



Cleveland City Planning Commission

Friday, February 3, 2023

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

Lillian Kuri, Commission Chair

Joyce Pan Huang, Director

Michael Bosak, Administrator

Cleveland City Planning Commission

Preamble

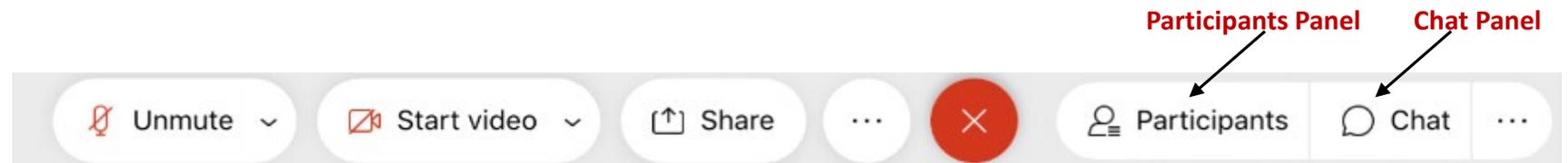
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

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



February 3, 2023

Cleveland City Planning Commission

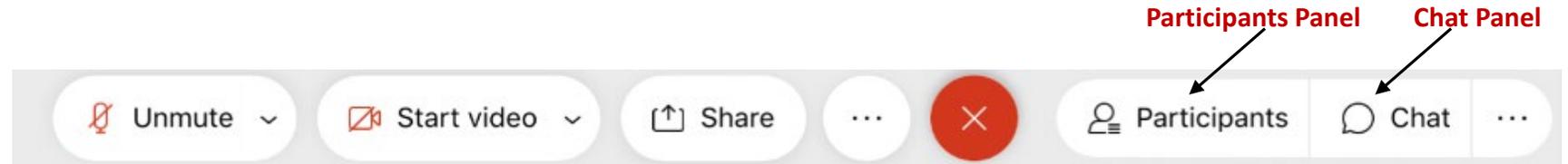
Preamble

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.



February 3, 2023

Cleveland City Planning Commission

Call to Order and Roll Call



February 3, 2023

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting



February 3, 2023

Cleveland City Planning Commission

Zoning Map Amendments



February 3, 2023



Ordinance No. xxx-2023 (Ward 9/Councilmember Conwell):
Changing the Use, Area & Height Districts of parcels of land west of **East 93rd Street between
Empire Avenue and Parmelee Avenue** (Map Change 2661).
Presenter: Xavier Bay, Staff Planner

Map Change 2661

City Planning Commission
February 3, 2023



Proposal

Changing the Use, Area, & Height Districts of parcels of land west of East 93rd Street between Empire Avenue and Parmelee Avenue.
(Map Change 2661)

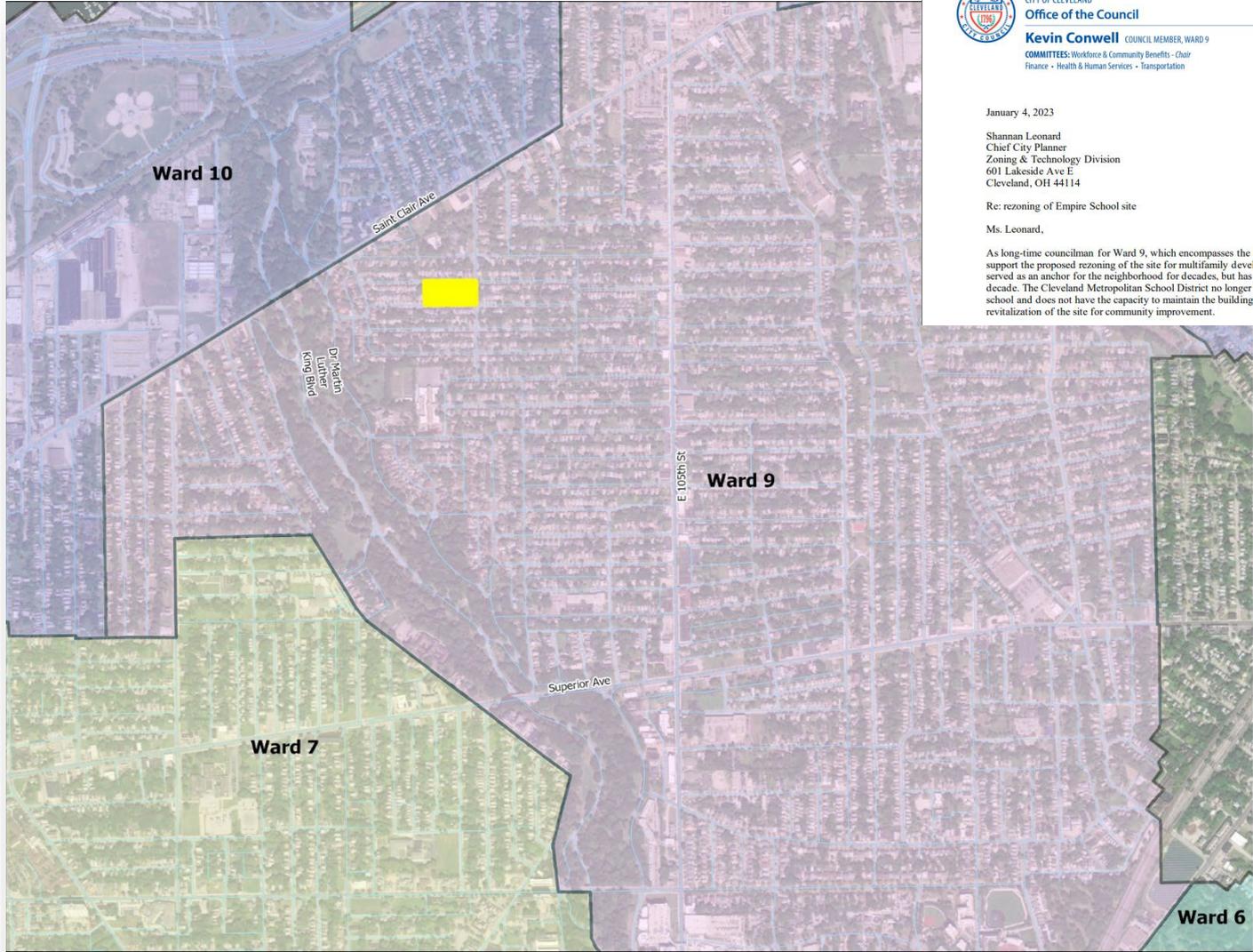
Purpose

- To allow the redevelopment of the vacant Empire CMSD School into a vibrant new affordable senior housing community.
- To promote a variety of housing typologies in alignment with the Citywide 2020 Plan.



Cleveland Context

Map Change 2661



CITY OF CLEVELAND
Office of the Council

www.clevelandcitycouncil.org

Kevin Conwell COUNCIL MEMBER, WARD 9
COMMITTEES: Workforce & Community Benefits - Chair
Finance • Health & Human Services • Transportation

January 4, 2023

Shannan Leonard
Chief City Planner
Zoning & Technology Division
601 Lakeside Ave E
Cleveland, OH 44114

Re: rezoning of Empire School site

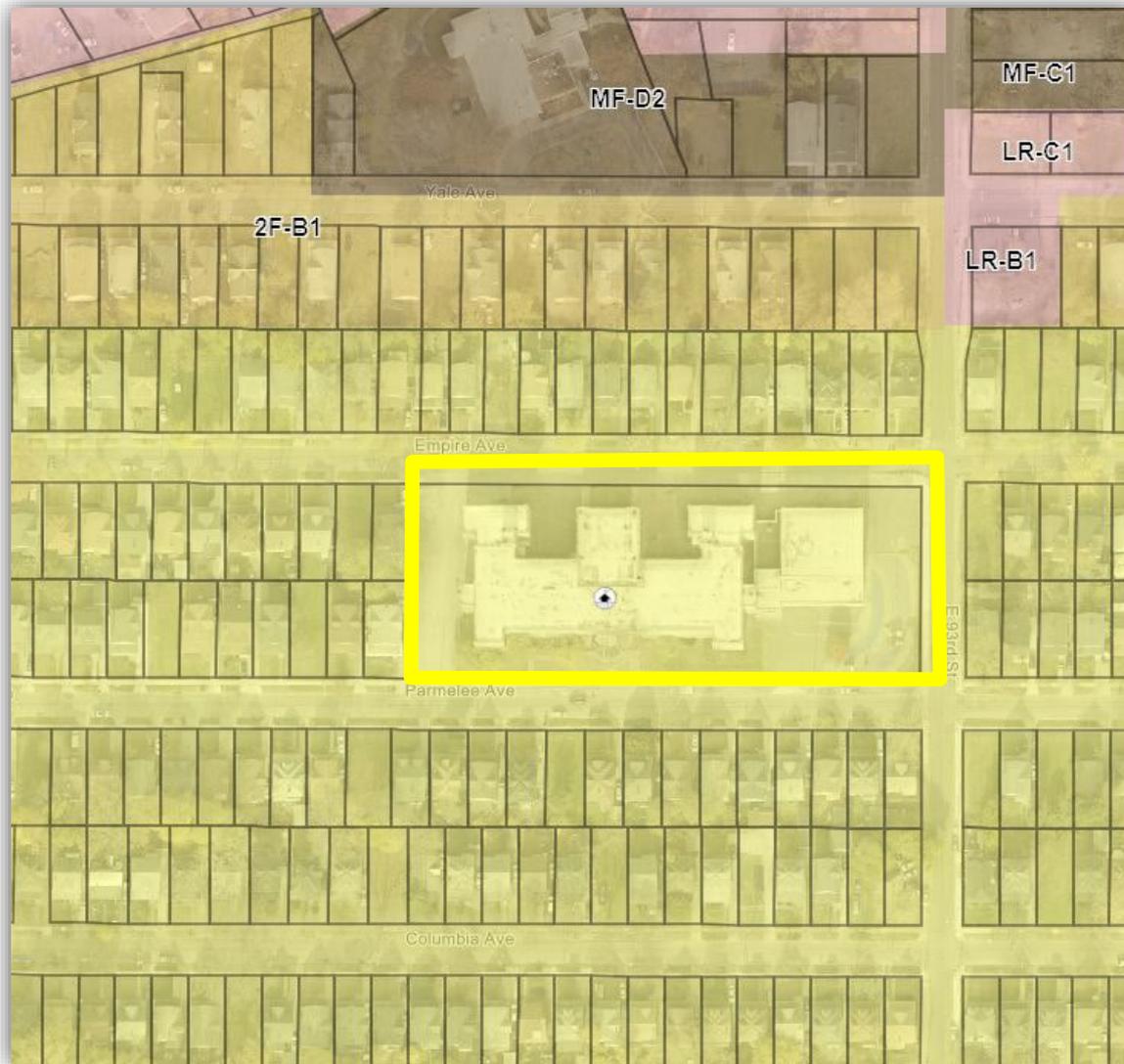
Ms. Leonard,

As long-time councilman for Ward 9, which encompasses the site of the former Empire School, I support the proposed rezoning of the site for multifamily development. The Empire School served as an anchor for the neighborhood for decades, but has since been vacant for over a decade. The Cleveland Metropolitan School District no longer has a use for the facility as a school and does not have the capacity to maintain the building. Rezoning the site would allow a revitalization of the site for community improvement.



Existing Zoning

One Family Residential District
(1F-A1)



Existing Context



Map Change 2661



NE View
Parmelee Ave.



Existing Context

North Facing View
Parmelee Ave.



NW View
Parmelee Ave.



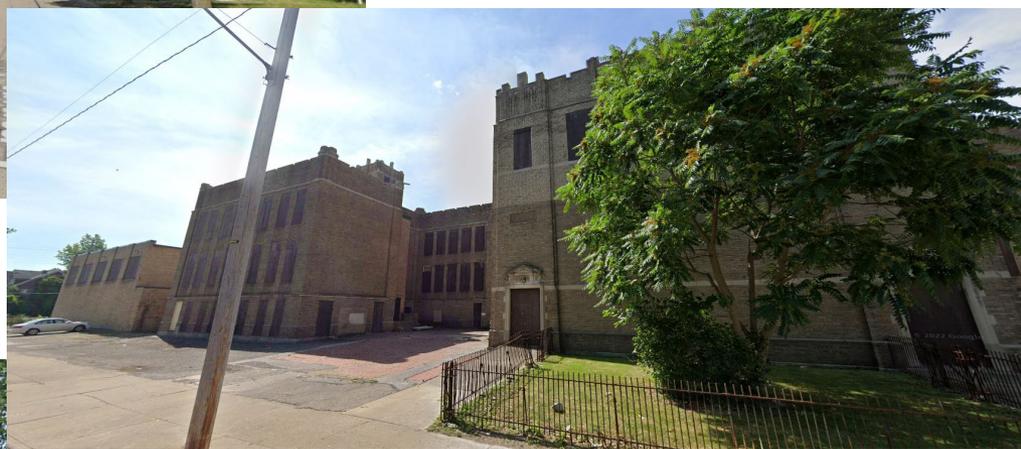
Map Change 2661

Existing Context

SW View
Empire Ave.



South Facing View
Parmelee Ave.

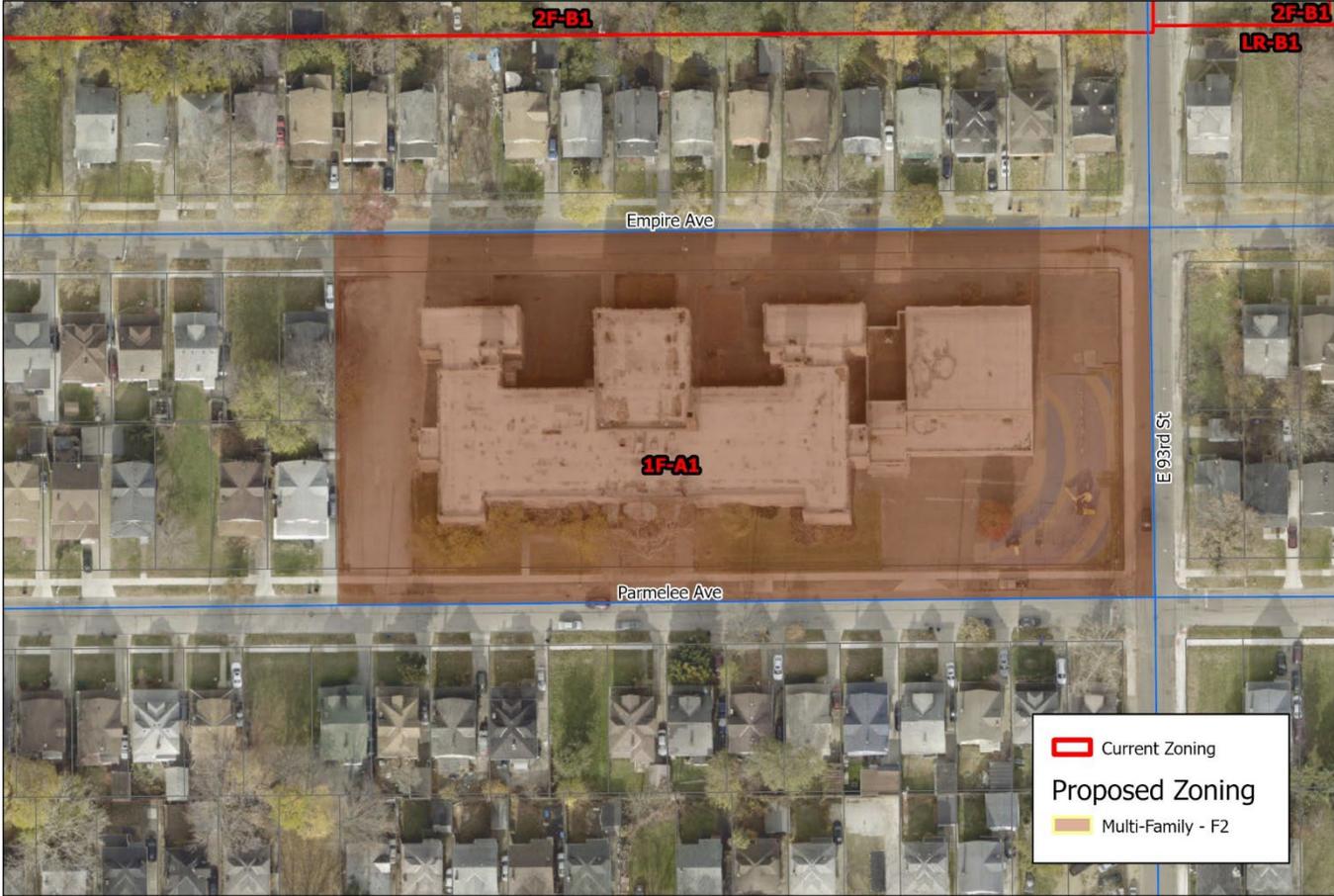


SE View
Empire Ave.



Proposed Zoning

Map Change 2661



Map Change 2661

Changing the Use, Area, & Height Districts
of parcels of land west of E 93rd Street between Empire Ave. and Parmelee Ave.



Date: December 9, 2022



Adaptive Reuse & Redevelopment of Surplus CMSD Sites



Home About Us Board CEO Divisions Schools Partnerships Newsroom [Students](#) [Parents](#) [Staff](#)

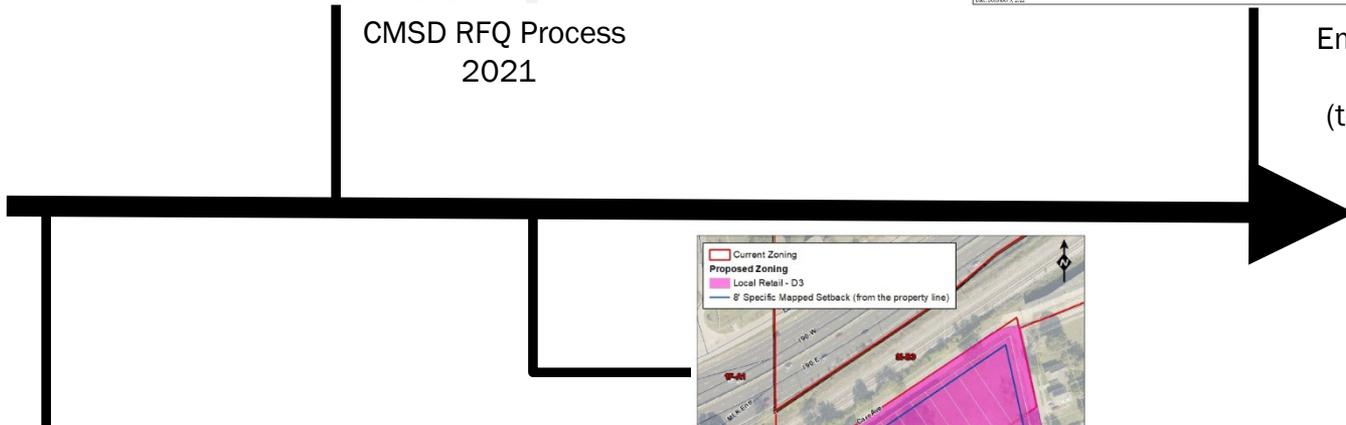
RFQ Process: Proposed Recommendations

Site	Developer	Type of Proposal	Fair Market Value (FMV)	Purchase Offer
AIDBORN	The Community Builders w/Burton Hill Care	Mixed-Use/Housing	\$78,000	\$78,000
REVISE RE-SUBMIT				
CENTRAL	BEACON	Mixed-Use/Senior Housing	\$130,000	\$130,000
CHARLES LAKE	McCormack Barron Salazar w/Ozanne	Mixed-Use/Housing	\$185,000	\$185,000
EMPIRE	BEACON	Mixed-Use/Housing	\$65,000	\$65,000
REVISE RE-SUBMIT				
GIDDINGS		RE-SUBMIT		
IOWA MAPLE	ACCEL	School	\$300,000	\$300,000
JOHN RAFFER	Western Reserve Land Conservancy (WRLC)	Park	\$155,000	\$155,000
MLK	Structures Unlimited	Mixed-Use/Housing	\$800,000	\$800,000
MOUND	Merrillco w/Novis Village Development	Expand Business, Land Assembly	\$36,000	\$36,000
MT. AUBURN	The Community Builders w/Burton Hill Care	Mixed-Use/Housing	\$28,000	\$28,000
MT. PLEASANT	Lafalee-Tepesny	Mixed-Use/Housing	\$150,000	\$150,000
NATHANIEL HAWTHORNE	Sustainable Community Associates	Mixed-Use/Hacker-Safe Housing	\$45,000	\$45,000
REVISE RE-SUBMIT				
ROBERT FULTON	Tober	Mixed-Use/New Housing Development	\$79,000	\$79,000
ROCKEFELLER	Laurel Street	New Housing Development	\$160,000	\$160,000
STEPHEN HOWE	BSG	Mixed-Use/Housing	\$120,000	\$120,000
WILLSON		RE-SUBMIT		
TOTALS (Appraised FMV vs. Purchase Offer)			\$2,480,000	\$2,551,000



CMSD RFQ Process
2021

Empire School
Beacon
(today) 2023



RFQ Info Session
2021



Charles H Lake School site
McCormack Barron Salazar w/Ozanne
July 2022



Map Change 2661

Community Meetings w/Beacon

Map Change 2661

CLEVELAND METROPOLITAN SCHOOL DISTRICT

RFQ Process: Proposed Recommendations

Site	Developer	Type of Proposal	Est. Market Value (\$M)	Purchase Offer
ADKINSON	The Community Builders in Beaters Ball Care	Mixed Use Housing	\$75,000	\$75,000
CNE		REDEVELOPMENT		
CENTRAL	BEACON	Mixed Use Housing	\$100,000	\$100,000
CHARLES LANE	McDonough Brown Release w/Concess	Mixed Use Housing	\$250,000	\$250,000
EMPIRE	BEACON	Mixed Use Housing	\$55,000	\$55,000
FULLERTON		REDEVELOPMENT		
GERDING		REDEVELOPMENT		
ROYAL MAPLE	ACKLA	School	\$100,000	\$100,000
JOHN RAFFER	Harvest Square Land Collaborative (WELLS)	Park	\$10,000	\$10,000
MAPLE	Trivestree/Trivestree	Mixed Use Housing	\$850,000	\$850,000
MIDBOND	Investors w/Classic Village Development	Expanded Business Land Assembly	\$30,000	\$30,000
MT AUBURN	The Community Builders in Beaters Ball Care	Mixed Use Housing	\$70,000	\$70,000
MT PLEASANT	LeFlore/Deputy	Mixed Use Housing	\$150,000	\$150,000
NATHANIEL RAWTHORNE	Transactive Community Associates	Mixed Use Station-Bike Housing	\$40,000	\$40,000
PAUL AVENUE		REDEVELOPMENT		
ROBERT FELTON	Urban	Mixed Use Housing/Development	\$75,000	\$75,000
ROCKEFELLER	Leased Street	Urban Housing/Development	\$100,000	\$100,000
STEPHEN HOWE	BDC	Mixed Use Housing	\$120,000	\$120,000
WELLSON		REDEVELOPMENT		
TOTALS (Suggested P111 vs. Purchase Offer)			\$4,490,000	\$4,200,000

CMSD RFQ Process 2021

Aug 2022
Beacon attended
Parmelee Block Club meeting



Empire School
Beacon
(Today) 2023



RFQ Info Session 2021



Feb 2022

- Beacon invited 550 neighbors
- Local CDC representatives
 - Ward 9 Council staff
- City of Cleveland staff (Planning, Community Development, Housing)
 - 30 individuals attended
- Lee Memorial Church Community Meeting



Dec 2022

- Beacon invited 550 neighbors
- Local CDC representatives
 - Ward 9 Council staff
- City of Cleveland staff (Planning, Community Development, Housing)
 - 45 attended
- Glenville Rec Center Community Meeting

Adaptive Reuse & Redevelopment of Surplus CMSD Sites

Map Change 2661

RFQ Process: Proposed Recommendations

Site	Developer	Type of Proposal	Est. Market Value (\$M)	Purchase Offer
ADKINSON	The Conservancy Builders w/Beacon Ball Care	Mixed Use Housing	\$75,000	\$75,000
CNE		REUSE/RE-ADAPT		
CENTRAL	BEACON	Mixed Use Housing	\$100,000	\$100,000
CHARLES LAKE	McCormack Barron Salazar w/Ozanne	Mixed Use Housing	\$250,000	\$350,000
EMPIRE	BEACON	Mixed Use Housing	\$65,000	\$65,000
FULLERTON		REUSE/RE-ADAPT		
GERDING		RE-ADAPT		
ROYAL MAPLE	ACCEL	School	\$100,000	\$100,000
JOHN RAFFER	Heavenly Seven's Land Collaborative (WELLS)	Park	\$100,000	\$100,000
MAPLE	Trivestor's Children's	Mixed Use Housing	\$300,000	\$600,000
MCKIND	Horizons w/Beacon Village Development	Expanded Business Land Assembly	\$30,000	\$100,000
MT AUBURN	The Conservancy Builders w/Beacon Ball Care	Mixed Use Housing	\$70,000	\$100,000
MT PLEASANT	LaSalle-Deputy	Mixed Use Housing	\$100,000	\$100,000
NATHANIEL RAWTHORNE	Evansville Community Association	Mixed Use Multi-Unit Housing	\$40,000	\$40,000
PAUL BRYNE		REUSE/RE-ADAPT		
ROBERT FELTON	Trish	Mixed Use Housing/Development	\$75,000	\$75,000
ROCKEFELLER	Leavel Street	Home Housing Development	\$100,000	\$100,000
STEPHEN HOWE	BIG	Mixed Use Housing	\$100,000	\$100,000
WELLSON		RE-ADAPT		
TOTALS (Approved PRT vs. Purchase Offer)			\$1,400,000	\$1,200,000

CMSD RFQ Process 2021



Charles H Lake School site
McCormack Barron Salazar w/Ozanne
July 2022

Aug 2022
Beacon attended
Parmelee Block Club meeting



Empire School
Beacon
(today) 2023

RFQ Info Session
2021



Feb 2022
Beacon invited 550 neighbors-30 attended
Community Meeting
Lee Memorial Church

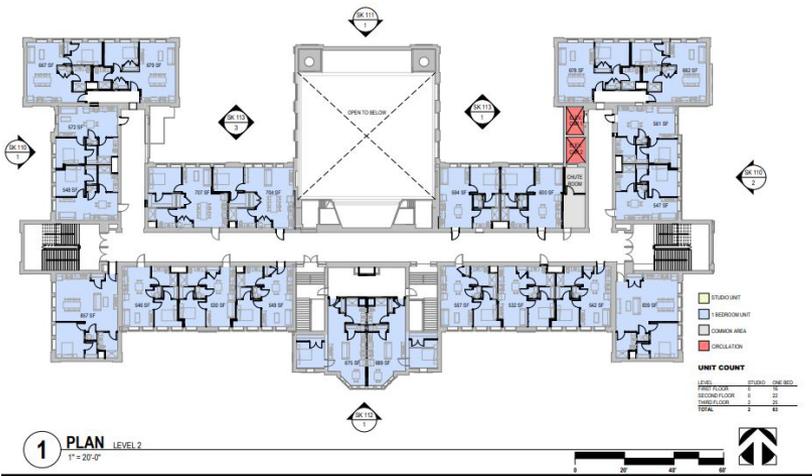
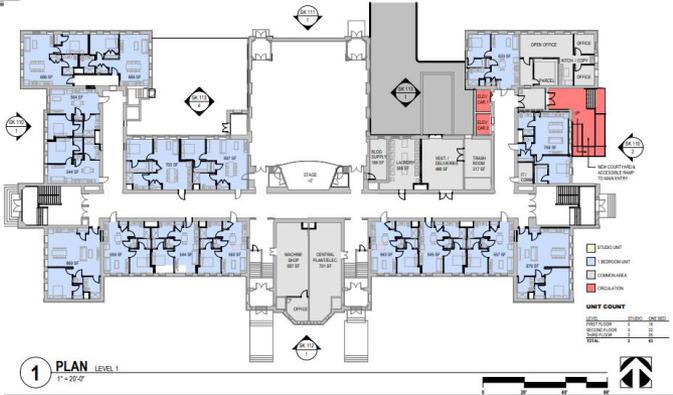
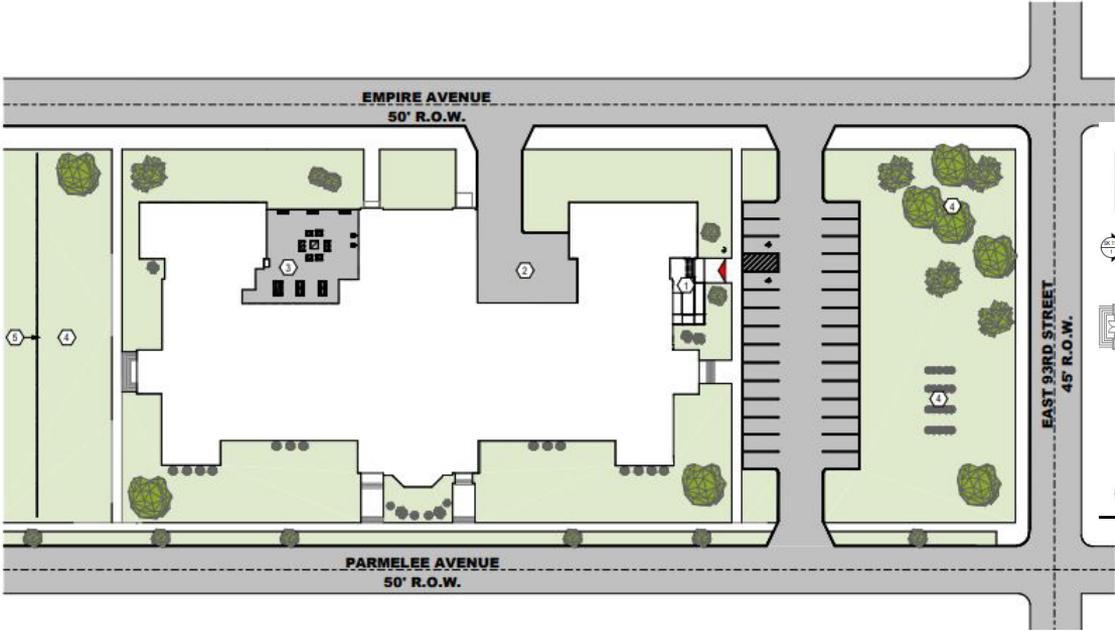


Dec 2022
Beacon invited 550 neighbors - 45 attended
Community Meeting
Glenville Rec Center



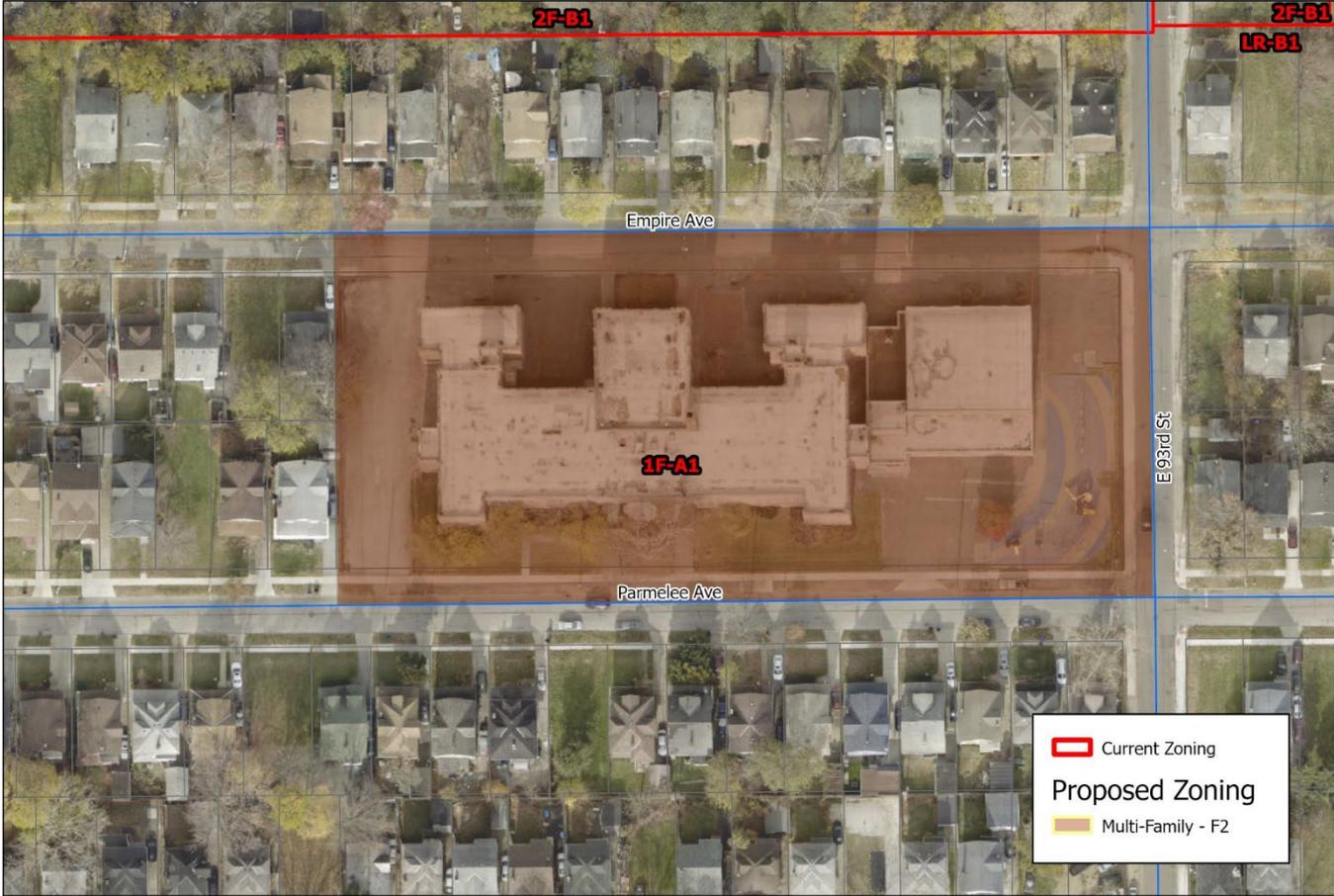
Proposed Renovation

Map Change 2661



Proposed Zoning

Map Change 2661



Map Change 2661

Changing the Use, Area, & Height Districts
of parcels of land west of E 93rd Street between Empire Ave. and Parmelee Ave.



