



Cleveland City Planning Commission

Friday, June 2, 2023

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

Lillian Kuri, Commission Chair

Joyce Pan Huang, Director

Michael Bosak, Administrator

Cleveland City Planning Commission

Preamble

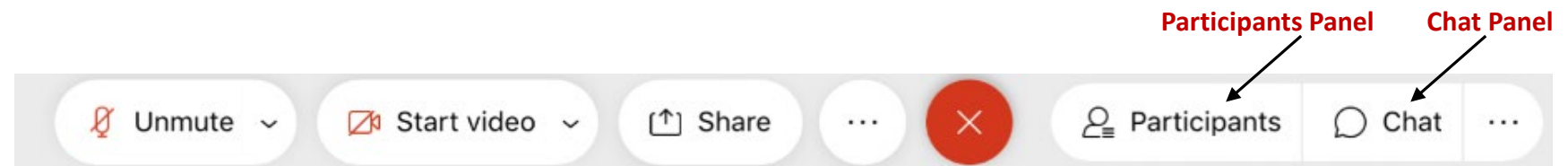
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

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. RECUSALS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING OF ANY VOTE.

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

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

CALL-IN USERS CAN UNMUTE BY USING *6



June 2, 2023

Cleveland City Planning Commission

P r e a m b l e

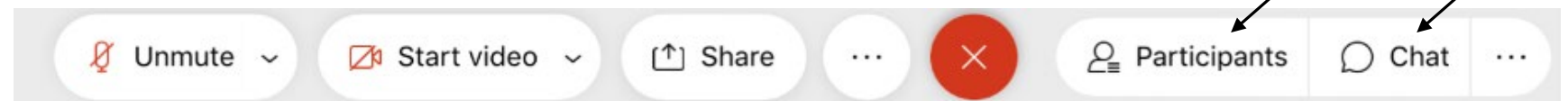
ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WebEx PLATFORM. THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YouTube.

ALL REQUESTS TO SPEAK ON A PARTICULAR MATTER SUBMITTED THROUGH PROPER CHANELLS HAVE BEEN CONSIDERED. WE HAVE ALSO RECEIVED EMAILS FROM THOSE WHO HAVE PROVIDED WRITTEN COMMENT ON A PARTICULAR MATTER. PROPER CHANNELS FOR COMMENTS ARE LISTED BELOW.

COMMUNICATION WITH MEMBERS OF THIS BODY MUST FOLLOW PROPER CHANNELS FOR CONSIDERATION.
ANY COMMENTS RECEIVED BY THE STATED DEADLINE ARE COLLECTED BY CITY PLANNING STAFF AND
DISSEMINATED TO THE COMMISSION MEMBERS PRIOR TO ANY SCHEDULED MEETING.

Proper channels for public comment:

- Sending an e-mail to the cityplanning@clevelandohio.gov address with a comment or a letter
- Calling and/or leaving a message at 216-664-2210
- Sending a letter or dropping off comments at City Hall (601 Lakeside Avenue, Suite 501, Cleveland, OH 44114)



June 2, 2023

Cleveland City Planning Commission

Call to Order and Roll Call



June 2, 2023

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting



June 2, 2023

Cleveland City Planning Commission

Conditional Use Permit



June 3, 2023

Conditional Use Permit



June 2, 2023

For PPN#s 007-10-166 & -047

Location: SW corner of Keene Court and West 26th Street

Presenter: Shannan Leonard, Staff Planner

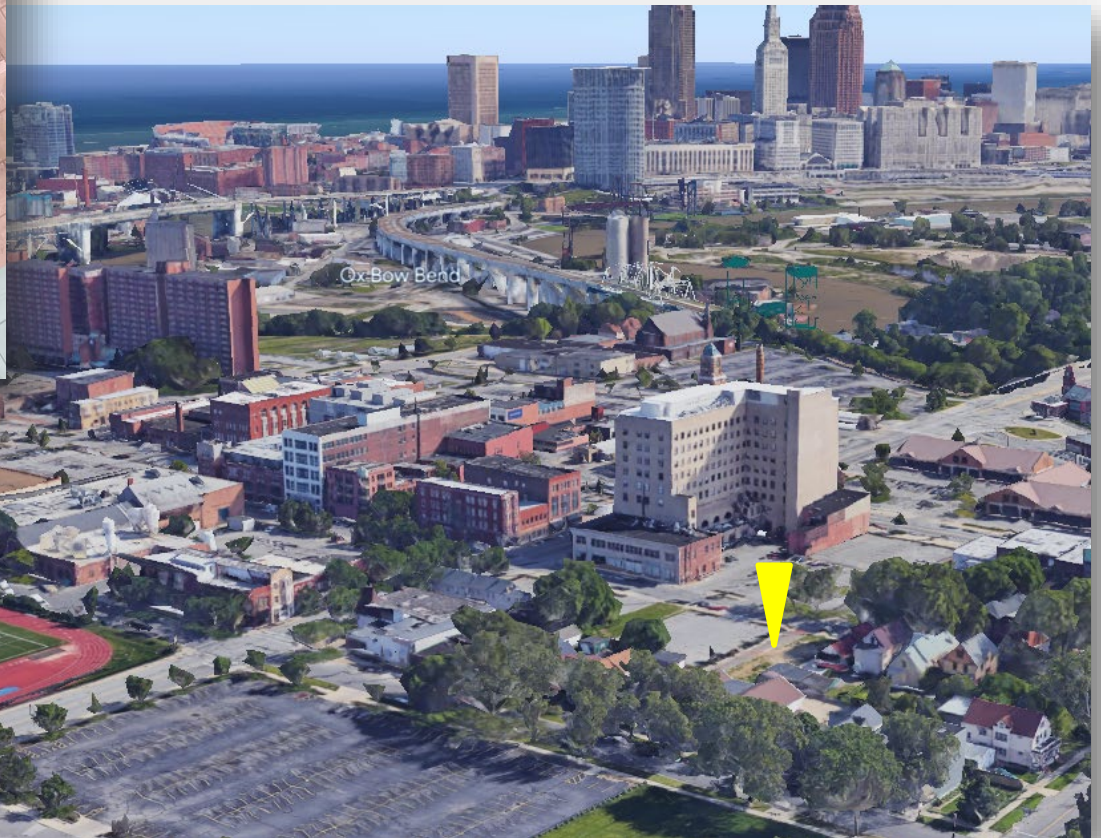
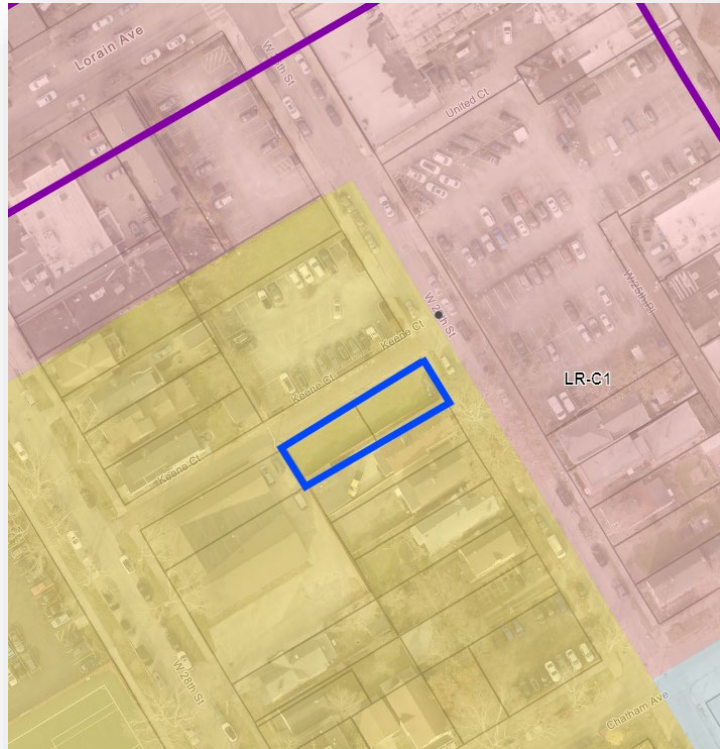
W 26th & Keene Court

City Planning Commission Hearing

June 2, 2023



- Parcel is located in a Two-Family Residential District fronting W. 26th Street & Keene Ct



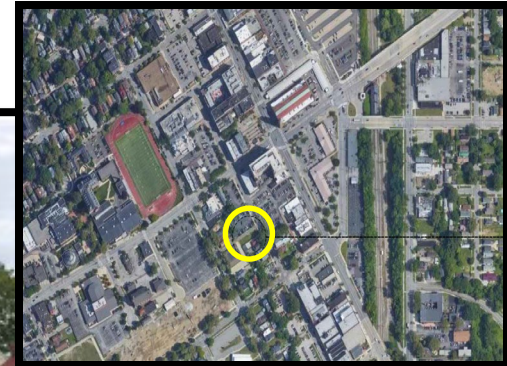
- **Per §337.031(h)(2):** In any zoning district where a townhouse use is not permitted by right (ex. Single Family, Two (2) Family), *the City Planning Commission* shall determine, based on the application of division (e) of this section, if a townhouse use shall be permitted.



VIEW FROM WEST DOWN KEENE COURT



VIEW FROM WEST DOWN KEENE COURT



VIEW FROM SITE TO THE NORTH



VIEW FROM WEST DOWN KEENE COURT

- (e)

- Is the development visually compatible with nearby properties in scale, height, setbacks, orientation to existing streets, roof lines, architectural character, materials, colors, and proportions of architectural features



2066 W 26TH STREET



2070 W 26TH STREET



2076 W 26TH STREET



2084 W 26TH STREET

- (e)
 - Is the development visually compatible with nearby properties in scale, height, setbacks, orientation to existing streets, roof lines, architectural character, materials, colors, and proportions of architectural features



2059 W 28TH STREET



2083 W 26TH STREET



2089 W 26TH STREET



2101 W 26TH STREET

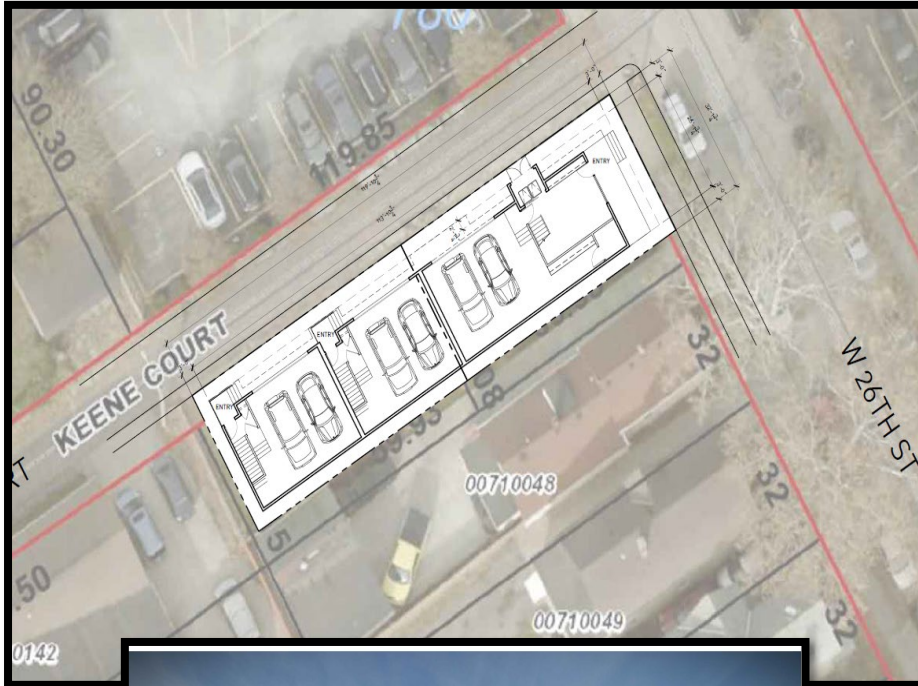
- (e)
 - Is the development visually compatible with nearby properties in scale, height, setbacks, orientation to existing streets, roof lines, architectural character, materials, colors, and proportions of architectural features



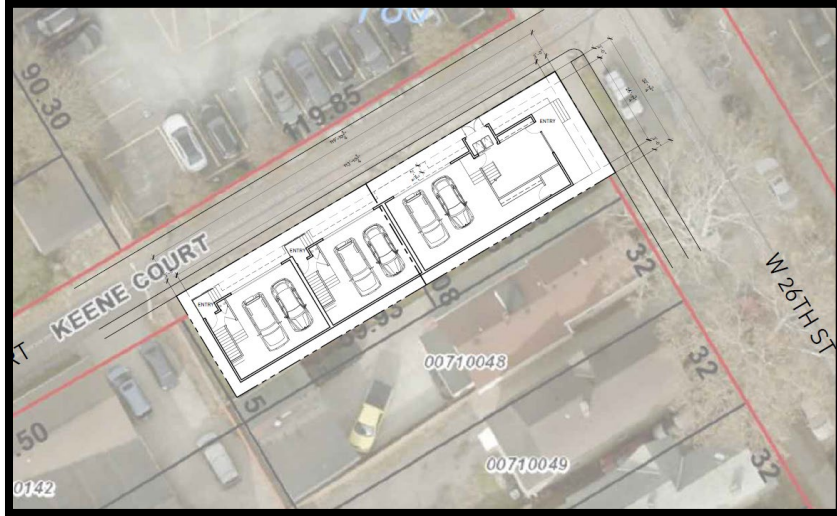
Scale, Relative Height (Massing), Roof Lines



- (e) Is the development site layout arranged so as to create visual interest, promote security/safety, promote safe, efficient and comfortable pedestrian & vehicle circulation, conserve natural features and provided useable common and private open space?

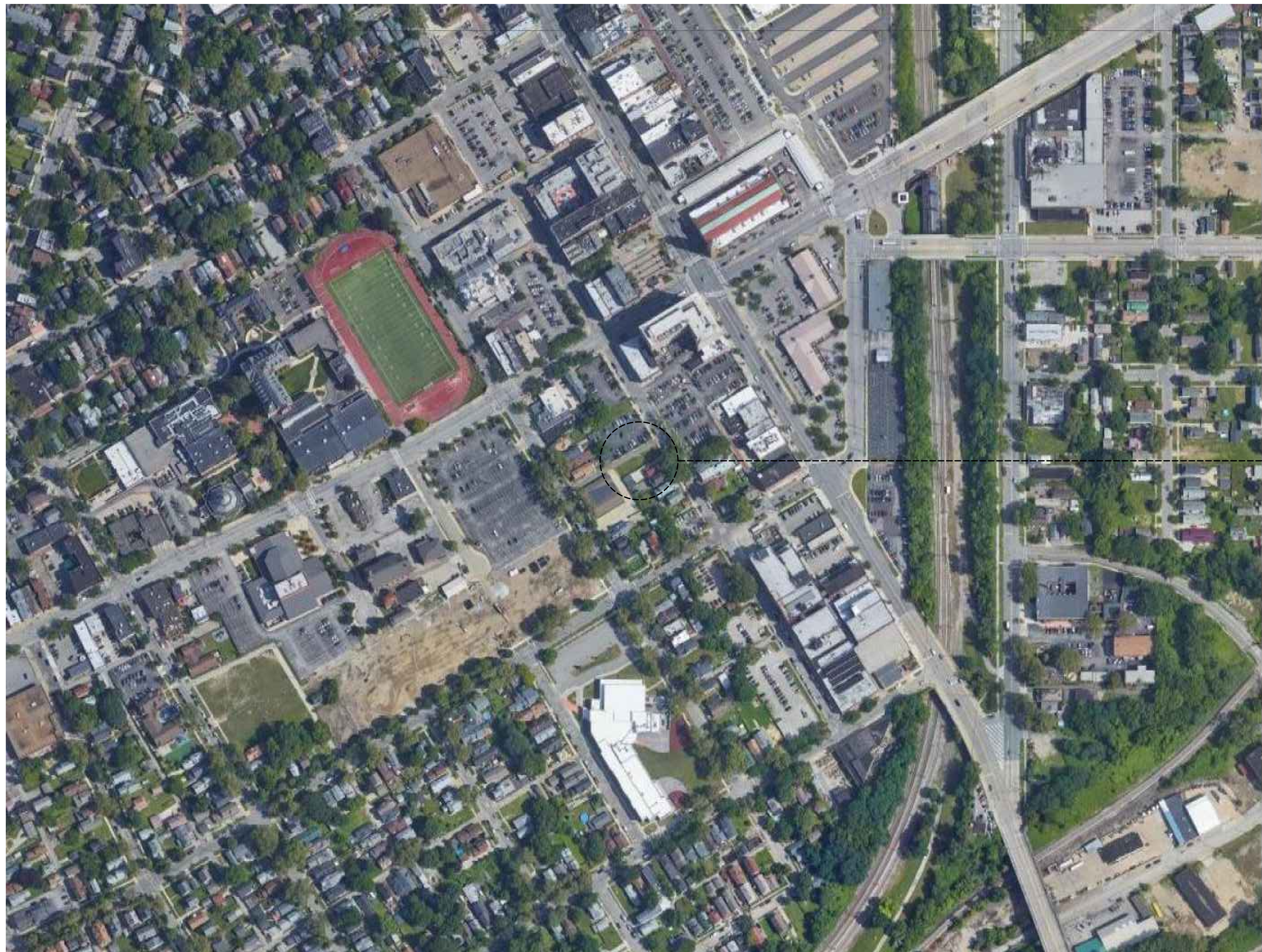


- (e) Is the development site layout arranged so as to create visual interest, promote security/safety, promote safe, efficient and comfortable *pedestrian & vehicle circulation*, conserve natural features and provided *useable common and private open space*?



STREET VIEW FROM NORTHWEST





SITE



VIEW FROM WEST DOWN KEENE COURT



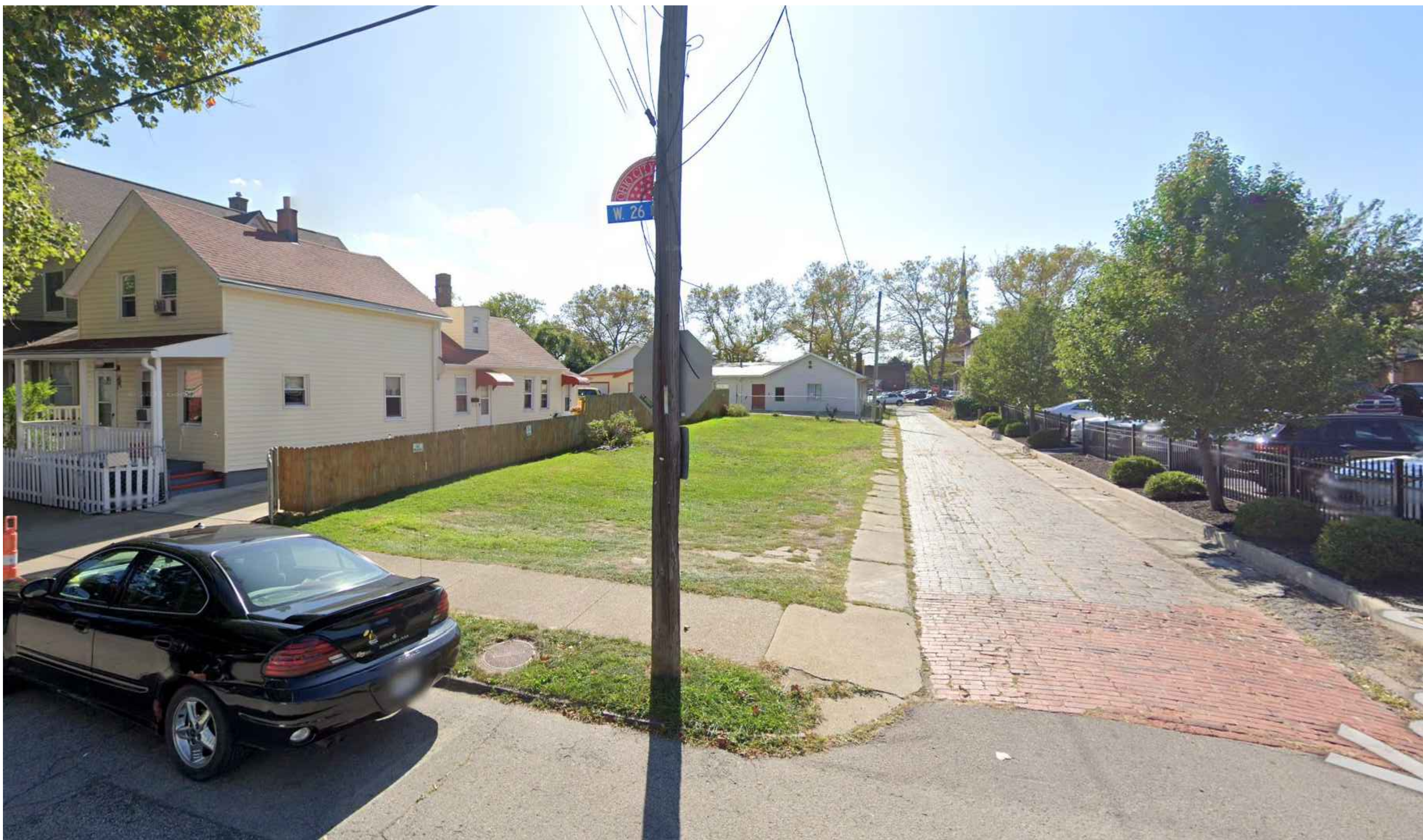
VIEW FROM WEST DOWN KEENE COURT



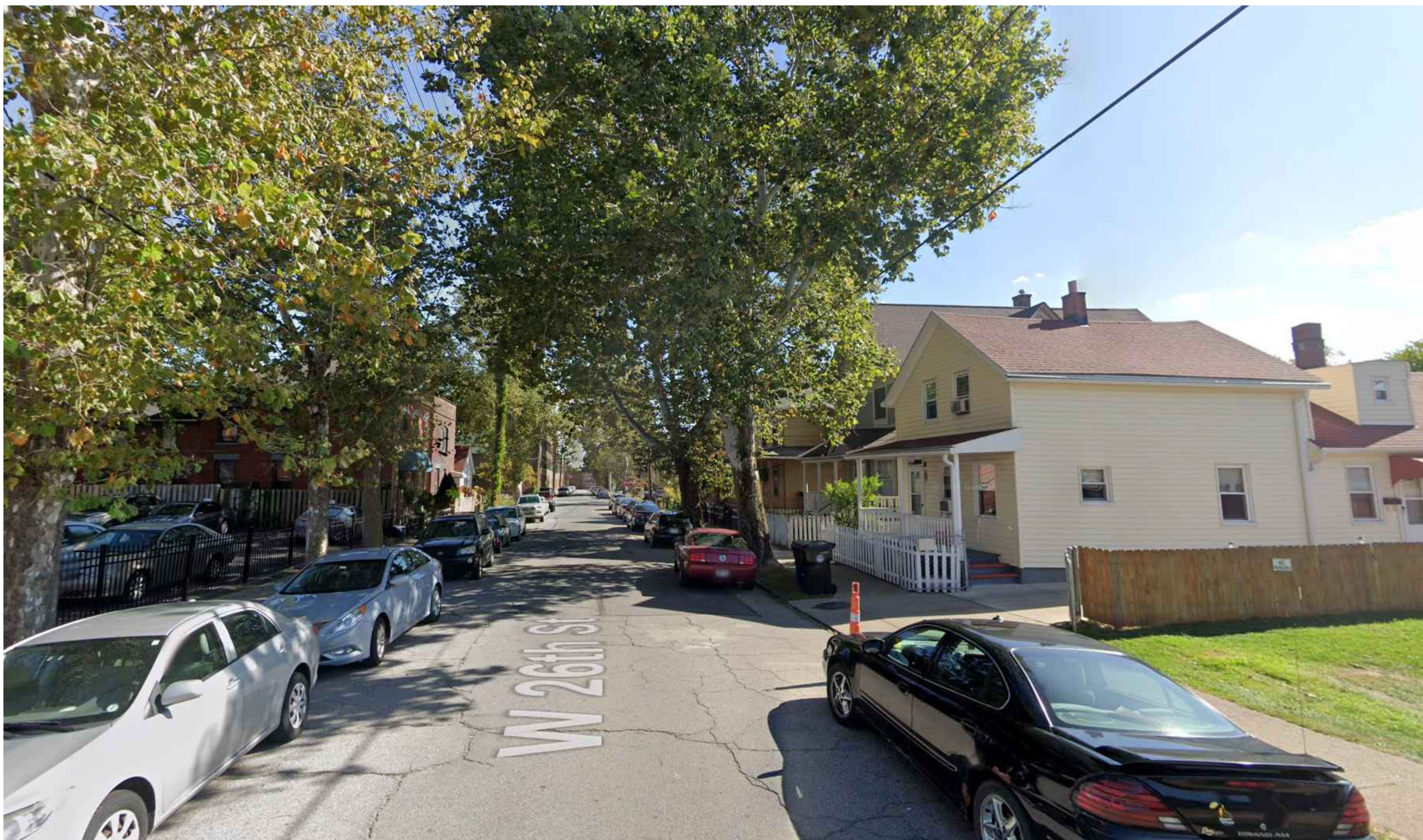
VIEW FROM SITE TO THE NORTH



VIEW FROM WEST DOWN KEENE COURT



VIEW FROM EAST TOWARDS SITE



VIEW SOUTH ALONG W 26TH ST



VIEW WEST FROM W 26TH ST



VIEW NORTH FROM W 26TH ST



2059 W 28TH STREET



2083 W 26TH STREET



2089 W 26TH STREET



2101 W 26TH STREET



2066 W 26TH STREET



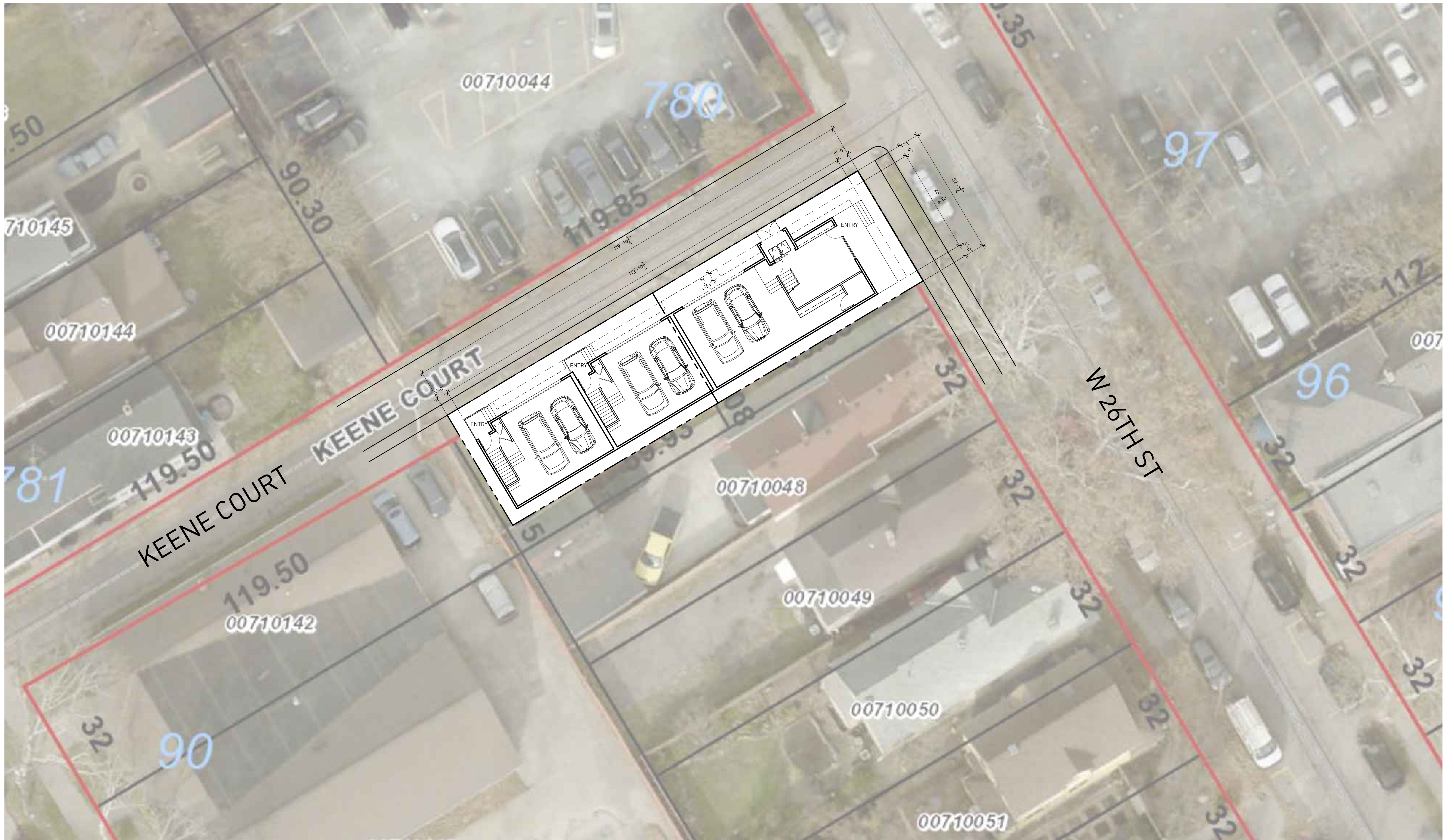
2070 W 26TH STREET



2076 W 26TH STREET



2084 W 26TH STREET



1

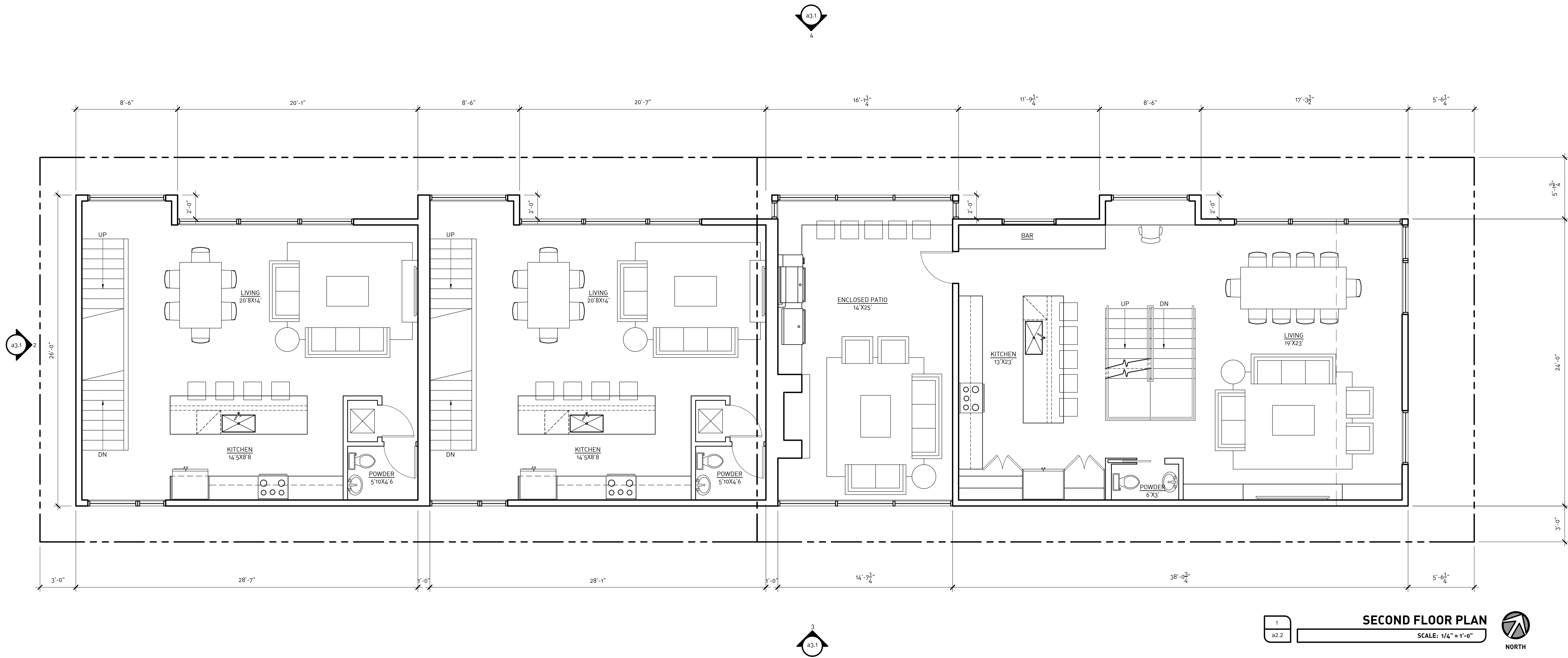
92.0

SITE PLAN

SCALE: 3/32" = 1'-0"

