTES:
ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB, AND FACE OF BUILDING, UNLESS OTHERWISE NOTED.
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REGULATIONS AND RELATIONS TO OTHER WORK BEFORE FABRICATION AND/OR INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT OF THE WORK.
ALL PAINT STRIPING, PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED AND MAINTAINED IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND SPECIFICATIONS.
ALL REGULATORY AND GUIDE SIGN SHEETING MATERIAL SHALL BE TYPE H REFLECTIVE SHEETING.
ALL SIGNS SHALL BE MOUNTED AT A 7' HEIGHT TO THE BOTTOM OF THE SIGN.
ALL STRIPING TO BE 4" WIDE, WHITE IN COLOR.
USE SIGNS, BARRICADES, FLAGMEN OR GUARDS AS REQUIRED DURING CONSTRUCTION ACTIVITIES TO ENSURE THE SAFETY FOR ALL VEHICULAR AND PEDESTRIAN TRAFFIC. NO UNMANNED EXCAVATION SHALL BE LEFT UNPROTECTED. ALL TEMPORARY TRAFFIC CONTROL/FLAGGING ARE TO BE IN ACCORDANCE WITH ODOT ITEM 107-10, 614, AND ODOT STANDARD CONSTRUCTION DRAWING MT-97.10
AS WELL AS OHIO REVISED CODE 4571.09. USE OF LOCAL LAW ENFORCEMENT MAY BE REQUIRED. ONE LANE OF TRAFFIC SHALL BE MAINTAINED AT ALL TIMES.
ROAD SHALL BE KEPT FREE OF SEDIMENT AND DEBRIS AT ALL TIMES.



KEY PLAN
N.T.S.

PARKING CALCULATIONS:
349.04 REQUIRED PARKING SPACES
ALL OTHER RETAIL SALES AND SERVICES, USES: 4.5
FOR EACH 1,000 SQUARE FEET OF GROSS FLOOR AREA
EXISTING SQ. FT OF RETAIL SPACE = 3,345
PROPOSED SQ. FT OF RETAIL SPACE = 2,513
TOTAL = 5,858 SQ. FT
27 SPACES
REQUIRED PARKING SPACES: 27 PARKING SPACES
AVAILABLE PARKING SPACES: 28 PARKING SPACES

REV.	DATE

US ARCHITECTS
22082 LORAN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 216-403-8854 FAX 416-76-8837



LEON S. SAMPAT
LICENSED 13053
EXPIRATION DATE 12/31/2023

SITE PLAN FOR:
BROADWAY WRECKING
5925 SAINT CLAIR AVE.,
CLEVELAND, OH

JOB NO: 22-028
DATE: 02-22-2022
ISSUE: -
SHEET:

SP1.1



SOUTH ELEVATION

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

SW 9166

Drift of Mist

Interior / Exterior

Location Number: 238-C2



ECHELON CORDOVA STONE
GRANITE CHISEL

SW 7068

Grizzle Gray

Interior / Exterior

Location Number: 236-C6

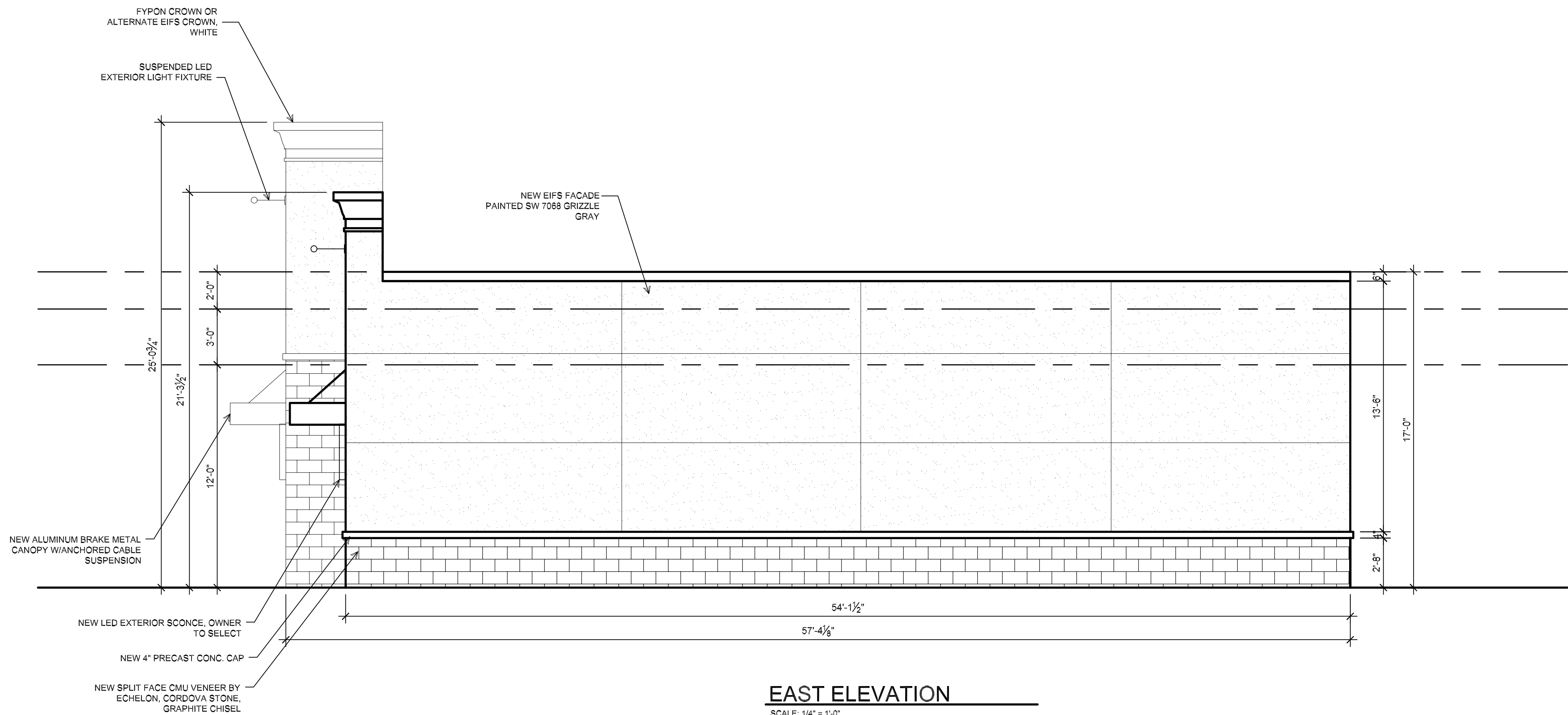


SHERWIN WILLIAMS
GRIZZLE GRAY 7068

SHERWIN WILLIAMS
DRIFT OF MIST 9166



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

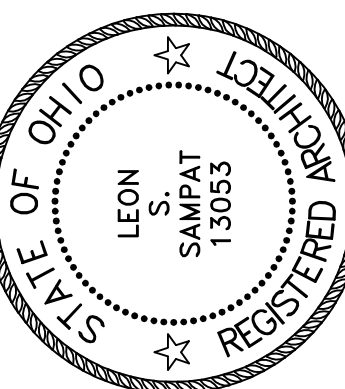


EAST ELEVATION
SCALE: 1/4" = 1'-0"

REV.	DATE

US ARCHITECTS

22082 LORAN ROAD
FAIRVIEW PARK, OH 44126
PHONE 26-403-0654 FAX 440-76-8837



LEON S. SAMPAT
LICENSE # 13053
EXPIRATION DATE 12/31/2023

SITE PLAN FOR:
BROADWAY WRECKING
5925 SAINT CLAIR AVE,
CLEVELAND, OH

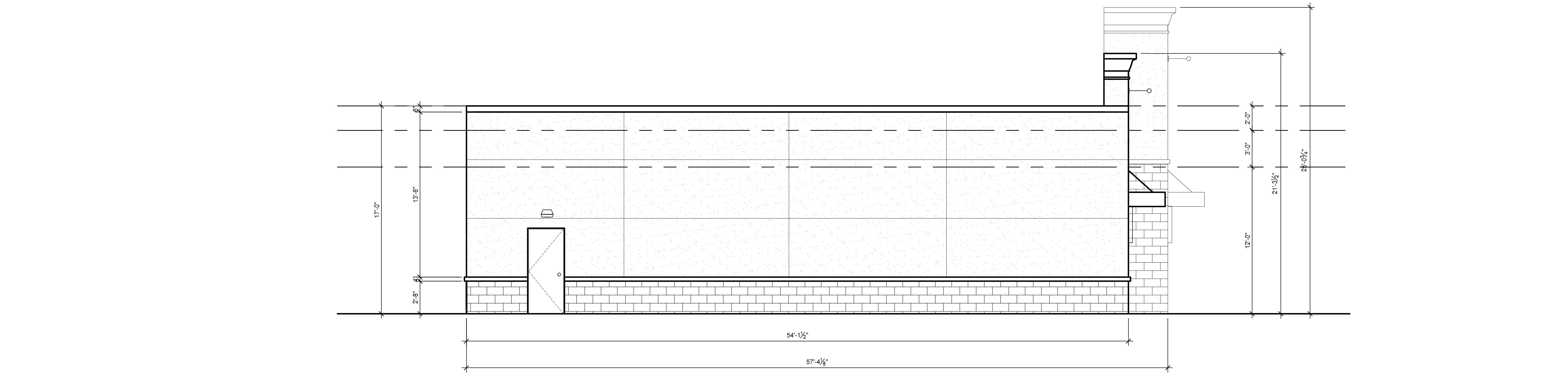
JOB NO: 22-028

DATE: 02-22-2022

ISSUE: -

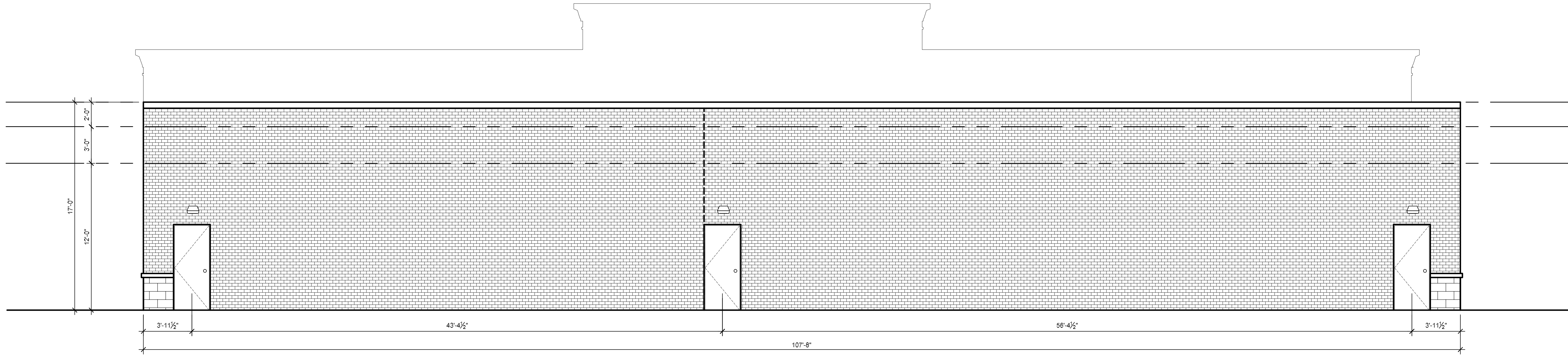
SHEET:

A2.1



WEST ELEVATION

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



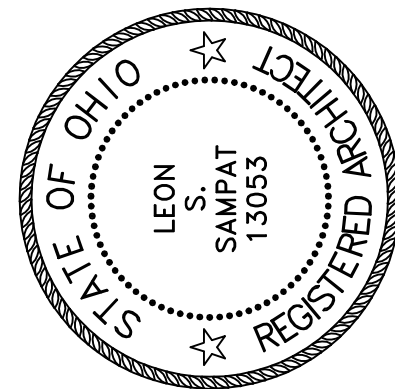
NORTH ELEVATION

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

REV.	DATE

US ARCHITECTS

22082 LORAN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 26-403-8854 FAX 440-76-8837



LEON S. SAMPAT
LICENSE# 13053
EXPIRATION DATE 12/31/2023

SITE PLAN FOR:
BROADWAY WRECKING
5925 SAINT CLAIR AVE,
CLEVELAND, OH

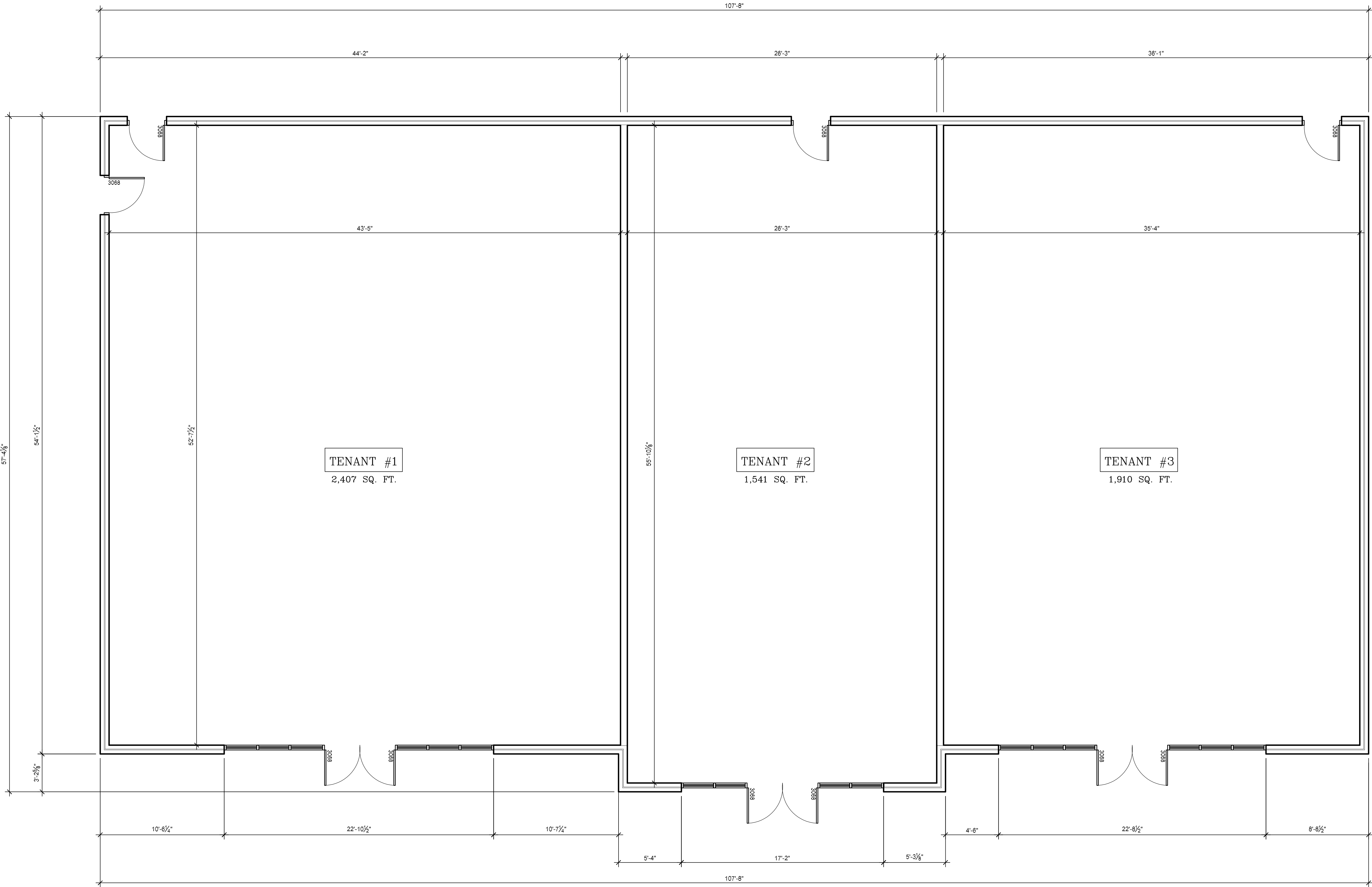
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DATE: 02-22-2022

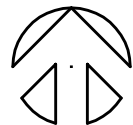
ISSUE: -

SHEET:

A2.2



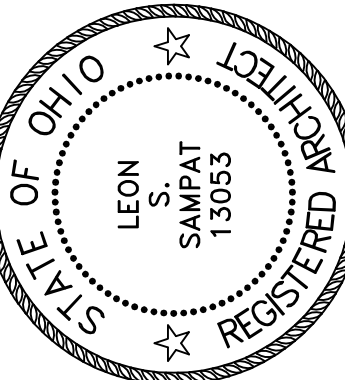
FLOORPLAN
SCALE: 1/4" = 1'-0"



