

#### Friday, September 15, 2023

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

Lillian Kuri, Commission Chair

Joyce Pan Huang, Director

Michael Bosak, Administrator

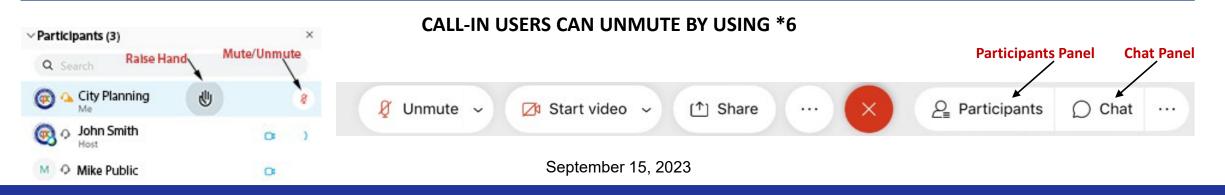
Preamble

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

ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. 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.



#### Preamble

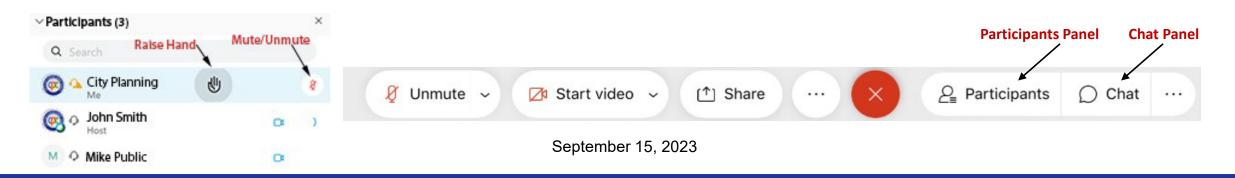
ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WebEx PLATFORM. THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YouTube.

#### ALL REQUESTS TO SPEAK ON A PARTICULAR MATTER SUBMITTED THROUGH PROPER CHANNELS 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 <u>WEDNESDAY 12:00 PM</u> 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 <u>cityplanning@clevelandohio.gov</u> 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)



#### **Meeting Rules and Procedures**

- The Chair will call each agenda item and then each applicant will be invited to proceed through their presentation.
- Each presentation should be completed prior to questions and comments from the Commission, in order to facilitate a smooth presentation.
- Once the presentation has concluded, the Chair will ask Planning staff to summarize Design Review Committee recommendations and any public comments received.
- The deadline for public comments is noon on the Wednesday prior to any regularly scheduled City Planning Commission meeting and will be read into the record. Any comments received by the deadline are distributed to Commission members prior to the meeting through Dropbox. Staff will also identify any members of the public present and scheduled to speak.
- Public comment is allowed at the discretion of the Chair and any individual providing public comment is permitted two (2) minutes to speak to the agenda item in which they have an interest.
- The Chair will then request a recommendation from staff, if applicable.
- The Commission will then begin deliberations and project review.
- Any Commission member, except the Chair, may make a motion at any point after an agenda item has been called.

## **Call to Order and Roll Call**



## **Approval of Minutes from Previous Meeting**



## **Design Review Cases**



Seeking Conceptual Approval

**Project Address: 3272 Warren Road** 



September 15, 2023

#### Ward 17 – Councilmember Slife | SPA: Kamm's Corners

**FW2023-020** – Warren Road Apartments New Construction:

Project Representative: Brandon Young, Young Design Studio

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<u>Site Data</u>				
Unit Type 'A'	1st Flr.	2nd Flr.	3rd. Flr.	Total
2.5 BR, 2.5 Bath	696 SF	715 SF	664 SF	2075
Unit Type 'B'	900 SF	920 SF	848 SF	2279
3.5 BR, 2.5 Bath				
Site Yields	Area			
Type 'A' Units: 12	24900			
Type 'B' Units: 7	15953			
Total Units: 19	40853	Total Building Area		
	14652	First Floor Area		









HANNER

YOUNG DESIGN STUDIO

14250





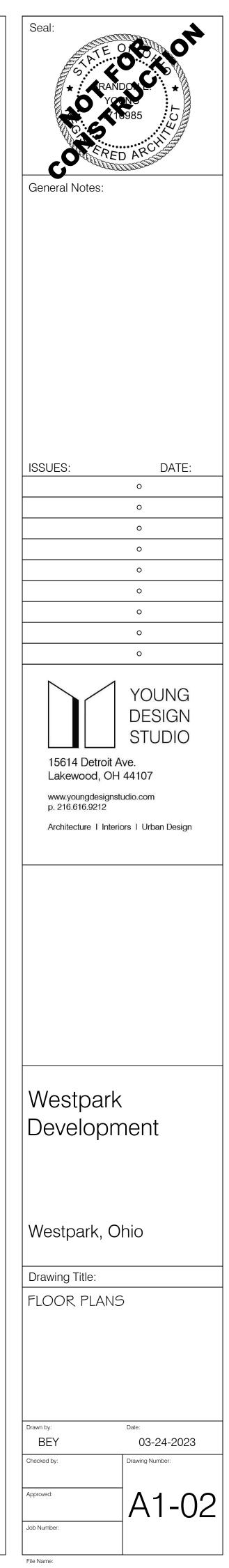
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## **Staff Report**





September 15, 2023

#### **Committee Recommendation:** Conceptual Approval with **Conditions**:

- Need to evaluate the effectiveness of the sidewalk within the dimensions of the driveway to the street and balance that with the appropriate area needs for landscaping and tree pits
- Rear elevation impact to neighbors should be considered
- Consider more brick and different shades of white to relate more to West Park character
- Reevaluate retention pond size for incorporation of walking path



September 15, 2023

## **EC2023-022** – Midtown Food Truck Park: Seeking Conceptual Approval **Project Address: 7412 Carnegie Avenue** Project Representative: Derrick Childs, Container Homes USA

#### "Midtown Food Truck Park" Project 7412 Carnegie Avenue

#### **Presentation Outline**

- Project Proposal
- Site Existing Conditions Photos
- Proposed Project 3D Rendering Images
- Design Drawings
  - Site Existing Condition Plan
  - Site Layout Plan
  - Site Utility and Finished Grade Plan
  - Landscape Plan
  - o Site Lighting Plan
  - Sections & Details for fabricated structures
  - 20' Amphitheater Fabrication Drawings
  - 20' Free Standing Bar Fabrication Drawings
- Examples Photos of the Products

#### "Midtown Food Truck Park" Project 7412 Carnegie Avenue

#### Project Proposal

#### **Project Descriptions**

The project is located at 7412 Carnegie Avenue. The proposed project is currently named "Midtown Food Truck Park" and owned by "Holmes Property Investments LLC." The property acquired will be turned into a food truck park complex, of which the current 2 car mechanics garage will be remolded into a sports bar. There will be a 20 ft. container converted into an Amphitheater where live bands will be featured daily. There will be a large area setup for seating as well as another 20 ft. container converted into a walk up mini bar. There will be 4 spaces designated to accommodate 4 food trucks, which will be interchanged with other food trucks.

We believe that since there is nothing like this in Cleveland Midtown area, this will be a great service for all the new apartments going up in Midtown and fit right into the growth of Midtown. The new sports bar will be a great new venue to celebrate our Browns/Cavs/ Indians /Monsters. We look forward to servicing patrons 7 days a week in this fantastic venue.

#### "Midtown Food Truck Park" Project 7412 Carnegie Avenue

#### Project Proposal

#### **Project Goals**

After reviewing the area, we find this to be a great capital improvement to the neighborhood, as well as creating jobs for the community. We are looking forward to revitalizing the site and creating a cornerstone for sports/music enthusiasts. We anticipate that the design and intent of the proposed project are consistent with the City's goals.

#### **Project improvements Summary**

- 1) A conversion of the existing garage building into a sports bar building (one ADA women's and one ADA men's rooms included).
- Two (2) fabricated structures for a 20 ft. container amphitheater with awning and a 20 ft. container free standing bar.
- New underground electric and water supply to a free standing bar and four (4) food truck locations.
- 4) A new parking lot providing 18 spaces for passenger vehicles, 4 spaces for 22' food trucks, and picnic tables area.
- 5) Metal guardrail (minimum 30" tall) for parking spaces.
- 6) Landscape areas including bio-swales and storm water underground detention system.
- 7) Site lighting system.
- 8) A dumpster enclosure.

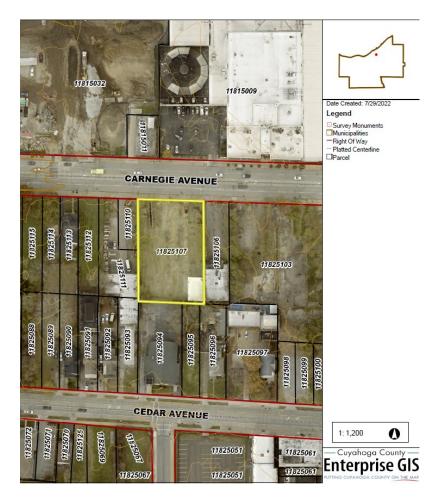


Photo #1: Aerial Map (Cuyahoga County Enterprise GIS)



Photo #2: Existing site and building (09/01/22).



Photo #3: Historic access drives (looking toward property southwest) – Google Earth.



Photo #4: Historic access drives (looking toward property southeast) – Google Earth.

#### 7412 Carnegie Ave.



A SITE FRONT VIEW AFTER DEVELOPMENT

#### 7412 Carnegie Ave.



**OVERALL SITE VIEW AFTER DEVELOPMENT** 



A SPORTS BAR BUILDING (30' X 43')

#### 7412 Carnegie Ave.



A 20' FREE STANDING BAR

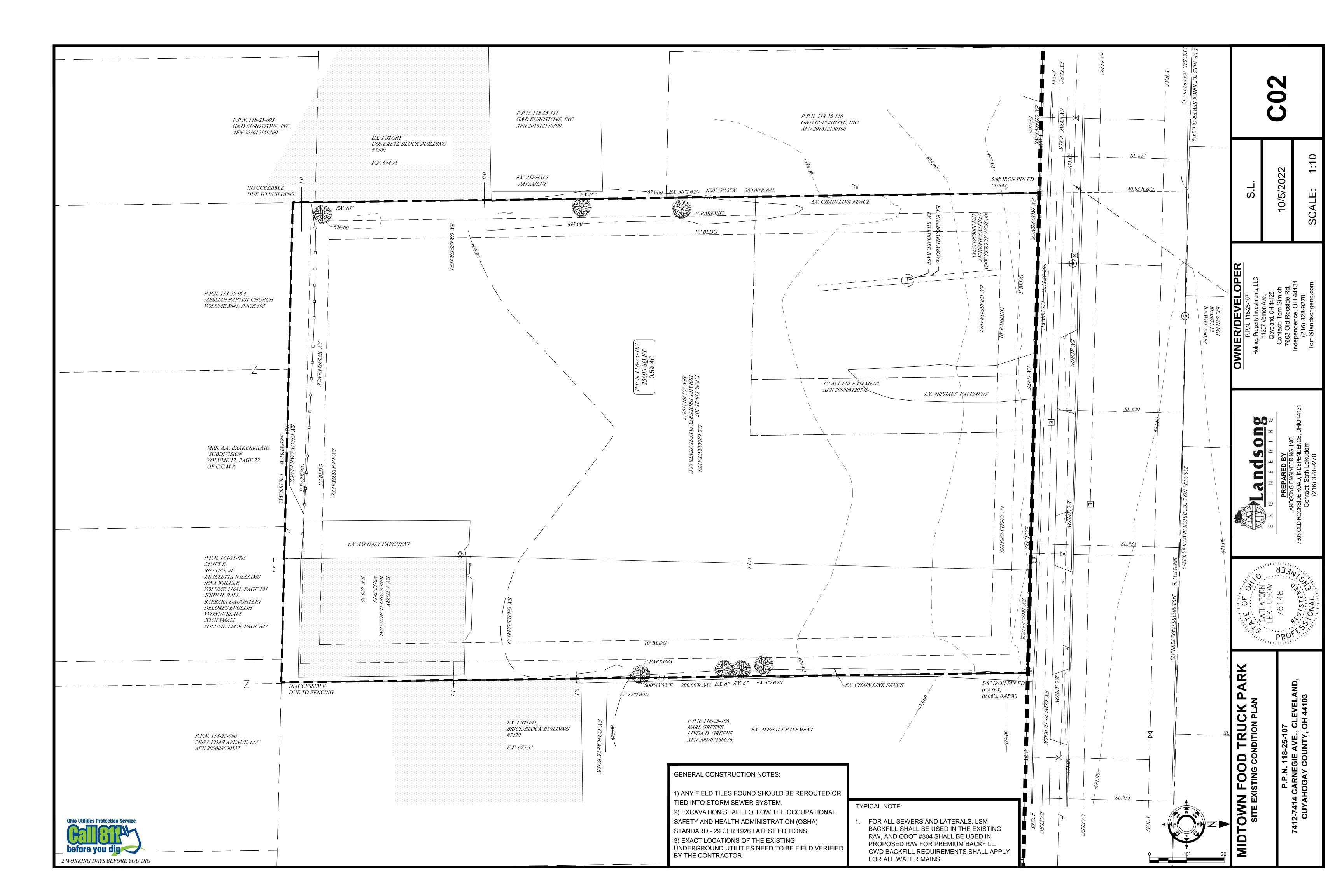


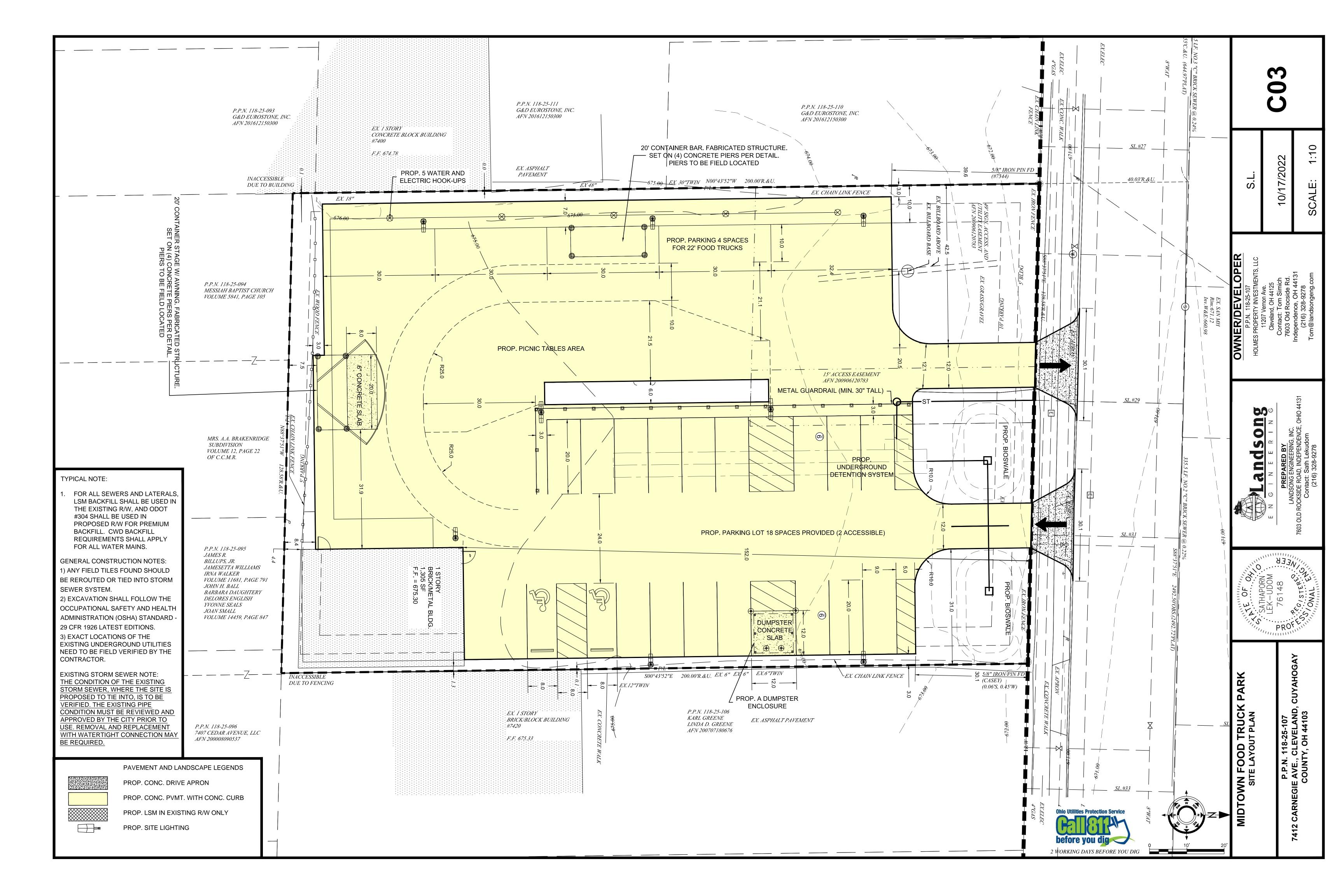
A PINIC TABLE AREA AND 22' FOOD TRUCK SPACES

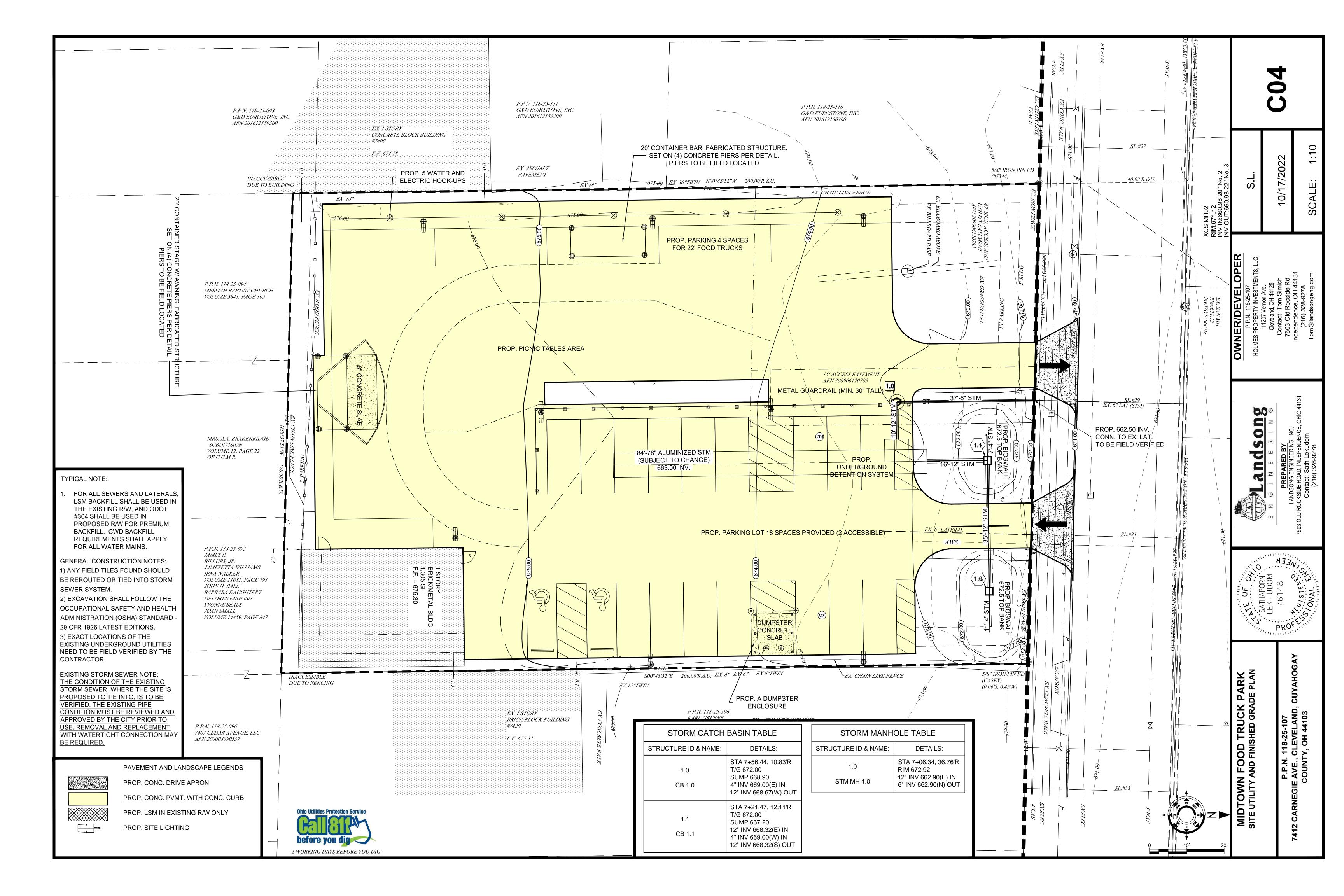
#### 7412 Carnegie Ave.

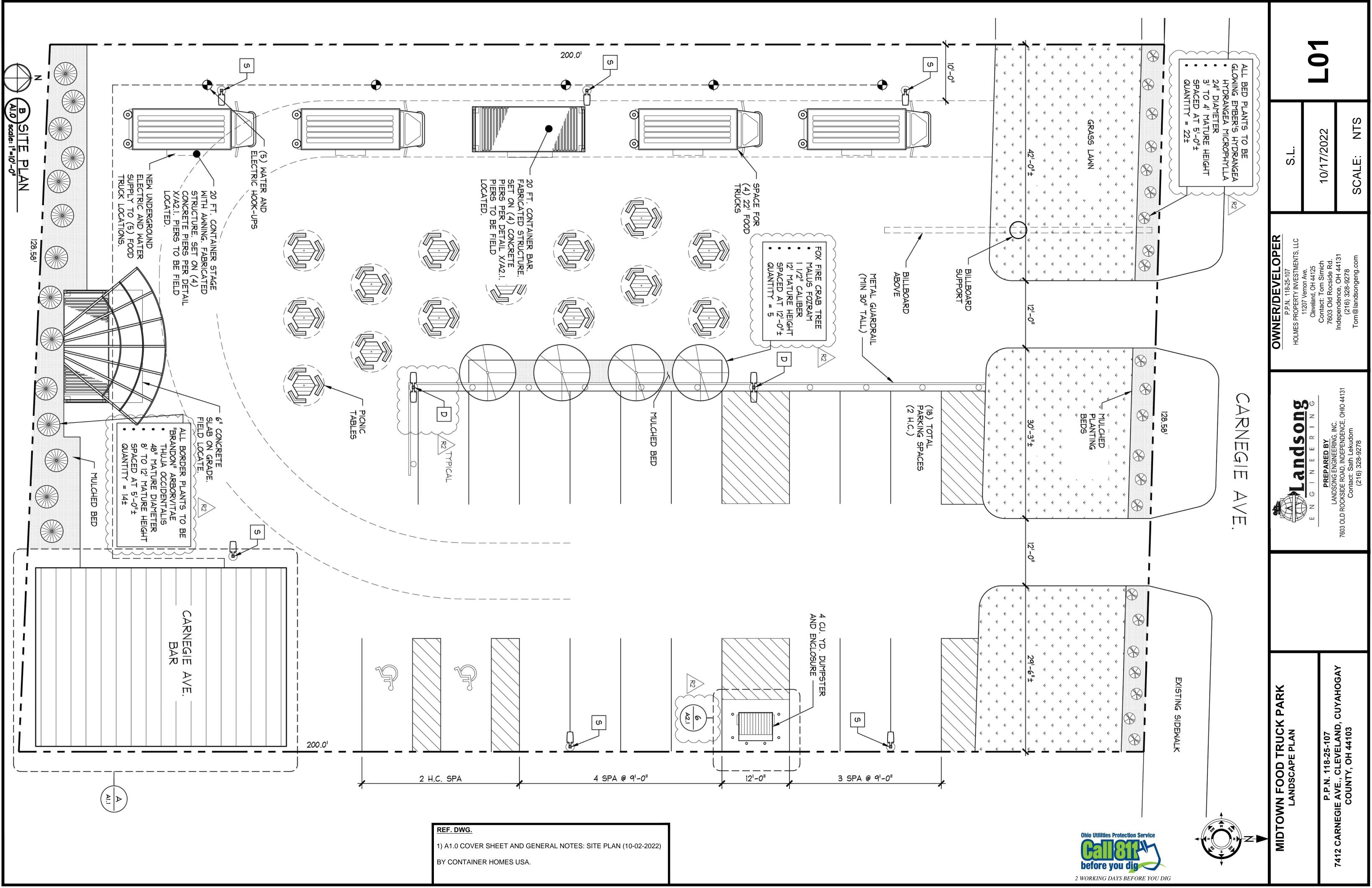


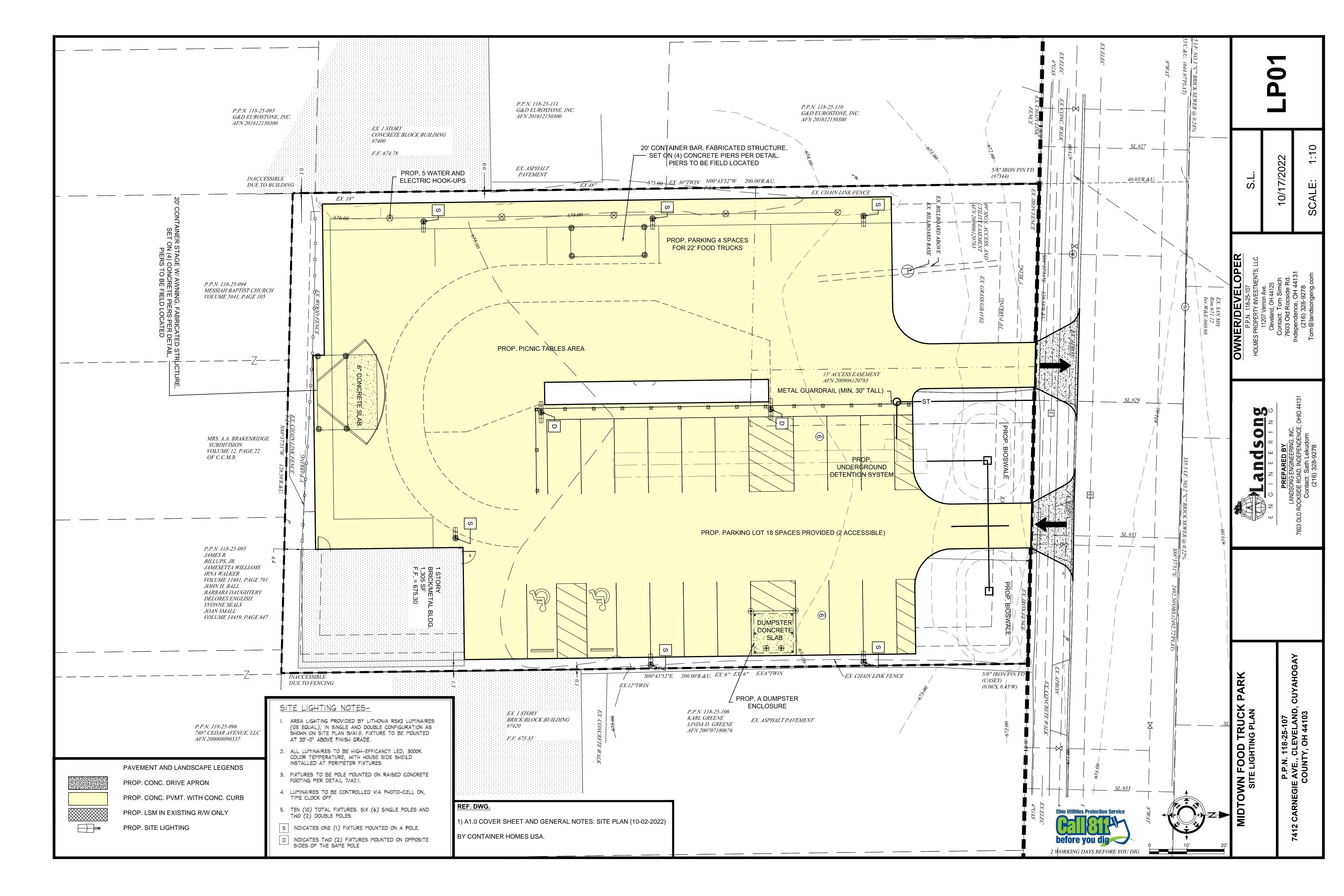
A 20' AMPHITHEATER

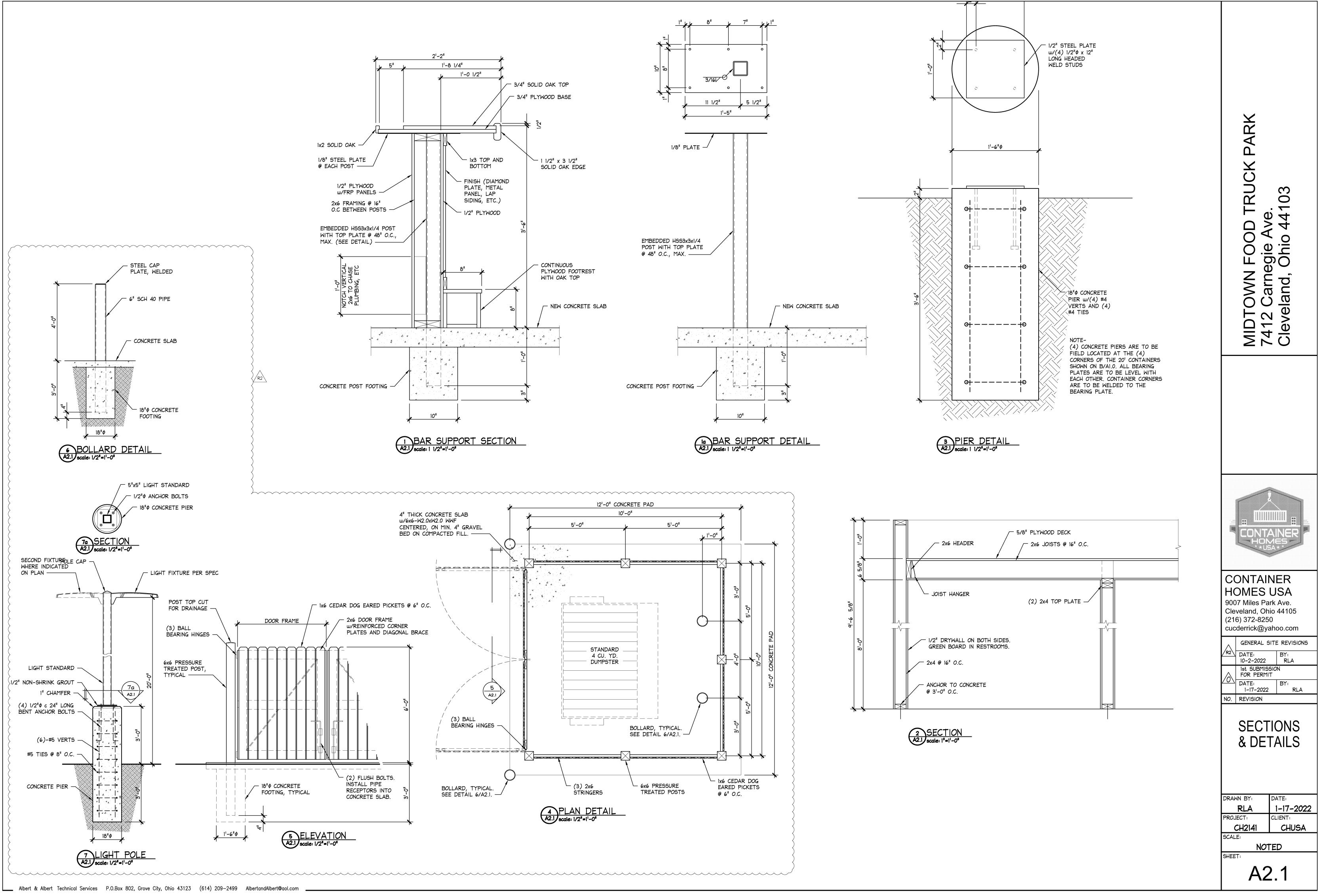


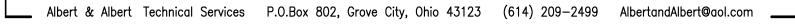


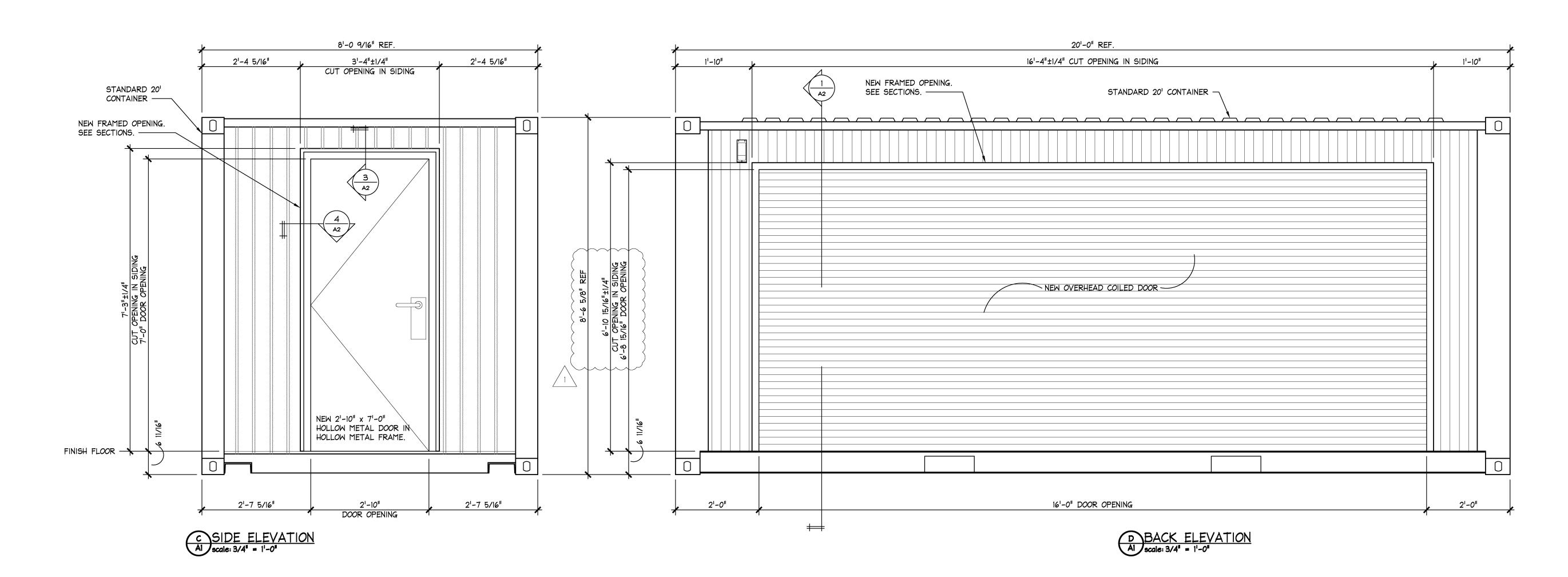


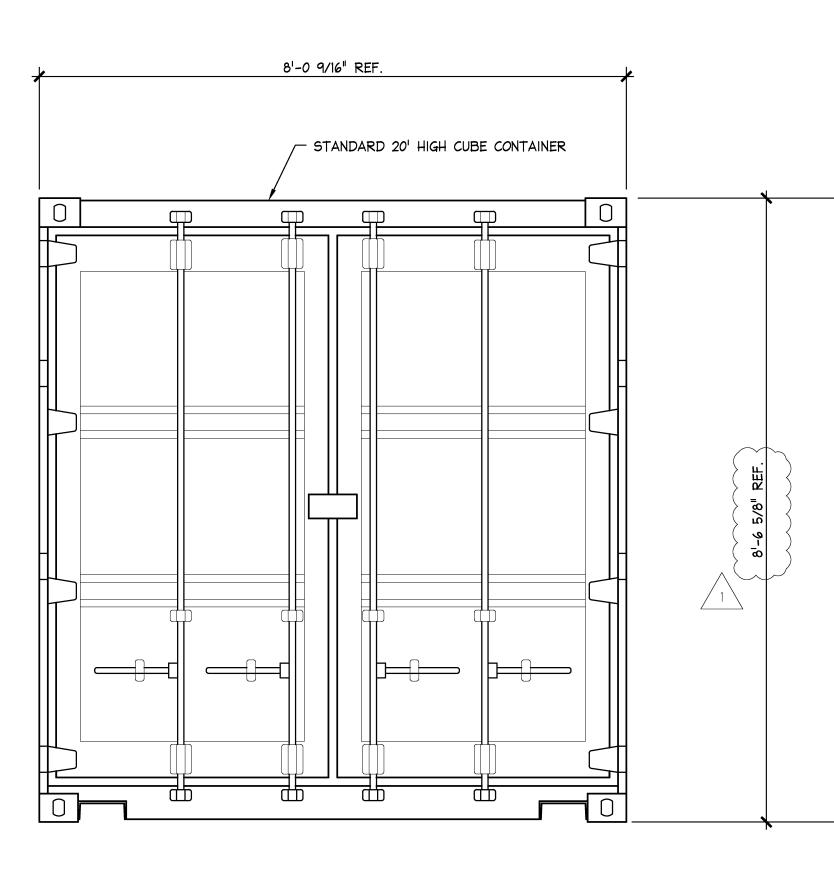






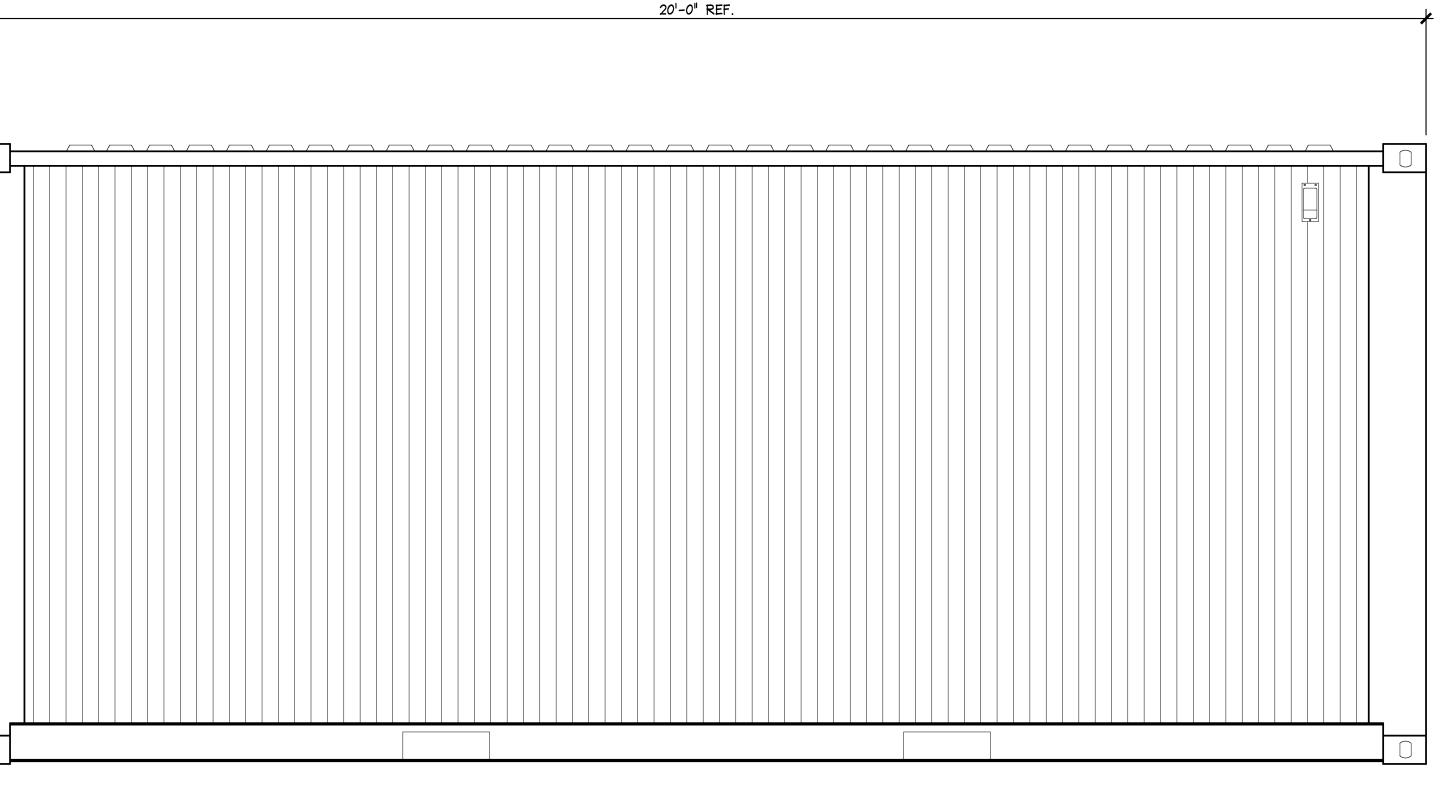






A FRONT ELEVATION Al scale: 3/4" = 1'-0"

# BSIDE ELEVATION Al scale: 3/4" = 1'-0"

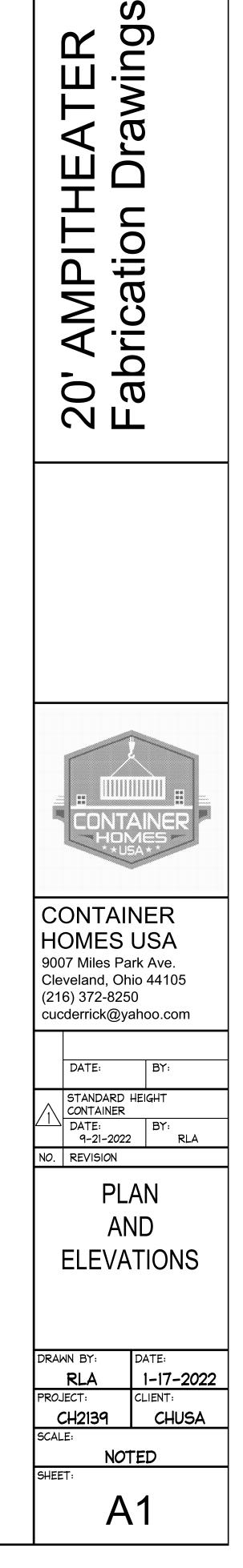


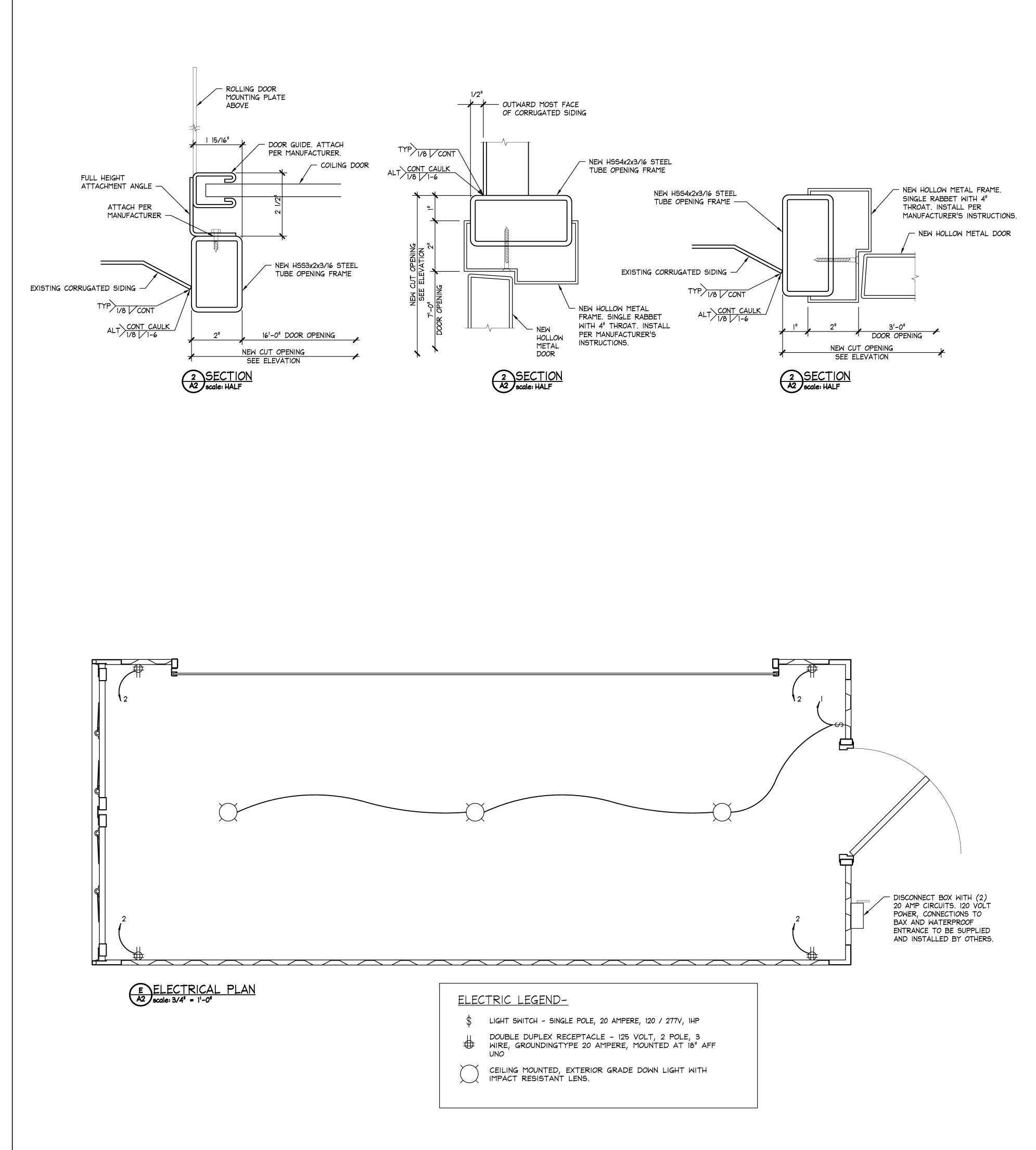
GENERAL NOTES-

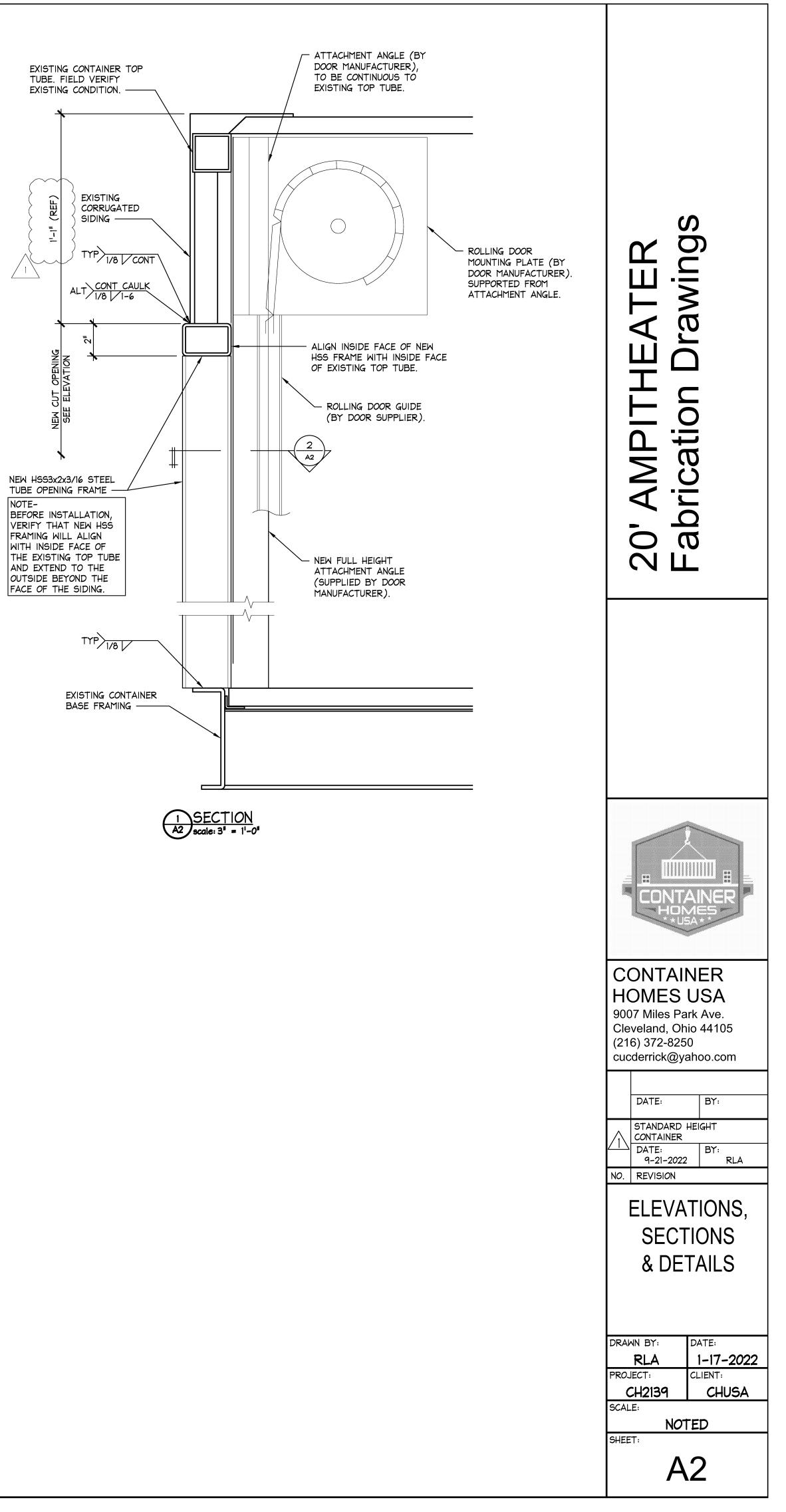
- 1. ONE (1) TOTAL CONTAINERS REQUIRED.
- 2. SEE SEPARATE DRAWINGS FOR SITE ARRANGEMENT AND FOUNDATIONS.
- 3. ALL WELDING AND CUTTING TO BE DONE BY CERTIFIED WELDERS. CARE MUST BE TAKEN TO PROTECT ALL SURFACES TO REMAIN. NOTE THAT CORTEN STEEL IS OFTEN USED IN CONTAINER FABRICATION.