PARCELS 00710166 & 00710047

NORTH

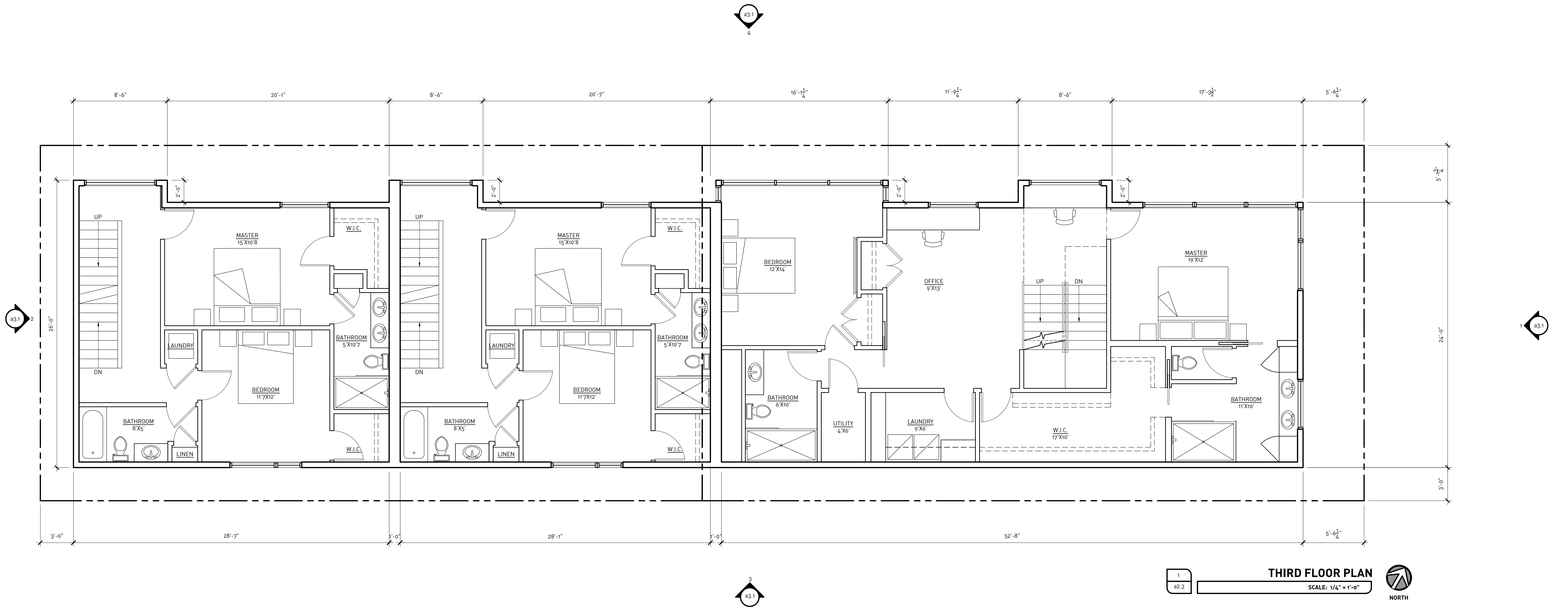


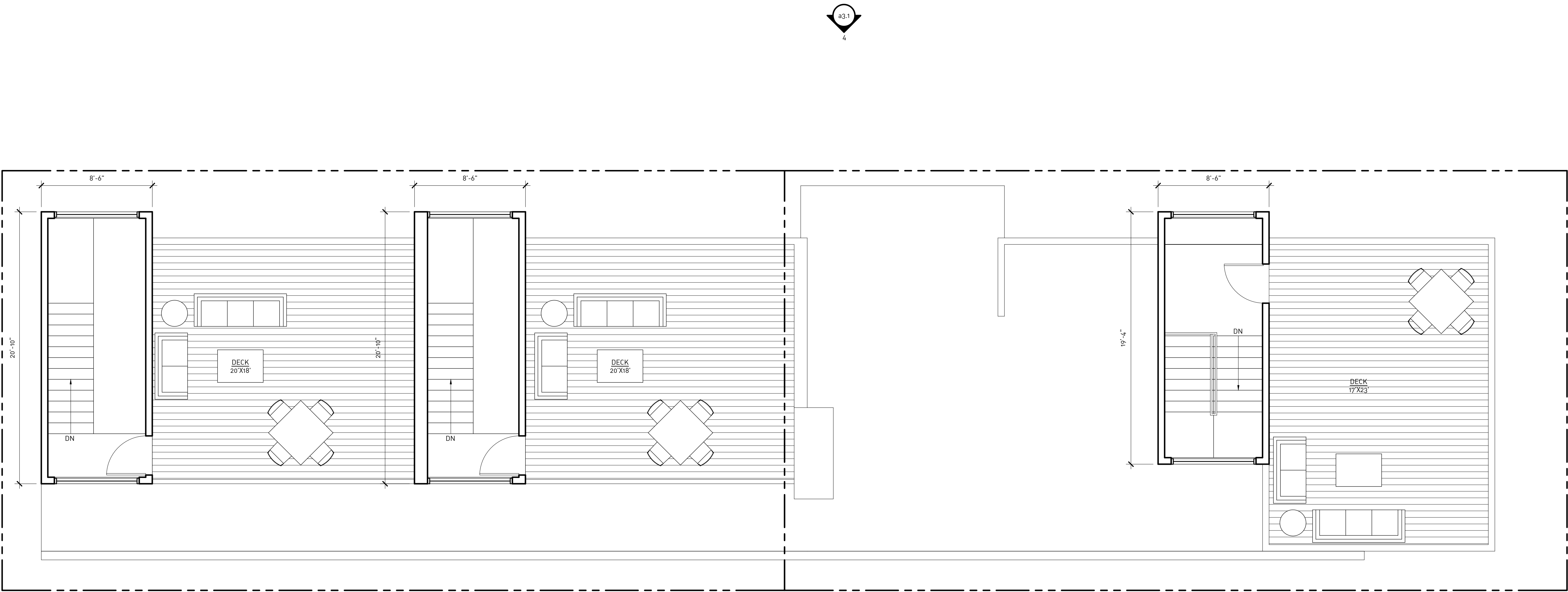
1
a2.2

SECOND FLOOR PLAN

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

 NORTH





1

a2.4

ROOF PLAN

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

NORTH



5
83.1

EAST ELEVATION DIAGRAM

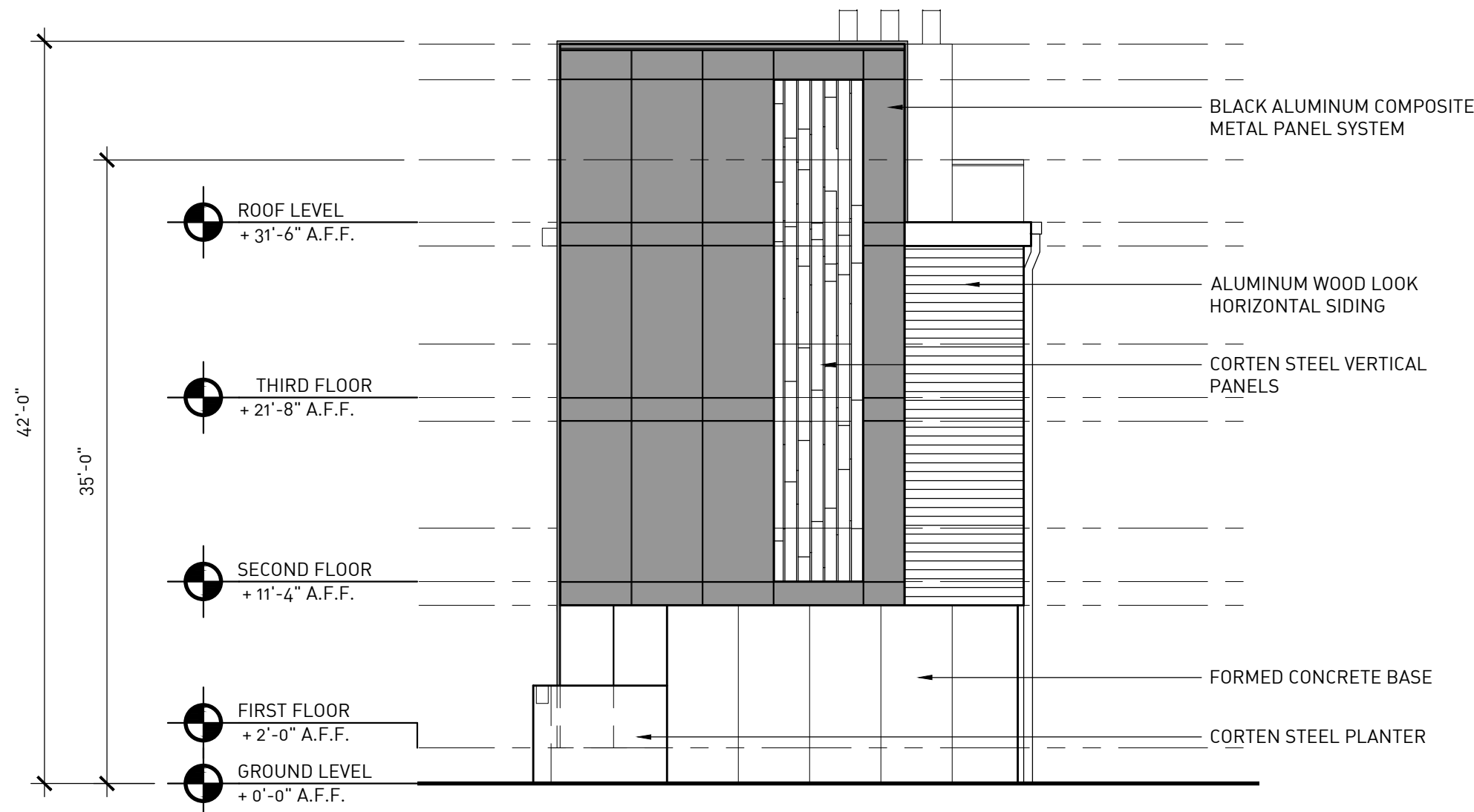
SCALE: 1/8" = 1'-0"

1
83.1

EAST ELEVATION

SCALE: 1/8" = 1'-0"

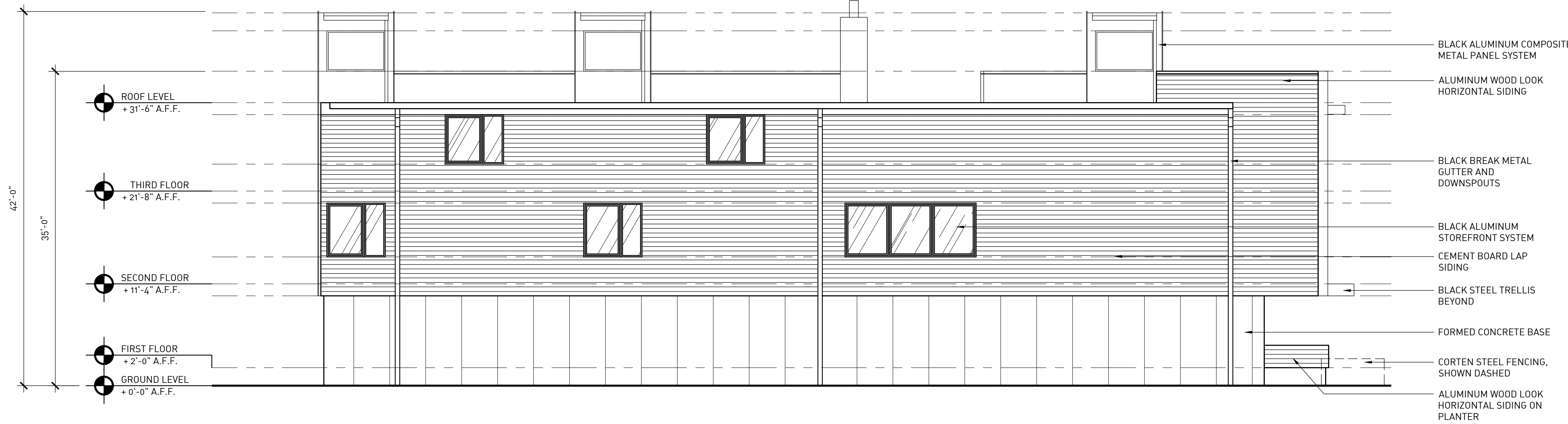
REQUIRED FIRST-STORY GLAZING - 30 S.F.
PROVIDED FIRST-STORY GLAZING - 38 S.F.



2
83.1

WEST ELEVATION

SCALE: 1/8" = 1'-0"



3
83.1

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



4
83.1

NORTH ELEVATION

SCALE: 1/8" = 1'-0"

REQUIRED FIRST-STORY GLAZING - 85 S.F.
PROVIDED FIRST-STORY GLAZING - 100 S.F.



VIEW FROM NORTHEAST



VIEW OF NORTH ELEVATION



STREET VIEW FROM NORTHEAST



STREET VIEW FROM SOUTHEAST



VIEW OF SOUTH ELEVATION



VIEW OF WEST 26TH ENTRANCE



STREET VIEW FROM NORTHWEST

Conditional Use Permit



June 2, 2023

For PPN# 004-19-182

Addresses: 615-7 Jefferson Avenue

Presenter: Shannan Leonard, Staff Planner



ParaPrin Tremont

Townhomes

04.27.2023
SCHEMATIC DESIGN



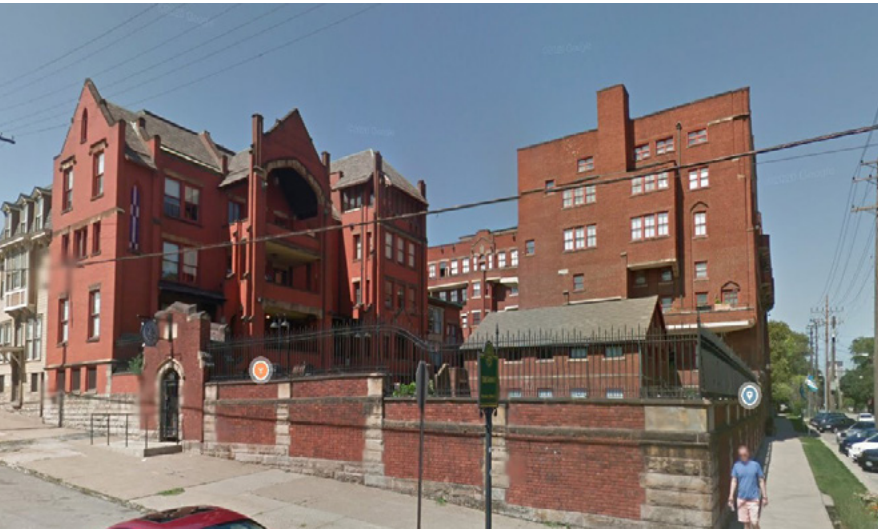
BIALOSKY
CLEVELAND



Existing Site



2



1



Rear View of Property



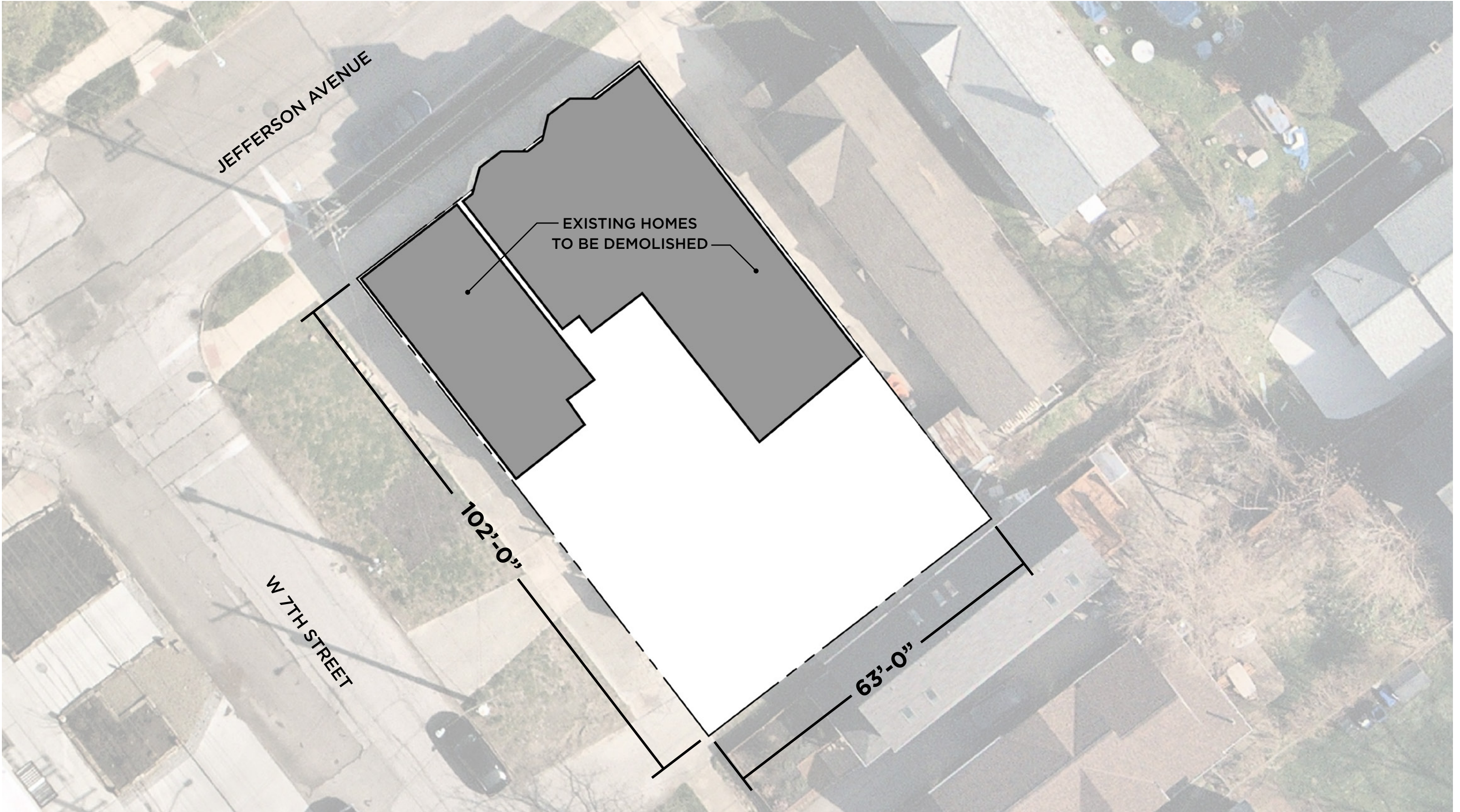
Former Apartment Building



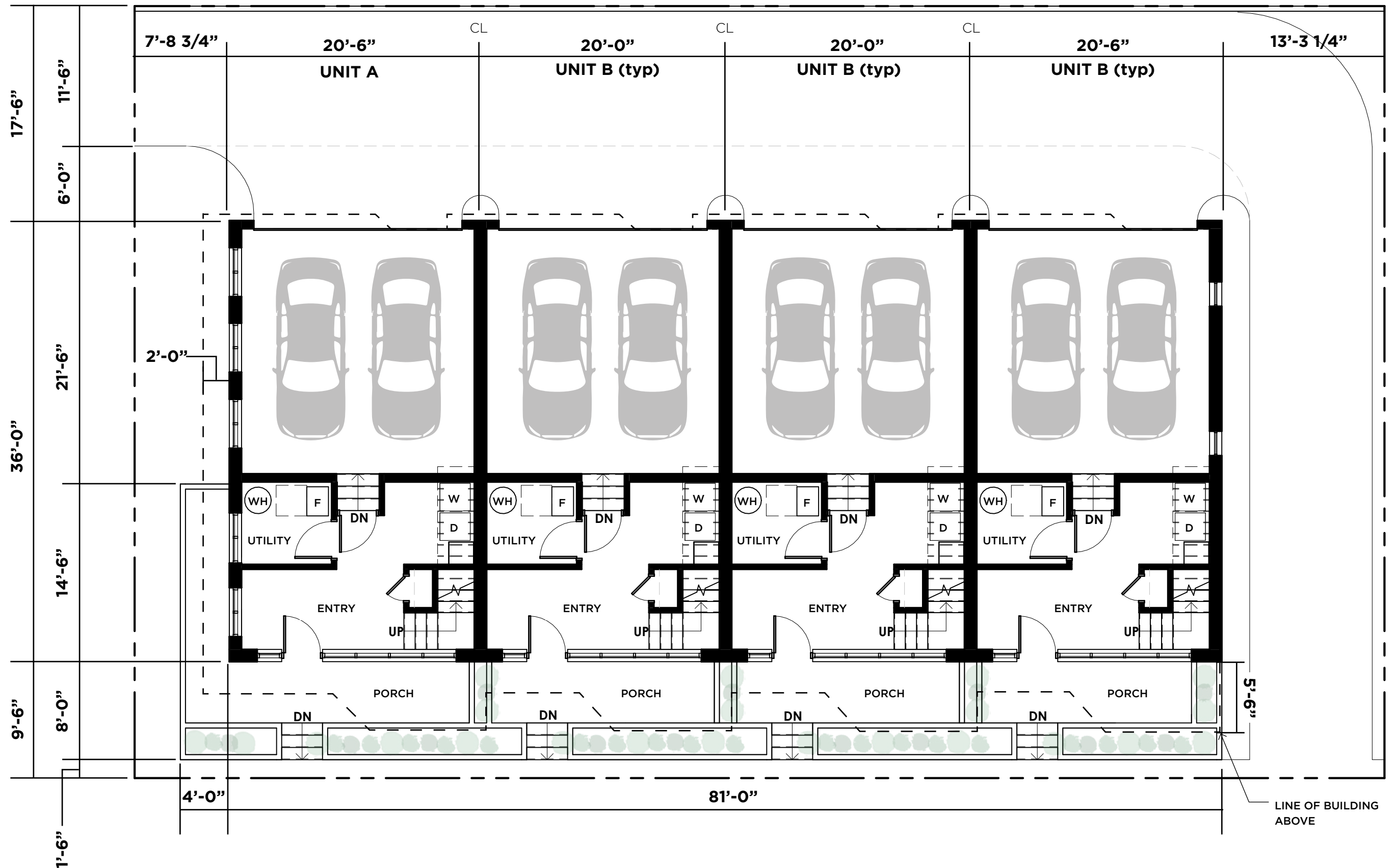
Street Presence (Jefferson Ave)



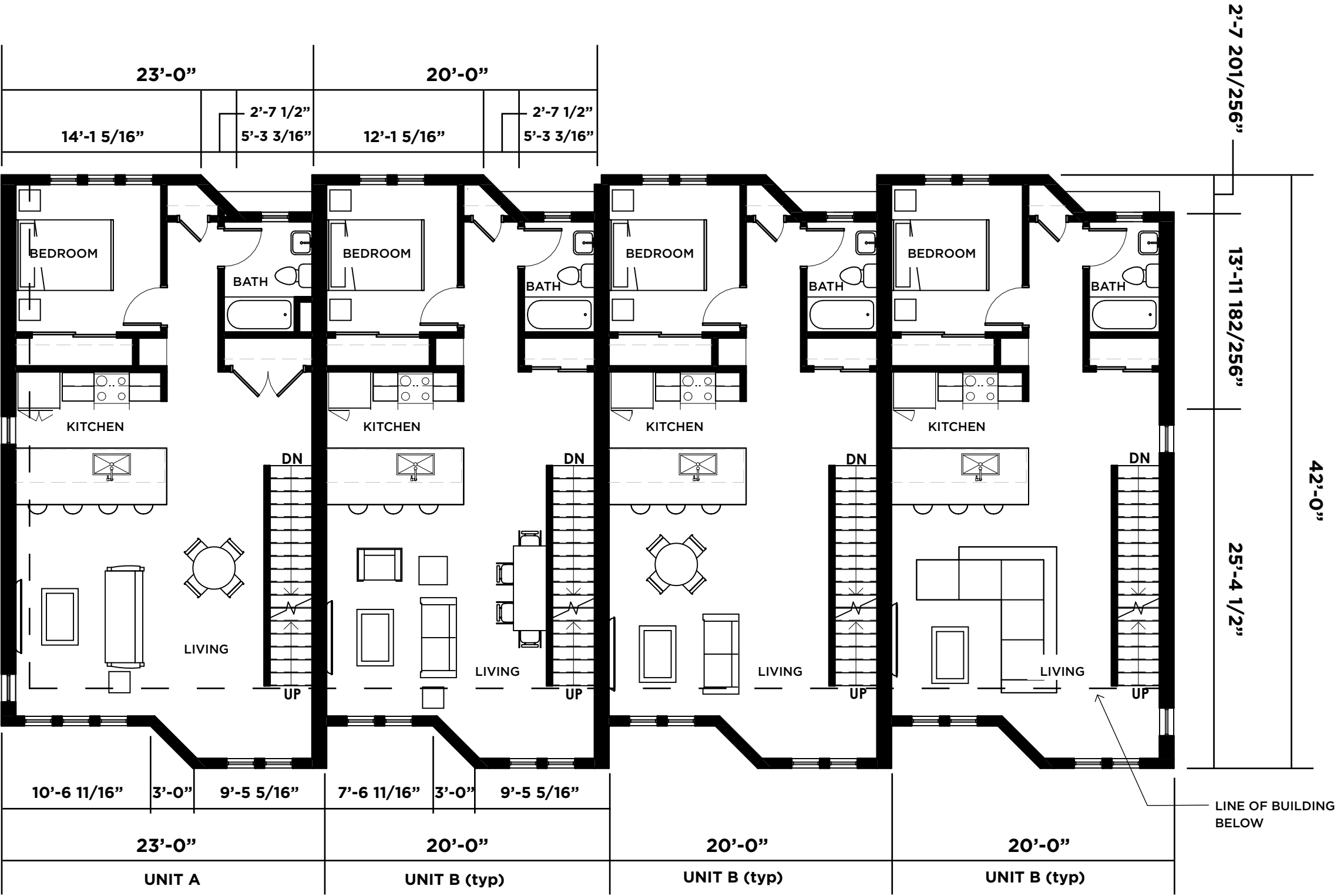
Corner Building



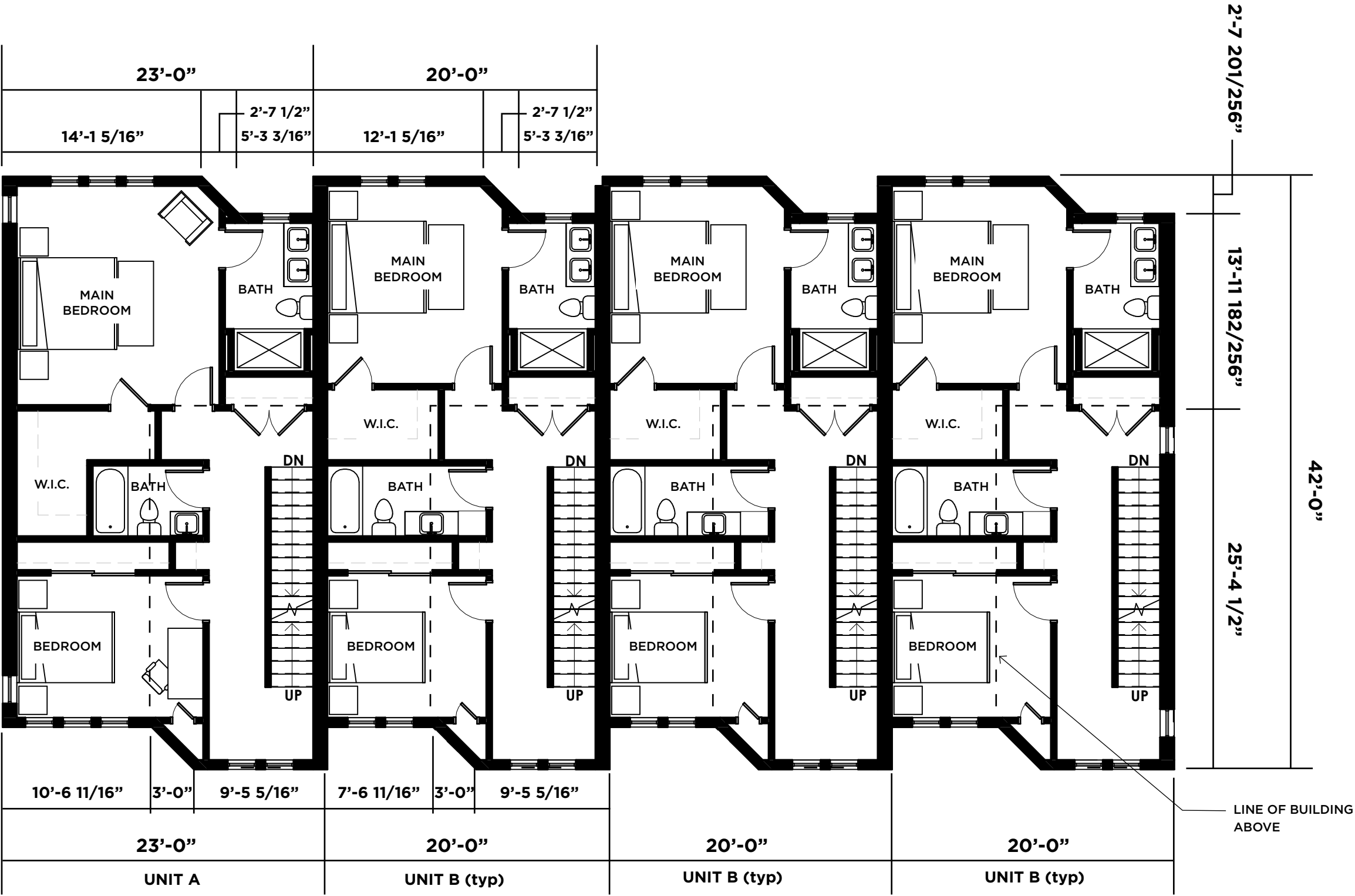




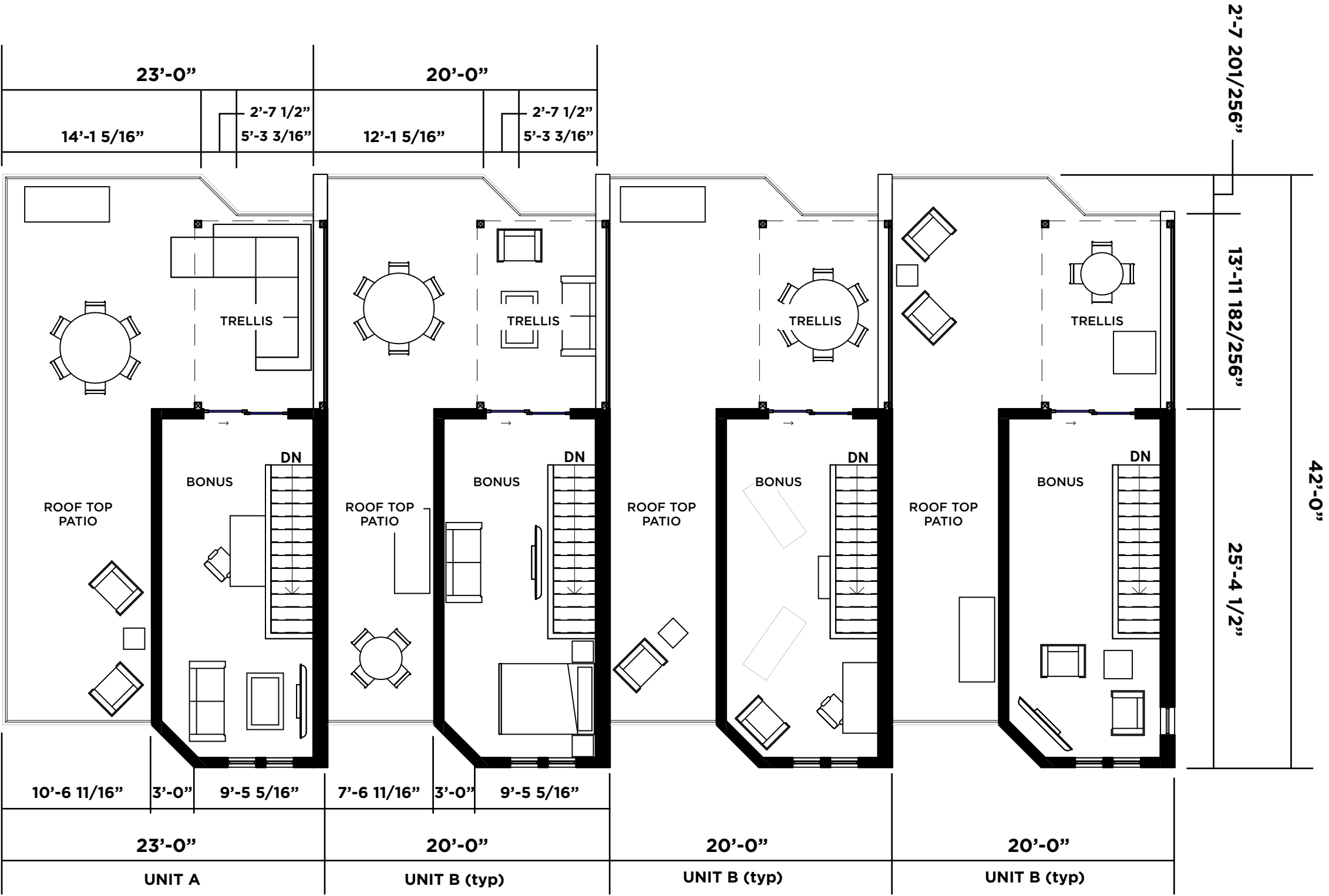
	UNIT A	UNIT B (typ)
GARAGE	380 SF	380 SF
FIRST FLOOR	260 SF	260 SF
SECOND FLOOR	802 SF	727 SF
THIRD FLOOR	802 SF	727 SF
ROOF (int)	256 SF	256 SF
SUB TOTAL (livable)	2,120 SF	1,970 SF
ROOF (ext)	585 SF	468 SF
TOTAL (livable)	2,705 SF	2,438 SF



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GARAGE	380 SF	380 SF
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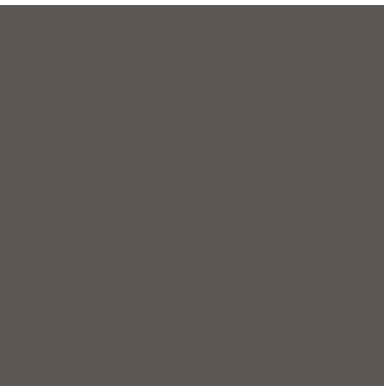
Arriscraft - Georgia Architectural Linear Series
“Evening Shade”



Hardie - Statement Collection
“Pearl Gray”



Nichiha - Vintage Wood
“Spruce”



Andersen Windows
“Dark Bronze”



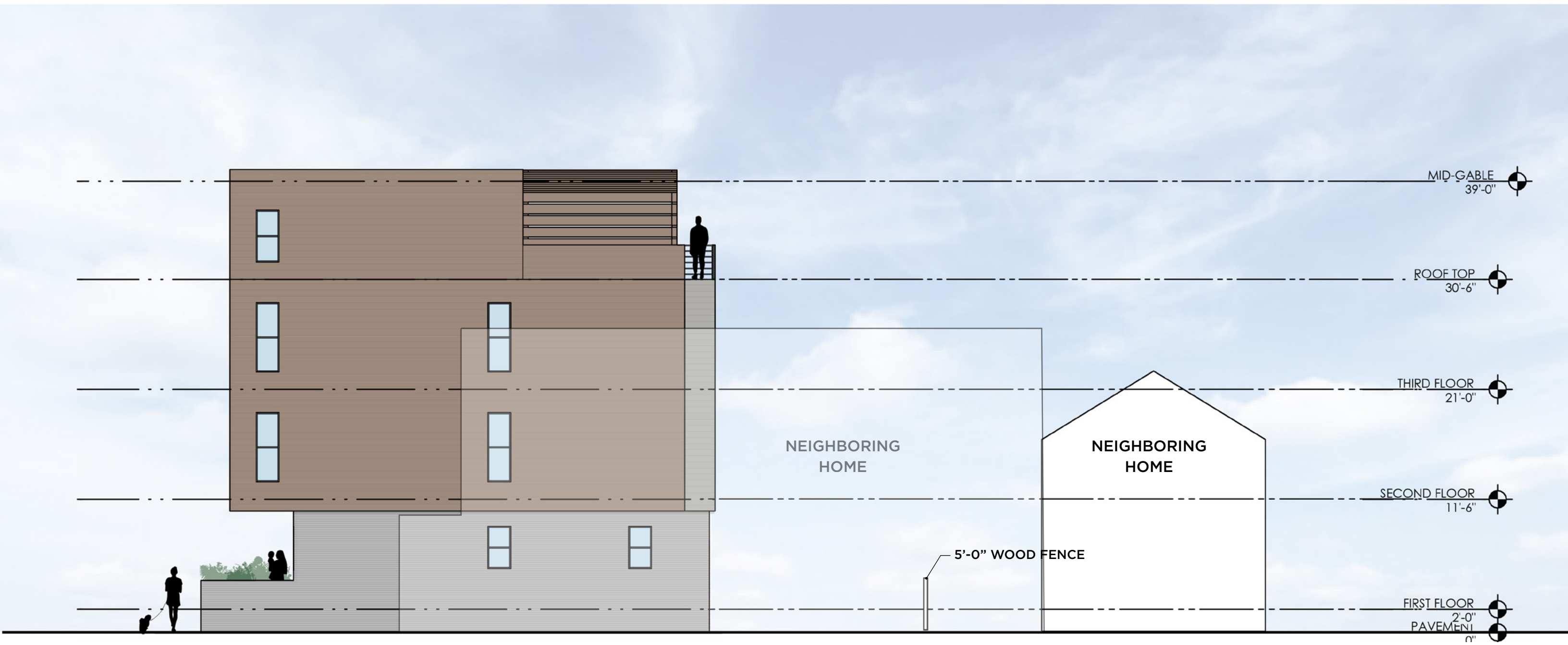
South Elevation (W 17th St.)



North Elevation



West Elevation (Jefferson Ave.)



East Elevation

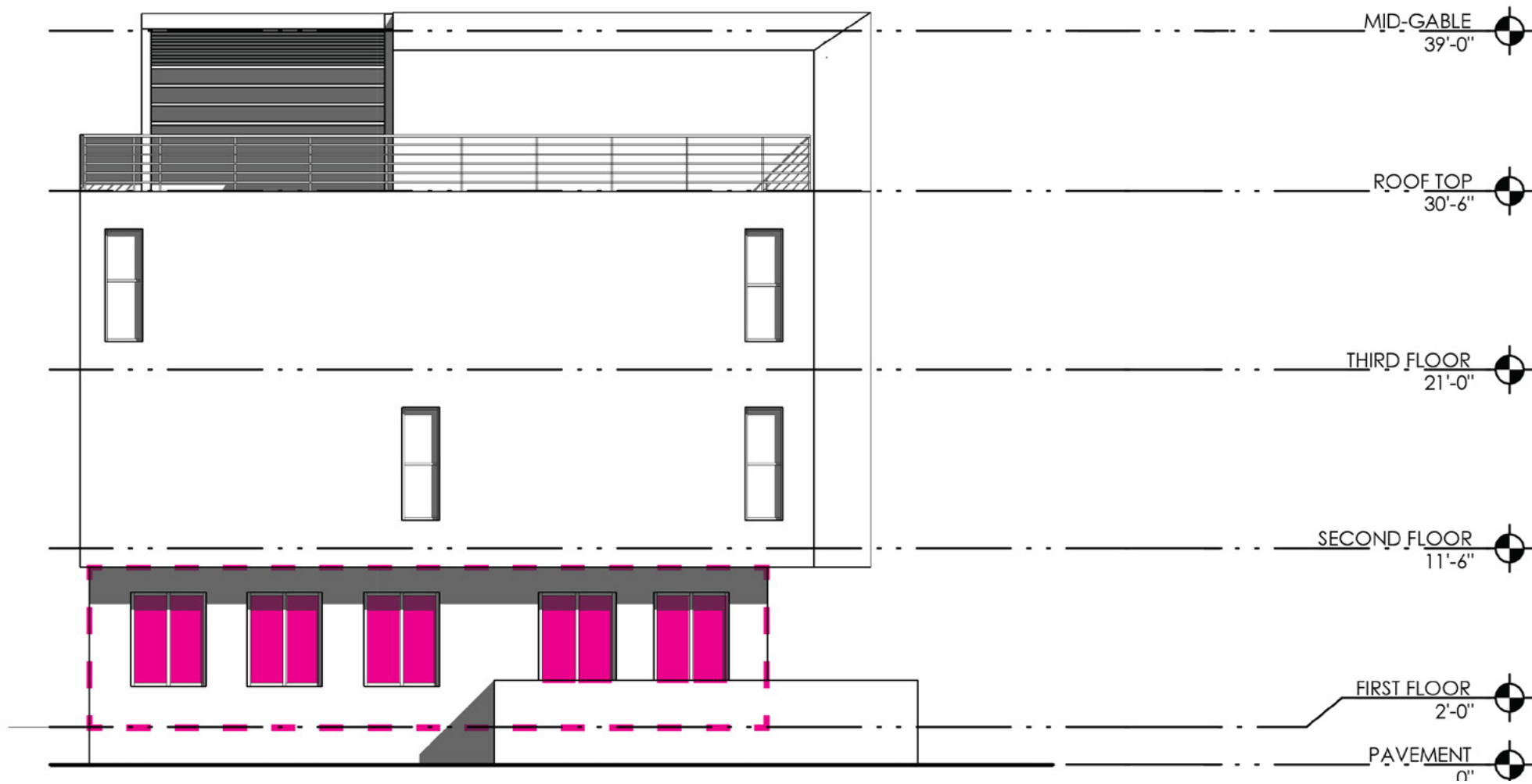
ParaPrin Tremont - Townhomes

Schematic Design



South Elevation (W 17th St.)

SF of Wall: 695 sf
SF of Transparent Glazing: 273 sf
Percentage of Glazing: 39%
(35% required, Principal Frontage)



West Elevation (Jefferson Ave.)

