



# Cleveland City Planning Commission

Friday, November 3, 2023

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

Lillian Kuri, Commission Chair

Joyce Pan Huang, Director

Michael Bosak, Administrator

# Cleveland City Planning Commission

## Preamble

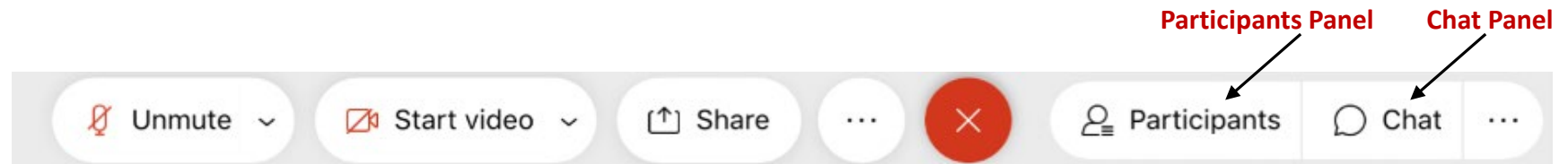
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

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

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

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

CALL-IN USERS CAN UNMUTE BY USING \*6



November 3, 2023



# Cleveland City Planning Commission

## P r e a m b l e

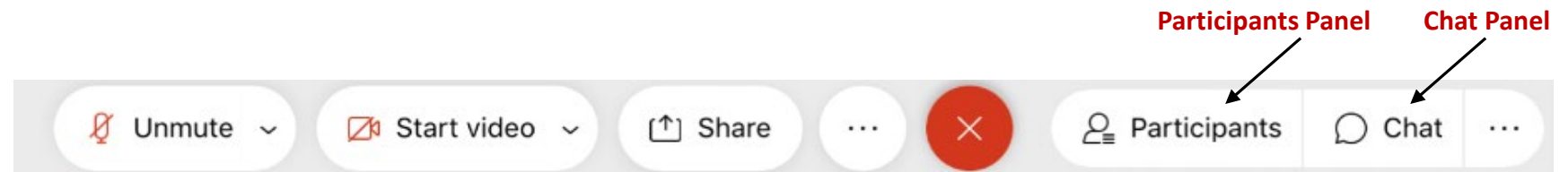
ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WebEx PLATFORM. THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YouTube.

ALL REQUESTS TO SPEAK ON A PARTICULAR MATTER SUBMITTED THROUGH PROPER 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 [WEDNESDAY 12:00 PM](#) DEADLINE ARE COLLECTED BY CITY PLANNING STAFF AND DISSEMINATED TO THE COMMISSION MEMBERS PRIOR TO ANY SCHEDULED MEETING.

### Proper channels for public comment:

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



November 3, 2023

# Cleveland City Planning Commission

## 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.

# Cleveland City Planning Commission

## Call to Order and Roll Call

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November 3, 2023

# Cleveland City Planning Commission

## Approval of Minutes from Previous Meeting

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November 3, 2023



# Cleveland City Planning Commission

## Lot Consolidation / Splits

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November 3, 2023

# Lot Consolidation / Split

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November 3, 2023



**For PPNs# 106-09-059 & -134**

**Address: 6902 Zoeter Avenue**

Representative: Carolyn Dawson, Famicos



Seeking Lot Consolidation Approval for Henrietta Homes  
Project

PPNs 106-09-059 & -134

City Planning Commission  
November 3, 2023



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Cleveland Parcels (MyPlace)

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Esri Locator

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# LEGEND

- Main Street Road
- Side Street Road
- Alley Road
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- 1/4" Iron Pin in Monument
- 1/8" Iron Pin in Monument
- 1/16" Iron Pin in Monument
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- 1/607083593890674553457604585951111880" Iron Pin in Monument
- 1/121416718778134910691329171192222360" Iron Pin in Monument
- 1/242833437556269821382658342384444







PRELIMINARY  
NOT FOR  
CONSTRUCTION

# HENRIETTA HOMES

FAMICOS FOUNDATION

Issue:  
2023-J06-XX - FOR PER  
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HOUSING  
LOCATION  
PLAN



# Cleveland City Planning Commission

## Staff Report

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November 3, 2023

# Cleveland City Planning Commission

## Conditional Use Permit

---



November 3, 2023

# Conditional Use Permit

---

November 3, 2023



**For PPN# 003-11-010**

**Project Address: 4700 Tillman Avenue**

Presenter: Susanne DeGennaro, Property Owner



# 4700 Tillman Avenue

City Planning Commission Hearing  
November 3, 2023

---





- 

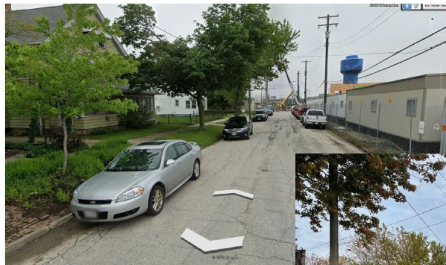




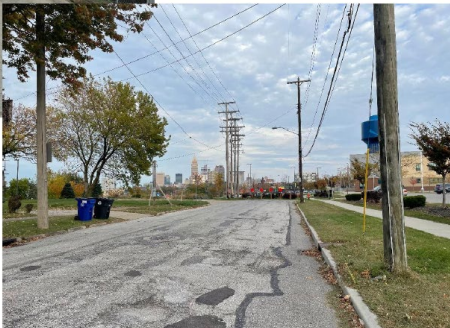
- **Per §337.031(h)(2):** In any zoning district where a townhouse use is not permitted by right (ex. Single Family, Two (2) Family), *the City Planning Commission* shall determine, based on the application of division (e) of this section, if a townhouse use shall be permitted.



LOOKING NORTH  
FROM SITE

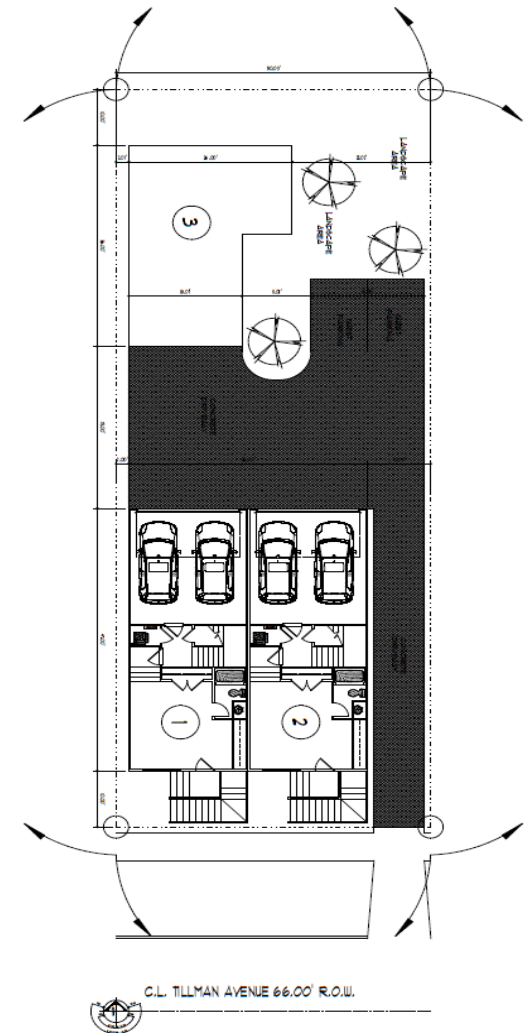
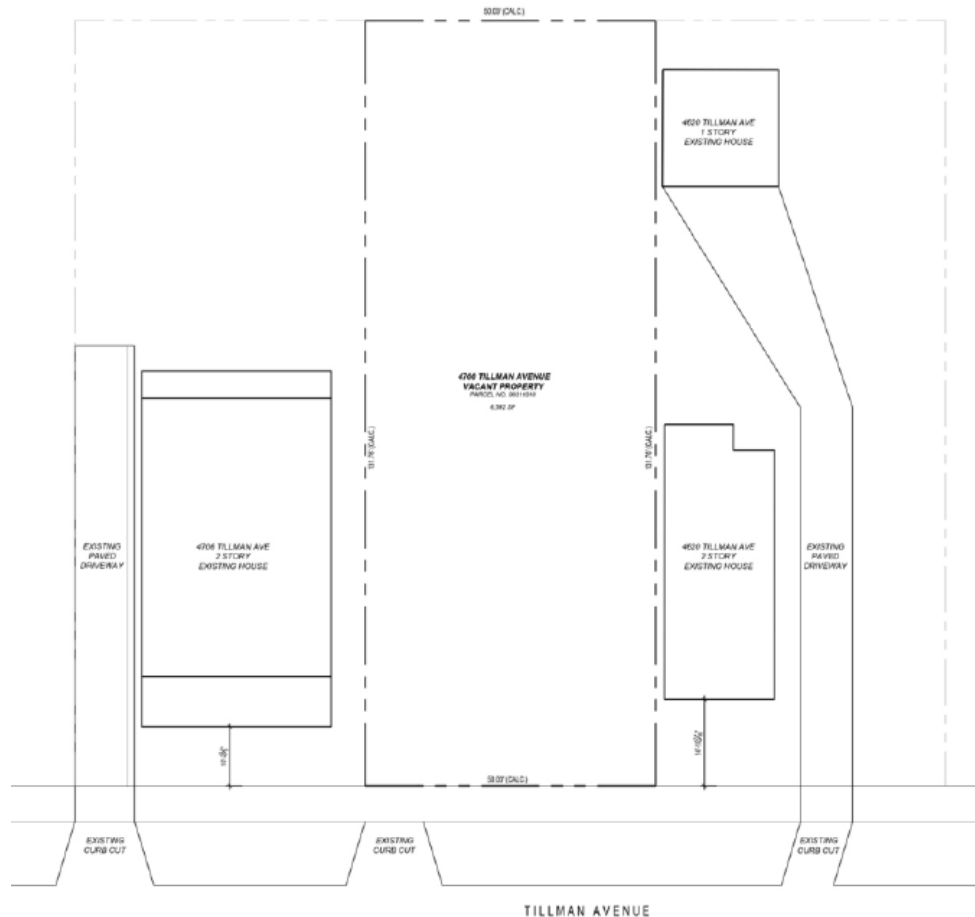


LOOKING EAST ON TILLMAN



4700 TILLMAN LOOKING NORTH FROM GMHS PARKING LOT

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



C.L. TILLMAN AVENUE 66.00' R.O.W.



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







# 4700 Tillman Avenue / townhouse/lake cottage project

4700 Tillman Ave

Tillman Triangle

Garrett Morgan High School Campus

Detroit Ave

DuPont

Assembly of Christian Church

W 48th St

Cleveland City Planning Commission Presentation Nov.3.2023

Google Earth





4700 Tillman Ave

Tillman Triangle

Garrett Morgan High School Campus

Detroit Ave

Wheat Ct

Clinton Ave

Vine Ct

Image © 2023 TerraMetrics

Wallace Manor Bed and Breakfast

Great Lakes Shipyard

Garrett A. Morgan Waterworks Facility

Cleveland Area Coag Bow Derby

Blue River Yacht Club

Bagel Baking Technology

Whiskey Island

Ward's Park

Mr. Cleveland

The Cleveland Bagel Company

Franklin Castle (H)

The Centers for Families and Children...

