

Friday, October 7, 2022

Special Joint Meeting

Joyce Pan Huang, Director

Cleveland Planning Commission - Landmarks Commission

Preamble

IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINACES 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.

ALL MEETING ACTIVITY IS BEING RECORDED.

THESE PROCEEDINGS ARE ALSO BEING <u>LIVE STREAMED</u> VIA YOUTUBE.

ALL PUBLIC COMMENTS HAVE BEEN RECEIVED VIA THE CITY OF CLEVELAND PLANNING COMMISSION WEBSITE (http://planning.clevelandohio.gov) & EMAIL: cityplanning@clevelandohio.gov. COPIES OF ALL COMMENTS HAVE BEEN DISTRIBUTED TO ALL MEMBERS OF THE COMMITTEES AND COMMISSION PRIOR TO THE MEETING.

Call to Order and Roll Call



Certificates of Appropriateness



Certificates of Appropriateness

ELLEVEL AND OF STREET

October 7, 2022

City Planning Case DF2021-016/DF2022-034 Landmarks Commission Case 21-057

Downtown Flats Design Review District / Warehouse Historic District

Sherwin-Williams Company Corporate Headquarters Public Square / Warehouse Historic District

New Construction of Corporate Headquarters

1- Landscape / Site Amenities

Ward 3: McCormack

Project Representatives: Sherwin-Williams / Pickard Chilton / HGA / Vocon /OJB + DERU /Alvine

Engineering

October 7, 2022



Committee Recommendations (Landscape Only): Approved with Conditions:

• Consult with the City's Manager of Urban Forestry for final review and coordination

Committee Recommendations (Site Amenities Only): Approved with Conditions:

- Continue coordination with RTA and the City on transit waiting area in the ROW and location of adjacent streetscape amenities
- Work with City Staff on details around installation at the Front Garden seating rails and softening (with landscaping) the conditions in which they occur
- Consideration of additional seating be added, or allowed for, if deemed necessary or a positive element to the Garden as a whole in the future

SPA: Downtown



6 & 7 October, 2022 City of Cleveland Design Review

OJB LANDSCAPE ARCHITECTURE | DERU LANDSCAPE ARCHITECTURE

Design Presentation Team

Timothy Muckley
The Sherwin-Williams Company,
Director of Corporate Real Estate

Julie Young
The Sherwin-Williams Company
Vice President, Global Corporate Communications

Andrew Albers

OJB Landscape Architecture, Landscape Architect

Jayme Schwartzberg
Deru Landscape Architecture, Landscape Architect

Matt Heisey Vocon, Interior Architect

Jon Ziegan
Osborn Engineering, Civil Engineer

Design Review/ Joint Commission

6 & 7 October, 2022

Landscape & Site Amenities

Cleveland City Planning Commission & Cleveland Landmarks Commission Downtown | Flats Design Review Advisory Committee & Historic Downtown Cleveland Design Review Committee Meeting Motions

20 July, 2021- Joint Commission Meeting - Conceptual Design Approval Approved with stated conditions

14 September, 2021- Joint Commission Meeting - Schematic Approval

Motion 1 - Pavilion Block Schematic Approval Approved as presented: Pavilion Block on Public Square.

Motion 2 - Tower Schematic Approval

Approved as presented

Motion 3 - North Block Schematic Approval

Approved with stated conditions

30 November, 2021- Joint Commission Meeting - Final Design Approval

Approved with Stated Conditions

Cleveland City Planning Commission & Cleveland Landmarks Commission

Downtown | Flats Design Review Advisory Committee & Historic Downtown Cleveland Design Review Committee

Meeting Motions

3 June, 2022- Joint Commission Meeting - Signage/ Lighting/Landscape/ Site Amenities Final Approval

Motion 1 - Final Approval- Signage Approved- with stated conditions

Motion 2 - Final Approval- Lighting Approved- As Presented

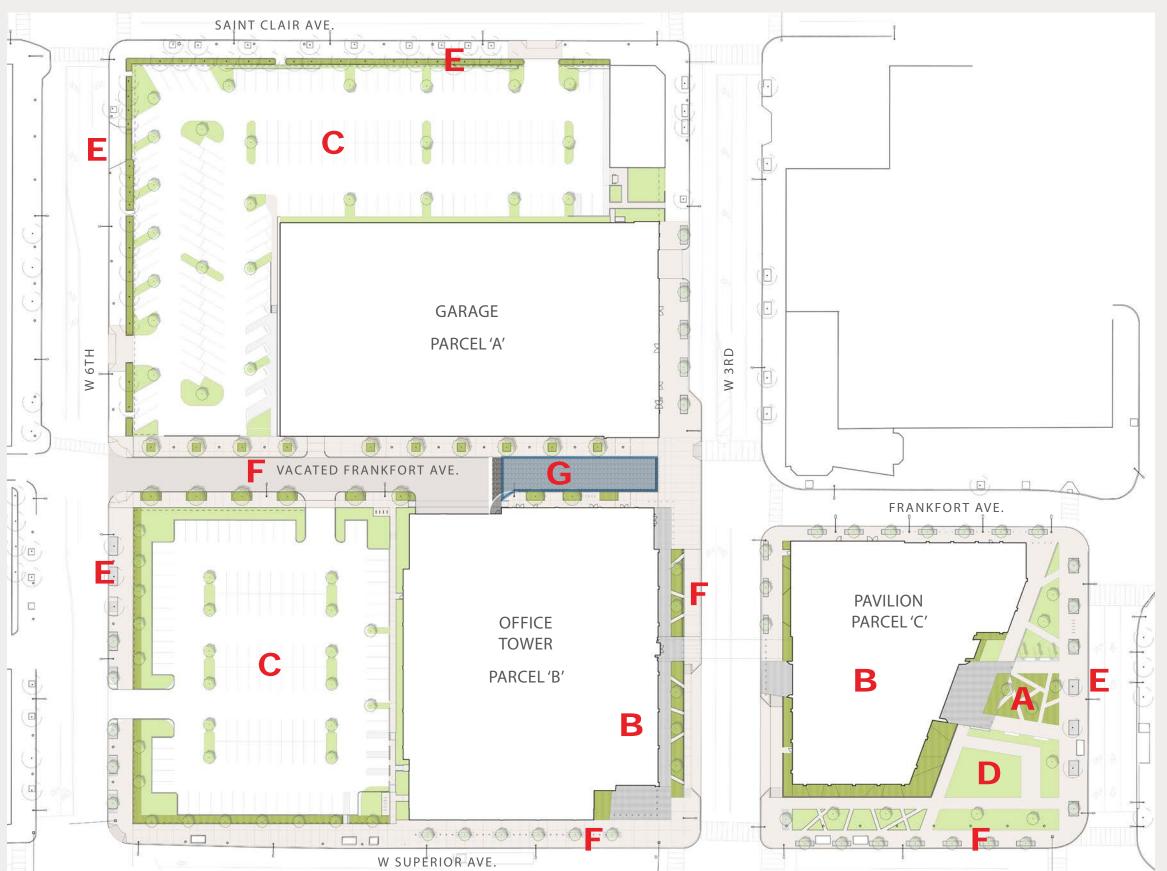
*** Landscape/ Site Amenities Tabled to return at a future date

LANDSCAPE

FINAL LANDSCAPE AND SITE AMENITY APPROVAL

LANDSCAPE

Site Plan

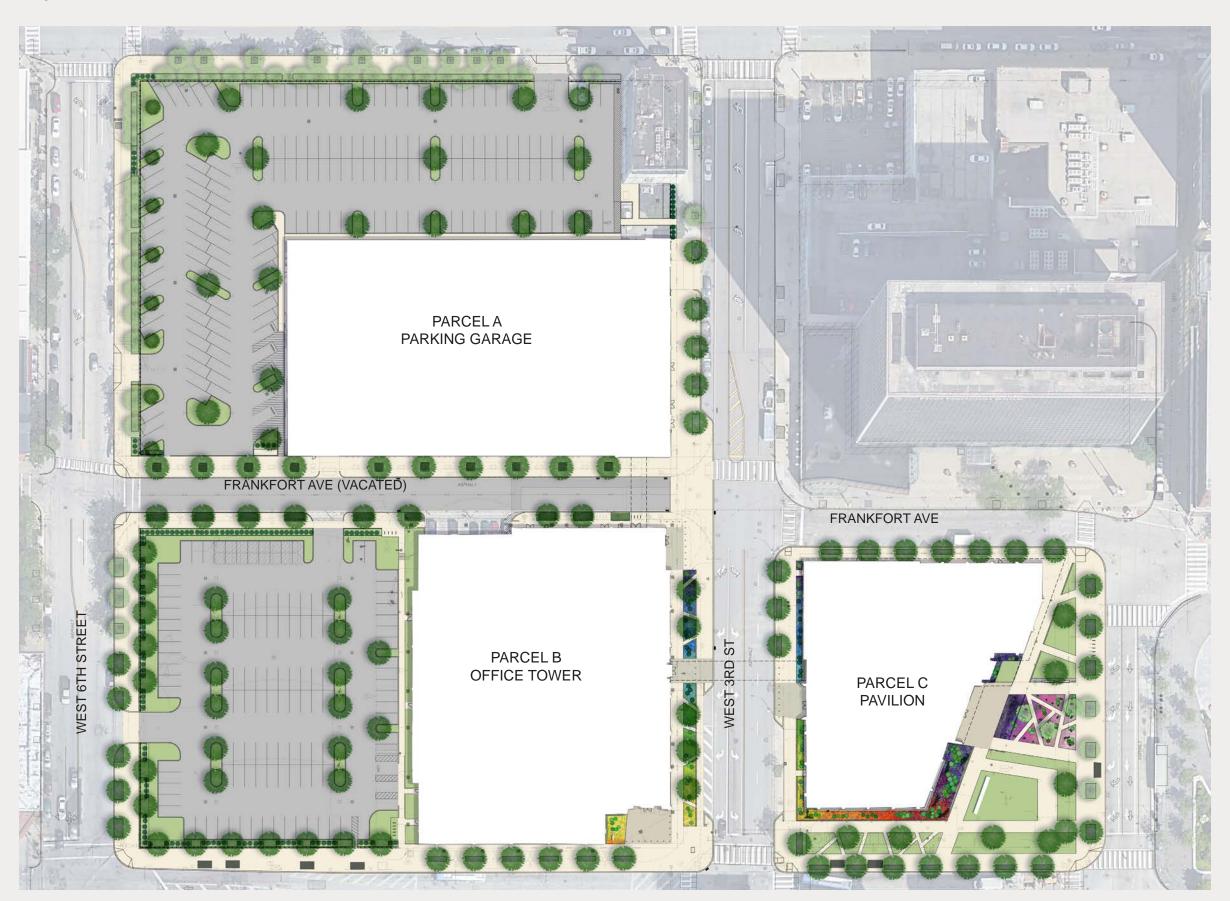


LEGEND

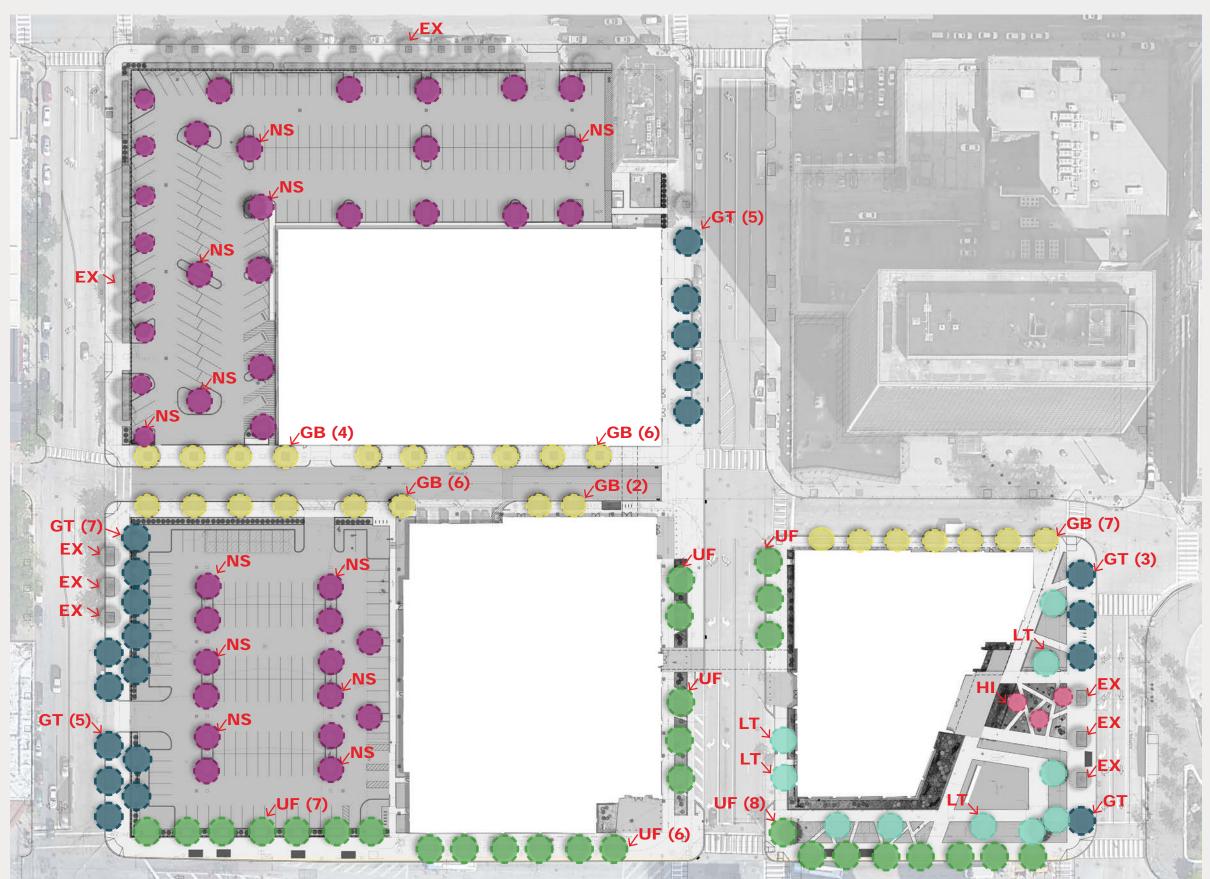
- A COLOR GARDEN
- **B** BUILDING LOBBY
- C SURFACE PARKING
- D LAWN
- E EXISTING TREE TO REMAIN
- F NEW TREES (TYPICAL)
- G FRANKFORT PAVING



Planting Plan, Overall



Tree Species Plan Diagram



LEGEND

- GB- Ginkgo b. 'Princeton Sentry'Princeton Sentry Ginkgo
- GT Gleditsia t. f. 'Street Keeper'
 Street Keeper Honey Locust
- HI-Hamamelis i. "Barmstedt Gold"
 Barmstedt Gold Witchhazel
- LT-Liriodendron t. "Little Volunteer"
 Little Volunteer Tulip Poplar
- NS- Nyssa sylvatica Sour Gum
- UF- Ulmus X Frontier
 Frontier Elm

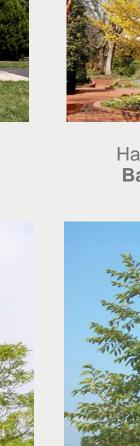
Tree Species Selection



Ginkgo b. 'Princeton Sentry'
Princeton Sentry Ginkgo



Gleditsia t. f. 'Street Keeper'
Street Keeper Honey Locust



Nyssa sylvatica **Sour Gum**



Hamamelis i. "Barmstedt Gold' Barmstedt Gold Witchhazel



Ulmus X Frontier Frontier Elm



Malus 'Spring Snow' (ALTERNATE) **Spring Snow Fruitless Crabapple**



Liriodendron t. "Little Volunteer"
Little Volunteer Tulip Poplar

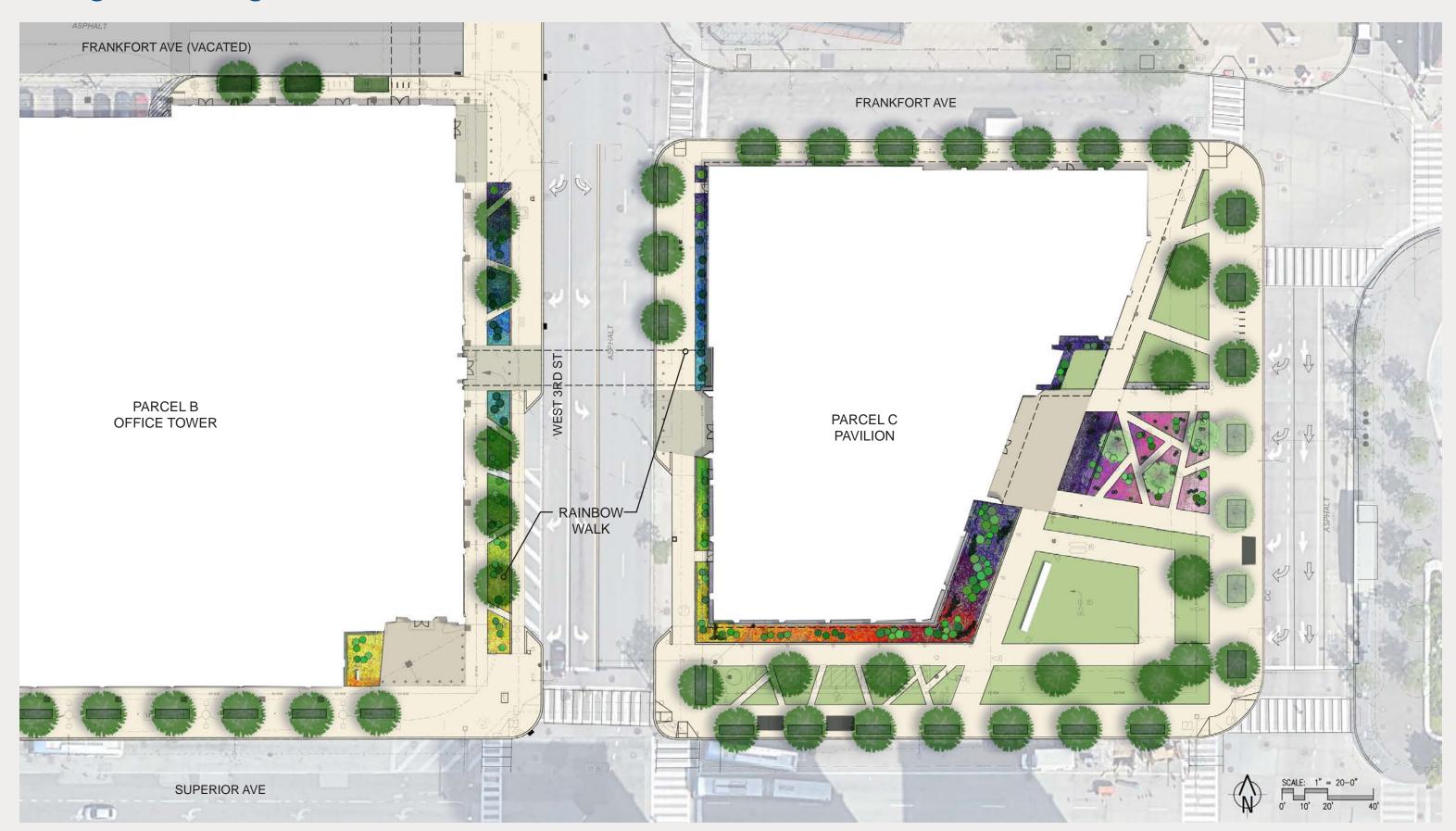
Enlarged Planting Plan, Garage Block

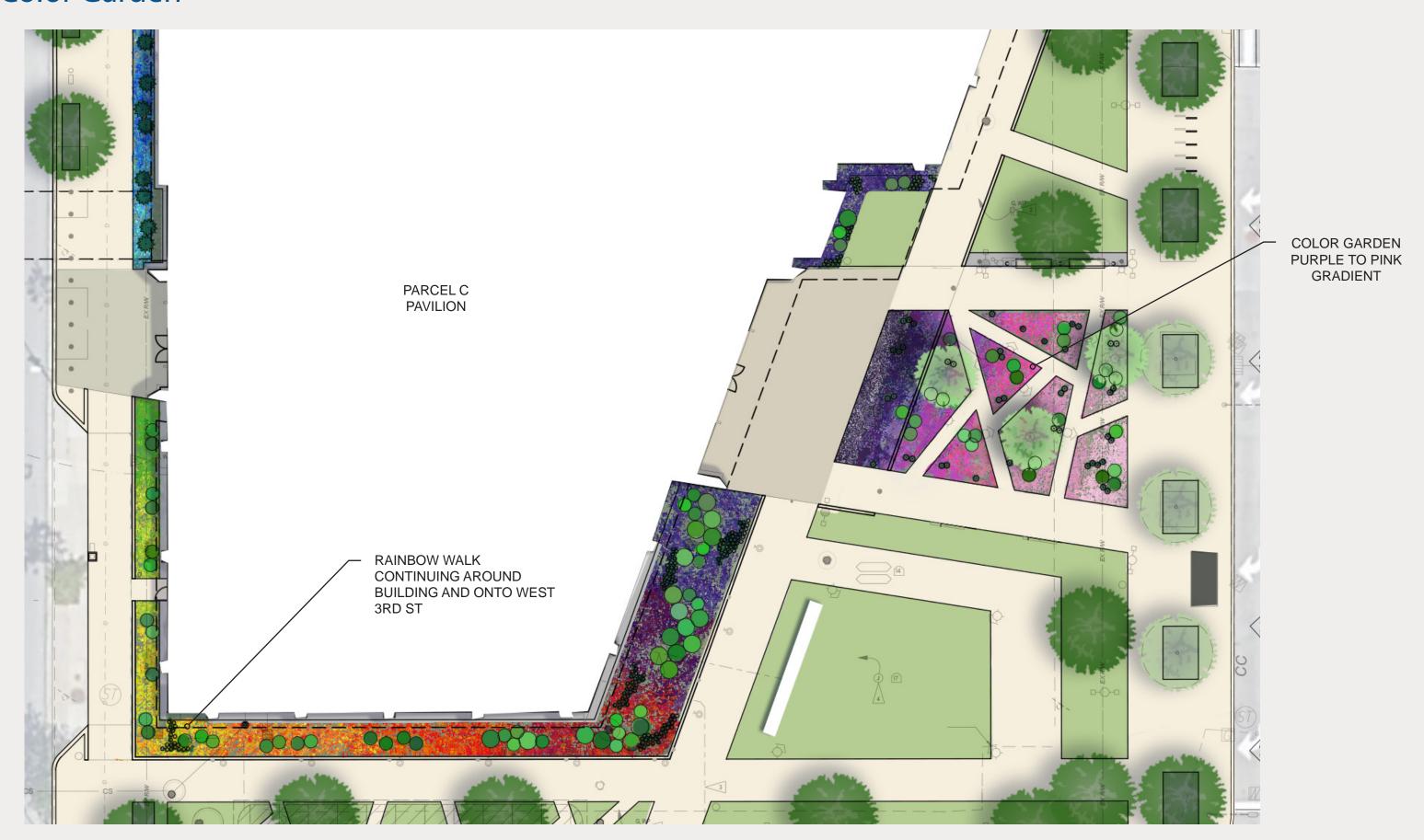


Enlarged Planting Plan, Tower Block



Enlarged Planting Plan, Pavilion Block





Color Garden, Winter interest



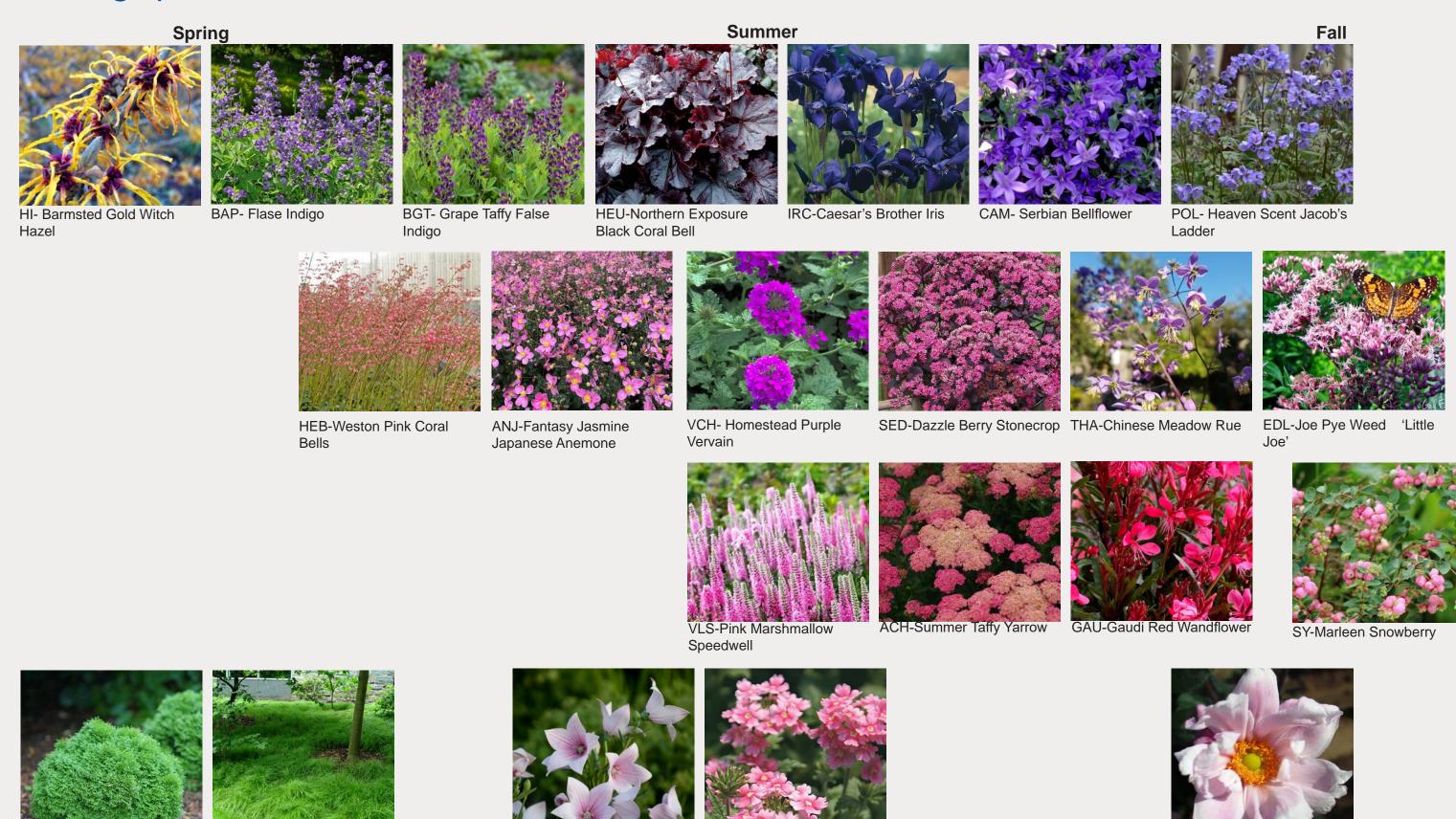
15 BOT 17 19 BON 17 19 BON

EVERGREEN IN COLOR GARDEN

Site view, Pavilion Main Entrance, Winter Color Garden



Planting Species Selections



VCA- Apple Blossom Vervain

PGA- Balloon Flower

TO-Tater Tot Arborvitae

CXP-Pennsylvania Sedge

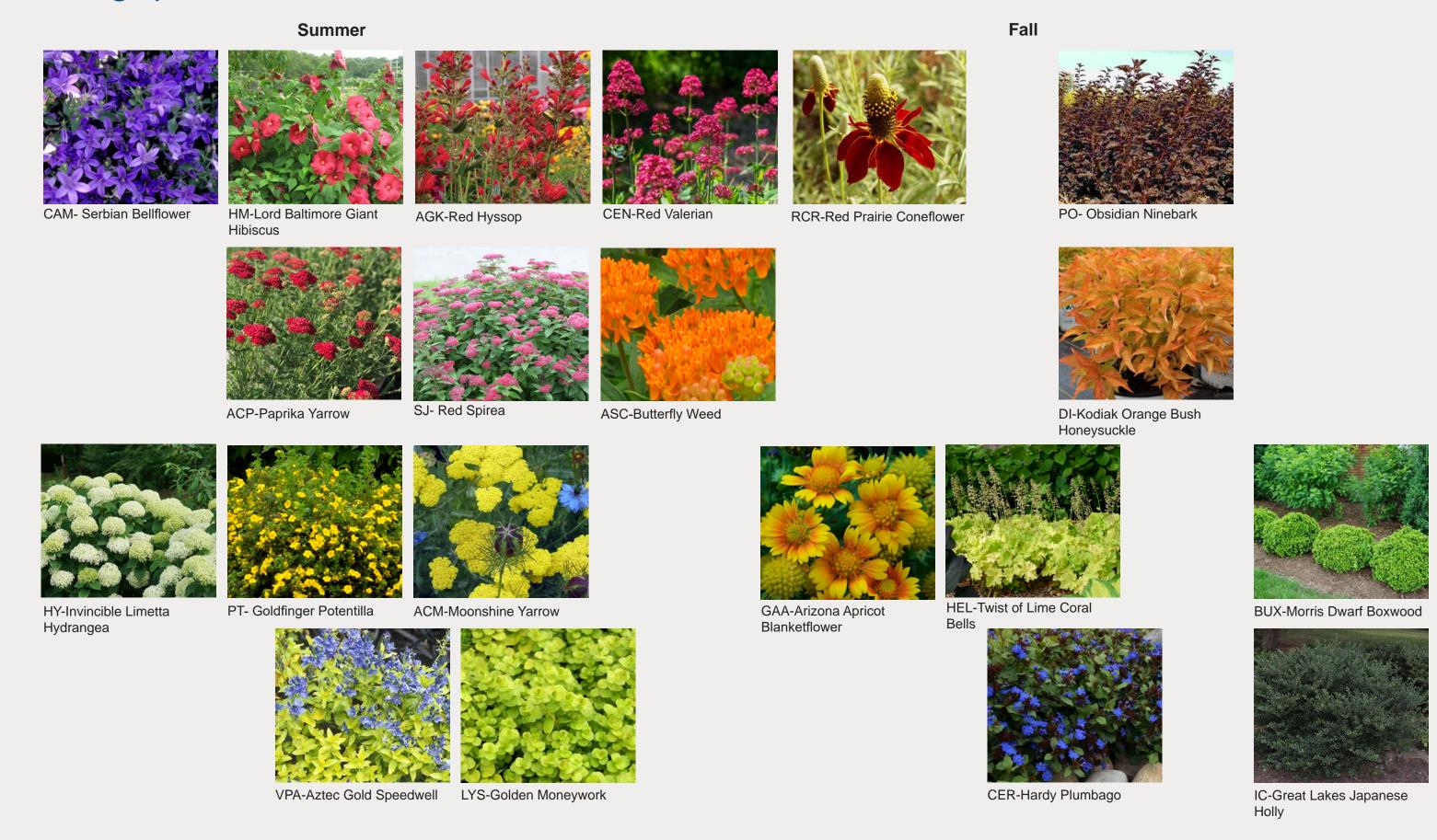
ANM-Max Vogel Anemone

Planting Species Selections

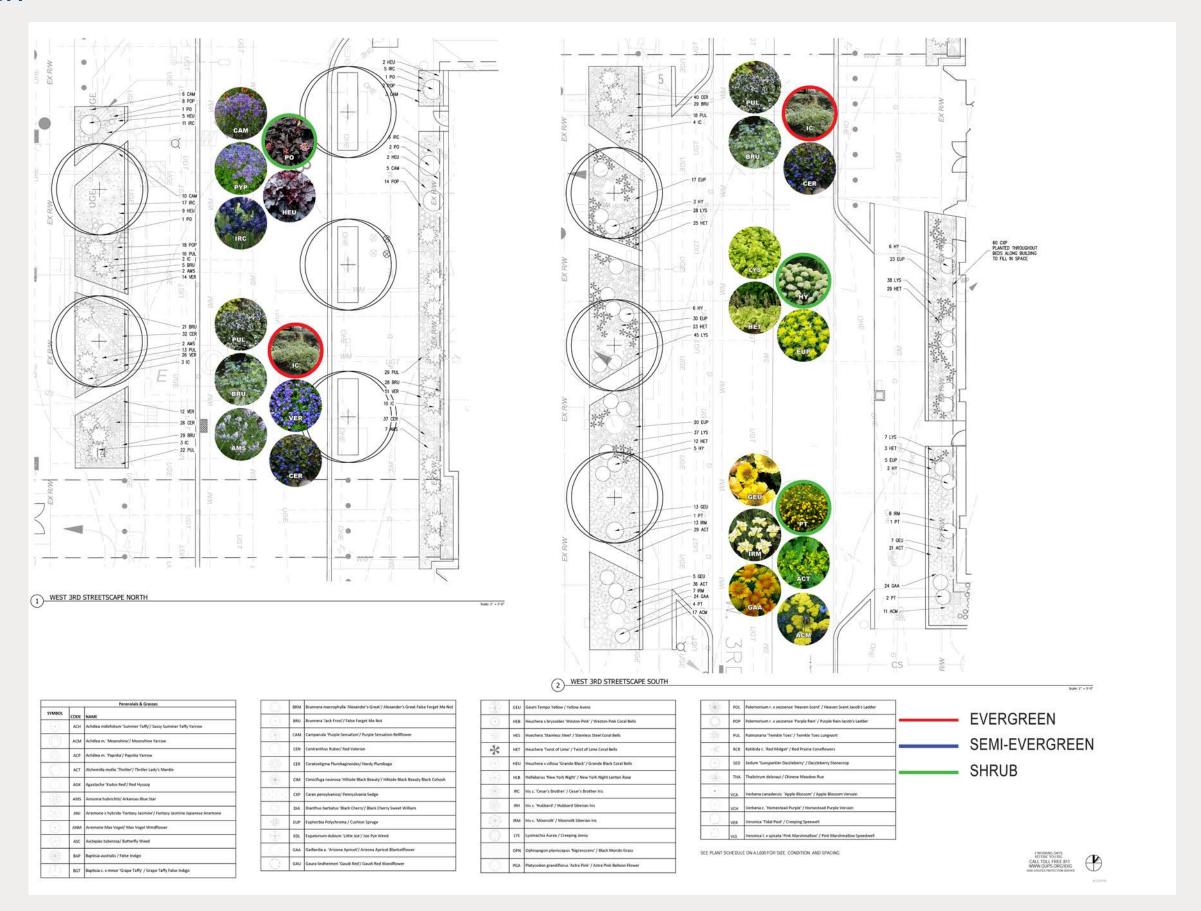
Spring Summer HEU-Northern Exposure IRC-Ceasar's Brother Iris CAM- Serbian Bellflower **HM-Lord Baltimore Giant** IRH- Hubbard Siberian Iris Black Coral Bell Hibiscus SJ- Red Spirea **ASC-Butterfly Weed** DIA-Black Cherry Sweet CHS-Kingishi Quince William ACT-Thriller Lady's Mantle **GEU-Yellow Avens** PT- Goldfinger Potentilla **ACM-Moonshine Yarrow** IRM-Moonsilk Siberian Iris PUL- Twinkle Toes Lungwort AMS-Arkansas Blue Star HY-Invincible Limetta BRU- False Forget Me Not **EUP-Cushion Spruge** LYS-Golden Moneywork

Hydrangea

Planting Species Selections









Paving Materials Plan



LEGEND

- CONCRETE UNIT PAVERS
- COLORED CONCRETE
- FRANKFORT PAVING

BALANCE OF PAVING IS CONCRETE SIDEWALK OR STREETS

Paving Materials



CONCRETE SIDEWALK

TYPICAL,
TO MATCH DOWNTOWN CITY STANDARDS



ENHANCED CONCRETE

COLORED CONCRETE
WITH SPECIAL FINISH AND AGGREGATE

PROPOSED FINISH IS TOPCAST (SIMILAR TO SANDBLAST)



UNIT PAVERS

PROPOSED PAVERS
UNILOCK, COLOR: ARCANA CORVARA

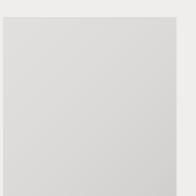
STACKED BOND PATTERN, SIZE TO BE DETERMINED, 3" THICK



FRANKFORT PAVING

PROPOSED PAVERS
UNILOCK: 3 COLOR MIX
SEE SITE VIEWS
HERRINGBONE PATTERN

ARCHITECTURE MATERIALITY



SHERWIN WILLIAMS FLUROPON CONTINUUM FINISH



AND COLUMN CLADDING, HONED



GRANITE BASE, CHARCOAL GREY HONED



SMOOTH FINISH GREY CONCRETE



SERIES ™ NORDIC STAR - 50%



UNILOCK

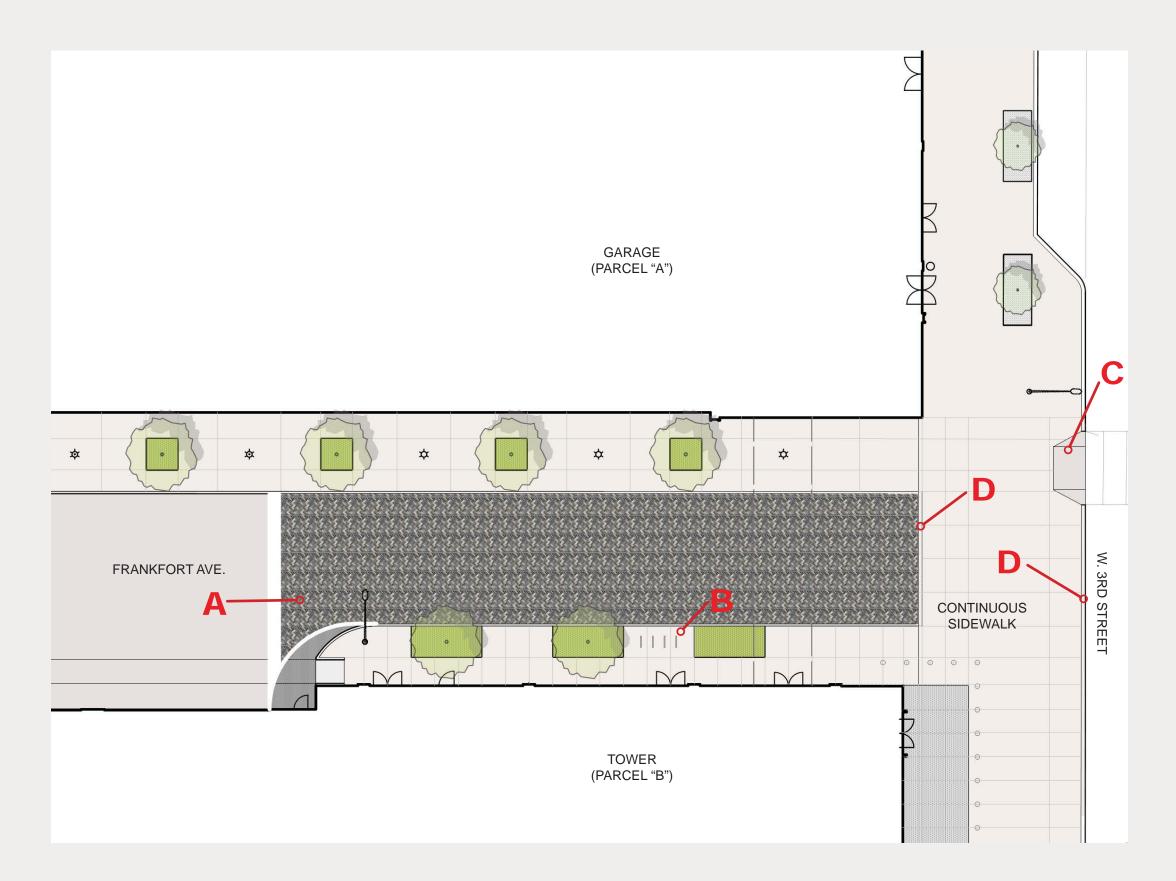
SERIES ™

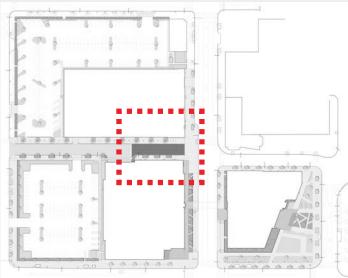
GOLDEN TAN - 25%



UNILOCK SERIES ™ ARCTIC GREY - 25%

Frankfort Paving, Demarcation, Plan Enlargement

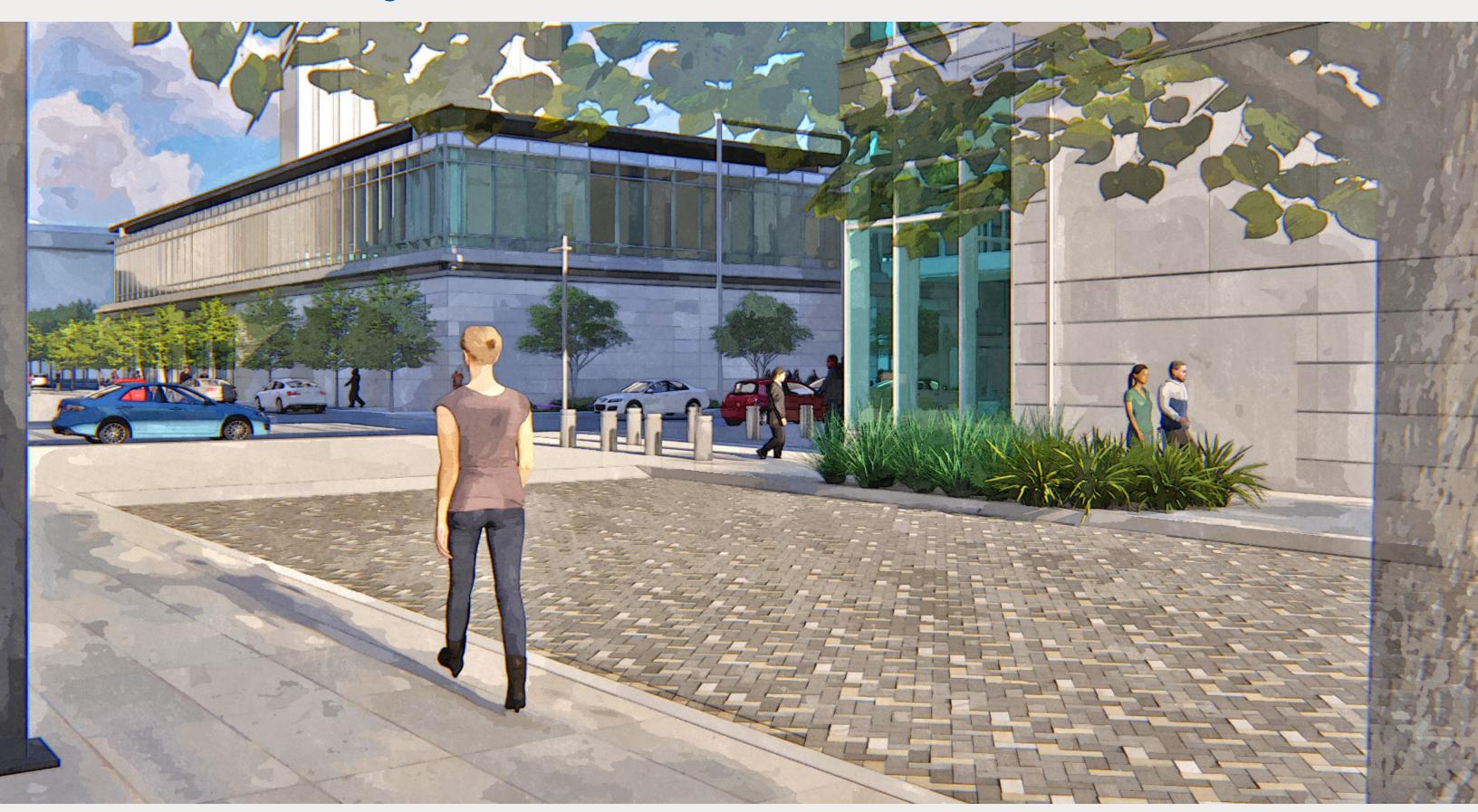




LEGEND

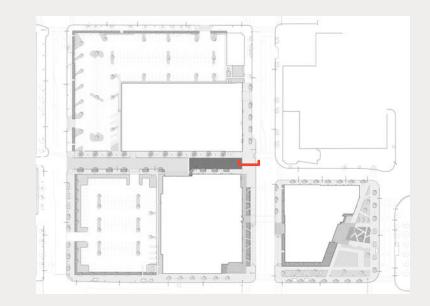
- A PAVERS
 HERRINGBONE PATTERN
- B BIKE RACKS (4)
- C CURB RAMP
- D ROLLOVER CURB

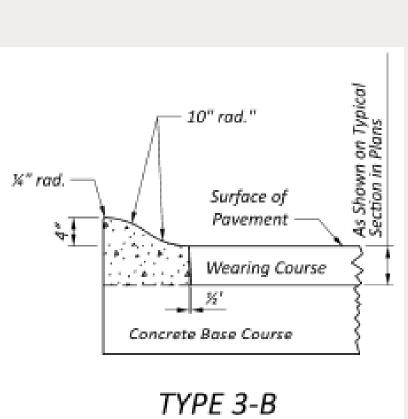
Site View, Frankfort Paving

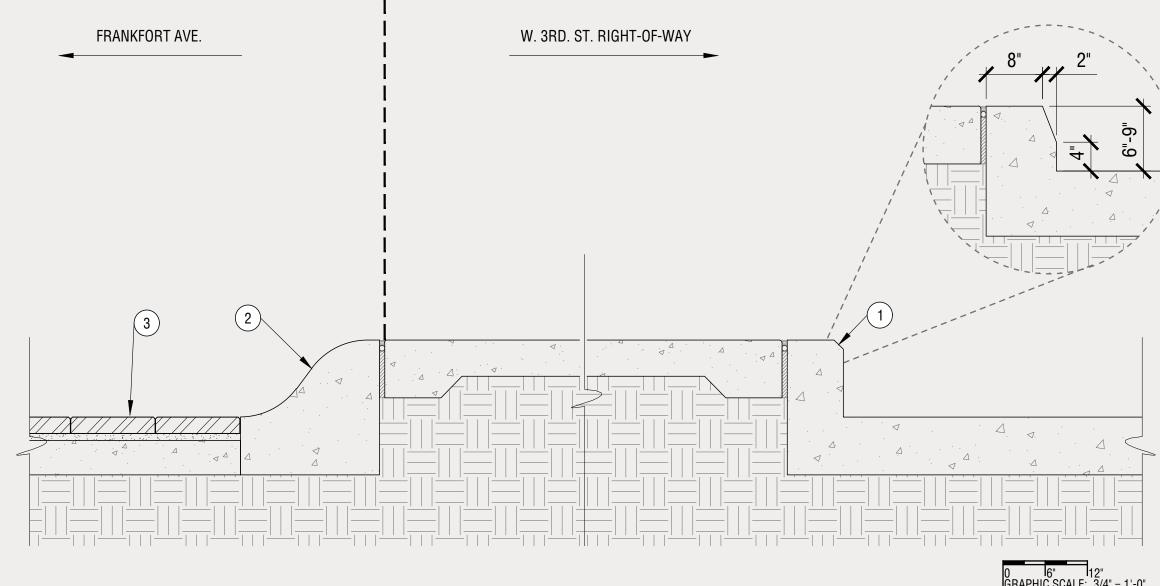


Rollover Curb at Frankfort Intersection

- 1 CITY GRANITE CURB; CHAMFERED
- 2 ODOT CURB TYPE 3
- (3) PAVERS AT FRANKFORT AVE.