SF of Wall:	307 sf
SF of Transparent Glazing:	80 sf
Percentage of Glazing:	26%
(25% required, Secondary Frontage)	







Cleveland City Planning Commission

Lot Consolidation / Splits



June 2, 2023

Lot Consolidation / Split



June 2, 2023

For PPN# 003-10-018

Addresses: 4901 & -05 Herman Avenue

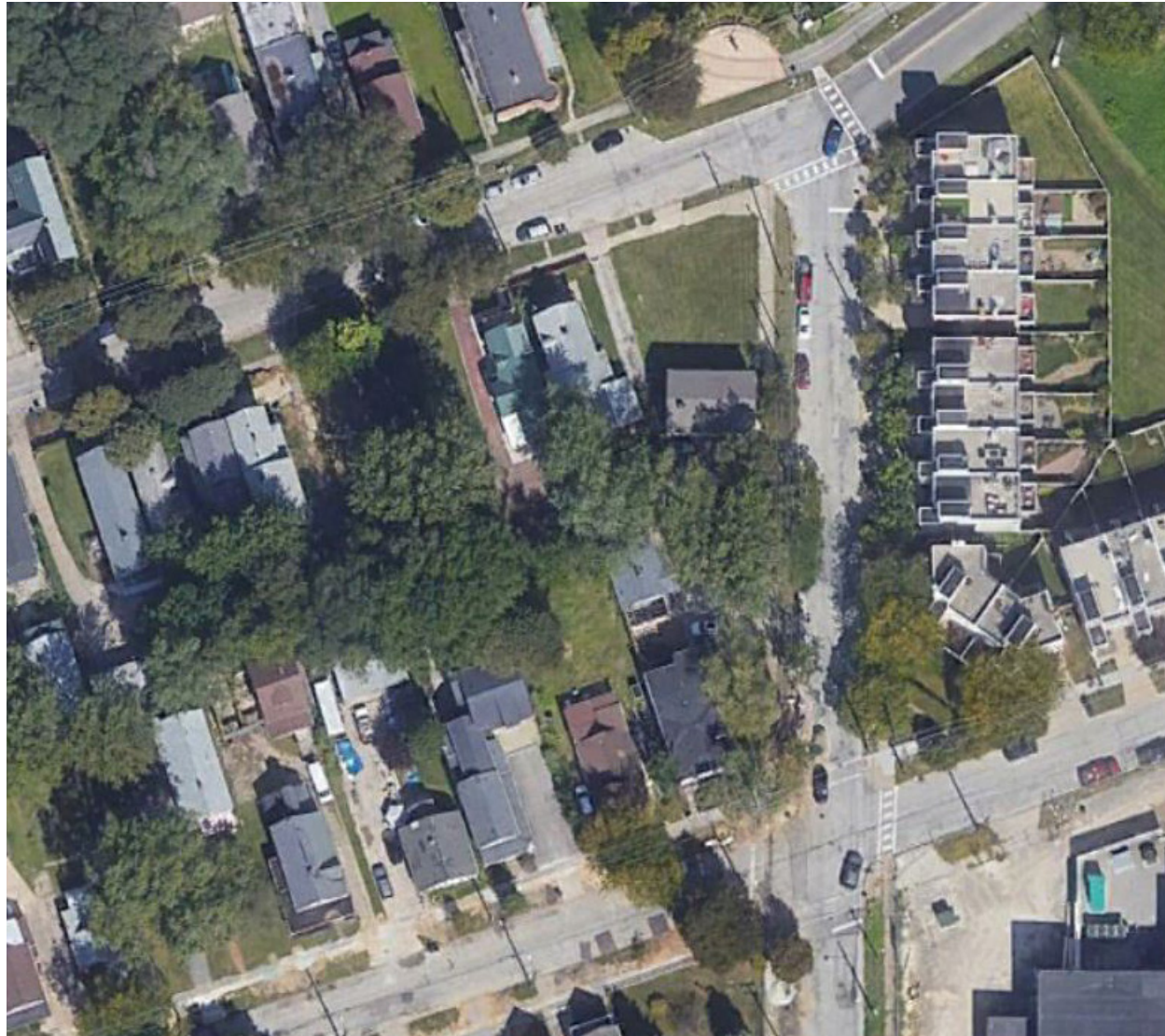
Representative: Anthony Kucia, Cleveland Custom Builders

BOSU TOWNHOMES

LOT SPLIT REVIEW

4901 & 4905 HERMAN AVE

MAY 22, 2023

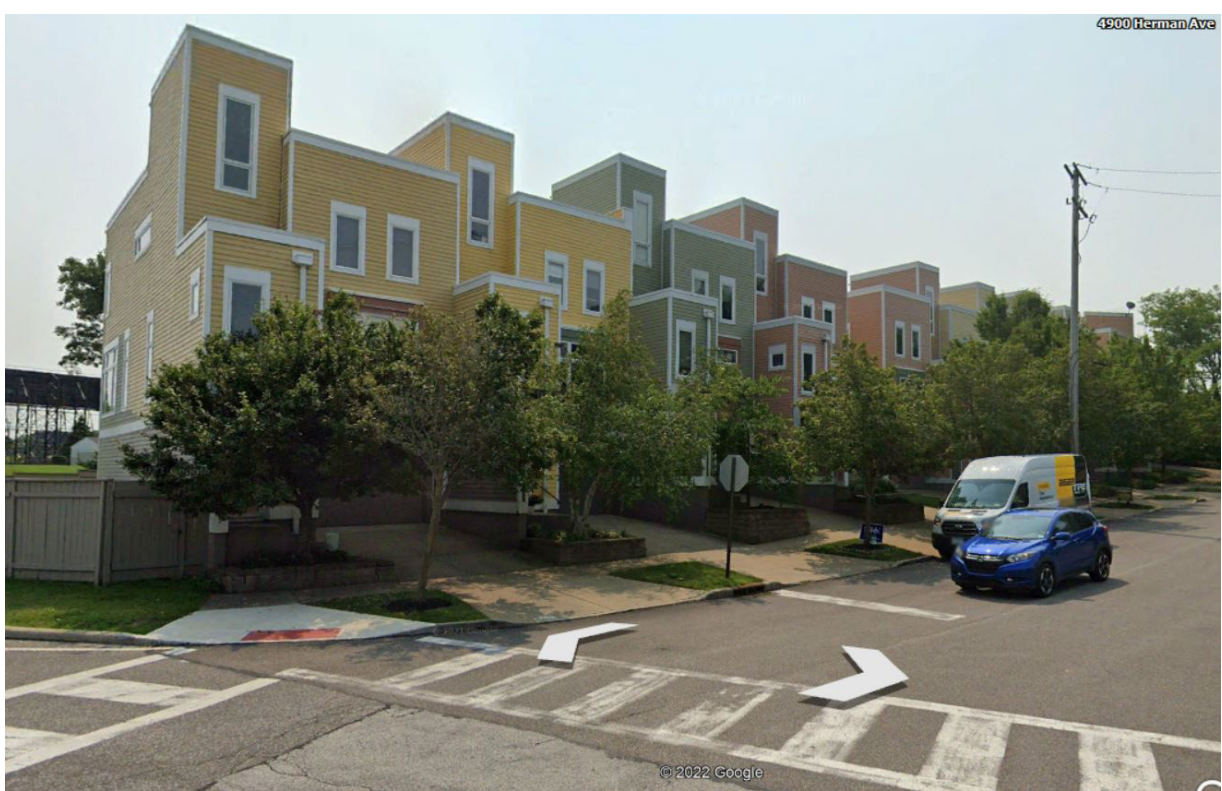


SITE AERIAL

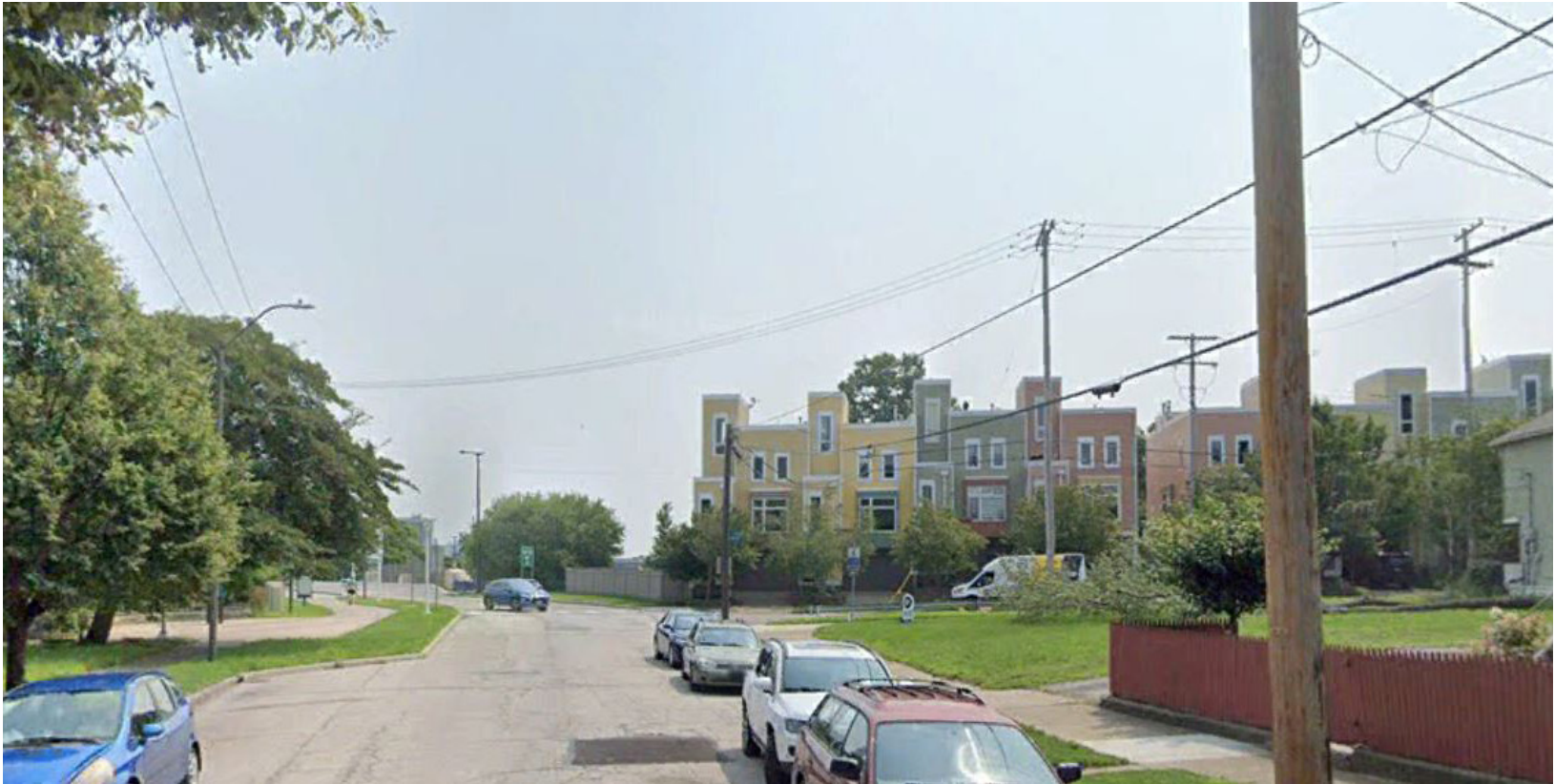


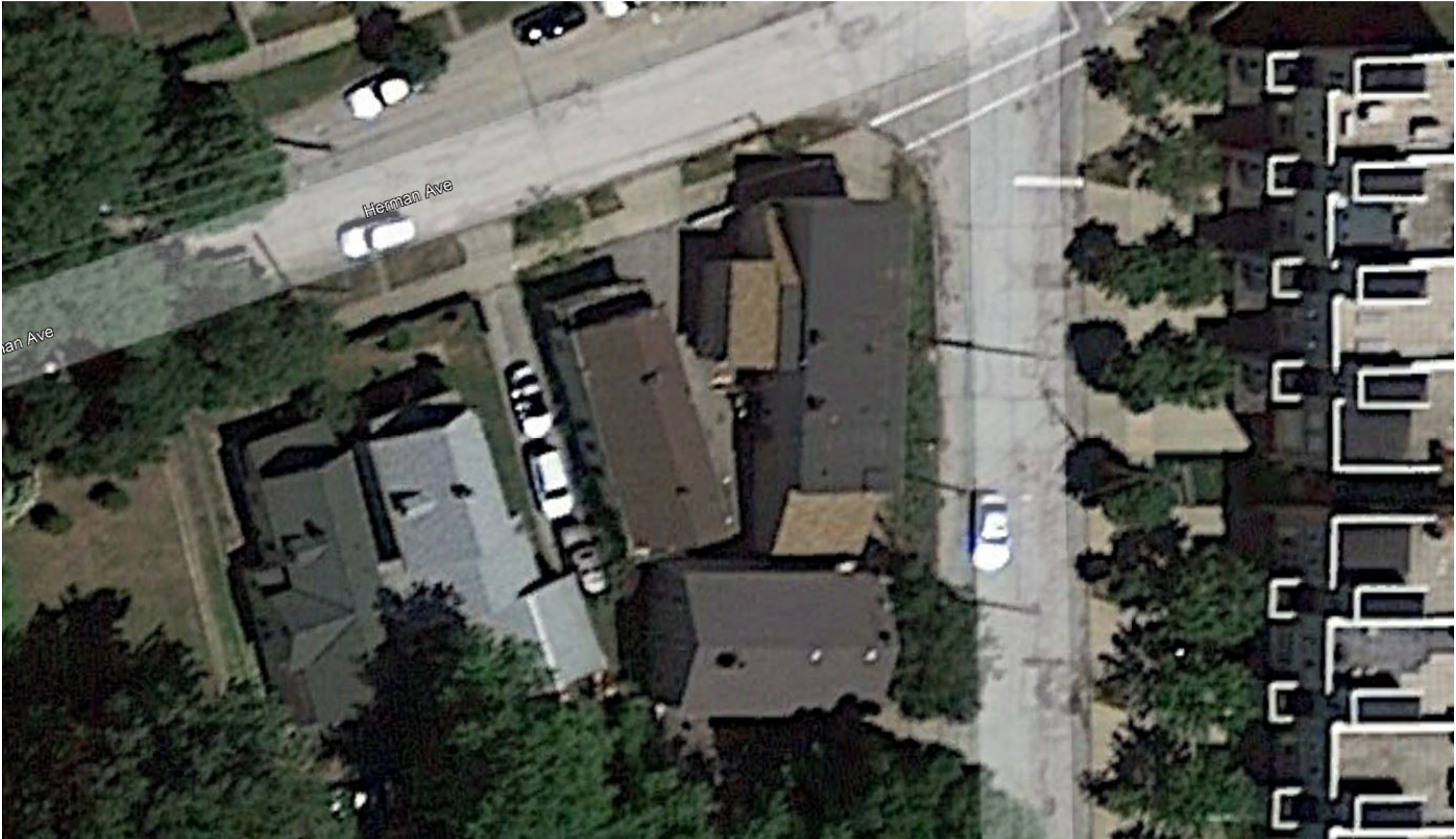
PARCEL AERIAL

Existing Conditions | Conceptual Design



Existing Conditions | Conceptual Design





2016

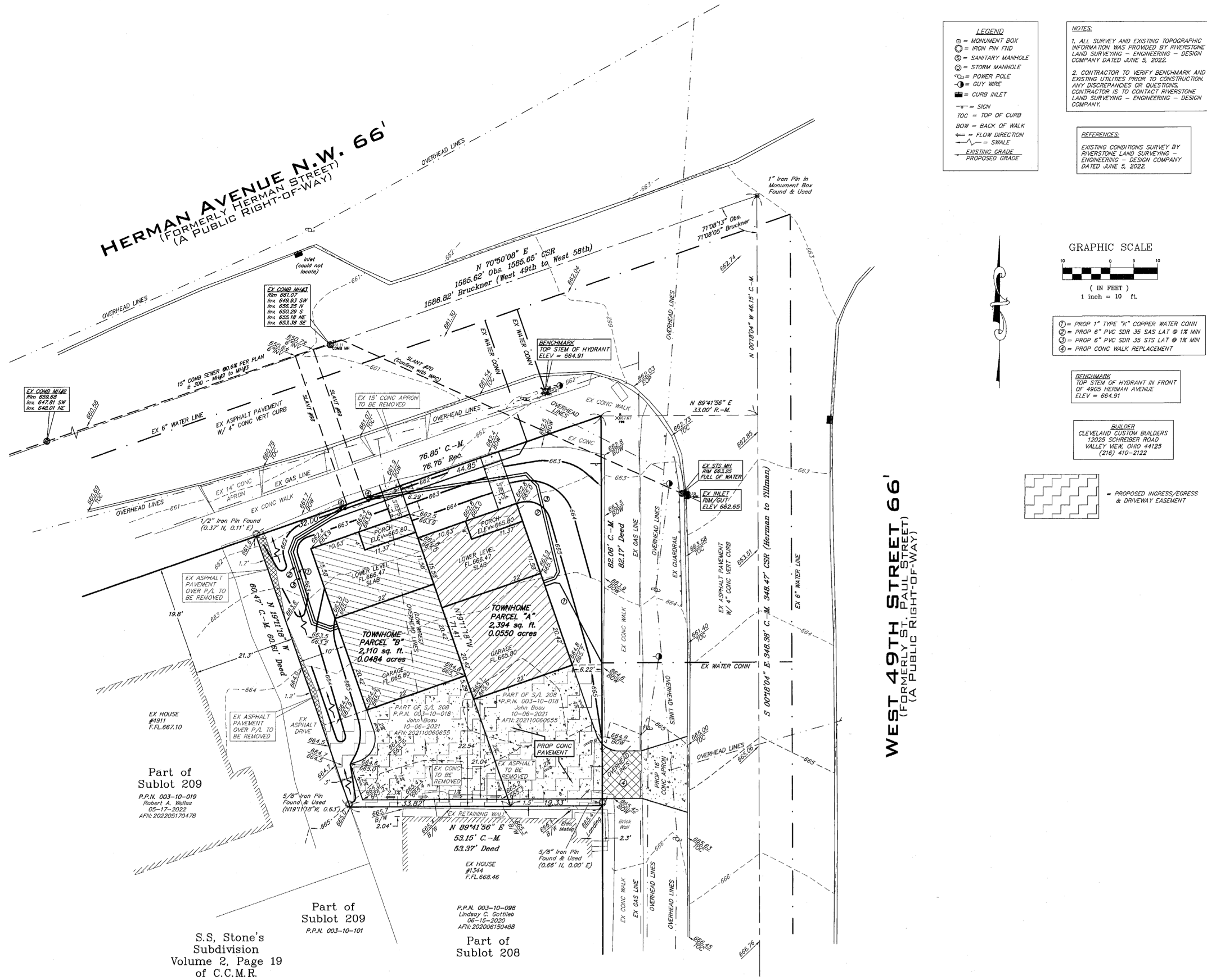


2017



CURRENT EXISTING

Proposed Site Plan Survey | Conceptual Design





1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"



Cleveland City Planning Commission

Staff Report



June 2, 2023

Cleveland City Planning Commission

Design Review Cases



June 2, 2023



June 2, 2023

FW2023-009 – Proposed Demolition of a 2 ½-Story Residential Structure:
Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 4738 West 130th Street

Project Representative: Joey Mannarino, TMG



SE

NE

EXISTING BUILDING



Consultant
Address
Phone
Fax
e-mail

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Address
Address
Phone
Fax
e-mail

Consultant
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THE ZEITGROUP ,LTD.
JOHN H. ZEIT, R.A.
149 SPELL RD.
KENT, OHIO 44240
330-677-5176

No.	Description	Date

PRELIMINARY
NOT FOR
CONSTRUCTION

VIEN QUANG TEMPLE
ADDITION

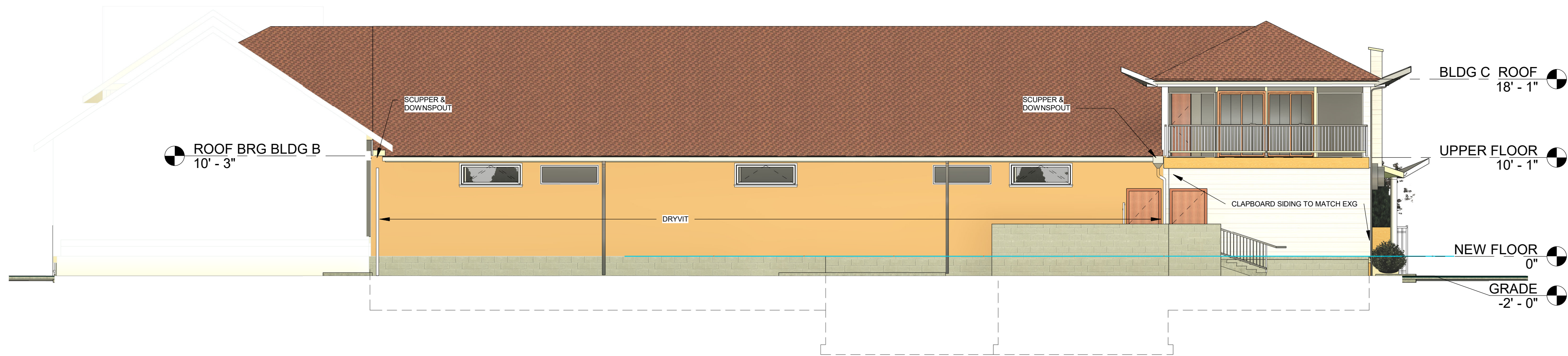
THE VIETNAMESE BUDDHIST
ASSOCIATION OF CLEVELAND

4724 West 130th St
Cleveland, Ohio 44135

ZONING

Project number	2211
Date	Issue Date
Drawn by	Author
Checked by	Checker

Z-1



1 WEST ELEVATION
Z-2 1/8" = 1'-0"



3 SOUTH ELEVATION
Z-2 1/8" = 1'-0"



2 EAST ELEVATION
Z-2 1/8" = 1'-0"



HORIZONTAL SIDING



DRYVIT COLOR

185
Turmeric

LRV 45

RGB 224 170 62

HEX #E0AA3E

ROOFING TO MATCH EXISTING DARK BROWN



Consultant
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Phone
Fax
e-mail

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Address
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Fax
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330-677-5176

No.	Description	Date

PRELIMINARY
NOT FOR
CONSTRUCTION

VIEN QUANG TEMPLE
ADDITION

THE VIETNAMESE BUDDHIST
ASSOCIATION OF CLEVELAND

4724 West 130th St
Cleveland, Ohio 44135

ZONING

Project number	2211
Date	Issue Date
Drawn by	Author
Checked by	Checker

Z-2



Consultant
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KENT, OHIO 44240
330-677-5176

No.	Description	Date

PRELIMINARY
NOT FOR
CONSTRUCTION

VIEN QUANG TEMPLE
ADDITION

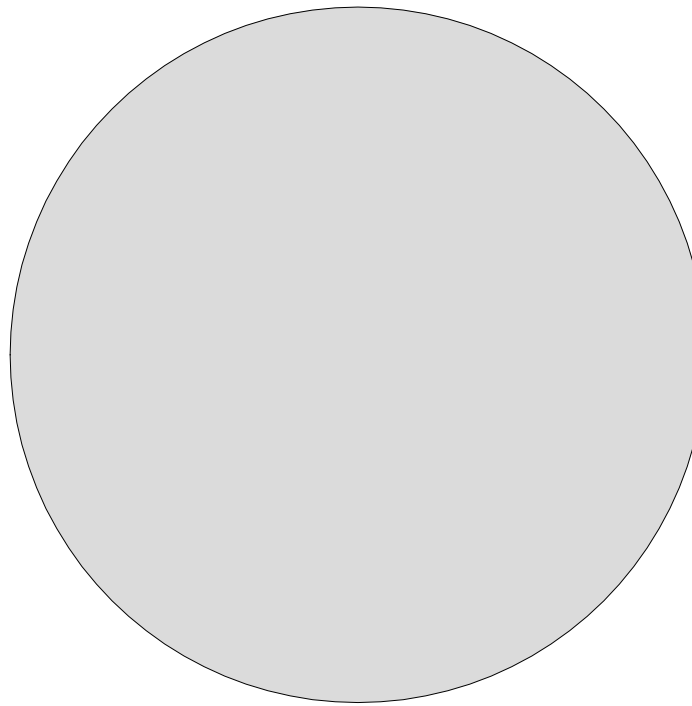
THE VIETNAMESE BUDDHIST
ASSOCIATION OF CLEVELAND

4724 West 130th St
Cleveland, Ohio 44135

ZONING

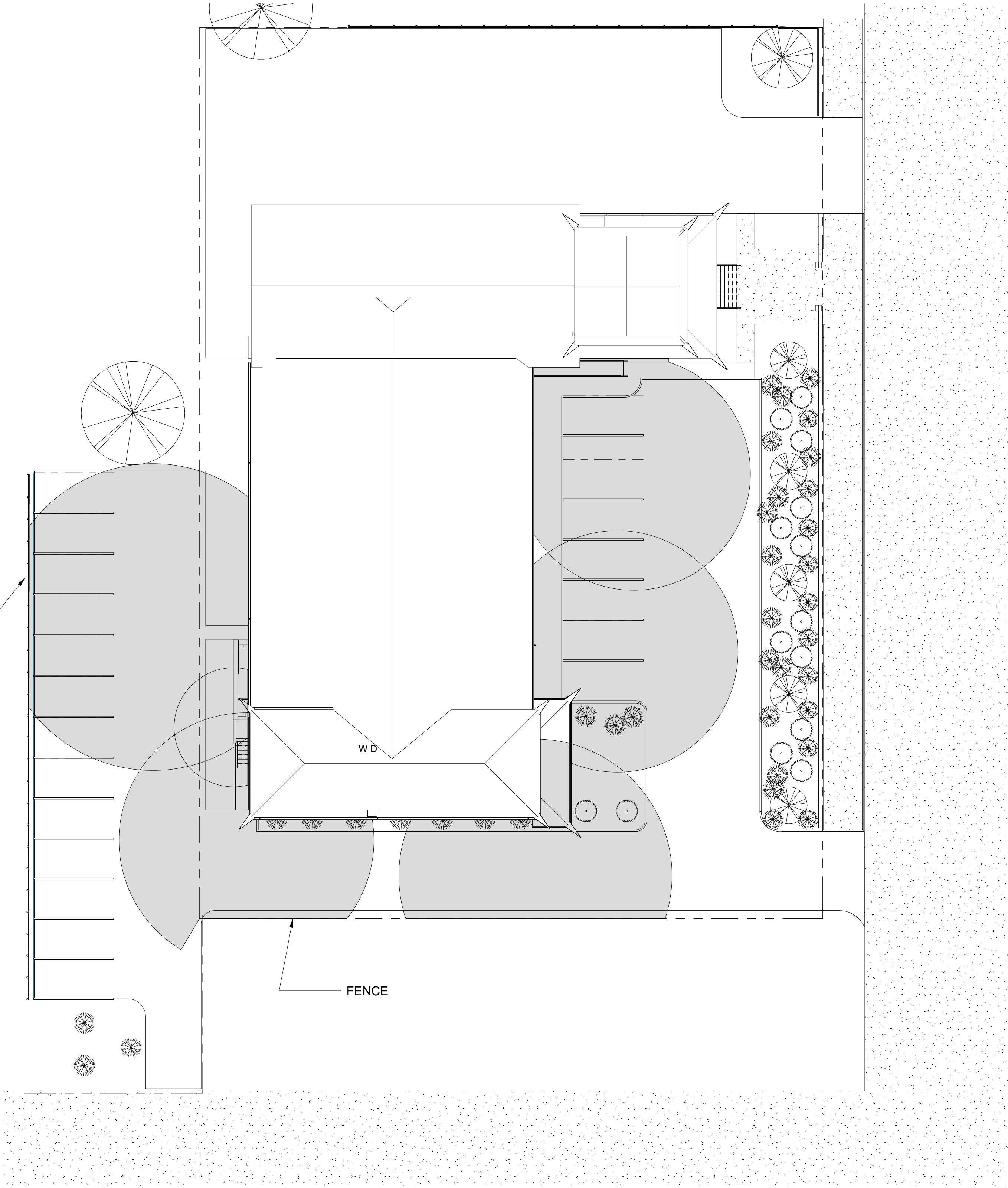
Project number	2211
Date	Issue Date
Drawn by	Author
Checked by	Checker

Z-3



LIGHTING FROM WALL
MOUNTED LED UNITS

FENCE



1 SITE LIGHTING PLAN
1/16" = 1'-0"



Consultant
Address
Phone
Fax
e-mail

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THE ZEITGROUP ,LTD.
JOHN H. ZEIT, R.A.
149 SPELL RD.
KENT, OHIO 44240
330-677-5176

No.	Description	Date

PRELIMINARY
NOT FOR
CONSTRUCTION

VIEN QUANG TEMPLE
ADDITION

THE VIETNAMESE BUDDHIST
ASSOCIATION OF CLEVELAND

4724 West 130th St
Cleveland, Ohio 44135

SITE LIGHTING	
Project number	2211
Date	Issue Date
Drawn by	Author
Checked by	Checker
SITE LIGHTING	

Cleveland City Planning Commission

Staff Report



June 2, 2023



Committee Recommendation: Approved as Presented.



June 2, 2023

NE2023-011 – Proposed Demolition of a 2 ½-Story Two-Family Residential Structure:
Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 6046 Superior Avenue

Project Representative: Brett Parsons, City of Cleveland

Proposal for Demolition at 6046 Superior

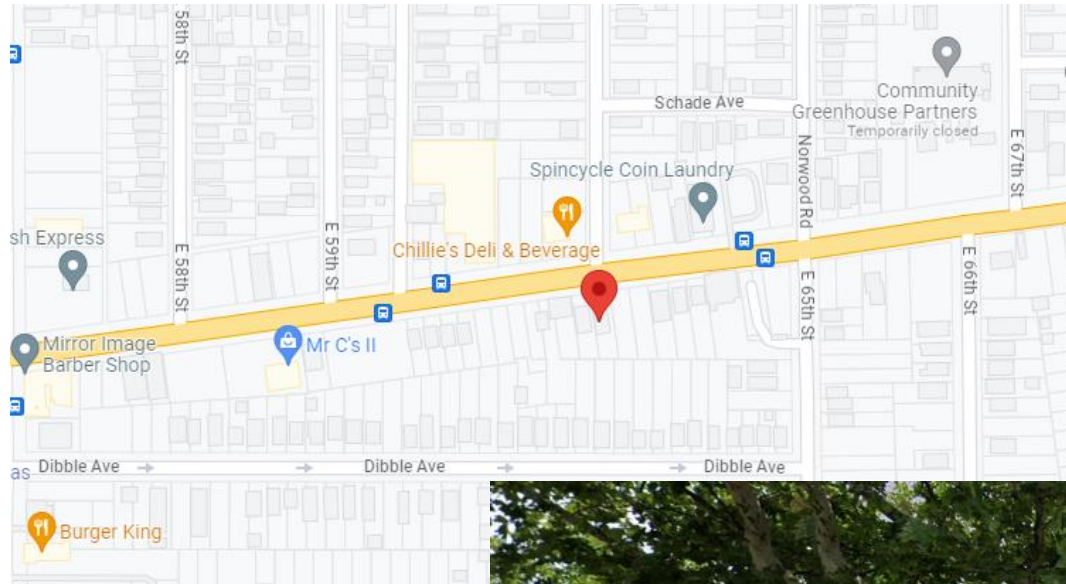
Superior Design Review District

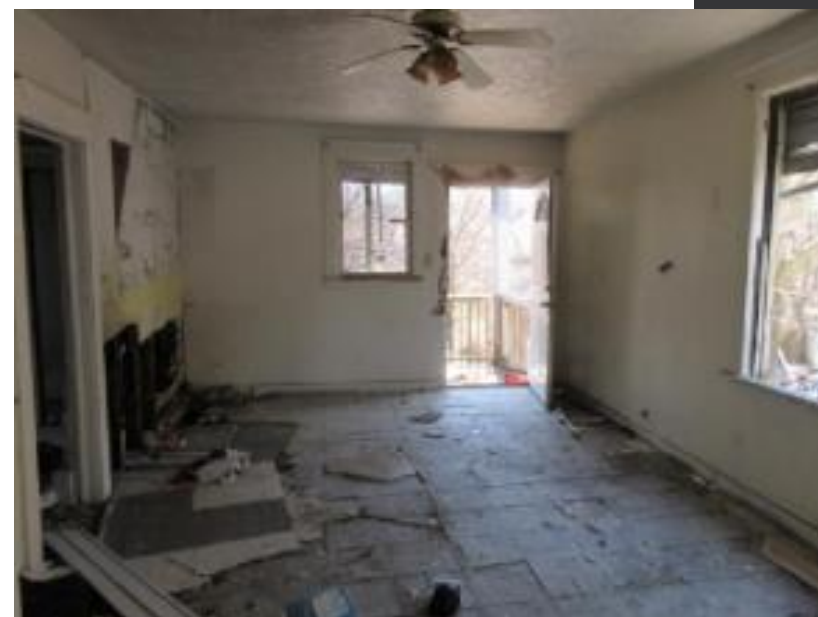
6046 Superior Property Info

- **Demolition:** We are seeking the approval of the complete demolition of the 2 family, 2.5 story residential property
- **Current Owner:** Demo Clean LLC since 2021, transferred from another LLC
- **Vacant:** since 2021
- **Complaints:** The City has received 10 formal complaints.
- **Fire:** in 2022
- **Board-ups:** The city has boarded up this property 3 times.
- **Back Taxes:** \$2,341.65
- **Council Response:** This is a priority demo for
- **CDC Response:** Famicos says "interior deterioration is beyond what we could feasibly rehab"
- **Site Plan:** The remaining land will be cleared, graded, and seeded.



Site Location and Context







Site Finish Plan



- Demolish the structure, remove all foundations and subgrade material. Level the site with clean backfill, and topsoil or pave.

Cleveland City Planning Commission

Staff Report



June 2, 2023



Committee Recommendation: Unanimously Approved as Presented.



June 2, 2023

EC2022-033 – Cleveland Clinic Neurological Institute New Construction:

Seeking Final Approval

Project Address: 2083 East 89th Street

Project Representative: John Messenger, Hopkins Architects

Note: the Planning Commission granted this item Schematic Design Approval on October 21, 2022.

Cleveland Clinic Neurological Institute

Euclid Corridor Design Review
Final Design Submission

May 18th, 2023

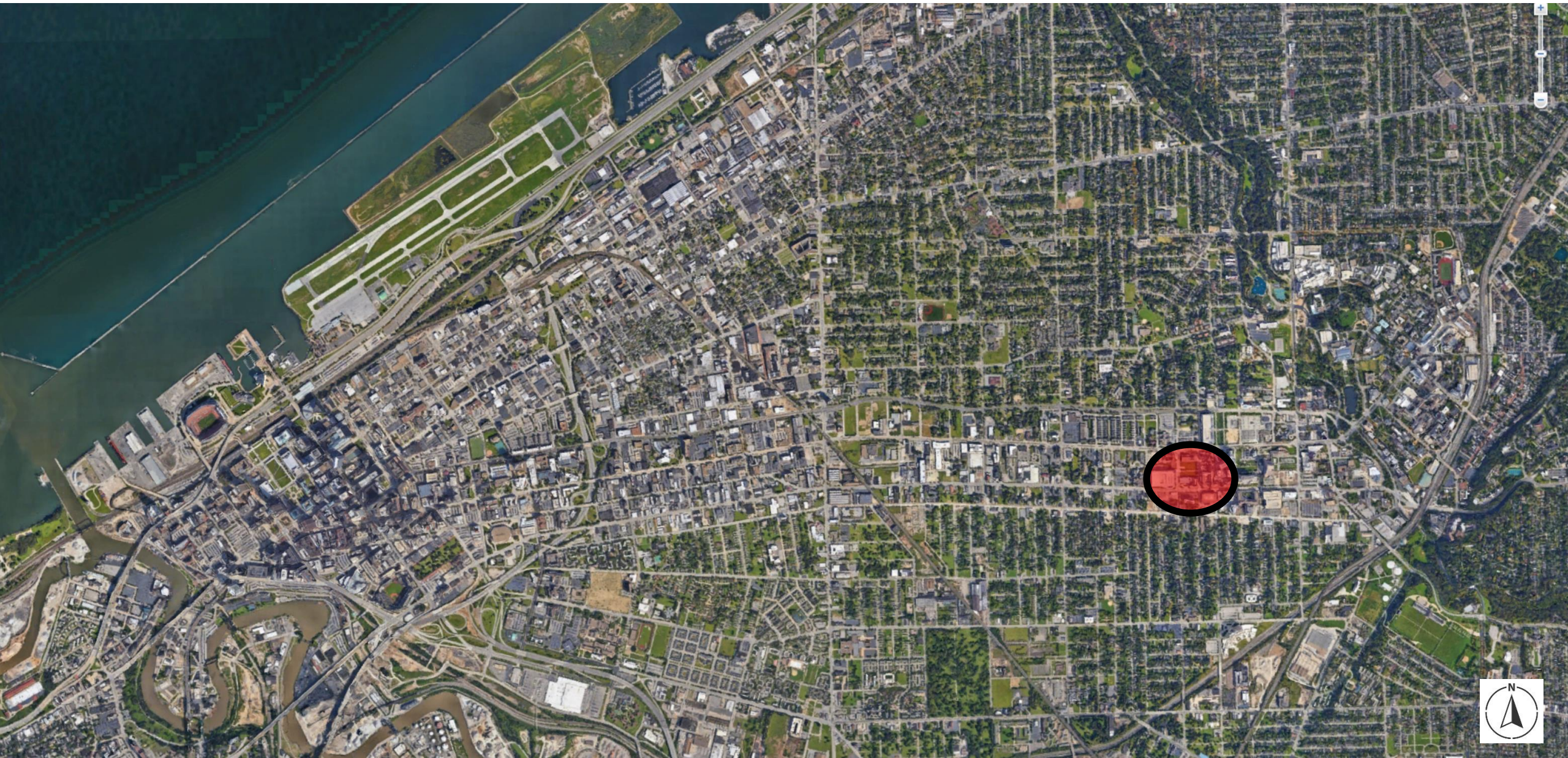


Agenda

- Site Location:
 - Location Plan
 - Context Plan
 - Existing Conditions Plan
- Site/Landscape Plans
- Typical Floor Plans
- Exterior
 - Massing
 - Renderings & Materials



Location Plan



Context Plan

This aerial map shows a city block with various lots labeled with letters and codes. A red dashed box highlights a specific lot. The map includes street names like E. 89 St., E. 100 St., E. 105 St., Euclid Ave., Carnegie Ave., and Cedar Ave. There are also labels for 'Sub Station' and 'DVC'.