41°29'31.89" N 81°43'00.98" W elev. 582.6



**4700  
TILLMAN**

**AERIAL  
VICINITY  
PLAN**

**NTS**

**11.3.2023**

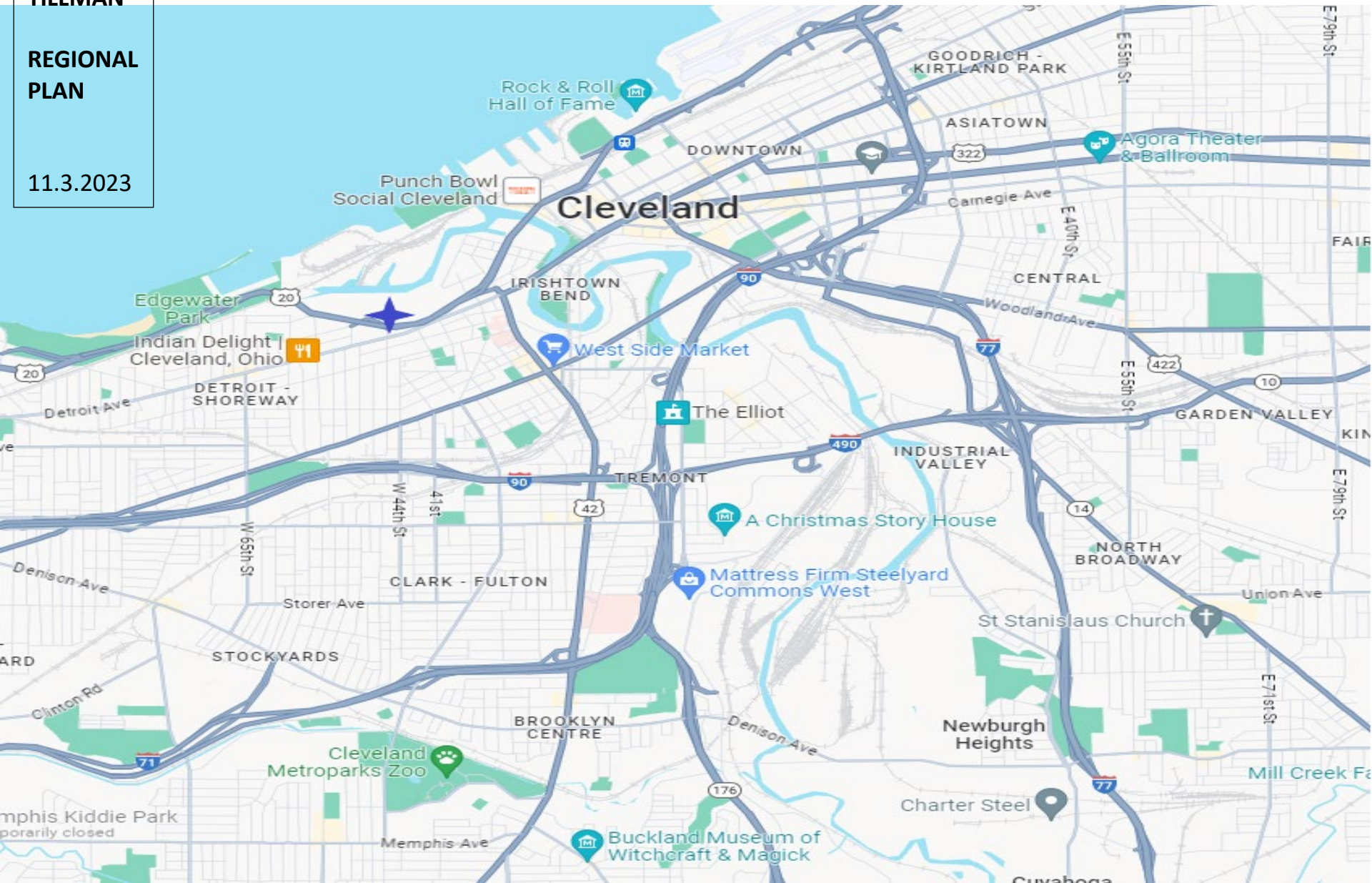




4700  
TILLMAN

REGIONAL  
PLAN

11.3.2023







SITE

Tilman Triangle

Young Scholars Program

Garrett Morgan High School Campus

Image © 2023 TerraMetrics

Google Earth

41°20'15.22" N, -91°42'09.41" W, elev. 665 ft, eye alt. 1240 ft



**4700  
TILLMAN**

**NEIGHBORHOOD  
CONTEXT  
PHOTOS**

11.3.2023



4700 TILLMAN LOOKING NORTH FROM GMHS PARKING LOT

**4700  
TILLMAN**

**NEIGHBORHOOD  
CONTEXT  
PHOTOS**

11.3.2023



ACROSS THE STREET FROM PARCEL LOOKING NW



**4700  
TILLMAN**

**NEIGHBORHOOD  
CONTEXT  
PHOTOS**

**11.3.2023**



**LOOKING SOUTH  
FROM SITE**



**4700  
TILLMAN**

**NEIGHBORHOOD  
CONTEXT  
PHOTOS**

**11.3.2023**



**LOOKING NORTH  
FROM SITE**



**4700  
TILLMAN**

**NEIGHBORHOOD  
CONTEXT  
PHOTOS**

11.3.2023



LOOKING EAST ON TILLMAN





**4700  
TILLMAN**

**NEIGHBORHOOD  
CONTEXT  
PHOTOS**

11.3.2023

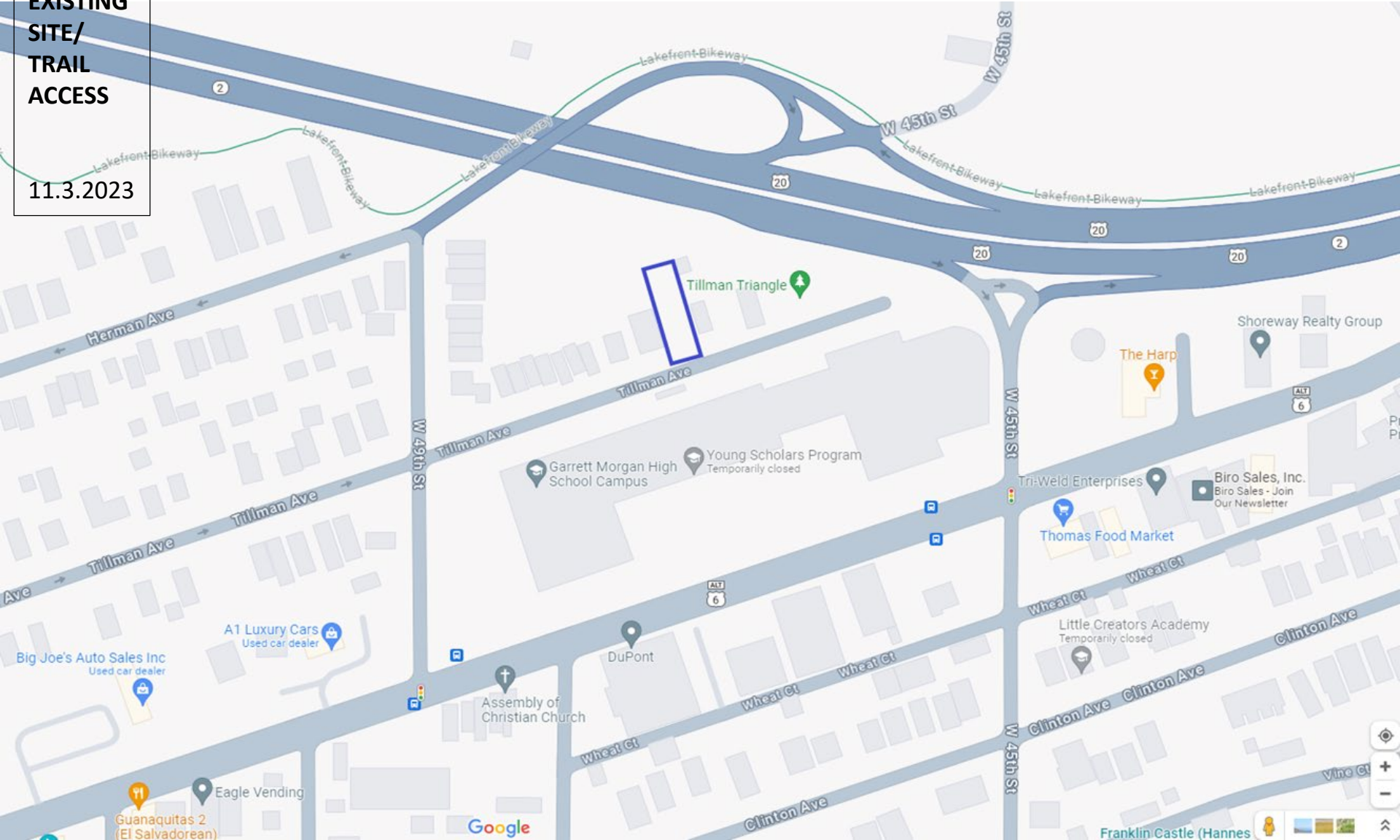


**LOOKING WEST ON TILLMAN FROM W 45**

4700  
TILLMAN

EXISTING  
SITE/  
TRAIL  
ACCESS

11.3.2023



4700  
TILLMAN

EXISTING  
SITE/  
TRANSIT  
ACCESS:  
RAIL

11.3.2023

# Rapid Transit System





**4700  
TILLMAN**

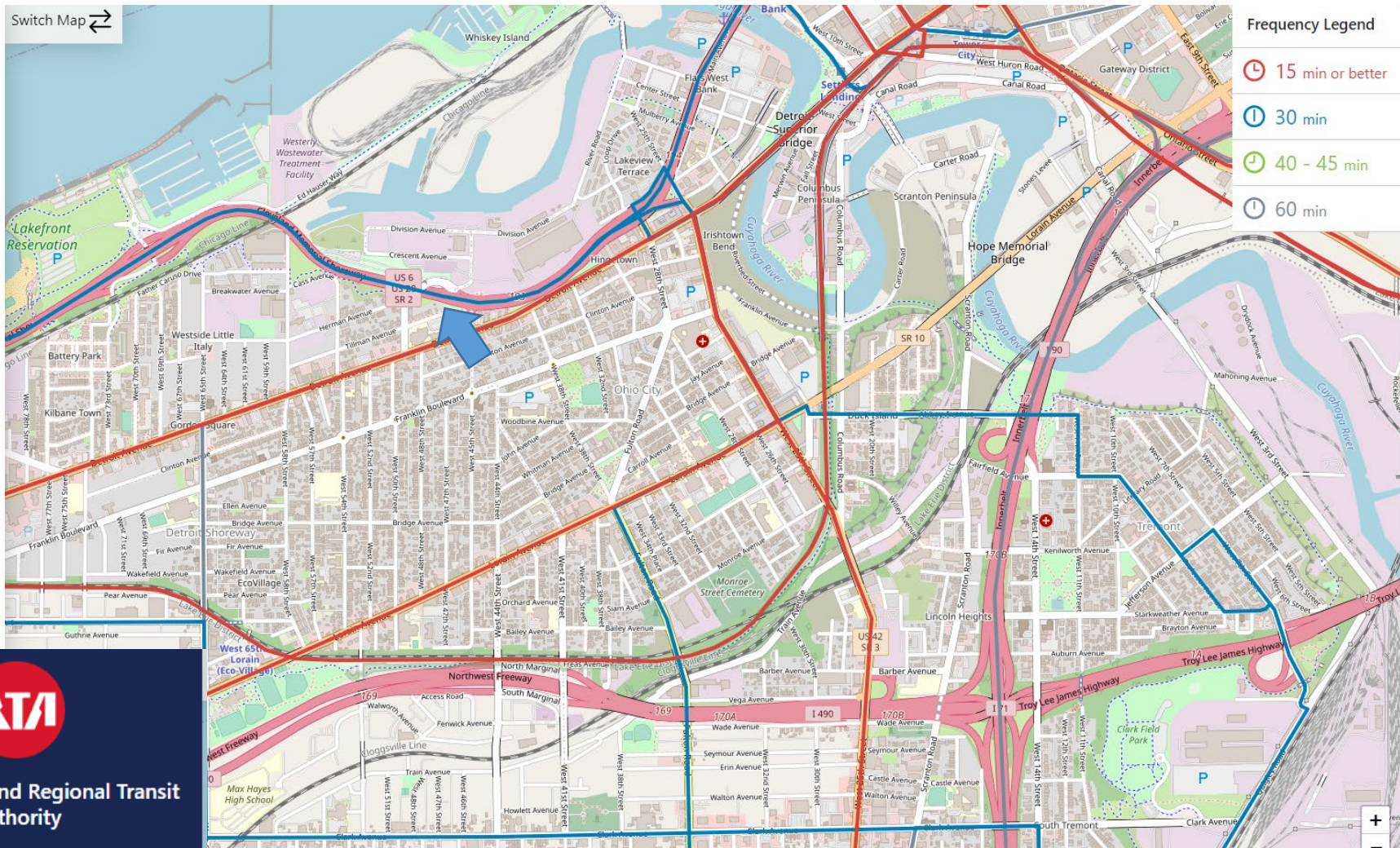
**EXISTING  
SITE/  
TRANSIT  
ACCESS:  
BUS**

11.3.2023



**Greater Cleveland Regional Transit  
Authority**

Switch Map ↔



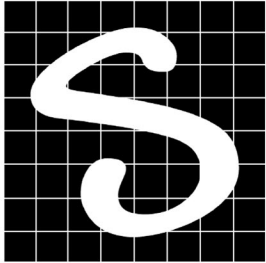




EXTERIOR PERSPECTIVES

SCALE: NT6

NOTE: 3-D RENDERINGS ARE FOR AESTHETIC REFERENCE ONLY; REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR CONSTRUCTION DETAILS AND BASE ANY MATERIAL SELECTIONS OFF OF PHYSICAL SAMPLES.



SCHILL ARCHITECTURE, LLC  
1650 CROSSINGS PKWY.  
SUITE E  
WESTLAKE, OH 44145  
440-808-3483  
<http://www.schillarchitecture.com/>

PROJECT:  
TILLMAN  
TOWNHOMES

DRAWING TITLE:  
EXTERIOR  
PERSPECTIVES

DRAWING SCALE  
NT6

DATE:  
09/15/23

DRAWING NUMBER:  
EP-1

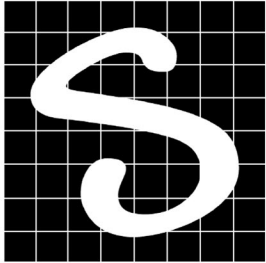




EXTERIOR PERSPECTIVES

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PROJECT:  
TILLMAN  
TOWNHOMES

DRAWING TITLE:  
EXTERIOR  
PERSPECTIVES

DRAWING SCALE  
NT6

DATE:  
09/15/23



DRAWING NUMBER:

EP-2



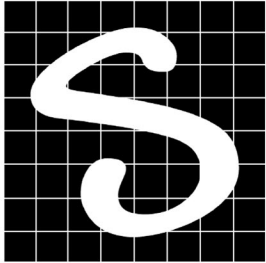




EXTERIOR PERSPECTIVES

SCALE: NT6

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PROJECT:  
TILLMAN  
TOWNHOMES

DRAWING TITLE:  
EXTERIOR  
PERSPECTIVES

DRAWING SCALE  
NT6

DATE:  
09/15/23

DRAWING NUMBER:  
**EP-3**

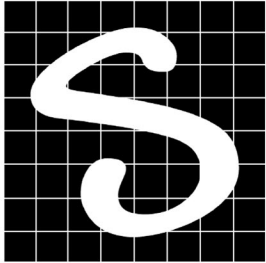




EXTERIOR PERSPECTIVES

SCALE: NT6

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WESTLAKE, OH 44145  
440-808-3483  
<http://www.schillarchitecture.com/>



PROJECT:  
TILLMAN  
TOWNHOMES

DRAWING TITLE:  
EXTERIOR  
PERSPECTIVES

DRAWING SCALE  
NT6

DATE:  
09/15/23

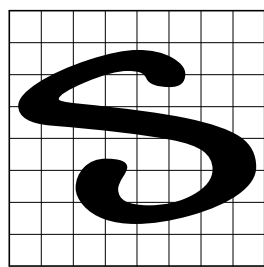


DRAWING NUMBER:

EP-4







Schill  
Architecture

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WWW.SCHILLARCHITECTURE.COM

OFFICE ADDRESS:  
1650 CROSSINGS PARKWAY SUITE E  
WESTLAKE, OHIO 44145

#### DESIGN LOADS

COMPONENT	LIVE LOAD	DEAD LOAD	TOTAL LOAD
ATTIC (WALK UP STORAGE)	30 P.S.F.	15 P.S.F.	45 P.S.F.
ATTIC (LIMITED STORAGE)	20 P.S.F.	15 P.S.F.	35 P.S.F.
ATTIC (NO STORAGE)	10 P.S.F.	15 P.S.F.	25 P.S.F.
DECKS	40 P.S.F.	15 P.S.F.	55 P.S.F.
EXTERIOR BALCONIES	60 P.S.F.	15 P.S.F.	75 P.S.F.
GUARDRAIL AND HANDRAILS	200 P.S.F.	15 P.S.F.	215 P.S.F.
GUARDRAIL INFILL COMPONENTS	50 P.S.F.	15 P.S.F.	65 P.S.F.
PASSENGER VEHICLE GARAGES	50 P.S.F.	15 P.S.F.	65 P.S.F.
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SLEEPING ROOMS	30 P.S.F.	15 P.S.F.	45 P.S.F.
STAIRS	40 P.S.F.	15 P.S.F.	55 P.S.F.
ROOFS	25 P.S.F.	15 P.S.F.	40 P.S.F.
SNOW	25 P.S.F.	N.A.	25 P.S.F.
WIND	15 M.P.H.	N.A.	15 M.P.H.
SOIL BEARING	3000 P.S.F.	N.A.	3000 P.S.F.

NOTES:  
1. ASSUMED SOIL BEARING CAPACITY IS 3000 P.S.F. A GEOTECHNICAL ENGINEER SHALL BE RETAINED AND THE ARCHITECT SHALL BE NOTIFIED AT ONCE IF UNUSUAL OR UNSTABLE SOIL CONDITIONS EXIST.  
2. NOTIFY ARCHITECT IF STONE OR TILE FLOORING IS TO BE USED.  
3. NOTIFY ARCHITECT IF ROOFING MATERIAL IS OTHER THAN ASPHALT SHINGLE.

SPACE	MATERIAL	HEIGHT
BASEMENT	CONCRETE- 8"	9' 8"
MAIN FLOOR	WOOD- 2"x4"	9' 0"
UPPER FLOOR	WOOD- 2"x4"	9' 0"

AREA	SIZE
UNFINISHED LOWER LEVEL	0,000 SQ.FT.
FINISHED LOWER LEVEL	495 SQ.FT.
MAIN FLOOR	871 SQ.FT.
UPPER FLOOR	861 SQ.FT.
THIRD FLOOR	240 SQ.FT.
<b>TOTAL HEATED AREA</b>	<b>2,473 SQ.FT.</b>
GARAGE	392 SQ.FT.
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ARRIVAL PORCH	0,000 SQ.FT.
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<b>TOTAL AREA UNDER ROOF</b>	<b>3,099 SQ.FT.</b>

AREA CALCULATIONS ARE MADE FROM THE OUTSIDE FACE OF EXTERIOR WALLS. STAIRWELLS AND FIREPLACE AREAS ARE INCLUDED ONCE. GARAGES, OPEN SPACES, DECKS, PATIOS, AND EXTERIOR PORCHES ARE NOT INCLUDED IN THESE FIGURES. THEY ARE SUMMARIZED AS ADDITIONAL AREAS IN THIS TABLE.