Site View, Frankfort Paving



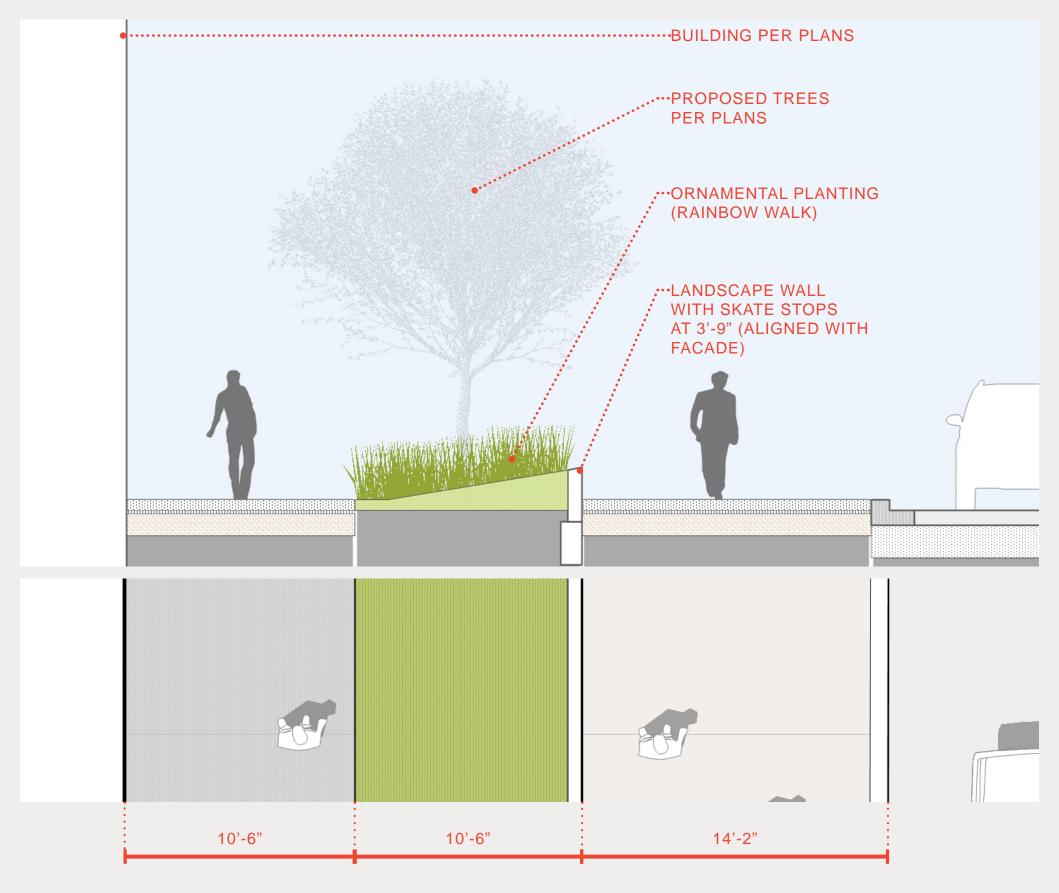
Site View, Frankfort Avenue

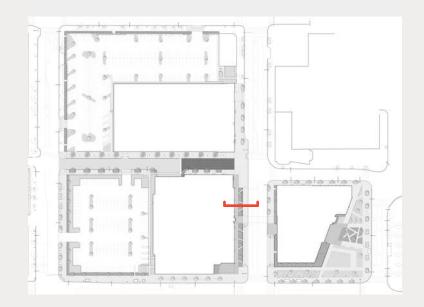


Site view, W 3rd Looking North



Section at landscape wall

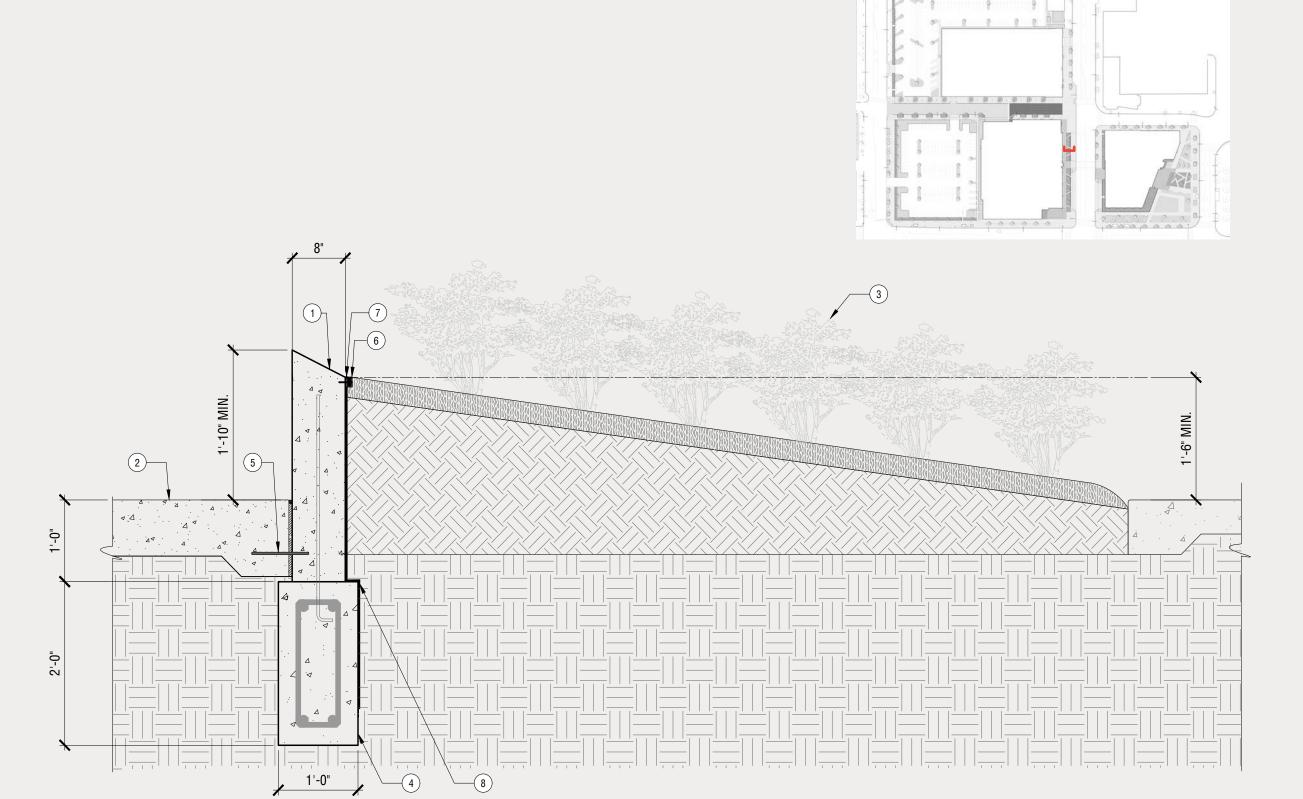




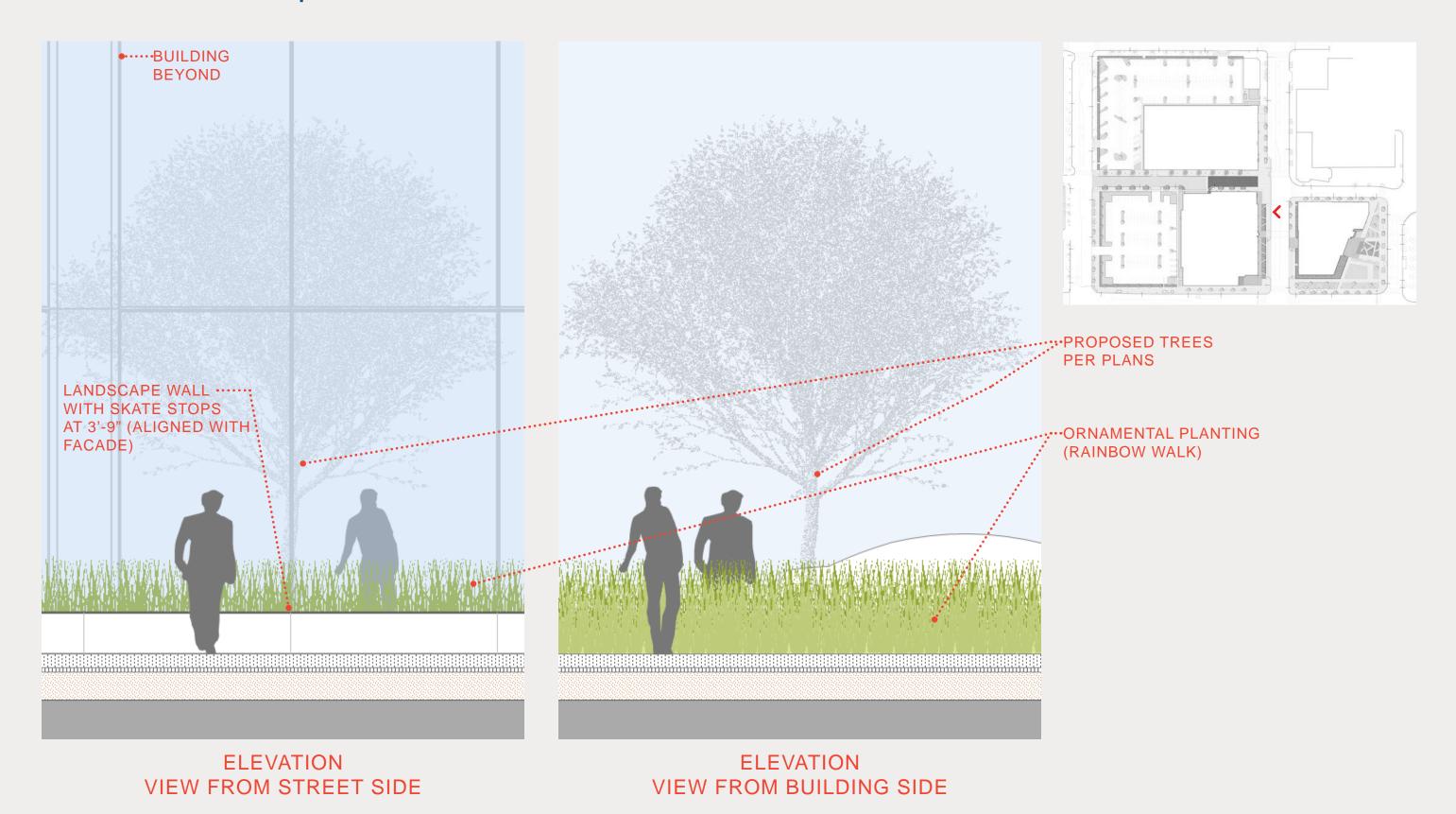
Typical Landscape Wall Detail at W. 3rd St.



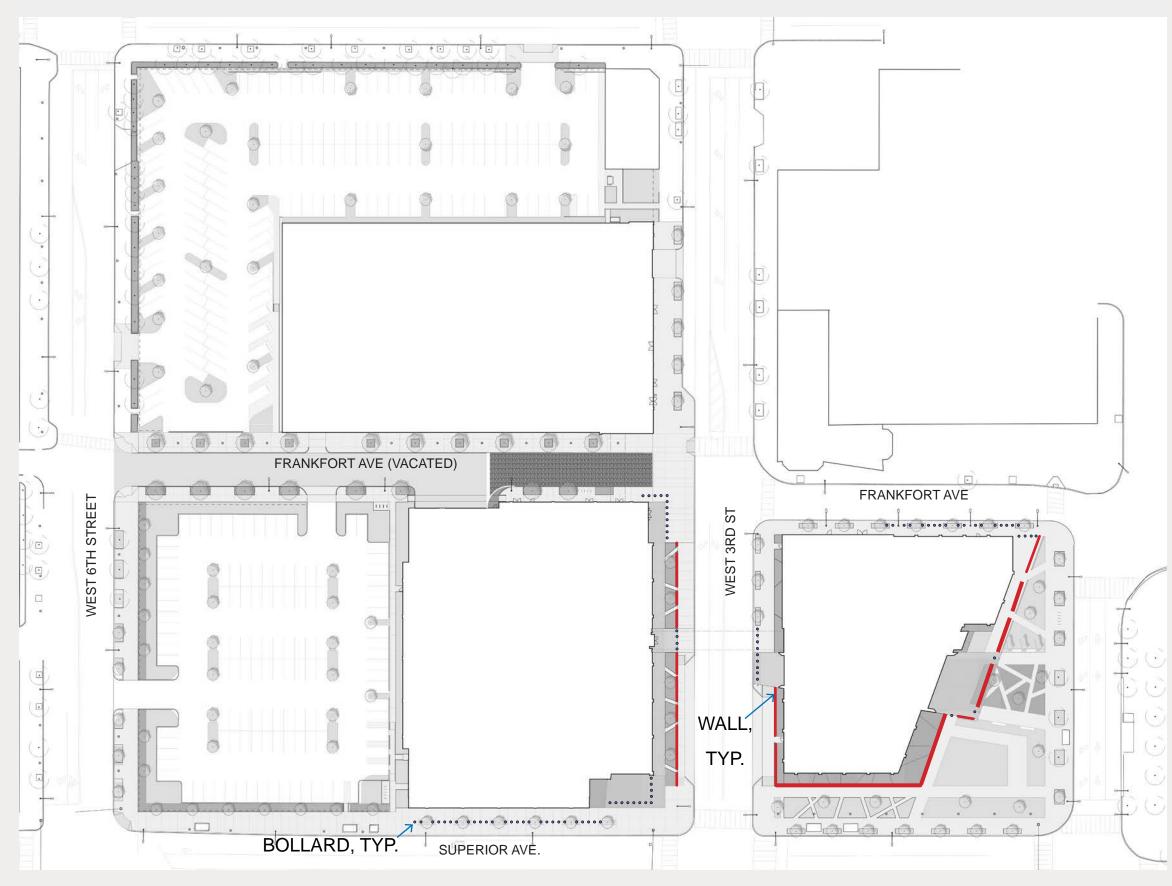
- 1. ENGINEERING IS DELEGATED DESIGN.
- 2. SLOPES SHOULD BE UNIFORM, CONSISTENT, AND AS CLOSE TO DRAWING GEOMETRIES AS POSSIBLE
- 3. SKATE STOPS AND JOINTS
 ARE TO BE SPACED AT
 APPROXIMATELY 4'-0". VERIFY
 WITH LANDSCAPE ARCHITECT
 PRIOR TO CONSTRUCTION.
- 1 PRECAST CONCRETE BENCH, RE: CONSTRUCTION SCHEDULE
- 2 ADJACENT CONCRETE PAVING, RE: CONSTRUCTION PLANS AND SCHEDULE
- 3 ADJACENT PLANTING, RE: PLANTING PLANS AND SCHEDULE
- 4 REINFORCED CAST IN PLACE FOOTER, RE: STRUCTURAL FOR REINFORCING
- 5 DOWEL, RE: STRUCTURAL
- 6 316 STAINLESS STEEL TERMINATION BAR FASTENED TO CONCRETE WALL WITH STAINLESS STEEL CONCRETE SCREWS. FULLY SEAL ALONG TOP OF BAR; COLOR TO MATCH CONCRETE. SUBMIT PRODUCT DATA FOR REVIEW.
- 7 CAULK, COLOR TO MATCH CONCRETE
- 8 VERTICAL DRAINAGE BOARD WITH GEOTEXTILE FILTER FABRIC OVER FLUID APPLIED WATERPROOFING RE ARCHITECTURE



Section at landscape wall



Security Diagram



LEGEND

LANDSCAPE WALL

BOLLARD

Security Elements





LANDSCAPE WALL

CONCRETE, CAST IN PLACE SANDBLAST FINISH



SECURITY-RATED BOLLARD

STAINLESS STEEL
M30 RATED

BOLLARD

STAINLESS STEEL 6" DIAMETER

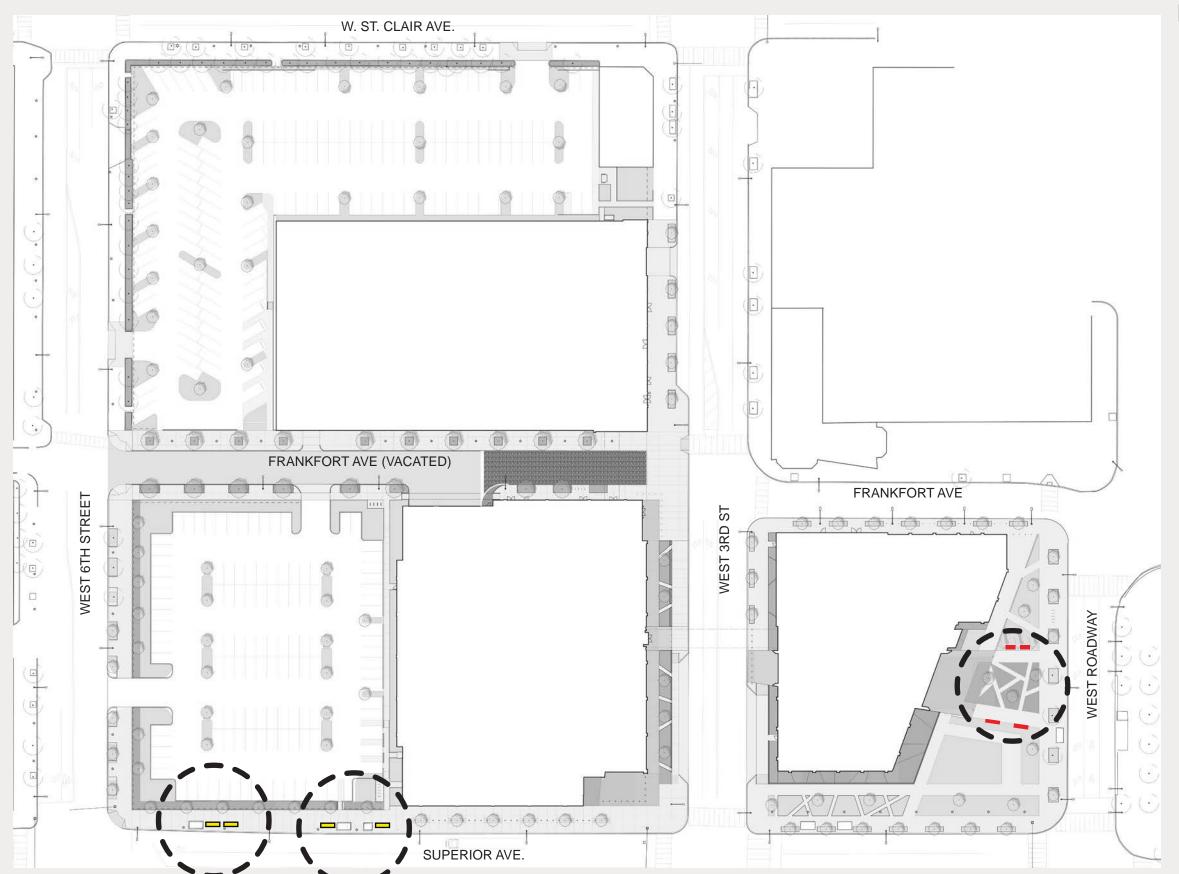
Site view, Superior Avenue



Site view, Pavilion



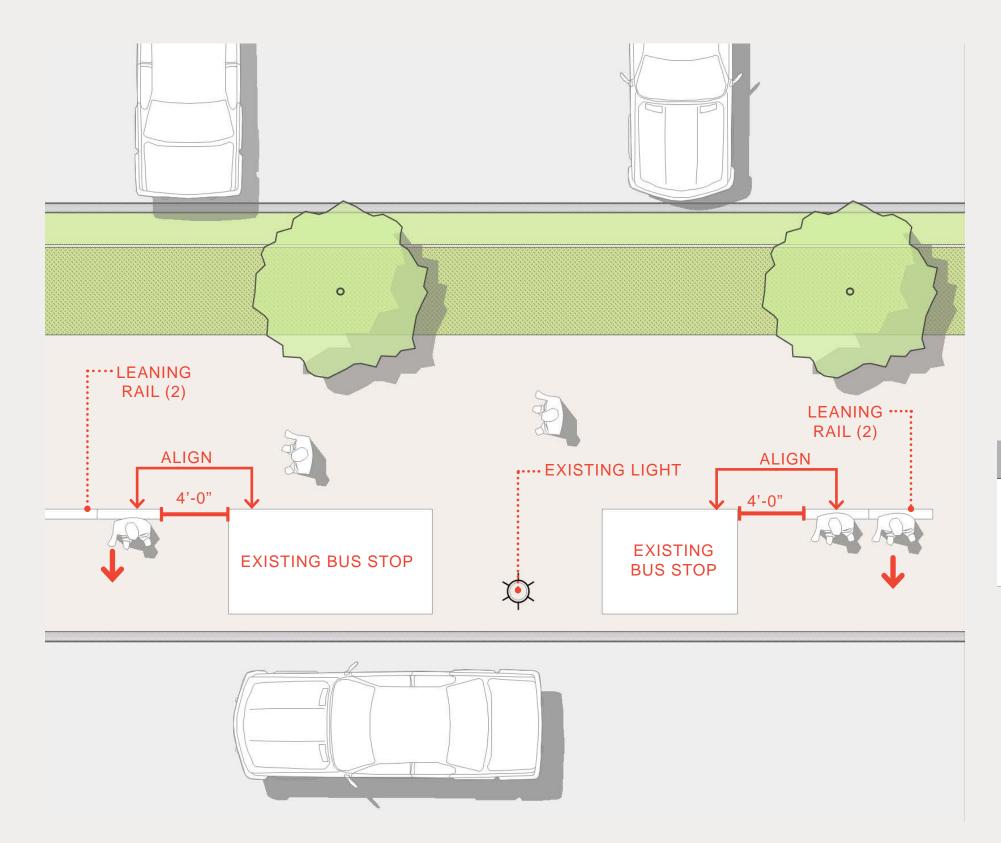
Street Furniture, Seating Opportunities

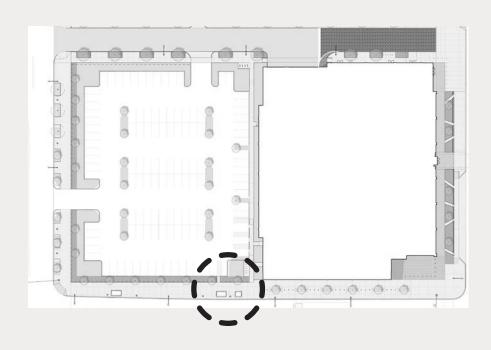


LEGEND

- ☐ LEANING RAIL AT BUS SHELTER
- SITTING RAIL AT COLOR GARDEN

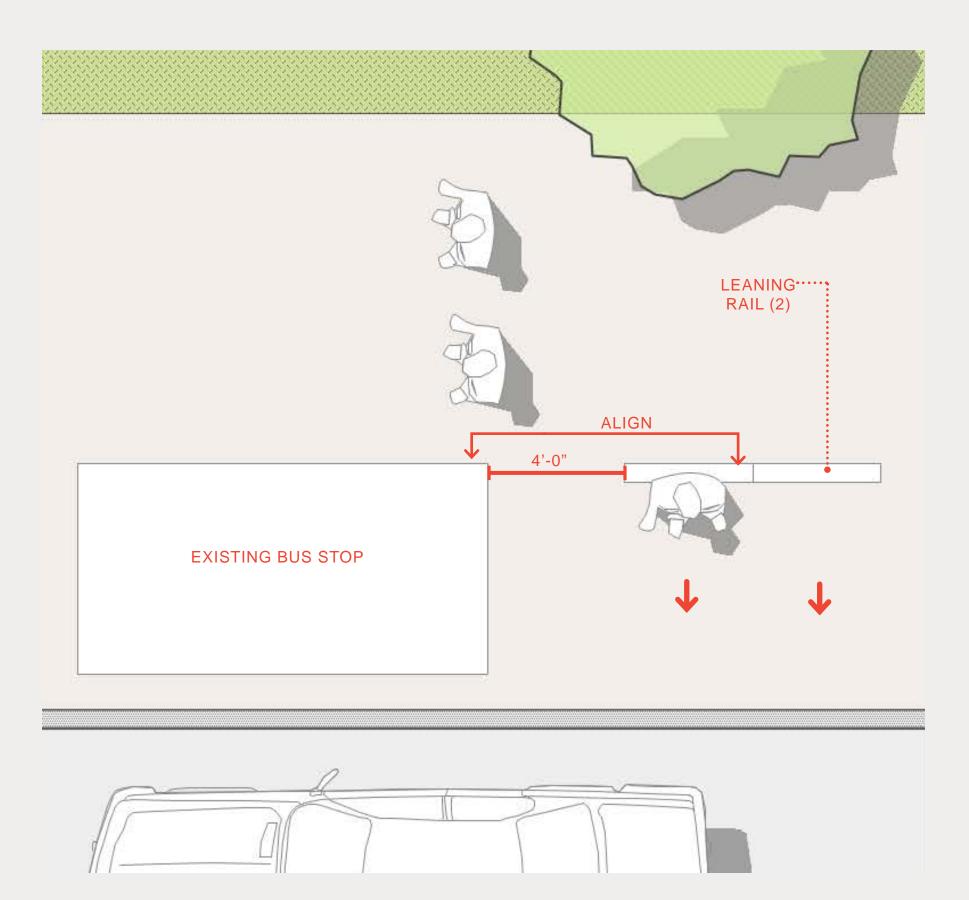
Street Furniture, Leaning Rail Locations

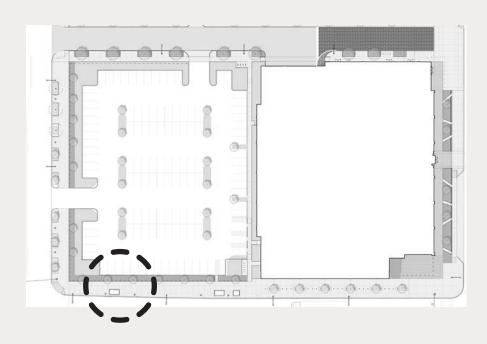




Style	Depth	Width	Height	Product Weight
Leaning Rail	6.5"	45"	30"	Aluminum 51 lb

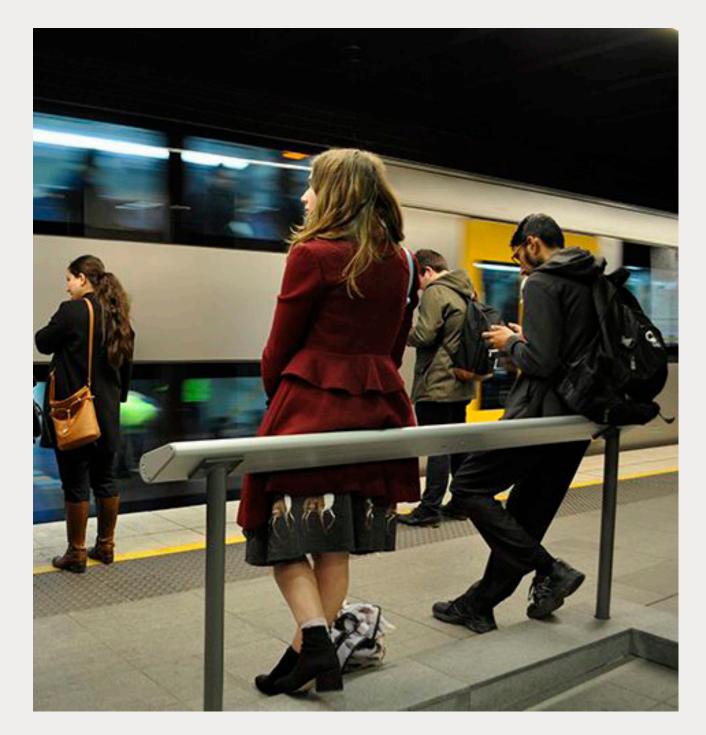
Street Furniture, Leaning Rail Locations





Style	Depth	Width	Height	Product Weight
Leaning Rail	6.5"	45"	30"	Aluminum 51 lb

Street Furniture, Seating Opportunity Selections







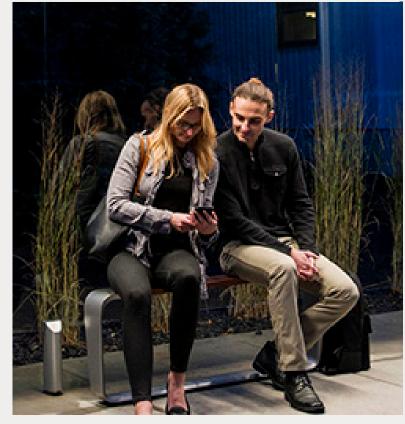
LEANING RAIL AT BUS STOPS

CONNECT LEANING RAIL BY LANDSCAPE FORMS

POWDER COATED, COLOR TBD

HEIGHT: 30"





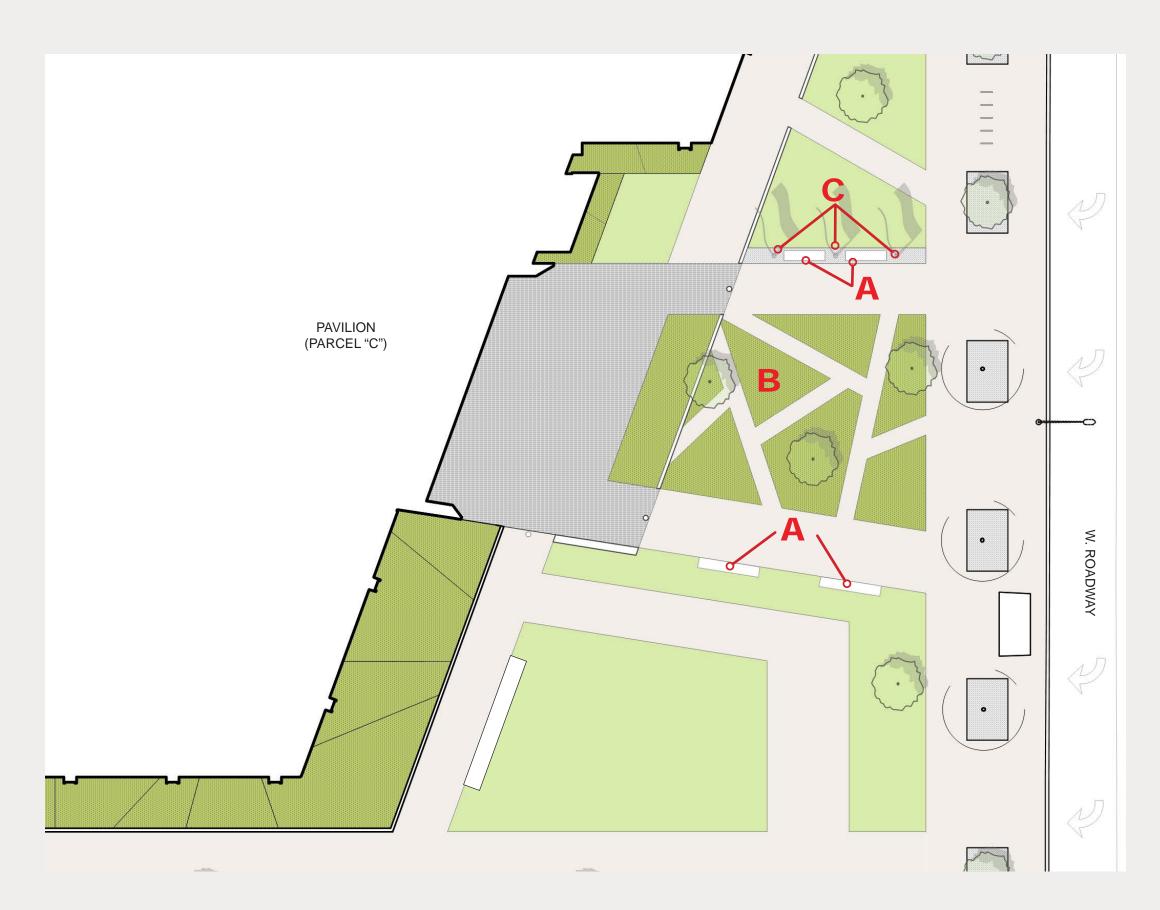
SITTING RAIL AT COLOR GARDEN

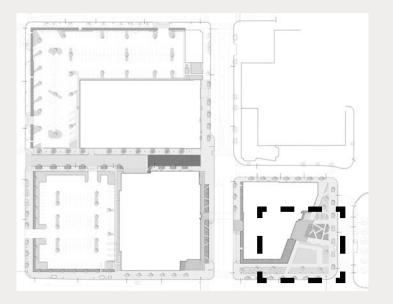
CONNECT SITTING RAIL BY LANDSCAPE FORMS

POWDER COATED, COLOR TBD

HEIGHT: 18"

Seating Opportunity at the Pavilion Entrance, Enlargement

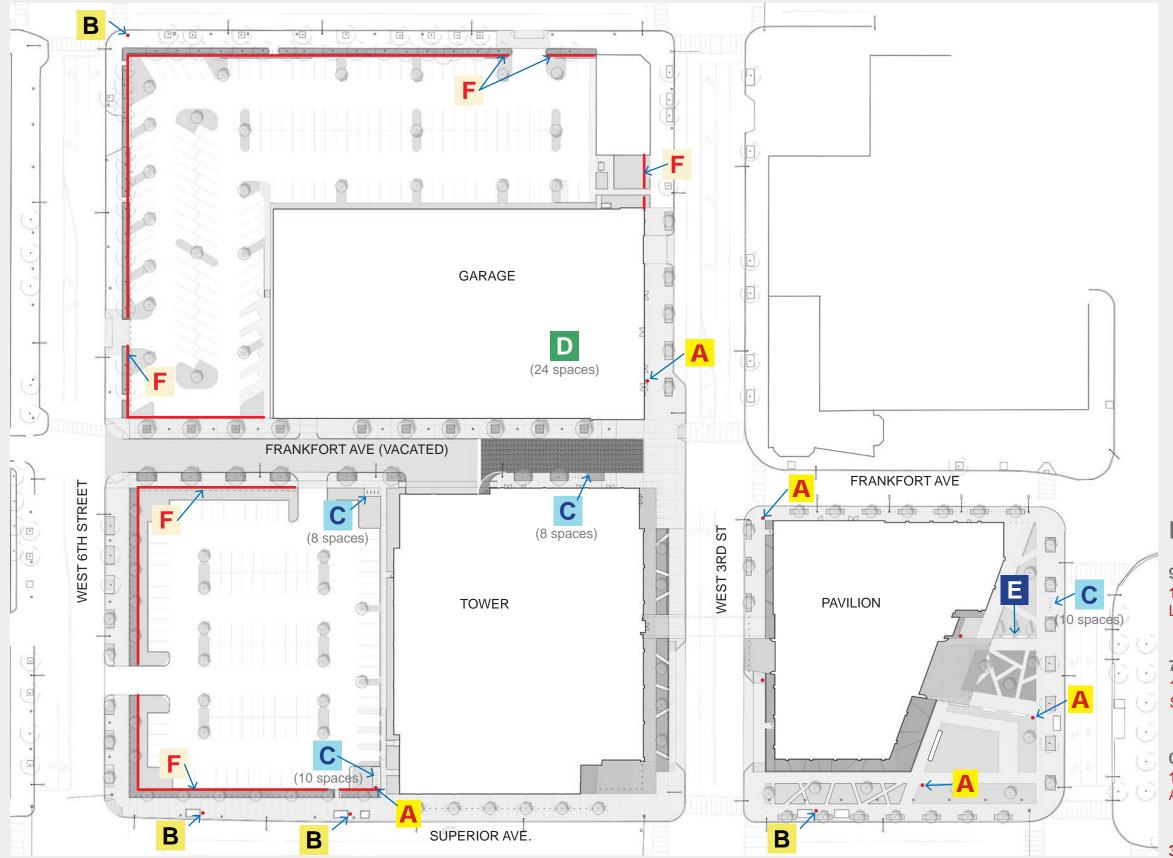




LEGEND

- A SITTING RAIL
- B COLOR GARDEN
- C FLAG POLES

Street Furniture



LEGEND

- A LITTER RECEPTACLE PROPOSED NEW
- B LITTER RECEPTACLE EXISTING TO REMAIN
- C BIKE RACKS, PROPOSED (36 TOTAL)
- D BIKE RACKS, PROPOSED (24 SPACES) IN GARAGE
- E PROPOSED FLAG POLES (3 TOTAL)
- F PARKING LOT FENCE

BIKE RACK REQUIREMENTS

9 REQUIRED BIKE SPACES FOR GARAGE PARKING LOT 16 PROVIDED BIKE SPACES FOR GARAGE PARKING LOT SOUTH OF FRANKFORT AT TOWER ENTRANCES

7 REQUIRED BIKE SPACES FOR TOWER PARKING LOT **10** PROVIDED BIKE SPACES FOR TOWER PARKING LOT SOUTHEAST CORNER OF SURFACE LOT