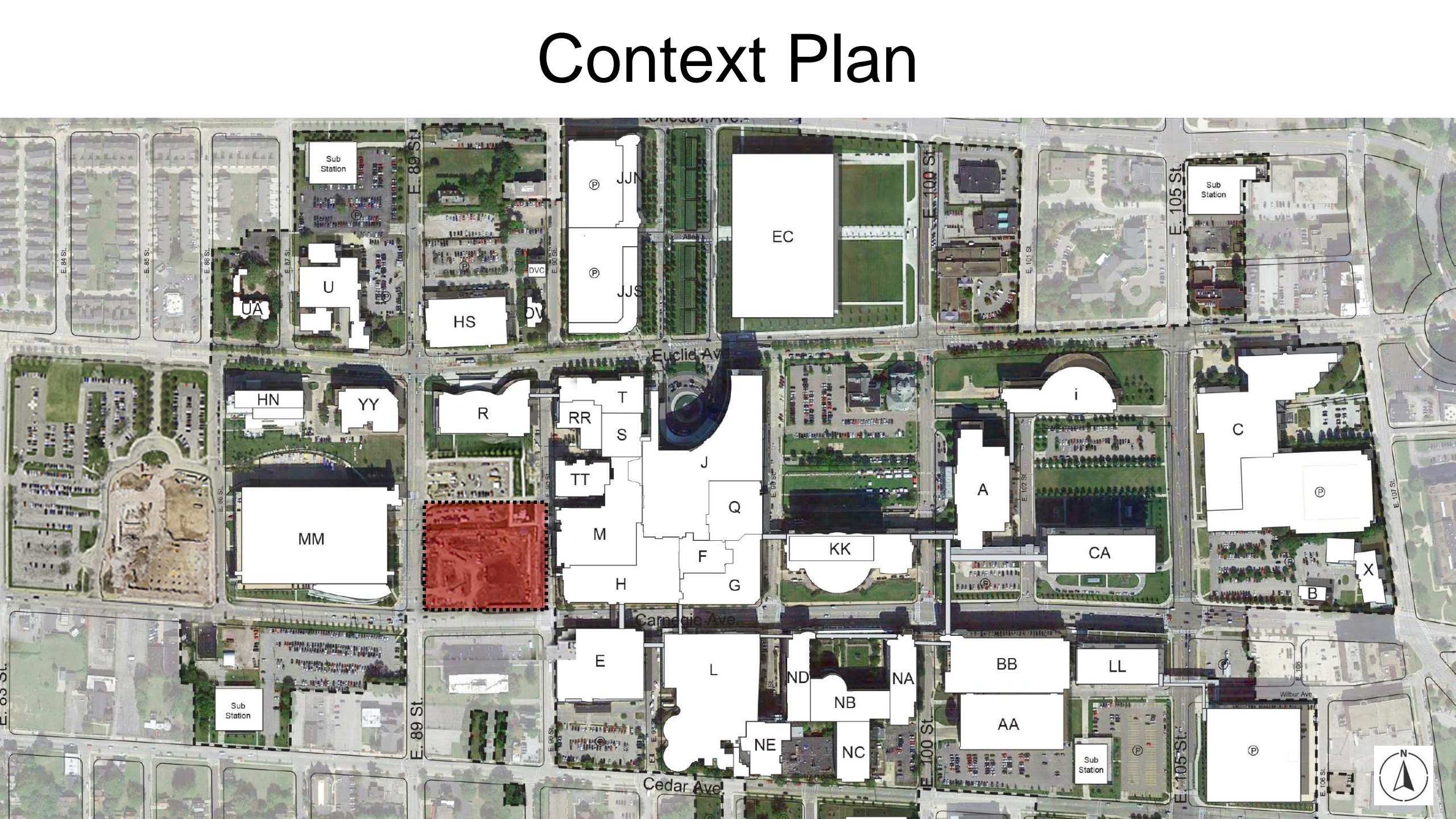
Labels on the map include:

- Sub Station
- JA
- U
- HS
- DVC
- JUN
- JJS
- EC
- HN
- YY
- R
- RR
- T
- S
- J
- Q
- MM
- TT
- M
- F
- G
- KK
- A
- i
- CA
- C
- P
- X
- B
- E
- L
- ND
- NA
- BB
- LL
- AA
- NE
- NC
- Sub Station
- Sub Station
- Sub Station

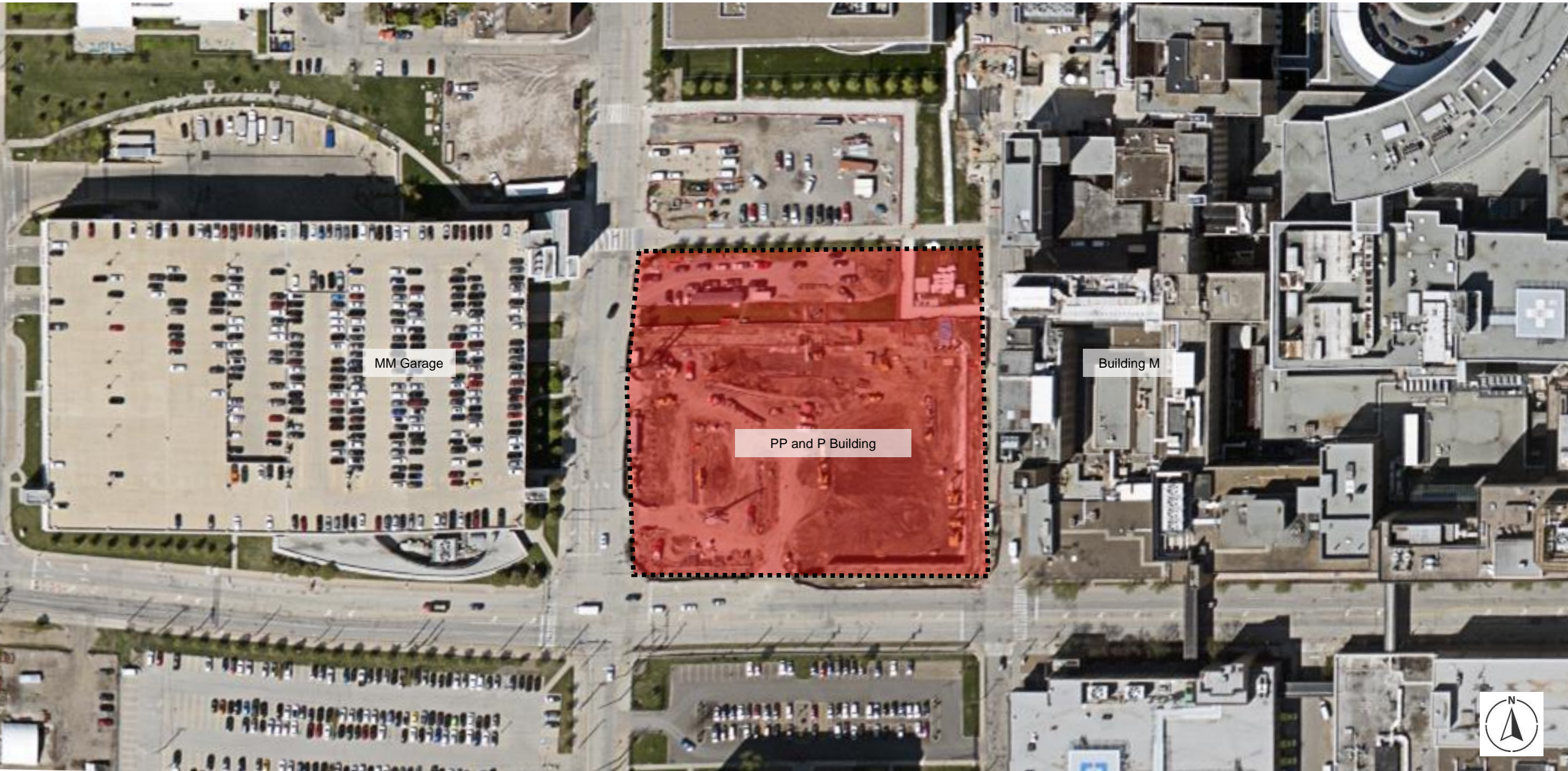
Street names visible on the map include:

- E. 89 St.
- E. 100 St.
- E. 105 St.
- Euclid Ave.
- Carnegie Ave.
- Cedar Ave.
- Wilbur Ave.

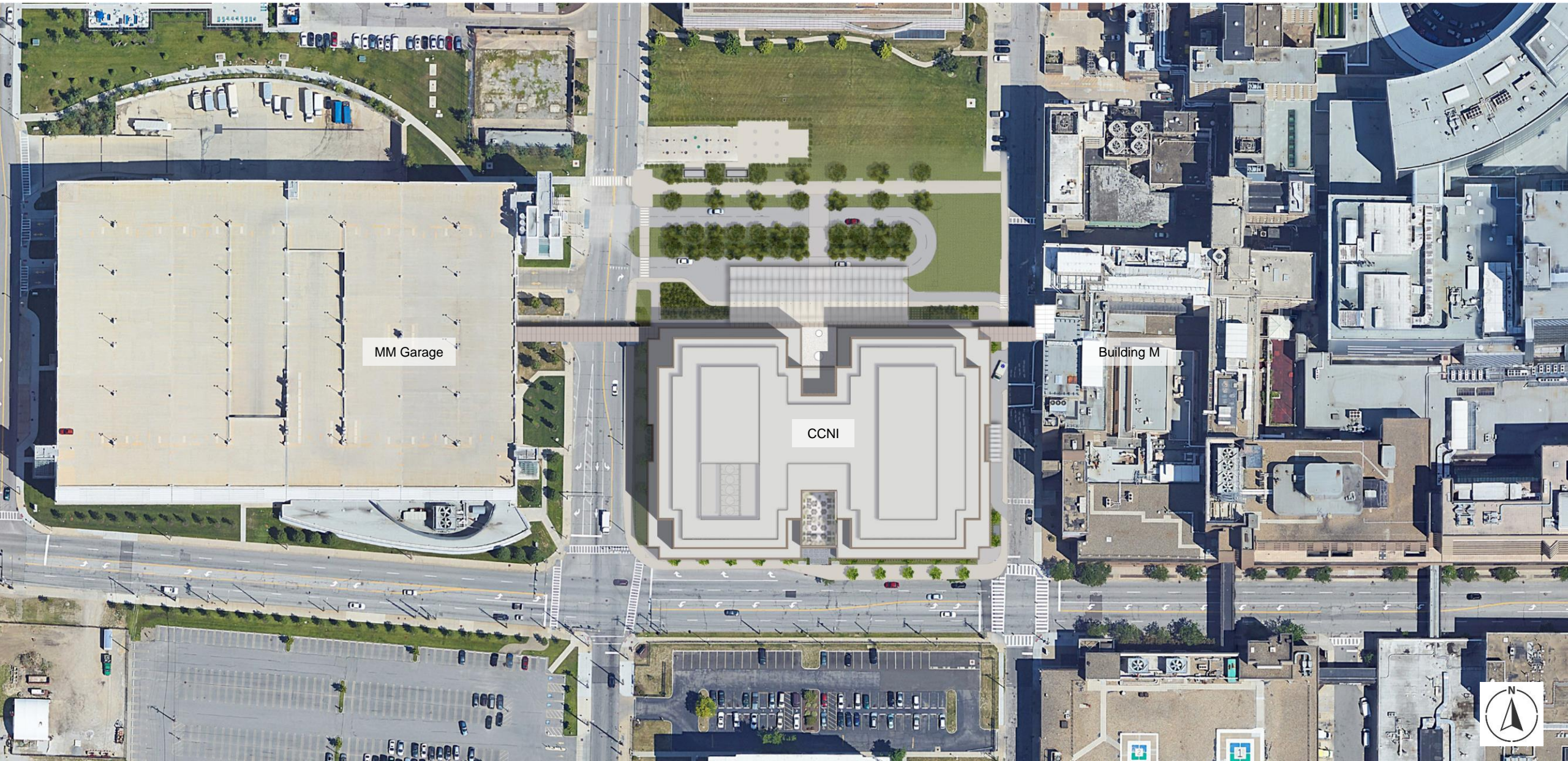
A north arrow is located in the bottom right corner.



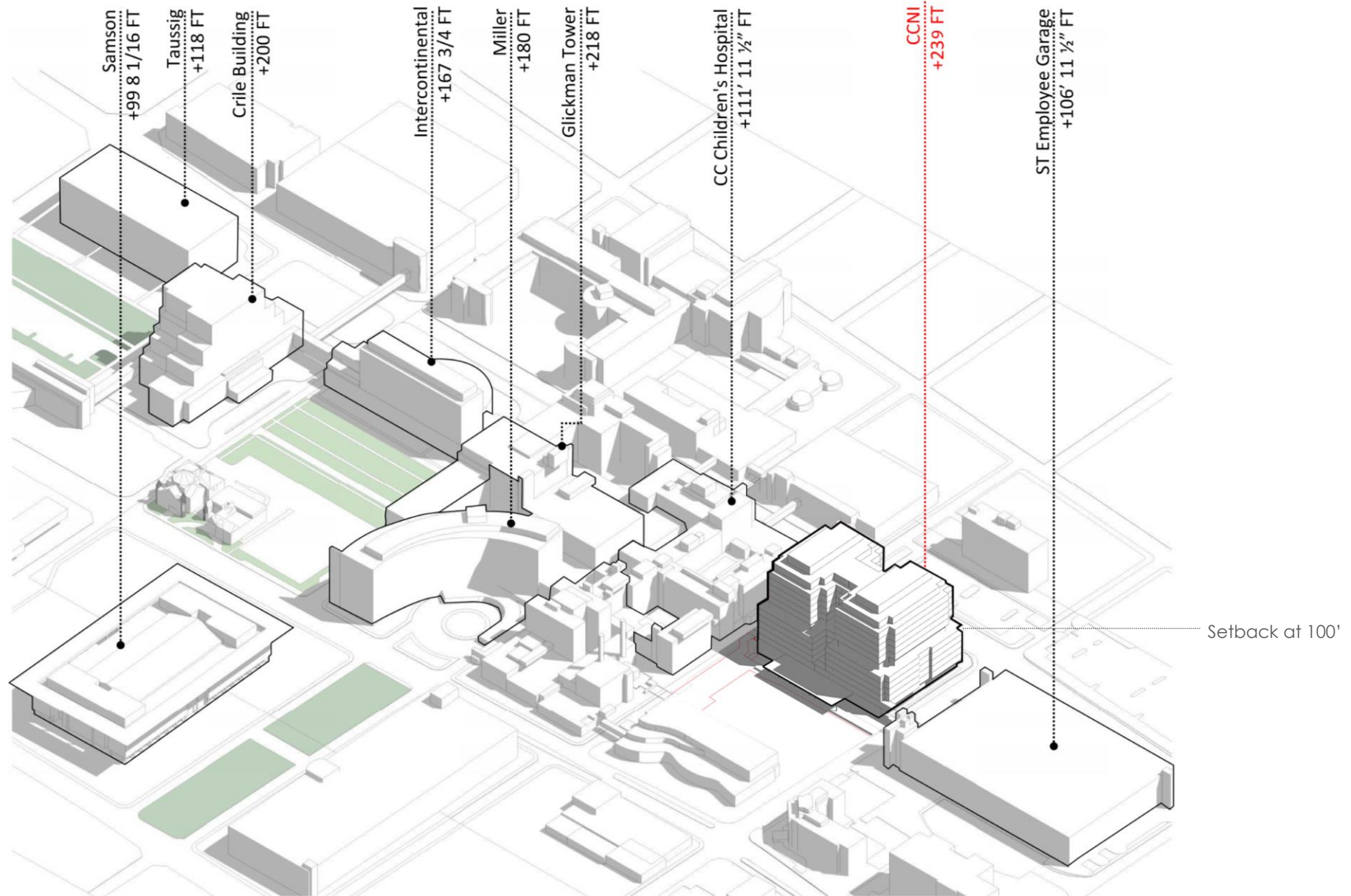
Existing Conditions Plan



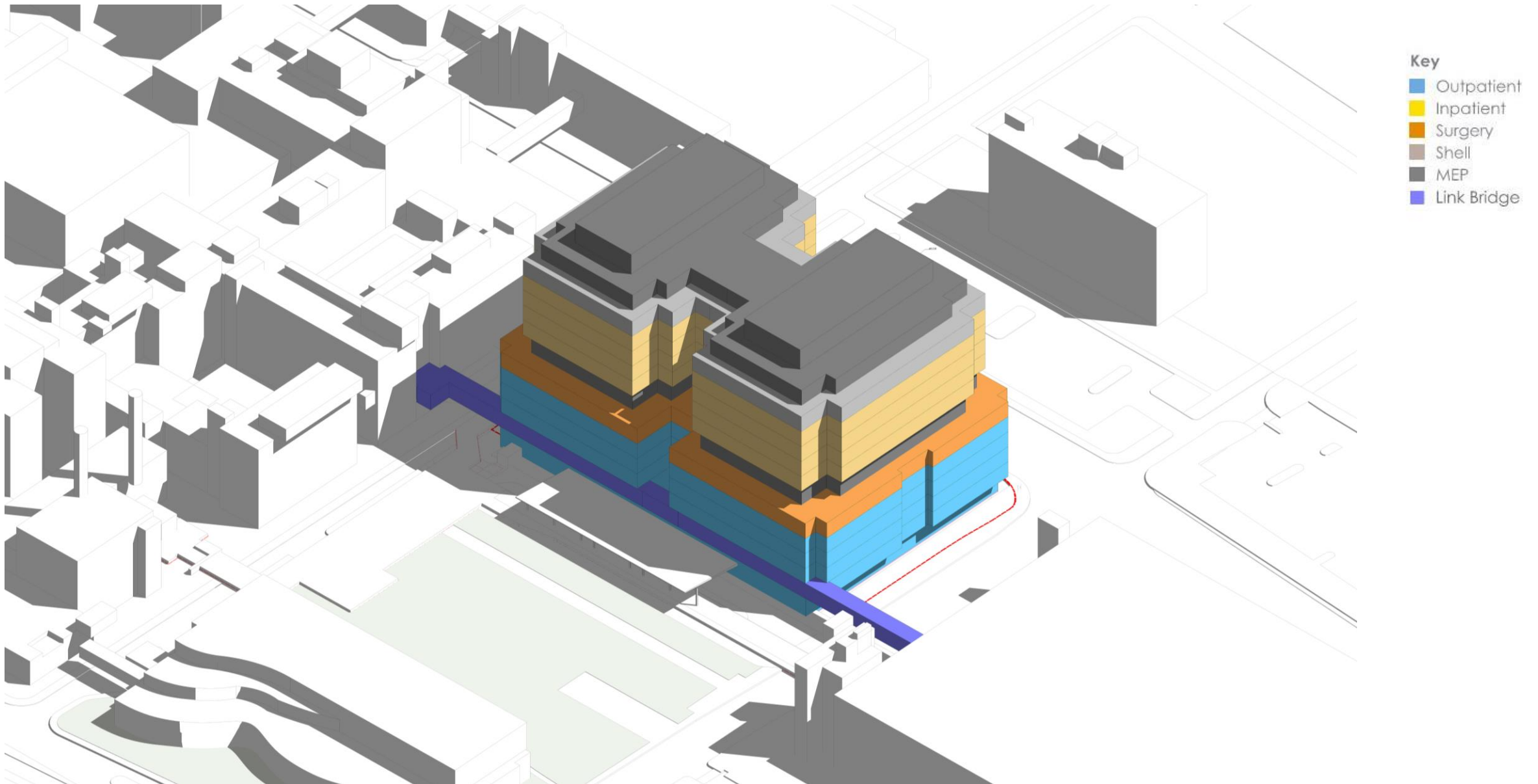
Site Plan



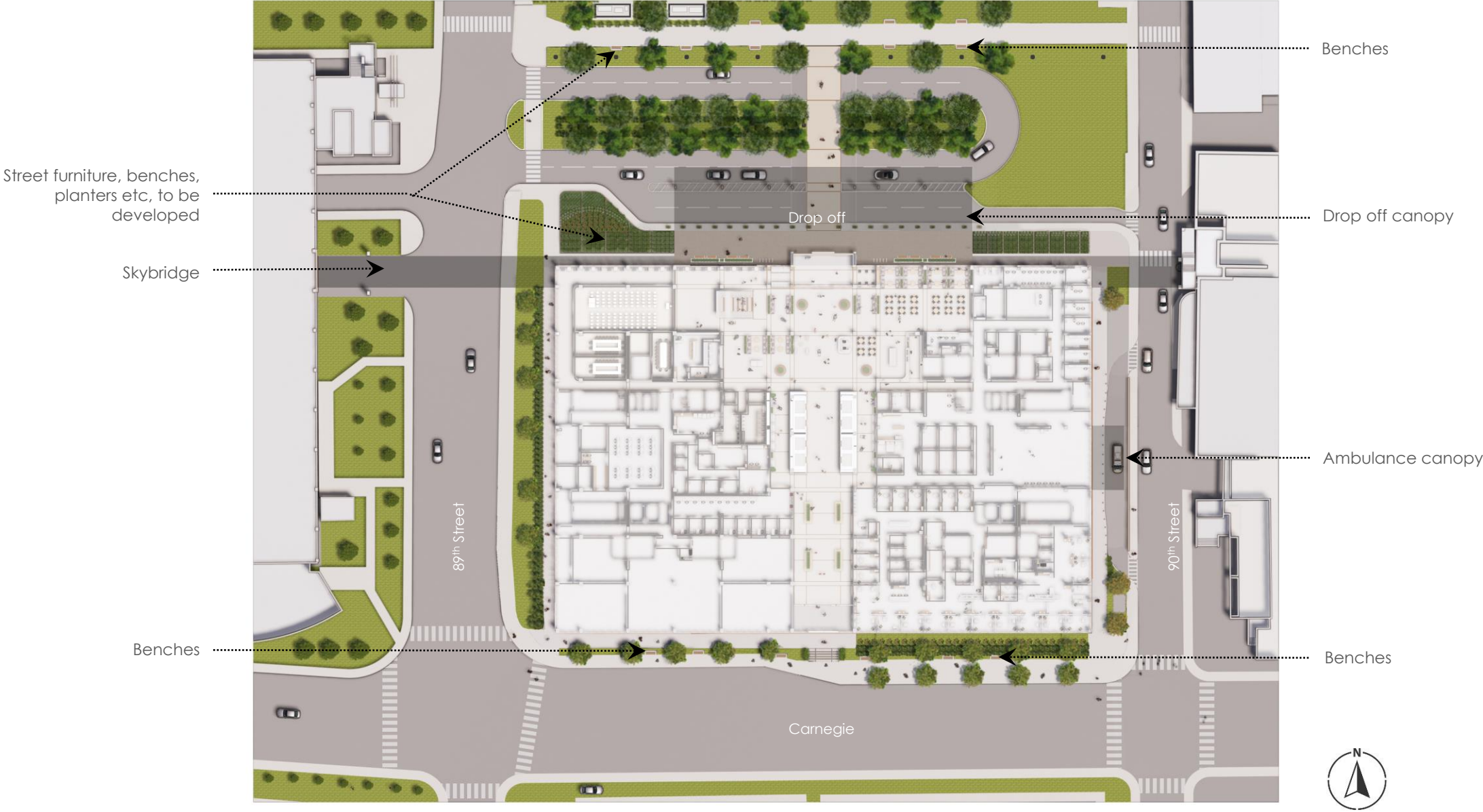
Massing Relation



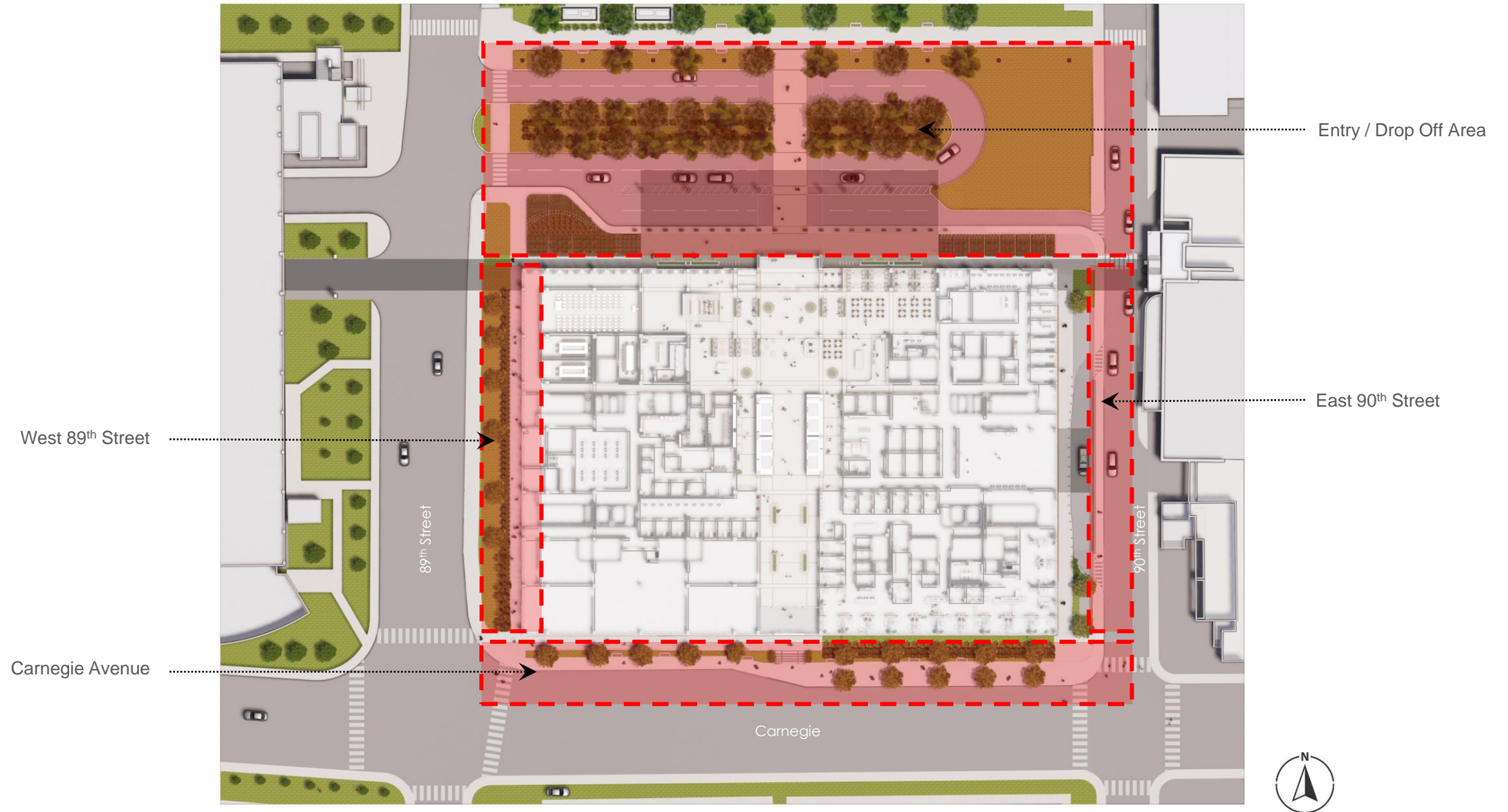
Massing



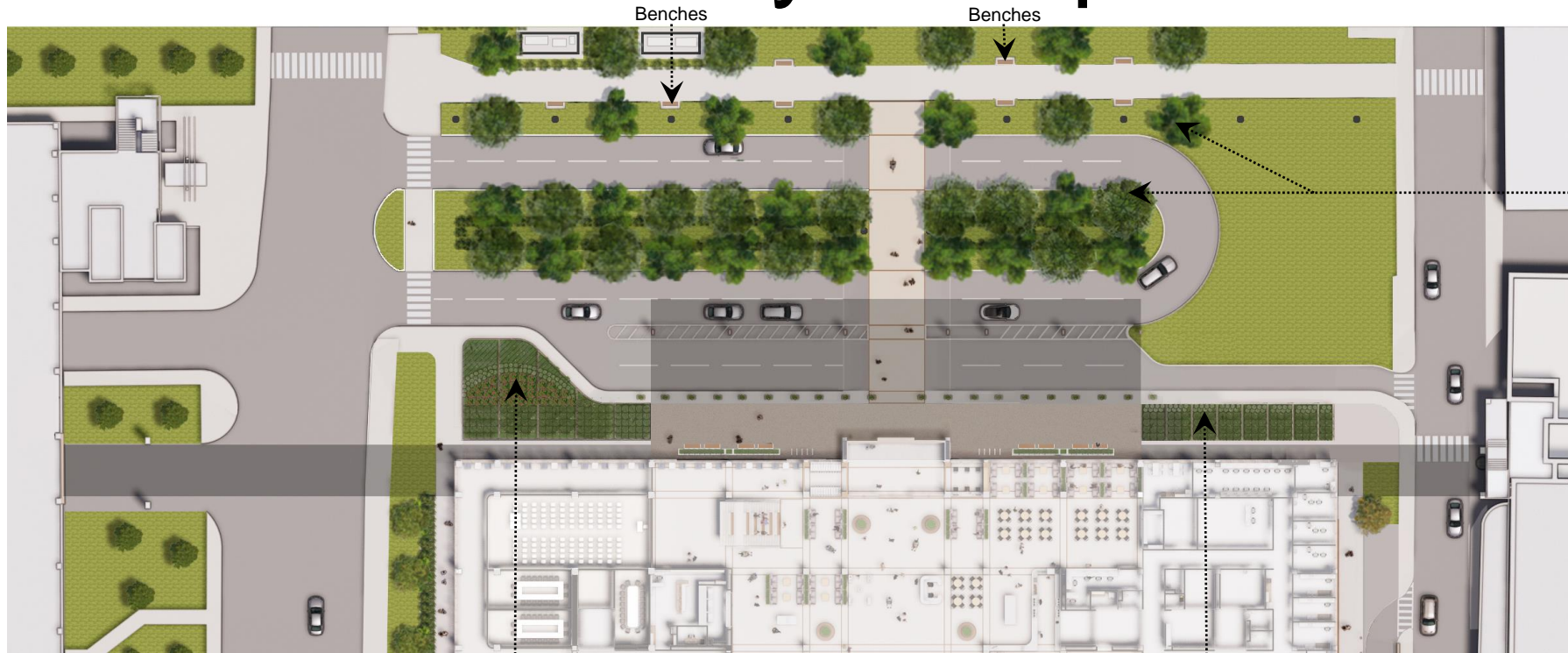
Landscape Plan



Key Areas Plan



Entry / Drop Off Area



Tree In Entry / Drop off Loop: Frontier Elm
Planted Size: 2 ½" Cal. Mature Height: 35'.
Mature Width: 25'. Fall color – Burgundy



Key Plan



Shenandoah Red Switchgrass
(4' Ht)



Inkberry
(3'-4' Ht)



Little Quick Fire Panicle Hydrangea
(3' Ht)



Little Henry Sweetspire
(3' Ht)



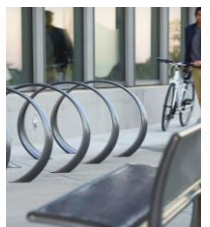
Lily Turf
(12" Ht)



Pink Diamond Panicle Hydrangea
(6' Ht)

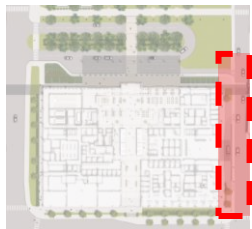
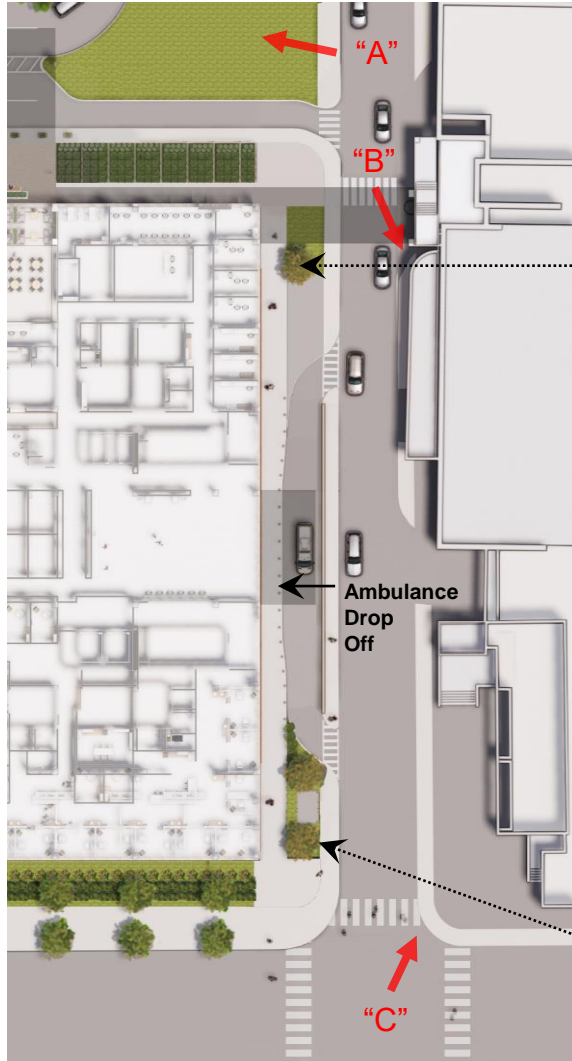


Site Bench
(STRATA Beam Bench)



Landscape Forms
Loop Bike Rack

90th Street



Key Plan



Hedge King Maple

Planted Size: 2 ½" Cal. Mature Height – 20' -25'. Mature Width – 12-15'
Fall color – Yellow



Inkberry
(3'-4' Ht)



Lily Turf
(12" Ht)



Monument Sign
Brushed Aluminum



'A' Existing Condition

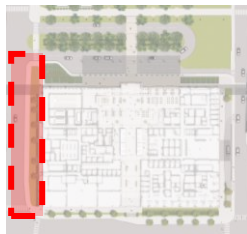


'B' Existing Condition



'C' Existing Condition

89th Street



Key Plan

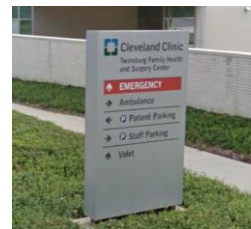


Girard's Hybrid Paperbark Maple

Planted Size: 2 ½" Cal. Mature Height – 20'-30'. Mature Width – 20'
Fall color – Red



Inkberry
(3'-4' Ht)



Monument Sign
Brushed Aluminum



Monument Sign
Brushed Aluminum



'A' Existing Condition

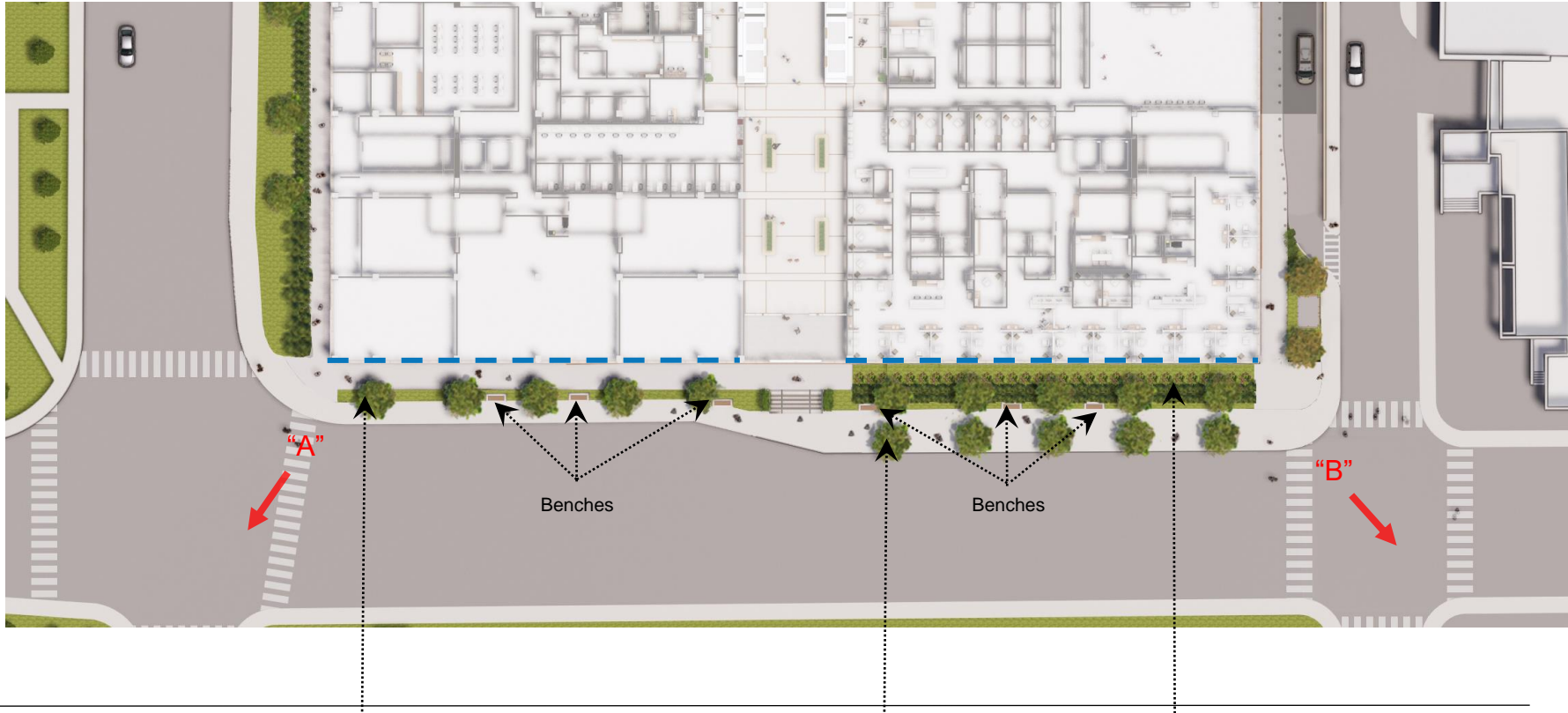


'B' Existing Condition



'C' Existing Condition

Carnegie Avenue



'A' Existing Condition



'B' Existing Condition



Key Plan



Girard's Hybrid Paperbark Maple
Planted Size: 2 ½" Cal. Mature Height – 20'-30'.
Mature Width – 20'. Fall color – Red



Tree Grate
Iron Age 5'x5'



Green Velvet
Boxwood
(3' Ht.)