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REV. NO.	DESCRIPTION	DATE
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PROJECT:  
**PRIVATE RESIDENCE:**

LOCATION: 4700 TILLMAN AVE  
CLEVELAND, OHIO 44102  
CUYAHOGA COUNTY  
PERMANENT PARCEL NUMBER: 003-11-010

CONCEPT PLAN

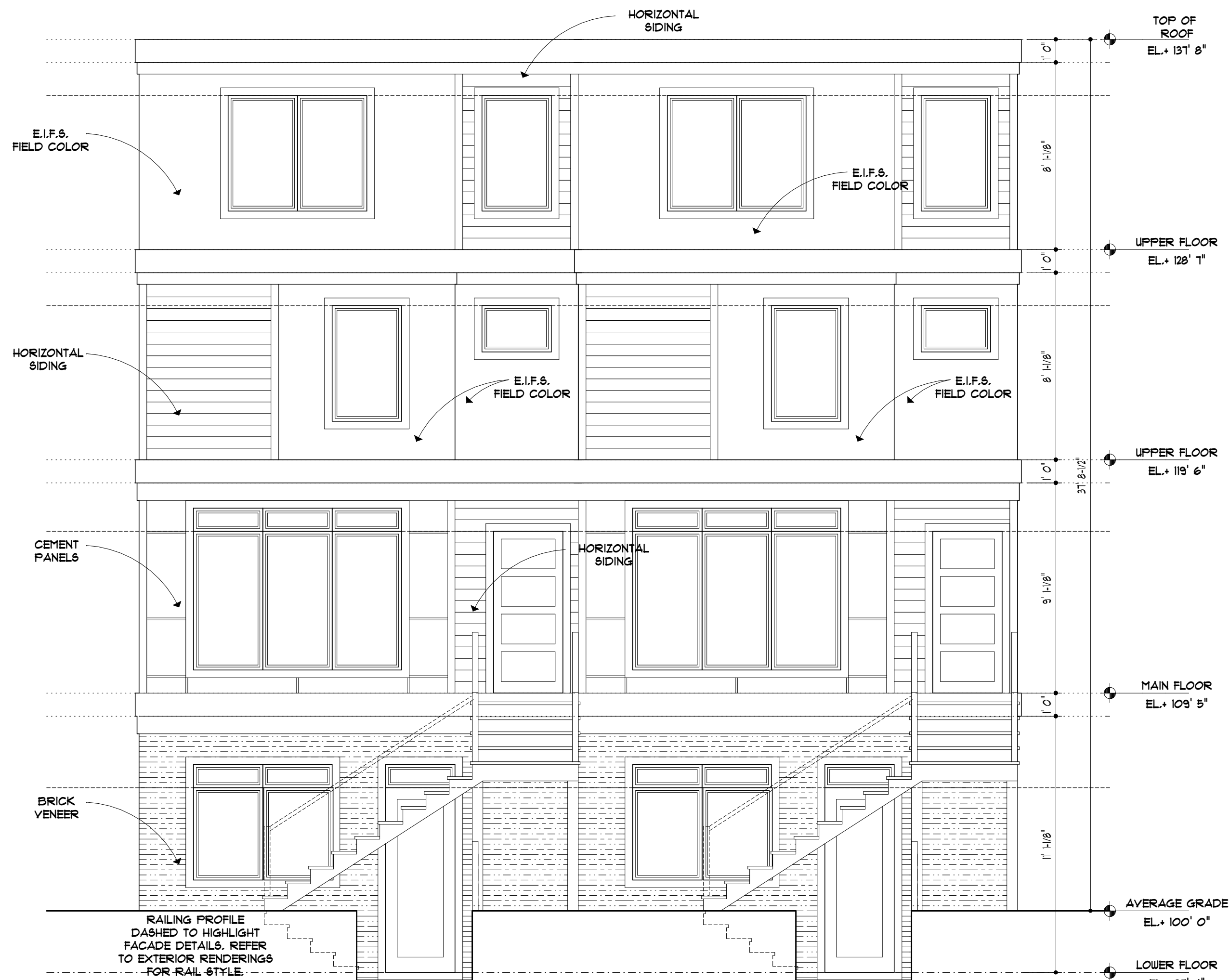
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JOB NUMBER: 23 ORANNEGED

DATE: 15 SEPTEMBER 2023

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**E-1**

DRAWING NUMBER



**S SOUTH ELEVATION**  
SCALE: 1/4" = 1' 0"



**N NORTH ELEVATION**  
SCALE: 1/4" = 1' 0"



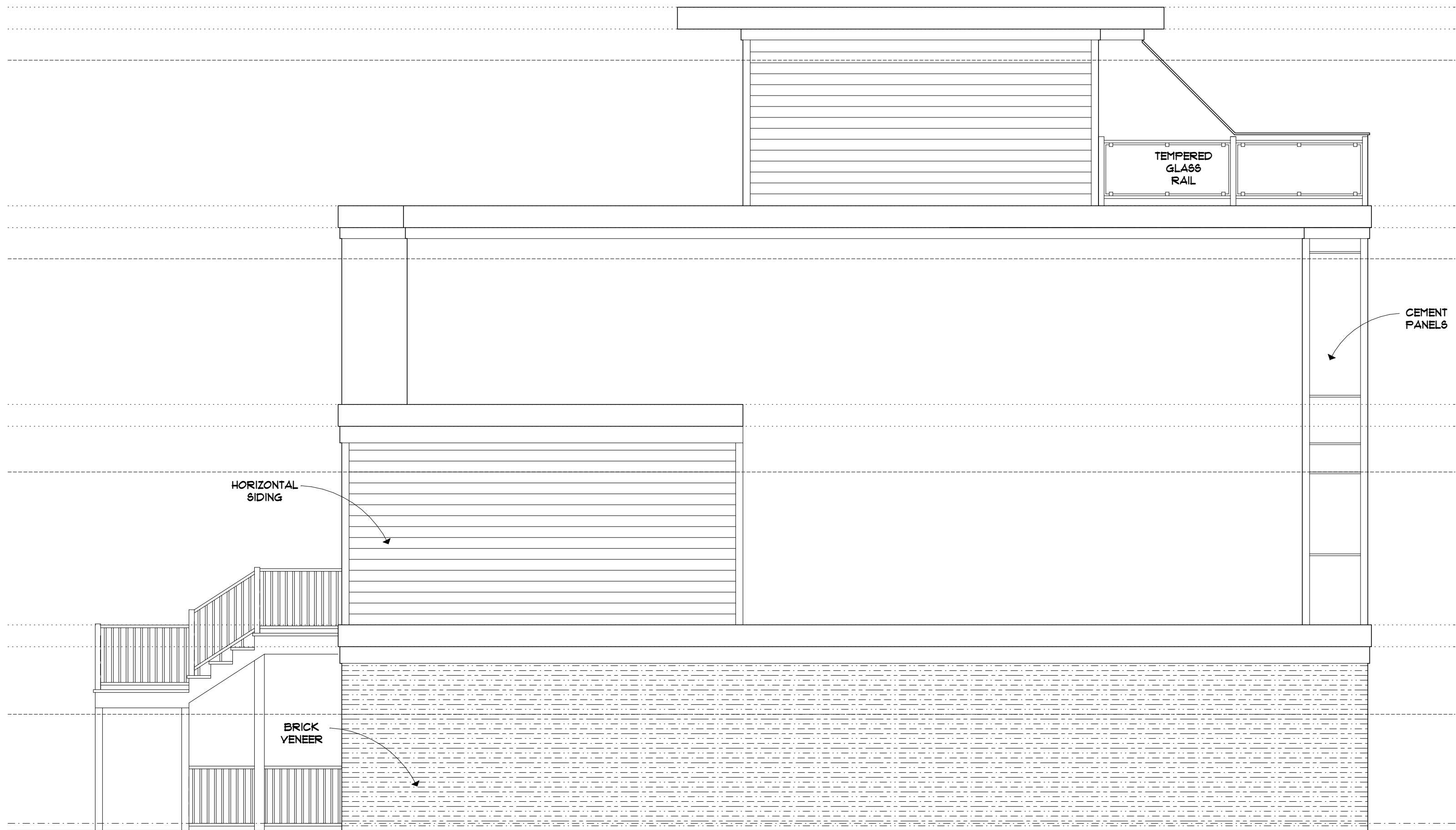
GRAPHIC SCALE

**E EXTERIOR ELEVATIONS**  
SCALE: 1/4" = 1' 0"

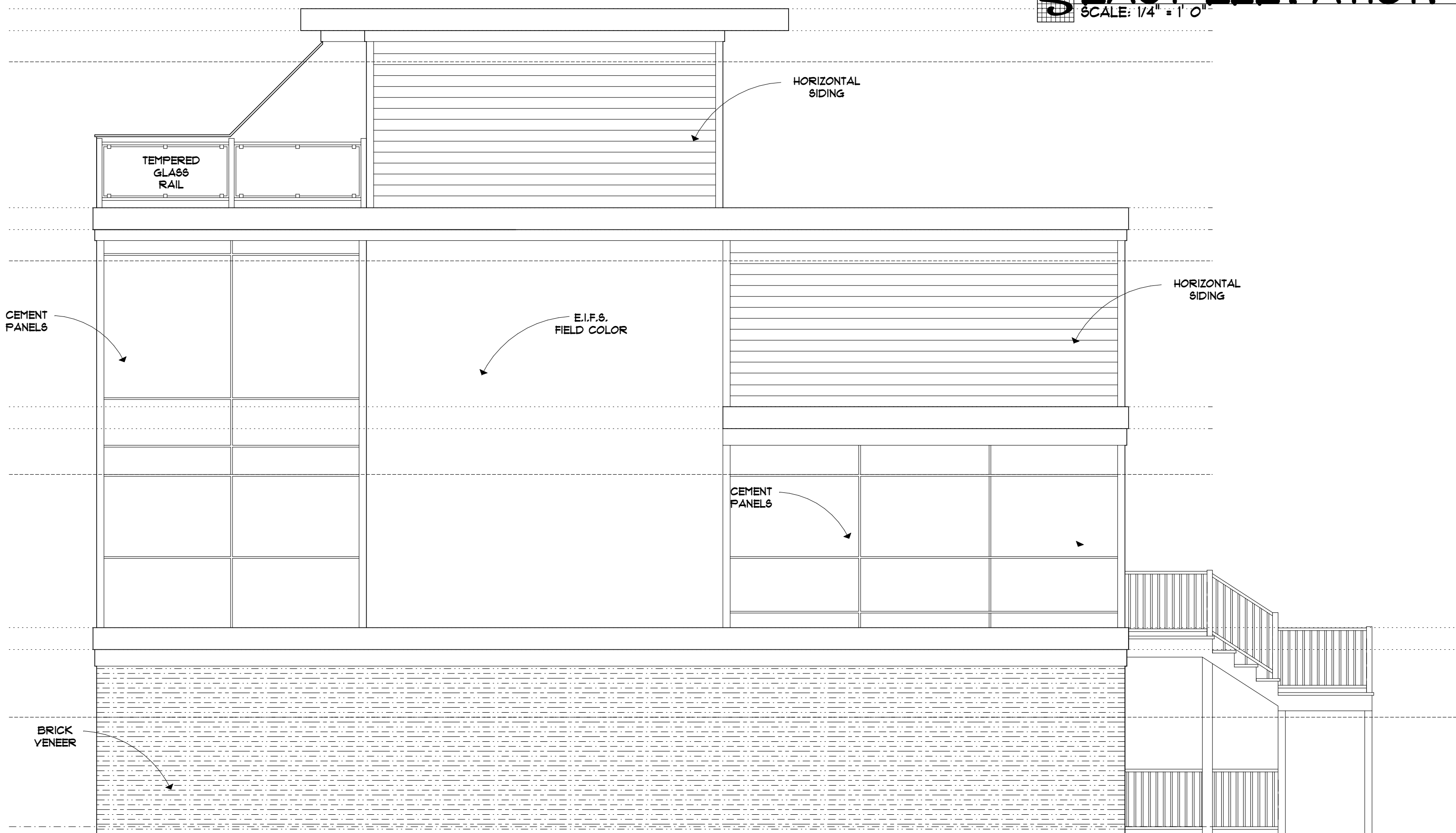
ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE 2019 RESIDENTIAL CODE OF OHIO

**PRELIMINARY Not For Construction  
FOR REVIEW ONLY**

THIS DRAWING IS A PRELIMINARY PLAN. IT IS INTENDED TO CONVEY GENERAL ARRANGEMENT OF SPACES AND CONCEPT ONLY. DIMENSIONS, WHETHER WRITTEN OR SCALED, ARE APPROXIMATE. ANY DIMENSION CAN CHANGE AT ANY TIME TO FACILITATE CONSTRUCTION NEEDS



**EAST ELEVATION**  
SCALE: 1/4" = 1' 0"



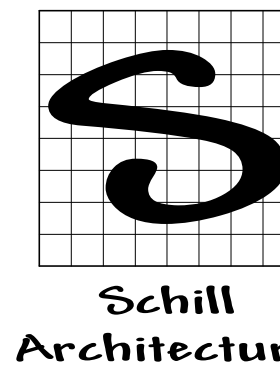
**WEST ELEVATION**  
SCALE: 1/4" = 1' 0"

**EXTERIOR ELEVATIONS**  
SCALE: 1/4" = 1' 0"

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FACSIMILE: 440.808.3485  
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OFFICE ADDRESS:  
1650 CROSSINGS PARKWAY SUITE E  
WESTLAKE, OHIO 44145

**DESIGN LOADS**

COMPONENT	LIVE LOAD	DEAD LOAD	TOTAL LOAD
ATTIC (WALK UP STORAGE)	30 P.S.F.	15 P.S.F.	45 P.S.F.
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ROOMS (OTHER THAN SLEEPING ROOMS)	40 P.S.F.	15 P.S.F.	55 P.S.F.
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WIND	15 M.P.H.	N.A.	15 M.P.H.
SOIL BEARING	3000 P.S.F.	N.A.	3000 P.S.F.

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15		
14		
13		
12		
11	ISSUED FOR REVIEW	15 SEPT 2023

REV. NO.	DESCRIPTION	DATE
----------	-------------	------

PROJECT:  
**PRIVATE RESIDENCE:**

LOCATION: 4700 TILLMAN AVE  
CLEVELAND, OHIO 44102  
CUYAHOGA COUNTY  
PERMANENT PARCEL NUMBER: 003-11-010

CONCEPT PLAN

SCALE: AS NOTED	JOB NUMBER: 23 ORANNEGED
--------------------	-----------------------------

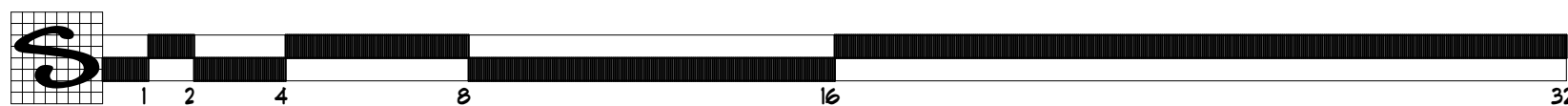
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STEPHEN M. SCHILL, LICENSE # 8877  
EXPIRATION DATE: 03/2025

**E-2**

DRAWING NUMBER

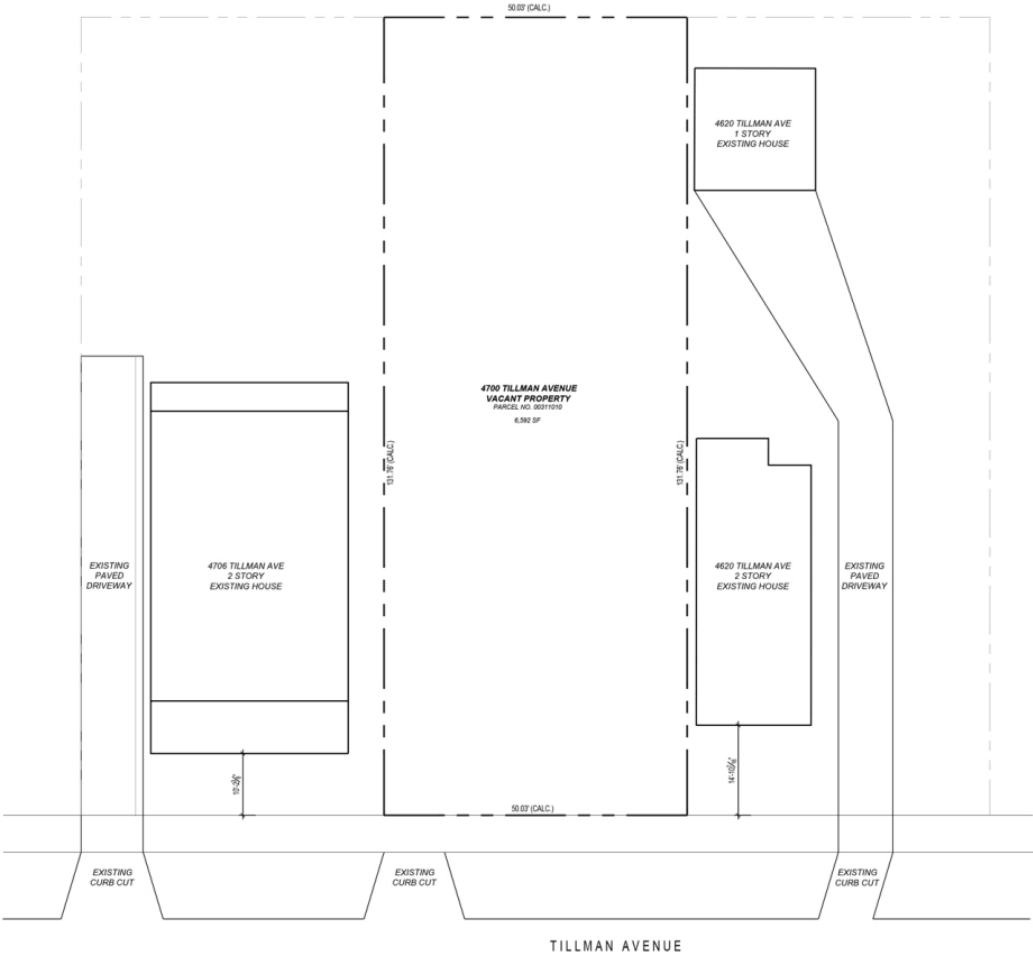


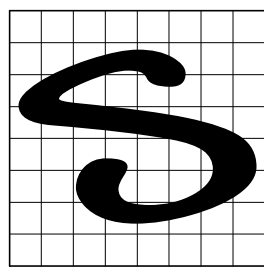
GRAPHIC SCALE

4700  
TILLMAN

SURROUNDING  
STRUCTURES

11.3.2023





Schill  
Architecture

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ROOFS	25 P.S.F.	15 P.S.F.	40 P.S.F.
SNOW	25 P.S.F.	N.A.	25 P.S.F.
WIND	15 M.P.H.	N.A.	15 M.P.H.
SOIL BEARING	2000 P.S.F.	N.A.	2000 P.S.F.