0 REQUIRED BIKE SPACES FOR PAVILION10 PROVIDED BIKE SPACESAT PAVILION

36 TOTAL OUTDOOR BIKE PARKING SPACES

Street Furniture, Selections













DOWNTOWN BIKE RACK

DERO
POWDER COATED METAL TO MATCH
LEANING RAILS

LAKESIDE LITTER WITH SIDE OPEN

LANDSCAPE FORMS

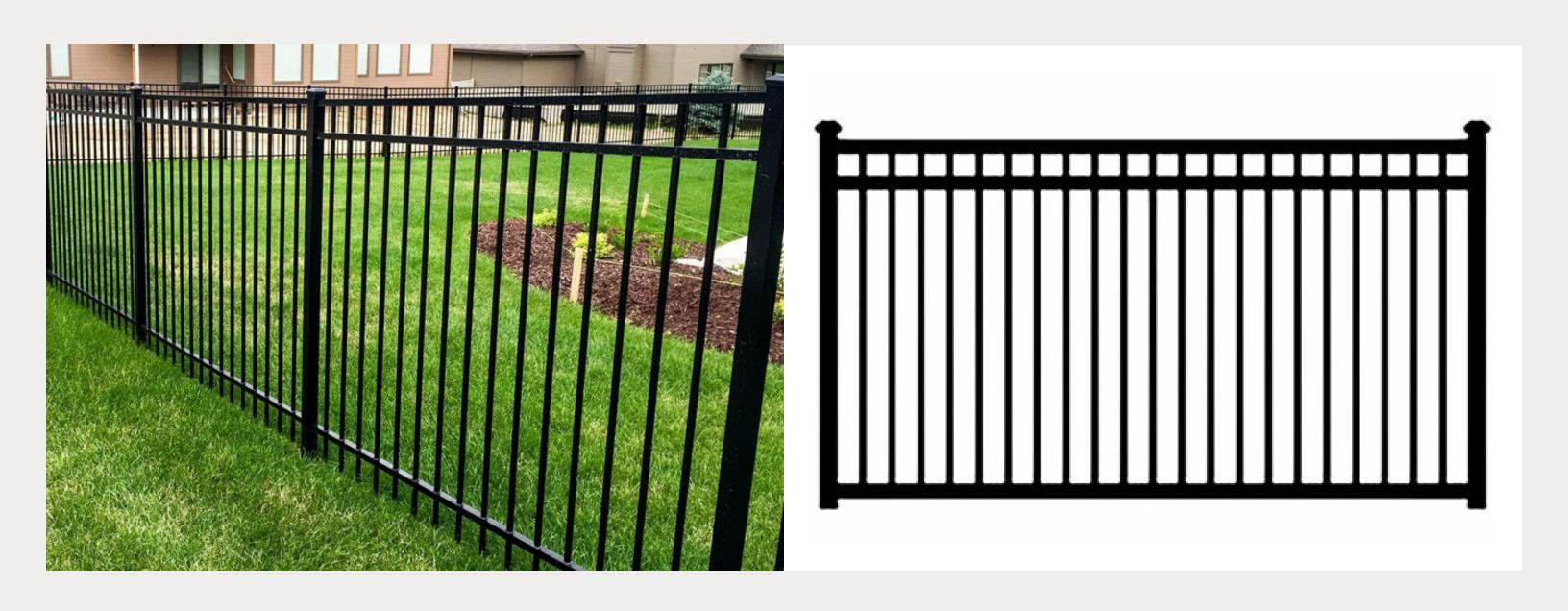
POWDER COATED METAL TO MATCH

LEANING RAILS

COMMERCIAL FLAG POLE - 35' HEIGHT
FEDERAL FLAGS
WITH LIGHTING

INTERNAL HALYARD

Street Furniture, Parking Lot Fencing

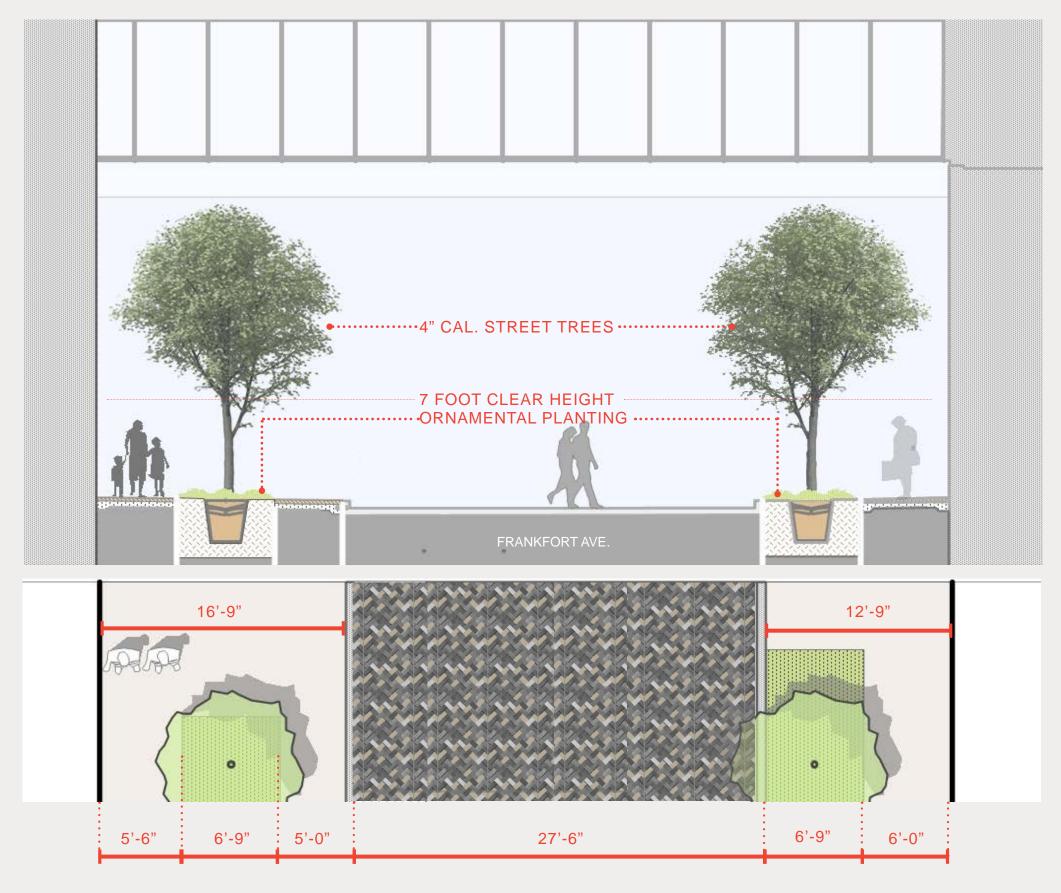


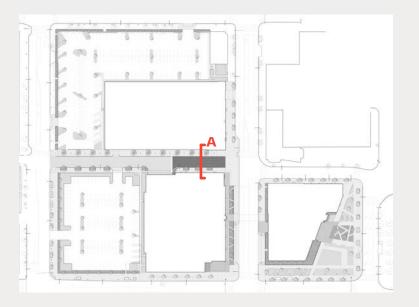
AMERISTAR AEGIS PLUS FENCE

COLOR: BLACK, STYLE: MAJESTIC

HEIGHT: 48"

Section - Parcels A and B



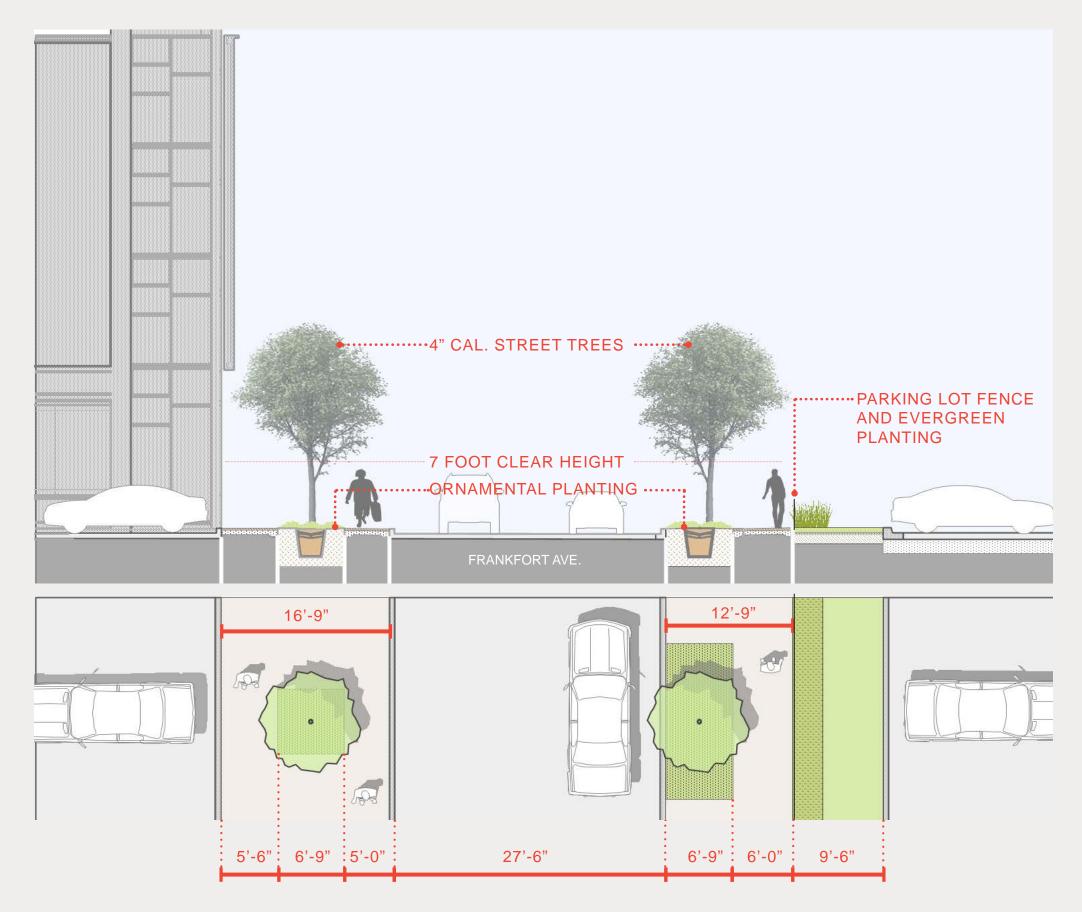


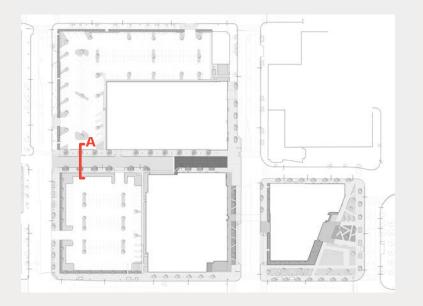
AMENITIES PROVIDED:

6'-9" PLANTING STRIPS ON BOTH SIDES OF STREET

4" CALIPER TREES WITH A 7'-0" CLEAR TRUNK HEIGHT SIZE PER CITY LANDSCAPE ARCHITECT RECOMMENDATIONS.

Section - Parcels A and B



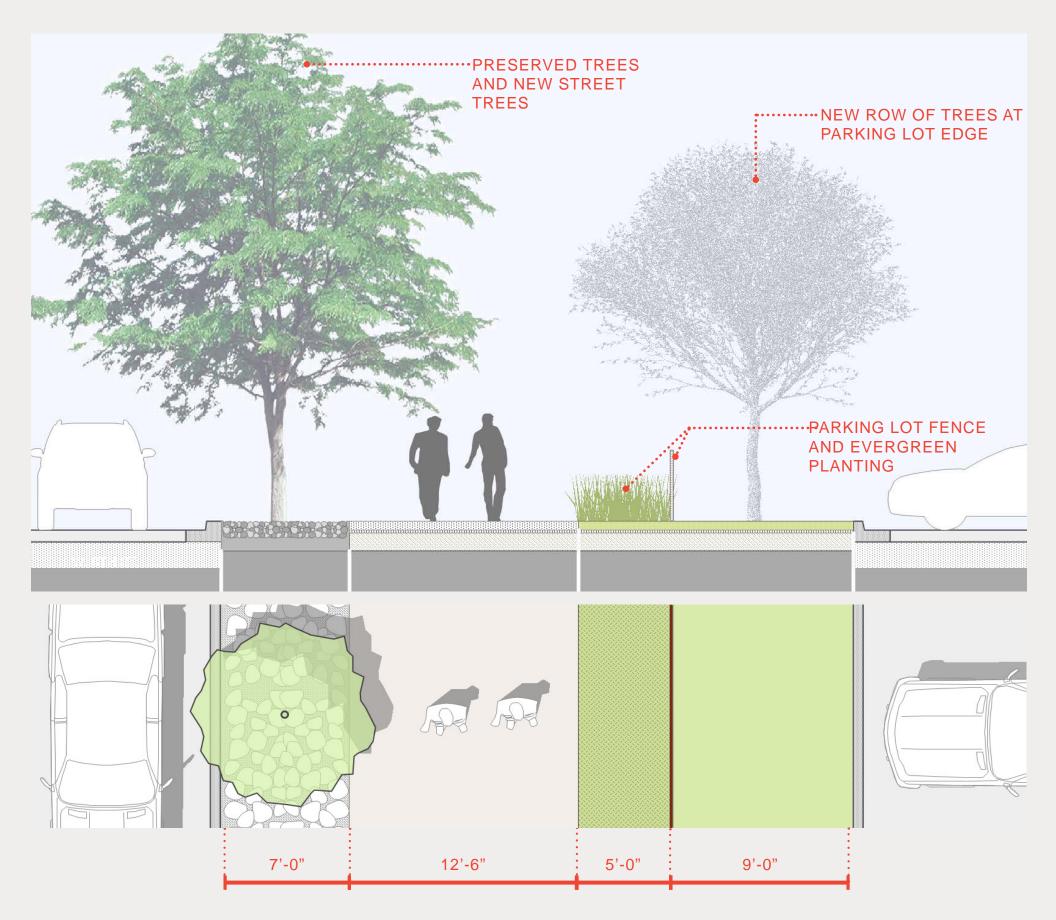


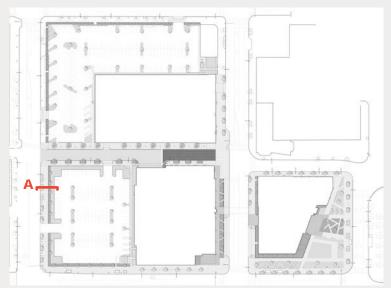
AMENITIES PROVIDED:

6'-9" PLANTING STRIPS ON BOTH SIDES OF STREET

4" CALIPER TREES WITH A 7'-0" CLEAR TRUNK HEIGHT SIZE PER CITY LANDSCAPE ARCHITECT RECOMMENDATIONS.

Section - Parcel B





CITY STREETSCAPE REQUIREMENTS

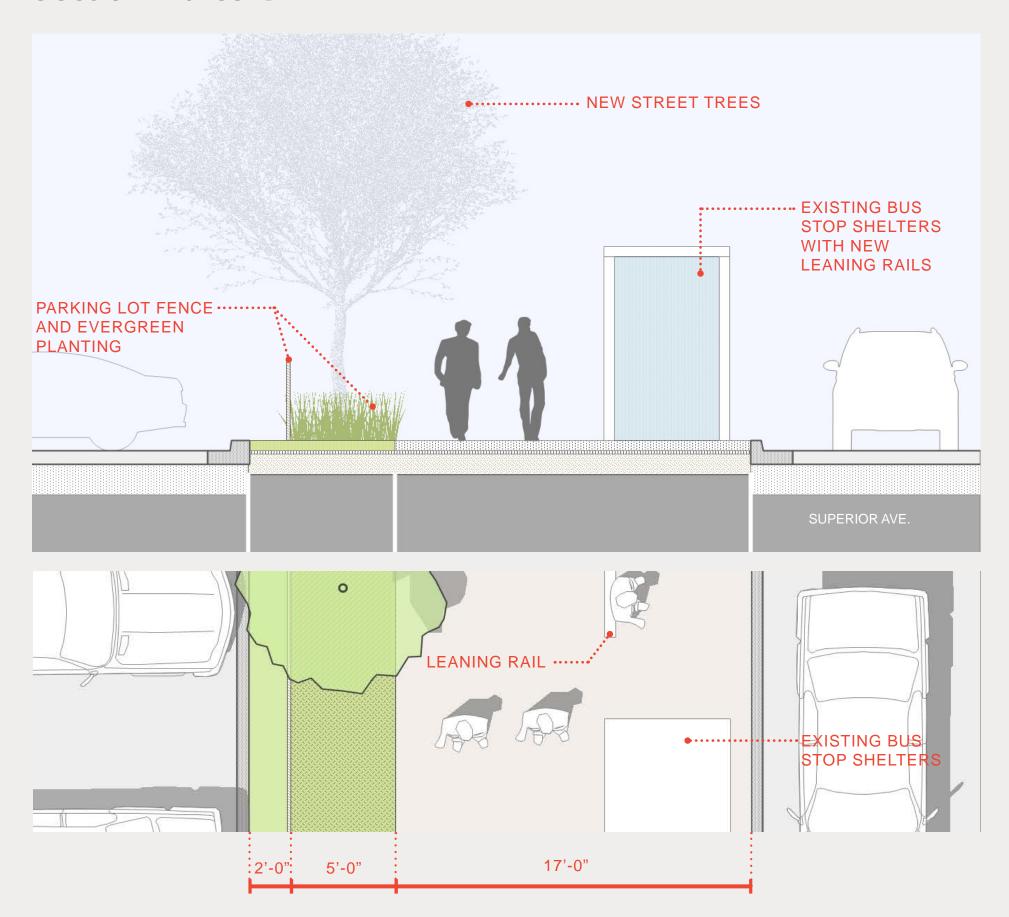
TREE PLACEMENT 40' MIN. SPACING 37' MIN. SPACION 37' MIN. SPACION 6' MIN. HEIGHT 6' MIN. HEIGHT 2" MIN. CALIPER 2" MIN. CALIPE	
	ING
2" MIN. CALIPER 2" MIN. CALIPE	Τ
i	ER
	_
LANDSCAPE STRIP 4' MIN WIDTH 15' WIDTH	
2.5' MIN HEIGHT 2.5' MIN HEIGH	ΗT

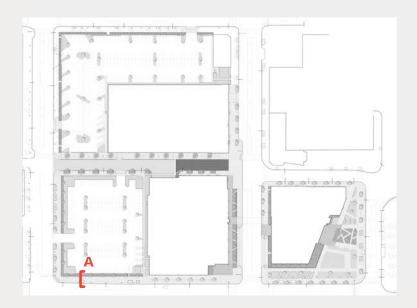
ALSO PROVIDED:

12'-6" SIDEWALK

ADDITIONAL 7'-0" PLANTING STRIP WITH TREES

Section-Parcel B





CITY STREETSCAPE REQUIREMENTS

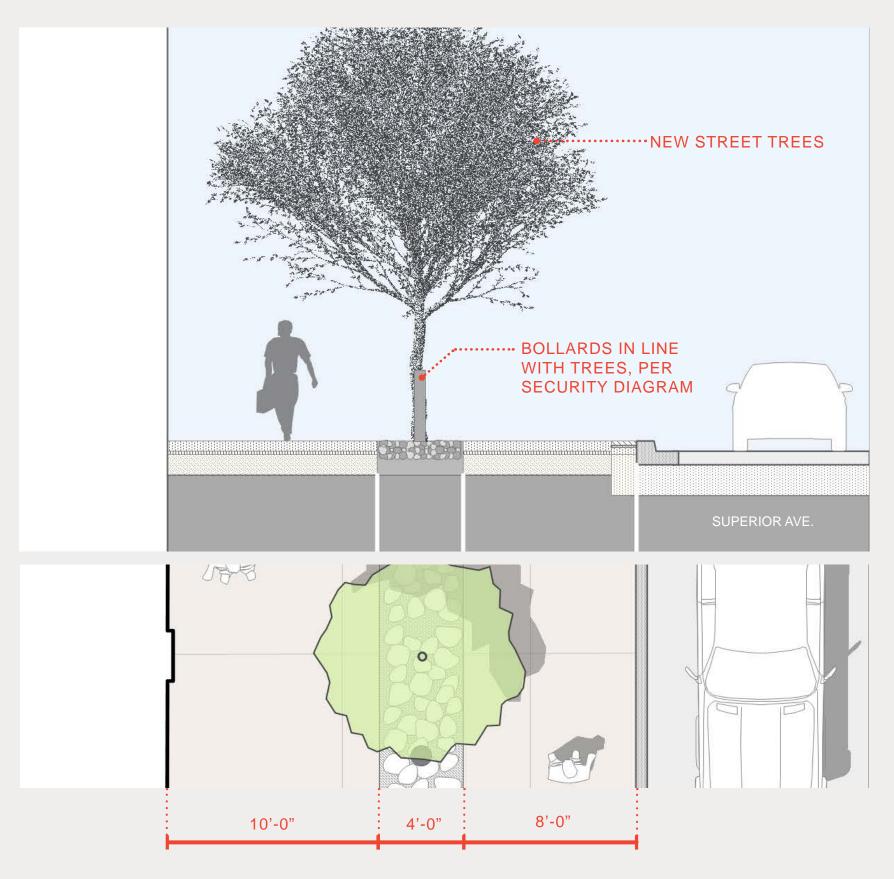
	REQUIRED	PROVIDED
TREE PLACEMENT	40' MIN. SPACING	37' MIN. SPACING
	6' MIN. HEIGHT	6' MIN. HEIGHT
	2" MIN. CALIPER	2" MIN. CALIPER
LANDSCAPE STRIP	4' MIN WIDTH	7' WIDTH
	2.5' MIN HEIGHT	2.5' MIN HEIGHT
	1	

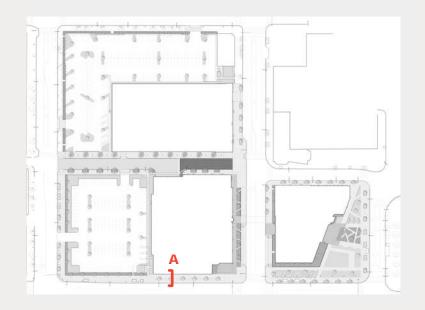
ALSO PROVIDED:

17'-0" SIDEWALK

LEANING RAILS AT BUS STOP LOCATIONS SEE STREET FURNITURE PLAN

Section-Parcel B



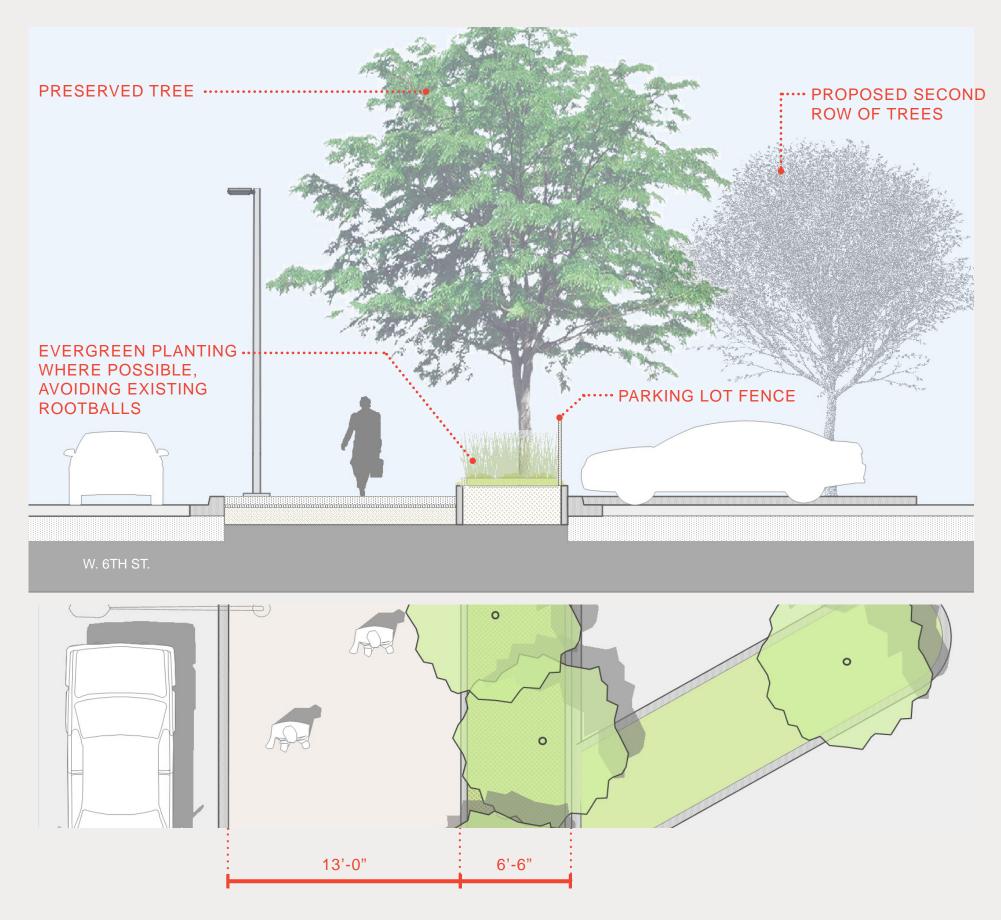


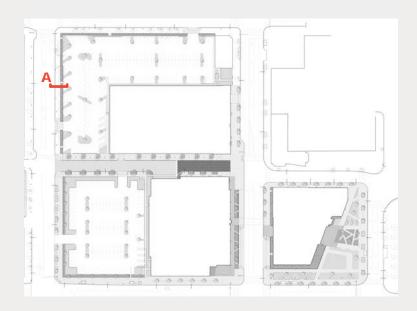
AMENITIES PROVIDED:

18'-0" SIDEWALK

4'-0" BUFFER STRIP WITH 2" CALIPER TREES

Section - Parcel A





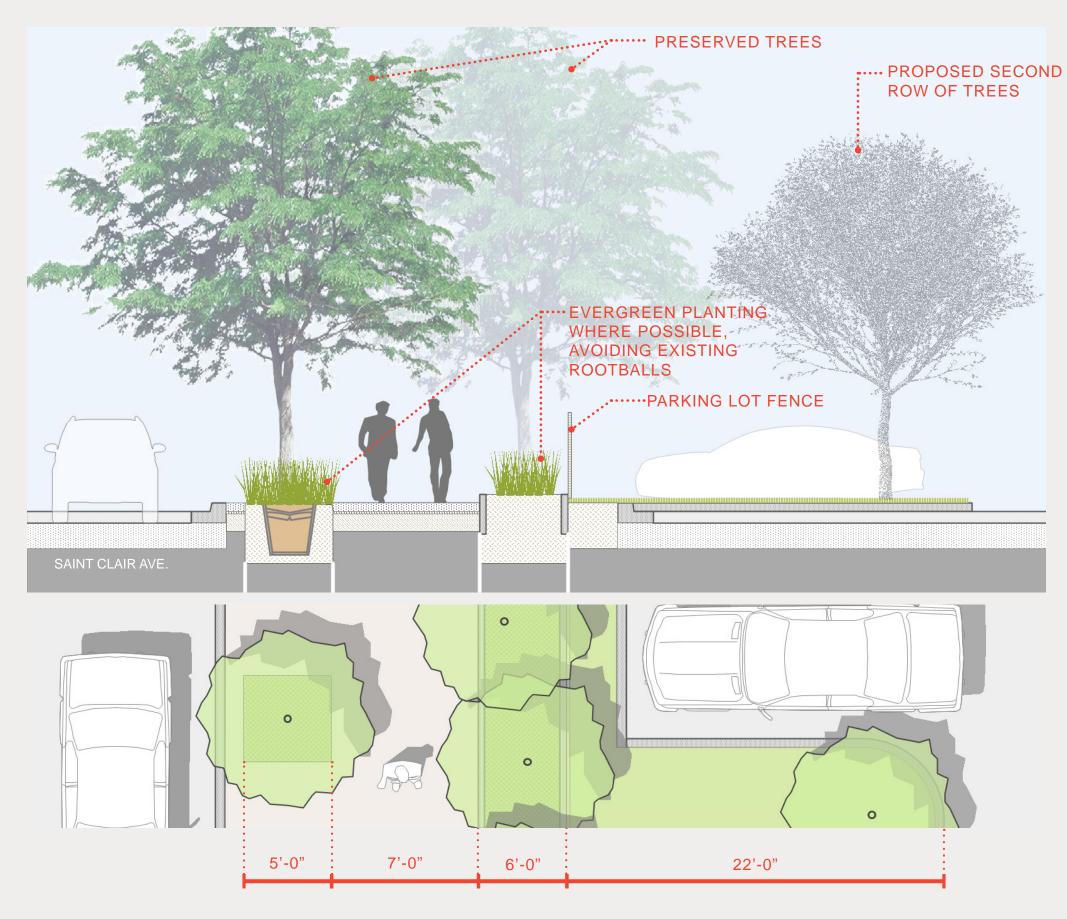
CITY STREETSCAPE REQUIREMENTS

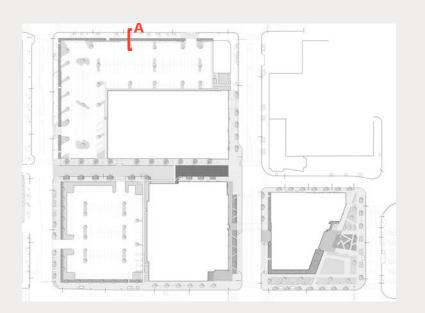
	REQUIRED	PROVIDED
TREE PLACEMENT	40' MIN. SPACING	37' MIN. SPACING
	6' MIN. HEIGHT	6' MIN. HEIGHT
	2" MIN. CALIPER	2" MIN. CALIPER
_ANDSCAPE STRIP	4' MIN WIDTH 2.5' MIN HEIGHT	6'-6" MIN. WIDTH 2.5' MIN HEIGHT

ALSO PROVIDED:

13"-0" SIDEWALK

Section - Parcel A





CITY STREETSCAPE REQUIREMENTS

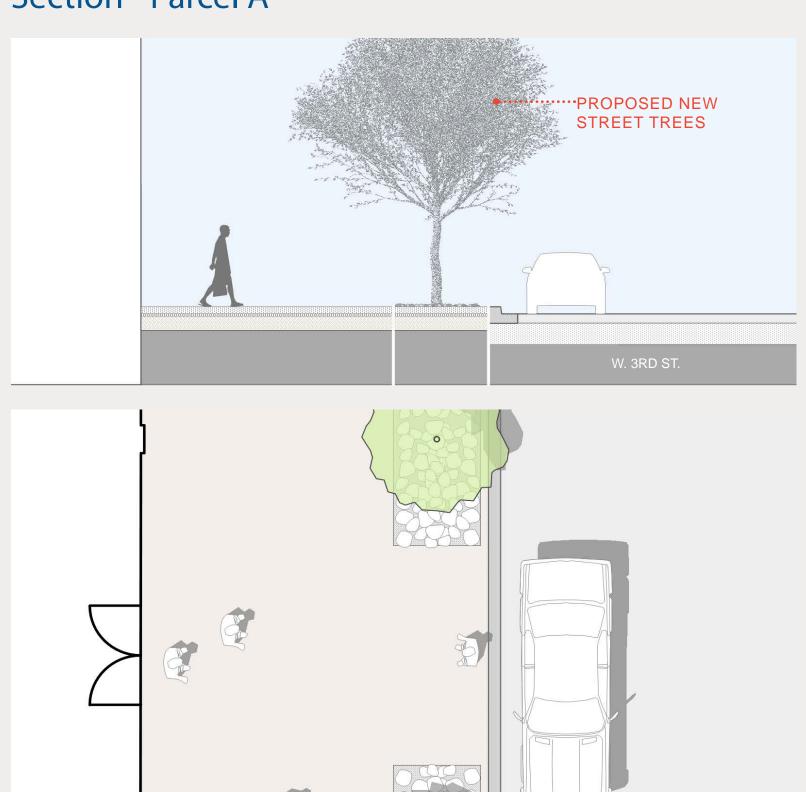
	REQUIRED	PROVIDED
TREE PLACEMENT	40' MIN. SPACING	37' MIN. SPACING
	6' MIN. HEIGHT	6' MIN. HEIGHT
	2" MIN. CALIPER	2" MIN. CALIPER
LANDSCAPE STRIP	4' MIN WIDTH	6' MIN. WIDTH
	2.5' MIN HEIGHT	2.5' MIN HEIGHT
	1	

ALSO PROVIDED:

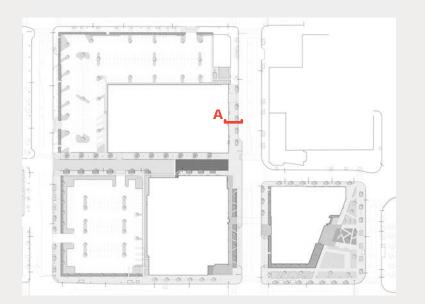
7'-0" SIDEWALK

ADDITIONAL 5'-0" PLANTING STRIP

Section - Parcel A



6'-0"



AMENITIES PROVIDED:

17'-0" SIDEWALK

6'-0" BUFFER STRIP WITH 2" CALIPER TREES

17'-0"

Site view, Pavilion Main Entrance, Color Garden



Appendix

LANDSCAPE

Planting Schedules, by block

Plant Schedule - Garage Block

Key	Qty	Botanical / Common Name	Size	Cond.	Spacing
		Trees			
GB	8	Ginkgo b. 'Princeton Sentry' / Princeton Sentry Ginkgo	2" Cal.	B&B	See Plan
GB	10	Ginkgo b. 'Princeton Sentry' / Princeton Sentry Ginkgo	4" Cal.	в&в	See Plan
GT	5	Gleditsia t. f x 'Street Keeper'/ Street Keeper Honeylocust	2 ½" Cal.	B&B	See Plan
MS	8	Malus 'Spring Snow' / Spring Snow Fruitless Crabapple	2" Cal.	в&в	See Plan
NS	6	Nyssa sylvatica/ Sour Gum	2" Cal.	B&B	See Plan
UF	5	Ulmus x 'Frontier'/ Frontier Elm	2 ½" Cal.	B&B	See Plan
		Shrubs			
ICG	30	llex crenata 'Green Lustre' / Green Lustre Japanese Holly	24"	B&B	4' O.C.
		Perennials & Grasses			
CAM	200	Campanula 'Purple Sensation'/ Purple Sensation Bellflower	Clump	No.2	18" O.C.

Plant Schedule - Tower Block

Key	Qty	Botanical / Common Name	Size	Cond.	Spacing
		Trees			
GB	2	Ginkgo b. 'Princeton Sentry' / Princeton Sentry Ginkgo	2" Cal.	В&В	See Plan
GB	8	Ginkgo b. 'Princeton Sentry' / Princeton Sentry Ginkgo	4" Cal.	B&B	See Plan
GT	12	Gleditsia t. f x 'Street Keeper'/ Street Keeper Honeylocust	2 ½" Cal.	В&В	See Plan
LT		Liriodendron t. 'Little Volunteer'/ Little Volunteer Tulip Poplar	2 ½" Cal.	B&B	See Plan
MS		Malus 'Spring Snow' / Spring Snow Fruitless Crabapple	2" Cal.	B&B	See Plan
NS	12	Nyssa sylvatica/ Sour Gum	2" Cal.	B&B	See Plan
UF	18	Ulmus x 'Frontier'/ Frontier Elm	2 ½" Cal.	B&B	See Plan
		Shrubs			
BUX		Buxus microphylla 'Morris Dwarf'/ Morris Dwarf Boxwood	12"	B&B	12" O.C.
CG		Cotinus c. 'Velveteeny' / Velveteeny Smoketree	24"	No. 3	4' O.C.
СН	3	Chaenomeles s. 'Kingishi'/ Kingishi Quince	18"	No. 3	3' O.C.
DI	3	Diervilla x 'Kodiak Orange'/ Kodiak Orange Bush Honeysuckle	18"	No. 3	3' O.C.
НМ		Hibiscus moscheutos 'Lord Baltimore'/ Lord Baltimore Giant Hibiscus	30"	No. 5	4' O.C.
HY	14	Hydrangea a. 'Invincibelle Limetta'/ Invincibelle Limetta Hydrangea	18"	No. 3	3' O.C.
IC	12	Ilex crenata 'Great Lakes' / Great Lakes Japanese Holly	18"	B&B	3' O.C.
ICG	108	Ilex crenata 'Green Lustre' / Green Lustre Japanese Holly	24"	В&В	4' O.C.
РО	2	Physocarpus o. 'Obsidian'/ Obsidian Ninebark	24"	No. 3	4' O.C.
PT	5	Potentilla f. 'Goldfinger'/ Goldfinger Potentilla	18"	No. 3	3' O.C.
SJ		Spirea japonica 'Double Play Red'/ Red Spirea	18"	No. 3	3' O.C.
SY		Symphoricarpos x doorenbosii 'Marleen'/ Marleen Snowberry	30"	B&B	3' O.C.
TO		Thuja o. 'Tater Tot' / Tater Tot Arborvitae	15"	B&B	18" O.C.

		Perennials & Grasses			
ACH		Achillea millefolium 'Summer Taffy'/ Sassy Summer Taffy Yarrow	Clump	No. 2	14" O.C.
ACM	47	Achillea m. 'Moonshine'/ Moonshine Yarrow	Clump	No. 2	16" O.C.
ACP		Achillea m. 'Paprika'/ Paprika Yarrow	Clump	No. 2	14" O.C.
ACT	71	Alchemilla mollis 'Thriller'/ Thriller Lady's Mantle	Clump	No. 2	14" O.C.
AGK	13	Agastache 'Kudos Red'/ Red Hyssop	Clump	No. 2	24" O.C.
AMS	4	Amsonia hubrichtii/ Arkansas Blue Star	Clump	No. 2	36" O.C.
ANJ		Anemone x hybrida 'Fantasy Jasmine'/ Fantasy Jasmine Japanese Anemone	Clump	No. 2	14" O.C.
ANM		Anemone Max Vogel/ Max Vogel Windflower	Clump		
ASC	15	Asclepias tuberosa/ Butterfly Weed	Clump	No. 2	24" O.C.
BAP		Baptisia australis / False Indigo	Clump	No. 2	24" O.C.
BGT		Baptisia c. x minor 'Grape Taffy' / Grape Taffy False Indigo	Clump	No. 2	30" O.C.
BRM		Brunnera macrophylla 'Alexander's Great'/ Alexander's Great False Forget Me Not	Clump	No. 2	30" O.C.
BRU	84	Brunnera 'Jack Frost'/ False Forget Me Not	Clump		
CAM	586	Campanula 'Purple Sensation'/ Purple Sensation Bellflower	Clump	No.2	18" O.C.
CEN		Centranthus Ruber/ Red Valerian	Clump	No. 2	18" O.C.
CER	97	Ceratostigma Plumbaginoides/ Hardy Plumbago	Clump		
CIM		Cimicifuga rasmosa 'Hillside Black Beauty'/ Hillside Black Beauty Black Cohosh	Clump		30" O.C.
CXP	80	Carex pensylvanica/ Pennyslvania Sedge	Clump	No. 2	12" O.C.
DIA		Dianthus barbatus 'Black Cherry'/ Black Cherry Sweet William	Clump	No. 1	12" O.C.
EDL		Eupatorium dubium 'Little Joe'/ Joe Pye Weed	Clump	No. 2	24" O.C.
EUP	67	Euphorbia Polychroma / Cushion Spruge	Clump		
GAA	48	Gaillardia a. 'Arizona Apricot'/ Arizona Apricot Blanketflower	Clump	No. 1	12" O.C.
GAU		Gaura lindheimeri 'Gaudi Red'/ Gaudi Red Wandflower	Clump	No. 1	14" O.C.
GEU	18	Geum Tempo Yellow / Yellow Avens			
HEB		Heuchera x bryzoides 'Weston Pink' / Weston Pink Coral Bells	Clump	No. 2	14" O.C.
HES		Huechera 'Stainless Steel' / Stainless Steel Coral Bells	Clump	No. 2	14" O.C.
HET	60	Heuchera 'Twist of Lime' / Twist of Lime Coral Bells	Clump	No. 1	16" O.C.
HEU	14	Heuchera x richardsonii 'Northern Exposure Black' / Northern Exposure Black Coral Bell	Clump	No. 2	24" O.C.
HLB		Helleborus 'New York Night' / New York Night' Lenten Rose	Clump	No. 2	24" O.C.
IRC	26	Iris s. 'Cesar's Brother' / Cesar's Brother Iris	Clump	No. 2	24" O.C.
IRH		Iris s. 'Hubbard' / Hubbard Siberian Iris	Clump	No. 2	24" O.C.
IRM	20	Iris s. 'Moonsilk' / Moonsilk Siberian Iris	Clump	No. 2	24" O.C.
LYS	105	Lysimachia Aurea / Creeping Jenny	Clump	No. 1	12" O.C.
OPN		Ophiopogon planiscapus 'Nigrenscens' / Black Mondo Grass	Clump	No. 1	9" O.C.
PGA		Platycodon grandiflorus 'Astra Pink' / Astra Pink Balloon Flower	Clump	No. 1	8" O.C

LANDSCAPE

Planting Schedule

Plant Schedule - Pavillion Block

Key	Qty	Botanical / Common Name	Size	Cond.	Spacing
		Trees			
GB		Ginkgo b. 'Princeton Sentry' / Princeton Sentry Ginkgo	2" Cal.	B&B	See Plan
GB		Ginkgo b. 'Princeton Sentry' / Princeton Sentry Ginkgo	4" Cal.	B&B	See Plan
GT	4	Gleditsia t. f x 'Street Keeper'/ Street Keeper Honeylocust	2 ½" Cal.	B&B	See Plan
HI	3	Hamamelis i. 'Barmstedt Gold'/ Barmstedt Gold Witchhazel	4'	No. 5	See Plan
LT	4	Liriodendron t. 'Little Volunteer'/ Little Volunteer Tulip Poplar	2 ½" Cal.	B&B	See Plan
MS	2	Malus 'Spring Snow' / Spring Snow Fruitless Crabapple	2" Cal.	B&B	See Plan
NS		Nyssa sylvatica/ Sour Gum	2" Cal.	B&B	See Plan
UF	22	Ulmus x 'Frontier'/ Frontier Elm	2 ½" Cal.	B&B	See Plan
		Shrubs			
BUX	121	Buxus microphylla 'Morris Dwarf'/ Morris Dwarf Boxwood	12"	B&B	12" O.C.
CG	7	Cotinus c. 'Velveteeny' / Velveteeny Smoketree	24"	No. 3	4' O.C.
CH	4	Chaenomeles s. 'Kingishi'/ Kingishi Quince	18"	No. 3	3' O.C.
DI	5	Diervilla x 'Kodiak Orange'/ Kodiak Orange Bush Honeysuckle	18"	No. 3	3' O.C.
НМ	6	Hibiscus moscheutos 'Lord Baltimore'/ Lord Baltimore Giant Hibiscus	30"	No. 5	4' O.C.
HY	6	Hydrangea a. 'Invincibelle Limetta'/ Invincibelle Limetta Hydrangea	18"	No. 3	3' O.C.
IC	10	Ilex crenata 'Great Lakes' / Great Lakes Japanese Holly	18"	B&B	3' O.C.
ICG		llex crenata 'Green Lustre' / Green Lustre Japanese Holly	24"	B&B	4' O.C.
PO	10	Physocarpus o. 'Obsidian'/ Obsidian Ninebark	24"	No. 3	4' O.C.
PT	5	Potentilla f. 'Goldfinger'/ Goldfinger Potentilla	18"	No. 3	3' O.C.
SJ	8	Spirea japonica 'Double Play Red'/ Red Spirea	18"	No. 3	3' O.C.
SY	33	Symphoricarpos x doorenbosii 'Marleen'/ Marleen Snowberry	30"	B&B	3' O.C.
то	42	Thuja o. 'Tater Tot' / Tater Tot Arborvitae	15"	в&в	18" O.C.