Pink Diamond Panicle
Hydrangea
(6' Ht)

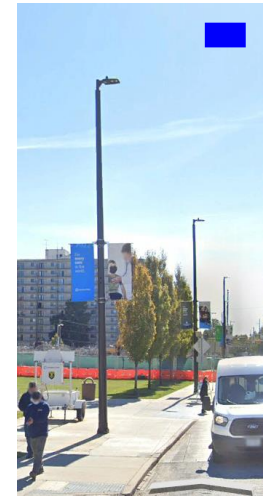
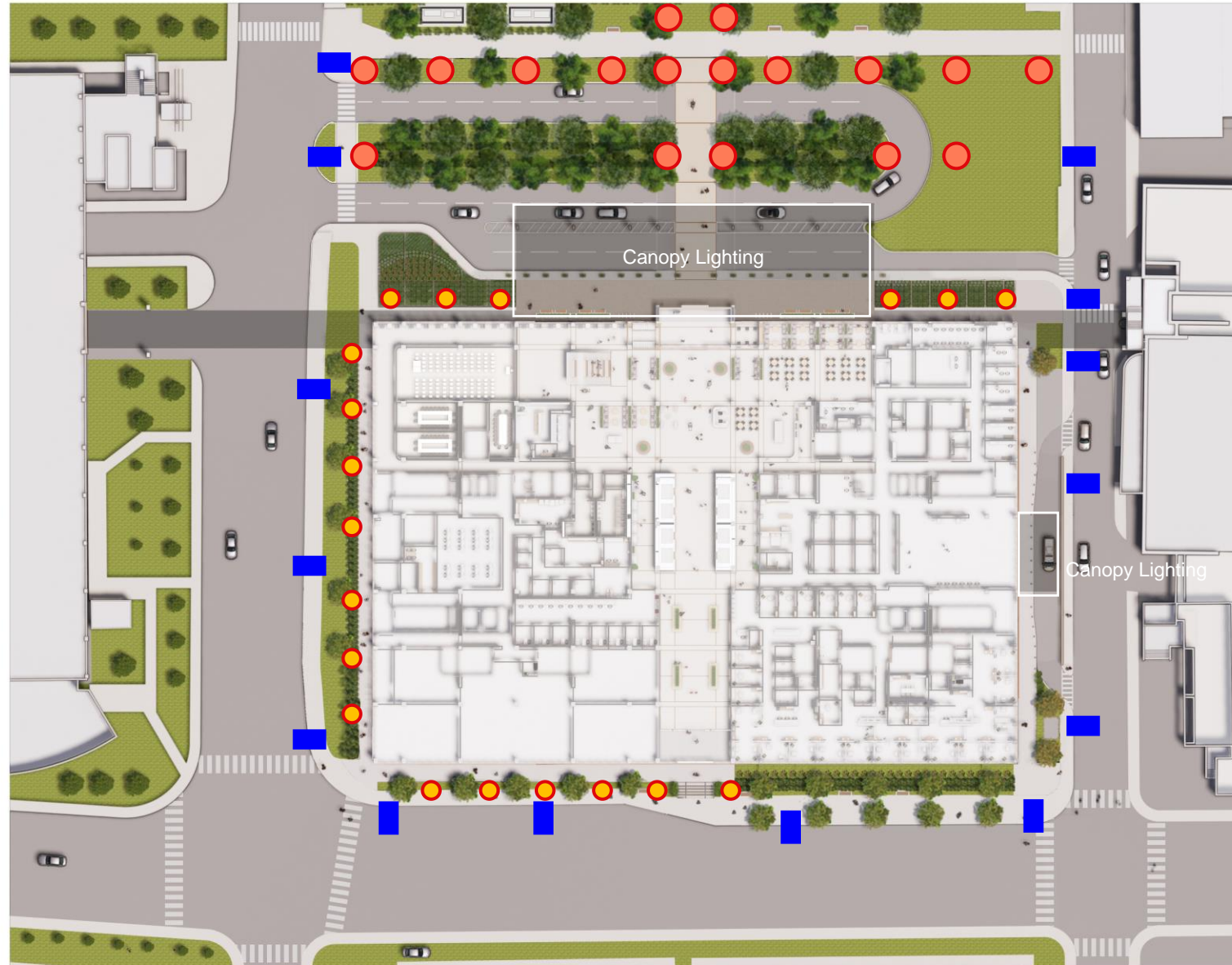


Site Bench (STRATA Beam Bench)
Benches along
sidewalk activates
Carnegie Avenue

KEY

- Potential artwork banding location (light/privacy filtering film)

Site Lighting



Lamp Pole



Bollard Lighting



Pencil Lighting

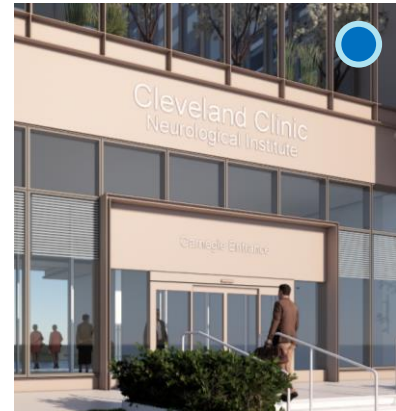
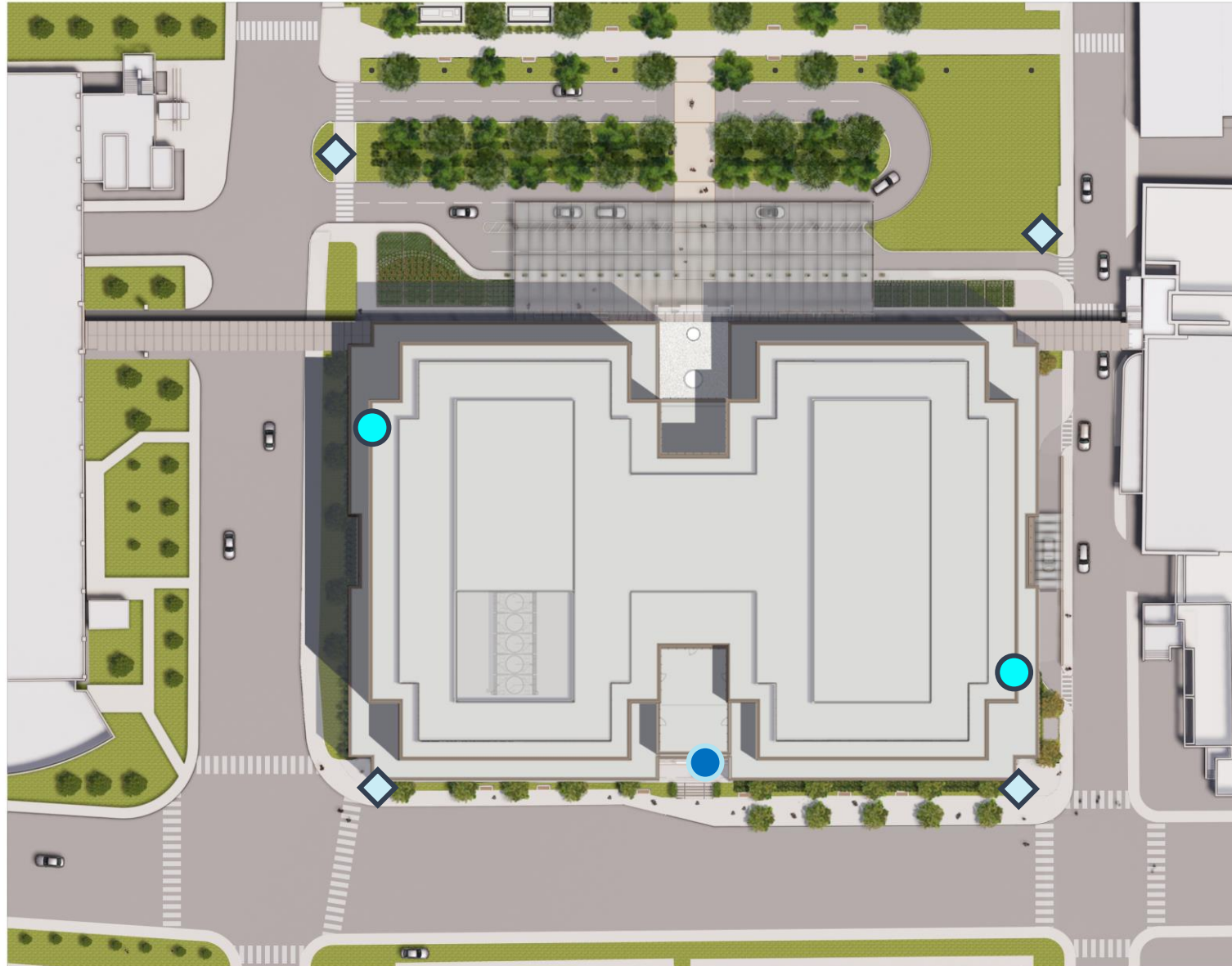


Canopy Lighting

KEY

- New or relocated pencil lighting
- New Bollard Light
- New or existing LED lamp pole

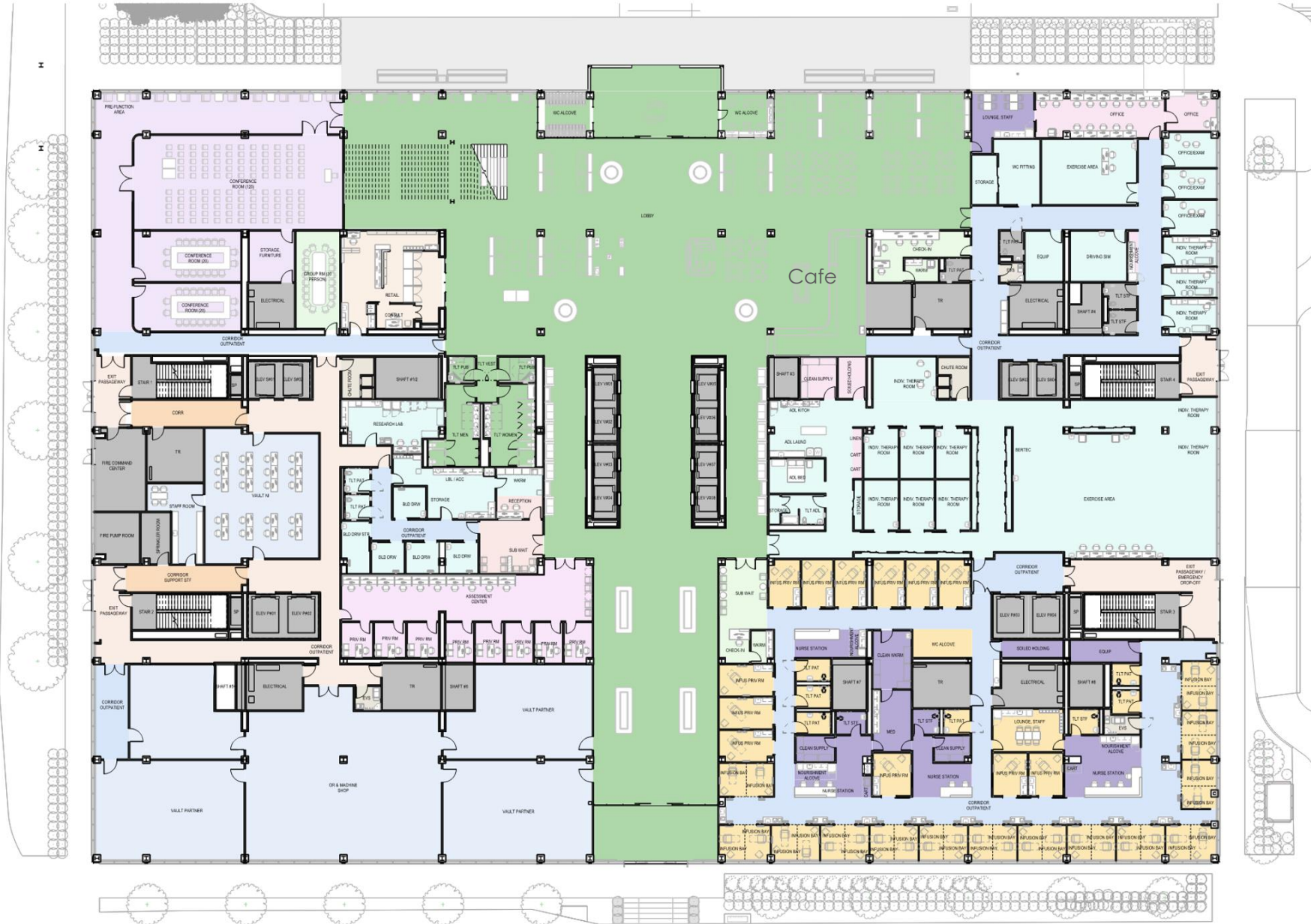
Site Signage



KEY

-  NEW BUILDING MOUNTED SIGNAGE
-  NEW SITE MONUMENT SIGN
-  NEW BUILDING ENTRY SIGNAGE

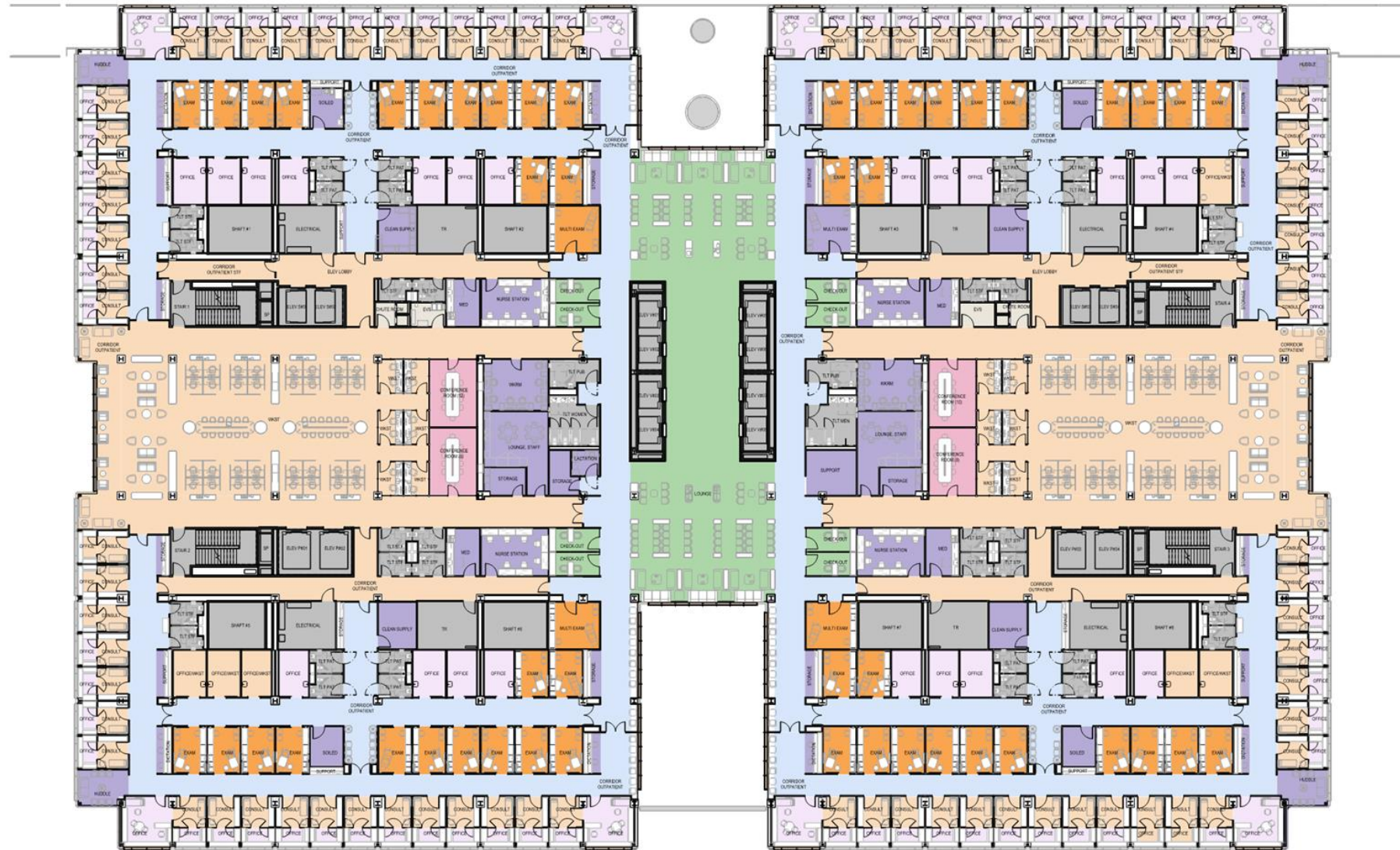
Floor Plan – Level 1



Floor Plan – Level 2



Typical Outpatient Level

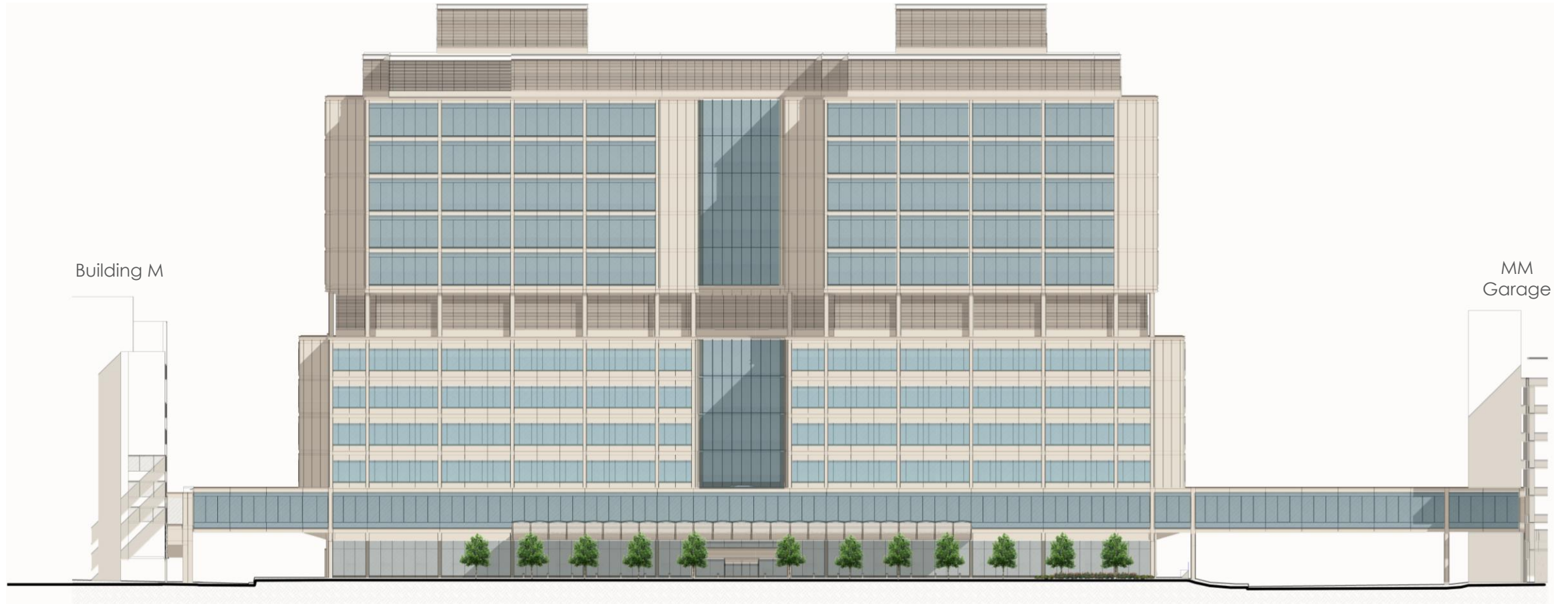


Typical Inpatient Level



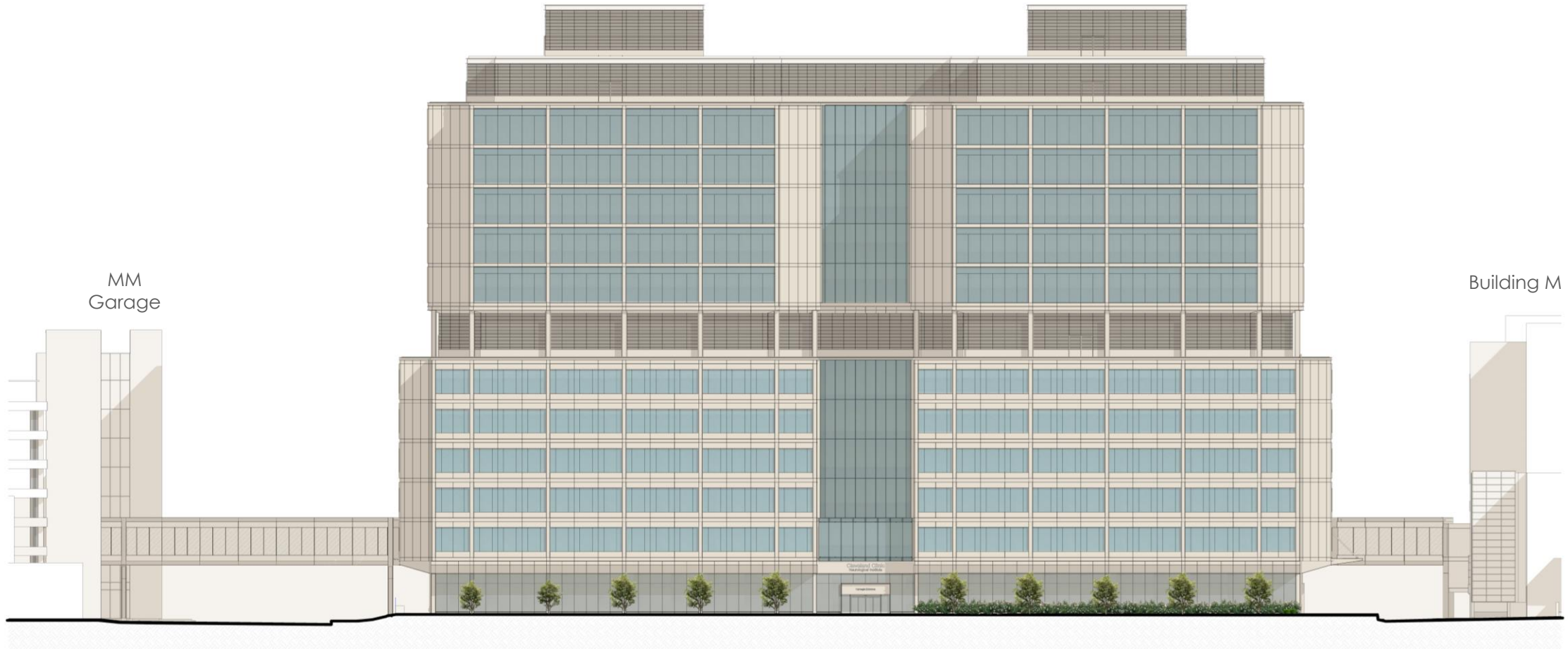
North Elevation

Cleveland Clinic
Neurological Institute



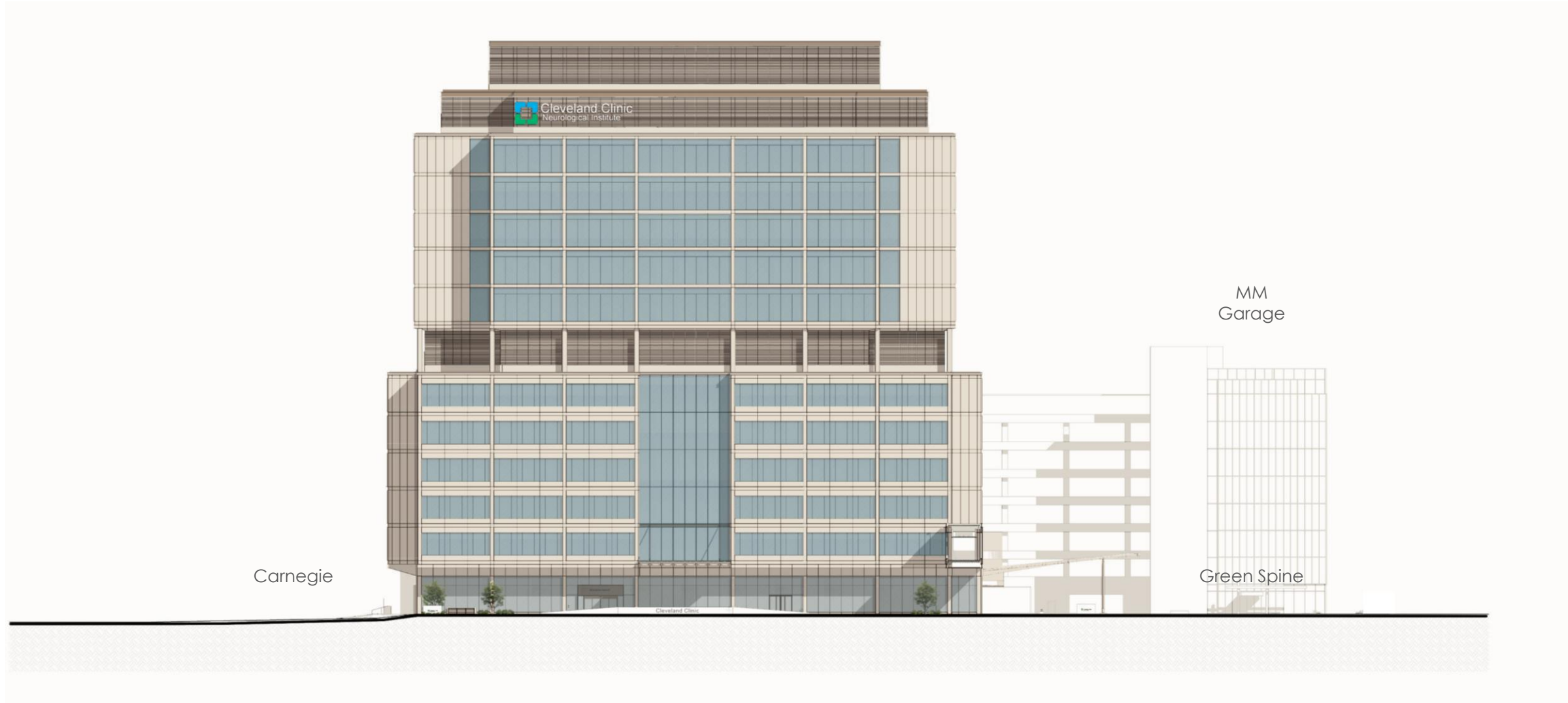
South Elevation

Cleveland Clinic
Neurological Institute



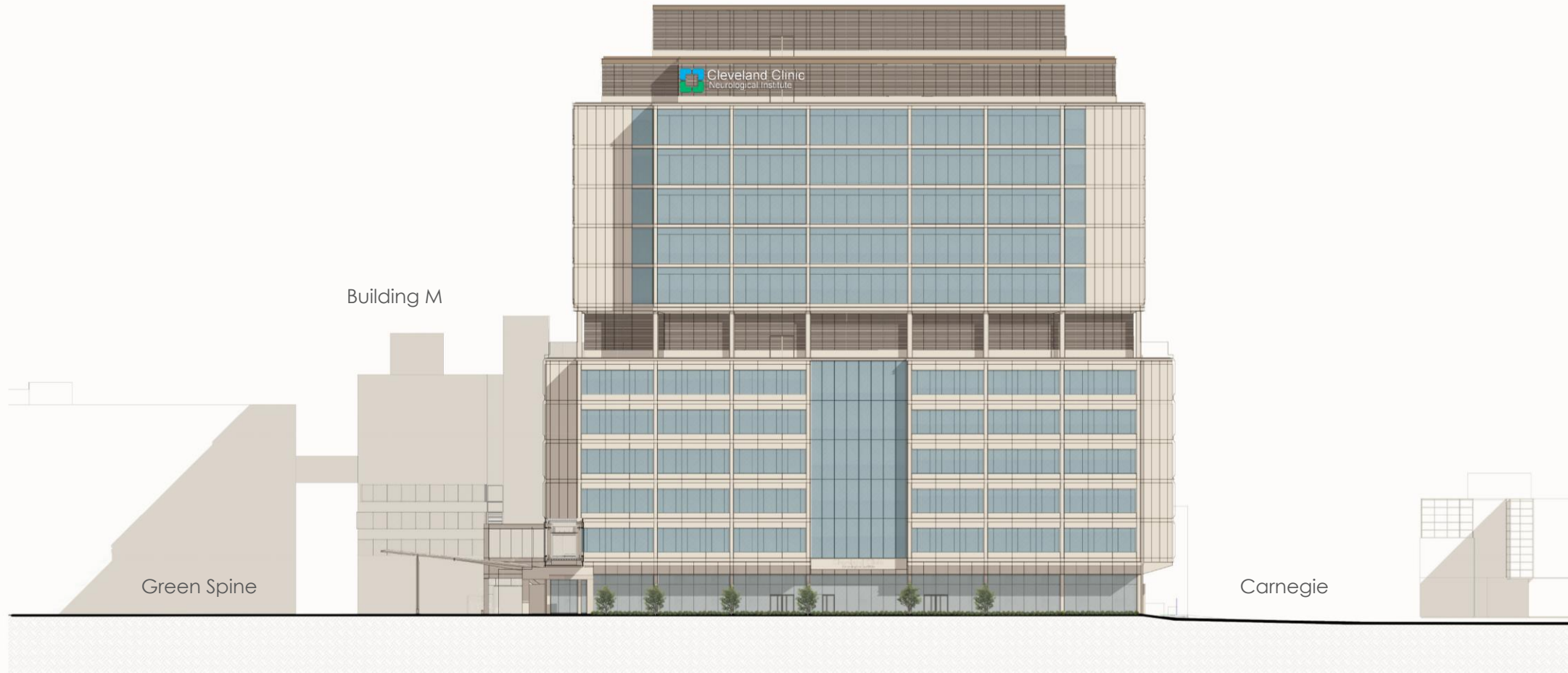
East Elevation

Cleveland Clinic
Neurological Institute



West Elevation

Cleveland Clinic
Neurological Institute





Note:
Landscape shown for reference only. See landscape plans

View from South West Carnegie



Cleveland Clinic
Neurological Institute

Carnegie Entrance

17ft-10 ft setback

Previous Setback

View from South entrance



Note:
Signage locations shown for reference. Design to be determined



Note:
Landscape shown for reference only. See landscape plans

View from North of Entry



Note:
Landscape shown for reference only. See landscape plans

View towards drop-off canopy



Note:
Signage locations shown for reference. Design to be determined

View from E90th Street

Material Palette



View from South West Carnegie Avenue



Upper Floors Glazing
Glass



First Floor Glazing
Clear Glass



Exterior Metal Paint –
Warm Metallic Finish



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Cleveland City Planning Commission

Staff Report



June 2, 2023



Committee Recommendation: Approved as Presented with One Abstention.



