



# Cleveland City Planning Commission

Friday, January 6, 2023

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

Lillian Kuri, Commission Chair

Joyce Pan Huang, Director

Michael Bosak, Administrator

# Cleveland City Planning Commission

## Preamble

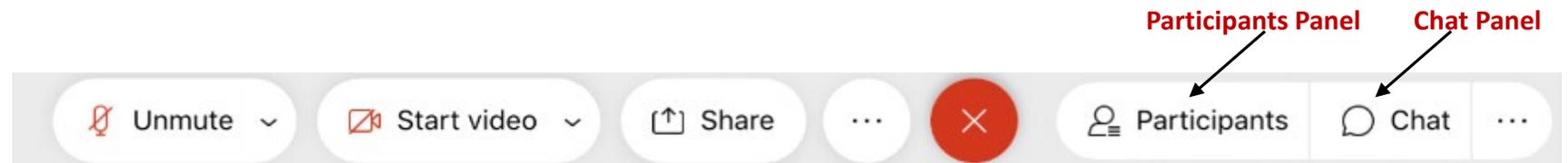
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

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

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

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

CALL-IN USERS CAN UNMUTE BY USING \*6



January 6, 2023

# Cleveland City Planning Commission

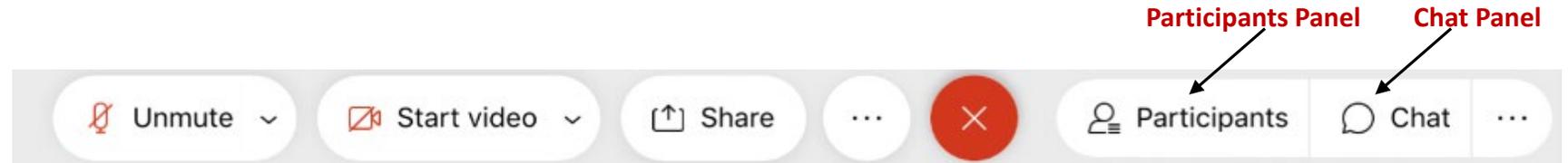
## Preamble

**ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.**

**THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YOUTUBE.**

**ALL REQUESTS TO SPEAK ON A PARTICULAR MATTER VIA OUR WEBSITE AND EMAIL HAVE BEEN CONSIDERED.**

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



January 6, 2023

# Cleveland City Planning Commission

## Call to Order and Roll Call

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January 6, 2023

# Cleveland City Planning Commission

## Approval of Minutes from Previous Meeting

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January 6, 2023

# Cleveland City Planning Commission

## Zoning Map Amendments

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January 6, 2023



**Ordinance No. xxx-2023** (Ward 9/Councilmember Conwell):

Changing the Use, Area & Height Districts of parcels of land south of **Superior Avenue** between **East 111<sup>th</sup> Street** and **East 112<sup>th</sup> Street** (Map Change 2662).

Presenter: Xavier Bay, Staff Planner

# Map Change 2662

**City Planning Commission  
January 6, 2023**



# Proposal

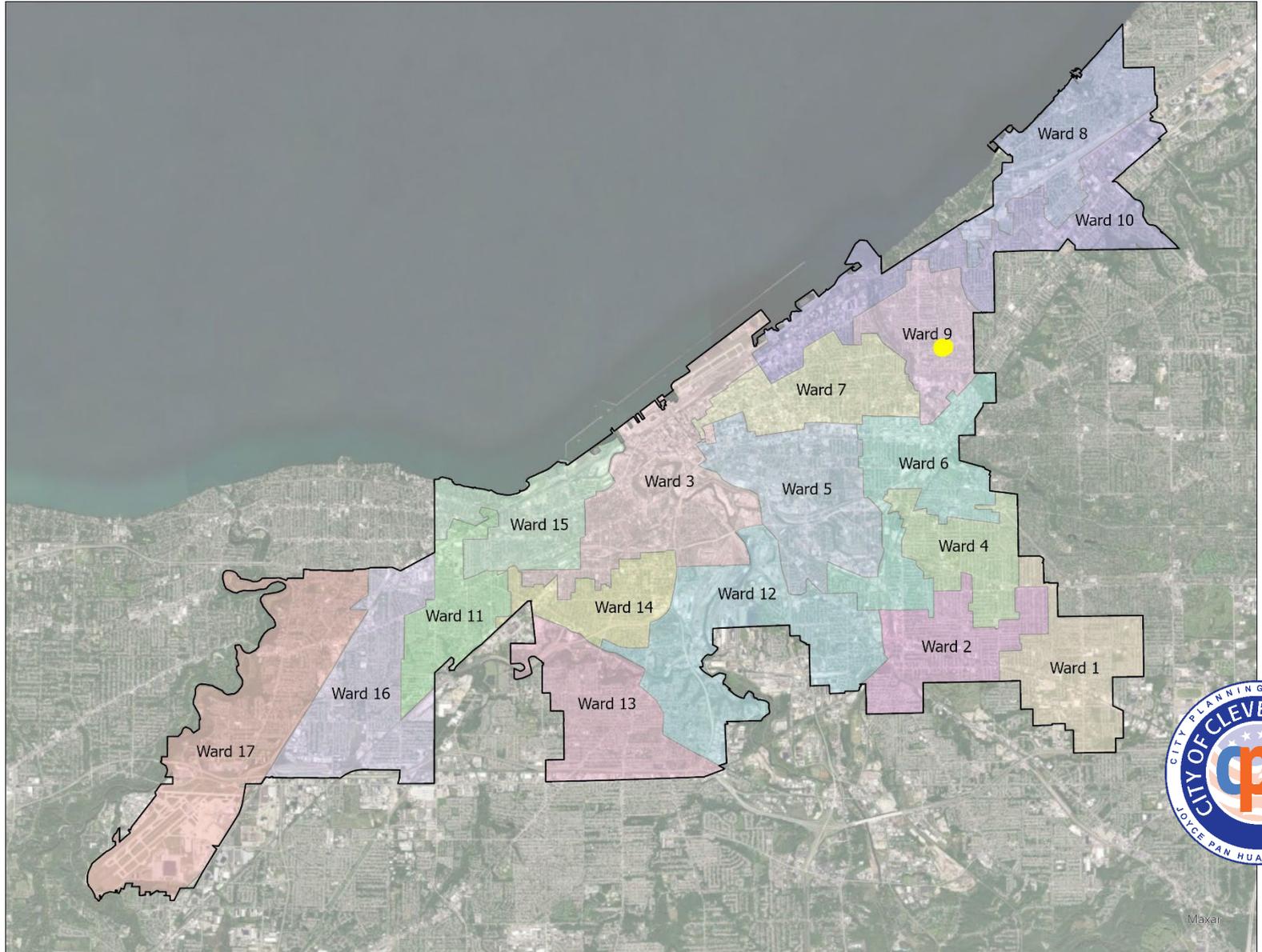
Changing the Use, Area & Height Districts of parcels of land south of Superior Avenue between East 111th Street & East 112th Street (MC 2662)

## Purpose

- To allow CHN & EDEN LIHTC development
- To allow different housing typologies
  - Consolidate Zoning Districts



# Cleveland Context



Maxar

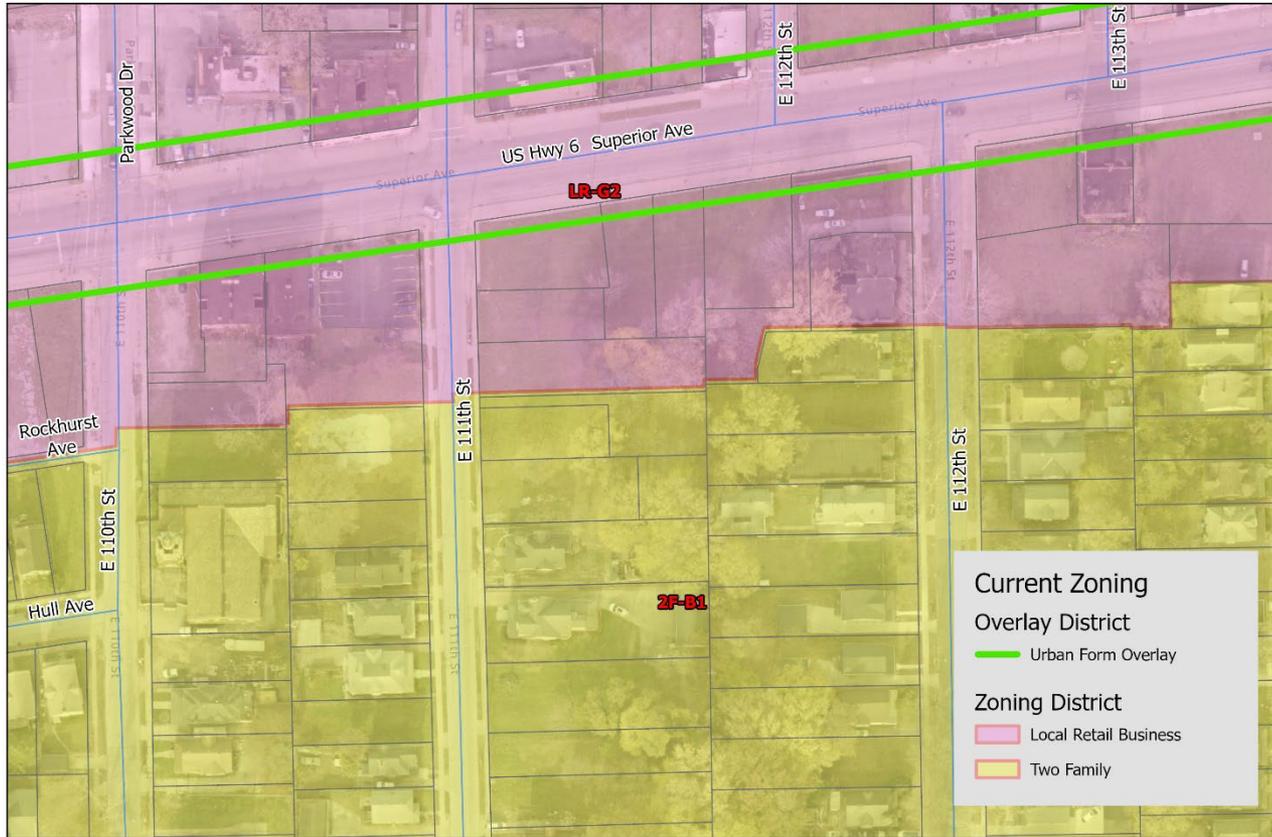
Map Change 2662

# Current Zoning

Local Retail Business – G2

Two Family – B1

Urban Form Overlay -- Superior Ave



# Existing Conditions



# Existing Conditions

Superior & E 111St  
Southeast view



Superior Ave  
Southeast view



# Existing Conditions

E112 St  
Northwest View



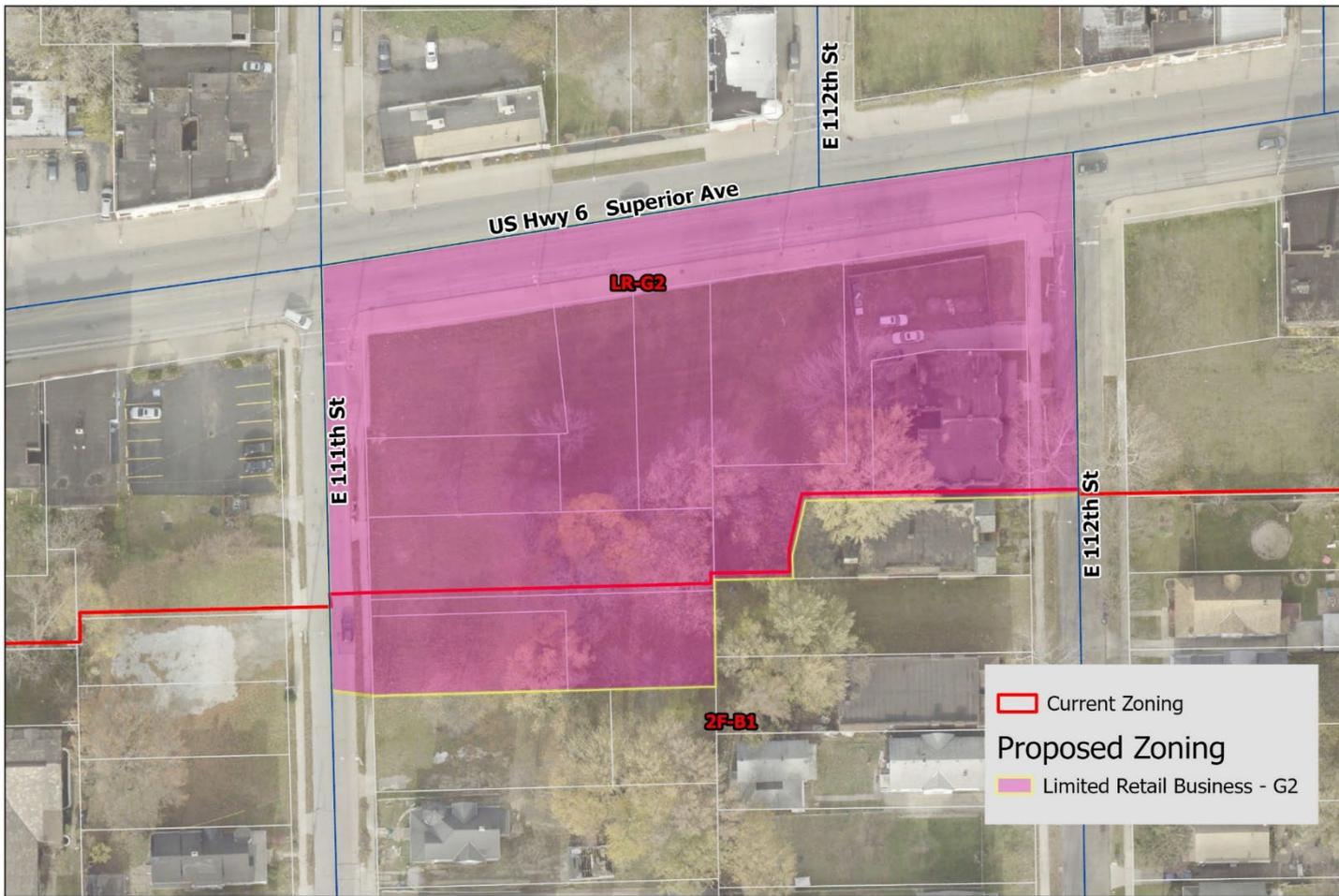
# Existing Conditions

E111 St  
Northeast View



# Proposed Zoning

Limited Retail Business - G2



Date: December 14, 2022

## Map Change 2662

Changing the Use, Area, and Height Districts  
of parcels of land south of Superior Ave between E111th Street and E112th Street.



# Proposed Development



| BUILDING SUMMARY |                  |           |
|------------------|------------------|-----------|
| FLR              | AREA             | UNITS     |
| 4th              | 13,215 SF        | 18        |
| 3rd              | 13,215 SF        | 18        |
| 2nd              | 13,215 SF        | 18        |
| 1st              | 13,215 SF        | 8         |
| <b>Total</b>     | <b>52,860 SF</b> | <b>62</b> |

**SITE PLAN 1A**

1" = 50'-0"



**A**  
**1**

## SUPERIOR AVENUE SENIOR PSH

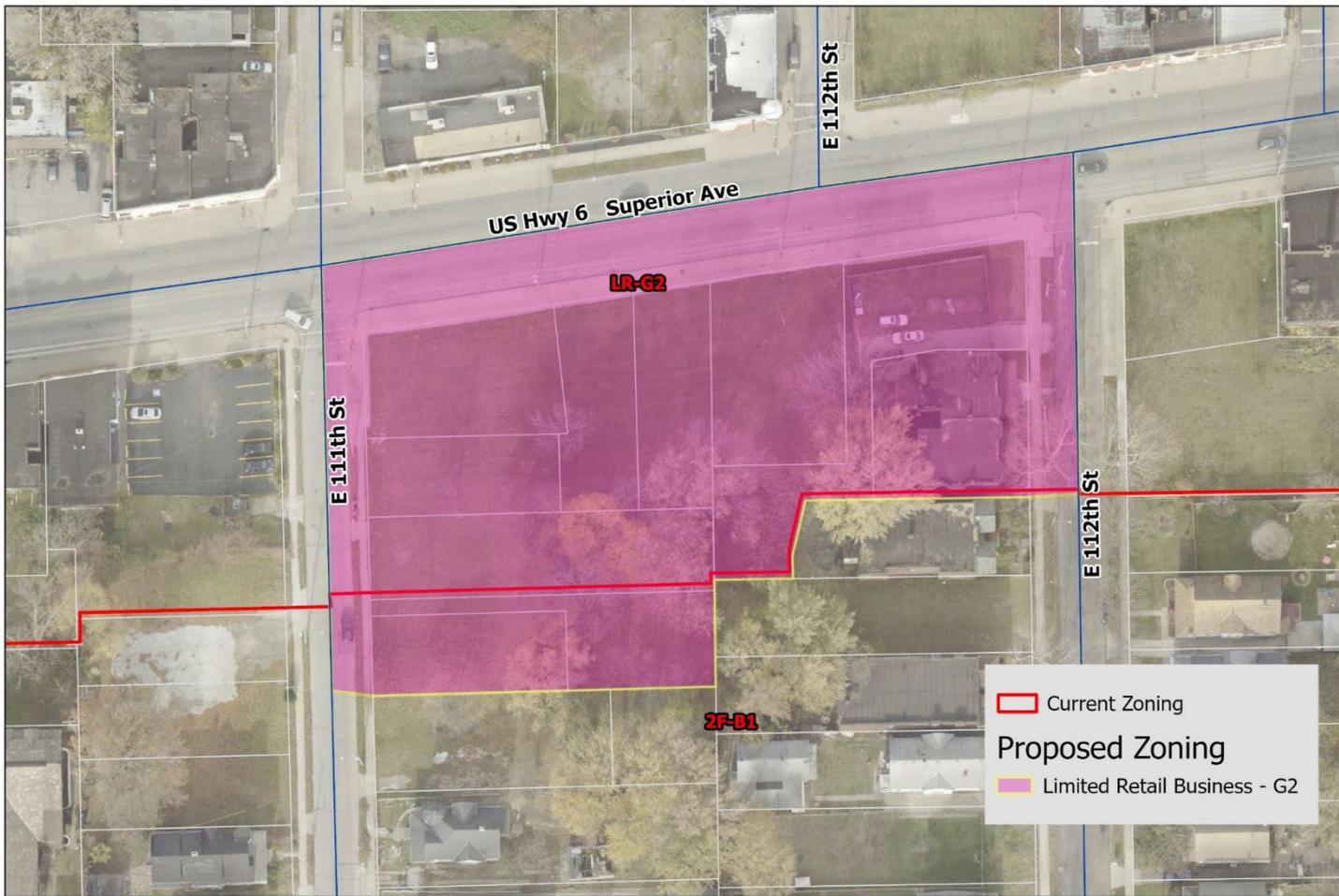
11100 SUPERIOR AVE.  
CLEVELAND, OHIO 44106  
NOVEMBER 16, 2022

EDEN, INC.  
CHN HOUSING PARTNERS  
HITI, DIFRANCESCO AND SIEBOLD, INC.

Map Change 2662

# Proposed Zoning

Limited Retail Business - G2



Date: December 14, 2022

## Map Change 2662

Changing the Use, Area, and Height Districts  
of parcels of land south of Superior Ave between E111th Street and E112th Street.





**Ordinance No. xxx-2023** (Ward 5/Councilmember Starr):

Changing the Use, Area & Height Districts of parcels of land east of **East 55<sup>th</sup> Street between Hawthorne Avenue and Central Avenue** (Map Change 2663).

Presenter: Shannan Leonard, Staff Planner

# Map Change 2663

City Planning Commission  
January 6, 2023



cleveland  
city planning  
commission

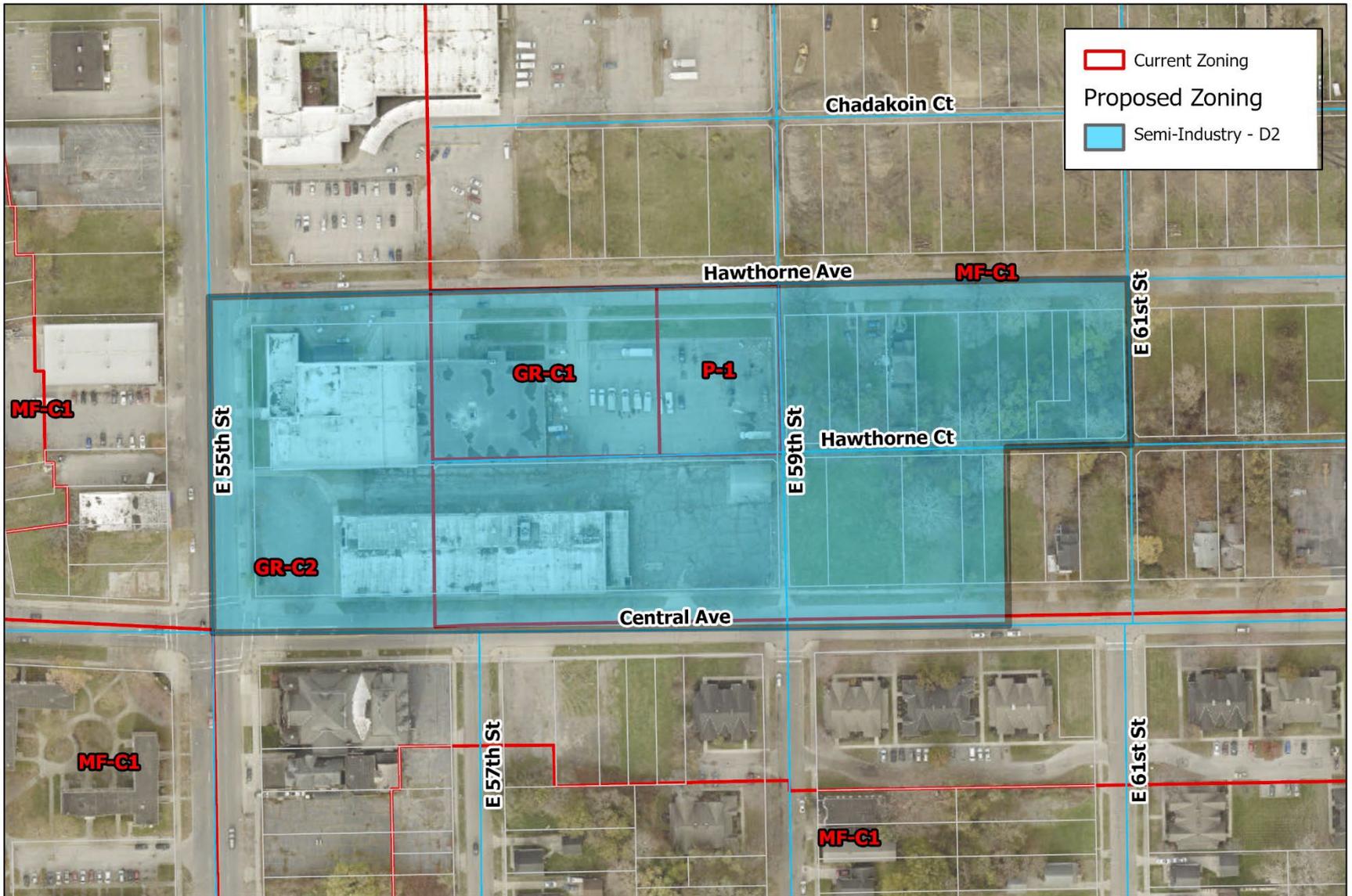


# Proposal

Changing the Use, Area & Height Districts of parcels of land east of East 55<sup>th</sup> Street between Hawthorne Avenue and Central Avenue

## Purpose

- ❑ To consolidate a variety of Zoning Districts (to remedy a potential split-zoning)
- ❑ To permit the redevelopment of the long vacant Goodwill building into a chicken processing plant in line with the Citywide Comp Plan as it relates to adaptively reusing vacant buildings and providing good jobs for the community
- ❑ To promote a variety of new job types within the Central neighborhood



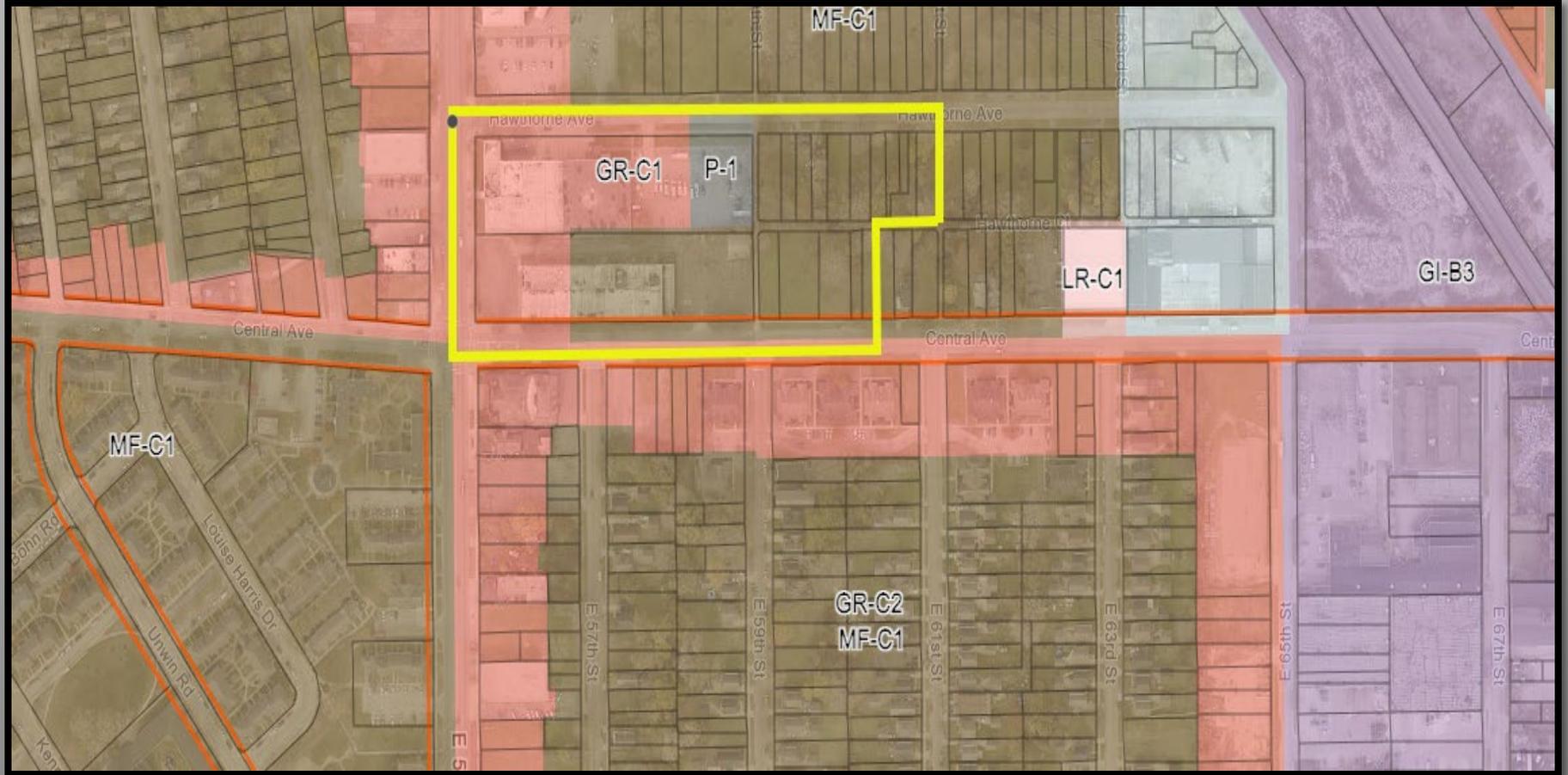
Date: December 20, 2022

# Map Change 2663

Changing the Use, Area, & Height Districts  
of parcels of land east of East 55th Street between Hawthorne Ave and Central Ave.