REV.	DATE

US ARCHITECTS

22082 LORAN ROAD
FAIRVIEW PARK, OH 44126
PHONE 20-403-9854 FAX 440-76-8837



LEON S. SAMPAT
LICENSE# 13053
EXPIRATION DATE 12/31/2023

SITE PLAN FOR:
BROADWAY WRECKING
5925 SAINT CLAIR AVE,
CLEVELAND, OH

JOB NO:	22-028
DATE:	02-22-2022
ISSUE:	-

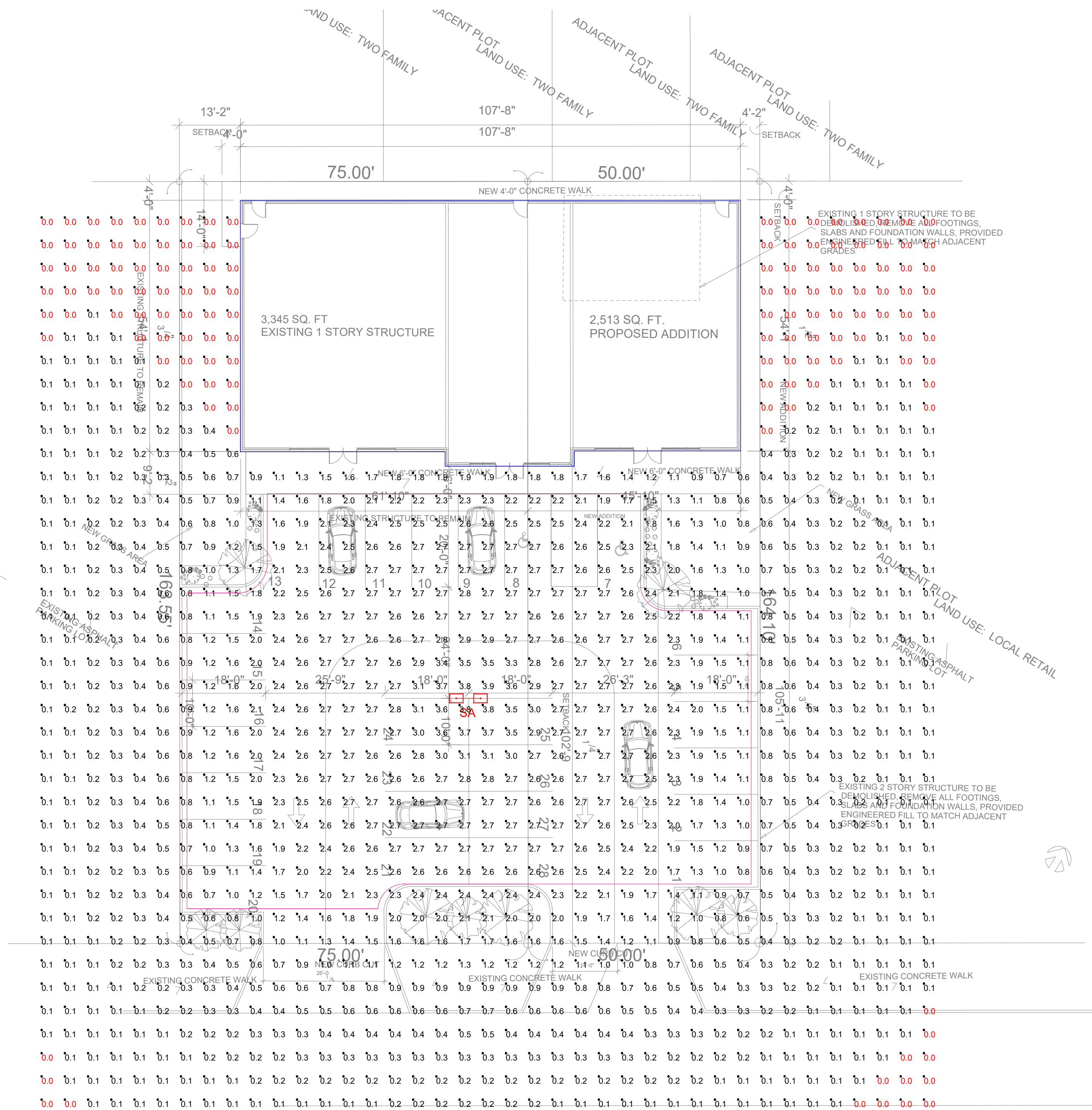
SHEET:
A1.1






Saint Clair Ave





Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Description	Filename	Luminaire Watts	Arrangement Watts
	1	SA	Back-Back	0.900	19649	HUBBELL: 2/RAR-2-320L-140-5K7-5QW-UNV-ASQ-DBT-SSS-H-18-40-A-2-B3-DB	RAR2-320L-140-5K7-5QW.ies	140	280

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
parking lot	Illuminance	Fc	2.37	3.9	0.7	3.39	5.57

NOTES:
1. TYPE-SA OVERALL MOUNTING HEIGHT:
18" POLE + 2' CONCRETE BASE = 20' - 0" A.F.G.
2. ILLUMINANCE LEVELS TAKEN ON THE PAVEMENT
3. DARK BRONZE FINISH

PHOTOMETRIC STUDY
Scale: 1/16" = 1' - 0"

Comments				
Date				
#				
Revisions				

Drawn By:	Checked By:	Date: 7/14/2022	Scale:
-----------	-------------	-----------------	--------



DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO Series

AREA/SITE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



RELATED PRODUCTS

 [Airo](#)  [Cimarron LED](#)  [Ratio Family](#)



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbellighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	3,000–48,000
Wattage Range	25–340
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	13.5–24 (6.1–10.9)





Job Name:
Broadway Wrecking
Architect: LS Architects (Cleveland)
Engineer: Unknown Engineer

Catalog Number:
RAR-2-320L-140-5K7-5QW-UNV-
ASQ-DBT
Notes:

Type:

SA

1.0422-4015000



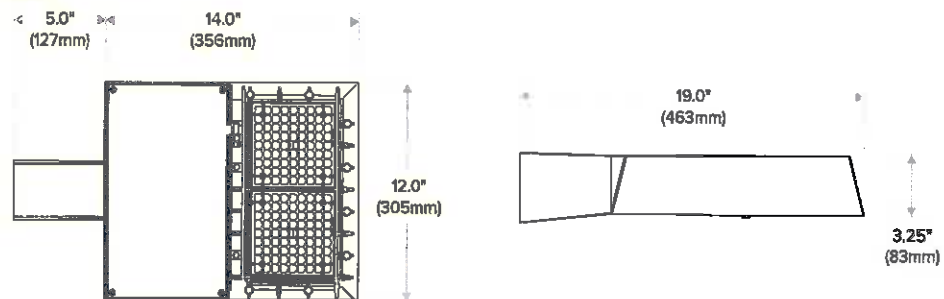
RATIO SERIES

AREA/SITE LIGHTER

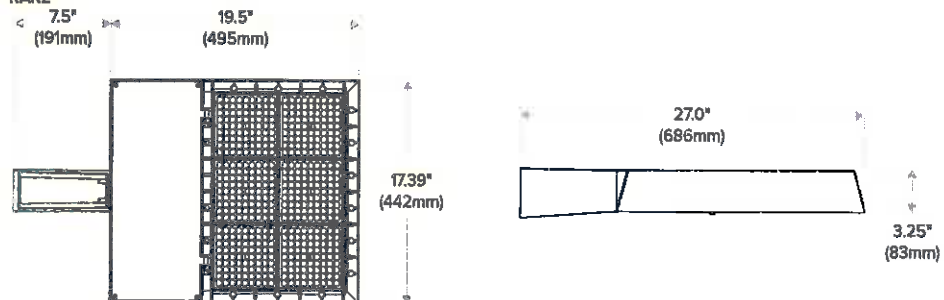
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TYPE: _____ PROJECT: _____
CATALOG #: _____

DIMENSIONS

RAR1



RAR2



ADDITIONAL INFORMATION

MOUNTING



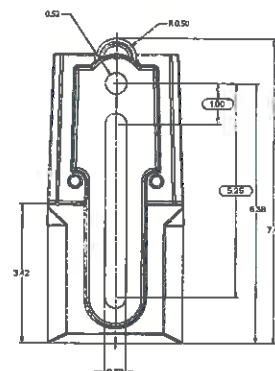
Arm Mount – Fixture ships with integral arm for ease of installation. Compatible with Hubbell Outdoor E3 drill pattern.



Knuckle – Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes.



Universal Mounting – Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5"



MAF – Fits 2-3/8" OD arms Roadway applications.



Wall Mount – Wall mount bracket designed for building mount applications.





Job Name:
Broadway Wrecking
Architect: LS Architects (Cleveland)
Engineer: Unknown Engineer

Catalog Number:
RAR-2-320L-140-5K7-5QW-UNV-
ASQ-DBT
Notes:

Type:

SA

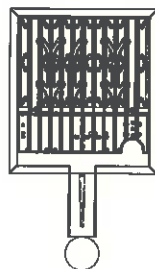
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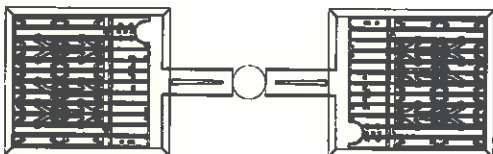
RATIO SERIES

AREA/SITE LIGHTER

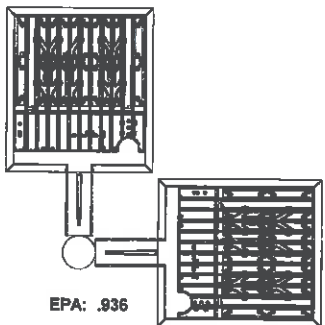
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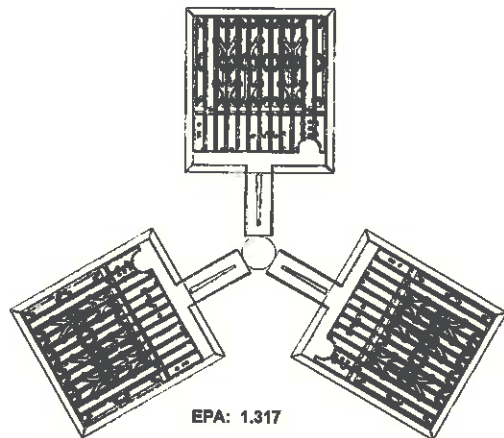
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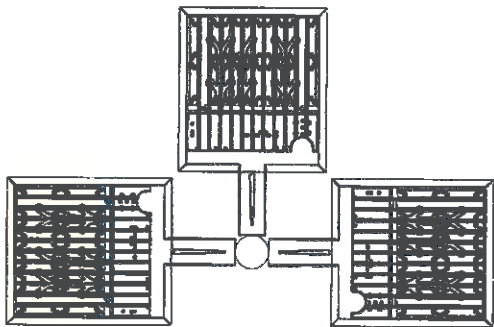
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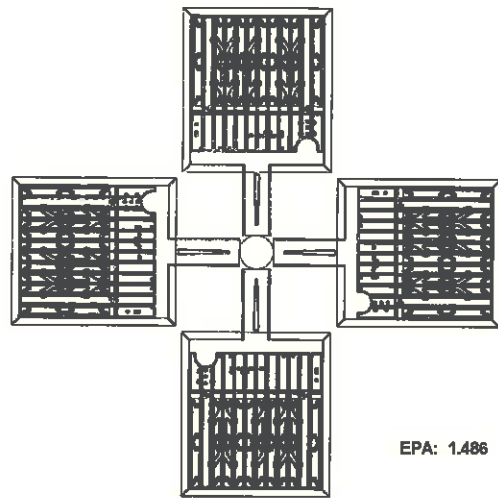
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EPA: 1.317



EPA: 1.486



EPA: 1.486





RATIO SERIES

AREA/SITE LIGHTER

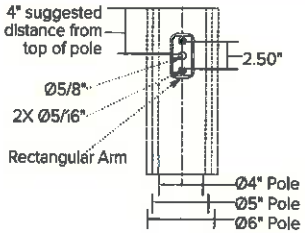
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TYPE: _____ PROJECT: _____

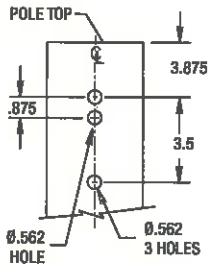
CATALOG #: _____

ADDITIONAL INFORMATION (CONT'D)

ARM MOUNT (ASQ)
Compatible with Pole drill pattern B3



UNIVERSAL MOUNTING (ASQU)
Compatible with pole drill pattern S2



SITESYNC 7-PIN MODULE



SW7PR



- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6
Auto-Dim Brightness	0-9% Brightness	5
Auto-Dim Return	Delay 0-9 Hours	R6

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6
Auto-Dim Brightness	0-9% Brightness	5
Auto-Dim Return	12-6 AM and 9-11P	R6



August 19, 2022

NE2022-045 – East 66th and Lexington Development New Construction: Seeking Schematic Design Approval

Project Location: north of Lexington Avenue between East 65th and East 66th Streets

Project Representatives: Cassandra Manna, Brennan Manna Diamond

John Wagner, City Architecture

Michelle Bandy-Zalatoris, City Architecture

Robert Zimmer, Baseball Heritage Museum

Kevin Belt, Signet Real Estate Group

Dominic Ozanne, Ozanne Construction

Marlon Primer, Brennan Manna Diamond

Committee Recommendation:

Approved **unanimously** for Schematic Design with **Suggestion:**

- Evaluate rooftop green for a more subtle palette

Written Project Summary

The East 66th & Lexington Development (the “Project”) is located between East 65th Street and East 66th Street just north of Lexington Avenue across from the new Hough Branch of the Cleveland Public Library. The Project needs to complete purchase of three land bank parcels to move forward with the development: Parcels 10612053, 10612020, and 10612021 (collectively, the “Land Bank Parcels”). Partners in the Project already own the surrounding property, commonly known as Parcels 10612019, 10612010, 10612009, 10612008, 10612007, 10612006 (collectively, the “Currently Owned Parcels” and, together with the Land Bank Parcels, the “Property”).

All parcels listed above would be used to develop retail space for three businesses in the area, including at least one new franchise, and expansion office space and programming space for the Baseball Heritage Museum (the “Museum”), which is currently housed in League Park. The Museum will continue to run out of League Park and use the new development space for indoor batting cages for year-round use, office space for historical archiving projects, and meeting space for programming led by the Museum and other community members.

The Project anticipates building three separate commercial buildings on the Property: an approximately 11,900 sq ft commercial building (2 stories), an approximately 4,480 sq ft commercial building (1 story and rooftop access), and an approximately 10,150 sq ft batting cage and work space for the Museum (1.5 stories). The Project is designed to include 22 new parking spaces for the businesses on the Property. The Property is zoned local retail C1.

The Project partners anticipate the Project costs to be as follows:

	Estimated Cost (\$)	Source of Estimate
1. Property Acquisition	\$10,500.00	Cuyahoga County Auditor's website.
2. Site Preparation	\$405,000.00	Based on recent Midtown development.
3. Hard Construction Costs	\$4,320,000.00	Based on recent Midtown development.
4. Design Costs	\$259,200.00	Based on recent Midtown development.
5. Other	\$498,420.00	Based on recent Midtown development.
6. Other		
TOTAL COST (\$)	\$5,493,120.00	

The Project partners have coordinated a feasibility study to determine the best business ventures to bring to the community at the Project. Additionally, the Project is based on proactive dialog and engagement with community groups, including, but not limited to, the East 66th Street

Corridor Group. The Project partners anticipate the Project creating several jobs within the City of Cleveland, including hourly and salaried jobs.

The Project has several sustainability features within the proposal, including, but not limited to, enhancing the vacant lots with successful businesses and an expansion of the Museum to produce a positive perception of the surrounding neighborhood; providing tree cover on the block with safe, lighted public walkways and community art features; and incorporating landscaping that will include native plants. Landscaping also includes buffer with trees and vegetation (village green Japanese Zelkova, summer sprite littleleaf linden, emerald aborative, etc.). The enclosure for trash will include tree and plant buffers (landscaping) along with composite board on board fence between residential properties. The trees will comply with Hough tree-plan initiative, and there will be pedestrian plazas, covered colonnade(s), and locations for public art and murals.

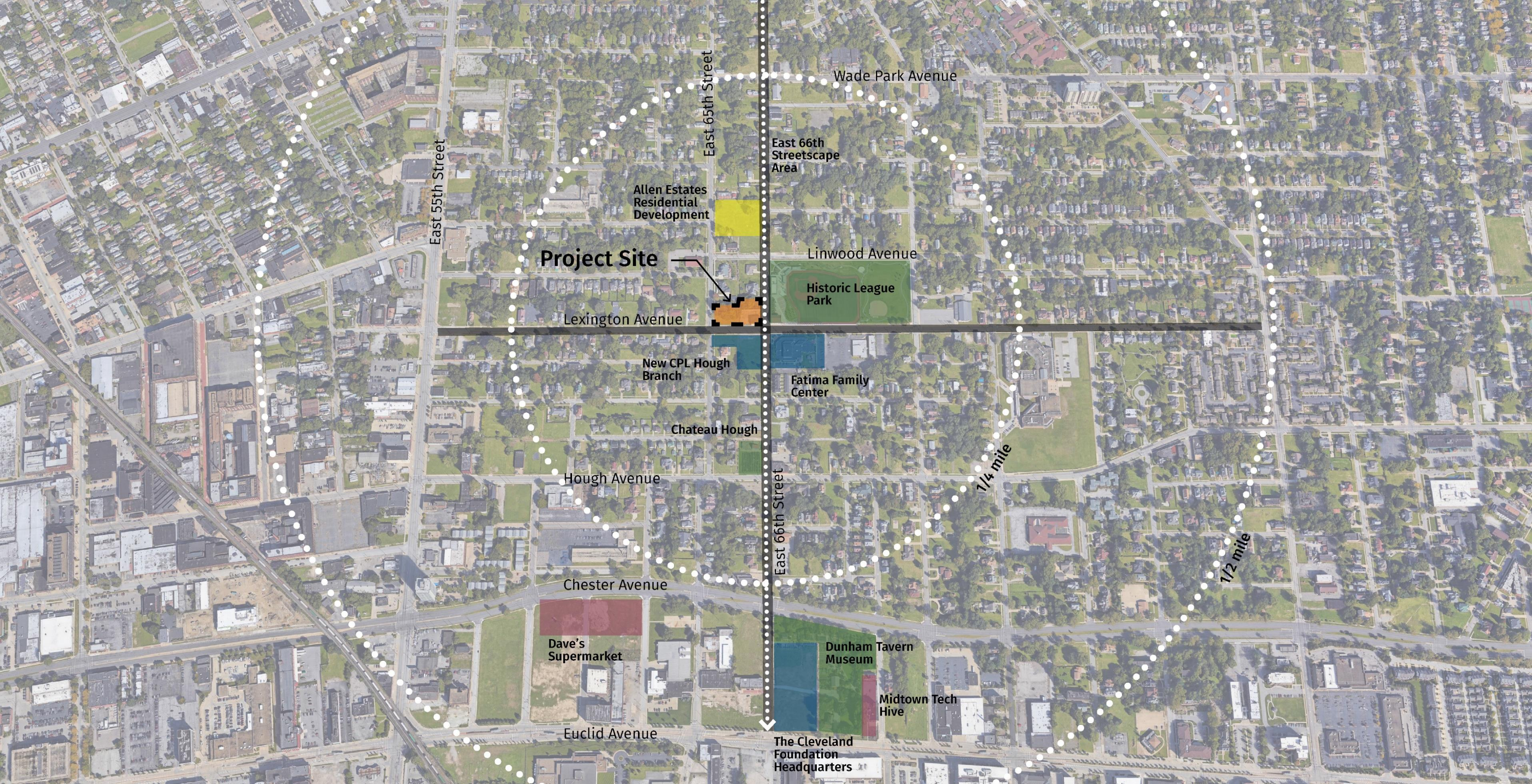
All design renderings have incorporated the East 66th corridor biking, walking, and street paths used in the RAISE grant application submitted by NOACA and the City of Cleveland.