		Perennials & Grasses			
ACH	20	Achillea millefolium 'Summer Taffy'/ Sassy Summer Taffy Yarrow	Clump	No. 2	14" O.C.
ACM	29	Achillea m. 'Moonshine'/ Moonshine Yarrow	Clump	No. 2	16" O.C.
ACP	24	Achillea m. 'Paprika'/ Paprika Yarrow	Clump	No. 2	14" O.C.
ACT	21	Alchemilla mollis 'Thriller'/ Thriller Lady's Mantle	Clump	No. 2	14" O.C.
AGK	12	Agastache 'Kudos Red'/ Red Hyssop	Clump	No. 2	24" O.C.
AMS	7	Amsonia hubrichtii/ Arkansas Blue Star	Clump	No. 2	36" O.C.
ANJ	30	Anemone x hybrida 'Fantasy Jasmine'/ Fantasy Jasmine Japanese Anemone	Clump	No. 2	14" O.C.
ANM	21	Anemone Max Vogel/ Max Vogel Windflower	Clump		
ASC	26	Asclepias tuberosa/ Butterfly Weed	Clump	No. 2	24" O.C.
BAP	10	Baptisia australis / False Indigo	Clump	No. 2	24" O.C.
BGT	5	Baptisia c. x minor 'Grape Taffy' / Grape Taffy False Indigo	Clump	No. 2	30" O.C.
BRM	19	Brunnera macrophylla 'Alexander's Great'/ Alexander's Great False Forget Me Not	Clump	No. 2	30" O.C.
BRU	28	Brunnera 'Jack Frost'/ False Forget Me Not	Clump		
CAM	53	Campanula 'Purple Sensation'/ Purple Sensation Bellflower	Clump	No.2	18" O.C.
CEN	21	Centranthus Ruber/ Red Valerian	Clump	No. 2	18" O.C.
CER	31	Ceratostigma Plumbaginoides/ Hardy Plumbago	Clump		
CIM		Cimicifuga rasmosa 'Hillside Black Beauty'/ Hillside Black Beauty Black Cohosh	Clump		30" O.C.
CXP		Carex pensylvanica/ Pennyslvania Sedge	Clump	No. 2	12" O.C.
DIA	14	Dianthus barbatus 'Black Cherry'/ Black Cherry Sweet William	Clump	No. 1	12" O.C.
EDL	7	Eupatorium dubium 'Little Joe'/ Joe Pye Weed	Clump	No. 2	24" O.C.
EUP	11	Euphorbia Polychroma / Cushion Spruge	Clump		
GAA	22	Gaillardia a. 'Arizona Apricot'/ Arizona Apricot Blanketflower	Clump		12" O.C.
GAU	15	Gaura lindheimeri 'Gaudi Red'/ Gaudi Red Wandflower	Clump	No. 1	14" O.C.
GEU	3	Geum Tempo Yellow / Yellow Avens			
HEB	63	Heuchera x bryzoides 'Weston Pink' / Weston Pink Coral Bells	Clump	No. 2	14" O.C.
HES	40	Huechera 'Stainless Steel' / Stainless Steel Coral Bells	Clump	No. 2	14" O.C.
HET	12	Heuchera 'Twist of Lime' / Twist of Lime Coral Bells	Clump	No. 1	16" O.C.
HEU	53	Heuchera x richardsonii 'Northern Exposure Black' / Northern Exposure Black Coral Bell	Clump	No. 2	24" O.C.
HLB		Helleborus 'New York Night' / New York Night' Lenten Rose	Clump	No. 2	24" O.C.
IRC	69	Iris s. 'Cesar's Brother' / Cesar's Brother Iris	Clump	No. 2	24" O.C.
IRH		Iris s. 'Hubbard' / Hubbard Siberian Iris	Clump		24" O.C.
IRM		Iris s. 'Moonsilk' / Moonsilk Siberian Iris	Clump		24" O.C.
LYS		Lysimachia Aurea / Creeping Jenny	Clump		12" O.C.
OPN	150	Ophiopogon planiscapus 'Nigrenscens' / Black Mondo Grass	Clump	No. 1	9" O.C.

Public Comment



Question

• It seems that leaning rails are being added next to the bus shelters on Superior between W 3 and W 9 but not for those between Roadway and W 3. Is this the case? And if so, is it because the landscape wall is meant to double as seating? The image on Page 33 of the presentation would make this seem possible. However, on Page 35, the rendering shows a landscaping wall with a much steeper angle which seems impossible to sit on. How steep is the slope on those walls and if they're not intended to double as seating, will leaning rails be added to the bus shelters between Roadway and W 3?

Public Comment



RTA Comment

 The streetscape cannot be finalized until it is determined where the bus stops will be when construction is completed. That decision has not been made. We urge the city to not vote to finalize anything in the public ROW at this time.

October 7, 2022



Committee Recommendations (Landscape Only): Approved with Conditions:

• Consult with the City's Manager of Urban Forestry for final review and coordination

Committee Recommendations (Site Amenities Only): Approved with Conditions:

- Continue coordination with RTA and the City on transit waiting area in the ROW and location of adjacent streetscape amenities
- Work with City Staff on details around installation at the Front Garden seating rails and softening (with landscaping) the conditions in which they occur
- Consideration of additional seating be added, or allowed for, if deemed necessary or a positive element to the Garden as a whole in the future

SPA: Downtown

Adjournment





Friday, October 7, 2022

PLEASE MUTE YOUR MICROPHONE

Lillian Kuri, Commission Chair

Joyce Pan Huang, Director

Michael Bosak, Administrator

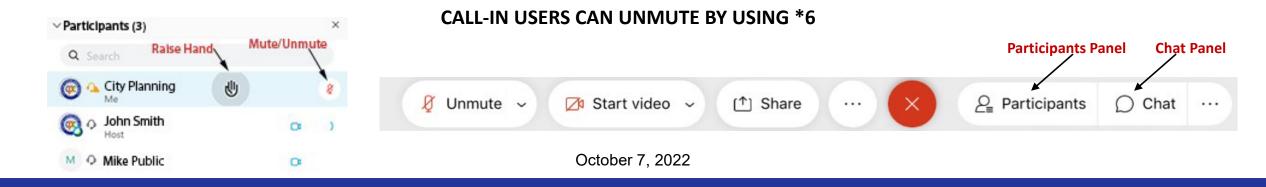
Preamble

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.



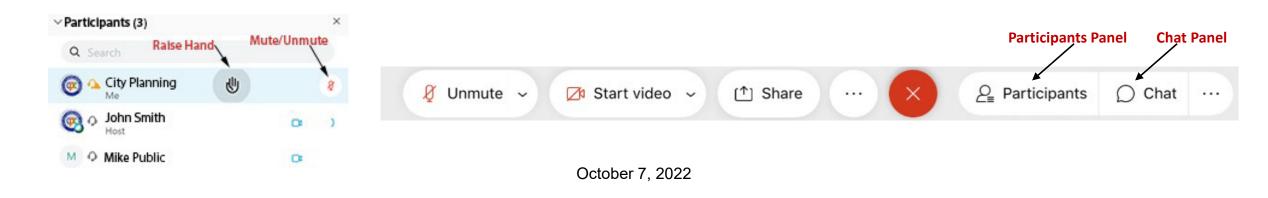
Preamble

ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.

THESE PROCEEDINGS ARE ALSO BEING <u>LIVE STREAMED</u> 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.



Call to Order and Roll Call



Approval of Minutes from Previous Meeting



Cleveland City Planning Commission

Lot Consolidation / Splits



Lot Consolidation / Split

ELLEVELA DO

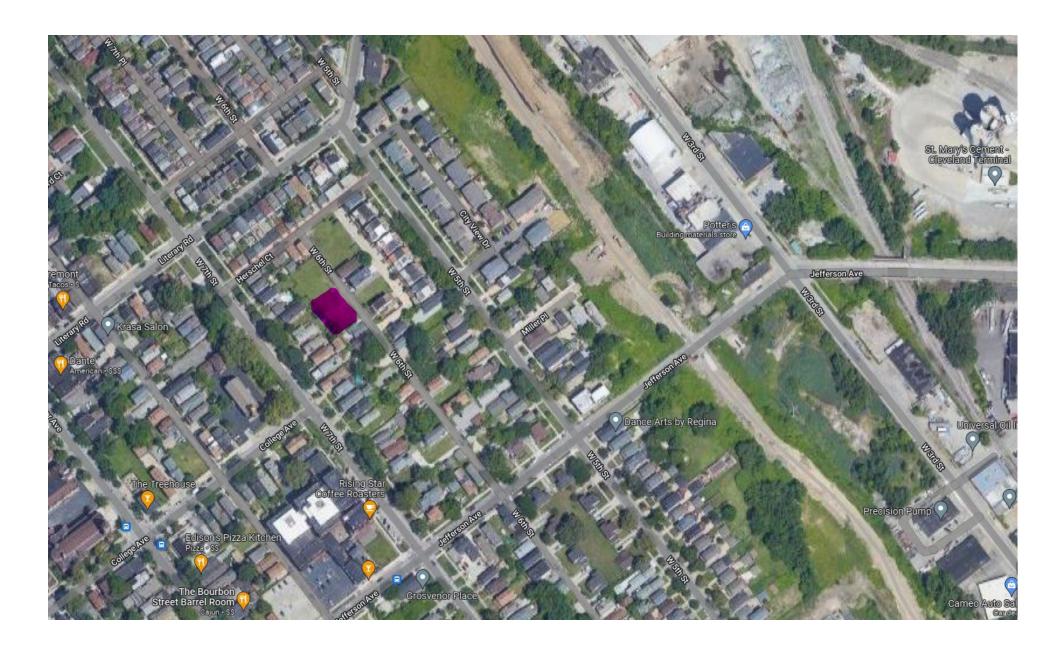
October 7, 2022

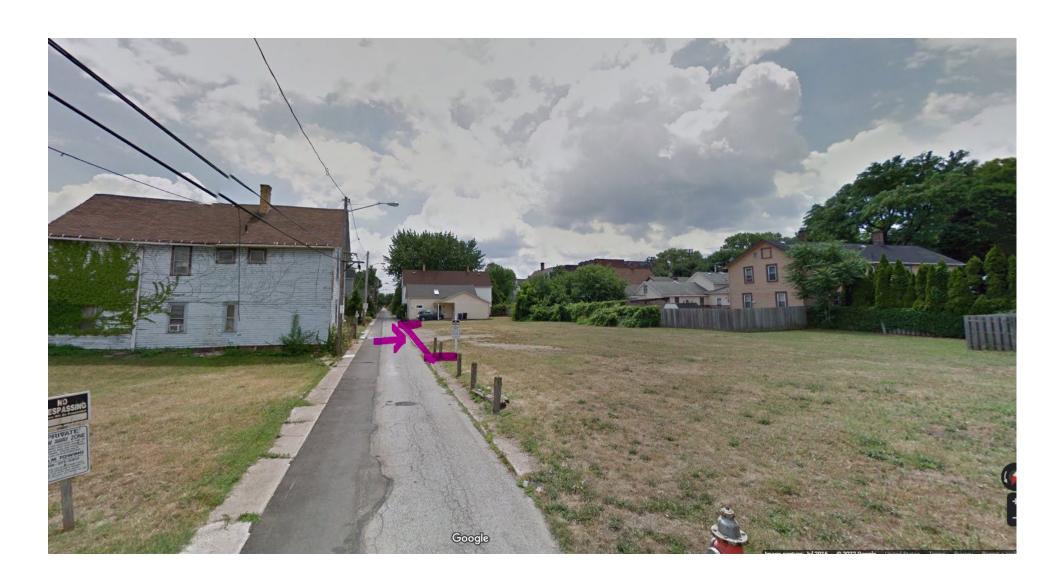
For PPNs# 004-18-032, -031, & 004-19-068

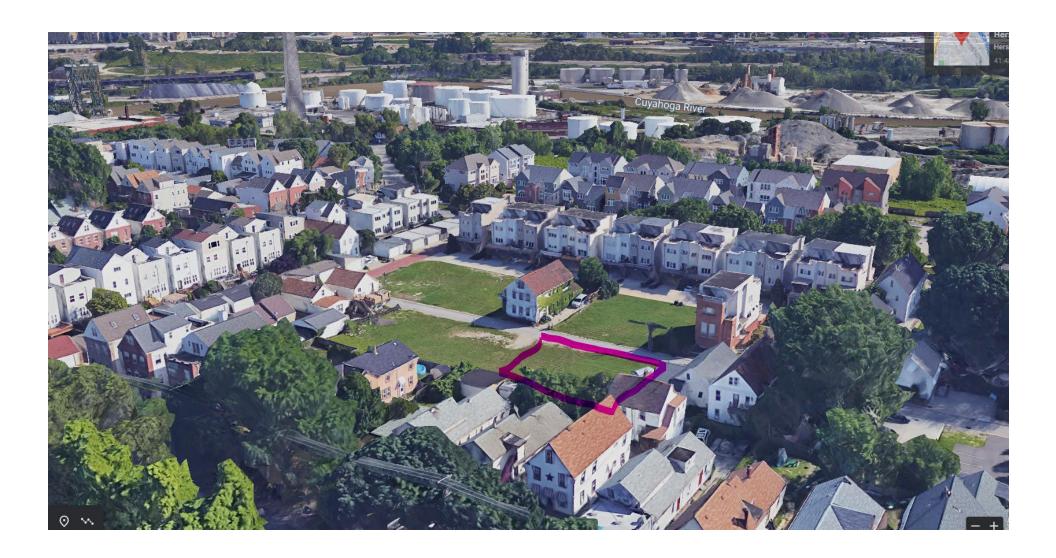
Project Location: West 6th Street between Herschel Court and Jefferson Avenue

SPA: Tremont

Project Representative: Elizabeth Nicklas, Peninsula Architects







1 inch = 20 ft.

LOT SPLIT & CONSOLIDATION PLAT FOR

TREMONT REVIVE LLC

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING PART OF SUBLOT NOS. 622, 623 & 624 IN S. S. STONE'S SURVEY OF THE COLLEGE TRACT, AND PART OF ORIGINAL BROOKLYN TOWNSHIP LOT NO. 87, AS SHOWN BY THE RECORDED PLAT IN VOLUME 2, PAGE 31 OF CUYAHOGA COUNTY

REVISED AUGUST, 2022

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS EXPRESSED ARE BASED ON THE US SURVEY FOOT AND ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON THE OS SORVET FOOT AND ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON THE CENTERLINE OF WEST 6TH STREET (NORTH 37°04'15" WEST) AS SHOWN ON PLAT OF LOT SPLIT FOR J. NOEL, INC. AS RECORDED AT AFN 202009140555. ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.



TREMONT REVIVE, LLC, THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AND CONSOLIDATION AND PLAT SHOWN.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED TREMONT REVIVE, LLC, BY ______, I MEMBER, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME WAS HIS FREE ACT AND DEED PERSONALLY AND THE FREE ACT AND DEED OF SAID TREMONT REVIVE, LLC. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND

THIS LOT SPLIT & CONSOLIDATION AND PLAT ARE ACCEPTED AND APPROVED BY THE

THIS LOT SPLIT & CONSOLIDATION AND PLAT ARE ACCEPTED AND APPROVED BY THE

• IRON PIN/PIPE/MON. FOUND (AS NOTED)

M MONUMENT BOX (AS NOTED)

● 5/8" DIA. BY 30" LONG CAPPED IRON PIN SET I.D. GUTOSKEY PS 7567

● MAG NAIL WITH RED ANODIZED ALUMINUM TAG SET I.D. GUTOSKEY PS 7567

GUTOSKEY & ASSOCIATES INC. Civil Engineers, Surveyors and Land Planners

> CONTRACT No. 22-3707

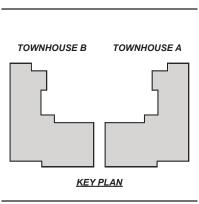
Peninsula

www.pa-architects.com

1775 Main Street
Peninsula, Ohio 44264
T 330.657.2800



TREMONT TOWNHOMES
PPNs: 004-18-032, 004-18-031, 004-18-068, West 6th Street, Tr



PROJECT #: 2125

ISSUE:

SD PRICING 04-23-2021

OWNER REVIEW 06-17-2022

PROGRESS 07-20-2022

FOR PERMIT 08-02-2022

100% CD 09-09-2022

ARCHITECTURAL SITI

A1.00

Lot Consolidation / Split

October 7, 2022

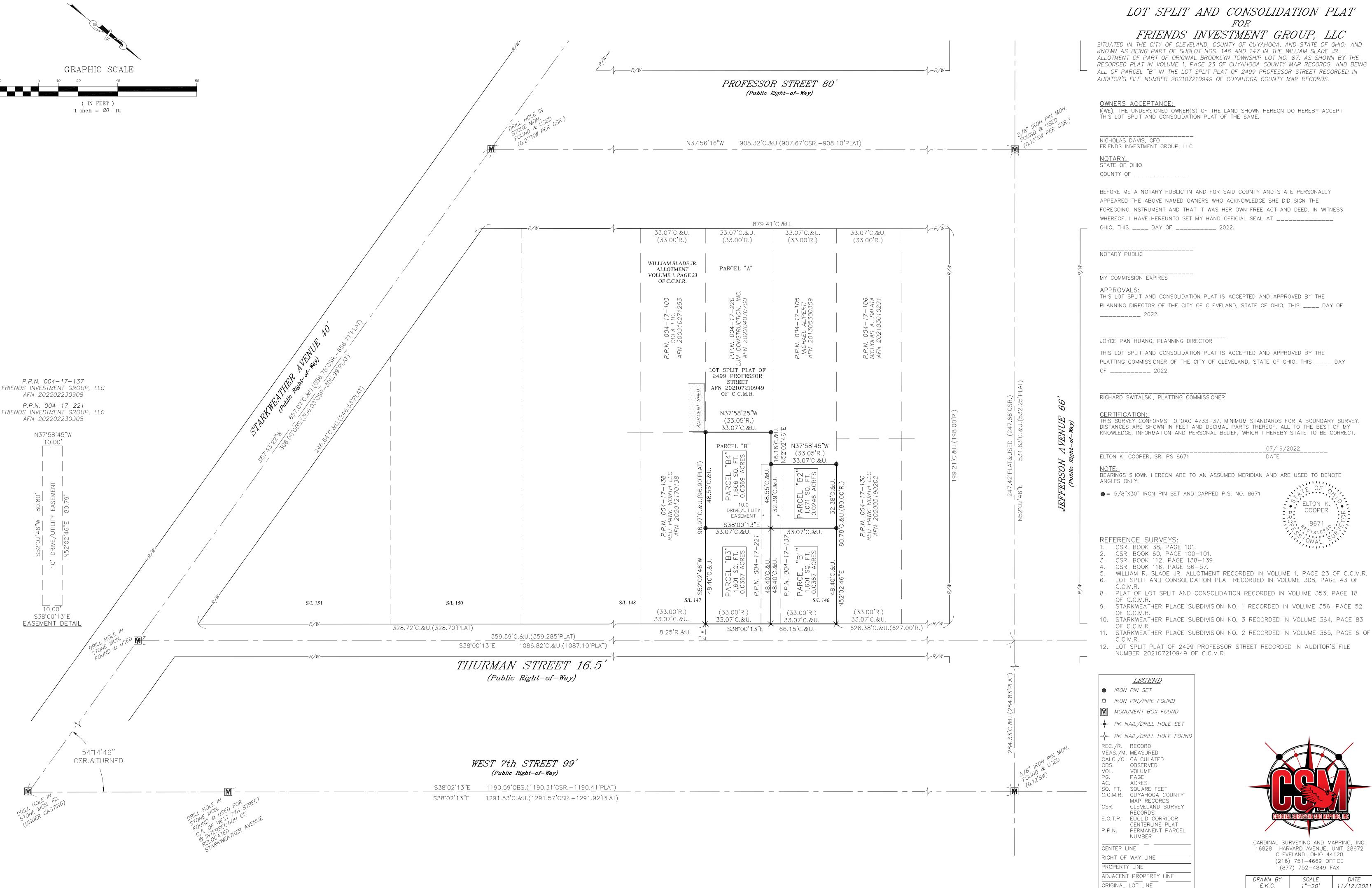
For PPNs# 004-17-221 and -137

Project Address: 2502 Thurman Avenue

Project Representative: Jill Brandt, Architect

Note: this item was Approved by the Planning Commission as a New Townhouse Development

in a Two-Family District on November 5, 2021.



SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA, AND STATE OF OHIO: AND KNOWN AS BEING PART OF SUBLOT NOS. 146 AND 147 IN THE WILLIAM SLADE JR. ALLOTMENT OF PART OF ORIGINAL BROOKLYN TOWNSHIP LOT NO. 87, AS SHOWN BY THE RECORDED PLAT IN VOLUME 1, PAGE 23 OF CUYAHOGA COUNTY MAP RECORDS, AND BEING ALL OF PARCEL "B" IN THE LOT SPLIT PLAT OF 2499 PROFESSOR STREET RECORDED IN AUDITOR'S FILE NUMBER 202107210949 OF CUYAHOGA COUNTY MAP RECORDS.

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED OWNERS WHO ACKNOWLEDGE SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS HER OWN FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND OFFICIAL SEAL AT _____,

PLANNING DIRECTOR OF THE CITY OF CLEVELAND, STATE OF OHIO, THIS ____ DAY OF

THIS LOT SPLIT AND CONSOLIDATION PLAT IS ACCEPTED AND APPROVED BY THE PLATTING COMMISSIONER OF THE CITY OF CLEVELAND, STATE OF OHIO, THIS ____ DAY

THIS SURVEY CONFORMS TO OAC 4733-37, MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ALL TO THE BEST OF MY KNOWLEDGE, INFORMATION AND PERSONAL BELIEF, WHICH I HEREBY STATE TO BE CORRECT.

BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE

COOPER

- 6. LOT SPLIT AND CONSOLIDATION PLAT RECORDED IN VOLUME 308, PAGE 43 OF

- 10. STARKWEATHER PLACE SUBDIVISION NO. 3 RECORDED IN VOLUME 364, PAGE 83

- 12. LOT SPLIT PLAT OF 2499 PROFESSOR STREET RECORDED IN AUDITOR'S FILE



16828 HARVARD AVENUE, UNIT 28672 CLEVELAND, OHIO 44128 (216) 751-4669 OFFICE (877) 752-4849 FAX

DRAWN BY	SCALE	DATE
E.K.C.	1"=20'	11/12/2021
CHECK BY	JOB NO.	PAGE
E.K.C.	21-133	1 OF 1

THURMAN SQUARE

Thurman Ave



DESIGN PACKAGE

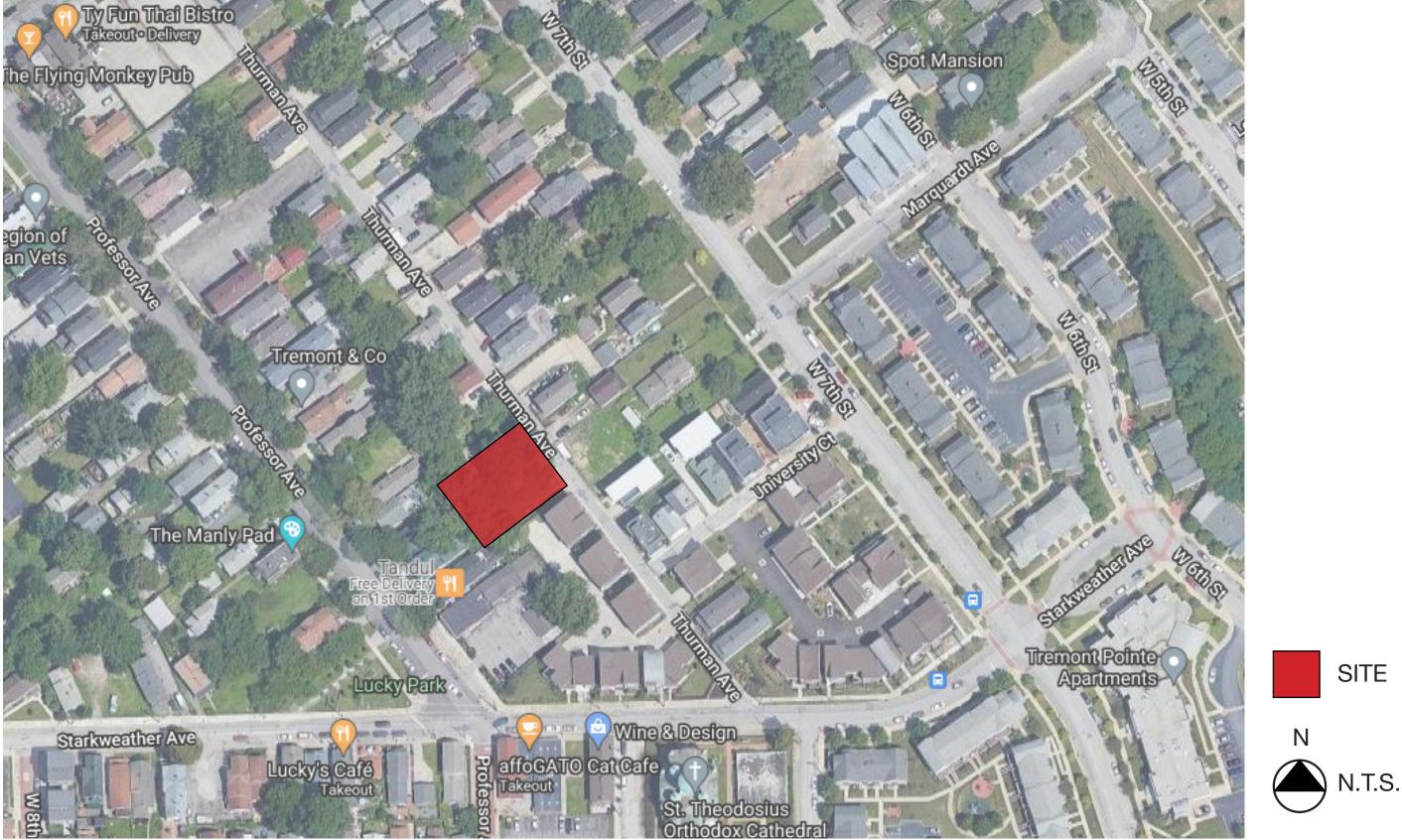
March 14th, 2022

THURMAN SQUARE

2502 Thurman Ave
Tremont



CONTEXT



DESIGN PACKAGE

March 14th, 2022

THURMAN SQUARE

2502 Thurman Ave



CONTEXT



View of existing condition of site from Thurman Ave



View North West from Thurman Ave



View South East from Thurman Ave

DESIGN PACKAGE

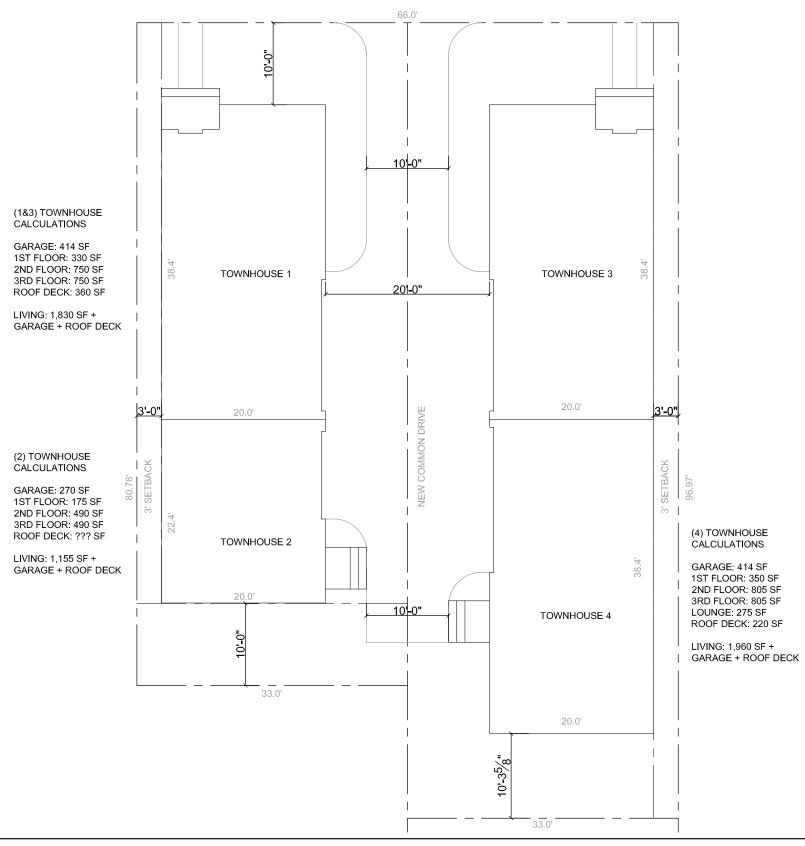
THURMAN SQUARE

March 14th, 2022

2502 Thurman Ave



THURMAN AVE SITE PLAN



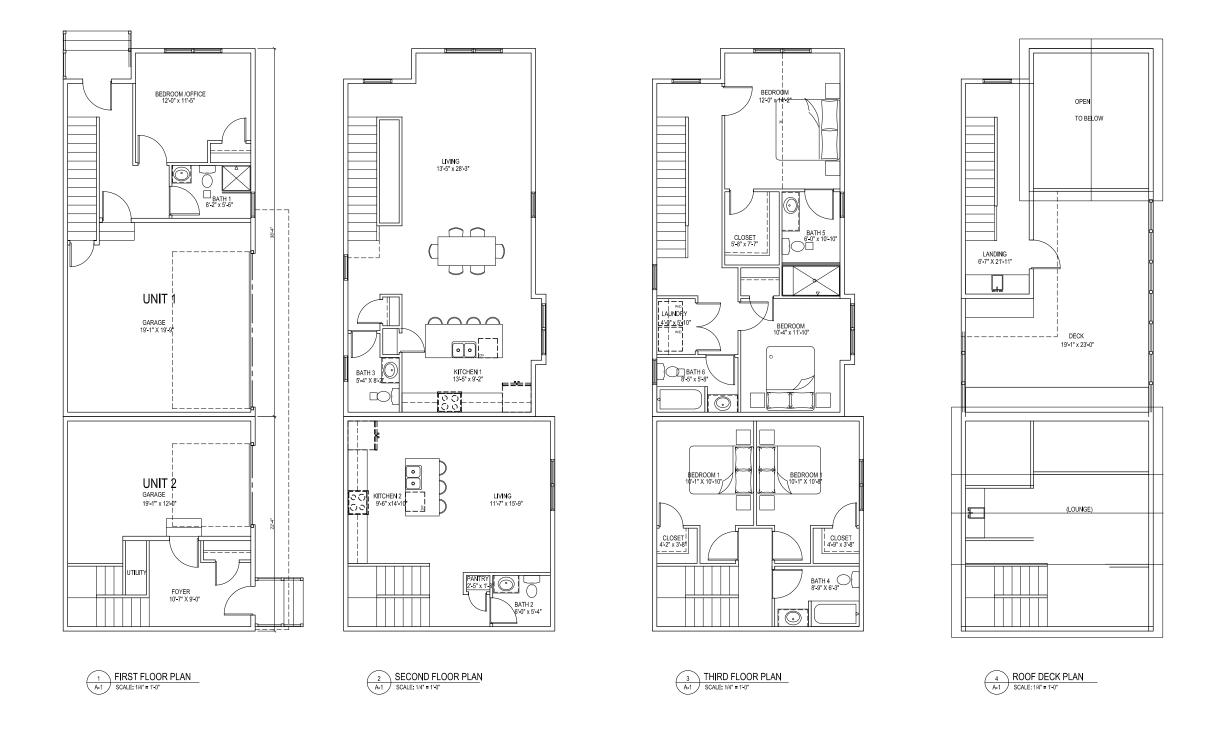
DESIGN PACKAGE

THURMAN SQUARE

March 14th, 2022 2502 Thurman Ave



PLANS UNIT 1&2



DESIGN PACKAGE

THURMAN SQUARE

March 14th, 2022 2502 Thurman Ave



PLANS UNIT 3&4



DESIGN PACKAGE

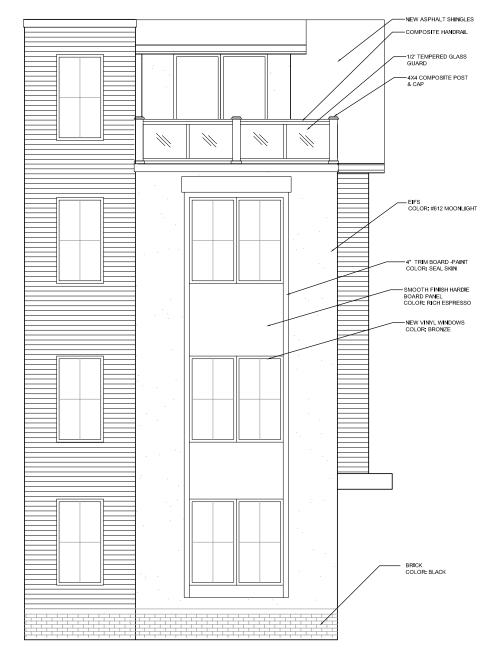
March 14th, 2022

THURMAN SQUARE

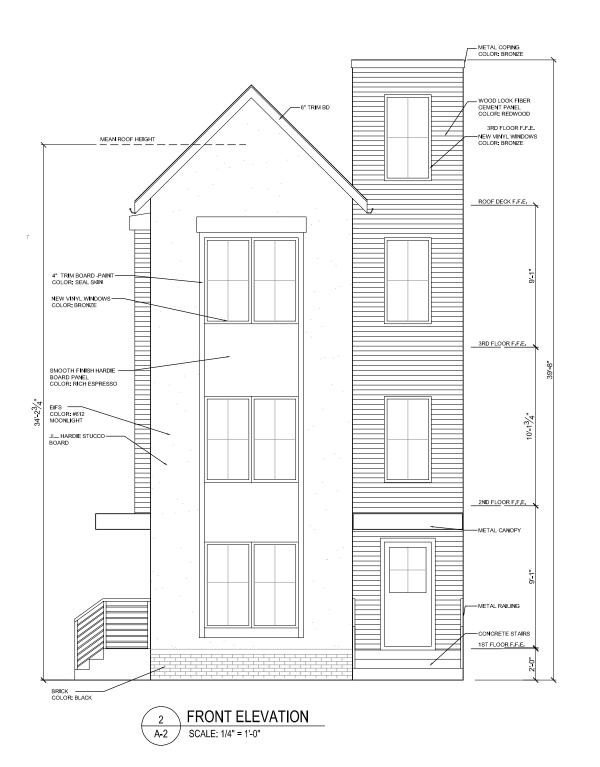
2502 Thurman Ave



TYPICAL ELEVATIONS







DESIGN PACKAGE

THURMAN SQUARE

2502 Thurman Ave

Tremont



March 14th, 2022

INTERIOR ELEVATION UNIT 3&4



DESIGN PACKAGE

March 14th, 2022

THURMAN SQUARE

2502 Thurman Ave



CONCEPTUAL STREET RENDERING UNIT 1&3



DESIGN PACKAGE

March 14th, 2022

THURMAN SQUARE

2502 Thurman Ave



CONCEPTUAL INTERIOR STREET RENDERING UNIT 3&4



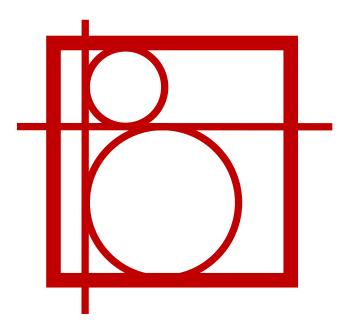
DESIGN PACKAGE

THURMAN SQUARE

March 14th, 2022

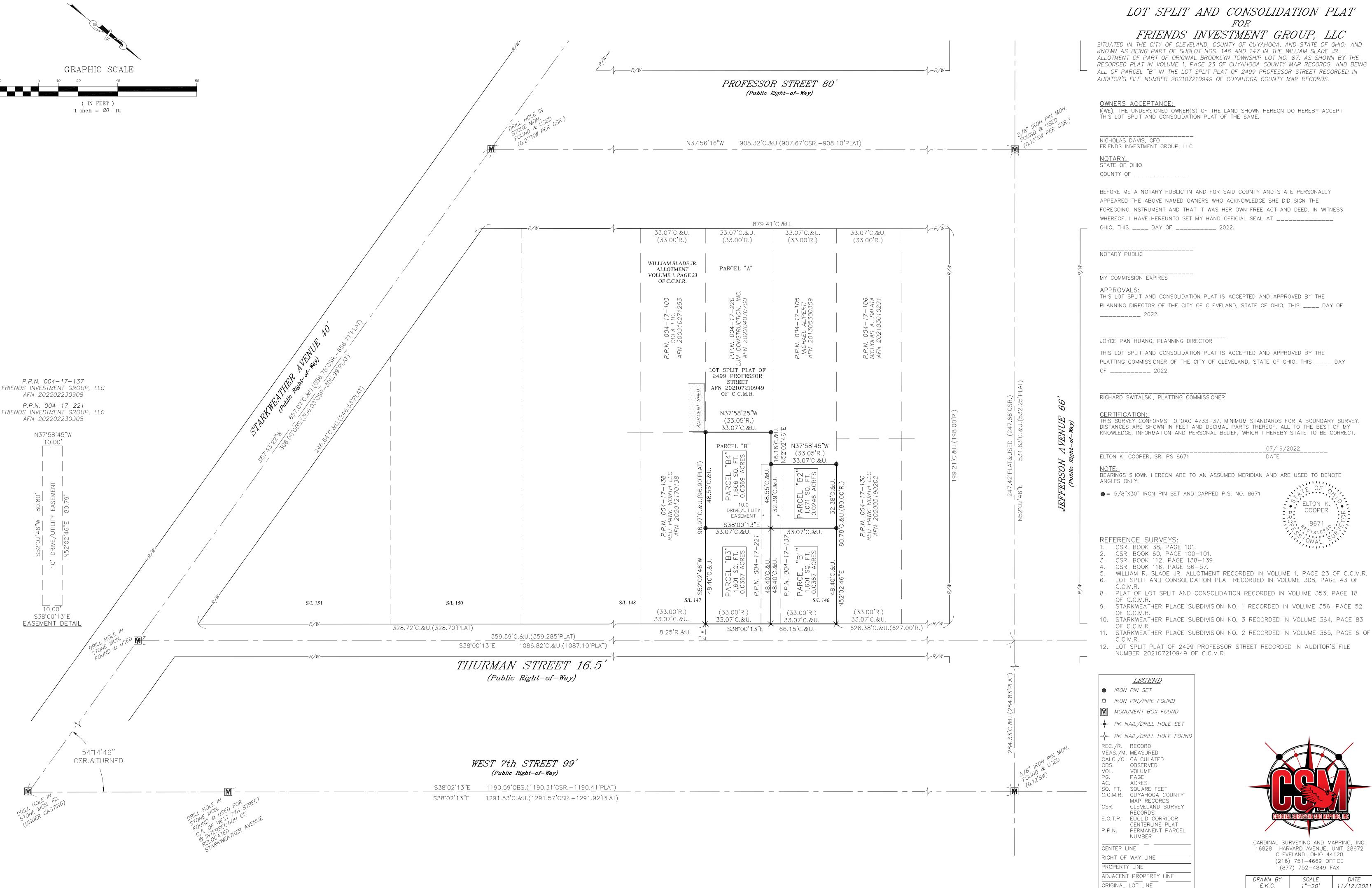
2502 Thurman Ave
Tremont





B R A N D T ARCHITECTURE, LLC

19440 Riverwood Ave.
Rocky River, OH 44116
440-865-1824
www.brandtarchitecture.com



SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA, AND STATE OF OHIO: AND KNOWN AS BEING PART OF SUBLOT NOS. 146 AND 147 IN THE WILLIAM SLADE JR. ALLOTMENT OF PART OF ORIGINAL BROOKLYN TOWNSHIP LOT NO. 87, AS SHOWN BY THE RECORDED PLAT IN VOLUME 1, PAGE 23 OF CUYAHOGA COUNTY MAP RECORDS, AND BEING ALL OF PARCEL "B" IN THE LOT SPLIT PLAT OF 2499 PROFESSOR STREET RECORDED IN AUDITOR'S FILE NUMBER 202107210949 OF CUYAHOGA COUNTY MAP RECORDS.

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED OWNERS WHO ACKNOWLEDGE SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS HER OWN FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND OFFICIAL SEAL AT _____,

PLANNING DIRECTOR OF THE CITY OF CLEVELAND, STATE OF OHIO, THIS ____ DAY OF

THIS LOT SPLIT AND CONSOLIDATION PLAT IS ACCEPTED AND APPROVED BY THE PLATTING COMMISSIONER OF THE CITY OF CLEVELAND, STATE OF OHIO, THIS ____ DAY

THIS SURVEY CONFORMS TO OAC 4733-37, MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ALL TO THE BEST OF MY KNOWLEDGE, INFORMATION AND PERSONAL BELIEF, WHICH I HEREBY STATE TO BE CORRECT.

BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE

COOPER

- 6. LOT SPLIT AND CONSOLIDATION PLAT RECORDED IN VOLUME 308, PAGE 43 OF

- 10. STARKWEATHER PLACE SUBDIVISION NO. 3 RECORDED IN VOLUME 364, PAGE 83

- 12. LOT SPLIT PLAT OF 2499 PROFESSOR STREET RECORDED IN AUDITOR'S FILE



16828 HARVARD AVENUE, UNIT 28672 CLEVELAND, OHIO 44128 (216) 751-4669 OFFICE (877) 752-4849 FAX

DRAWN BY	SCALE	DATE
E.K.C.	1"=20'	11/12/2021
CHECK BY	JOB NO.	PAGE
E.K.C.	21-133	1 OF 1

Cleveland City Planning Commission

Design Review Cases



Northeast Design Review Case

2022

October 7, 2022

NE2022-004 – Proposed Demolition of a 2 ½-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

Note: the Planning Commission Tabled this item on August 19, 2022.