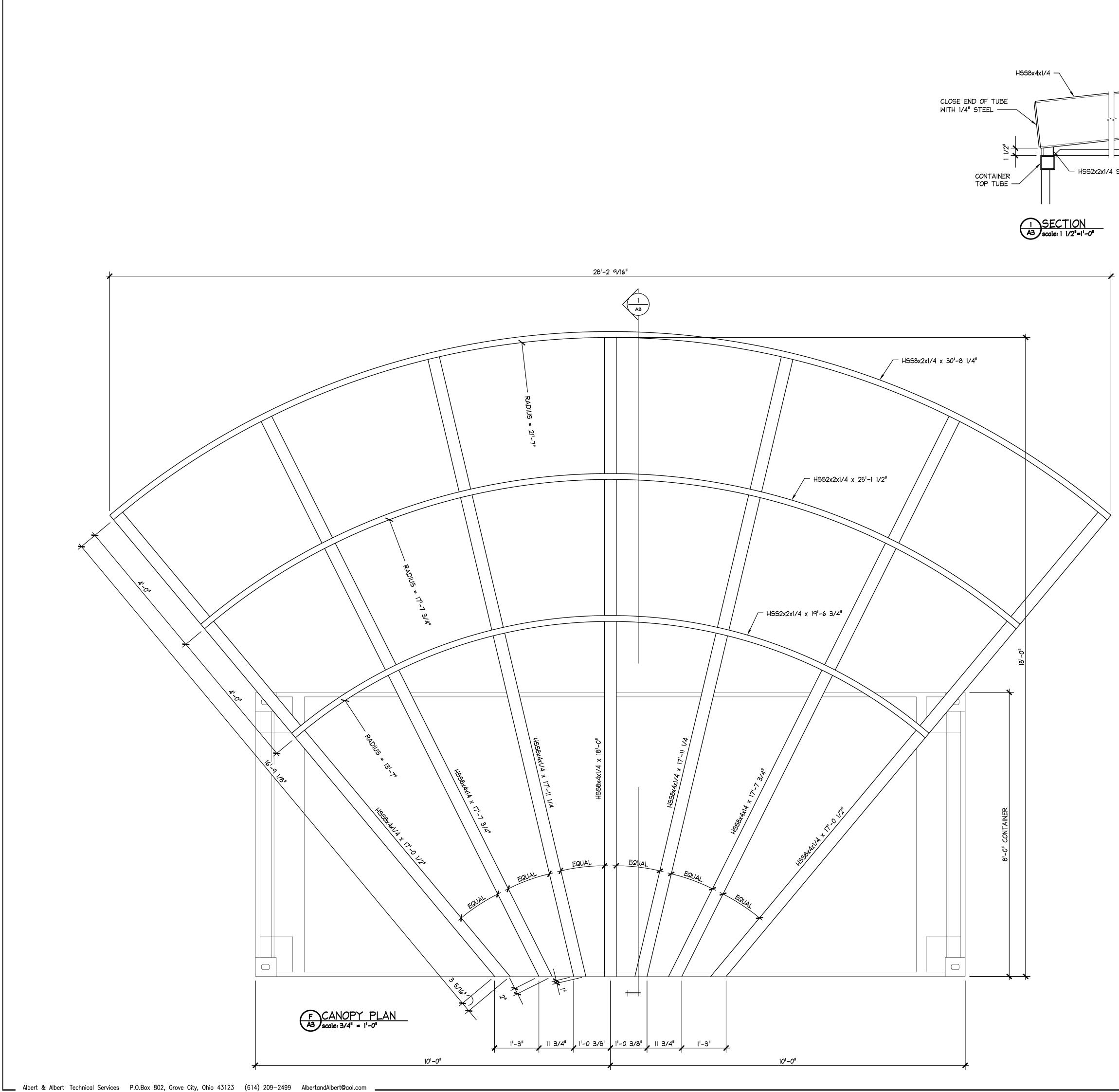
4. ALL DIMENSIONS ARE TO BE FIELD VERIFIED AND COORDINATED WITH

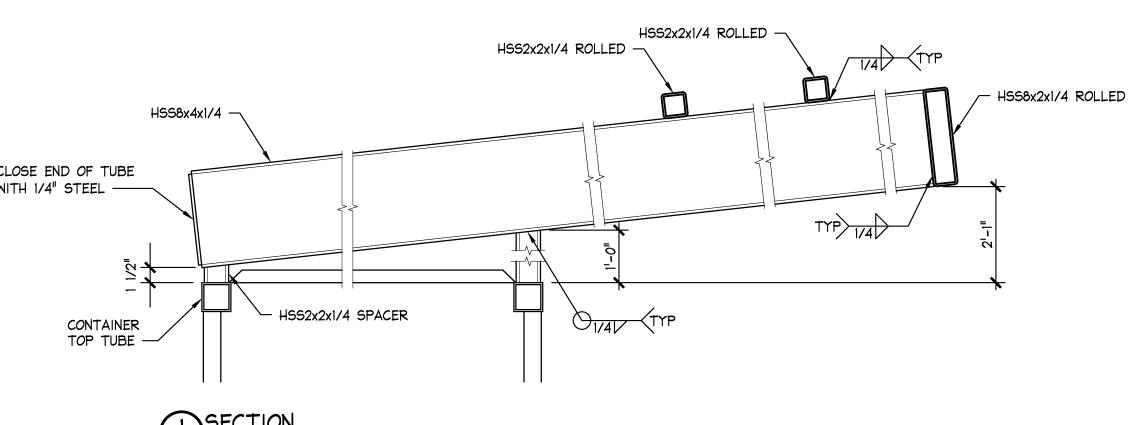
- ACTUAL MATERIALS SELECTED AND EXISTING CONDITIONS, PRIOR TO CUTTING AND WELDING. 5. FINISHES TO BE PER APPROVED
- PURCHASE ORDER. 6. OVERHEAD COILING DOOR USED FOR
- DESIGN AND DIMENSIONING IS: MODEL #610 FROM THE OVERHEAD DOOR COMPANY; JAMB GUIDES FOR STEEL FRAME; C-275 SLATS; CHAIN OPERATED; INTERIOR LOCKS AT EACH JAMB. TWO (2) DOORS ARE REQUIRED FOR EACH CONTAINER.
- 7. HARDWARE FOR NEW PASSAGE DOOR TO INCLUDE: (3 EA) HINGES; (1 EA) LEVER OPERATED LOCKSET WITH STORAGE FUNCTION; (1 EA) OVERHEAD CLOSER WITH HOLD OPEN.

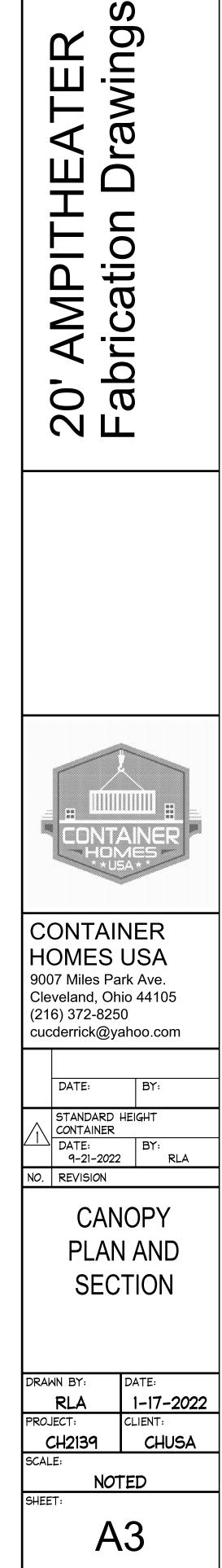


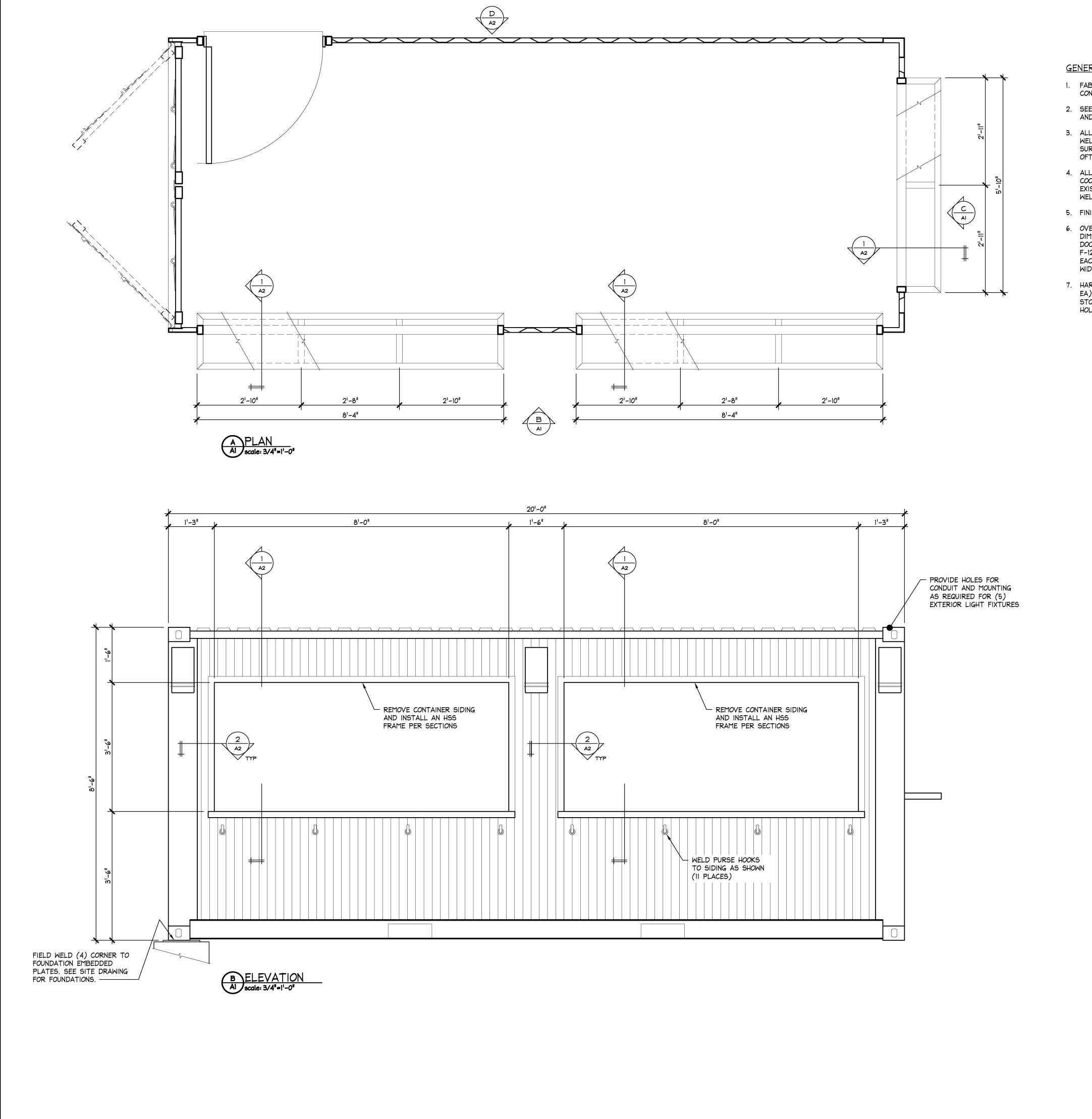








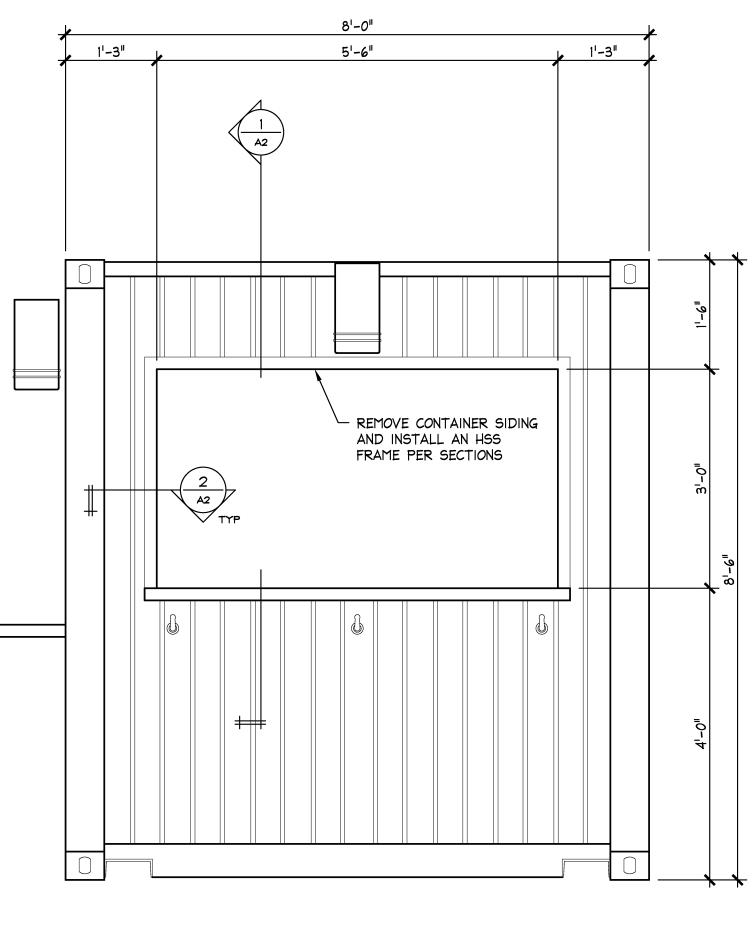




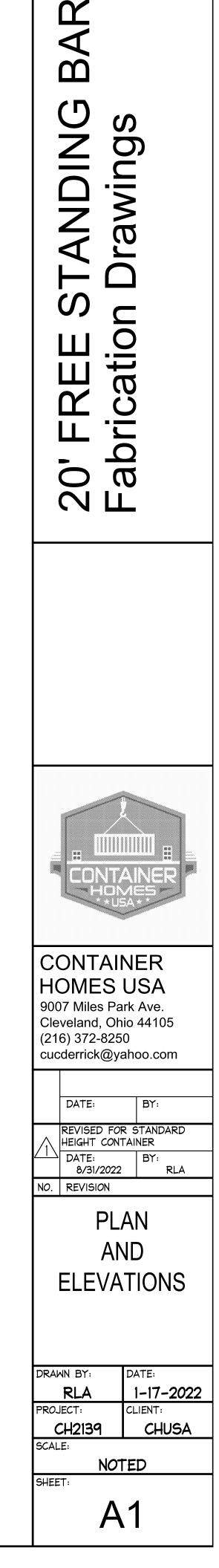
Albert & Albert Technical Services P.O.Box 802, Grove City, Ohio 43123 (614) 209-2499 AlbertandAlbert@aol.com

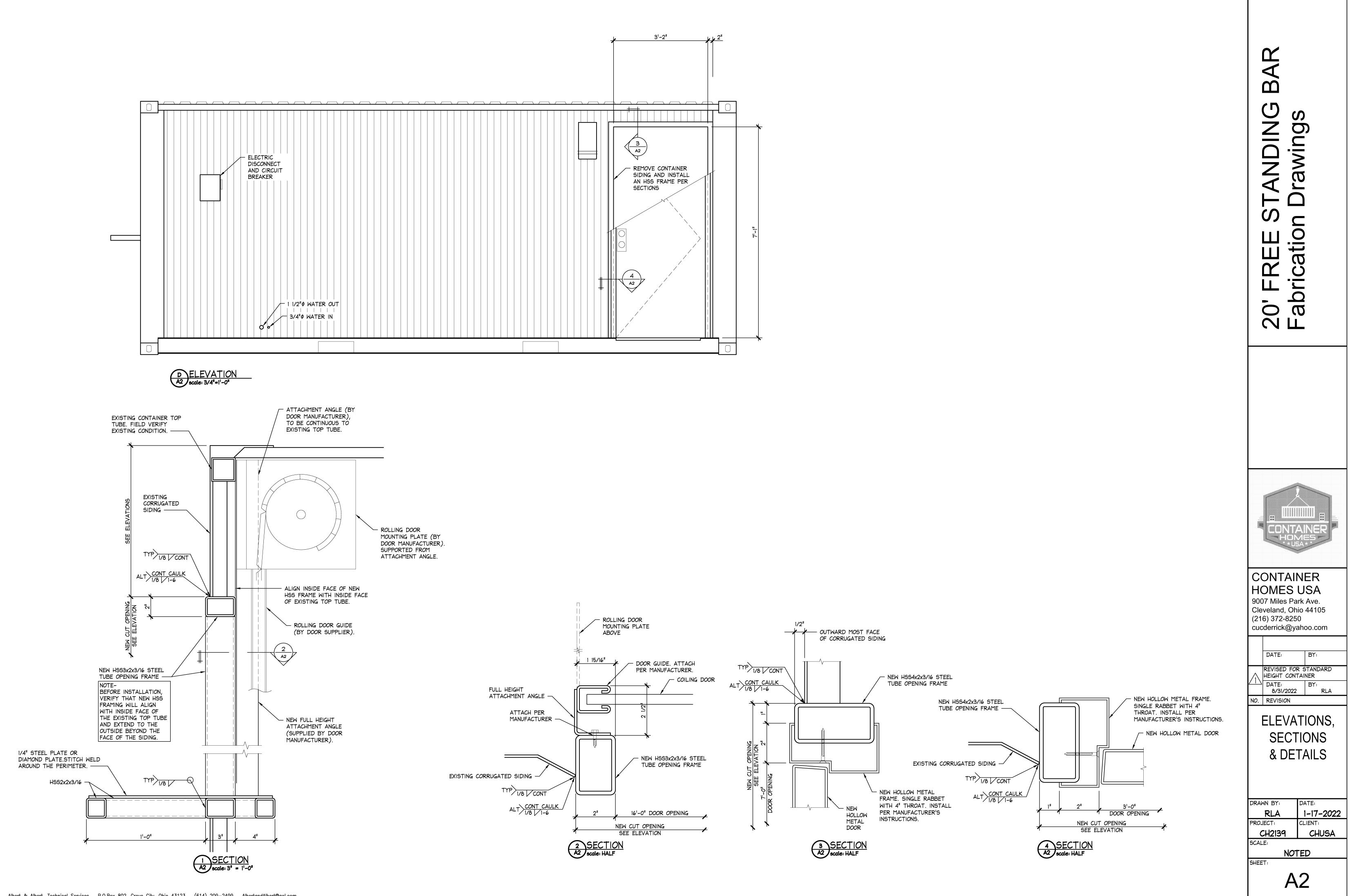
#### <u>GENERAL NOTES-</u>

- 1. FABRICATED FROM (1) 20' STANDARD SHIPPING CONTAINER.
- 2. SEE SEPARATE DRAWINGS FOR SITE ARRANGEMENT AND FOUNDATIONS.
- 3. ALL WELDING AND CUTTING TO BE DONE BY CERTIFIED WELDERS. CARE MUST BE TAKEN TO PROTECT ALL SURFACES TO REMAIN. NOTE THAT CORTEN STEEL IS OFTEN USED IN CONTAINER FABRICATION.
- 4. ALL DIMENSIONS ARE TO BE FIELD VERIFIED AND COORDINATED WITH ACTUAL MATERIALS SELECTED AND EXISTING CONDITIONS, PRIOR TO CUTTING AND WELDING.
- 5. FINISHES TO BE PER APPROVED PURCHASE ORDER.
- 6. OVERHEAD COILING DOOR USED FOR DESIGN AND DIMENSIONING IS: MODEL #650 FROM THE OVERHEAD DOOR COMPANY; JAMB GUIDES FOR STEEL FRAME; F-128 SLATS; PUSH UP OPERATION; INTERIOR LOCKS AT EACH JAMB. THREE (3) DOORS OF TWO (2) DIFFERENT WIDTHS ARE REQUIRED.
- 7. HARDWARE FOR NEW PASSAGE DOOR TO INCLUDE: (3 EA) HINGES; (1 EA) LEVER OPERATED LOCKSET WITH STORAGE FUNCTION; (1 EA) OVERHEAD CLOSER WITH HOLD OPEN.





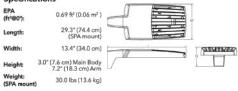




#### PROPOSED SITE LIGHTING FIXTURES. SEE ALO



#### Specifications



Ordering Information		EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD			
RSX2LED	P1	30K	R3S	Volts	Mounting
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1 P2 P3 P4 P5 P6	30K 3000K 40K 4000K 50K 5000K	R2         Type 2 Wide           R3         Type 3 Wide           R35         Type 3 Wide           R36         Type 3 Mote           R47         Type 4 Wide           R485         Type 4 Wide           R455         Type 5 Mote 1           R55         Type 5 Mote 1           R47         Automative Front Rev           AFR         Automative Front Rev           AFR         Automative Front Rev           Aft Rule         Automative Front Rev	MVQLT         (120V-27V) <sup>2</sup> HYQLT         (247V-480) <sup>3</sup> UICT         (247V-480) <sup>3</sup> (jiss specific voltage for options as noted)         (272 <sup>3</sup> )           208 <sup>3</sup> 347 <sup>3</sup> 240 <sup>3</sup> 480 <sup>3</sup>	SPA         Square pole mounting (3.0° min. SQ pole far 1 at 90°, 3.5° min. SQ pole far 2, 3, 4 at 90°)           RPA         Rand gole mounting (3.2° min. SQ pole far 1 at 90°, 3.5° min. SQ pole far 2, 3, 4 at 90°)           RPA         Mand gole mounting (3.2° min. 4u, RND pole far 2, 3, 4 at 90°), 30° min. du, RND pole far 1 at 90°, 1.5° min. SQ pole far 2, 3, 4 at 90°, 30° min. du, RND pole far 1 at 90°, 1.5° min. SQ pole far 2, 3, 4 at 90°, 30° min. du, RND pole far 1 at 90°, 1.5° min. SQ pole far 2, 3, 4 at 90°, 30° min. du, RND pole far 1 at 90°, 1.5° min. SQ pole far 2, 3, 4 at 90°, 30° min. du, RND pole far 1 at 90°, 1.5° min. SQ pole far 1 at 90°

HS (Singles only)

hipped Installed	Shipped Installed	DDBXD	Dark Bronze
6         Histor-side shield <sup>1</sup> F         Photocorrol, kutton style <sup>4,5</sup> C         Photocorrol, kutton style <sup>4,51</sup> EXP         Postocorrol, edward inhoded, adjustable <sup>100</sup> EXP         Seen-wite thisk-lock acceptade only (no controls developed and the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state developed and the state of the state of the state acritical developed and the state of the state of the state or state of the state of the state of the state of the state or state of the state of the state of the state of the state acritical (acritical of the state of the state)           6         Deal a watching <sup>104</sup>	*Standalone and Networked Sensors/Controls (factory default settings, see table page 9) NGTAR2 Up/n RAP greating 2 <sup>10,50</sup> PIRIN Memorical Biefer Minicarabiett sensor (for see with NEINIR) <sup>10,60</sup> BAA By America(n)Act Compliant *Note: PIRIN with nLight Air can be used as a standalone dimming sensar with out-of-box settings or as a wireless networked Solution. See factory default settings table. Sensor coverage patterins affected when kuminian's titled.	DBLXD DNAXD DWHXD DDBTXD DBLBXD DNATXD DWHGXD	Black Natural Aluminum White Tectured Dark Brunze Tectured Black Tectured Natural Aluminum Tectured White

COMMERCIAL OUTDOOR

Catalog Number Nates

#### Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

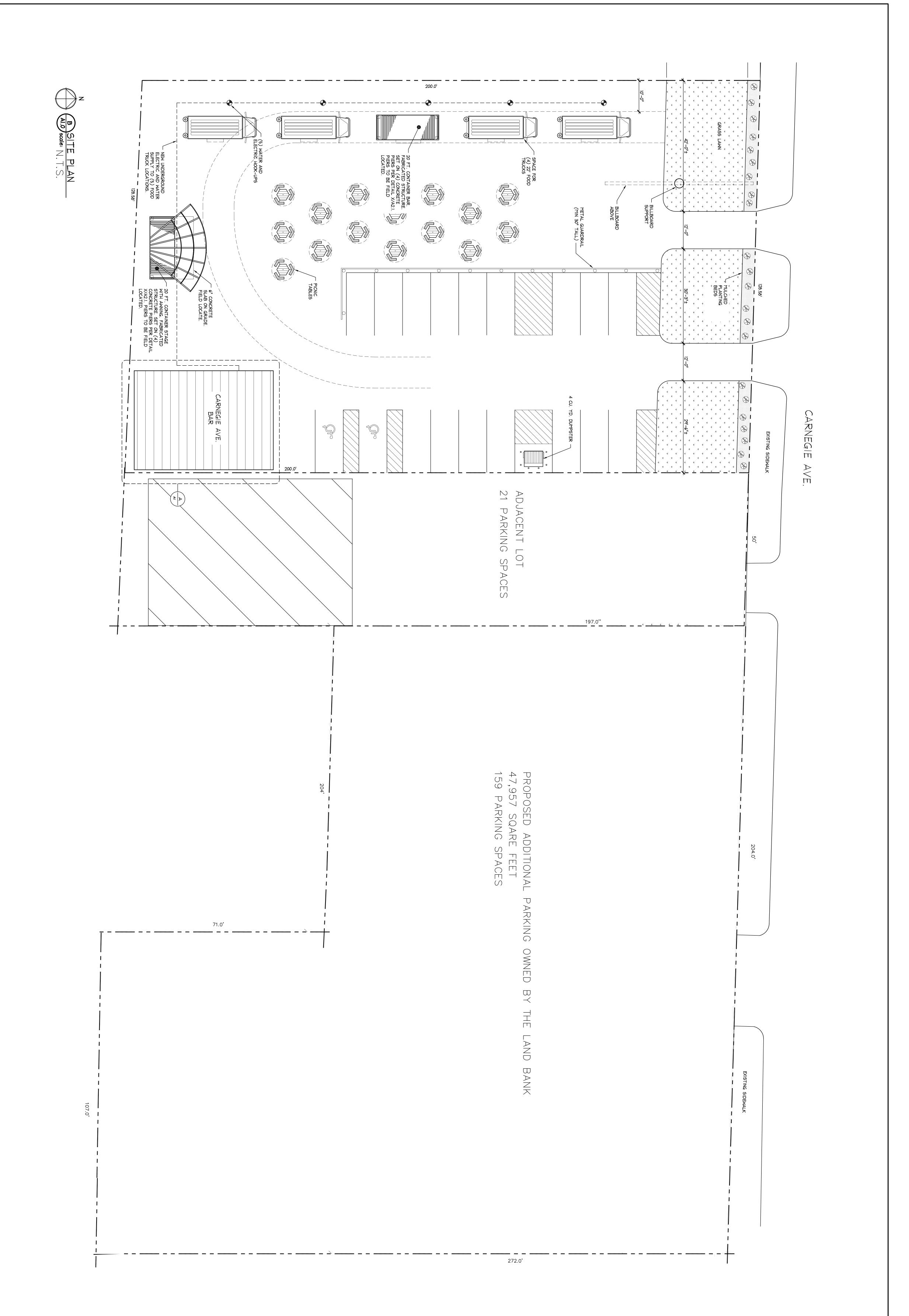
SHIPPING CONTAINERS AT PLAYRIGHT PARK, CLEVELAND, OHIO SIMILAR TO PROPOSED USE.

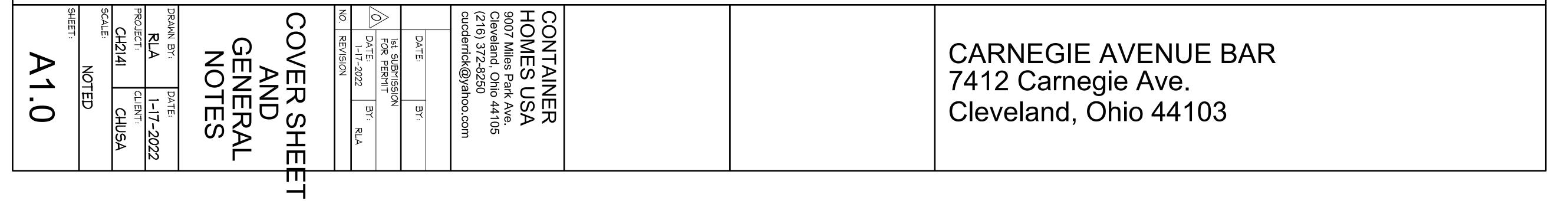




PROPOSED DUMPSTER ENCLOSEE

#### **EXAMPLE PHOTOS OF PTRODUCTS**





August 9, 2023

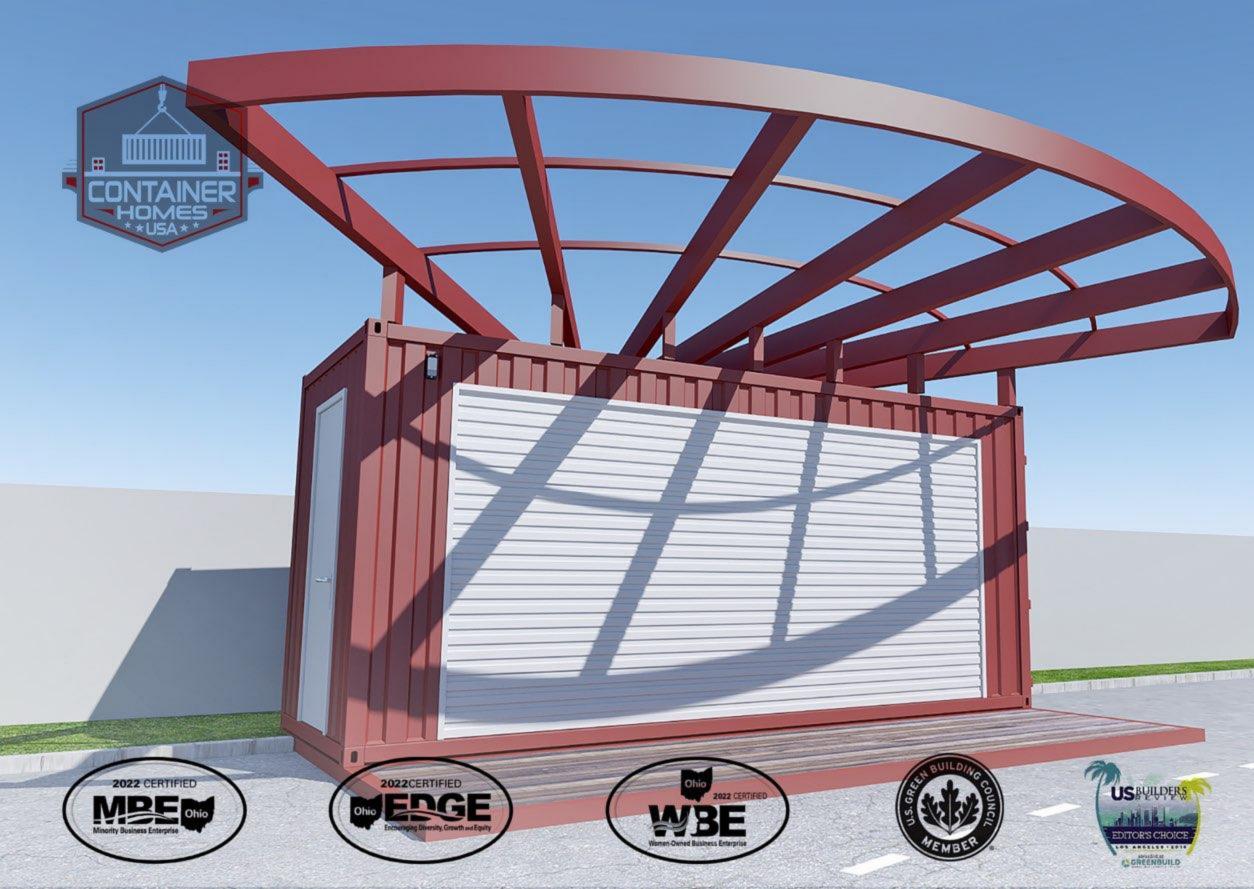
To Whom it may concern -

Please accept this documentation as formal authorization granting, Mr. Adrian Holmes, owner Midtown Food Truck Park, located at 7412 Carnegie Ave., Cleveland, OH 44103, consent to use my parking lot to accommodate any overflow of needed parking spaces.

Karl Greene

Long Green Billiards 7420 Carnegie Ave. Cleveland, OH 44103





# The Hudson Depot Parcel # 32-01945







# The Hudson Depot Parcel # 32-01945



BBB

### **Cleveland City Planning Commission**

# **Staff Report**





September 15, 2023

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

Landscaping plan required for final review. Entrance drive for cars should be reviewed for possible enlargement. Signage needed to let motorists know they need to park in designated area only. Move fence and improve landscaping in the tree lawn area with shorter shrubs in front of fence and larger trees behind. Add pedestrian entrance to fence area.



September 15, 2023

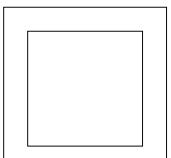
#### **EC2023-024** – One-Midtown Townhomes – New Construction Additional Phase:

Seeking Conceptual Approval

#### **Project Address: 1964 East 73rd Street**

Project Representative: Howie Hayden, Dimit Architects

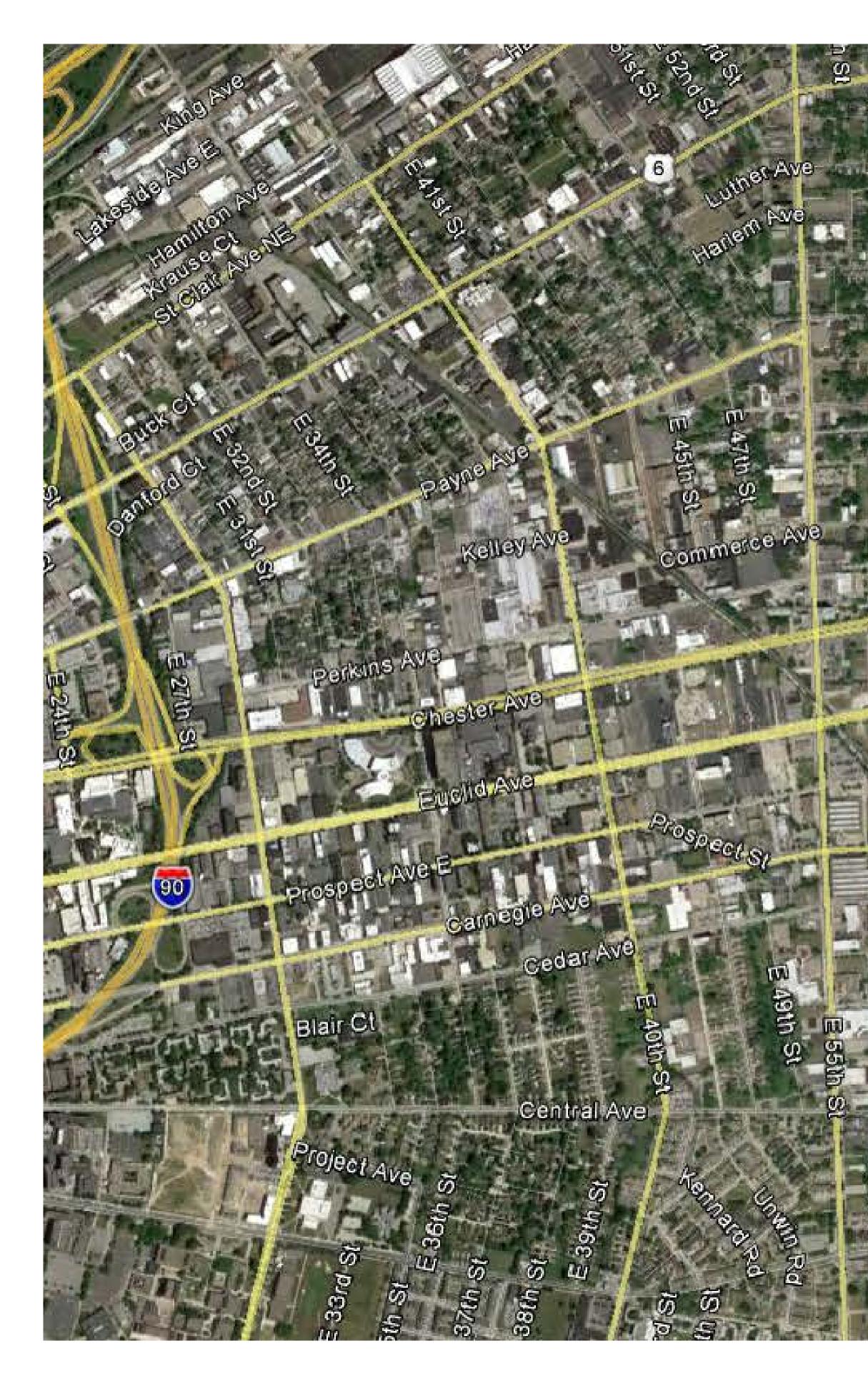




# Euclid Midtown Townhouses Vaza Real Estate Group

T:\2016\16-024--Vazza Real Estate Group--East 72nd -Euclid\8 Graphics\0 Renderings\16-024\_Presentation\_18x24.dwg

# **Euclid Avenue at East 73rd**





Dibble Ave	

White Ave

Utica Ave Quimby Ave Belvidere Av

Fivoli C

hackeray Ave

Chadakoin Ct Hawthorne Ave

Hawthorne

er Ave

Zoet

Lawnview

Linwood.