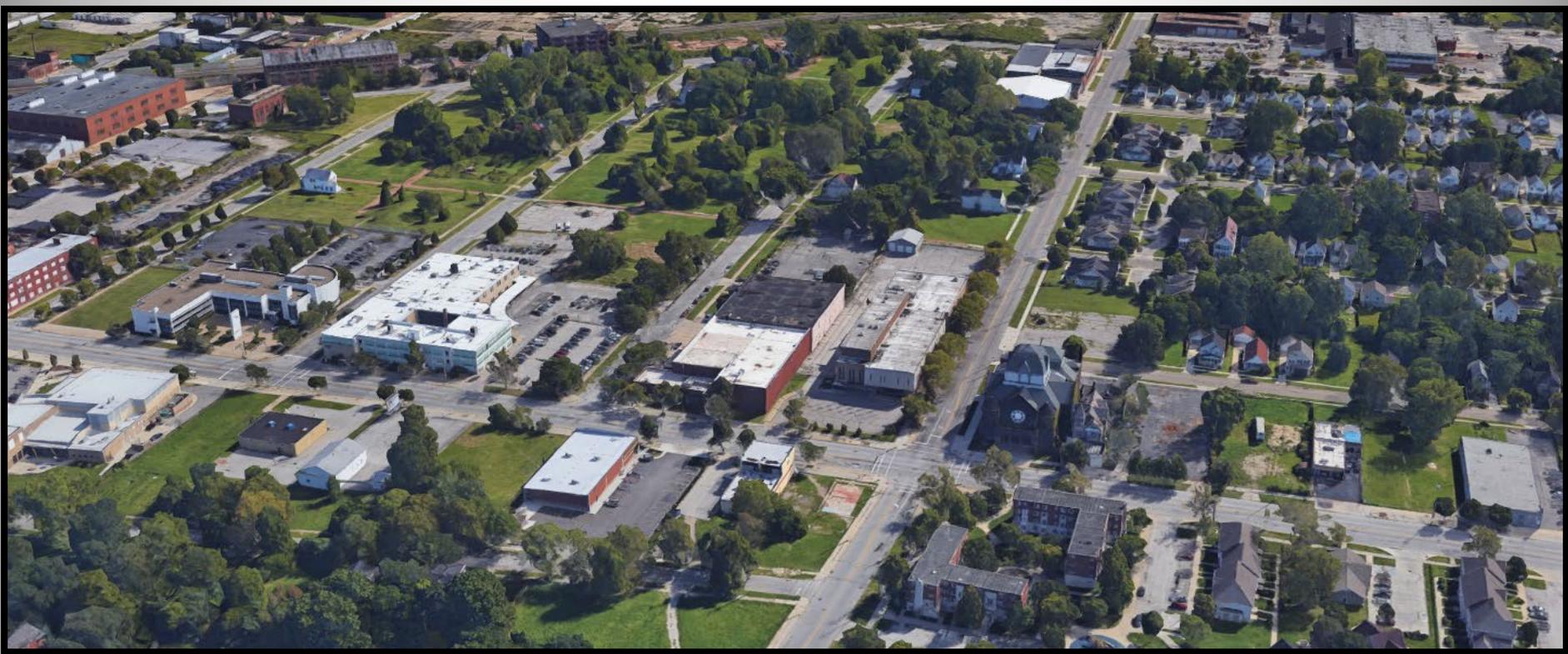


# Current Zoning



Lucid Ave & E 55th St







View West to E. 55<sup>th</sup>  
(rear of Goodwill  
Building)



View West on Central  
Avenue to East 55<sup>th</sup>



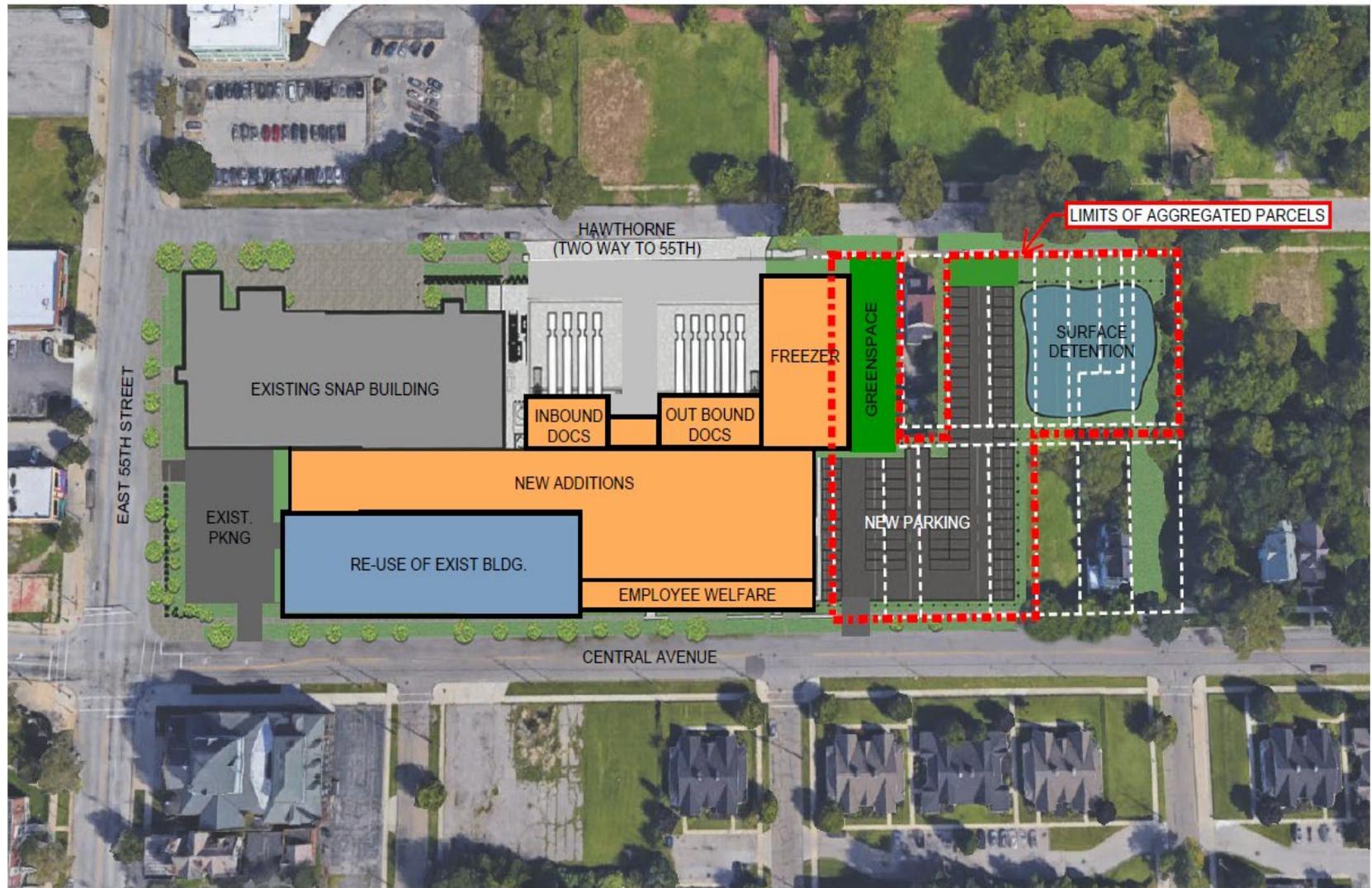
View East from East 55<sup>th</sup>  
down Hawthorne



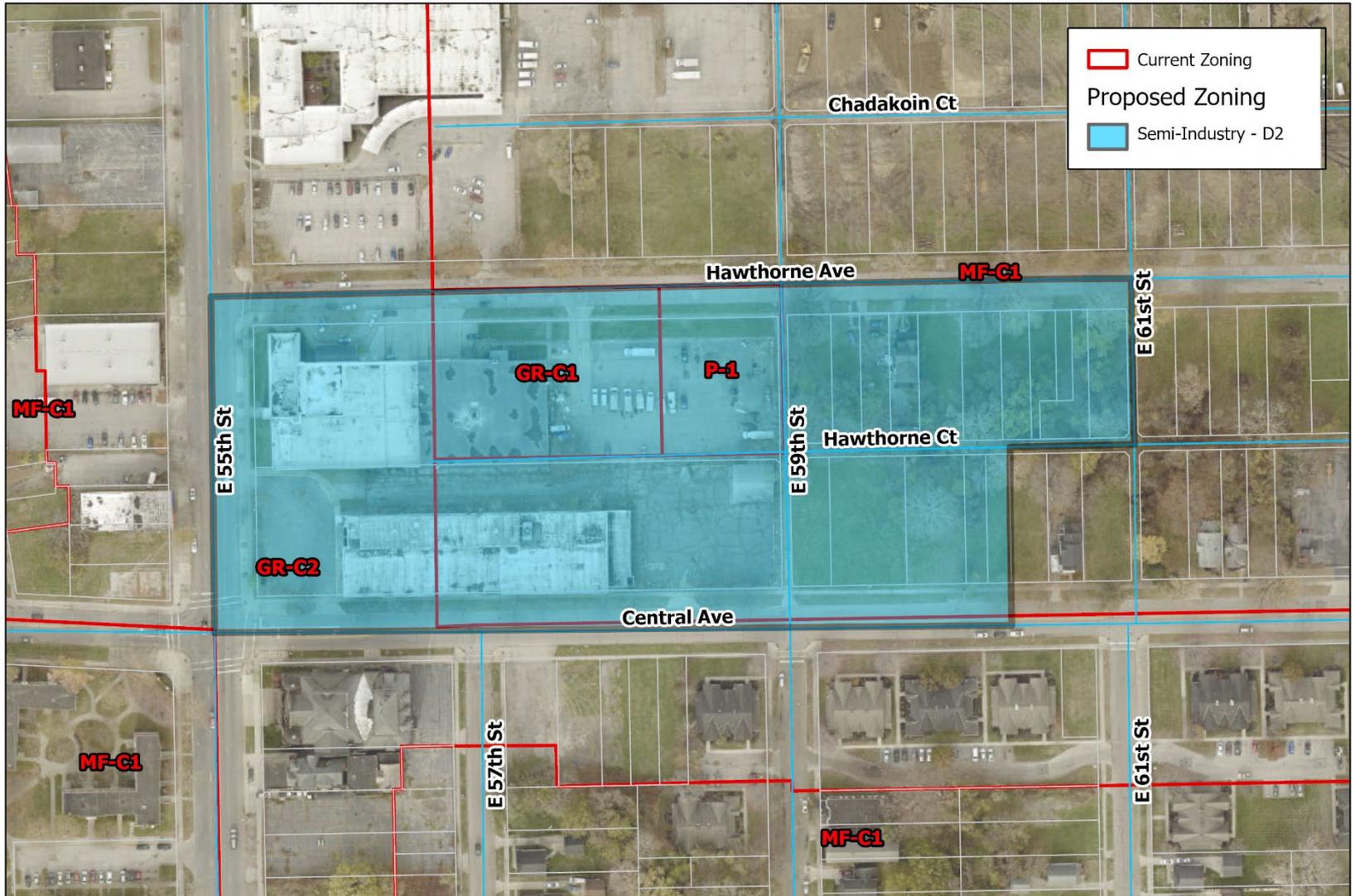
View East from East 55<sup>th</sup> to Snap/Goodwill Bldg

**Project Renaissance**

E55th & Hawthorne Avenue- CONCEPT SITE PLAN 11-18-2022



# Rezoning Proposal



Date: December 20, 2022

## Map Change 2663

Changing the Use, Area, & Height Districts  
of parcels of land east of East 55th Street between Hawthorne Ave and Central Ave.



# Cleveland City Planning Commission

## Lot Consolidation / Splits

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January 6, 2023

# Lot Consolidation / Split

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January 6, 2023



**For PPN# 003-26-042**

**Address: 3405 Clinton Avenue**

Representative: Dan McCarthy, Property Owner

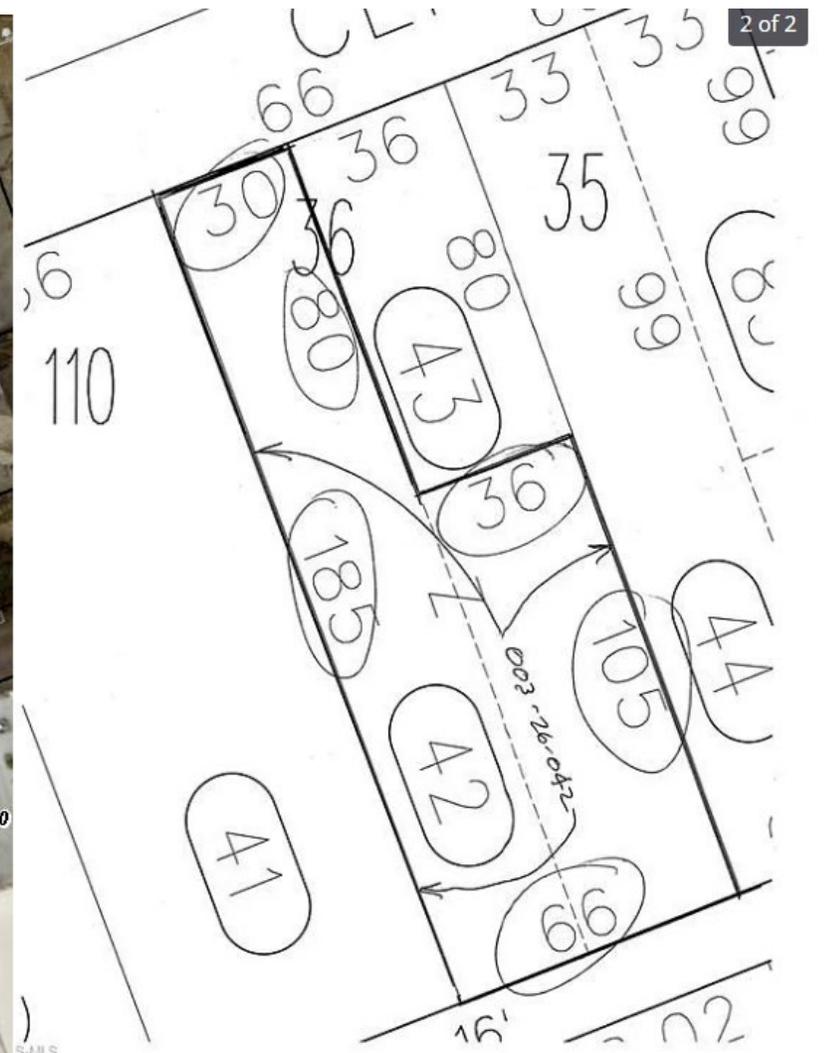
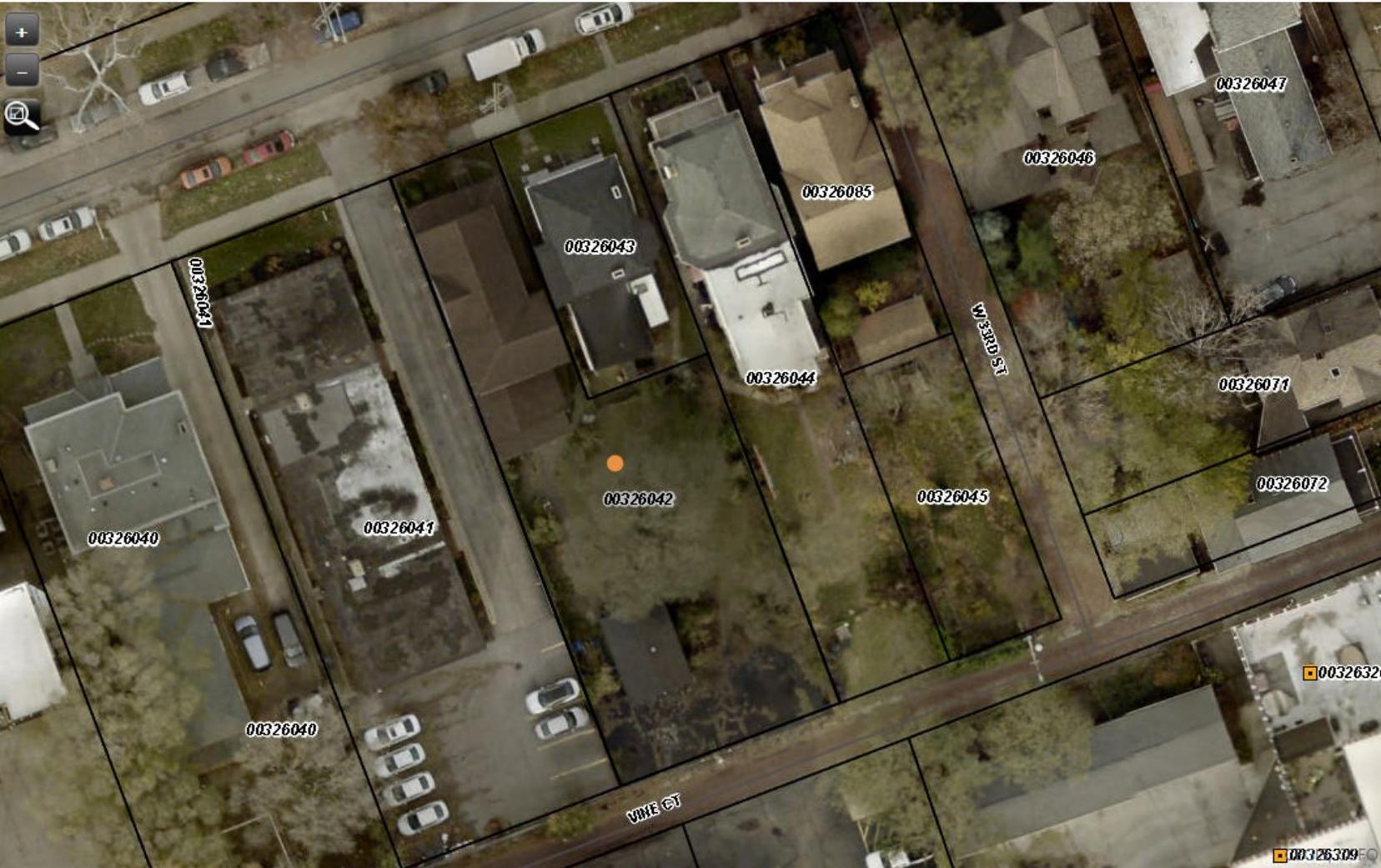
3405 Clinton Ave,  
Cleveland, OH 44113

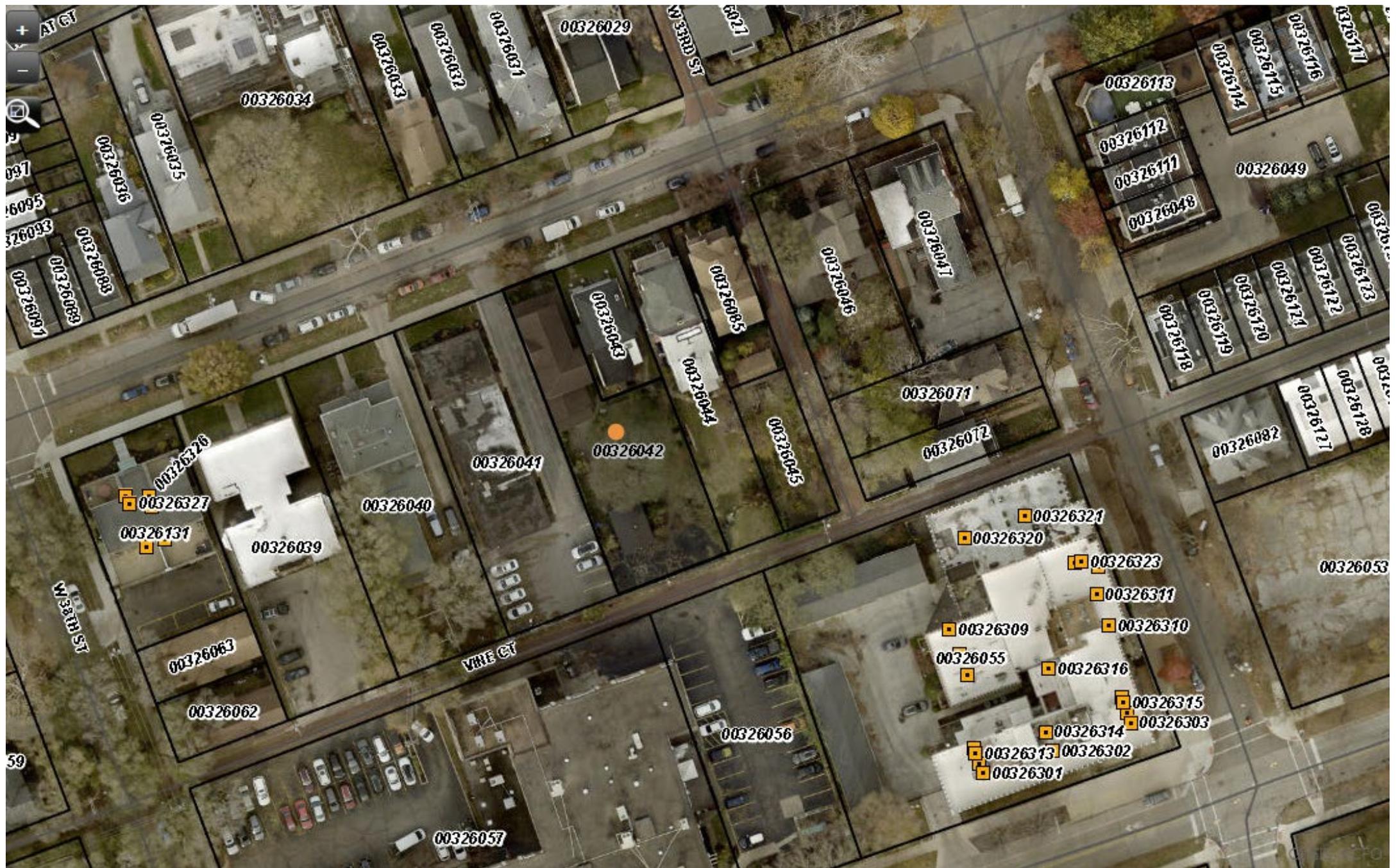
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LOT SPLIT PLAN & PICTURES

Currently existing...

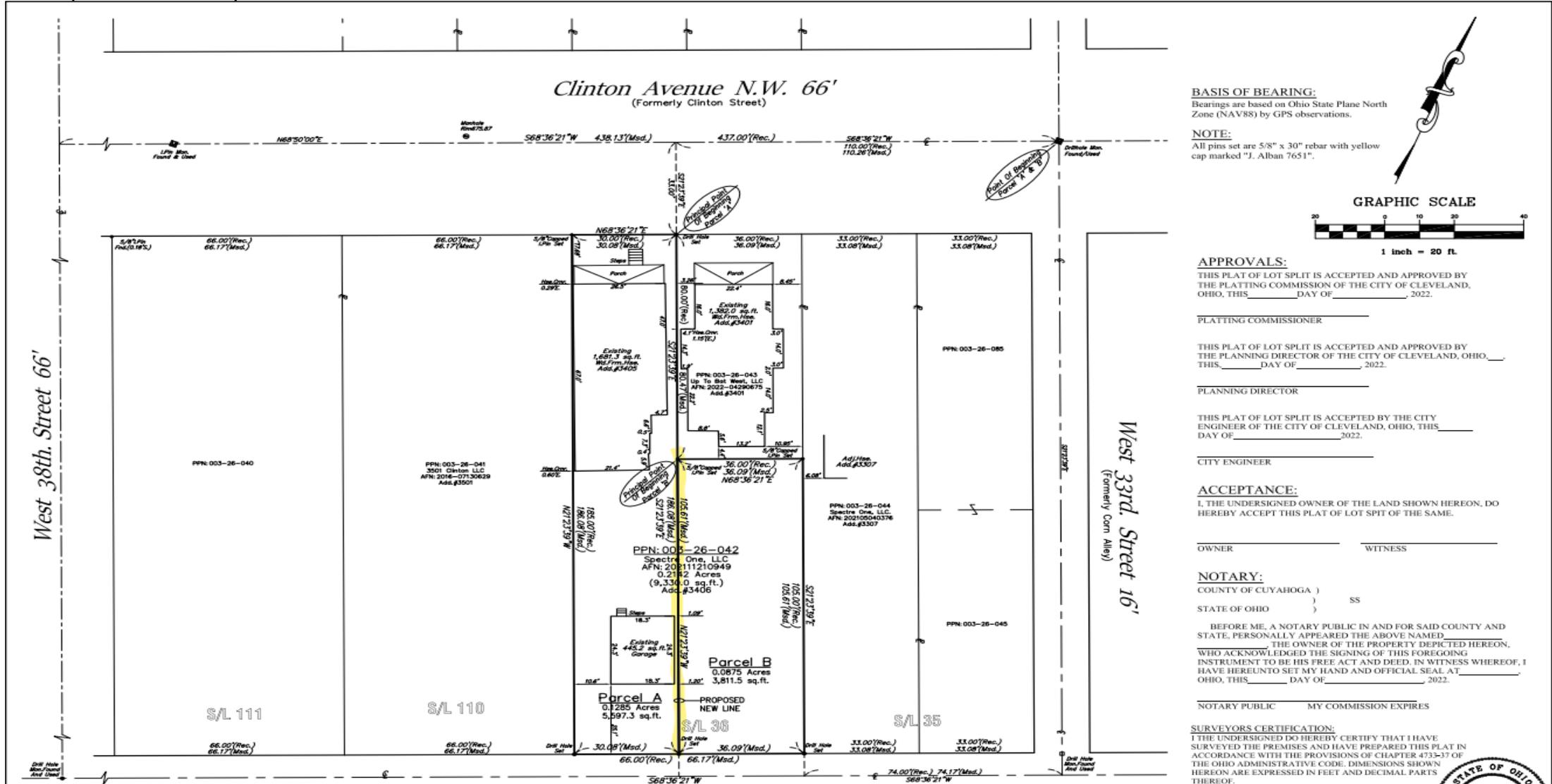
- House on Clinton Ave.
- Structure in backyard is a 2 car garage on Vine Court.
- Neighboring house to east at 3401 Clinton has no land...Subject 3405 Clinton lot is behind neighboring house.





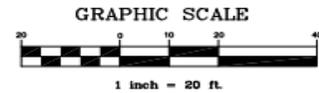


# Proposed lot split...



**BASIS OF BEARING:**  
Bearings are based on Ohio State Plane North Zone (NAV88) by GPS observations.

**NOTE:**  
All pins set are 5/8" x 30" rebar with yellow cap marked "J. Alban 7651".



**APPROVALS:**  
THIS PLAT OF LOT SPLIT IS ACCEPTED AND APPROVED BY THE PLATTING COMMISSION OF THE CITY OF CLEVELAND, OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PLATTING COMMISSIONER \_\_\_\_\_  
THIS PLAT OF LOT SPLIT IS ACCEPTED AND APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF CLEVELAND, OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PLANNING DIRECTOR \_\_\_\_\_  
THIS PLAT OF LOT SPLIT IS ACCEPTED BY THE CITY ENGINEER OF THE CITY OF CLEVELAND, OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CITY ENGINEER \_\_\_\_\_  
**ACCEPTANCE:**  
I, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF LOT SPLIT OF THE SAME.

OWNER \_\_\_\_\_ WITNESS \_\_\_\_\_

**NOTARY:**  
COUNTY OF CUYAHOGA )  
STATE OF OHIO ) SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED \_\_\_\_\_ THE OWNER OF THE PROPERTY DEPICTED HEREON, WHO ACKNOWLEDGED THE SIGNING OF THIS FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_ OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**SURVEYORS CERTIFICATION:**  
I THE UNDERSIGNED DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND HAVE PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

JOHN R. ALBAN P.S. 7651 11-17-22



PREPARED BY:  
**ALBAN SURVEYING CO.**  
Engineers and Surveyors  
38052 Euclid Avenue, Suite 200  
Willoughby, Ohio 44094  
Phone: 440-946-0752

| REV. | DESCRIPTION | BY | DATE |
|------|-------------|----|------|
|      |             |    |      |
|      |             |    |      |
|      |             |    |      |

**3405 Clinton Avenue - PPN:003-26-042**  
Lands Known As Being Part Of Sublot No.36, In The Taylor Farm Allotment, As Recorded In Vol.2, Pg.22 Of C.C.R., And Further Known As Being Part Of Original Brooklyn Township Lot Number 51, Now In The City Of Cleveland, County Of Cuyahoga In The State Of Ohio.

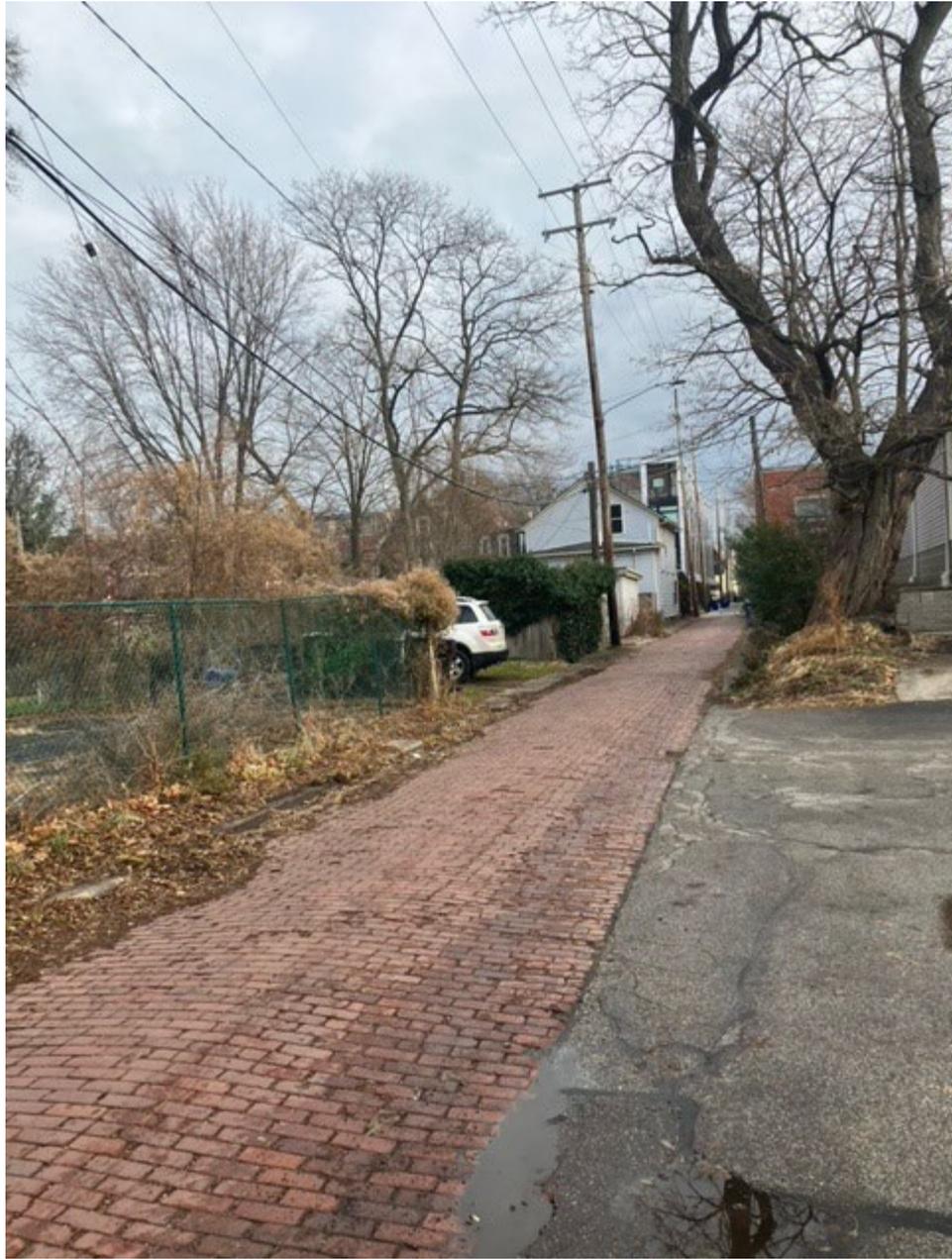
**Plat of Lot Split**  
Prepared For:  
Spectre One, LLC

DATE: Nov.10, 2022  
SCALE: 1" = 20'  
FIELD M.H.  
DRAWN BY: G.S.V.  
CHKD. BY: J.R.A.  
SHEET 1 of 1

Street views...