June 2, 2023

EC2023-010 – Proposed Demolition of a 2 ½-Story Residential Structure:
Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 13805 Union Avenue

Project Representative: George Kafantaris, Demotrax

13805 Union Ave Cleveland

by George Kafantaris

Map

File Edit View Sign Window Help

Home Tools 13805 Union Ave - ... x

1 / 1 169%

aerial view

North

Map data ©2023 Google 1000 ft

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Cleveland City Planning Commission

Staff Report



June 2, 2023



Committee Recommendation: Approved as Presented



June 2, 2023

EC2023-005 – Cleveland Clinic – Civic Innovation District:

Seeking Final Approval

Project Location: Northeast & - west corners of East 100th Street and Cedar Avenue

Project Representatives: Dallas Felder, HOK

Jayne Schwartzberg, DERU

Note: the Planning Commission granted this item Schematic Design Approval with Conditions on February 17, 2023. Incorporate the DRAC's comments; reminding applicant to be more intentional in reaching out to the surrounding community; urging applicant to create outdoor spaces that are engaging for folks who work there, travel through the campus,

Cleveland Clinic Cleveland Innovation District

EUCLID CORRIDOR DESIGN REVIEW
FINAL DESIGN SUBMISSION

June 01st, 2023



AGENDA

SITE LOCATION
PREVIOUS SUBMISSION
SITE DESIGN
PROGRAM STACKING
FLOOR PLANS
EXTERIOR MATERIALS
ELEVATIONS
RENDERINGS



LAKE ERIE

CID RESEARCH BUILDINGS
CBA + CBB

DOWNTOWN CLEVELAND

CUYAHOGA RIVER



CLEVELAND CLINIC _ MAIN CAMPUS



EXISTING SITE



EXISTING SITE + CONTEXT PHOTOS

VIEW LOOKING NORTH ON EAST 100TH STREET



VIEW LOOKING SOUTH ON EAST 100TH STREET



VIEW LOOKING EAST ON CEDAR AVENUE



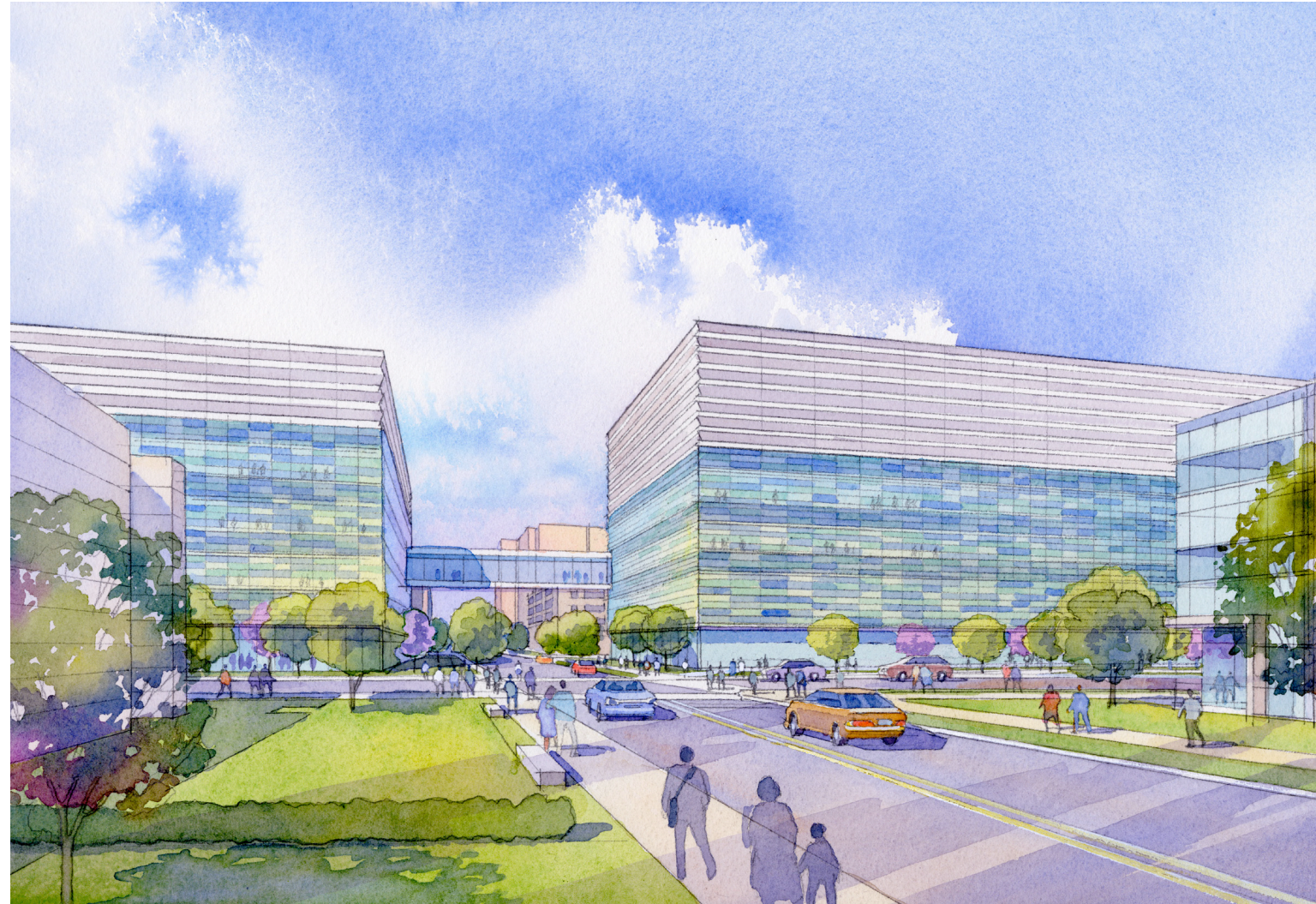
VIEW LOOKING WEST ON CEDAR AVENUE

PREVIOUS PROPOSAL

VIEW LOOKING WEST ON CEDAR AVENUE



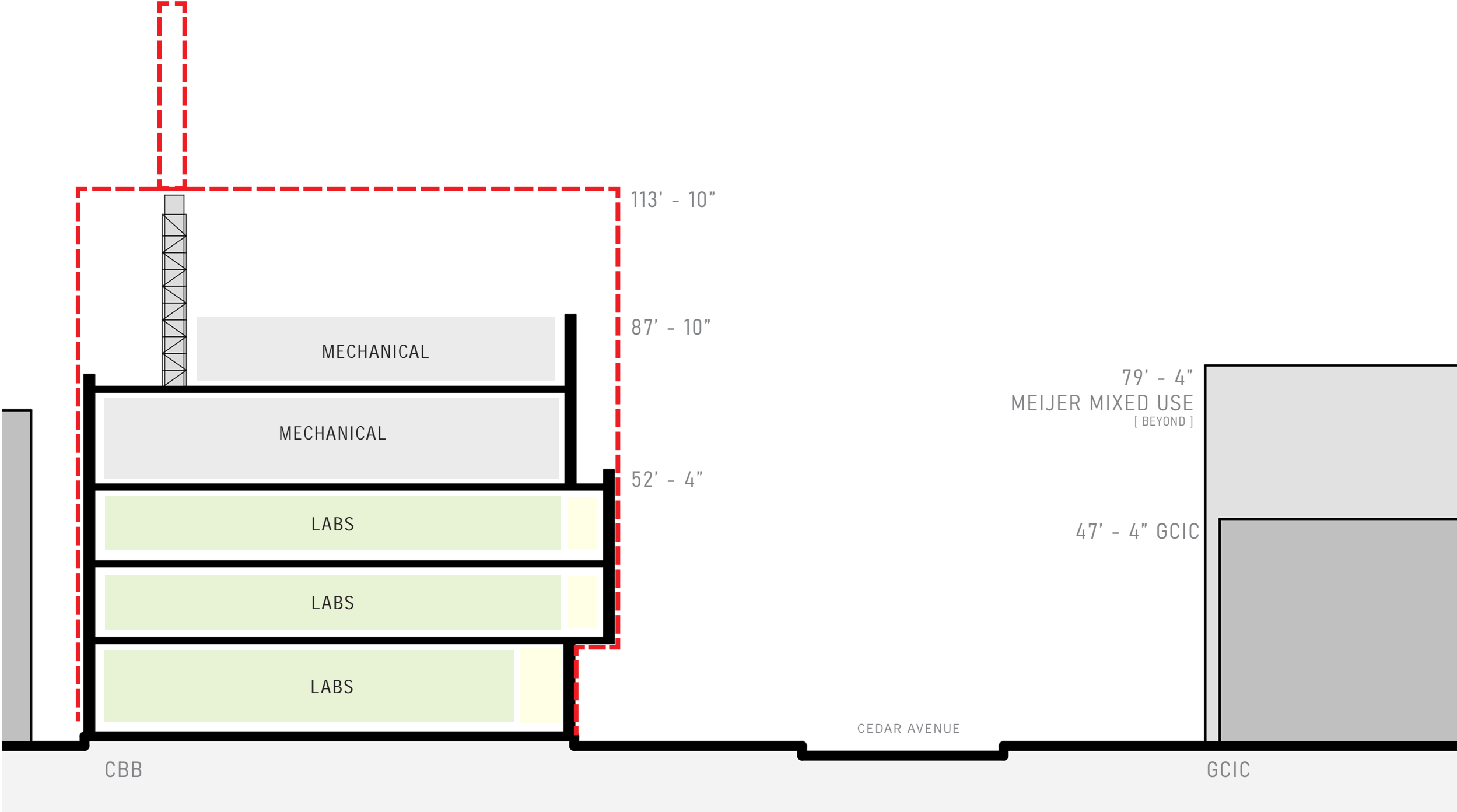
VIEW LOOKING NORTH 100TH STREET



SCHEMATIC DESIGN _ ITEMS OF CONCERN:

1. OVERALL BUILDING MASSING , FACADE ARTICULATION AND SCALE
2. LANDSCAPE, SITE AND COMMUNITY ENGAGEMENT
3. LANDSCAPE AND SITE OPPORTUNITIES FOR VARIED USE

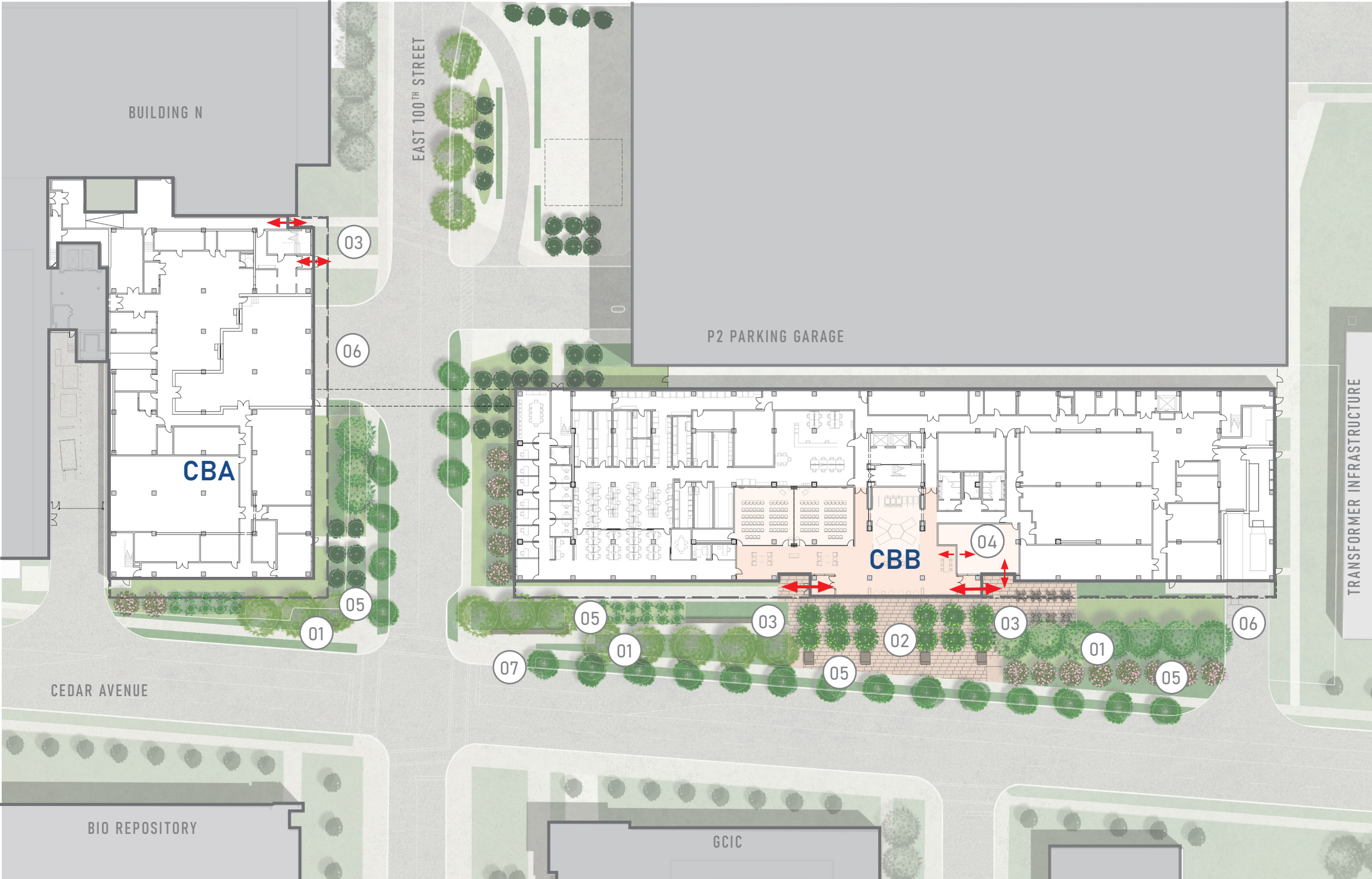
UPDATED DESIGN PROPOSAL: STREET SECTION



CEDAR AVENUE SECTION

UPDATE DESIGN PROPOSAL: SITE OVERVIEW

- 01 POCKET PARK
- 02 ENTRY PLAZA
- 03 MAIN BUILDING ENTRY
- 04 CAFE
- 05 PUBLIC ART [FUTURE COMMISSION]
- 06 SERVICE DOCK
- 07 BUS STOP



UPDATED DESIGN PROPOSAL: SITE AMENITIES

01



BOLA BIKE RACK

02



SERIF HUG A TUB

03



PETOSKEY WASTE BIN

04



STRATA BEAM BENCH

05



HESS SITE BOLLARD LIGHTING

06



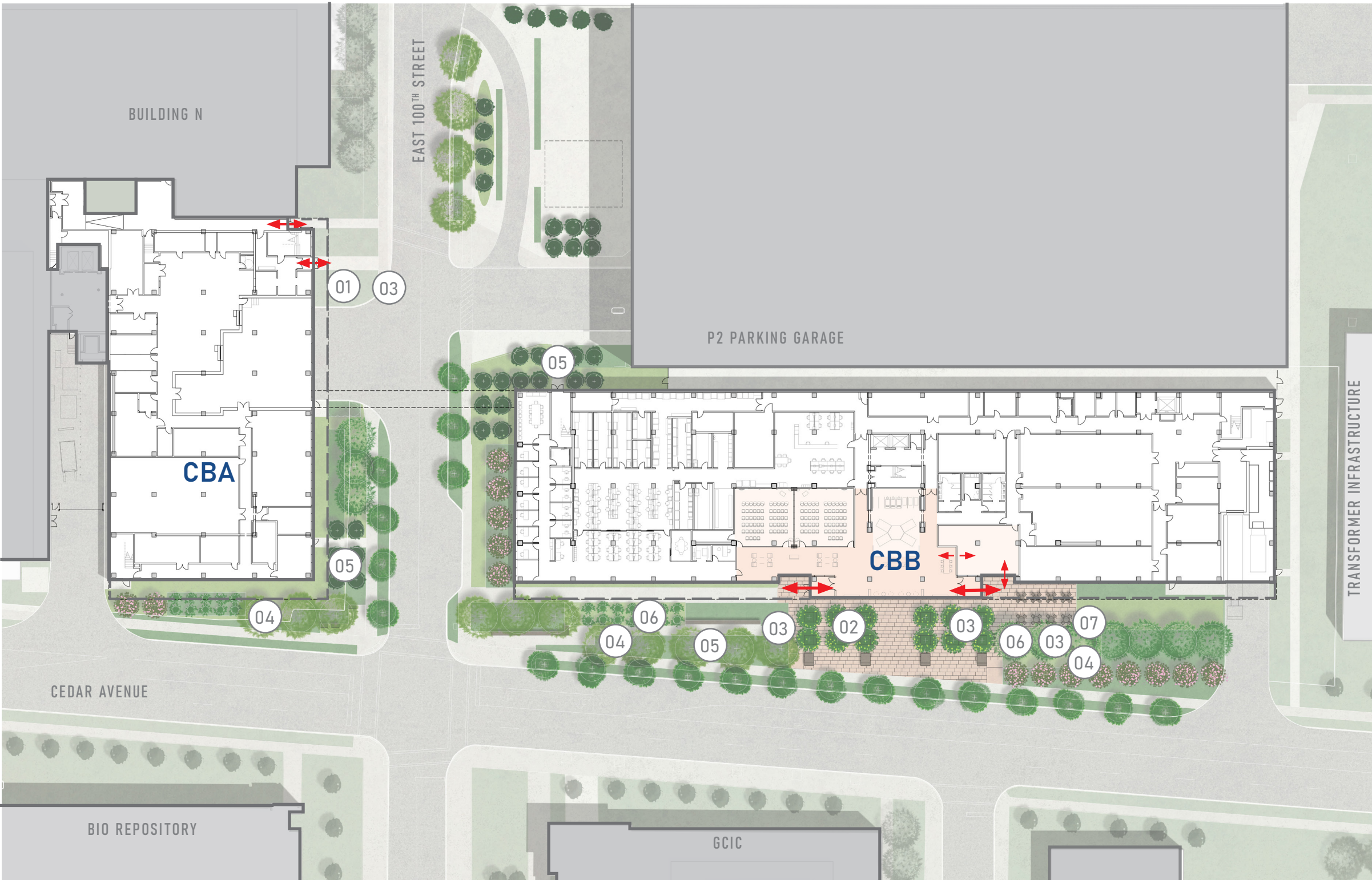
NATURAL STONE LANDSCAPE SEATING

07



APEX TABLE ENSEMBLE SEATING





UPDATE DESIGN PROPOSAL: TREE PLANTING PLAN

01

LARCH



02

SENTINEL CRABAPPLE



03

MULTI-STEM MAGNOLIA



04

AMERICAN HOPHORNBEAM



05

HORNBEAM



06

KINDRED SPIRIT OAK



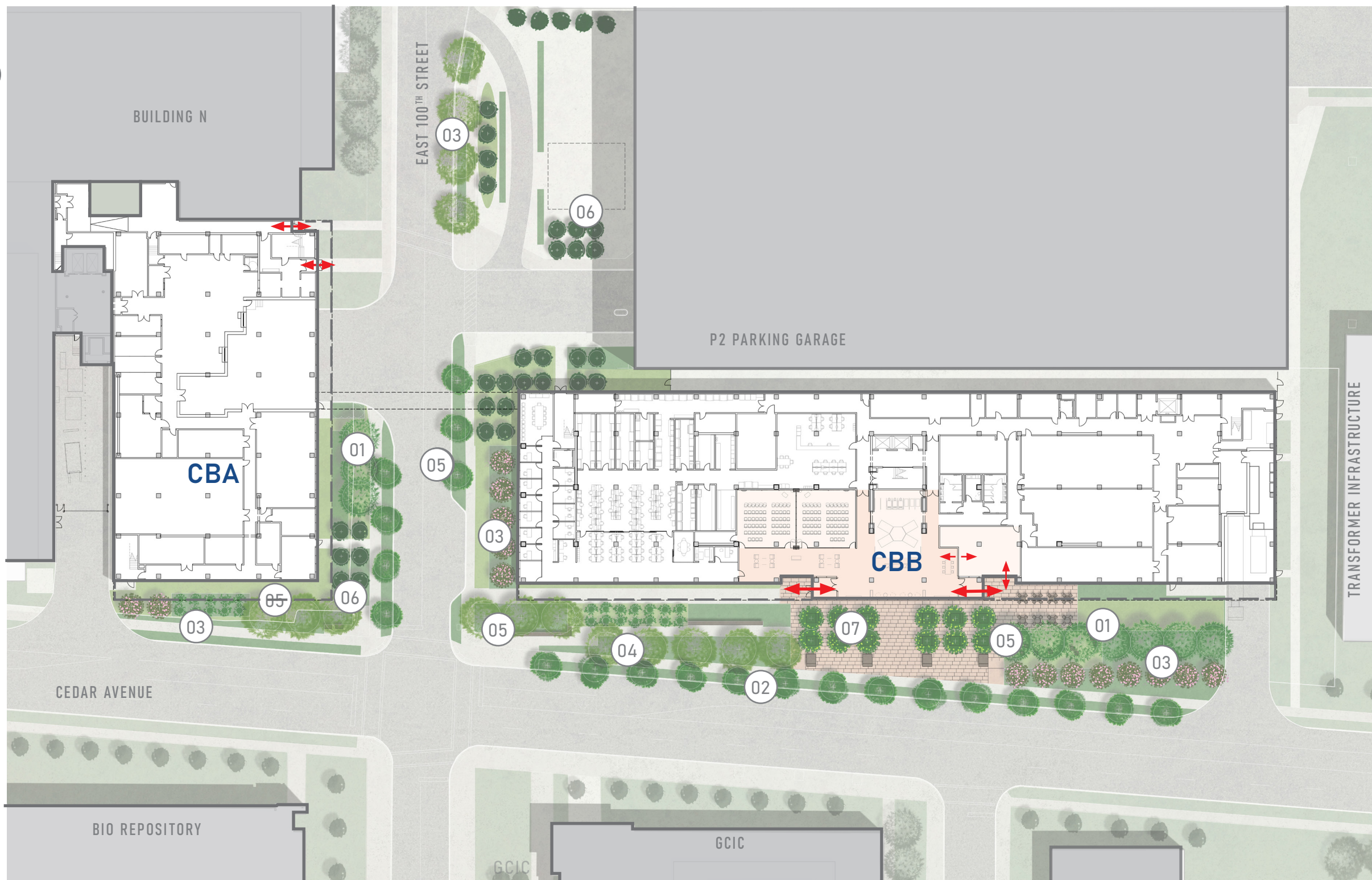
07

SINGLE STEM SWEETBAY MAGNOLIA



N

0 20 40 80



UPDATED DESIGN PROPOSAL: GROUND PLANTING PLAN

01

WOODWARD ABORVITAE

02

ILEX VERTICILLATA

03

ILEX CRENATA GREAT LAKES

04

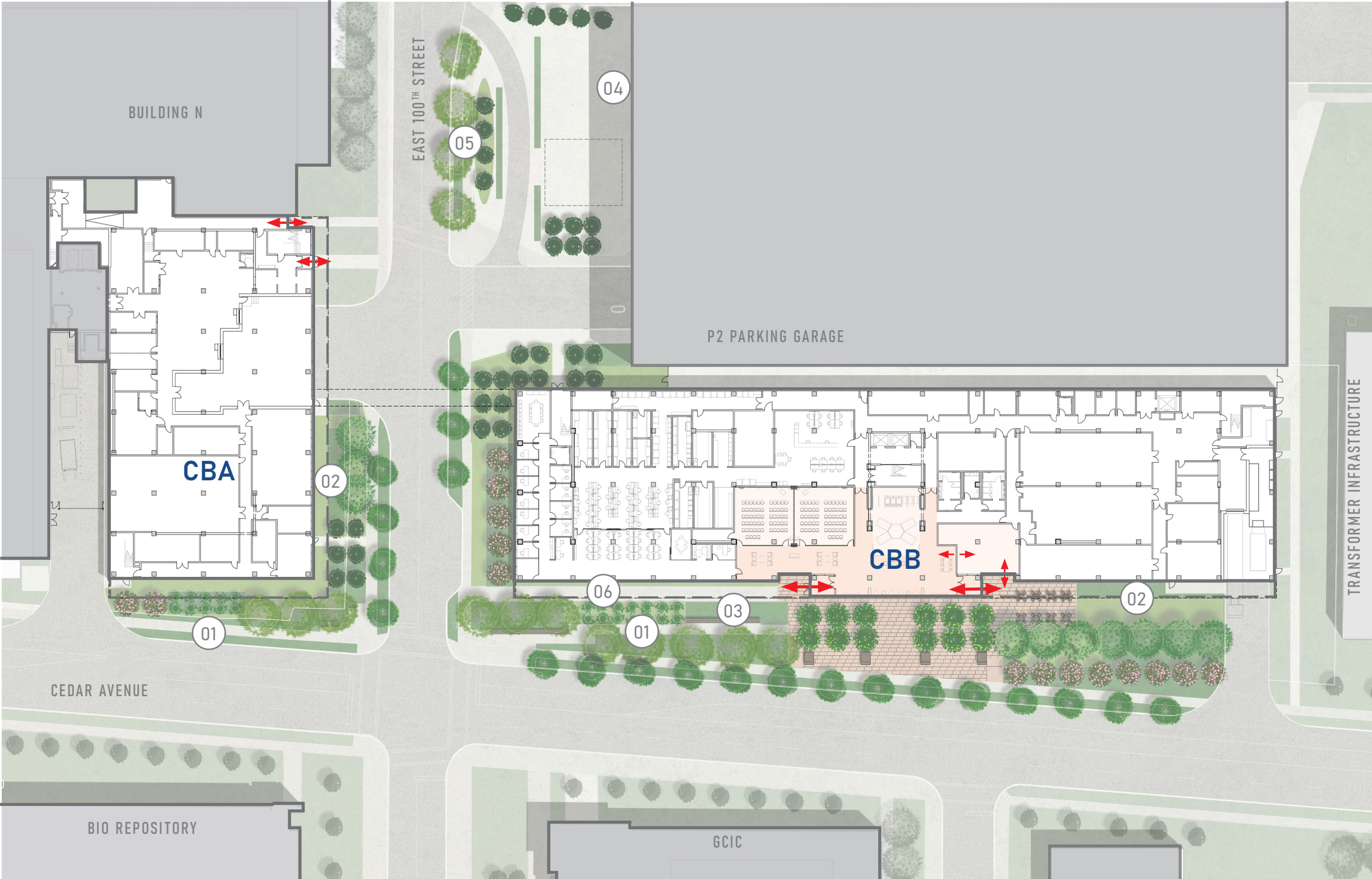
MARESII VIBURNUM

05

PANICUM NORTHWIND

06

LIRIOPE



UPDATED DESIGN PROPOSAL: SITE SIGNAGE



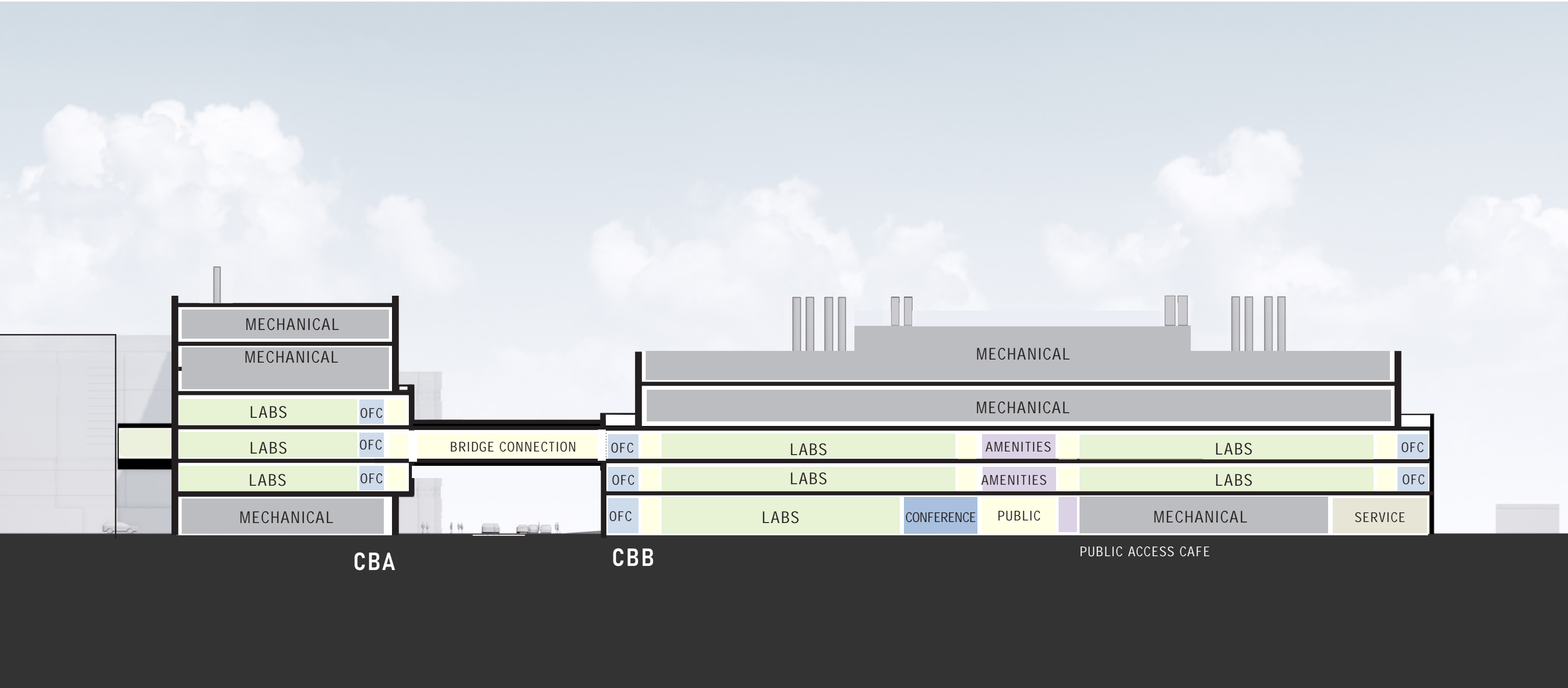
SITE MONUMENT SIGN



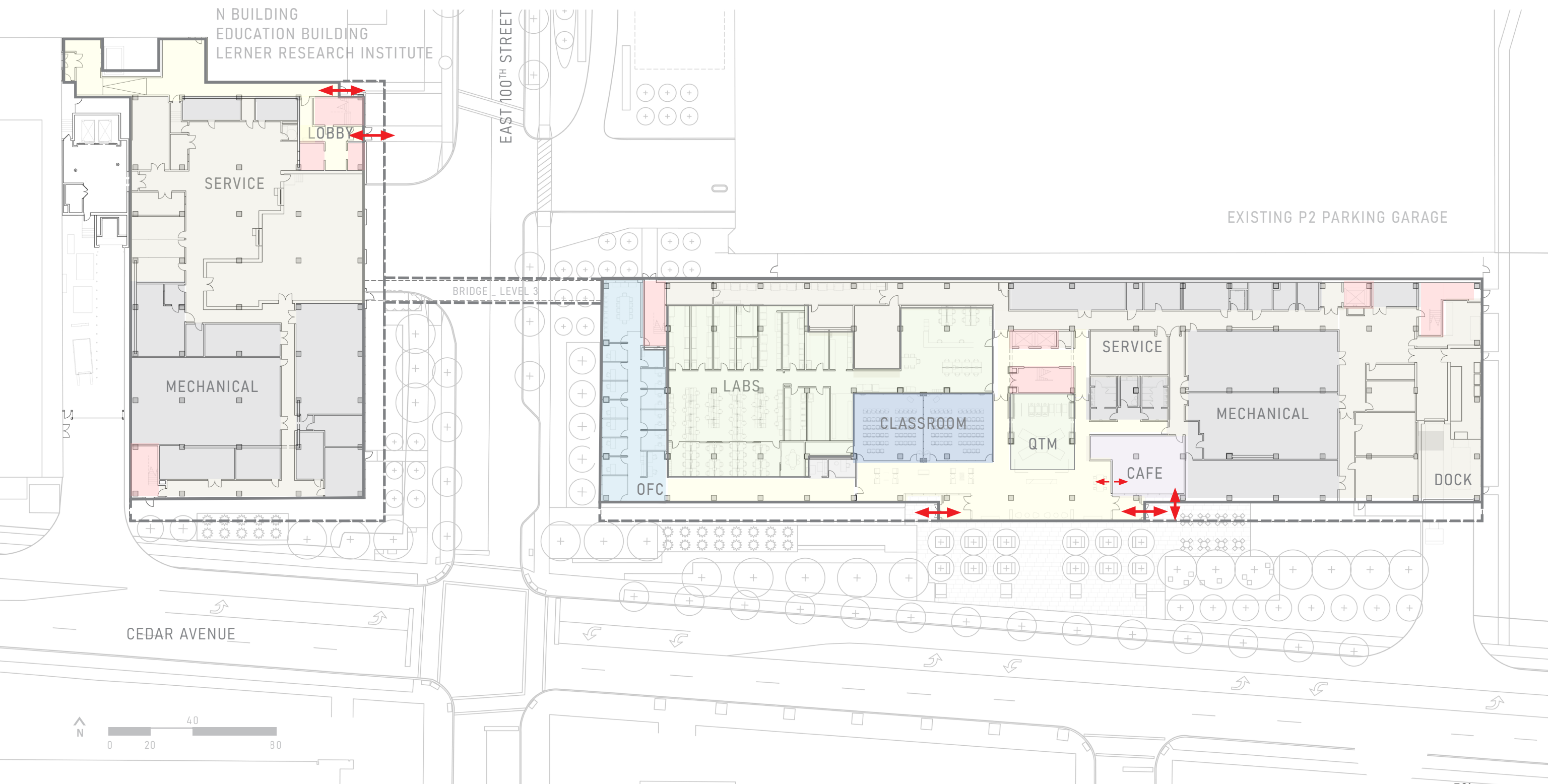
BUILDING MOUNTED SIGN



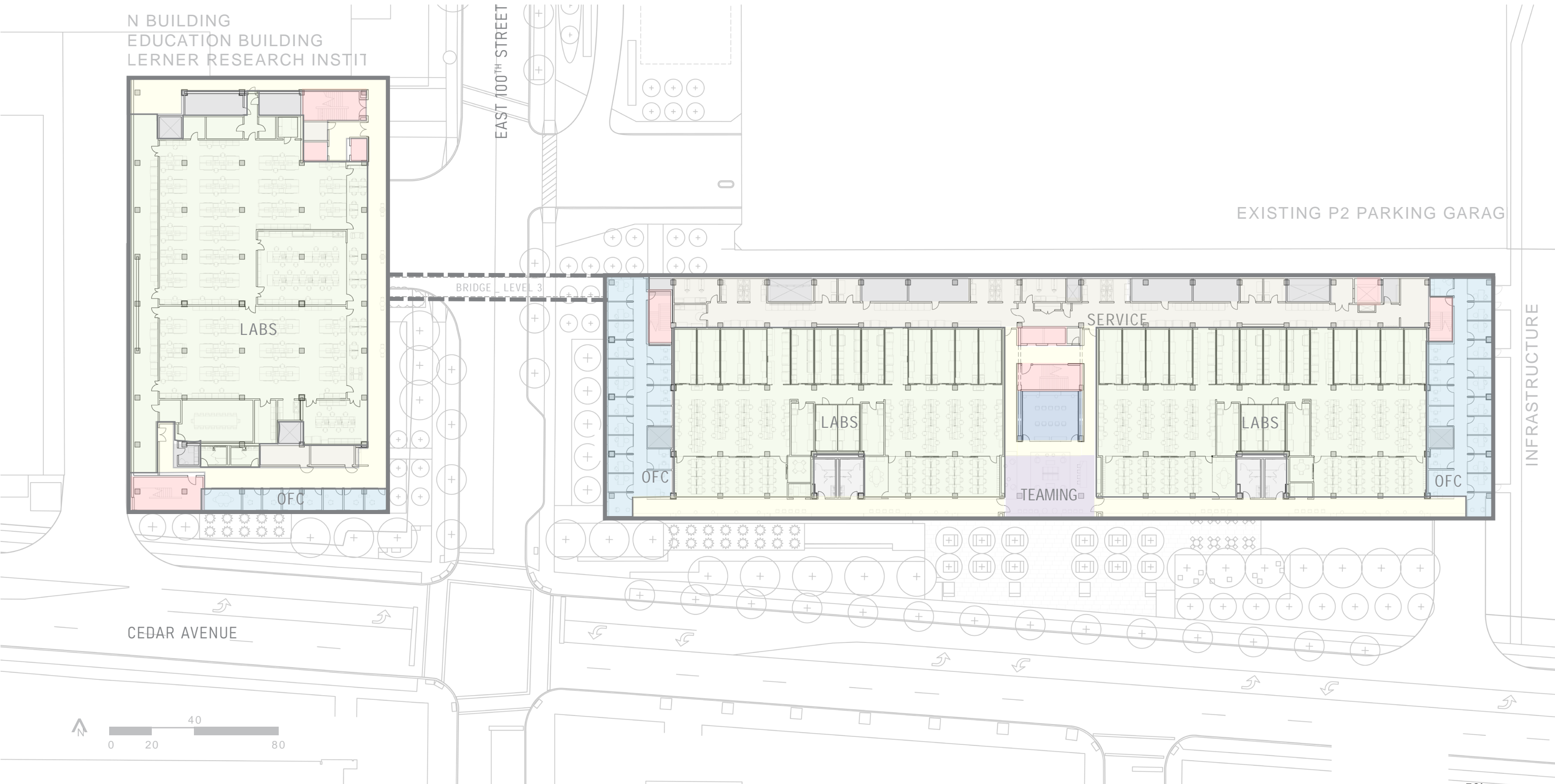
UPDATED DESIGN PROPOSAL: PROGRAM STACKING DIAGRAM



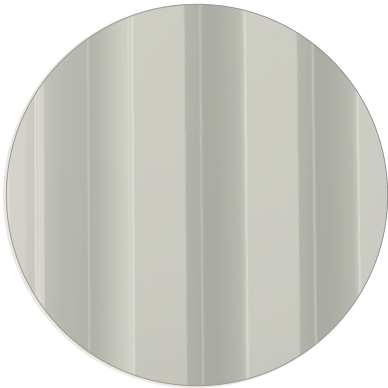
UPDATED DESIGN PROPOSAL: GROUND LEVEL PLAN



UPDATED DESIGN PROPOSAL: TYPICAL UPPER LEVEL PLAN



UPDATED DESIGN PROPOSAL: BUILDING EXTERIOR MATERIAL _ OVERVIEW



PRE-FINISHED FOLDED METAL PANEL
METALLIC FINISH



PRE-FINISHED PLATE METAL
INFILL PANEL
METALLIC FINISH



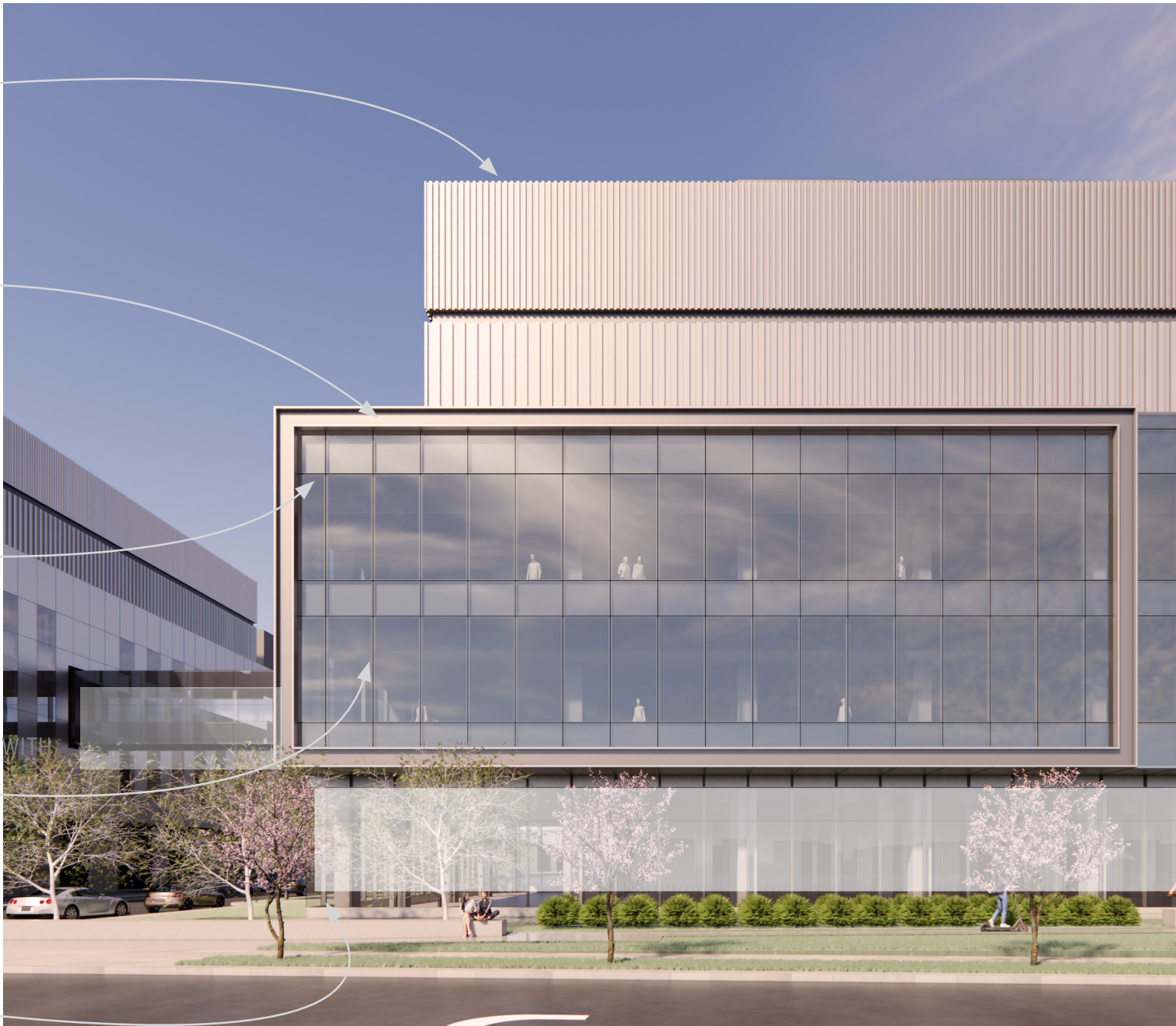
SSG _ INSULATED SPANDRAL GLAZING
UNIT WITH LOW-E COATING



SSG _ INSULATED GLAZING UNIT WITH
LOW-E COATING

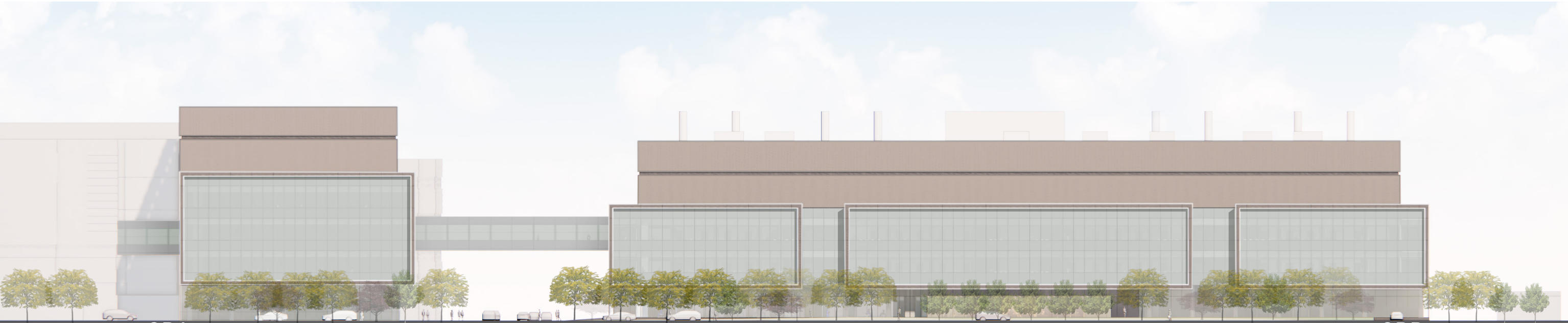


SSG _ INSULATED GLAZING UNIT WITH LOW-E COATING AND
CUSTOM FRIT PATTERN



UPDATED DESIGN PROPOSAL: BUILDING ELEVATIONS

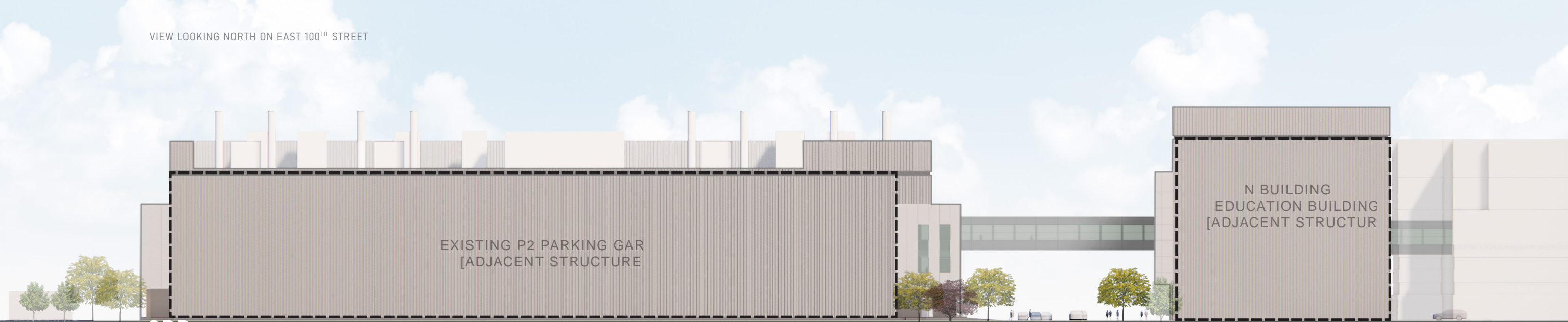
VIEW LOOKING NORTH ON EAST 100TH STREET



CBA

CBB

VIEW LOOKING NORTH ON EAST 100TH STREET



CBB

CBA



UPDATED DESIGN PROPOSAL: BUILDING ELEVATIONS

VIEW LOOKING NORTH ON EAST 100TH STREET



CBB

VIEW LOOKING NORTH ON EAST 100TH STREET



CBA



VIEW LOOKING NORTH _ EAST 101ST STREET



VIEW LOOKING NORTH _ CEDER AND EAST 100TH STREET



VIEW LOOKING NORTH AT 100TH AND CEDAR _ CBA + CBB



VIEW LOOKING WEST ALONG CEDAR AVENUE _ CBB ENTRY PLAZA



SOUTH FACADE _ EVENING VIEW



SOUTH FACADE LOOKING EAST _ EVENING VIEW





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Cleveland City Planning Commission

Staff Report



June 2, 2023



June 2, 2023

Committee Recommendation: Approved with **Conditions:**

- Upper two mechanical screening solutions are further studied to help alleviate massing of the two mechanical levels.