Decker Ave Redell Ave

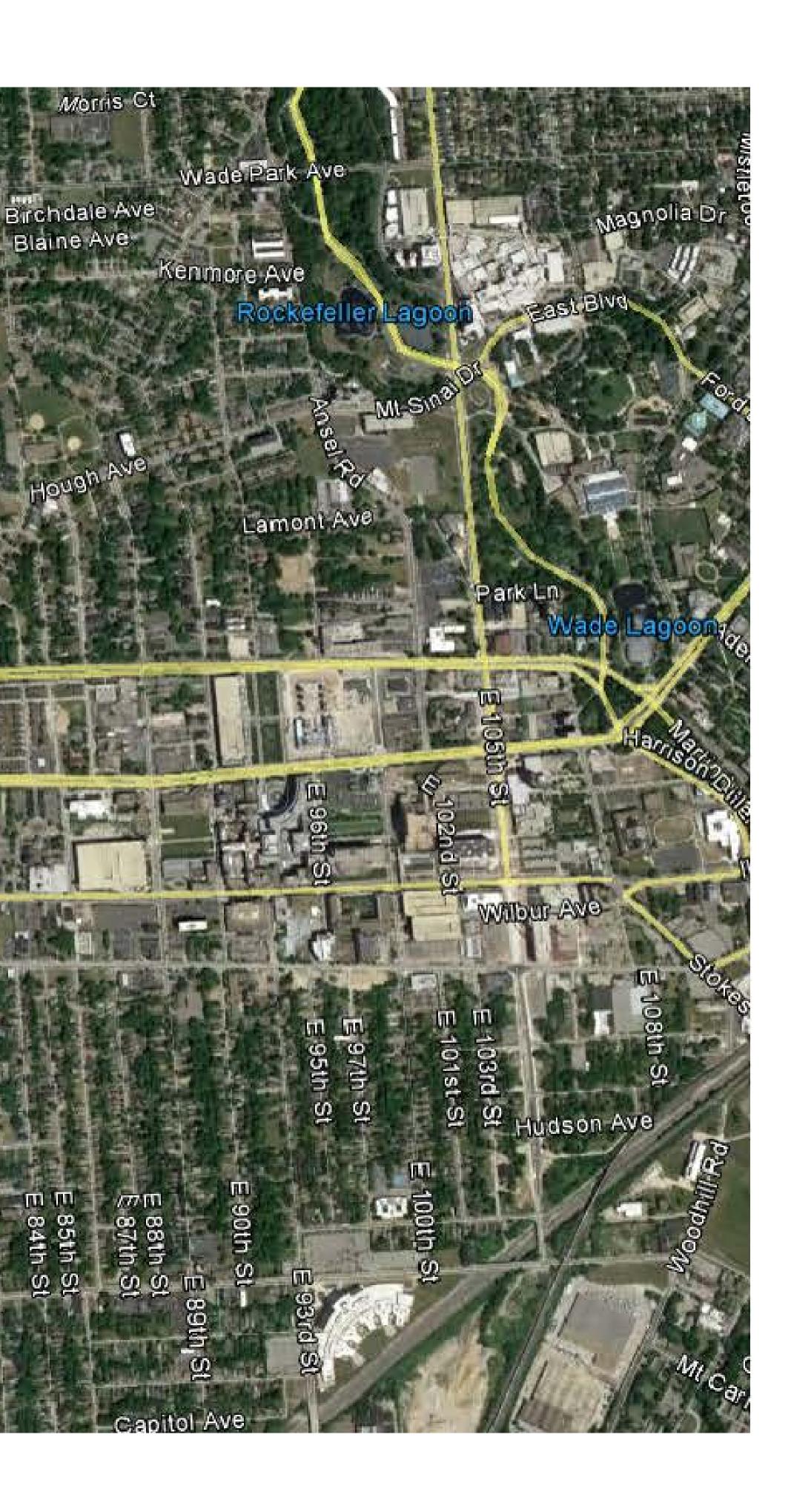
> Att--t Melrose Ave Cory Ave

> > Golden A

Stanton Ave

**Location** Map

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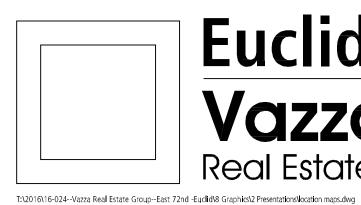






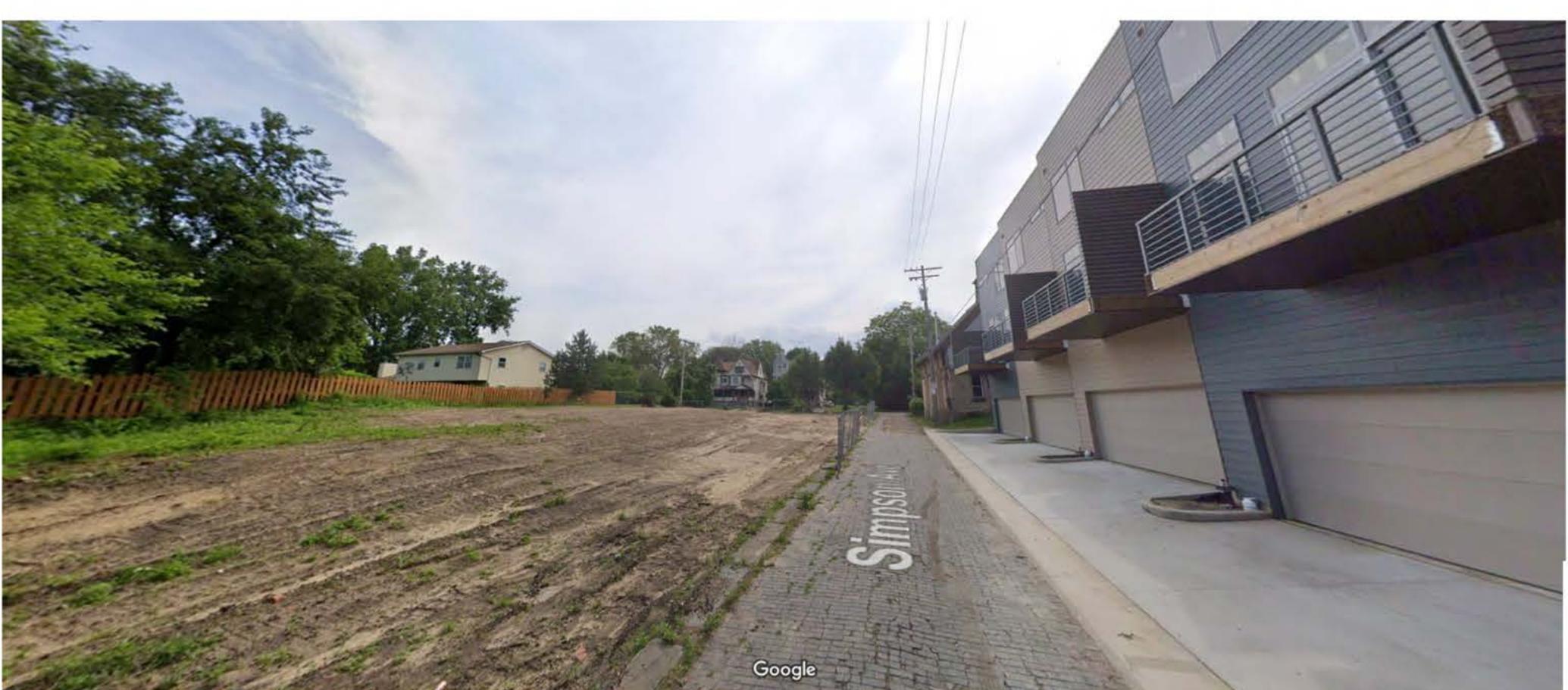
**Neighborhood Location Map** 



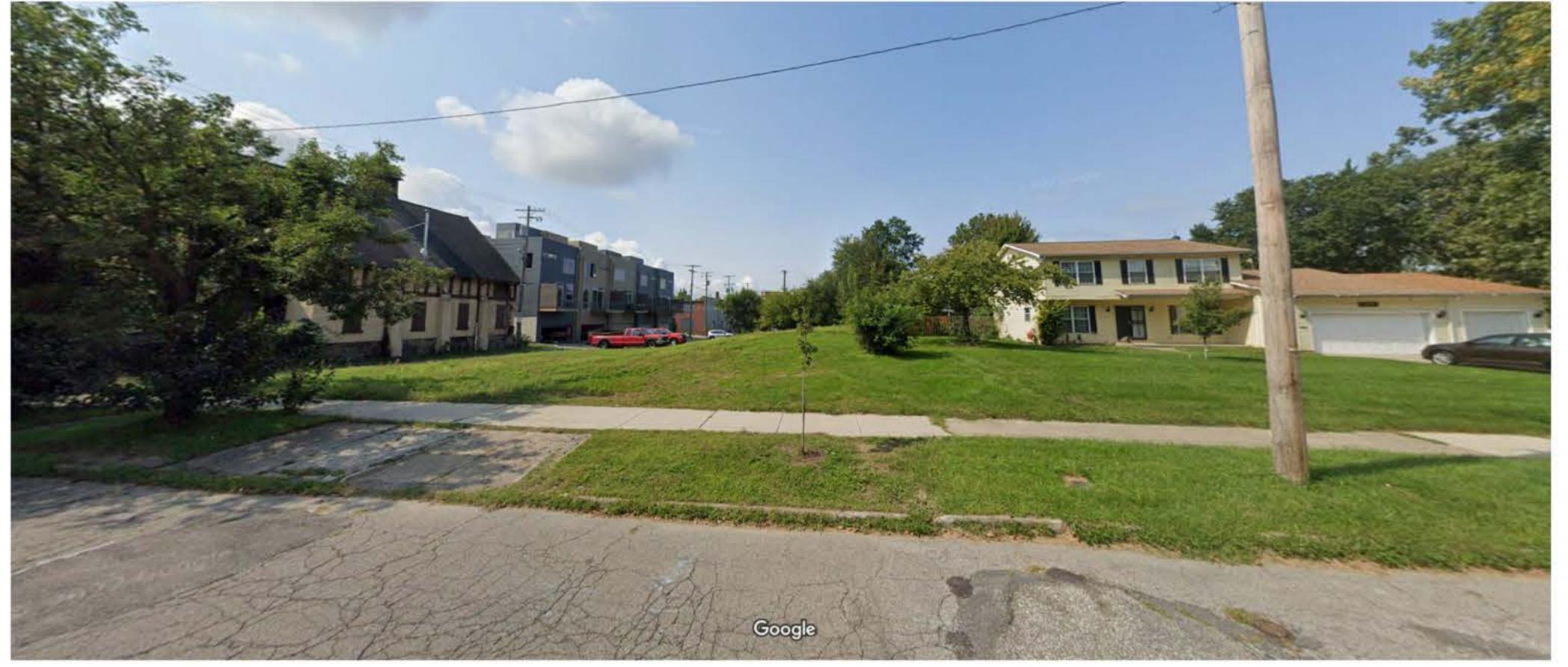


# Euclid Midtown Townhouses Vaza Real Estate Group

Site Context



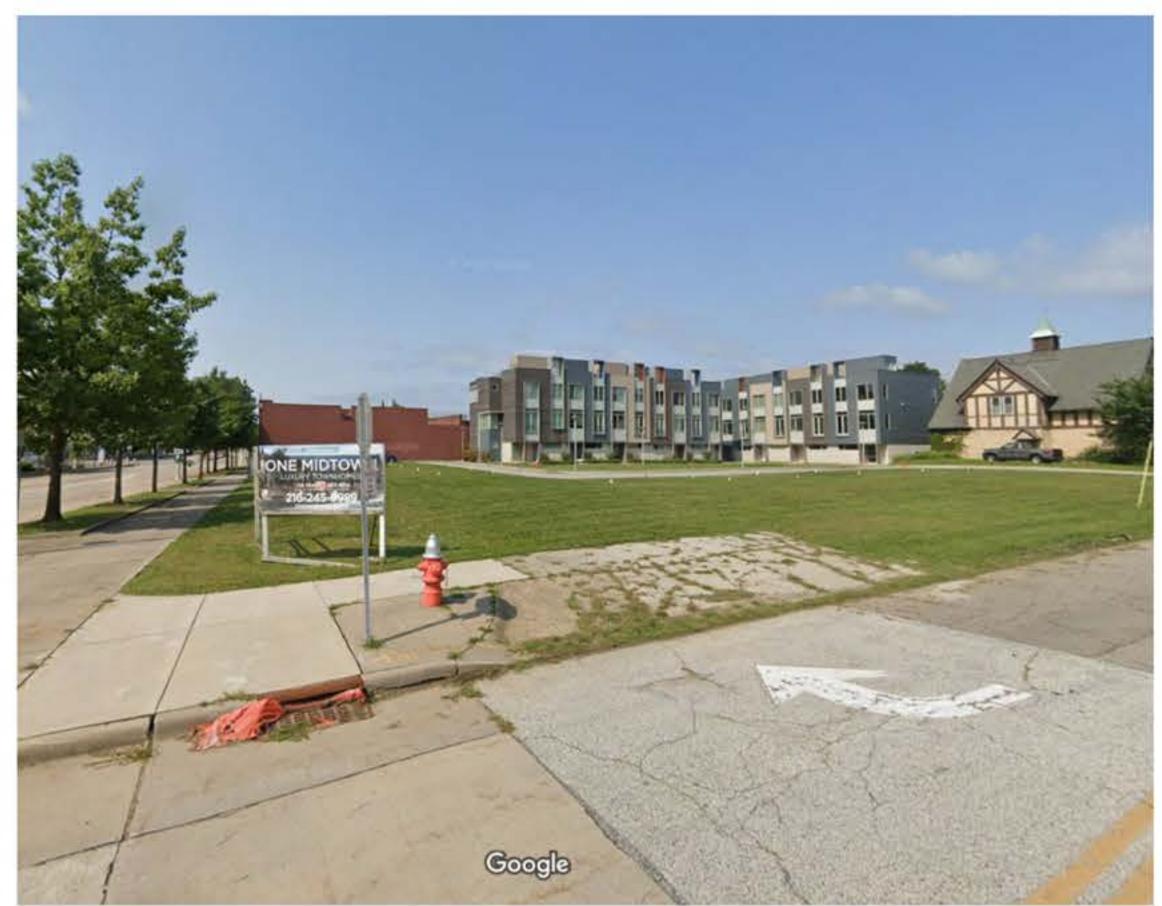
# **PROJECT SITE - NEW PARCEL - STREETVIEW SEPTEMBER 2019**



**PROJECT SITE - NEW PARCEL - STREETVIEW SEPTEMBER 2022** 



1 1/2016/16 024 Vazza Real Estate Group: East 72nd: Euclid/8 Graphics/2 Presentation/Receipion maps.dwg



# Site Context

### **PROJECT SITE - STREETVIEW SEPTEMBER 2022**

# Cleveland, Ohio DIMITARCHITECTS

architecture + interiors + urban design



Southeast Across Euclid



Southwest Across Euclid





Southeast Across Euclid



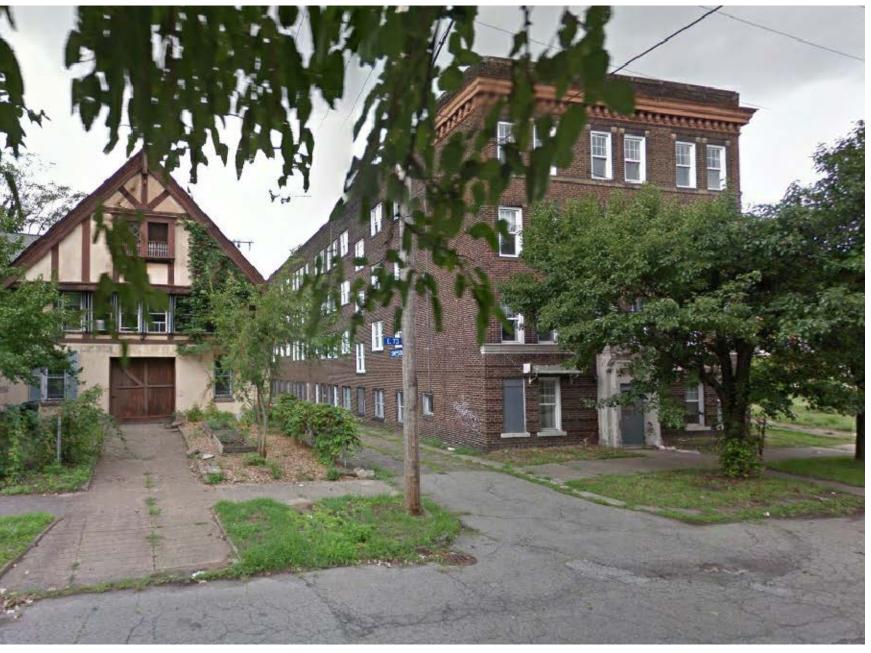
West of Project Site on Euclid

# Neighborhood Context





South Across Euclid



North of Project Site on East 73rd

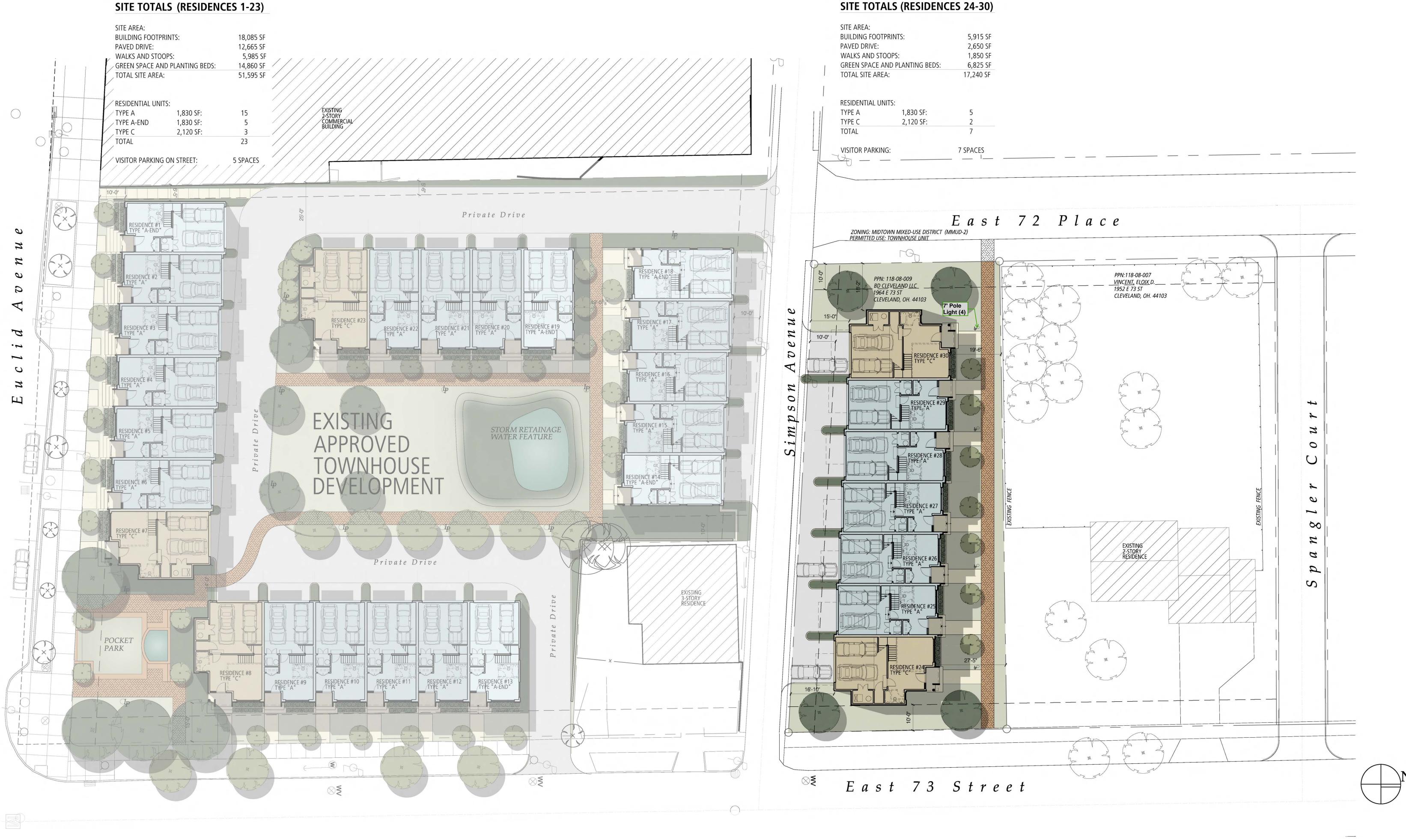






#### SITE TOTALS





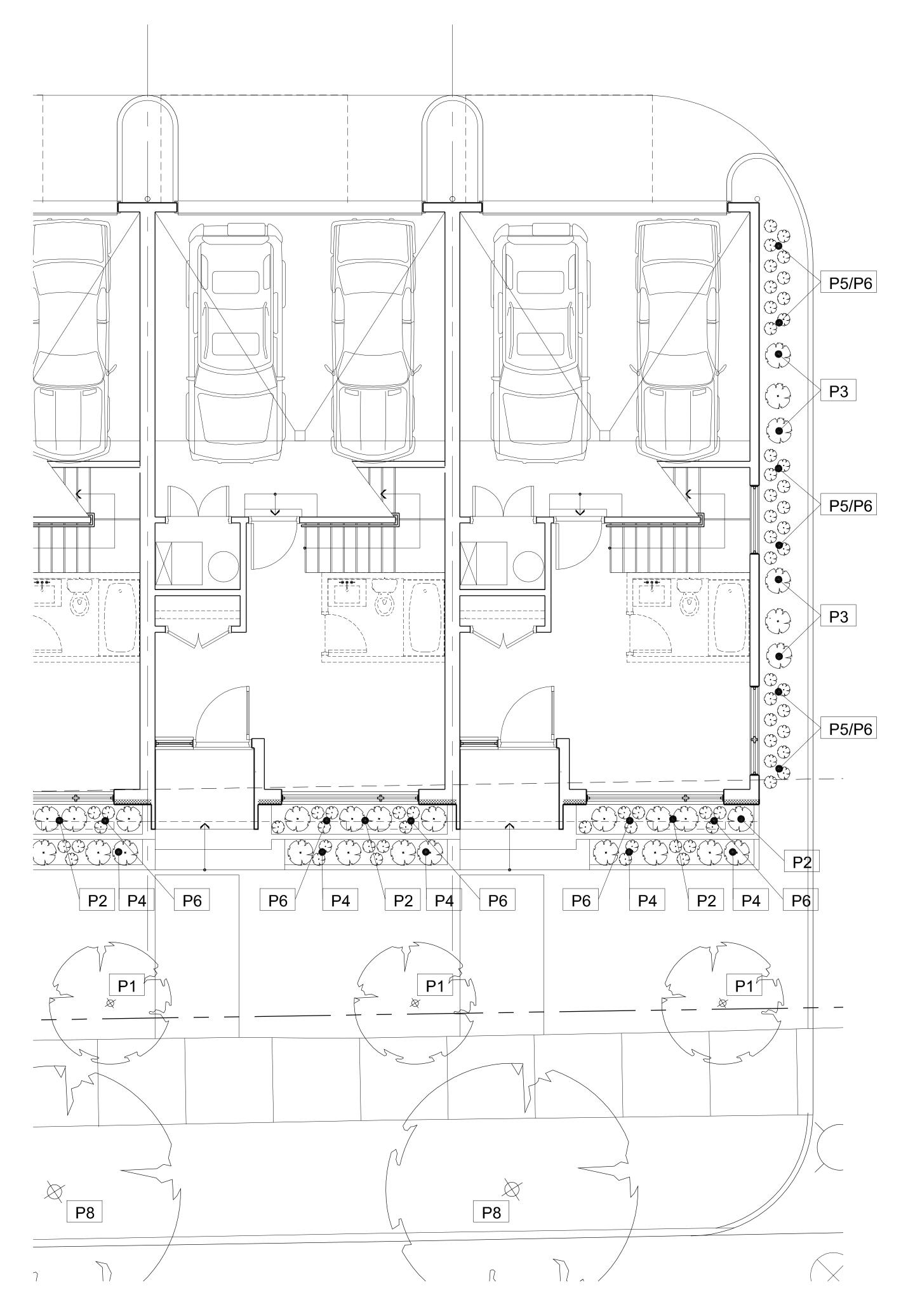
# **One Midtown Luxury Townhomes**

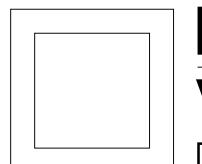


T:\2016\16-024--Vazza Real Estate Group--East 72nd -Euclid\4 Schematic Design\possible one midtown expansion.dwg

#### SITE TOTALS (RESIDENCES 24-30)

Cleveland, Ohio 08.28.2023 DIMITARCHITECTS architecture + interiors + urban design





# **Euclid Midtown Townhouses** Vazza Real Estate Group

T:\2016\16-024--Vazza Real Estate Group--East 72nd -Euclid\5 Construction Documents\1 CAD\16-024\_L-01.dwg

PLANT SCHEDULE				
	NAME			
KEY	COMMON	SCIENTIFIC		
P1	FLOWERING DOGWOOD	CORNUS FLORIDA		
P2	SMOOTH HYDRANGEA	HYDRANGEA ARBORESCENT		
P3	COMMON NINEBARK	PHYSOCARDUS OPULIFOLIUS		
P4	CHECKERBERRY - CREEPING WINTERGREEN	GAULTHERIA PROCUMBENS		
P5	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS		
P6	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM		
P7	SITE TREES (OAK OR MAPLE)	SCHIZACHYRIUM SCOPARIUM		
P8	EXISTING STREET TREE	VARIES		



Flowering Dogwood *Cornus Florida* 



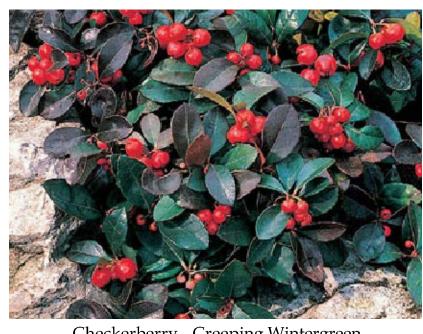
Common Ninebark Physocarpus Opulifolius







Smooth Hydrangea Hydrangea Arborescens



Prairie Dropseed -Prairie Grass Sporobolus Heterolpisis

Little Bluestem - Prairie Grass Schizachyrium Scoparium

Checkerberry - Creeping Wintergreen Gaultheria Procumbens

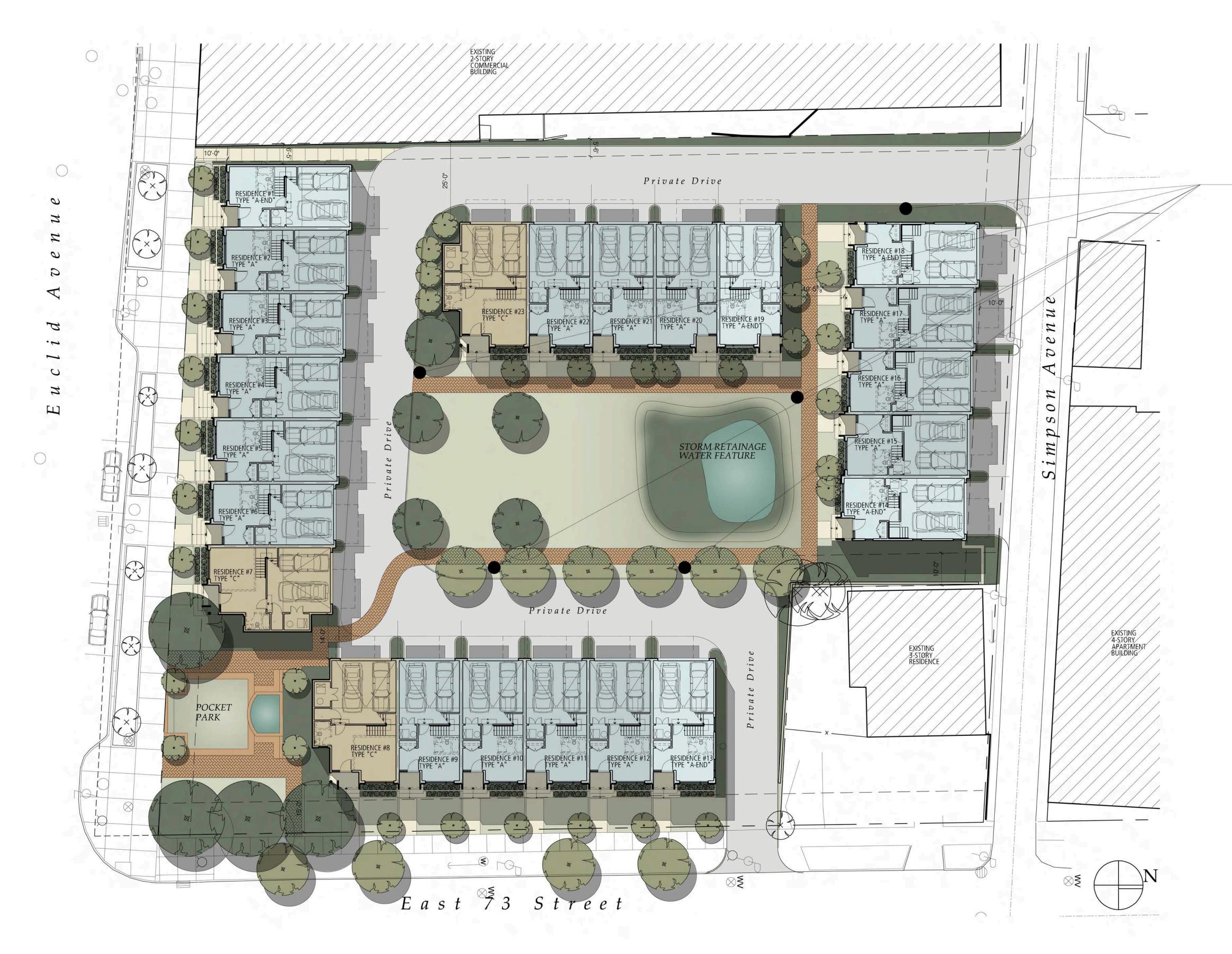


Sugar Maple Acer saccharum



White Oak Quercus alba







Site Lighting Plan



Post Lamp

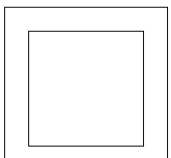


Typical Entryway and Building Wall Lights









# Euclid Midtown Townhouses Vazza Real Estate Group

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Site Common Area View Dusk

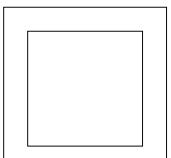




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**Euclid Avenue View Dusk** 



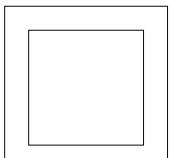


# Euclid Midtown Townhouses Vaza Real Estate Group

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# **Euclid Avenue at East 73rd**





# Euclid Midtown Townhouses Vaza Real Estate Group

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East 73rd Street View



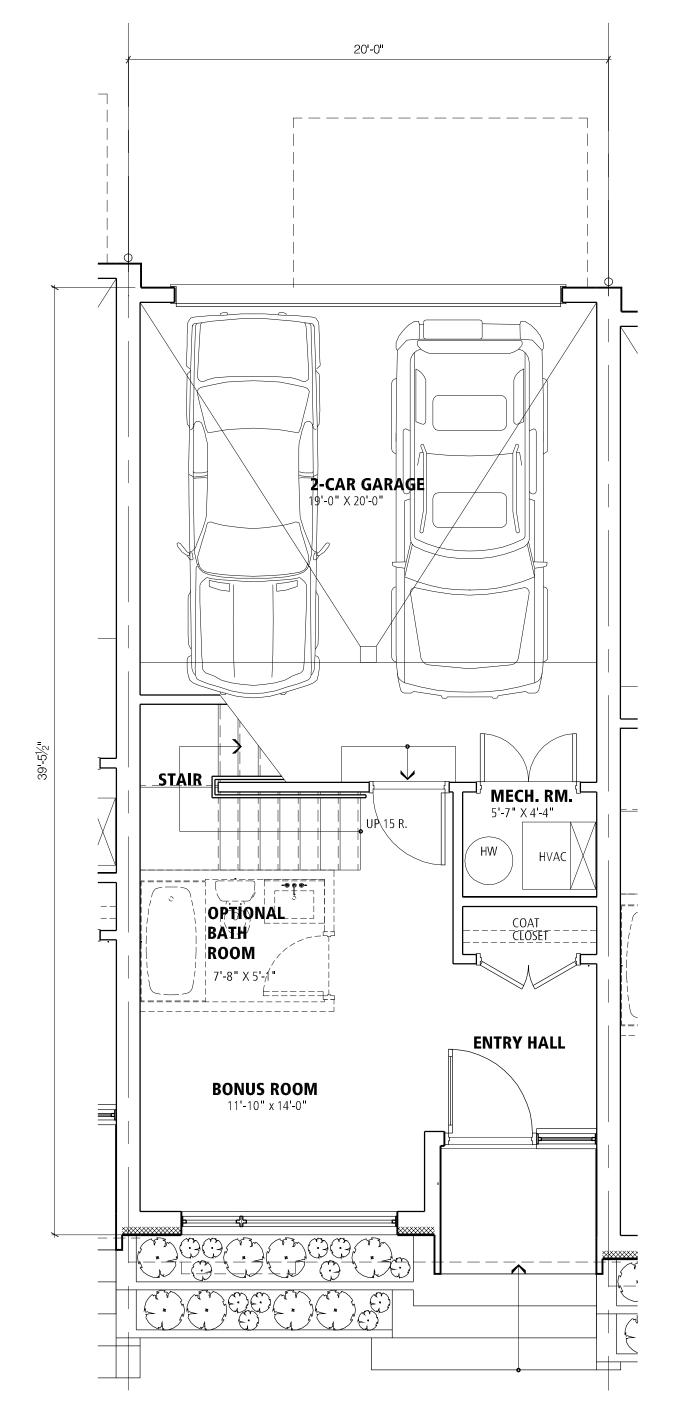
**Building 1 - North Elevation** 



## **Building 1 - South Elevation**







Residence Type - A - First Floor Plan



Residence Type - A - Second Floor Plan



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Residence Type - A - Third Floor Plan

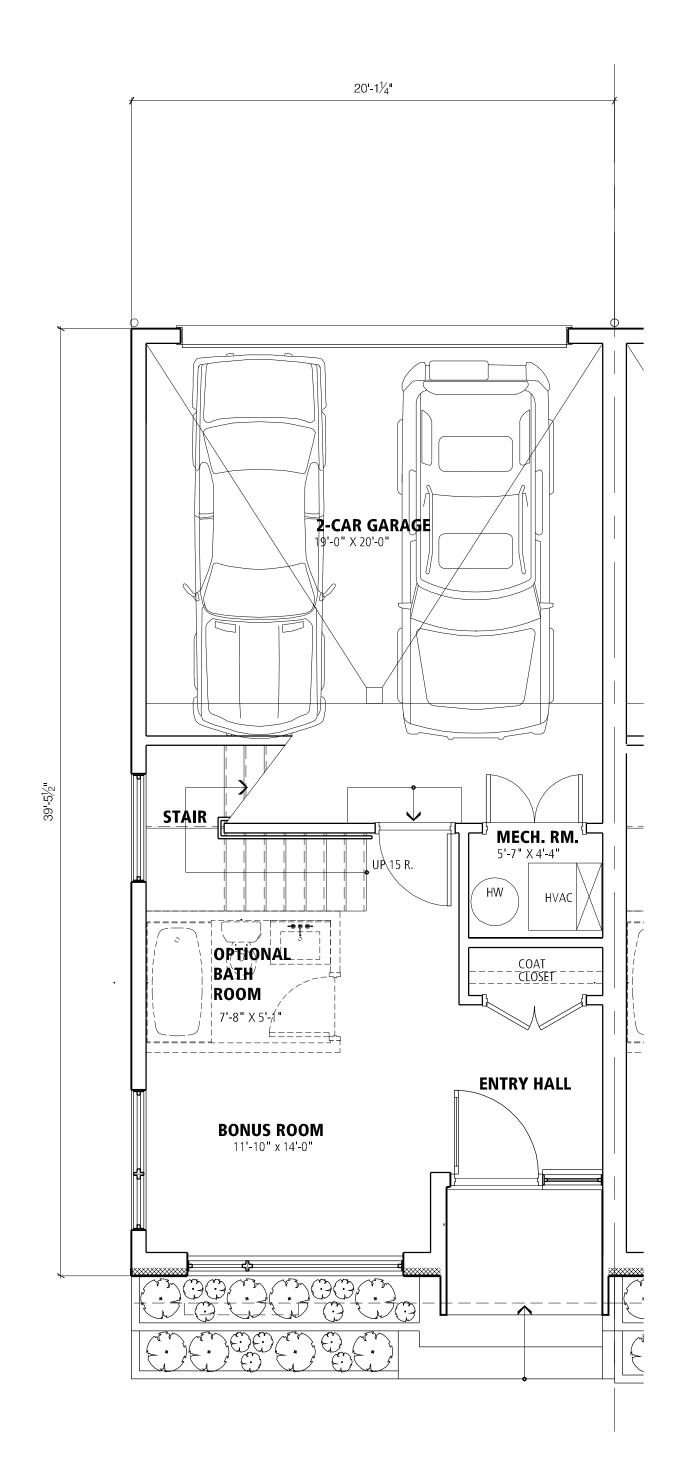
Residence Type - A - Roof Plan

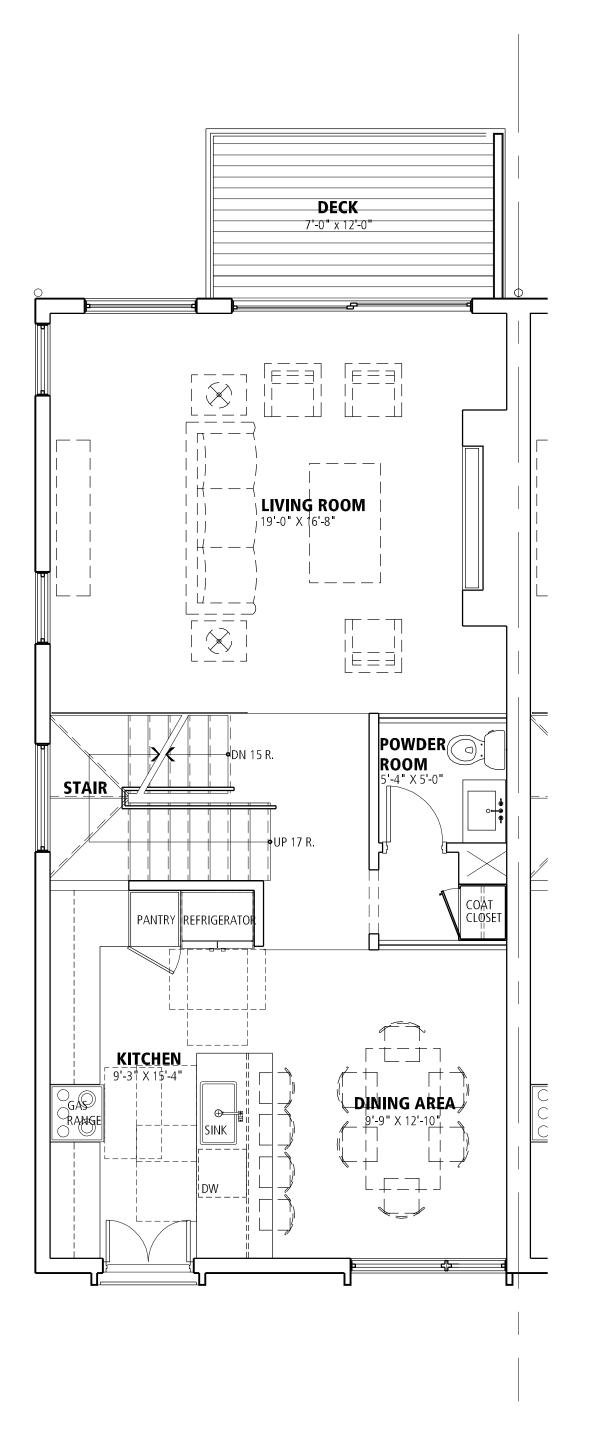
8

# **Surface Area Yields**

Residence Type 'A'	Net Surface Areas:
Level 1- Entry:	316 s.f.
Level 2- Living:	720 s.f.
Level 3- Bedrooms:	720 s.f.
Level 4- Roof Access:	52 s.f.
Total Surface Area:	1,808 s.f.
Roof Terrace:	214 s.f.
Rear Deck:	86 s.f.
Garage:	380 s.f.

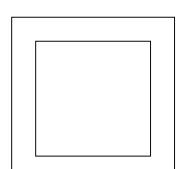




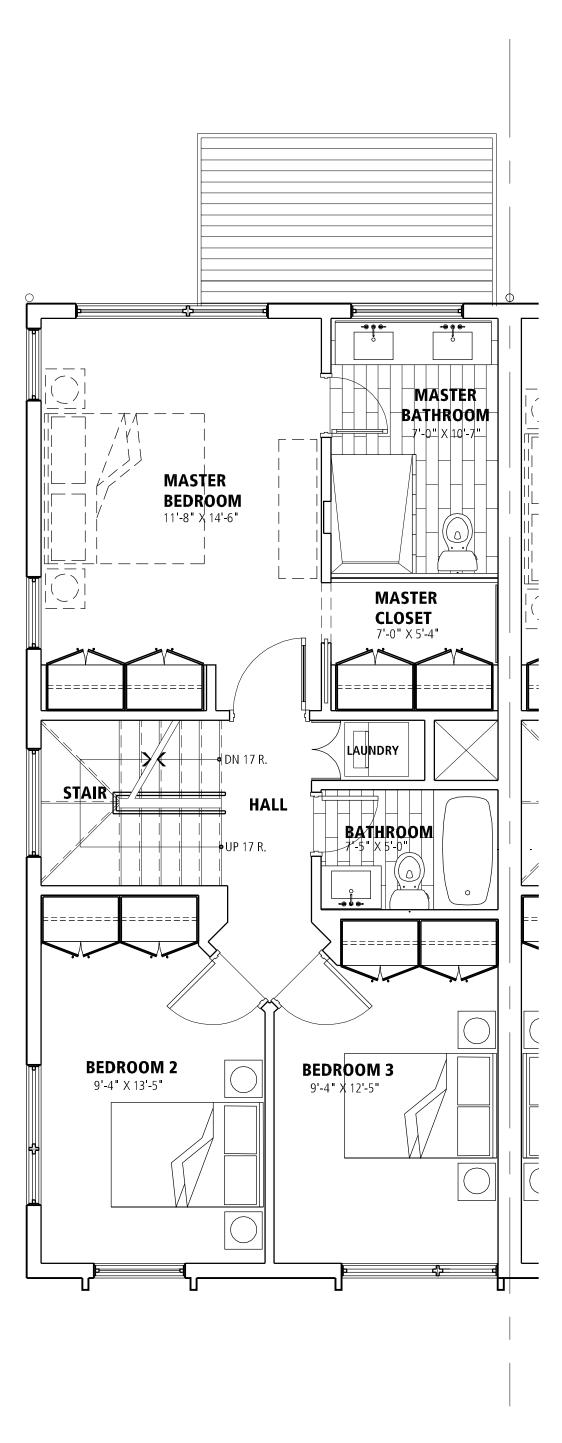


Residence Type - A-END - First Floor Plan

Residence Type - A-END - Second Floor Plan



# **Euclid Midtown Townhouses** Vazza Real Estate Group T:\2016\16-024--Vazza Real Estate Group--East 72nd -Euclid\5 Construction Documents\1 CAD\units A-C.dwg



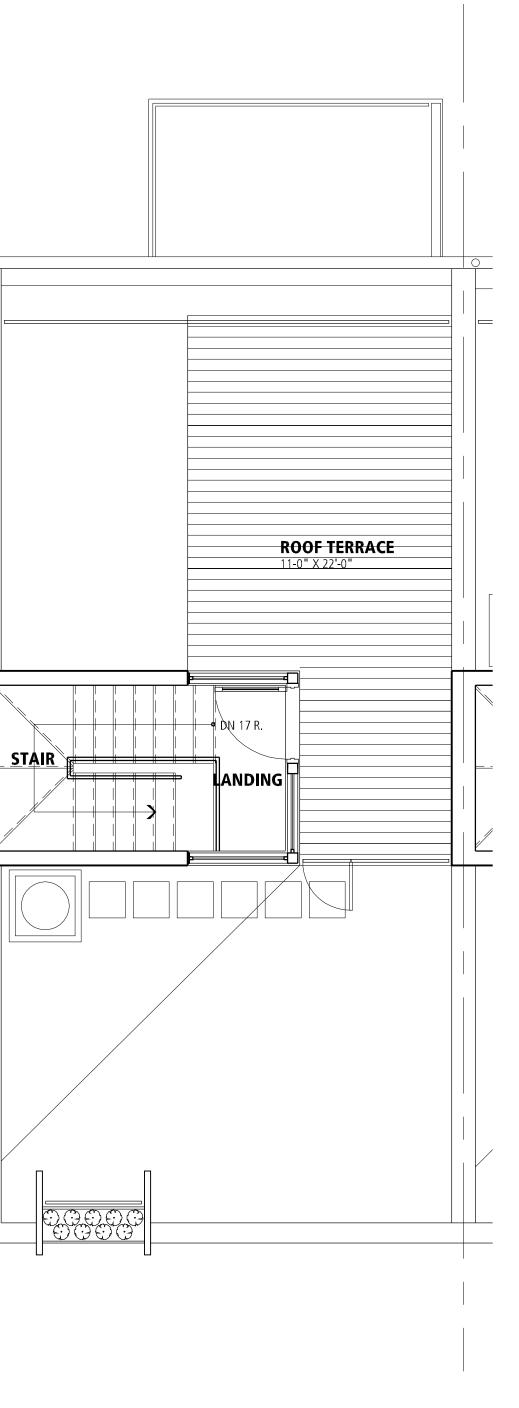


**Residence Type - A-END - Roof Plan** 

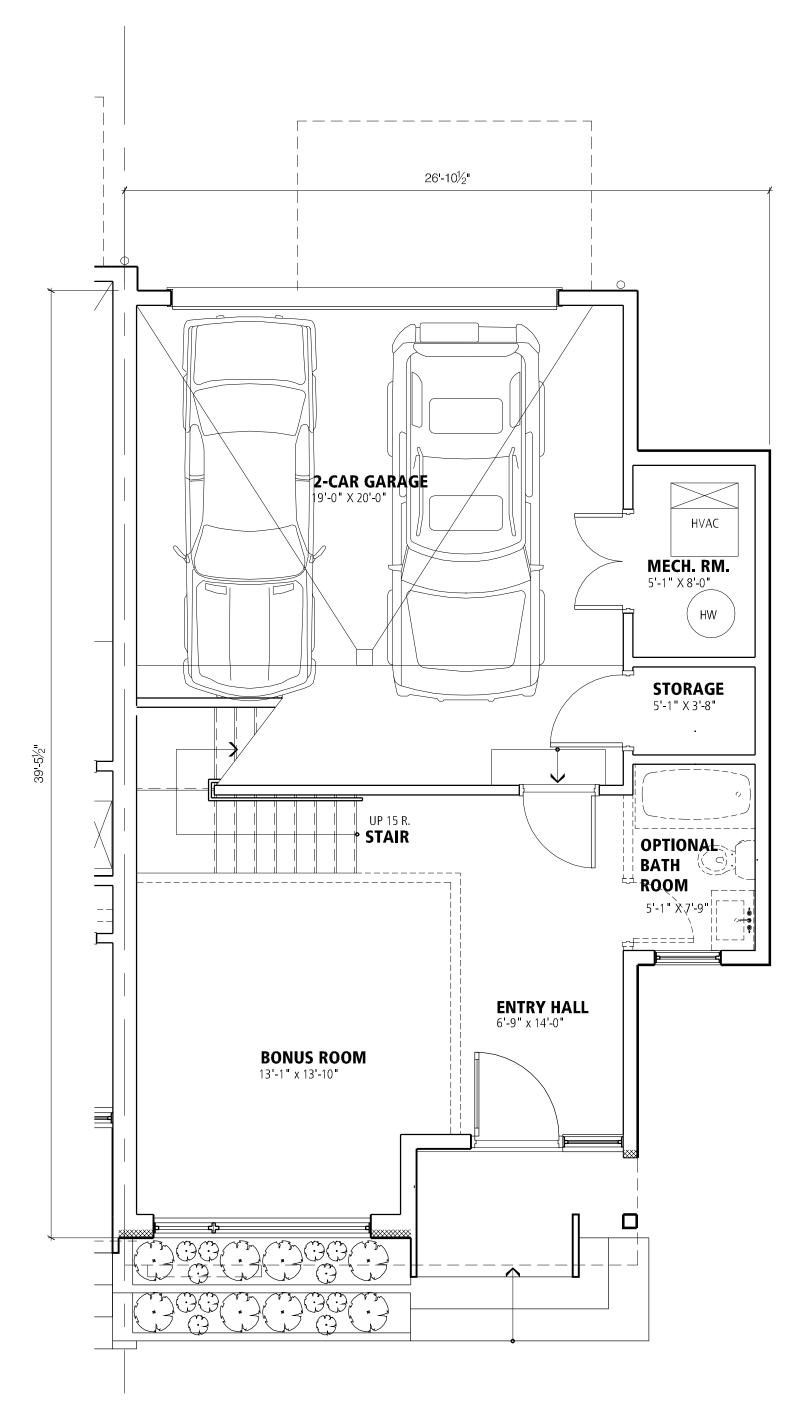
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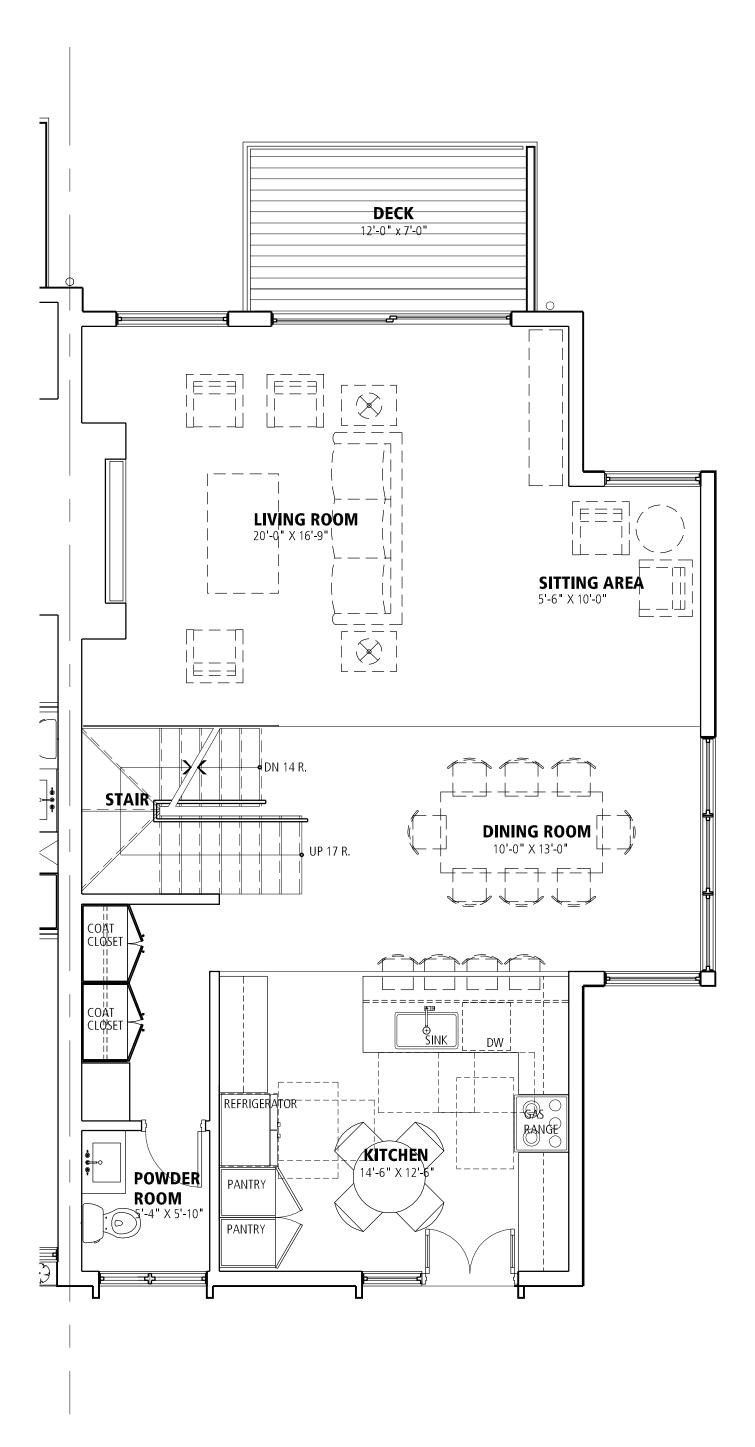
# **Surface Area Yields**

Residence Type 'A-END'	Net Surface Areas:
Level 1- Entry:	316 s.f.
Level 2- Living:	720 s.f.
Level 3- Bedrooms:	720 s.f.
Level 4- Roof Access:	52 s.f.
Total Surface Area:	1,808 s.f.
Roof Terrace:	214 s.f.
Rear Deck:	86 s.f.
Garage:	380 s.f.