Date: December 9, 2022



Cleveland City Planning Commission

Lot Consolidation / Splits



February 3, 2023

Lot Consolidation / Split

February 3, 2023



For PPN# 003-26-042

Address: 3405 Clinton Avenue

Representative: Dan McCarthy, Property Owner

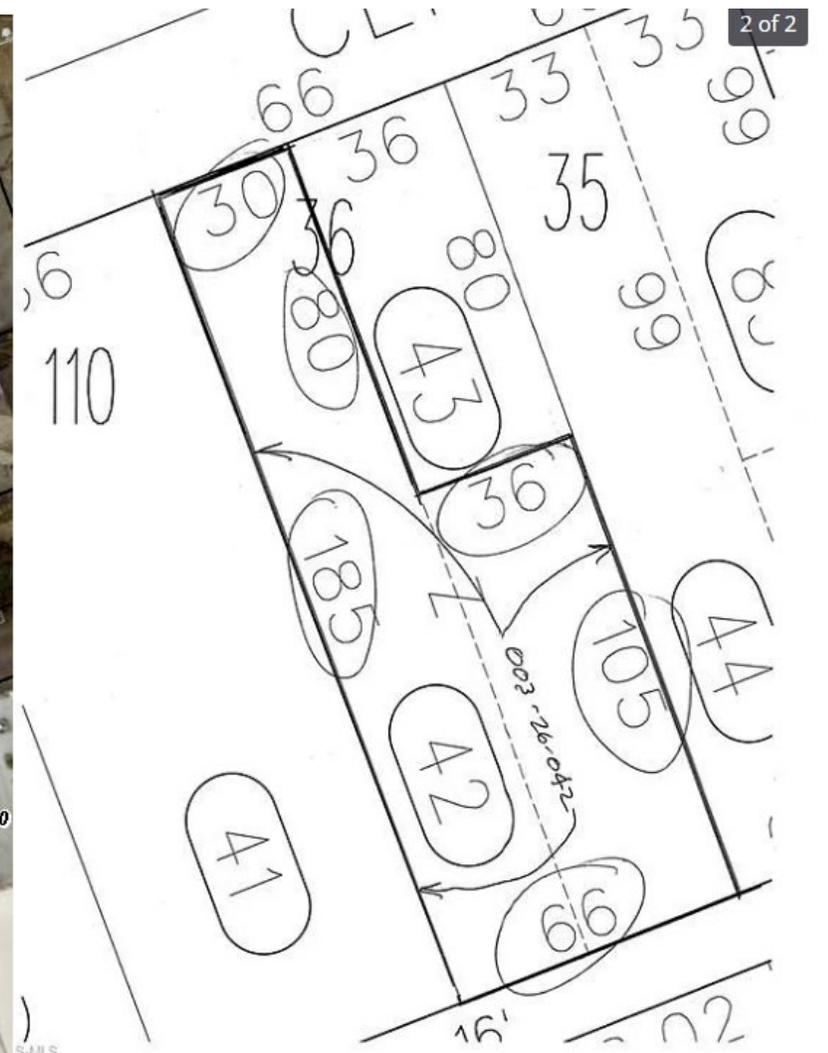
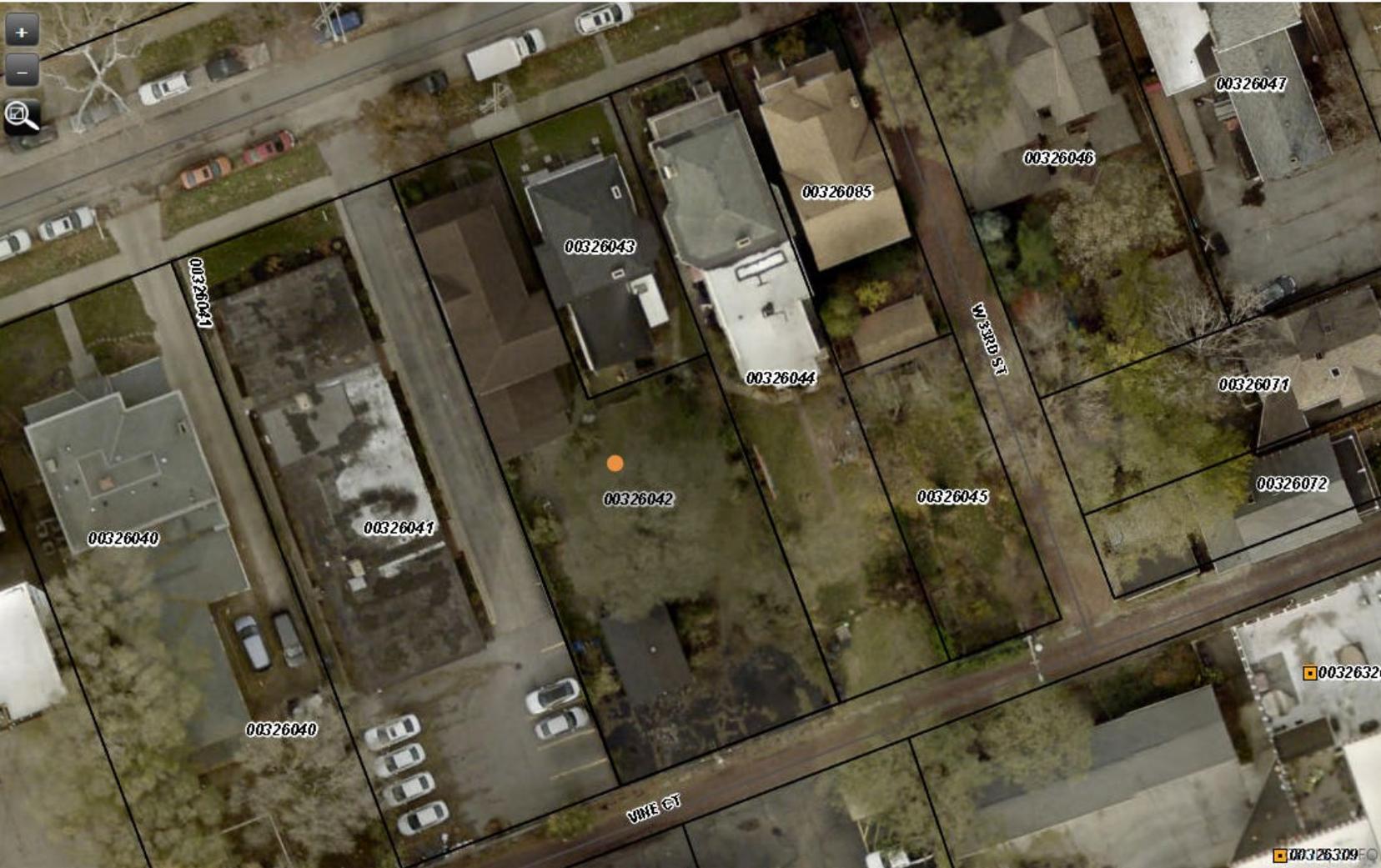
Note: the Planning Commission Tabled this project “until applicant submits a specific development plan.”

3405 Clinton Ave,
Cleveland, OH 44113

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.





003-26-063
LYTLE, WILLIAM K
1497 W 38 ST
CLEVELAND, OH. 44113

Land Record

Record Number	1	Land Type	1
Legal Front	35	Legal Depth	66
Effective Front	35	Avg Depth	66
Lot Size (SqFt.)	2310	Acreage	0.053
Topography	LEVEL	Lot Shape	RECTANGULAR

003-26-062
RYLA PARTNERS, LLC.
1507 W 38 ST
CLEVELAND, OH. 44113

Land Record

Record Number	1	Land Type	1
Legal Front	35	Legal Depth	66
Effective Front	35	Avg Depth	66
Lot Size (SqFt.)	2310	Acreage	0.053
Topography	LEVEL	Lot Shape	RECTANGULAR

003-26-071
SANDOVAL, LUIS S. & PHILBIN, ANDREW P.
1518 W 32 ST
CLEVELAND, OH. 44113

Land Record

Record Number	1	Land Type	1
Legal Front	35	Legal Depth	116
Effective Front	35	Avg Depth	116
Lot Size (SqFt.)	4060	Acreage	0.093
Topography	LEVEL	Lot Shape	RECTANGULAR

003-26-045
VANWAGENEN, GLENN J
W 33 ST
CLEVELAND, OH. 44113

Land Record

Record Number	1	Land Type	1
Legal Front	33	Legal Depth	86
Effective Front	33	Avg Depth	86
Lot Size (SqFt.)	2838	Acreage	0.065
Topography	LEVEL	Lot Shape	RECTANGULAR

003-26-085
VANWAGENEN, GLENN J
3305 CLINTON AVE
CLEVELAND, OH. 44113

Land Record

Record Number	1	Land Type	1
Legal Front	33	Legal Depth	99
Effective Front	33	Avg Depth	99
Lot Size (SqFt.)	3267	Acreage	0.075
Topography	LEVEL	Lot Shape	RECTANGULAR

003-26-043
UP TO BAT WEST, LLC
3401 CLINTON AVE
CLEVELAND, OH. 44113

Land Record

Record Number	1	Land Type	1
Legal Front	36	Legal Depth	80
Effective Front	36	Avg Depth	80
Lot Size (SqFt.)	2880	Acreage	0.066
Topography	LEVEL	Lot Shape	RECTANGULAR

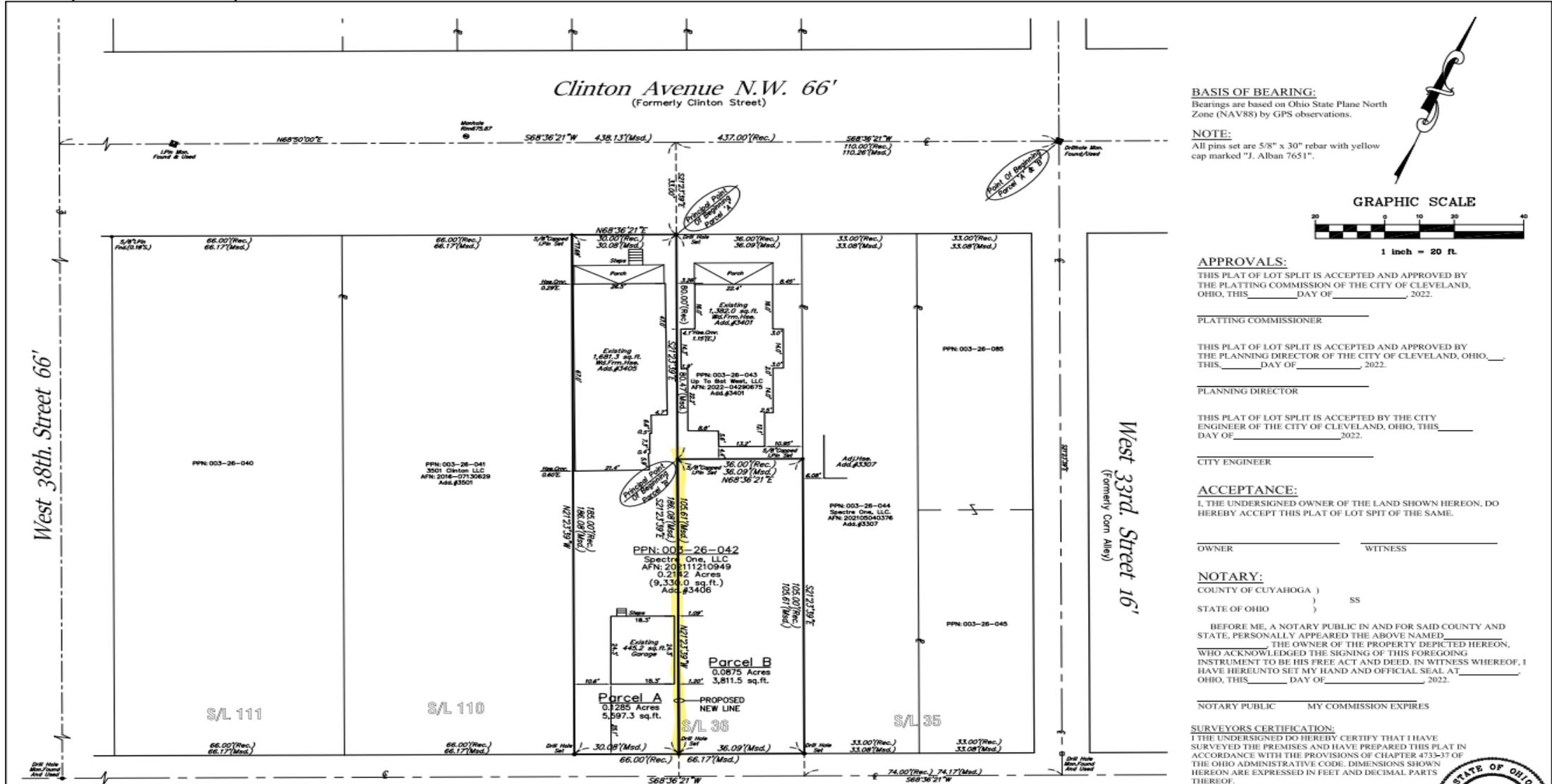
003-26-072
JOHNSEN, ELISABETH & CRAWFORD, DAVID
1522 W 32 ST
CLEVELAND, OH. 44113

Land Record

Record Number	1	Land Type	1
Legal Front	25	Legal Depth	116
Effective Front	25	Avg Depth	116
Lot Size (SqFt.)	2900	Acreage	0.067
Topography	LEVEL	Lot Shape	RECTANGULAR

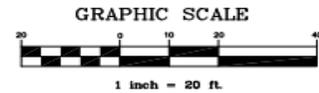
- 7 lots on the same block, all under 4800 square feet.
- Proposed lot would be 3780 square feet, larger than 6 below.
- Making a flag shaped lot into 2 rectangular parcels, making it similar to all below.

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



Vine Court

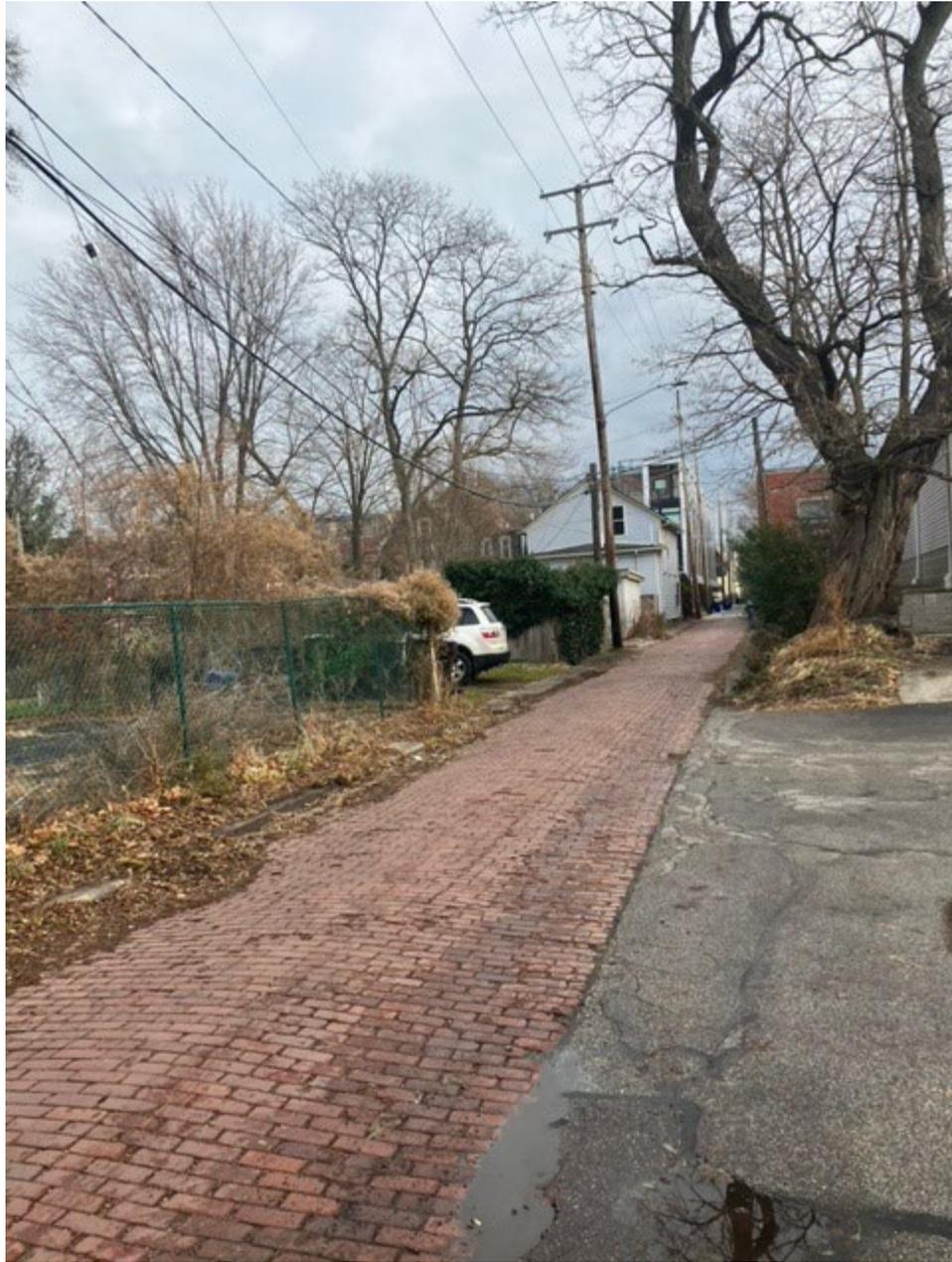
SITE PLAN

- Creating a better Vine Ct with 3 garages and driveways, along with landscaping.
- Single family would be on new parcel.
- Width gives enough room to keep 3'-5' setbacks for side yards.
- Garage on single-family to be Vine Court loaded and in line with all other townhouses, garages, houses on Vine.

Street views...









Legal Descriptions...

LEGAL DESCRIPTION:

Parcel 'A'

Cleveland, Ohio

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Brooklyn Township Lot No.51, bounded and described as follows:

Beginning at a drill hole monument found at the intersection of the centerline of the right of way of Clinton Avenue N.W. (66 feet wide) with the centerline of the right of way of West 33rd. Street (16 feet wide); THENCE, South 68°36'21" West, along the centerline of said Clinton Avenue, a distance of 110.26 feet to a point; THENCE, leaving said centerline, South 21°23'39" East, a distance of 33.00 feet to the southerly sideline of Clinton Avenue, said point being the northwesterly corner of PPN: 003-26-043, land conveyed to Up To Bat West, LLC., and recorded in AFN:202204290675 of Cuyahoga County Records, a drill hole set, and the principal point of beginning of the premises herein described;

THENCE, South 21°23'39" East, along the westerly line of PPN:003-26-043 and extending the same to create a new line, a distance of 186.08 feet to the northerly line of Vine Court N.W. (16 feet wide) and a drill hole set therein;

THENCE, South 68°36'21" West, along the northerly line of Vine Court N.W., a distance of 30.08 feet to the southeasterly corner of PPN: 003-26-041, land conveyed to 3501 Clinton LLC., and recorded in AFN: 201607130629 of C.C.R., to a drill hole set;

THENCE, North 21°23'39" West, along the easterly line of PPN: 003-26-041, a distance of 186.08 feet to the southerly line of Clinton Avenue and a 5/8" capped iron pin set;

THENCE, North 68°36'21" East, along said southerly line of Clinton Avenue, a distance of 30.08 feet to the principal point of beginning and containing 0.1285 acres of land based on a survey conducted in November of 2022 by John R. Alban, Professional Surveyor 7651.

Bearings are based upon the O.D.O.T. Ohio State Plane, NAD83 (CORS96).
All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

LEGAL DESCRIPTION:

Parcel 'B'

Cleveland, Ohio

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Brooklyn Township Lot No.51, bounded and described as follows:

Beginning at a drill hole monument found at the intersection of the centerline of the right of way of Clinton Avenue N.W. (66 feet wide) with the centerline of the right of way of West 33rd. Street (16 feet wide); THENCE, South 68°36'21" West, along the centerline of said Clinton Avenue, a distance of 110.26 feet to a point; THENCE, leaving said centerline, South 21°23'39" East, a distance of 33.00 feet to the southerly sideline of Clinton Avenue, said point being the northwesterly corner of PPN: 003-26-043, land conveyed to Up To Bat West, LLC., and recorded in AFN:202204290675 of Cuyahoga County Records and a drill hole set; THENCE, South 21°23'39" East, along the westerly line of said PPN: 003-26-043, a distance of 80.47 feet to the southwesterly corner of said PPN: 003-26-043 to a 5/8" capped iron pin set, and the principal point of beginning of the premises herein described;

THENCE, North 68°36'21" East, along the southerly line of PPN: 006-26-043, a distance of 36.09 feet to the westerly line of PPN: 003-26-044, land conveyed to Spectre One, LLC., and recorded in AFN: 202105040376 of C.C.R. and a 5/8" capped iron pin set;

THENCE, South 21°23'39" East, along the westerly line of said PPN: 003-26-044, a distance of 105.61 feet to the northerly line of Vine Court N.W. (16 feet wide) and a drill hole set;

THENCE, South 68°36'21" West, along said northerly line of Vine Court (16 feet wide), a distance of 36.09 feet to a drill hole set;

THENCE, creating a new line, North 21°23'39" West, a distance of 105.61 feet to the principal point of beginning and containing 0.0875 acres of land based on a survey conducted in November of 2022 by John R. Alban, Professional Surveyor 7651.

Bearings are based upon the O.D.O.T. Ohio State Plane, NAD83 (CORS96).
All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

Cleveland City Planning Commission

Staff Report



February 3, 2023

Cleveland City Planning Commission

Design Review Cases



February 3, 2023



February 3, 2023

FW2023-001 – Proposed Demolition of Two 1-Story Residential Structures and a Garage:
Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Addresses: 4675 – 85 Rocky River Drive

Project Representative: Brett Parsons, City of Cleveland

Committee Recommendation: Unanimously Granted Final Approval

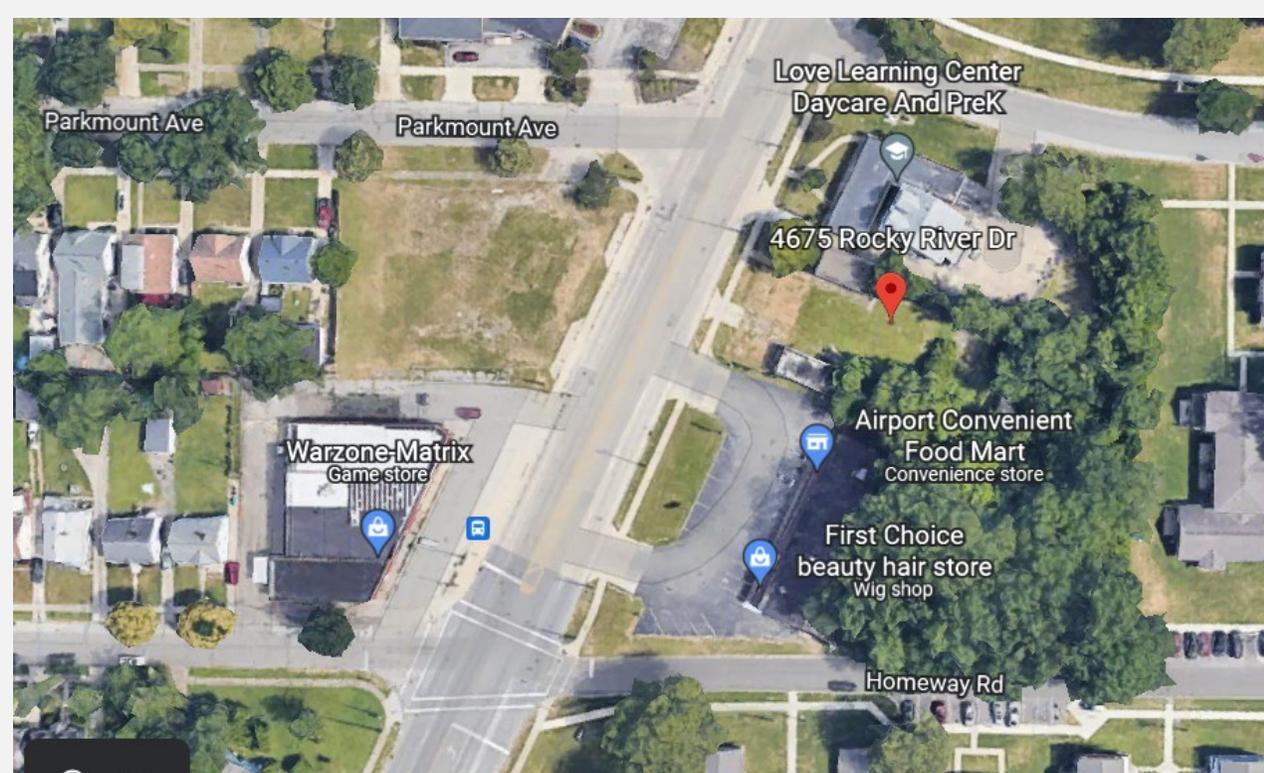
PROPOSAL FOR DEMOLITION

2 structures on parcel number 028-09-002

4675 Rocky River Drive

Far West Design Review Region

SITE LOCATION AND CONTEXT



BUILDING 1: 4675 ROCKY RIVER DR

- **Demolition:** We are seeking the approval of the complete demolition of two 1 story residential properties with a detached 1 story garage located on the parcel 028.09.002
- **Current Owner:** Owned by Minas and Hesan Lahoud sine 2002
- **Vacant:** These structures have been vacant since at least 2019.
- **Complaints:** The City has received 7 formal complaints regarding the structures on this parcel
- **Board-ups:** The city has boarded up these structures 3 times.
- **Back Taxes:** \$3,742
- **Site Plan:** The remaining land will be cleared, graded, and seeded.