NOTES:  
1. ASSUMED SOIL BEARING CAPACITY IS 2000 P.S.F. A GEOTECHNICAL ENGINEER SHALL BE RETAINED AND THE ARCHITECT SHALL BE NOTIFIED AT ONCE IF UNUSUAL OR UNSTABLE SOIL CONDITIONS EXIST.  
2. NOTIFY ARCHITECT IF STONE OR TILE FLOORING IS TO BE USED.  
3. NOTIFY ARCHITECT IF ROOFING MATERIAL IS OTHER THAN ASPHALT SHINGLE.

SPACE	MATERIAL	HEIGHT
BASEMENT	CONCRETE- 8"	10' 0"
MAIN FLOOR	WOOD-2"x6"1/2"x4"	10' 0"
UPPER FLOOR	WOOD-2"x6"1/2"x4"	8' 0"

AREA	SIZE
UNFINISHED BASEMENT	0,000 SQ.FT.
FINISHED BASEMENT AREA	0,000 SQ.FT.
MAIN FLOOR	0,000 SQ.FT.
UPPER FLOOR	0,000 SQ.FT.
UPPER FLOOR OPEN	0,000 SQ.FT.
TOTAL HEATED AREA	0,000 SQ.FT.
GARAGE	0,000 SQ.FT.
ARRIVAL PORCH	0,000 SQ.FT.
LANDS/ FAMILY PORCH	0,000 SQ.FT.
REAR PORCH	0,000 SQ.FT.
TOTAL AREA UNDER ROOF	0,000 SQ.FT.

AREA CALCULATIONS ARE MADE FROM THE OUTSIDE FACE OF EXTERIOR WALLS. STAIRWELLS AND FIREPLACE AREAS ARE INCLUDED ONCE. GARAGES, OPEN SPACES, DECKS, PATIOS, AND EXTERIOR PORCHES ARE NOT INCLUDED IN THESE FIGURES. THEY ARE SUMMARIZED AS ADDITIONAL AREAS IN THIS TABLE.

5		
4		
3		
2	ISSUED FOR OWNERS REVISIONS	04 SEP 2023
1	ISSUED FOR REVIEW	20 APR 2023

REV. NO.	DESCRIPTION	DATE
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PROJECT:  
**PROPOSED  
TOWNHOME DEVELOPMENT**

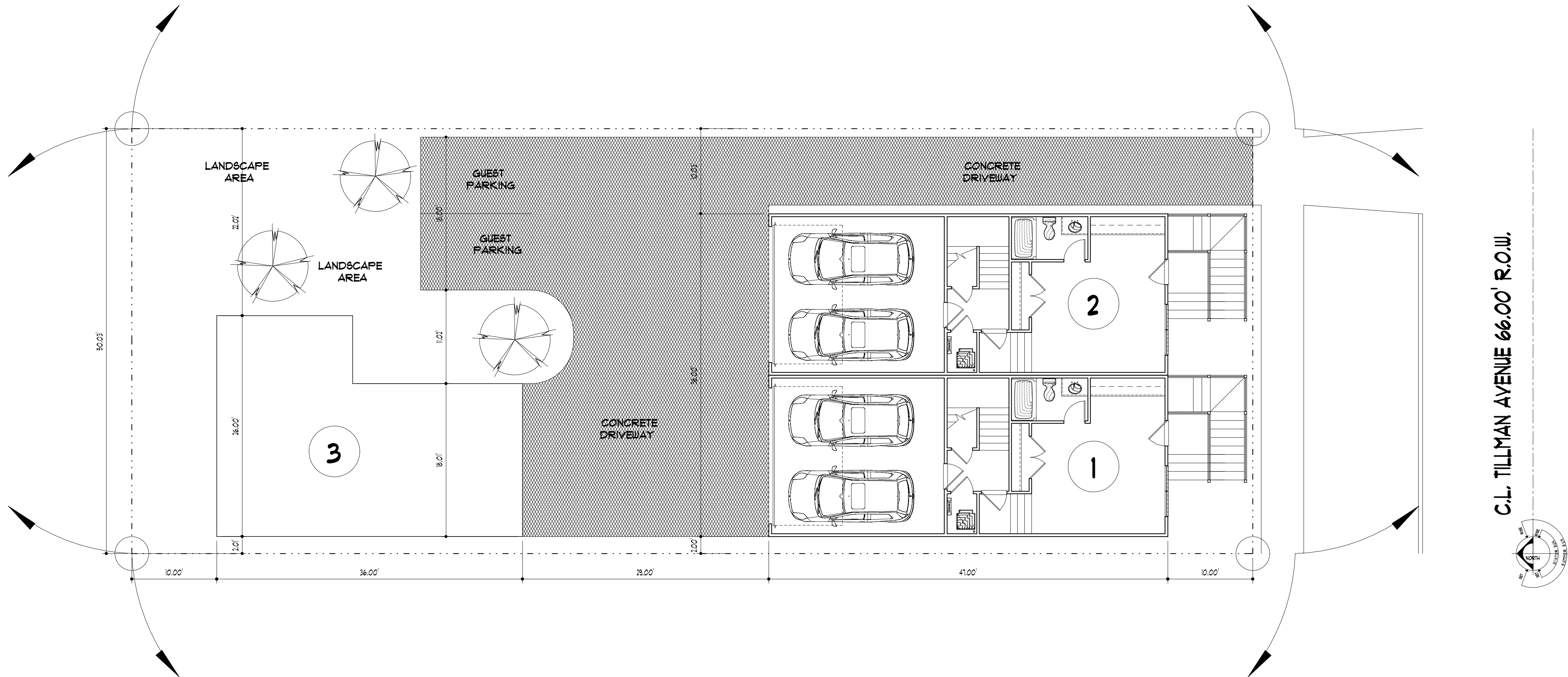
LOCATION: 4700 TILLMAN AVENUE  
CLEVELAND OHIO 44102  
CUYAHOGA COUNTY  
PERMANENT PARCEL NUMBER: 003-11-010

**CONCEPT PLAN**

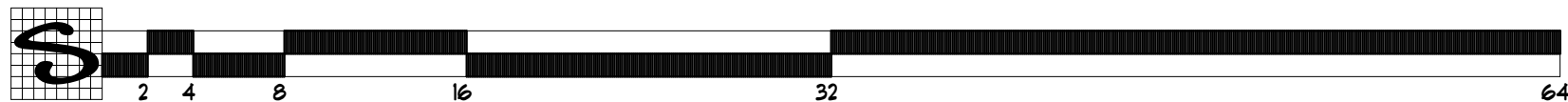
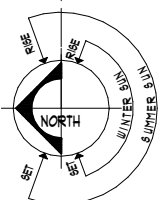
SCALE: AS NOTED	JOB NUMBER: 23TILLMAN4
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DATE: 01 APRIL 2023	CAD FILE NAME: C:\DRAWINGS\CENTRAL\ARCHIVE\ SCHILL\2023\CONCEPT.CAD
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 STEPHEN M. SCHILL, LICENSE # 8877 EXPIRATION DATE: 12/31/2025	<b>SD-1</b> DRAWING NUMBER
--	-------------------------------



C.L. TILLMAN AVENUE 66.00' R.O.W.



GRAPHIC SCALE

**SITE DEVELOPMENT PLAN**

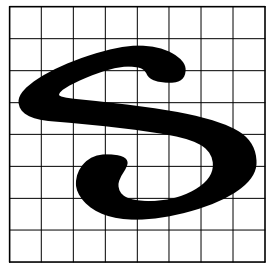
SCALE: 1" = 8'-0"

ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE 2019 RESIDENTIAL CODE OF OHIO

**PRELIMINARY Not For Construction  
FOR REVIEW ONLY**

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Architecture

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## SCHILL ARCHITECTURE, LLC

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OFFICE ADDRESS:  
1650 CROSSINGS PARKWAY SUITE E  
WESTLAKE, OHIO 44145

### DESIGN LOADS

COMPONENT	LIVE LOAD	DEAD LOAD	TOTAL LOAD
ATTIC (WALK UP STORAGE)	30 P.S.F.	15 P.S.F.	45 P.S.F.
ATTIC (LIMITED STORAGE)	20 P.S.F.	15 P.S.F.	35 P.S.F.
ATTIC (NO STORAGE)	10 P.S.F.	15 P.S.F.	25 P.S.F.
DECKS	40 P.S.F.	15 P.S.F.	55 P.S.F.
EXTERIOR BALCONIES	60 P.S.F.	15 P.S.F.	75 P.S.F.
GUARDRAIL AND HANDRAILS	200 P.S.F.	15 P.S.F.	215 P.S.F.
GUARDRAIL INFILL COMPONENTS	50 P.S.F.	15 P.S.F.	65 P.S.F.
PASSENGER VEHICLE GARAGES	50 P.S.F.	15 P.S.F.	65 P.S.F.
ROOMS (OTHER THAN SLEEPING ROOMS)	40 P.S.F.	15 P.S.F.	55 P.S.F.
SLEEPING ROOMS	30 P.S.F.	15 P.S.F.	45 P.S.F.
STAIRS	40 P.S.F.	15 P.S.F.	55 P.S.F.
ROOFS	25 P.S.F.	15 P.S.F.	40 P.S.F.
SNOW	25 P.S.F.	N.A.	25 P.S.F.
WIND	15 M.P.H.	N.A.	15 M.P.H.
SOIL BEARING	2000 P.S.F.	N.A.	2000 P.S.F.

NOTES:  
1. ASSUMED SOIL BEARING CAPACITY IS 2000 P.S.F. A GEOTECHNICAL ENGINEER SHALL BE RETAINED AND THE ARCHITECT SHALL BE NOTIFIED AT ONCE IF UNUSUAL OR UNSTABLE SOIL CONDITIONS EXIST.  
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3. NOTIFY ARCHITECT IF ROOFING MATERIAL IS OTHER THAN ASPHALT SHINGLE.

SPACE	MATERIAL	HEIGHT
BASEMENT	CONCRETE- 8"	10' 0"
MAIN FLOOR	WOOD-2"x6"1/2"x4"	10' 0"
UPPER FLOOR	WOOD-2"x6"1/2"x4"	8' 0"

AREA	SIZE
UNFINISHED BASEMENT	0,000 SQ.FT.
FINISHED BASEMENT AREA	0,000 SQ.FT.
MAIN FLOOR	0,000 SQ.FT.
UPPER FLOOR	0,000 SQ.FT.
UPPER FLOOR OPEN	0,000 SQ.FT.
TOTAL HARDENED AREA	0,000 SQ.FT.
GARAGE	0,000 SQ.FT.
ARRIVAL PORCH	0,000 SQ.FT.
LANDS/ FAMILY PORCH	0,000 SQ.FT.
REAR PORCH	0,000 SQ.FT.
TOTAL AREA UNDER ROOF	0,000 SQ.FT.

AREA CALCULATIONS ARE MADE FROM THE OUTSIDE FACE OF EXTERIOR WALLS. STAIRWELLS AND FIREPLACE AREAS ARE INCLUDED ONCE, GARAGES, OPEN SPACES, DECKS, PATIOS, AND EXTERIOR PORCHES ARE NOT INCLUDED IN THESE FIGURES. THEY ARE SUMMARIZED AS ADDITIONAL AREAS IN THIS TABLE.

1		
2		
3		
4		
5	ISSUED FOR REVIEW	27 OCT 2023
6	ISSUED FOR REVIEW	20 APR 2023

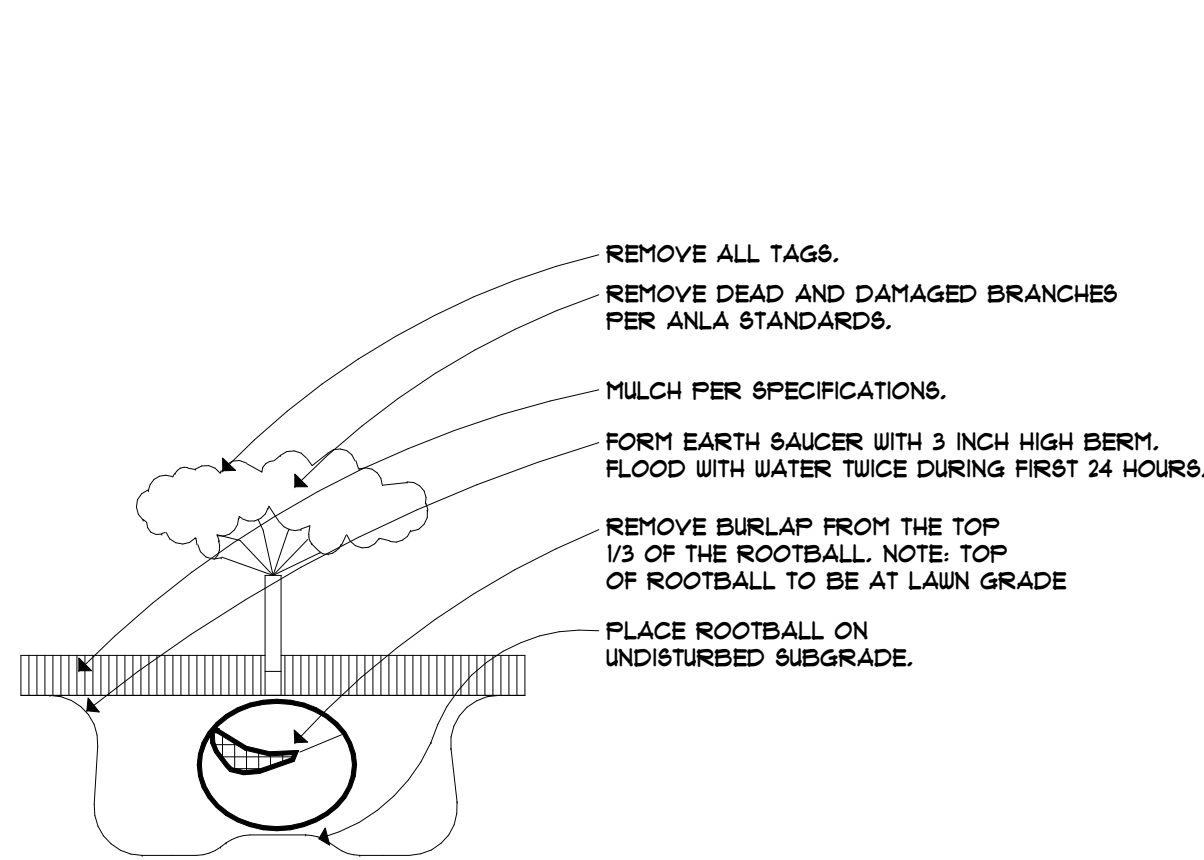
REV. NO.	DESCRIPTION	DATE
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PROJECT:  
**PROPOSED  
TOWNHOME DEVELOPMENT**