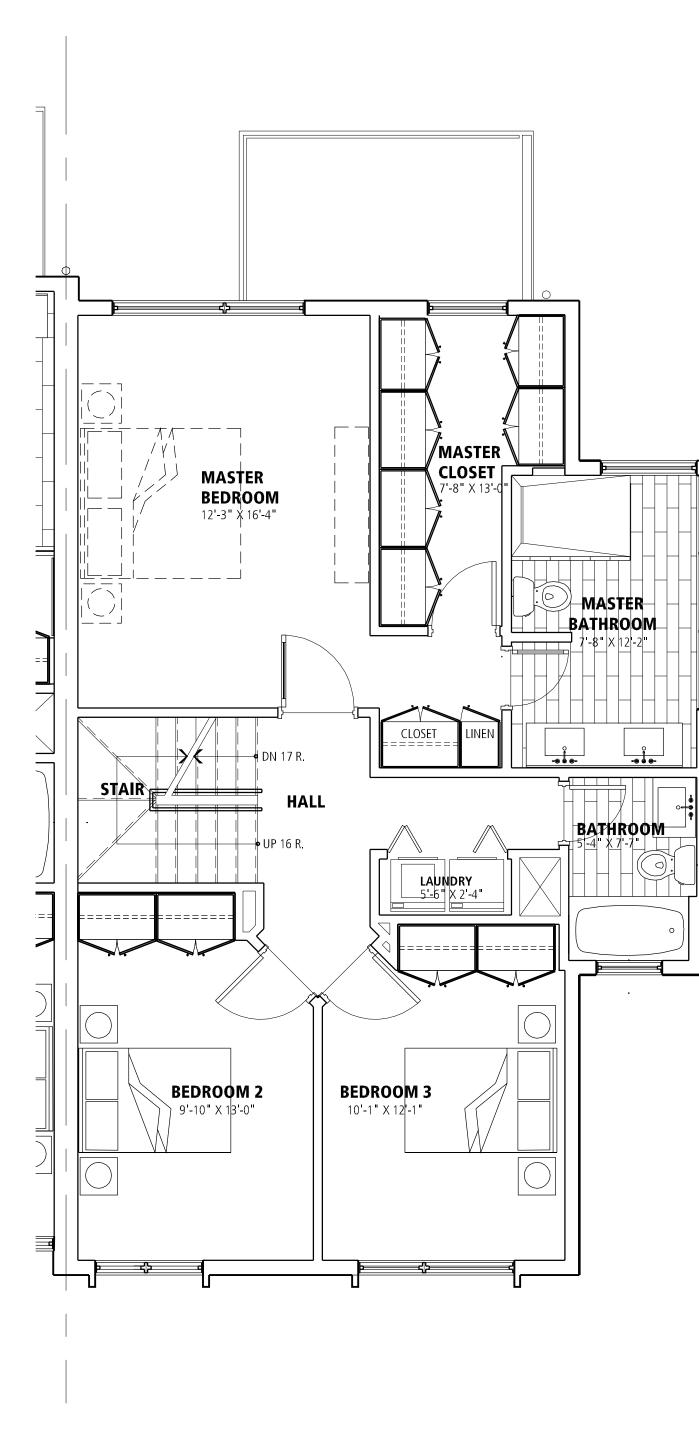




Residence Type - C - First Floor Plan



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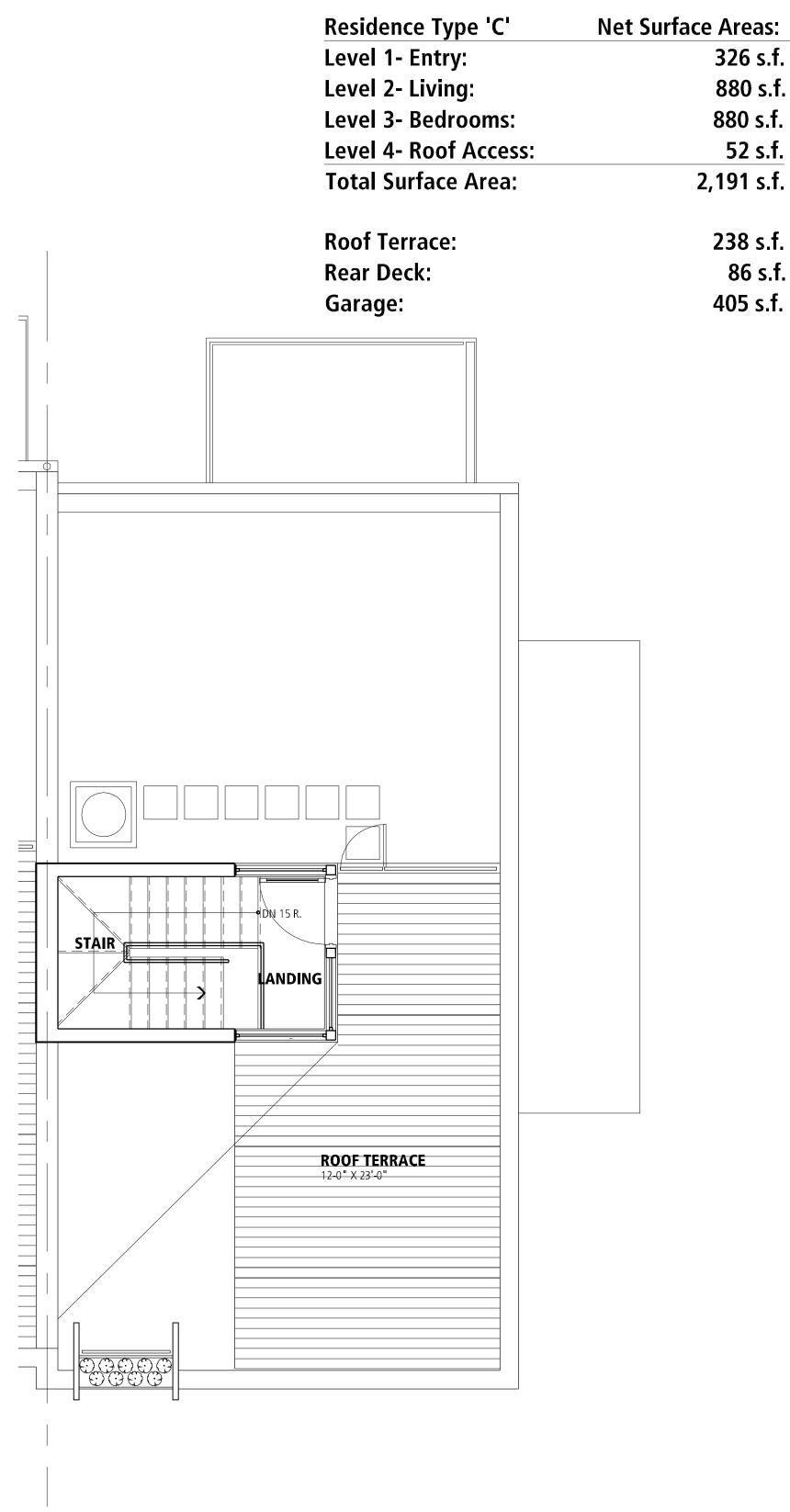


Residence Type - C - Second Floor Plan

Residence Type - C - Third Floor Plan

8

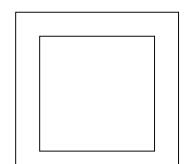
# **Surface Area Yields**



Residence Type - C - Roof Plan







# Euclid Midtown Townhouses Vaza Real Estate Group

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**Interior Perspective views** 

### **Cleveland City Planning Commission**

# **Staff Report**





September 15, 2023

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

Stronger pedestrian connection needed in the auto court and in grass area connecting the proposed internal courtyard with new phase. Provide landscaping plan for final review. Add lighting for pedestrian path on this additional phase as well as the connection to the courtyard. Show entrance elevation on Simpson Avenue and pedestrian court.

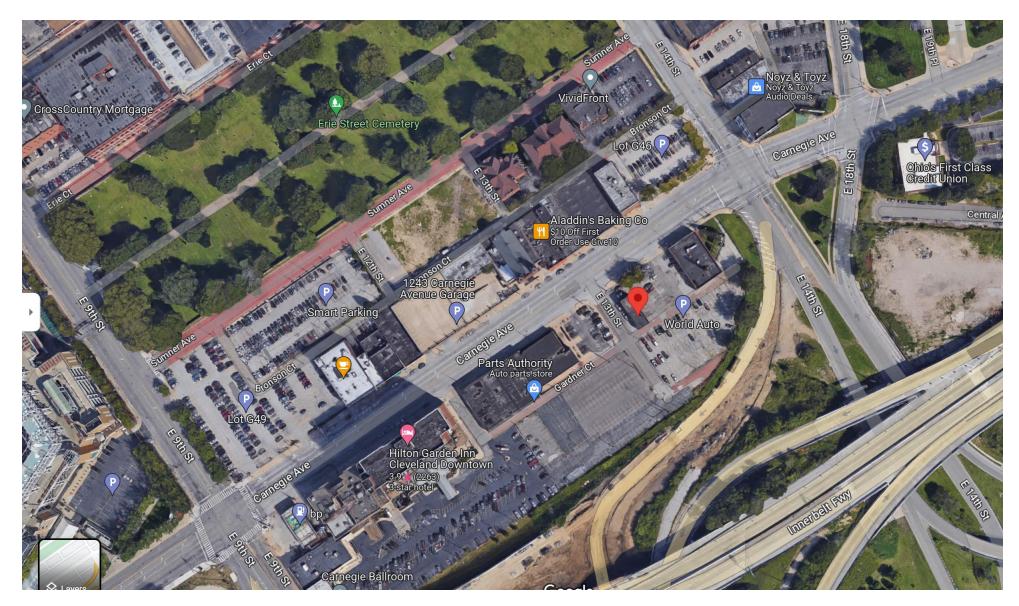


September 15, 2023

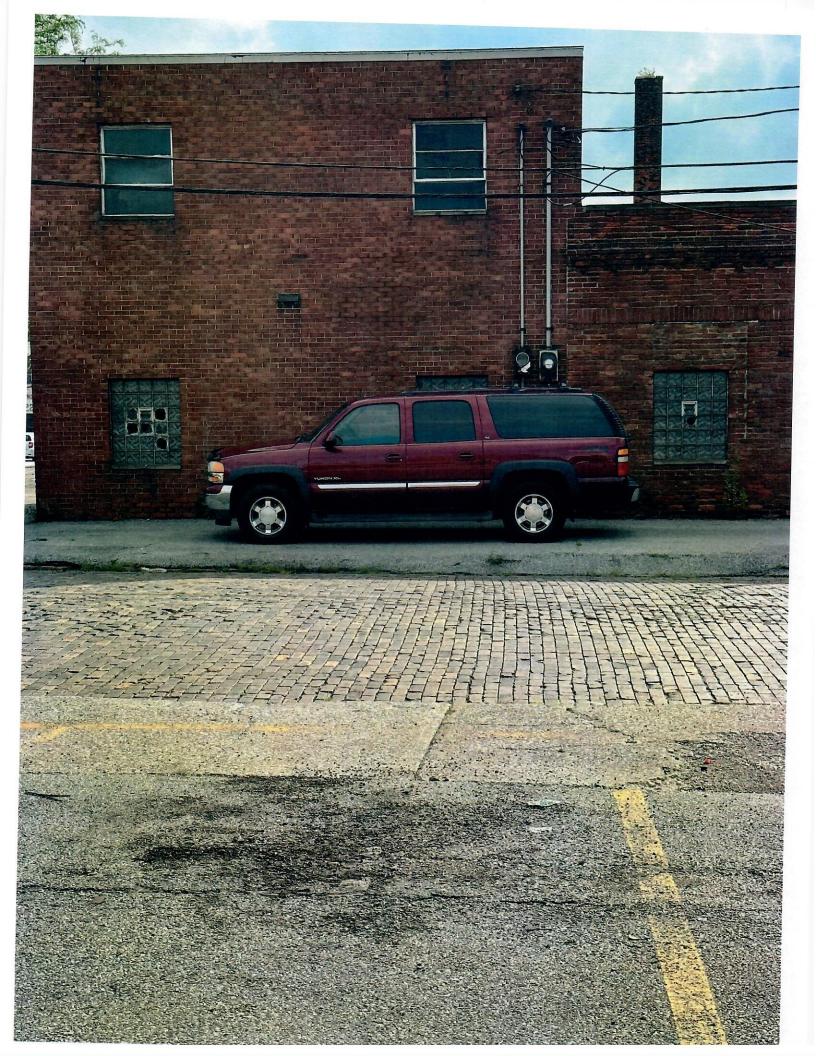
DF2023-040 – Proposed Demolition of a 2-Story Industrial Building:
Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 1300 Carnegie Avenue
Project Representative: Firdeo Satka, Di Maria Demo

### 1300 Carnegie

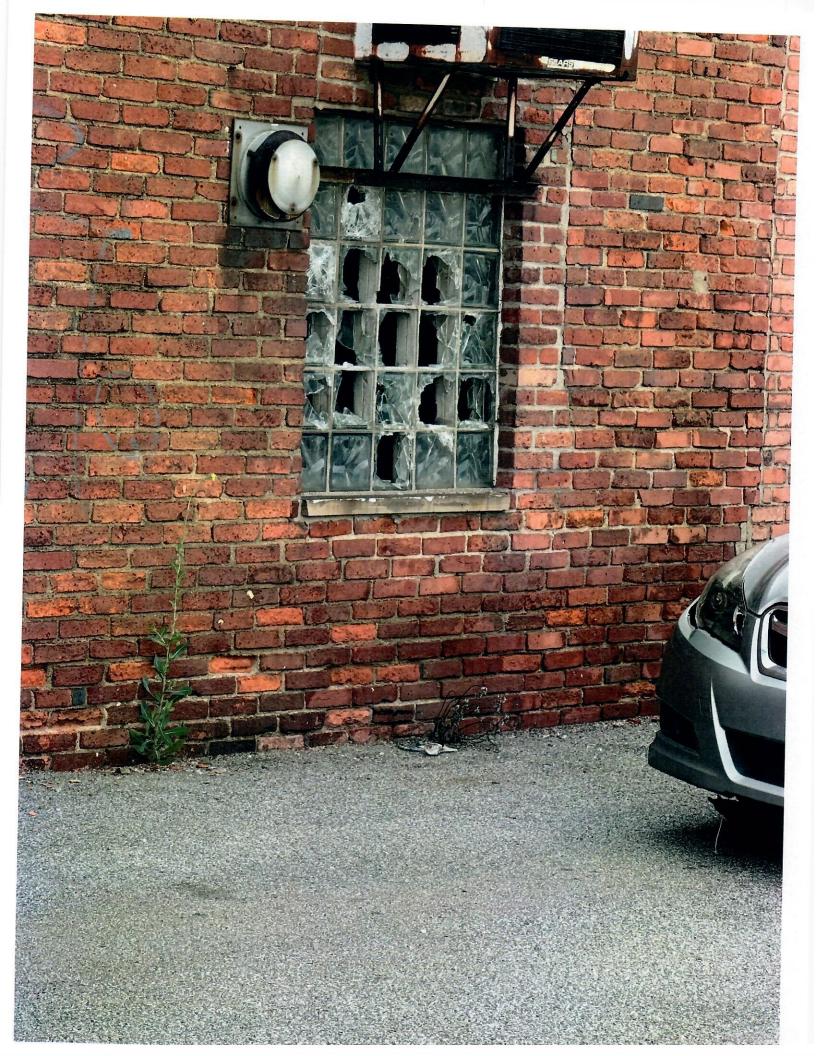
Location Map

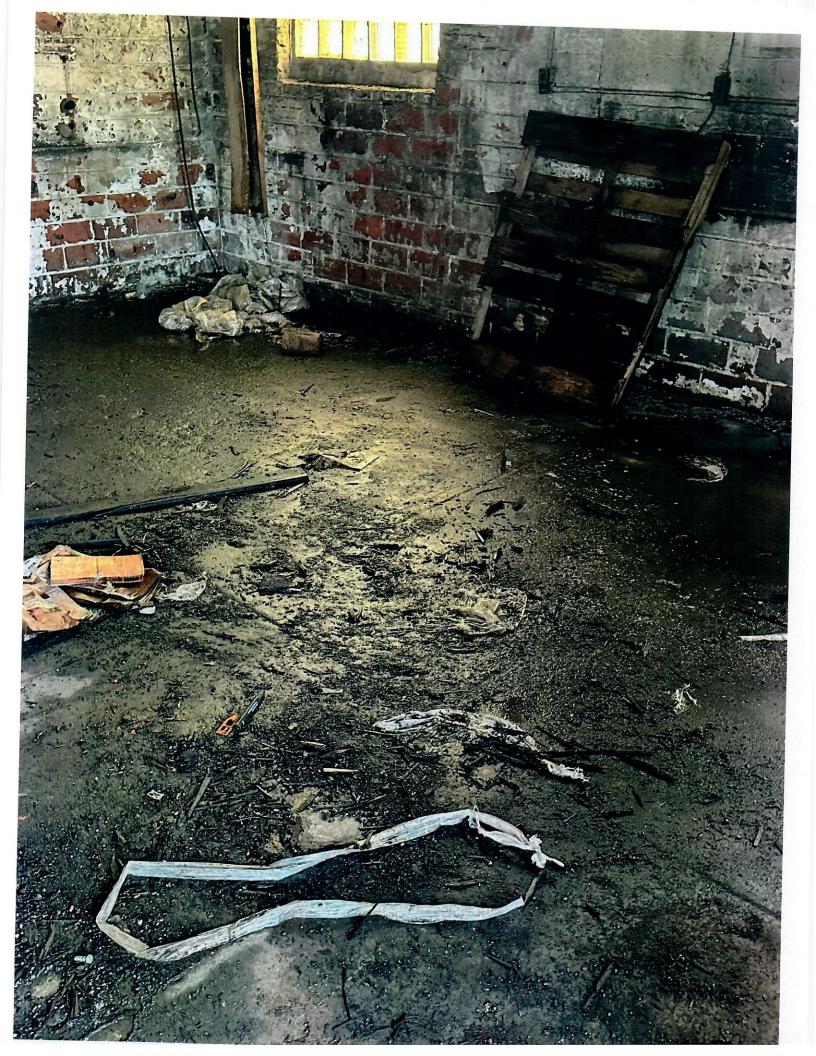


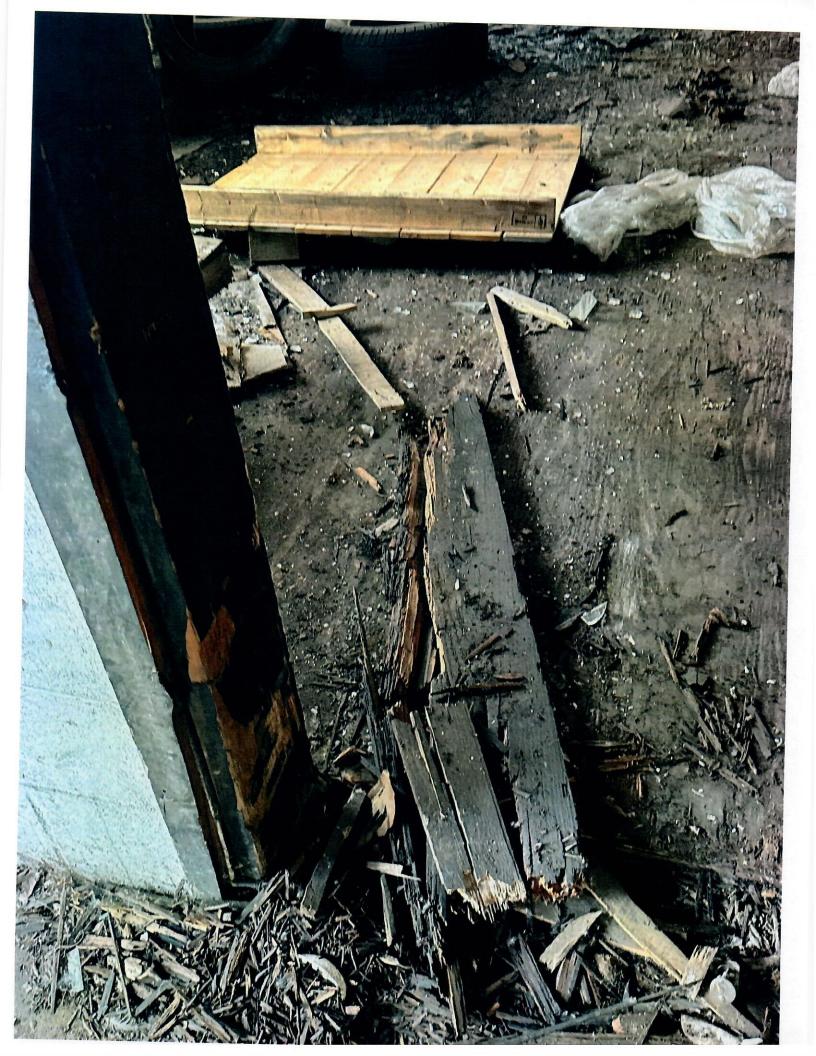


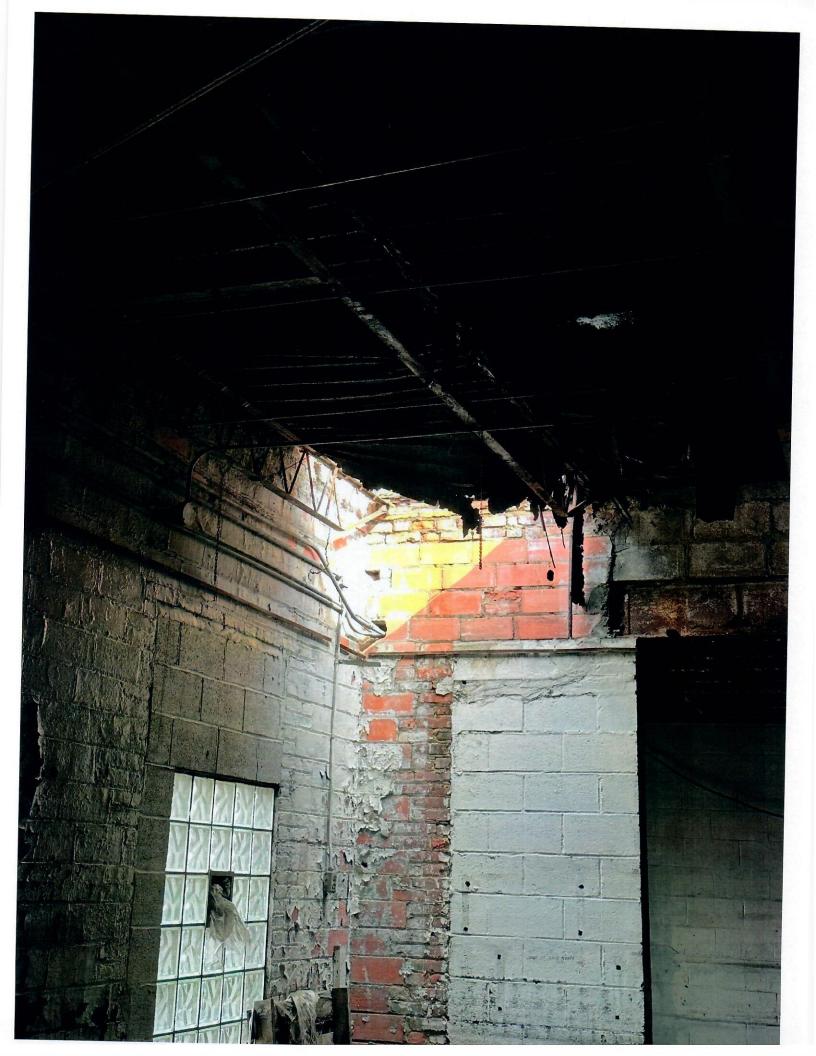




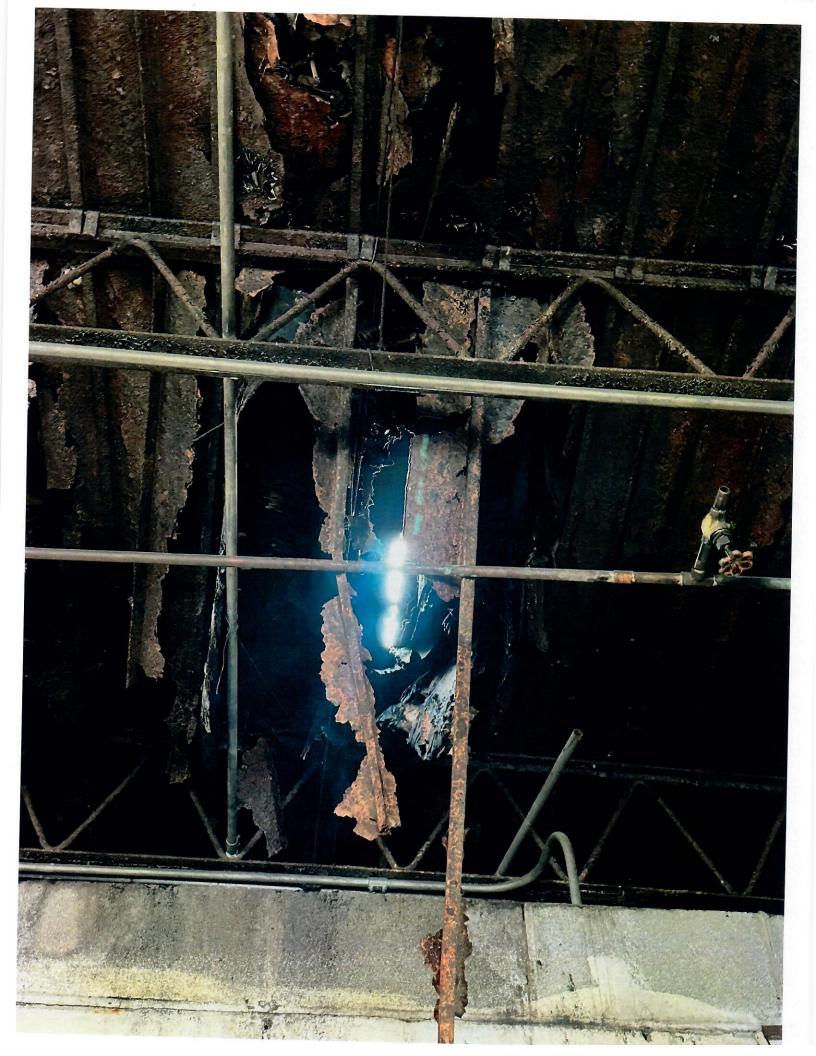


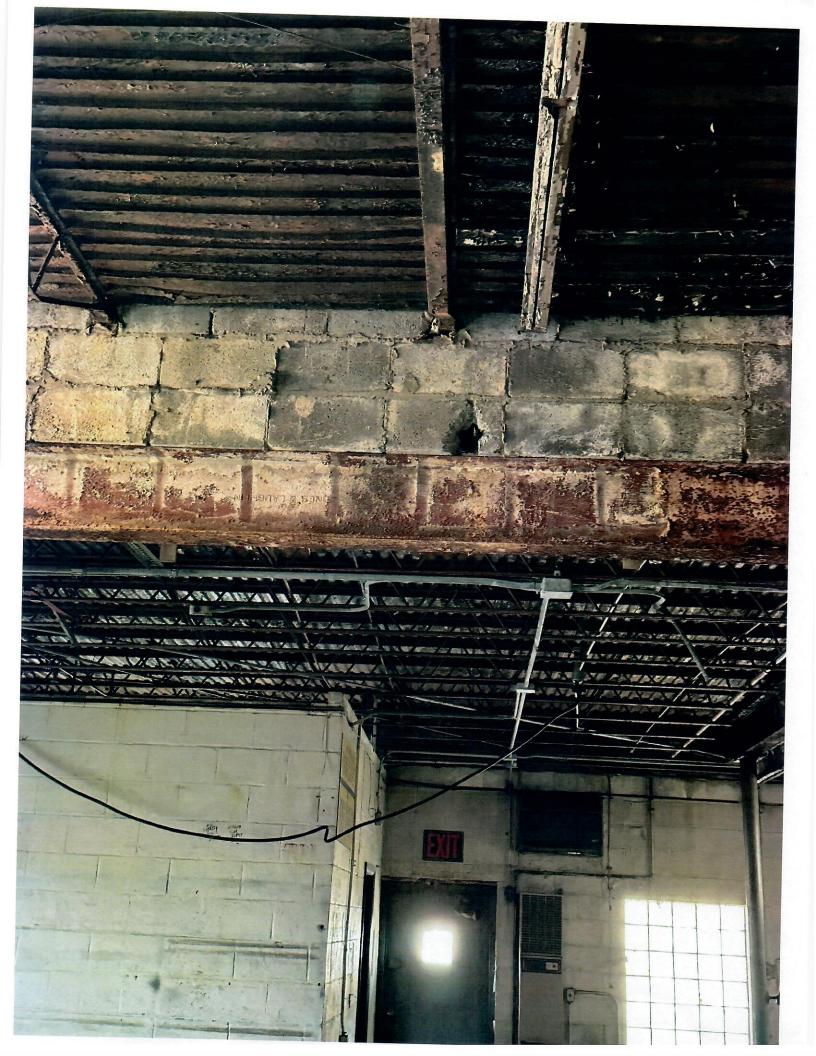






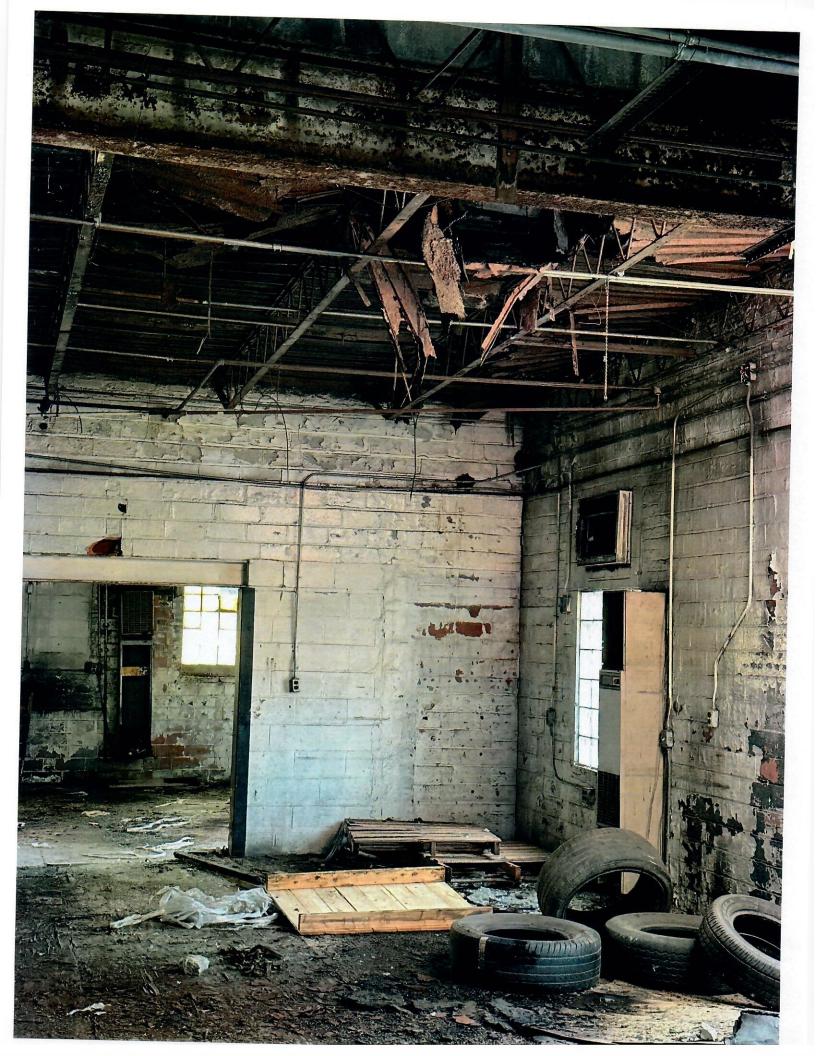




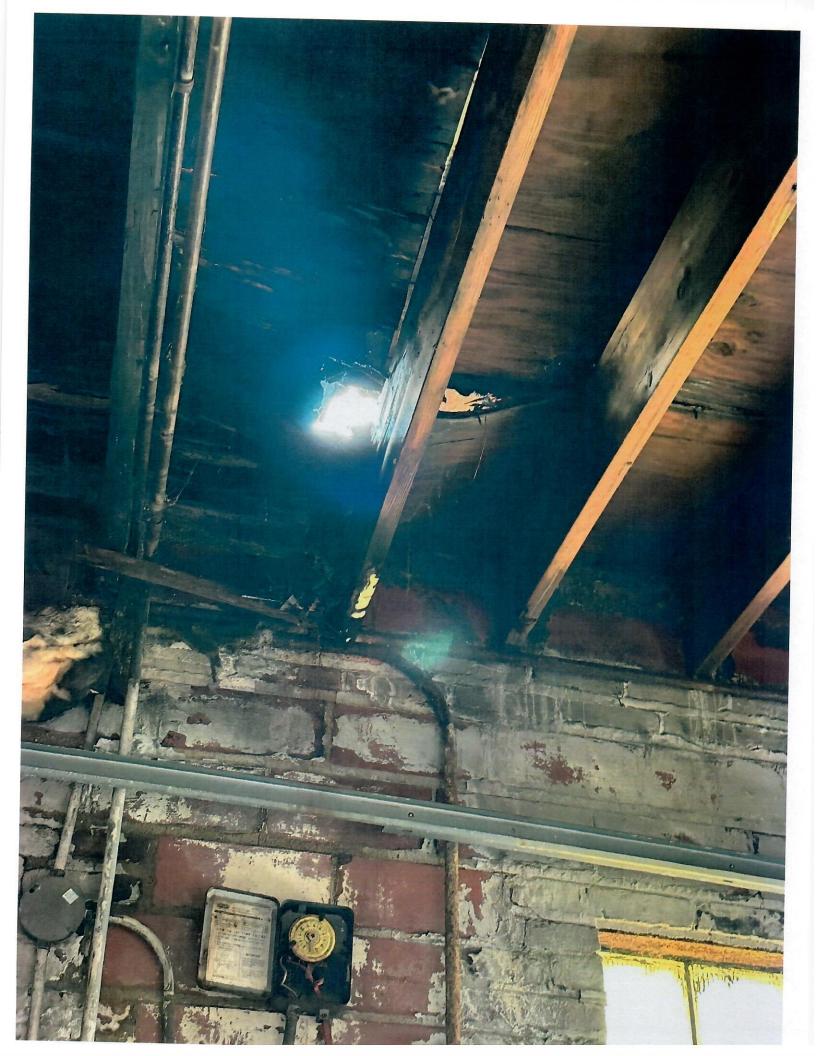


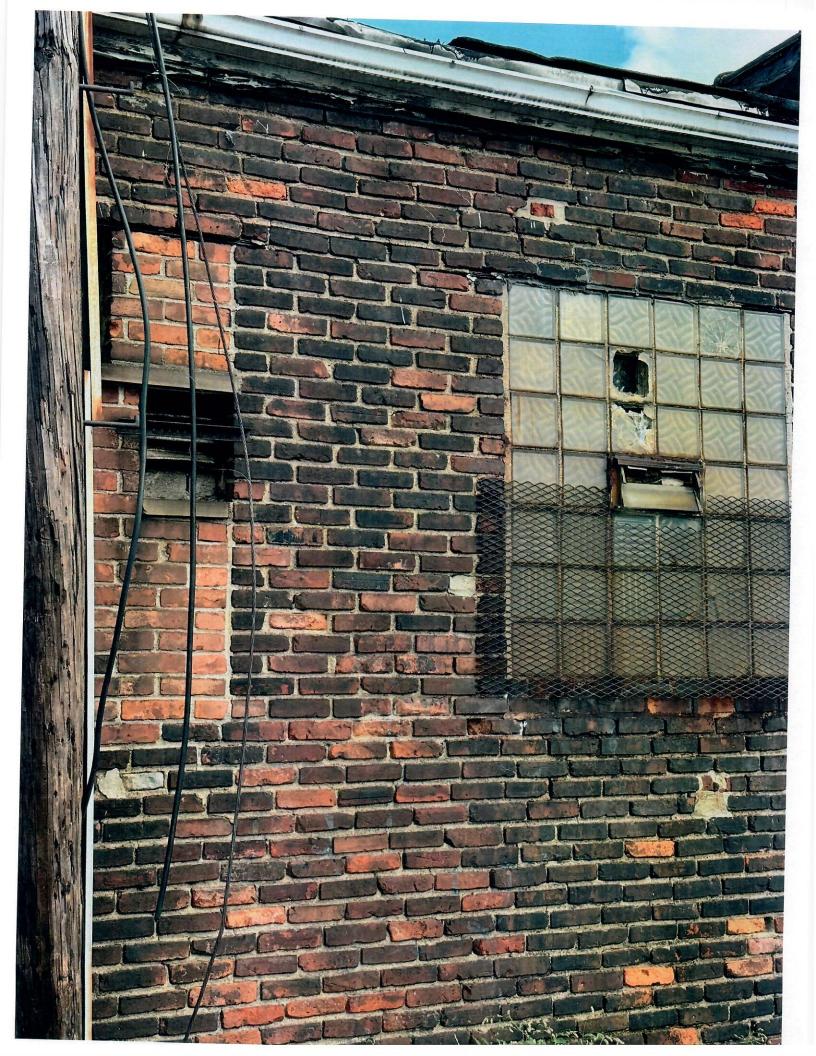


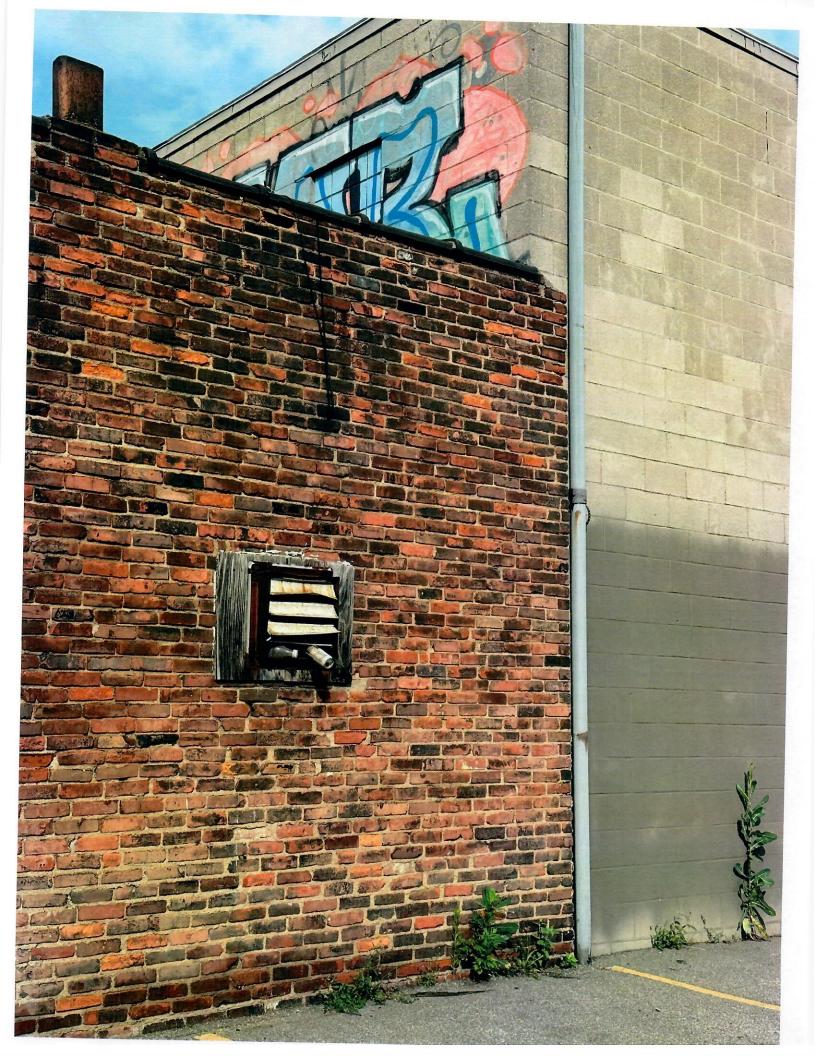


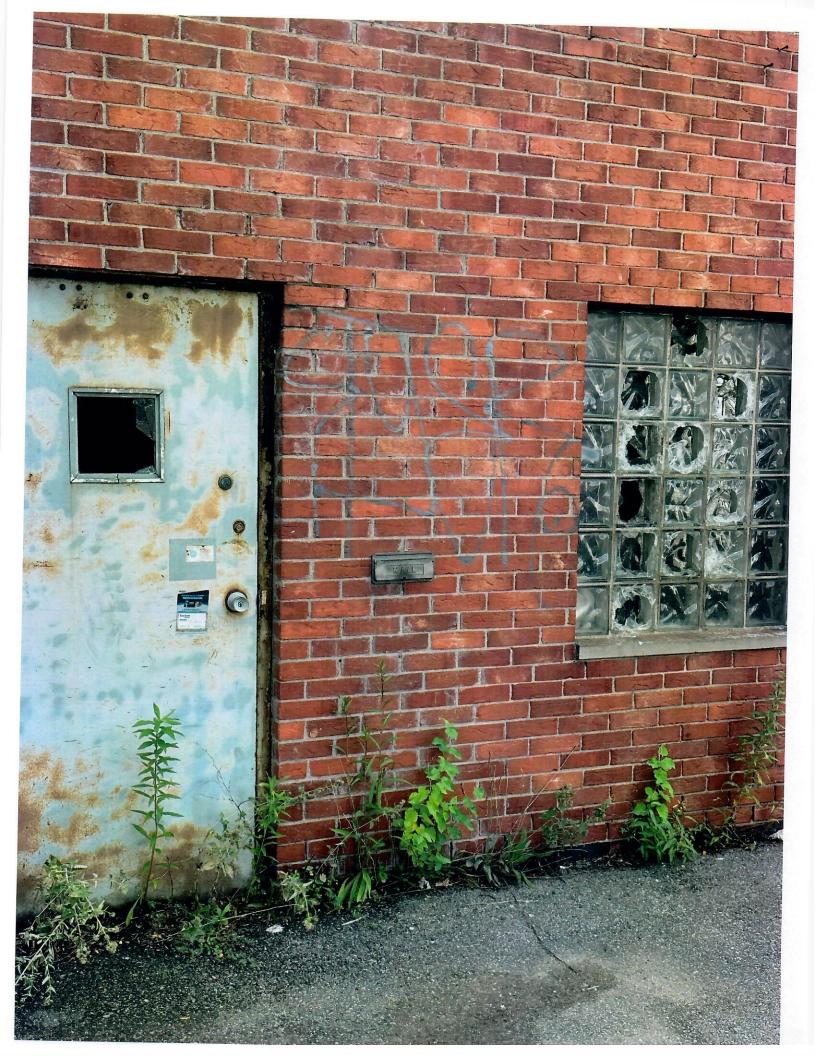












#### 1300 CARNEGIE AVE, CLEVELAND, OH 44115

**DEMOLITION:** We are seeking the approval of the complete demolition of the 1.5 story commercial 2350 sqft brick building property built in 1925.

CURRENT OWNER: MDM REALTY LIMITED- Micheal Maloof

CURRENT CONDITION: Poor

VACANT PTOPERTY

SITE PLAN: The remaining land will be cleared, graded, and seeded.