Committee Recommendation: Approved with **conditions**:

There is no specific plan provided for development at this time. The timeline for owner is 1-2 years before construction begins on an approximately 2,000 sf expansion of retail & laundromat.

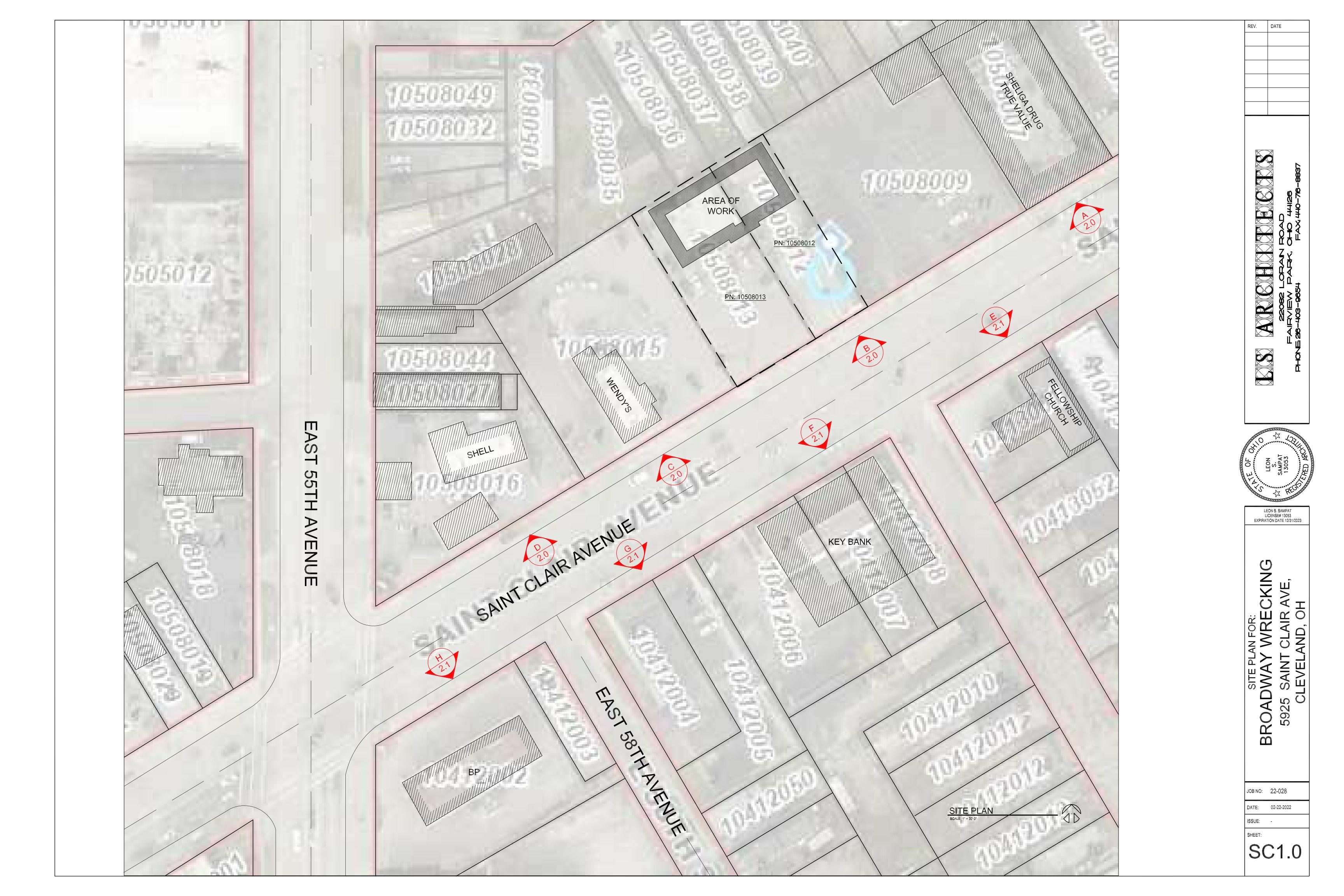
Applicant was asked to provide the following:

A more complete site plan that illustrates: 1) meeting parking screening requirements

- 2) Frontage requirement details
- 3) A photometric lighting plan. The current lights flood the streets and can be considered a public and safety nuisance. Look into disconnecting some of the lights and/or redirecting them.

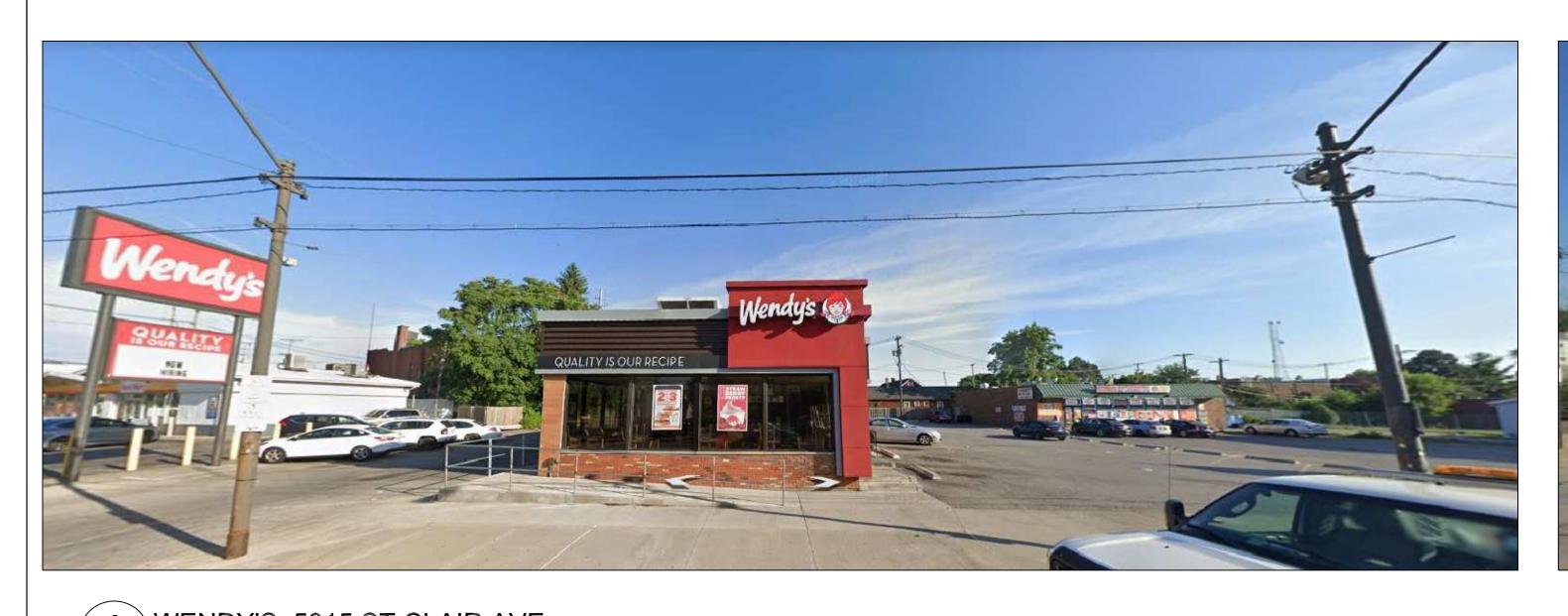
SPA: St Clair-Superior

4) Provide a landscape plan for the site.



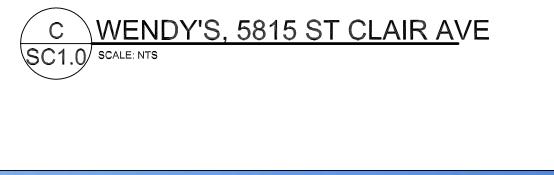
DATE: 02-22-202:

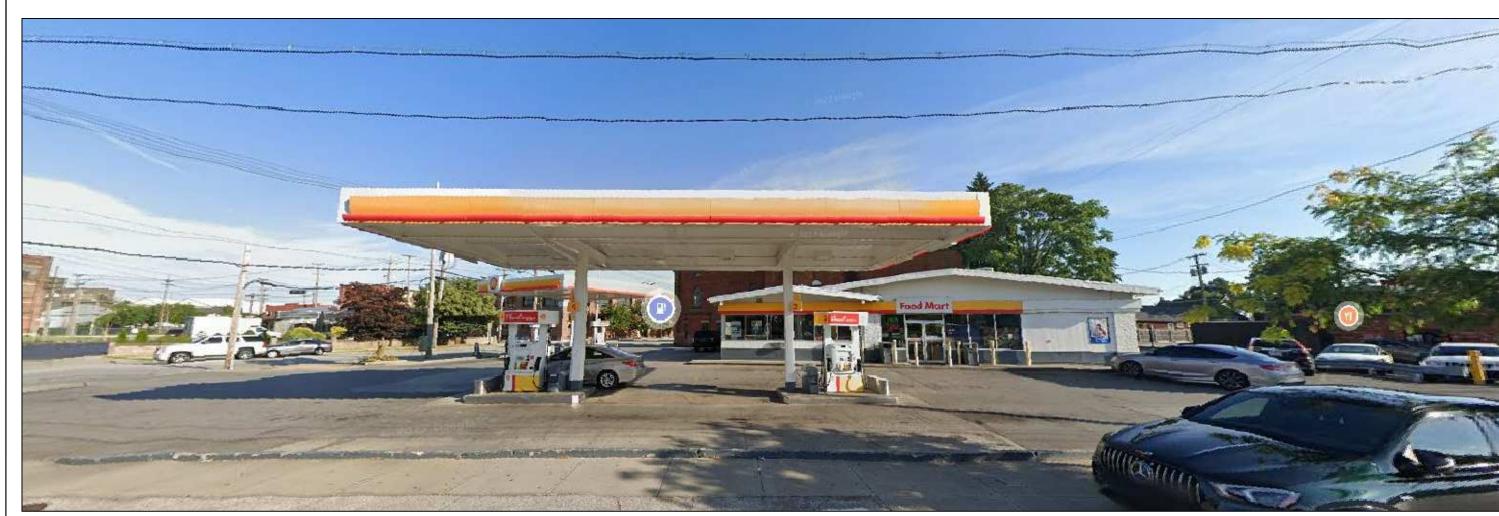
SC2.0

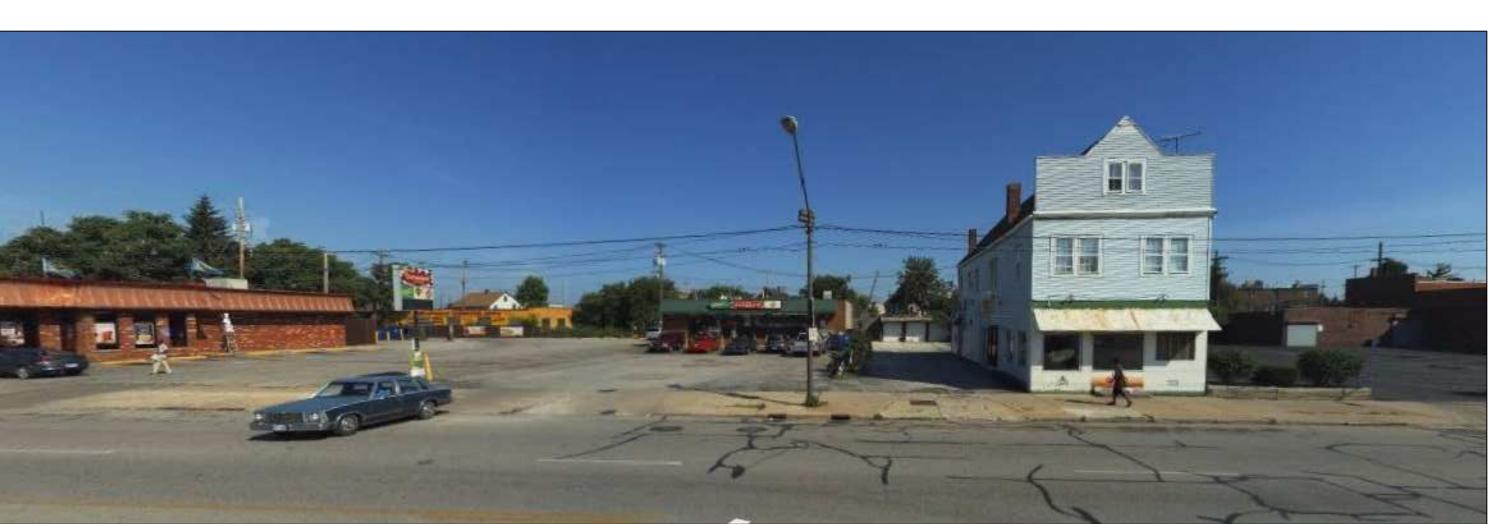




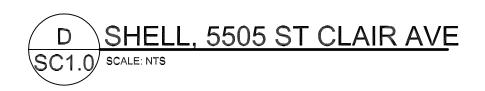








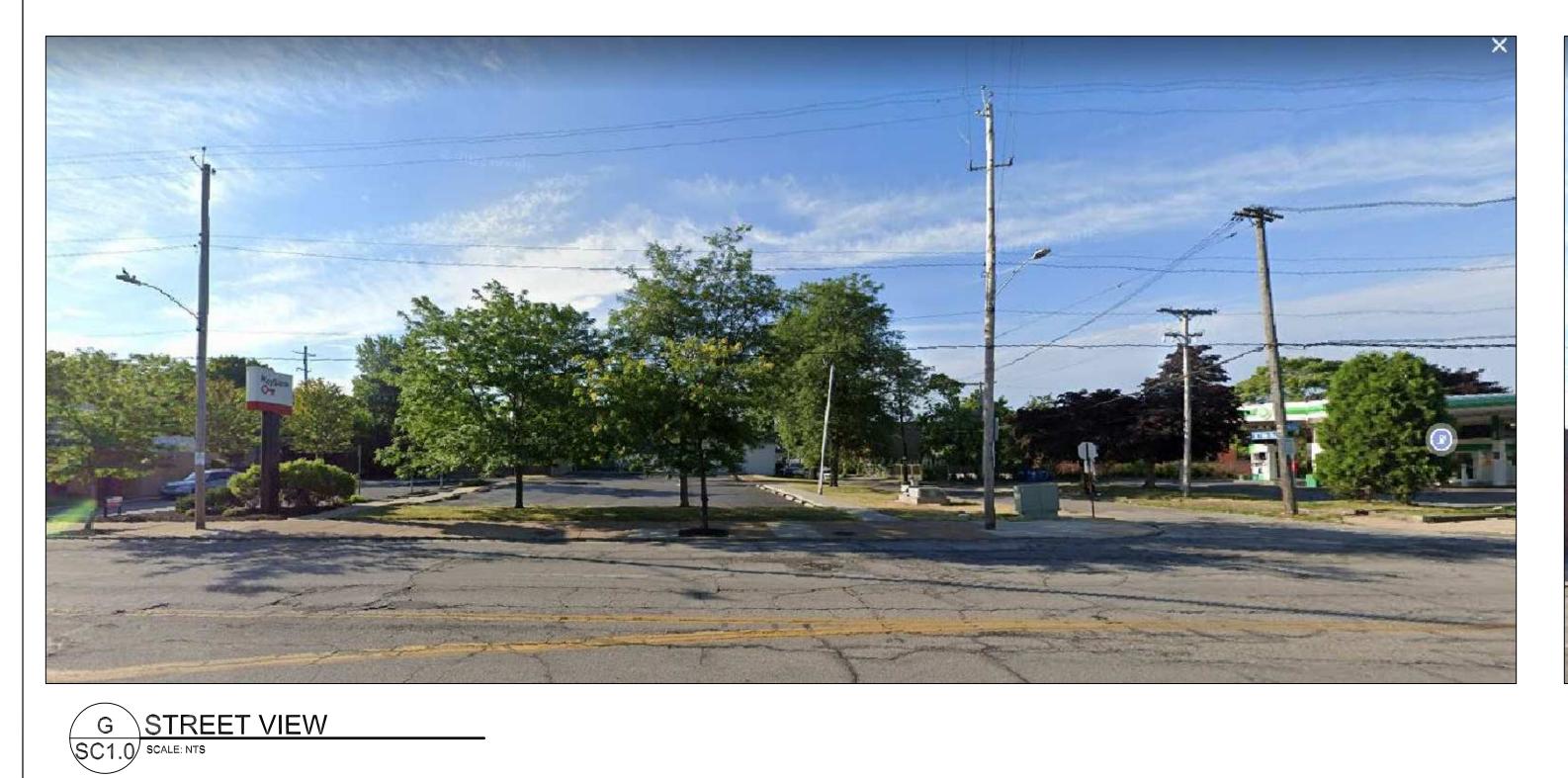
B SUBJECT STRUCTURE
SC1.0 SCALE: NTS





ISSUE: -

SC2.1

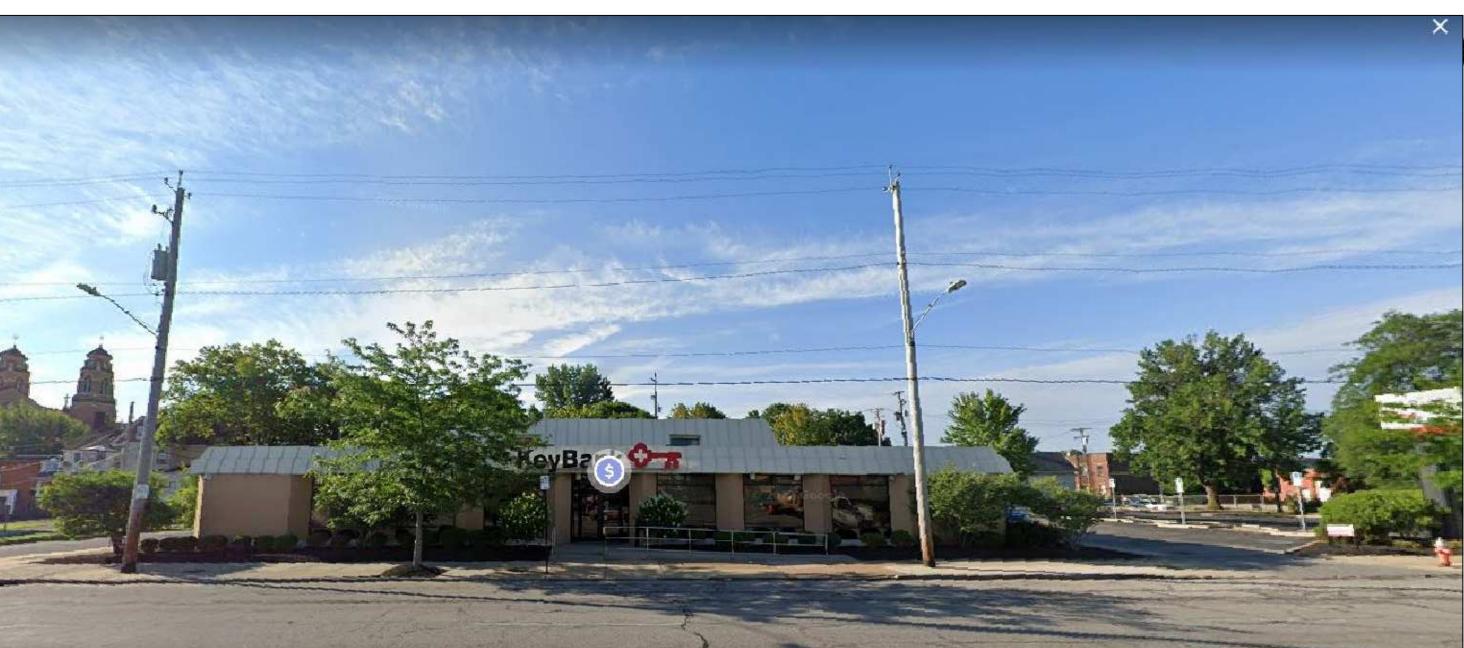




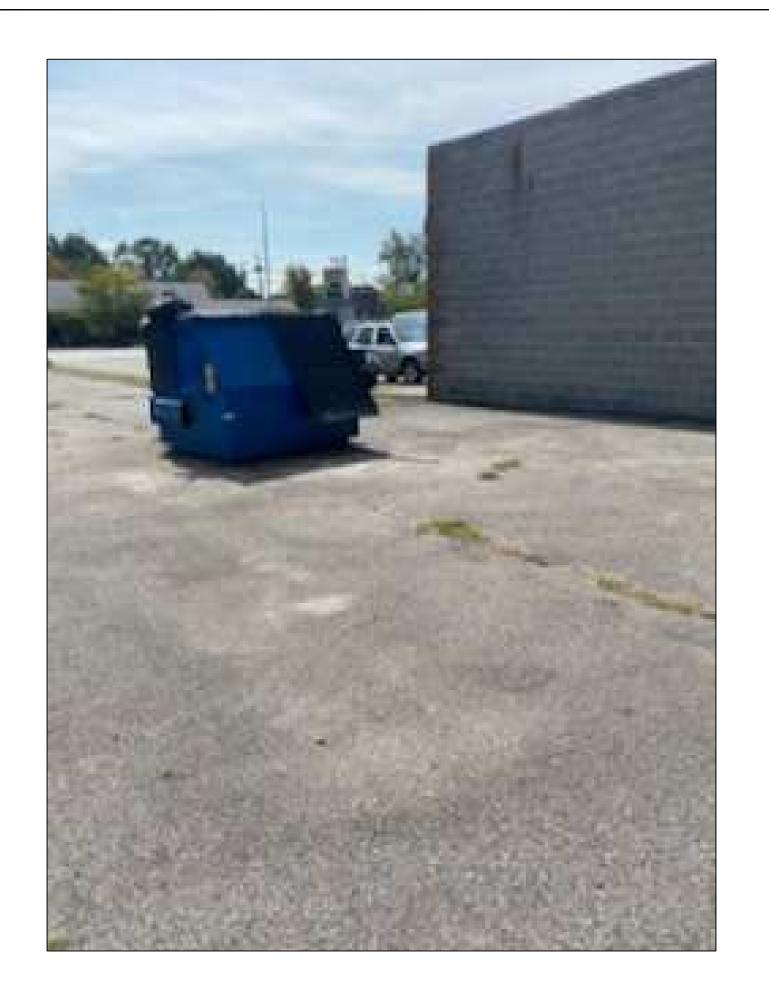
E FELLOWSHIP CHURCH, 6010 ST CALIR AVE.
SC1.0 SCALE: NTS

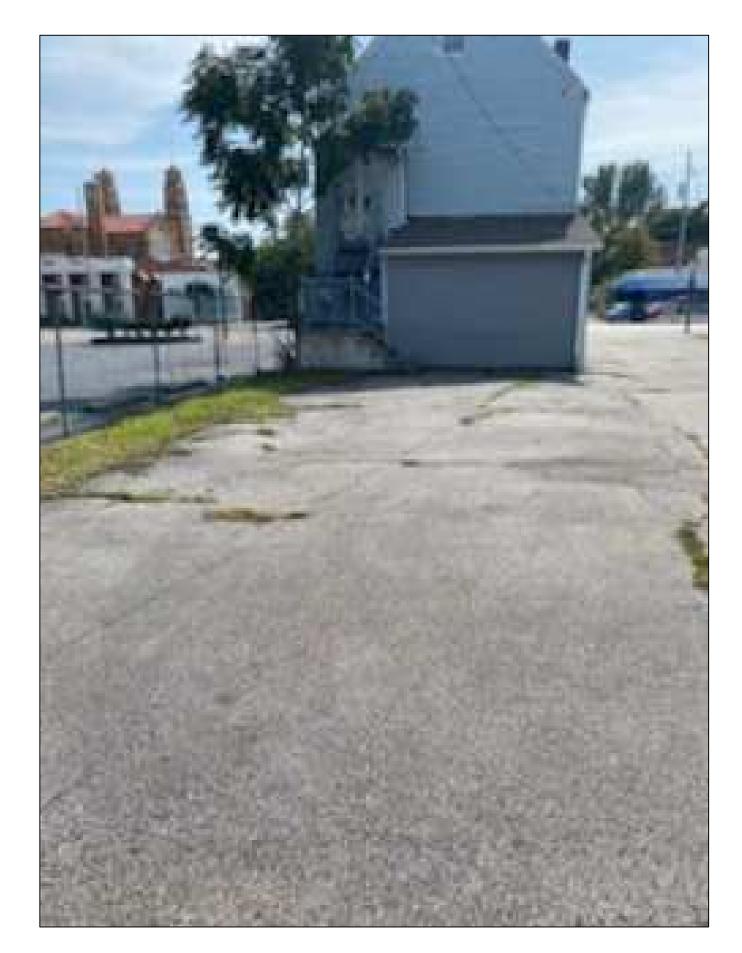


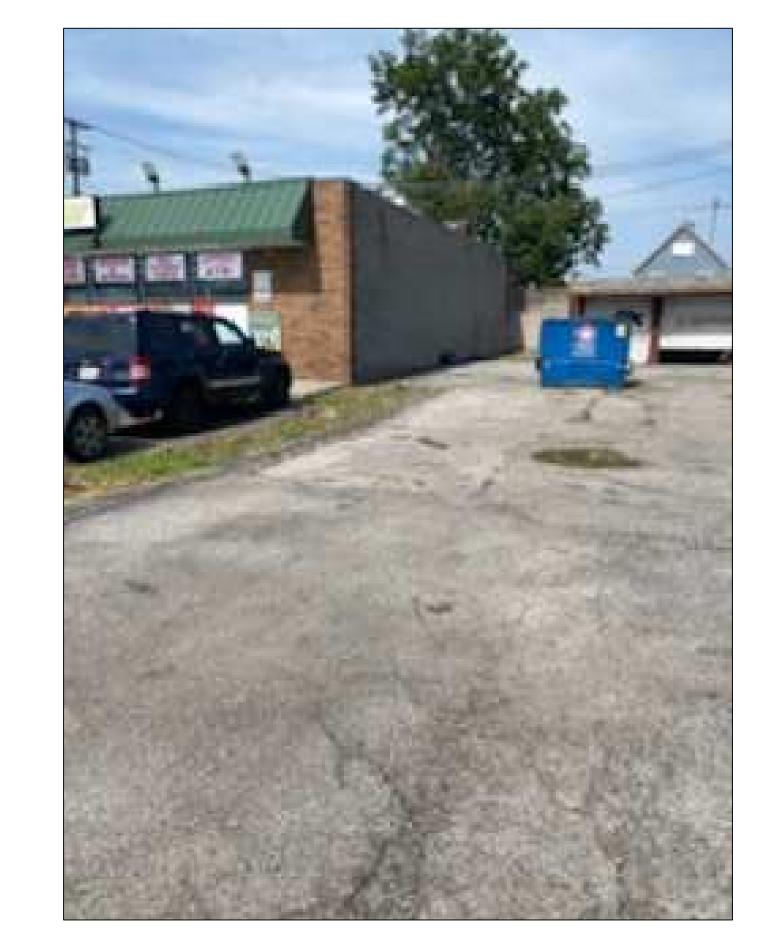


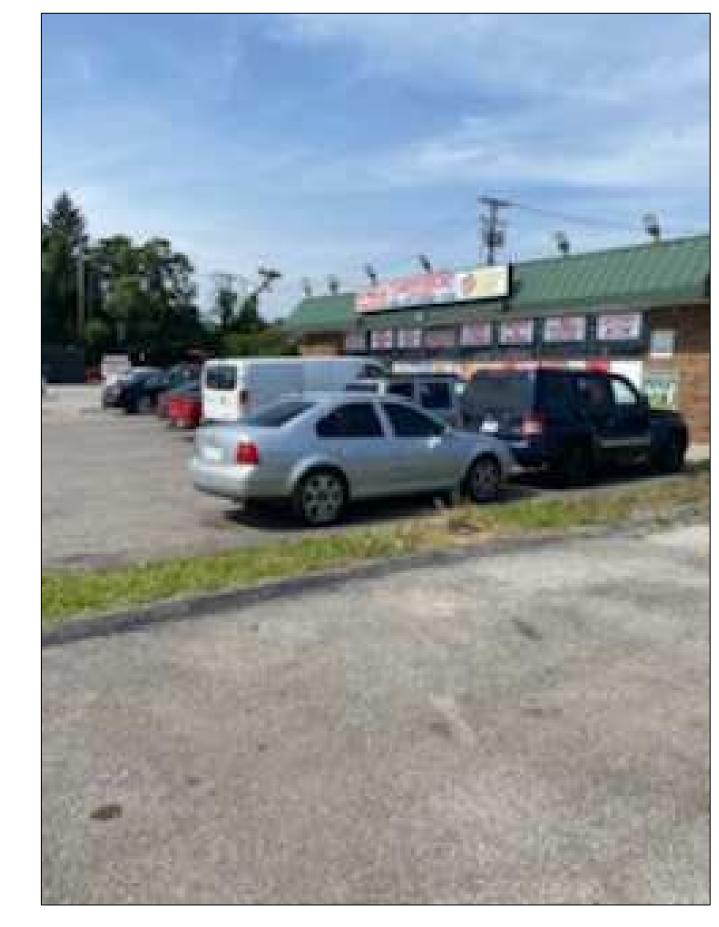


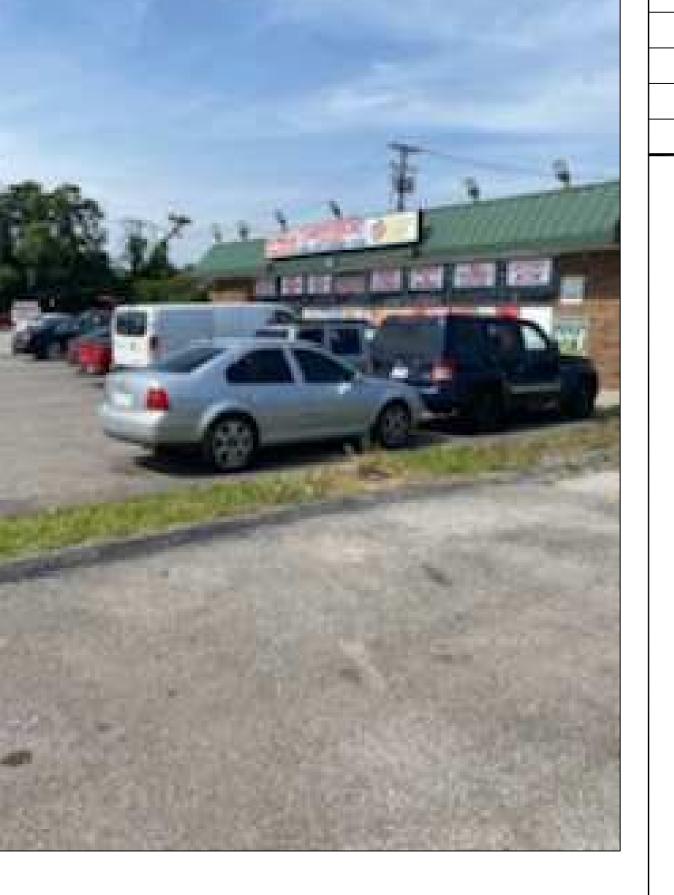
F KEY BANK, 5900 ST CLAIR AVE SC1.0 SCALE: NTS





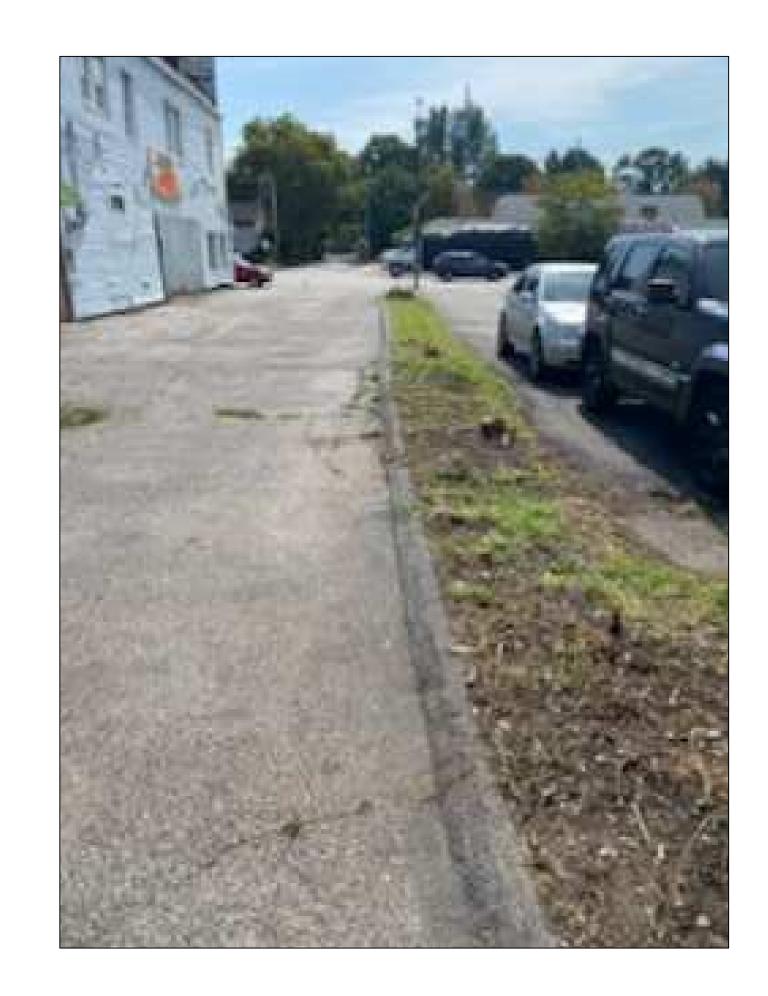








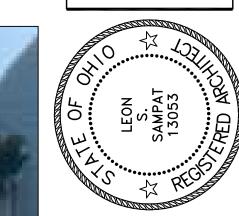








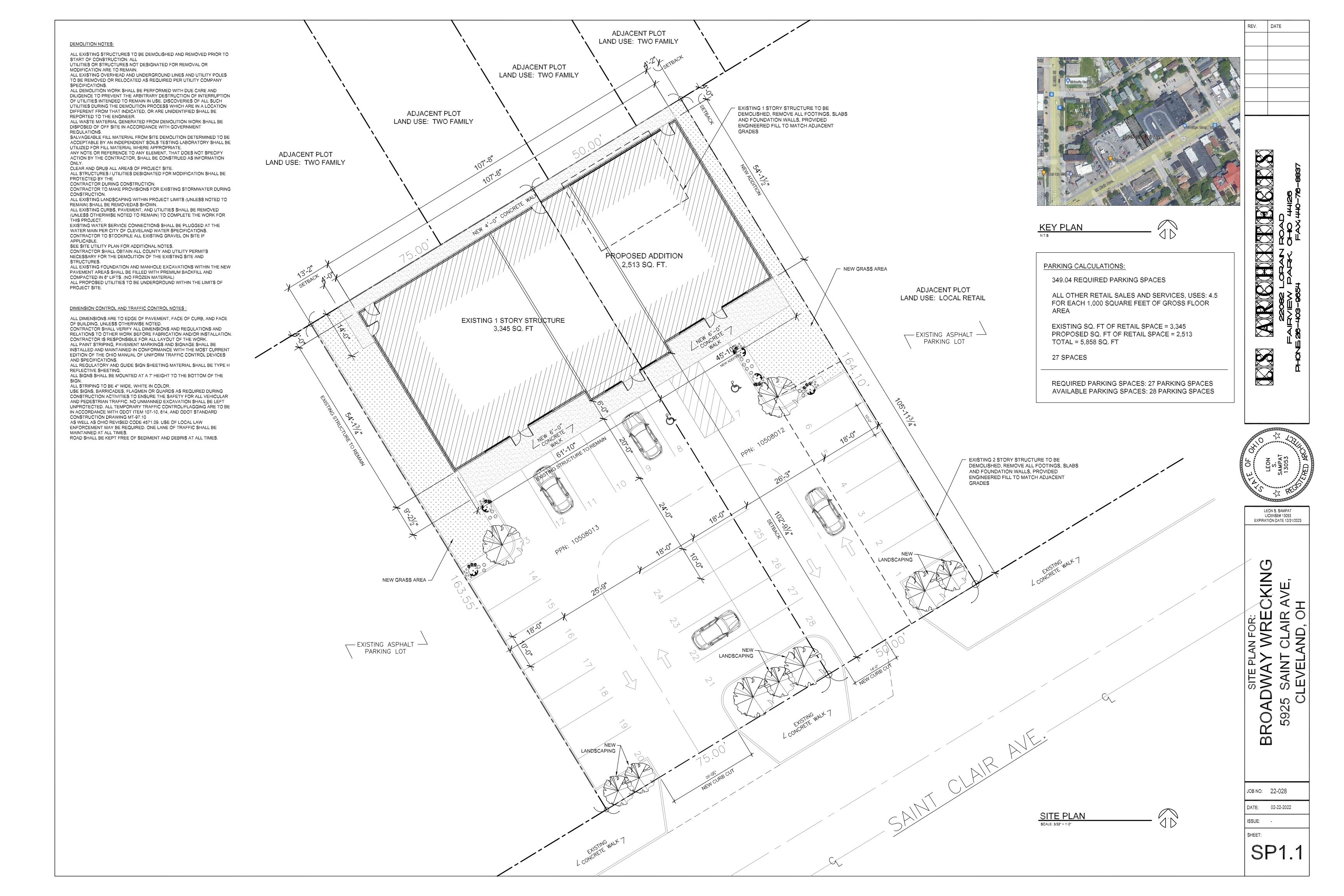
CURRENT SITE CONDITIONS
SCALE: NTS



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

RECKING IR AVE,

JOB NO: 22-028





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

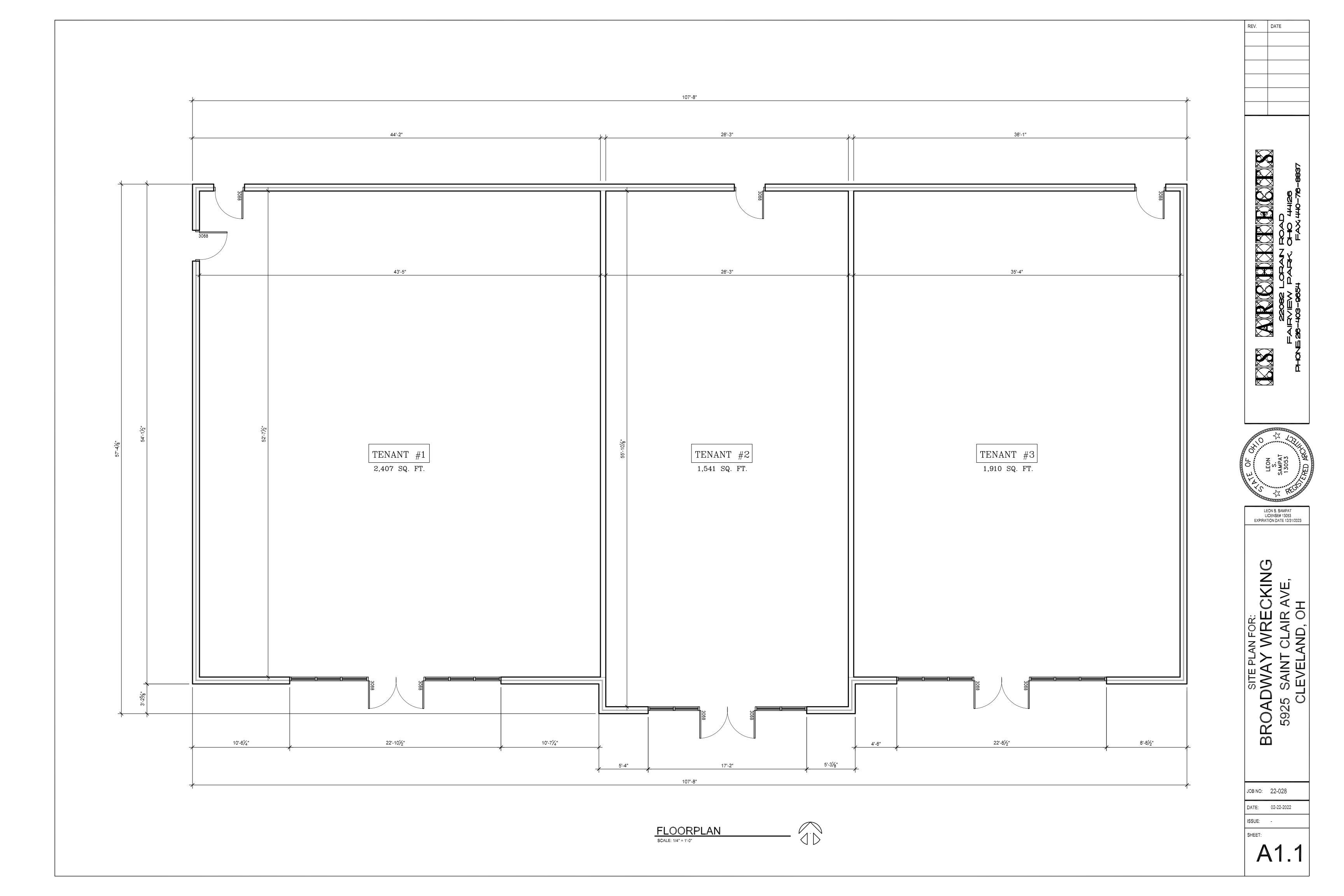
SW 9166 **Drift of Mist**

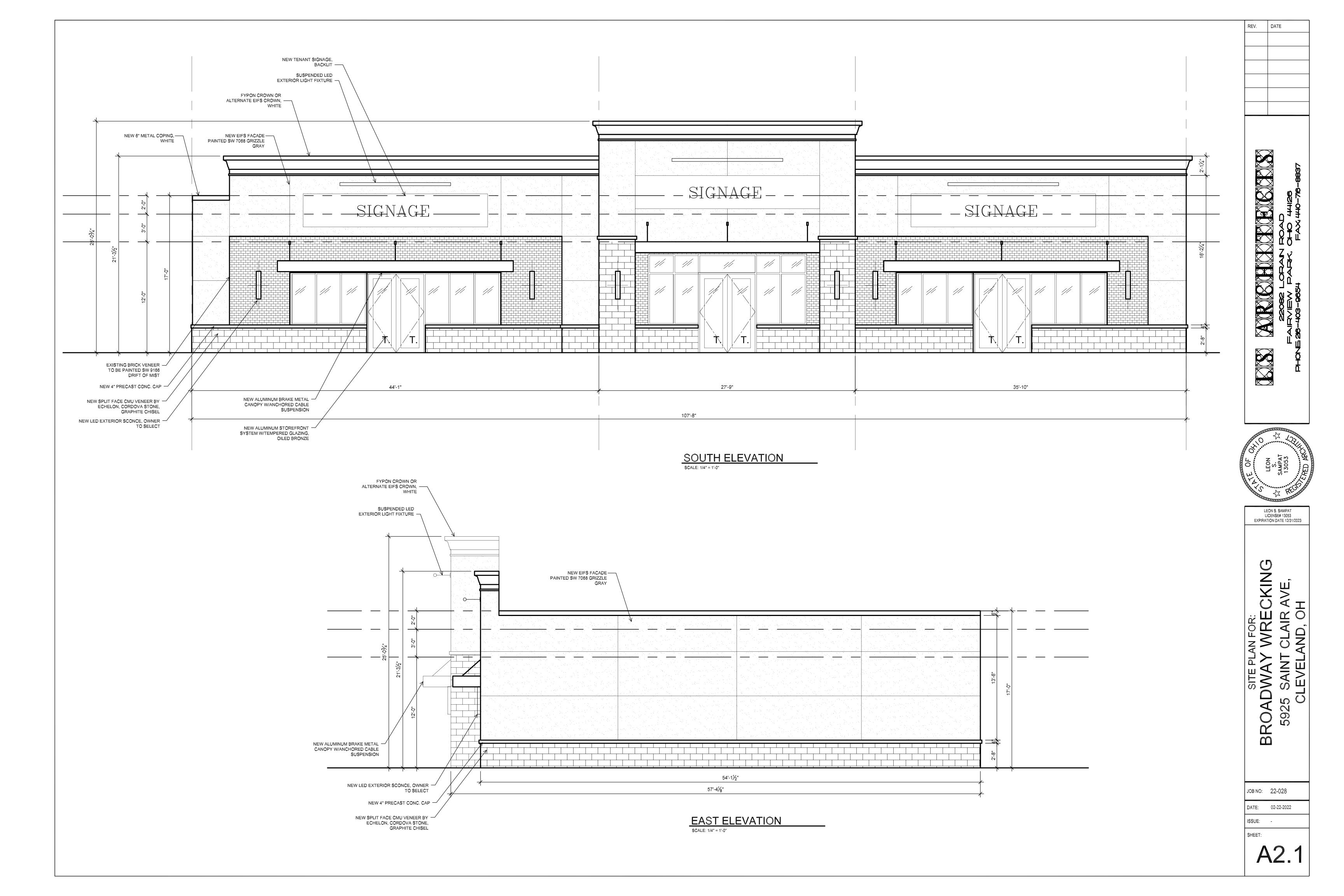
Interior / Exterior Location Number: 238-C2