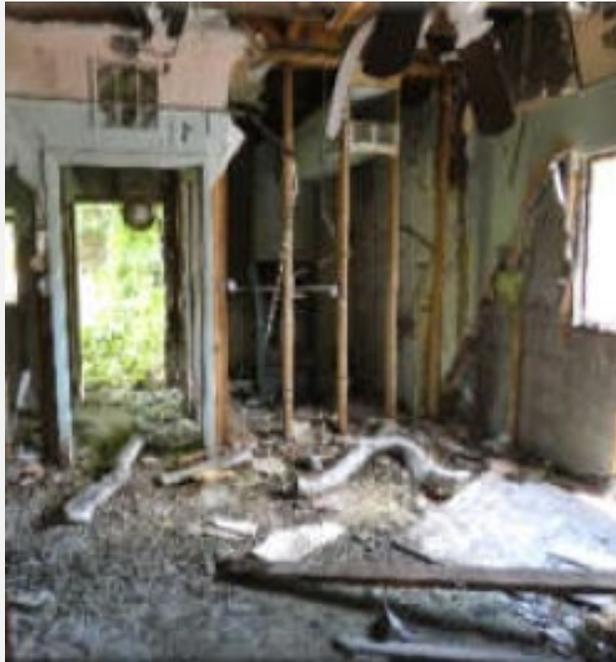
BUILDING I



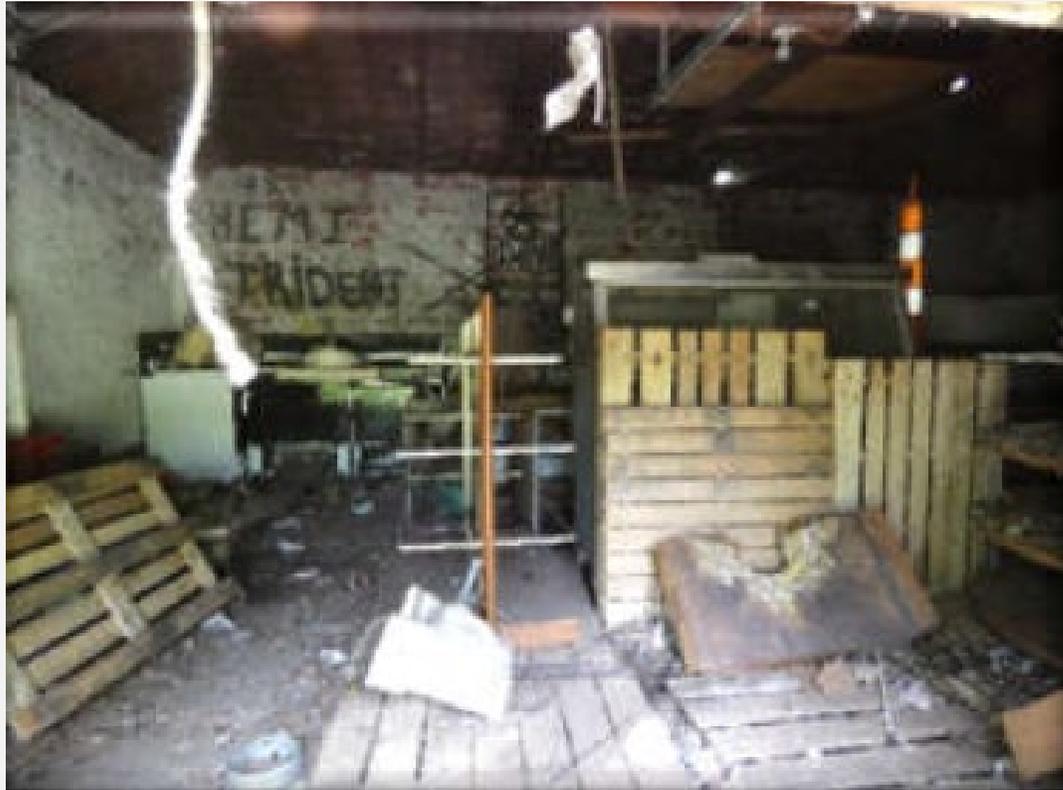


BUILDING 2





GARAGE



SITE PLAN



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

Cleveland City Planning Commission

Staff Report



February 3, 2023

EC2022-029 – Proposed Demolition of Fifteen Industrial Buildings: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 1814 East 45th Street

Project Representatives: Kevin McNeil, Stantec

Andy Ferenc, Stantec

Jim Van Nortwick, GE

Marian Whiteman, GE

Committee Recommendation: Approved with Conditions:

- 1) Provide a landscape plan around the perimeter of site
- 2) Work with MidTown and the city staff when considering the nature of the future developer's development intent for the site and how it may be used
- 3) Study landscape of whole site
- 4) Study salvage of materials that might be integrated into the temporary landscape of site, if feasible



City of Cleveland

Justin Bibb, Mayor

City Planning Commission



Cleveland City Hall

601 Lakeside Avenue, Room 501

Cleveland, Ohio 44114

T: 216/664-2210 F:

216/664-3281

www.planning.clevelandohio.gov

Planning Commission/Design Review Application

DATE:

PROJECT NAME:

PROJECT ADDRESS:

PROJECT LOCATION (if no address):

CONTACT PERSON (for design review):

COMPANY:

PHONE:

EMAIL:

OWNER:

ARCHITECT/ CONTRACTOR:

PROJECT TYPE: New Building Rehabilitation Addition Sign Fence Parking Demolition

USE TYPE: Residential Commercial Industrial Institutional Mixed-Use

Review Level: Storefront Conceptual Schematic Design Final Design Development

I, the undersigned, have received a copy of the Cleveland City Planning Commission's "Design Review: A Guide for Applicants" and agree to follow its guidance in proceeding through the design review process for the subject project.

Kevin J McNeill 1/26/2023

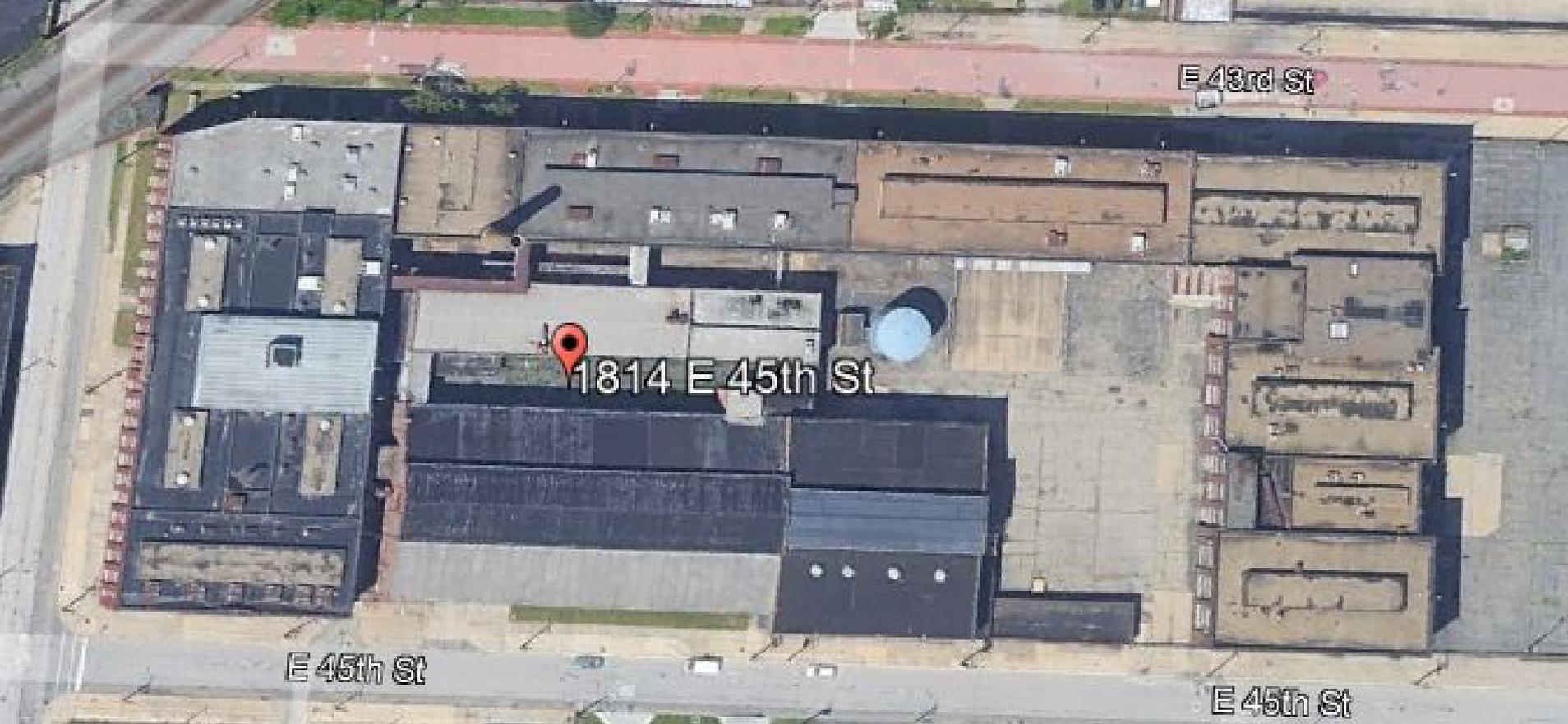
Signature and date

(For staff use only)

Received by:

Design Review District Name:

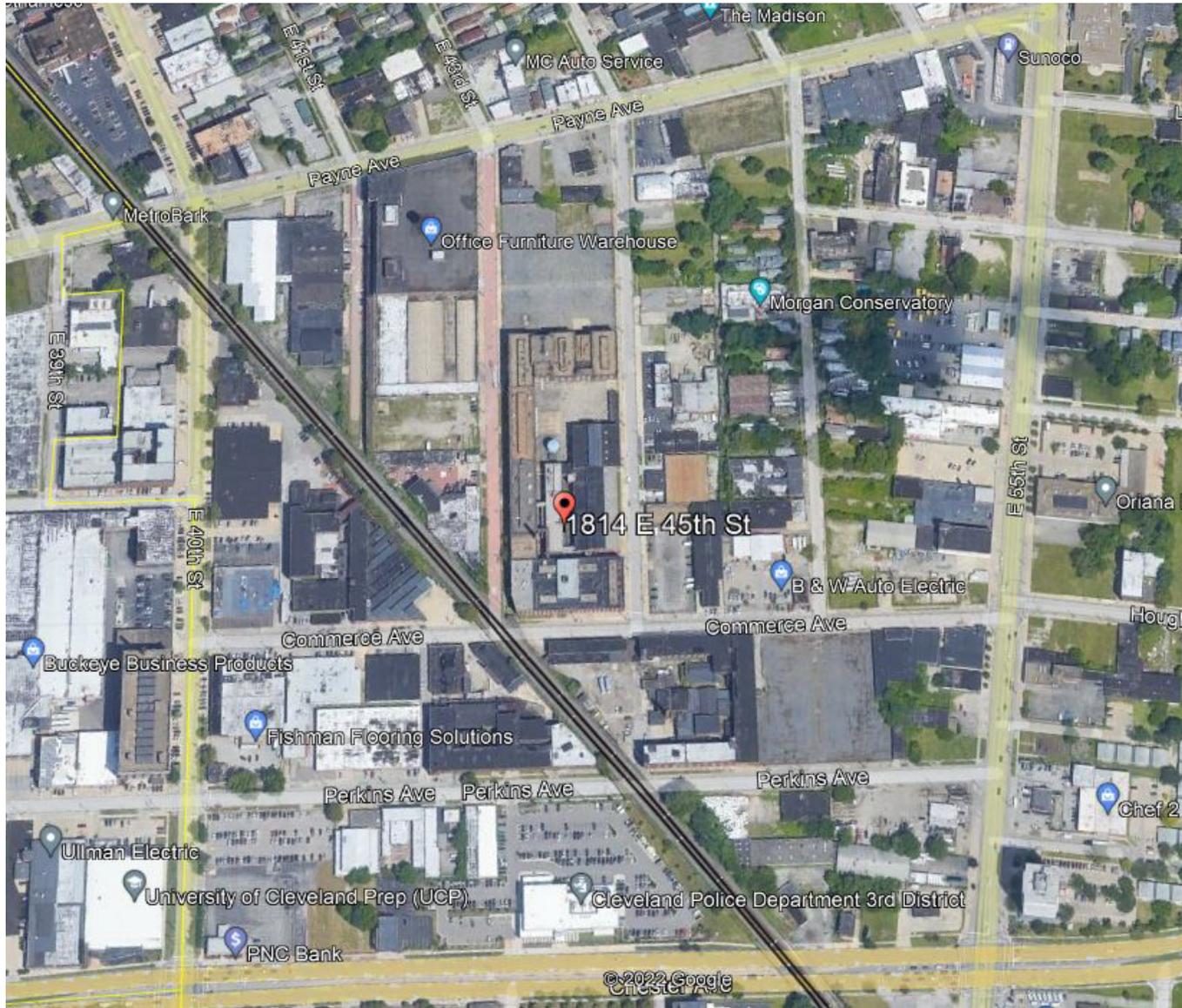
Assigned Review Case Number:



General Electric Company Euclid Lamp Plant Demolition

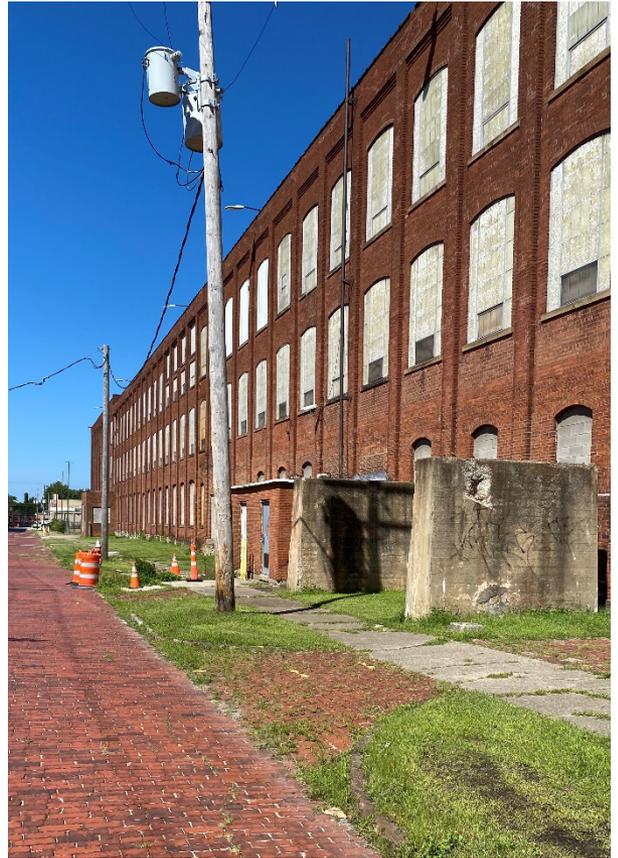
1814 E. 45th Street

Location



Building Summary

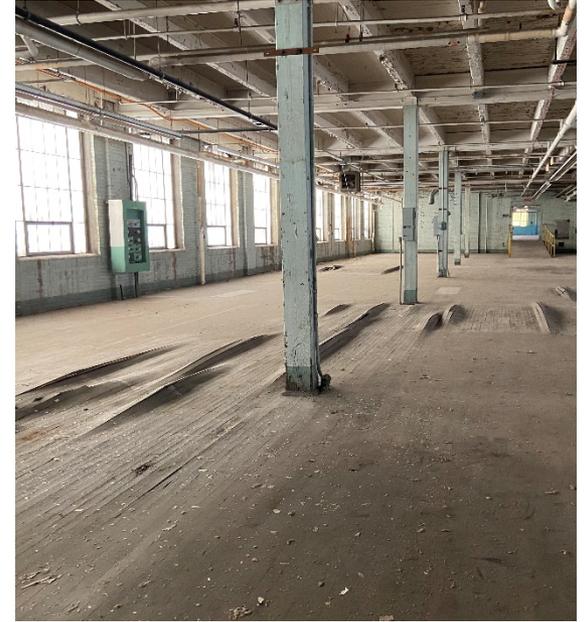
- Property occupies most of the city block bounded by E. 45th Street, E. 43rd Street, and Commerce Avenue.
- Property contains 16 interconnected buildings on 7.1 acres of land.
- Buildings were built between 1880 and 1920, primarily of brick and mortar walls with wood floors.
- Buildings contain 423,000 square feet of space up to 3 stories, not including basements.



Recent Exterior Photos

Property History

- GE has owned the property since 1892.
- GE used the plant primarily to make incandescent lamps. Elemental mercury use was extensive.
- The plant closed in 2008 due to manufacturing inefficiencies.
- The buildings have been unused since that time.
- Most equipment and materials were removed in 2008-2009 as part of the decommissioning process.
- At the conclusion of this decommissioning, the Ohio EPA inspected the Property and on June 9, 2009 issued GE a Notice of Compliance (NOC) under the Ohio Cessation of Regulated Operations (CRO) program.



Recent Interior Photos

Environmental Issues Within the Buildings

- Elemental mercury use was extensive in the manufacturing processes. Approximately 20,000 pounds of elemental mercury was removed during the decommissioning activities.
- Despite the extensive decommissioning process, elemental mercury is still present in many building locations including between wood floor layers and in floor drains.
- Mercury vapor assessments in the buildings continue to detect mercury vapor at concentrations that exceed standards for residential and commercial uses according to guidance from the Agency for Toxic Substances and Disease Registry (ATSDR).
- GE has evaluated the available remediation alternatives and determined that it is not feasible to remediate the elemental mercury to allow safe buildings reuse. Demolition is the only viable alternative to assure that residual mercury is removed, preventing future exposure and protecting people.
- USEPA guidance at similar facilities confirms that mercury remediation without demolition is infeasible. In two cases after the passage of many years, GE was ordered by the USEPA to demolish similar mercury-impacted facilities that had been sold and redeveloped. GE believes it is prudent to follow USEPA's guidance.
- Buildings also contain asbestos, lead-based paint, and metals-impacted dusts.

Structural/Safety Issues

- Site buildings have deteriorated due to age and obsolescence
- There are some structural issues including holes in roofs and buckled floors due to roof leaks.
- The rate of interior deterioration continues to increase because the building envelopes are no longer intact.
- Certain areas are unsafe to access. GE remains concerned for the safety of caretakers and trespassers due to the deterioration.

Economic Viability and Property Reuse

- The wide spread presence of mercury in the buildings makes it technically infeasible to prepare them for reuse and to formulate strategies for viable redevelopment.
- For this reason, despite conversations with potential users, GE has not identified any market demand for the buildings.
- Evaluation by GE Brokers has suggested that once the buildings are removed, likely site reuse would include new construction targeted to industrial, distribution, or commercial redevelopment.
- Environmental property conditions could also support residential redevelopment.

GE Plans for Property

- GE intends fully to demolish all buildings and building foundations at the property. Existing asphalt parking areas will remain. The property will remain fully fenced.
- If demolition begins in the next few weeks, the schedule indicates that the project will be completed by the fall of 2023.
- GE's brownfields program has repositioned many similar properties for sale. GE commits to work with interested parties and the community to expedite site reuse by others that benefits the neighborhood.

Committee Recommendation: Approved with Conditions:

- 1) Provide a landscape plan around the perimeter of site
- 2) Work with MidTown and the city staff when considering the nature of the future developer's development intent for the site and how it may be used
- 3) Study landscape of whole site
- 4) Study salvage of materials that might be integrated into the temporary landscape of site, if feasible

Cleveland City Planning Commission

Staff Report



February 3, 2023

Euclid Corridor Design Review Case



February 3, 2023

EC2023-003 – Proposed Demolition of a 1-Story Office Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 2071 Cornell Road

Project Representatives: Paul Stimac, University Hospital

Rebecca Zimmer, C&J Contractors

Committee Recommendation: Approved as presented

Proposed Demo Modular Office Number 3

2071 Cornell Road Cleveland, Ohio 44106

Demolition Contractor: C&J Contractors, Contact: Rebecca Zimmer 216-391-5700

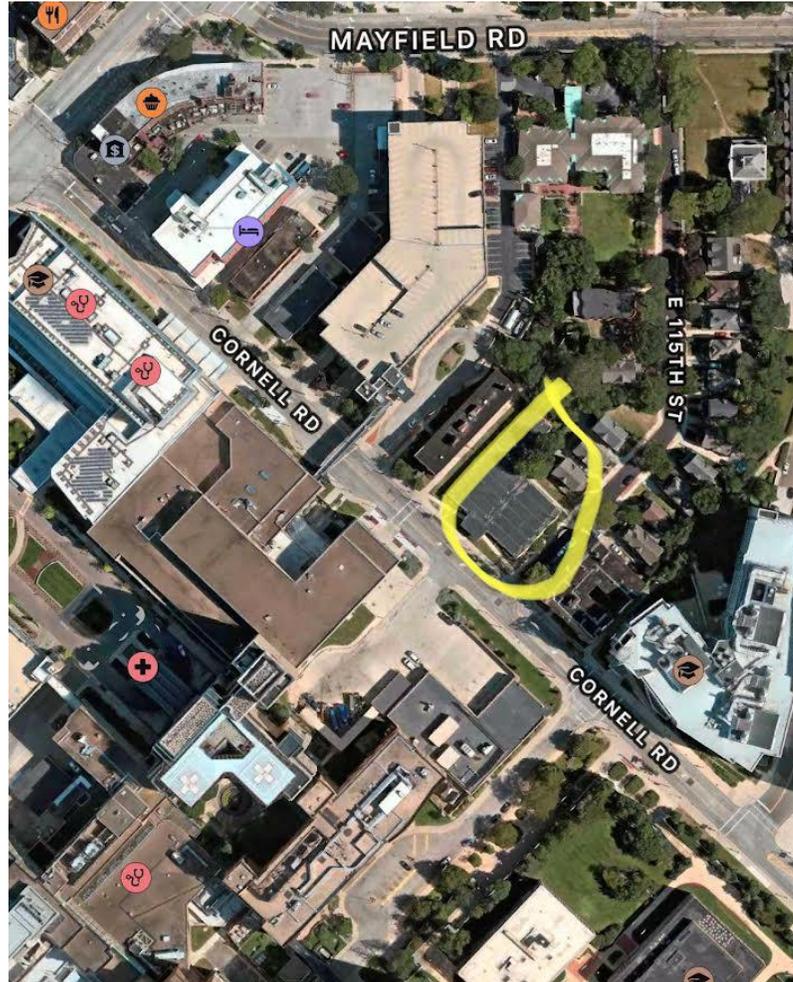
Owner: University Hospitals, Contact: Paul Stimac 216-410-7286



Demolition Plan

- ▶ Proposed demolition of a 1 story commercial building that was used formerly as modular offices for UH.
- ▶ Demolish building, haul away debris, plant grass.

Map View



Exterior Photos



Exterior Photos Around Building



Interior Photos



Plans for after demolition

- ▶ Plant grass for owner.

Cleveland City Planning Commission

Staff Report



February 3, 2023



February 3, 2023

DF2022-069 – Five Iron Golf Signage: Seeking Final Approval

Project Address: 1101 Euclid Avenue

Project Representative: Mark Bailin, Diamond Signs and Graphics

Committee Recommendation: Approved with **Conditions:**

- Applicant to provide items related to their business in window displays and monitors that only shows gaming and no advertisements. Recommend applicant provide outdoor seating.

Five Iron Golf – 1101 Euclid Avenue

Cleveland Downtown/Flats Review – Submitted 01.23.2023

FIVE IRON GOLF

CITY PLANNING COMMISSION
FEBRUARY 3, 2023



Proposal

Proposing Business ID Window Sign

Purpose

Branding & Identification



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 Identification 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.”)



Variances Required

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

- Linear feet of building unit frontage ($L \times 1.5 + 25$) = 195 x 1.5 + 25 = 317 sf Max permitted
 - 31 sf previously approved for channel letters
 - Proposing 333 sf approx of Business Identification Window Signage
 - 47 sf Variance Required

Previously Proposed full coverage permanent business identification window signs: 843 sf of window signs

Variance needed = 556.31 sf of window signage

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?



Exterior Sign Rendering

Client:
5 Iron
Golf

1001-1101 Euclid Ave.
Cleveland, OH 44115

Sign Type:
Digital vinyl graphics with
overlamine

PROPOSED WINDOW GRAPHICS

Total Square Feet:

Total frontage – 195 feet
1030 Square feet of windows – First Level
Allocated Sign Area Amount = 317.5 Sq Ft
Minus Channel Letters – 31 Sq Ft
Available Sign Area Amount = 287 Sq Ft
Total Window Coverage = 333 Sq Ft
Above sign allocation = 46 Sq Ft
Window Cover % = 32%



4516 Renaissance Parkway
Warrensville Heights, OH 44128
Contact: Mark Bailin
216-367-9898
mbailin@diamondvcs.com



Exterior Sign

Client:
5 Iron Golf

1001-1101 Euclid Ave.
Cleveland, OH 44115

CURRENT VINYL SETUP – ORIGINAL REQUEST

Total Square Feet:

Frontage 195 feet

1030 Square Feet of glass doors and windows

Allocated Sign Amount = 317.5 Sq Ft

Minus Channel Letters – 31 Sq Ft

Available amount – 287 Sq Ft

Total Window coverage = 771 Sq Ft

Above allocation = 484 Sq Ft



4516 Renaissance Parkway
Warrensville Heights, OH 44128
Contact: Mark Bailin
216-367-9898
mbailin@diamondvcs.com

Current View



**Rendering of
Channel Letters**

Exterior Sign Rendering

Client:
5 Iron Golf

1001-1101 Euclid Ave.
Cleveland, OH 44115



4516 Renaissance Parkway
Warrensville Heights, OH 44128
Contact: Mark Bailin
216-367-9898
mbailin@diamondvcs.com



Exterior Sign Rendering

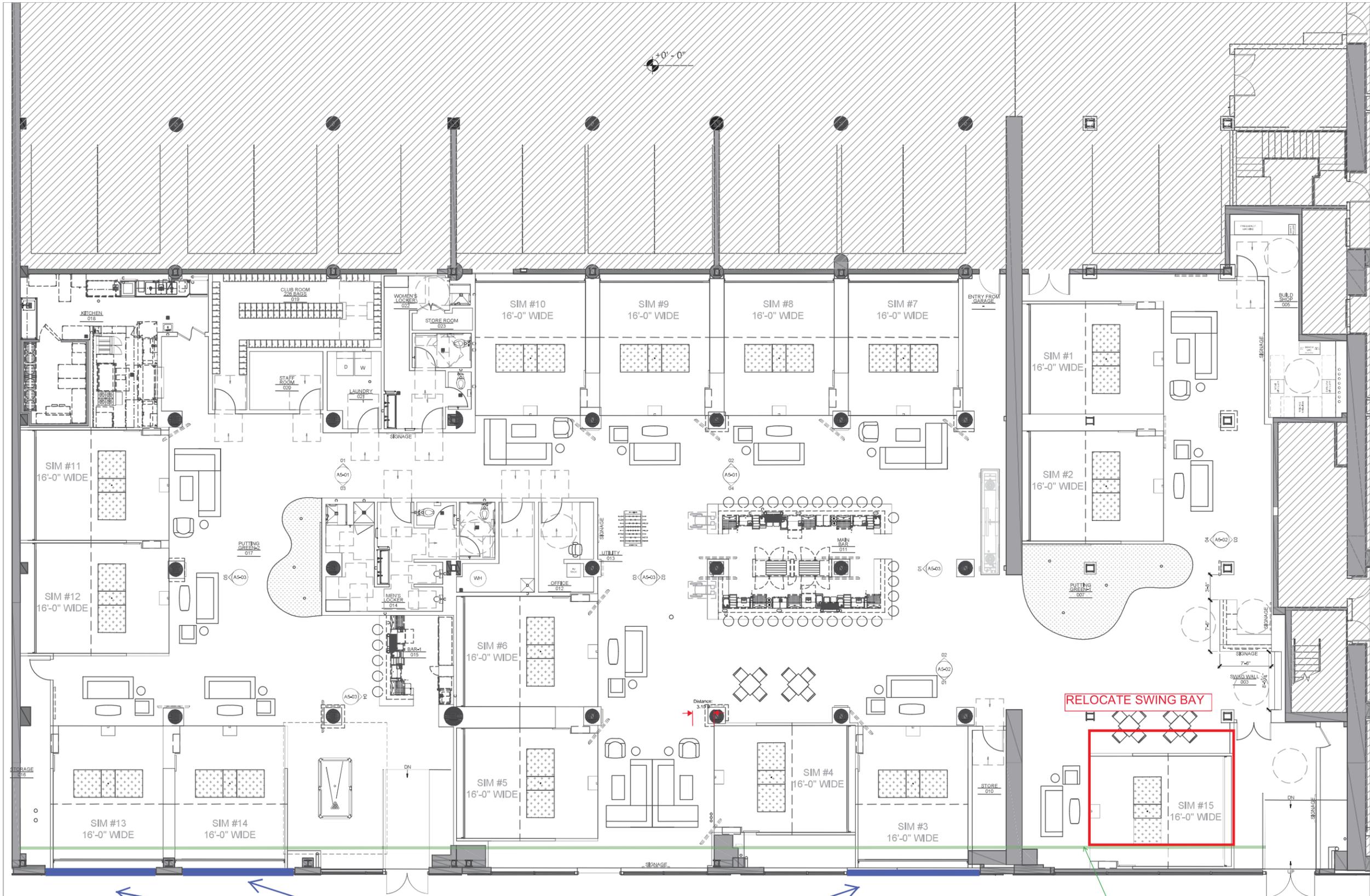
Client:
5 Iron Golf

1001-1101 Euclid Ave.
Cleveland, OH 44115

DIAMOND
SIGNS
& GRAPHICS

4516 Renaissance Parkway
Warrensville Heights, OH 44128
Contact: Mark Bailin
216-367-9898
mbailin@diamondvcs.com





5i FIVE IRON GOLF

FIVE IRON GOLF CLEVELAND
 1001-1101 EUCLID AVENUE,
 CLEVELAND OH 44115

DXU ARCHITECTS

PERMIT AMENDMENT	
Project Number: 25-005	Approved By: AV
Drawn By: AM	Date: 06/24/2022
No.:	Issue: CLIENT REVIEW SET
1	LL REVIEW SET
1	ISSUE FOR PERMIT
1	PERMIT AMENDMENT

01 FLOOR PLAN
 9/16" = 1'-0"

FLOOR PLAN

A1-04

PLOT DATE: 11/02/2022 10:52 AM PLOTTED BY: AMANDESHAMAM

These documents are confidential and shall be in the possession of authorized individuals only. These documents are the exclusive property of DXU ARCHITECTS and shall not be copied or reprinted without our firm's authorization. © DXU 2021

Overhead and Current Views

Client:

5 Iron Golf

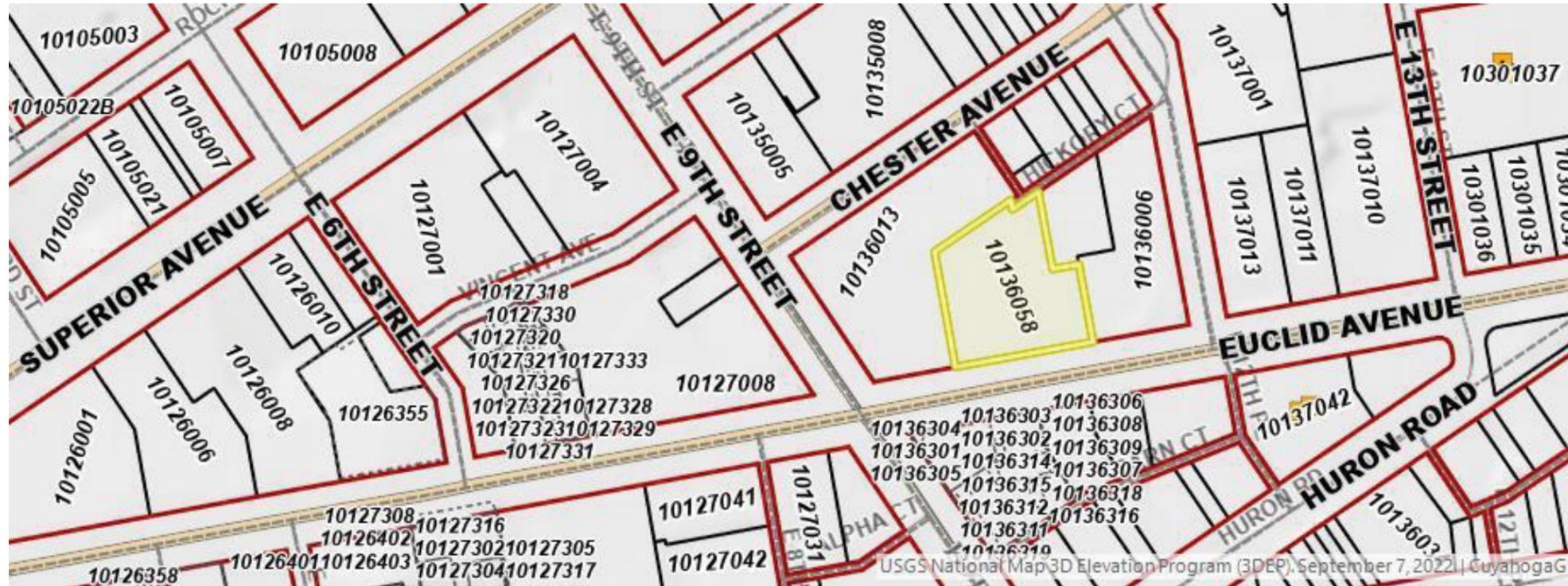
Location:

1101 Euclid Ave.
Cleveland, OH 44145

Permanent Parcel #:

101-36-058

Overhead Map



4516 Renaissance Parkway
Warrensville Heights, OH 44128
Contact: Mark Bailin
216-367-9898
mbailin@diamondvcs.com

Overhead
Satellite View





5 Iron Golf Simulator

Back & Sides would be adjacent
to Euclid Avenue Windows



Committee Recommendation: Approved with **Conditions:**

- Applicant to provide items related to their business in window displays and monitors that only shows gaming and no advertisements. Recommend applicant provide outdoor seating.