#### SITE PLAN:

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

### **Cleveland City Planning Commission**

### **Staff Report**





September 15, 2023

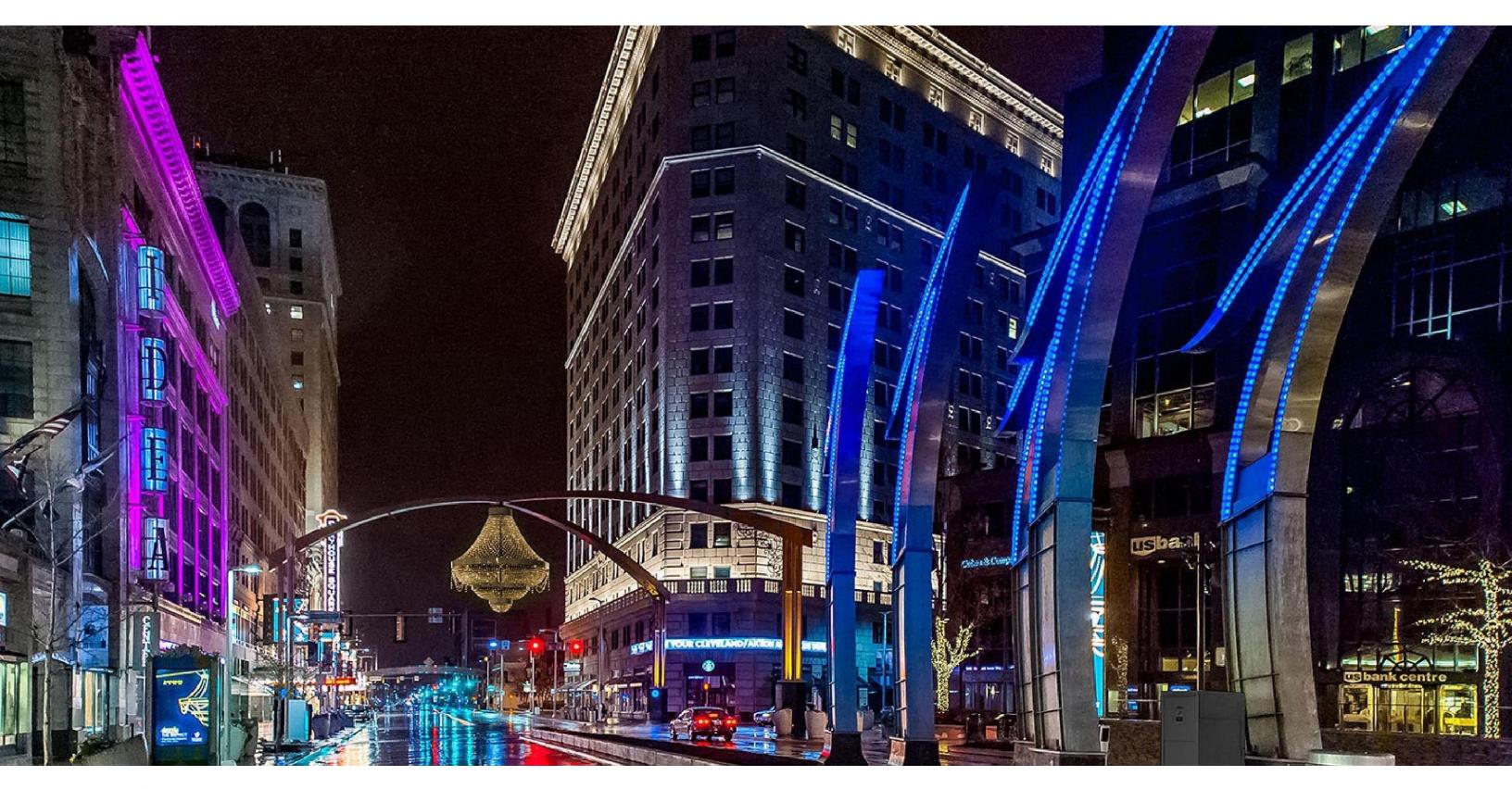
**Committee Recommendation:** Approved with **Conditions**:

• Applicant to work with staff on the site conditions after the demolition

THE REPORT OF

September 15, 2023

DF2023-046 – Playhouse Square North Display Sign:
Seeking Final Approval
Project Address: 1550 Chester Avenue
Project Representative: Tom Einhouse, Playhouse Square



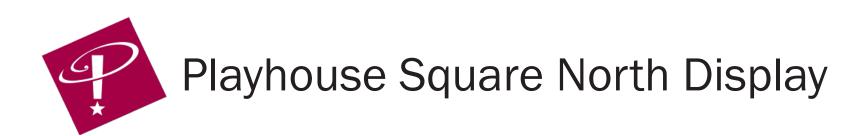


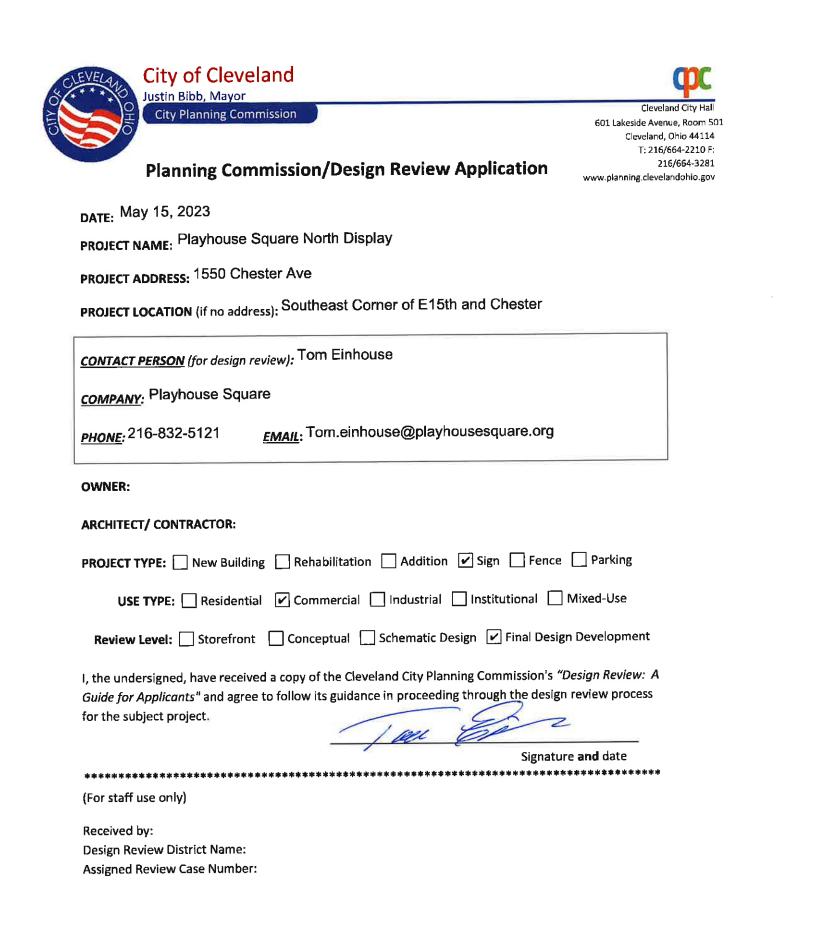
Playhouse Square North Display

## AGENDA

- APPLICATION FORM
- PROJECT SUMMARY
- SITE LOCATION/CONTEXT PLANS
- EXISTING CONDITIONS PHOTOS
- PROPOSED RENDERINGS
- DRAWINGS
- PRODUCT INFORMATION

# **APPLICATION FORM**





## **PROJECT SUMMARY**





### **Playhouse Square North Display**

The intention of this of this project is to provide an identity consistent with the Playhouse Square district branding on Euclid. Chester Avenue is often referred to as the back of the theatres, which is not the case. With the development of the Hofbräuhaus and other beautification efforts, the north campus is taking on a more vibrant life. The addition of this display will add a new vibrancy. The display will have video boards on its east and west faces that will provide content consistent with the Euclid Ave displays. It will also provide identity to the Playhouse Square garage, which is often a challenge to locate for visiting guests.

#### **Background:**

Playhouse Square made a significant investment in enhancements the exterior of the Theatre District in 2014 and are now taking it to the next level. This investment will further enhance the identity of this important district.

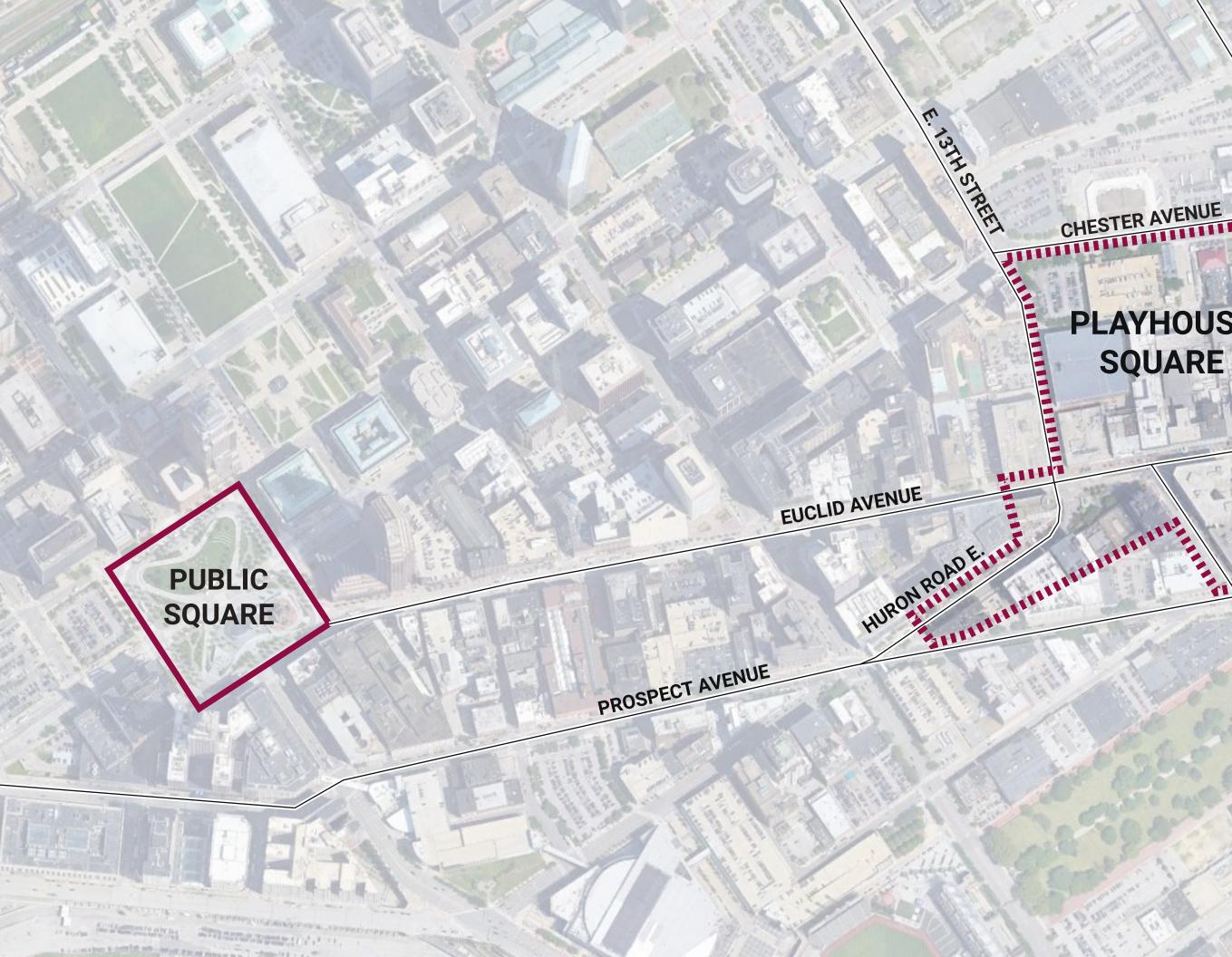
#### **Current Conditions:**

Focusing on Chester Avenue between E13th and E17th. Several parking lots, the Greyhound station and some light industrial properties are on the north side of the street. A surface lot, the Playhouse Square Garage, JL Thomas Insurance, E15th Street, The Hofbräuhaus, and the Key Bank State Theatre stage house are located on the south side. The proposed display would be located east corner of E15th and Chester Avenue.

Tom Einhouse Vice President of Facilities and Capital 1501 Euclid Avenue Suite 200 Cleveland, Ohio 44115

## SITE LOCATION MAP







iu

. 17TH STREET

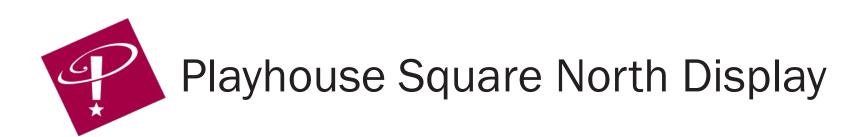
- IATH STREET

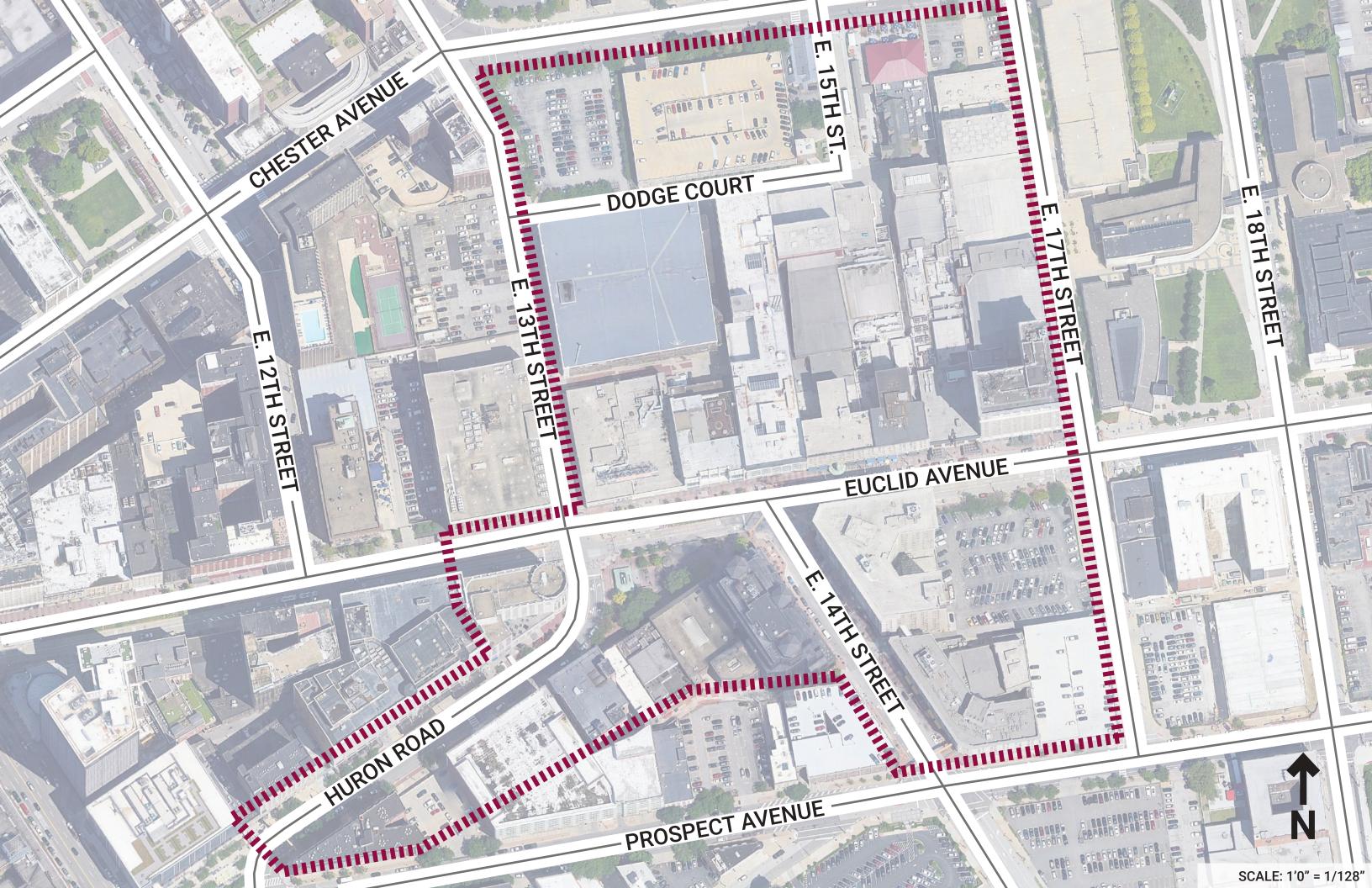
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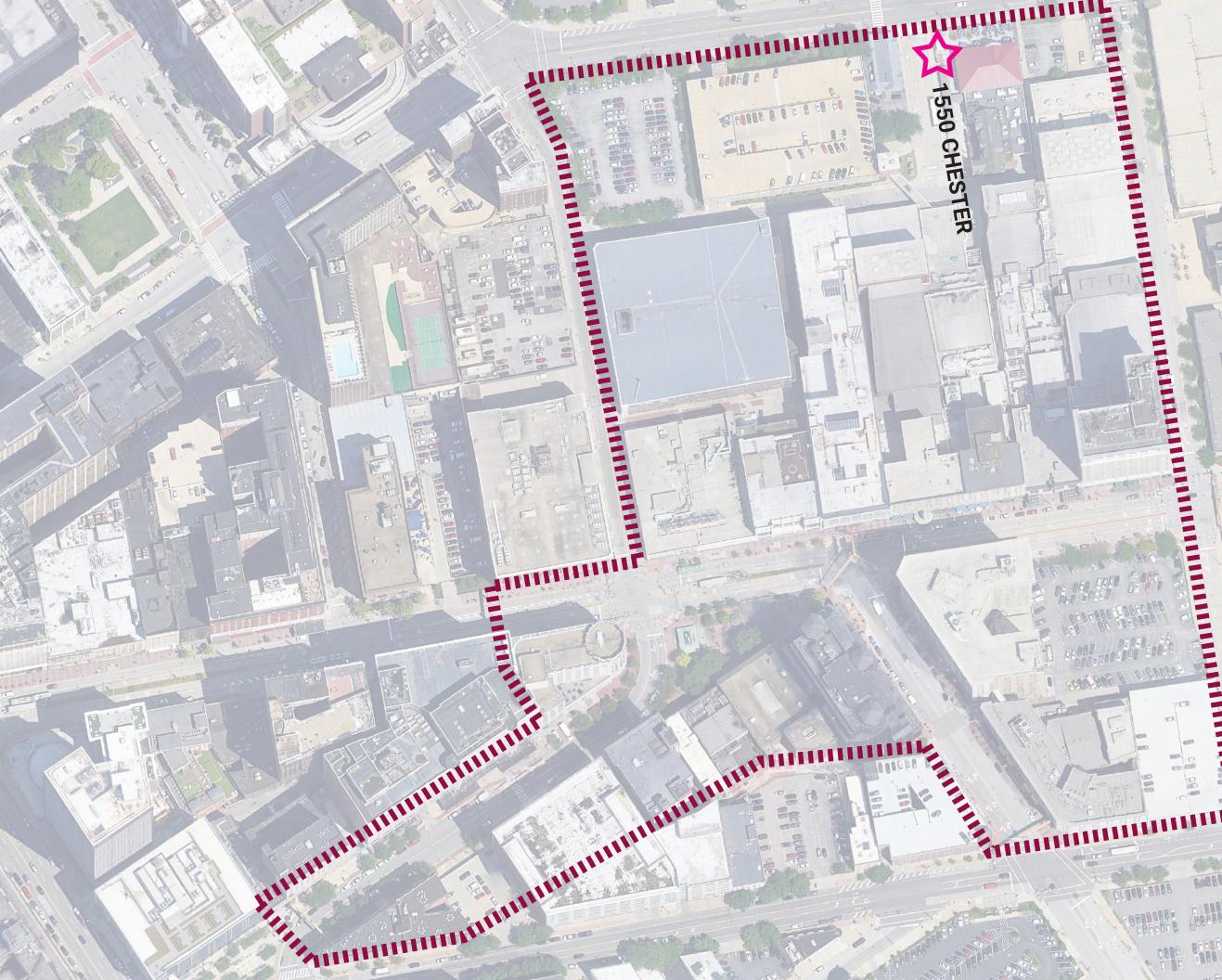
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# SITE CONTEXT MAP







SCALE: 1'0" = 1/128"

N

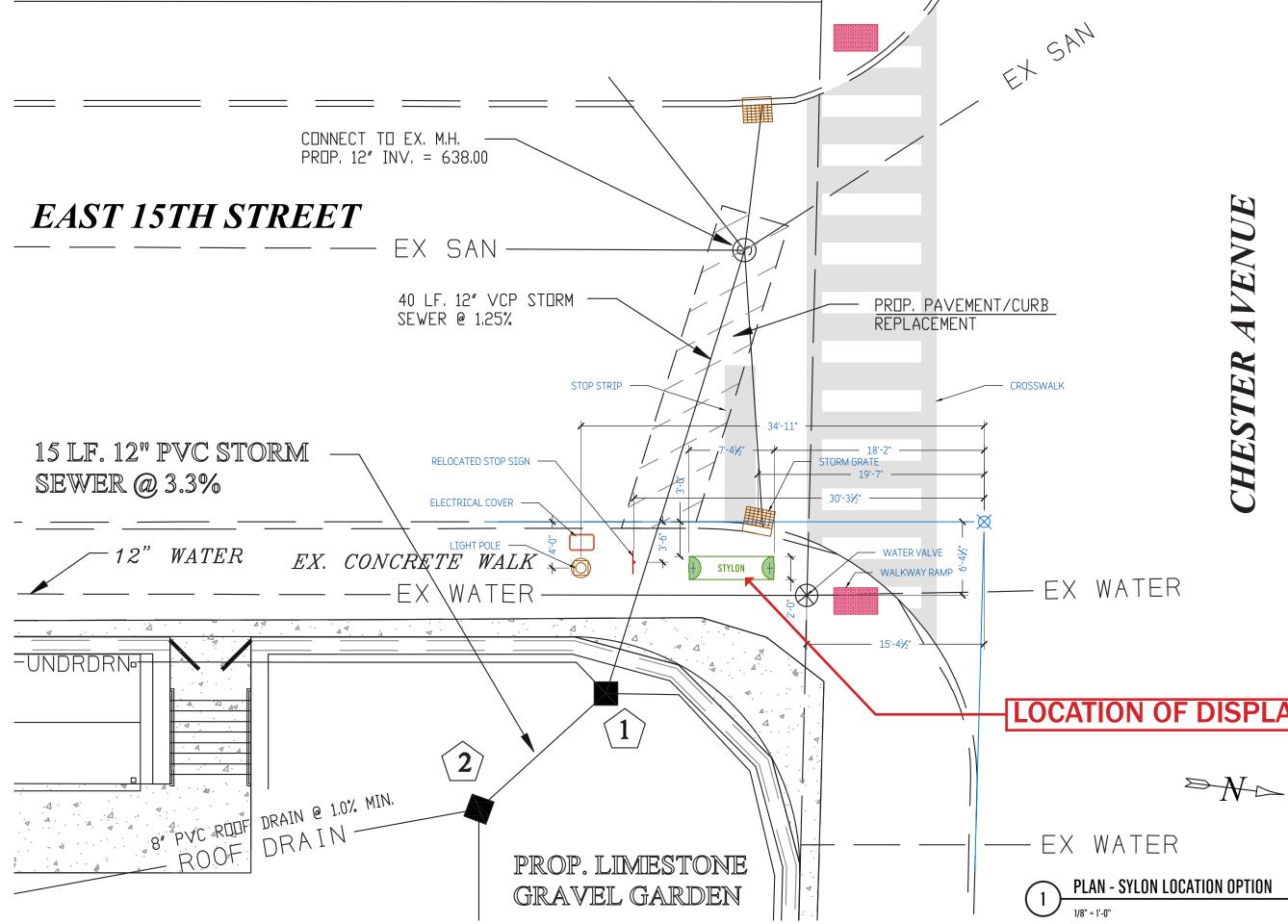
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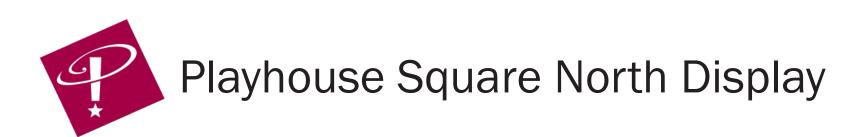
F

REPORT



### **LOCATION OF DISPLAY**

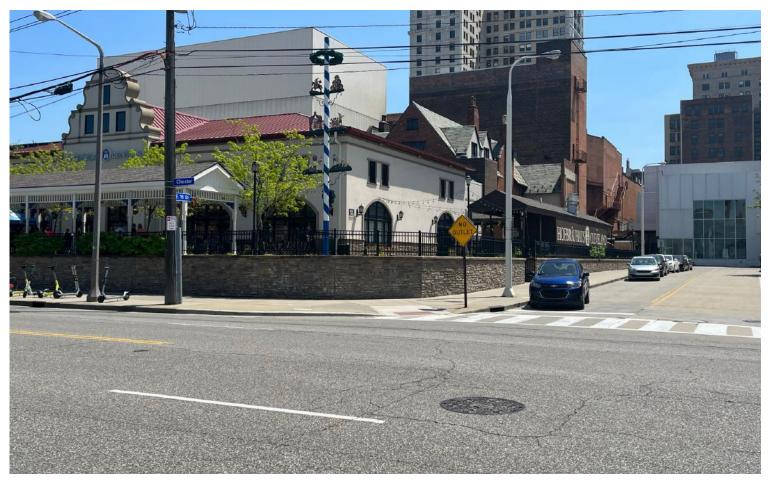
# **EXISTING CONDITIONS PHOTOS**



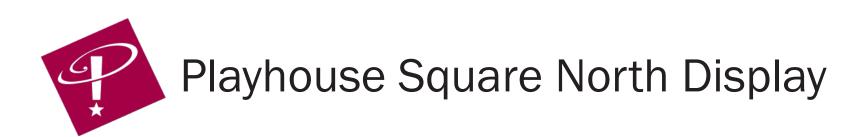








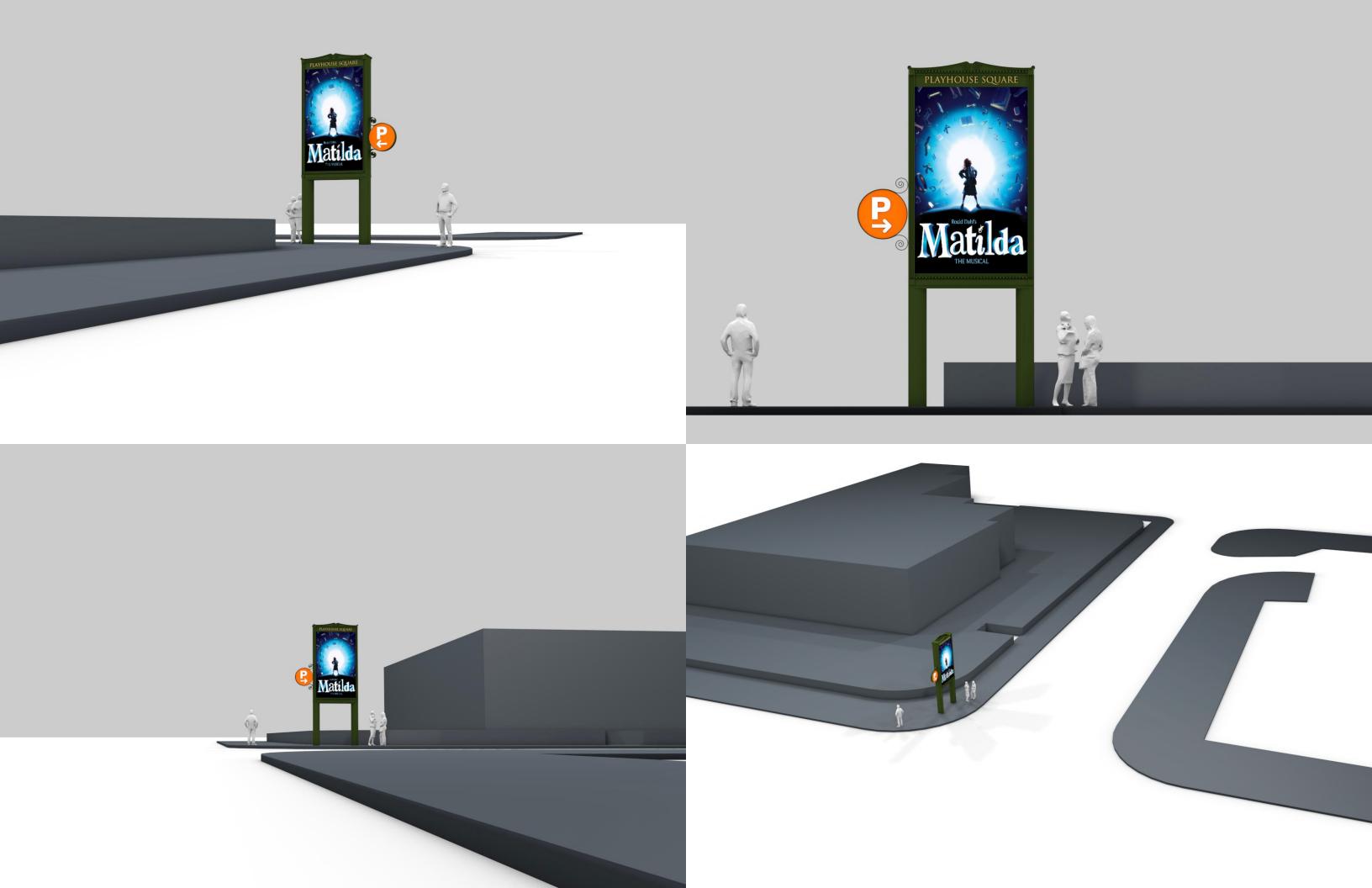
### **PROPOSED RENDERINGS**



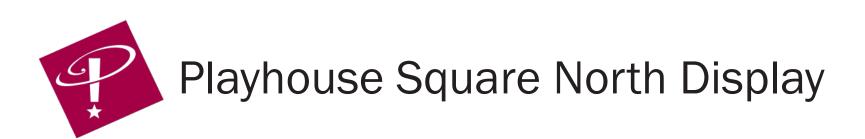


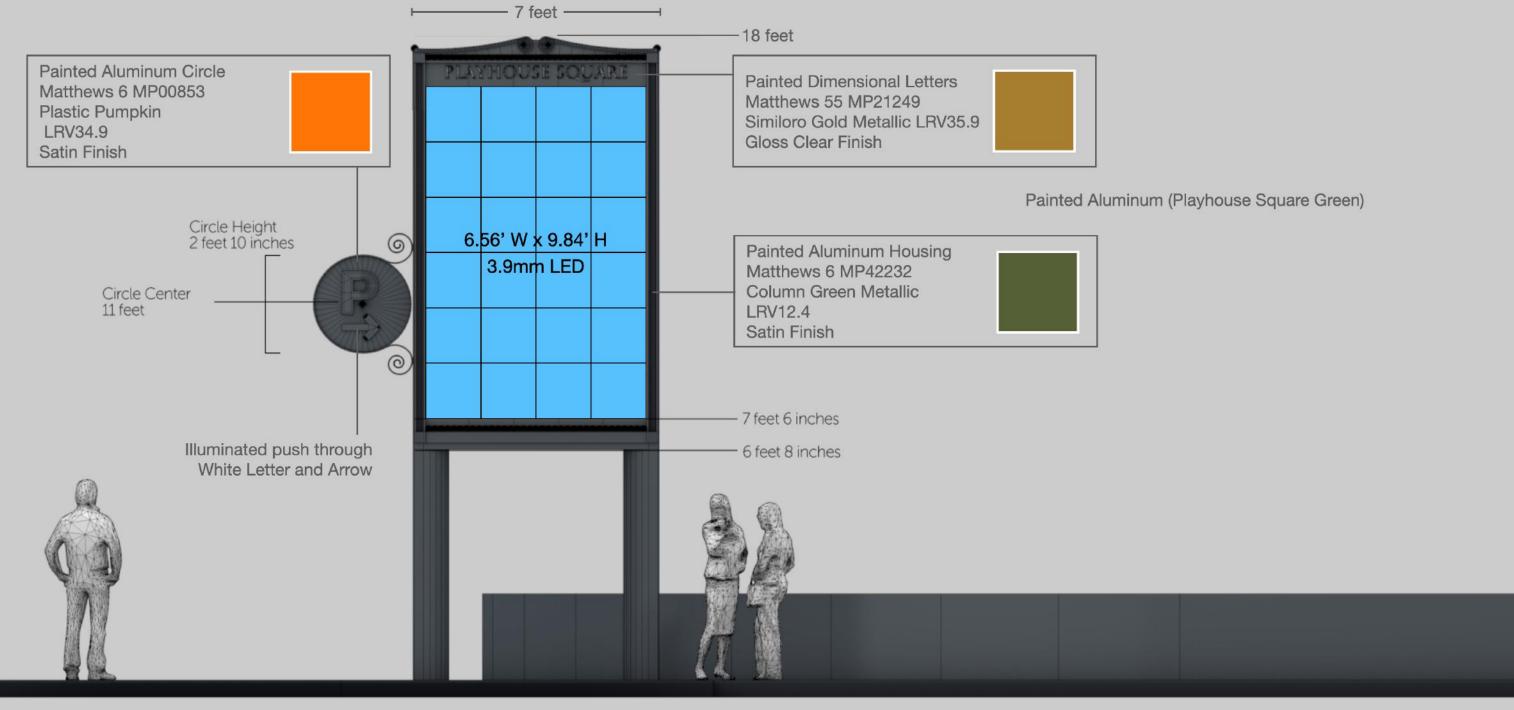






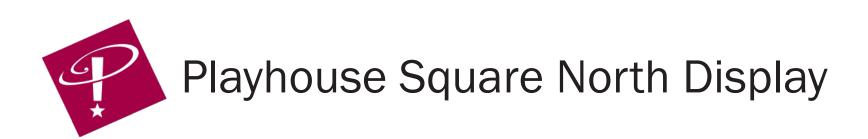
### **DIMENSIONED SIGN DRAWINGS**







### **PRODUCT INFORMATION**





#### **VIDEO PANELS** LED DISPLAYS

### SiliconCore TULIP 3.9MM OUTDOOR Offering a brightness up to 4500 nits with high contrast, the video ex-perience of the Tulip 3.9mm display is second to none on a screen of this resolution for outdoor applications.

The Tulip delivers physical resolution of 66K pixels per square meter and accurate reproduction of 281 trillion colors at a wide viewing angle of 160 degrees.

The Quick Connect cabinet incorporates a special latch design for speed and ease of installation. This family of products is designed with enough durability for 24/7 operation but also offers the full elegance and high color fidelity required for close viewing.

Key features

- For outdoor applications - 4500 nits high brightness



- Quick Connect cabinet design





# 6.56' W x 9.84' H 3.9mm LED

### **PRODUCT INFORMATION**



### **Cleveland City Planning Commission**

### **Staff Report**





September 15, 2023

**Committee Recommendation:** Not Applicable



September 15, 2023

# DF2023-045 – Cleveland Police Department HQ Building Site Plan (aka Parking Garage and Addition New Construction): Seeking Conceptual Approval Project Address: 2530 Superior Avenue Project Representative: Michael Augoustidis, Vocon



#### **DOWNTOWN FLATS ARCHITECTURAL REVIEW BOARD:**

**CONCEPTUAL & SCHEMATIC APPROVAL** 

SEP 07 2023

# TURNDEV CLEVELAND DIVISION OF POLICE HQ

## **PROJECT DESCRIPTION**

Redevelopment of the existing Art Craft Building into a state of the art headquarters for the Cleveland Division of Police. The building will house all administrative police services and will include the Cleveland Police Museum and a community meeting space on the first floor to provide a needed community meeting space in the district. The 300,000 SF building will undergo a full envelope restoration that includes a comprehensive window replacement.

#### SITE PLAN

Seeking Conceptual approval of the proposed site plan. Critical components of the site plan as follows:

- Positioning of main entry plaza and associated visitor parking. 1.
- Positioning of Category IV Building and parking garage. 2.
- Pedestrian approach at Superior and East 25th. 3.
- Vehicular approach for visitors and associated parking. 4.
- Hardening of the site to protect staff and visitors. Landscape elements will 5. be required to prevent vehicles from crashing into building. These elements will be integrated into the final landscape solution to provide a softer look. Thoughtful landscaping to provide clear site lines of visitors approaching building for the central security desk.

#### ART CRAFT, CATEGORY IV BUILDING AND PARKING GARAGE

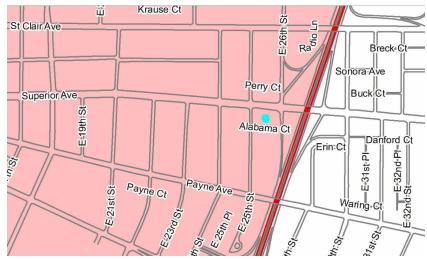
Seeking Schematic approval of the Art Craft Building, Category IV and Parking Garage.

# **REVIEW SCOPE**

#### **ZONING INFORMATION:**

ZONE: SI-6 WITHIN CENTRAL BUSINESS DISTRICT

#### § 325.12 Central Business District



#### § 341.02 Applicability

No Building Permit shall be issued by the City without design approval by the City Planning Commission, or its Director, for development projects that meet the following criteria for applicability, except that such approval shall not apply to structures that are designated as Landmarks or are located in Landmark Districts, for which design approval shall be the responsibility of the Landmarks Commission.

#### § 341.05 Administrative Procedures

The following procedures are established to govern the processing of applications for Building Permits subject to the regulations of this chapter.

(a) Contents of Application. In addition to meeting application requirements established in the Building Code and Zoning Code for Building Permit applications, applications governed by the provisions of this chapter shall include the following elements.

(1) Color photographs showing the subject property in the context of adjoining properties within two hundred fifty (250) lineal feet on either side of the subject property.

(2) Architectural drawings including elevation drawings and site plans for the construction or exterior alterations proposed, indicating design materials, colors, illumination, sign placement, and landscaping.

(3) In the case of a proposed demolition, a plan showing the proposed re-use of the property, including both interim and long-term reuse plans, if appropriate.

(4) Information indicating project elements that contribute to an environmentally sustainable development.

(5) A Tree Preservation Plan, if required, pursuant to this chapter.

(6) Other materials listed in guides that may be prepared by the staff of the City Planning Commission and provided to applicants.

#### § 341.07 Design Guidelines

In reviewing applications subject to provisions of this chapter, the Local Design Review Advisory Committee and the City Planning Commission shall follow the design guidelines set forth in the succeeding sections as well as any supplemental design guidelines adopted by Commission for a particular district.

#### § 345.03 Semi-Industry Districts

 (c) Additional Commercial and Semi-Industrial Buildings and Uses.
 (40) Any other building or use similar in operation and in effect on adjacent premises in adjoining more restricted use districts as the buildings or uses herein listed;

#### § 349.04 Required Parking Spaces

Accessory off-street parking spaces shall be provided and maintained in accordance with the requirements set forth in the following table:

**REQUIRED PARKING:** 

of gross floor area.

1 for each 500 square feet

#### USES:

Banks, governmental, business and professional office buildings

#### § 352.03 Where Required

(6) Downtown. No Transition Strip or Screen Barrier shall be required in the Central Business District as defined in Section 325.12 except as a condition to a use requiring either approval under this chapter by the Board of Zoning Appeals or design review approval under Chapter 341 (the Public Land Protective District) or under Chapter 161 (the Landmarks District). Frontage Strips and Island Strips shall be required in the Central Business District, except as otherwise provided herein.

#### § 353.01 Height Districts Established; Definition

(a) The City is hereby divided into nine (9) height districts which shall be known as Height Districts Nos. 1, 2, 3, 4, 5, 6, 7, 8 and 9, respectively, and so designated on the Building Zone Maps.

(b) As used in this Zoning Code, "height limit" means the height to which a building located on a building line or required yard line may be erected without setback from such building line or yard line. The height limit in the various height districts shall be:

Height District Number	Height Limit – Above Grade Level (Height Limit = HL) (Distance to Center Line of Street = D)
6 HL =	20D, but not to exceed 600 ft.

#### § 355.01 Area Districts Established and Exceptions

(b) The provisions of this chapter shall not apply to any property within the boundary of the Central Business District as defined in 325.12.

#### § 356.01 Properties within the Central Business District

Notwithstanding the provisions of Chapters 355 and 357 to the contrary, any property within the boundary of the Central Business District as defined in 325.12, shall conform to the requirements under this Chapter.

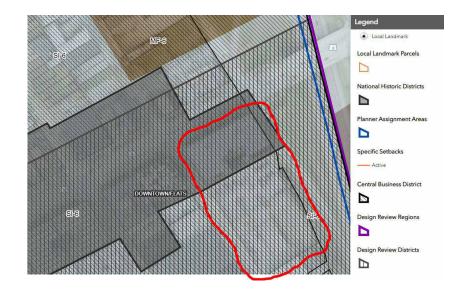
#### § 356.02 Screening of Structured Parking; Liner Buildings

(a) Where Required within	Street frontages	Required	
the Central Business District	Alleys, Ways & Courts frontages	Not required	
(b) Height	Height of Liner Building shall be equal to or greater than the Height of the structured parking building.		
(c) Width	Ground floor: The Liner Building shall at minimum equal the width of the parking it screens, less the permitted vehicular access points. Upper floors: The Liner Building shall at minimum equal the width of the structured		
1111111 - 1111	parking building.		
(d) Depth	Depth of Liner Building shall be a minimum of 15'.		
(e) Active Uses	Required along 70% of all frontages not designated as an alley.		
<ul> <li>(f) First Story Glazing, non- residential Liner Buildings, all Frontages except Alleys</li> </ul>	70% min. of Building Frontage between 2'6" and 7'6" above grade shall be transparent windows and doors.		
<ul> <li>(g) First Story Glazing, residential Liner Buildings, all Frontages except Alleys</li> </ul>	30% min. of Building Frontage between 3' and 8' above grade shall be transparent windows and doors.		
(h) Parking and service access	Street frontages	Max. openings per frontage: 1 Max. opening width: 24' Max. opening height for parking entrance: 11' Max. opening height for service access: 14'	
	Alleys, Ways & Courts frontages	Unlimited	
(i) Valet zones	Shall not reduce existing sidewalk width, or shall maintain 8' min. through pedestriar sidewalk zone.		