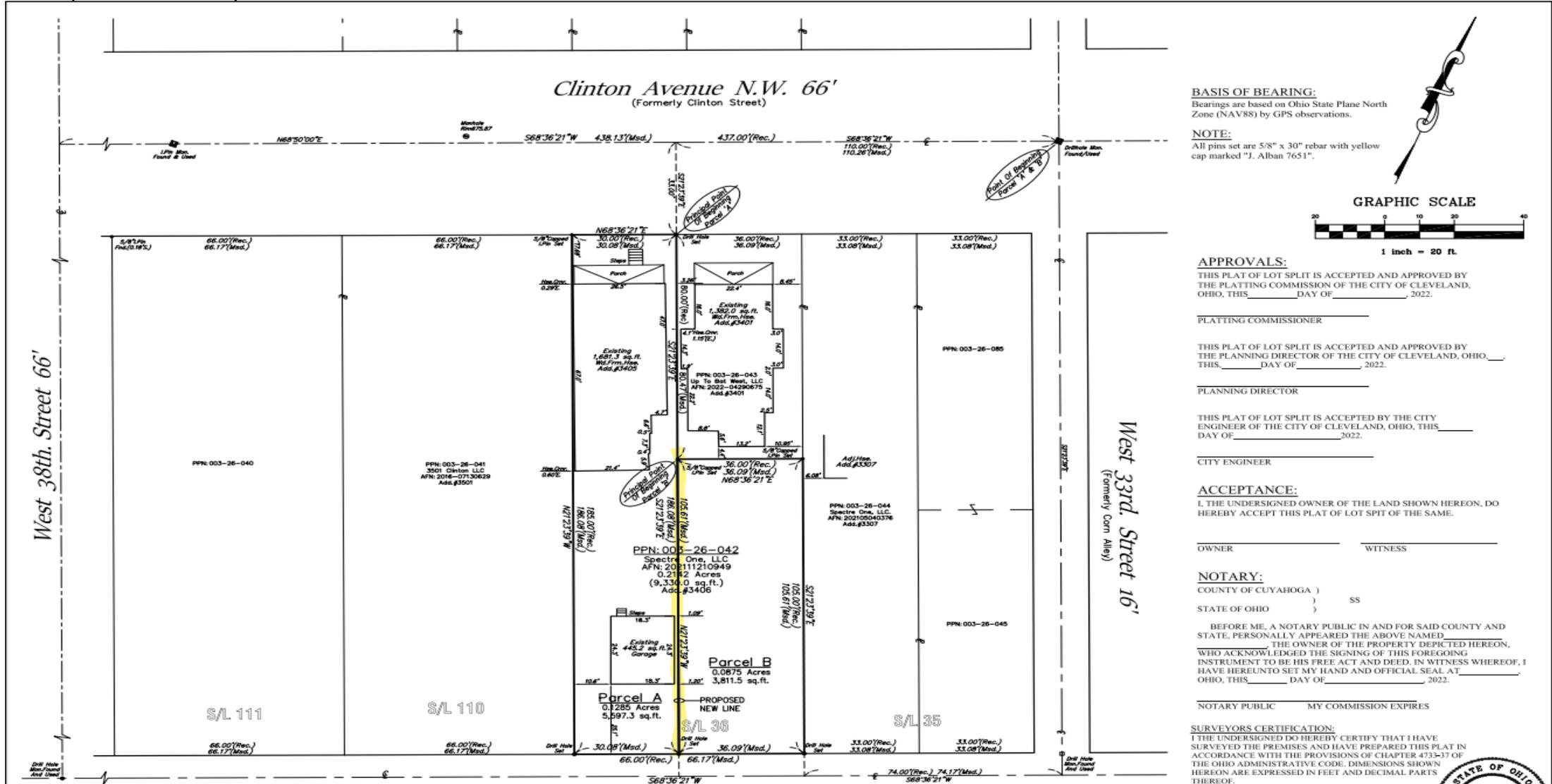






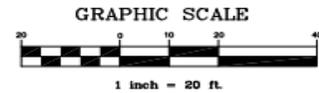


# Proposed lot split...



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PLATTING COMMISSIONER \_\_\_\_\_  
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PLANNING DIRECTOR \_\_\_\_\_  
THIS PLAT OF LOT SPLIT IS ACCEPTED BY THE CITY ENGINEER OF THE CITY OF CLEVELAND, OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CITY ENGINEER \_\_\_\_\_  
**ACCEPTANCE:**  
I, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF LOT SPLIT OF THE SAME.

OWNER \_\_\_\_\_ WITNESS \_\_\_\_\_

**NOTARY:**  
COUNTY OF CUYAHOGA )  
STATE OF OHIO ) SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED \_\_\_\_\_ THE OWNER OF THE PROPERTY DEPICTED HEREON, WHO ACKNOWLEDGED THE SIGNING OF THIS FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_ OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**SURVEYORS CERTIFICATION:**  
I THE UNDERSIGNED DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND HAVE PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

JOHN R. ALBAN P.S. 7651 11-17-22



PREPARED BY:  
**ALBAN SURVEYING CO.**  
Engineers and Surveyors  
38052 Euclid Avenue, Suite 200  
Willoughby, Ohio 44094  
Phone: 440-946-0752

| REV. | DESCRIPTION | BY | DATE |
|------|-------------|----|------|
|      |             |    |      |
|      |             |    |      |
|      |             |    |      |

**3405 Clinton Avenue - PPN:003-26-042**  
Lands Known As Being Part Of Sublot No.36, In The Taylor Farm Allotment, As Recorded In Vol.2, Pg.22 Of C.C.R., And Further Known As Being Part Of Original Brooklyn Township Lot Number 51, Now In The City Of Cleveland, County Of Cuyahoga In The State Of Ohio.

**Plat of Lot Split**  
Prepared For:  
Spectre One, LLC

DATE: Nov.10, 2022  
SCALE: 1" = 20'  
FIELD M.H.  
DRAWN BY: G.S.V.  
CHKD.BY: J.R.A.  
SHEET 1 of 1

# Cleveland City Planning Commission

## Design Review Cases

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January 6, 2023

January 6, 2023

**NE2022-032** – The Hitchcock Center for Women New Construction:  
Seeking Schematic Design Approval

**Project Address: 1227 Ansel Road**

Project Representative: Brian Gerrity, Marous Brothers Construction

**Committee Recommendation:** Applicant was seeking Schematic Design Approval from DRAC but **Unanimously received Conceptual Approval** with the following recommendations:

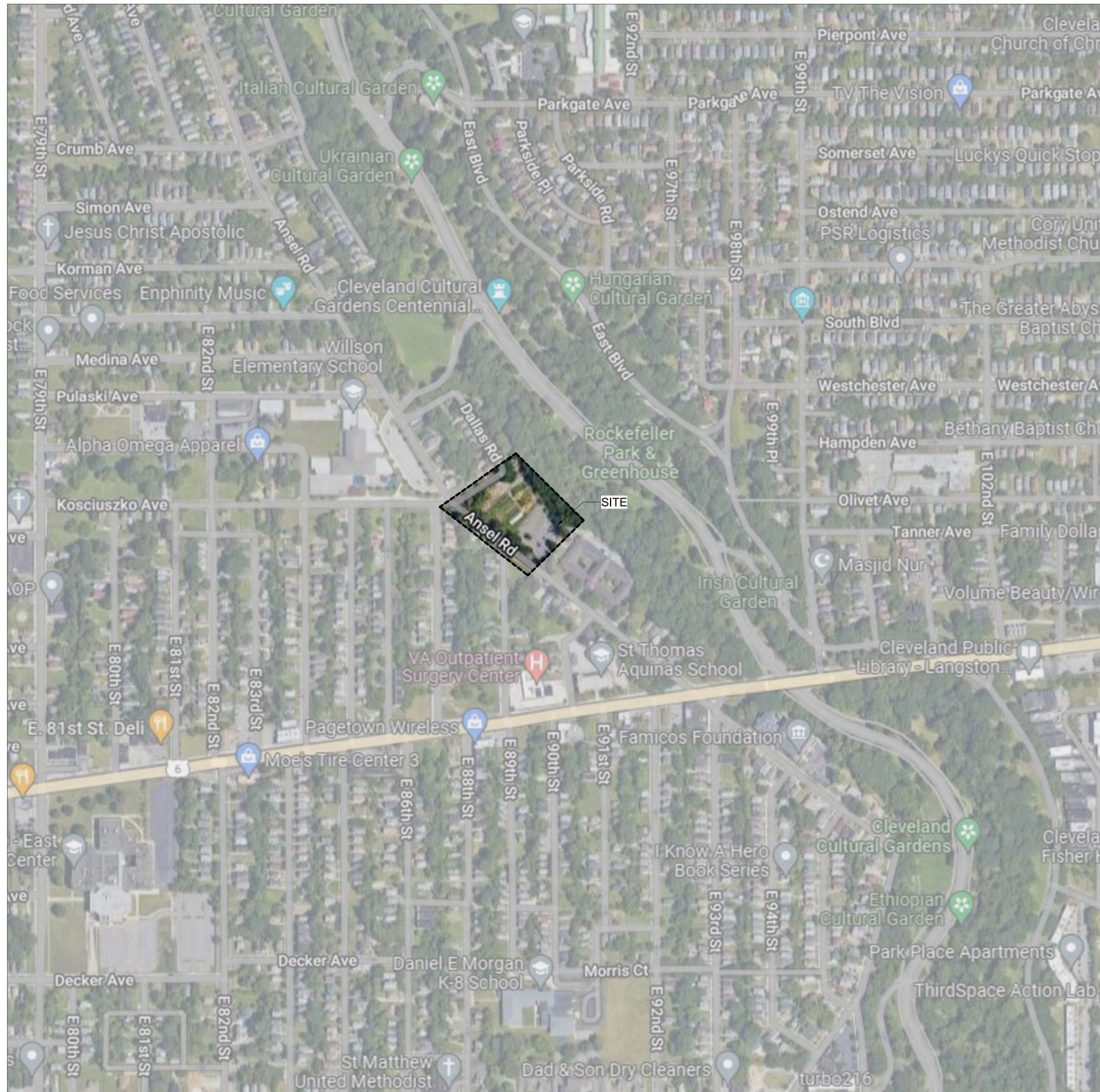
- Pull fence back approx. 10 ft. from the public sidewalk along Ansel Road
- Provide landscaping to meet code requirements in front of the fence
- Widen fence where possible along the interior walkways, parking areas, and interior sidewalks to the property with regards to storm water



- Align the first parking stall of the one parking area with the façade of the building along Ansel
- Pull out the wall of the 2-bedroom patio areas to be in alignment with the exterior wall of the laundry room to provide more space for the residents
- Deinstitutionalize the aesthetic of the building with more articulation of the façade (e.g., awnings and pilasters on blank-appearing walls)
- Focus efforts on the public-facing elevations
- Better integrate into the neighborhood along with park use



SITE PERSPECTIVE



SITE LOCATION MAP



December 9, 2022

### HITCHCOCK CENTER

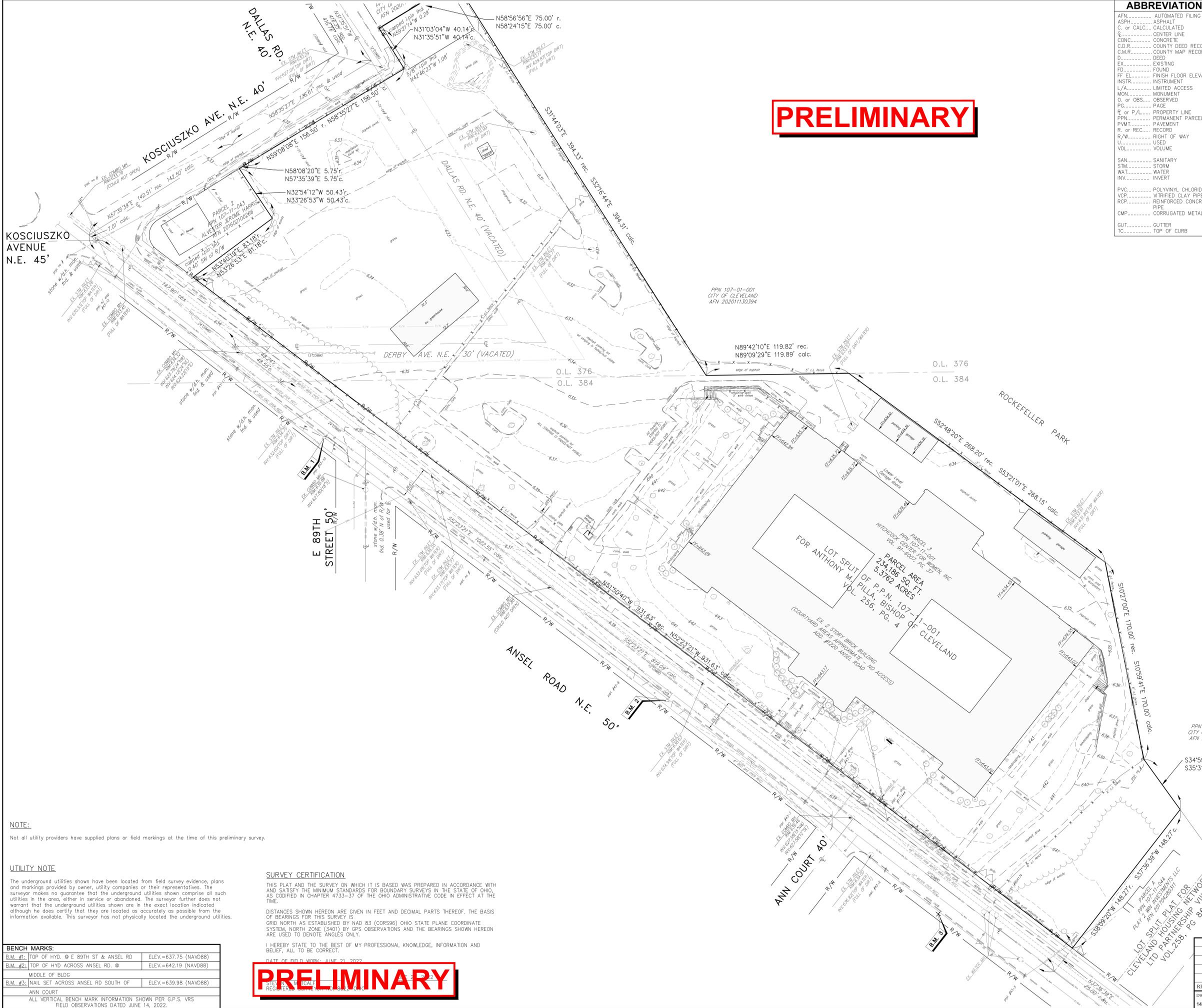
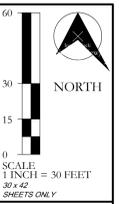
1227 Ansel Road, Cleveland, OH 44106



**PRELIMINARY**

| ABBREVIATIONS  |                          |
|----------------|--------------------------|
| AFN.....       | AUTOMATED FILING NO.     |
| ASPH.....      | ASPHALT                  |
| C or CALC..... | CALCULATED               |
| CL.....        | CENTER LINE              |
| CONC.....      | CONCRETE                 |
| C.D.R.....     | COUNTY DEED RECORD       |
| C.M.R.....     | COUNTY MAP RECORD        |
| D.....         | DEED                     |
| EX.....        | EXISTING                 |
| FD.....        | FOUND                    |
| FF EL.....     | FINISH FLOOR ELEVATION   |
| INSTR.....     | INSTRUMENT               |
| L/A.....       | LIMITED ACCESS           |
| MON.....       | MONUMENT                 |
| O or OBS.....  | OBSERVED                 |
| PG.....        | PAGE                     |
| R or P/L.....  | PROPERTY LINE            |
| PPN.....       | PERMANENT PARCEL NO.     |
| P.V.M.T.....   | PAVEMENT                 |
| R or REC.....  | RECORD                   |
| R/W.....       | RIGHT OF WAY             |
| U.....         | USED                     |
| VOL.....       | VOLUME                   |
| SAN.....       | SANITARY                 |
| STM.....       | STORM                    |
| WAT.....       | WATER                    |
| INV.....       | INVERT                   |
| PVC.....       | POLYVINYL CHLORIDE       |
| VCP.....       | VITRIFIED CLAY PIPE      |
| RC.....        | REINFORCED CONCRETE PIPE |
| CMP.....       | CORRUGATED METAL PIPE    |
| GUT.....       | GUTTER                   |
| TC.....        | TOP OF CURB              |

| SYMBOL LEGEND (EXISTING) |                          |
|--------------------------|--------------------------|
| CL                       | CENTER LINE              |
| PL                       | PROPERTY LINE            |
| CONC                     | CONCRETE                 |
| C.D.R                    | COUNTY DEED RECORD       |
| C.M.R                    | COUNTY MAP RECORD        |
| D                        | DEED                     |
| EX                       | EXISTING                 |
| FD                       | FOUND                    |
| FF EL                    | FINISH FLOOR ELEVATION   |
| INSTR                    | INSTRUMENT               |
| L/A                      | LIMITED ACCESS           |
| MON                      | MONUMENT                 |
| O or OBS                 | OBSERVED                 |
| PG                       | PAGE                     |
| R or P/L                 | PROPERTY LINE            |
| PPN                      | PERMANENT PARCEL NO.     |
| P.V.M.T                  | PAVEMENT                 |
| R or REC                 | RECORD                   |
| R/W                      | RIGHT OF WAY             |
| U                        | USED                     |
| VOL                      | VOLUME                   |
| SAN                      | SANITARY                 |
| STM                      | STORM                    |
| WAT                      | WATER                    |
| INV                      | INVERT                   |
| PVC                      | POLYVINYL CHLORIDE       |
| VCP                      | VITRIFIED CLAY PIPE      |
| RC                       | REINFORCED CONCRETE PIPE |
| CMP                      | CORRUGATED METAL PIPE    |
| GUT                      | GUTTER                   |
| TC                       | TOP OF CURB              |



**NOTE:**  
Not all utility providers have supplied plans or field markings at the time of this preliminary survey.

**UTILITY NOTE**  
The underground utilities shown have been located from field survey evidence, plans and markings provided by owner, utility companies or their representatives. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.

**BENCH MARKS:**  

|   |                       |
|---|-----------------------|
| B.M. #1: TOP OF HYD. @ E 89TH ST & ANSEL RD | ELEV.=637.75 (NAVD88) |
| B.M. #2: TOP OF HYD ACROSS ANSEL RD. @      | ELEV.=642.19 (NAVD88) |
| MIDDLE OF BLDG                              |                       |
| B.M. #3: NAIL SET ACROSS ANSEL RD SOUTH OF  | ELEV.=639.98 (NAVD88) |

 ANN COURT  
 ALL VERTICAL BENCH MARK INFORMATION SHOWN PER G.P.S. VRS  
 FIELD OBSERVATIONS DATED JUNE 14, 2022.

**SURVEY CERTIFICATION**  
 THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS PREPARED IN ACCORDANCE WITH AND SATISFY THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO, AS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE IN EFFECT AT THE TIME.  
 DISTANCES SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH AS ESTABLISHED BY NAD 83 (GRS96) OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3401) BY GPS OBSERVATIONS AND THE BEARINGS SHOWN HEREON ARE USED TO DENOTE ANGLES ONLY.  
 I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, ALL TO BE CORRECT.  
 DATE OF FIELD WORK: JUNE 21, 2022

**PRELIMINARY**

PPN 107-01-001  
CITY OF CLEVELAND  
AFN 20201130394

S34°59'00"E 52.43' rec.  
S35°31'41"E 52.43' calc.

**OHIO Utilities Protection SERVICE**  
 Call Before You Dig  
**1-800-362-2764**  
 A216403481-00A

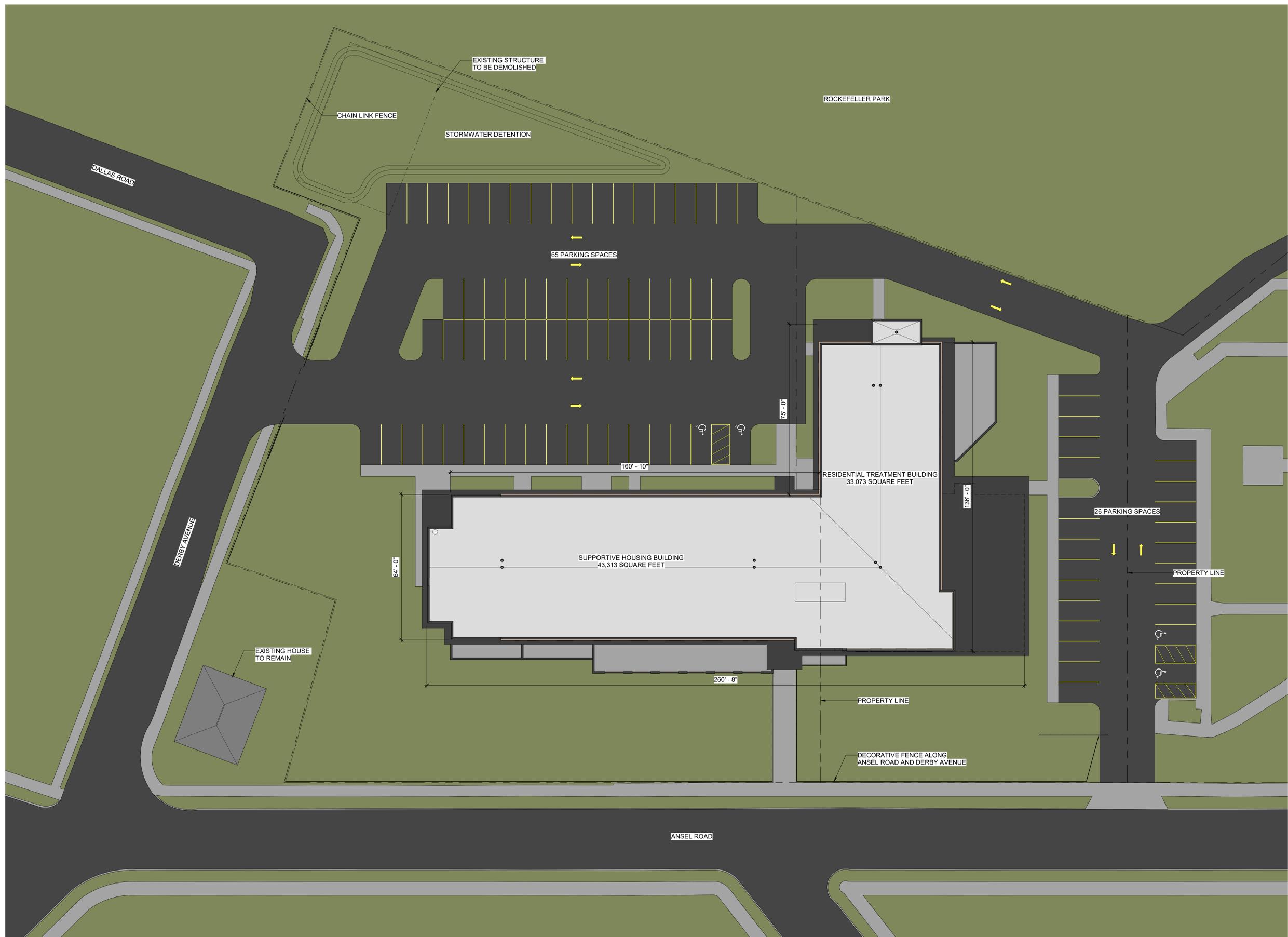
Also call: OGPUPS @ 1-800-925-0988  
 (Ohio Oil & Gas Underground Protection Service)  
 -- or dial 8-1-1 --

| REV NO   | DATE | DESCRIPTION                  |
|----------|------|------------------------------|
| 06-29-22 |      | Prelim Survey Base to Client |
| 14741-E  |      | TW-CC-MK SUM 14741           |

HITCHCOCK CENTER FOR WOMEN - 1220 ANSEL ROAD  
**EXISTING CONDITIONS SURVEY**  
 CITY OF CLEVELAND - COUNTY OF CUYAHOGA - STATE OF OHIO

**NEFF & ASSOCIATES**  
 6405 Van Fleet Rd., Parma, OH 44130  
 Tel: 440.286.1100 | Fax: 440.286.3104  
 www.neff-usa.com

SHEET NO.  
**EC 0.1**



**THE FINCH GROUP**  
A MULTIFACETED REAL ESTATE COMPANY

1 ARCHITECTURAL SITE PLAN  
SCALE: 1/16" = 1'-0"



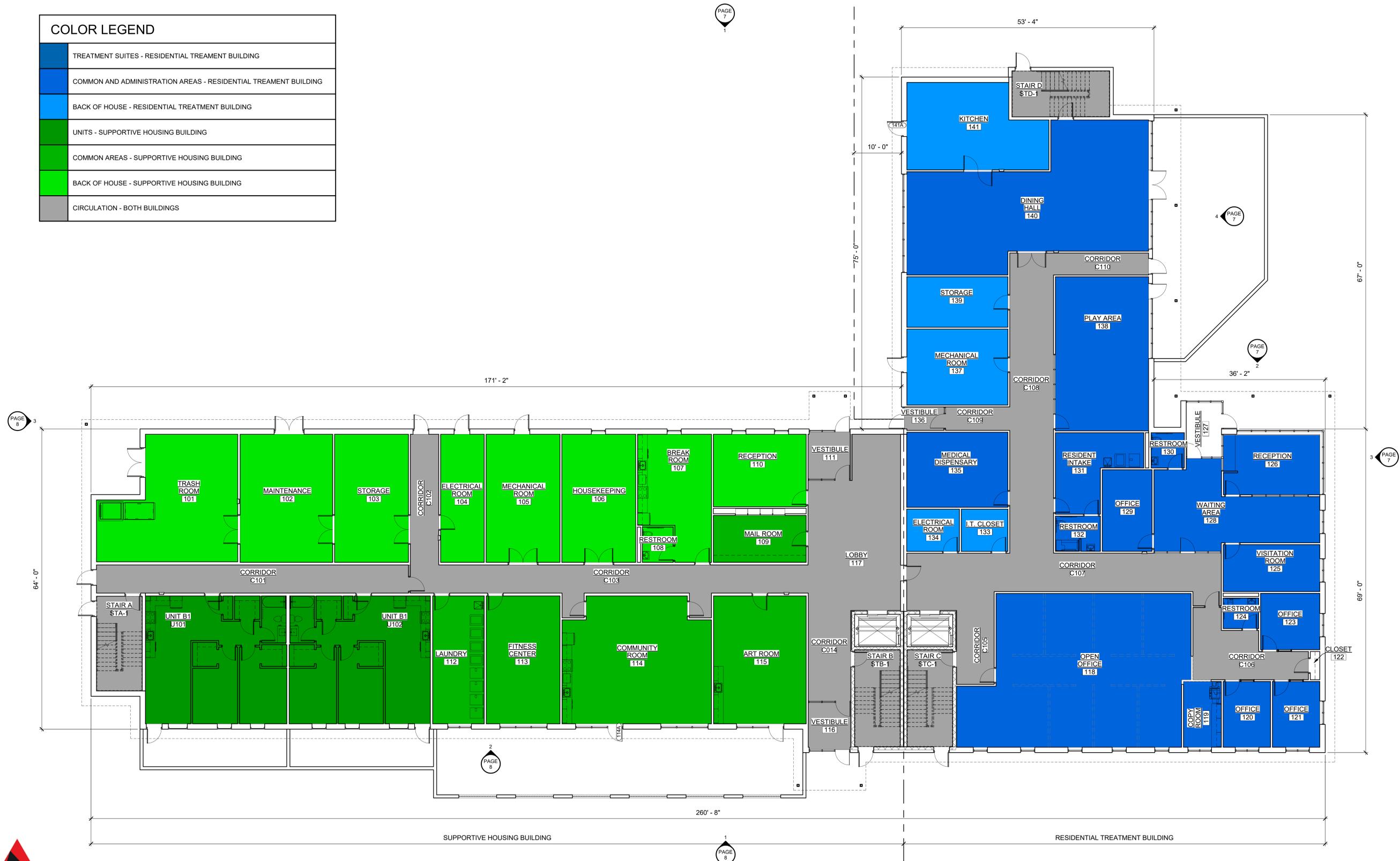
December 9, 2022

HITCHCOCK CENTER  
1227 Ansel Road, Cleveland, OH 44106

PAGE 4



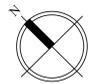
| COLOR LEGEND   |  |
|--|--|
| <span style="display:inline-block; width:15px; height:10px; background-color:#0056b3;"></span> | TREATMENT SUITES - RESIDENTIAL TREATMENT BUILDING                |
| <span style="display:inline-block; width:15px; height:10px; background-color:#0070c0;"></span> | COMMON AND ADMINISTRATION AREAS - RESIDENTIAL TREATMENT BUILDING |
| <span style="display:inline-block; width:15px; height:10px; background-color:#0099ff;"></span> | BACK OF HOUSE - RESIDENTIAL TREATMENT BUILDING                   |
| <span style="display:inline-block; width:15px; height:10px; background-color:#00cc66;"></span> | UNITS - SUPPORTIVE HOUSING BUILDING                              |
| <span style="display:inline-block; width:15px; height:10px; background-color:#00ff00;"></span> | COMMON AREAS - SUPPORTIVE HOUSING BUILDING                       |
| <span style="display:inline-block; width:15px; height:10px; background-color:#00ff00;"></span> | BACK OF HOUSE - SUPPORTIVE HOUSING BUILDING                      |
| <span style="display:inline-block; width:15px; height:10px; background-color:#cccccc;"></span> | CIRCULATION - BOTH BUILDINGS                                     |