Cleveland City Planning Commission

Staff Report



February 3, 2023



February 3, 2023

DF2022-046 – United Church of Christ Signage: Seeking Final Approval

Project Address: 1300 East 9th Street

Project Representative: Mike Bizjak, CESCO Imaging

Cheryl Williams, UCC National Offices

Committee Recommendation:

UCC Signage along E9th: Approved with **Conditions:**

- Signage along E9th to be 2" smaller in height and logo/icon to be reduced to correspond to size reduction

UCC Signage along St. Clair: Approved as presented

United Church of Christ – 1300 East 9th Street
Cleveland Downtown/Flats Review

UNITED CHURCH OF CHRIST

CITY PLANNING COMMISSION
FEBRUARY 3, 2023



Proposal

Proposing Business ID Window Sign

Purpose

Branding & Identification



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 Identification 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.”)

Permitted Signage per §350.20

- Business Identification Signage is permitted by right for ground story tenants.
- Non ground floor uses, that lack direct access from building exterior are permitted one wall or projecting identification sign (regardless of number of such uses in building), a maximum of 12 sf in area shall be placed at each ground floor entrance.
- Each use is permitted windows signs not exceeding 20 sf in total area on inside surface of windows within subject space.

1300 E9 / UCC - SIGN PLAN

LAY OUTS

TYPICAL SPECIFICATIONS

- FABRICATED ALUMINUM BKGD TO MATCH FACADE
- LED ILLUMINATED ICON W/ DIGITAL PRINT PSV FACE
- LED ILLUMINATED CHANNEL LETTERS

NOTE: SIZES TO BE FIELD VERIFIED

CESCO IMAGINE

WEBAHQ ADDRESS: 400 NORTH BROAD ST. ANNAPOLIS, MD 21403-4402
 SALES ADDRESS: 400 NORTH BROAD ST. ANNAPOLIS, MD 21403-4402
 TEL: 410-293-8400 FAX: 410-293-8402

NOTE: THE COLORS ON THIS DRAWING MAY NOT ACCURATELY REPRESENT THE COLORS PRODUCED BY THE SIGN.

Meeting Our Customers' Needs For Over 30 Years

PROJECT: UNITED CHURCH OF CHRIST
 LOCATION: CLEVELAND
 TYPE OF SIGN: INDIVIDUAL INTERNALLY ILLUMINATED LED CHANNEL LETTERS

SCALE: N.T.S.
 SALESMAN: M. BEZIAN
 DRAWN BY: VAW
 DATE OF DRAWING: 12/30/21
 VOLTAGE: 120 1271
 ETL DECAL: 0
 CESCO DECAL: 0

FONT(S): UNITED CHURCH OF CHRIST
 PRINT # 1300 E9- UCC- 200 REV.



Variances Required



Business Identification Wall Signage Non-Ground Floor Use

- Limited to no more than 1 wall or projecting sign
- 12 sf Maximum permitted
- 2 Non-Ground Floor Use Signs not located at ground floor entrance
- 01B --> E. 9th Frontage --> Proposing 33.56 sf, **Need 21.56 sf variance**

UCC - SIGN PLAN
EAST ELEVATION - E9



Variances Required

Variances Required



Business Identification Wall Signage Non-Ground Floor Use

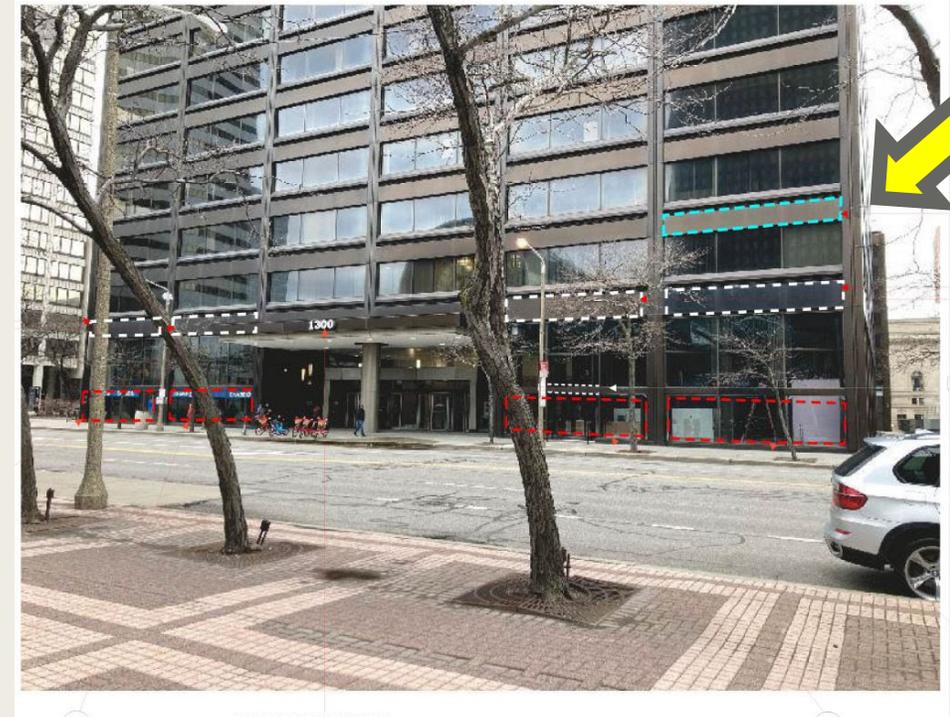
- Limited to no more than 1 wall or projecting sign
 - 12 sf Maximum permitted
- 2 Non-Ground Floor Use Signs not located at ground floor entrance
- 01A → St Clair Frontage → Proposing 40.53 sf, **Need 28.53 sf variance**

1300 E9 / UCC - SIGN PLAN
SOUTH ELEVATION - ST.CLAIR



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?



1300 E9 / UCC - SIGN PLAN

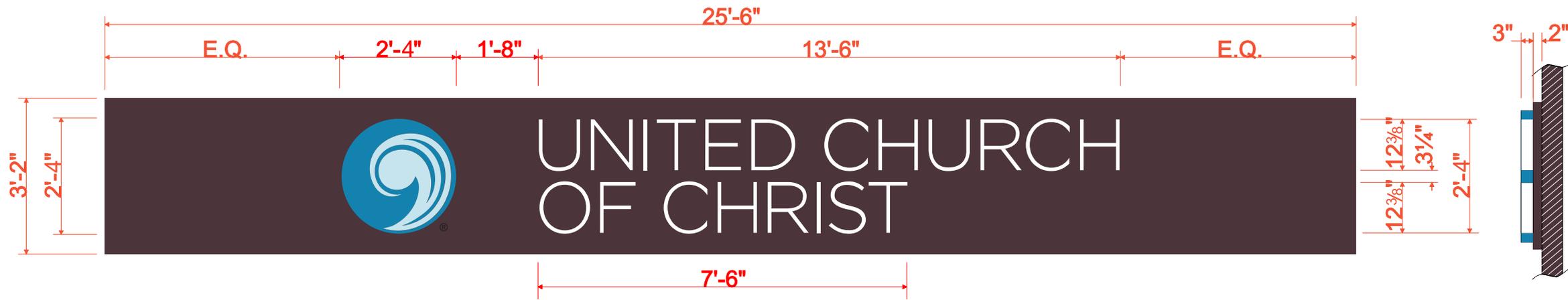
LAY OUTS

TYPICAL SPECIFICATIONS

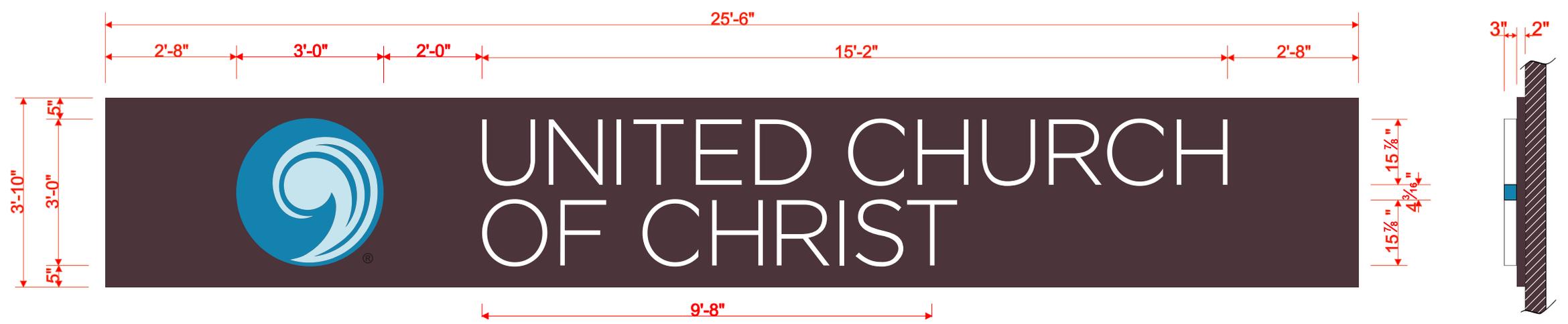
- FABRICATED ALUMINUM BKGD TO MATCH FACADE
- LED ILLUMINATED ICON W/ DIGITAL PRINT PSV FACE
- LED ILLUMINATED CHANNEL LETTERS

NOTE: SIZES TO BE FIELD VERIFIED

NOTE: THE COLORS ON THIS DRAWING MAY NOT ACCURATELY REPRESENT THE COLORS SPECIFIED BELOW.



O1B BASE E 9TH SIGN LAYOUT



O1A ST. CLAIR SIGN ELEVATION LAYOUT



MAILING ADDRESS: P.O. BOX 234 ASHTABULA, OH. 44005 1(800)242-6462
 SHIPPING ADDRESS: 4330 NORTH BEND RD. ASHTABULA, OH. 44004 FAX: 1(440)992-8021

VISIT US ON THE WEB AT CESCOIMAGING.COM

NOTE: THE COLORS ON THIS DRAWING MAY NOT ACCURATELY REPRESENT THE COLORS SPECIFIED BELOW.



PROJECT: UNITED CHURCH OF CHRIST

LOCATION: CLEVELAND

TYPE OF SIGN:

INDIVIDUAL INTERNALLY ILLUMINATED LED CHANNEL LETTERS

SCALE: N.T.S.

SALESMAN: M. BIZJAK

DRAWN BY: VAW

DATE OF DRAWING: 12/30/22

VOLTAGE: 120 / 277

ETL DECAL: 0

CESCO DECAL: 0

FONT(S): UNITED CHURCH OF CHRIST

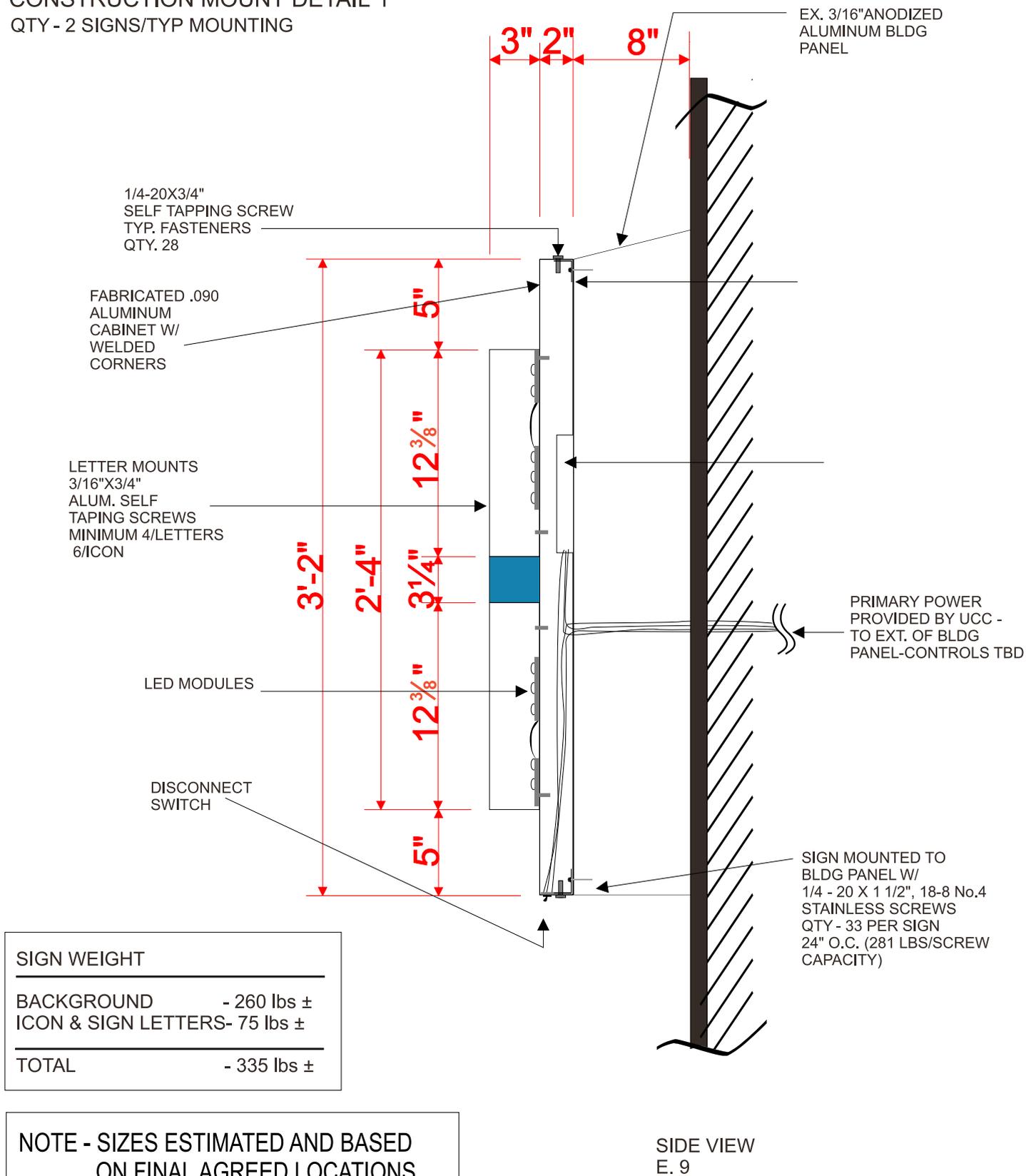
PRINT #

1300 E9- UCC- 2100 REV.2

1300 E9 / UCC - SIGN PLAN

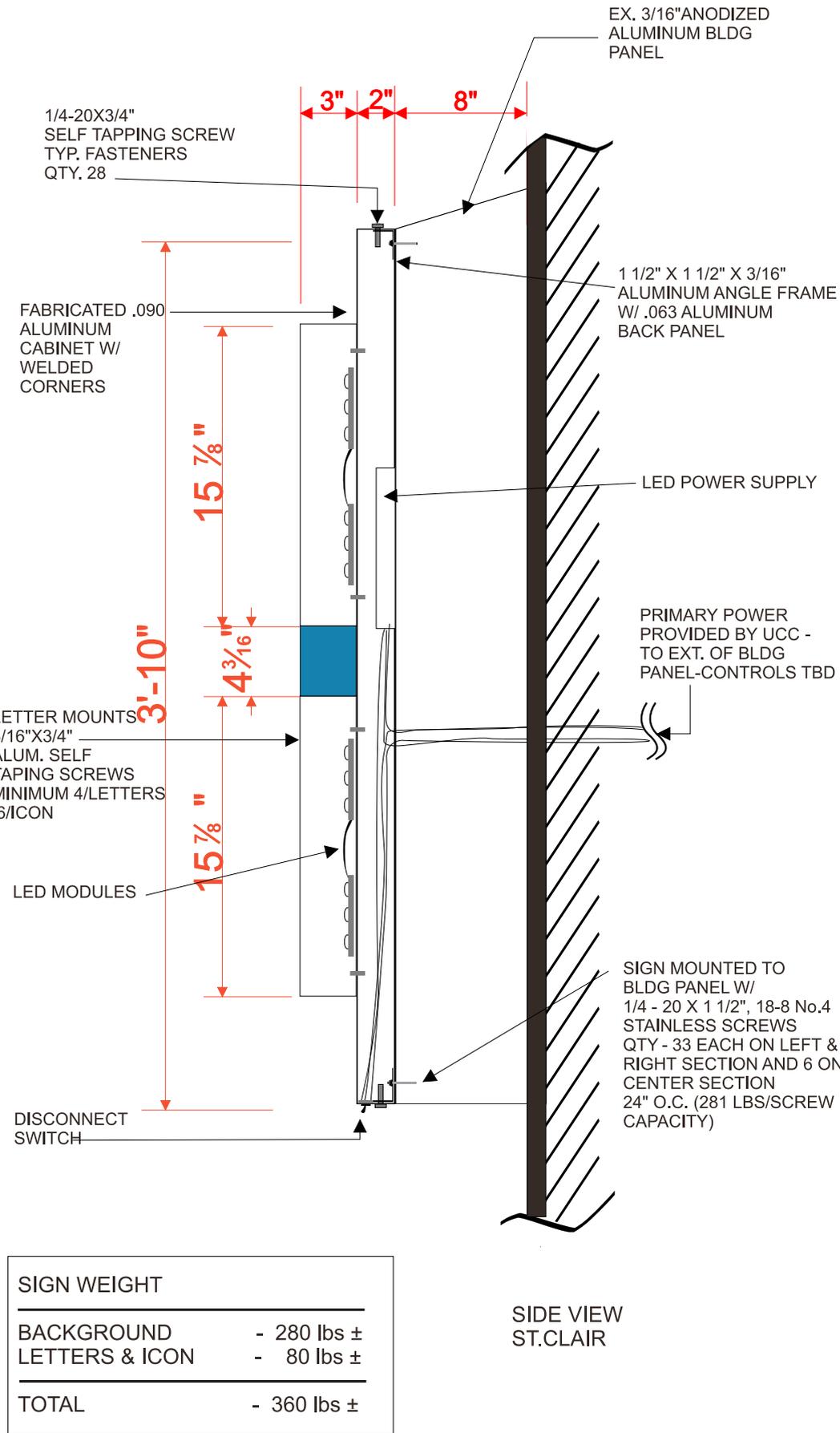
CONSTRUCTION MOUNT DETAIL 1 QTY - 2 SIGNS/TYP MOUNTING

NOTE: THE COLORS ON THIS DRAWING MAY NOT ACCURATELY REPRESENT THE COLORS SPECIFIED BELOW.



SIGN WEIGHT	
BACKGROUND	- 260 lbs ±
ICON & SIGN LETTERS	- 75 lbs ±
TOTAL	- 335 lbs ±

NOTE - SIZES ESTIMATED AND BASED ON FINAL AGREED LOCATIONS. EXACT PANELS SIZE WILL BE VERIFIED



SIGN WEIGHT	
BACKGROUND	- 280 lbs ±
LETTERS & ICON	- 80 lbs ±
TOTAL	- 360 lbs ±

CESCO IMAGING

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PROJECT: UNITED CHURCH OF CHRIST

LOCATION: CLEVELAND

TYPE OF SIGN: DETAIL 1 CONSTRUCTION MOUNT

SCALE: N.T.S.

SALESMAN: MIKE BIZJAK

DRAWN BY: VAW

DATE OF DRAWING: 10/13/22

VOLTAGE: 120 / 277

ETL DECAL: 0

CESCO DECAL: 0

FONT(S): UNITED CHURCH OF CHRIST

PRINT # 1300 E9- UCC- 2204A REV.3

1300 E9 / UCC EXTERIOR SIGN

CONSTRUCTION MOUNT DETAIL 2



PROJECT: UNITED CHURCH OF CHRIST

LOCATION: CLEVELAND

TYPE OF SIGN: DETAIL 2 ALUMINUM ANGLE FRAME

SCALE: N.T.S.

SALESMAN: MIKE BIZJAK

DRAWN BY: VAW

DATE OF DRAWING: 08/31/22

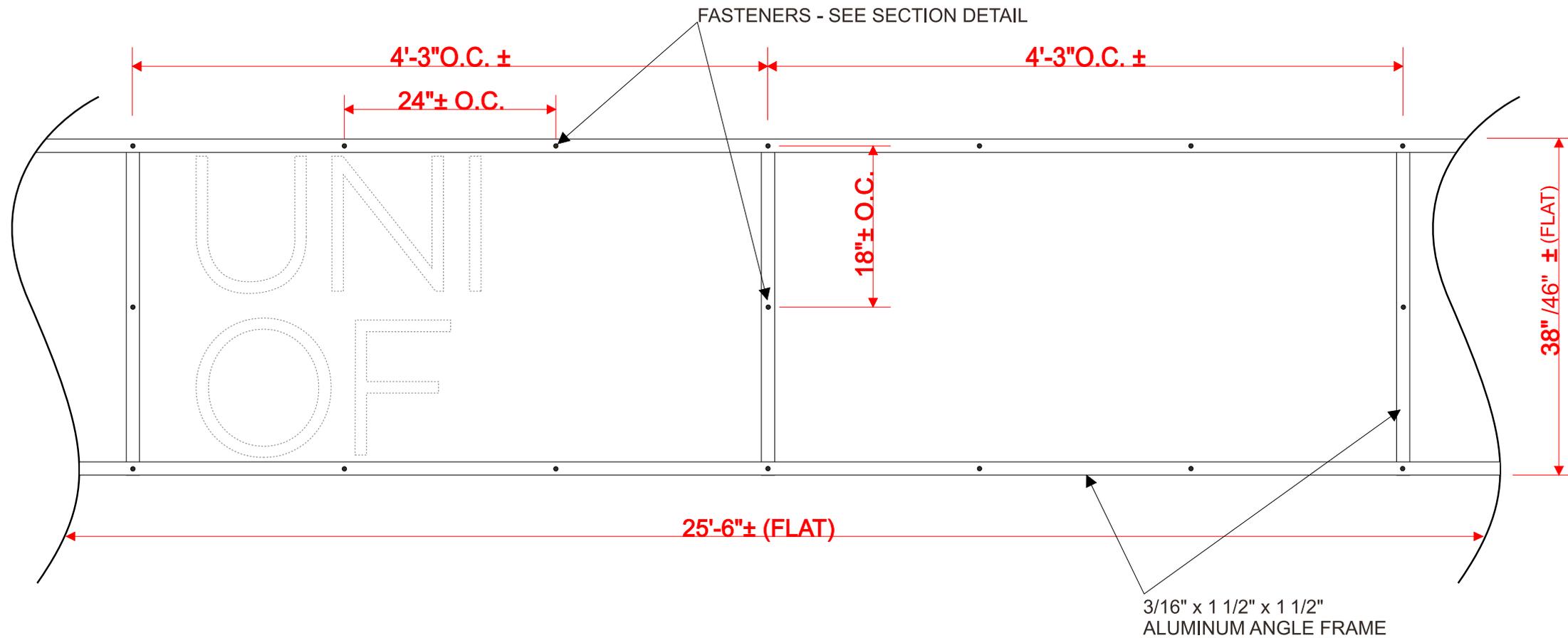
VOLTAGE: 120 / 277

ETL DECAL: 0

CESCO DECAL: 0



PRINT # 1300 E9- UCC- 2204B REV. 1



NOTE - FIELD VERIFY BUILDING PANEL MATCHES ORIGINAL SIZE AND SPEC OF ORIGINAL BUILDING PLANS

1300 E9 / UCC - SIGN PLAN

SOUTH ELEVATION - ST. CLAIR



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ELECTRIC SIGNS
intertek 117260
CONFORMS TO ANSI UL STD 48

PROJECT: UNITED CHURCH OF CHRIST

LOCATION: CLEVELAND

TYPE OF SIGN:



SCALE: N.T.S.

SALESMAN: M.BIZJAK

DRAWN BY: VAW

DATE OF DRAWING: 10/14/22

VOLTAGE: 120 / 277

ETL DECAL: 0

CESCO DECAL: 0



PRINT #

1300 E9- UCC- 2100 REV.2
RENDERING

1300 E9 / UCC - SIGN PLAN

EAST ELEVATION - E9



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SHIPPING ADDRESS: 4330 NORTH BEND RD. ASHTABULA, OH. 44004 FAX: 1(440)992-8021

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Meeting Our
Customers Needs
For Over 30 Years!

 **ELECTRIC
SIGNS**
Intertek
117260
CONFORMS TO ANSI UL STD 48

PROJECT:
UNITED CHURCH OF CHRIST

LOCATION: **CLEVELAND**

TYPE OF SIGN:

ACRYLIC LETTERS &
LOGO MOUNTED TO
PAINTED ALUMINUM
BACKER CABINET

 **UNITED CHURCH
OF CHRIST**

SCALE: **N.T.S.**

SALESMAN: **MIKE BIZJAK**

DRAWN BY: **VAW**

DATE OF DRAWING: **10/14/22**

VOLTAGE: 120 **1277**

ETL DECAL: **0**

CESCO DECAL: **0**

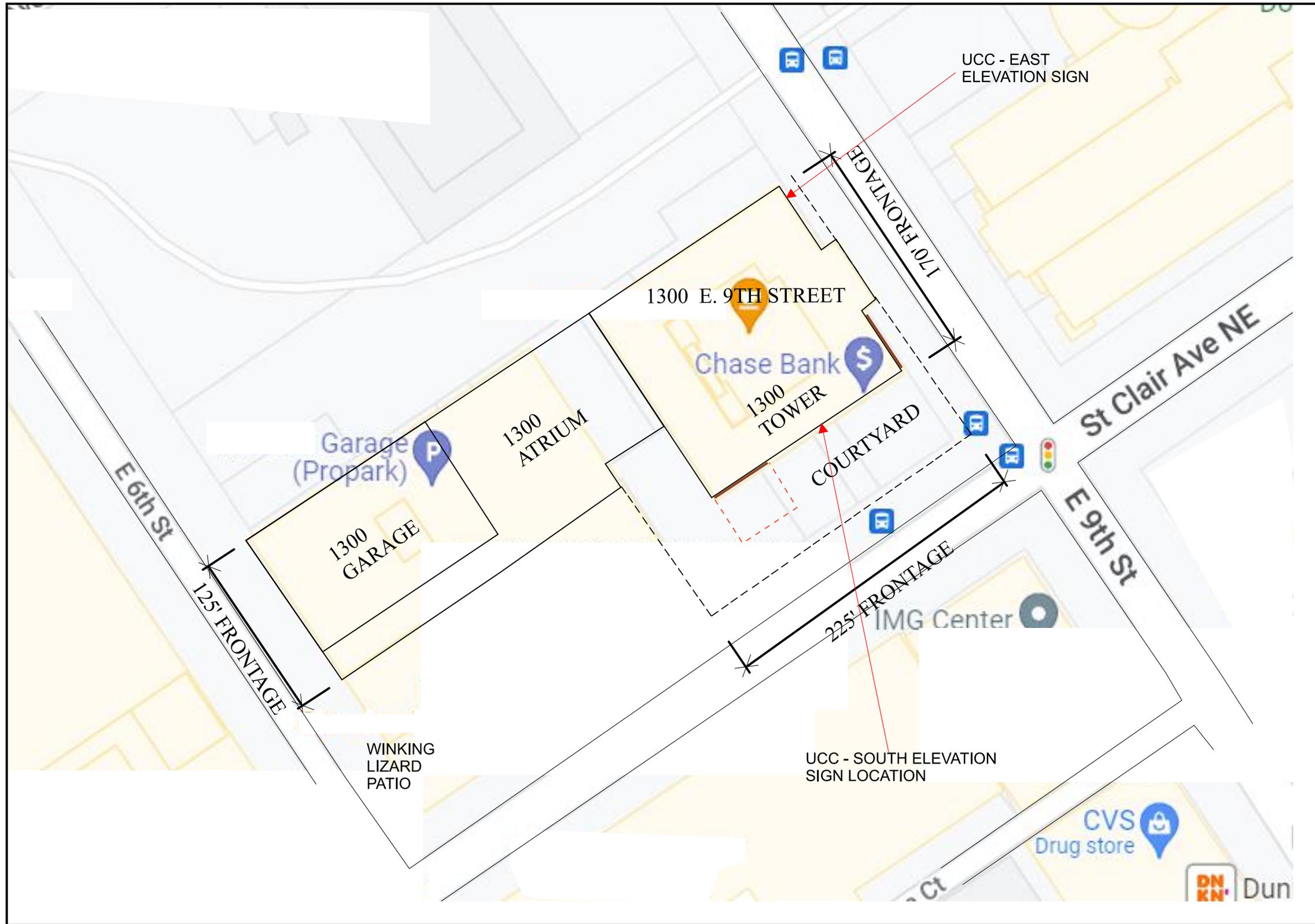
FONT(S):
 **UNITED CHURCH
OF CHRIST**

PRINT #

1300 E9- UCC- 2201B- REV3

1300 E9 / UCC - SIGN PLAN

SITE LOCATION MAP



CESCO IMAGING

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ELECTRIC SIGNS
Intertek 117260 CONFORMS TO ANSI UL STD 48

PROJECT: UNITED CHURCH OF CHRIST

LOCATION: CLEVELAND

TYPE OF SIGN:



SCALE: N.T.S.