#### § 357.01 Application of Yard Regulations

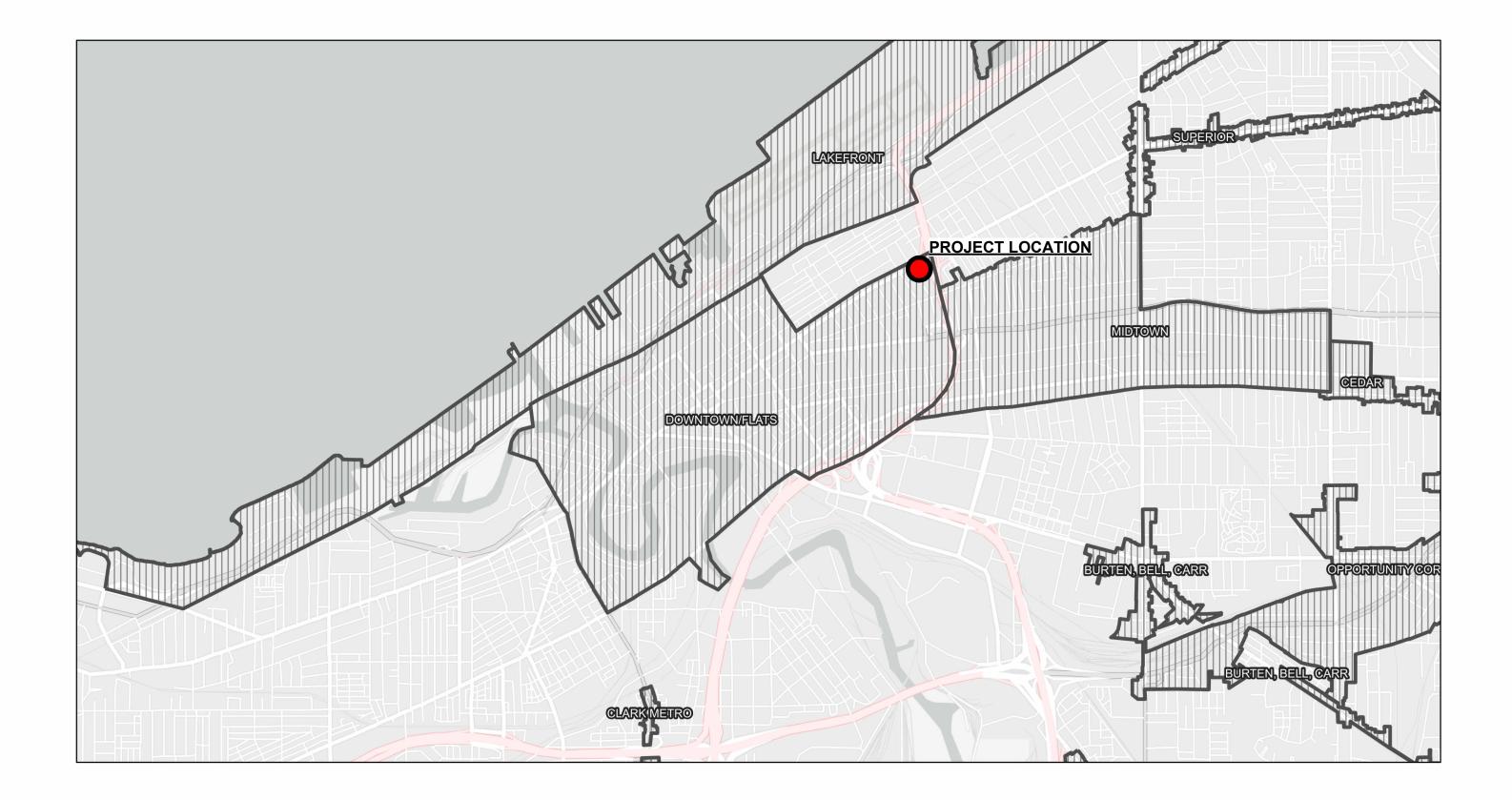
as follows:

e. The provisions of Chapter 357 shall not apply to any property within the boundary of the Central Business District as defined in Section 325.12;



The provisions of this chapter establish required yards in various use districts



























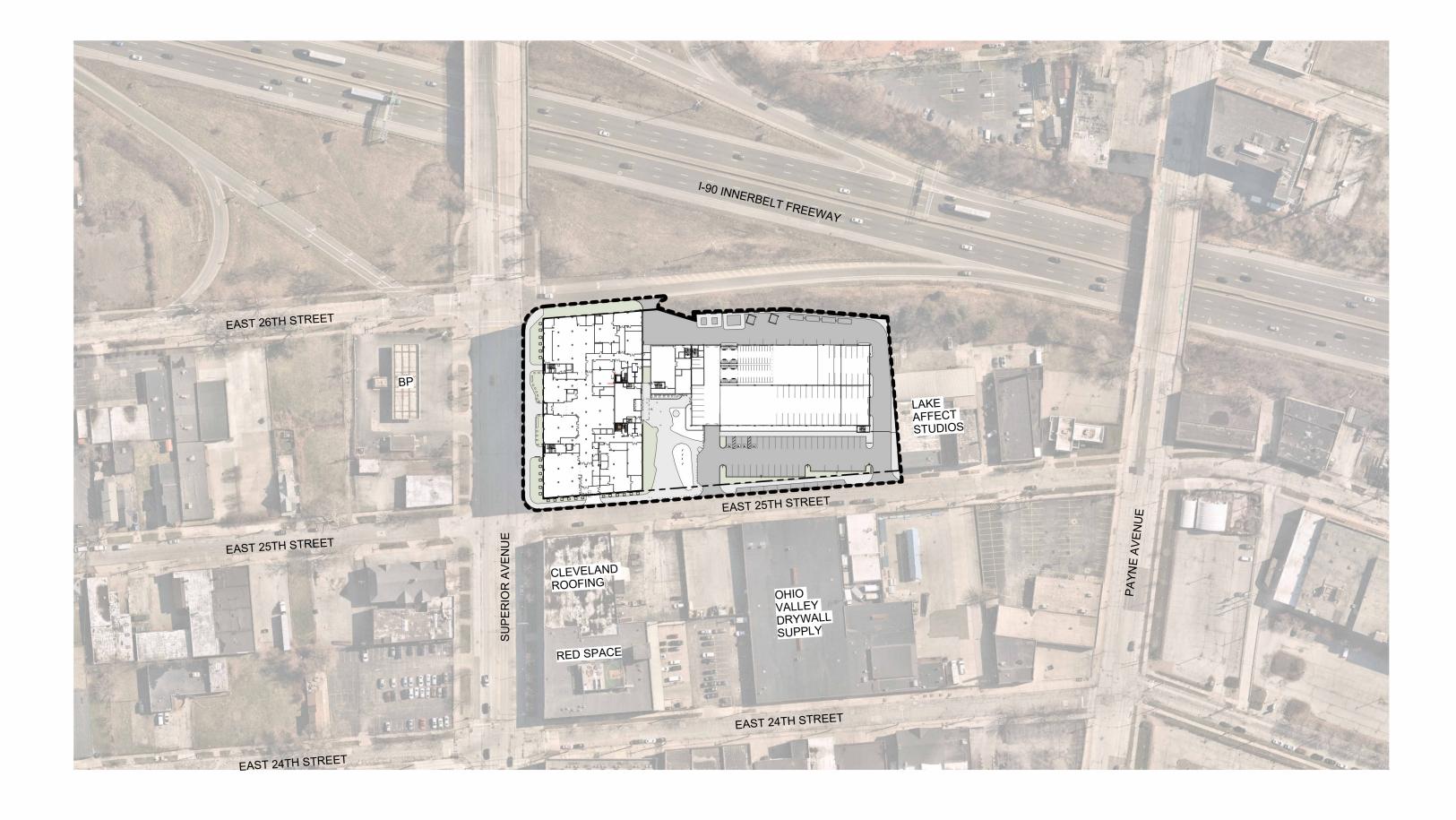






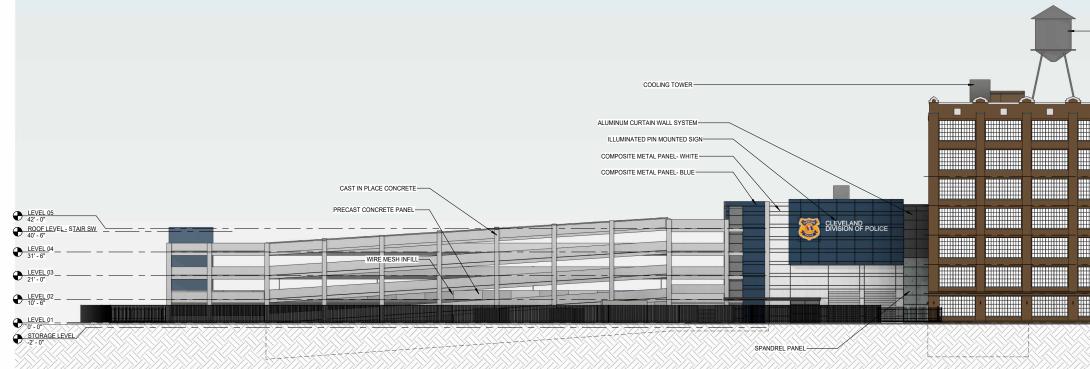






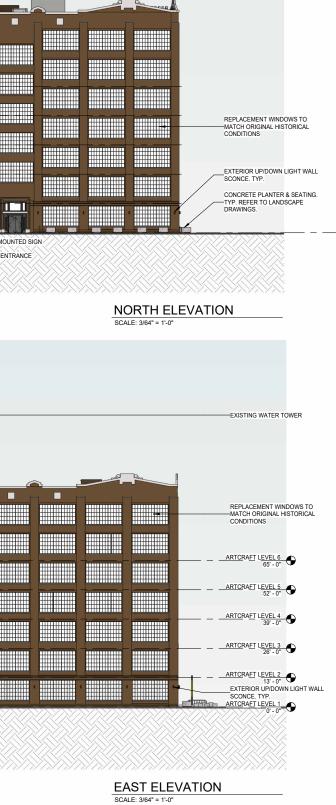






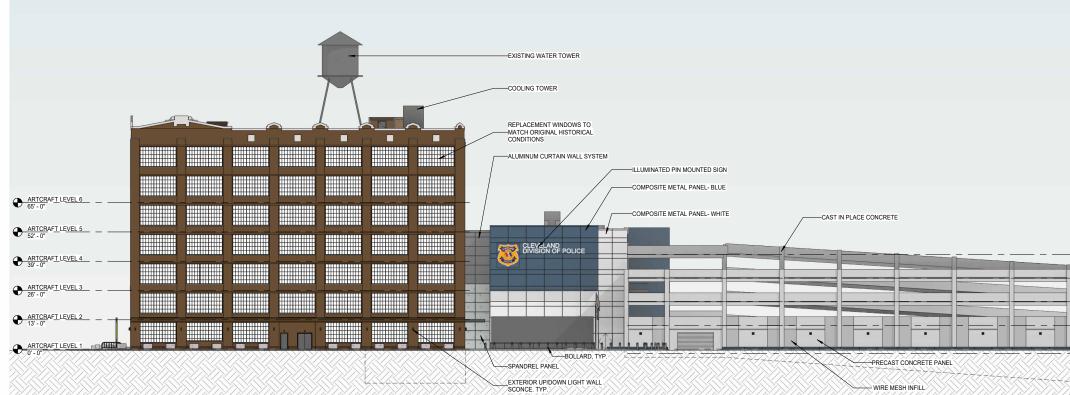






-EXISTING WATER TOWER

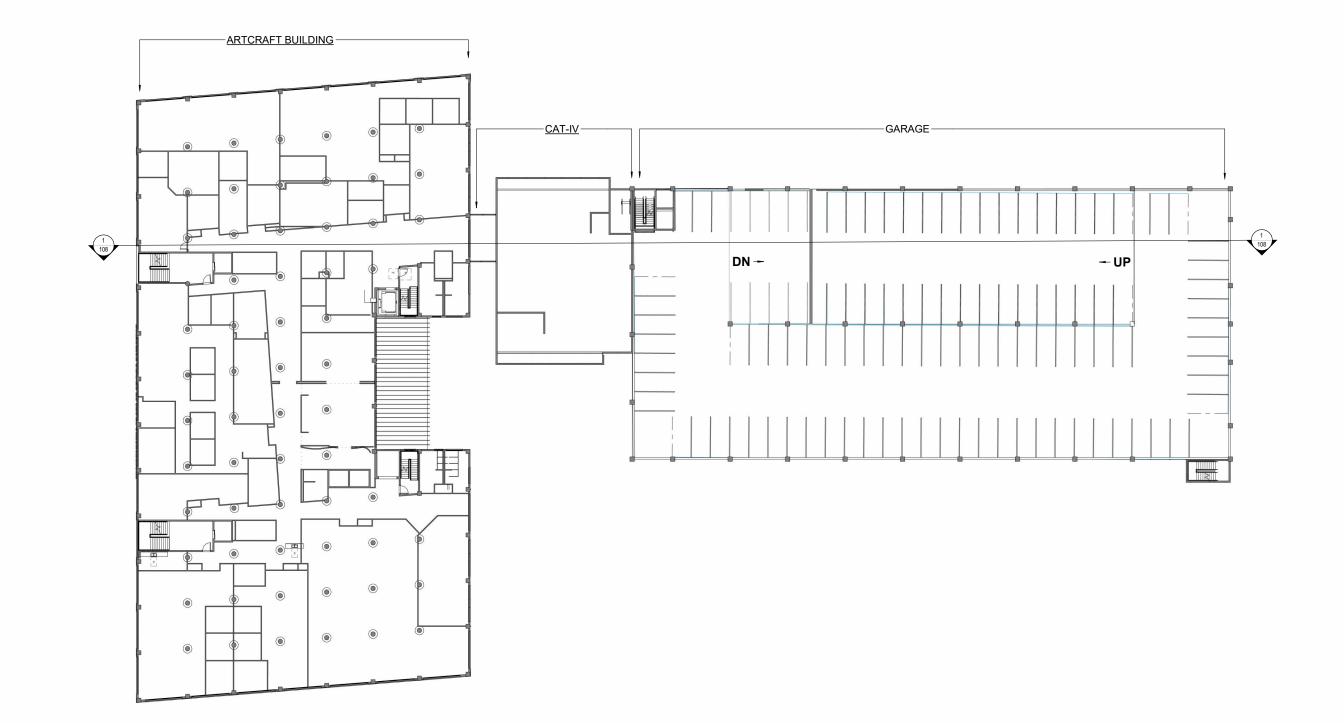
-COOLING TOWER





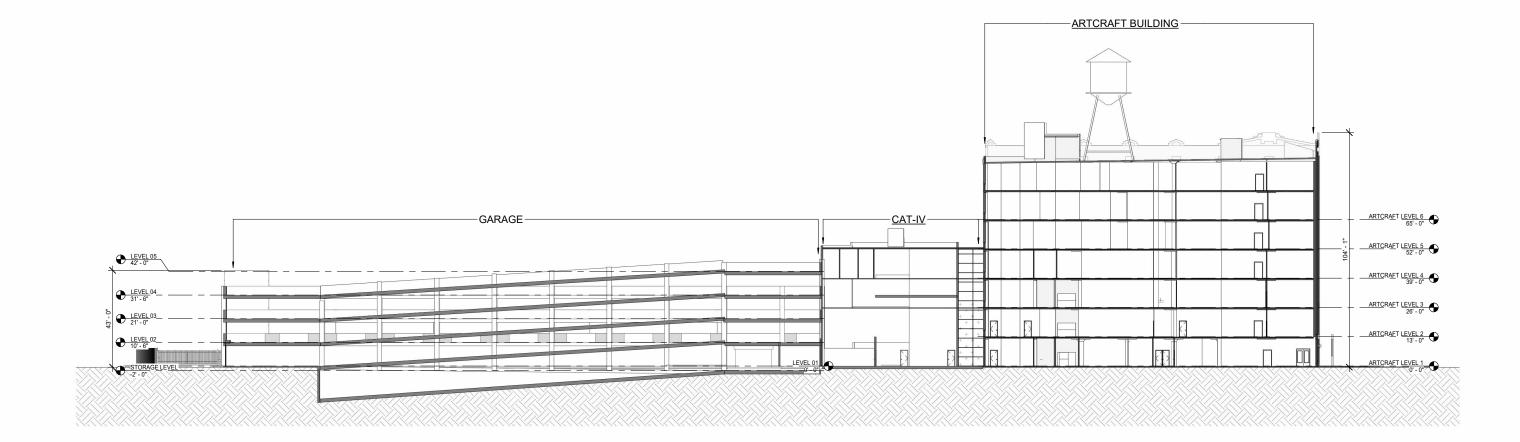




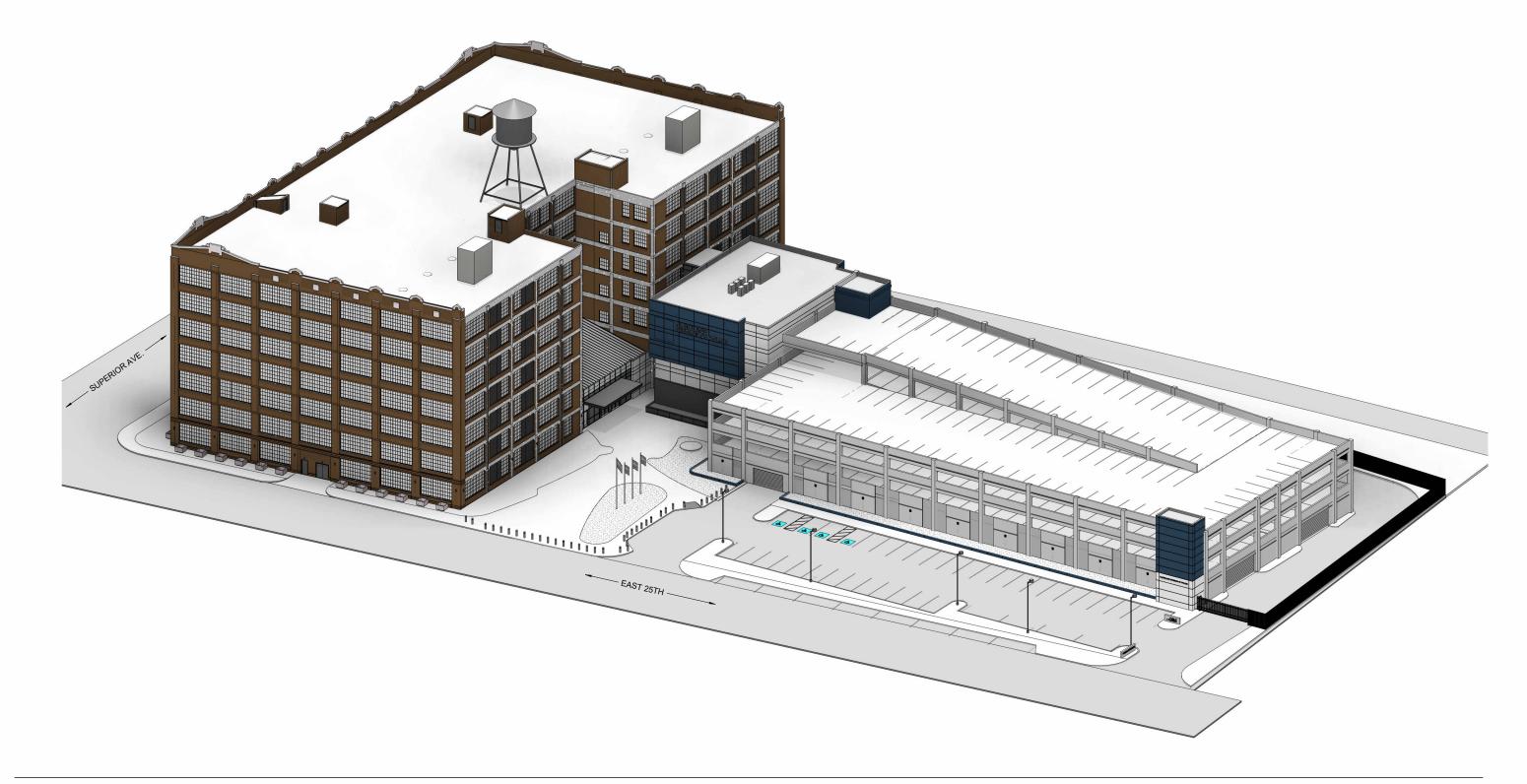








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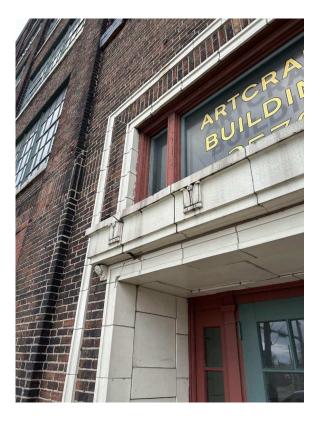


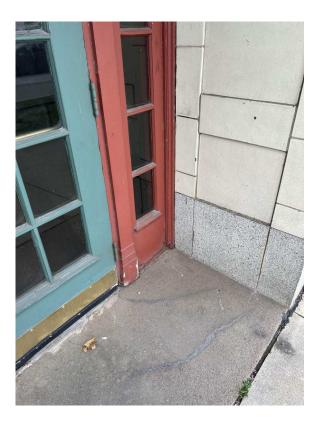






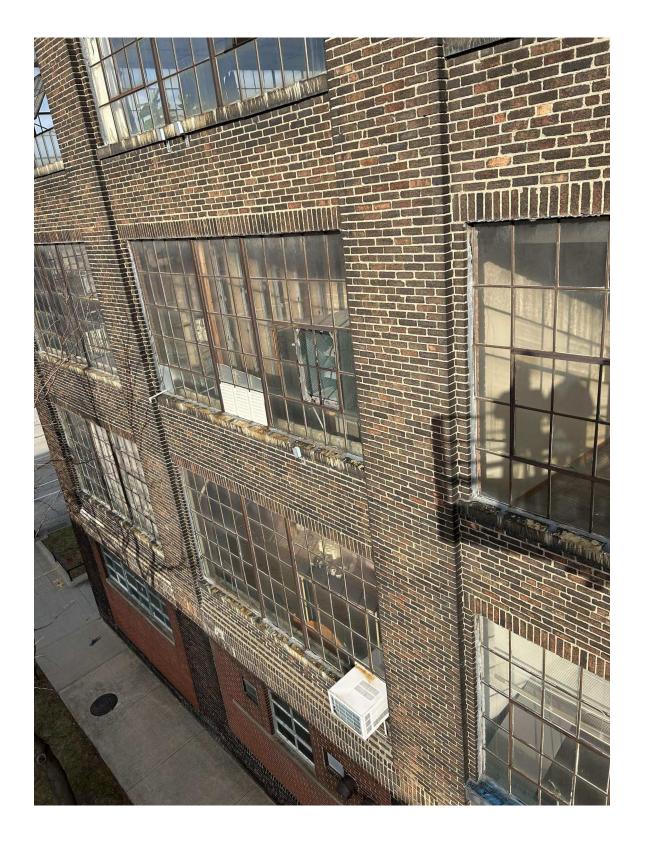


























































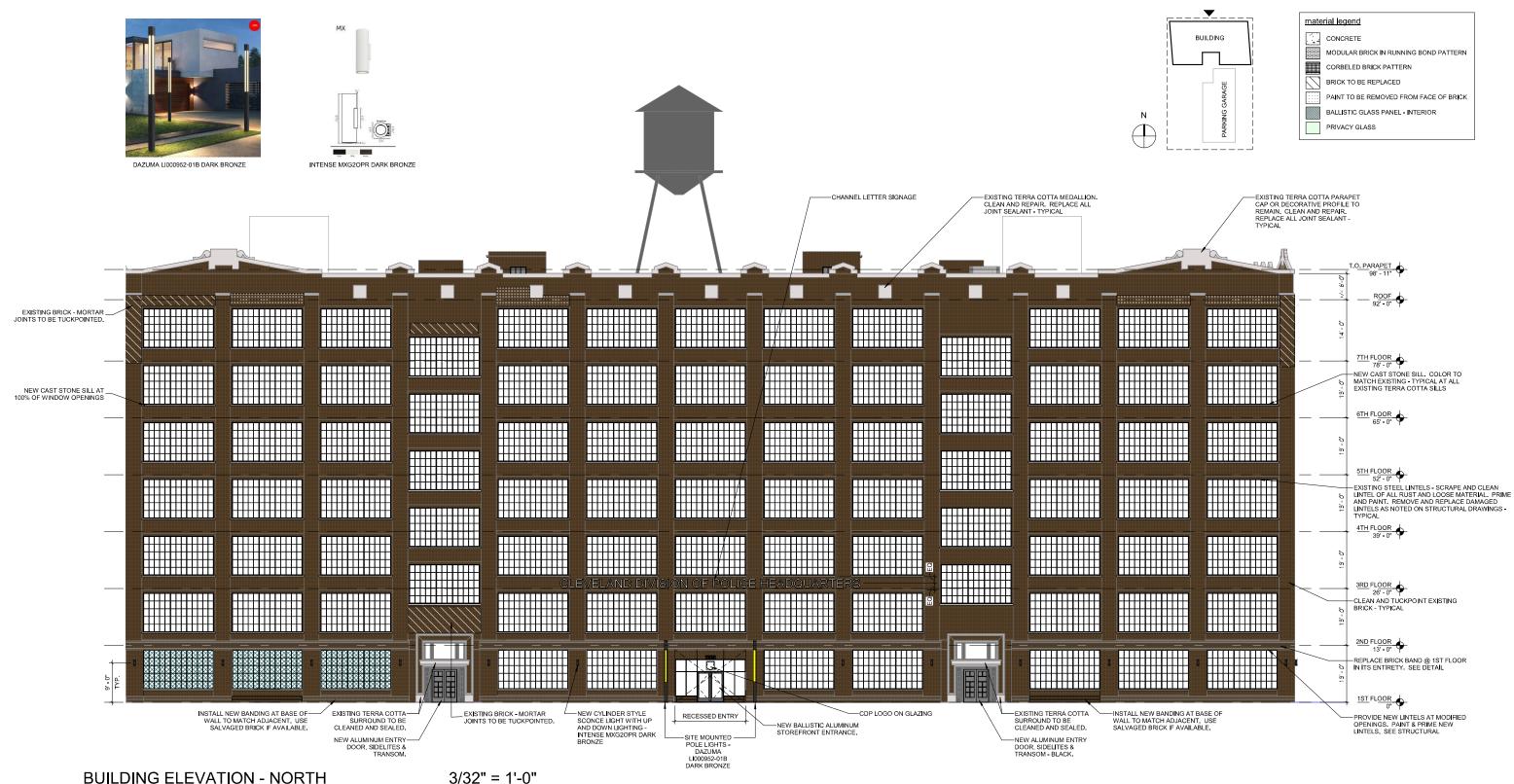
**EXISTING CONDITIONS** 



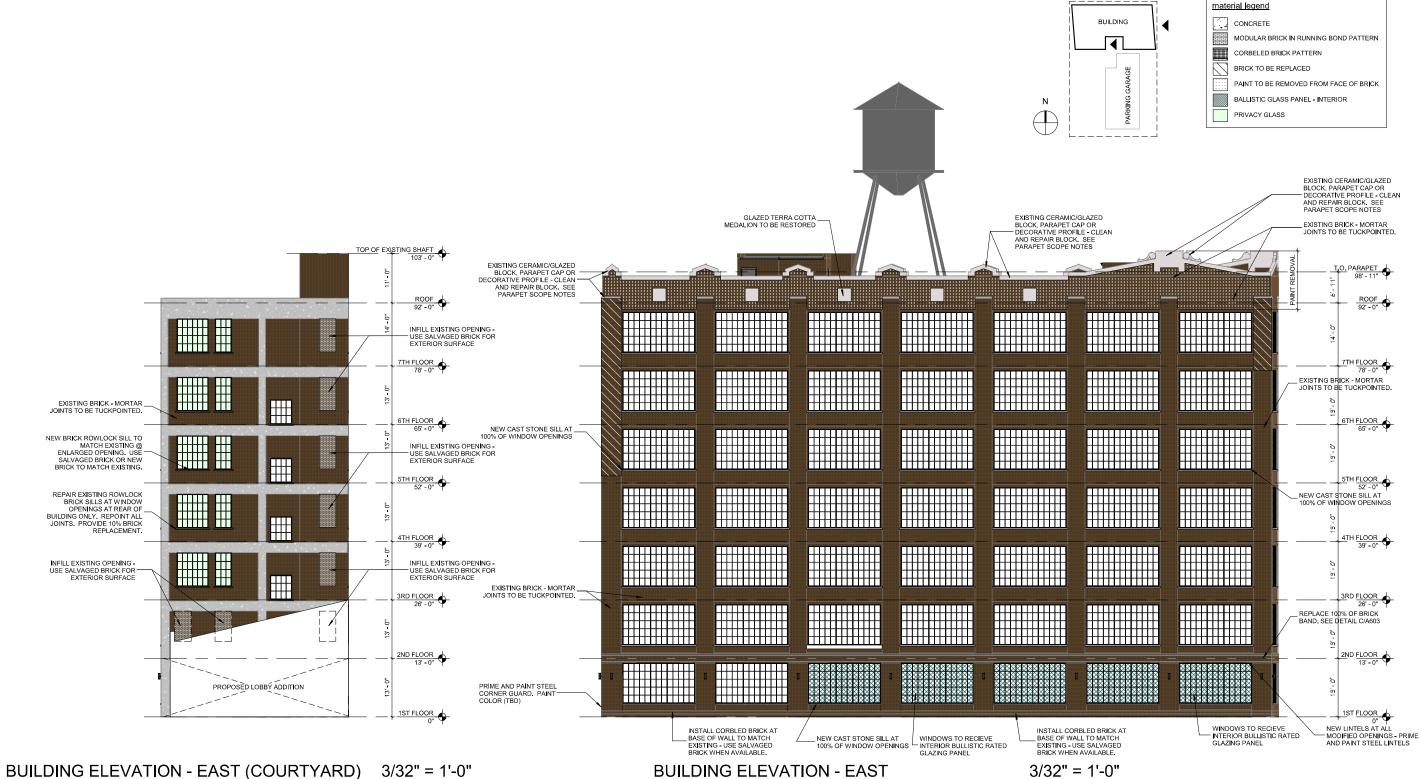






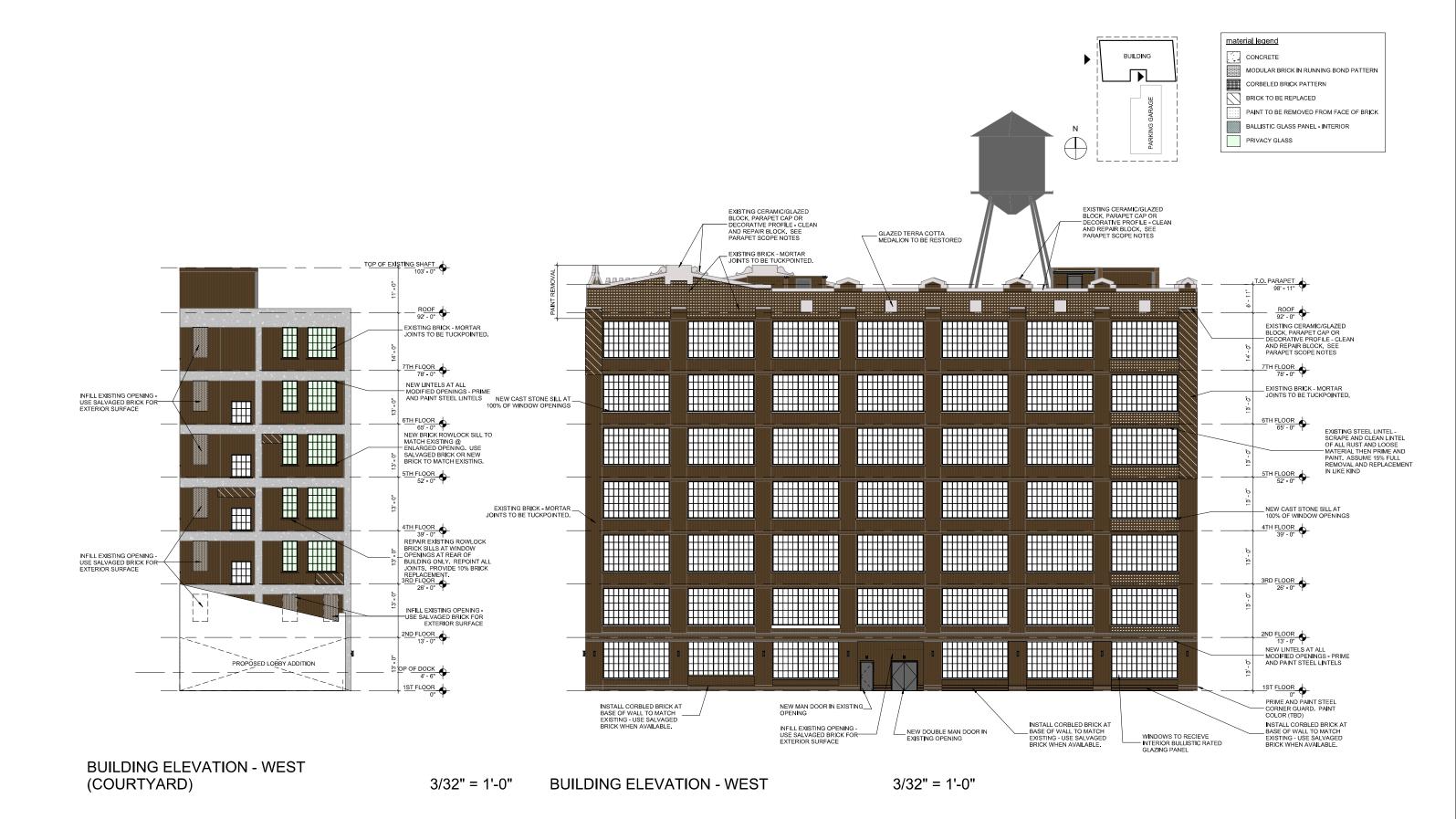


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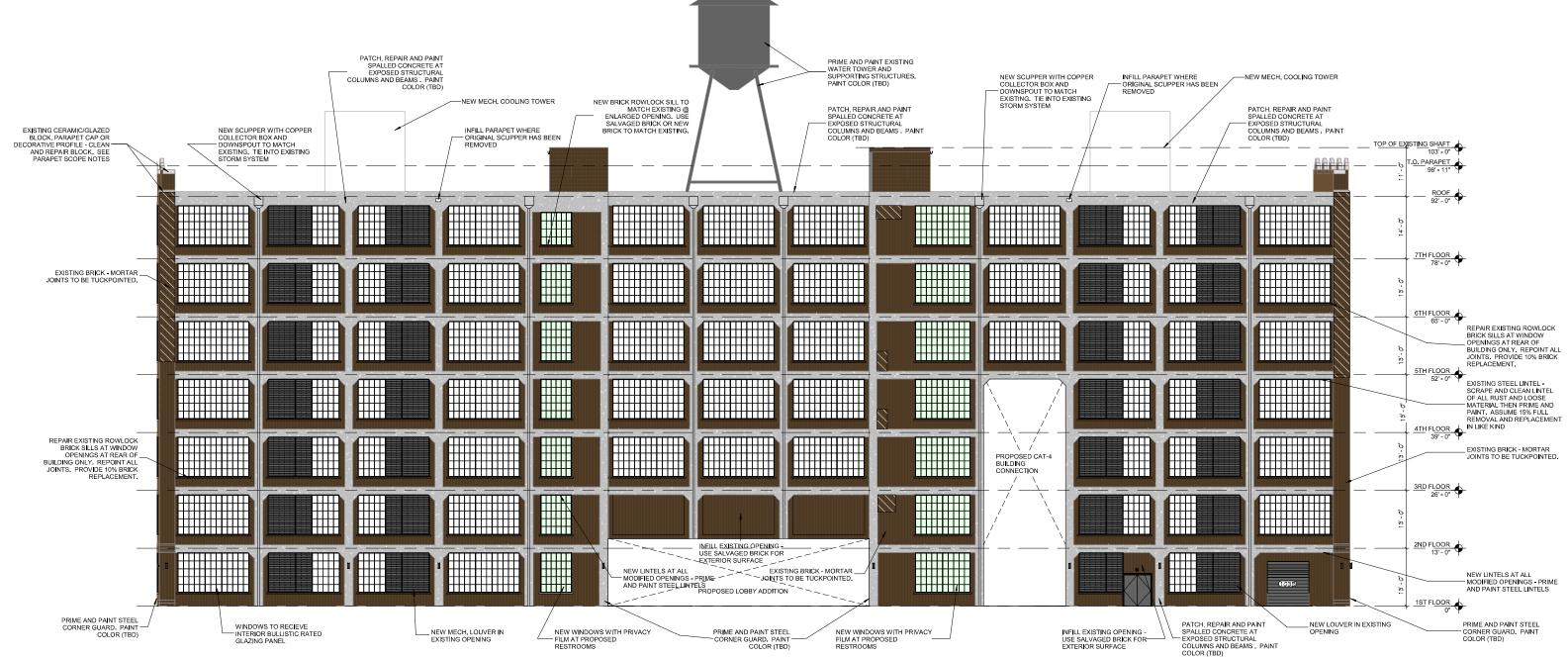


3/32" = 1'-0"



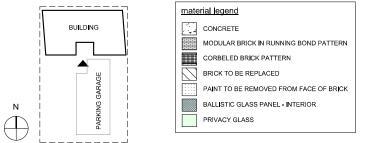


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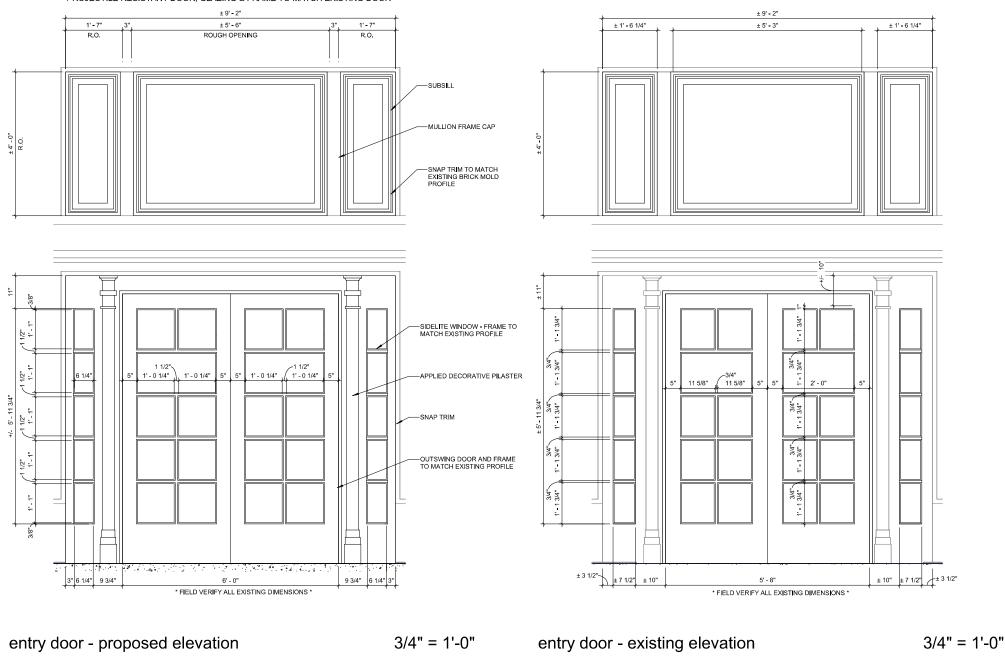


**BUILDING ELEVATION - SOUTH** 

3/32" = 1'-0"





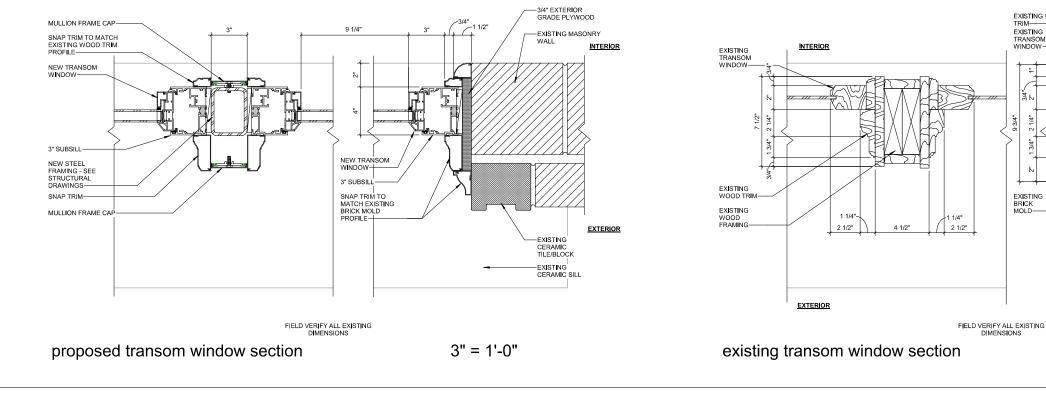


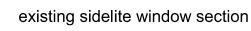


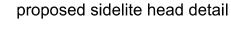


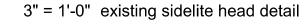


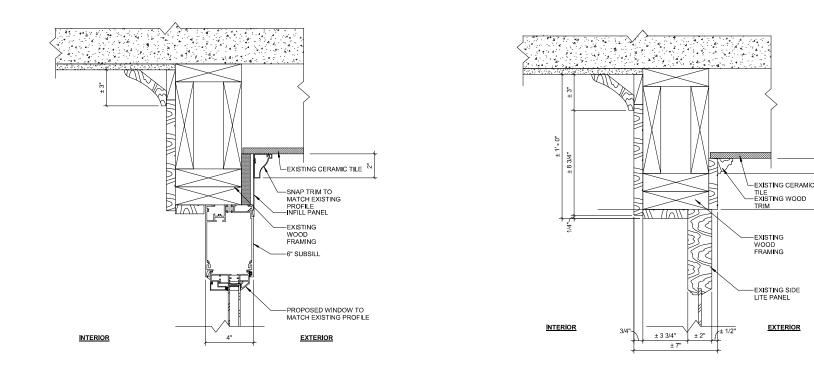
TURNDEV | CLEVELAND DIVISION OF POLICE HQ

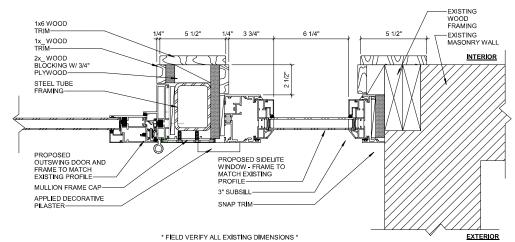




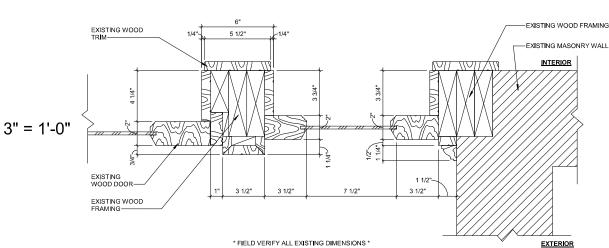






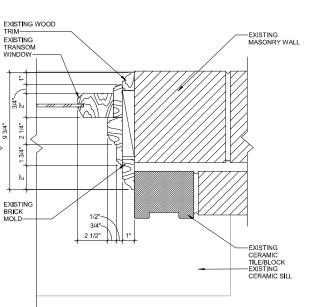


### proposed sidelite window section





### 3" = 1'-0"



### \* FIELD VERIFY ALL EXISTING DIMENSIONS \*

3" = 1'-0"

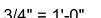
3" = 1'-0"

### PROPOSED WINDOW EXTERIOR ELEVATION

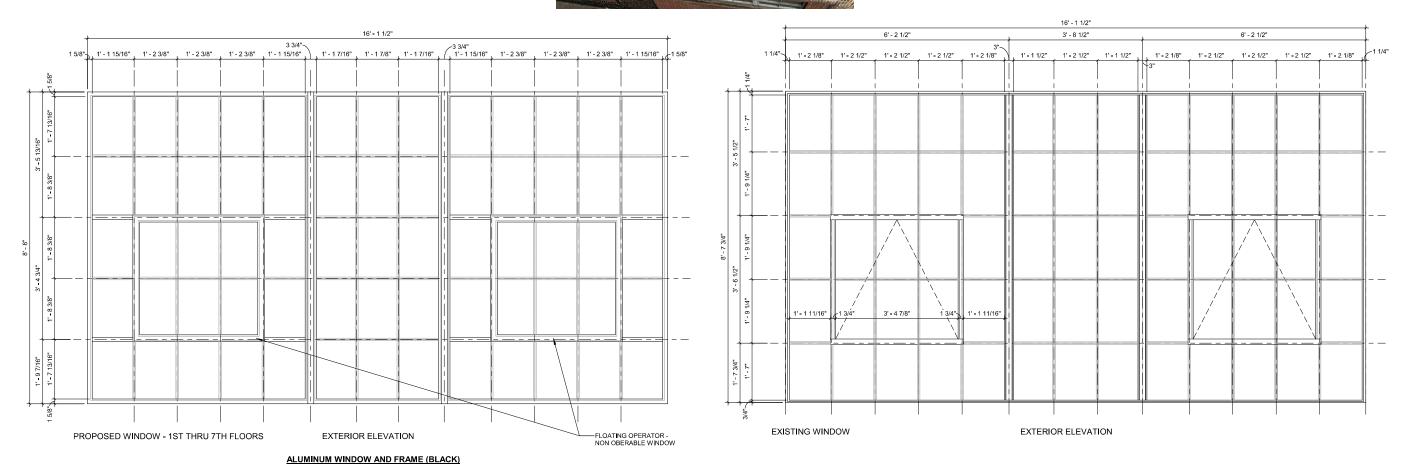
### 3/4" = 1'-0"

### EXISTING WINDOW EXTERIOR ELEVATION



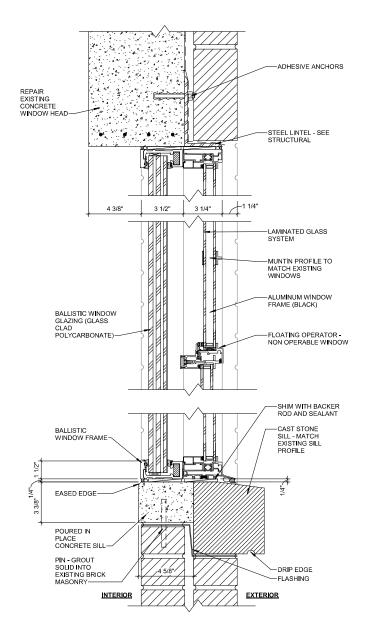


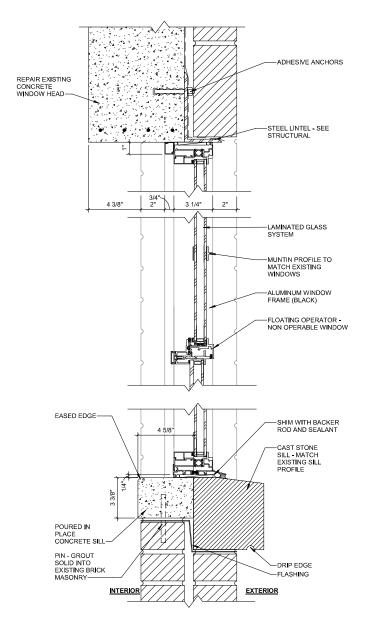






### 3/4" = 1'-0"

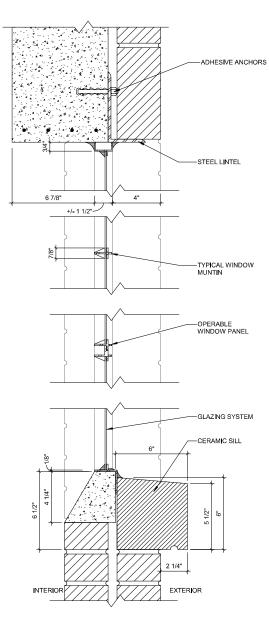


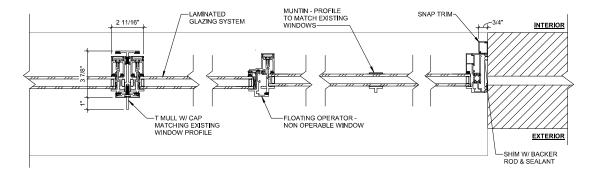


proposed window section detail w/ ballistic interior glazing 3'' = 1'-0''

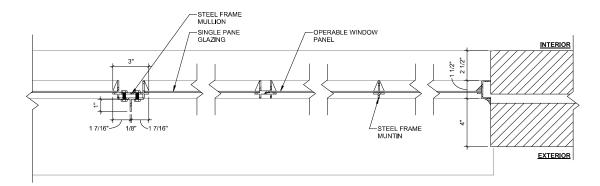


existing window section detail 3'' = 1'-0''





proposed window jamb detail 3'' = 1'-0''



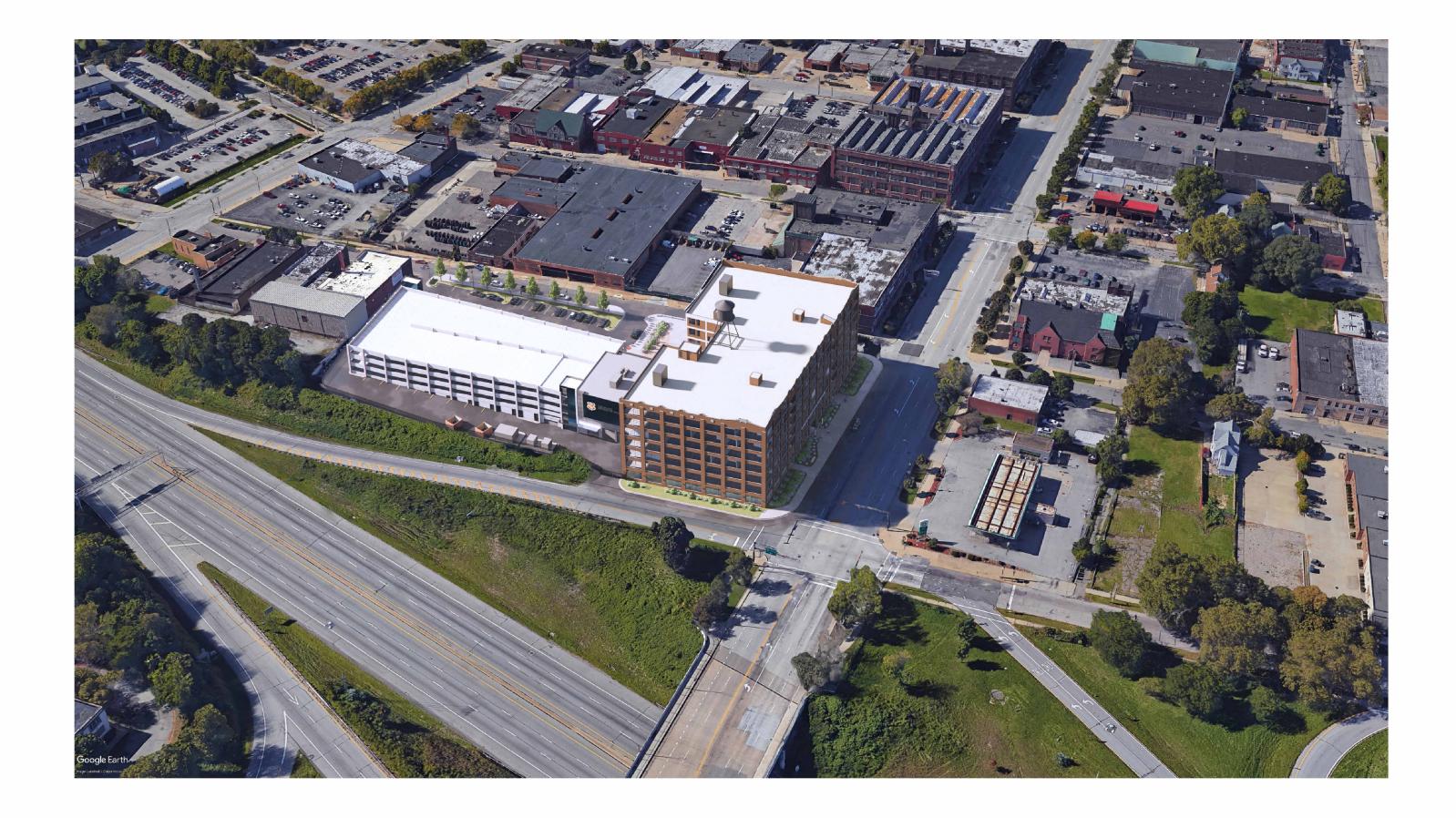
existing window jamb detail 3'' = 1'-0''