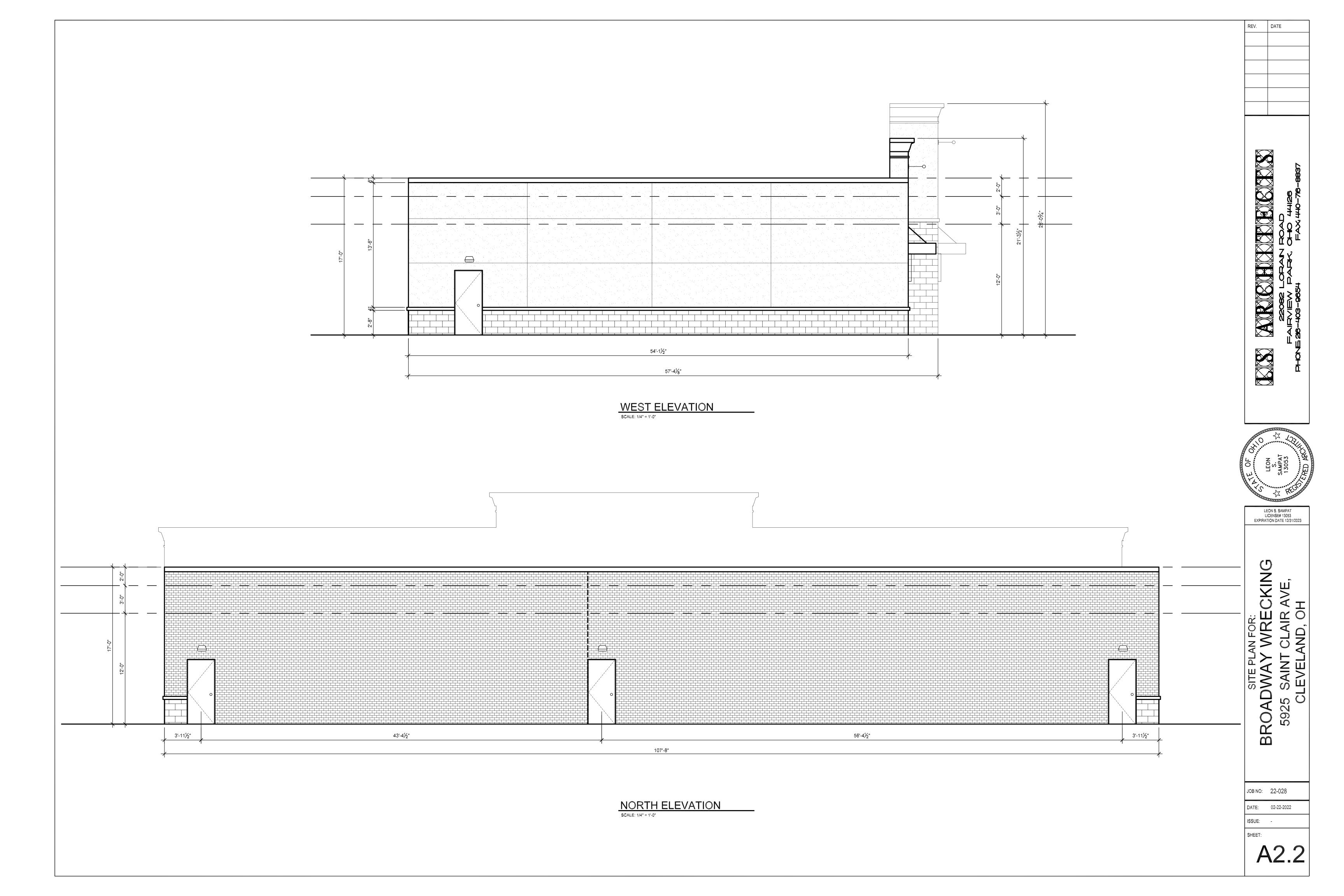


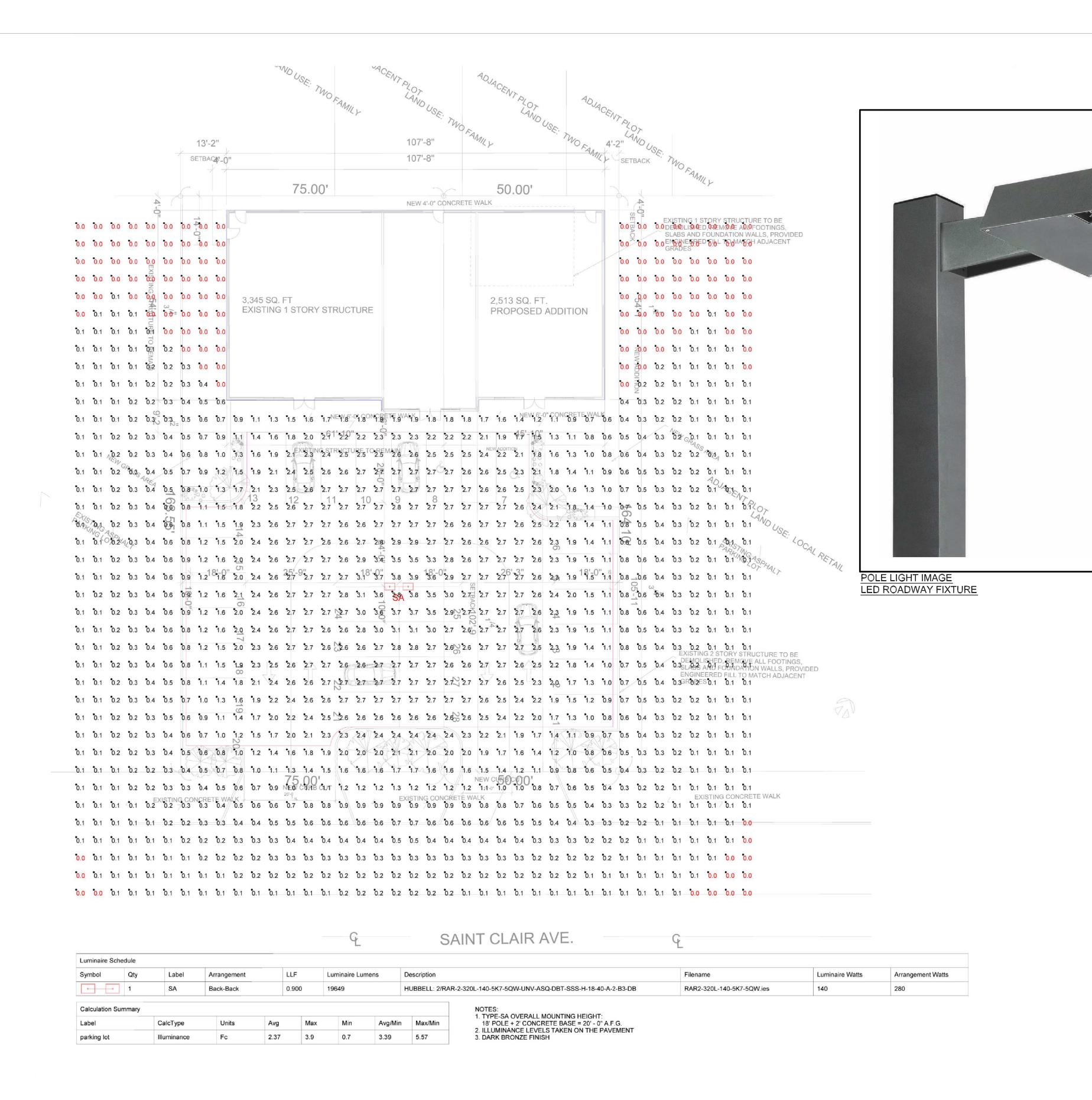
Grizzle Gray

SHERWIN WILLIAMS DRIFT OF MIST 9166 ECHELON CORDOVA STONE, GRANITE CHISEL SHERWIN WILLIAMS GRIZZLE GRAY 7068









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



LEON S. SAMPAT LICENSE# 13053

EXPIRATION DATE 12/31/2023

PLAN FOR:

Y WRECKING

JOB NO: 22-028

DATE: 02-22-2022

ISSUE: SHEET:

L1.0

October 7, 2022



Committee Recommendation: Approved with **conditions**:

There is no specific plan provided for development at this time. The timeline for owner is 1-2 years before construction begins on an approximately 2,000 sf expansion of retail & laundromat.

Applicant was asked to provide the following:

A more complete site plan that illustrates:

- 1) meeting parking screening requirements
- 2) Frontage requirement details
- 3) A photometric lighting plan. The current lights flood the streets and can be considered a public and safety nuisance. Look into disconnecting some of the lights and/or redirecting them.

SPA: St Clair-Superior

4) Provide a landscape plan for the site.

Northeast Design Review Case

THEVELAND OF THE COMPANY OF THE COMP

October 7, 2022

NE2022-019 – Proposed Demolition of a 1-Story Industrial Building:

Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

SPA: Glenville

Project Address: 1329 East 105th Street

Project Representative: Alexander Horsack, RDL Architects

Committee Recommendation: Approved as presented

Proposed Demolition

ADDRESS: 1329 E 105th Street

Glenville, Cleveland, Ohio 44106

























































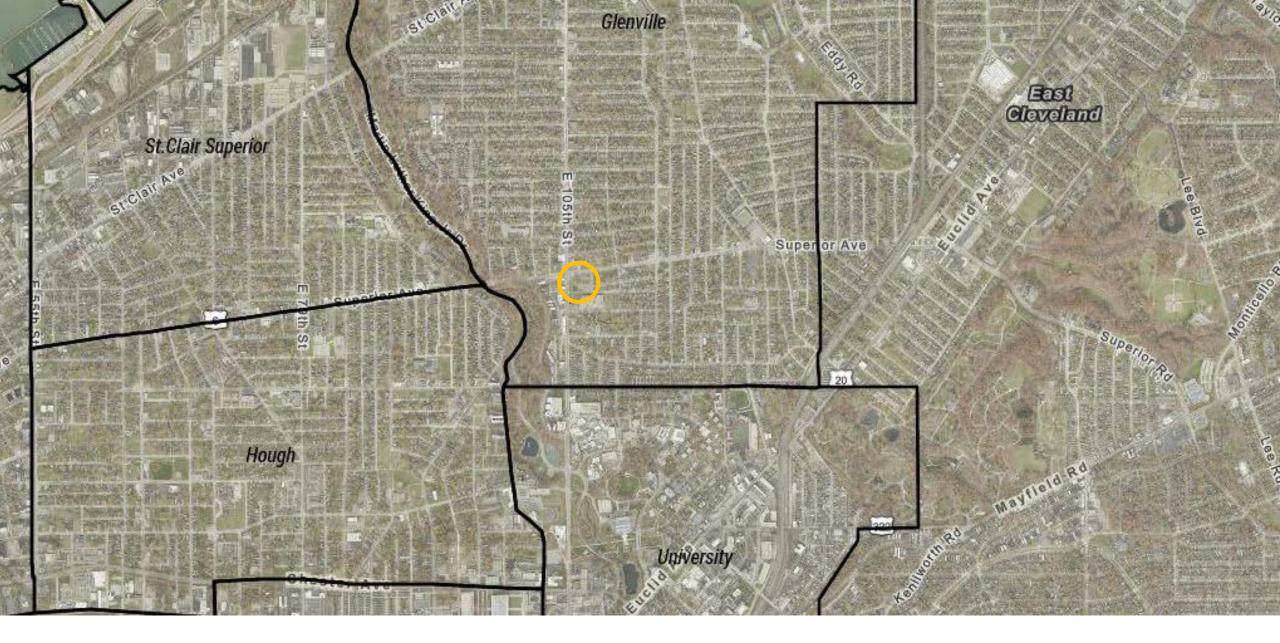


GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | EXISTING CONDITIONS









GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | SITE LOCATION MAP

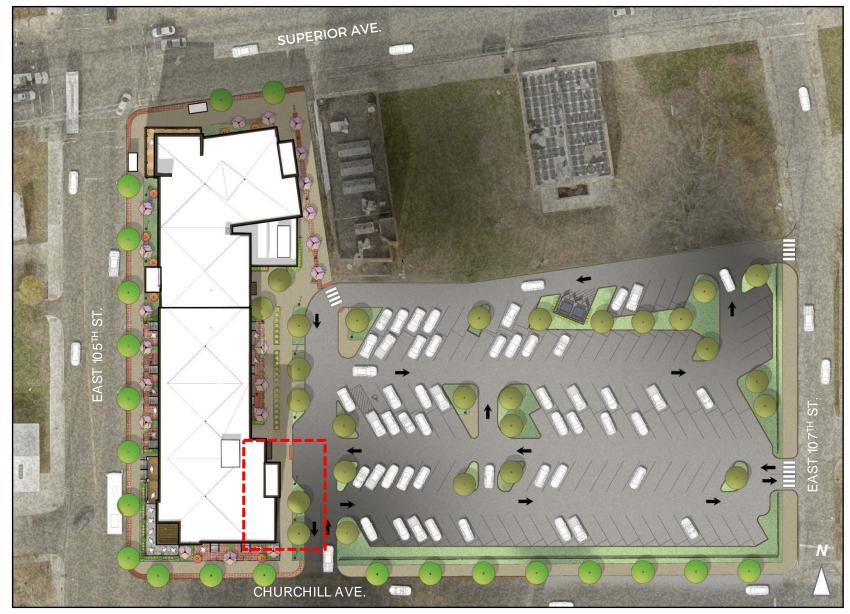
The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed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











SITE DATA

ZONING LR-G2

ACREAGE 1.99 -AC (86,652 SF) PROPOSED USE MIXED-USE

(OFFICE / APTS.)

BUILDING FOOTPRINT BUILDING TOTAL SF

18,775 SF 72,157 SF

57'-0" (4 STORIES) **BUILDING HEIGHT**

PARKING 133 SPACES

E 105 ST SETBACK 12'-0" SUPERIOR SETBACK CHURCHILL SETBACK 10'-0"

18'-0"

ZONING MAP



GOLD COAST LOFTS I GLENVILLE, CLEVELAND, OHIO I PROPOSED SITE PLAN









Southeast Design Review Case

EVEL AND OF

October 7, 2022

SE2022-022 – Proposed Demolition of a 2 ½-Story Residential Structure:

Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 4164 East 93rd Street

Project Representative: Alex Abramovitz, City of Cleveland

Committee Recommendation: Approved unanimously as presented

SPA: Union-Miles

4164 E 93

Proposal for a demolition in the Southeast Design Review Region

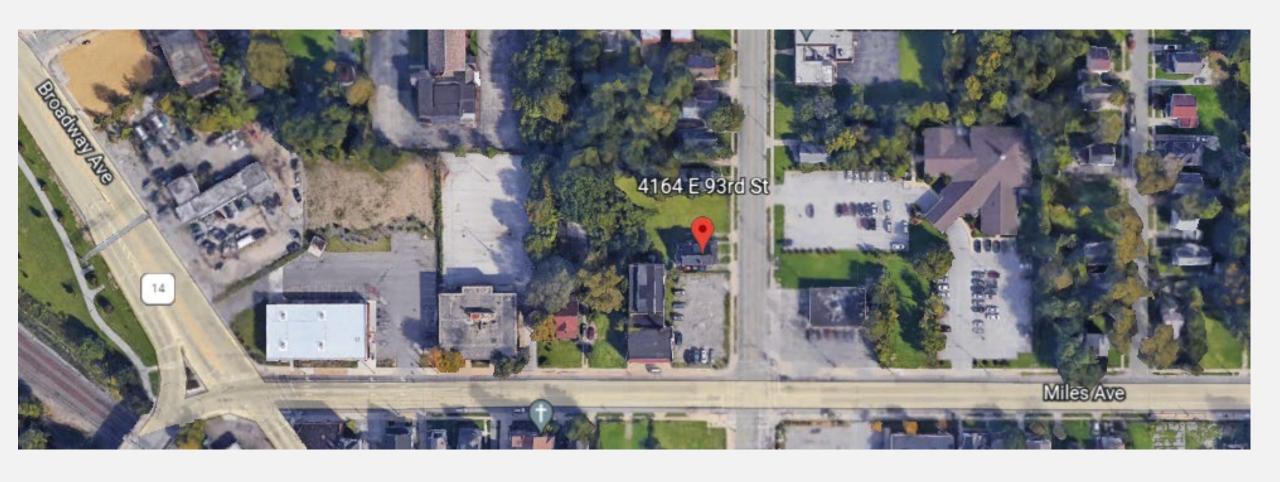
PROPOSED DEMOLITION OF 4164 E 93



4164 E 93

- **Demolition:** We are seeking the approval of the complete demolition of the 2 story, 2 family dwelling residential property built in 1910.
- Current Owner: Suleiman Alahmad since 2016
- Vacant: since at least 2020.
- Complaints: The City has received 5 formal complaints.
- Board-ups: The city has boarded up this property 3 times.
- **Back Taxes:** \$13,017.26
- **Site Plan:** The remaining land will be cleared, graded, and seeded.

SITE LOCATION AND CONTEXT



NEW SCHOOL AND CDC OFFICE JUST NORTH OF THE PROPERTY



















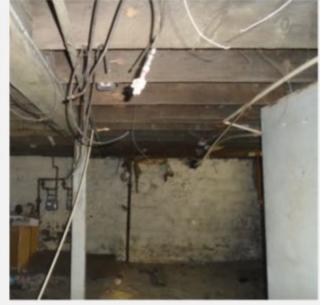
















SITE PLAN



 Demolish the structure, remove all foundations and subgrade material. Level the site with clean backfill, topsoil, seed, and straw.

Southeast Design Review Case

THE VEL AND SOME

October 7, 2022

SE2022-023 - Proposed Demolition of a 1-Story Industrial Building:

Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 11207 Kinsman Road

Project Representative: Alex Abramovitz, City of Cleveland

Committee Recommendation: Approved unanimously as presented

SPA: Mount Pleasant

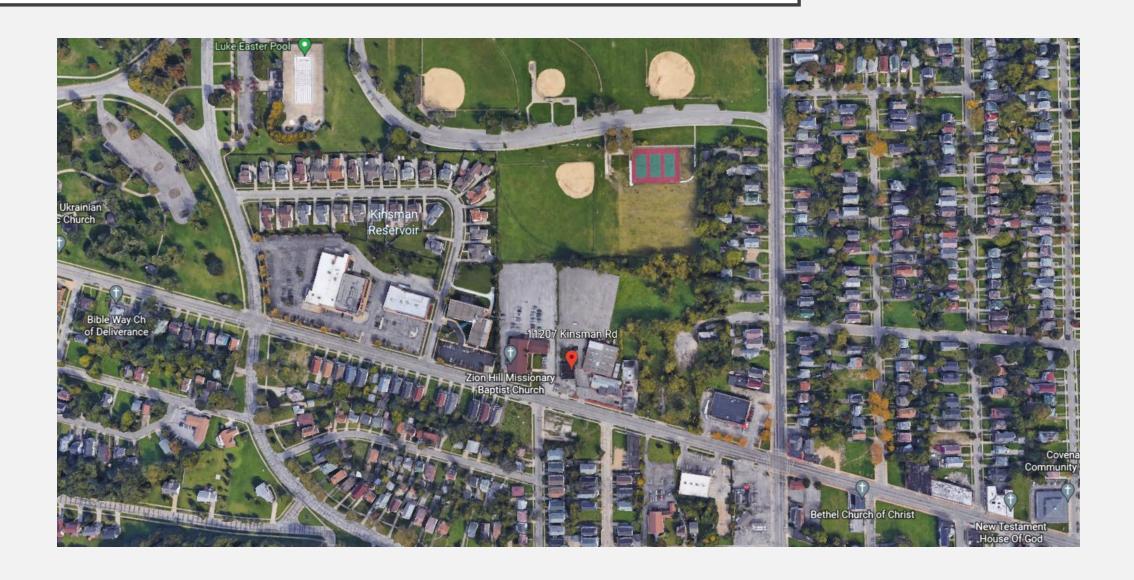
11207 KINSMAN

Proposal for a demolition in the Southeast Design Review Region

PROPOSED DEMOLITION OF 11207 KINSMAN

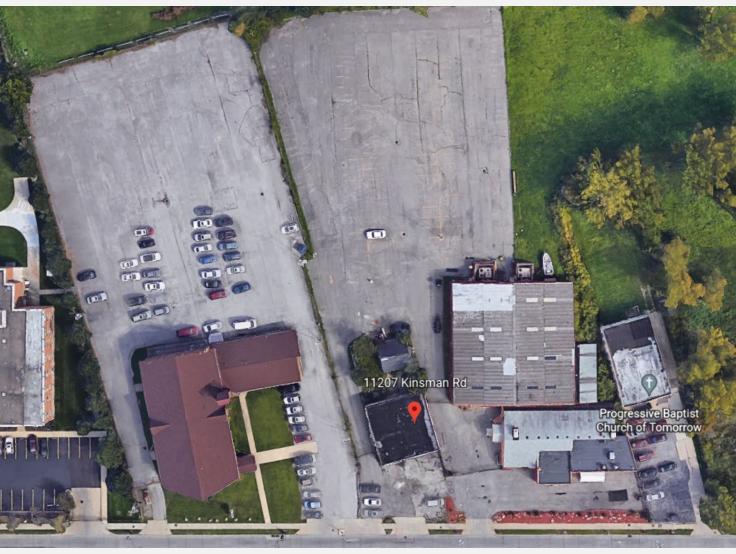
- Demolition: We are seeking the approval of the complete demolition of the I story, storage warehouse, located at 11207 Kinsman
- Current owner: Zion Hill Baptist Church since June 12, 2019.
- Complaints: Three officials complaints have been received by the City about this property
- Taxes: \$2,577.89
- Site Plan: The remaining land will be cleared, graded, and seeded with grass.

SITE LOCATION



SITE CONTEXT





EXTERIOR

















INTERIOR















SITE PLAN



Demolish the structure, remove all foundations and subgrade material. Level the site with clean backfill, topsoil, seed, and straw.



A WORD FROM NEIGHBORS

- The property next door that shares concrete space surrounding the property is The Jordan Community Resource Center. This organization is being proactive about rehabbing their property.
- This I I 207 Kinsman Rd shares space with Jordan CRC is owned by the Church next door who has not done anything to help upkeep the property.
- Jordan CRC has invested \$170,000 towards their exterior renovations and the shared lot of the two properties.
- Jordan CRC has expressed to us that the abandoned and condemned property of 11207 Kinsman presents an increased risk to the safety of customers, residents, and the community.

INVESTMENT INTO THIS NEIGHBORHOOD

- According to Tenisha Gant-Watson, CEO of Jordan Community Resource Center:
- The Jordan Community Resource Center believes that the demolition of this condemned property will enhance the investment that Jordan CRC has made which contributes to overall community incline.
- Jordan CRC aims to continue to beautify their property and to contribute their investment into the Mt. Pleasant Community.
- For them a tangible next step to take in their improvement of their own property, which they hope will work to improve the community as a whole, is the demolition of the property at 11207 Kinsman.

Southeast Design Review Case

THE PERSON OF TH

October 7, 2022

SE2022-024 - Proposed Demolition of a 1-Story Institutional-Use Building:

Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 11714 Union Avenue

Project Representative: Alex Abramovitz, City of Cleveland

Committee Recommendation: Approved unanimously as presented

Ward 2 - Councilmember Bishop

SPA: Mount Pleasant

11714 UNION

Proposal for a demolition in the Southeast Design Review Region

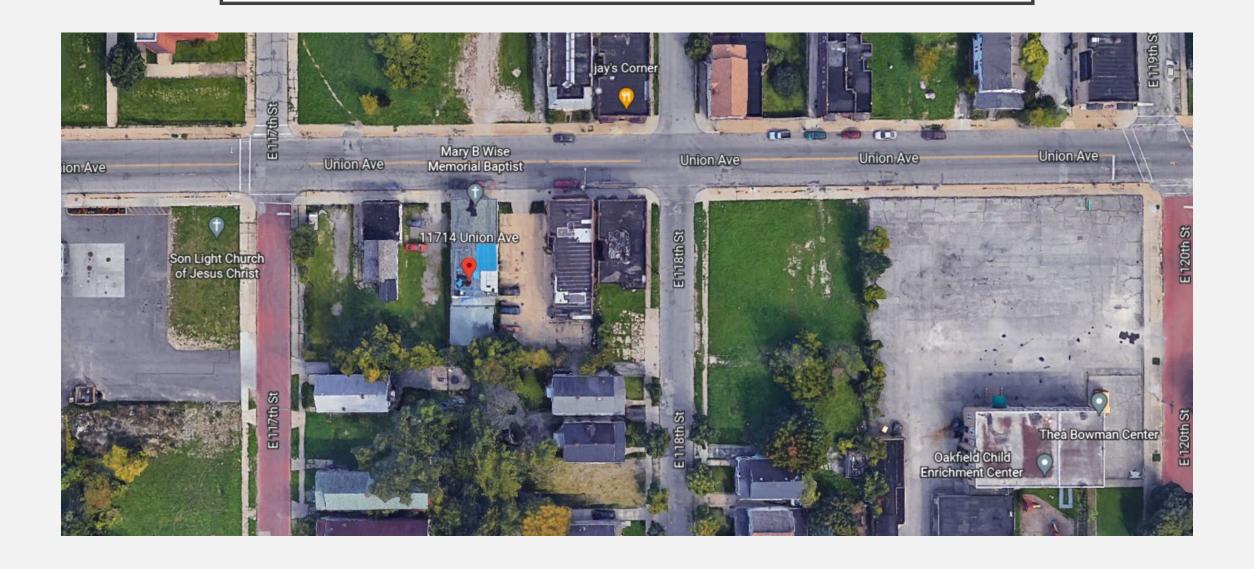
PROPOSED DEMOLITION OF 11714 UNION



11714 UNION

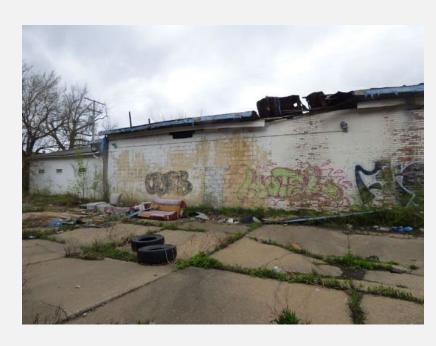
- Demolition: We are seeking the approval of the complete demolition of the I story church.
- Current Owner: State of Ohio since November, 2019
- Complaints: This property has 6 official complaints
- Board-ups: This property has been boarded up on three occassions
- Taxes: \$28,185.86
- Site Plan: The remaining land will be cleared, graded, and seeded with grass.

SITE AND CONTEXT LOCATION

























BASEMENT

SITE PLAN



 Demolish the structure, remove all foundations and subgrade material. Level the site with clean backfill, topsoil, seed, and straw.

Southeast Design Review Case

LIST OF COMMENTS O

October 7, 2022

SE2022-026 - Proposed Demolition of a 2-Story Residential Structure:

Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 13701 Miles Avenue

Project Representative: Alex Abramovitz, City of Cleveland

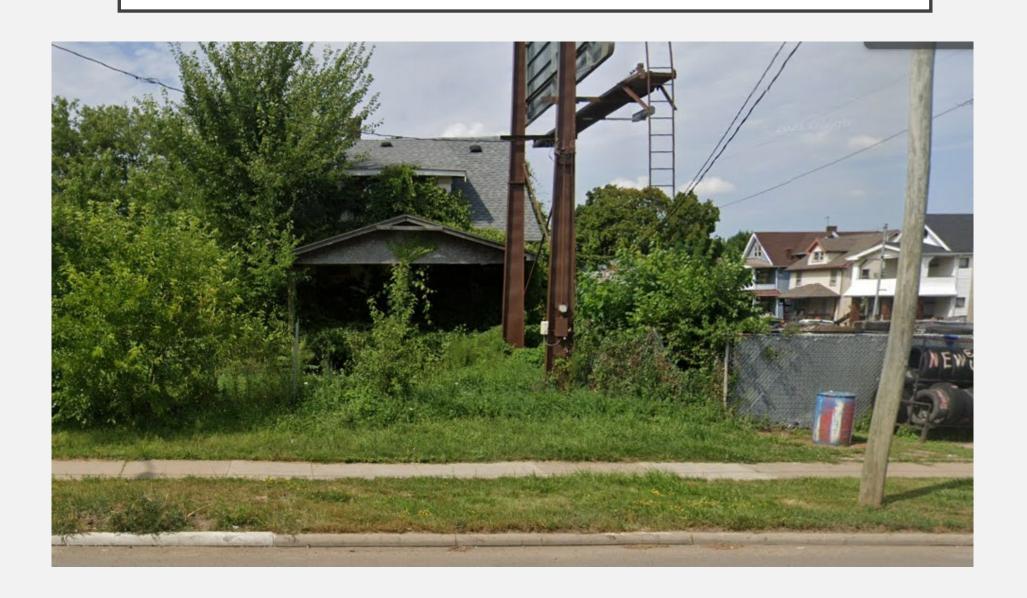
Committee Recommendation: Approved unanimously as presented

SPA: Union-Miles

13701 MILES

Proposal for a demolition in the Southeast Design Review Region

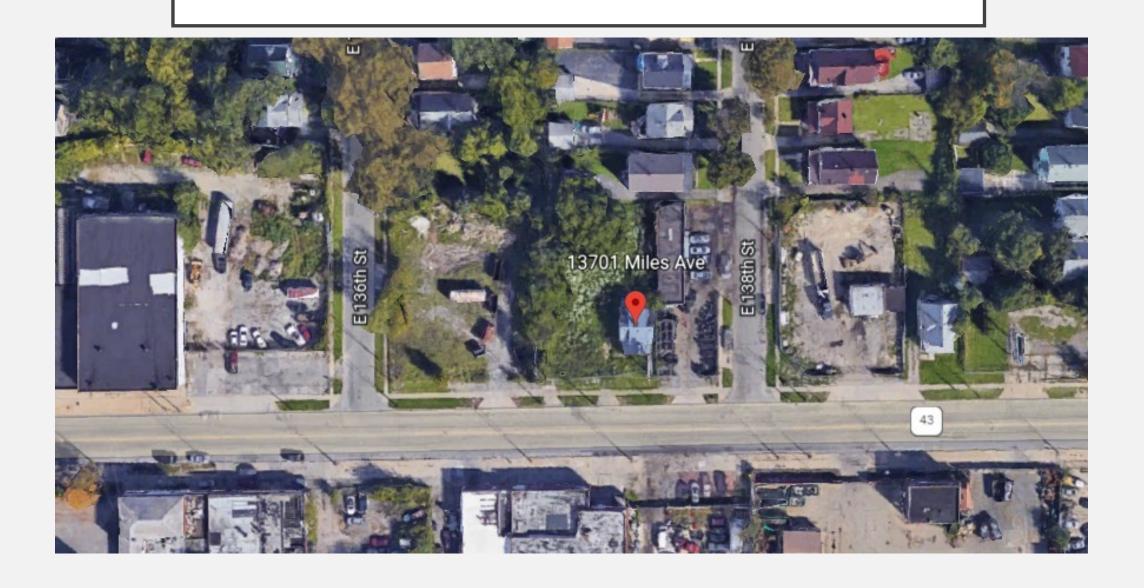
PROPOSED DEMOLITION OF 13701 MILES



13701 MILES

- **Demolition:** We are seeking the approval of the complete demolition of the 2 story, single family dwelling residential property built in 1920.
- Current Owner: Emmet Inc since 6/15/2022
- Complaints: The City has received one formal complaint.
- Board-ups: The city has boarded up this property once.
- **Back Taxes:** \$6,512.27
- Site Plan: The remaining land will be cleared, graded, and seeded.

SITE LOCATION AND CONTEXT













































SITE PLAN



 Demolish the structure, remove all foundations and subgrade material. Level the site with clean backfill, topsoil, seed, and straw.

Southeast Design Review Case

EVEL AND OF

October 7, 2022

SE2022-027 - Proposed Demolition of a 2 ½-Story Two-Family Residential Structure:

Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 13822 Union Avenue

Project Representative: Alex Abramovitz, City of Cleveland

Committee Recommendation: Disapproved unanimously as presented

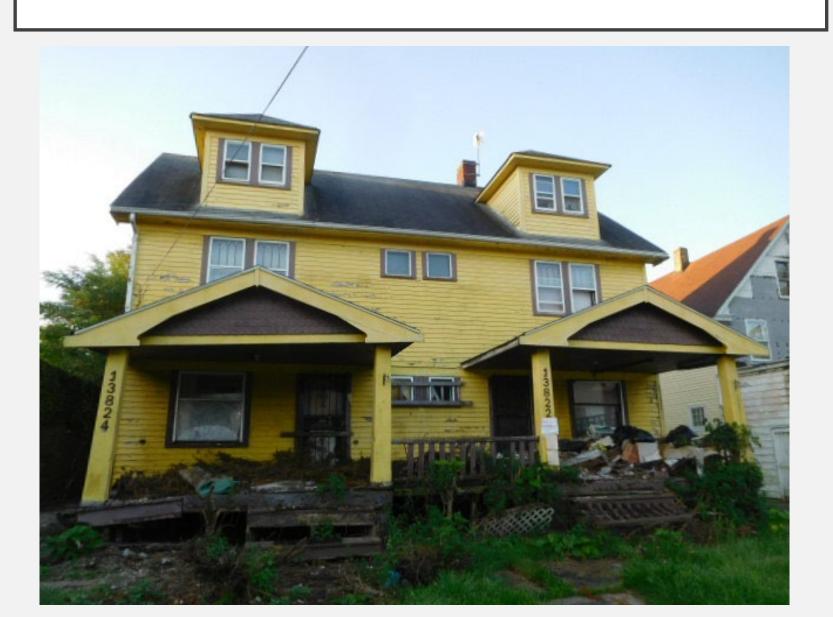
Ward 4 - Councilmember Gray

SPA: Mount Pleasant

13822 UNION

Proposal for a demolition in the Southeast Design Review Region

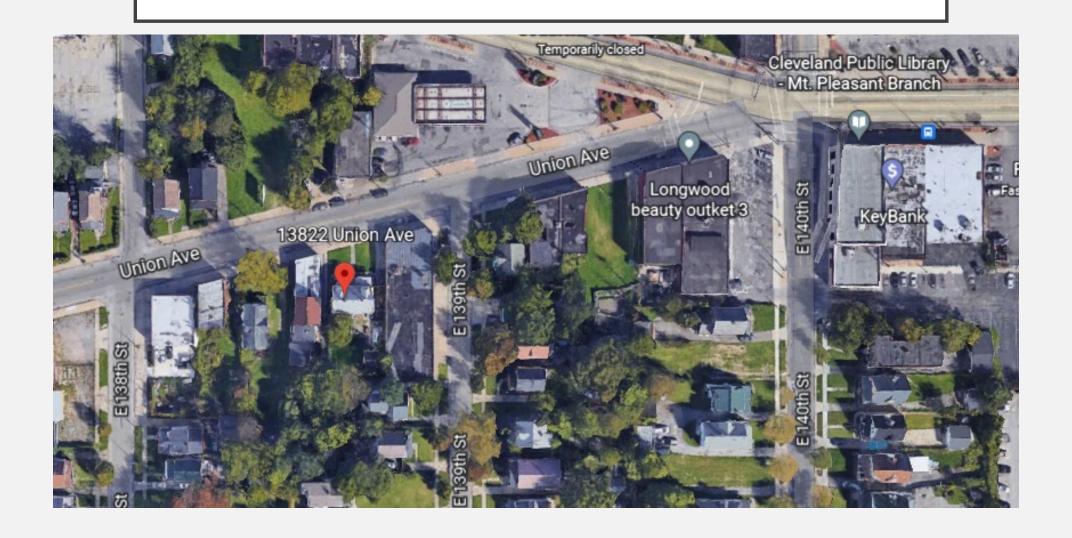
PROPOSED DEMOLITION OF 13822 UNION



13822 UNION

- Demolition: We are seeking the approval of the complete demolition of the 2 story, 2 family residential building and detached garage built in 1918.
- Current Owner: TOUCHING LIVES WE CARE, since 2017.
- Complaints: This property has 4 official complaints.
- Taxes: \$15,052.59
- Site Plan: The remaining land will be cleared, graded, and seeded with grass.

SITE LOCATION AND CONTEXT



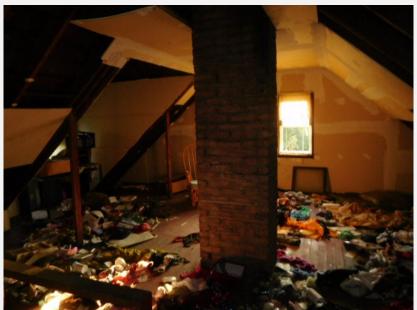


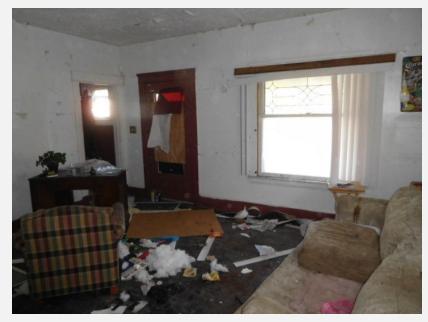






























SITE PLAN



 Demolish the structure, remove all foundations and subgrade material. Level the site with clean backfill, topsoil, seed, and straw.

Euclid Corridor Design Review Case

THE VELLAND OF

October 7, 2022

EC2022-030(a) – Proposed Demolition of a 4-Story Parking Garage:

Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

SPA: University

Project Address: 1980 Ford Drive

Project Representatives: Julie Criscione, JMC Owner's Rep Services

Elise Yablonsky, UCI

Committee Recommendation: Approved as presented

Euclid Corridor Design Review Case

THE VELATION OF THE PROPERTY O

October 7, 2022

EC2022-030(b) — Parking Lot New Construction: Seeking Final

Approval **Project Address: 1980 Ford Drive**

Project Representatives: Julie Criscione, JMC Owner's Rep Services

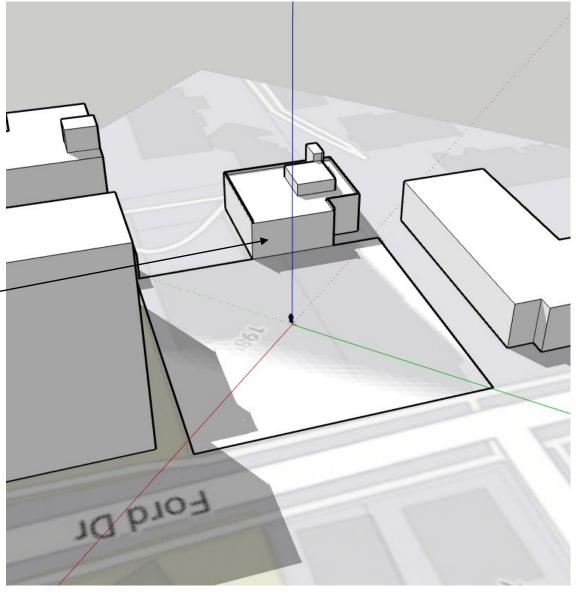
SPA: University

Elise Yablonsky, UCI

Committee Recommendation: Approved as presented





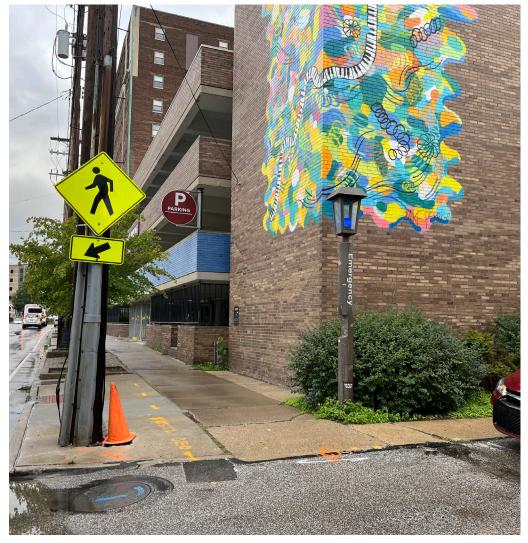


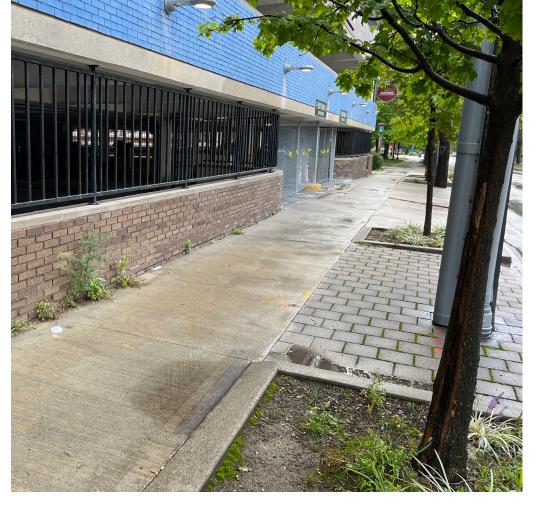
Building Graphic Banner



Northeast Corner

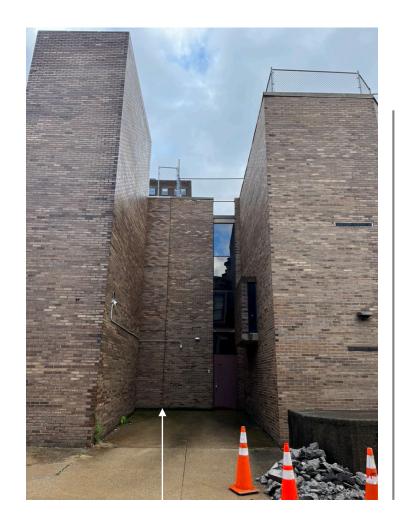




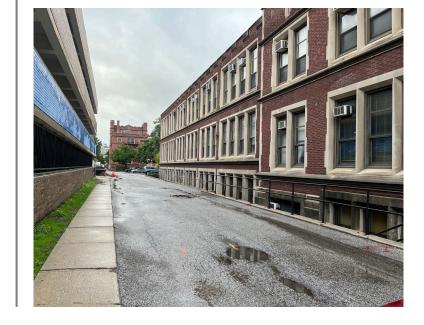


Northwest Corner

Sidewalk and ROW at Ford Drive

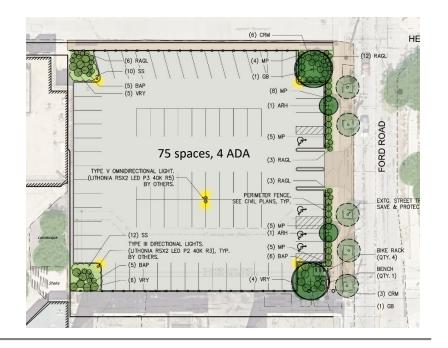


1200000 1200000 1200000 1200000 1200000 1200000 1200000 1200000 1200000 1200000 1200000 1200000 1200000 1200000



Building connection at CWRU – Old Hillel Building

Mather Way - Sidewalk

















Bench (Match Extg.)