SALESMAN: M. BIZJACK

DRAWN BY: S. GALLENTE/VAW

DATE OF DRAWING: 10/14/22

VOLTAGE: 120 / 277

ETL DECAL: 0

CESCO DECAL: 0



PRINT #

1300 E9- UCC- 2203 REV.2



Committee Recommendation:

UCC Signage along E9th: Approved with Conditions:

- Signage along E9th to be 2" smaller in height and logo/icon to be reduced to correspond to size reduction

UCC Signage along St. Clair: Approved as presented

Cleveland City Planning Commission

Staff Report



February 3, 2023



February 3, 2023

DF2022-073 – Winking Lizard Outdoor Dining: Seeking Final Approval

Project Address: 1300 East 9th Street

Project Representative: Jim Callam, Winking Lizard

Committee Recommendation: Approved with **Conditions:**

- Applicant to submit a complete application, including material and color samples, landscaping plan, summer/winter renderings, and renderings as a pedestrian would approach from the left and right showing site context, for Staff review. If Staff is unable to approve, applicant to return to Design Review.



ROBERT D. OROVETS
LICENSE # 8293
EXPIRATION 12-31-2023

ROBERT OROVETS ARCHITECT
10000 WILSON AVENUE
CLEVELAND, OHIO 44140
440-346-3721



PROJECT TITLE
NEW TENANT SPACE FOR:
WINKING LIZARD, INC.
AECOM BUILDING 1300 EAST 9TH ST
CLEVELAND, OHIO

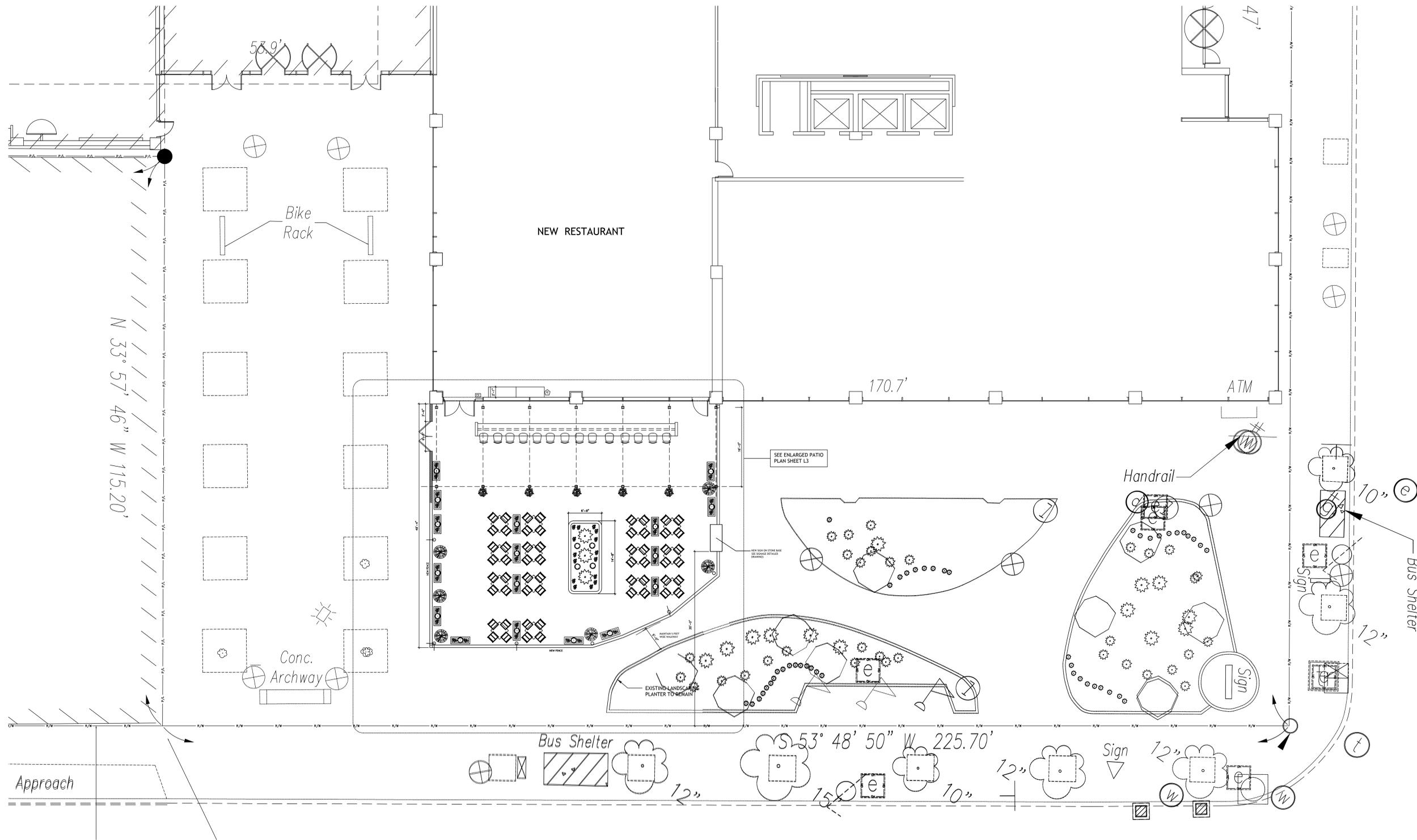
DESIGN AND CONSTRUCTION DOCUMENTS AS INSTRUMENTS OF SERVICE AND SHALL BE THE PROPERTY OF ROBERT OROVETS ARCHITECT. THESE CONSTRUCTION DOCUMENTS ARE SPECIFIC TO THIS PROJECT AND ARE NOT TO BE REPRODUCED OR COPIED WITHOUT THE EXPRESS WRITTEN CONSENT OF ROBERT OROVETS ARCHITECT.

DATE:	REVISION:
12-17-2021	REVIEW
12-28-2021	PERMIT
06-27-2022	REV. NO. ADD
12-22-2022	ARB. REVISION
1-12-2023	ARB. REV

DRAWN BY: _____
 R.O.O.
 CHECKED BY: _____
 R.O.O.
 SHEET NUMBER

L2

JOB NUMBER



NEW PATIO PLAN
 SCALE: 1/8"=1'-0"



ROBERT D. OROVETS
LICENSE # 8293
EXPIRATION 12-31-2023

ROBERT OROVETS ARCHITECT
35295 DORCHESTER ROAD
CINCINNATI, OHIO 45246
440-546-3721



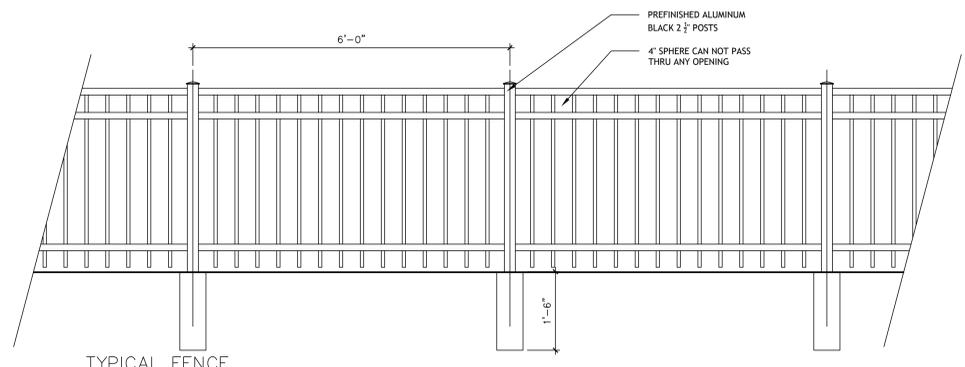
PROJECT TITLE
NEW TENANT SPACE FOR:
WINKING LIZARD, INC.
AECOM BUILDING 1300 EAST 9TH ST
CLEVELAND, OHIO

DESIGN AND CONSTRUCTION OF THIS PROJECT IS THE PROPERTY OF ROBERT OROVETS ARCHITECT. THESE CONSTRUCTION DOCUMENTS ARE FOR THE EXCLUSIVE USE OF THE CLIENT AND ARE NOT TO BE REPRODUCED OR COPIED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF ROBERT OROVETS ARCHITECT.

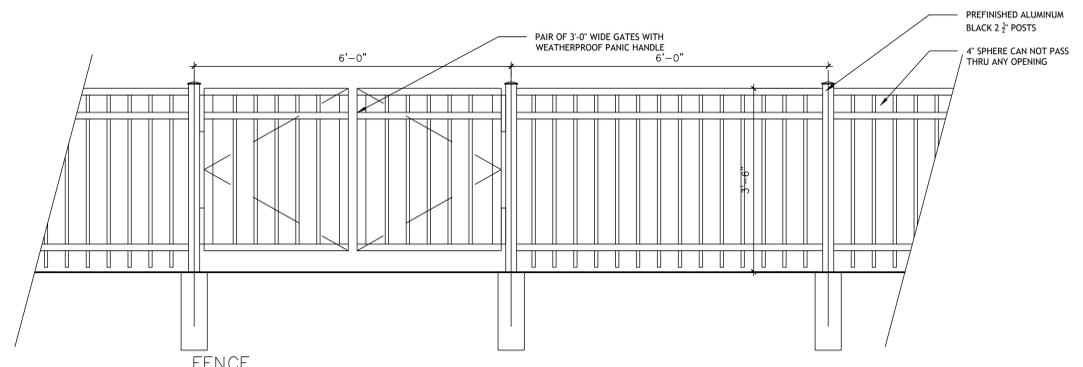
DATE:
08-04-2021 REVIEW
12-17-2021 REVIEW
12-28-2021 PERMIT
11-20-2022 REVISIONS
12-22-2022 ARB REVISION
1-12-2023 ARB REV

DRAWN BY:
RDO
CHECKED BY:
RDO
SHEET NUMBER

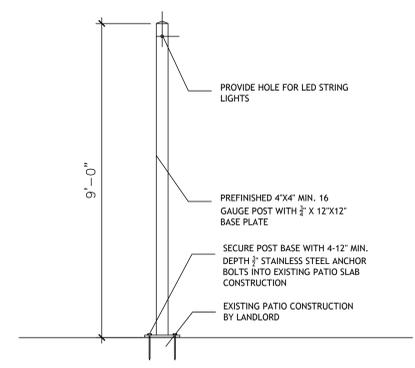
L3
JOB NUMBER



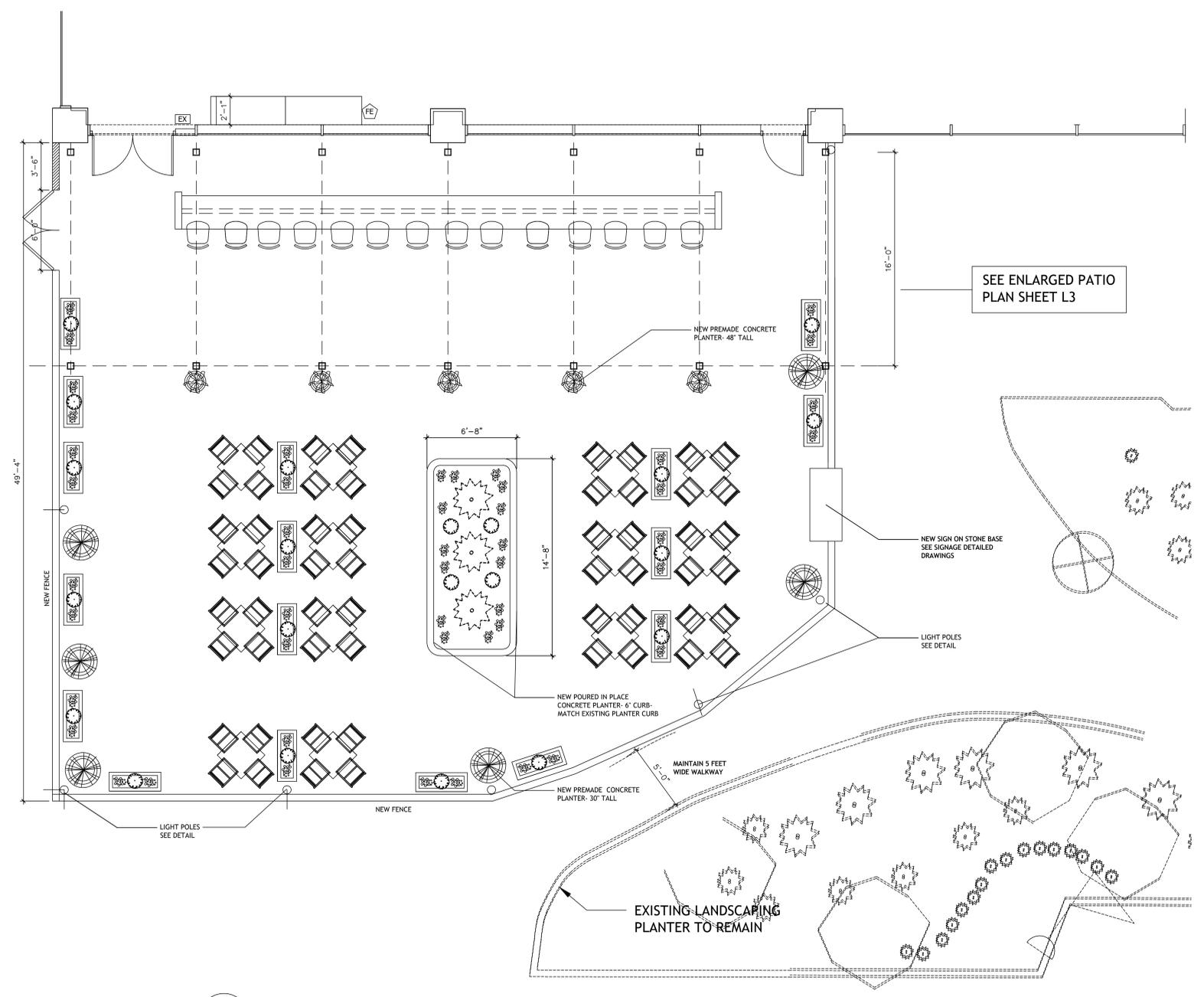
B
L4
TYPICAL FENCE ELEVATION
SCALE: 3/4"=1'-0"



A
L4
FENCE ELEVATION
SCALE: 3/4"=1'-0"



TYPICAL LIGHT POLE DETAIL
SCALE: 3/4"=1'-0"



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

PLANT MATERIAL LIST

KEY	QUANTITY	SIZE	COMMON NAME	SCIENTIFIC NAME	SPACING	REMARKS
FL	SEE DWG.	12"	FLOWERING ANNUALS	DAYLILLY, RED IMPATIANTS, COREOPSIS, SWEET WILLIAMS, ASTER, GERANIUMS	AS SHOWN	
CH	SEE DWG.	4-6'	WEeping CHERRY	PENDULA	AS SHOWN	
AR	SEE DWG.	3'-4'	RHEINGOLD	RHEINGOLD "ARBOVITAE"	AS SHOWN	



ROBERT D. OROVETS
LICENSE # 8293
EXPIRATION 12-31-2023

ROBERT OROVETS ARCHITECT
35289 DORCHESTER ROAD
CLEVELAND, OHIO 44130
441-440-3781



PROJECT TITLE
NEW TENANT SPACE FOR:
WINKING LIZARD, INC.
ACCOM BUILDING 1300 EAST 9TH ST
CLEVELAND, OHIO

DESIGN AND CONSTRUCTION OF
SERVICES ARE GIVEN IN CONFIDENCE
AND REMAIN THE PROPERTY OF
THE FIRM. THE USE OF THIS DESIGN
FOR PURPOSES OTHER THAN THE
INTENDED PURPOSE IS STRICTLY PROHIBITED WITHOUT
THE WRITTEN CONSENT
OF ROBERT OROVETS

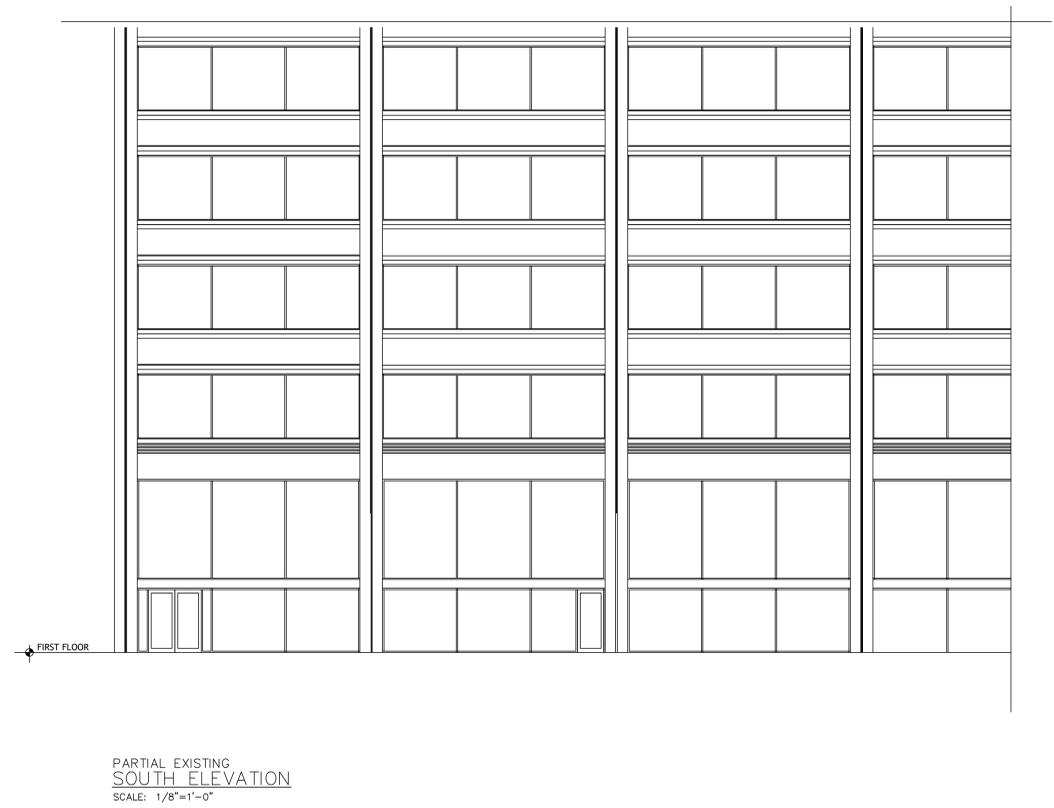
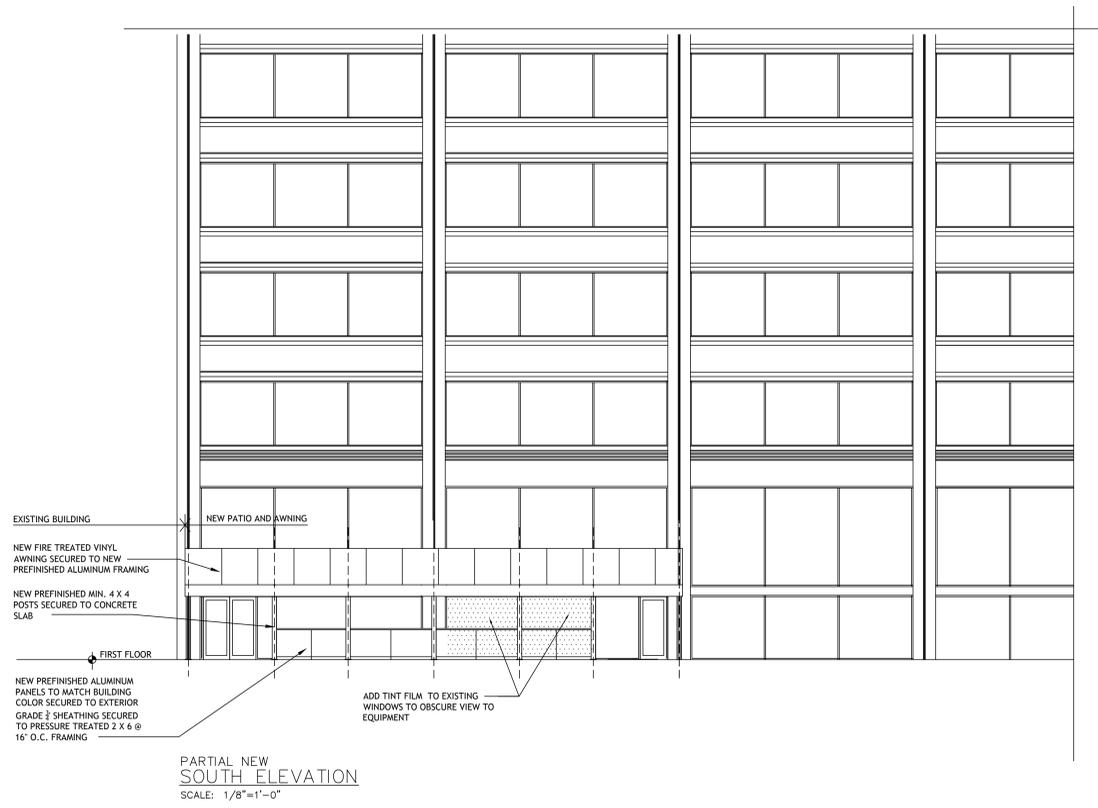
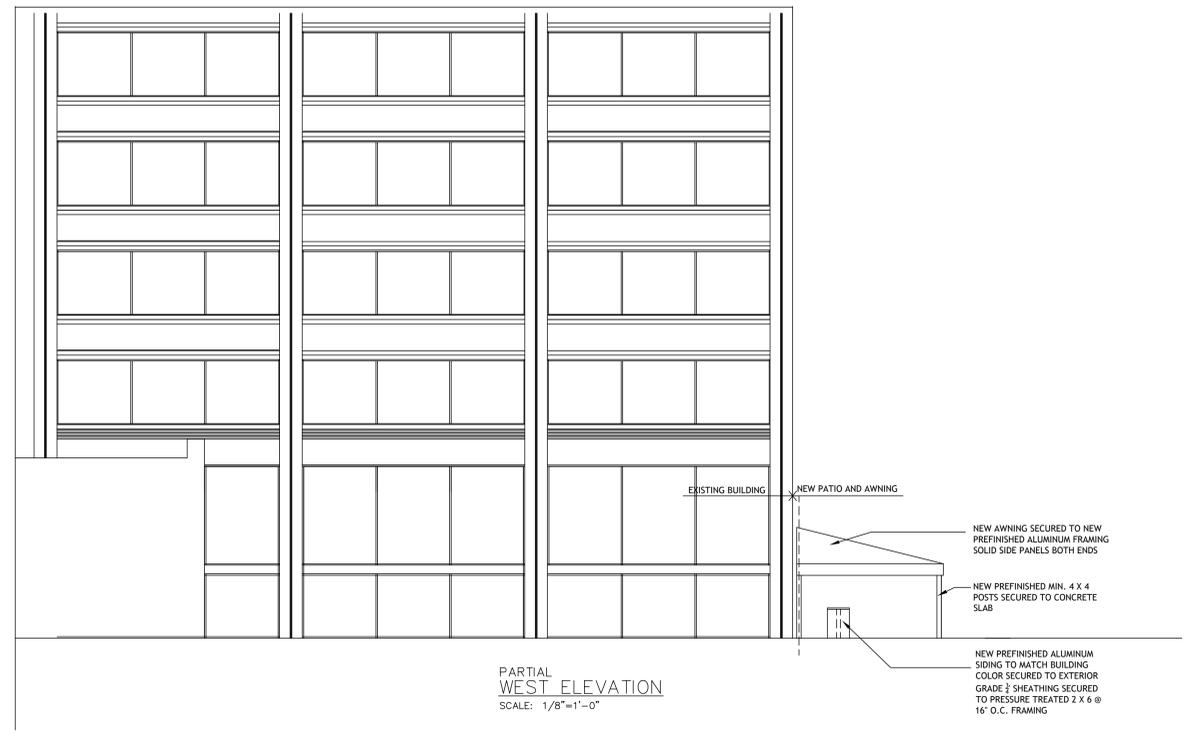
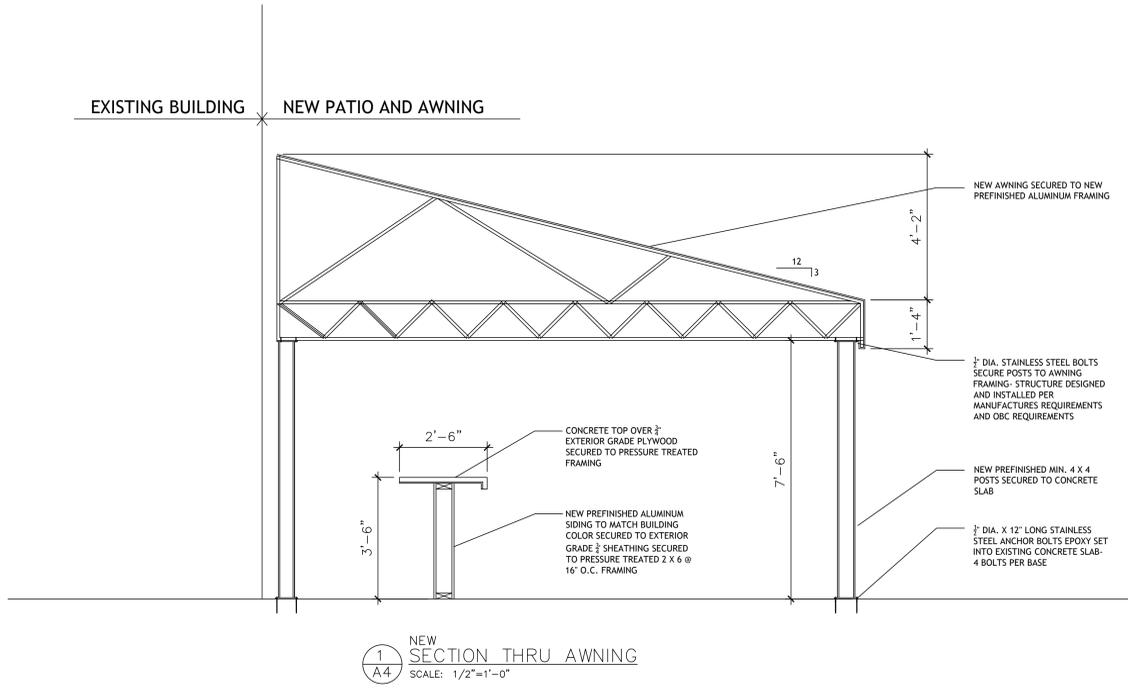
DATE	REVISION
08-04-2021	REVIEW
08-11-2021	REVIEW
12-16-2021	REVIEW
10-18-2022	REVIEW
12-22-2022	ARB REVISION
1-12-2023	ARB REV

DRAWN BY:
RDO

CHECKED BY:
RDO

SHEET NUMBER
A4

JOB NUMBER





ROBERT D. OROVETS
LICENSE # 8293
EXPIRATION 12-31-2023

ROBERT OROVETS, ARCHITECT
3509 LACROIX ROAD
CLEVELAND, OHIO 44130
440-346-3721



PROJECT TITLE

NEW TENANT SPACE FOR:
WINKING LIZARD, INC.
AECOM BUILDING 1300 EAST 9TH ST
CLEVELAND, OHIO

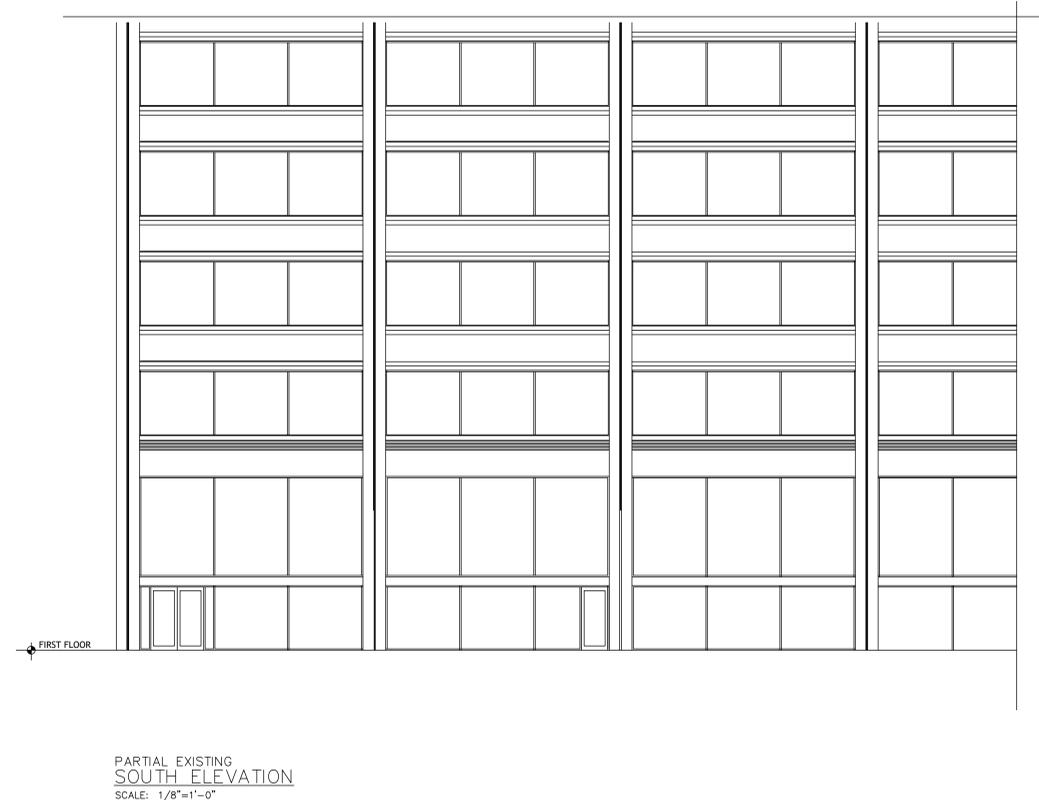
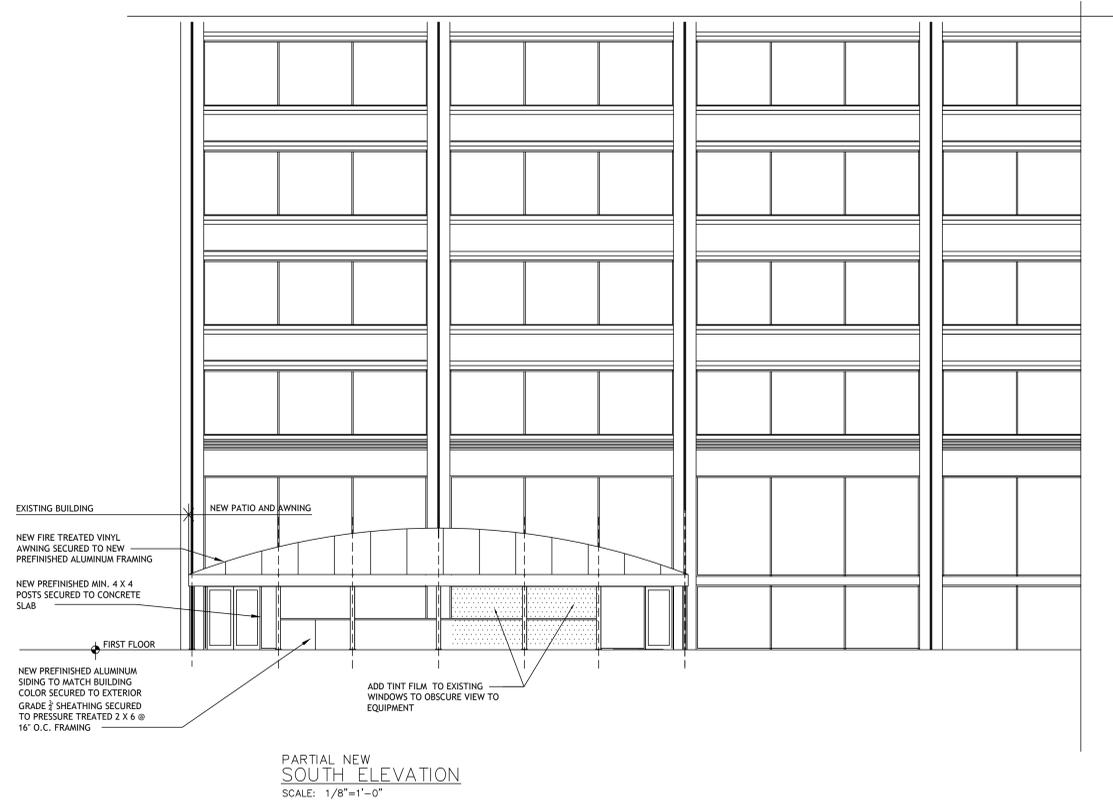
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DATE:
1-12-2023 ARB.REV