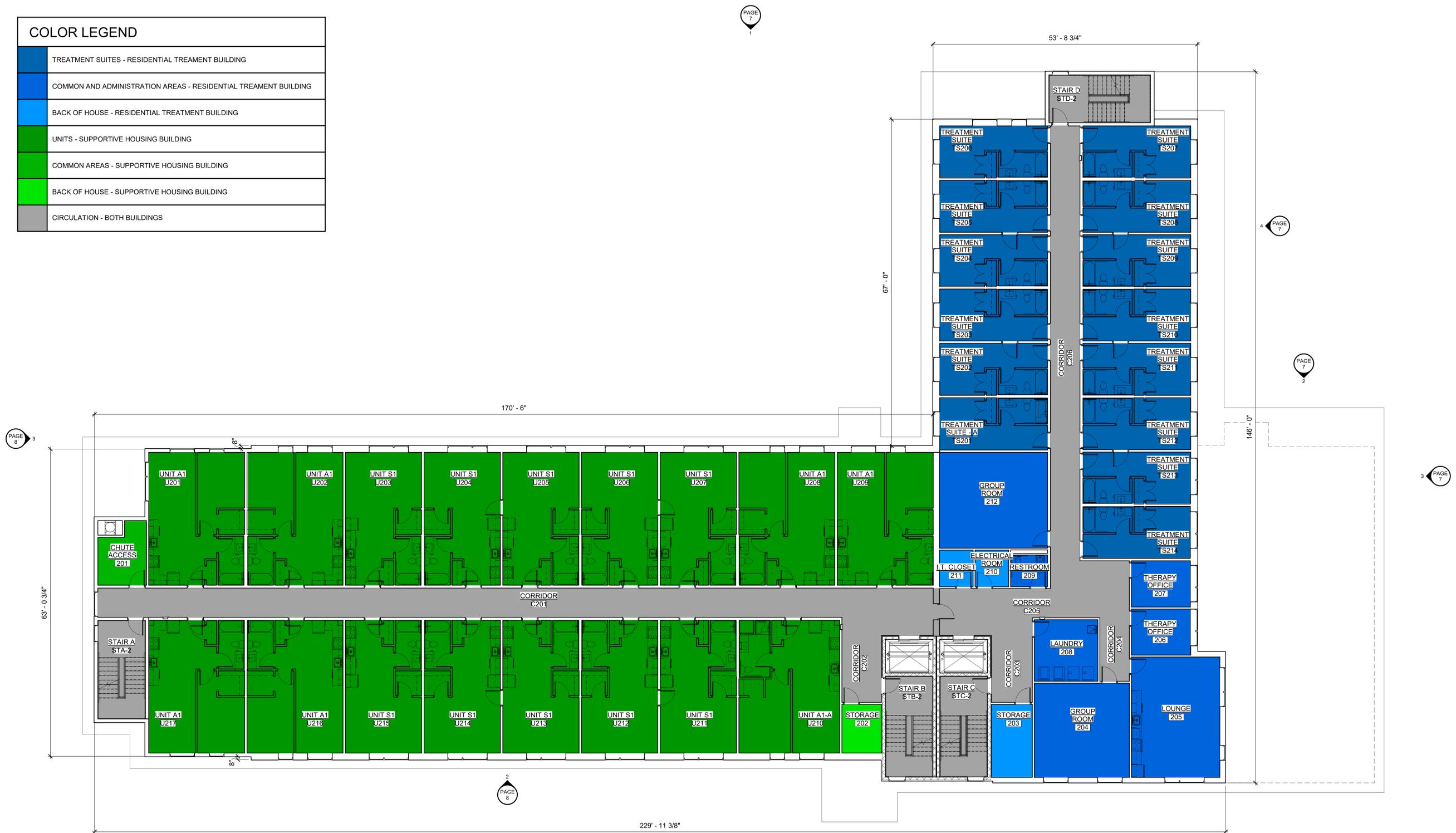
December 9, 2022

HITCHCOCK CENTER  
1227 Ansel Road, Cleveland, OH 44106

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



| COLOR LEGEND  |  |
|---|--|
|  | TREATMENT SUITES - RESIDENTIAL TREATMENT BUILDING                |
|  | COMMON AND ADMINISTRATION AREAS - RESIDENTIAL TREATMENT BUILDING |
|  | BACK OF HOUSE - RESIDENTIAL TREATMENT BUILDING                   |
|  | UNITS - SUPPORTIVE HOUSING BUILDING                              |
|  | COMMON AREAS - SUPPORTIVE HOUSING BUILDING                       |
|  | BACK OF HOUSE - SUPPORTIVE HOUSING BUILDING                      |
|  | CIRCULATION - BOTH BUILDINGS                                     |



December 9, 2022

HITCHCOCK CENTER  
1227 Ansel Road, Cleveland, OH 44106

1 FLOORS 2-4 PLAN  
SCALE: 1/8" = 1'-0"



PAGE 6



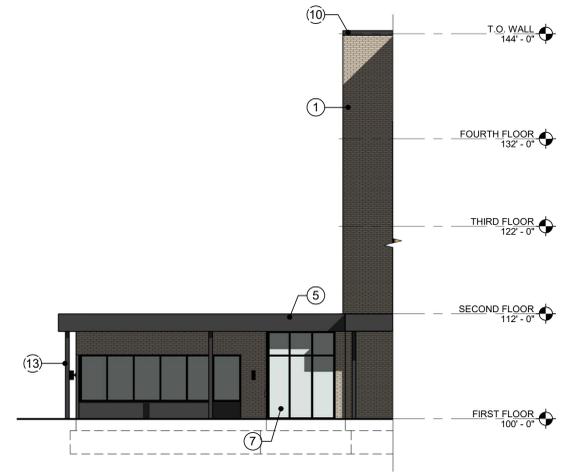
| EXTERIOR MATERIALS SCHEDULE |  |
|-----------------------------|--|
| NO.                         | ITEM / MATERIAL  |
| ①                           | MODULAR FACE BRICK VENEER, RUNNING BOND PATTERN                  |
| ②                           | FIBER CEMENT PANEL, FINISH 1                                     |
| ③                           | FIBER CEMENT PANEL, FINISH 2                                     |
| ④                           | FIBER CEMENT PANEL, FINISH 3                                     |
| ⑤                           | PREFINISHED ALUMINUM COMPOSITE PANEL SYSTEM                      |
| ⑥                           | VINYL SIDING   |
| ⑦                           | PREFINISHED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING |
| ⑧                           | VINYL WINDOW WITH CLEAR, INSULATED, LOW-E GLAZING                |
| ⑨                           | GALVANIZED HOLLOW METAL DOOR AND FRAME, PAINTED                  |
| ⑩                           | PREFINISHED ALUMINUM COPING                                      |
| ⑪                           | DOUBLE WYTHE BRICK WALL  |
| ⑫                           | CAST STONE CAP   |
| ⑬                           | GALVANIZED STEEL COLUMN, PAINTED                                 |
| ⑭                           | VINYL PATIO DOOR WITH CLEAR, INSULATED, LOW-E GLAZING            |



4 EAST ELEVATION - PARTIAL  
PAGE 7 1/8" = 1'-0"



3 EAST ELEVATION  
PAGE 7 1/8" = 1'-0"



2 NORTH ELEVATION - PARTIAL  
PAGE 7 1/8" = 1'-0"



1 NORTH ELEVATION  
PAGE 7 1/8" = 1'-0"



December 9, 2022

HITCHCOCK CENTER  
1227 Ansel Road, Cleveland, OH 44106

PAGE 7





3 WEST ELEVATION  
PAGE 8 1/8" = 1'-0"



2 SOUTH ELEVATION - PARTIAL  
PAGE 8 1/8" = 1'-0"



1 SOUTH ELEVATION  
PAGE 8 1/8" = 1'-0"

| EXTERIOR MATERIALS SCHEDULE |  |
|-----------------------------|--|
| NO.                         | ITEM / MATERIAL  |
| ①                           | MODULAR FACE BRICK VENEER, RUNNING BOND PATTERN                  |
| ②                           | FIBER CEMENT PANEL, FINISH 1                                     |
| ③                           | FIBER CEMENT PANEL, FINISH 2                                     |
| ④                           | FIBER CEMENT PANEL, FINISH 3                                     |
| ⑤                           | PREFINISHED ALUMINUM COMPOSITE PANEL SYSTEM                      |
| ⑥                           | VINYL SIDING   |
| ⑦                           | PREFINISHED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING |
| ⑧                           | VINYL WINDOW WITH CLEAR, INSULATED, LOW-E GLAZING                |
| ⑨                           | GALVANIZED HOLLOW METAL DOOR AND FRAME, PAINTED                  |
| ⑩                           | PREFINISHED ALUMINUM COPING                                      |
| ⑪                           | DOUBLE WYTHE BRICK WALL  |
| ⑫                           | CAST STONE CAP   |
| ⑬                           | GALVANIZED STEEL COLUMN, PAINTED                                 |
| ⑭                           | VINYL PATIO DOOR WITH CLEAR, INSULATED, LOW-E GLAZING            |



December 9, 2022

HITCHCOCK CENTER  
1227 Ansel Road, Cleveland, OH 44106

PAGE 8





2 PERSPECTIVE FROM THE NORTH  
SCALE:



1 PERSPECTIVE FROM THE SOUTH  
SCALE:





**TREES**



SERVICEBERRY



FLAME THROWER  
REDBUD



TUPELO TOWER BLACK  
GUM

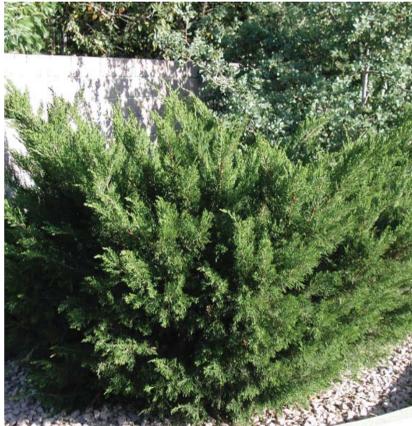


LONDON PLANETREE



AUTUMN FIRE  
HORNBEAM

**SHRUBS**



SEA GREEN JUNIPER



SIKES DWARF OAKLEAF  
HYDRANGEA

**GROUNDCOVER**

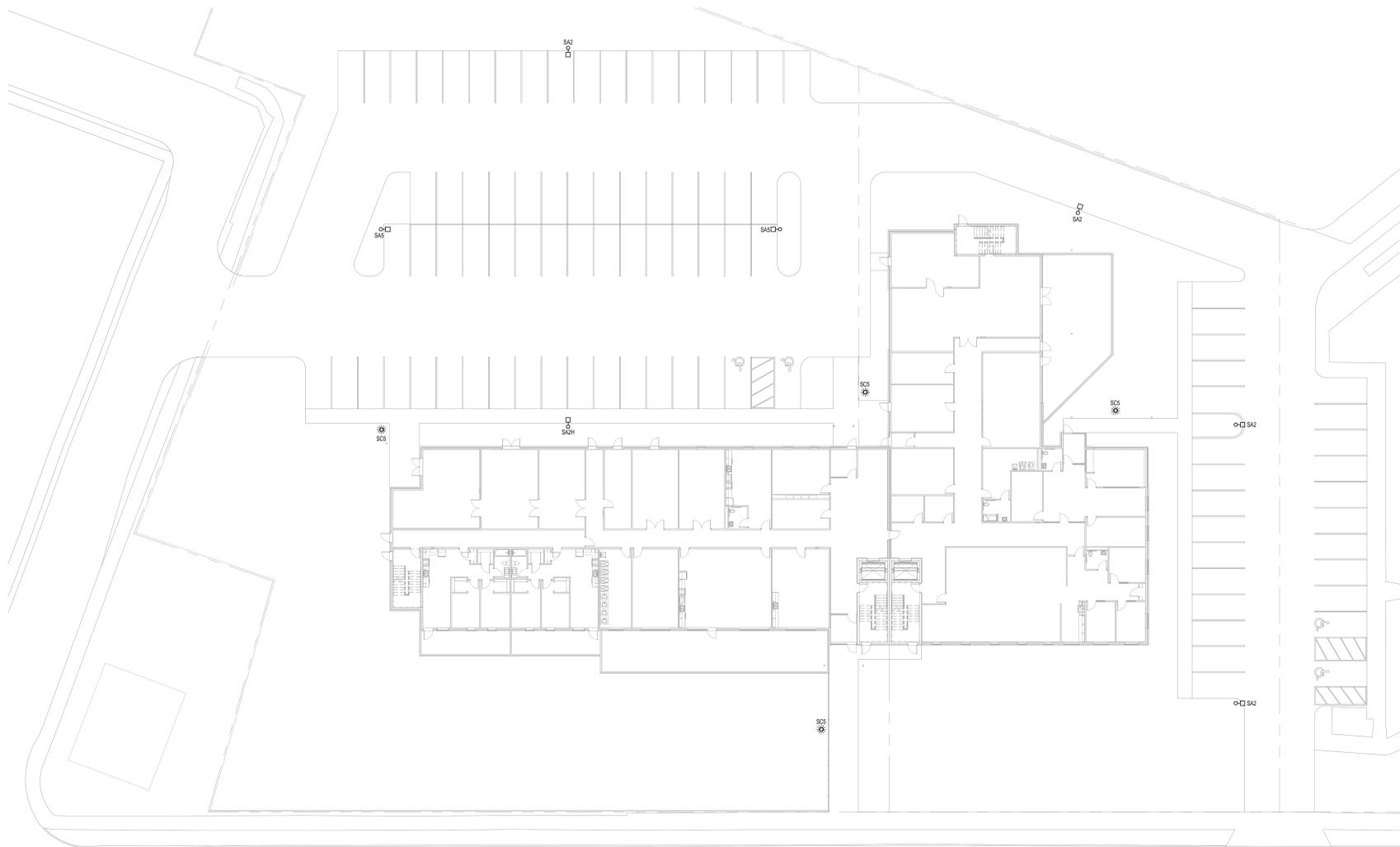


PENNSYLVANIA SEDGE

**DECORATIVE FENCE**



ANSEL RD. FRONTAGE: DECORATIVE ALUMINUM  
FENCE. 6' HIGH. THREE RAIL, FLAT TOP DESIGN.



- GENERAL NOTES:**
1. REFERENCE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION RELATED TO THE ELECTRICAL INSTALLATION.
  2. REFERENCE MECHANICAL, PLUMBING, FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE ELECTRICAL WORK WITH OTHER TRADES.
  3. WHERE THE UTILITY TRANSFORMER, SWITCHING AND/OR METERING EQUIPMENT SHALL BE INSTALLED PADMOUNTED IN A PAVED AREA ACCESSIBLE TO VEHICULAR TRAFFIC, THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL CONCRETE FILLED BOLLARDS AROUND ALL SUCH ELECTRICAL EQUIPMENT. PROVIDE BOLLARDS AT ALL ACCESSIBLE CORNERS OF EQUIPMENT WITH ADDITIONAL BOLLARDS IN BETWEEN AS REQUIRED FOR A MAXIMUM SPACING OF 4'-0" O.C. VERIFY EXACT LOCATION OF BOLLARDS WITH ENGINEER PRIOR TO INSTALLATION. MAINTAIN ALL REQUIRED CLEARANCE AND ACCESS REQUIREMENTS PER POWER COMPANY, CODE AND LOCAL AUTHORITY HAVING JURISDICTION.
  4. MINIMUM UNDERGROUND CONDUIT SIZE SHALL BE 1" UNLESS OTHERWISE INDICATED.
  5. TELEPHONE, DATA, CABLE TV, AND ELECTRIC UTILITY DUCT BANKS SHALL BE INSTALLED PER RESPECTIVE UTILITY COMPANY'S REQUIREMENTS.
  6. CAP ALL CONDUIT STUBS AND MARK ENDS WITH IRON PINS.
  7. PROVIDE PULL-WIRE IN ALL DUCT BANKS.
  8. PROVIDE METALLIC MARKING TAPE OVER ALL DUCTS/DUCTBANKS.
  9. TOP OF ELECTRICAL DUCT BANK SHALL BE A MINIMUM OF 36" BELOW FINISHED GRADE, TOP OF TELEPHONE, DATA, CABLE TV (COMMUNICATIONS) DUCT BANKS SHALL BE A MINIMUM OF 24" BELOW FINISHED GRADE, UNLESS OTHERWISE REQUIRED BY RESPECTIVE UTILITY COMPANIES.
  10. CONCRETE ENCASE DUCT BANKS AND/OR CONDUIT WHERE ROUTED UNDER DRIVEWAYS, ROADWAYS OR PARKING AREAS.
  11. COORDINATE ROUTING AND INSTALLATION OF PROPOSED ELECTRIC PRIMARY, ELECTRIC SECONDARY, AND COMMUNICATION DUCTBANKS. WHERE DUCTBANKS CROSS PATHS MAKE NECESSARY ADJUSTMENTS TO BURIAL DEPTH AND DUCTBANK CONFIGURATION TO MAINTAIN CODE REQUIRED DEPTHS FROM TOP OF DUCTBANK TO FINISHED GRADE.
  12. CONTRACTOR SHALL OBTAIN THE SERVICES OF A LICENSED SURVEYOR TO IDENTIFY, COORDINATE AND RECORD EXACT LOCATIONS OF UNDERGROUND UTILITIES. RECORD DRAWINGS (HARD COPIES AND ELECTRONIC CAD FILES) SHALL BE PROVIDED TO OWNER.
  13. REFERENCE CIVIL UTILITY PLANS FOR SITE UTILITY DESIGN INFORMATION. COORDINATE WORK WITH OTHER TRADES.
  14. ALL TRENCHING AND BACKFILLING ASSOCIATED WITH ELECTRICAL WORK SHALL BE INCLUDED IN THE ELECTRICAL CONTRACTORS BID.
  15. WHERE DEVICES AND EQUIPMENT ARE SUBJECT TO WATER AND OR MOISTURE, THE DEVICE OR ASSOCIATED CIRCUIT SHALL BE GFI PROTECTED. EQUIPMENT ENCLOSURES SHALL BE NEMA 3R RATED AT A MINIMUM.
  16. REFERENCE SITE ELECTRICAL NOTES, THIS SHEET.
  17. COORDINATE FINAL LOCATION OF ALL ELECTRICAL DEVICES AND EQUIPMENT WITH LANDSCAPE AND HARDCAPED AREAS WITH ARCHITECT AND LANDSCAPE/HARDCAP ARCHITECT DRAWINGS PRIOR TO INSTALLATION.
  18. REFER TO ONE-LINE DIAGRAM ON SHEET E000 FOR CONDUIT SIZES AND QUANTITIES ASSOCIATED WITH THE UNDERGROUND PRIMARY AND SECONDARY SERVICE LATERAL DUCT BANKS.
  19. ALL CONDUIT IN UNDERGROUND DUCT BANKS SHALL BE SUPPORTED WITH BASE AND INTERMEDIATE DUCT SPACERS.

**PROGRESS NOT FOR CONSTRUCTION**  
11/30/2022



DESIGN BUILDER:  
36933 VINE STREET  
WILLIAMS TOWNSHIP, OH 44094  
marousbrothers.com  
440-951-3904

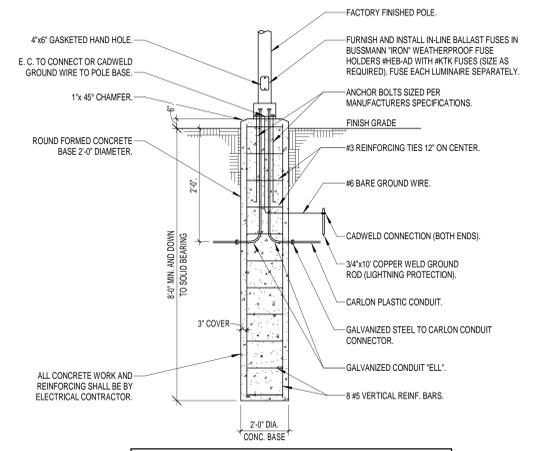
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**ELECTRICAL SITE PLAN**  
1" = 20'-0"



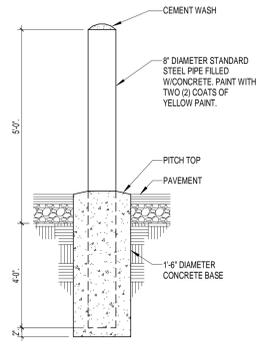
FIXTURE SA

FIXTURE SC

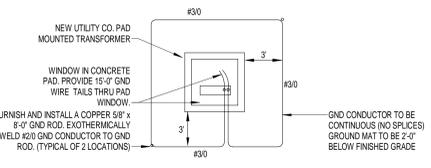


- NOTES:**
1. 3500 P.S.I. MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
  2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
  3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS. USE TEMPORARY SLEEVE IF REQUIRED.
  4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 P.S.F. (TO BE VERIFIED BY ON-SITE GEOTECH). INCREASE BASE DEPTH AS REQUIRED.
  5. THIS POLE BASE DETAIL MUST BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

POLE BASE DETAIL  
N.T.S.



BOLLARD DETAIL  
N.T.S.



- NOTES:**
1. FURNISH AND INSTALL A GROUNDING SYSTEM FOR THE NEW UTILITY PAD MOUNTED TRANSFORMER PER UTILITY COMPANY'S REQUIREMENTS.
  2. E.C. SHALL COORDINATE ALL WORK WITH UTILITY COMPANY. INSTALL PER UTILITY COMPANY'S REQUIREMENTS.

UTILITY TRANSFORMER GROUNDING DETAIL  
N.T.S.

**SITE ELECTRICAL NOTES**

1. EXACT LOCATIONS OF PARKING LOT LIGHTING FIXTURES SHALL BE COORDINATED WITH APPROVED ARCHITECTURAL SITE PLAN AND PARKING LOT LAYOUT.
2. ALL LIGHTING FIXTURES PROJECTING TOWARD ADJACENT RESIDENTIAL AREAS MUST BE PROPERLY SHIELDED TO PREVENT LIGHT SOURCE FROM EXTENDING INTO THIS AREA.
3. THE LUMINAIRE MANUFACTURER SHALL PROVIDE COMPUTER GENERATED POINT BY POINT FOOTCANDLE CALCULATIONS ALONG WITH THEIR SHOP DRAWINGS SUBMITTAL. THE FORMAT OF THIS POINT BY POINT CALCULATION SHALL BE IN THE FORM OF AN OVERLAY OF THE ENTIRE PARKING AREA WITH CALCULATED POINTS 25 FEET ON CENTER.
4. ALL SITE LIGHTING POLES SHALL BE DESIGNED TO WITHSTAND 100 MPH WINDS WITH A 1.3 GUST FACTOR.
5. ELECTRICAL CONTRACTOR SHALL INSTALL EACH LIGHTING POLE PLUMB AND TRUE. ELECTRICAL CONTRACTOR SHALL PROVIDE NECESSARY LEVELING SHIMS.
6. ELECTRICAL CONTRACTOR SHALL BACKFILL ALL ELECTRICAL TRENCHES USING CLEAN FILL MATERIAL FREE OF ORGANIC CONTAMINATIONS AND OTHER DELETERIOUS MATTER. PLACE BACKFILL MATERIAL IN 8" THICK LAYERS WITH EACH LIFT COMPACTED AT NEAR OPTIMUM MOISTURE CONTENT. COMPACT LIFTS TO ACHIEVE A MINIMUM IN PLACE DENSITY OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D698.
7. ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES, AND DRAINAGE PRIOR TO TRENCHING OR AUGERING FOR POLE BASE (TYPICAL).
8. WHERE THE UTILITY TRANSFORMER AND/OR METERING SHALL BE INSTALLED PAD MOUNTED IN A PAVED AREA ACCESSIBLE TO VEHICULAR TRAFFIC, THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL CONCRETE FILLED BOLLARDS AROUND ALL SUCH ELECTRICAL EQUIPMENT. PROVIDE BOLLARDS AT ALL ACCESSIBLE CORNERS OF EQUIPMENT WITH ADDITIONAL BOLLARDS IN BETWEEN AS REQUIRED FOR A MAXIMUM SPACING OF 4'-0" O.C. VERIFY EXACT LOCATION OF BOLLARDS WITH ENGINEER PRIOR TO INSTALLATION. MAINTAIN ALL REQUIRED CLEARANCE AND ACCESS REQUIREMENTS PER POWER COMPANY, CODE AND LOCAL AUTHORITY HAVING JURISDICTION.



3030 West Streetboro Road  
Richland, Ohio 44286  
(330) 859-6688 Ph.  
(330) 859-6675 Fax

PROJECT:  
**HITCHCOCK CENTER**  
1227 ANSEL ROAD  
CLEVELAND, OH 44106  
MBC JOB NUMBER: 22067-11

| DATE     | ISSUANCE |
|----------|----------|
| 11/28/22 | PROGRESS |

ELECTRICAL SITE PLAN

**E001**

11/30/2022 4:03:30 PM \\lba-proj\sscs2\2022\2022-1443\TBA-Cor-Rent\MEP\Rent\_Ubans\MEP\_3\0322-1443\_MEP\_1\_E02.rvt



Applicant was seeking Schematic Design Approval from DRAC but **Unanimously received Conceptual Approval** with the following recommendations:

- Pull fence back approx. 10 ft. from the public sidewalk along Ansel Road
- Provide landscaping to meet code requirements in front of the fence
- Widen fence where possible along the interior walkways, parking areas, and interior sidewalks to the property with regards to storm water
- Align the first parking stall of the one parking area with the façade of the building along Ansel
- Pull out the wall of the 2-bedroom patio areas to be in alignment with the exterior wall of the laundry room to provide more space for the residents
- Deinstitutionalize the aesthetic of the building with more articulation of the façade (e.g., awnings and pilasters on blank-appearing walls)
- Focus efforts on the public-facing elevations
- Better integrate into the neighborhood along with park use



January 6, 2023

**NW2022-044** – Lincoln Heights Development New Construction:

Seeking Schematic Design Approval

**Project Address: 1850 Brevier Avenue**

Project Representative: Brandon Kline, Geis Companies

## **Committee Recommendation:**

Project Unanimously Received **Schematic Design Approval** with **Conditions:**

- Applicant to return with a presentation at a separate meeting focused on further park and greenspace development, in advance of the application for final approval.