Downtown | Flats Design Review Case

2022

October 7, 2022

DF2022-051 (b&c) – McDonald Hopkins/HWH New Signage:

Seeking Final Approval

Project Address: 600 Superior Avenue

Project Representative: John McRae, Brilliant Electric Sign

Committee Recommendation: Approved with **conditions**:

- Recommend approval of variances required:
- 1. Variance for (2) non ground-floor Business Identification Signage
- 2. Variance for more than the permitted sign face area of 12sf (to be reviewed by City Staff for total area variance needed)

Any changes to the signage as proposed will require returning with a comprehensive signage package

SPA: Downtown



Proposal

Replacing existing business identification sign with 501.6 sf of total Business ID Signage for 600 E. Superior Avenue

+ 4 Non Ground Story Business Identification Signs

<u>Purpose</u>

Rebranding



Why City Planning Commission?

- §350.16 gives City Planning Commission the jurisdiction to vary the Sign Code to either more strict or less strict regulations than what §350 requires based on a specific set of criteria: (Administrative approval does not apply)
 - **Design Compatibility**: may vary only if such variation will result in signage which is better suited to the design of the subject property or nearby properties of architectural or historic significance
 - **Design Guidelines**: any variation from regulations shall be approved only in accordance with applicable design guidelines adopted by CPC & City Council
 - Minimum Variation: Any variation shall be the MINIMUM necessary to ensure design compatibility

Wall Business Indentification Sign

- Business Sign: An identification sign which may also display such detailed information about the operation of the business as brand names of goods or services offered on the premises, prices or special "sale" information, forms of payment accepted, hours of operation, telephone number and so forth
- Identification Sign: A sign identifying or naming of business, building, use, etc.
- Wall-Sign: A sign attached to or displayed or painted on an exterior wall in a manner parallel with the wall surface and not projecting more than sixteen (16) inches from such surface. (A sign mounted on a roof surface which is generally parallel to the wall surface shall also be considered a "wall sign.")



Proposed Wall Business Indentification Signs

- 2 High Rise Logo Signs: 312 sf
- 2 Street Level Logo Signs: 162.86 sf
- 2 Street Level Halo ID Letter Signs: 41.58 sf
- 2 Small ID Bank Entrance Signs on Columns: 6 sf
- Total = 501.65 sf of Business Identification Signage
- Does not include Information Signage (Parking Garage, Tenants, etc)



Proposed Wall Business Indentification Signs

- 2 Non Ground Story Business ID Sign McDonald Hopkins: approx. 15.20 sf
- 2 Non Ground Story Business ID Sign HWH: approx. 17.7 sf
- Total = 501.65 sf of Business Identification Signage (previously approved Fifth Third Signage)
- Does not include Information Signage (Parking Garage, Tenants, etc)



Variances Required

Business Identification Wall Signage for a single business is permitted to have a maximum sign face area as regulated by formula:

- Linear feet of building unit frontage (L x
 1.5 + 25) = 325 sf of max sign face
 area
 - + 162.5 sf additional for secondary frontage (50% of max)
 = 487.50 sf total permitted
 - Proposing 501.65 sf of Business Identification Wall Signage

14.15 sf variance required – Approved 9/2/22

Business Identification Wall Signage for nonground floor use that lack direct access from building exterior requires a Variance.

Permitted not more than one wall or projecting sign – maximum 12 sf in area

- Proposing 4 nonground story use/tenant signs:
 - McDonald Hopkins: approx. 15.20 sf x 2
 - Non Ground Story
 Business ID Sign –
 HWH: approx. 17.7 sf x



Variances Required

Business Identification Wall Signage for non-ground floor use that lack direct access from building exterior requires a Variance.

Permitted not more than one wall or projecting sign – maximum 12 sf in area

- Proposing 4 nonground story use/tenant signs:
 - 2 x McDonald Hopkins: approx. 15.20 sf x 2 = 30.4 sf
 - 2 x Non Ground Story Business ID Sign HWH: approx. 17.7 sf x 2
 = 34.4 sf

Approx 65.8 sf total

• Total: 65.8 sf – 12 sf = *53.8 sf variance required*



Variances Required

Business Wall Identification Signage permits maximum of 487.50 sf. Proposing 501.65 sf.

14.15 sf variance required

Non-ground story tenant Signage permits maximum of 12 sf.

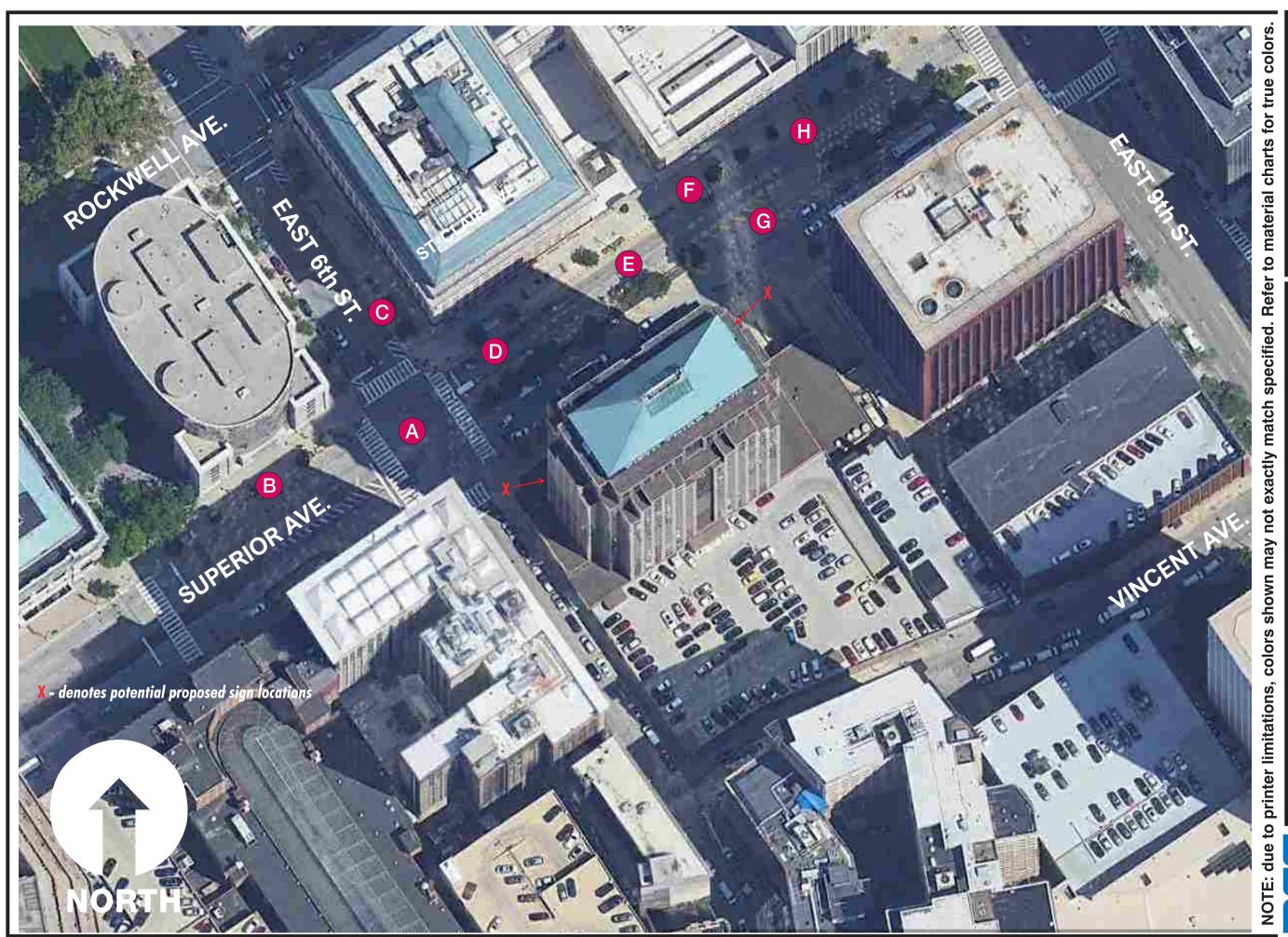
Proposing 65.8 sf non ground story tenant signage

53.8 sf variance required

Considerations

- ❖ Does this result in signage that is better suited to the design of the subject property or nearby properties? (Design Compatibility)
- ❖ Does this result in signage that follows CPC's standard of approved design guidelines?
- ❖ Are these variances the *minimum necessary* to ensure design compatibility with surrounding properties and residential neighbors?





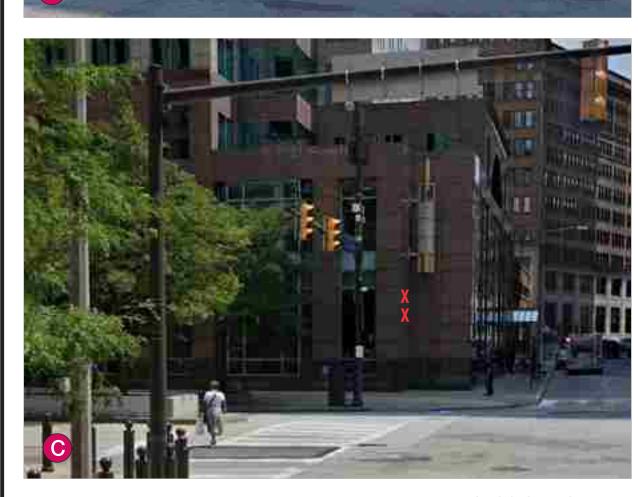
Bril V 4811 V

Co., Sign Electric Brilliant

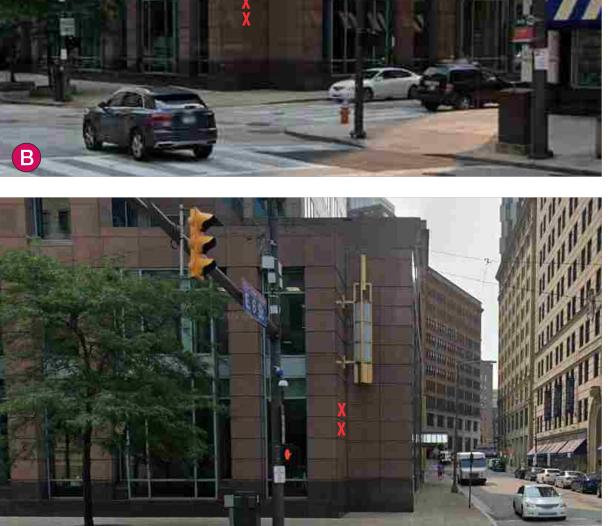
4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

DRAWING, CREATED BY BRILLIANT SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE, IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

COMPANY NAME	Fifth Third Bank	SALESMAN H	рате 9-1-22	REVISION	DESIGN NO. B22-1476
LOCATION	600 Superior Ave., Cleveland, Ohio	designer DM	SCALE NTS		сорувіснт © 2022
				FII F NAME ALVESTA	EII E NAME AT / F. L. J.





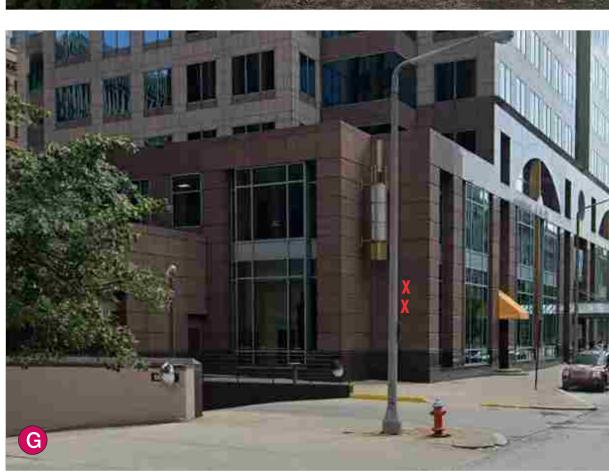




NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

(216)741-3800 44131

Brilliant Electric Si	4811 VAN EPPS RD., CLEVELAND, OHIO	Fifth Third Bank	
4		COMPANY NAME	NOI
TL.		COMP	LOCATION









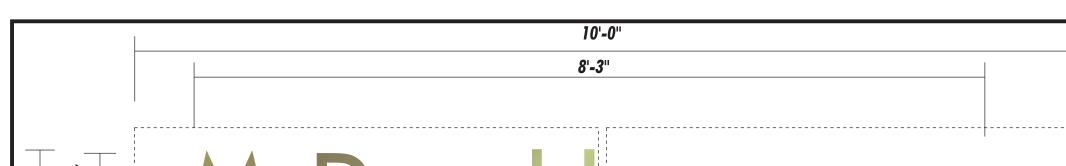
printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

Sign **Brilliant Electric**

(216)741-3800 **OHIO 44131**

4811 VAN EPPS RD., CLEVELAND, Cleveland, Ohio

N/fifth third/600 superior 2



AcDonald

Attorneys at Law

Hopkins LLC

broken lines represent building marble panels

1'-6 5/8"

3%

NOTES:

Two (2) sets - individual, non-illuminated, reverse-channel titanium-coated stainless steel letters, to flush mount to marble fascia.

All visible surfaces to be brushed gold finish.

"McDonald Hopkins" to be 1-1/2" deep. Horizontal bar and all remaining letters to be 1/2" deep.

10'-0"



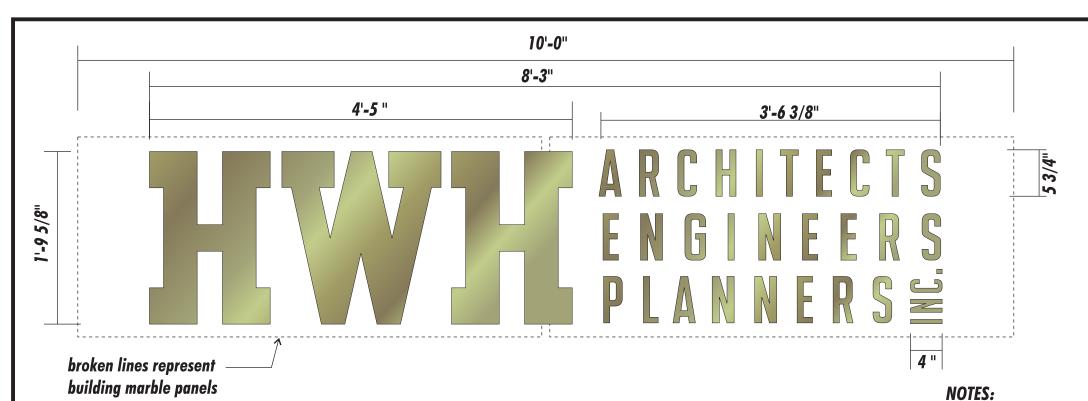
EAST WING WALL AT NORTHEAST CORNER



10'-0"

WEST WING WALL AT NORTHWEST CORNER

(216)741-3800 44131 OHIO Ohio McDonald Hopkins 1811 VAN EPPS RD.,



Two (2) sets - individual, non-illuminated, reverse-channel titanium-coated stainless steel letters, to flush mount to marble fascia.

All visible surfaces to be brushed gold finish. "HWH" to be 1-1/2" deep. All remaining letters to be 1/2" deep.

10'-0"



10'-0"

EAST WING WALL AT NORTHEAST CORNER



WEST WING WALL AT NORTHWEST CORNER

	D/W	oud Superior Ave., Cieveland, Unio	
SCALE			LOCATION
DATE 5-31-16	SALESMAN H	HWH Architects Engineers Planners Inc.	COMPANY NAME
16) /41-3800	Z) 18144 C	4811 VAN EPPS KD., CLEVELAND, OHIO 44131 (216)/41-3800	
16/741-3800	7 44131 (21	ANTI VAN FDPS BD CI FVFI AND OHIC	

October 7, 2022



Committee Recommendation: Approved with **conditions**:

- Recommend approval of variances required:
- 1. Variance for (2) non ground-floor Business Identification Signage
- 2. Variance for more than the permitted sign face area of 12sf (to be reviewed by City Staff for total area variance needed)

Any changes to the signage as proposed will require returning with a comprehensive signage package

SPA: Downtown

Cleveland City Planning Commission

Mandatory Referrals



Mandatory Referrals

EVEL AND OF STREET OF STRE

October 7, 2022

Ordinance No. 72-2021 (Citywide: Introduced by Councilmembers Brancatelli and McCormack): To supplement the Codified Ordinances of Cleveland, Ohio, 1976, by amending Sections 215.01, 215.03, 215.04, 215.06, 215.07, 325.51, 325.72, 327.02, 337.02 and 337.251, as amended by various ordinances, related to transient residential buildings, lodging houses and limited lodging in residential districts.

Note: the Planning Commission Tabled this item on March 5, 2021.

SPA: NA (Citywide)

Mandatory Referrals

EVEL AND OF

October 7, 2022

Ordinance No. 956-2022 (Ward 12/Councilmember Maurer):

Changing the Use, Area and Height Districts of parcels of land west of Pearl Road and north of Broadview Road and adding an Urban Form Overlay (Map Change 2623). **As Amended.**

SPA: Old Brooklyn

Cleveland City Planning Commission

Administrative Approvals



October 7, 2022



Ordinance No. 860-2022 (Ward 3/Councilmember McCormack):

To amend Section 3 of Ordinance No. 1052-2021, passed December 6, 2021, relating to the transfer and sale of property to 2260 West 14th Street, LLC, or its designee, for Phase II of the Tremont Oaks Apartment project.

October 7, 2022



Ordinance No. 866-2022 (Ward 17/Councilmember Slife):

Authorizing the Director of Port Control to enter into one or more contracts with Impact Communications Co. for professional services necessary to provide design, engineering, production, fabrication, delivery and other necessary services for the Viktor Schreckengost's sculpture "Time and Space" to be installed at Cleveland Hopkins International Airport, for the Division of Airports, Department of Port Control.

October 7, 2022



Ordinance No. 890-2022 (Citywide – Introduced by Councilmember McCormack): To supplement the Codified Ordinances of Cleveland, Ohio, 1976, by enacting new Section 505.15, Easement Acceptance and Release for Tree Preservation, authorizing the Mayor's Office of Capital Projects to accept an easement for the purpose of preserving a tree in the right-of-way during sidewalk installation.

October 7, 2022



Ordinance No. 955-2022 (Ward 6/Councilmember Griffin):

Changing the Use, Area and Height Districts of parcels of land along East 89th Street between Cedar Avenue and Quincy Avenue (Map Change 2654).

October 7, 2022



Ordinance No. 997-2022 (Ward 10/Councilmember Hairston):

To vacate all of Gladys Avenue extending from the east line of East 45th Street to the west line of East 47th Street.

Cleveland City Planning Commission

Special Presentations – Public Art



Special Presentation

2022

October 7, 2022

SE2022-028 – Elevate the East "ARISE" Mural: Seeking Final Approval

Project Location: 11920 Buckeye Road

Project Representative: David Wilson, LAND Studio

Committee Recommendation: Approved **unanimously** with a recommendation:

Recommendation to better engage the residents around these projects.

SPA: Buckeye-Shaker Square

Elevate the East (Arise)



Burten, Bell, Carr Development, LLC 11920 Buckeye Road @ East 120th Street

Top 4 of 16 concepts tested

City of Cleveland Design Review September 2022

Site location

11920 Buckeye Road @ East 120th Street – East facing wall







Community Research + Feedback

Juneteenth "Masks Off" Exhibition



CLE Connect 4 Kids @ Harvey Rice Branch Library

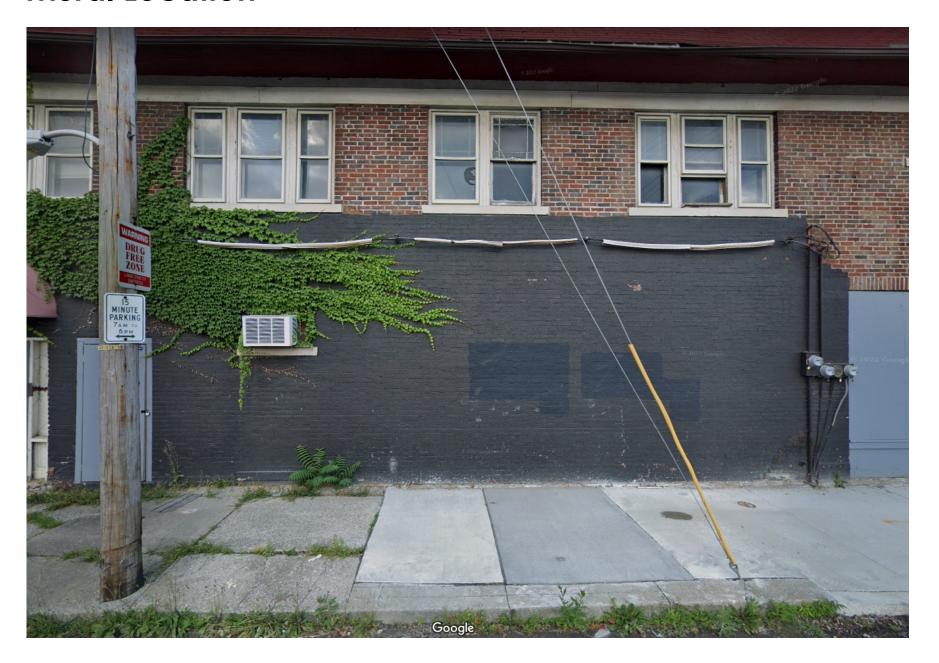


Artwork Concept - Voted by the community as the favorite from 16 options



Note: all text is in the artwork is sourced from activity book submissions, community conversations and neighborhood events.

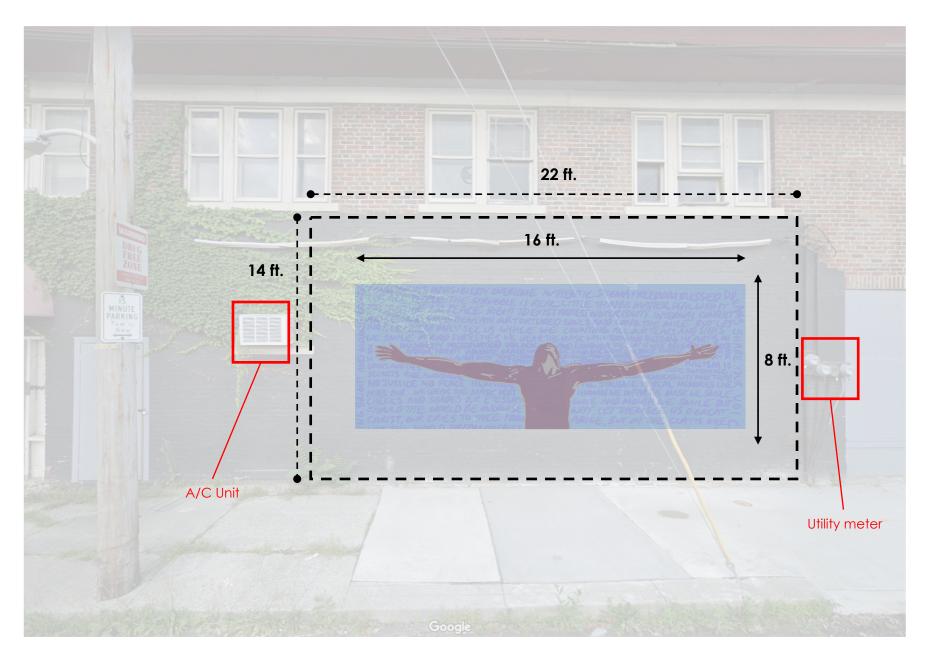
Mural Location



Mural Rendering



Wall Dimensions



Installation Details

Materials

- 4 x MDO (Medium Density Overlay) Panels Smooth on both sides, ½" thick.
- Sherwin Williams Resilience Exterior Paint
- Krink Paint Markers
- Sherwin-Williams Marine-Grade Polyurethane Anti-Graffiti Coating
- Tapcon masonry screws

Installation Method

- The mural will be painted directly on the four MDO panels, then treated with polyurethane anti-graffiti coating, and mounted directly on the wall using tapcon masonry screws (6 per panel).
- Site prep will include removing some ivy from the lest side of the installation area.

Maintenance

- All materials are graded for 10-year season-round outdoor display with no warping or maintenance.
- Art x Love will monitor for signs of wear/damage to ensure longevity and vibrancy.
- Art x Love will remove and relocate the panels, if needed, in collaboration with Burten, Bell, Carr.















Euclid Corridor Design Review Case

LEVEL AND OF STREET OF STR

October 7, 2022

EC2022-031 – Midtown Collaboration Center New Construction: Seeking Schematic Approval

Project Location: Northwest corner of East 66th Street and Euclid Avenue

Project Representatives: Laura Rees, Vocon

Nick Faehnle, Vocon

Committee Recommendation: Approved with **Conditions:**

1) Restudy the building base for a more consistent relationship with second & third floors (feels like the building is not being properly supported).

SPA: Hough

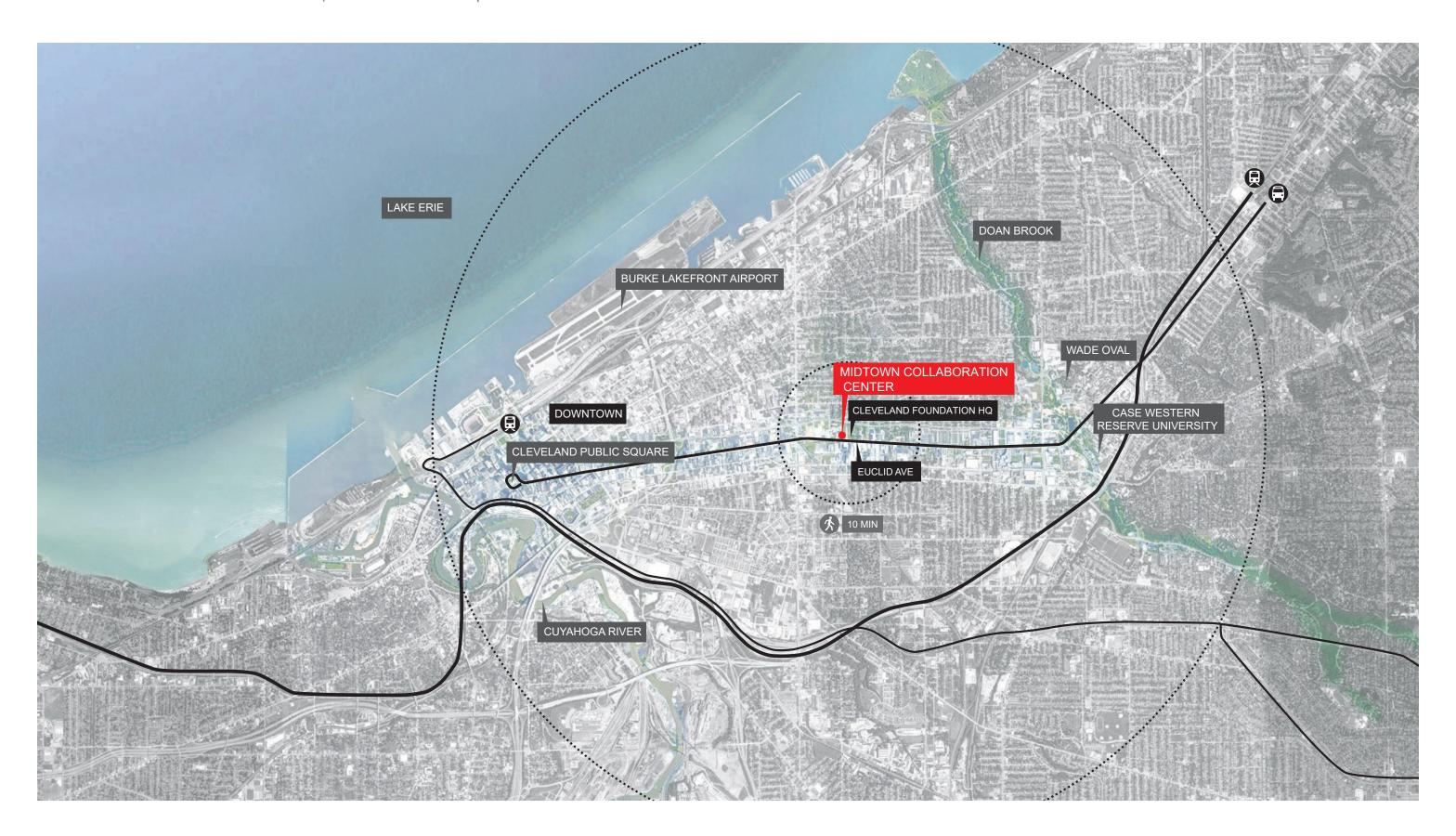
- 2) Study colors & materiality of entryway on E 66th.
- 3) Study the shape of E 66th canopy.
- 4) Study the typography for the project.

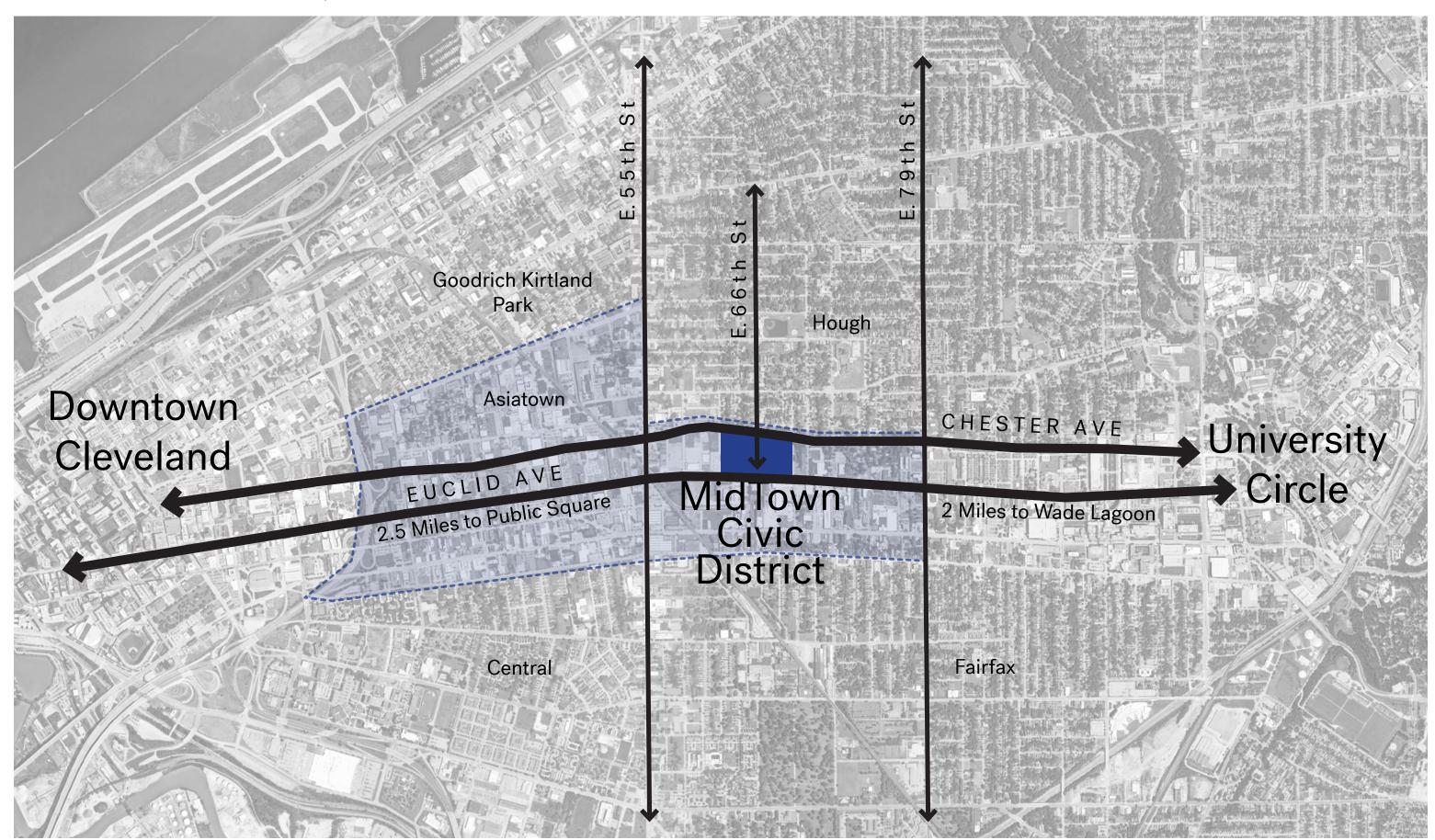


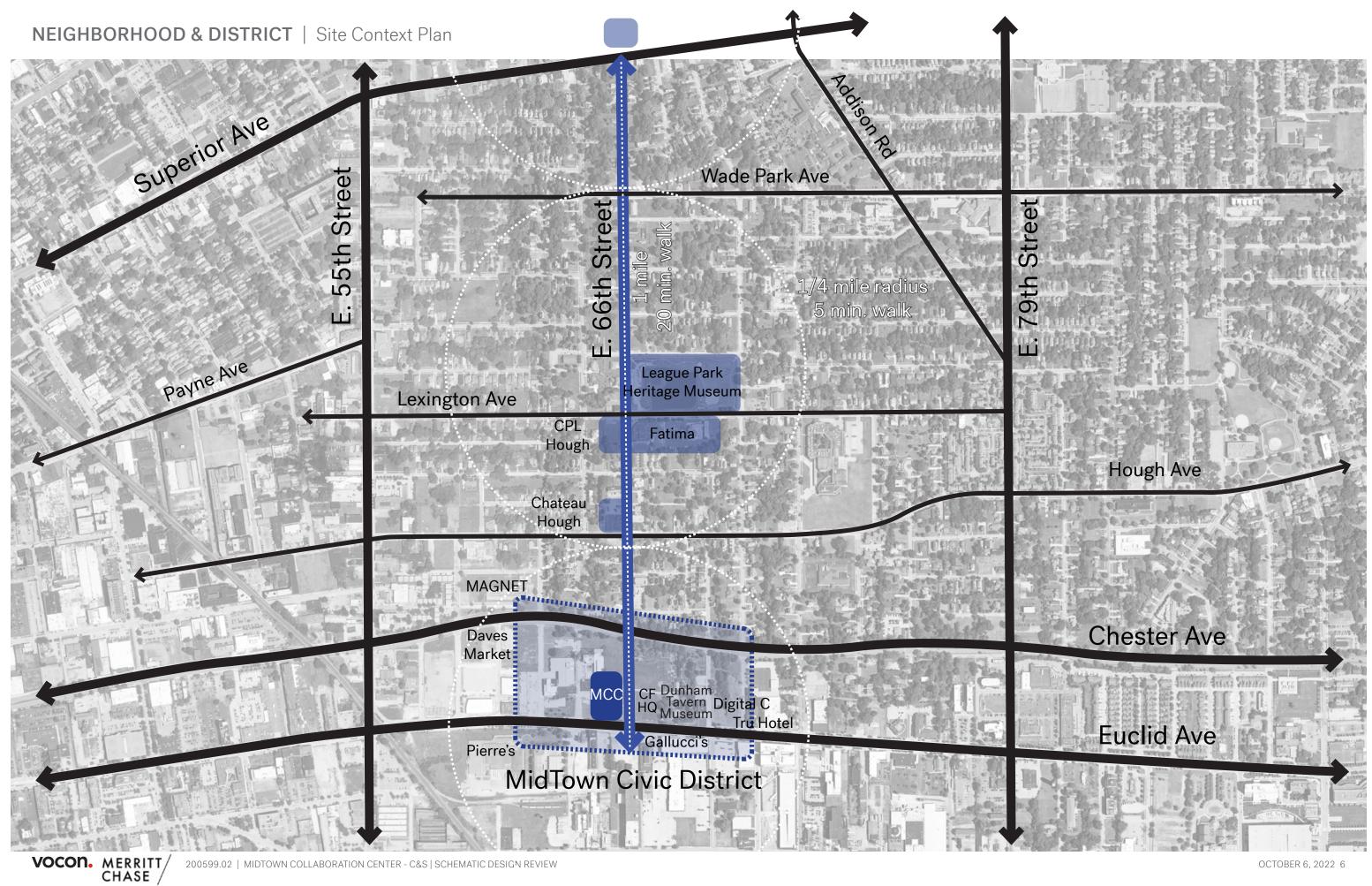
MIDTOWN COLLABORATION CENTER **TEAM**

- INDIA PIERCE LEE & ROSANNE POTTER CLEVELAND FOUNDATION
- LAURA REES & NICK FAEHNLE VOCON
- RAY LEACH & TELEANGÉ THOMAS JUMPSTART