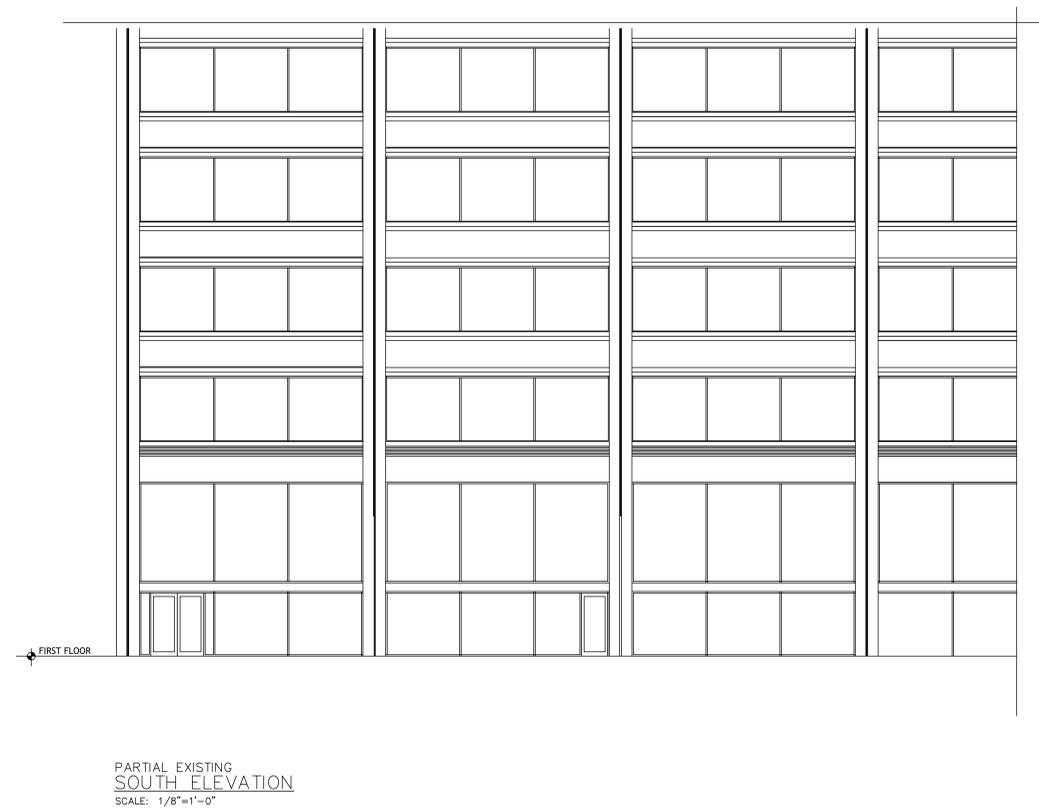
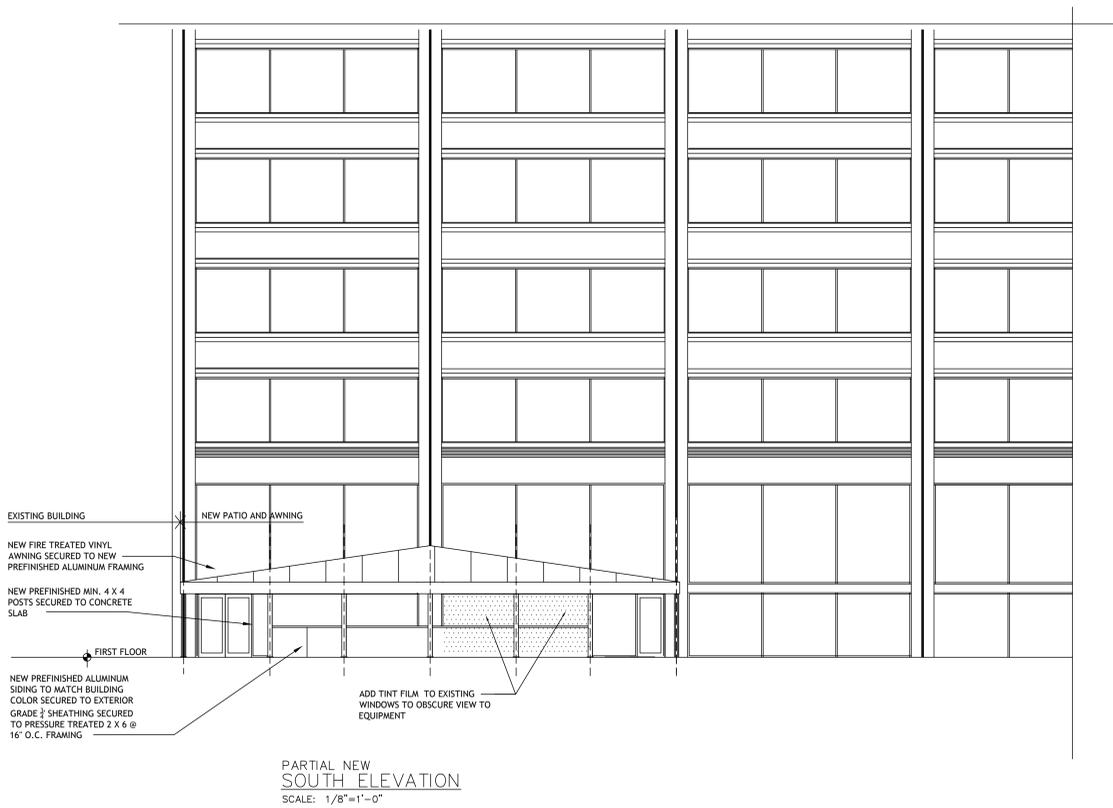
DRAWN BY:
ROO
CHECKED BY:
ROO
SHEET NUMBER

A4A

JOB NUMBER



ALTERNATE ROOF SHAPE DESIGN SKETCHES







Committee Recommendation: Approved with **Conditions:**

- Applicant to submit a complete application, including material and color samples, landscaping plan, summer/winter renderings, and renderings as a pedestrian would approach from the left and right showing site context, for Staff review. If Staff is unable to approve, applicant to return to Design Review.

Cleveland City Planning Commission

Staff Report



February 3, 2023

EAST2023-001 – Project Renaissance New Construction:
Courtesy Presentation per the request of the Planning Commission

Project Address: 2295 East 55th Street

Project Representative: Jim Ptacek, Larsen Architects

Committee approved Courtesy Presentation with one abstention with the following recommendations:

1. Study the architectural design of the in-fill building between the existing structures.
2. Lighten the design of the existing building with lighter window treatments.
3. Control need for multiple ADA ramps along Central.
4. Refine site lighting to ensure good coverage.
5. Keep parking to minimum.
6. Return with color pallets for all exterior façade.
7. Return with materials: doors, windows, etc.
8. Maintenance Plan for façade of existing buildings.



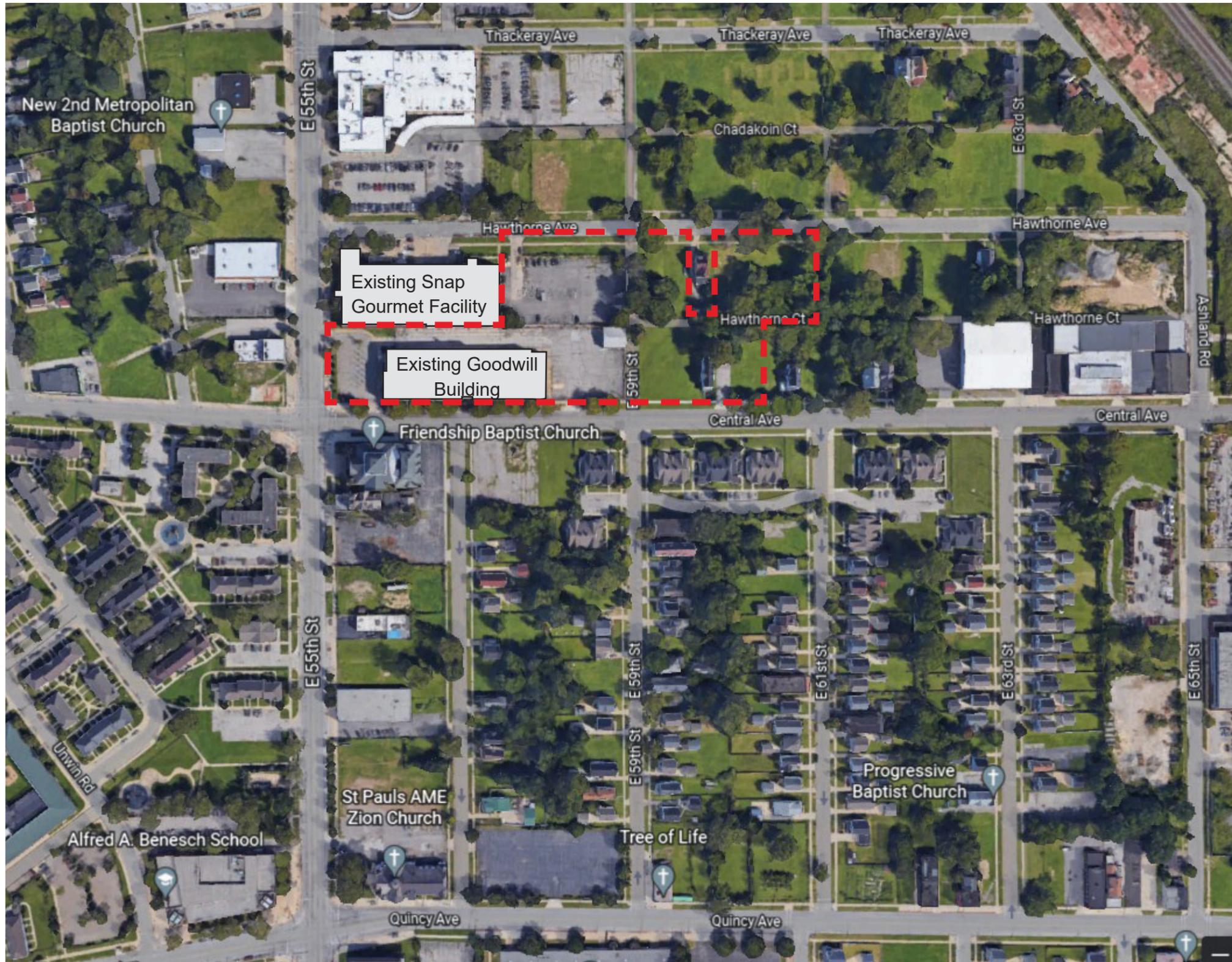
Project Renaissance

E55th & Hawthorne Avenue
Cleveland, Ohio

January 20, 2023

Project Renaissance

E55th & Hawthorne Avenue- Site Location



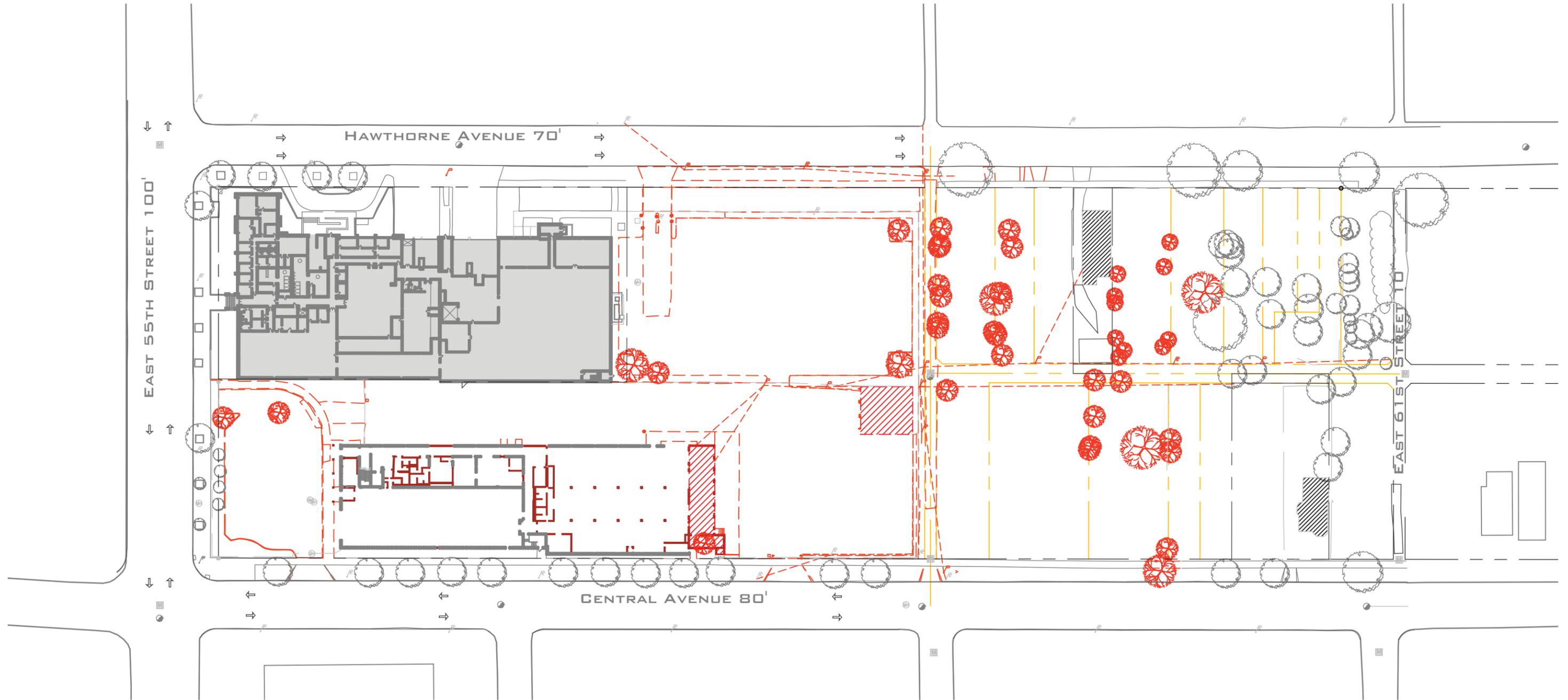
Project Renaissance

E55th & Hawthorne Avenue- Exterior Existing Conditions



Project Renaissance

E55th & Hawthorne Avenue- Demolition Site Plan

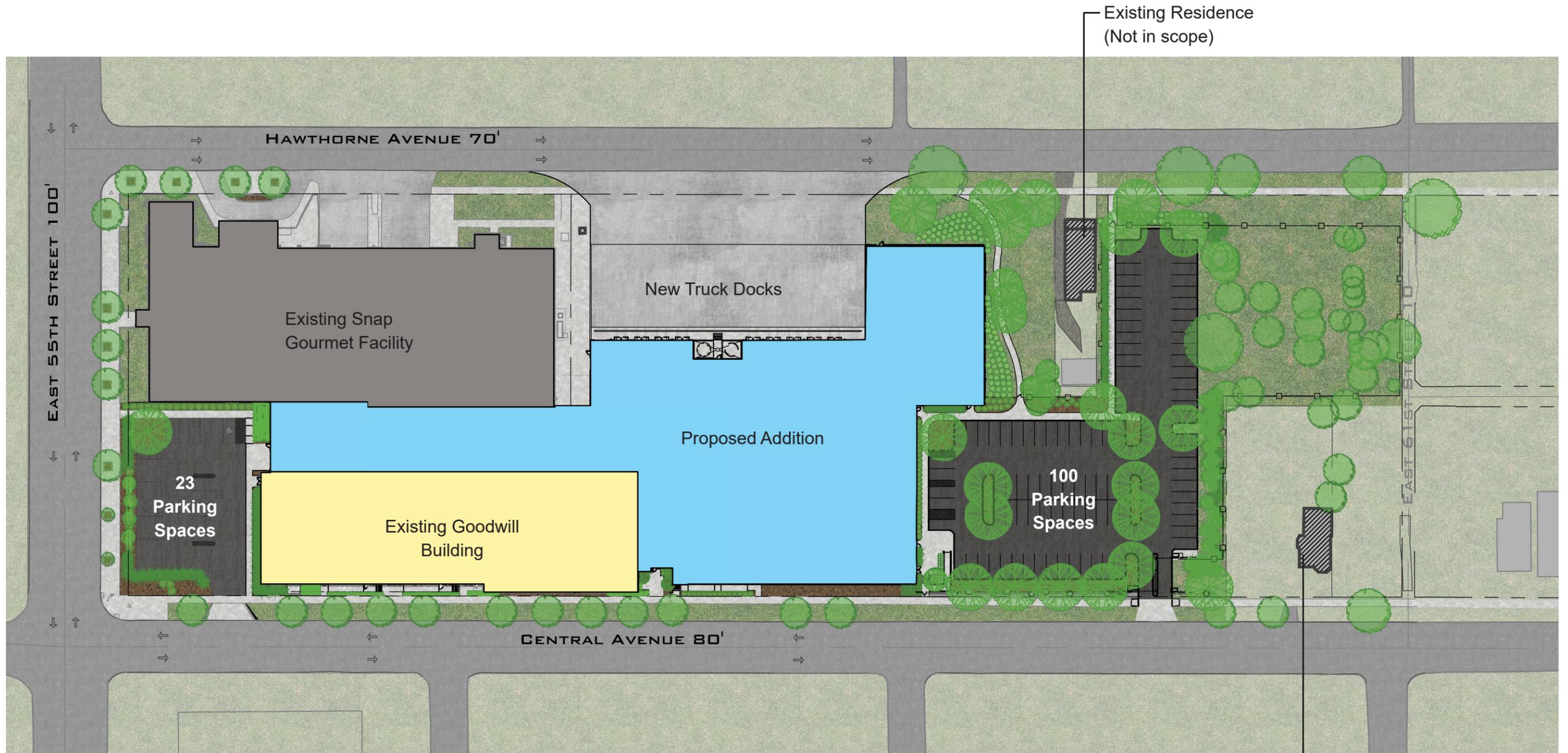


Demolition Site Plan

Scale: 1" = 100'

Project Renaissance

E55th & Hawthorne Avenue- Proposed Site Plan



Existing Residence
(Not in scope)

Existing Residence
(Not in scope)

Site Plan
Scale: 1" = 1000'

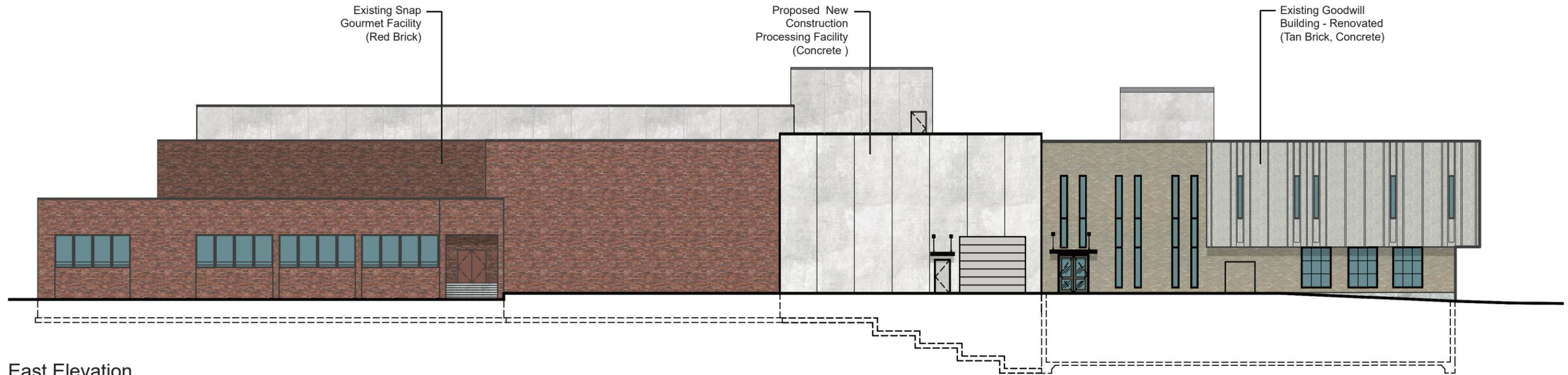
Project Renaissance

E55th & Hawthorne Avenue- Floor Plan



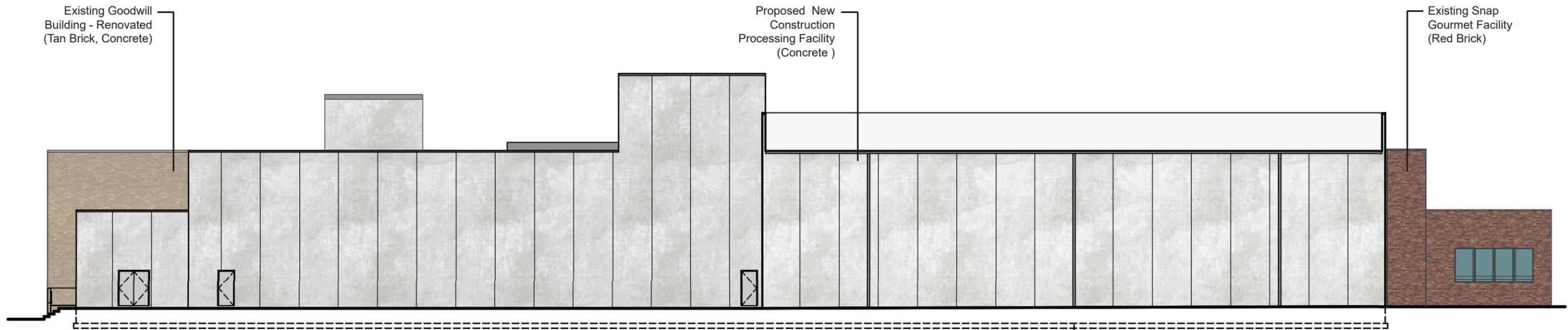
Project Renaissance

E55th & Hawthorne Avenue- Exterior Elevations



East Elevation

Scale: 3/64" = 1'-0"

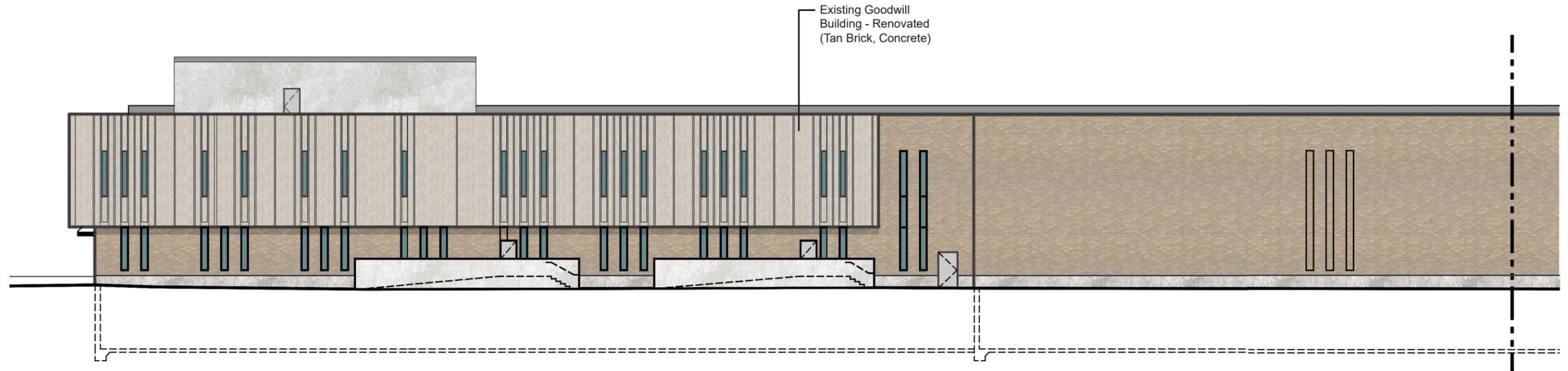


West Elevation

Scale: 3/64" = 1'-0"

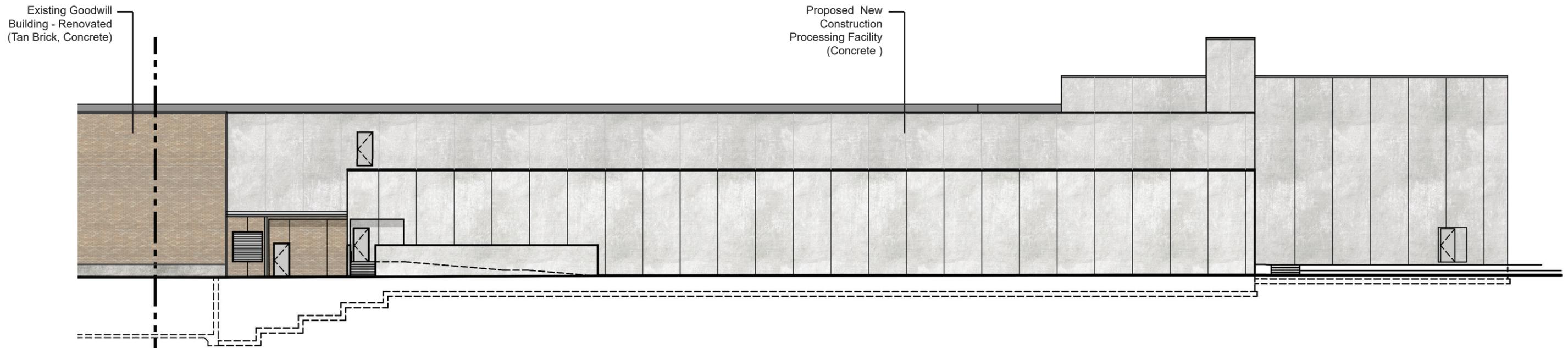
Project Renaissance

E55th & Hawthorne Avenue- Exterior Elevations



South Elevation "A"

Scale: 3/64" = 1'-0"

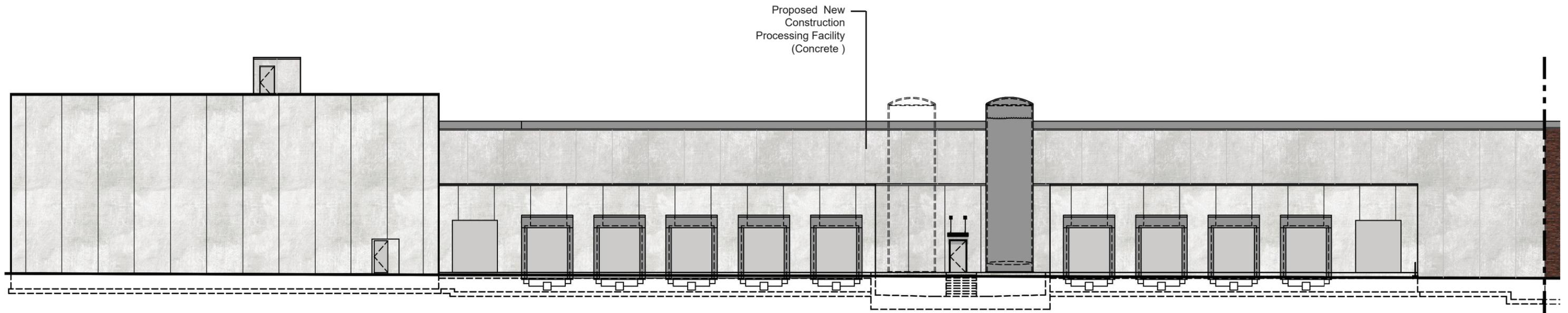


South Elevation "B"

Scale: 3/64" = 1'-0"

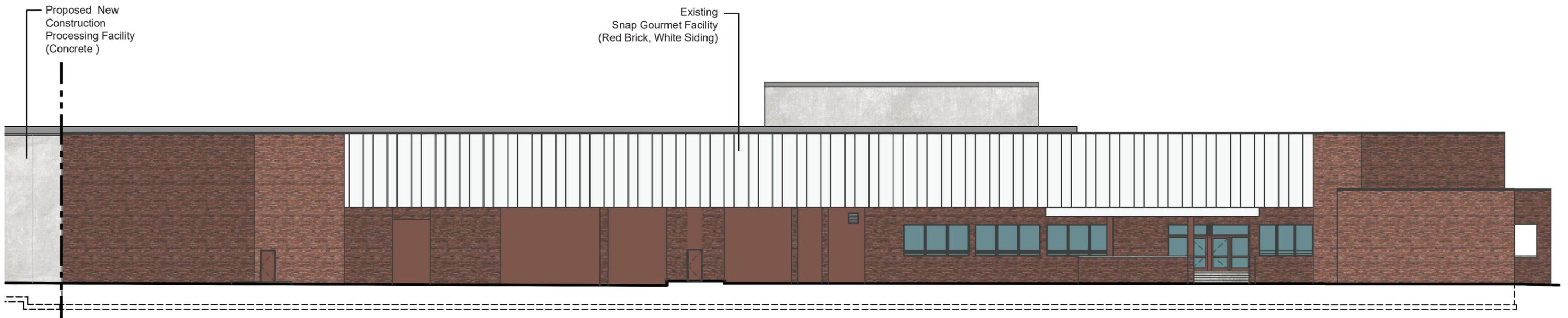
Project Renaissance

E55th & Hawthorne Avenue- Exterior Elevations



North Elevation "A"