**AREA MAP**

*LINCOLN HEIGHTS APARTMENTS & TOWNHOMES  
BREVIER AVENUE & LAMOILLE COURT, CLEVELAND, OH*



**SITE CONTEXT MAP**

LINCOLN HEIGHTS APARTMENTS & TOWNHOMES  
BREVIER AVENUE & LAMOILLE COURT, CLEVELAND, OH

W 20TH APARTMENTS



TAPPAN APARTMENTS



TREO



LINCOLN APARTMENTS



**ADJACENT MULTI-FAMILY DEVELOPMENTS**

LINCOLN HEIGHTS APARTMENTS & TOWNHOMES  
BREVIER AVENUE & LAMOILLE COURT, CLEVELAND, OH



**REACHING LINCOLN HEIGHTS MASTER PLAN**

LINCOLN HEIGHTS APARTMENTS & TOWNHOMES  
BREVIER AVENUE & LAMOILLE COURT, CLEVELAND, OH



**SITE CONTEXT MAP**

LINCOLN HEIGHTS APARTMENTS & TOWNHOMES  
BREVIER AVENUE & LAMOILLE COURT, CLEVELAND, OH

**ZONING DATA**

|                          |               |
|--------------------------|---------------|
| Zoning                   | LLR-G2        |
| Max Height               | 60'           |
| Development Lot Area     | 103,122 SF    |
| Lot Area Allowance       | 3x Total Area |
| Buildable Area Allowance | 309,366 SF    |
| Total Apartment Area     | 100,750 GSF   |



**SCHEMATIC DEVELOPMENT SITE PLAN**

LINCOLN HEIGHTS APARTMENTS & TOWNHOMES  
BREVIER AVENUE & LAMOILLE COURT, CLEVELAND, OH



**PARK INSPIRATION**

*LINCOLN HEIGHTS APARTMENTS & TOWNHOMES  
BREVIER AVENUE & LAMOILLE COURT, CLEVELAND, OH*

**PROJECT DATA**

**GENERAL AREAS**

|                         |               |
|-------------------------|---------------|
| Combined Site Area      | 154,458 SF    |
| Dedicated Green Space   | 49,995 SF     |
| Green Space Area        | 32.3%         |
| Additional Open Space   | 5%            |
| <b>Total Open Space</b> | <b>~37.8%</b> |

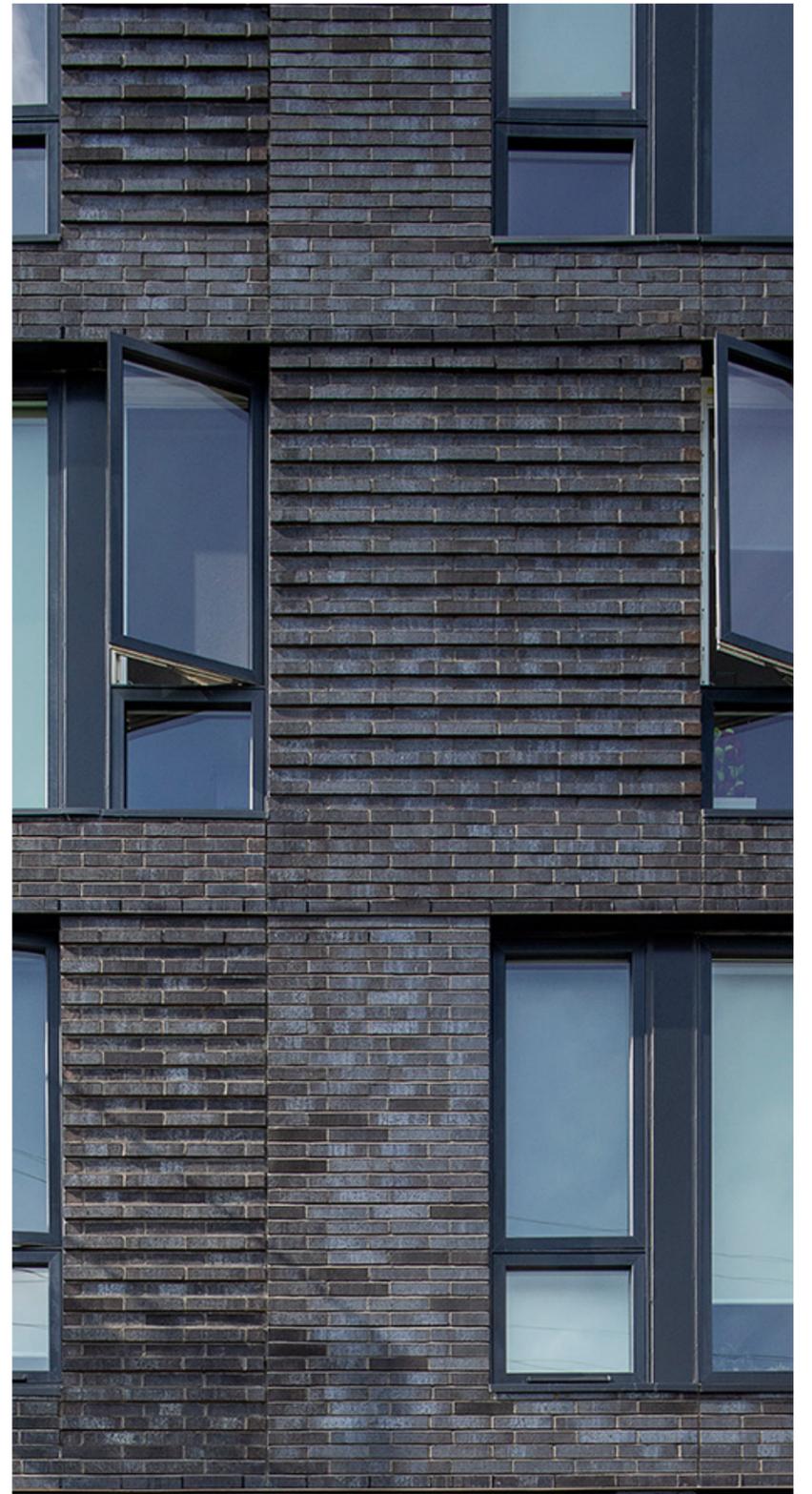
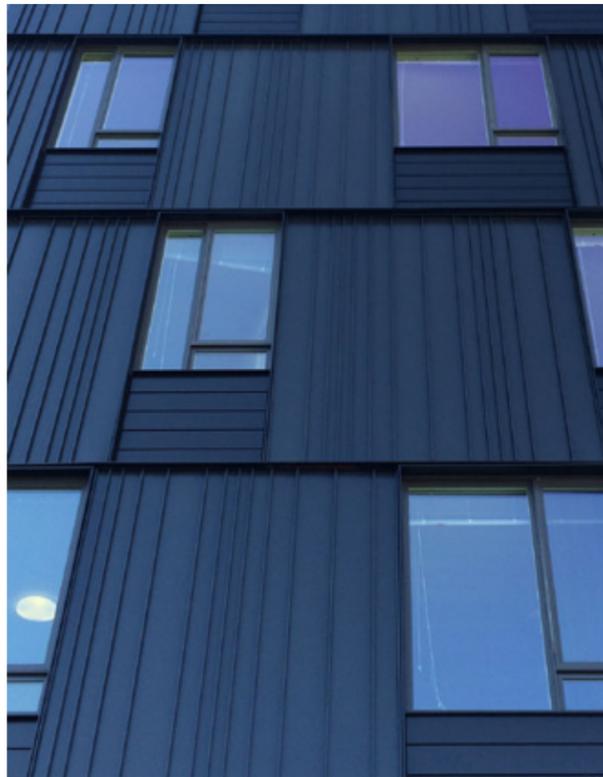
**HIGHLIGHTED FEATURES**

- Large Contiguous Park
- Direct Pedestrian Connection
- Visual Access from Right of Ways
- Connection to W. 20th Apt. Skyview Terrace
- Natural Existing Landscape Screening
- Existing Foliage Preservation (Where Possible)



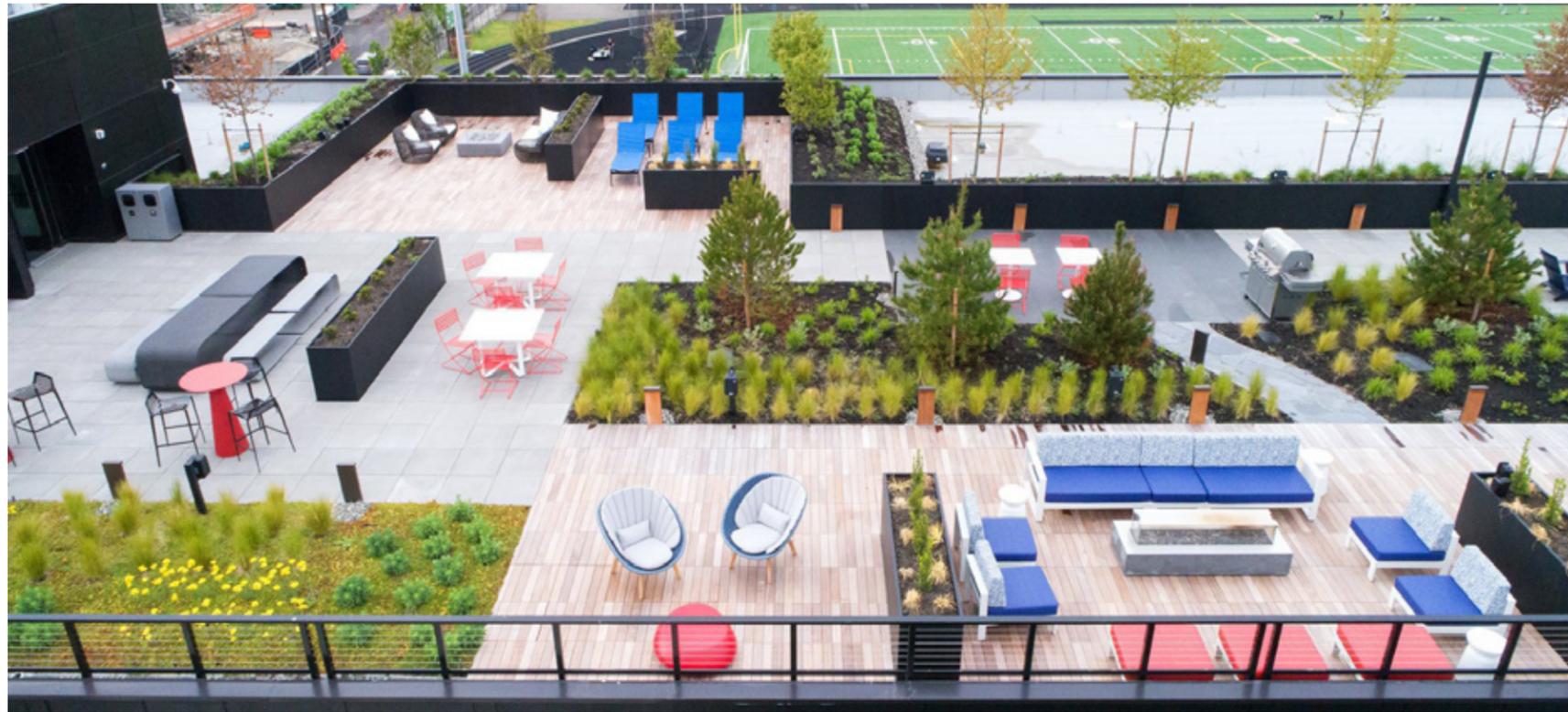
**DEVELOPMENT OPEN SPACE**

LINCOLN HEIGHTS APARTMENTS & TOWNHOMES  
BREVIER AVENUE & LAMOILLE COURT, CLEVELAND, OH



**ARCHITECTURAL INSPIRATION**

*LINCOLN HEIGHTS APARTMENTS & TOWNHOMES  
BREVIER AVENUE & LAMOILLE COURT, CLEVELAND, OH*



**ARCHITECTURAL INSPIRATION**

*LINCOLN HEIGHTS APARTMENTS & TOWNHOMES  
BREVIER AVENUE & LAMOILLE COURT, CLEVELAND, OH*



**RENDERING**

*LINCOLN HEIGHTS APARTMENTS & TOWNHOMES  
BREVIER AVENUE & LAMOILLE COURT, CLEVELAND, OH*



**RENDERING**

*LINCOLN HEIGHTS APARTMENTS & TOWNHOMES  
BREVIER AVENUE & LAMOILLE COURT, CLEVELAND, OH*



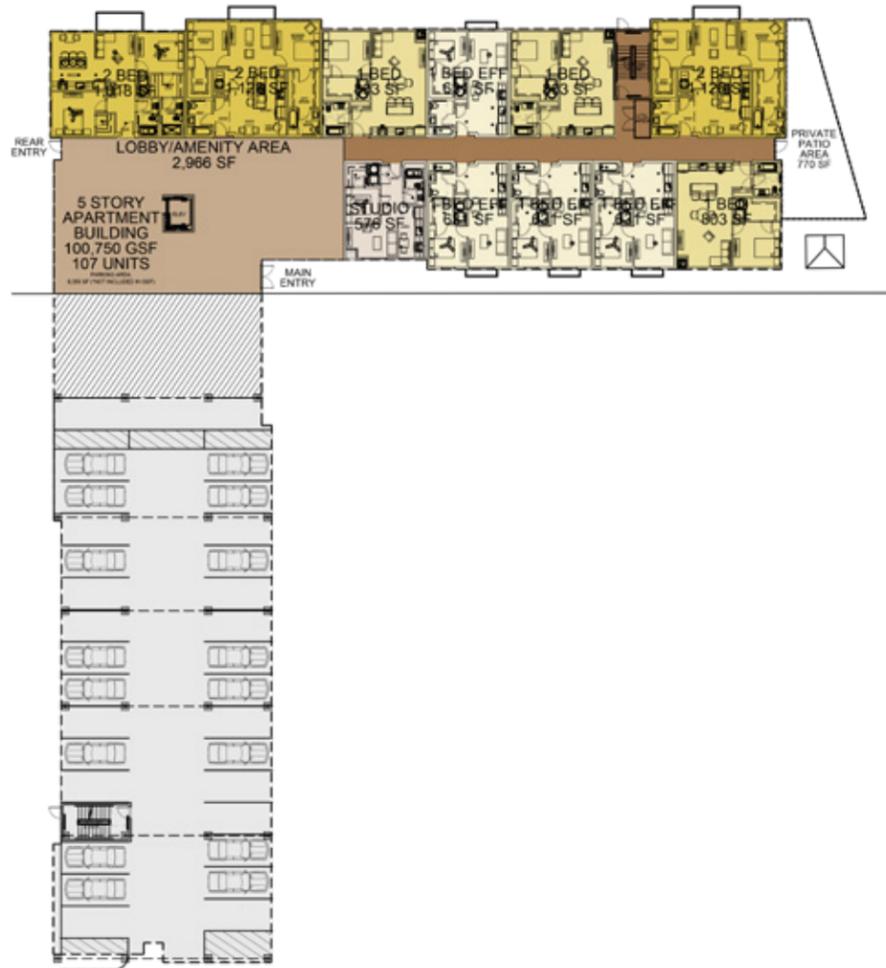
**RENDERING**

*LINCOLN HEIGHTS APARTMENTS & TOWNHOMES  
BREVIER AVENUE & LAMOILLE COURT, CLEVELAND, OH*

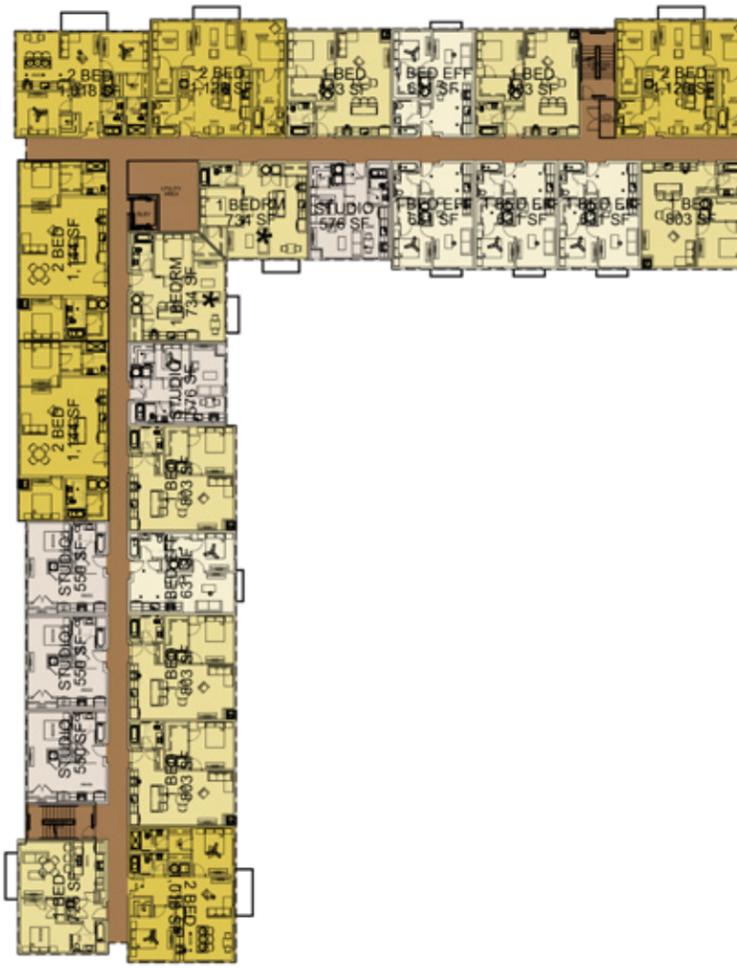


**RENDERING**

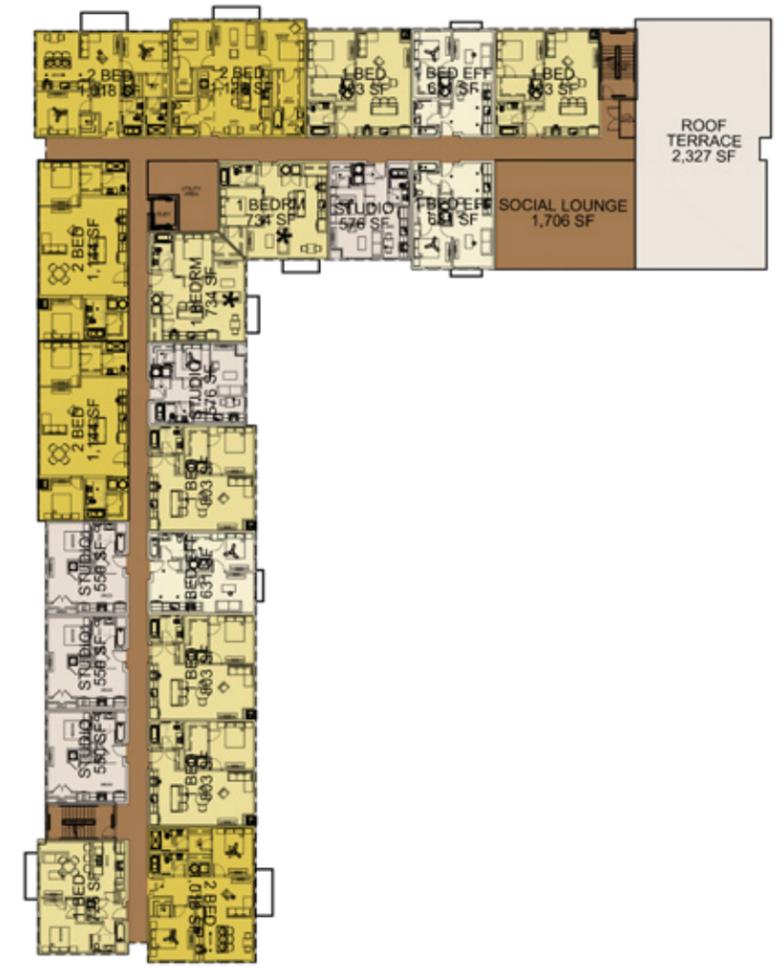
*LINCOLN HEIGHTS APARTMENTS & TOWNHOMES  
BREVIER AVENUE & LAMOILLE COURT, CLEVELAND, OH*



**GROUND FLOOR**



**2ND TO 4TH FLOOR**



**5TH FLOOR**

**PROJECT DATA**

**GENERAL APARTMENT AREAS**

|                       |                    |
|-----------------------|--------------------|
| Residential           | 83,764 RSF         |
| Circulation & Utility | 12,413 SF          |
| Amenity               | 4,672 SF           |
| Roof Terrace          | 2,327 SF           |
| Covered Parking       | 8,355 SF           |
| <b>Total</b>          | <b>100,750 GSF</b> |

**APARTMENT UNIT MIX**

|                |            |             |
|----------------|------------|-------------|
| Studio         | 21         | 19%         |
| 1 Bedroom Eff. | 22         | 21%         |
| 1 Bedroom      | 38         | 36%         |
| 2 Bedroom      | 26         | 24%         |
| <b>Total</b>   | <b>107</b> | <b>100%</b> |

**PARKING SPACES**

|                 |            |
|-----------------|------------|
| Covered Parking | 31         |
| Ext. Parking    | 76         |
| <b>Total</b>    | <b>107</b> |

**TOWNHOMES**

|                               |           |
|-------------------------------|-----------|
| Townhomes (20'x40' Footprint) | 16        |
| Townhomes (20'x36' Footprint) | 5         |
| <b>Total</b>                  | <b>21</b> |



**APARTMENT FLOOR PLANS & PROJECT DATA**

LINCOLN HEIGHTS APARTMENTS & TOWNHOMES  
BREVIER AVENUE & LAMOILLE COURT, CLEVELAND, OH



*NORTH ELEVATION*



*SOUTH ELEVATION*

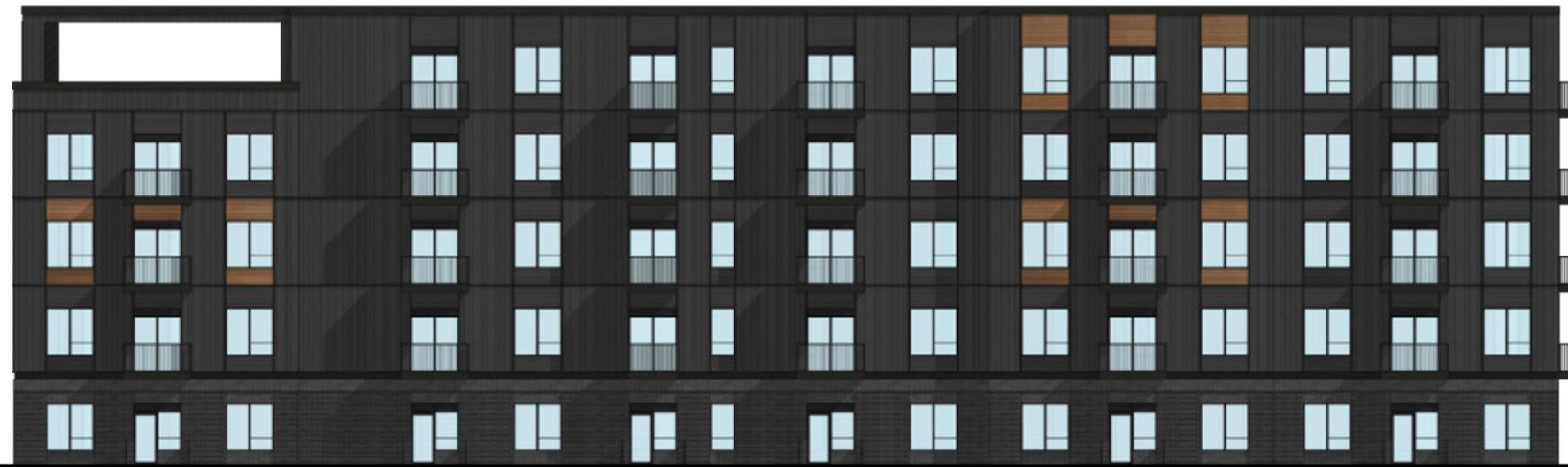


***APARTMENT ELEVATIONS***

*LINCOLN HEIGHTS APARTMENTS & TOWNHOMES  
BREVIER AVENUE & LAMOILLE COURT, CLEVELAND, OH*



*EAST ELEVATION*



*WEST ELEVATION*



***APARTMENT ELEVATIONS***

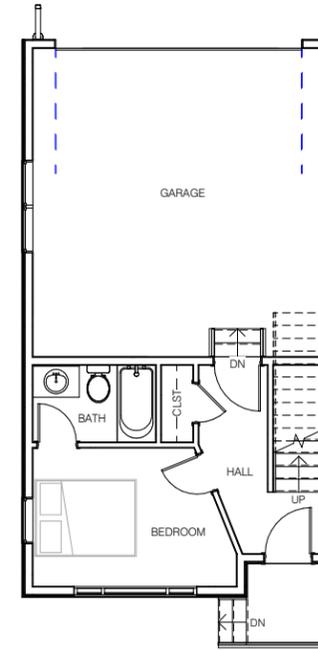
*LINCOLN HEIGHTS APARTMENTS & TOWNHOMES  
BREVIER AVENUE & LAMOILLE COURT, CLEVELAND, OH*



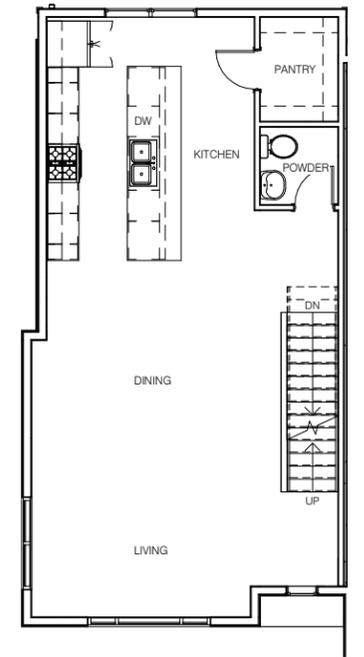
**SOUTH ELEVATION**



**WEST ELEVATION**



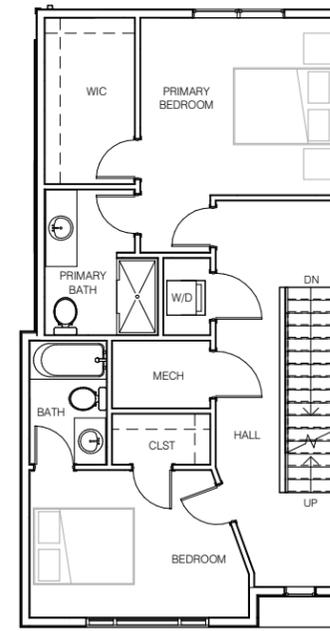
**GROUND FLOOR**



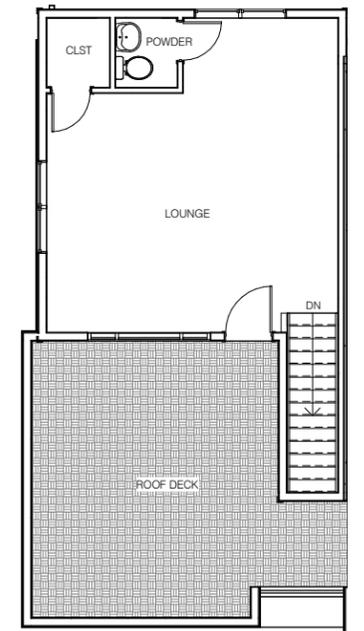
**SECOND FLOOR**



**PERSPECTIVE**



**THIRD FLOOR**



**FOURTH FLOOR**

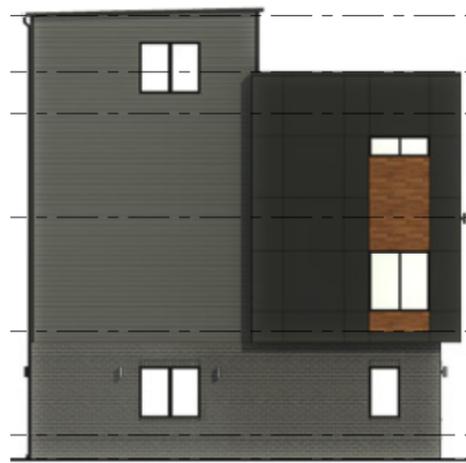


**TOWNHOMES - TYPE A**

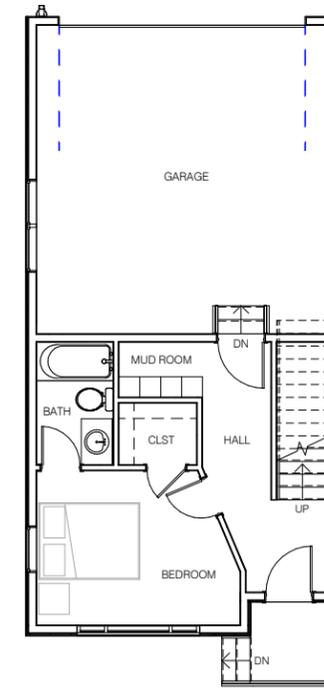
*LINCOLN HEIGHTS APARTMENTS & TOWNHOMES  
BREVIER AVENUE & LAMOILLE COURT, CLEVELAND, OH*



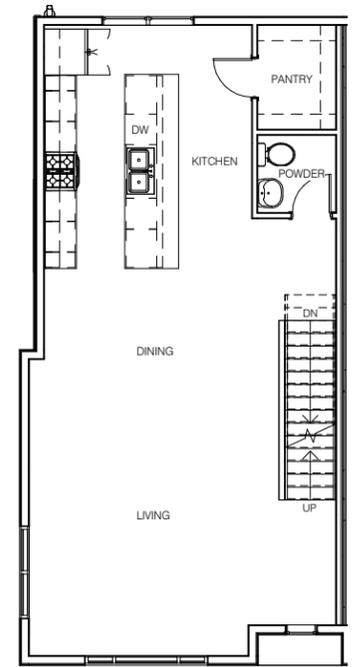
**EAST ELEVATION**



**SOUTH ELEVATION**



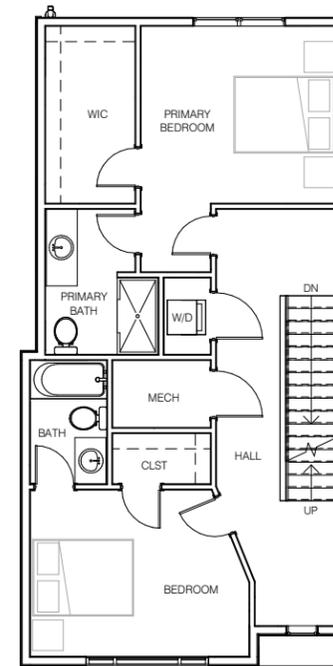
**GROUND FLOOR**



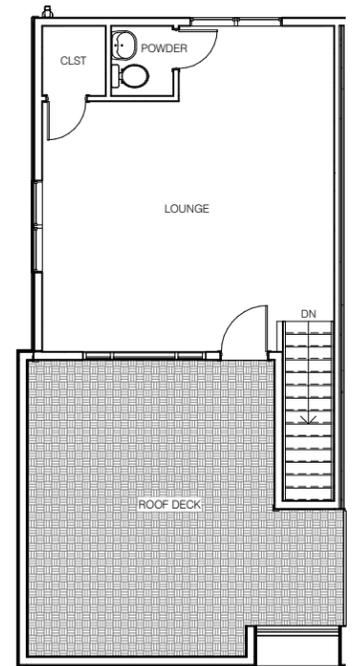
**SECOND FLOOR**



**PERSPECTIVE**



**THIRD FLOOR**



**FOURTH FLOOR**



**TOWNHOMES - TYPE B**

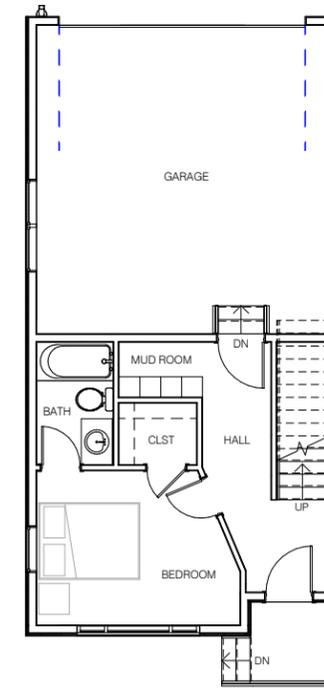
LINCOLN HEIGHTS APARTMENTS & TOWNHOMES  
BREVIER AVENUE & LAMOILLE COURT, CLEVELAND, OH