June 2, 2023

DF2023-024 – Dogtopia Sculpture: Seeking Final Approval

Location: 784 Euclid Avenue

Representatives: Alex Mazzenga, Dogtopia

Lisa Goubeaux, Dogtopia

Xavier Bay, Staff Planner

An architectural rendering of a modern multi-story building facade. The upper floors are grey with blue accents around the windows. The ground floor features large glass windows and entrances. On the left, a 'dogtopia' sign is visible above a small dog-themed display. In the center, a 'CITY CLUB' sign is above an entrance. To the right, a 'J'ADORE' sign is visible. The foreground shows a colorful striped sidewalk, small trees in planters, and a street labeled 'EUCLID AVE'.

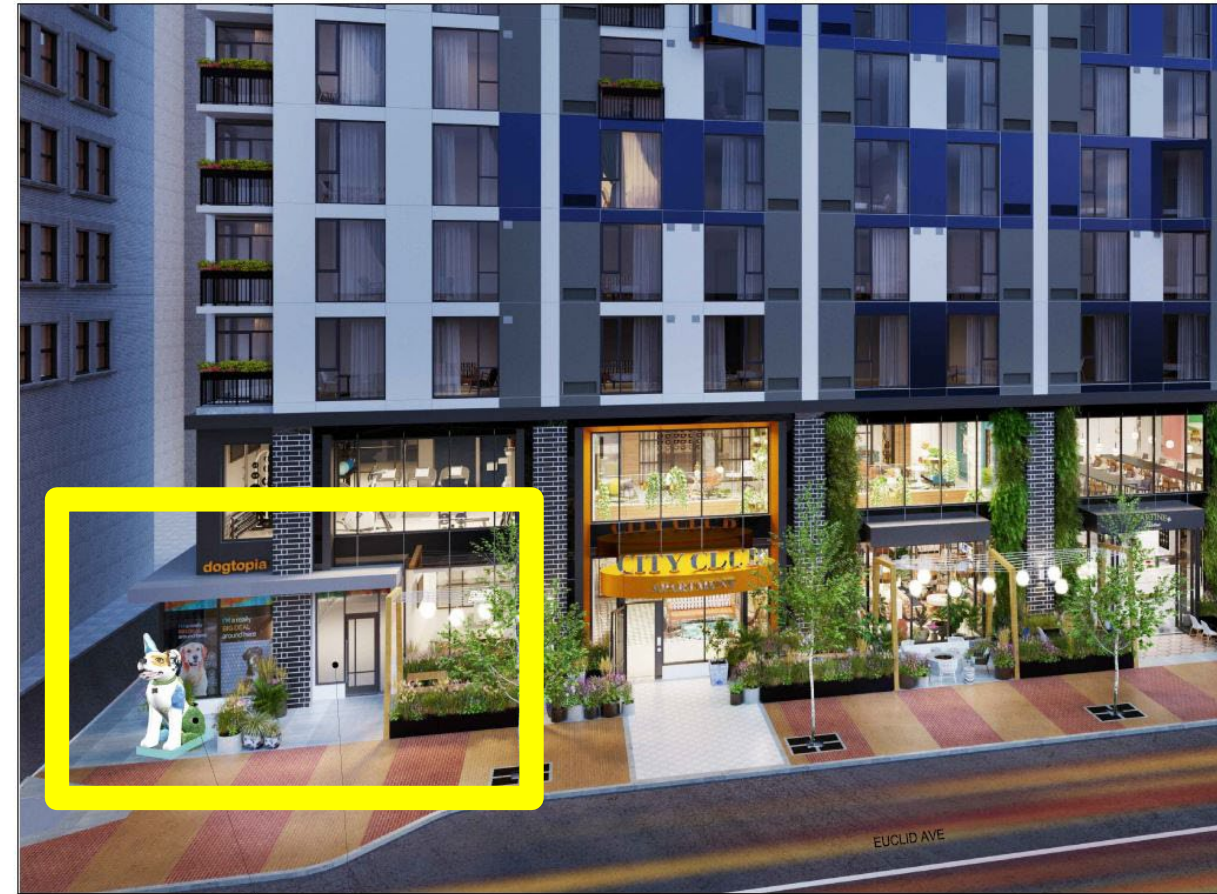
DOGTOPIA

BUSINESS IDENTIFICATION SIGNAGE

CITY PLANNING COMMISSION
JUNE 2, 2023

Proposal

Applicant is proposing business identification free-standing signage located at E 8th Street & Euclid Ave.



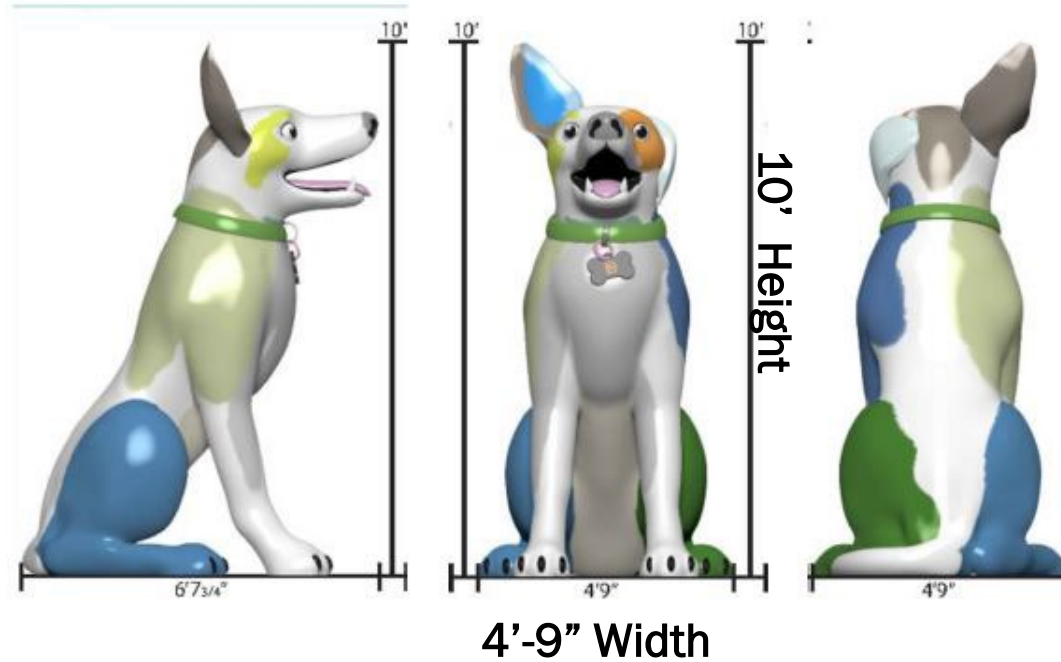
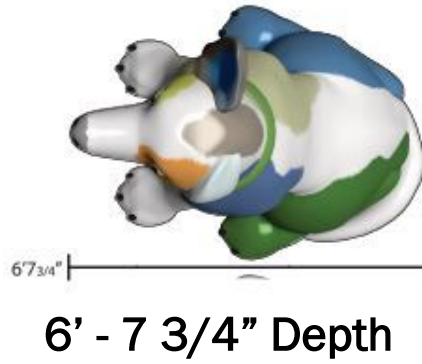
1 RENDERING
SCALE: N/A

DOGTOPIA
10' HIGH SCULPTURE ON 6" CONCRETE BASE
MADE OF HIGH DENSITY FOAM ON ALUMINUM FRAME WITH POLYURETHANE,
POLYUREA HARD COAT AND FINISH COAT

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





SCULPTURE CONCEPT RENDERING
SCALE: 1/4" = 1'

3D CONCEPT IN PROGRESS

Proposed Signage:

Permitted 50 sf business identification free-standing signage -- total on

Sign face A

$$6.64 \times 10 = 66.4 \text{ sf}$$

Sign face B

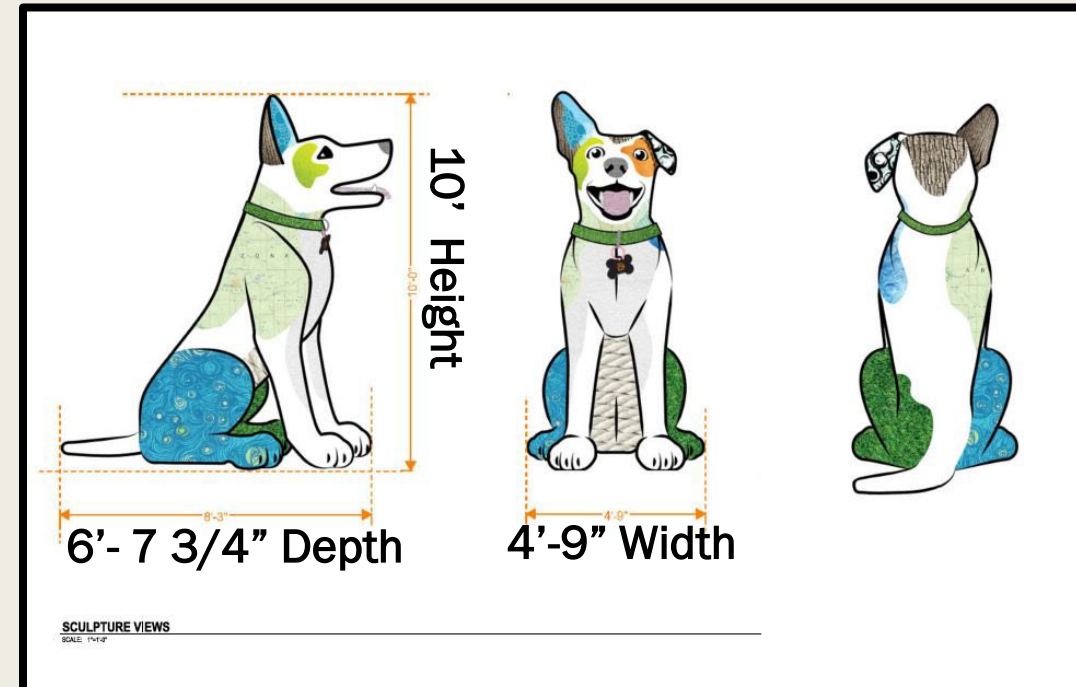
$$4.75 \times 10 = 47.5 \text{ sf}$$

Dogtopia Sculpture= 113.9 sf

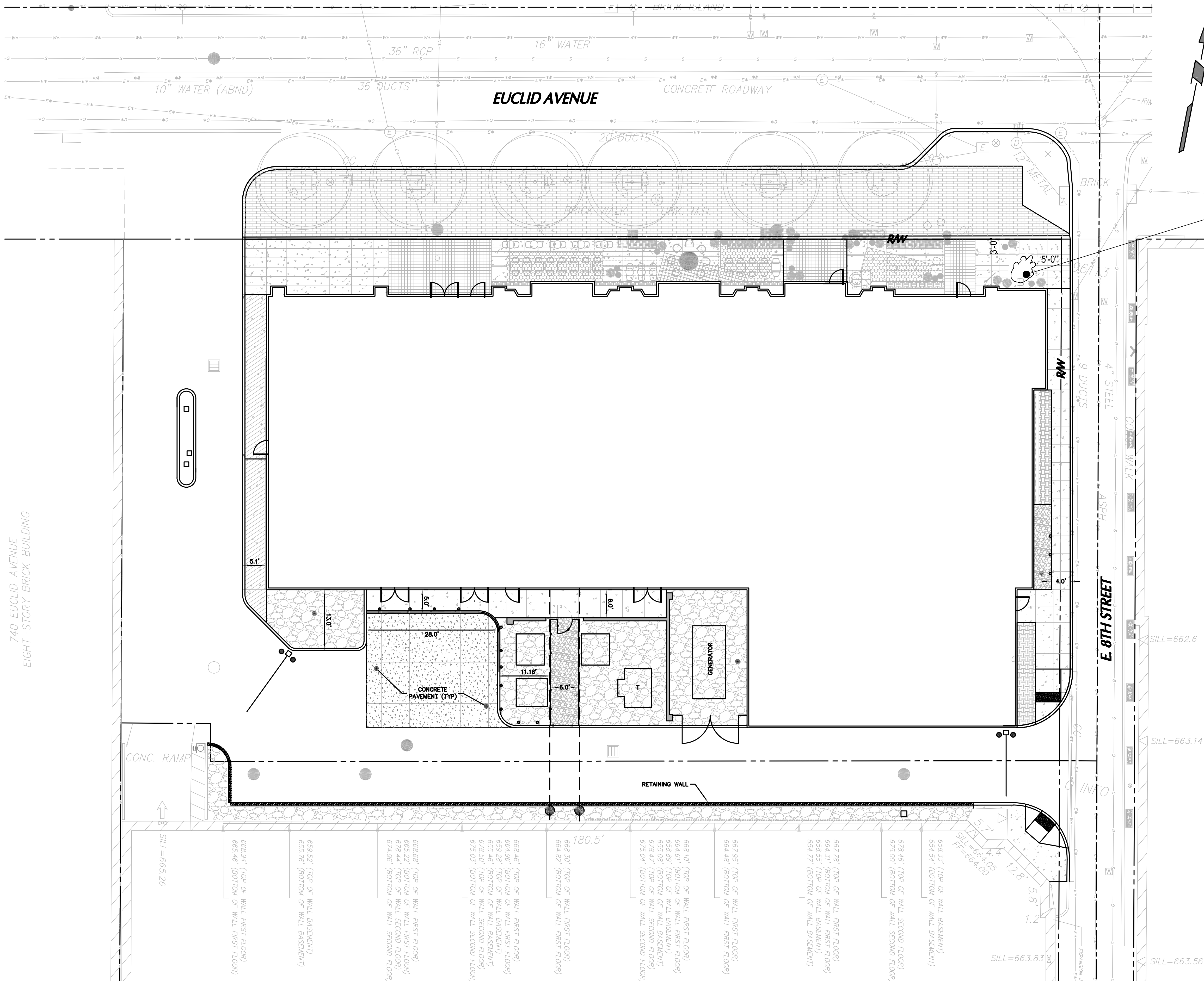
- Need variance for 63.9 sf.

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?

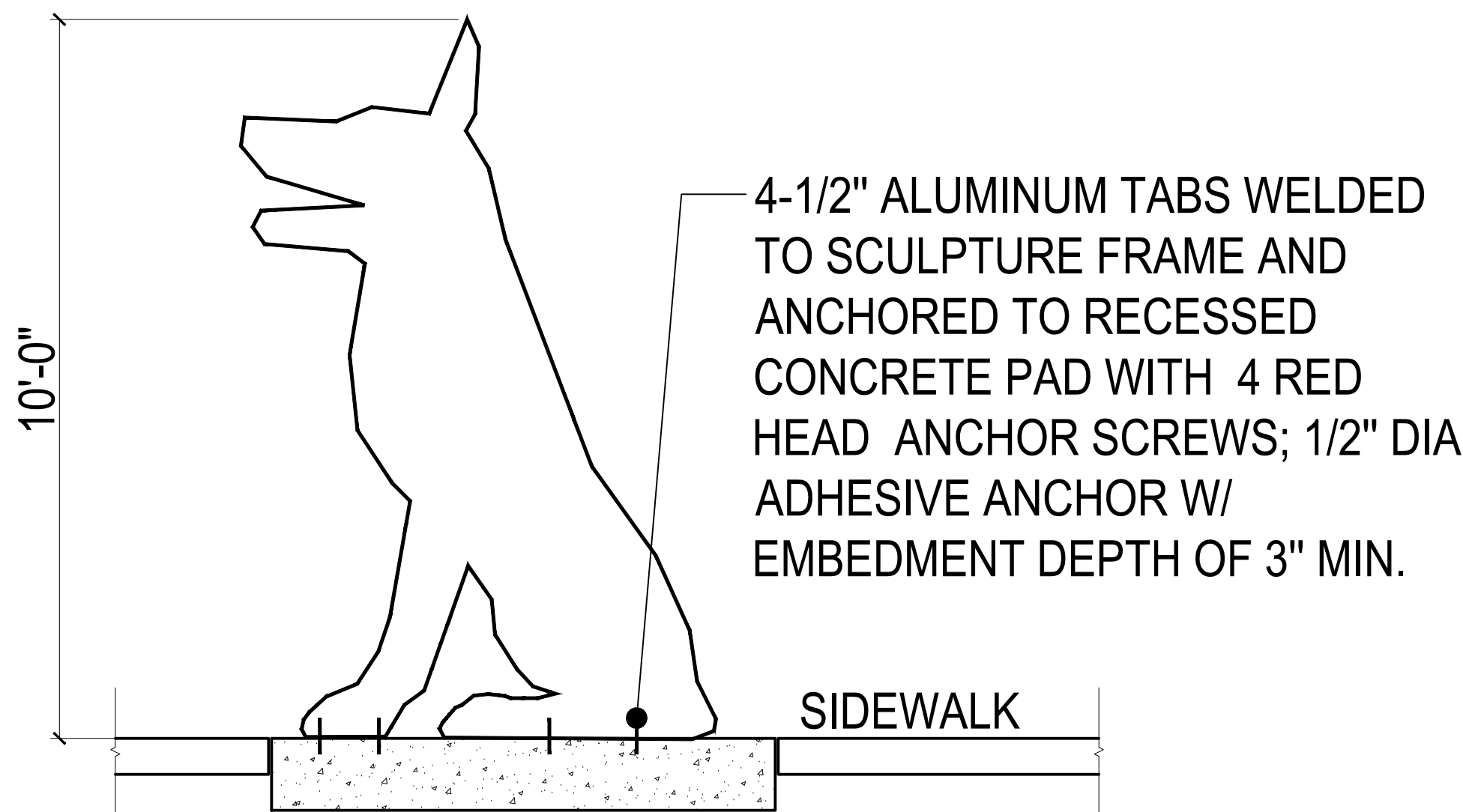


CITY CLUB APARTMENTS
784 EUCLID AVE
CLEVELAND, OH 44144
MONUMENT SIGN PRESENTATION
REFERENCE BLDG PERMIT # B22032452

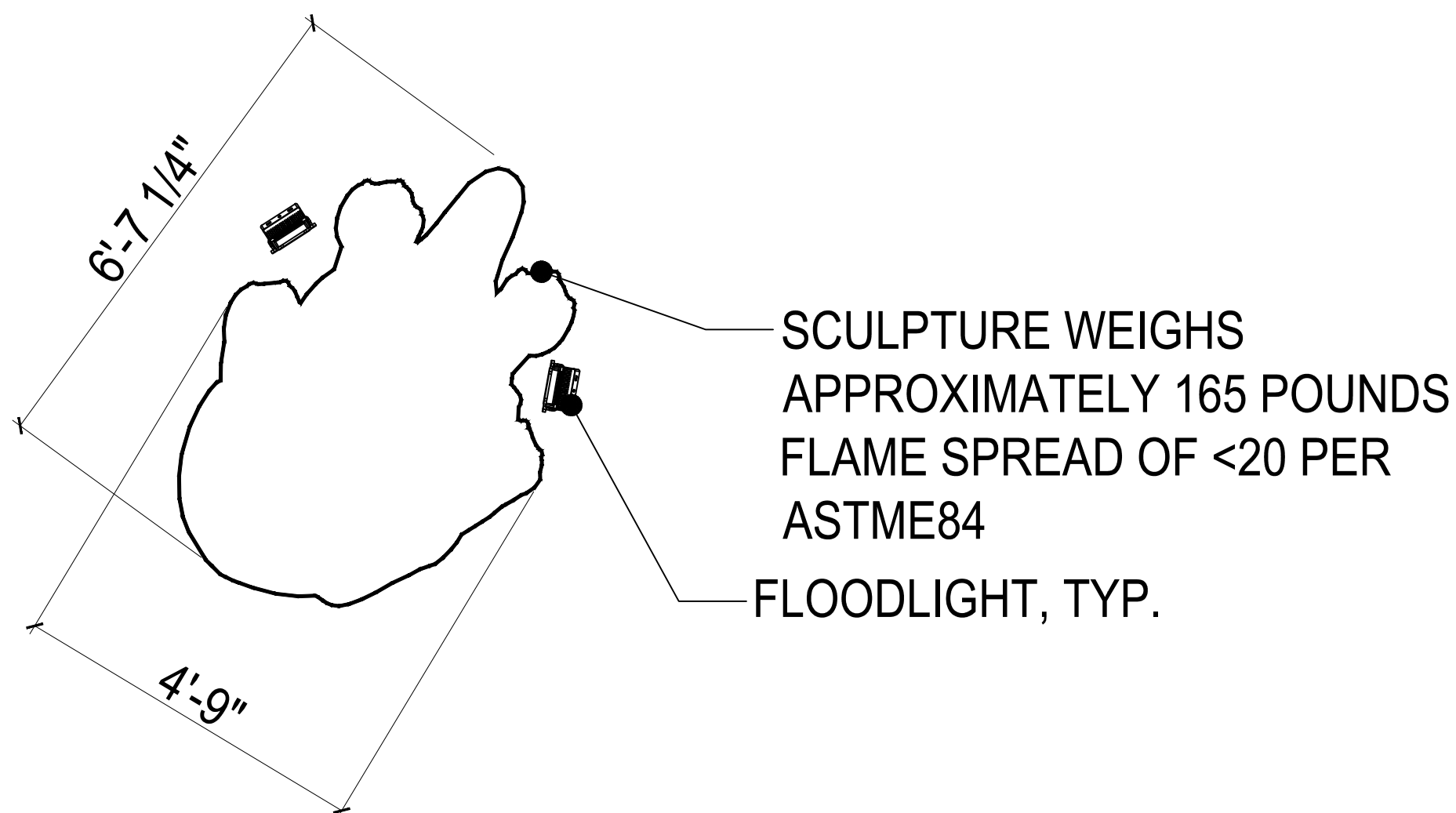


1 SITE PLAN
SCALE: 3/32"=1'-0"

SCULPTURE LOCATION



3 SECTION
SCALE: 1/2"=1'-0"



2 ENLARGED SCULPTURE PLAN
SCALE: 1/2"=1'-0"

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1	05-01-23	DESIGN REVIEW	RA

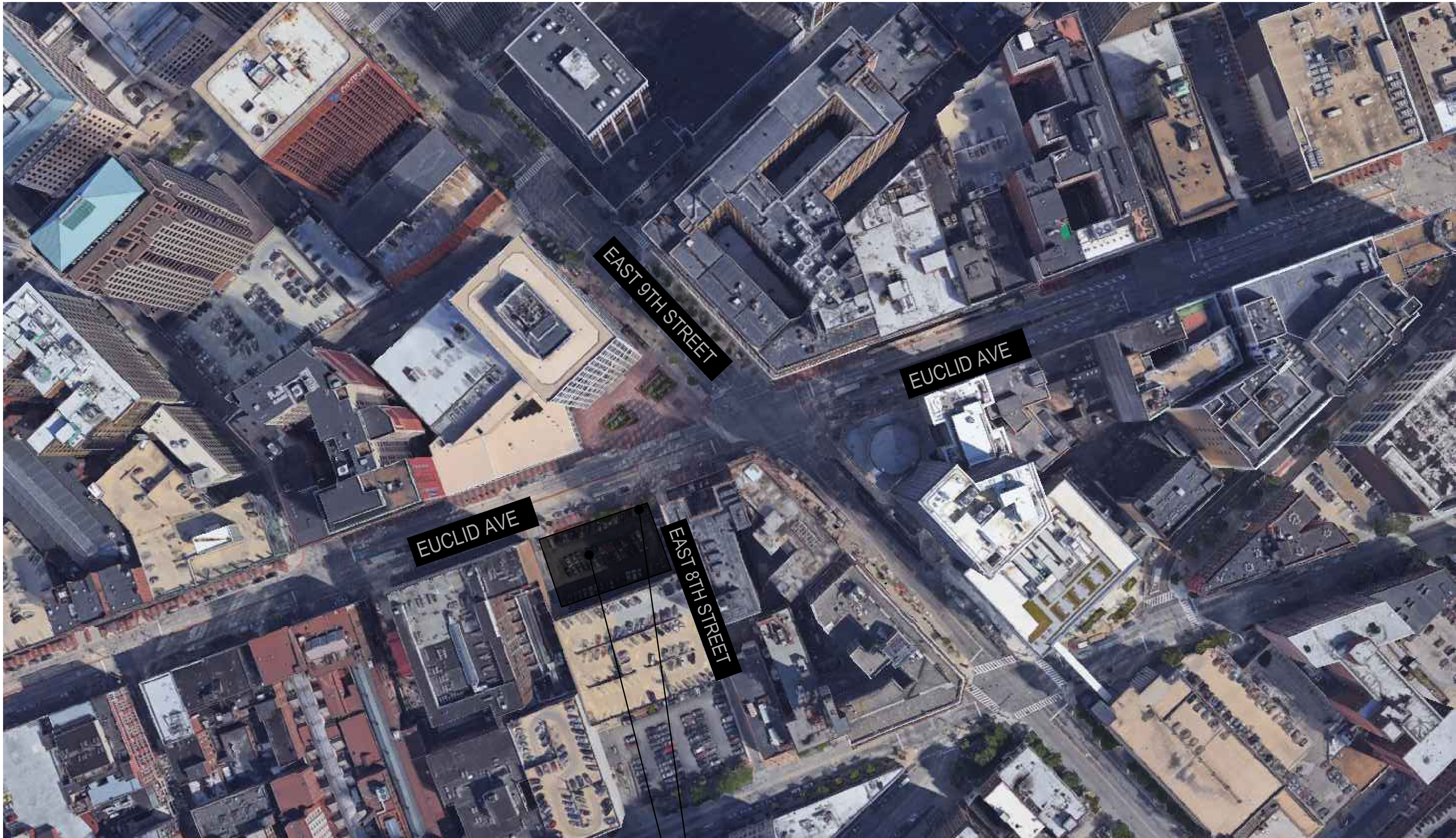
REVISION			
NO.	DATE	DESCRIPTION	INT.

PRINCIPALS	
MATTHEW B. JARMEL, AIA, MBA	RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP	ARCHITECTS & ENGINEERS
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GERARD P. GELBART, PE	FREDERICK KACAL, AIA
JONATHAN KUYEDA, AIA	BRENDAN LEONARD, AIA
DANIEL L. LEBLANC, PE	JAYAN LAW, PE
KAROLINA PODKONCZAK, AIA	CHERYL SCHWEMER, AIA
JOHN W. STRANDBERG, AIA	STEVEN J. VAZ, PE

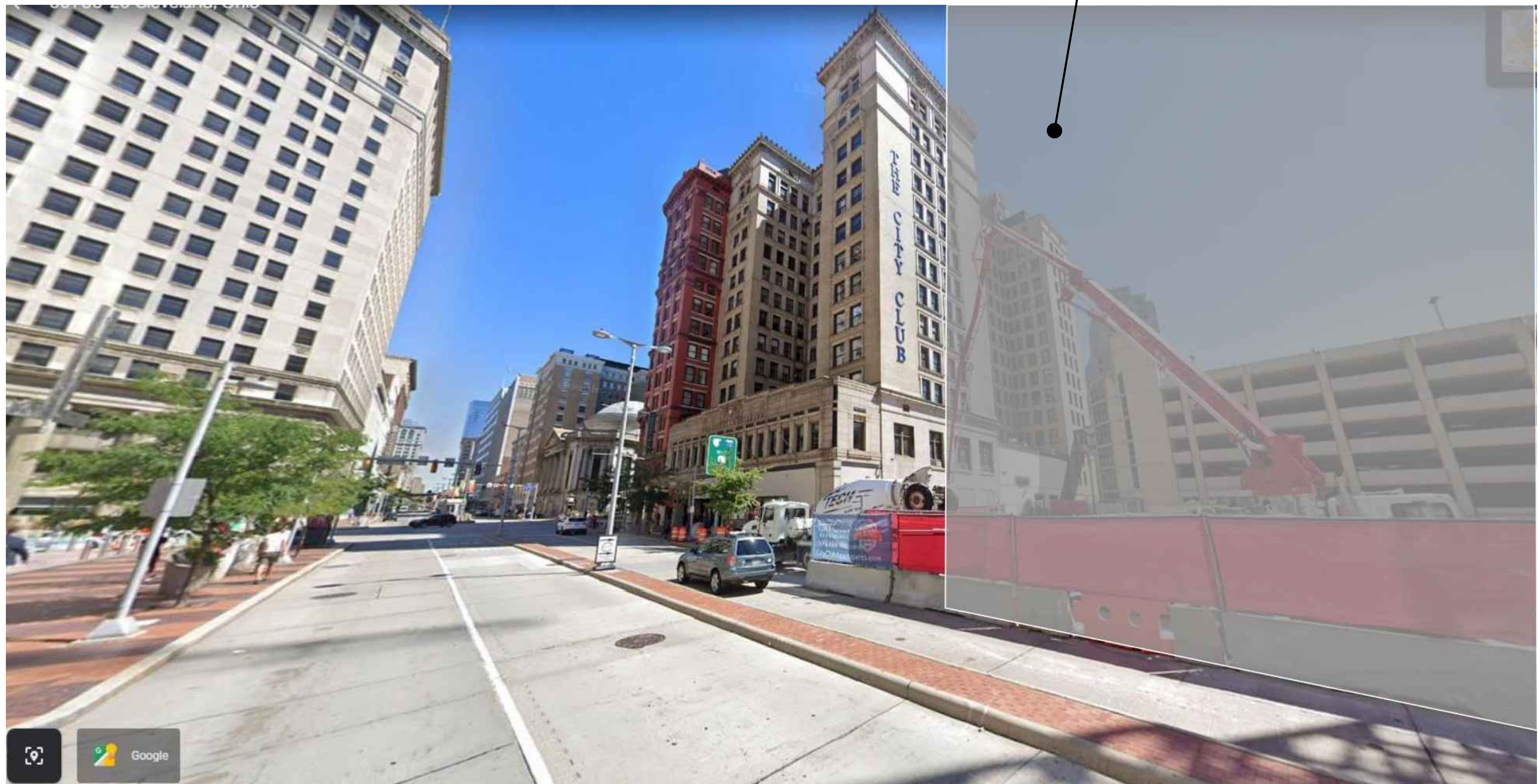
Project:	DOGTOPIA CITY CLUB APARTMENTS 784 EUCLID AVE CLEVELAND, OH 44114 CUYAHOGA COUNTY
Project Number:	DOGTOPIA22-267
Drawn By:	RA
Drawing Name:	SITE PLAN

Drawing Number:	A-020
Initial Date:	