+

EAST 66TH & LEXINGTON DEVELOPMENT

Signet Real Estate Group | Design Review & Planning Commission



Context Map



From Lexington



From East 66th Street



From Lexington



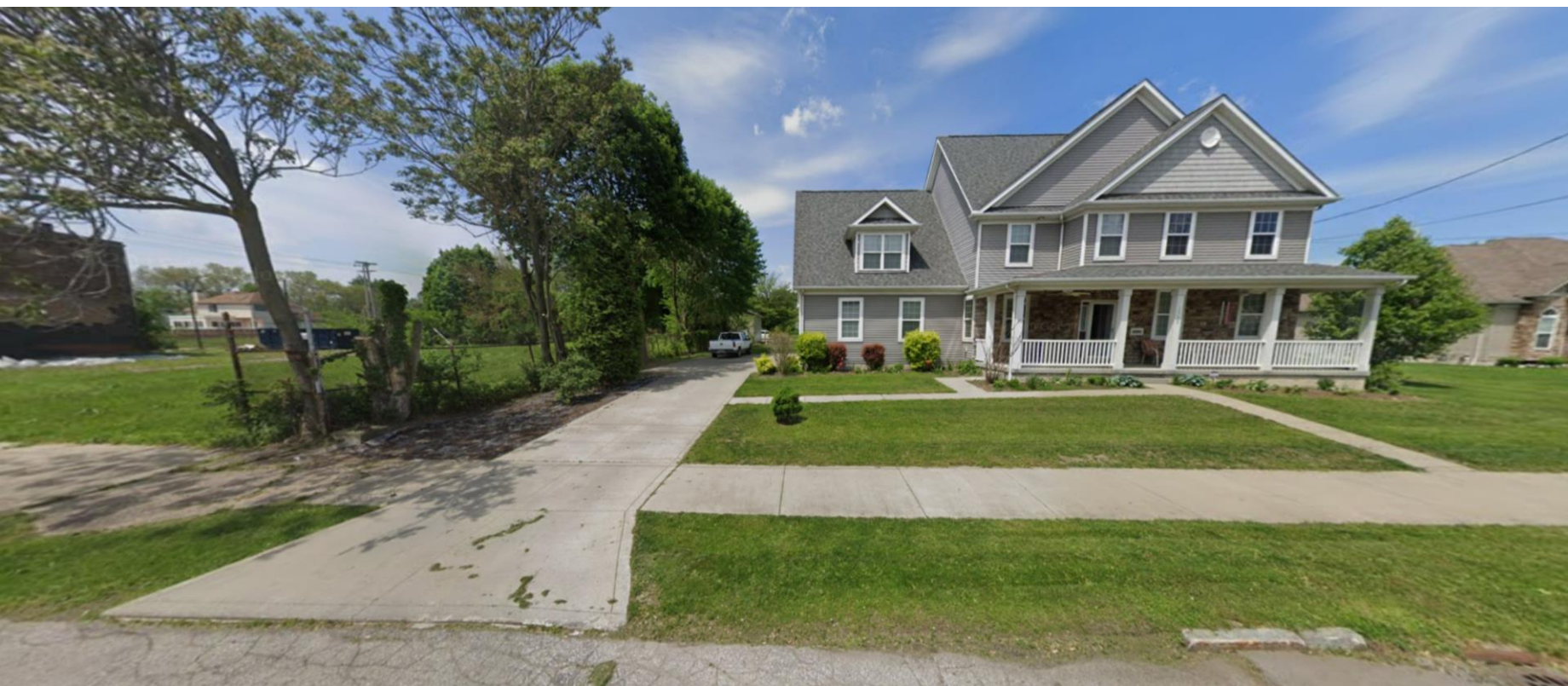
From East 65th Street



Lexington - West



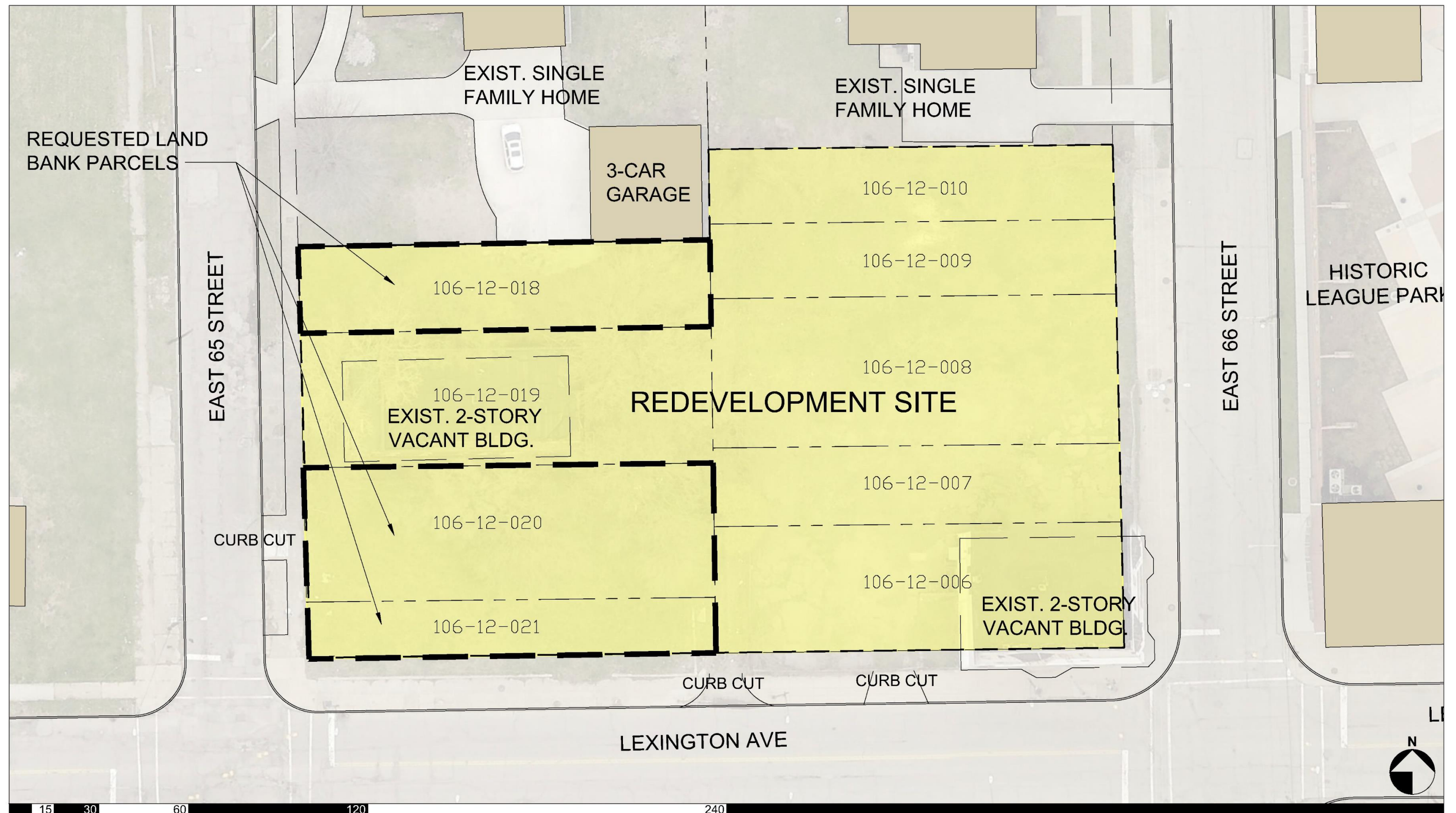
Lexington - East

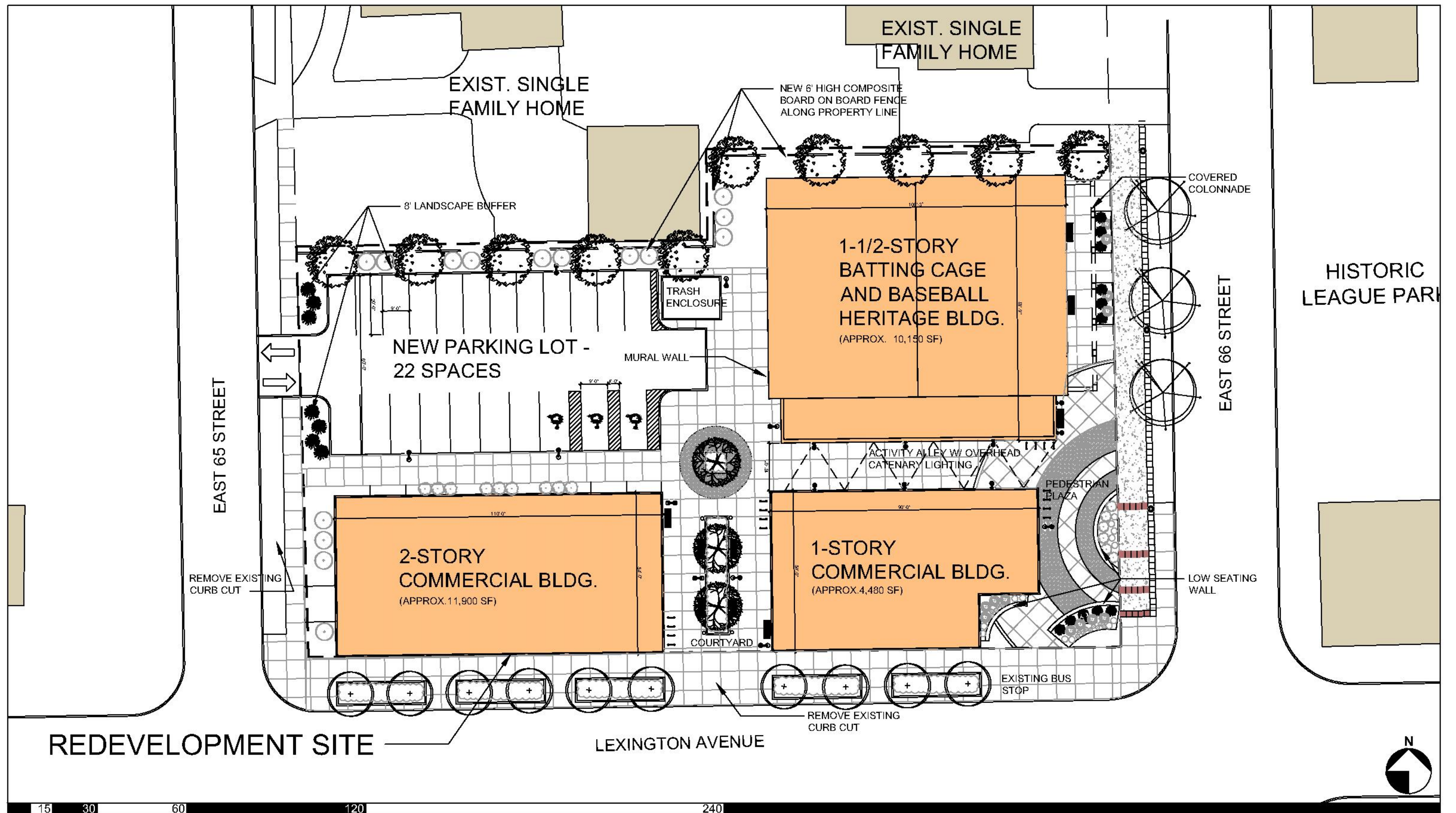


East 66th Street - North



East 65th Street - North



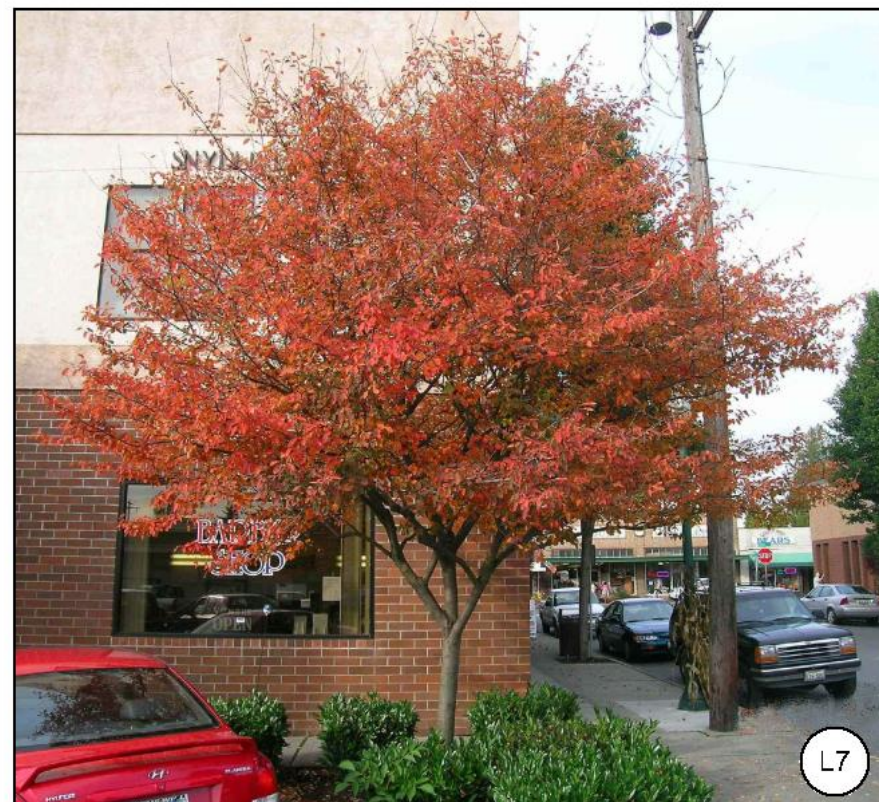


Site Plan



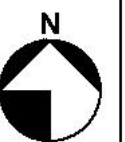
PLANT LIST

- (L1) VILLAGE GREEN JAPANESE ZELKOVA
- (L2) SUMMER SPRITE LITTLELEAF LINDEN
- (L3) FLAME THROWER REDBUD
- (L4) PURPLE D'ORO DAYLILY
- (L5) GREEN VELVET BOXWOOD
- (L6) PISTACHIO HYDRANGAEA
- (L7) AUTUMN BRILLIANCE SERVICEBERRY
- (L8) EMERALD ARBORVITAE
- (L9) BLACK MONDO GRASS
- (L10) RADIANT SEDGE
- (L11) FEATHER REED GRASS