LOCATION: 4700 TILLMAN AVENUE  
CLEVELAND OHIO 44102  
CUYAHOGA COUNTY  
PERMANENT PARCEL NUMBER: 003-11-010

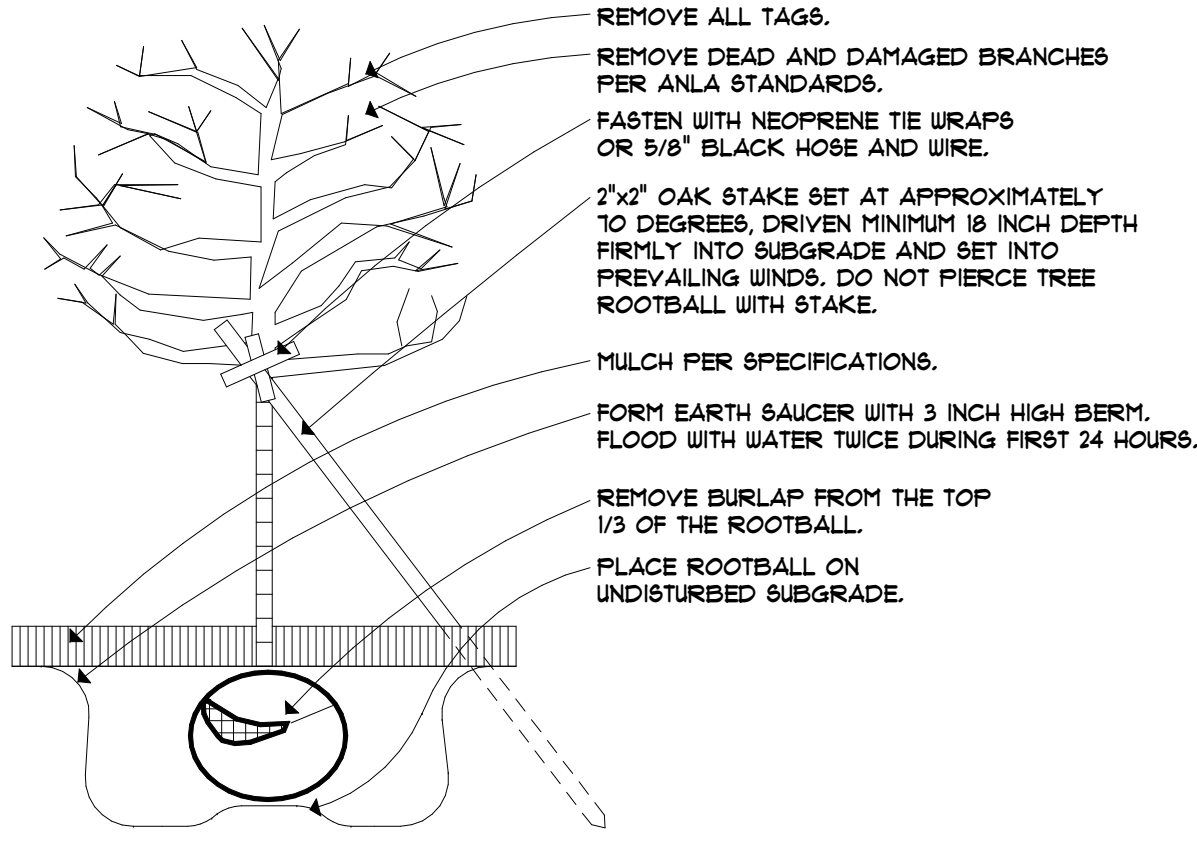
### LANDSCAPE PLAN

SCALE: AS NOTED	JOB NUMBER: 23TILLMAN4
DATE: 01 APRIL 2023	CAD FILE NAME: C:\DRAWINGS\CENTRAL\ARCHIVE\ SCHILL\230626 CONCEPT CAD
STEPHEN M. SCHILL REGISTERED ARCHITECT 18877	L-1
STEPHEN M. SCHILL, LICENSE # 8871 EXPIRATION DATE: 03/2023	DRAWING NUMBER



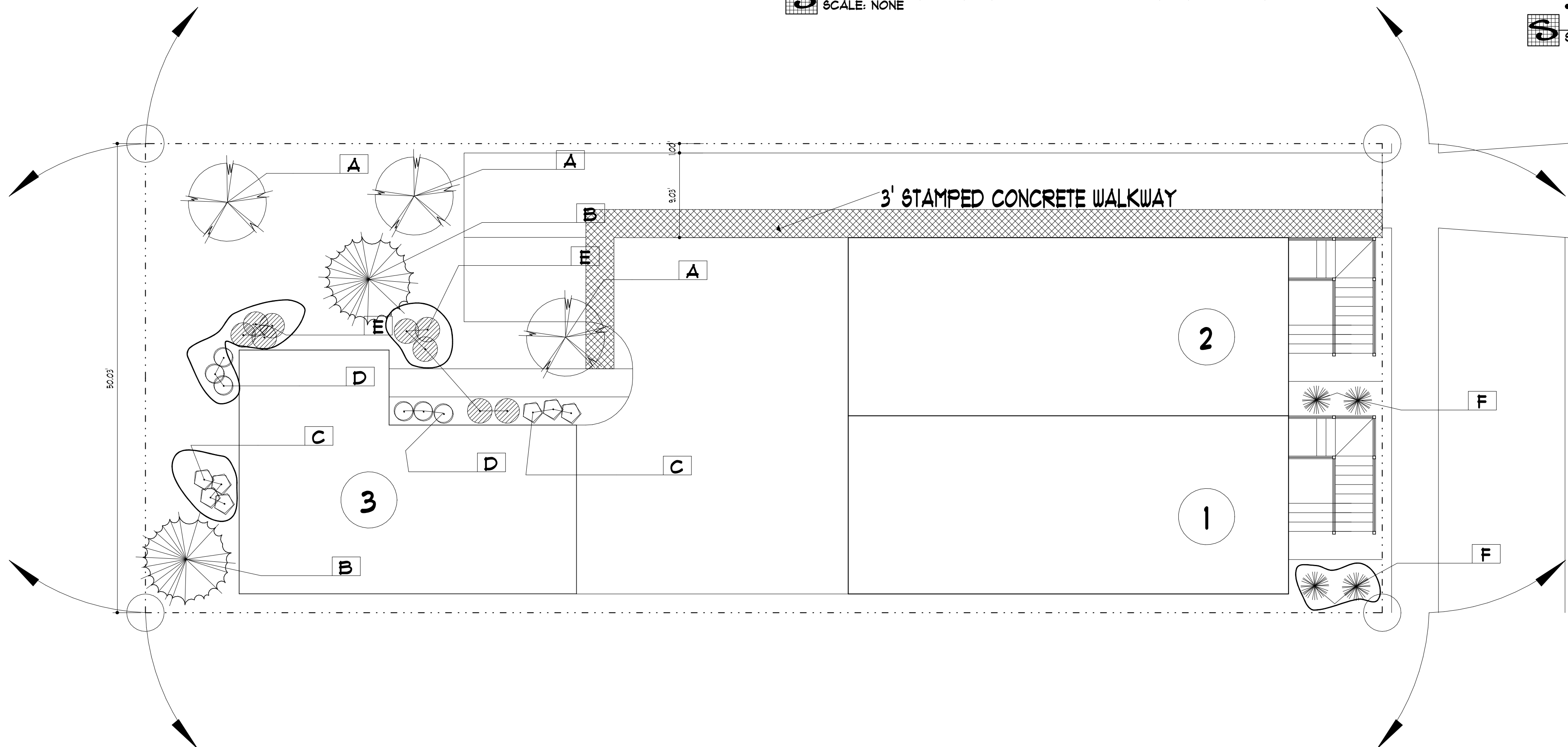
## SHRUB PLANTING DETAIL

SCALE: NONE



## TREE PLANTING DETAIL

SCALE: NONE



C.L. TILLMAN AVENUE 66.00' R.O.W.

### PLANT LIST

TAG	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TAG	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	3	CORNUS SERICEA 'CARDINAL'	CARDINAL DOGWOOD	2" CAL.	NONE
B	2	PICEA PUNGENS	BLUE SPRUCE	8' TALL	
C	1	PICEA ABIES 'NIDIFORMIS'	BIRD'S NEST SPRUCE	30"	
D	6	EUONYMUS ALATA COMPACTA	DWARF BURNING BUSH	#5 CONT	
E	9	VIBURNUM P. POPCORN	POPCORN VIBURNUM	36"	
F	4	JUNIPERUS SCOPULORUM	SKYROCKET JUNIPER	5' TALL	
G	0				
H	0				
I	0				
J	0				
K	0				
L	0				

OTHER NOTES: SUGGESTED PLANTING MATERIAL. WE ARE AGREEABLE TO MORE NATIVE OPTIONS AS WELL

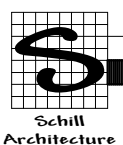
## LANDSCAPE PLAN

SCALE: 1" = 8' 0"

ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE 2018 RESIDENTIAL CODE OF OHIO

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FOR REVIEW ONLY

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GRAPHIC SCALE

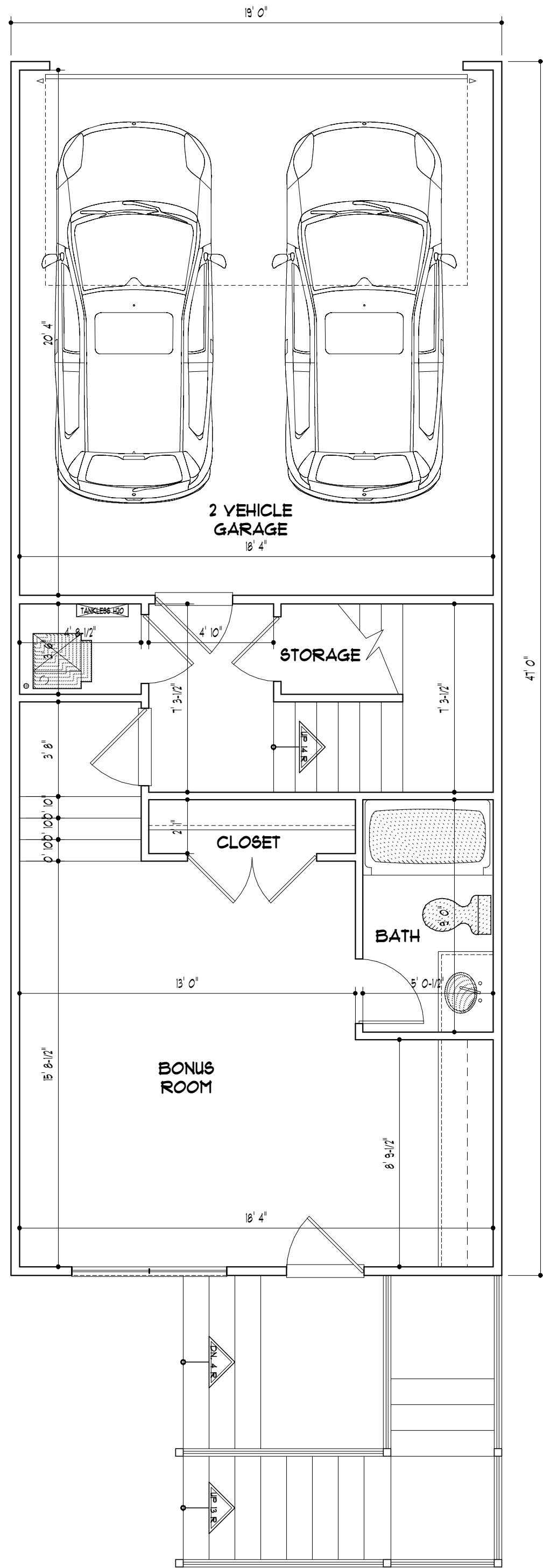
**4700  
TILLMAN**

**PROJECT  
SUMMARY**

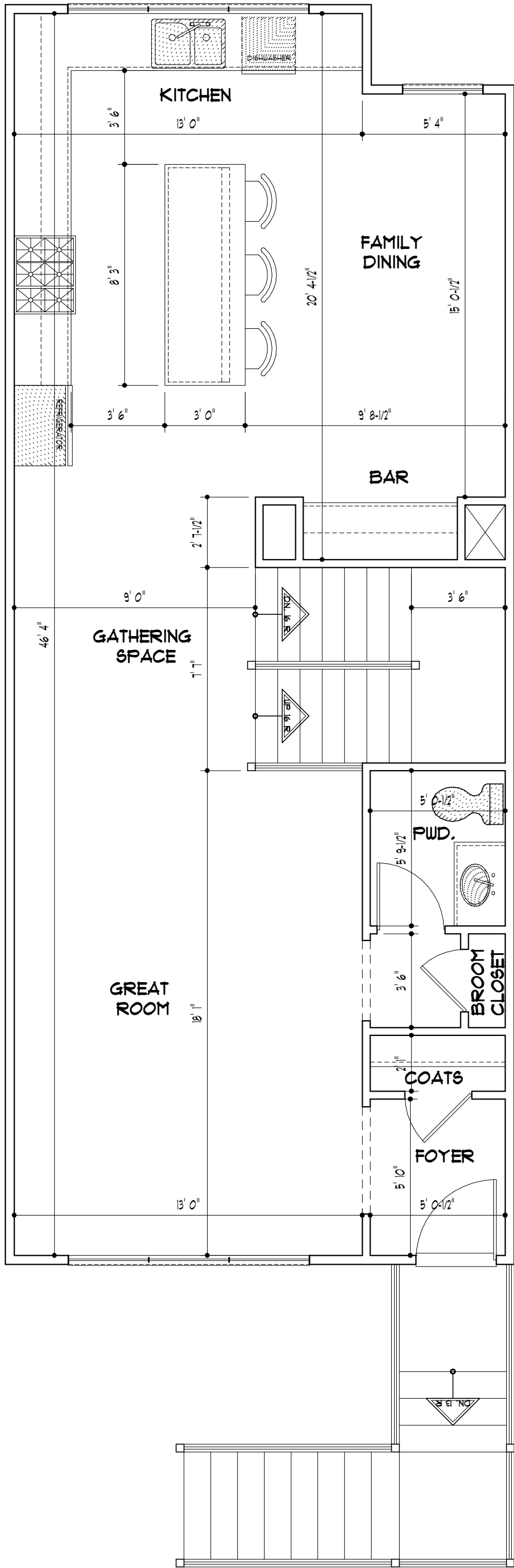
11.3.2023

- **Location:** North of Detroit, between W 45 and W 49<sup>th</sup> across the street from Garrett Morgan HS
- **Address:** 4700 Tillman Avenue, Cleveland, Ohio 44102
- **Scale:** 2 Unit Attached Townhomes facing Tillman Avenue and Lake Cottage in rear of lot
- **Total Number of Units:** 3
- **Square Feet:** Townhomes: 3,099 Gross 2,473 Livable
- **Program:**
  - **Townhomes** 2 Bedrooms, 2.5 Bathrooms with Office/Additional Living Space at Garden Level / Open Floor Plan / 3.5 Stories
  - **Lake Cottage** 2 Bedrooms / 2.5 Bathrooms Customizable / 2.5 Stories
- **Parking:** Two 2-car attached garages per unit, plus 2 guest parking spaces