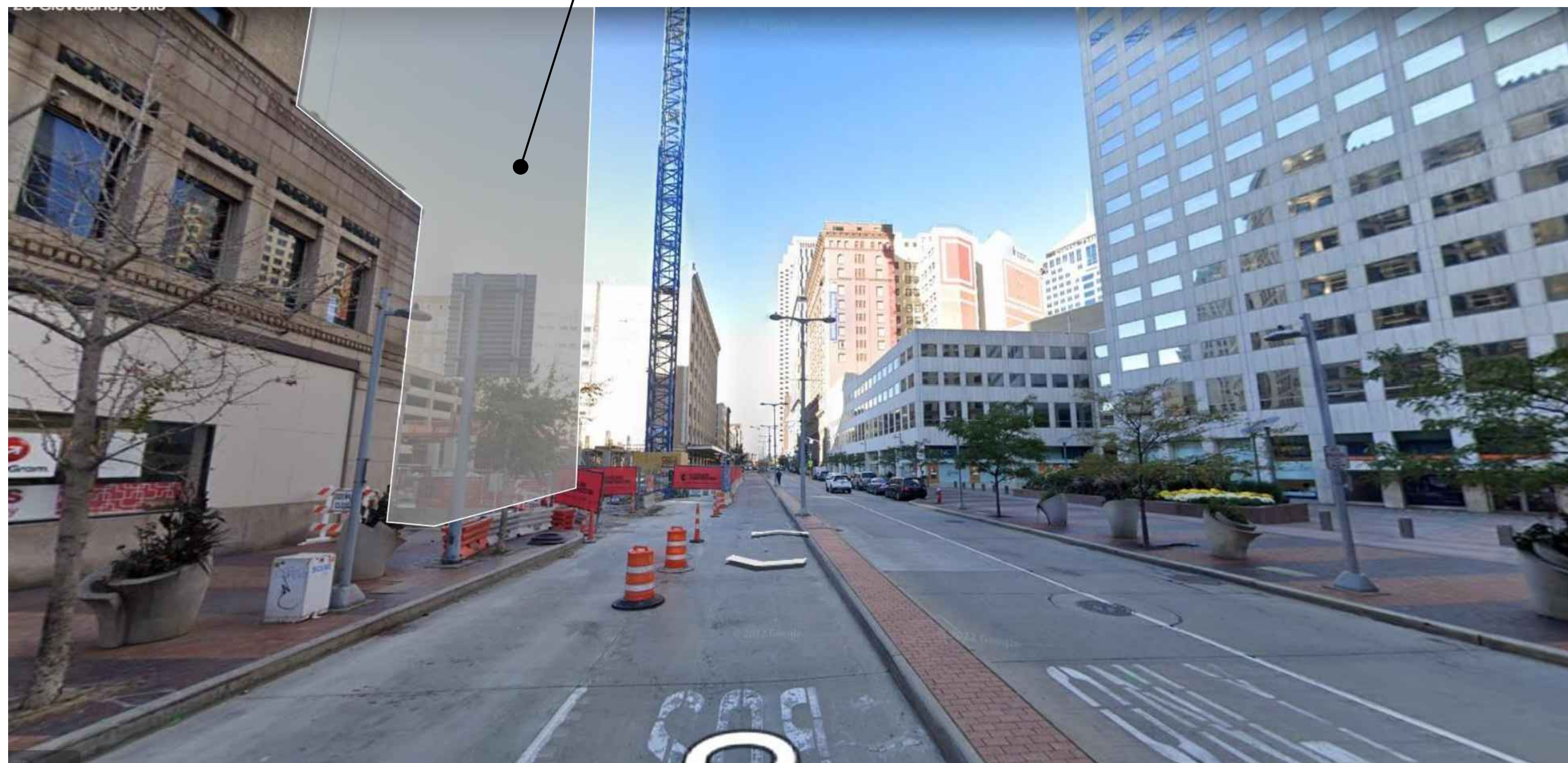
ARCHITECT OF RECORD	
MATTHEW B. JARMEL, AIA, MBA	CHIC 6.000.1244



1 AERIAL VIEW
SCALE: N.T.S.



2 EAST VEIW ON EUCLID AVE
SCALE: N.T.S.



3 WEST VEIW ON EUCLID AVE
SCALE: N.T.S.



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1	05-01-23	DESIGN REVIEW	RA

REVISION

NO.	DATE	DESCRIPTION	INT.
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PRINCIPALS

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BRENDAN LEONBREATER, AIA
DANIEL L. LESINSKI, AIA
JAYAN LAW, PE
KAROLINA PODKONOWNICZ, AIA
CHERYL SCHWEIER, AIA
JOHN W. STRANSBERG, AIA
STEVEN J. VAZ, PE

Project:
DOGTOPIA
CITY CLUB APARTMENTS
784 EUCLID AVE
CLEVELAND, OH 44114
CUYAHOGA COUNTY

Project Number:
DOGTOPIA22-267

Scale:
AS NOTED

Drawn By:
RA

Approved By:
MBJ

Drawing Name:
SITE PHOTOS

Drawing Number:
A-021

Initial Date:

ARCHITECT OF RECORD

MATTHEW B. JARMEL, AIA, MBA

05/10/23, 4:00 PM



DOGTOPIA
10' HIGH SCULPTURE
MADE OF HIGH DENSITY FOAM ON ALUMINUM FRAME WITH POLYURETHANE,
POLYUREA HARD COAT AND FINISH COAT

1 RENDERING
SCALE: N.T.S.



Jarmel Kizel

ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069

www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	05-01-23	DESIGN REVIEW	RA

REVISION

NO.	DATE	DESCRIPTION	INT.
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PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
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ARCHITECTS & ENGINEERS
ARMEN B. BOHOSIAN, PE
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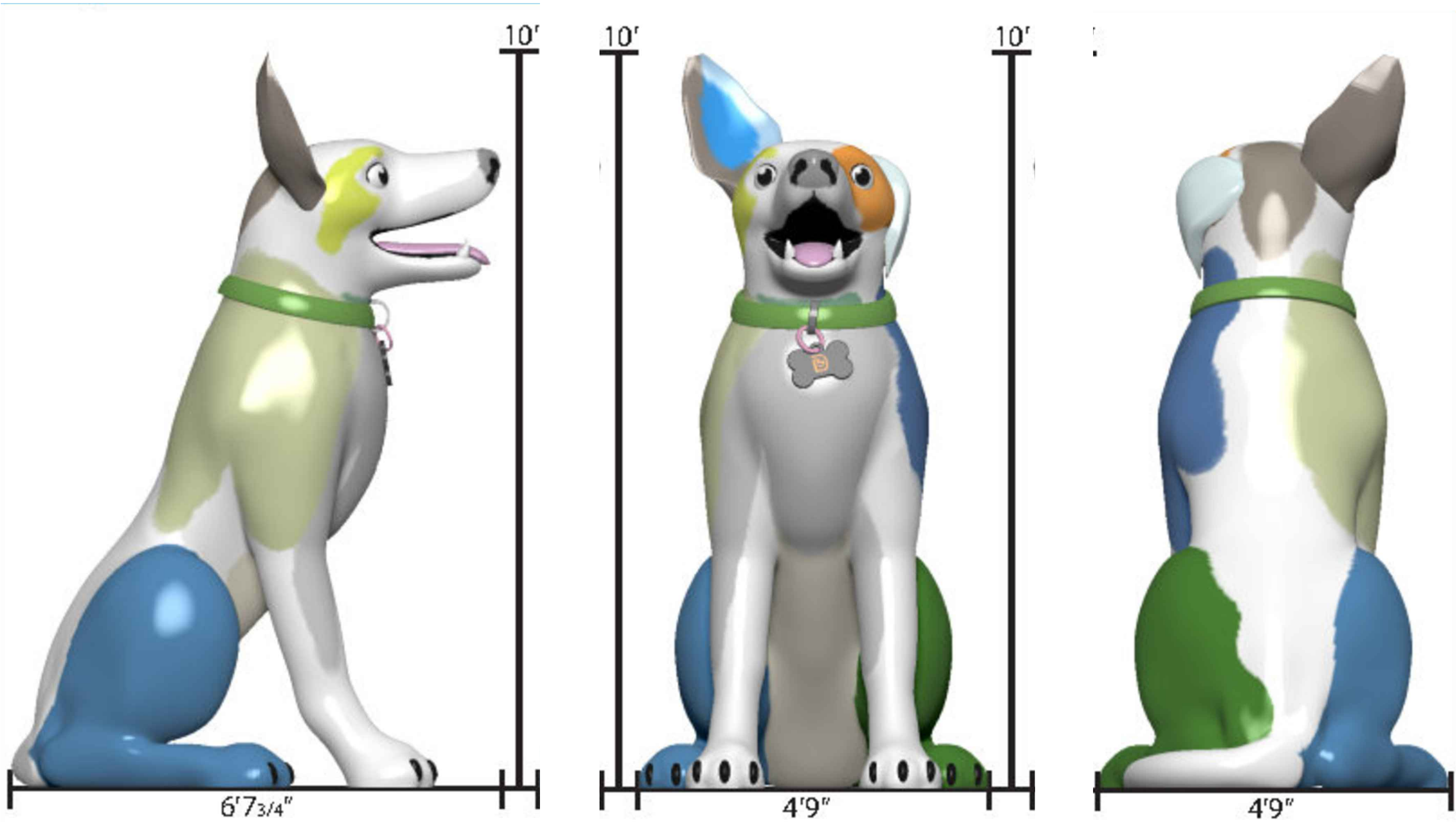
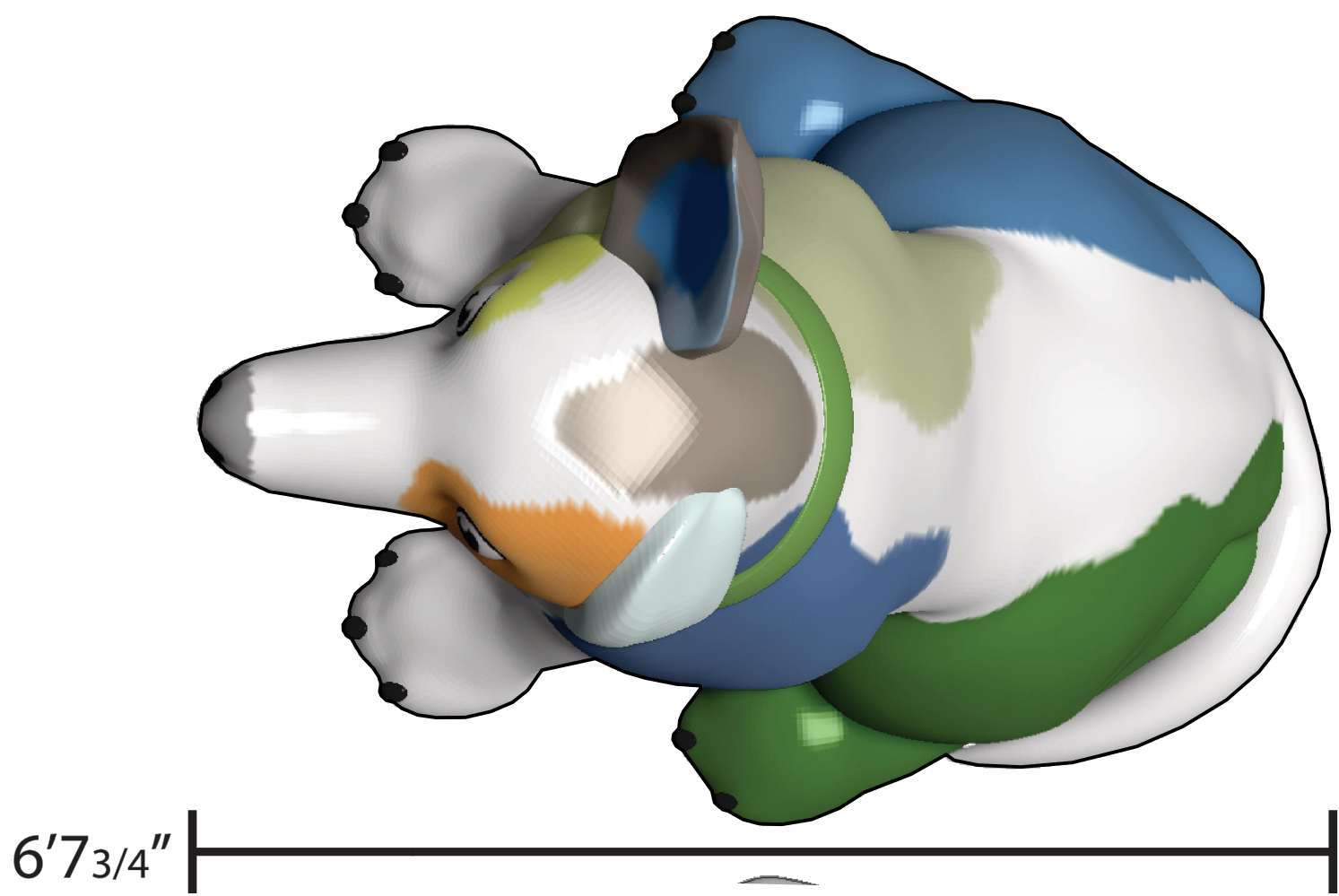
MATTHEW B. JARMEL, AIA, MBA
05/11/23, 4:00 PM

H:\DRAWINGS\DOGTOPIA\DOGTOPIA22-267 - CLEVELAND\OH 784 EUCLID AVE\DOGTOPIA22-267 - SITE PLAN.DWG RAI PLOTTED: 5/25/2023 11:58 AM



SCULPTURE CONCEPT RENDERING

SCALE: 1"=1'-0"



3D CONCEPT IN PROGRESS



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ISSUE

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1	05-01-23	DESIGN REVIEW	RA

REVISION

NO.	DATE	DESCRIPTION	INT.
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Project: DOGTOPIA
CITY CLUB APARTMENTS
784 EUCLID AVE
CLEVELAND, OH 44114
CUYAHOGA COUNTY

Project Number: DOGTOPIA22-267
Scale: AS NOTED
Drawn By: RA
Approved By: MBI

Drawing Name: RENDERING

Drawing Number: A-023

Initial Date:

ARCHITECT OF RECORD

MATTHEW B. JARMEL, AIA, MBA
05/15/23, 4:09 PM



June 2, 2023

Committee Recommendation: Unanimously Approved as Presented with two **recommendations:**

- Tail of dog should be brought closer to body to prevent it from being crushed or becoming a tripping hazard
- Mounting details to be shared with staff.

Cleveland City Planning Commission

Special Presentations – Public Art



June 2, 2023



June 2, 2023

EC2023-012 – Luxury Nail Supply Mural:
Seeking Final Approval

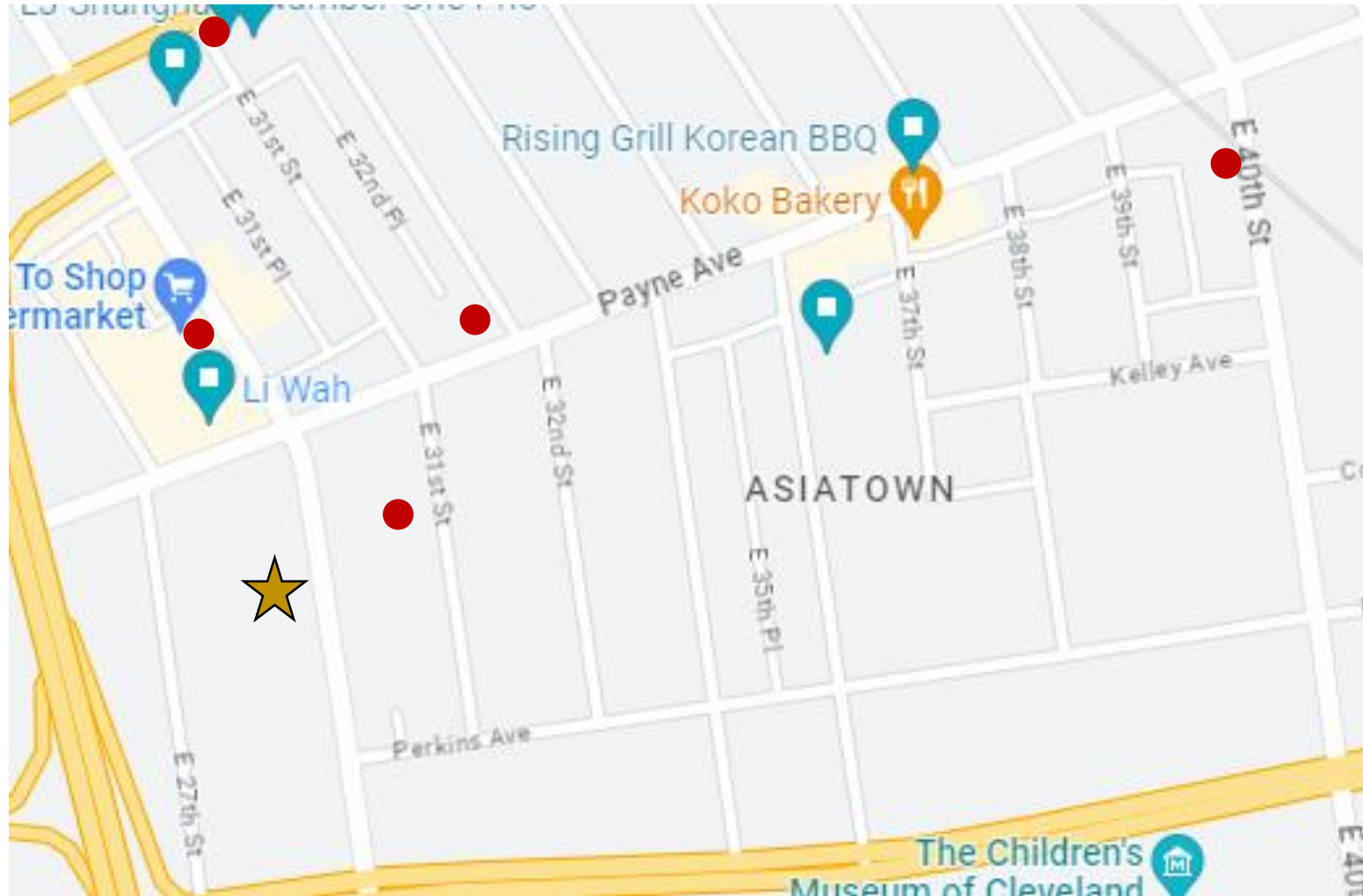
Location: 1738 East 30th Street

Representative: Karis Tzeng, MidTown Cleveland

AsiaTown Mural: 1738 E. 30th Street

MidTown Cleveland, Inc.
Euclid Corridor Design Review
June 1st, 2023

Mural Location



- Existing murals
- Proposed artwork

Artist Background: Sara Buttra Coleman



Sara Buttra Coleman is a full-time professional Pittsburgh-based spontaneous realism artist who has a background in graphic design, portraiture, and public art. As an artist, she uses her ability and creativity to make reflections of people within their communities and society.



Artist Background: Sara Buttra Coleman



Left: Past work in Pittsburgh's Schenley Park, Right: Mural at Salem Market & Grill in Pittsburgh

Mural Location: 1738 E. 30th Street



Wall Dimensions: Approximately 17' x 100'









Mural Dimensions: 17' x 40', Additional Birds: ~2' x 2'

Cleveland City Planning Commission

Staff Report



June 2, 2023



Committee Recommendation: Approved as presented



June 2, 2023

Kocian Meats Mural: Seeking Conceptual Approval

Location: 4058 St Clair Avenue

Representative: Joey Kocian, Business Owner

Kocian Meats & Marketplace

4058 St Clair Ave, Cleveland, OH 44103
Phone: 216-881-7979; Fax: 216-881-7677
info@kocianmeats.com



5/24/2023

RE: Mural Design Review

To the City of Cleveland Design Review Board:

Kocian Meats has been in business for now 101 years, starting first on Bolivar Rd and the old Central Market, and now located on St Clair Ave. To commemorate our history, we approached our neighbor Dayz Whun at the Red Lion Tattoo Parlor to conceive and paint a mural on the E41st Street side of the building. Currently that space is empty and provides an excellent canvas. We had originally worked with the St Clair-Superior CDC which recommended Dayz Whun as an artist, and helped guide us through this process.

The context of the mural will show the connection of meat from the farm to people with a butcher shop as the center and people enjoying food in the foreground. It will merely reference Kocian Meat's origin in what is now known as the Gateway District, where the old, almost nearly forgotten, Central Market was located. The mural will show several points of view simultaneously which should attract attention. The end design of the mural will not include the words "Serving the Community Since 1922" and Kocian Meats. The awning currently at the E41st face of the building will also be removed. The mural will be about 1,500 square feet (20ft x 75ft) covering a third of the building's side, from the edge of the E41st and St Clair corner to about midway down the side. The mural will be quite colorful. Montana aerosol spray paint and Sherwin-Williams paint will be used. We intend to use graffiti block to protect the mural and extend the lifespan.

Dayz Whun has completed a number of murals throughout the city, and Kocian Meats is fortunate to have him as its neighbor, so it is also an effort to show neighborhood cohesion. When approached, Dayz Whun had mentioned he often thought this particular side of the building was a great canvas for a mural. There are already quite a few murals on buildings throughout Asiatown and St Clair-Superior neighborhoods, from St Clair to Payne to E55th, so this mural will only add another artistic visual feature to the area.

The mural will primarily be seen by westbound drivers on St Clair Avenue. The business across E41st from Kocian Meats sits back as its parking lot is front facing, resulting in drivers easily seeing the mural. The side of the building is brick and already painted a cream color. There is no significant architectural features on the building's side.

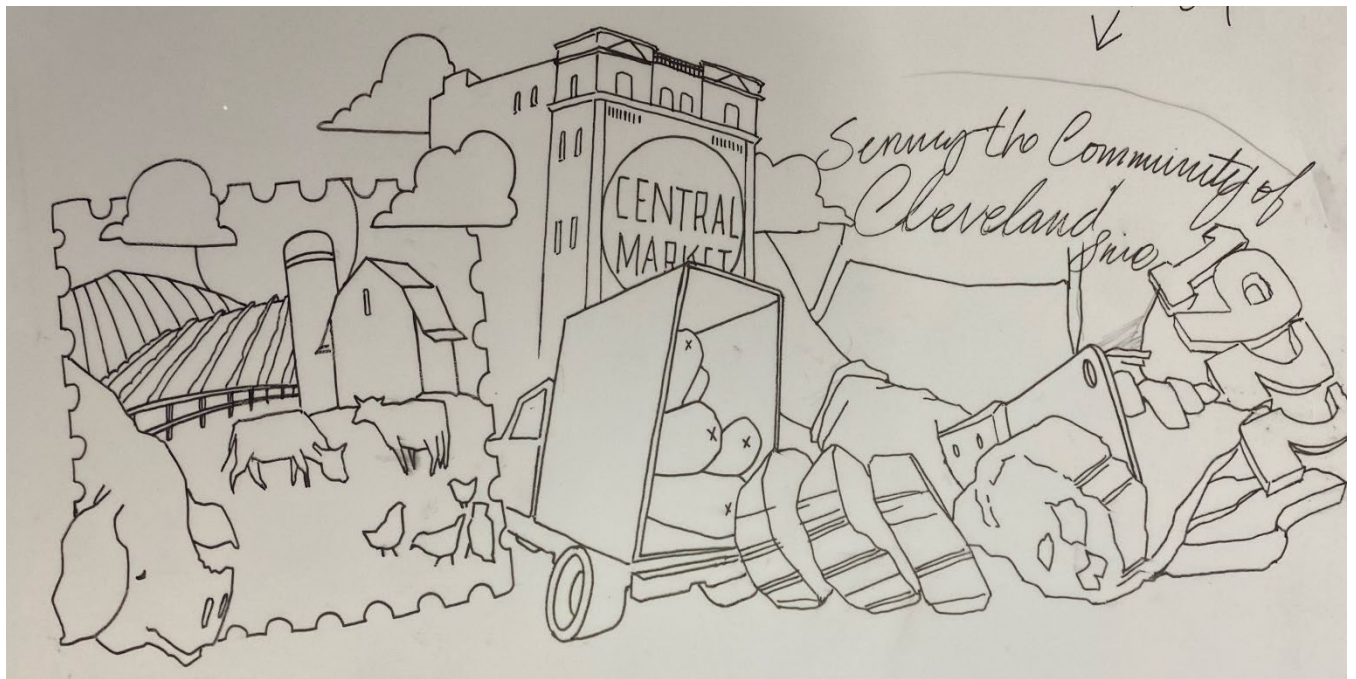
Thank you for your consideration as Kocian Meats wishes to celebrate its history, engage its neighbors, and add to the growing artistic textures in the neighborhood.



Eastward bound view on St Clair Ave. As you see, the mural will be well seen with no blockage.



The mural will take up roughly one third of the building's side. The awning will be removed. It will be approximately 1500 square feet, measuring around 20'H x 75' ft.



First sketch



Second sketch including overlay of people enjoying food.

Cleveland City Planning Commission

Staff Report



June 2, 2023

Cleveland City Planning Commission

Mandatory Referrals



June 2, 2023



Ordinance No. 512-2023 (Ward 4/Councilmember Gray):
Designating **the Boddie Recording Company** as a Cleveland Landmark

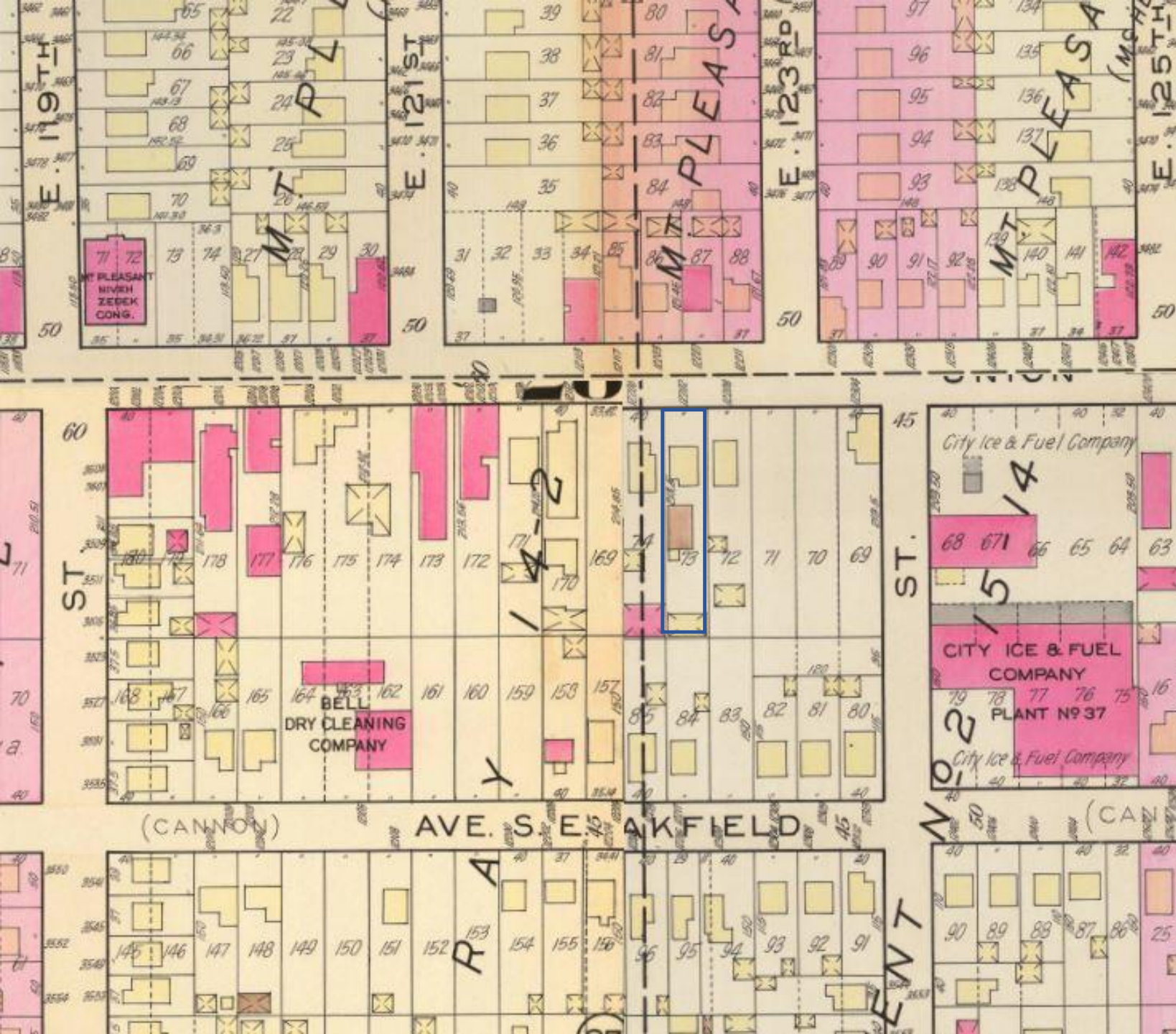
Presenter: Dan Musson, Landmarks Commission

Boddie Recording Company (12202 Union Ave) Cleveland Landmark Nomination

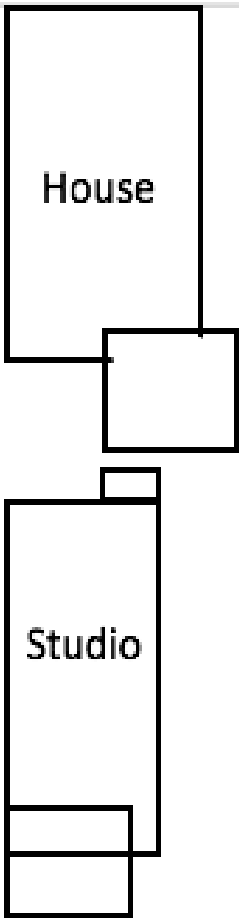


Compiled by Julia LaPlaca
Ohio History Service Corps member at the
Cleveland Landmarks Commission
2019-20





Front of House looking
up driveway
North and east side of
the studio
(PC: Julia LaPlaca, July
2020)



(Left) Position of buildings on the lot (the record-press was in the garage)

(Mid) North and east side of the studio from porch. PC: Julia LaPlaca, July 2020

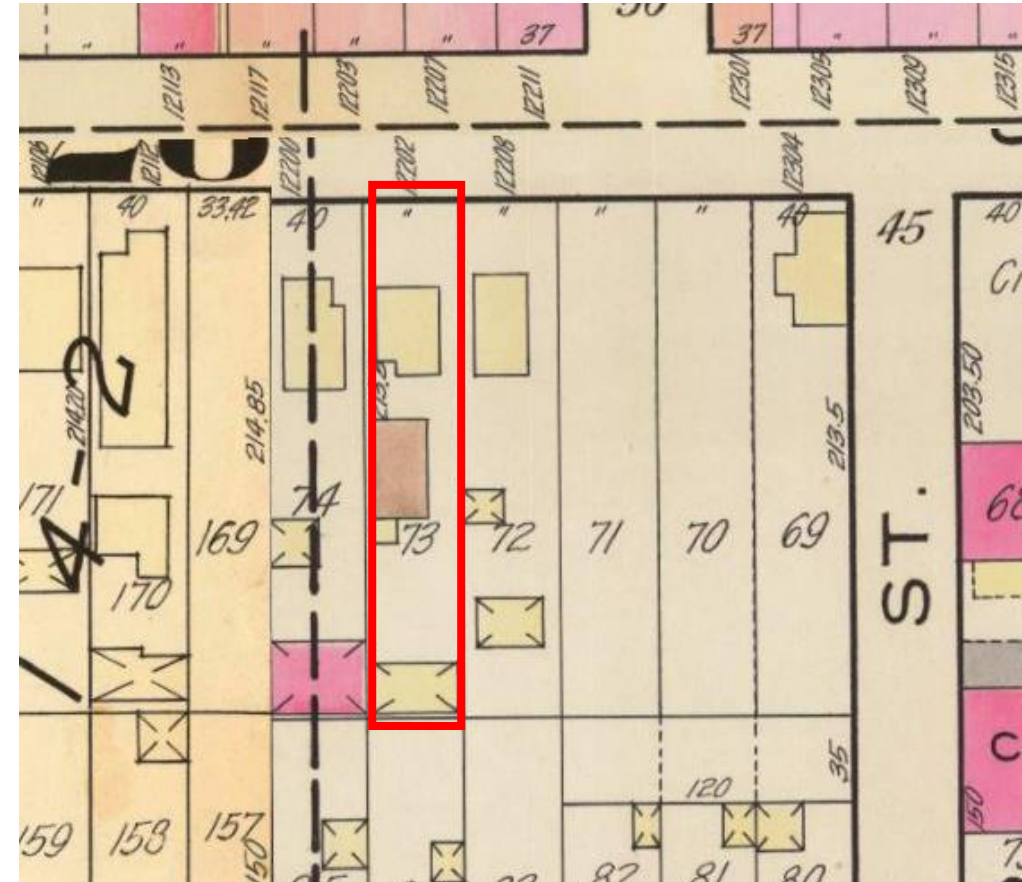
(Right) Detail 1927-37 Hopkins map

Construction dates

1912-16 House

1927 Studio Building (formerly a dairy building and car repair shop)

1917 Garage





12202 Union Ave. front
(north) with sign

(PC: Julia LaPlaca, July
2020)



Back of the house, east
façade, corner of studio,
view down the driveway
(PC: Julia LaPlaca, July
2020)



East side of the studio and garage



Rear part of studio, east side



East side of the studio and back of the house



Left: Interior of Studio. (Boddie Boxset Biographical Booklet, The Numero Group, 2011, pg 005).



Right: Interior of Studio from recording Booth. (Boddie Boxset Biographical Booklet, The Numero Group, 2011, pg 007).



Gallery of photographs showing the Boddies renovating the outbuildings in their backyard into the recording studio.
(Boddie Boxset Biographical Booklet, The Numero Group, 2011, pg 018).



Thomas working on studio equipment

Boddie Boxset Biographical Booklet, The Numero Group, 2011, pg 008)



Thomas in the studio

Boddie Boxset Biographical Booklet,
The Numero Group, 2011,
pg 010-11

Louise at the record press in the garage
(Boddie Boxset Biographical Booklet, The Numero
Group, 2011, pg 020-21)



12202 Union Ave Garage.
PC: Julia LaPlaca, July 2020





Louise and (musicians?) in the studio
Boddie Boxset Biographical Booklet, The
Numero Group, 2011, pg 014)

Boddie Recording Co. business card
Boddie Boxset Biographical Booklet,
The Numero Group, 2011, pg 017)





Thomas and Louise selling cassette.
Boddie Boxset Biographical Booklet, The
Numero Group, 2011, pg 022-23

Cassette tape produced by Boddie Recording Co.
Boddie Boxset Biographical Booklet, The Numero Group, 2011,
back cover





Mobile Equipment from Boddie Recording Co. used in Louis Stokes congressional campaign. Western Reserve Historic Society.

<https://www.wrhs.org/blog/making-music-and-making-history-a-salute-to-clevelands-own-during-african-american-music-appreciation-month/>

Cleveland City Planning Commission

Administrative Approvals



June 2, 2023



June 2, 2023

Ordinance No. 611-2023 (Ward 9/Councilmember Conwell):

To add the name Supt. Walter J. Clark Sr. Way as a secondary and honorary name to East 120th Street between Ashbury Road and Wade Park Avenue.

Ordinance No. 622-3023

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

Determining the method of making the public improvement of constructing, rehabilitating, renovating, replacing or otherwise improving public facilities, buildings, and other similar structures, including site improvements and appurtenances; and authorizing the Director of Public Works or Capital Projects, as appropriate, to enter into one or more public improvement contracts for the making of the improvement; enter into one or more professional services and other contracts needed to implement the improvement; to apply for and accept grants and gifts; and authorizing the direct employment of the necessary labor, for the Department of Public Works and Office of Capital Projects.

Ordinance No. 661-2023

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

Determining the method of making the public improvement of constructing, rehabilitating, renovating, replacing or otherwise improving recreation facilities, ancillary recreation buildings, and other similar structures, on City-owned and City-leased park property, including site improvements and appurtenances; authorizing the Director of Public Works or Capital Projects, as appropriate; enter into one or more public improvement contracts for the making of the improvement; enter into one or more professional services and other contracts needed to implement the improvement; to apply for and accept grants and gifts; and authorizing the direct employment of the necessary labor, for the Department of Public Works and Office of Capital Projects.



June 2, 2023

Ordinance No. 646-2023

(Introduced by Councilmembers McCormack and Griffin – by departmental request):
Determining the method of making the public improvement of improving and renovating up to thirteen various public restrooms at Cleveland Hopkins International Airport; and authorizing the Director of Port Control to enter into one or more public improvement contracts for the making of the improvement.



June 2, 2023

Ordinance No. 647-2023

(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 construct improvements at various intersections in the City under its Pedestrian Safety Improvement Project; and authorizing agreements.

Cleveland City Planning Commission

Director's Report



June 2, 2023

Form-Based Code Workshop – June 9

- Informational Presentation to Planning Commission – June 16

June 9, 2023
12:00PM - 5:30PM

Cleveland Form Based Code Workshop

The Cleveland City Planning Commission (CPC), in partnership with APA Cleveland, ULI Cleveland and AIA Cleveland are inviting participants to an afternoon workshop to "test run" the Form Based Code that CPC has been working on for multiple years. The Form Based Code will be introduced to Council later this summer. CPC staff are looking for architects, developers, planners, and others involved with development projects in Cleveland to come work through and test the new code against theoretical projects. [Learn more about Cleveland's New Form-Based Code.](#)

There will be an afternoon of several orienting and level-setting education presentations followed by working in groups on sites and projects in the chosen Form Based Code pilot areas. Lunch will be provided.

Doors will open at 11:00 AM for those interested in touring the building. An open house will take place after the event from 5:30-7:00 PM.

Date: Friday, June 9
Time: 12:00 - 5:30 PM
Location: [MAGNET](#)
Cost: \$10



Policy in the Works

- Transit-Oriented Development Legislation
- Strategic Corridor Rezoning

2022 Year in Review storymap summary

(Link here: [Cleveland City Planning 2022 Year in Review \(arcgis.com\)](https://arcgis.com/storymaps/view/cleveland-city-planning-2022-year-in-review))



June 2, 2023



On-Call Professional Planning Services –
Request for Qualifications:
Deadline is July, 2023



Lee Road Plan – Request for Proposals
(due 12pm Noon June 2)

June 2, 2023

Update to Toco-Oco

TOCO-OCO IN CLEVELAND

Bringing 16 temporary sculptures by Brazilian duo to
Downtown Cleveland for 2023-2024

L | A | N | D





Overlook Garden at Mall C

Eastman Reading Garden

Cleveland Public Library Main entrance

Public Square



3 BIRD 2 at the Overlook Garden on Mall C

NEW LOCATION: 2 BIRDS ON SIDEWALK TO NORTH OF GARDEN AREA



3 BIRD 2 at the Overlook Garden on Mall C

NEW LOCATION: 2 BIRDS ON SIDEWALK TO NORTH OF GARDEN AREA



Cleveland City Planning Commission

Adjournment



June 2, 2023