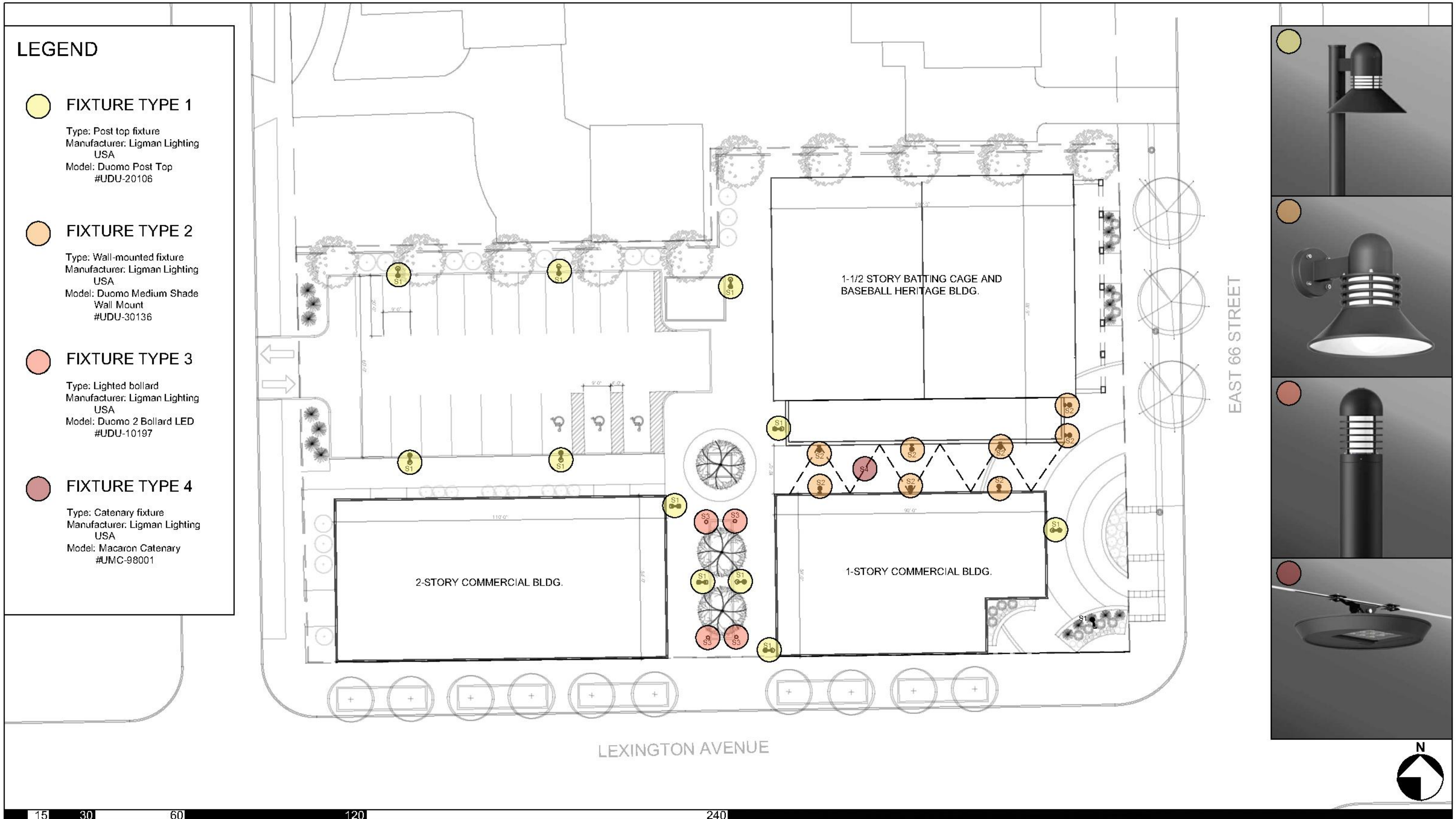


SITE FURNITURE

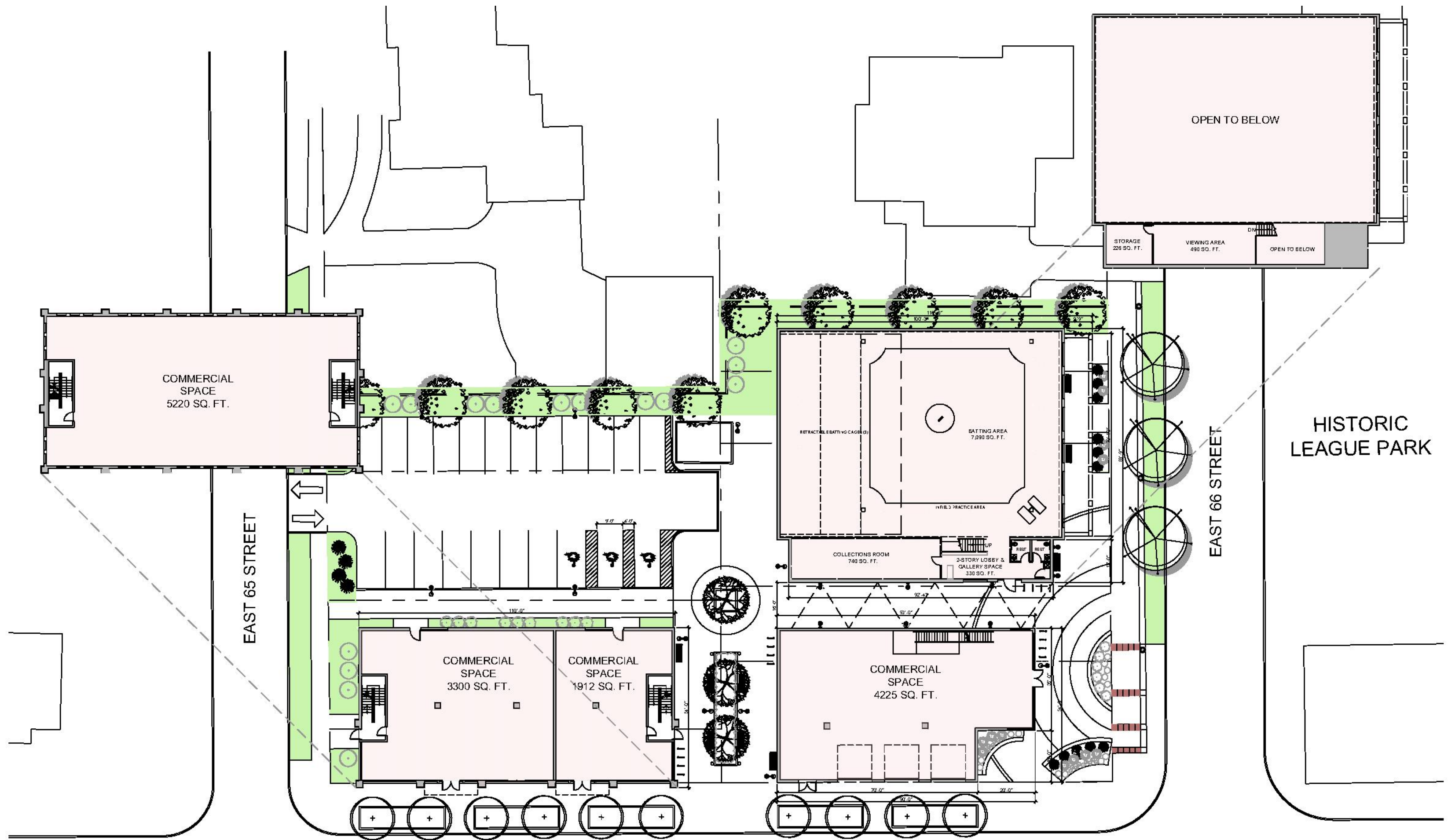
- (F1) BOARD-ON-BOARD FENCE
- (F2) VICTOR STANLEY FREESIA BIKE RACK
- (F3) VICTOR STANLEY TRASH RECEPTACLE
- (F4) VICTOR STANLEY RMS-24 BENCH

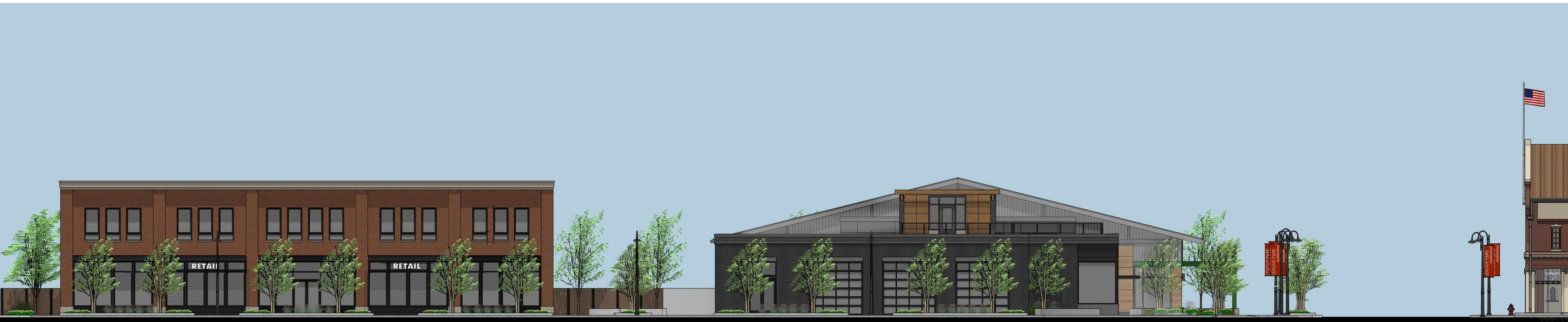


15 30 60 120 240



Lighting Plan

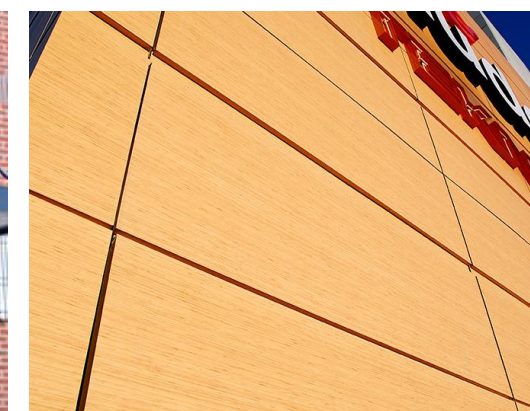




Lexington Avenue Elevation



East 66th Street Elevation



Brick
Belden: Belcrest 560



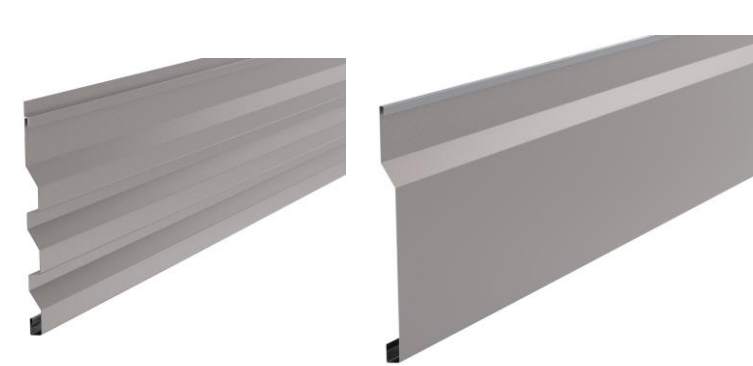
Brick
Belden: Black Diamond Velour



Precast Concrete
Natural



T&G Alum Siding
Longboard: Dark Cherry



Corrugated Alum Siding
Slate Gray



Alum Storefront
Silver, Black



Metal Awning
Black



Metal Pergola
Slate Gray, Arcadia Green

Exterior Materials



Aerial Perspective Looking Northwest



View Along Lexington Avenue

Presenters/Attendees

1. Cassandra L. Manna, Attorney (Brennan Manna Diamond, LLC) for Development Project
2. John Wagner, Architect and Principal/Partner of City Architecture
3. Michelle Bandy-Zalatoris, Director of Planning and Urban Design of City Architecture
4. Robert “Bob” Zimmer, President and Founder of the Baseball Heritage Museum
5. Kevin Belt, Senior Vice President and Managing Director of Signet Real Estate Group
6. Dominic Ozanne, President and CEO of Ozanne Construction Company
7. Marlon A. Primes, Attorney (Brennan Manna Diamond, LLC) for the Baseball Heritage Museum



Committee Recommendation:

Approved **unanimously** for Schematic Design with **Suggestion:**

- Evaluate rooftop green for a more subtle palette

EC2022-010 – UCI Development | Stokes West New Construction: Seeking Final Approval

Project Location: NW Corner of Cedar Avenue and Stokes Blvd.

Project Representatives: Steve Jennings, LDA Architects

Elise Yablonsky, UCI

Sam Messina, Rust Belt Development

Todd Sciano, Donald Bohning & Assoc.

Dominick Durante, LDA Architects

Chris Forchione, LDA Architects

City planning commission granted this project schematic design approval on July 1st, 2022

Committee Recommendation:

Approved as presented (**return with landscaping and lighting plan**)

UCI Development | Stokes West

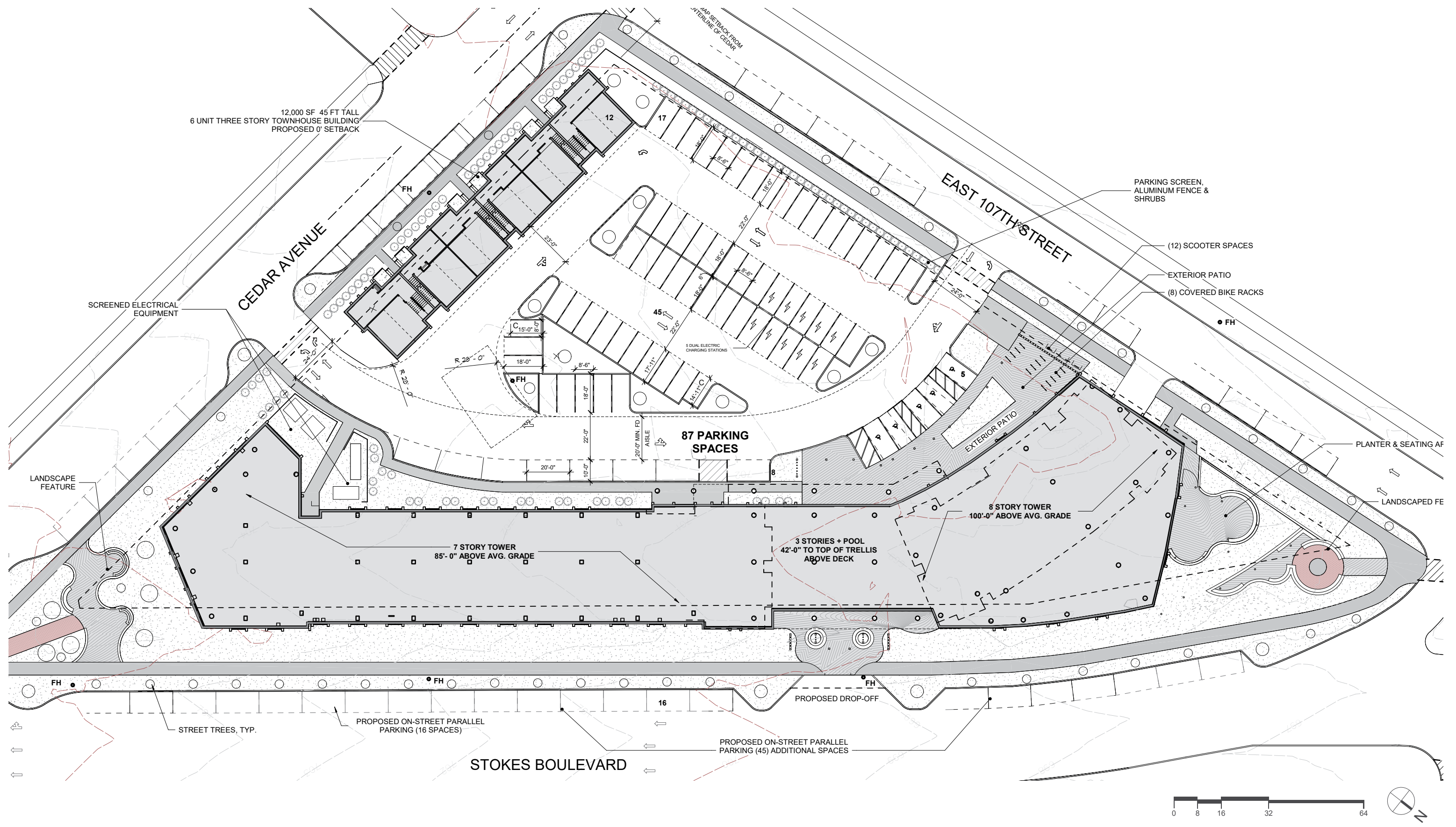
Cleveland, Ohio



DESIGN REVIEW

08.18.2022





Rent Comparables				Studio	One Bedroom	Two Bedroom
#	Property Name	Year Built	Total Units	Rent	Rent	Rent
1	One University	2018	276	\$1,940	\$2,210	\$3,581
2	Innova	2015	247	\$1,573	\$1,820	\$2,650
3	INTRO	2022	297	\$1,571	\$2,209	\$3,873
4	Ascent at Top of the Hill	2022	258	\$1,501	\$1,969	\$3,138
5	Centric	2018	272	\$1,495	\$1,766	\$2,568
Total / Weighted Avg.		2019	270	\$1,616	\$1,995	\$3,162
Stokes West - proforma		2024	261	\$1,395	\$1,595	\$2,495
percent below comp set				-13.7%	-20.0%	-21.1%

- PROJECT WILL INCLUDE 12 DEDICATED LOW INCOME RESTRICTED UNITS.
- 66% OF THE PROJECTS UNITS WILL BE FURNISHED STUDIOS WITH RENTS THAT WILL BE AFFORDABLE AT 80% AMI.
- OPPORTUNITY FOR COMMUNITY ORGANIZATIONS TO UTILIZE CONFERENCE SPACE IN THE DEDICATED CO-WORKING FLOOR TO HOLD MONTHLY/WEEKLY COMMUNITY MEETINGS.
- DEVELOPMENT WILL NOT INCLUDE AIRBNBS.



TWO MOSAIC BENCHES INCORPORATING PHOTOS OF HISTORIC MOMENTS IN QUINCY PARK (FAIRFAX NEIGHBORHOOD), WITH DESCRIPTIONS OF NOTEWORTHY PEOPLE, BUILDINGS AND EVENTS OVER THE PAST 100 YEARS.