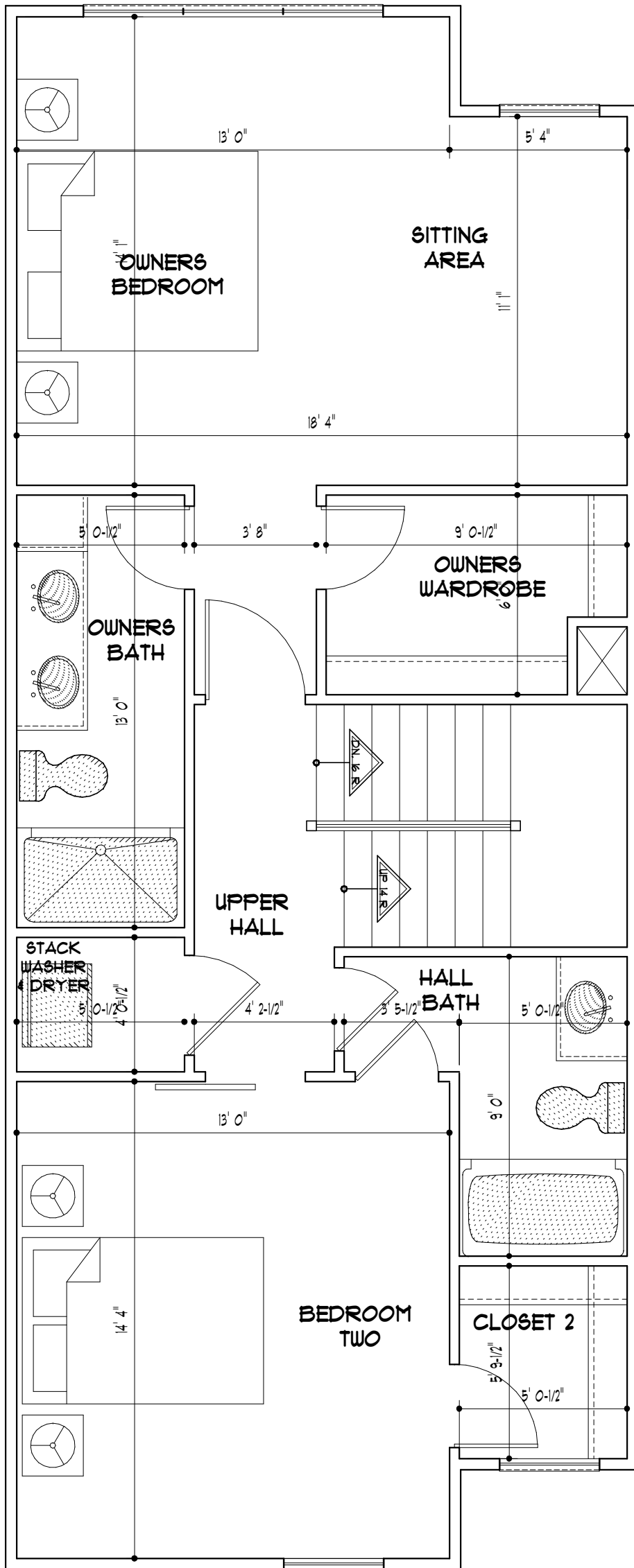




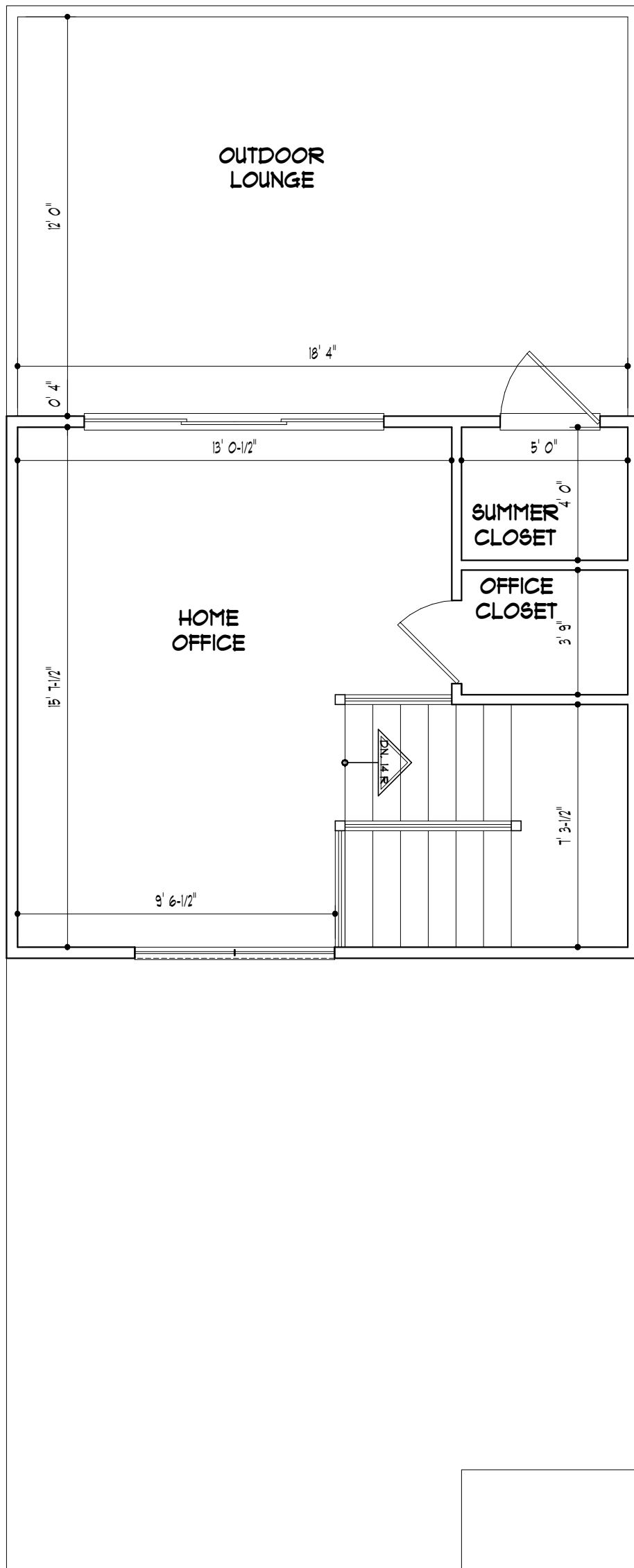
LOWER FLOOR PLAN  
SCALE: 1/4" = 1' 0"



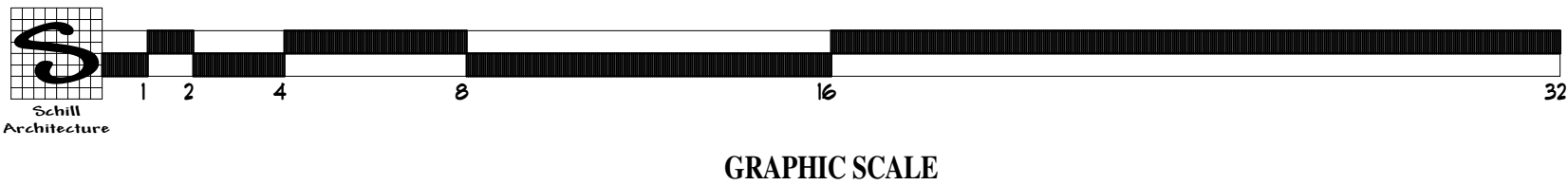
MAIN FLOOR PLAN  
SCALE: 1/4" = 1' 0"



UPPER FLOOR PLAN  
SCALE: 1/4" = 1' 0"



ROOF PLAN  
SCALE: 1/4" = 1' 0"

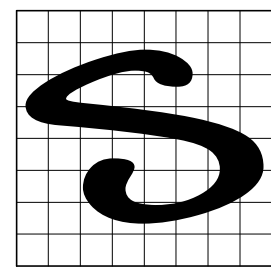


MAIN FLOOR PLAN  
SCALE: 1/4" = 1' 0"

ALL CONSTRUCTION SHALL COMPLY  
WITH THE REQUIREMENTS OF THE 2019  
RESIDENTIAL CODE OF OHIO

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CONSTRUCTION NEEDS



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OFFICE ADDRESS:  
1650 CROSSINGS PARKWAY SUITE E  
WESTLAKE, OHIO 44145

#### DESIGN LOADS

COMPONENT	LIVE LOAD	DEAD LOAD	TOTAL LOAD
ATTIC (WALK UP STORAGE)	30 P.S.F.	15 P.S.F.	45 P.S.F.
ATTIC (LIMITED STORAGE)	20 P.S.F.	15 P.S.F.	35 P.S.F.
ATTIC (NO STORAGE)	10 P.S.F.	15 P.S.F.	25 P.S.F.
DECKS	40 P.S.F.	15 P.S.F.	55 P.S.F.
EXTERIOR BALCONIES	60 P.S.F.	15 P.S.F.	75 P.S.F.
GUARDRAIL AND HANDRAILS	200 P.S.F.	15 P.S.F.	215 P.S.F.
GUARDRAIL INFILL COMPONENTS	50 P.S.F.	15 P.S.F.	65 P.S.F.
PASSENGER VEHICLE GARAGES	50 P.S.F.	15 P.S.F.	65 P.S.F.
ROOMS (OTHER THAN SLEEPING ROOMS)	40 P.S.F.	15 P.S.F.	55 P.S.F.
SLEEPING ROOMS	30 P.S.F.	15 P.S.F.	45 P.S.F.
STAIRS	40 P.S.F.	15 P.S.F.	55 P.S.F.
ROOFS	25 P.S.F.	15 P.S.F.	40 P.S.F.
SNOW	25 P.S.F.	N.A.	25 P.S.F.
WIND	15 M.P.H.	N.A.	15 M.P.H.
SOIL BEARING	3000 P.S.F.	N.A.	3000 P.S.F.


NOTES:  
1. ASSUMED SOIL BEARING CAPACITY IS 3000 P.S.F. A GEOTECHNICAL  
ENGINEER SHALL BE RETAINED AND THE ARCHITECT SHALL BE  
NOTIFIED AT ONCE IF UNUSUAL OR UNSTABLE SOIL CONDITIONS EXIST.  
2. NOTIFY ARCHITECT IF STONE OR TILE FLOORING IS TO BE USED.  
3. NOTIFY ARCHITECT IF ROOFING MATERIAL IS OTHER THAN ASPHALT SHINGLE.

SPACE	MATERIAL	HEIGHT
BASEMENT	CONCRETE- 8"	9' 8"
MAIN FLOOR	WOOD- 2"x4"	9' 0"
UPPER FLOOR	WOOD- 2"x4"	9' 0"

AREA	SIZE
UNFINISHED LOWER LEVEL	0,000 SQ.FT.
FINISHED LOWER LEVEL	495 SQ.FT.
MAIN FLOOR	871 SQ.FT.
UPPER FLOOR	861 SQ.FT.
THIRD FLOOR	240 SQ.FT.
TOTAL HEATED AREA	2,473 SQ.FT.
GARAGE	392 SQ.FT.
THIRD FLOOR TERRACE	234 SQ.FT.
ARRIVAL PORCH	0,000 SQ.FT.
REAR PORCH	0,000 SQ.FT.
TOTAL AREA UNDER ROOF	3,099 SQ.FT.
AREA CALCULATIONS ARE MADE FROM THE OUTSIDE FACE OF EXTERIOR WALLS. STAIRWELLS AND FIREPLACE AREAS ARE INCLUDED ONCE. GARAGES, OPEN SPACES, DECKS, PATIOS, AND EXTERIOR PORCHES ARE NOT INCLUDED IN THESE FIGURES. THEY ARE SUMMARIZED AS ADDITIONAL AREAS IN THIS TABLE.	

1	ISSUED FOR REVIEW	15 SEPT 2023
---	-------------------	--------------

REV. NO.	DESCRIPTION	DATE
PROJECT:	PRIVATE RESIDENCE:	
LOCATION:	4700 TILLMAN AVE CLEVELAND, OHIO 44102 CUYAHOGA COUNTY PERMANENT PARCEL NUMBER: 003-11-010	

CONCEPT PLAN	
SCALE: AS NOTED	JOB NUMBER: 23 ORANNEGED
DATE: 15 SEPTEMBER 2023	CAD FILE NAME: C:\DRAWINGS\CENTRAL\ARCHIVE\ SCHILL\RESIDENCE\00RNEY.CAD
	<b>A-1</b>
STEPHEN M. SCHILL, LICENSE # 8877 EXPIRATION DATE: 12/31/2025	DRAWING NUMBER