Scale: 3/64" = 1'-0"

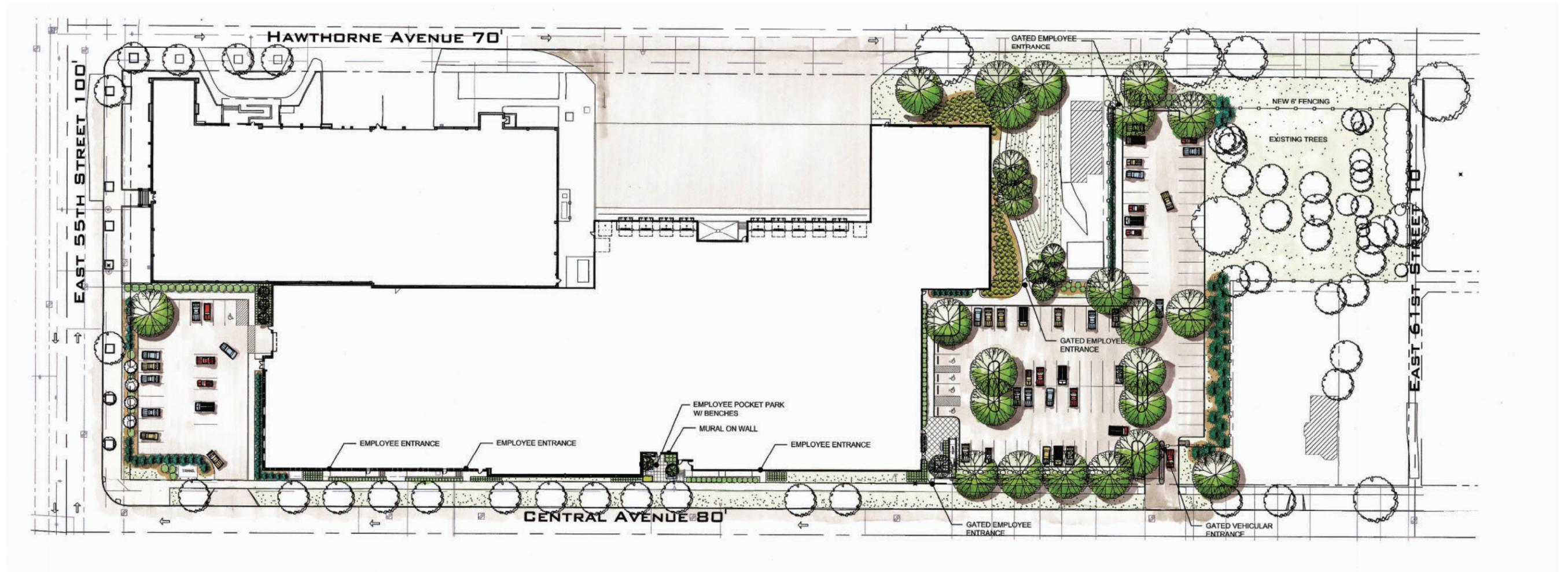


North Elevation "B"

Scale: 3/64" = 1'-0"

Project Renaissance

E55th & Hawthorne Avenue- Landscape Plan

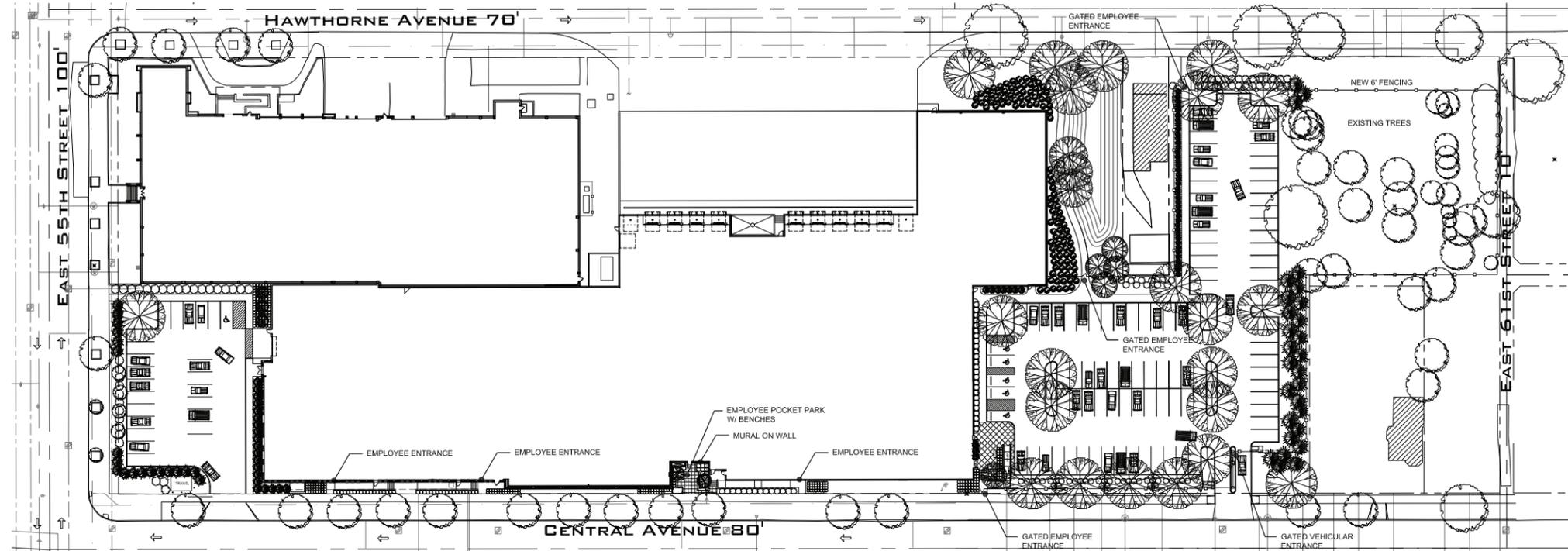


Landscape Plan

Scale: 1" = 1000'

Project Renaissance

E55th & Hawthorne Avenue- Planting & Landscaping Plan



Plant Material & Site Amenities

0 20 40 80 160



American Hornbeam



Redpointed Maple



Flame Grass



Fountain Grass



Serviceberry



Black Chokeberry



Tor Spiraea



Chinese Elm



Low Scape Mound Black Chokeberry



Summer Snowflake Viburnum



Walkers Low Catmint



Mango Tango Hummingbird Mint



Ostrich Fern



Honorine Jobert Anemone



Gro-Lo Fragrant Sumac



Fragrant Sumac



Sea Green Juniper



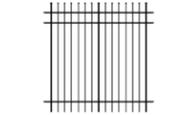
Kallay's Compact Juniper



Holmstrup Arborvitae



Densa Inkberry



Perimeter Fencing



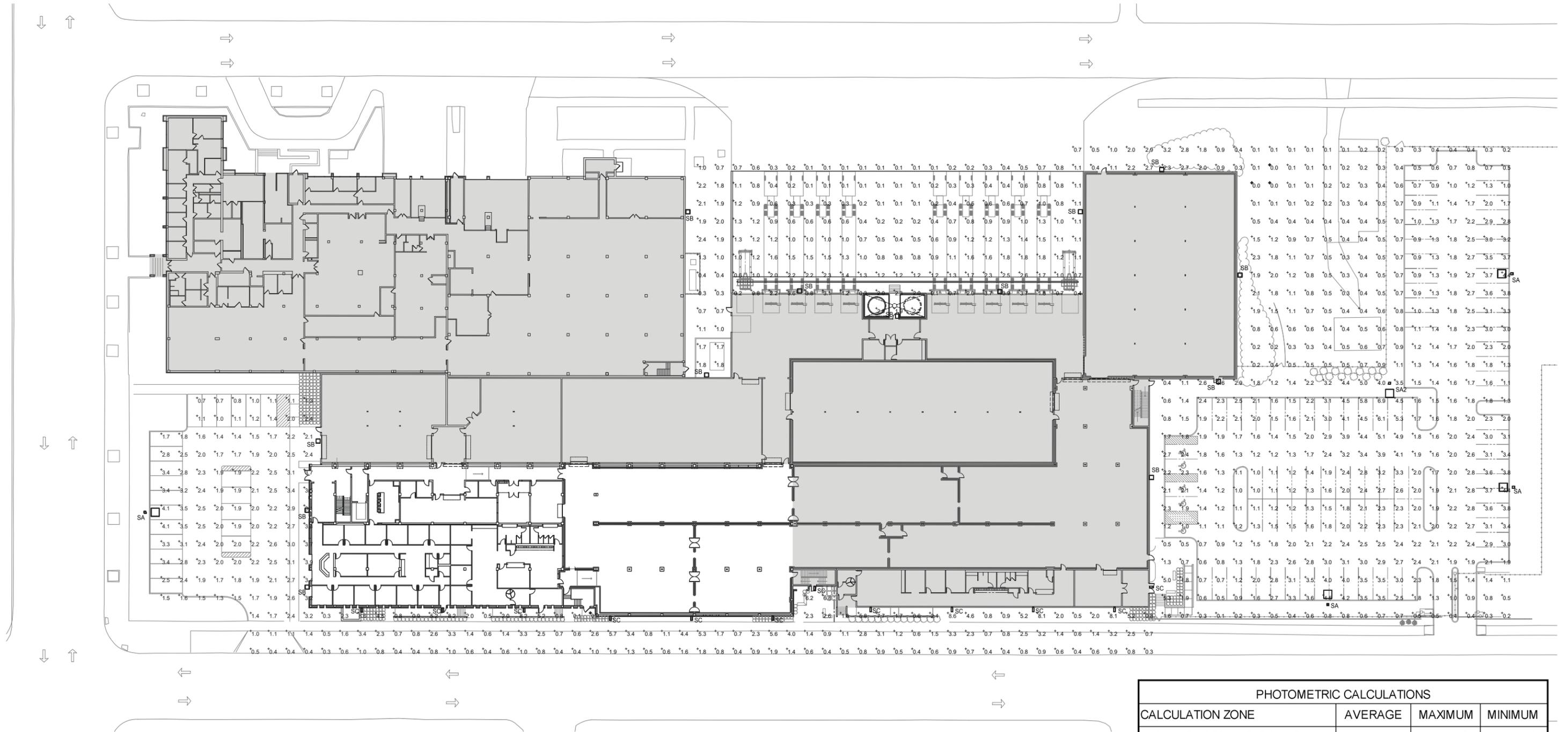
Green Giant Arborvitae

Murals (Examples only. Final TBD)



Pocket Park Benches

Project Renaissance
E55th & Hawthorne Avenue- Exterior Lighting Photometric



Photometric Plan
Scale: Not to Scale

PHOTOMETRIC CALCULATIONS			
CALCULATION ZONE	AVERAGE	MAXIMUM	MINIMUM
PARKING LOTS AND DRIVES	1.8	6.1	0.3
PROPERTY LINE	0.1	0.4	0.0
10 FEET PAST PROPERTY LINE	0.0	0.1	0.0

Project Renaissance

E55th & Hawthorne Avenue- Exterior Lighting Fixtures



McGraw Edison
Gleon Galleon LED
Pole Mounted Fixture
Bronze Finish



McGraw Edison
Gaw Galleon LED
Wall Mounted Fixture
Bronze Finish



Lumark
Xtor Crosstour LED
Slim, Low profile
Wall Mounted Fixture
Carbon Bronze

SITE LUMINAIRE SCHEDULE								
TYPE	LUMINAIRE		LAMP TYPE	DESCRIPTION	MOUNTING	MANUFACTURER	CATALOG NUMBER	REMARKS
	WATTS	VOLTS						
SA	213	277	LED 4000K 27,223 LUMENS	ONE POLE MOUNTED LED SITE LIGHT WITH TYPE 4 WITH SPILL CONTROL OPTICS, 1000mA DRIVE CURRENT, (4) SQUARE CONFIGURATION, HOUSE SIDE SHIELD, AND BRONZE FINISH. 30' TOTAL HEIGHT	SQUARE STRAIGHT STEEL POLE WITH 36" TALL BASE	MCGRAW EDISON	GALN-SA4C-740-U-SL4-BZ-HSS	
SA2	213	277	LED 4000K 23,973 LUMENS	SAME AS TYPE SA BUT WITH 90° SPILL LIGHT ELIMINATOR RIGHT DISTRIBUTION	SQUARE STRAIGHT STEEL POLE WITH 36" TALL BASE	MCGRAW EDISON	GALN-SA4C-740-U-SLR-BZ-HSS	
SB	59	277	LED 4000K 7,600 LUMENS	LED SITE LIGHT WITH TYPE 4 FORWARD THROW OPTICS, 1000mA DRIVE CURRENT, (1) SQUARE CONFIGURATION, HOUSE SIDE SHIELD, AND BRONZE FINISH	MOUNT ON WALL AT 25'	MCGRAW EDISON	GAW-SA1C-740-U-T4FT-BZ-HSS	
SC	38	277	LED 4000K 4,200 LUMENS	LED WALL PACK WITH CARBON BRONZE HOUSING	MOUNT ON WALL AT 15'	LUMARK	XTOR4B-W	

Project Renaissance

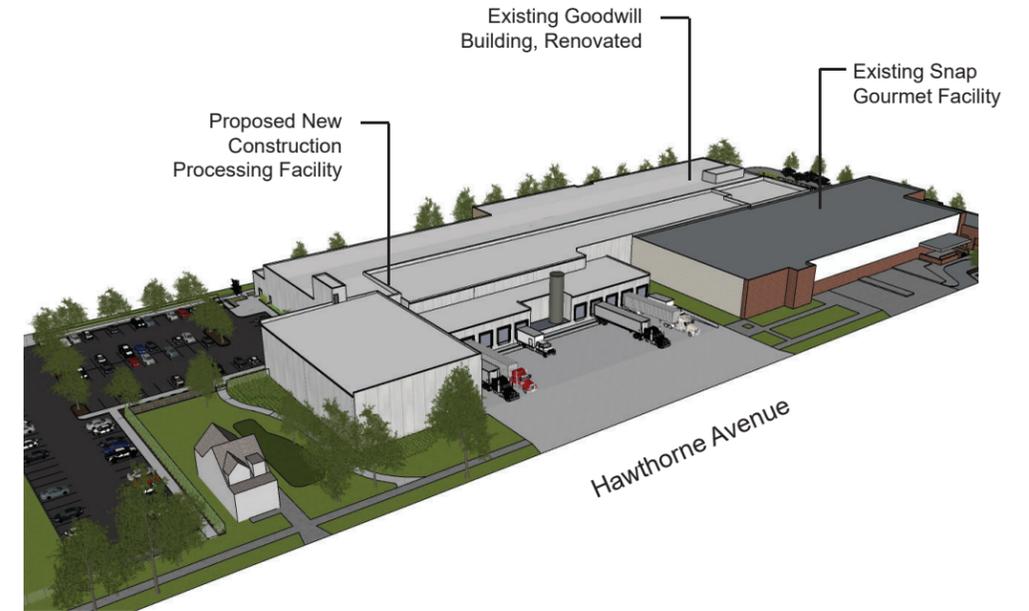
E55th & Hawthorne Avenue- Proposed Exterior Perspective Views



Aerial Perspective Looking Northwest



Aerial Perspective Looking East



Aerial Perspective Looking Southwest



Perspective Looking East



Perspective Looking Northeast



Aerial Perspective Looking Southwest

Project Renaissance

E55th & Hawthorne Avenue- Proposed Exterior Perspective



Perspective Looking East

Project Renaissance

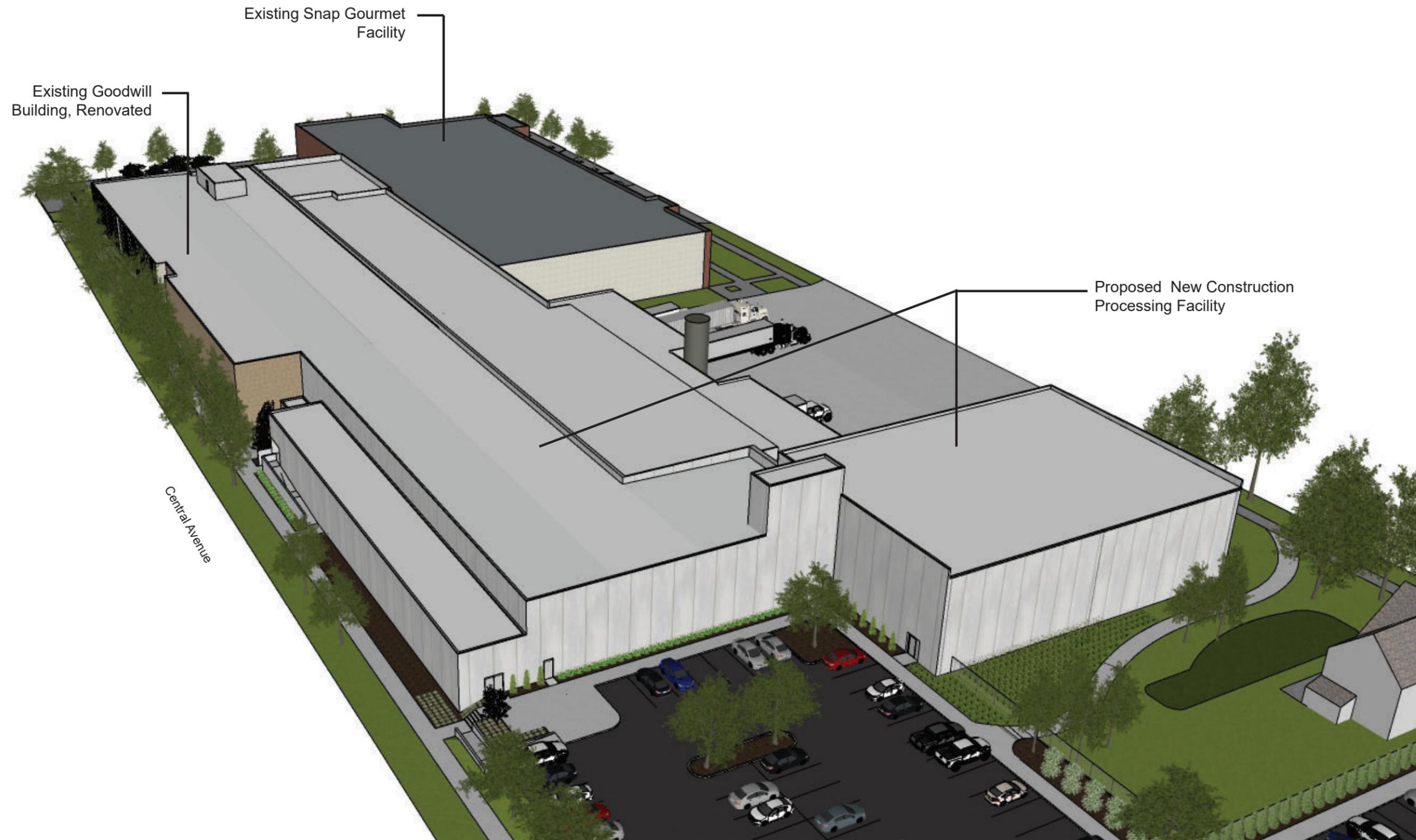
E55th & Hawthorne Avenue- Proposed Exterior Perspective



Perspective Looking Northeast

Project Renaissance

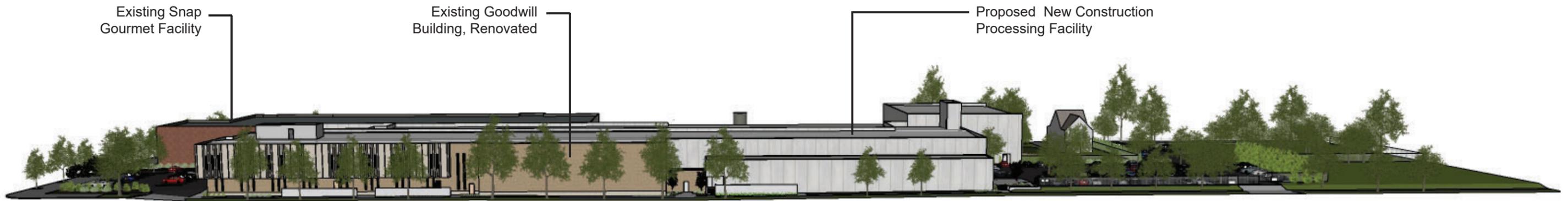
E55th & Hawthorne Avenue- Proposed Exterior Perspective



Perspective Looking Northwest

Project Renaissance

E55th & Hawthorne Avenue- Proposed Exterior Perspective



Perspective Looking North



Committee approved Courtesy Presentation with one abstention with the following recommendations:

1. Study the architectural design of the in-fill building between the existing structures.
2. Lighten the design of the existing building with lighter window treatments.
3. Control need for multiple ADA ramps along Central.
4. Refine site lighting to ensure good coverage.
5. Keep parking to minimum.
6. Return with color pallets for all exterior façade.
7. Return with materials: doors, windows, etc.
8. Maintenance Plan for façade of existing buildings.

Cleveland City Planning Commission

Staff Report



February 3, 2023

Cleveland City Planning Commission

Mandatory Referrals



February 3, 2023



February 3, 2023

Resolution No. 44-2023

(Introduced by Councilmembers Starr, Bishop and Hairston – by departmental request):

Declaring the intent to vacate all of **East 59th Street, from Central Avenue to Hawthorne Avenue** and all of **Hawthorne Court, from East 59th Street to East 61st Street.**

City Planning Commission

Friday, February 3rd, 2023

Richard Switalski, PE

Administrative Manager

Mayor's Office of Capital Projects

Division of Engineering & Construction

Building Cleveland

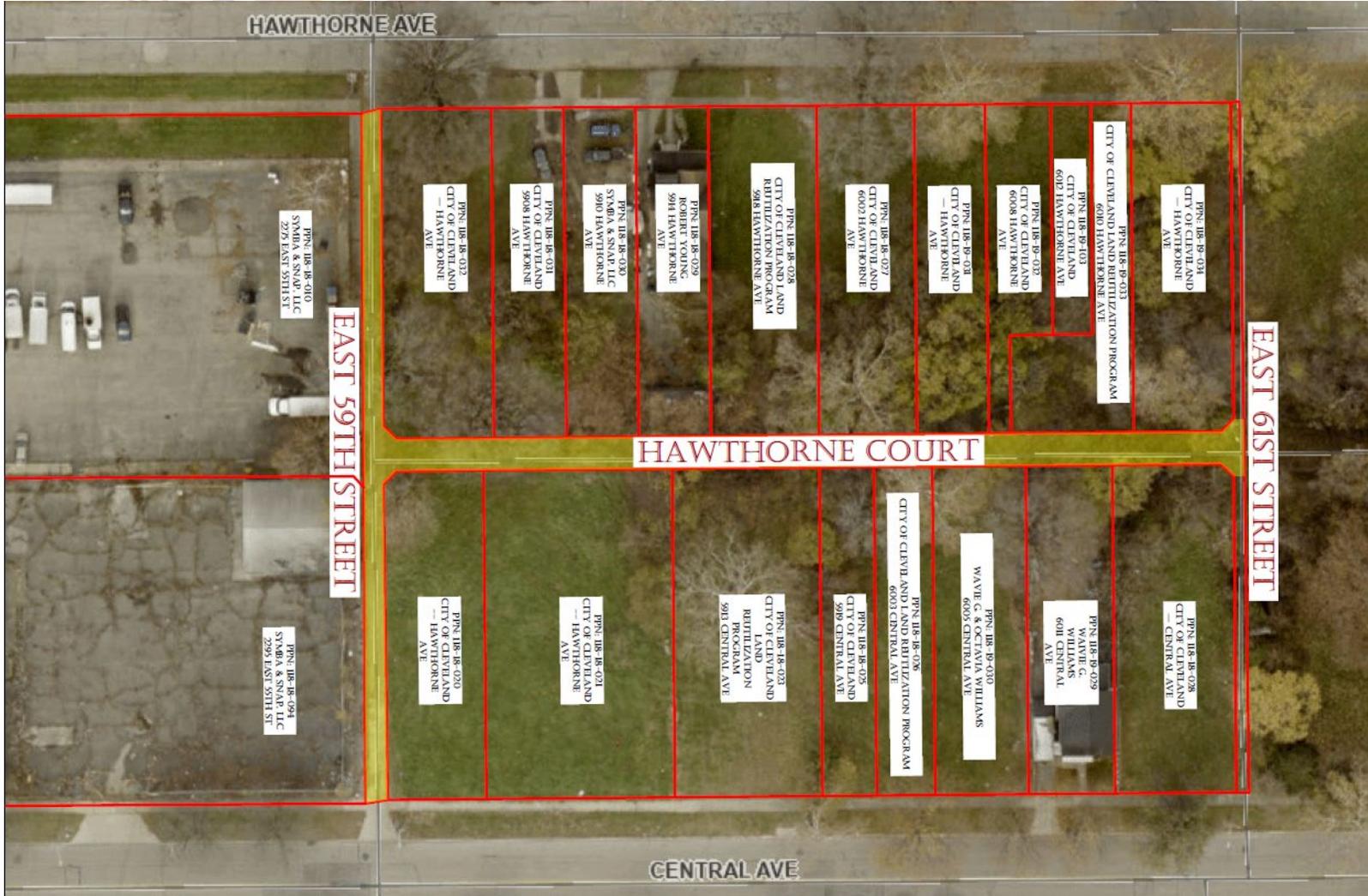
Resolution No. 44-2023

- Declaring the intent to vacate all of:
 - **East 59th Street:**
 - Central Avenue to Hawthorne Avenue
 - **Hawthorne Court:**
 - East 59th Street to East 61st Street
- This street vacation is to facilitate the construction of an automated poultry processing cooking facility.

Building Cleveland

Resolution No. 44-2023

- Limits of proposed vacation

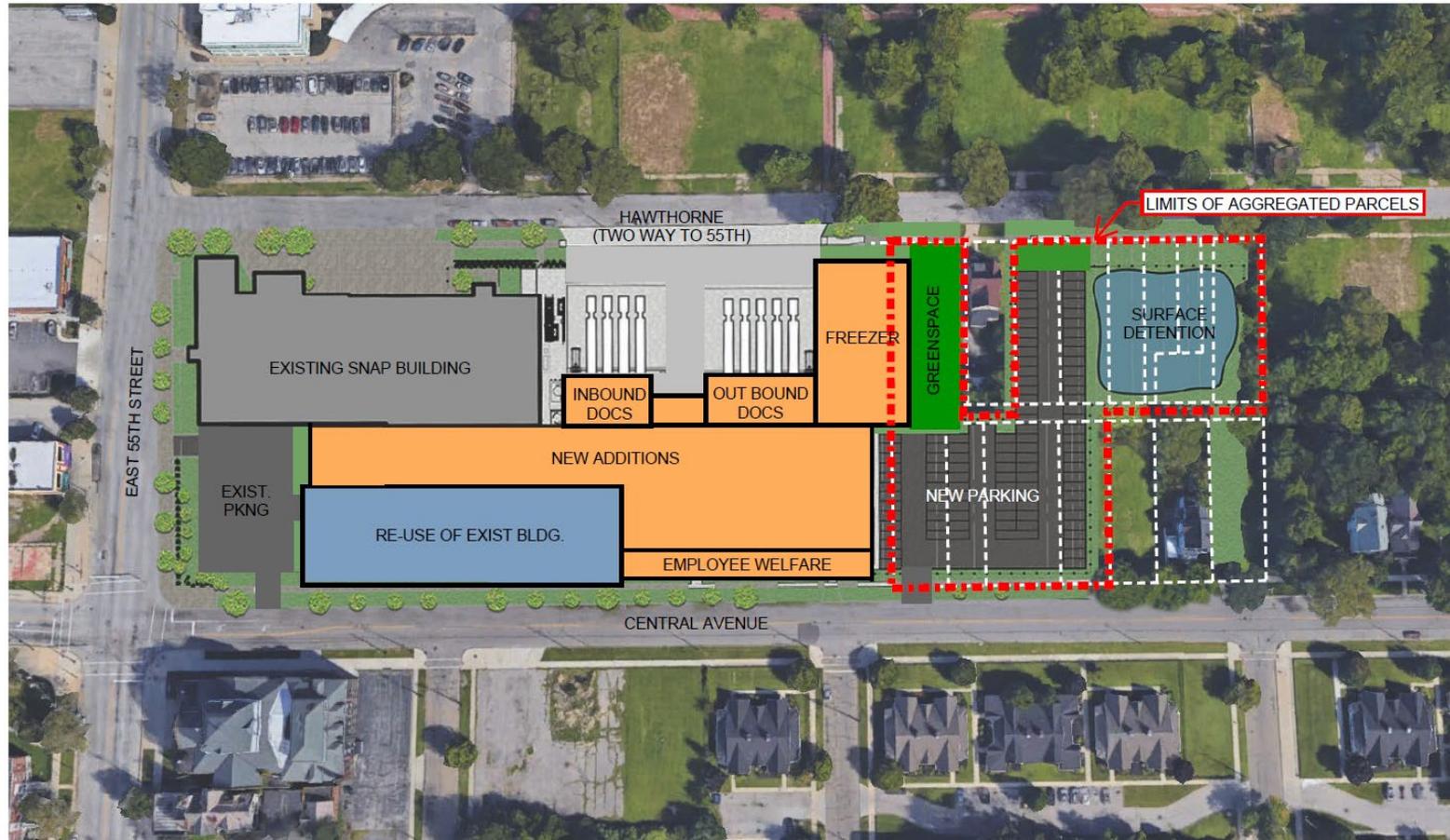


Resolution No. 44-2023

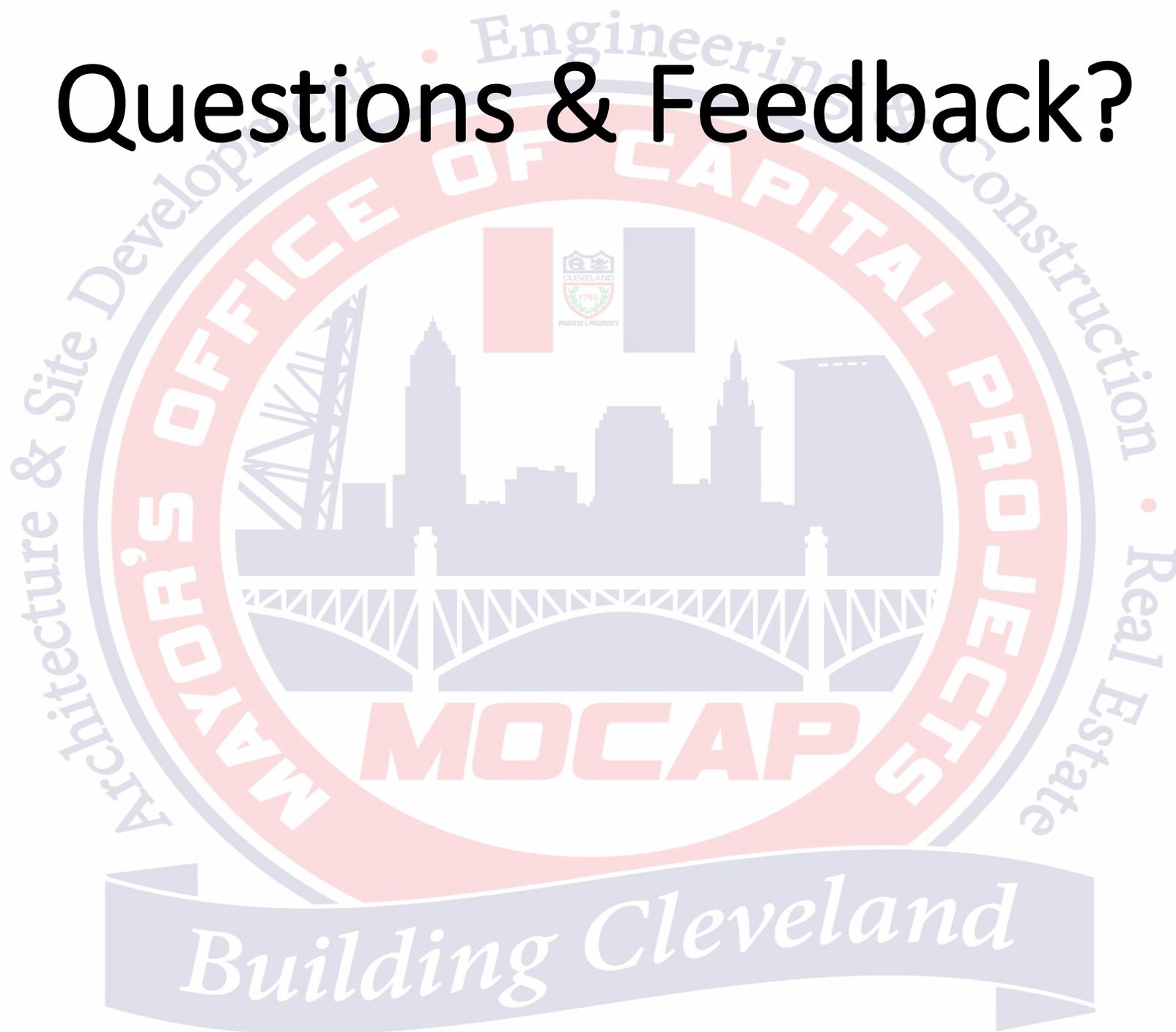
- Proposed site plan

Project Renaissance

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



Questions & Feedback?