• LOCAL ARTISTS AND COMMUNITY ENGAGEMENT FOR PUBLIC ART











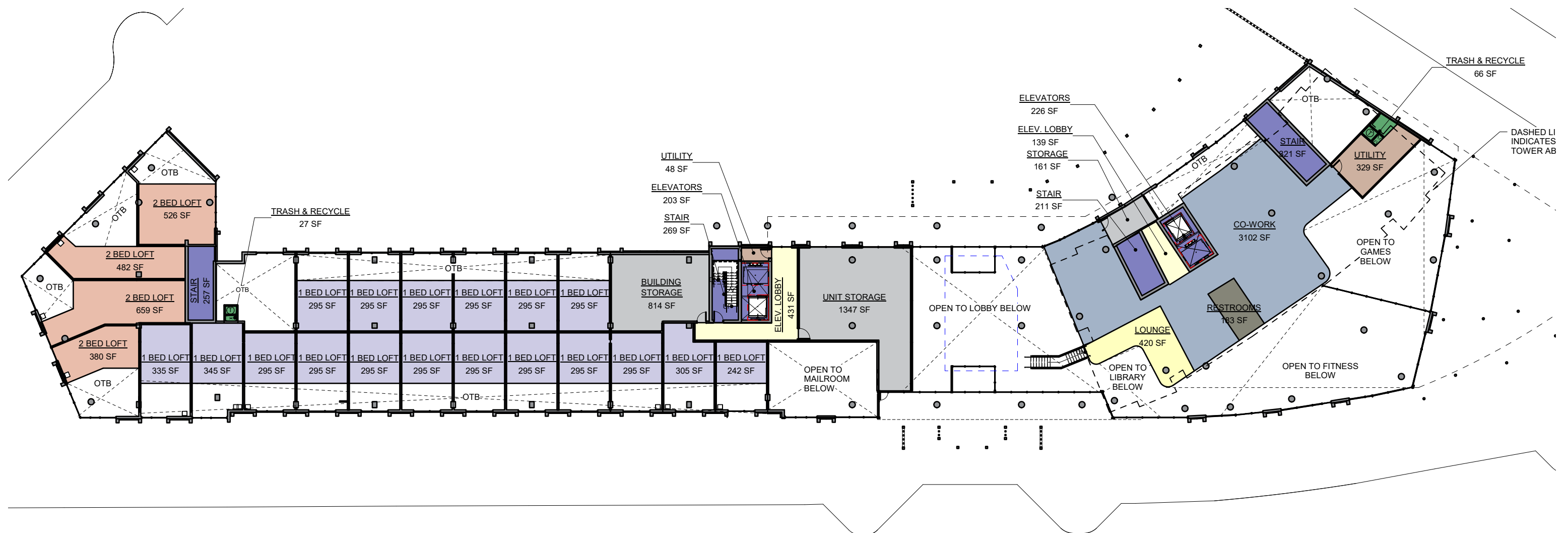


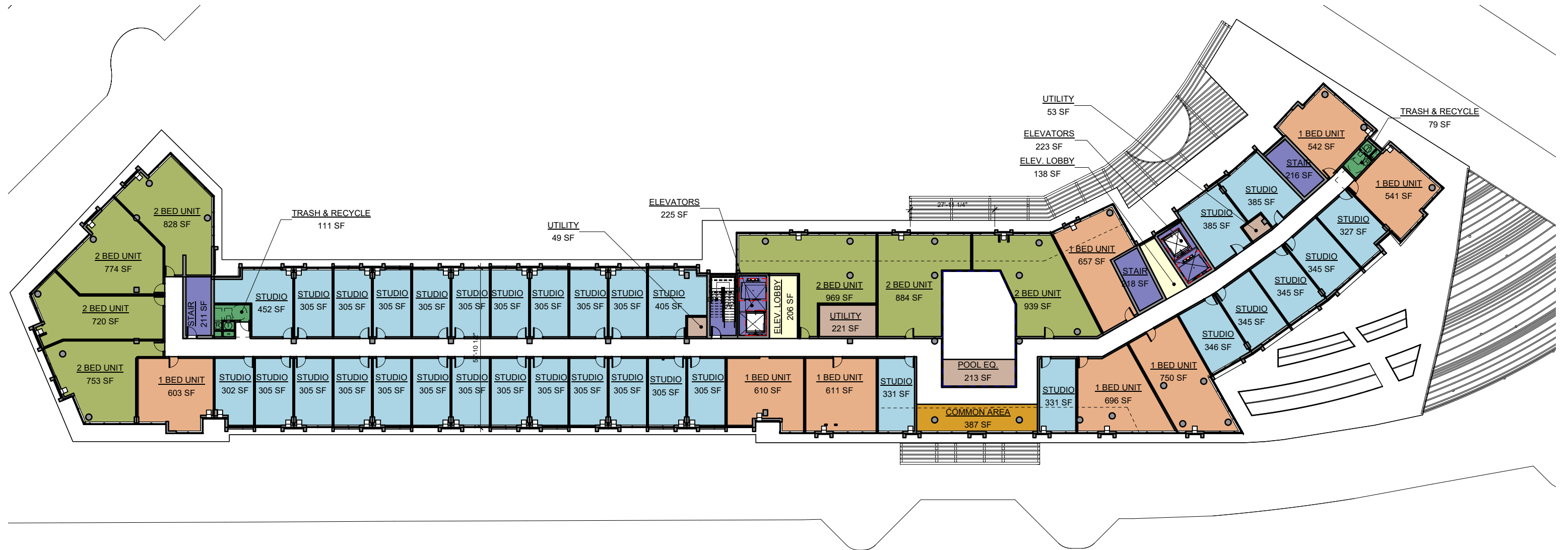


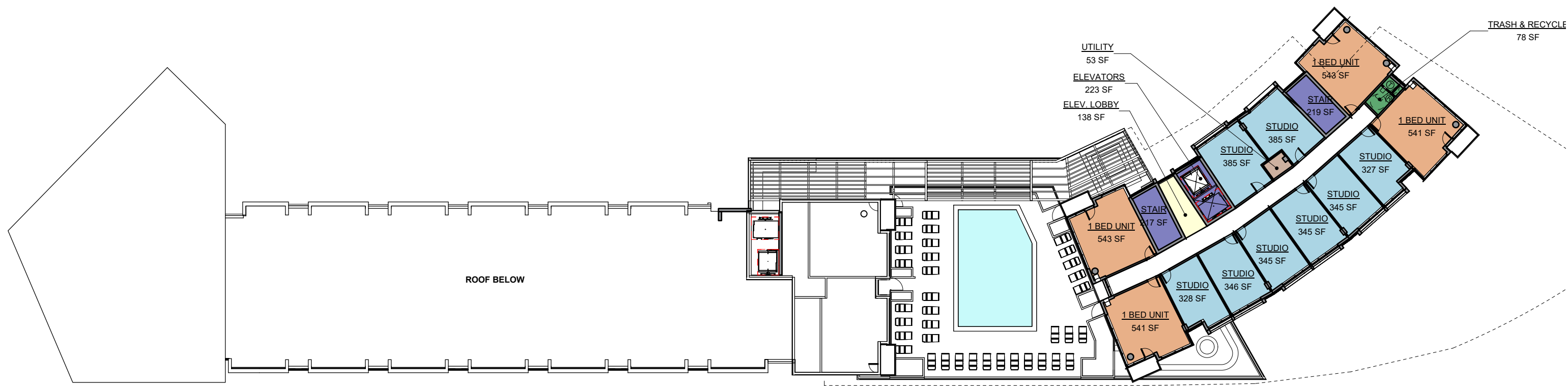


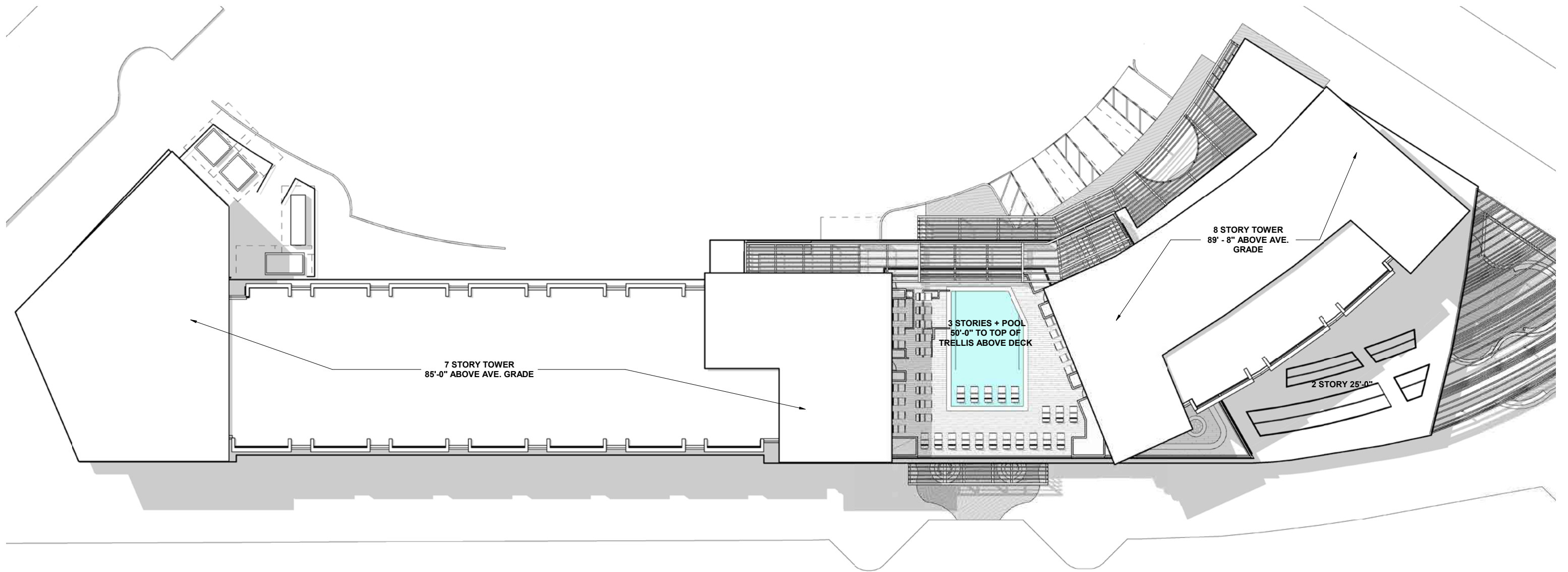


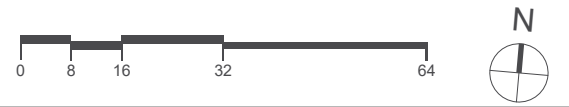
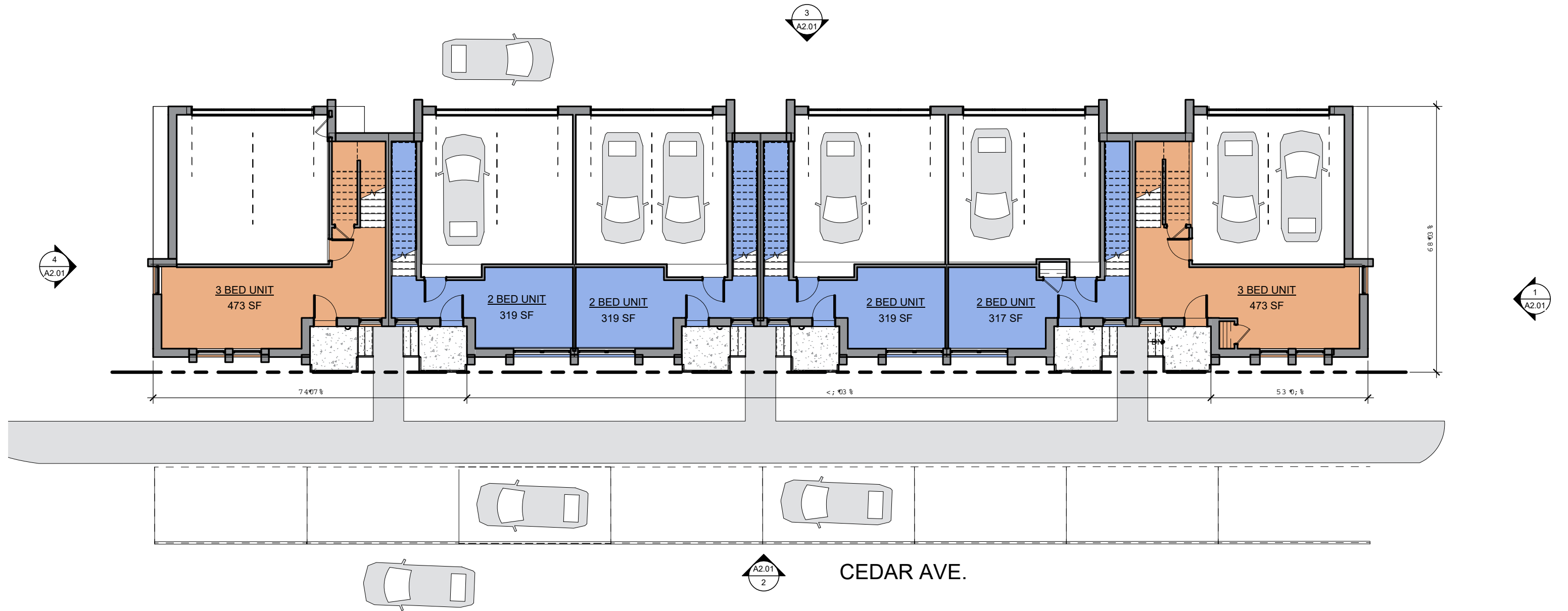


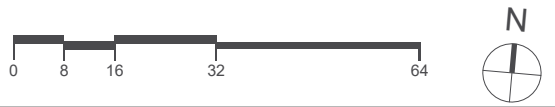
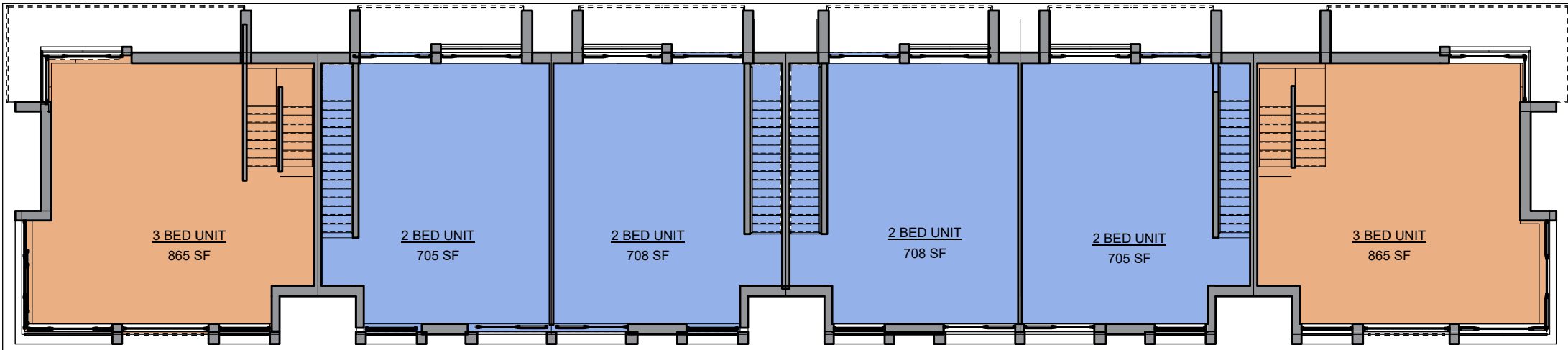
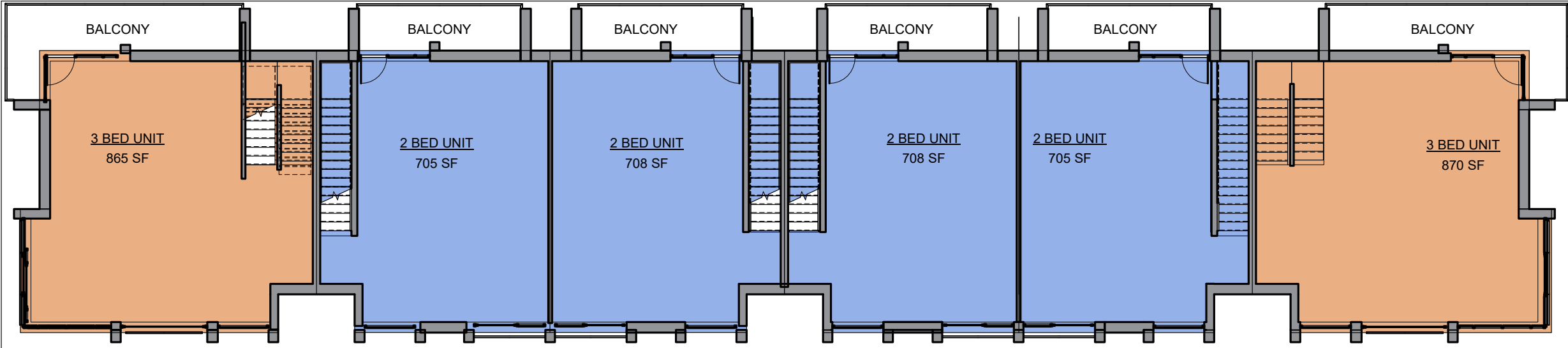