# Cleveland City Planning Commission

## Design Review Cases

---



November 3, 2023





**EAST2023-031** – Walt Collins Veteran Housing New Construction: Seeking Final Approval

**Project Location: East 95<sup>th</sup> and Harvard Avenue**

Project Representative: Krysta Pesarchick, City Architecture

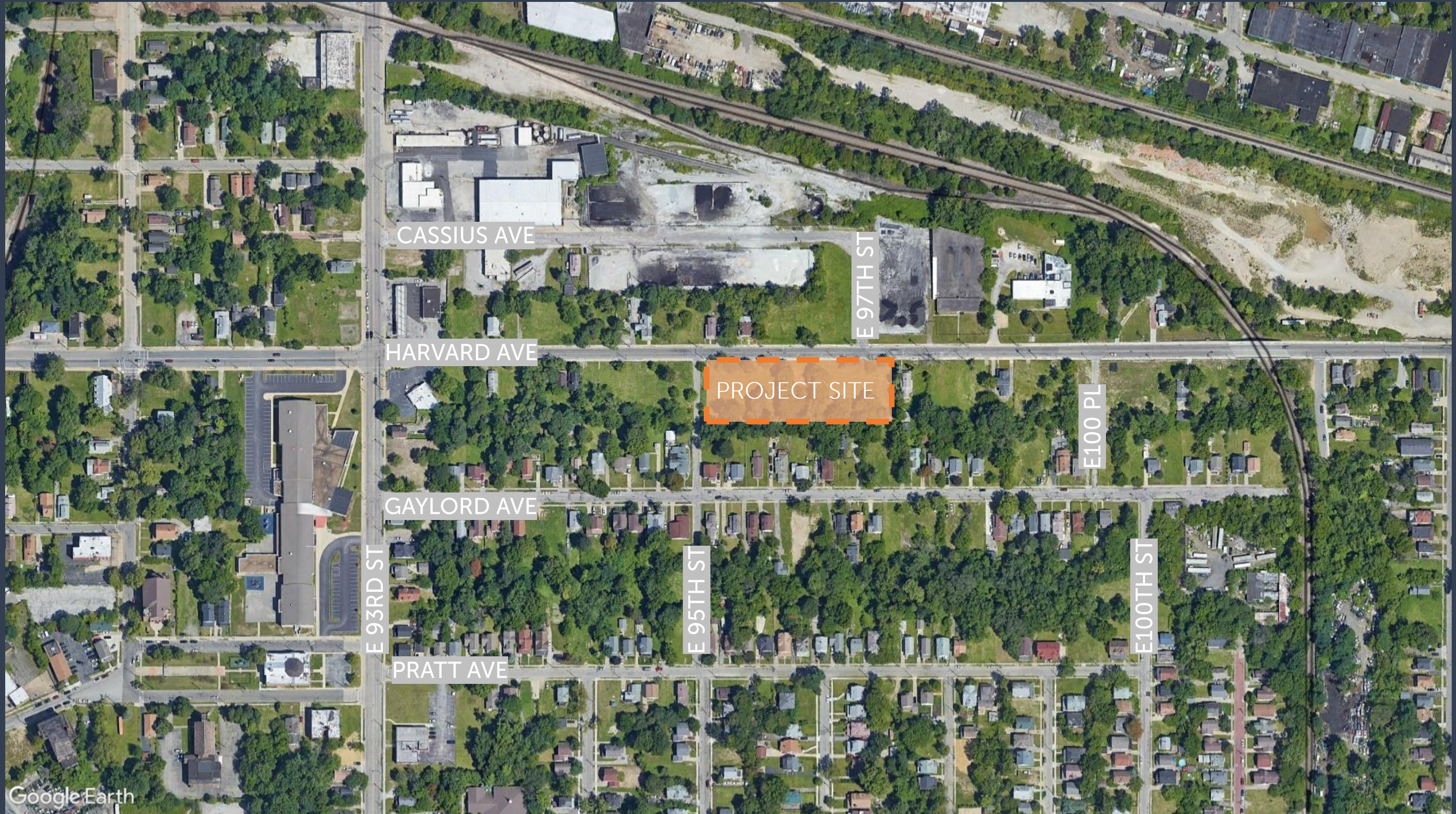


+

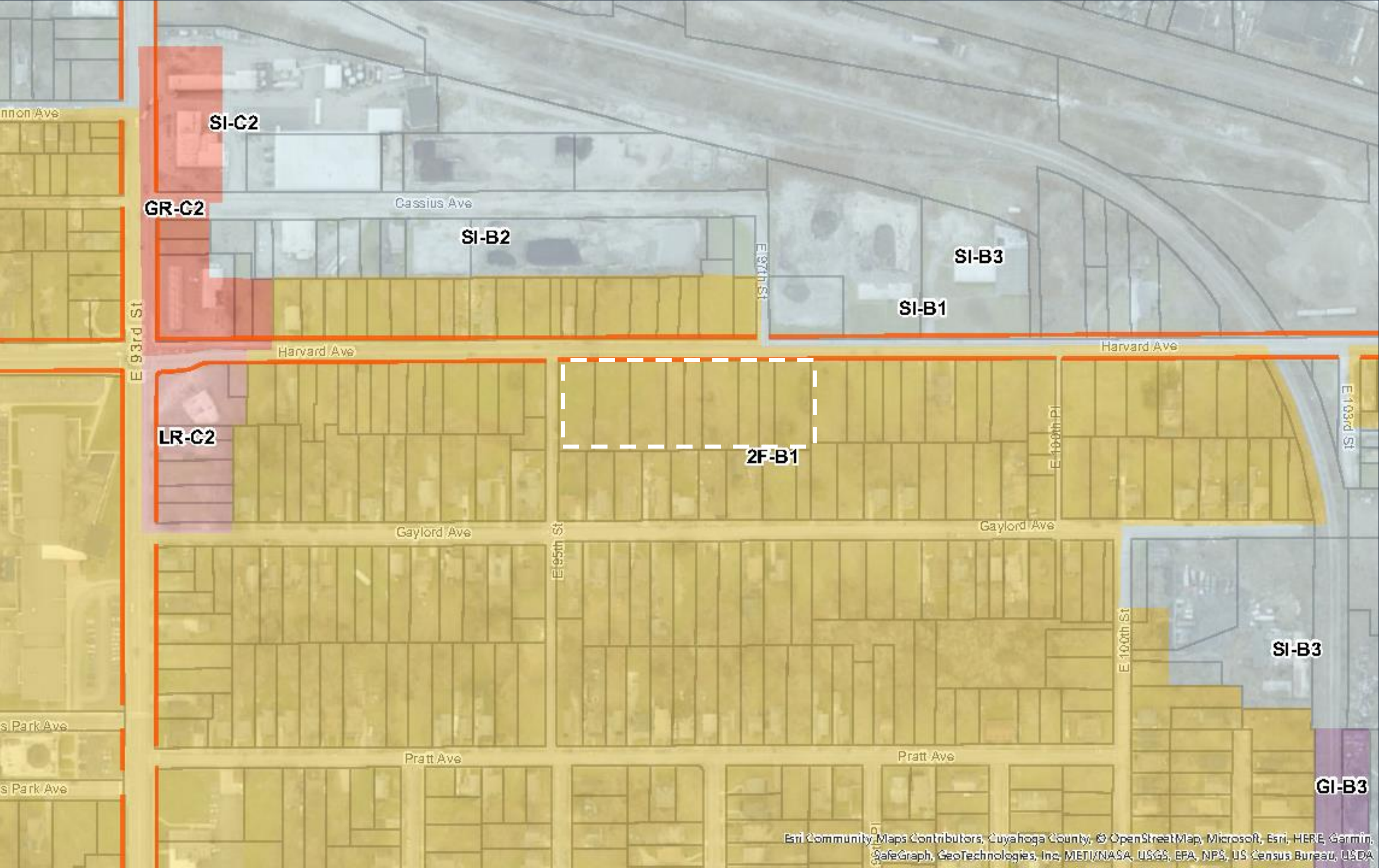
## Walt Collins Veteran Housing

Union Miles Development Corporation | Design Review Presentation | 10.24.2023









- Two Family
- Local Retail Business
- General Retail Business
- Semi-Industry

Project Site Zone  
2F-B1  
Two Family

Height Requirements  
35 ft. max. height  
Proposed: ±15 ft.

Front Setback  
20 ft. specific mapped  
Proposed: 20 ft.



Esri Community Maps Contributors, Cuyahoga County, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA









Looking East on Harvard Ave



Corner of E 95<sup>th</sup> and Harvard Ave



View of Site from E 95<sup>th</sup> St



View of Site from Harvard Ave



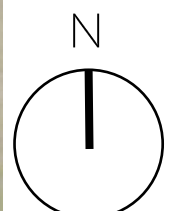
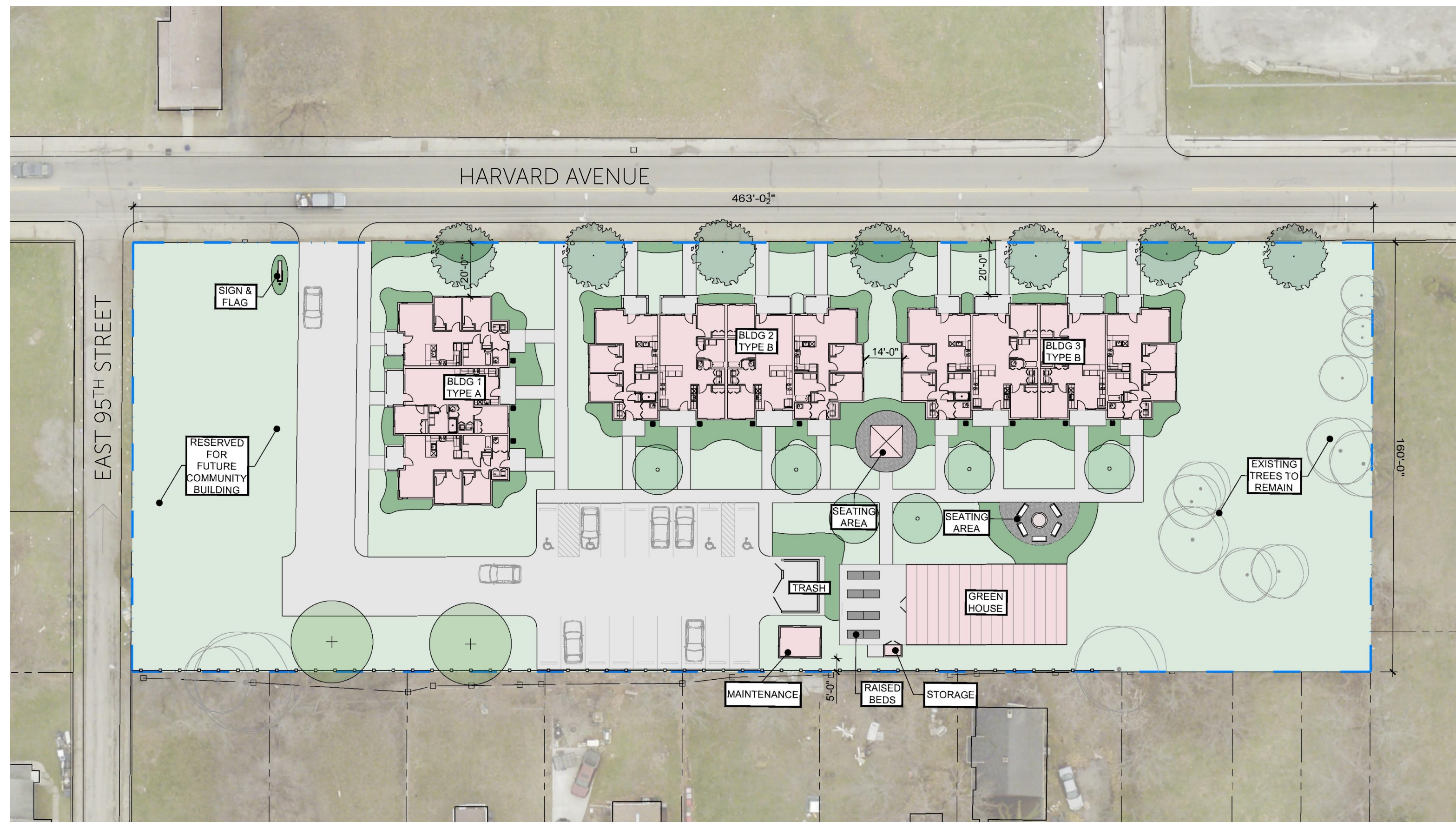


Homes Directly North of Site



Tree Line South of Site









*Catalpa Speciosa*  
Northern Catalpa



*Amelanchier laevis*  
Allegheny Serviceberry



*Quercus ellipsoidalis*  
Northern Pin Oak



*Clethra alnifolia* 'Ruby Spice'  
Ruby Spice Summersweet



*Ilex verticillata* 'Red Sprite'  
Red Sprite Winterberry



*Itea virginica* 'Little Henry'  
Little Henry Sweetspire



*Myrica pensylvanica*  
Northern Bayberry



*Potentilla fruticosa* 'Goldfinger'  
Goldfinger Potentilla



*Thuja plicata*  
Giant Arborvitae



*Asclepias tuberosa*  
Butterfly weed



*Coreopsis verticillata*  
'Moonbeam'  
Moonbeam Coreopsis



*Echinacea purpurea*  
**Powwow Wild Berry**  
**Coneflower**



*Heliopsis helianthoides*  
'Summer Nights'  
**Summer Nights False**  
**Sunflower**



*Panicum virgatum*  
'Rotstrahlbusch'  
Red Rays Switch Grass

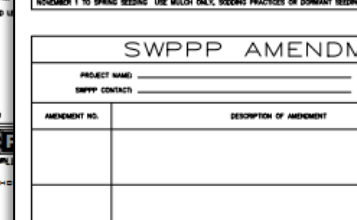


*Tradescantia* 'Concord Grape'  
Concorde Grape Spiderwort



*Phlox subulata* 'Emerald Blue'  
Moss phlox - Emerald Blue





NOVEMBER 1 TO SPRING SEEDING: USE MULCH ONLY, SEEDING PRACTICES OR DOMINANT TREES		
AREA REQUIRING PERMANENT STABILIZATION		TIME FRAME
ANY AREAS THAT WILL BE DOMINANT FOR 1 YEAR OR MORE		WITHIN SEVEN DAYS OF SOW
ANY AREAS WITHIN 5' OF A STREAM AND AT FINAL GRADE		WITHIN TWO DAYS OF SOW
ANY OTHER AREAS AT FINAL GRADE		WITHIN SEVEN DAYS OF SOW
PERMANENT SEEDING MIXTURE		
SEEDING DATES	SPECIES	LB./ACR. %/YR.
MARCH 15 TO OCTOBER 1	GRASS-TYPE (TAMM) FESCUE	1
	PERENNIAL RYEGRASS	1
	TALE FESCUE	1
	ANNUAL RYEGRASS	1
	ANNUAL RYEGRASS	1
AUGUST 15 TO NOVEMBER 1	RYE	3
	PERENNIAL RYEGRASS	2
	WHEAT	1
	TALE FESCUE	1
	ANNUAL RYEGRASS	1
	PERENNIAL RYEGRASS	1
	TALE FESCUE	1
	ANNUAL RYEGRASS	1

SWPPP AMENDMENT	
PROJECT NAME _____	
SWPPP CONTEXT _____	
AMENDMENT NO.	DESCRIPTION OF AMENDMENT

FOR SEEDING	
OF THE MOST RECENT CUMBRANCE	
7 REACHING FINAL GRADE	
OF REACHING FINAL GRADE TRUCK AREA	
	per Acre
	40-50 LBS
	40 LB
	40 LB
	40 LB
	40 LB
	2 BUSHNEL
	40 LB
	40 LB
	2 BUSHNEL
	40 LB
	40 LB
	40 LB
	40 LB