Ordinance No. xxx-2023 (Ward 3/Councilmember McCormack):

Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by **1900 East 6th Street, LLC and/or its designee, located at 1900 East 6th Street** for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code.

RE
NUOVO

CITY OF CLEVELAND

Q1 2023

STRICTLY PRIVATE & CONFIDENTIAL



Overview

NuovoRE is focused on the redevelopment of historic buildings into one-of-a-kind properties that provide permanently meaningful social and community impact.

2

Projects Complete

3

Projects in Pipeline

3

Directors of Impact Hired

Impact Focus Areas

Quality Jobs

Workforce Turnover

Neighborhood Vitality

Environmental Leadership

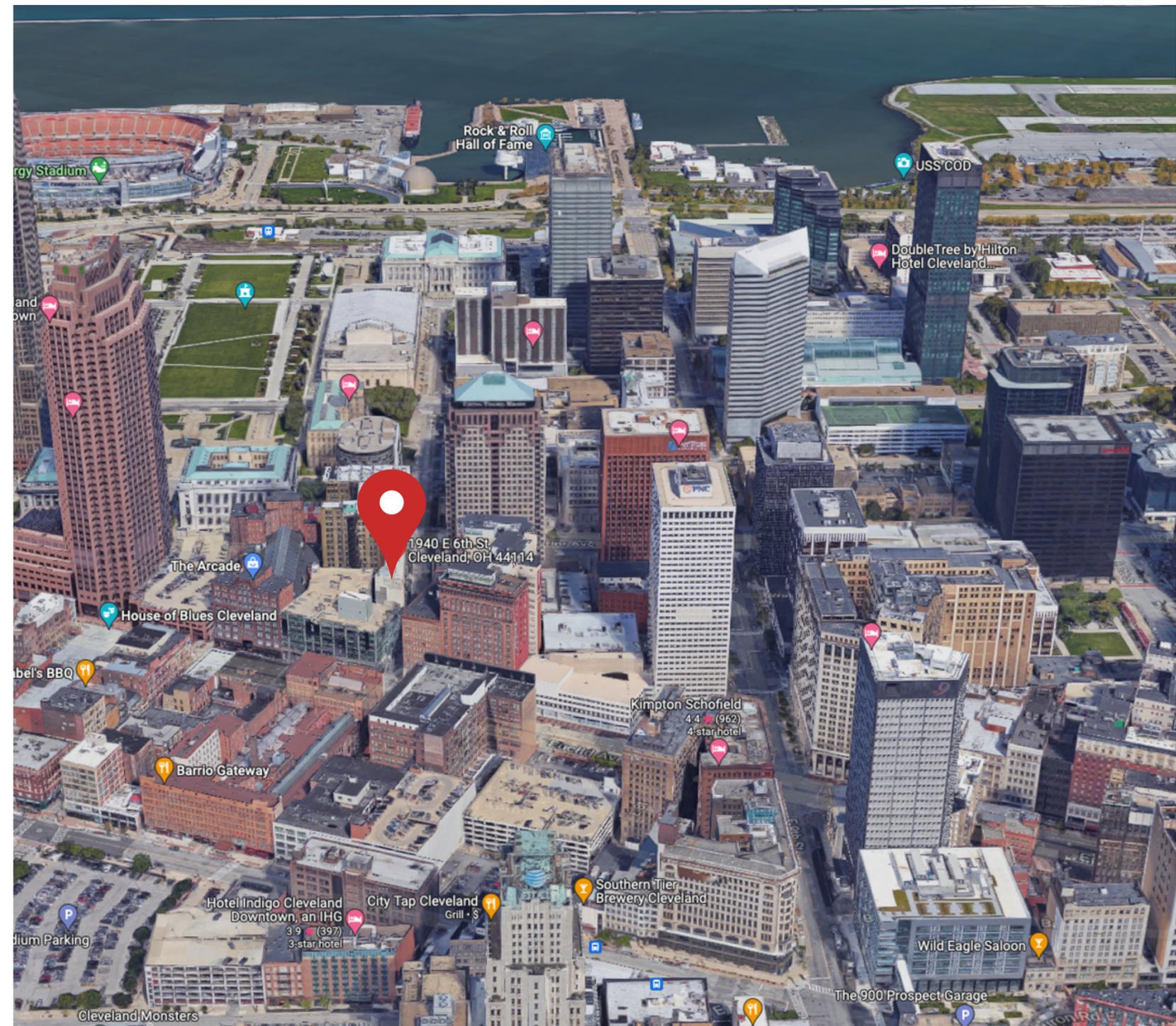
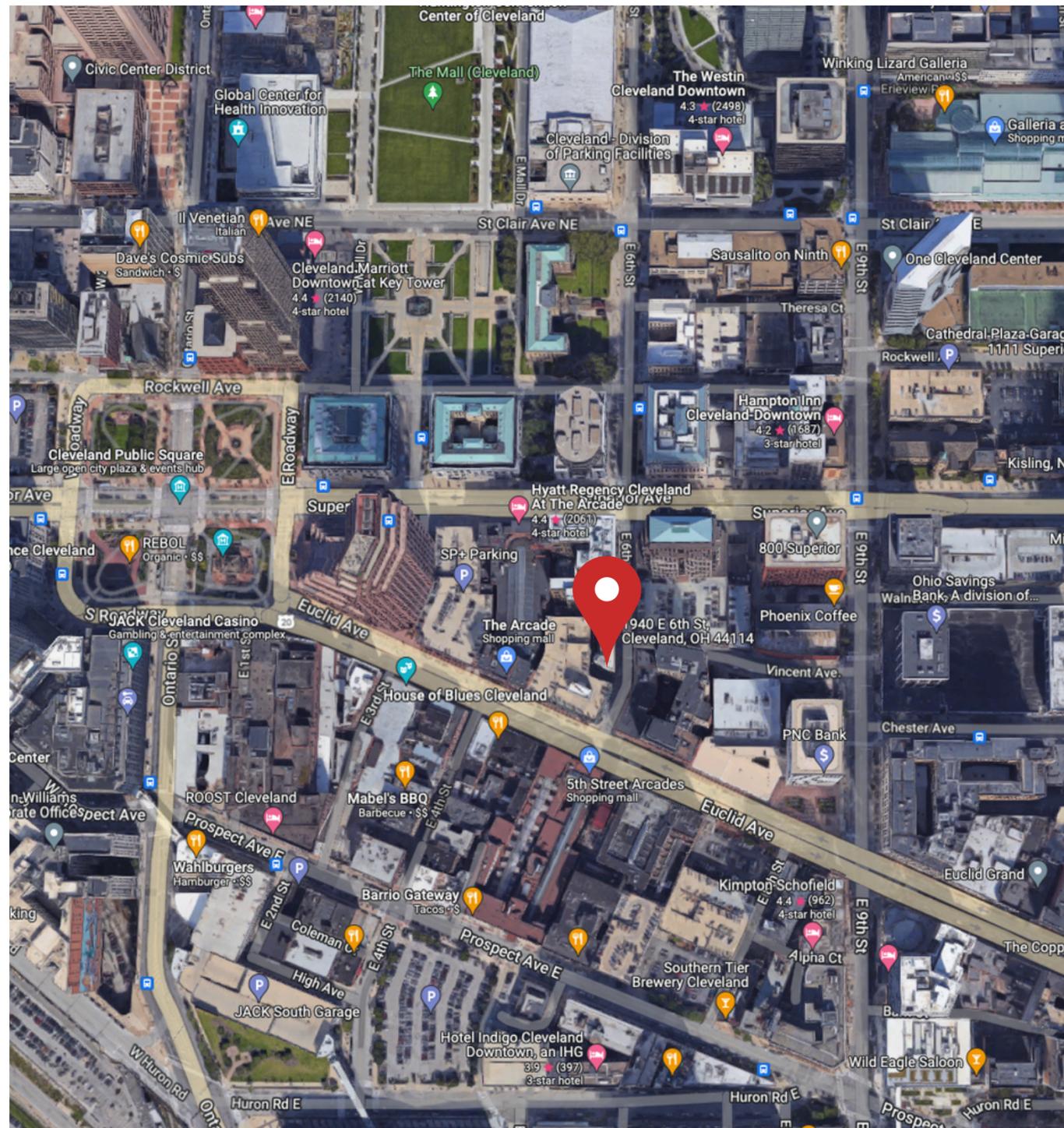
Local Reinvestment

Impact Education & Influence

STRICTLY PRIVATE & CONFIDENTIAL



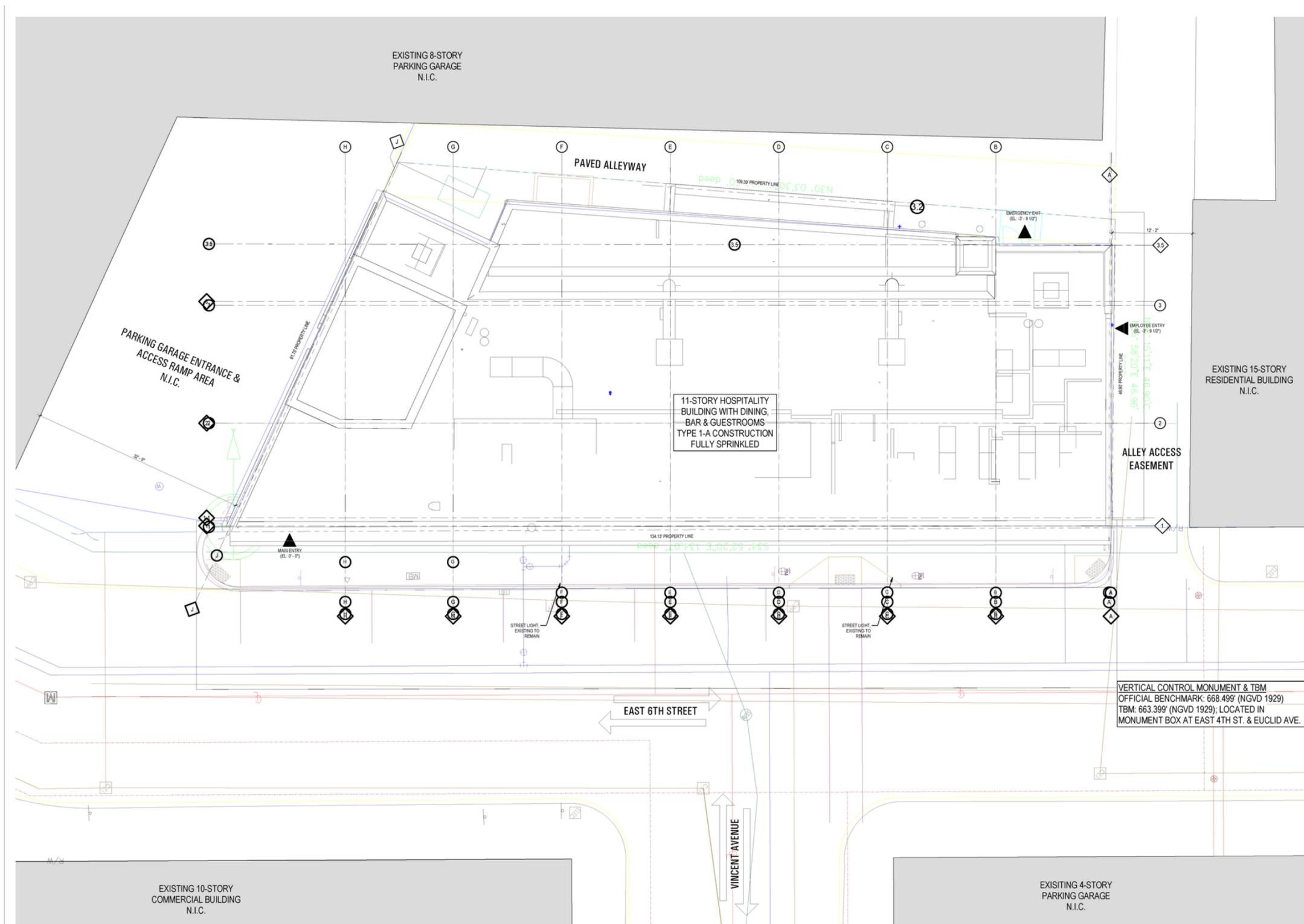
Site Location



Site Location



The Site



1 SITE PLAN
SCALE: 3/16" = 1'-0"

AREA FOR CITY APPROVAL STAMP

FOR REFERENCE ONLY

ARCH ELEVATION 0' - 0" = +658.78'

Contractor shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior to proceeding with Construction, complying with all applicable building codes, and notifying Architect immediately of any discrepancies or conflicts. Contractor shall construct the work in accordance with all applicable building codes.

Contractor is responsible for design and installation of property deed and utility systems. Submit site drawings to architect for approval in conformity with Architectural design intent.

A written Architectural Specification was issued for this project and along with these printed documents contains the Contract Documents for this project. Make proper reference to all regulations except through the Contract Documents. By submitting a bid for this work the Contractor and all subcontractors agree that they have received the entire contract document and all site conditions and have accepted all applicable work. Additional Architectural Specifications request are available anytime upon request.

Hartshorne Plunkard Architecture, LLC shall retain all copyright, trademark and common law rights with regard to these plans and building design. Reproduction, change or engagement in any kind party shall not occur without obtaining expressed written permission and consent of Hartshorne Plunkard, LLC.

Fidelity Hotel

1540 E 6th Street
Chicago, IL 60610

ISSUANCES

DATE	ISSUED FOR
2 11/19/2021	100 % SCHEMATIC DESIGN
5 11/11/2022	50% Design Development
6 2/11/2022	PERMIT REVIEW 2
9 6/20/2022	50% Construction Documents
10 7/07/2022	City Design Development Review
13 10/24/2022	90% Construction Documents

HARTSHORNE PLUNKARD ARCHITECTURE



215 W WALTON ST
CHICAGO, IL 60610
312.224.4180
HPARCHITECTURE.COM

PROJ. # 20-020

SCALE: 3/16" = 1'-0"

ARCHITECTURAL SITE PLAN

A0.00

Objectives & Goals

Redevelop

Transform Historic Landmark into 97-room Hotel

Community

Engage & support organizations throughout the Greater Cleveland area.

Workforce Development

Drive social impact through employment opportunities and engagement with marginalized communities.

Local Vendors

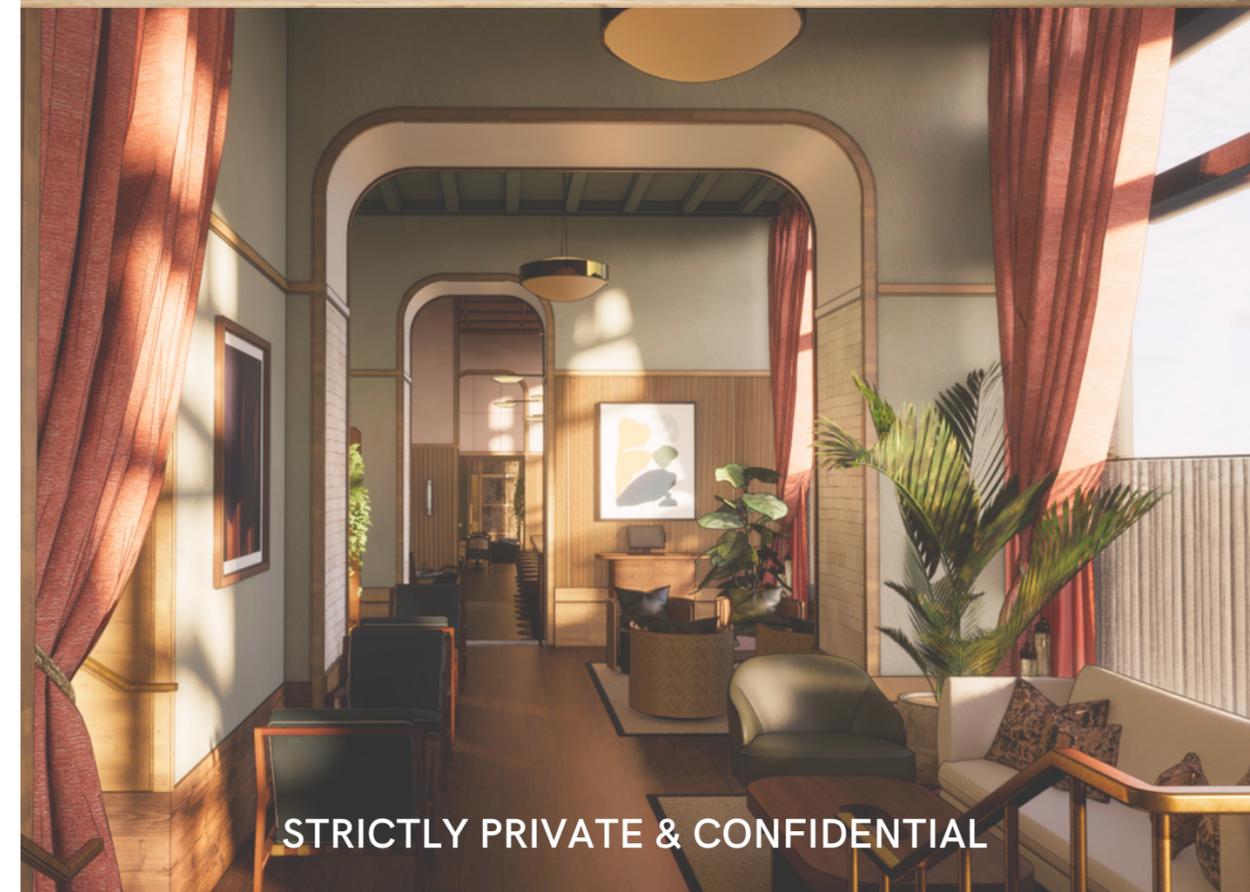
Actively work with local vendors, MBE, WBE, and small businesses.

Stewardship

Be good stewards of Community, Mission, and Neighborhood Impact.



STRICTLY PRIVATE & CONFIDENTIAL



STRICTLY PRIVATE & CONFIDENTIAL

Impact Experience

Baltimore, MD

- Opened in 2018
- Retained Workforce During Pandemic
- 50+ Community Focused Events Annually
- Over 50% of Expenses Are Spent Locally
- 29.2% of Local Vendors Are Diverse
- Started a Small Business Pitch Competition

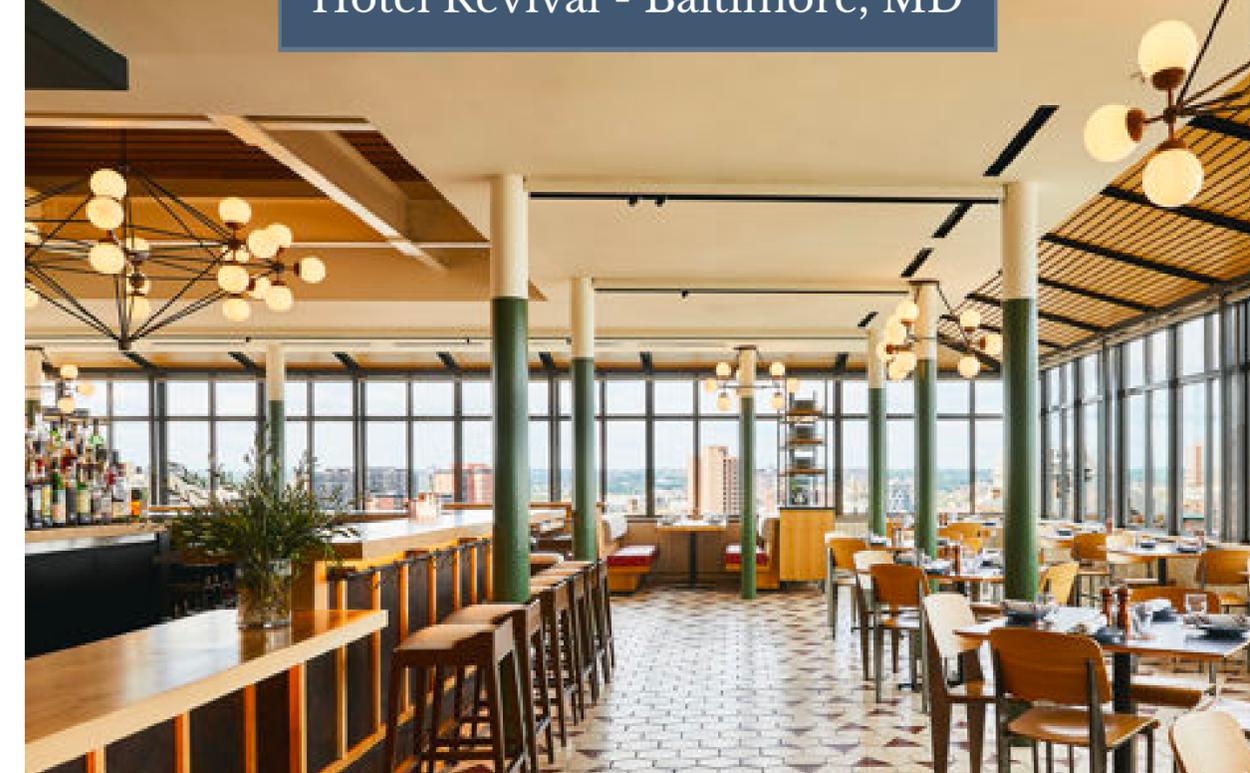
Impact-Related Recognition

Each month our property receives recognition from 30+ media outlets related to our impact mission. We view this as an opportunity to:

- Highlight the community
- Influence Industry
- Invite more economic growth



Hotel Revival - Baltimore, MD



Cleveland City Planning Commission

Administrative Approvals



February 3, 2023



Ordinance No. 33-2023

(Introduced by Councilmembers Griffin, Bishop and Hairston – by departmental request):

Authorizing the Director of Capital Projects to issue a permit to the Cleveland Clinic to encroach into the public rights-of-way of **East 89th Street and Carnegie Avenue** by installing, using and maintaining tie backs and a shoring wall.



Ordinance No. 40-2023

(Introduced by Councilmembers McCormack and Griffin – by departmental request):

Authorizing the Director of Port Control to enter into a Lease Agreement with Fulton BHS CLOH I LLC for the use and occupancy of approximately 6, 192 square feet of land, including 34 self-storage units located at **4949 Old Grayton Road** to operate a mini-storage facility and parking area for public use, for the Division of Airports, Department of Port Control, for a period of five years with one five-year option to renew, exercisable by the Director of Port Control.



February 3, 2023

Ordinance No. 105-2023

(Introduced by Councilmembers Hairston, McCormack, Bishop and Griffin – by departmental request):

Authorizing the Director of City Planning to apply for and accept a grant from the United States Department of Transportation for the 2022 Safe Streets and Roads for All Grant: Cleveland Vision Zero Priority Implementation; authorizing the Director of City Planning, or appropriate director, to employ one or more professional consultants and authorizing various written standard purchase and requirement contracts; determining the method of making the public improvement of constructing safety improvements; and authorizing the director to enter into one or more public improvement contracts for the making of the improvement.



February 3, 2023

Ordinance No. 106-2023

(Introduced by Councilmembers Hairston, McCormack, Bishop and Griffin – by departmental request):

Authorizing the Director of City Planning to apply for and accept a grant from the United States Department of Transportation for the Strengthening Mobility and Revolutionizing Transportation (SMART) Program; authorizing the director to employ one or more professional consultants to design, prototype, and evaluate a traffic signal system; authorizing various written standard purchase and requirement contracts; and authorizing the director to enter into one or more contracts with various agencies, entities, or individuals to implement the grant.



Ordinance No. 108-2023

(Introduced by Councilmembers Bishop and Griffin – by departmental request):

Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to repair and paint the pier towers on the existing Lorain Avenue Bridge over Rocky River and Valley Parkway in the cities of Cleveland and Fairview Park; and authorizing agreements.



Ordinance No. 114-2023 (Introduced by Councilmember Starr):
Changing the Use, Area and Height Districts of parcels of land east of **East 55th Street between Hawthorne Avenue and Central Avenue** (Map Change 2663).



Ordinance No. 115-2023 (Introduced by Councilmember Slife):
Changing the Use, Area and Height Districts of parcels of land north and south of Lorain Avenue between **West 150th Street and the Norfolk Southern Railroad** and extending the Pedestrian Retail and Urban Form Overlay Districts (Map Change 2630).



Ordinance No. 116-2023 (Introduced by Councilmember Conwell):
Changing the Use, Area and Height Districts of parcels of land south of **Superior Avenue between East 111th Street and East 112th Street** (Map Change 2662).



Ordinance No. 176-2023 (Introduced by Councilmember Howse):
Changing the Use, Area and Height Districts of parcels of land along **East 66th Street between
Linwood Avenue and Zoeter Avenue** (Map Change 2665).

Cleveland City Planning Commission

Director's Report



February 3, 2023



In the news

- The Department of Community Development, in coordination with Councilwoman Spencer and City Planning, released the Request For Proposals for the redevelopment of the former the redevelopment of the former CMSD school Watterson Lake in Detroit-Shoreway. Community engagement regarding the site occurred early and the RFP integrates the desires and feedback from the community.
- The Department of Community Development released the application for the \$34.45M housing fund with a focus on affordable and equitable development. The application includes criteria based on evidence of a community engagement plan, site design and property standards, distance to nearest transit, preservation of historic structures, tree canopy restoration, green building standards, etc.



Zoning Code Updates

- We received robust input for the **Townhouse Code** – staff will require additional time for review. Planning staff will have a draft prepared for the Planning Commissioners to review on Friday, February 17, 2023.
- We received robust input for the **Small Changes to the Zoning Code**. Staff is currently reviewing the feedback and will bring the changes back to the Planning Commission at a later date.

Neighborhood Plans and Opportunities for Feedback

- The Buckeye Neighborhood Plan is launching into the next phase – moving from plan to action with multiple opportunities to engage in the month of February.

The image displays a row of six promotional posters for the Buckeye Neighborhood Plan, each representing a different event scheduled for February 2023. Each poster includes the event title, date, time, location, and a call to action to visit wearebuckeye.com.

- Post 1: Buckeye Neighborhood Plan Launch**
Date: February 2-25, 2023
Event: Community Visioning Session
Date: February 2, 6-7:30PM
Location: Zelma Watson George Rec Center, 3155 Martin Luther King Jr Dr, Cleveland, OH 44104
- Post 2: Neighborhood Plan Launch**
Event: We Are Buckeye Panel
Date: February 2, 6-7:30PM
Location: Zelma Watson George Rec Center, 3155 Martin Luther King Jr Dr, Cleveland, OH 44104
- Post 3: Neighborhood Plan Launch**
Event: Partner Stroll
Date: February 25, 12-4PM
Location: Harvey Rice Wraparound School, 2730 E 116th St, Cleveland, OH 44120
- Post 4: Neighborhood Plan Launch**
Event: We Are Buckeye Panel
Date: February 15, 6-7:30PM
Location: Morning Star Baptist Church, 10250 Shaker Blvd, Cleveland, OH 44104
- Post 5: Neighborhood Plan Launch**
Event: Neighborhood Unity Happy Hour
Date: February 18, 5-7PM
Location: Academy Tavern, 12800 Larchmere Blvd, Cleveland, OH 44120

CHEERS to 2023!



Join us at a Community Open House

2 Dates + Times, Pick One!

1 THURSDAY, FEB 2
Goldhorn Brewery
1361 E 55th St, Cleveland, OH 44103
5:30 - 7:30 pm

2 SATURDAY, FEB 4
EJ Kovacic Rec Center
6250 Saint Clair Ave, Cleveland, OH 44103
1:30 - 3:30 pm

*Whether you participated
in the master plan or are
joining us for the first
time, we want to hear
from you about your
priorities for the
lakefront!*



For more information, visit:
ClevelandMetroparks.com/CHEERS
or call 440-331-8593



Next Meeting

- We will have a robust agenda for the **February 17, 2023** Planning Commission meeting. There will be a special informational presentation for the Bedrock development plan with a planned start at 10:30 AM. Please plan accordingly.

Cleveland City Planning Commission

Adjournment



February 3, 2023