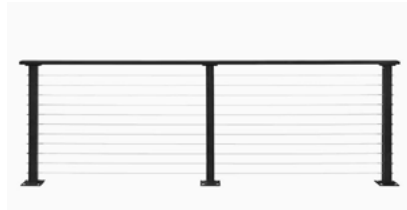




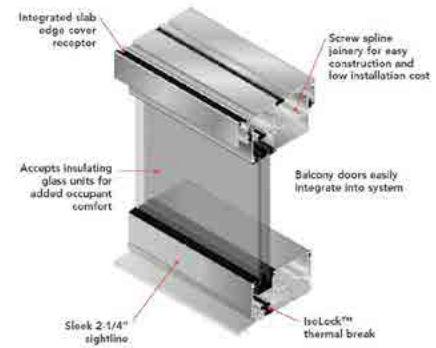




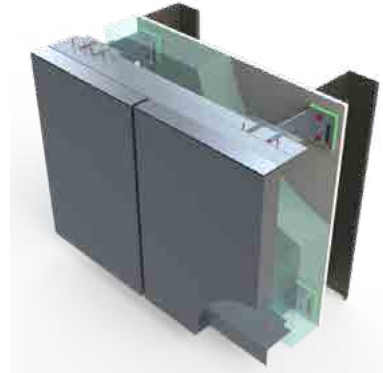
BOSTON VALLEY - TERRACOTTA



AS&D BALCONY CABLE RAILING



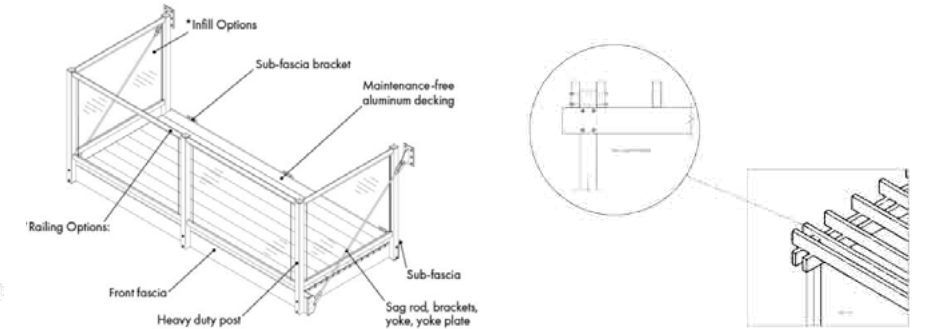
KAWNEER METROVIEW WINDOW WALL



ACM RAINSCREEN

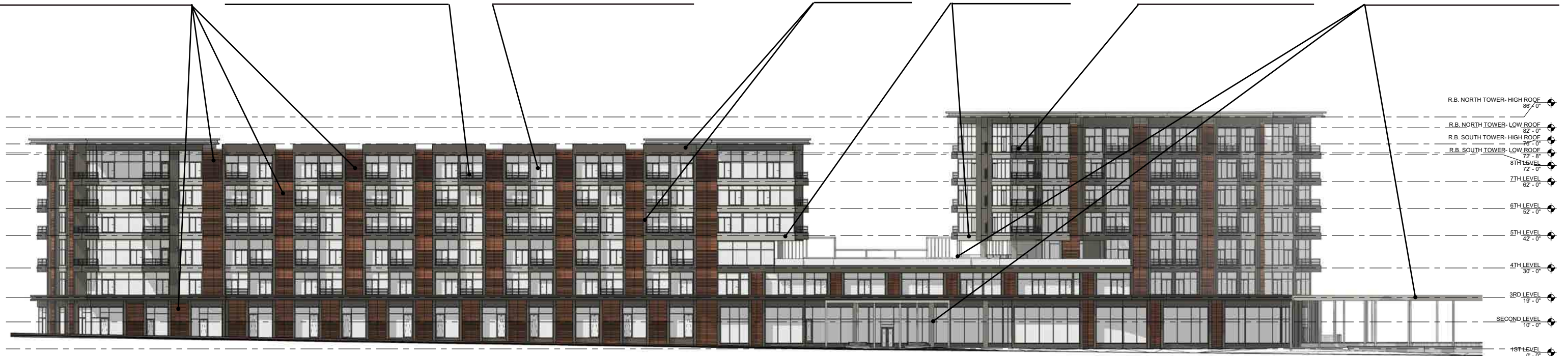


KNOTWOOD - SOFFIT



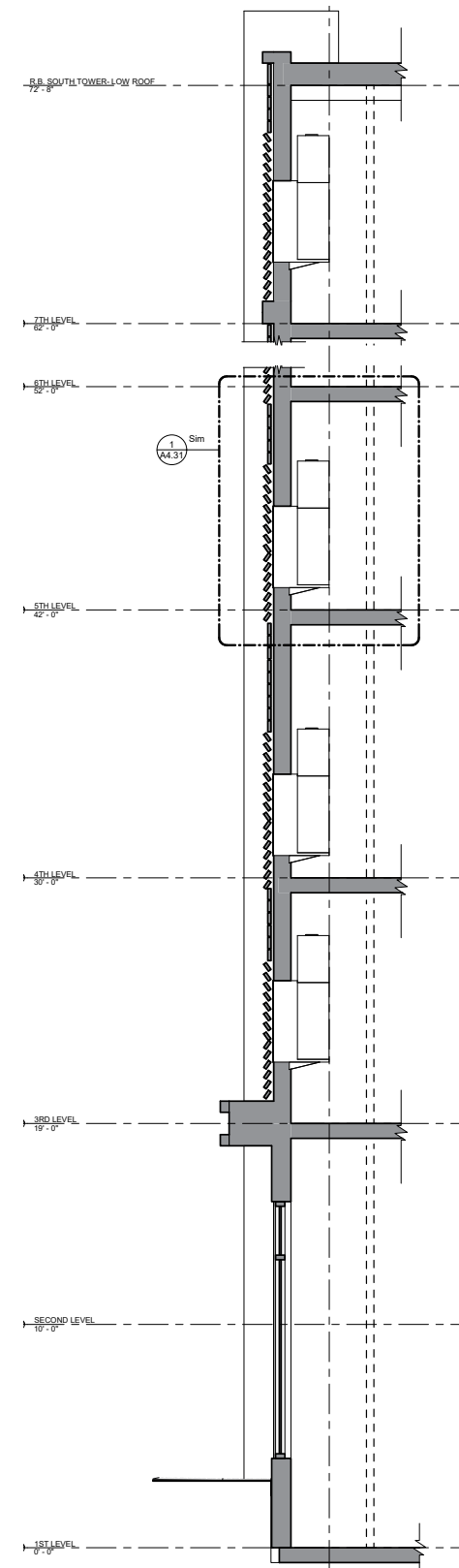
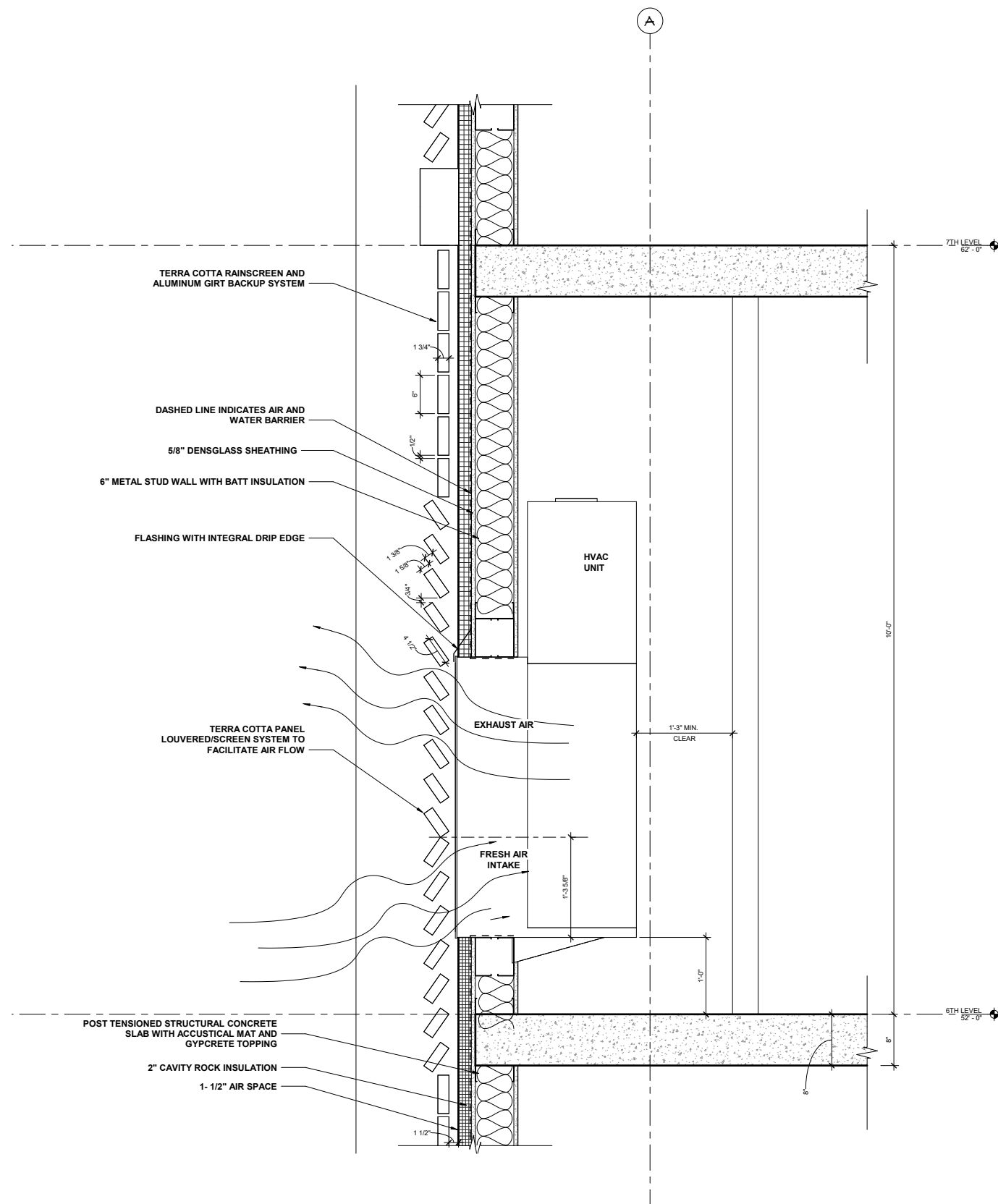
AS&D PREFAB BALCONY SYSTEM

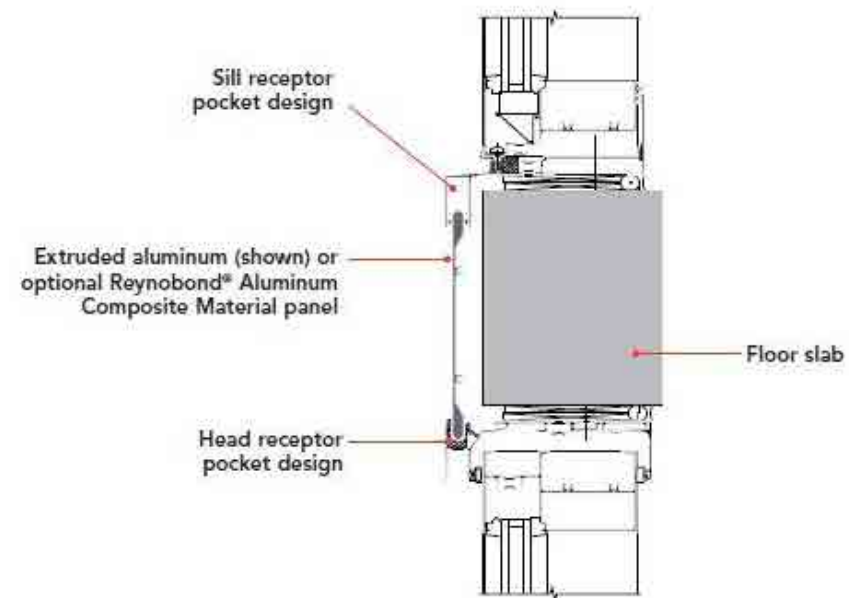
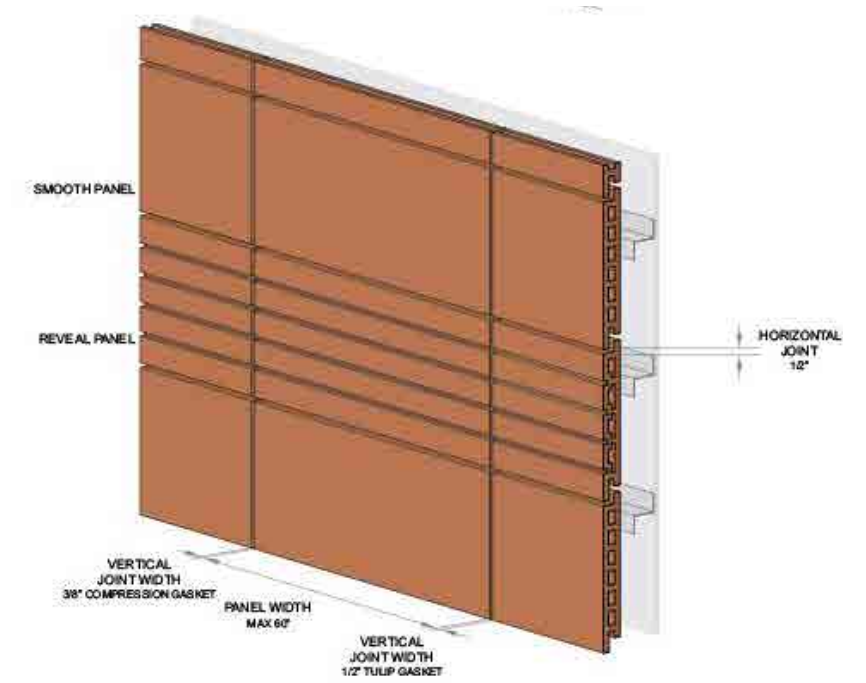
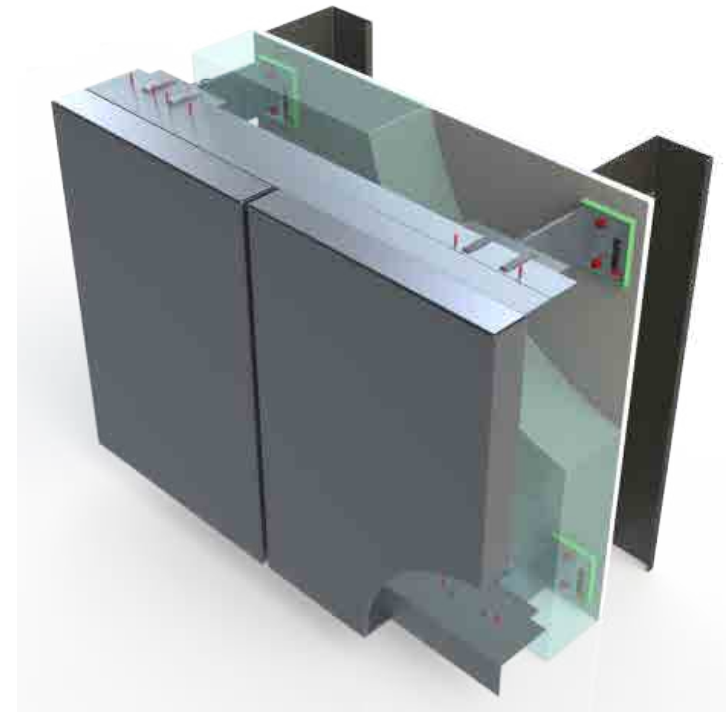
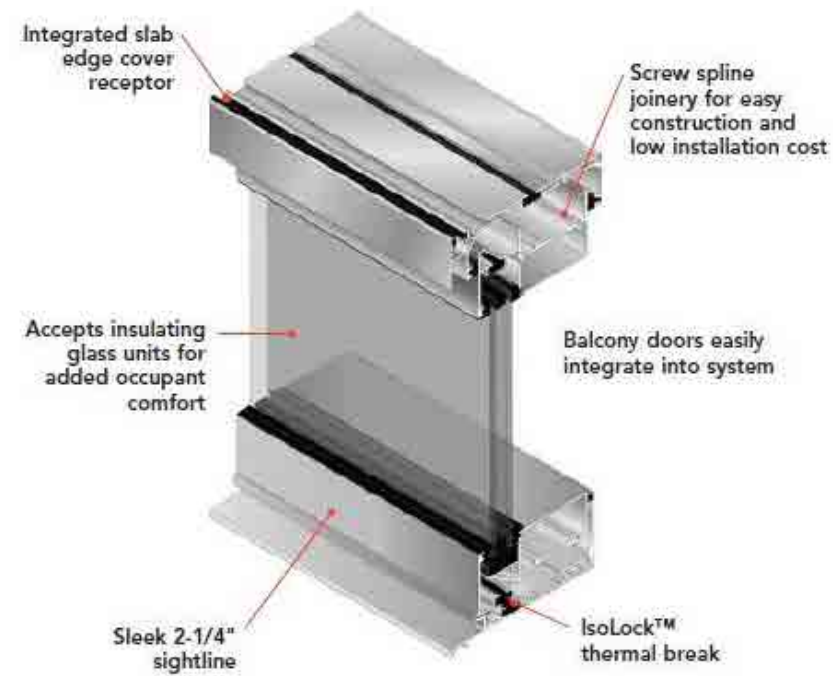
KNOTWOOD - TRELLIS SYSTEM



SOUTH ELEVATION







KAWNEER METROVIEW WINDOW WALL



ACM RAINSCREEN

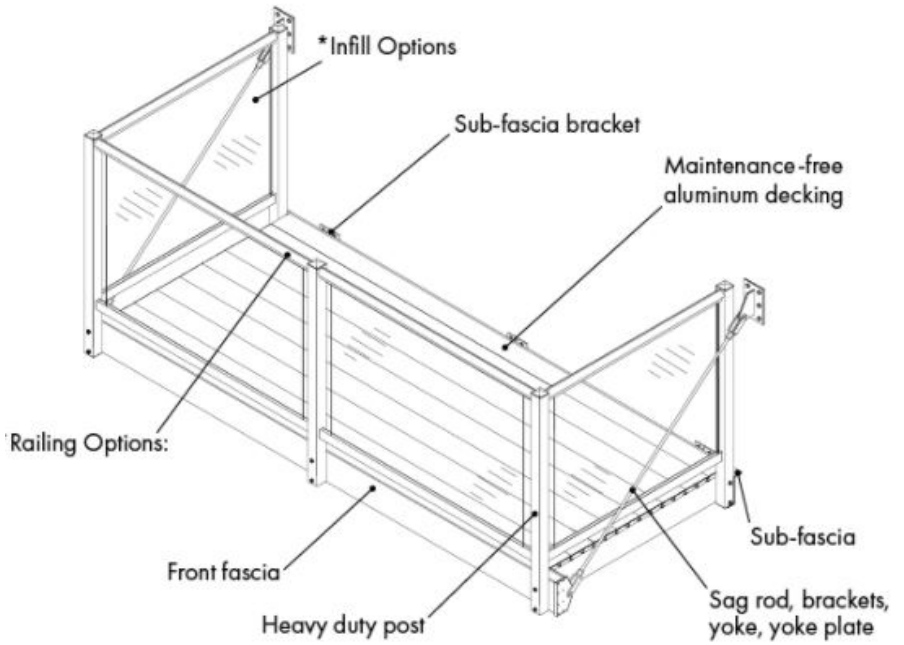


Terra Cotta

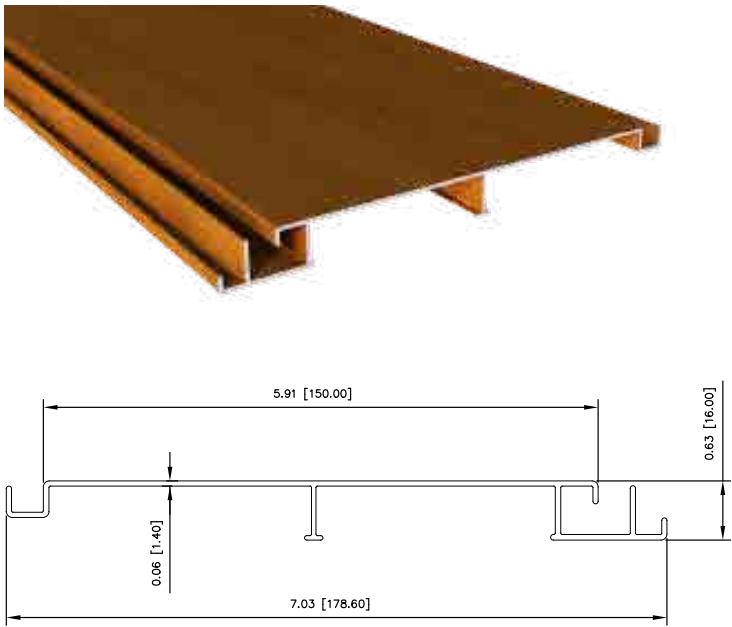


Mocha

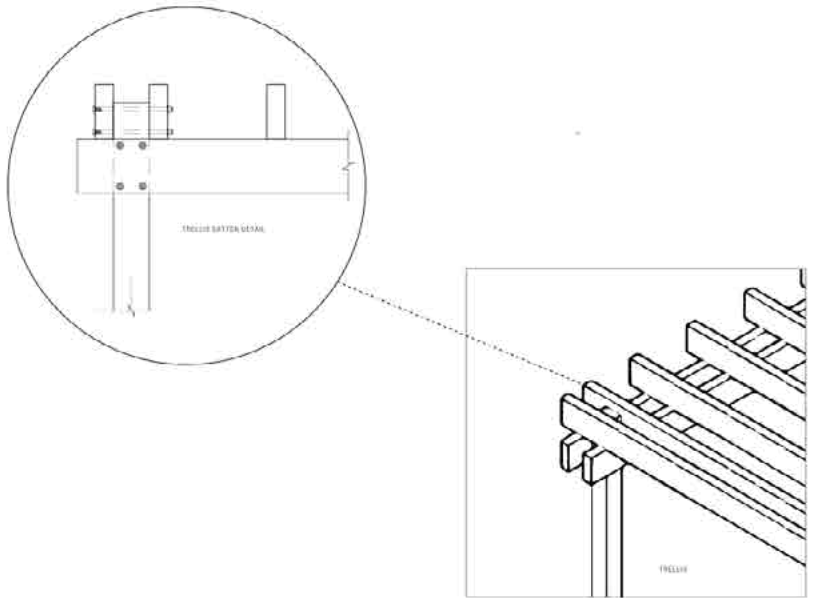
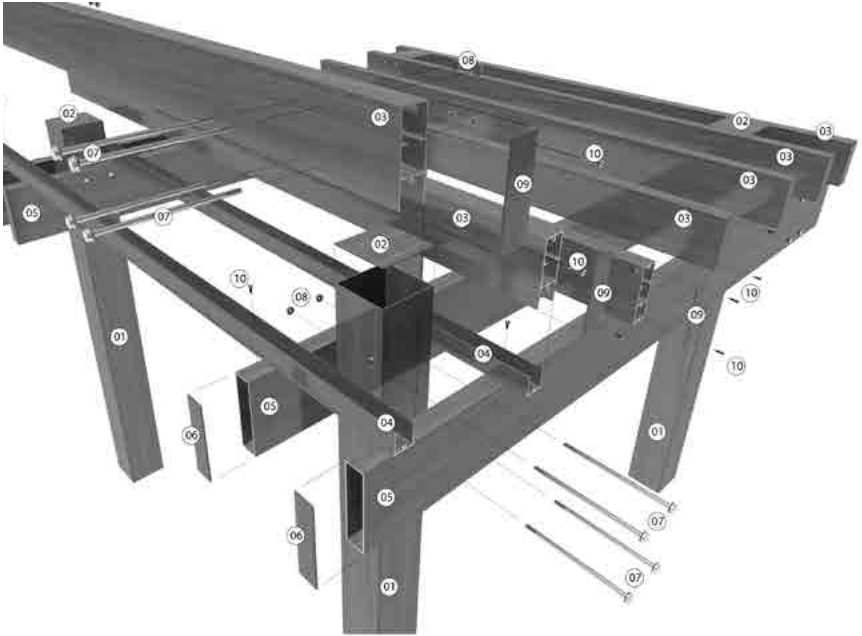
BOSTON VALLEY TERRACOTTA CLADDING