▼







INNOVATION DISTRICT

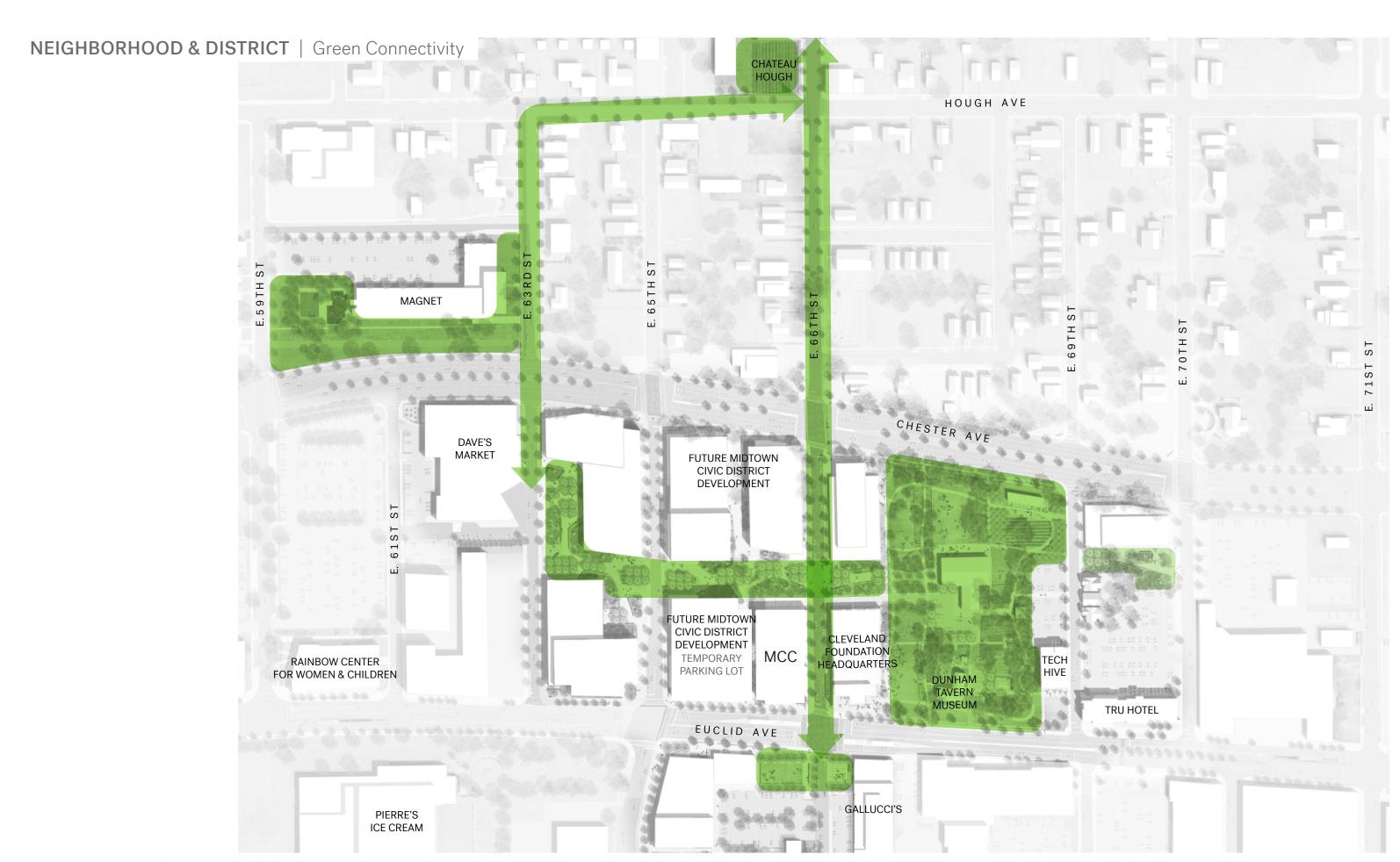


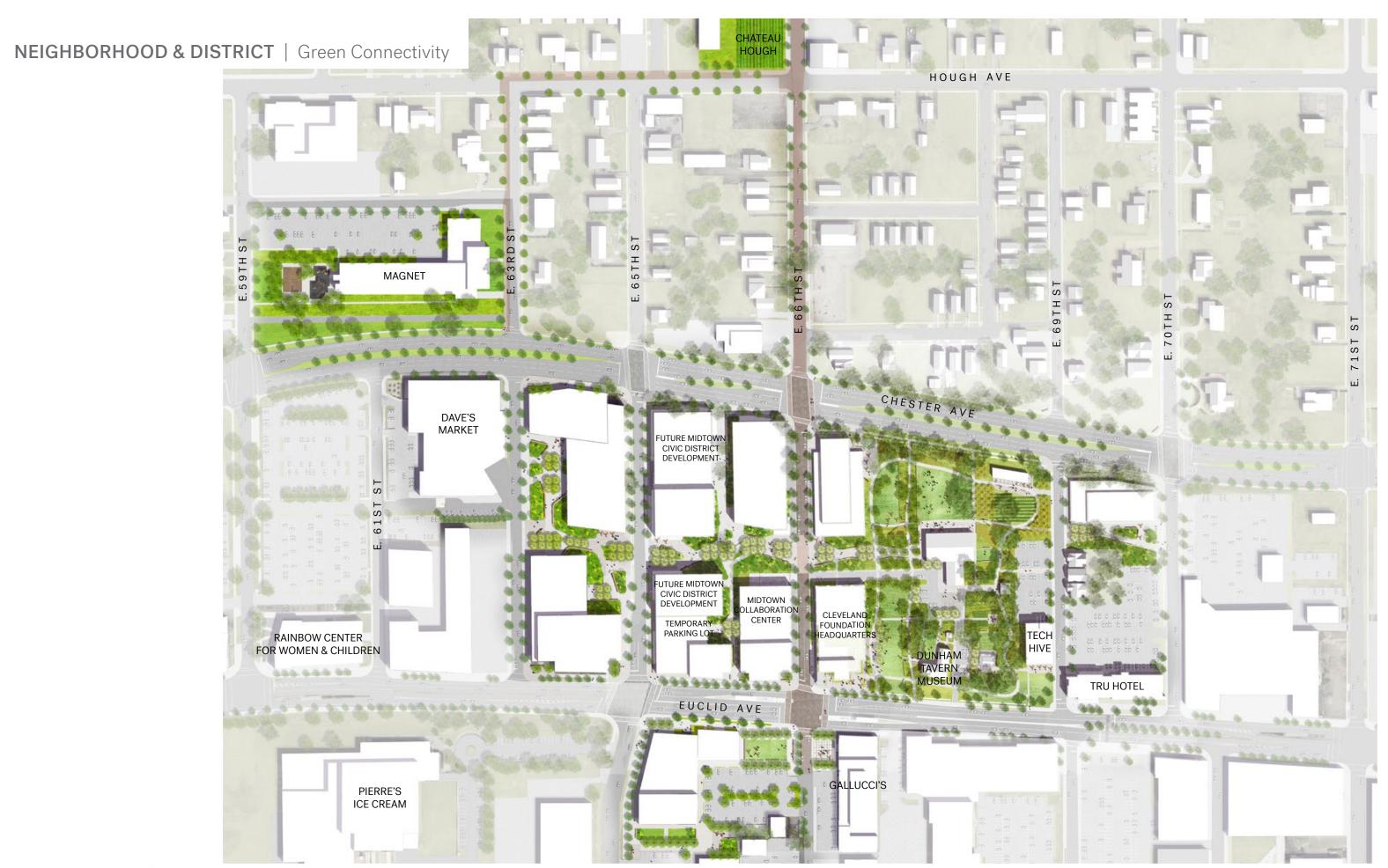
SITE CONTEXT PLAN



PROJECT PRINCIPLES

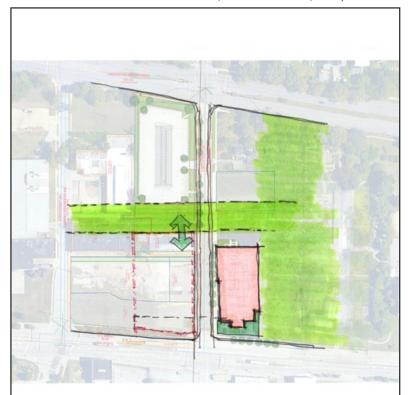
- Collisions and Connectivity
- Innovation
- Accessibility
- Programming to Foster Community
- Curation of Uses
- Racial Equity
- Scalability
- History



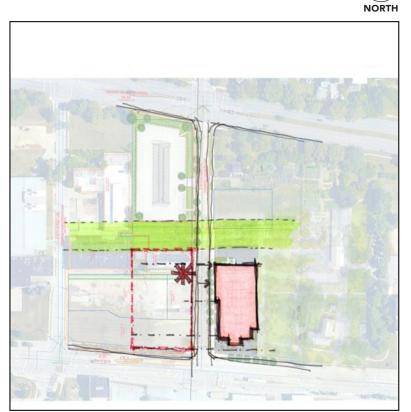


OCTOBER 6, 2022 9

ANALYSIS | Activate | Connect | Express





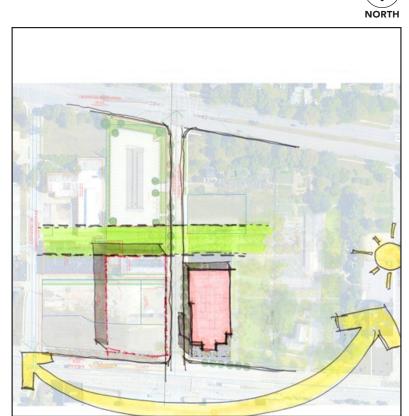






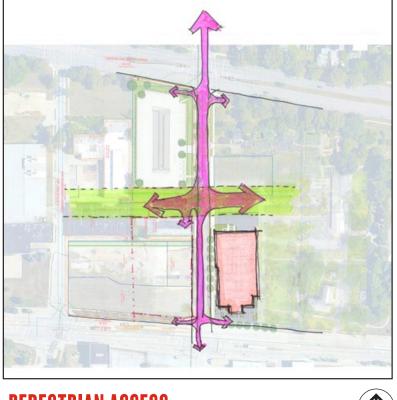


MOVEMENT

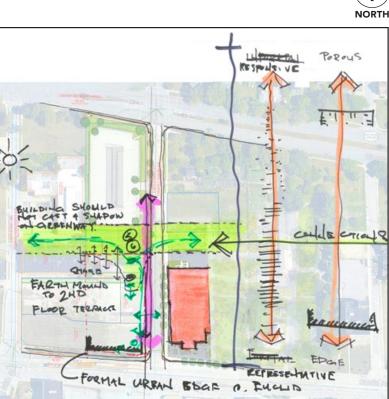


SUN STUDY





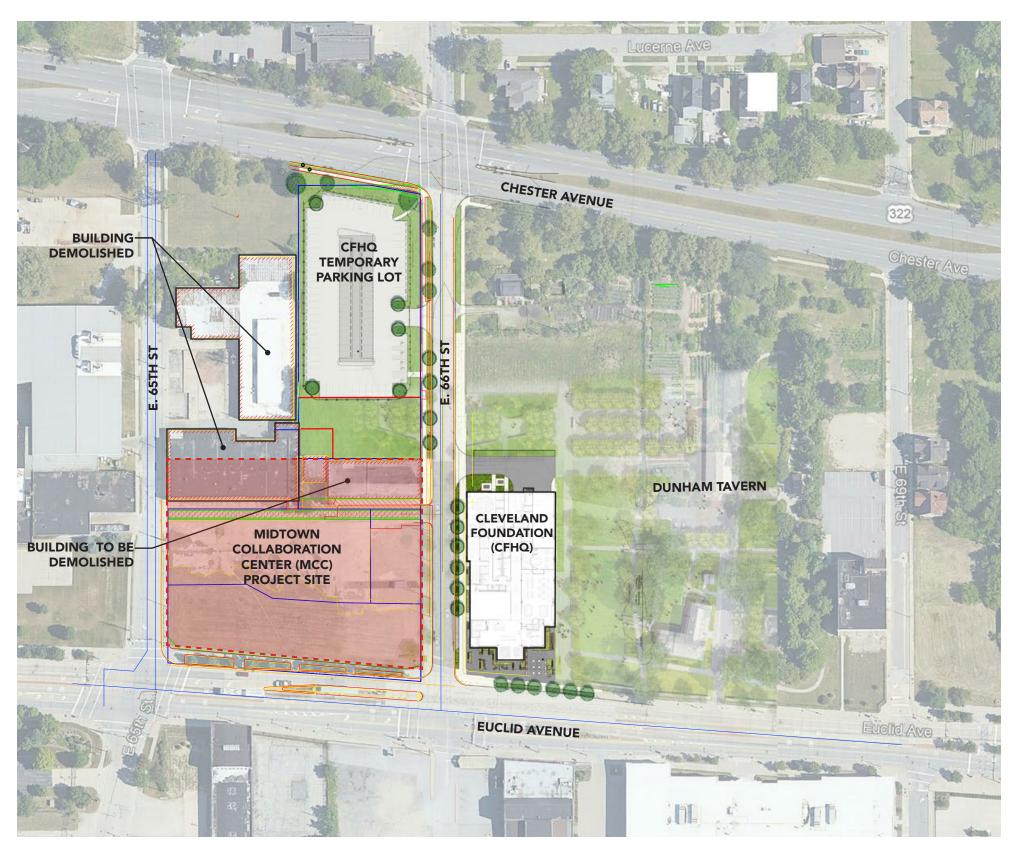




URBAN FORM







PROJECT SITE

SITE GOALS

- Create places, programs, and spaces that welcome everyone
- Grow Midtown's Business & Innovation Economy
- Amplify Midtown's Identity & History
- Grow as a complete Neighborhood
- Create an environment that supports Personal Health, Wellness & Safety
- Pursue Racial Equity & Economic Prosperity for All



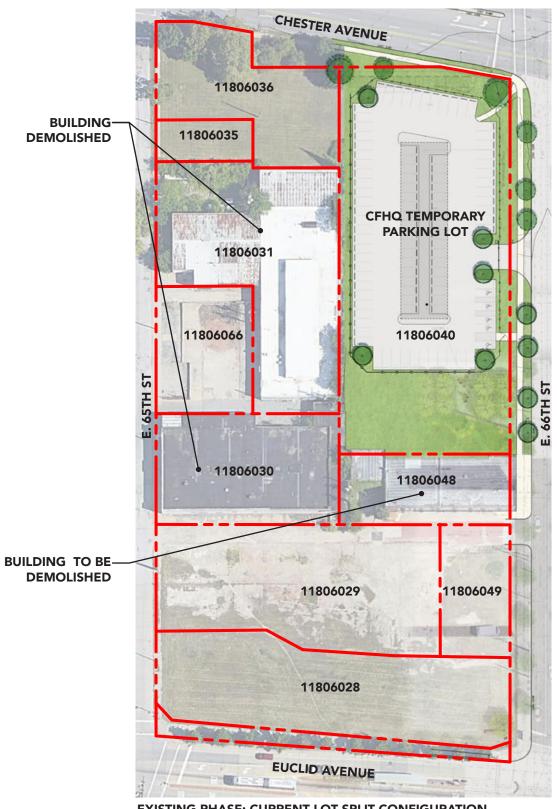
SITE PHASING

EXISTING & PHASE 1

- Midtown Collaboration Center
- Northeast Temporary Parking Lot (CFHQ)
- Southwest Temporary Parking Lot (MCC)

Temporary Parking Configuration	Temporary	Parking	Configuration
---------------------------------	------------------	---------	---------------

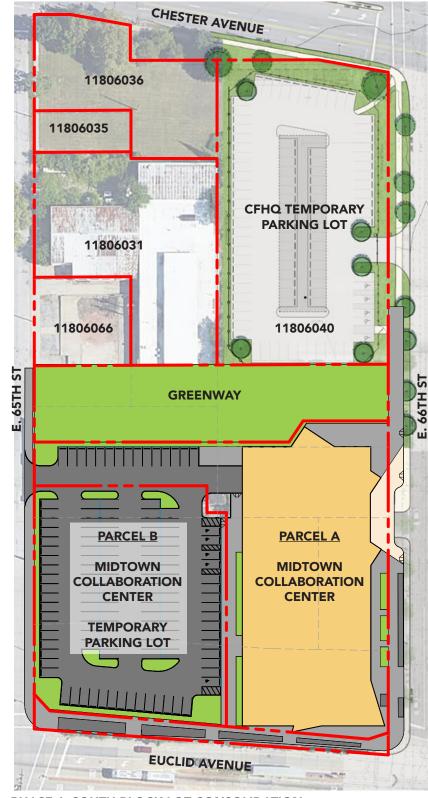
LOCATION	PARKING COUNT
CFHQ Temp Lot	105 SPACES
MCC Temp Lot	130 SPACES
TOTAL	235 SPACES



EXISTING PHASE: CURRENT LOT SPLIT CONFIGURATION







PHASE 1: SOUTH BLOCK LOT CONSOLIDATION





SITE | Phasing Strategy JULY 7, 2021 | 15

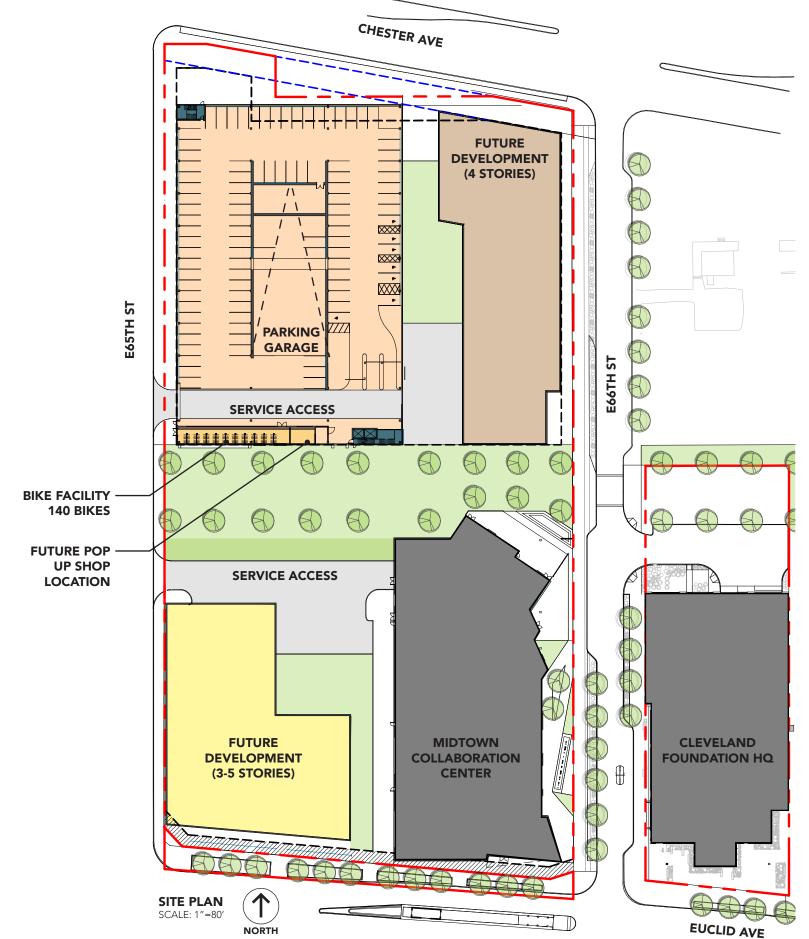
SITE PHASING

COMPLETED BLOCK PLAN

- Northwest Parking Garage 6 Stories
- Northeast Future Development 4 Stories
- Southwest Future Development 3-5 Stories

Parking Garage

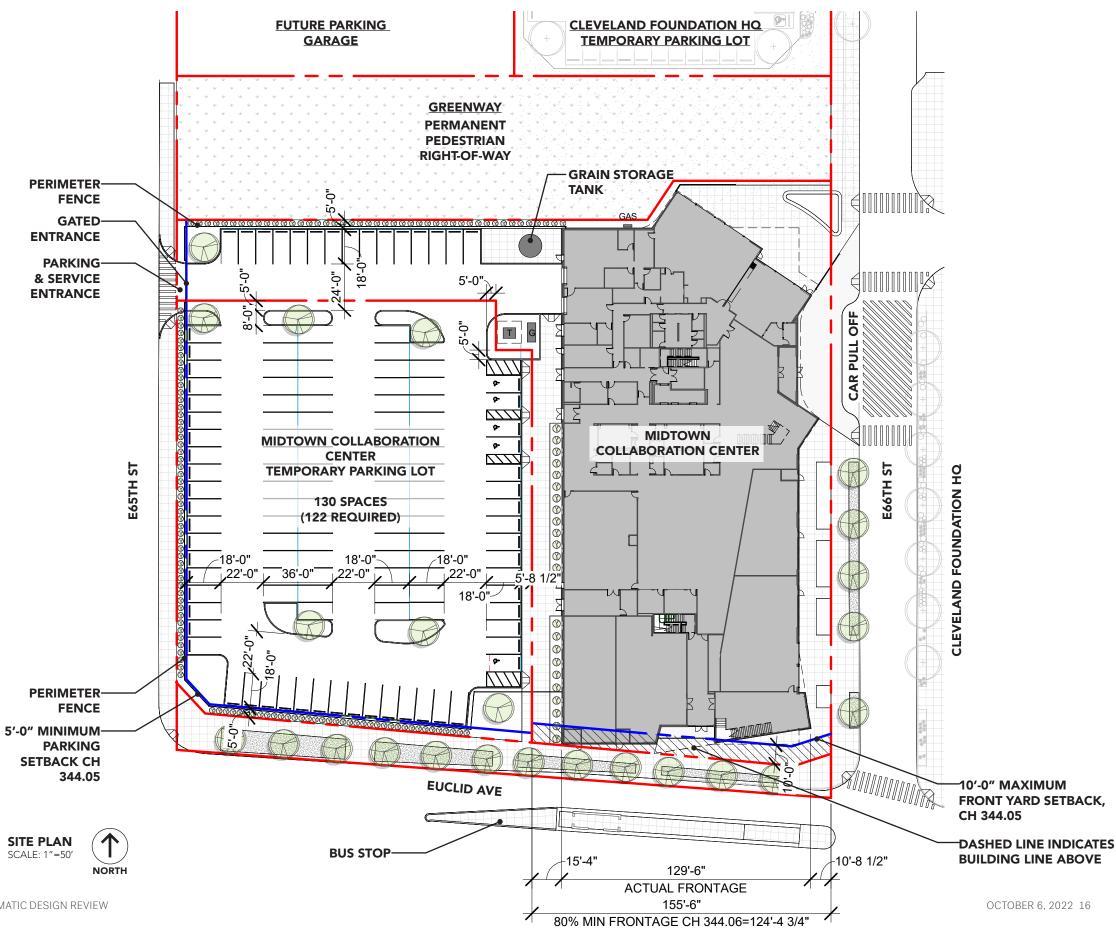
LEVEL	PARKING COUNT
GROUND LEVEL	95 SPACE
SECOND LEVEL	157 SPACES
TYPICAL FLOOR (4)	163 SPACES
TOTAL	904 SPACES



SITE PHASING

PHASE 1

	SITE ZO	ONINC	G D	ATA	
	ZONING CODE OF	THE CITY O	F CLI	EVELAND, OH	
PARCEL NUMBER: 118	06028, 11806029, 11806	030, 1180604	18,118	306049	
PARCEL NUMBER:	MIDTOWN COLLABOR	RATION CEN	ITER	TEMPORARY SUR	FACE PARKING
DISTRICT NAME: ZONING CODE: USE DISTRICT: AREA DISTRICT:	MMUD-1 Midtown Mixed-Use District GENERAL RETAIL DISTRICT			MMUD-1 Midtown Mixed-Use District GENERAL RETAIL DISTRICT	
HEIGHT DISTRICT: USE:	MIN OFFICES		3 TEMPORARY SURFACE PARKING (ACCESORY)		
PROJECT INFORMATION	DN				
BUILDING SQUARE FO	2074.55				
PROPOSED BREWERY PROPOSED OFFICE / B	′ :	4,849 SF 94,068 SF			
TOTAL FOOT PRINT: TOTAL SQUARE FOOT	AGE:	32,321 SF 98,817 SF	(Firs (Tota	t Floor Footprint) al Building)	
TOTAL ASSEMBLY		6%			
TOTAL OFFICE		94%			
TOTAL SITE ACREAGE		2.2 ACRES	S +/-		
ZONING STANDARDS	AND RESTRICTIONS	CHAPTER	2		
BUILDING & PARKING	SETBACK	344.05	RE	QUIRED	PROPOSED
BUILDING SETBACK (MMUD-1)				
FRONT YARD (FROM STREET RIGHT OF WAY)	/		10	' - 0" MAX.	VARIES FROM 0' - 10'-0
REAR YARD (FROM NON-RESIDENTIAL DISTRI	CT PROPERTY)		NC	DNE	NORTH: 12'-6"
SIDE YARD (FROM NON-RESIDENTIAL DISTRI	CT PROPERTY)		NC	DNE	EAST: 16'-6" +/-" WEST: 15'-4"
BUILDING WIDTH REQ	UIREMENTS	344.06			
FRONTING EUCLID :	155'-6"		80	% REQUIRED	80 %
FRONTING SIDE STR			50	%	87 %
DUIL DING HEIGHT DE	OUIDEMENTS	344.07	-		
HEIGHT LIMIT (STORIE (THAT ARE OCCUPIABLE FLOORS	ES):	344.07		STORIES NIMUM	3 STORIES
HEIGHT LIMIT (FEET):			11:	5' FT MAX.	45' - 8"
DA DIVINO OFTO A OV. (1		244.05	-		222222
FRONT YARD	IMUU-1)	344.05	-	O" MIN 5	PROPOSED '-0"
			Ť		
SIDE AND REAR YARE (FROM REAR OR SIDE LOT LINE ODISTRICT)	OF ADJACENT NON-RESIDENTIAL	344.08/	5'	- 0" MIN.	5'-0"
OFF STREET PARKING	S AND LOADING	394.04	REC	UIRED	PROPOSED
Bars, taverns, restauran cafeterias, boarding hou places	ses and other eating		FL 1 + 7	: 4,849 SF = 49 EMPLOYEES	
1 for each employee, plu square feet of floor area or 1 for each 4 seats bas seating capacity, whiche	devoted to patron use sed on maximum		тот	AL = 56 SPACES	
(g)Retail Service Uses Banks, governmental, professional office buildi	business and		FL	1: 29,426 sf = 59 2: 32,321 sf = 65 3: 32,321 sf = 65	
1 for each 500 square fe			тс	TAL = 189 SPACES	
			TC	TAL = 245 SPACES	
TOTAL REQUIRED			12	3	129 see note 344.08.d.1
PARKING NOTES:					
344.08.D.1 The minimur Section 349.04	n parking requirement for	various uses	s shal	I be fifty percent (50%	b) of what is required in
SITE DEVELOPMENT	TANDARDS	344/352	REC	QUIRED	PROPOSED
FRONTAGE STRIP			4 - (0"5	'-0"
FENCING					
HEIGHT			5' C	RNAMENTAL MAX.	4' ORNAMENTAL MAX.
OPACITY			25%	6 MAX	25%
0.7.0		l	1207		



CLEVELAND FOUNDATION - KEY INFLUENCES



FORMAL EXPLORATION





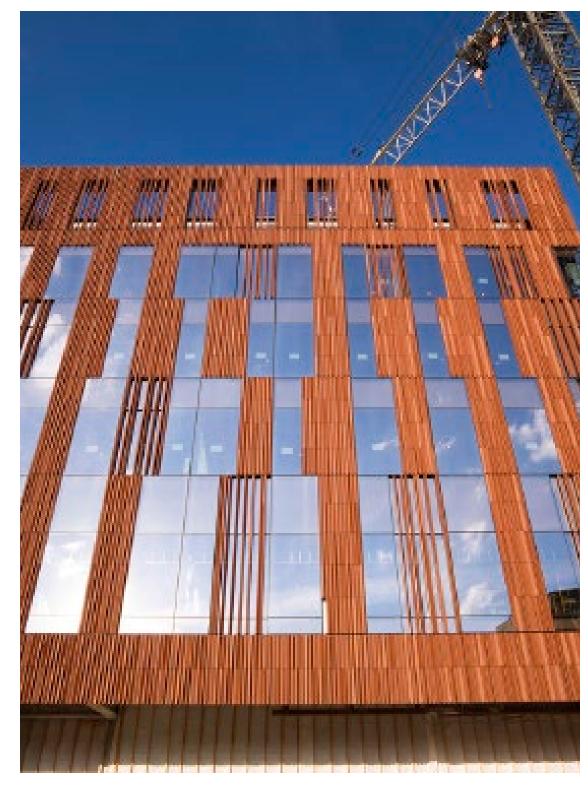






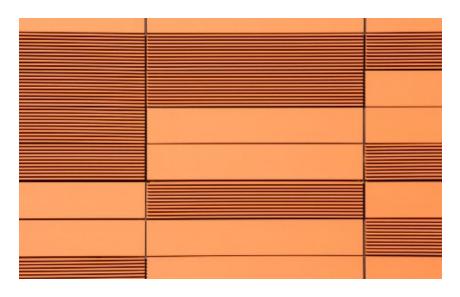


MATERIAL & DETAIL EXPLORATION















GROUND FLOOR

AREA CALCULATIONS

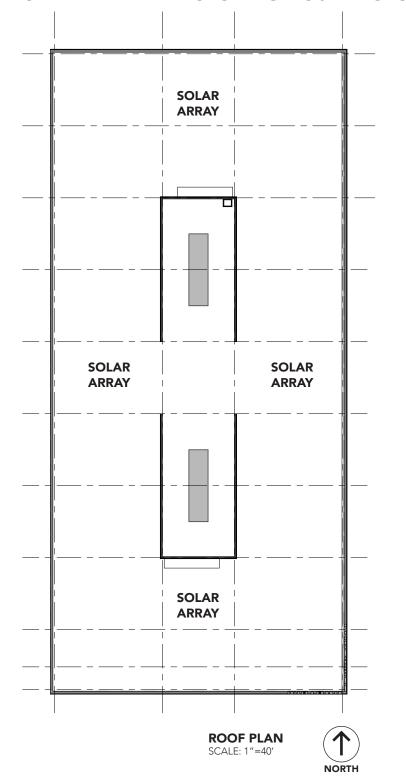
	Gross SF	Rentable SF ¹
First Floor	32,600 sf	24,079 sf
Second Floor	29,553 sf	28,042 sf ²
Third Floor	33,078 sf	29,661 sf
Total	95,231 sf	81,782 sf

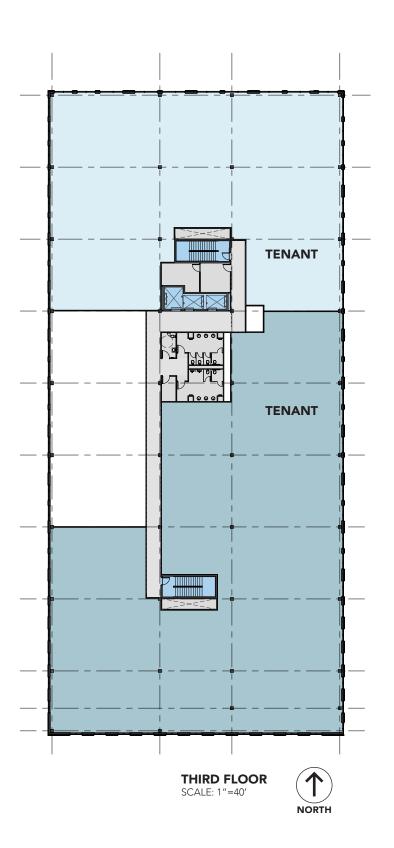
OUTDOOR SEATING MUSIC VENUE BREWERY & TAP ROOM SERVICE & UTILITY AREA LOBBY **INNOVATION HALL TENANT** TENANT **TENANT TENANT** EUCLID AVE

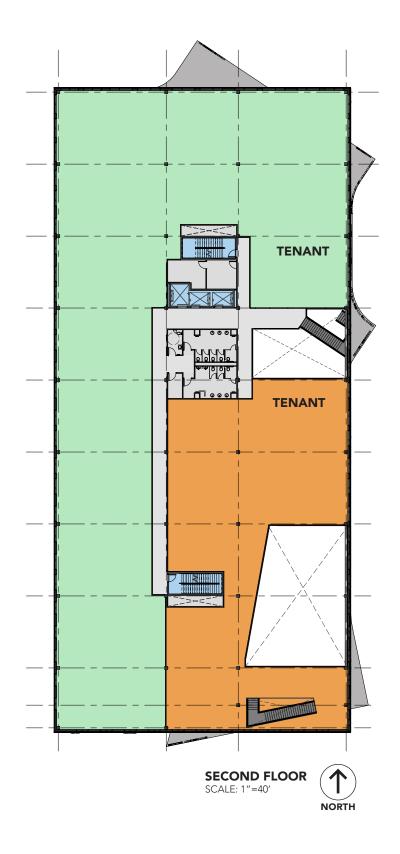
GENERAL NOTE: AT CONCEPT PHASE ALL SQUARE FOOTAGES ARE APPROXIMATE. WALL CONSTRUCTION AND GLAZING LOCA-TIONS HAVE NOT BEEN FINALIZED AND THUS ALLOWING ONLY FOR AN ESTIMATE OF AREA CALCULATIONS. THESE NUMBERS DO NOT REFLECT BOMA STANDARDS FOR CALCULATION.



UPPER FLOORS & ROOF







CORE & SHELL EXTERIOR ELEVATIONS

MATERIAL LEGEND

1. TERRACOTTA/CERAMIC FACADE | NATURAL RED TERRA

2. TERRACOTTA/CERAMIC FACADE | GLAZED - MULTICOLOR

3. GFRC PANEL

4. ACM PANEL SOFFIT & CLADDING | CHARCOAL

5. CURTAIN WALL / STOREFRONT

6. SPANDREL PANEL

7. MASONRY UNIT - UTILITY BRICK GRAPHIC MURAL APPLIED

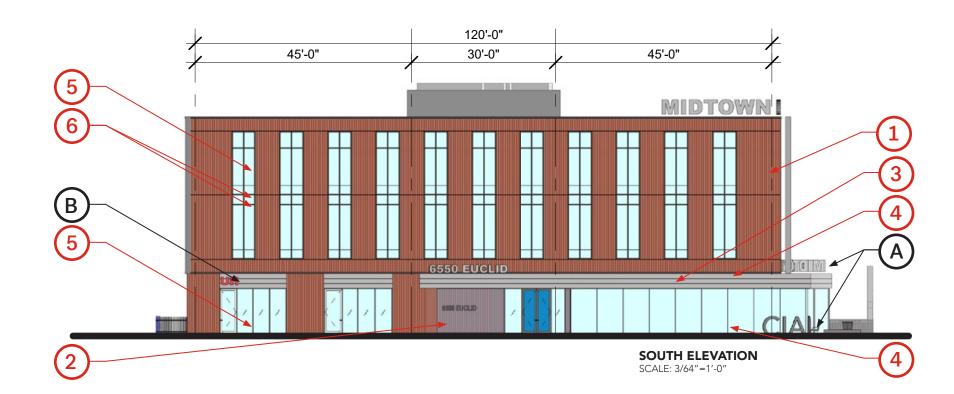
GRAY SMOOTH FINISH WITH REVEALS

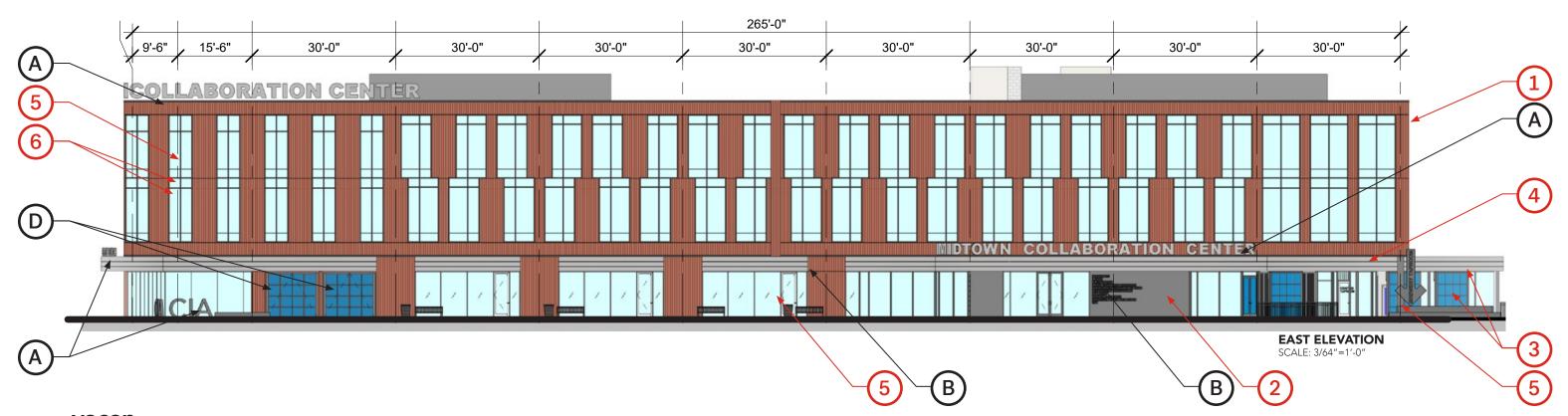
CHARCOAL

OPAQUE FINISH #4 SURFACE

A. FREESTANDING SIGN: CHANNEL - INTERNALLY LIT

B. WALL MOUNTED SIGN: CHANNEL - HALO LIT





CORE & SHELL EXTERIOR ELEVATIONS

MATERIAL LEGEND

1. TERRACOTTA/CERAMIC FACADE | NATURAL RED TERRA

2. TERRACOTTA/CERAMIC FACADE | GLAZED - MULTICOLOR

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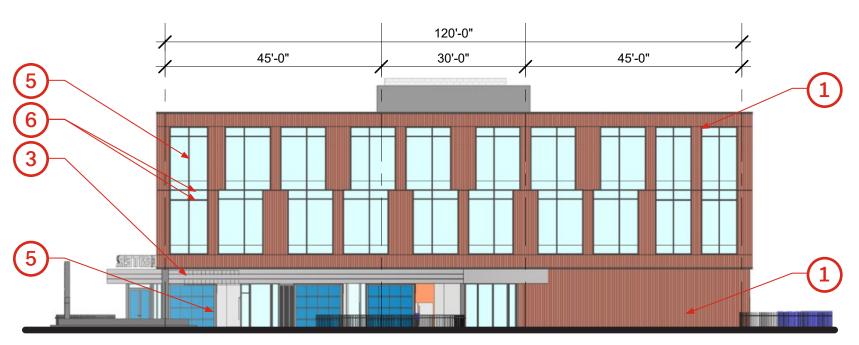
GRAY SMOOTH FINISH WITH REVEALS

CHARCOAL

OPAQUE FINISH #4 SURFACE

A. FREESTANDING SIGN: CHANNEL - INTERNALLY LIT

B. WALL MOUNTED SIGN: CHANNEL - HALO LIT



NORTH ELEVATION SCALE: 3/64"=1'-0"



EAST FACADE ON 66TH



EUCLID & 66TH



EUCLID ENTRY



EUCLID AND WEST FACADE



WEST FACADE



PERSPECTIVE VIEWS







LANDSCAPE | Precedents



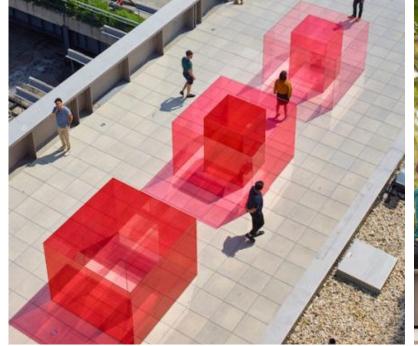
















LANDSCAPE | Precedents









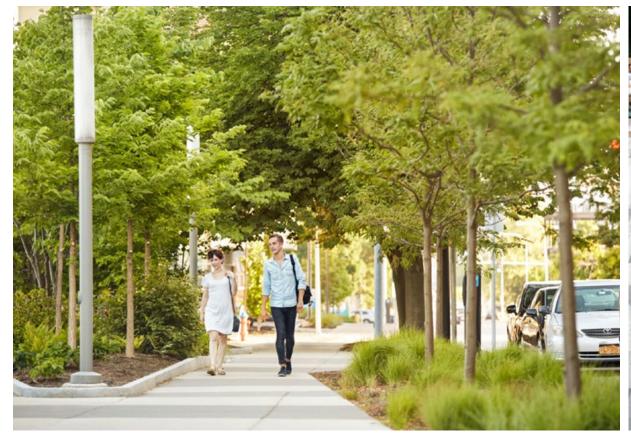




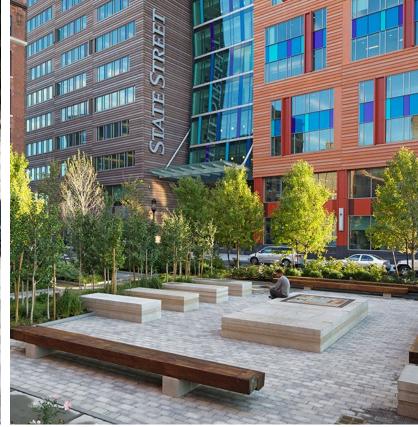


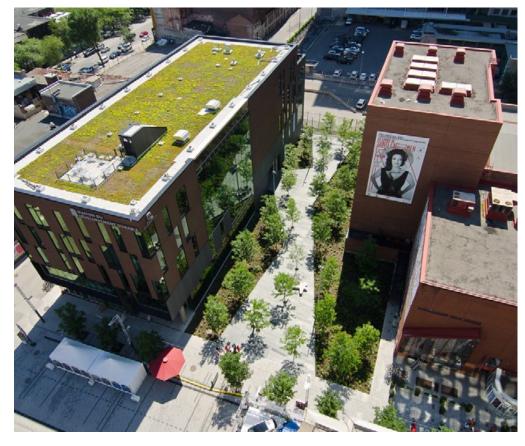


LANDSCAPE | Precedents

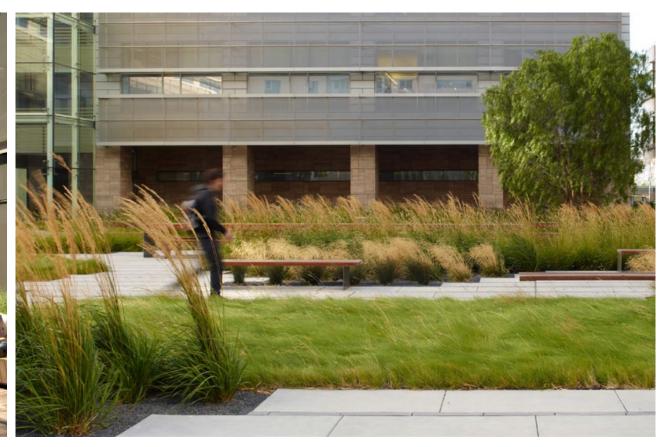












THANK YOU



Committee Recommendation: Approved with **Conditions:**

1) Restudy the building base for a more consistent relationship with second & third floors (feels like the building is not being properly supported).

SPA: Hough

- 2) Study colors & materiality of entryway on E 66th.
- 3) Study the shape of E 66th canopy.
- 4) Study the typography for the project.

Cleveland City Planning Commission

Director's Report

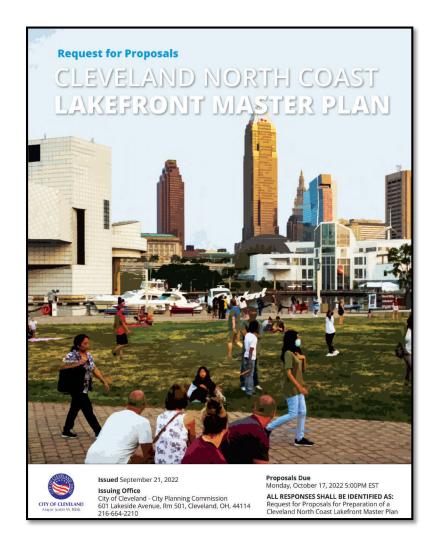




Requests for Proposals/Qualifications

- North Coast Lakefront RFP
 - Released a request for proposals for the North Coast Lakefront Master Plan on September 21, 2022
 - Pre-proposal meeting held on Thursday, October 6, 2022
 - Proposals are due by Monday, October 17, 2022 by 5PM EST

 Public Art Program RFQs for E. 140th Street and Buckeye Road





ARPA Legislation Approvals

- Transformative Arts Projects Fund \$3M
- Housing Gap Financing \$35M
- Home Repair Fund \$10M



In the News

- Cleveland City Planning Commission approves zoning language that could lead to continuous promenades
 on the Cuyahoga River: https://www.cleveland.com/news/2022/09/cleveland-city-planning-commission-approves-zoning-language-that-could-lead-to-continuous-promenades-on-the-cuyahoga-river.html
- City of Cleveland seeking consultants for new downtown lakefront master plan with broader scope than Haslam proposal: https://www.cleveland.com/news/2022/09/city-of-cleveland-seeking-consultants-for-new-downtown-lakefront-master-plan-with-broader-scope-than-haslam-proposal.html
- Cleveland City Council approves over \$50 million in American Rescue Plan Act funds for housing reform: <a href="https://www.wkyc.com/article/news/local/cleveland/cleveland-city-council-approves-over-50-million-american-rescue-plan-act-funds-housing-reform/95-d7d56358-8322-4e5d-9bfb-a6b79c3db31a



Planning Commission

- Anticipated new members as of 10/10 Council Confirmation
 - Erika Anthony
 - Marika Shiori-Clark
- Ethics Training



Departmental Updates

New Staff



Welcome Ariel Washington! City Planner, Northeast District



Welcome Jessica Beam! Senior Assistant City Planner, Landmarks Commission

Job Postings

Chief City Planner, Landmarks Commission

Cleveland City Planning Commission

Adjournment