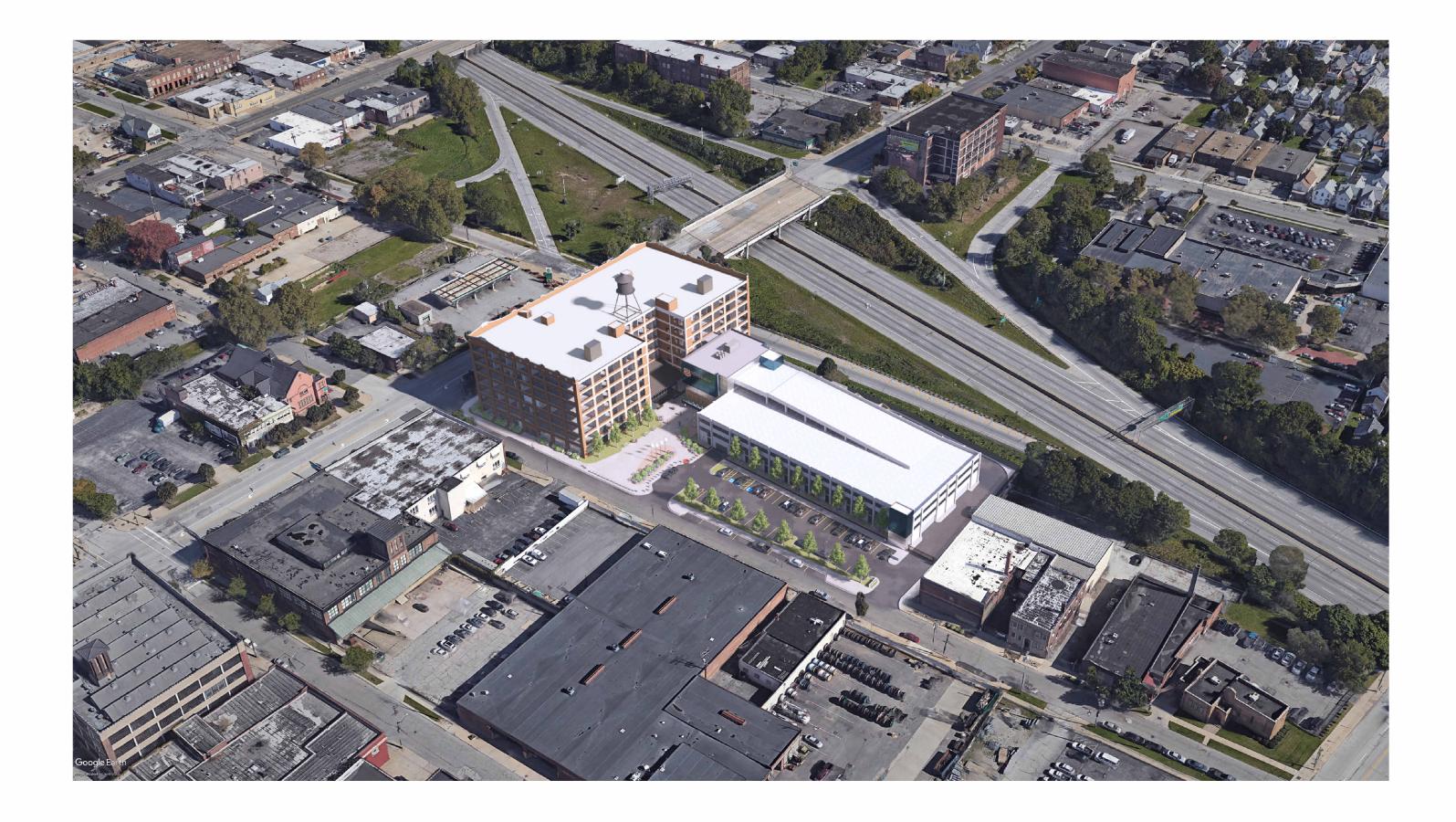


**AERIAL NORTHWEST** 







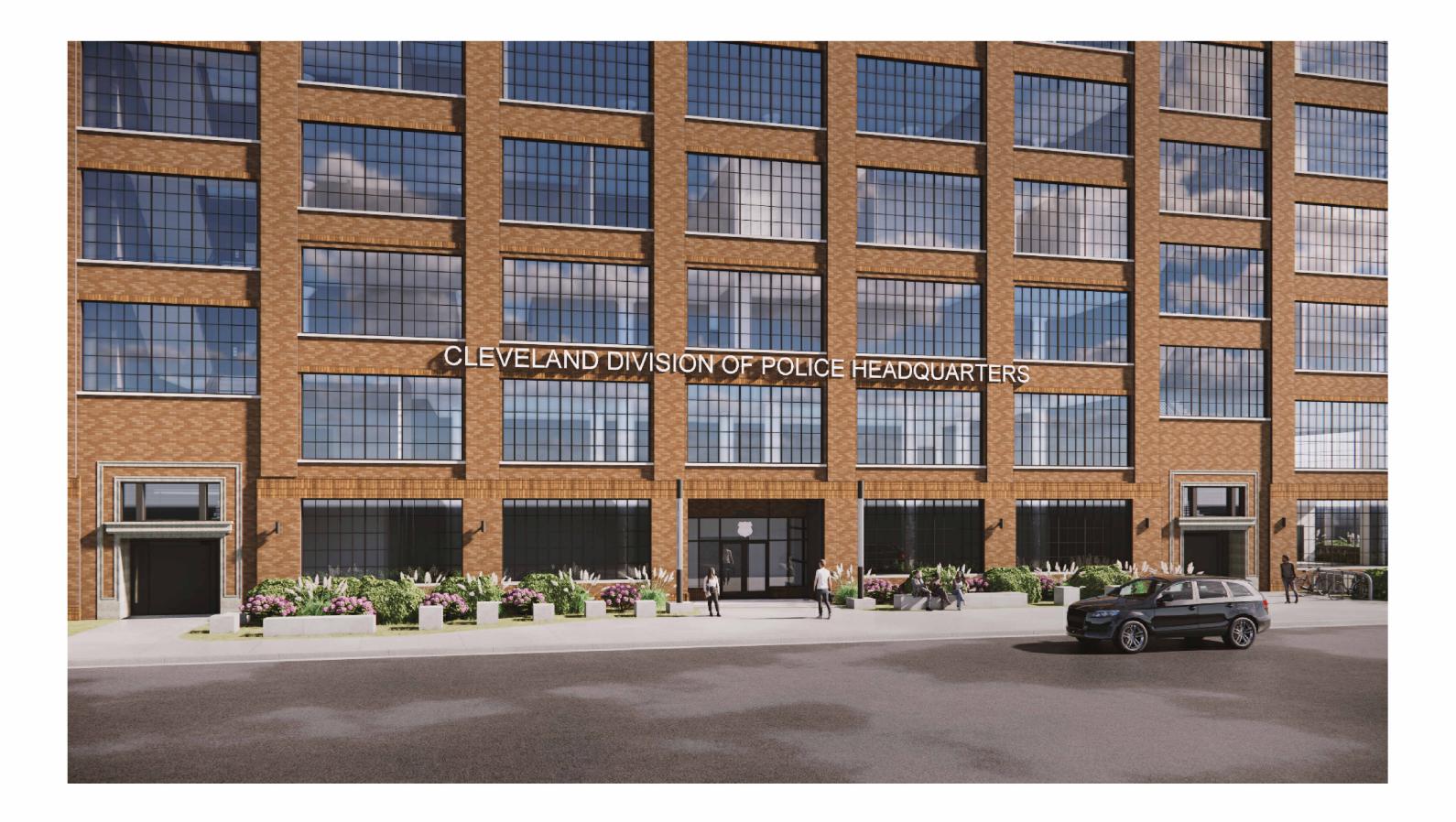


**AERIAL SOUTHWEST** 





**ENTRY NORTH** 



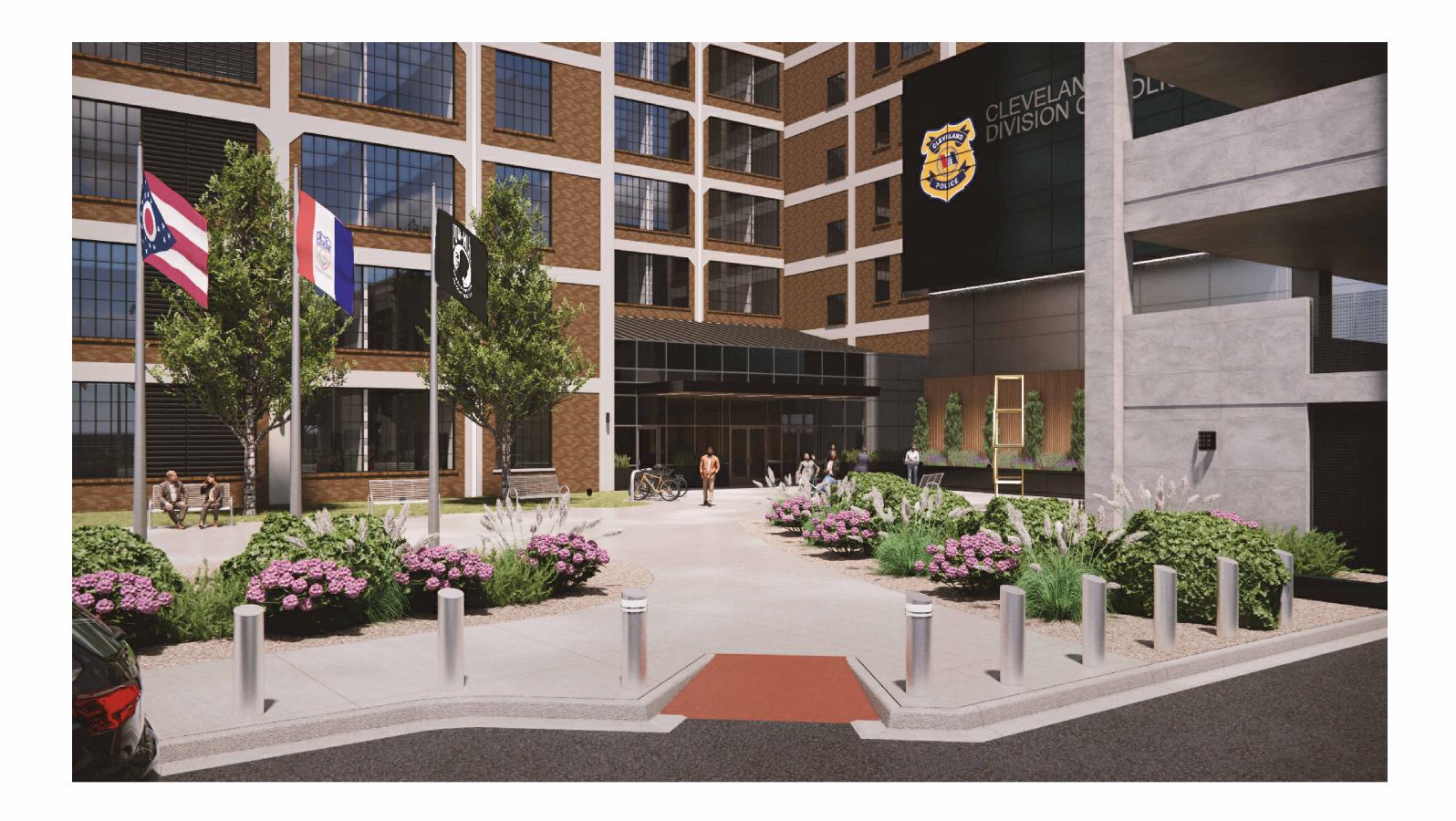




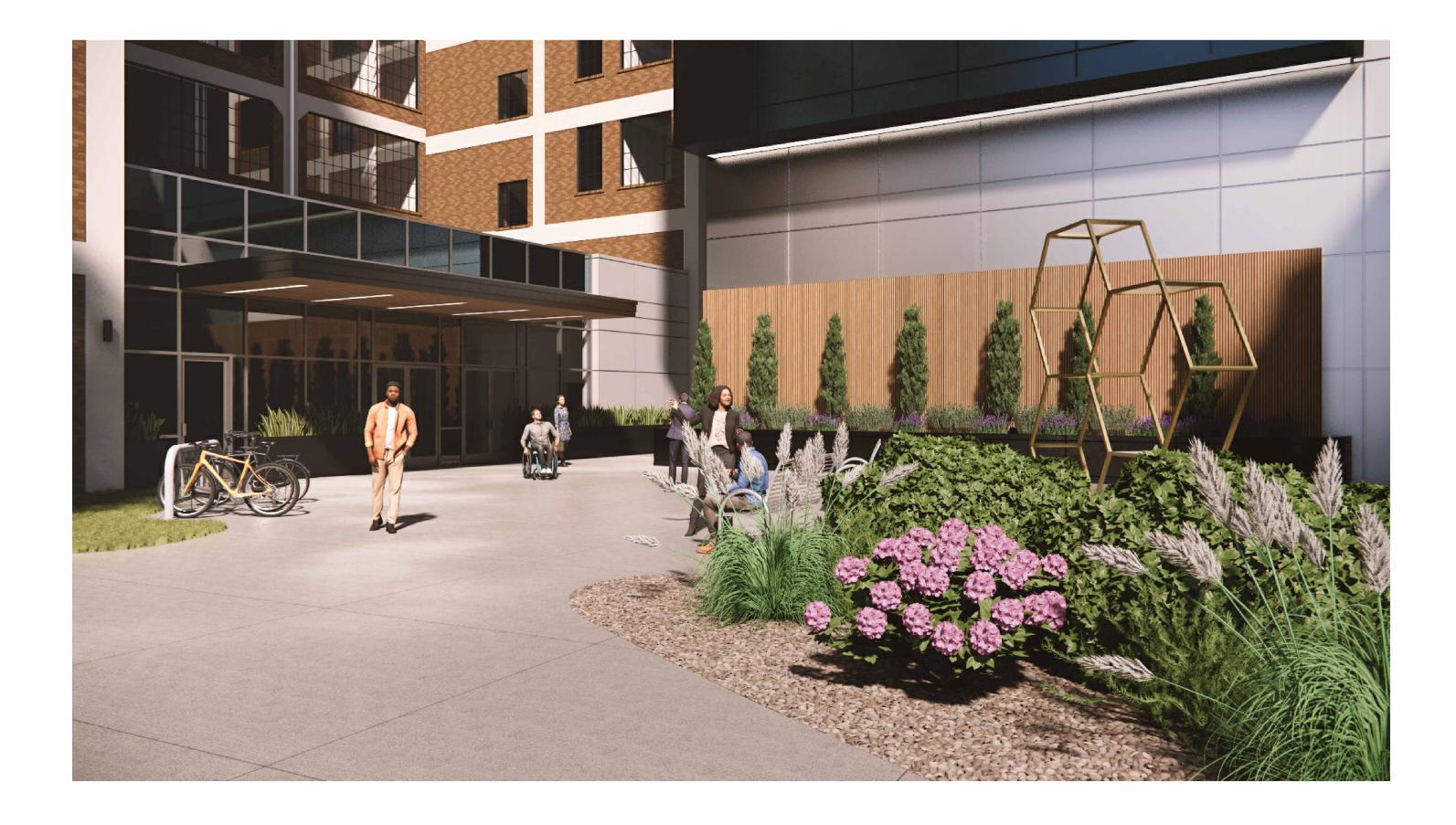








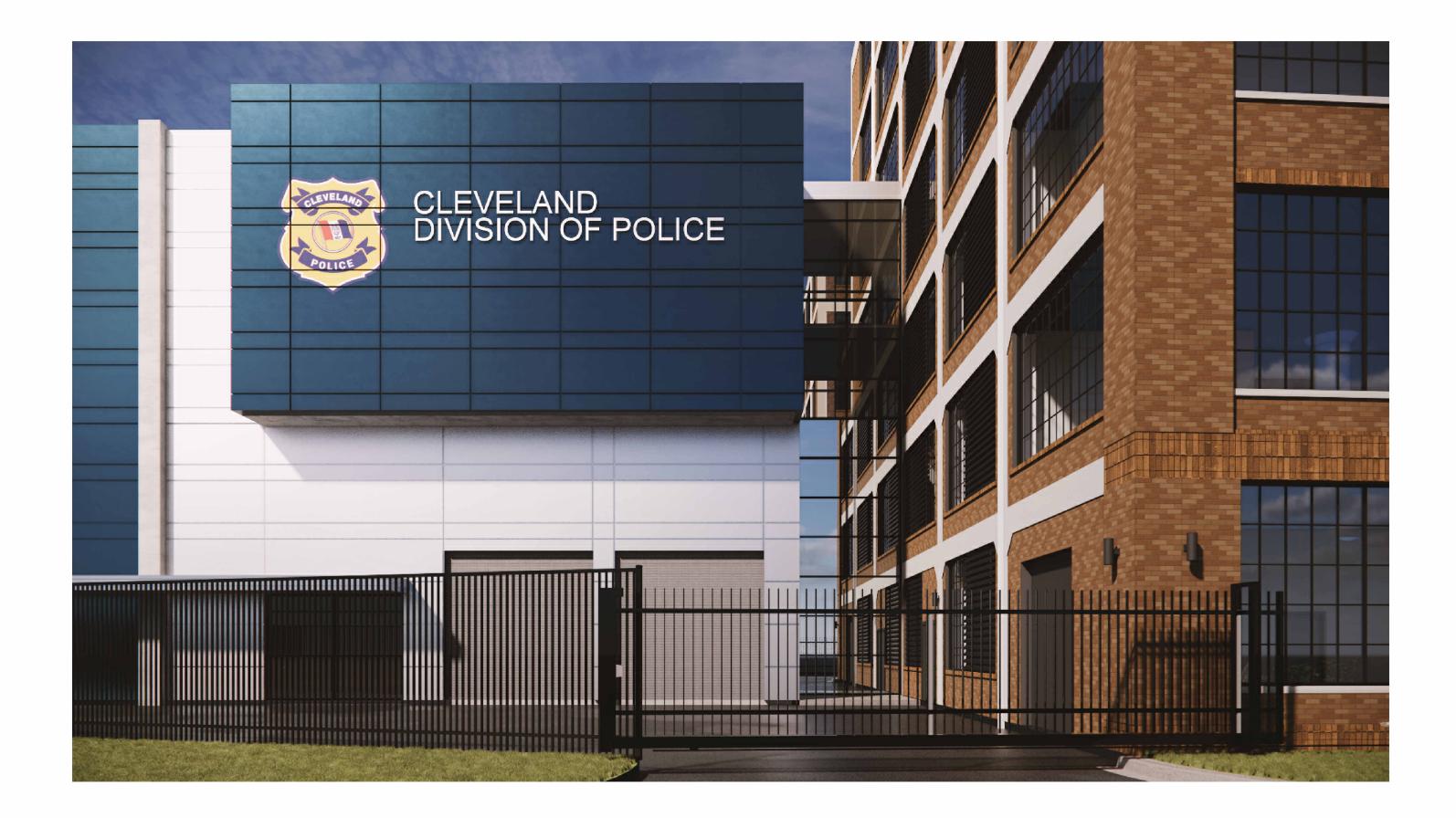




















# LET YOUR Spaces speak.

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## **Cleveland City Planning Commission**

# **Staff Report**





September 15, 2023

**Committee Recommendation:** 

Conceptual Approval of site plan, including new addition and parking garage

## **Cleveland City Planning Commission**

# **Mandatory Referrals**





September 15, 2023

## Ordinance No. xxx-2023(Citywide):

Amend and enact various Codified Ordinance changes in Zoning, Building, Fire and Health Codes to effectuate policy changes to enhance the effectiveness of Building and Housing, changes to rental registration, and out-of-state investors, and other changes.

A series of ordinance changes to support Cleveland residents and revitalize Cleveland's neighborhoods.



CITY OF CLEVELAND Mayor Justin M. Bibb These proposed Code changes were developed through a collaborative process spanning more than six months. A working group of focused councilmembers, external experts, and internal implementers gathered to get this right. *Thank you* to each of them.

## **Cleveland City Council:**

Councilman Kris Harsh Councilman Joe Jones Councilwoman Rebecca Maurer Councilwoman Jenny Spencer Vacant & Abandoned Property Action Council:

Frank Ford Zach Germaniuk Kermit Lind Ron O'Leary Phil Star Building and Housing Leadership:

Director Sally Martin O'Toole Assistant Director Colleen Majeski Commissioner Thomas Vanover Antionette Allen Tim Kobie, Ph.D **City Attorneys:** 

Ronda Curtis Michele Comer Austin Davis Jennifer O'Leary Dave Roberts



At a **glance** 



# Why is it **needed?**

Recent citywide survey results show housing quality drop from 2015 survey.

VAPAC white paper from March 2022 shows rise in real estate investment activity paired with negative outcomes for residents and tenants.



Percentage of A & B graded properties dropped from 78% in 2015 to 54% in 2022



C graded properties rose from 16% to 37%. Protecting these properties from further decline is vitally important for neighborhood stability



Over half of all vacant structures surveyed in 2022 were graded D or F



On east side of Cleveland, at least 54% of 1-3 family sales went to non-owner occupants in 2021; 24% on west side

## Local Agent In Charge

Establishing responsibility and accountability mechanisms for property owners of Cleveland structures who do not reside in the area.



All non-owner-occupied units need to identify a Local Agent in Charge (LAIC)



If a property owner is located outside of Cuyahoga County or a contiguous county, their LAIC must be a human being who resides in Cuyahoga County



The LAIC is legally responsible for the physical and financial condition of the property

## Rental Registry Overhaul

Revising and supplementing the City's existing rental registration process to better protect Cleveland renters.



All non-owner-occupied residential units must register with the City



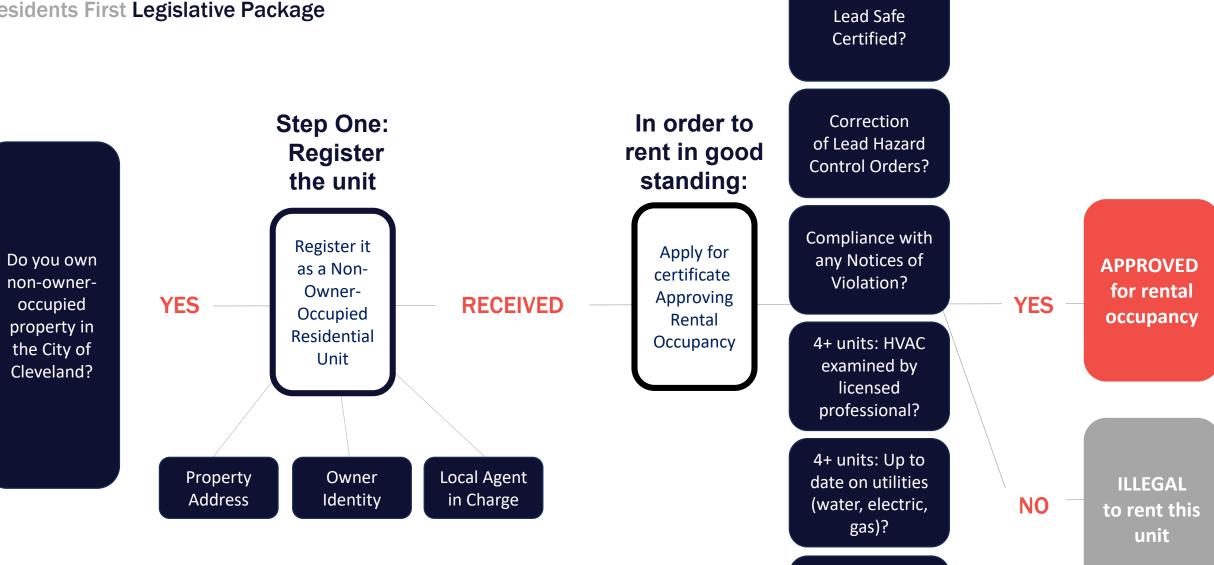
Eliminates registration loopholes



HVAC certification requirement



Grants authority to revoke registration for noncompliance



Up to date on property taxes?

## Vacant Property Registry

Establishes duties and accountability mechanisms for property owners of vacant buildings.



Requires annual registration of vacant buildings and identification of LAIC.

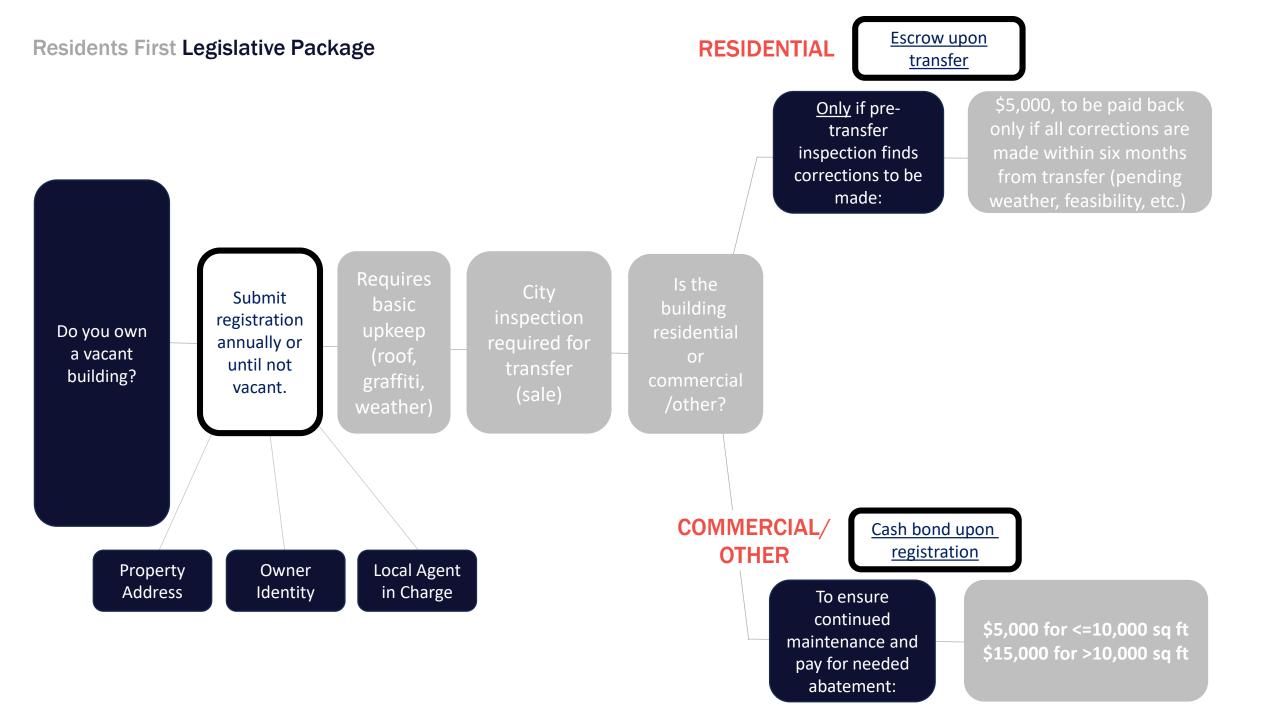
Registration requires an inspection of the property by Building and Housing for code violations.



Point of Sale: upon transfer, with >1 code violation, buyer of residential property is required to put \$5,000 in an escrow, assume violations, and to complete repairs within six months.



Vacant Commercial properties require \$5,000-15,000 cash bond upon registration.



## Inspecting Parking Garages

Modifying our laws to require regular inspections of parking garages. Follows same process as façade ordinance.

## Inspections will...

Occur every five years

 $\bigcirc$ 

Require an inspection report to be submitted to the Director

Require Notice of Unsafe Condition



If satisfactory and in safe condition, owners will receive a parking garage certificate

# Civil Tickets

Establishes legal authority for inspectors to issue civil tickets for nuisances. Becomes a new tool in the code enforcement tool box. Allows for the issuance of a \$200 fine per infraction. Assessed to tax duplicate if unpaid.

\$50 fee for late payments.



Codes Included: Building & Housing, Zoning, Fire, Health, others



Similar process currently utilized by Public Works to address trash cans.

# Civil Tickets

Includes numerous nuisance issues and will more quickly address nuisance properties Rubbish and Garbage Disposal

**Infestation of Pests** 

Maintenance of Exterior

Walls and Roof

Smoke Detection and Alarm Systems

Lead-Safe Certification Requirements Portable Storage

Containers

Sanitation Responsibilities

Graffiti Removal

## Abatement Authority

 $\bigcirc$ 

Provides the authority to use existing demolition funding accounts for emergency nuisance abatement activity other than demolition.

This can be used for emergency repairs to stabilize structures or make critical life, health, and safety repairs at a property.

High grass, weeds, and overgrowth of vegetation will receive one 72hour notice *per growing season,* with right to abate whenever out of compliance during the season. **Residents First Legislative Package** 

# Certificate of **Disclosure**

& Statements of Authorized Use



Merges Certificate of Disclosure requirements with Statement of Authorized Use



#### Minimizes loopholes



All parcels transferred (not just larger ones) must provide property condition disclosures and zoning information uniformly prior to transfer



Will allow for more aggressive prosecution

**Residents First Legislative Package** 

# Consistency & Clarification

Adjusting our existing ordinances to promote clarity among departments, consistency in our issuance of citations, and continuity of legal language.

#### Building, Housing, Zoning, Health, Fire, and Sidewalks Code



Updating for consistency for service of a nuisance Notice of Violation & providing for service at reasonable address

Updating for consistency in making a nuisance violation a first-degree misdemeanor, with each day of violation a separate offense



Updating for consistency for who at the City is authorized to make inspections



Clarifying right-to-entry authority for inspectors to work more like health inspectors (proactive, administrative)

# **Questions?**



CITY OF CLEVELAND Mayor Justin M. Bibb

#### **Cleveland City Planning Commission**

# **Special Presentations - Public Art**



Seeking Final Approval

Location: 6304 Fleet Avenue



September 15, 2023

Ward 12 - Councilmember Maurer | SPA: Broadway-Slavic Village

**EAST2023-030** – Destination Cleveland Mural – Slavic Village:

Presenter: Alex Harnocz, Destination Cleveland





Planning Commission/Design Review Application

DATE:

**PROJECT NAME:** 

**PROJECT ADDRESS:** 

**PROJECT LOCATION** (if no address):

**<u>CONTACT PERSON</u>** (for design review):

<u>COMPANY</u>:

<u>PHONE</u>:

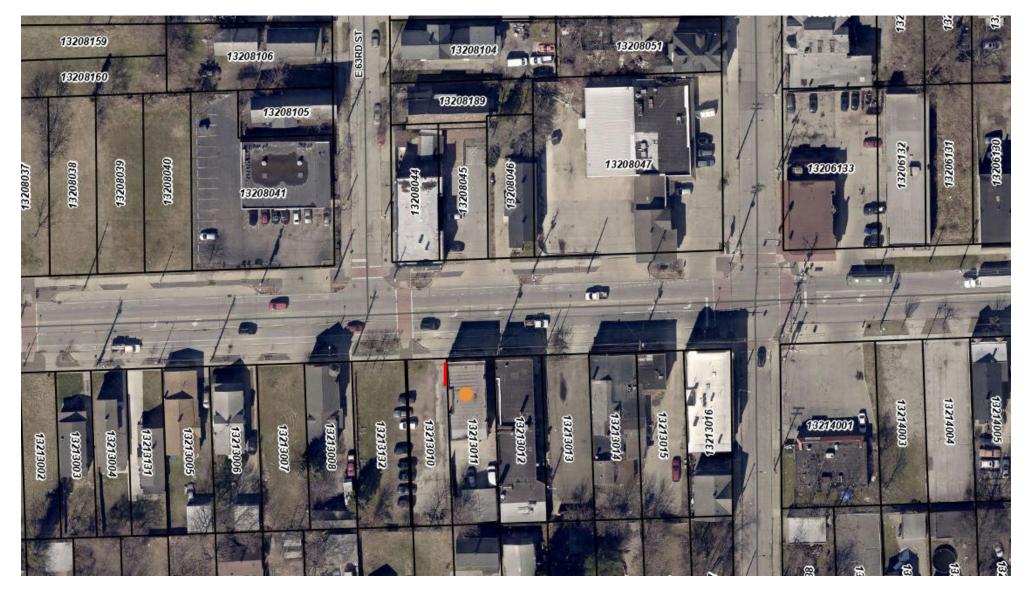
<u>EMAIL</u>:

**OWNER:** 

ARCHITECT/ CONTRACTOR:	
PROJECT TYPE: New Building Rehabil	litation 🗌 Addition 🗌 Sign 🗌 Fence 🗌 Parking
<b>USE TYPE:</b> Residential Comme	ercial 🗌 Industrial 🔲 Institutional 🗌 Mixed-Use
Review Level: Storefront Conceptual Schematic Design Final Design Development	
	e Cleveland City Planning Commission's <i>"Design Review: A</i> guidance in proceeding through the design review process Alex Harnocz 8/29/2023
	Signature <b>and</b> date
(For staff use only)	
Received by: Design Review District Name:	

Assigned Review Case Number:

### Location – 6304 Fleet Ave

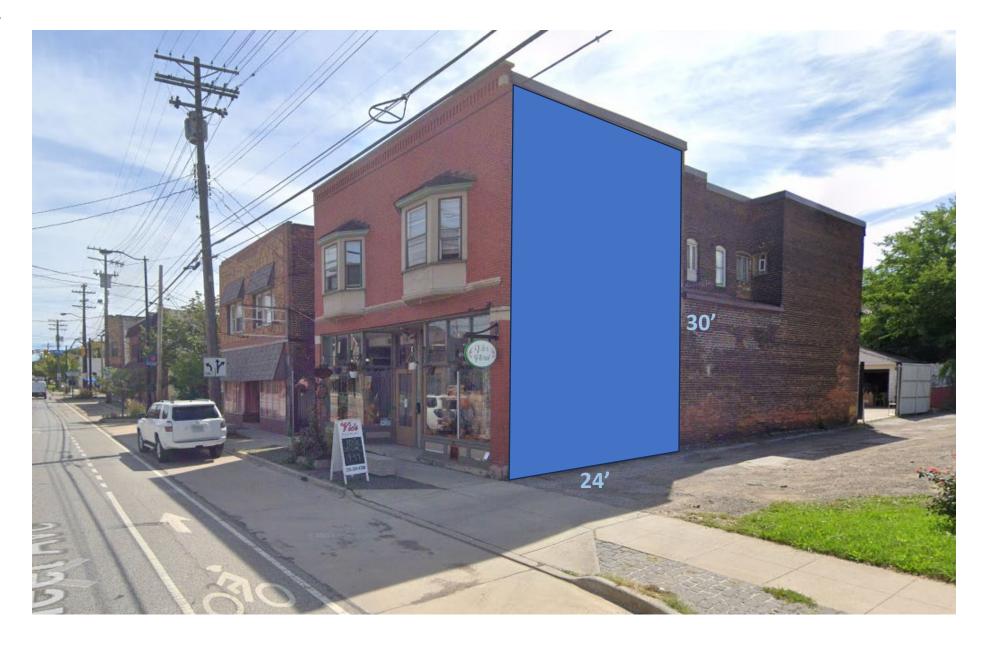


Context





### Facade



#### **Materials**

- Wall buffed
- Wall primed
- Direct application of paint
- Anti-Graffiti Coating (to 10')

### Design



Artist: Kelle Schwab

#### MURAL AUTHORIZATION AND RELEASE

This Mural Authorization and Release ("Agreement") is made on August 7, 2023 ("Effective Date")

between the Convention and Visitors Bureau of Greater Cleveland, Inc. dba Destination Cleveland, located at 334 Euclid Avenue, Cleveland, OH 44114, ("Destination Cleveland"), and BUSINESS OWNER SUPPORT SYSTEMS LLC ("Building Owner").

WHEREAS, Destination Cleveland and Building Owner desire to execute an agreement establishing each parties' rights and responsibilities with respect to the preparation, installation, coating, maintenance, and ownership of a mural installation on an exterior wall within dimensions of approximately 600 square feet ("Mural").

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties hereto agree as follows:

- <u>Section 1.</u> <u>Term.</u> This Agreement begins on the Effective Date and shall terminate two (2) years after the Effective Date ("Term").
- Section 2.The Property. Building Owner covenants that Building Owner owns the building<br/>located at 6304 Fleet (the "Property"), is authorized to permit Preparation,<br/>Installation and Coating on the Wall of the Property and will permit GraffitiHeart<br/>and Artists to do so upon execution of this Agreement.

#### Section 3. Building Owner's Obligations.

3.1 Prior to the commencement of Installation (as hereinafter defined), Building Owner is required to:

> (a) Review and approve the design sketch of the Mural enclosed as Attachment A, once approved, Building Owner may not ask the creator of the sketch ("Artist") to make any changes or revisions;

- (b) Remove any debris, including advertisements and advertising brackets, from the wall and/or workspace in front of the wall to give Artists unobstructed access to a clean surface;
- (c) Notify tenants (if applicable) of the date of Mural Installation (defined herein) and distribute to them the literature provided by Destination Cleveland in advance of the work;
- (d) Allow Destination Cleveland personnel or their agents ("GraffitiHeart") access, at a mutuallyagreed upon time and date, to the designated wall ("Wall") of the Property, to clean and prime the Wall for paint ("Preparation");
- Allow the GraffitiHeart and Artists to paint or install the Mural on the Wall at a mutually agreed time and date ("Installation");
- (f) Grant GraffitiHeart access to the Wall to apply anti-graffiti clear coat to protect the completed Mural from future damage ("Coating");

- 3.2 Following Installation and during the Term, Building Owner agrees to:
  - (a) Not deface, cover, destroy, damage, alter or directly obstruct the visibility of the Mural;
  - (b) Notify Destination Cleveland if the Mural is damaged or vandalized and discuss options to repair the Mural; and
- (c) Prior to making repairs to the Wall, to notify Destination Cleveland in writing of this intention to repair. Once authorization has been received from Destination Cleveland, the Building Owner agrees to proceed with the approved repairs using all reasonable efforts to minimize the damage to the Mural and to allow Artist access to the Wall to fix any damage made to the Mural as a result of the repair.
- 3.3 Following the Term, the Building Owner agrees to:
- (a) Undertake take reasonable efforts to maintain the Mural; and
- (b) In the event the Wall is to be demolished or painted over, to notify Destination Cleveland prior to the demolition or painting.

Section 4. Destination Cleveland's Obligations.

During the Term, Destination Cleveland will:

- (a) Secure all necessary city permits and entitlements to complete the Installation;
- (b) Provide all materials, a professional scaffolding or lift (if necessary), GraffitiHeart and Artists for Installation;

(c) Use commercially reasonable efforts to not interfere with Business Owner's business during Installation or Coating;

(d) Have no continuing obligation to repaint or repair the Wall following Installation; and

(e) Have a continuing right to photograph and reproduce images of the Mural in any media and for any purpose.

Section 5. Ownership and Rights.

Destination Cleveland shall exclusively retain all rights of ownership of the Mural, both during and following the Term.

#### Section 6. Indemnification and Limitation of Liability.

- 6.1 Building Owner shall not be responsible for injuries to GraffitiHeart or Artists during Installation so long as the injuries are not the result of the Building Owner's negligence, recklessness or willful misconduct.
- 6.2 Building Owner agrees to release and hold harmless GraffitiHeart, Artists, and Destination Cleveland (the "**Releasees**") from all liability for any claims or damages related to the Mural

4894-1860-0053, v. 1

including Preparation, Installation, or Coating at the Property, except for damages arising from the negligence, recklessness or willful misconduct of the Releasees.

- 6.3 UNDER NO CIRCUMSTANCES SHALL ONE PARTY TO THIS AGREEMENT BE LIABLE TO THE OTHER PARTY FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, OR INCIDENTAL DAMAGES, INCLUDING LOST PROFITS, ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT, OR ANY ACTIVITIES PERFORMED IN CONNECTION WITH THIS AGREEMENT, REGARDLESS OF WHETHER A CLAIM MADE BY THAT PARTY IS BASED ON CONTRACT OR TORT.
- 6.4 This Section 6 shall survive any termination or expiration of this Agreement.

#### Section 7. Miscellaneous.

- 7.1 <u>Entire Agreement</u>. This Agreement sets forth the entire agreement between the Parties hereto, and supersedes all other oral or written provisions.
- 7.2 <u>Counterparts</u>. This Agreement may be executed in multiple counterparts and signatures may be exchanged by facsimile or electronically, each of which shall be deemed to be an original document, and all of which together shall constitute one and the same document.
  - 7.3 <u>Relationship of the Parties</u>. Nothing contained in the Agreement shall be construed as creating any agency, partnership, or other form of joint enterprise between the Parties. The relationship between the Parties shall at all times be that of independent contractors. Neither Party shall have authority to contract for or bind the other in any manner whatsoever. The Agreement confers no rights upon either Party except those expressly granted herein.

#### [Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound hereby, have each caused to be affixed hereto its or his/her hand and seal the day indicated.

DESTINATION CLEVELAND 334 Euclid Avenue Cleveland, Ohio 44114

**BUSINESS OWNER SUPPORT** SYSTEMS LLC 6304 Fleet Avenue Cleveland, Ohio 44105

By:\_\_\_\_\_

Printed:\_\_\_\_\_

Title:\_\_\_\_\_

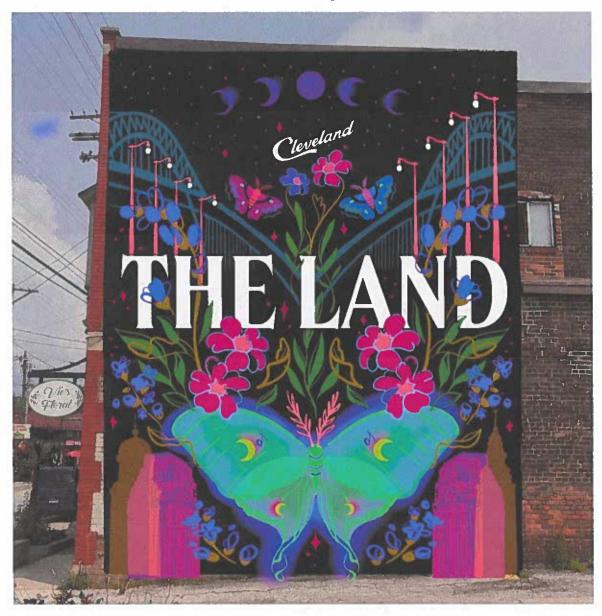
Date:\_\_\_\_\_

Ima By: \_\_\_

Printed: State Millard, Title: QUIVAR Date: 0/10/23

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Attachment A - Design Sketch



#### **Cleveland City Planning Commission**

## **Staff Report**





September 15, 2023

#### **Committee Recommendation:** Approved with **Recommendations**:

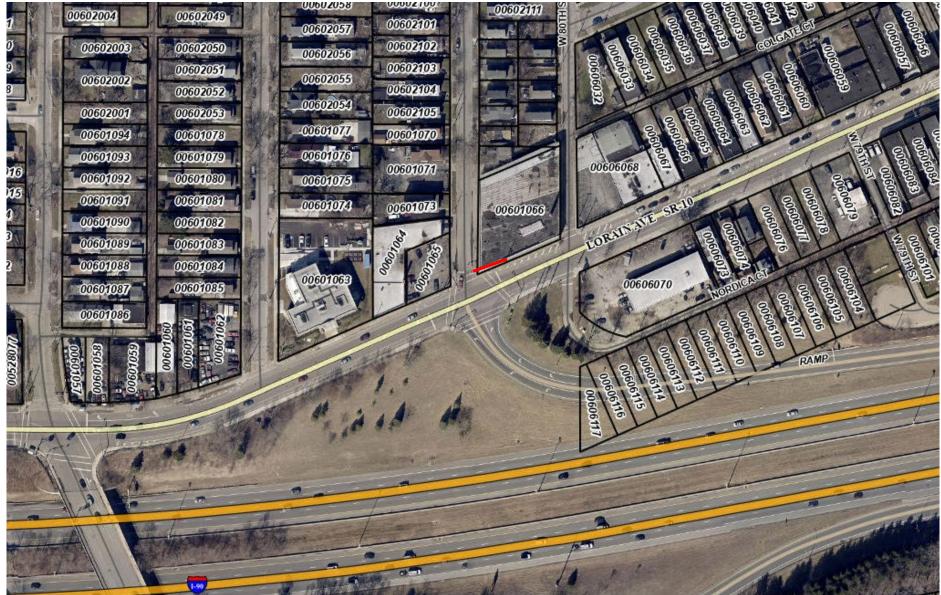
• Install on an alternate substrate rather than directly onto the building; ensure correct paint coat for bricks; mural should stop short of red brick wrapped detail on building edge; top of mural to be painted if budget allows



September 15, 2023

**Destination Cleveland Mural** – Detroit Shoreway: Seeking Final Approval **Location: 8004 Lorain Avenue** Presenter: Alex Harnocz, Destination Cleveland

## Location – 8004 Lorain Ave



#### Context

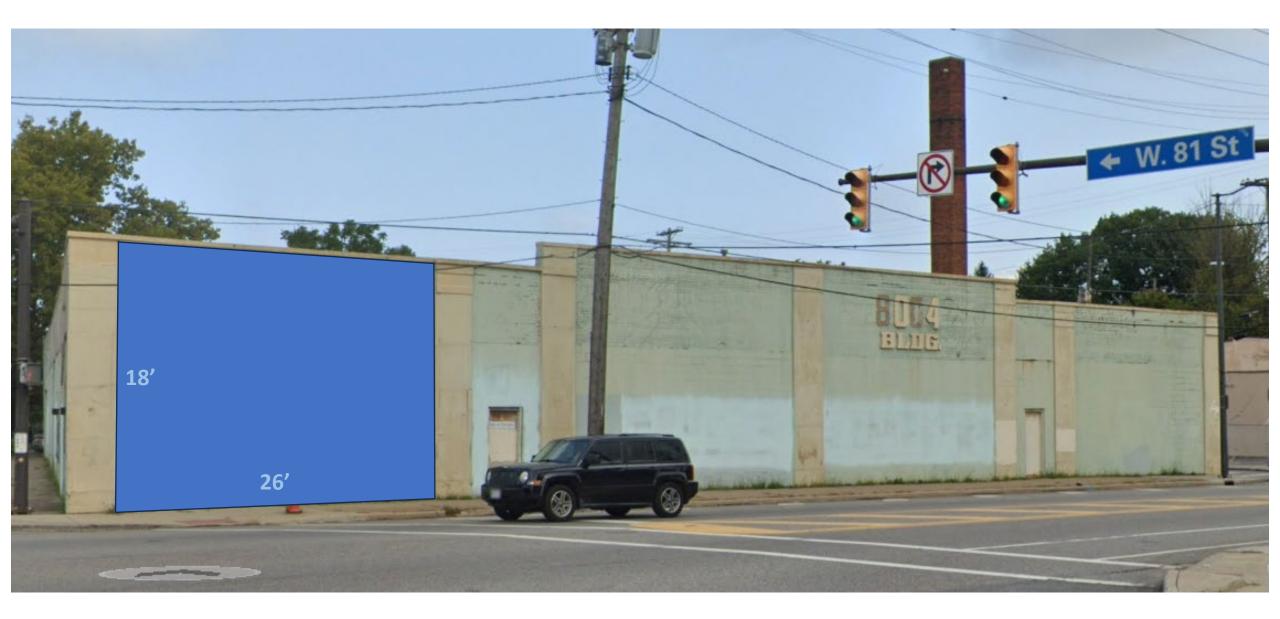


#### Context





### Facade







Artist: Lisa Quine

#### **Materials**

- Wall buffed
- Wall primed
- Direct application of paint
- Anti-Graffiti Coating (to 12')

### Rendering



#### **Cleveland City Planning Commission**

## **Staff Report**





September 15, 2023

Ward 5 - Councilmember Starr | SPA: Broadway – Slavic Village

**Old Brooklyn Blooms Mural**: Seeking Final Approval **Location: 4621 Broadview Road** Presenters: Eileen Dorsey, Artist Garrett Weider, Artist

# Old Brooklyn Blooms Mural Project 2023

A collaboration between artists Eileen Dorsey and Garrett Weider, and the Old Brooklyn Community Development Corporation

# Project History

In 2021, Eileen Dorsey and Garrett Weider painted 3 murals in the Old Brooklyn neighborhood. The project was supported by the community through an loby crowdfunding page, a NeighborUp grant, and support from the Old Brooklyn Community Development Corporation.