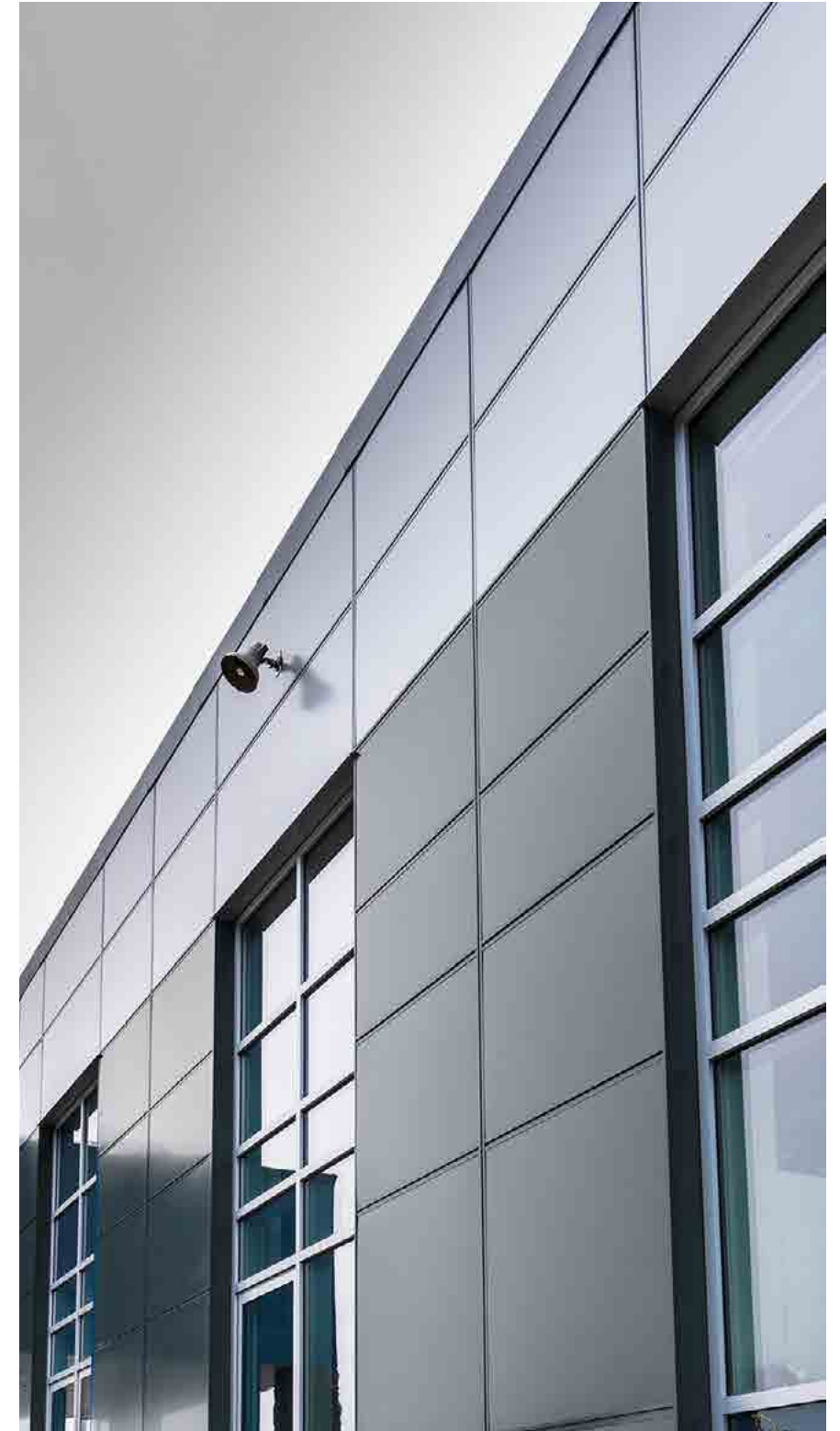
AS&D PREFAB BALCONY SYSTEM



KNOTWOOD - SOFFIT 6" CLADDING



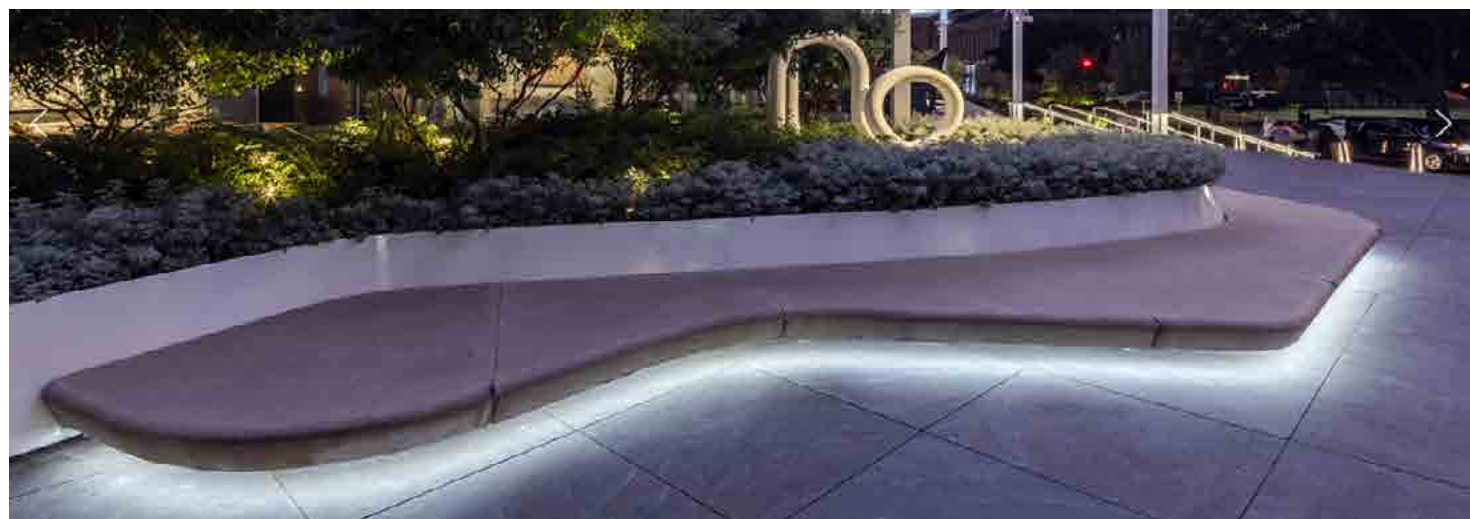
KNOTWOOD - TRELLIS













Cleveland City Planning Commission

Special Presentations



August 19, 2022



Records Retention Policy Update

Presenter: Michael Bosak, Staff





Towards a City Planning Records Retention Policy

CLEVELAND CITY PLANNING COMMISSION

AUGUST 19, 2022

- City Planning is in the process of determining a Municipal Records Retention Policy; we are primarily following the recommendations of The Ohio Historical Society through their publication, *Ohio Municipal Records Manual*. This refers to paper documents only.
- Currently we have been storing a large portion of our hard copy project files, hard copy of approved development plans, and other paper documents on the 6th floor of City Hall. These documents go back many years and we have been asked to devise a records retention policy for our department that, if and when approved by the City's Records Retention Commission and the Ohio Historical Society, will allow us to legally recycle or shred many of these documents.
- All files related to City Planning Commission meetings will be retained, as well as all Fine Arts Committee meeting/project folders, up through the beginnings of the Business Revitalization District project folders.

Section 3: Building, Planning and Zoning Records							
Residential Building Plans	3 years						
Commercial Building Plans	5 years						
Municipal Owned Building Plans	Life of Structure, appraise for historical value						
Housing, Land Use, Population, and Other Special Studies	Until no longer of administrative value; appraise for						
Legislative Research Files \ Drafts	Until no longer of administrative value						
Loan and Grant Applications (copies)	3 years provided audited						
Planning Briefs	25 years						
Planning Commission Case Files	10 years, provided no action pending						

- We are beginning to work with former Directors of City Planning to help us understand what specific project files we should retain as “legacy projects” of the City that reflect not only the history of the City but significant work by City Planning Directors and staff as well. These are not to be confused with Landmarks projects, which Landmarks staff are working on, but rather non-landmark projects that, for better or worse, have made a major impact.



Individual Document Categories
<u>Data; Spreadsheets/Tables/Charts/Graphs; Maps</u>
<u>Legislation; Request for Legislation; Copies of checks received</u>
Correspondence (printed emails, memos, letters, etc.)
Fact Sheets, Press Releases, Overviews, Proposals, Responses, Recommendations
<u>Contracts; Personnel-Related Documents; Settlement Agreements; MOUs; Lease Agreements; Grant Agreements; Professional Service Agreements</u>
<u>Published information from various sources (Articles, Websites, Programs, Schedules, Excerpts)</u>
<u>Outside Meeting Agendas; Sign-In Sheets; Lists of Attendees</u>
<u>Handwritten Notes; Meeting Notes</u>
Development Proposals; Reports from Consultants
<u>(Draft) Speeches/Statements</u>
<u>RFPs; RFQs; Responses</u>

Cleveland City Planning Commission

Special Presentations – Public Art



August 19, 2022



August 19, 2022

Jacqueline E. Gillon Legacy Mural: Seeking Final Approval

Location: 11601 Kinsman Road

Project Representatives: David Wilson, LAND Studio

Antwoine Washington, Artist

Committee Recommendation: Approved as presented

The Jacqueline E. Gillon Legacy Mural



Henry's Cleaners
11601 Kinsman Road @ E116th Street

City of Cleveland Southeast & Citywide Design Review
August 2022

Jacquie Gillon Legacy Campaign

About

In the Fall of 2021, **Jacqueline (Jacquie) E. Gillon**, co-founder and co-director of the Black Environmental Leaders Association (BEL) passed away, leaving an enduring legacy as a passionate environmental justice advocate, a tireless teacher, a community connector and respected leader. There is no doubt that Jacquie was a force of—and for—nature.

During her career, Jacquie served her community as a distinguished member of East Cleveland City Council, a key member of Western Reserve Land Conservancy's Thriving Communities program, and as a beloved trainer and mentor to 29 classes of amazing community leaders at Neighborhood Leadership Institute.

Campaign Goals

- 1) **Plant** - Memorial tree planting, Chat & Chew, mural
- 2) **Grow** - Environmental Justice curriculum development
- 3) **Bloom** - Call to Action, Inaugural Scholarship launch

Mural Project Team

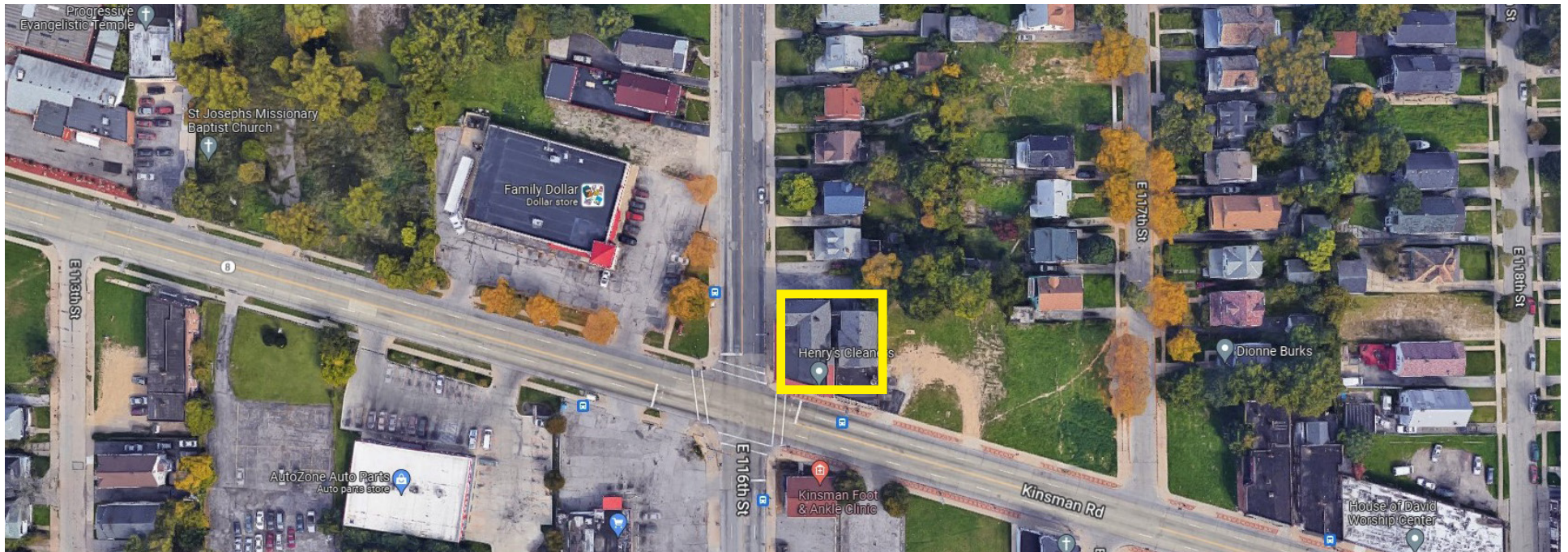
- Black Environmental Leaders Association (BEL)
- Western Reserve Land Conservancy (WRLC)
- Eric Warren, Owner, Henry's Cleaners
- Jacquie Gillon's family
- Antwoine Washington, Artist



Site Location

Henry's Cleaners

11601 Kinsman Road @ E116th Street - East facing wall



Previous Projects @ Henry's Cleaners

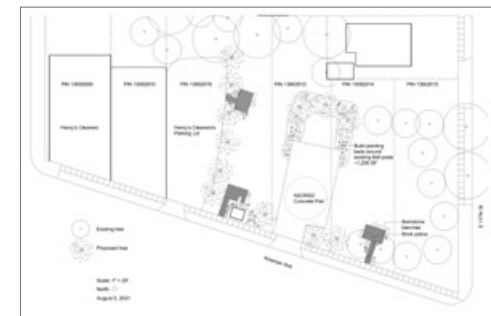
Inner City Hues Mural - Donald Black Jr.



WRLC Greenspace Development



WRLC Tree Planting



About the Artist

Antwoine Washington



Years 28 • Resident & Creative Richard Wright • Learned BFA from Southern University A&M College in Baton Rouge, La

Story and photography by Michael C. Bates

Antwoine Washington is an artistic soul. A skilled portraitist, his precise, life-like drawings pull people in. His paintings, with topics ranged from the dark to the light, are more visceral, and when he wants them to be, less refined, yet they convey equally compelling messages to viewers. It's a powerful combination of talent.

"I always see it's like, using basketball terms, you get a basketball player who can play most ball and he can play in the NBA," he says. "When I really want to get personal with a piece, or someone with it, I'll draw in it to make me longer, and I'm really just feeling everything out. But when I paint, I use my painting, like, a lot of emotion. I just want to get it out and I don't want to waste a lot of time. I want people to see the emotion in it."

In other words, his paintings carry him a game at Richard Park in Harlem, his drawings - his primary passion - get him on the court at Richard Montgomery Fieldhouse.

Washington grew up in Pontiac, Mich., and from an early age, he drew Saturday morning cartoon characters for fun. Despite drawing passion, he never thought about pursuing art professionally.

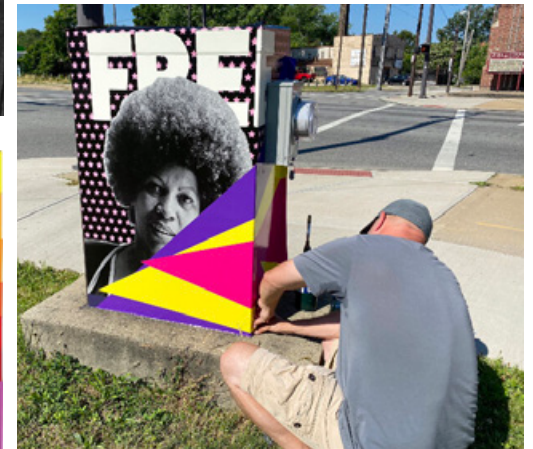
"When I grew up in a poor neighborhood, art wasn't seen as a way out. You either rapped or you played basketball - those were the popular things," he says. "I stuck with art. I always said I wanted to go to college and do the art thing so hopes it would eventually take me there."