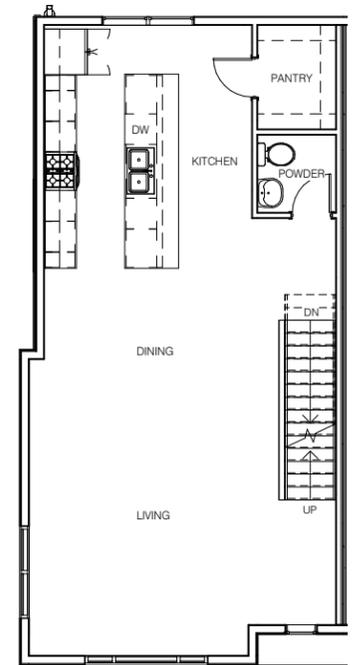
**WEST ELEVATION**



**SOUTH ELEVATION**



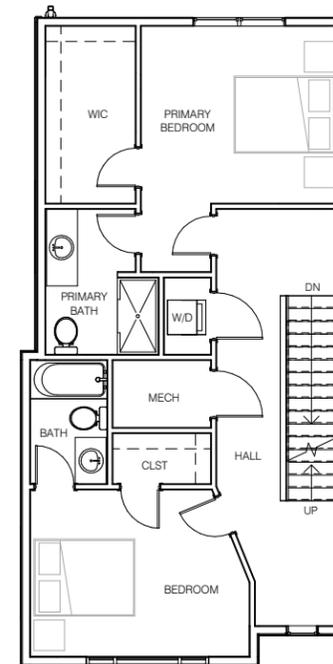
**GROUND FLOOR**



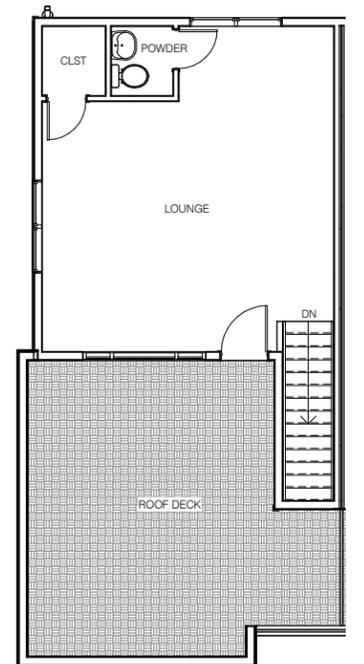
**SECOND FLOOR**



**PERSPECTIVE**



**THIRD FLOOR**



**FOURTH FLOOR**

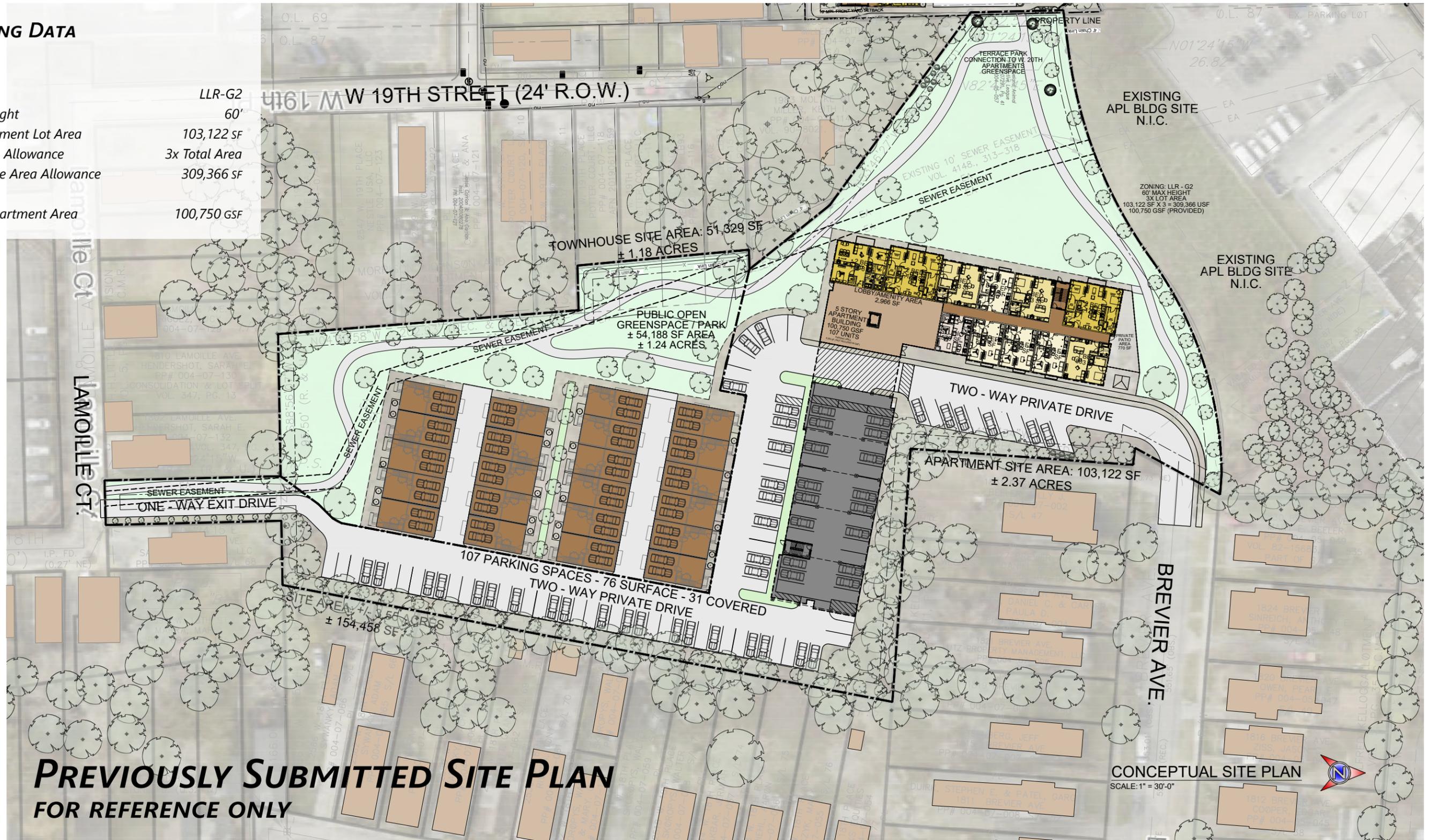


**TOWNHOMES - TYPE C**

LINCOLN HEIGHTS APARTMENTS & TOWNHOMES  
BREVIER AVENUE & LAMOILLE COURT, CLEVELAND, OH

**ZONING DATA**

|                          |               |
|--------------------------|---------------|
| Zoning                   | LLR-G2        |
| Max Height               | 60'           |
| Development Lot Area     | 103,122 SF    |
| Lot Area Allowance       | 3x Total Area |
| Buildable Area Allowance | 309,366 SF    |
| Total Apartment Area     | 100,750 GSF   |



**PREVIOUSLY SUBMITTED SITE PLAN  
FOR REFERENCE ONLY**

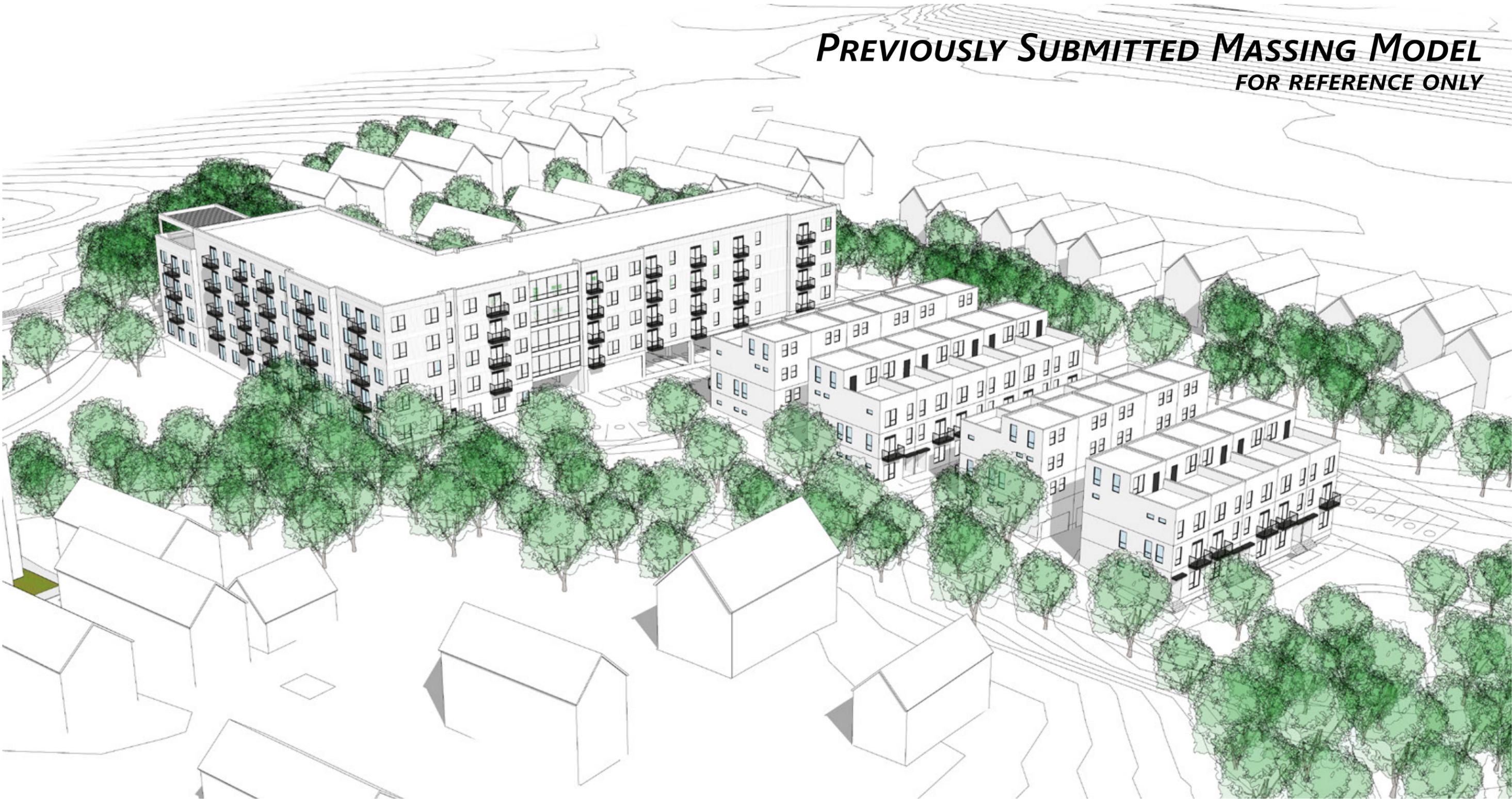
**CONCEPTUAL SITE PLAN**  
SCALE: 1" = 30'-0"



**CONCEPTUAL DEVELOPMENT SITE PLAN**

LINCOLN HEIGHTS APARTMENTS & TOWNHOMES  
BREVIER AVENUE & LAMOILLE COURT, CLEVELAND, OH

**PREVIOUSLY SUBMITTED MASSING MODEL  
FOR REFERENCE ONLY**



**CONCEPTUAL RENDERING**

*LINCOLN HEIGHTS APARTMENTS & TOWNHOMES  
BREVIER AVENUE & LAMOILLE COURT, CLEVELAND, OH*



## **Committee Recommendation:**

Project Unanimously Received **Schematic Design Approval** with **Conditions:**

- Applicant to return with a presentation at a separate meeting focused on further park and greenspace development, in advance of the application for final approval.

**DF2022-072** – Public Square Safety and Security Improvements:

Seeking Conceptual Approval

**Project Location: Superior Avenue and Ontario Street**

Project Representatives: Nora Romanoff, LAND Studio

Calley Mersmann, City of Cleveland

**Committee Recommendation:** Approved with **Conditions:**

- Raised crosswalk table be extended to match area of darker paved area in butterfly design
- Ramped crosswalk taper to extend further in east-west direction to raise grade to crosswalk, but not to impede bus traffic
- East and West sides of center crosswalk to have concave designed edges to reflect the butterfly design
- Bollards continue to be studied to extend further than they do to the east and west

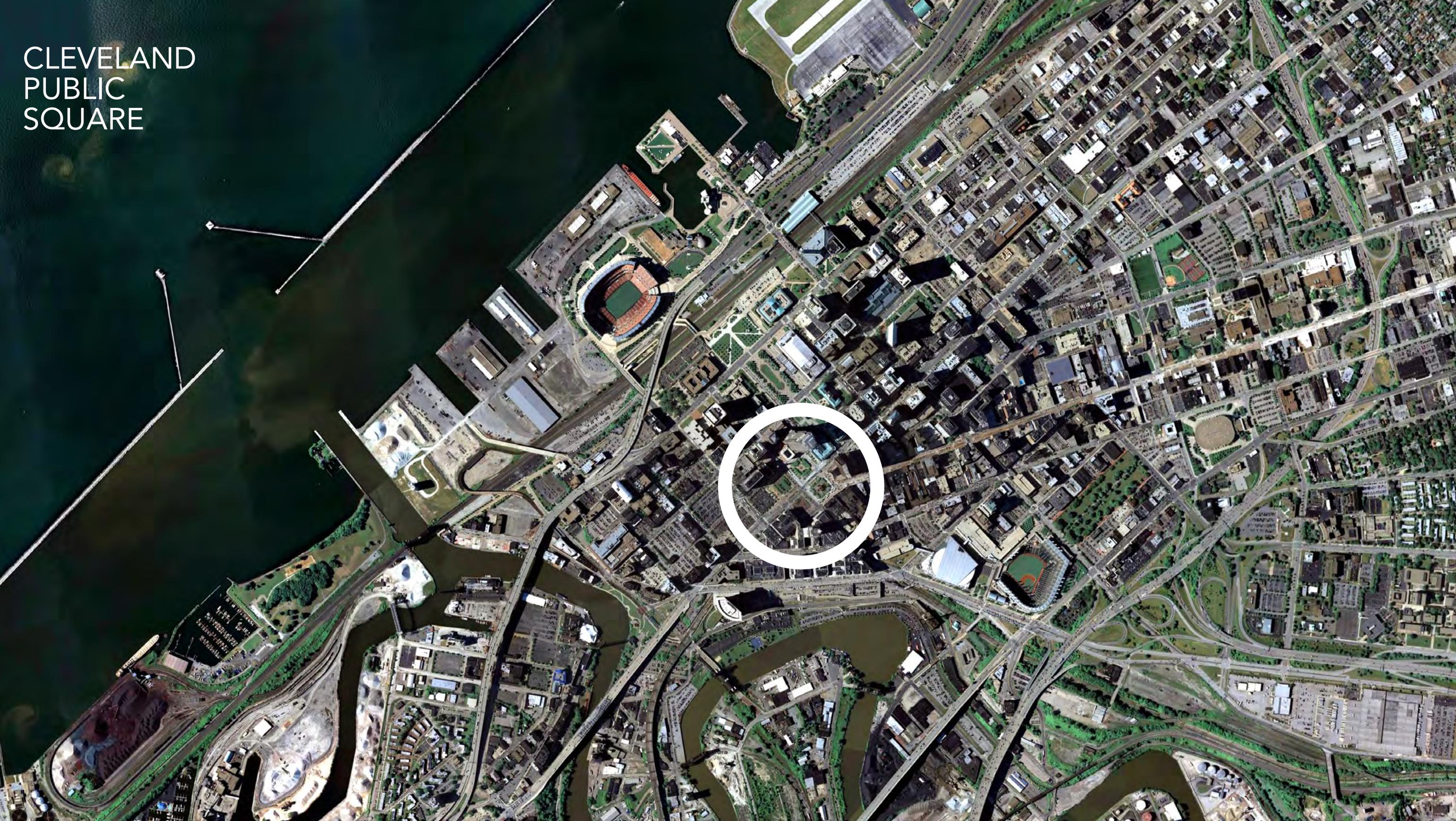


# CLEVELAND PUBLIC SQUARE

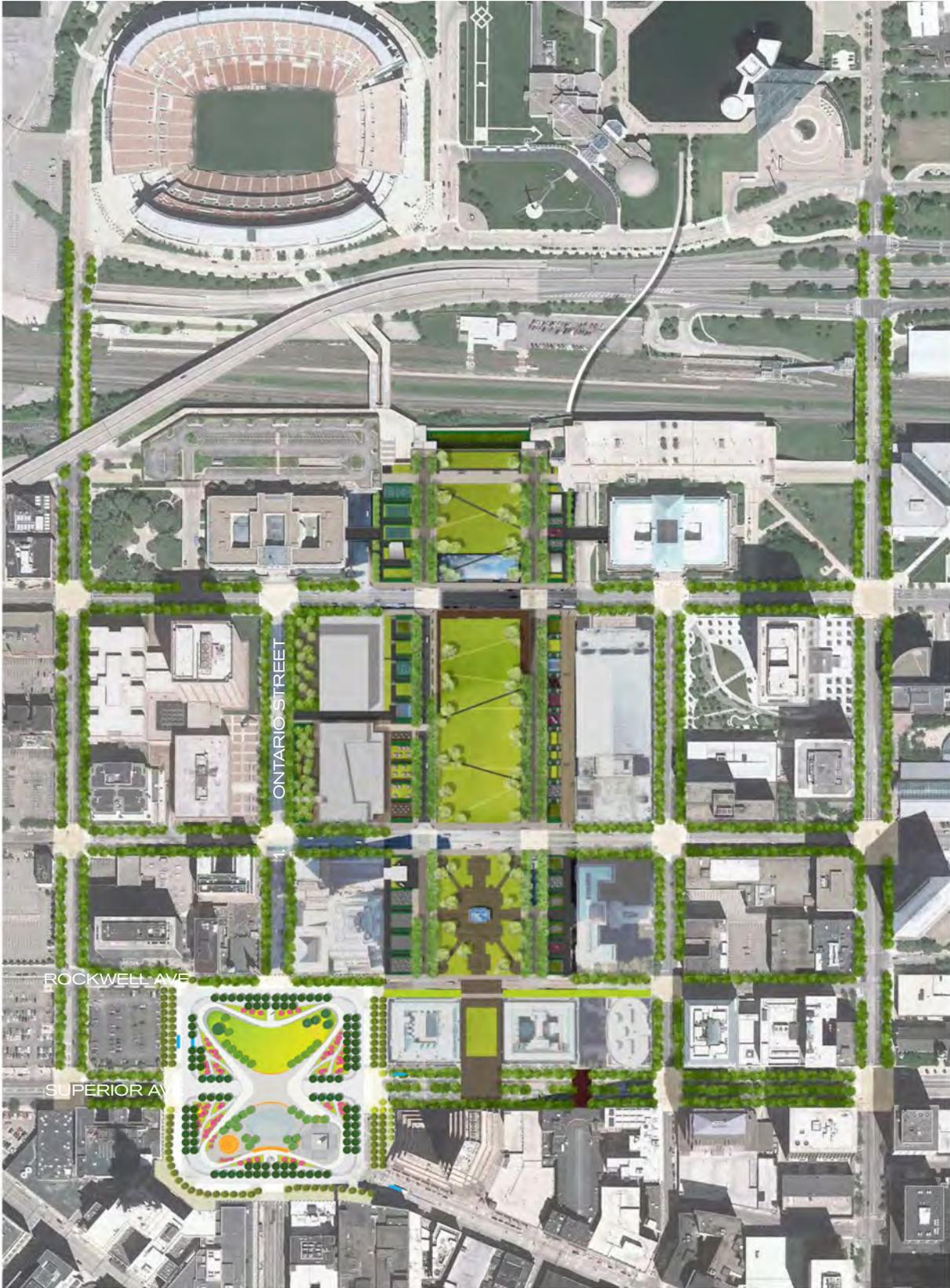
**SAFETY & SECURITY  
IMPROVEMENTS**  
JANUARY 2023

**JAMES  
CORNER  
FIELD  
OPERATIONS**

CLEVELAND  
PUBLIC  
SQUARE



# THE GROUP PLAN VISION



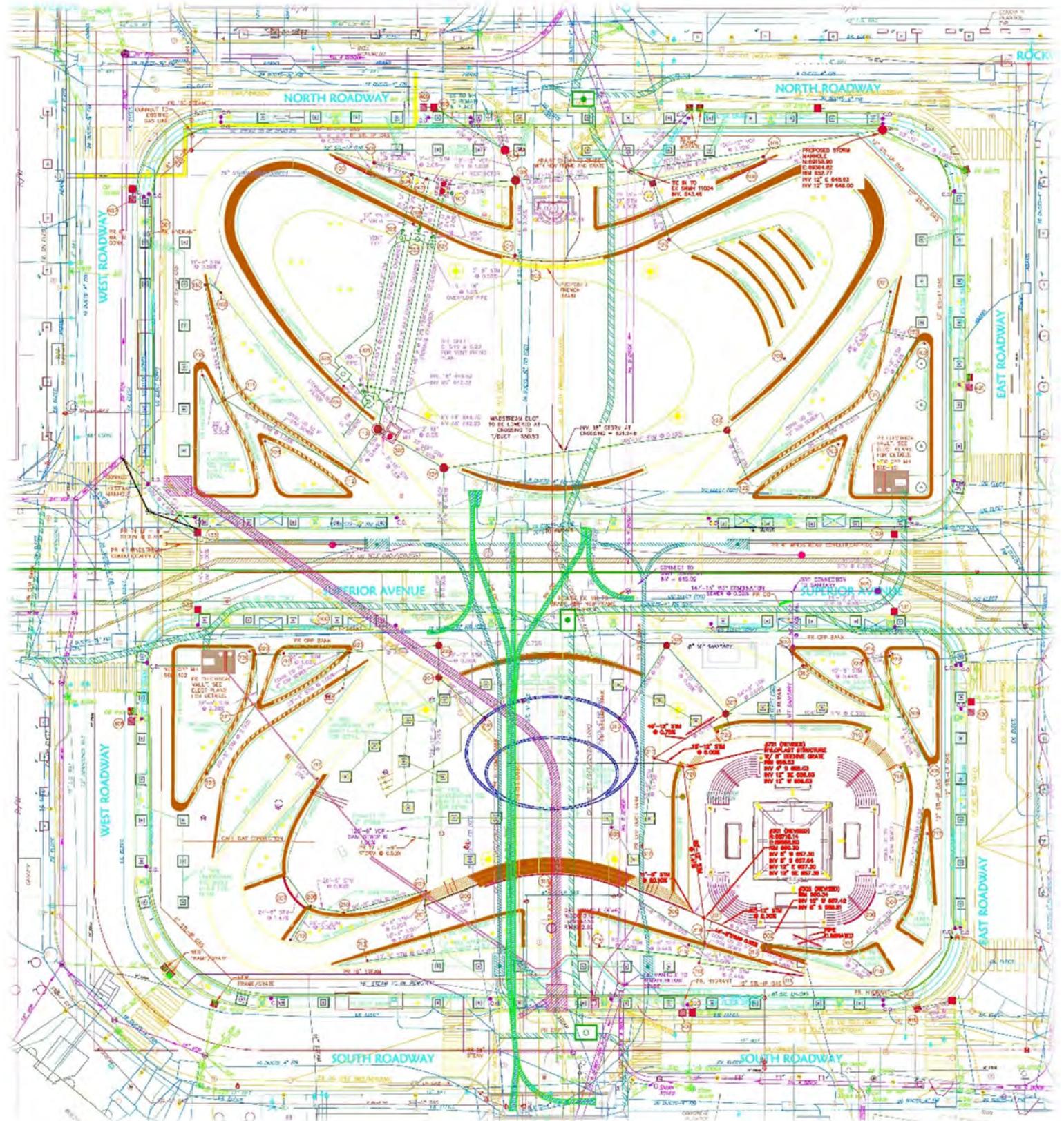
# CLEVELAND PUBLIC SQUARE ILLUSTRATIVE PLAN



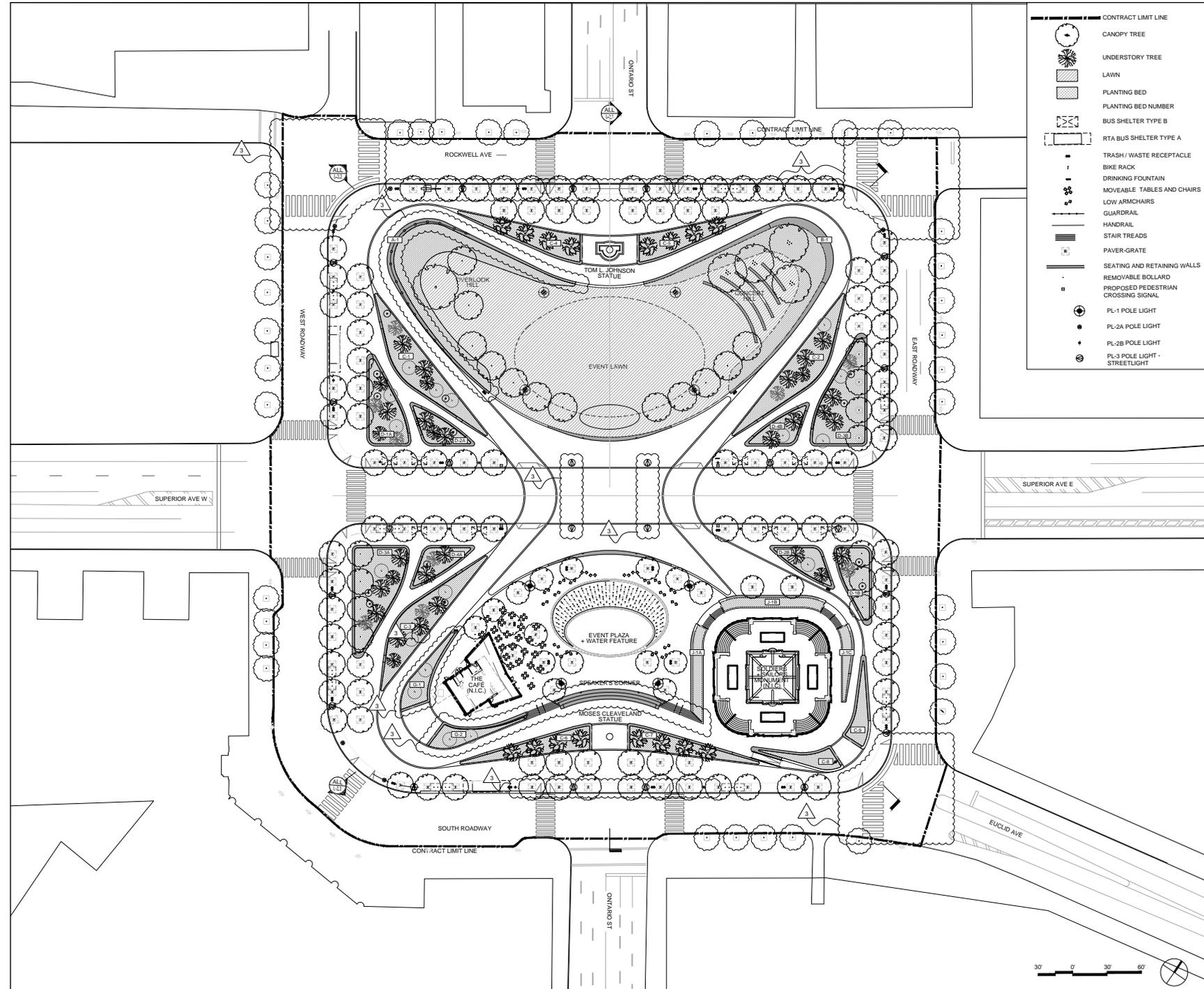
- 1 Event Plaza + Water Feature
- 2 Event Lawn
- 3 Soldiers + Sailors Monument
- 4 The Café
- 5 Concert Hill
- 6 Overlook Hill
- 7 Speaker's Terrace
- 8 Key Tower Exit/Entry
- 9 Terminal Tower Exit/Entry
- Transit Shelters

# CLEVELAND PUBLIC SQUARE UTILITY INFRASTRUCTURE

20+ utility companies



# CLEVELAND PUBLIC SQUARE TECHNICAL PLAN



- CONTRACT LIMIT LINE**
- CANOPY TREE
  - UNDERSTORY TREE
  - LAWN
  - PLANTING BED
  - PLANTING BED NUMBER
  - BUS SHELTER TYPE B
  - RTA BUS SHELTER TYPE A
  - TRASH / WASTE RECEPTACLE
  - BIKE RACK
  - DRINKING FOUNTAIN
  - MOVEABLE TABLES AND CHAIRS
  - LOW ARMCHAIRS
  - GUARDRAIL
  - HANDRAIL
  - STAIR TREADS
  - PAVER-GRATE
  - SEATING AND RETAINING WALLS
  - REMOVABLE BOLLARD
  - PROPOSED PEDESTRIAN CROSSING SIGNAL
  - PL-1 POLE LIGHT
  - PL-2A POLE LIGHT
  - PL-2B POLE LIGHT
  - PL-3 POLE LIGHT - STREETLIGHT

REVISION:

| NO. | DATE     | DESCRIPTION                             | BY |
|-----|----------|---|----|
| 1   | 01/15/15 | RELATIONS TO THE CIVIL ENGINEERING PLAN | MS |
| 2   | 02/13/15 | ADDITIONAL                              | MS |
| 3   | 02/13/15 | REVISIONS                               | MS |

LEGEND:

STAMP:



LANDSCAPE ARCHITECT:  
**James Corner Field Operations**  
 475 Tenth Ave, 9th Floor New York, NY 10018