## <u>Old Brooklyn Blooms 2021</u>

#### 3310 Broadview Rd



3504 Stanford Ave



4377 State Rd



# Location

### 4621 Broadview Rd. Cleveland, OH 44109

### North Facing Wall on "C's Beverage" Owned by Herman Mand

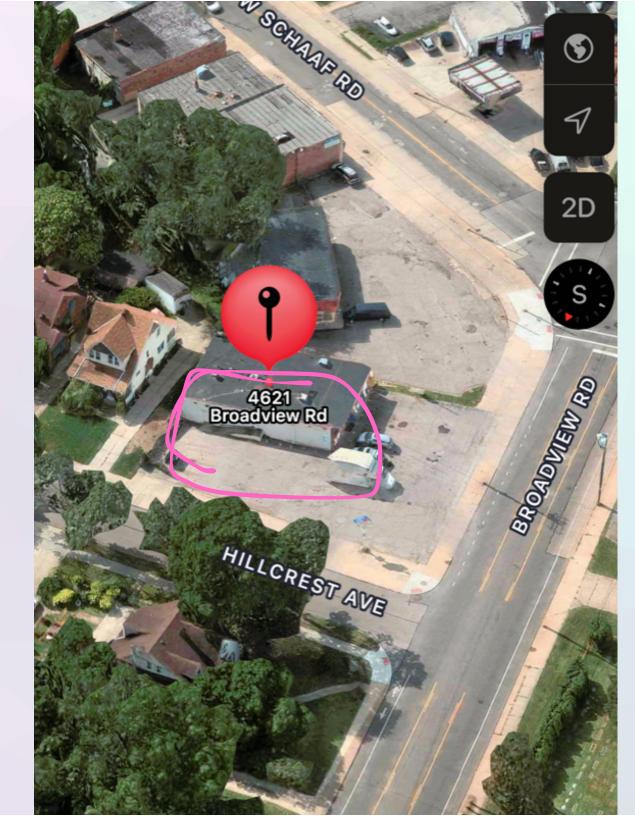
Location Benefits:

- Can be seen from 2 streets
- Near 2 businesses,
   C's Beverage and
   Ziggies



# Can be seen from 2 streets

# Lots of viewing room



# **Street View**





# **Project Specifications**

## **Dimensions** 12' x 55'

# **Materials**

- **Masonry Primer**
- **Exterior Latex paint** in various colors
  - **Clear Sealant**



Note\* The actual mural will be in color

# **Artist Profiles**

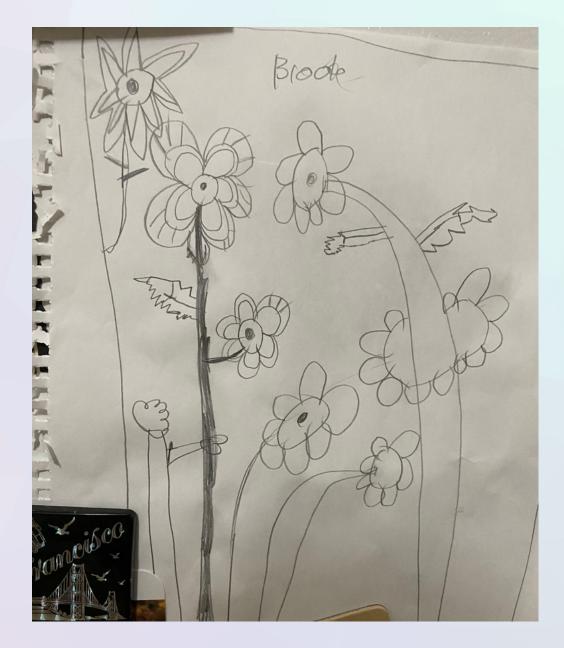
## **Eileen Dorsey**

## **Garrett Weider**



# **Community Support**

- We have received several, messages, comments, and emails supporting our project.
- Cash donations through a past loby campaign
- Hand drawing from a little girl who lived next to the mural we painted on State
   Rd. She drew us a picture of our mural
- Drivers honking and stopping to give thanks for brightening up their neighborhood.



# Thank you!

City of Cleveland
Justin Bibb, Mayor
City Planning Commission Clemeters Gry Hall
401 Lakesde Avenue, Roore 505 Cleveland, Okio 44334
Planning Commission/Design Review Application 254/064-2209- 254/064-283
DATE: 8-1-2023
PROJECT NAME: O/D Brosklyn Blooms Muni Project
PROJECT ADDRESS: 4621 Brand View RD (Verdend of 44109
PROJECT LOCATION (if no address): CIS BRURGER
CONTACT PERSON (for design review): Eilen Dursey
(for design review): Litter Oorsey
COMPANY:
0101
PHONE: EMAIL: eiten Qeiten Jarsey.com
OWNER: MARANDEEP MAND
ARCHITECT/ CONTRACTOR:
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 guidence income to many second second second second second second
and opice to follow its guidance in proceeding through the design review and
nor the subject project.
Hr
Signature and date
(For staff use only)
eceived by:
lesign Review District Name:
ssigned Review Case Number:

#### **Cleveland City Planning Commission**

## **Staff Report**





September 15, 2023

### **CPL Woodland Branch Rotating Art Wall**: Seeking Final Approval **Location: 5906 Woodland Avenue** Presenter: Erin Guido, LAND Studio

# Cleveland Public Library Woodland Branch

**Proposed Rotating Art Wall** 



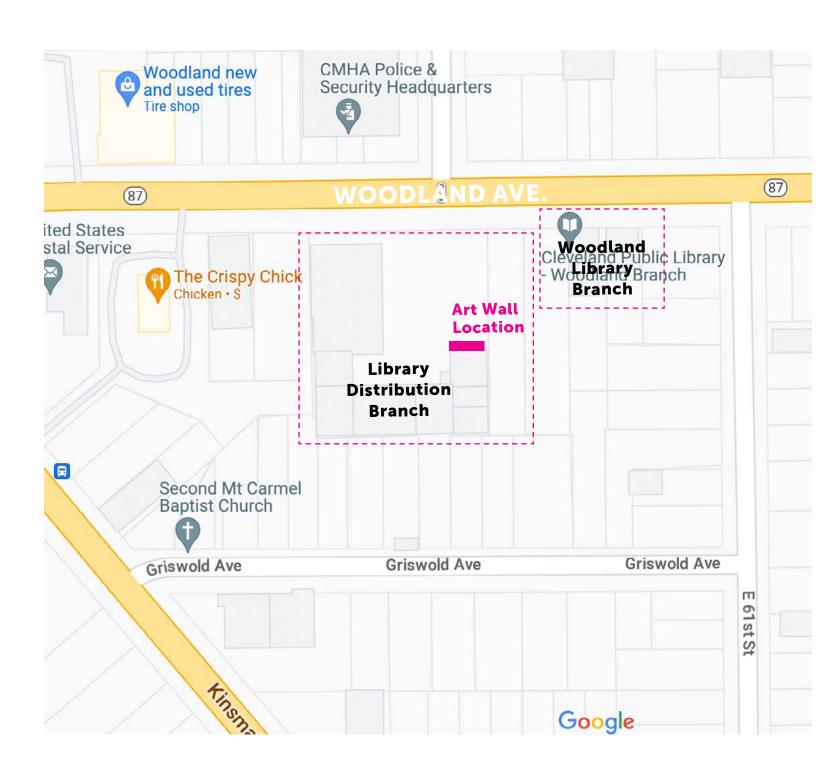
## Cleveland Public Library Celebrates New Woodland Branch

💄 CPL Staff writer 🕘 June 23, 2021

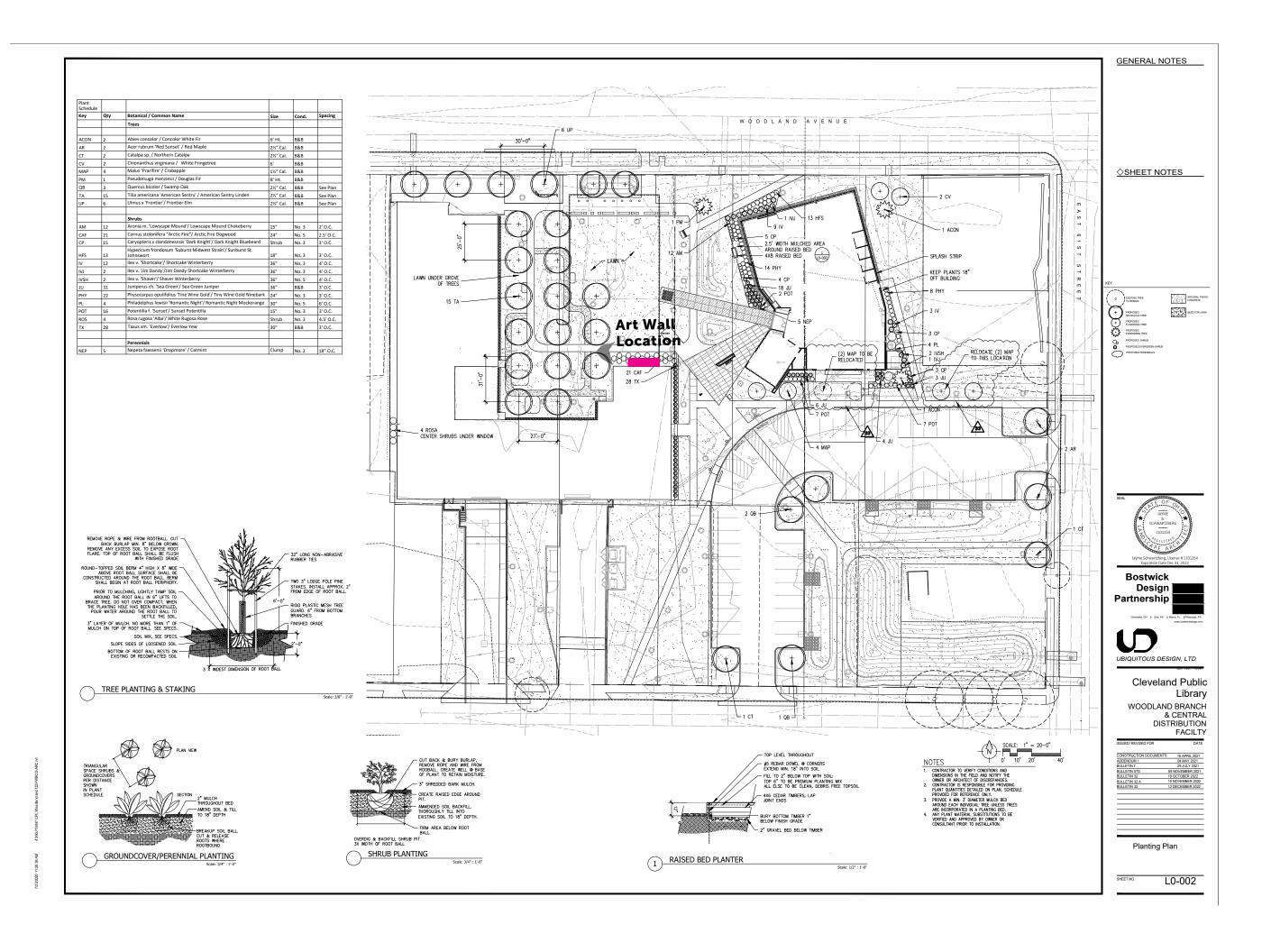


Cleveland Public Library marks a new beginning in the Central neighborhood of Cleveland.

#### Woodland Branch: 5806 Woodland Avenue, Cleveland, OH 44104





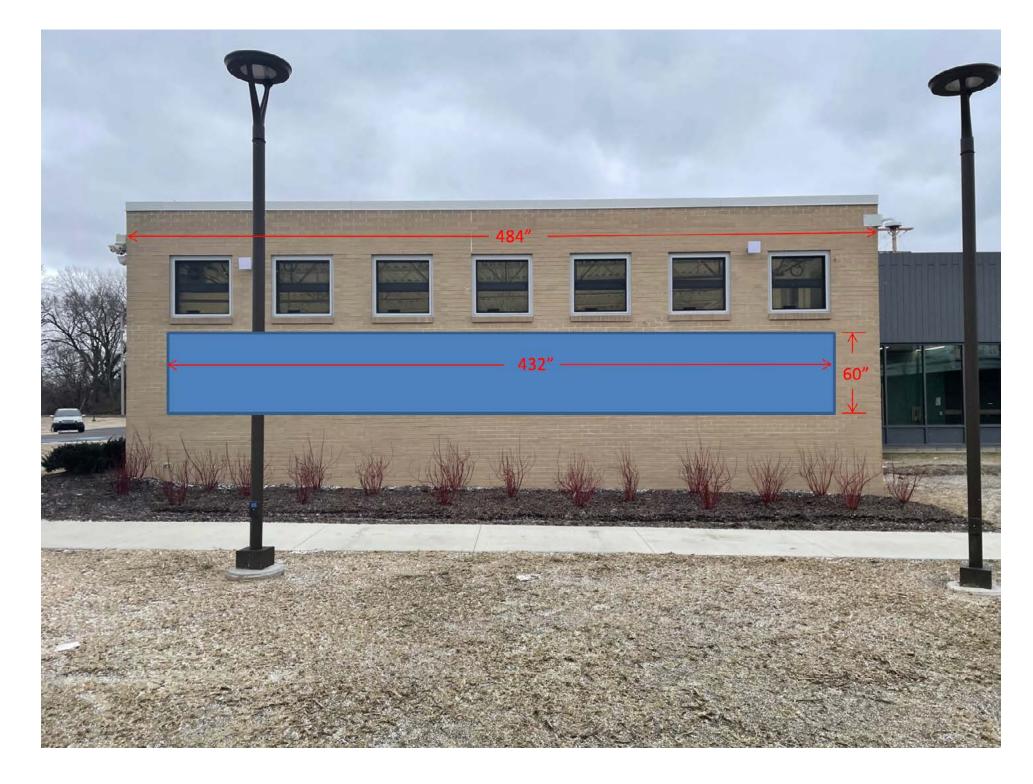


#### Woodland Branch Art Wall



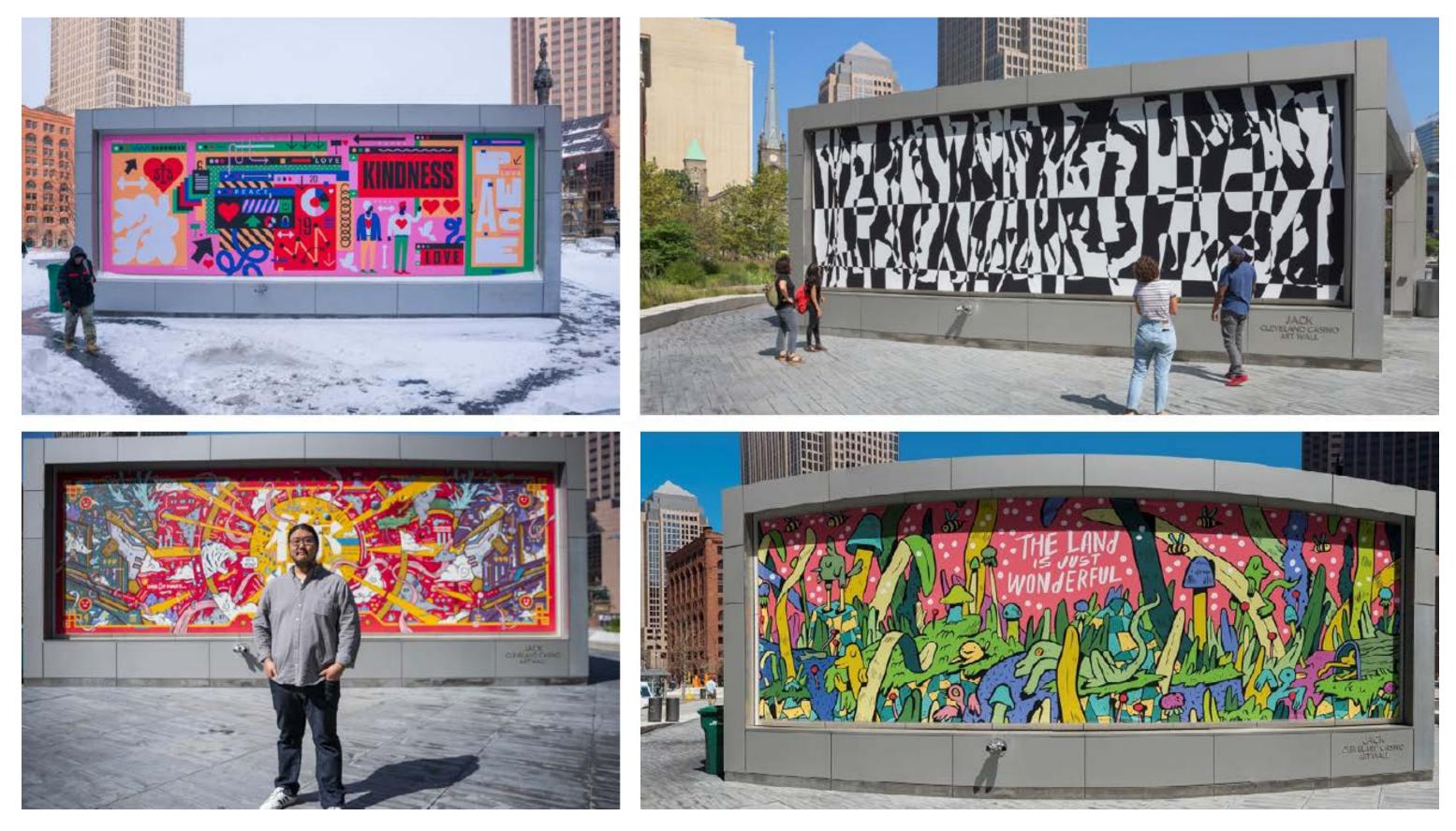
#### Woodland Branch Art Wall

36'x 5'



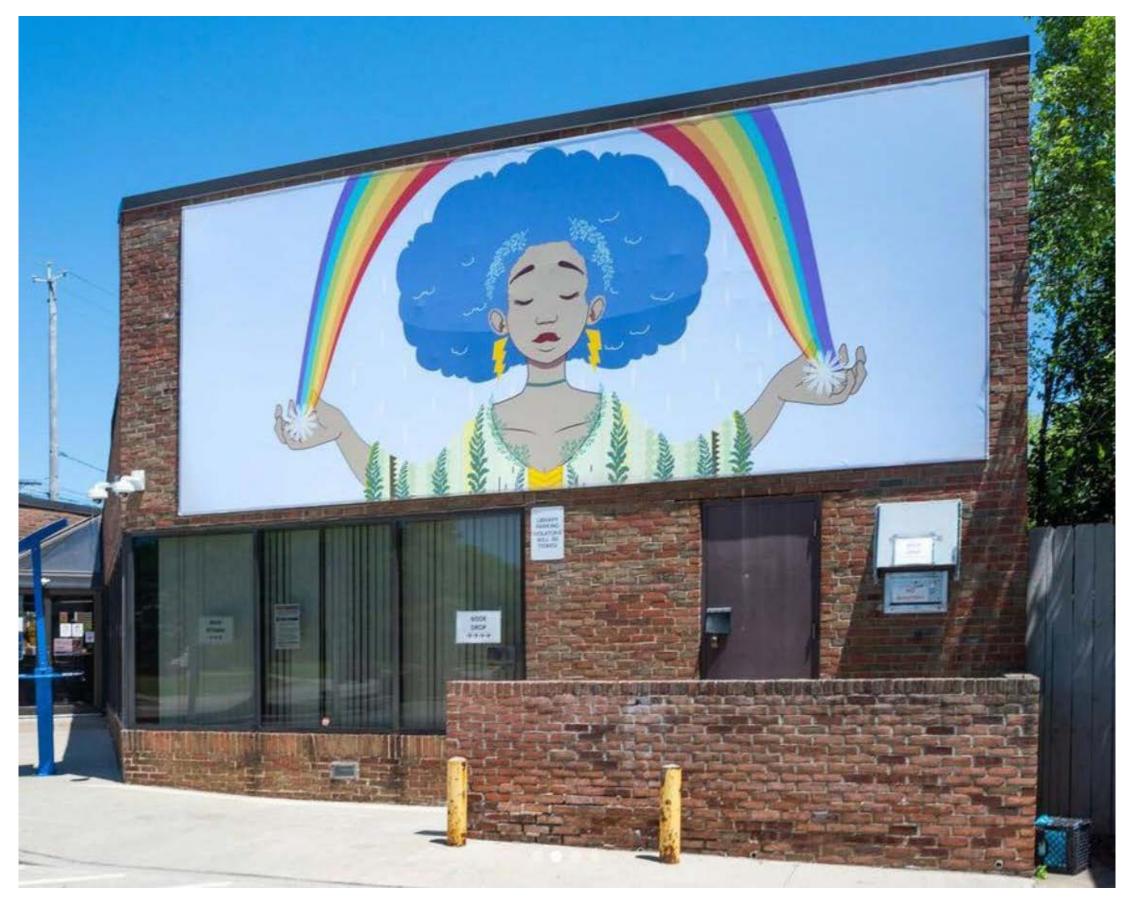
#### Precedents

Similar to the mural on Public Square, we are proposing installing a rotating mural system that allows for the change out of printed vinyl murals. (Size is 32'x10.8')



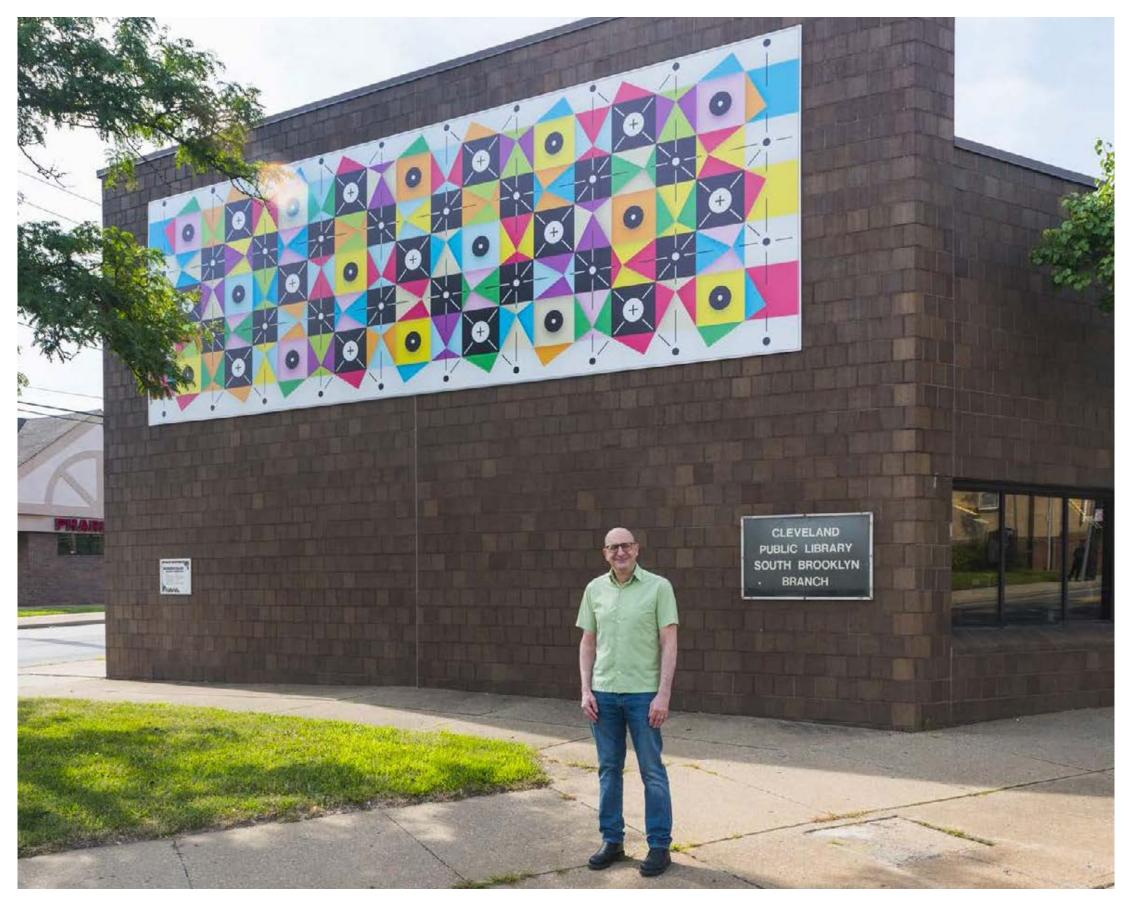
#### Precedents

#### Rotating mural at the Cleveland Public Library Harvard Lee location (25'x10')



#### Precedents

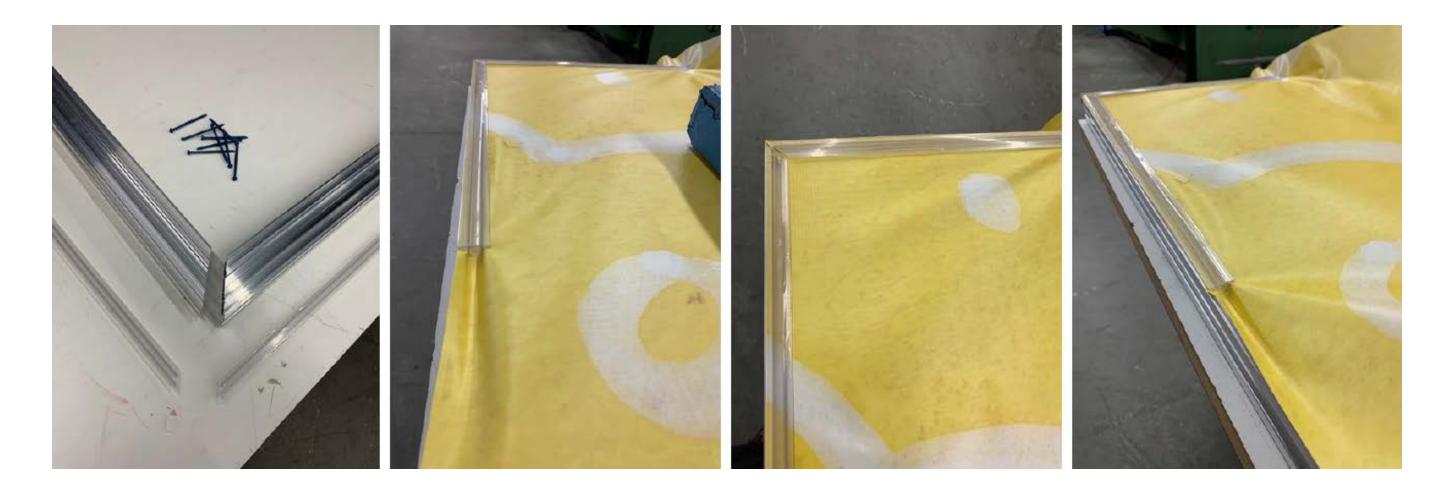
#### Rotating mural at the Cleveland Public Library South Brooklyn location



#### **Rotating mural tension system**

Images of the tensioning structure that will be installed and mocked up corner of a banner install.

- The system consists of an aluminum extrusion which the installer miters like a picture frame.
- This system would be attached to the wall with Tap-con anchor screws designed for concrete or brick.
- The banner is then stretched into place with a nylon locking strip which is hammered into the groove in the extrusion. This shrinks the banner and pulls the entire surface taught and very durable in windy weather.
- This is the same system we use at Public Square, other CPL locations, and on all of the large graphics on the front of the Cleveland Browns Stadium.



## **Proposed Artwork**

## **Meet the artist: Maria Uhase**

Maria Uhase is an oil painter and illustrator living and working in Northeast Ohio. She completed a BA Studio Emphasis with a Minor in Painting and a Minor in Drawing from the Myers School of Art at the University of Akron (OH) in 2019.

She creates surreal narratives involving combinations of plants, animals, and objects in the natural world. Much of the inspiration for her art comes from her daily experiences of the nature surrounding her home in the woods, traveling often to explore new environments, interests in various sciences, and learning from the people she knows and meets.



#### **Sketch Process**

Timeline / metamorphosis moving left to right: thragining a positive future for our environment, culture, lives, etc.
 For many people, the current times feel very troubled, and it's hard to imagine that things can get better. But through coll aboration of (probably) unlikely herces, things can change to save our future.
 Each idea starts with decay spreading through the figure/ecosystem while destroying it. Unlikely creatures work together to stop this spread, and li



Decayed wood, bronches (ash boters, lonternifies) rotting - Cobwebs.

Birds + Frogs holding back spread of insects + disease Mushrooms lichen, tree buds, new growth starting

More birds, mice, bals, healthy branches w/leares

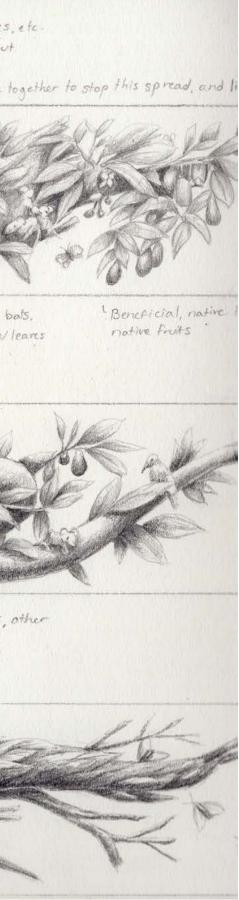


Smalleskeleton Snakeskin failing

vines stitching + pulling Bird Skin back together, stopping that the destruction from continuing

Birds pulling vine that's sewidg snake back up Plants, Fruit, bugs, other Creatures thriving





#### **Final Concept**

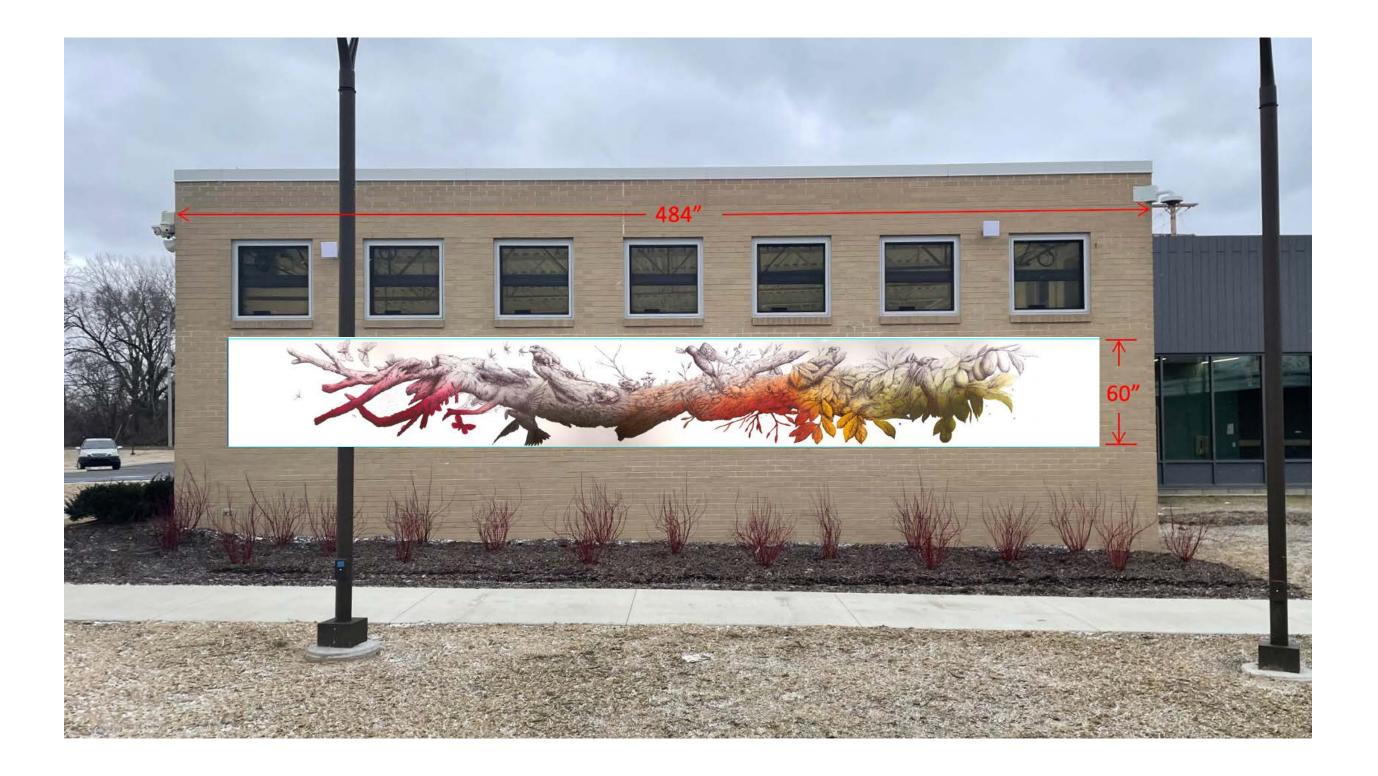
Final full mural size: 432" x 60" Illustration scale: 61.7" x 8.57", plus 1" bleed Illustration medium: ink pen, ink washes on 140 lb. Arches hot-press watercolor paper



From the artist: The scale of the mural inspired me to think of creating an image that reflects the passage of time, moving left to right as it progresses. Rather than a timeline that depicts actual data or historical events, it is a collection of symbols in an imagined projection for the future of humanity, culture, ecology, and the general well-being of our planet. During these turbulent times where many of us feel overwhelmed and nihilistic about our future (especially regarding the state of the environment), it can be hard to imagine that things might turn out all right. It is courageous to dream that we could have a positive world in the future, but this might only happen through unlikely collaborations of people and solutions.

To portray this concept, the main structure of the subject matter in this mural image consists of native Ohio paw paw tree branches supporting a micro-environment of plants, insects, and animals. On the left side, invasive insects to Ohio bore holes and damage the branches destroying the space for anything else to thrive there. Moving through the image to the middle, frogs and birds begin to eat those invasive insects, stopping their damage from spreading. Fungi and tree buds begin to appear as the environment begins to recover. At the end is seen a lush ecosystem of leaves, flowers, fruit, small animals, and native insects. The unlikely collaboration of frogs and birds halted the progression of damage to this microcosm, and it's future is preserved.

#### **Final Concept**



## **Future Process**

- As part of the See Also public art program, LAND studio will work with CPL on curation and selection process.
- LAND plans to work with Cleveland Public Library on an average of one mural change out per year.
- Project is meant to build on the sucess of the Public Square Art Wall and other CPL branch art walls.
- Project aims to bring the artwork of diverse artists to the public realm.

#### **Cleveland City Planning Commission**

## **Staff Report**





September 15, 2023

Facing History Mural: Seeking Final Approval
Location: 2050 West 47<sup>th</sup> Street
Presenter: Ahlon Gonzalez, LAND Studio

# FACING HISTORY MURAL DESIGN

## CONCEPT

#### A PUBLIC OUTDOOR MURAL ON FACING HISTORY'S OFFICE ON THE UCS CAMPUS IN OHIO CITY

This presentation proposes a vibrant and thoughtprovoking mural design on the public facing side of the Facing History office. This project seeks to illustrate aspects of Facing History's mission, culture and values through art and design.



# **PROJECT GOALS**

#### <u>CREATE PICTORIAL IMAGE THAT REPRESENTS</u> <u>FH MISSION CULTURE AND VALUES</u>

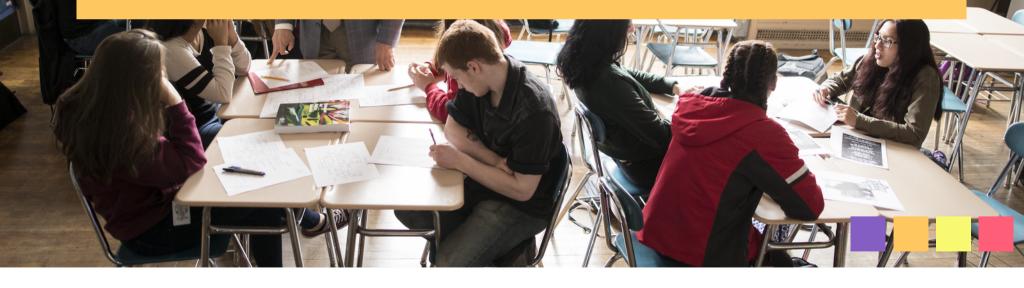
Embrace complex identities Confront various aspects of history and human range of behavior Be an upstander to create a more informed, humane, just and empathetic world.

#### CREATE A HAPPY VISUAL THAT IS Welcoming and inviting

#### **PIQUE VIEWER'S CURIOSITY**

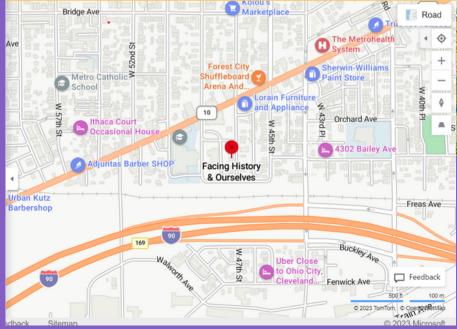
Comission an artwork that offers intrique and captures people's attention Comission an artwork that makes people say "Who is Facing History?"

#### INSPIRE JOY, HOPE, AND THE IDEA OF CREATING A BETTER WORLD

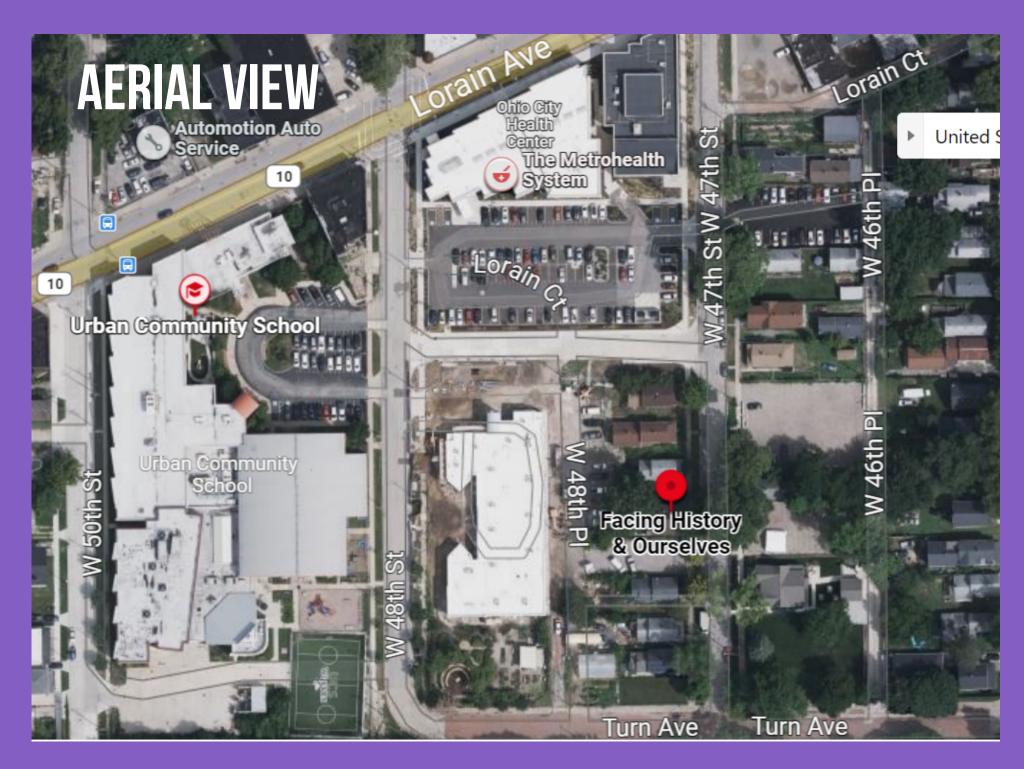


# SITE LOCATION

#### 2050 W 47TH ST, CLEVELAND, OH 44102









**"PEOPLE MAKE** CHOICES, **CHOICES MAKE HISTORY**"

-FACING HISTORY TAGLINE



# **MEET THE ARTIST**

#### **ISAIAH WILLIAMS**

I GO BY STARBEING IN THE ART COMMUNITY AND I SIGN ALL MY WORK WITH THAT ALIAS. I HAVE BEEN PAINTING MURALS AS A MAIN SOURCE OF INCOME FOR 2 YEARS NOW WITH NO END IN SIGHT. AS A SELF TAUGHT ARTIST I'M ALWAYS FINDING WAYS TO EXPAND MY CREATIVE ARSENAL AND LEARN MORE TRICKS OF THE TRADE. EVERY PIECE THAT I CREATE TEACHES ME SOMETHING NEW ABOUT MYSELF AND WHAT I NEED TO WORK ON IN ORDER TO BECOME MORE WELL-ROUNDED. I THINK MY STYLE OF ART IS KIND OF WILD AND UNRULY BUT ALSO NEATLY PACKAGED SO THAT IT MAKES SENSE TO THE AVERAGE VIEWER. I LIKE TO EXPERIMENT WITH MY WORKS IN ORDER TO UNLOCK A NEW SKILL. IT IS MY GOAL TO KEEP PUSHING MY LIMITS AND STEP OUTSIDE OF MY COMFORT ZONE SO THAT I CAN BE THE BEST ARTIST WITHIN ME.

#### 40± MURALS IN CLEVELAND

"IM A VERY CONSISTENT AND PROLIFIC PRACTITIONER OF EXPRESSING MYSELF THROUGH ART. I HAVE Always been drawn to drawing landscapes, creatures, and modern art concepts from a Young age. As an artist I'm actively looking for ways to inspire the youth and bring the Community together. Art has always been a tool to challenge ones way of thinking and Start revolutions..."



# **PROPOSED DESIGN**

MARIE

HISTOR

old

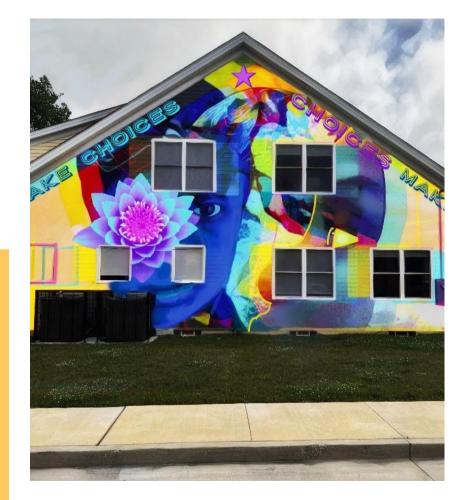
MARE

**PIGOPI** 



## **ARTIST STATEMENT**

From the Artist: I chose to use a vibrant spectrum of colors to symbolize diversity and unity. There are 2 abstract faces, one looking forward in content and the other looking back/ inward in reflection at oneself and the beauty within. The lotus flower symbolizes purity and rebirth. There are complimenting flowers in between the duality of past-self and present-self. I also want to play off the physical space by replicating the shapes of the windows and power boxes, creating a connection between two worlds.





## PRECENDENTS

#### LATEX PAINT MURALS ON VINYL SIDING







# PRECENDENTS

#### **SPRAY PAINT MURALS ON VINYL SIDING**





## **MAINTENCE PLAN**

- The mural is meant to be permanent (up for 5+ years).
- Surface will be cleaned before the application of paint.
- Artist is giving us a document with all paint types and colors to be used in mural for small retouching.
- Paint being used:
  - Behr exterior latex paint
    - Behr's latex outdoor paint is self-priming and has the necessary urethane and acrylic resins to stick to vinyl siding well.
    - Behr's color palette includes options specifically designed for use on vinyl siding, ensuring the best possible results.
    - UV resistance: Behr paint is formulated with UV-resistant properties, protecting the vinyl siding from the damaging effects of sun exposure.
  - Montana GOLD spray paint
    - Montana spray paint is an artist spray paint line that is premium quality professional spray. The unique NC-Acrylic formula that is quick-drying and high-covering. The Montana GOLD spray paint brand is a flexible, non-bleaching aerosol paint that is easy to apply with exceptional accuracy for any skill level. The spray paint is formulated to be applied to many surfaces such as canvas, wood, concrete, metal, glass, vinyl, and even flexible surfaces.
- For small fixes (graffiti, etc.) we would give artist right of first refusal to be hired to fix the artwork.
- If something major were to happen to the mural and there wasn't enough funding to re-do the artwork, it would be painted one solid color.

#### **Cleveland City Planning Commission**

## **Staff Report**



#### **Cleveland City Planning Commission**

## **Director's Report**





September 15, 2023

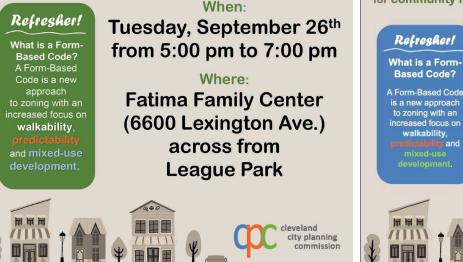
#### **Community Engagement Opportunities**

- Detroit Shoreway & Cudell (Northwest • Neighborhoods) Form-Based Code on September 20<sup>th</sup> from 5:30-8:30 PM at The Commons at West Village (8301 Detroit Avenue.)
- Hough Form-Based Code Refresh on • September 26 from 5:00-7:00 PM at Fatima Family Center (6600 Lexington Ave.)

#### scan Let's Talk Form-Based Code, **Hough!**

Join us for refreshments and an informational presentation on the new draft of Form-Based Code.

At this workshop, we are looking for community feedback!



ore info can be found at

thelandcode.com

Navigate to the "Hough" section for a site

specific map and details

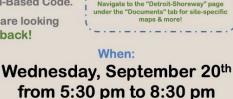
#### scan Let's Talk Form-Based Code, **Detroit Shoreway** & Cudell!

Join us for a light meal and informational presentation on the new draft of Form-Based Code.

At this workshop, we are looking for community feedback!

walkability,

anc



helandcode.com

Where:

The Commons at West Village (8301 Detroit Avenue, Cleveland 44102)





September 15, 2023

Next Meeting

Friday, October 6, 2023

#### **Cleveland City Planning Commission**

## Adjournment