Even in college, however, Washington often had to be pushed by professors to enter his work in shows or pursue a



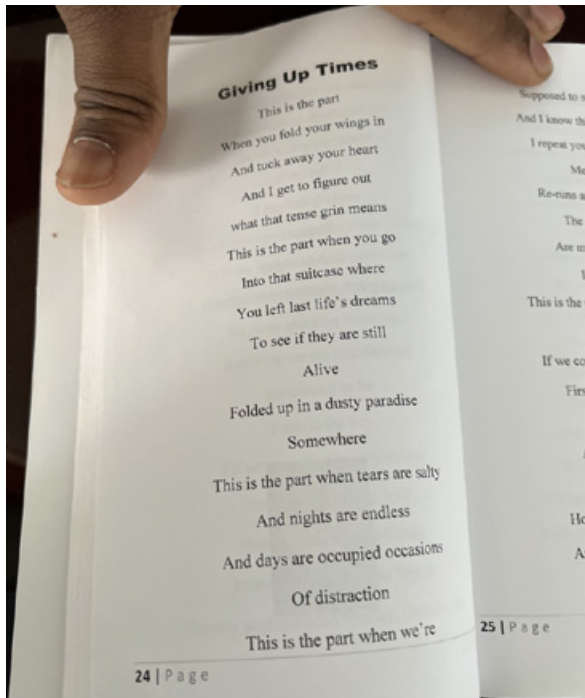
28 | Canvas | Spring 2019

CanvasCLE.com



Artwork Concept

Jacquie's Poetry



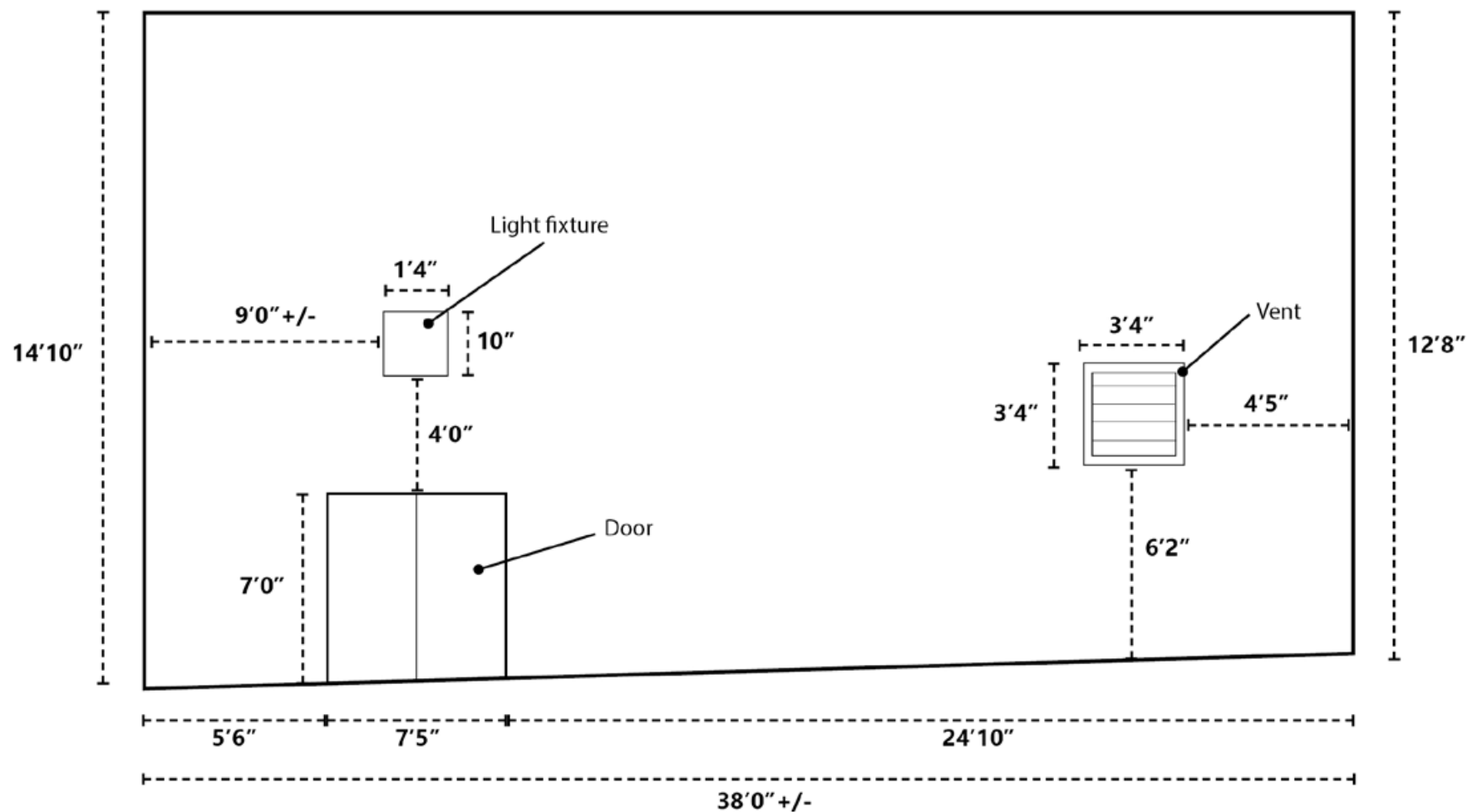
Mural Location



Mural Rendering



Wall Dimensions



Note: Not to scale

Installation Details

Paint

- BEHR Premium Plus Paint & Primer Exterior Color
- Montana Gold spray paint

Site Prep

- Wall cleaning/removal of mold, wax, dirt, oil or grease
- Premium Plus Paint & Primer Exterior Color (White)

Installation method

- Exterior wall paint, brush, and some areas spray paint
- Note: Artist's tag and Jacquie Gillon's attributed quote will be added to the mural in each corner

Maintenance

- Clear coat application for extra protection
- Artist will monitor for signs of wear/damage to ensure longevity & vibrancy



Project Schedule

Wednesday 8/10/22

Local Design Review @ 5:00pm (virtual)

Friday 8/19/22

City Planning Commission Design Review @ 9:00am (virtual)

Late-August/Early-September 2022

Jacqueline E. Gillon Legacy Mural installation

Mid-Late September 2022

Mural unveiling





August 19, 2022

Urban Art Within Union Miles Mural: Seeking Final Approval

Location: 4105-4109 East 131st Street

Project Representative: Latreasa Scott, Union Miles DC

Committee Recommendation: Approved as presented



Urban Art Within Union Miles

SPONSORED BY THE UNION MILES DEVELOPMENT
CORPORATION....

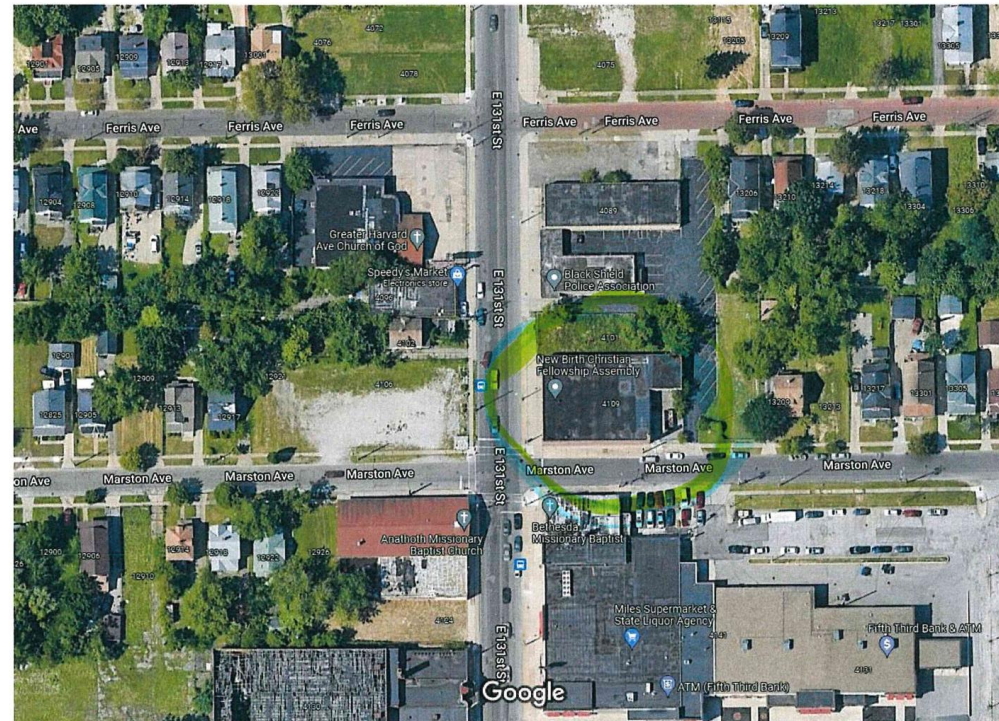
Project Overview

This project has been created by The Union Miles Development Corporation. Project is located at 4105-4109 East 131st Street within the Union Miles Community.

- Purpose: To create a work of art which engages Union Miles residents of Cleveland. To create an exciting innovative art work which reflects local history and culture. To bring unity and enjoyment to the Union Miles neighborhood.
- Dimensions: 10 feet tall.....50 feet long....

Aerial View East 131st Street Near Marston Ave

Google Maps



Imagery ©2022 CNES / Airbus, Maxar Technologies, Map data ©2022 50 ft









Cleveland City Planning Commission

Administrative Approvals



August 19, 2022



Ordinance No. 757-2022 (Ward 3/Councilmember McCormack): Authorizing the Director of Capital Projects to issue a permit to The Sherwin-Williams Company to encroach into the public right-of-way of West 3rd Street by installing a retaining wall with tieback anchors for a Temporary Earth Retention System (TERS) for the construction of the Sherwin-Williams Headquarters parking garage.



Ordinance No. 758-2022 (Ward 6/Councilmember Griffin): Authorizing the Director of Capital Projects to issue a permit to The Medical Center Company to encroach into the public rights-of-way beneath Adelbert Road, Murray Hill Road, and Circle Drive, by installing, using, and maintaining underground electrical service and steam power conduits.



Ordinance No. 768-2022 (Various Wards; Introduced by Councilmembers Jones, Maurer, Kazy and Griffin; by departmental request): Determining the method of making the public improvement of constructing the Lee Road, Bellaire Road, Pelley Drive/Marcie Drive and Brookside Boulevard Area Sewer Projects, including but not limited to manholes and catch basins; authorizing the Director of Public Utilities to enter into one or more public improvement contracts to construct the improvement; and authorizing the director to employ one or more professional consultants necessary to design and implement the improvement; and to apply for and accept funding.



Ordinance No. 772-2022 (Ward 7/Councilmember Howse): Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with 3614 Euclid Holding LLC, and/or its designee, to support the financing and development of the Delta Hotel Project to be located at 3614 Euclid Avenue; 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. 773-3033 (Ward 9/Councilmember Conwell):

Changing the Use, Area and Height Districts of parcels of land northeast of Ansel Road between Derby Avenue and Superior Avenue and adding a 15 foot Specific Mapped Setback from the property line (Map Change 2653).



Ordinance No. 818-2022 (Ward 7/Councilmember Howse):

Approving the addition of property located at 5000 Euclid Avenue to the Northeast Ohio Advanced Energy District; accepting and approving a petition and plan from a property owner in the District identifying a special energy improvement project; declaring it necessary to conduct the special energy improvement project; providing for the assessment of the cost of such special energy improvement project; authorizing the Director of Economic Development to enter into an Energy Project Cooperative Agreement and a Special Assessment Agreement to implement the project; and declaring an emergency.



Ordinance No. 819-2022 (Ward 6/Councilmember Griffin):

Designating certain property located on Hulda Avenue between East 110th Street and Woodhill Avenue in the Woodland Hills neighborhood as “Ernest G. Turner Memorial Pocket Park.”



Ordinance No. 820-2022 (Citywide; Introduced by Councilmembers Bishop and Griffin by departmental request): Authorizing the Director of Public Works to accept a grant from the Northeast Ohio Public Energy Council for the NOPEC Energized Community Grant Program for various energy efficiency and City facility improvement projects; determining the method of making the public improvement of implementing the projects; authorizing the Director to enter into one or more contracts for the making of the public improvement; and authorizing one or more standard, requirement, professional services, or other contracts or agreements needed to implement this ordinance.

Cleveland City Planning Commission

Director's Report



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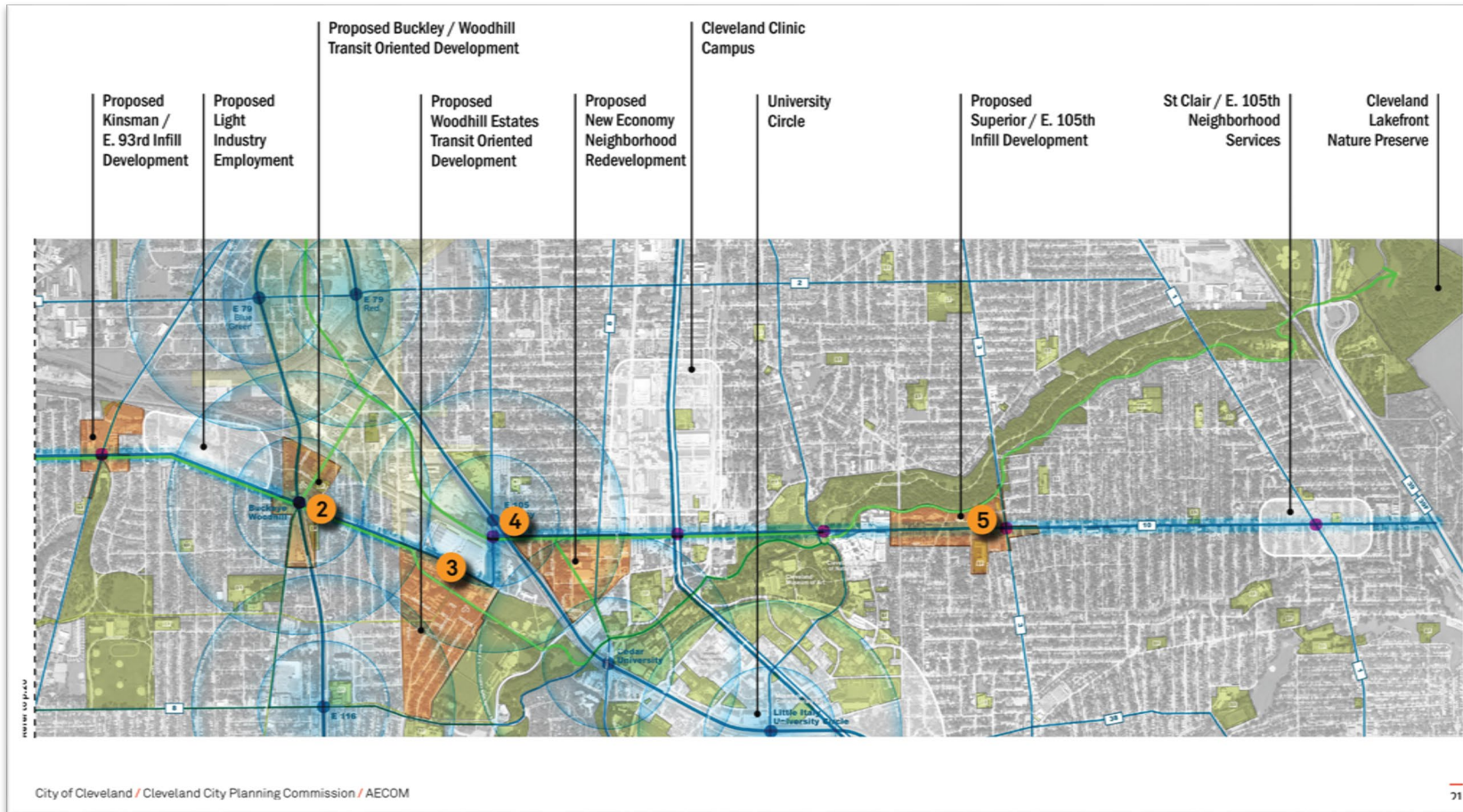
Complete and Green Streets Policy – Public Comment and Advisory Board Nominations

The initial version of the administration's Complete and Green Streets policy is now posted online. We will be reviewing this document with the Transportation Infrastructure Advisory Committee when they are convened, and will continue to update it as we refine our processes. We are also taking nominations for resident appointees to the TIAC. The link to a short nomination form is included on the webpage. Please share widely and submit any nominations no later than Sunday, August 21st.



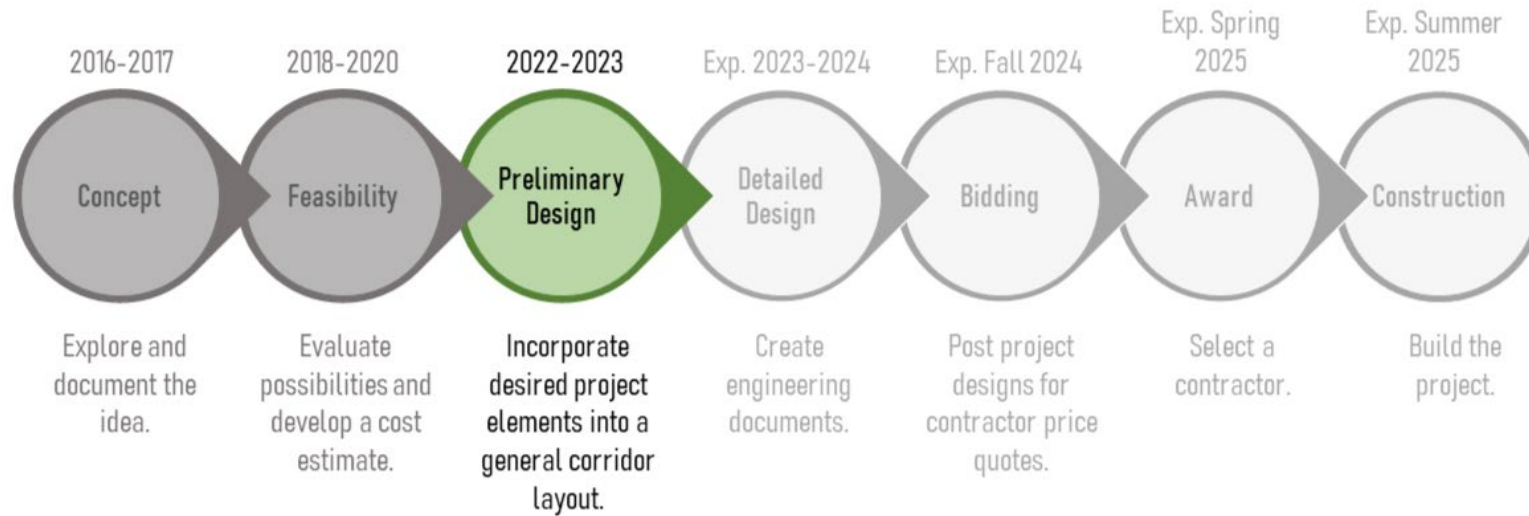
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Thrive 105-93 design (preliminary engineering) is moving forward and we will announce public engagement opportunities later this fall!



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Superior Midway underway



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Neighborhood Traffic Calming Pilot

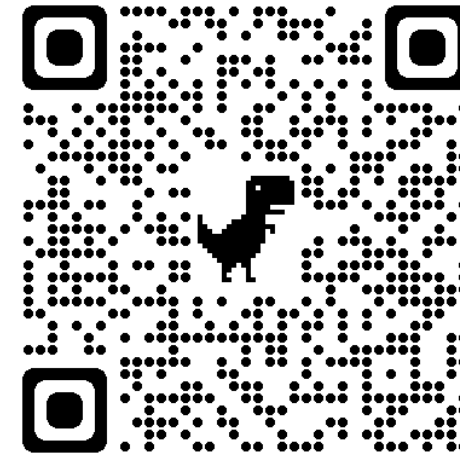
- 10 radar speed feedback signs have been installed across Cleveland
- 14 modular rubber speed tables at 9 locations are being installed over the next month





Destination Cleveland: Downtown Public Space Survey

- 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)



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Communications

- Our zoning section is adding these yard signs to tree lawns or posters to storefronts that show upcoming Board of Zoning Appeals hearings, in addition to regular mailings

General Updates

- Don Petit's last day at the City of Cleveland will be August 31
- Room 514 technology improvements underway



Cleveland City Planning Commission

Adjournment



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