CONSULTANT TEAM:  
 Flaherty Design Consultants 5700 Walnut Blvd Suite 201, Los Angeles, CA 90010  
 Odson Engineering 110 Superior Avenue, Suite 300, Cleveland, OH 44114  
 FRS Design Group 2001 International Lane, Suite 200, PO Box 8905, Madison, WI 53704  
 KS Associates 200 Burns Road, Suite 100, Dayton, OH 45425  
 Davey Resource Group 700 McKinley Avenue, Woodstock, IL 60098  
 Sustainable Environmental Consultants 103 May 6th Street, Cleveland, OH 44115

PROJECT TEAM:  
**Group Plan Commission**  
 1240 Huron Road, Suite 300, Cleveland, OH 44114

**Donley's**  
 5430 Warner Road, Cleveland, OH 44125

**LAND Studio**  
 1939 West 25th Street, Suite 200, Cleveland, OH 44113

**Project Management Consultants**  
 3900 Key Center, 127 Public Square, Cleveland, OH 44114

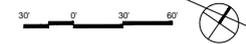
PROJECT NAME:  
**CLEVELAND PUBLIC SQUARE**

DESCRIPTION: 100% CONSTRUCTION DOCUMENTS

| DRAWN                            | TB,VR      | CHECKED | RK        |
|----------------------------------|------------|---------|-----------|
| DATE                             | 02.13.2015 | SCALE   | 1"=30'-0" |
| DRAWING TITLE: OVERALL SITE PLAN |            |         |           |

DRAWING NO.:  
**L-1.1.0**

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CLEVELAND PUBLIC SQUARE  
2014



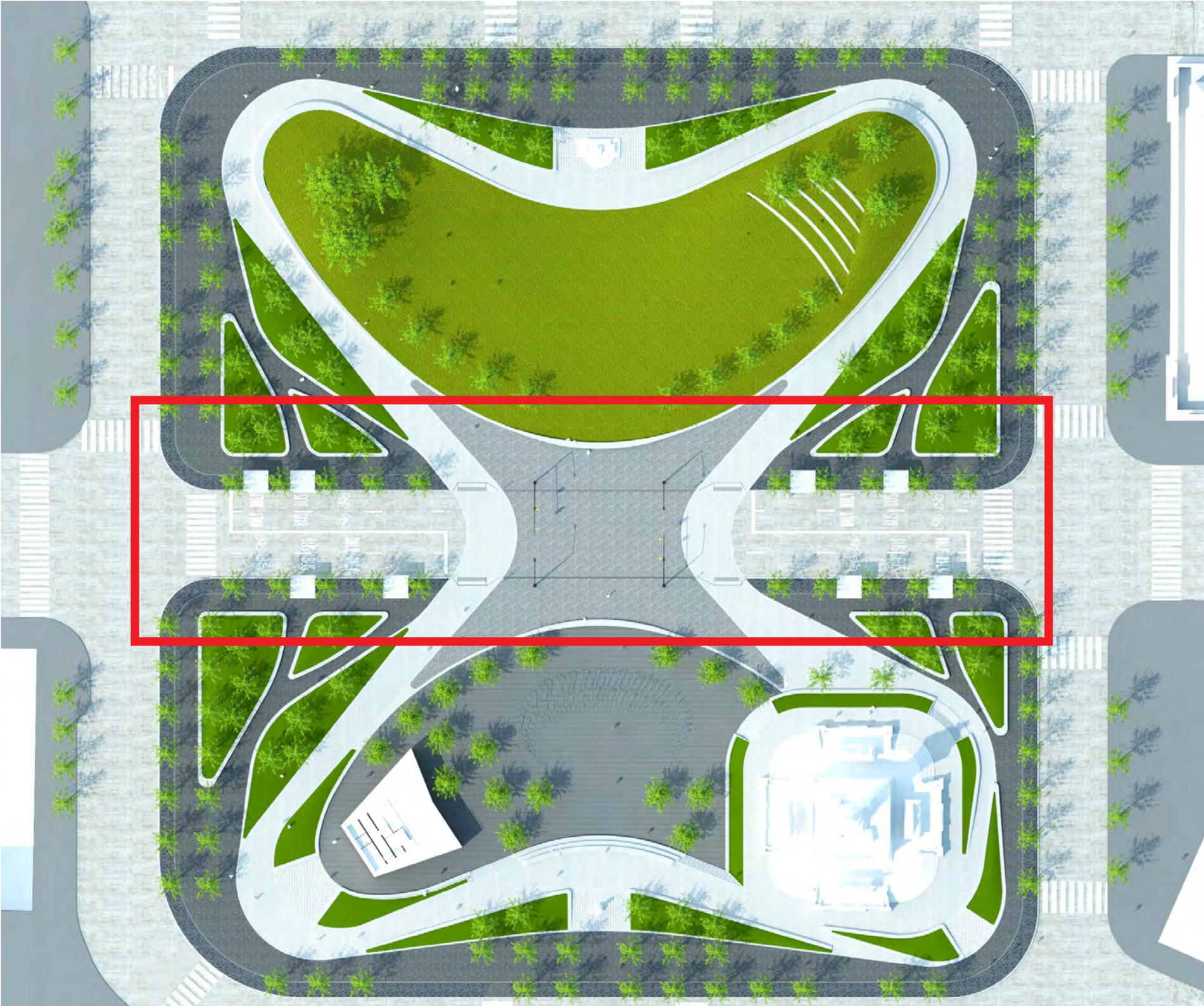
# CLEVELAND PUBLIC SQUARE 2016



# TIMELINE

- **June, 2016:** New Public Square opened  
Superior closure maintained
- **March, 2017:** Superior opened with barriers & temporary measures
- **2017-2022:** Group coordination around permanent alternative
- **March, 2022:** City Council funding approval for rehabilitation +  
RTA Board Meeting appearance
- **August-November 2022:** City, RTA, and partners coordinate  
on design concept

CLEVELAND  
PUBLIC  
SQUARE  
**ORIGINAL**  
(BUILT PROJECT)



# SUPERIOR AVENUE ORIGINAL



SUPERIOR AVENUE  
MARCH 2017  
CONCEPT



# **SUMMER-FALL GROUP DESIGN PROCESS**

**Held 15+team meetings and small-group coordinating conversations.**

**Conducted multiple site visits to Public Square.**

**Drafted and reviewed 8 potential design alternatives.**

# **2022 SUPERIOR CROSSING WORKING GROUP**

**City of Cleveland**

**Greater Cleveland RTA**

**Group Plan Commission**

**LAND studio**

# **2022 SUPERIOR CROSSING DESIGN OBJECTIVES**

**Address Homeland Services increased concerns in routine/every-day operations.**

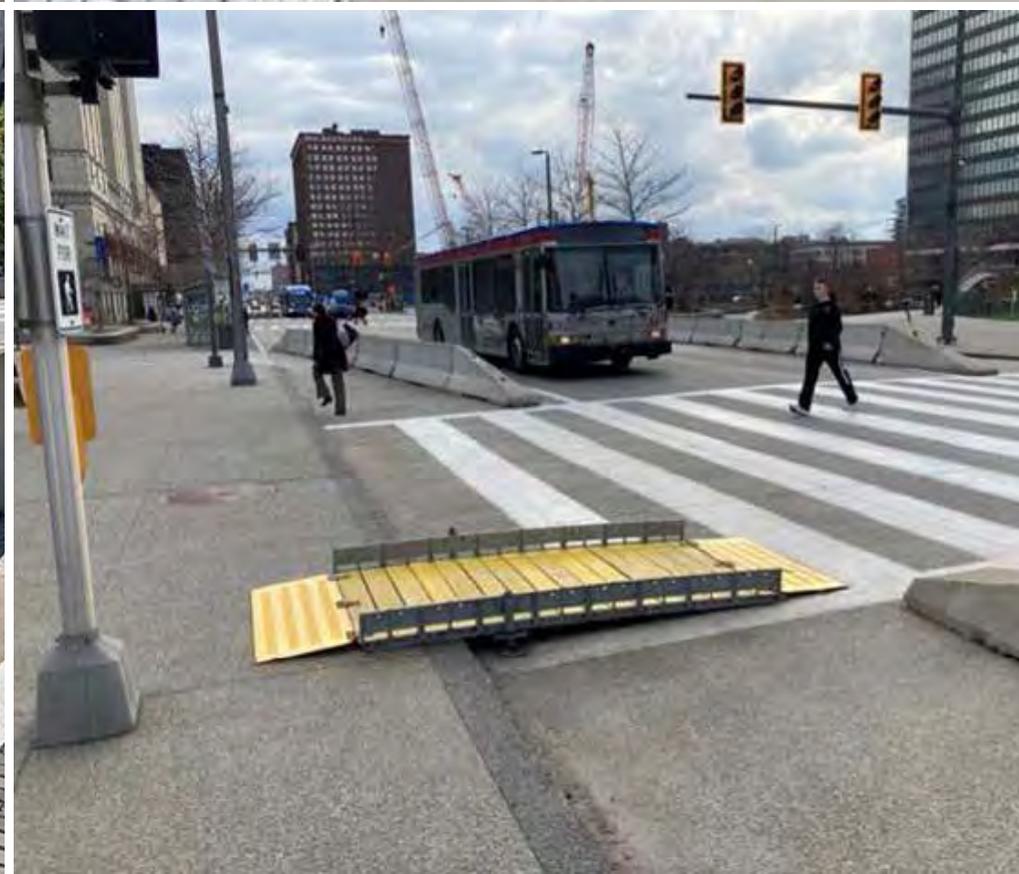
**Provide easier and secure closure of Superior for special events.**

**Repair existing damage to roadway surface.**

**Increase safe pedestrian crossings, at mid-block location on Superior.**

**Restore bicycle circulation through Public Square.**

**Retain RTA service needs.**



SUPERIOR AVENUE  
MARCH 2017  
CONCEPT



# SUPERIOR AVENUE CONSENSUS CONCEPT 2022

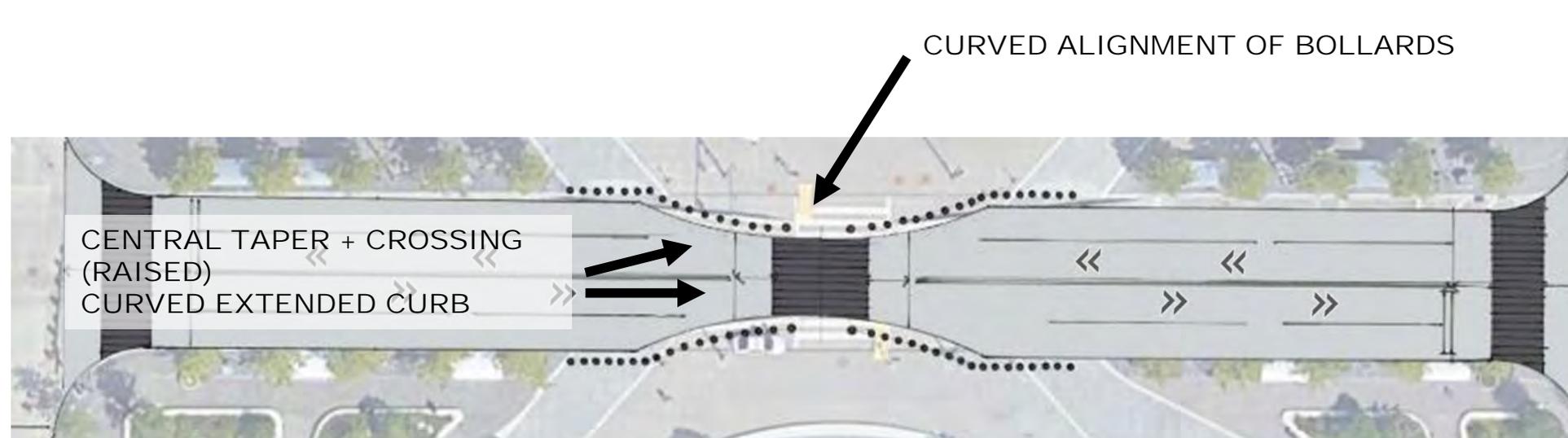


# DESIGN MODIFICATIONS

**Bollard alignment with curb extensions to increase pedestrian area.**

**Raised/tabletop mid-block crosswalk improves pedestrian crossing comfort and aids bus traffic through Square.**

**Restoration of superior ave. sharrows from 2016 design.**



SUPERIOR CROSSING: CONSENSUS CONCEPT

# **SCOPE FOR CONCEPT APPROVAL**

**(JAN. 2023)**

**Barrier removal + Curb Replacement**

**Signal Removal+Replacement (Superior)**

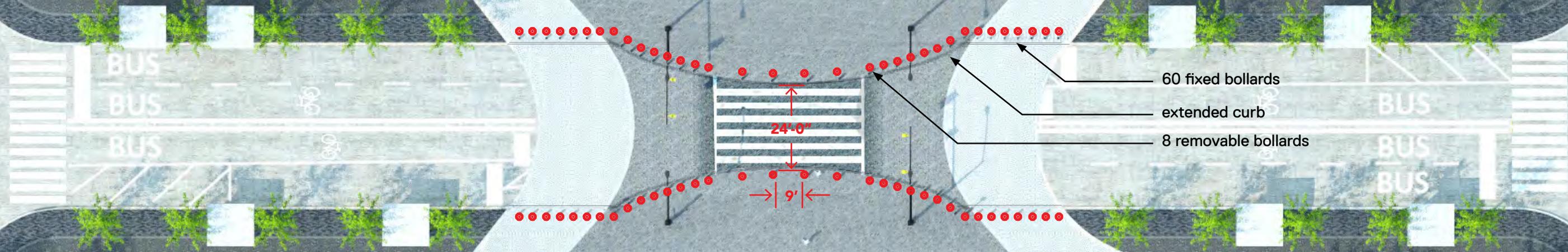
**Crosswalk Removal+ Replacement (Superior)**

**Striping (Superior)**

**Bollard Installation**

**Superior Special Event Closure**

# SUPERIOR AVENUE CONSENSUS CONCEPT



# SUPERIOR AVENUE ELEVATION TODAY



# SUPERIOR AVENUE ELEVATION CONSENSUS CONCEPT



CENTRAL CROSSWALK  
45'

# SUPERIOR AVENUE ELEVATION ORIGINAL





Raised Crosswalk  
5% Max Slope  
Crosswalk Flare Ramps

central bollards  
9' typ

40" typ

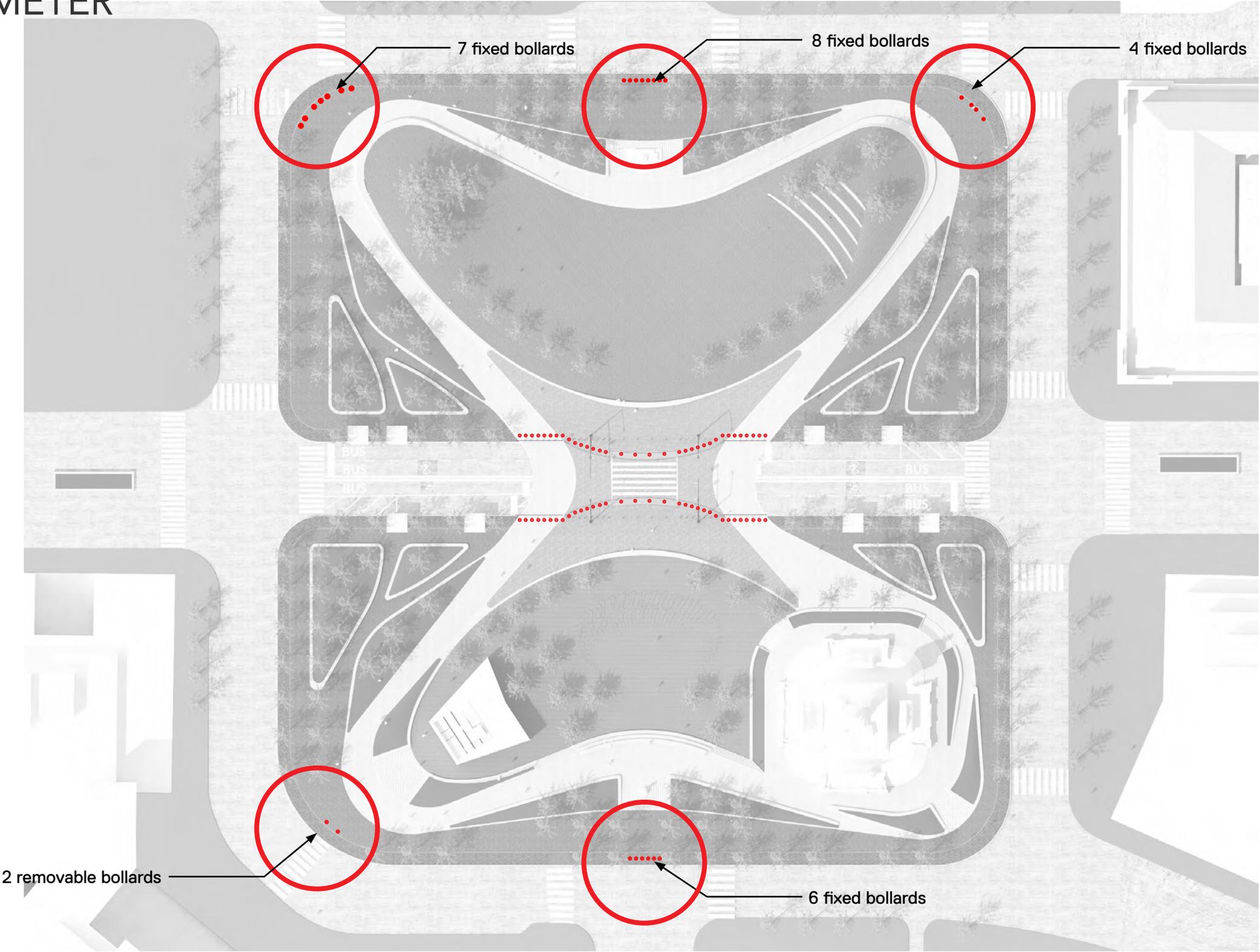
45'

CENTRAL CROSSING

**PUBLIC SQUARE**  
**MARCH 2017**



# SQUARE PERIMETER PROPOSED BOLLARDS



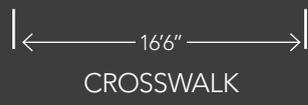
# NORTH ONTARIO AXIS ELEVATION



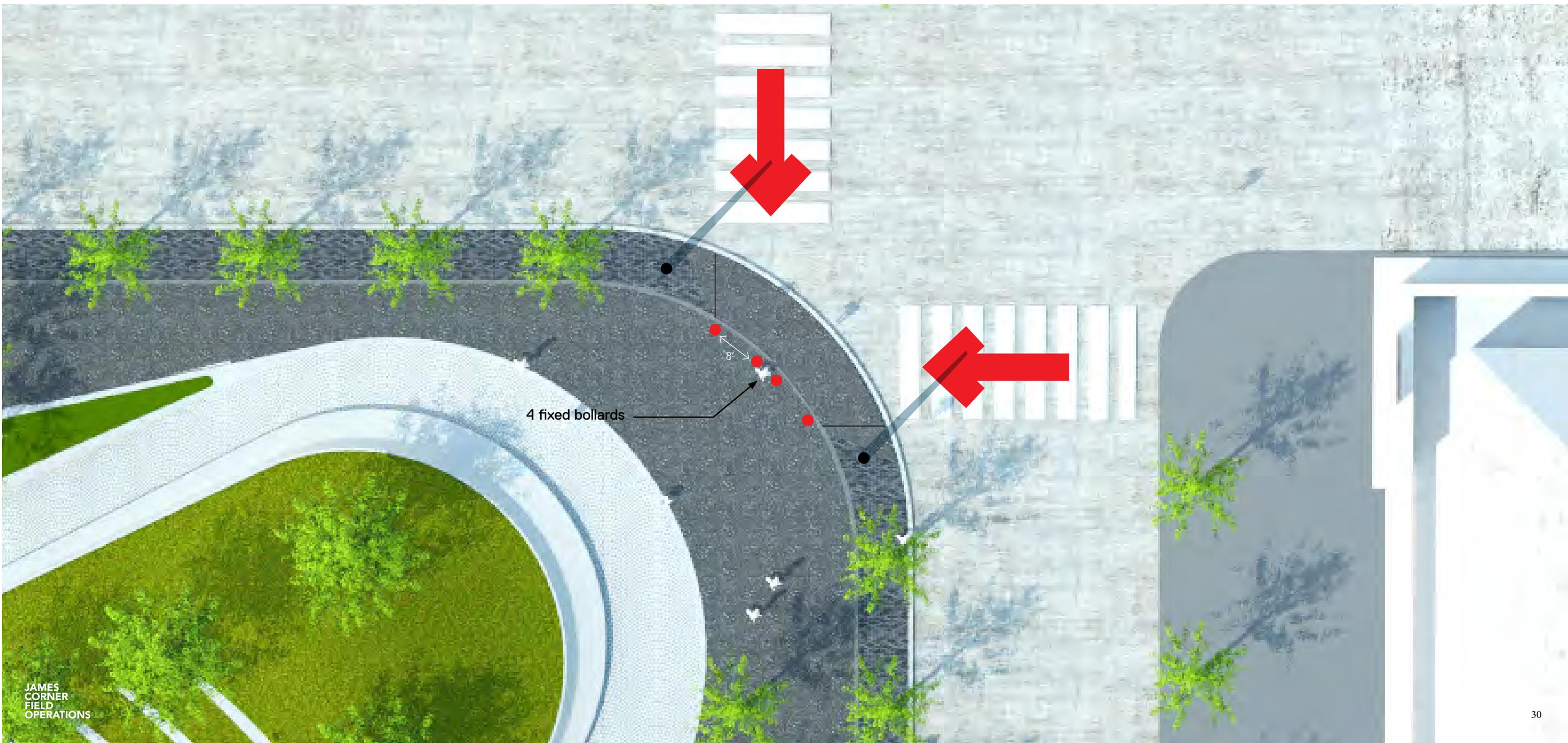
← 16'6" →  
CROSSWALK

← 16'6" →  
CROSSWALK

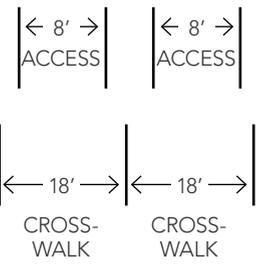
# SOUTH ONTARIO AXIS ELEVATION



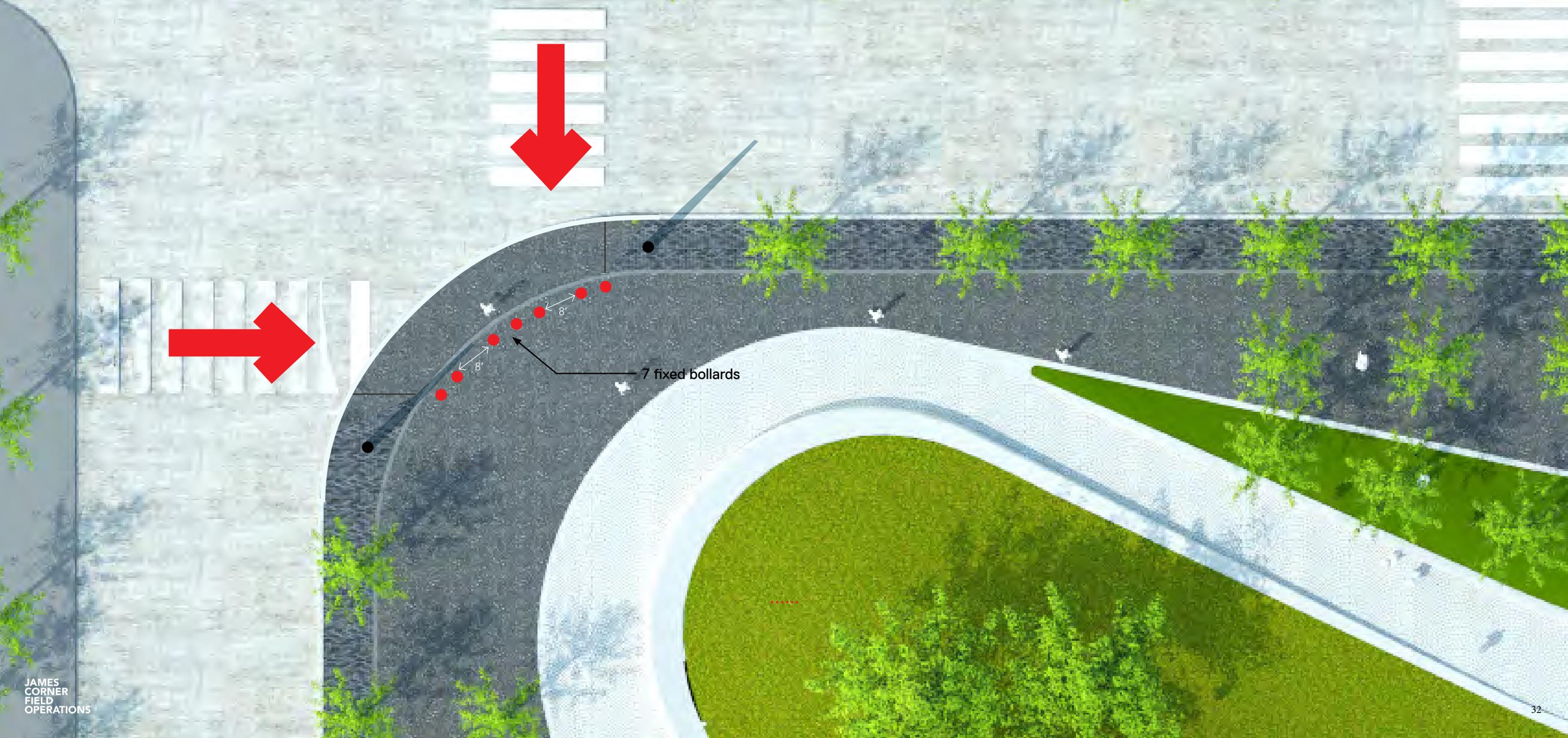
# NE CORNER PLAN



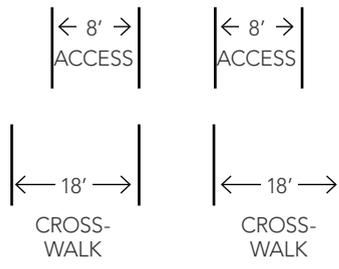
# NE CORNER ELEVATION



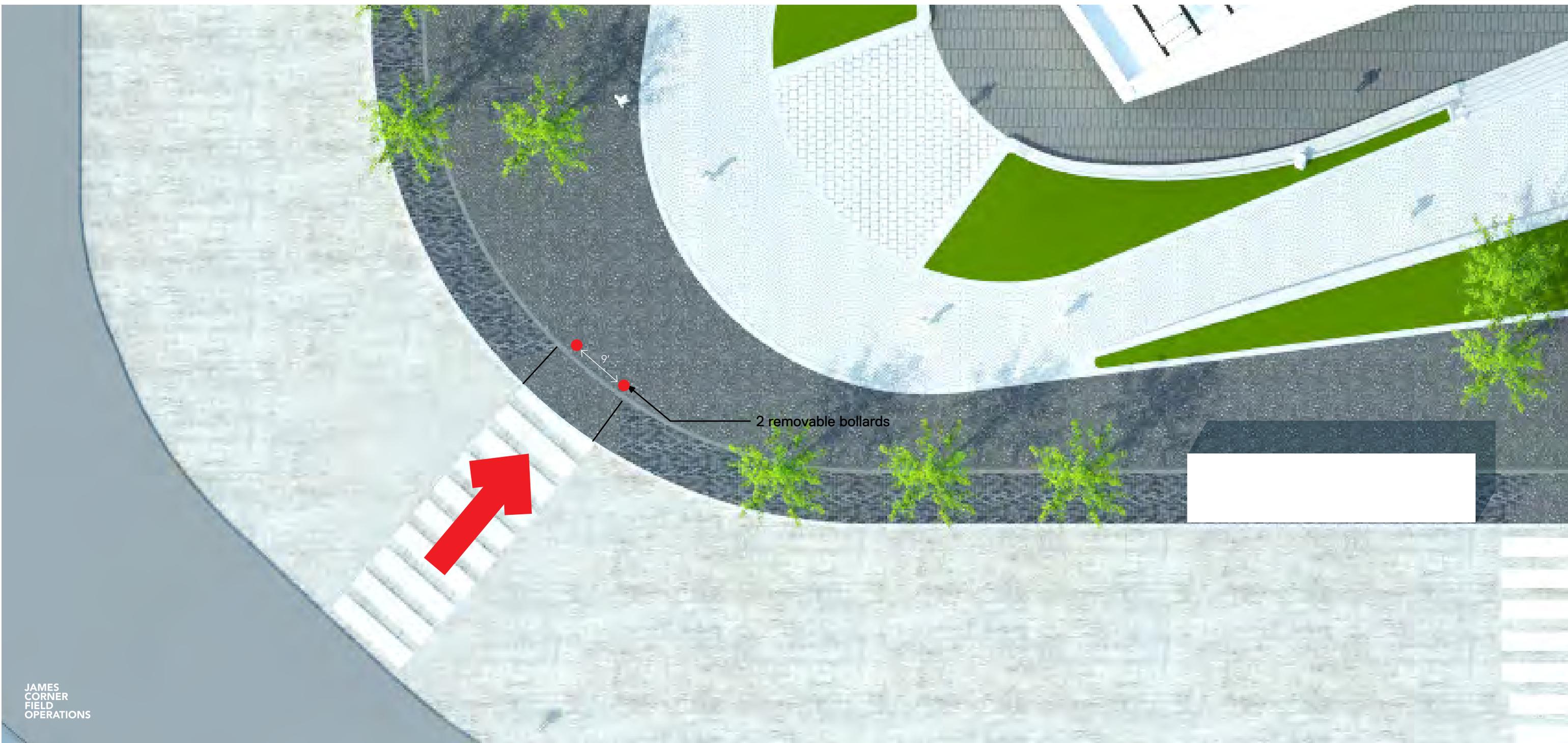
# NW CORNER PLAN



# NW CORNER ELEVATION



# SW CORNER PLAN



# SW CORNER ELEVATION



← 9' →  
ACCESS

← 16'6" →  
CROSS-  
WALK



# CLEVELAND PUBLIC SQUARE EVENT BARRIERS MATRIX

## SUPERIOR AVENUE WEDGE BARRIERS - M50 CRASH RATING

| MANUFACTURER        | PRODUCT  | TYPE          | CRASH RATING          | DEPTH REQUIRED  | METHOD OF DEPLOYMENT   | PHOTO   |
|---------------------|----------|---------------|-----------------------|---|--|---|
| CONCENTRIC SECURITY | RAPTOR   | RETRACTABLE   | M50/P1 PER ASTM F2656 | 20-INCH FOUNDATION 20"D X 69" W X 110" L                  | ELECTRO-MECHANICAL w/ REMOTE CONTROL PANEL OR MANUALLY VIA A BATTERY DRILL |    |
| AMERISTAR SECURITY  | SENTINEL | WEDGE BARRIER | M50/P1 PER ASTM F2656 | 19-INCH FOUNDATION 19"D X 138" W X 188"L FOR 8 FT BARRIER | HYDRAULIC w/ REMOTE CONTROL PANEL & HAND PUMP FOR POWER OUTAGE             |   |
| DELTA SCIENTIFIC    | DSC550   | WEDGE BARRIER | M50/P1 PER ASTM F2656 | 24-INCH FOUNDATION 24"D X 158"W X 130"L                   | HYDRAULIC w/ REMOTE CONTROL PANEL & HAND PUMP FOR POWER OUTAGE             |  |
| GIBRALTAR           | G-2000   | WEDGE BARRIER | M50/P1 PER ASTM F2656 | 14-INCH FOUNDATION 14"D X 216"W X 144"L FOR 14 FT BARRIER | HYDRAULIC w/ REMOTE CONTROL PANEL & HAND PUMP FOR POWER OUTAGE             |  |



**CLEVELAND  
PUBLIC  
SQUARE**

**JAMES  
CORNER  
FIELD  
OPERATIONS**



**Committee Recommendation:** Approved with **Conditions:**

- Raised crosswalk table be extended to match area of darker paved area in butterfly design
- Ramped crosswalk taper to extend further in east-west direction to raise grade to crosswalk, but not to impede bus traffic
- East and West sides of center crosswalk to have concave designed edges to reflect the butterfly design
- Bollards continue to be studied to extend further than they do to the east and west

# Cleveland City Planning Commission

## Mandatory Referrals

---



January 6, 2023



January 6, 2023

## **Ordinance No. 1279-2022 (Ward 5/Councilmember Starr): Designating the Sidaway Bridge as a Cleveland Landmark**



# SIDAWAY BRIDGE

PERSPECTUS FOR BURTEN, BELL, CARR DEVELOPMENT, LLC

SEPTEMBER 1, 2022

PERSPECTUS

# SIDAWAY BRIDGE SITE



# 1909 TOD-KINSMAN WOOD TRESTLE BRIDGE

## BRIDGE DEDICATED BY GLAD PARADE

Great Turnout of Citizens  
Helps Christen Tod-Kin-  
sman Improvement.

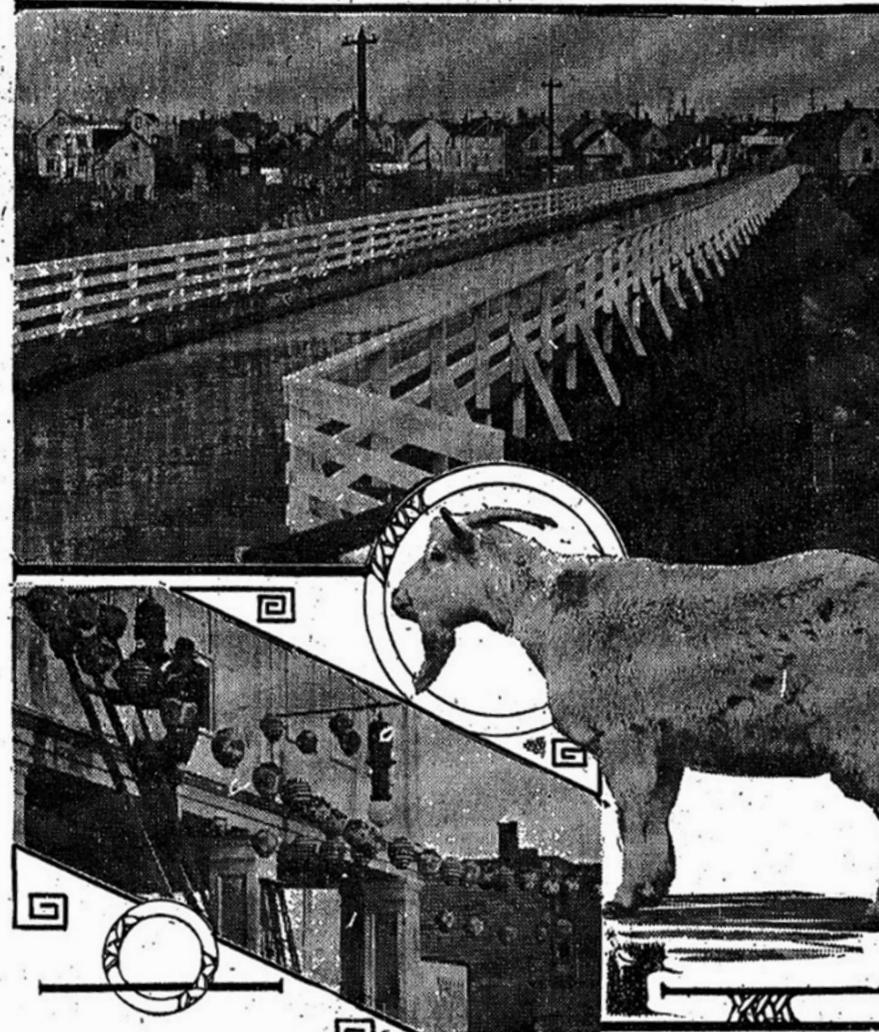
Red Fire Lends Glare, Horns,  
Noise and Mayor, an  
Address.

With music, flags and red fire; bunting, and horns and Chinese lanterns, speeches and general good feeling, the Tod-Kinsman bridge was opened last night. Nearly everyone in that part of the city turned out to take some part in the ceremonies. They either masked and walked in the parade, or blew a fish horn, made a speech in the hall at Dahler's garden, or shivered while someone else tried to make himself heard.

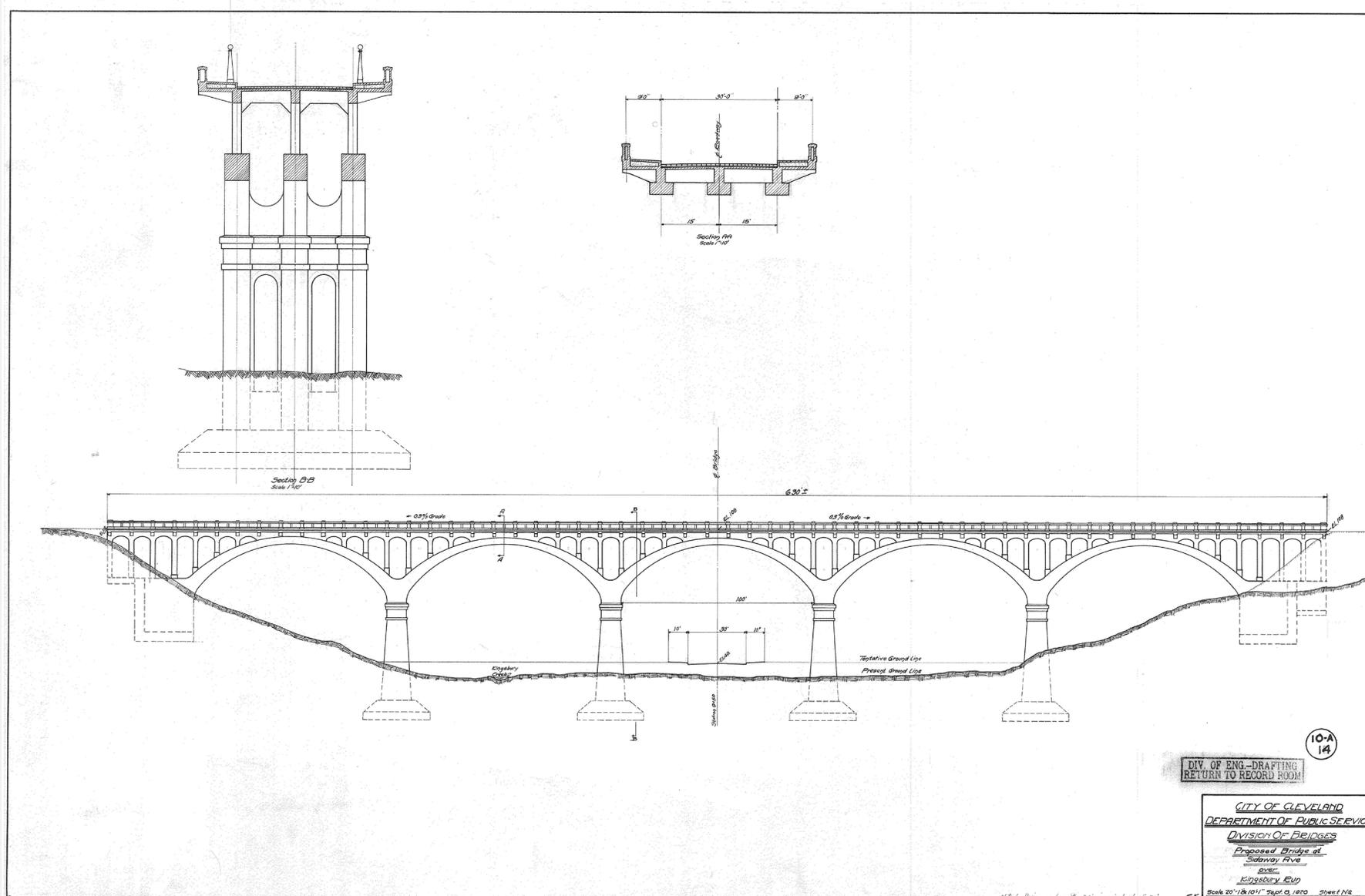
They started with a parade, which formed at Bessemer and E. 65th-st. and marched across the bridge to the hall where the speeches were to be held.

The celebration was in charge of three societies whose efforts have been of value in securing the bridge. They were the Kinsman-rd. Merchants' club, the Seventeenth Ward Improvement club and the Kinsman-rd. Improvement club. H. C. Raugh was chairman of the meeting. Those who spoke were City Solicitor Newton D. Baker, Mayor Tom L. Johnson, Director Springborn, City Engineer Hoffmah, J. G. Dorn, president of the Kinsman-rd. Businessmen's club; Gus Gnuschke, president of the Seventeenth Ward Improvement Club; Joe Mathais, councilman from the twentieth ward; William Tack of the Kinsman-rd. Improvement club; A. J. Esch of the street department, and J. Pellnaki, councilman from the seventeenth ward.

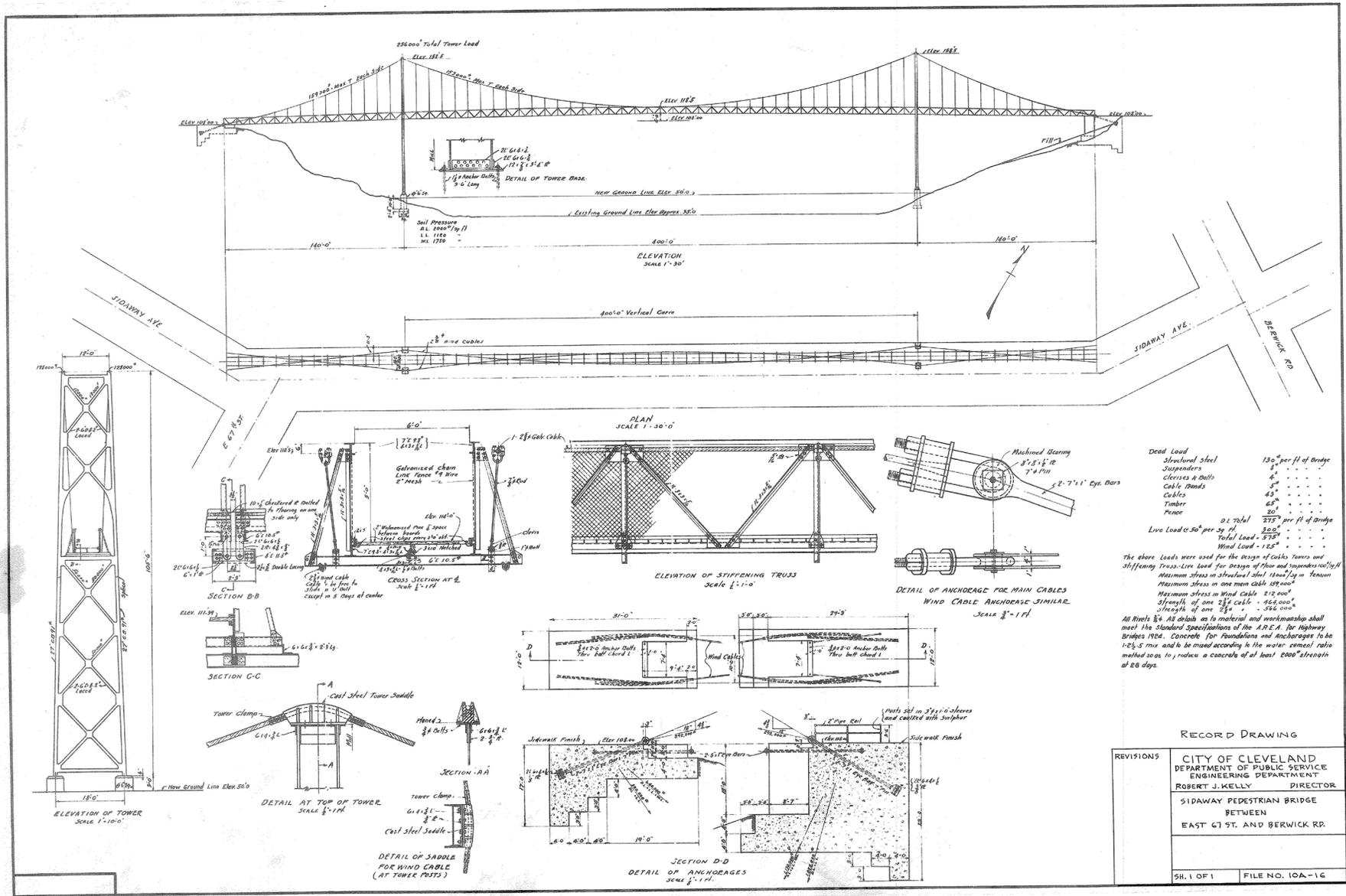
## CELEBRATE OPENING OF NEW BRIDGE OVER GULLY



# 1920 PROPOSED CONCRETE BRIDGE



# 1930 SUSPENSION BRIDGE



| Dead Load                             |   |
|---------------------------------------|---|
| Structural Steel                      | 130 <sup>0</sup> per ft of Bridge       |
| Suspension Cables & Bolts             | 40 <sup>0</sup> "                       |
| Cable Drums                           | 5 <sup>0</sup> "                        |
| Cables                                | 45 <sup>0</sup> "                       |
| Timber                                | 65 <sup>0</sup> "                       |
| Planks                                | 20 <sup>0</sup> "                       |
| <b>D.L. Total</b>                     | <b>275<sup>0</sup> per ft of Bridge</b> |
| Live Load @ 50 <sup>0</sup> per sq ft | 300 <sup>0</sup> "                      |
| <b>Total Load</b>                     | <b>575<sup>0</sup> "</b>                |
| Wind Load                             | 125 <sup>0</sup> "                      |

The above loads were used for the design of cables, towers and stiffening truss. Live Load for Design of Floor and Suspensions only. Maximum Stress in Structural Steel 15,000 lbs per sq in. Maximum Stress in one main cable 100,000 lbs. Strength of one 2 1/2" cable - 462,000 lbs. Strength of one 2 1/2" - 1,050,000 lbs.

All Rivets 5/8". All details as to material and workmanship shall meet the Standard Specifications of the A.R.E. for Highway Bridges 1924. Concrete for Foundations and Anchorages to be 125 lbs per cu yd and to be mixed according to the water-cement ratio method so as to produce a concrete of at least 2000 lbs strength at 28 days.

RECORD DRAWING

|            |   |
|------------|---|
| REVISIONS  | CITY OF CLEVELAND<br>DEPARTMENT OF PUBLIC SERVICE<br>ENGINEERING DEPARTMENT<br>ROBERT J. KELLY DIRECTOR |
|            | SIDAWAY PEDESTRIAN BRIDGE<br>BETWEEN<br>EAST G ST. AND BERWICK RD.                                      |
| SH. 1 OF 1 | FILE NO. 10A-14   |

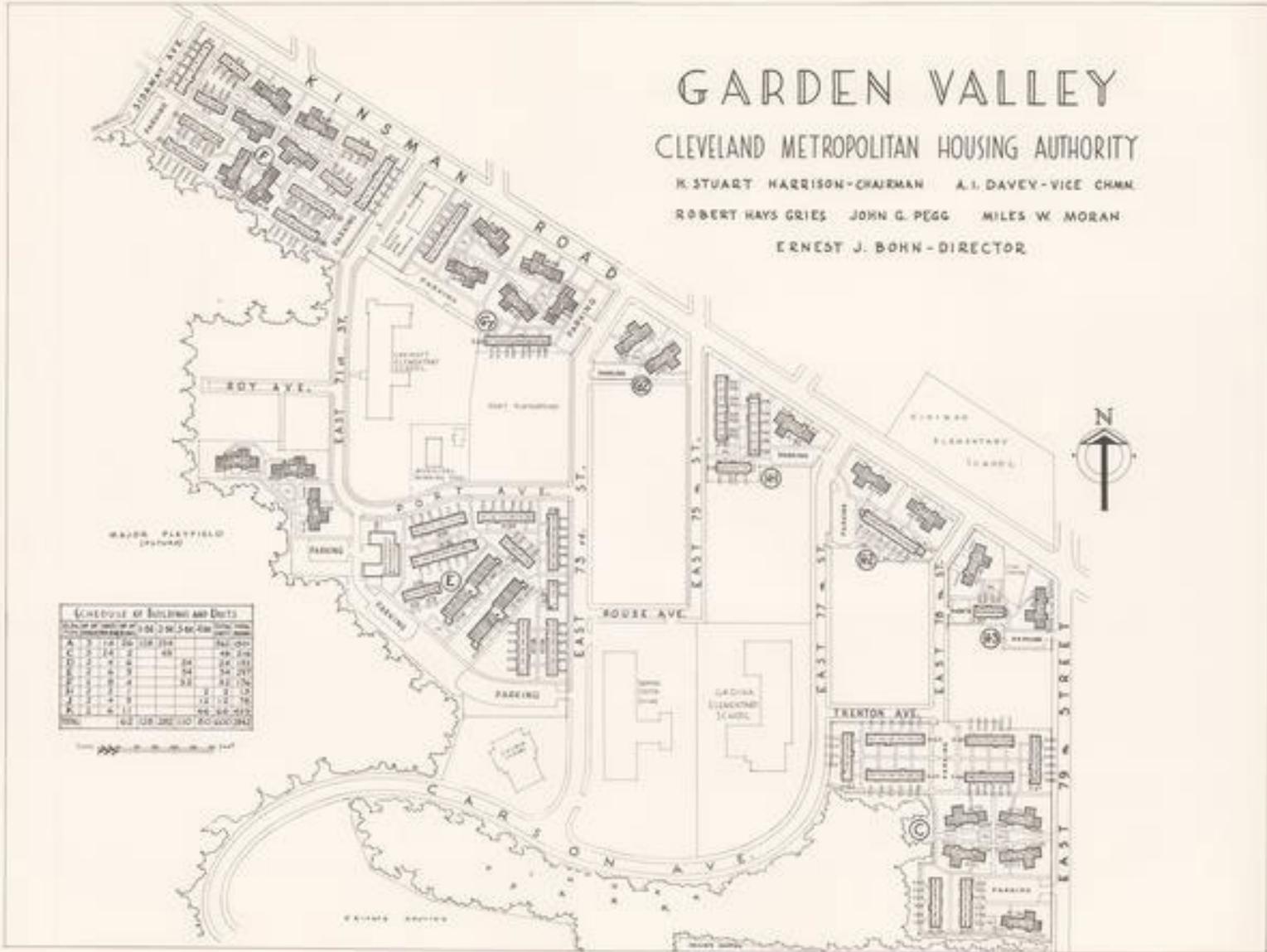
# ROEBLING



# SIDAWAY BRIDGE HISTORY



# GARDEN VALLEY



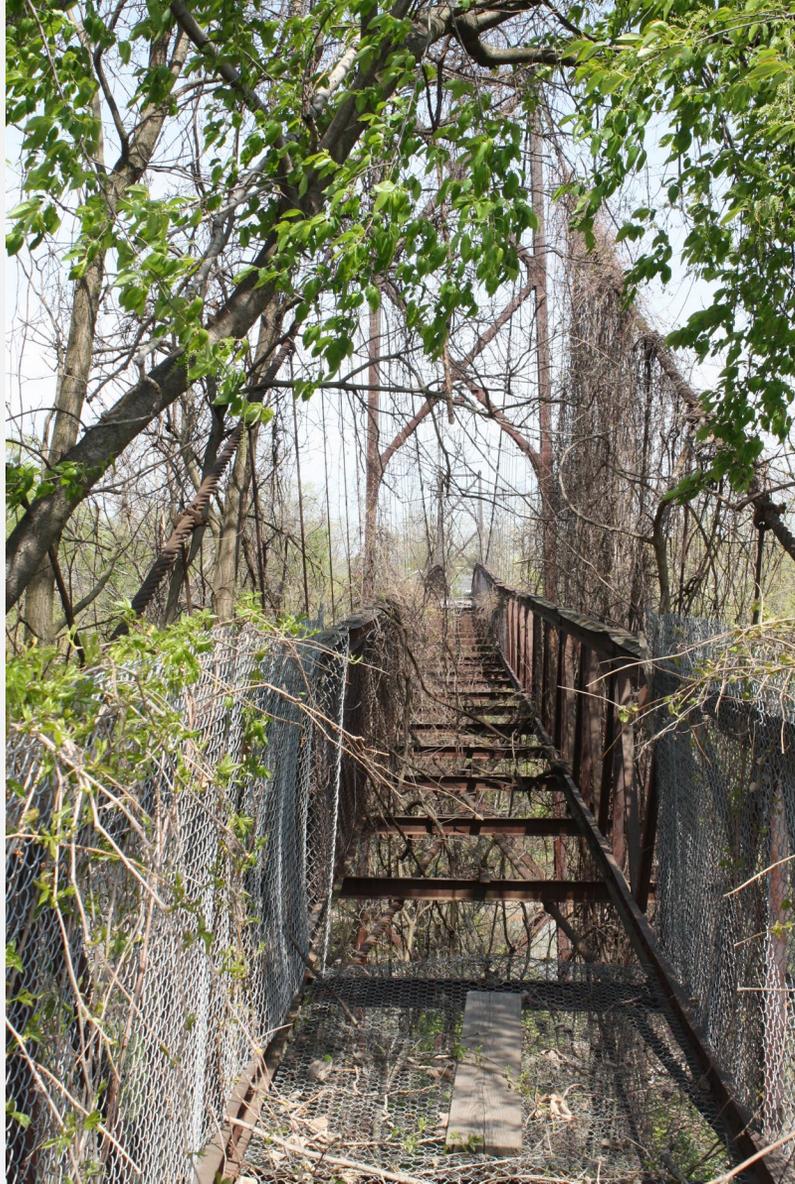
# SIDAWAY BRIDGE HISTORY



# 1976 DECISION



# SIDAWAY BRIDGE TODAY



# SIDAWAY BRIDGE TODAY

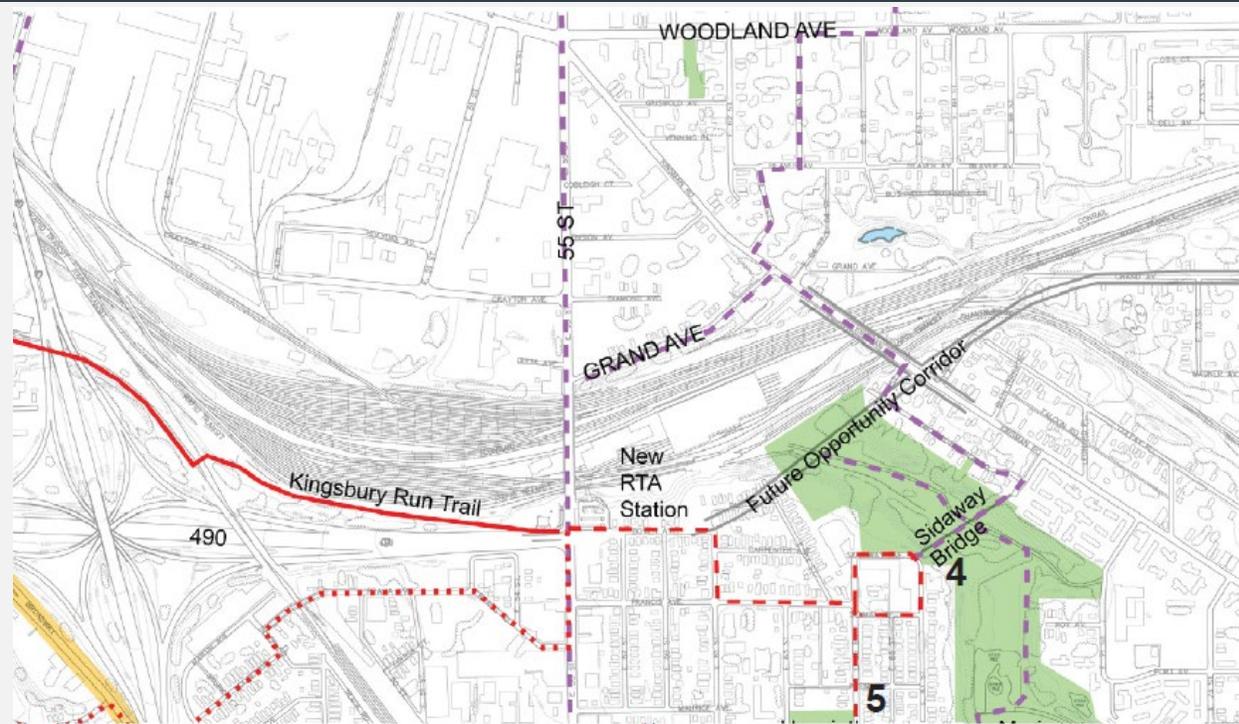


# VISIONING (REPRESENTATIVE LISTING)

2008 SLAVIC VILLAGE / NOACA  
GREENWAY STUDY

2017 CORAL COMPANY / AECOM  
HOUSING RECOMMENDATIONS

2021 CORNELL STUDENTS  
ENVISION THE NATURE RESERVE



MAP LOCATIONS

1. New Kingsbury Run bike adventure park/ canoe stop at the Cuyahoga river.
2. Kingsbury Run uses abandoned rail and existing access to provide a neighborhood link to the river.
3. "Green bridge" provides pedestrian and bike access to downtown.
4. Sidaway Bridge Park highlights scenic Sidaway Bridge neighborhood and creates development opportunities.
5. On street bike routes connect to Broadway and Morgana Run Trail.

KEY

- Park/ Green space
- Existing Trail/ Bikeway
- Existing On-street Bike Route
- Proposed Trail
- Proposed On-street Bike Route
- Alternate Trail Routes
- City Proposed Bikeway
- National Scenic Byway
- Streetscape Improvments



North - Kingsbury Run  
**Kingsbury Run**

Transportation for Livable Communities Initiative  
Slavic Village Development / NOACA / City of Cleveland

**PERSPECTUS**

# Cleveland City Planning Commission

## Director's Report

---



January 6, 2023

January 6, 2023



Happy New Year!

## Project Update: Thrive 105-93

<http://www.thrive105-93.com>



Please give us your feedback. The public comment period is open until Jan. 6, 2023. Take the survey at:

[surveymonkey.com/r/Thrive105-93](https://surveymonkey.com/r/Thrive105-93)

**Thrive 105-93 –  
Linking Healthy,  
Equitable &  
Sustainable  
Communities**



## Zoning Code Update: Proposed Schedule for the Townhouse Code

- Extend the Public Comment period until **January 17, 2023 at 11:59PM** (final extension)  
<http://planning.clevelandohio.gov>

Any additional comments may be submitted via:

- Email: [cityplanning@clevelandohio.gov](mailto:cityplanning@clevelandohio.gov)
  - City Hall: 601 Lakeside Avenue, Room 501, Cleveland OH 44114
  - Phone: 216-664-2210
- 
- Staff will publicly post the final revised code for Commission review on **February 3, 2023**
  - Final presentation and vote on **February 17, 2023**
  - Upon approval, staff will send the proposed changes to the Law Department and on to City Council



## Reminder: Proposed Small Changes to the Zoning Code

- The Public Comment period will end on **January 31, 2023 at 11:59PM** (final deadline)  
<http://planning.clevelandohio.gov>
- Staff will present a schedule at the next meeting on January 20, 2023



Any feedback on hybrid meeting?

[cityplanning@clevelandohio.gov](mailto:cityplanning@clevelandohio.gov)

# Cleveland City Planning Commission

## Adjournment

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January 6, 2023