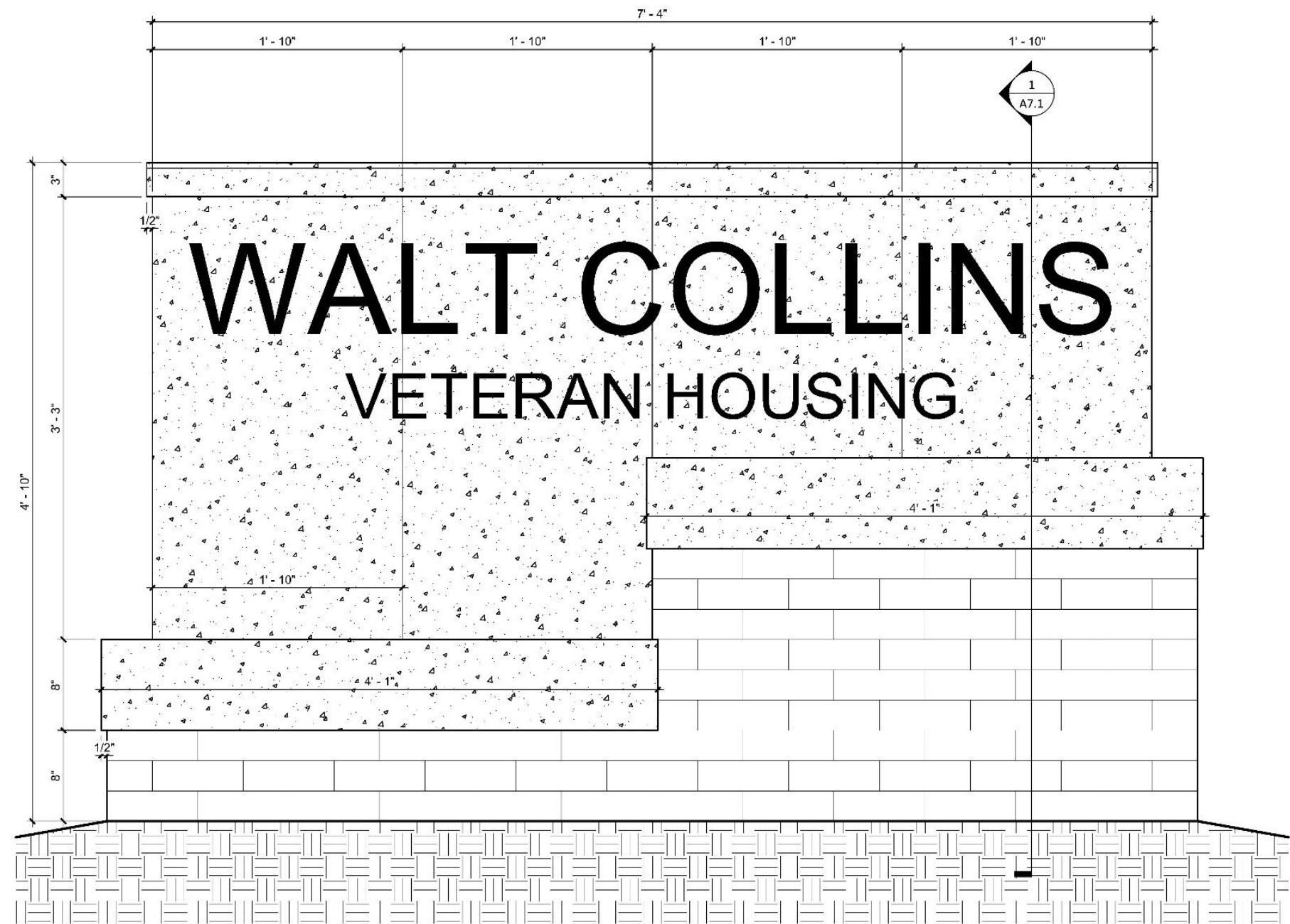
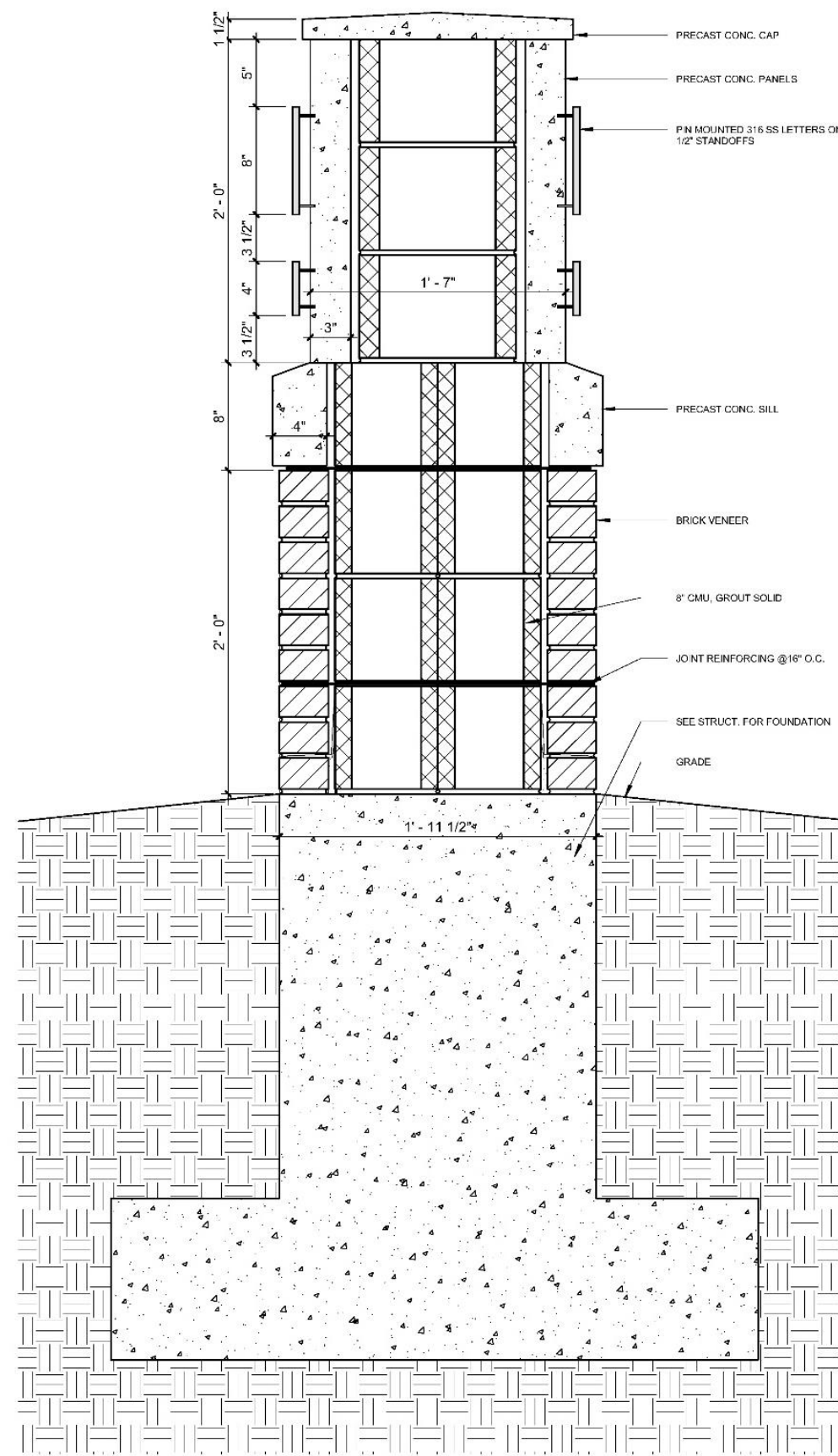
AMENDMENT LOG		
PAGE _____ OF _____		
	DATE OF AMENDMENT	AMENDMENT PREPARED BY (NAME & TITLE)

4. STONE - GRADES ROADWAY AND OTHER SURFACED AREAS WILL BE USING CRUSHED STONE OR GRAVEL GRAVEL AS FILL IN PLOTS. REASONING AN IMPROV OF FUEL (GRADE) CRUSHED STONE OR GRAVEL CAN BE USED AS A PERMANENT COVER TO PREVENT CORROSION OF STEEL.
5. BARRIERS - EXISTING BARRIER VERTICALLY SHALL BE MARKED WITH FLAGGING OR OTHER VISUAL BARRIERS MAY BE PLACED TO PREVENT AN ACCIDENT AT INTERVALS OF ABOUT 15 TIMES THE WIDTH OF THE ROADWAY TO CONTROL AIR CURRENTS AND REDUCE FOG.
6. OPERATION AND MAINTENANCE - WHEN TEMPORARY DUST CONTROL IS REQUIRED, DUST SUPPRESSION SHOULD BE APPLIED AS NECESSARY TO CONTROL.
7. STREET CLEANING - PAVED AREAS THAT ACCUMULATE WASTE OR DEBRIS SHOULD BE CLEANED DAILY, OR AS NECESSARY, USING STREET CLEANERS OR BROOMS-TYPE AND EQUIPPED ON BUSES.

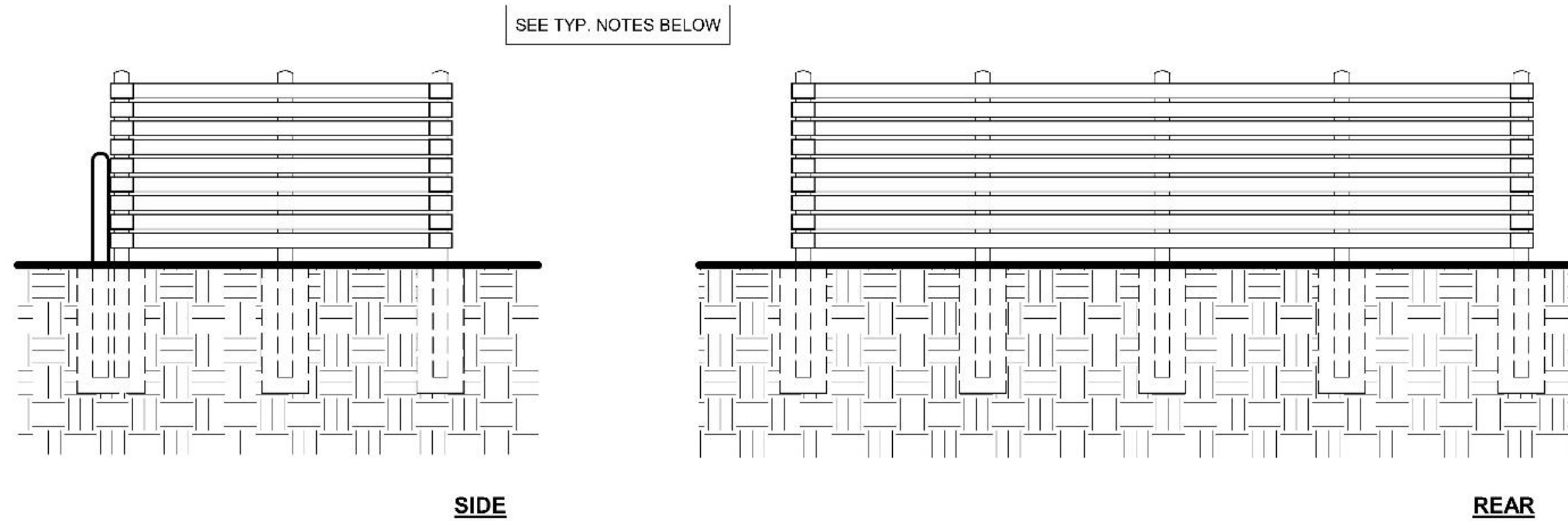
GRADING & STABILIZATION LOG				
PROJECT NAME: _____				
SWPPP CONTEXT: _____				
DATE GRADING ACTIVITY STARTED	DESCRIPTION OF GRADING ACTIVITY	DATE GRADING ACTIVITY CLEARED	DATE STABILIZATION MEASURES	DESCRIPTION OF STABILIZATION MEASURES AND LOCATION

[illegible]

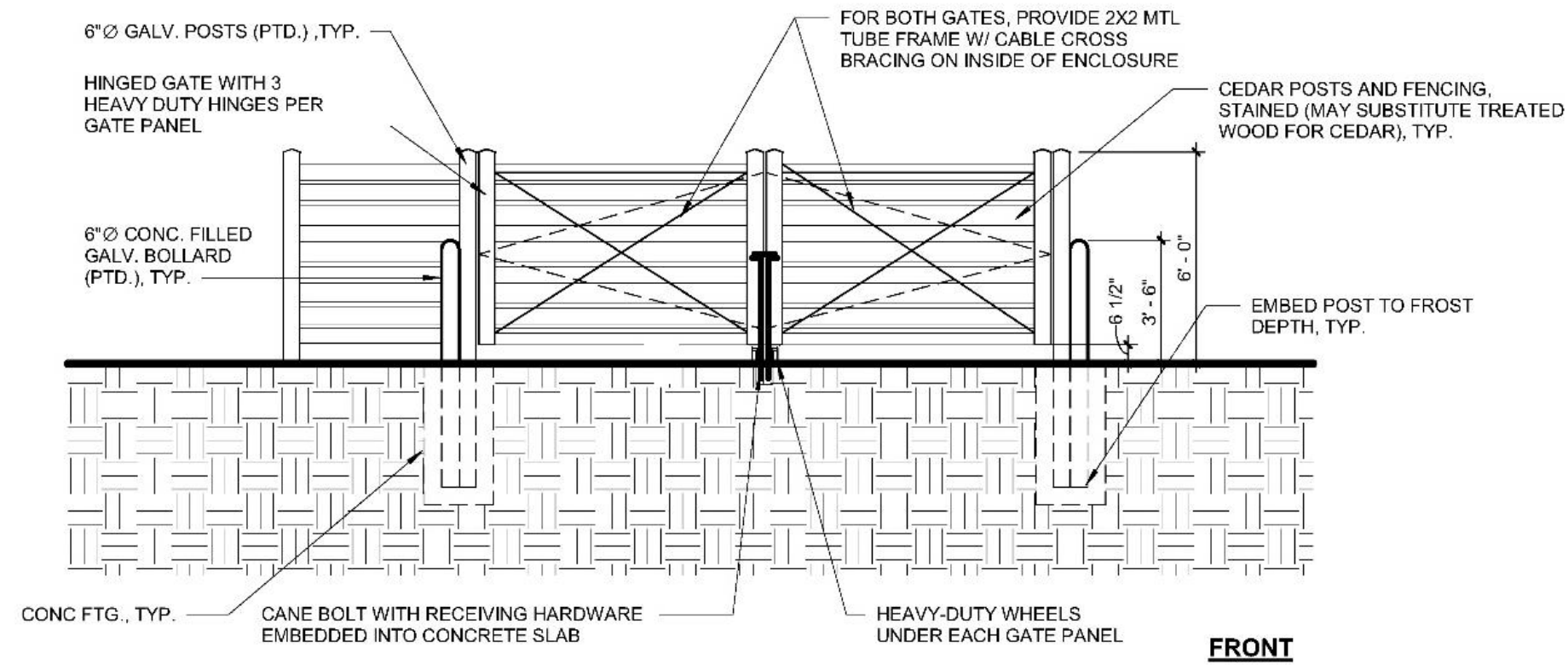
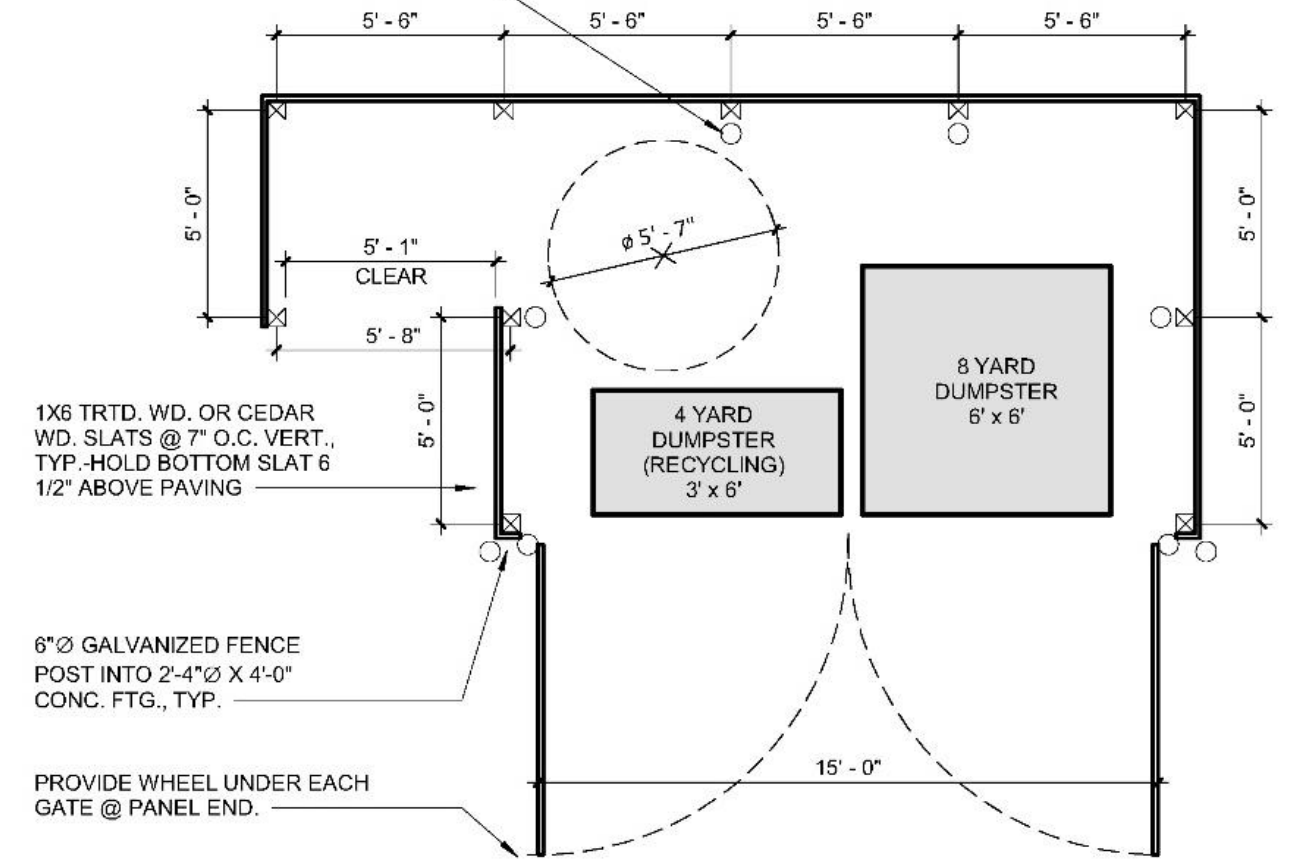








6"Ø X 3'-6" H. CONC. FILLED PIPE  
BOLLARD AND 6X6 TRTD. WD.  
POST W/ PVC SURROUND, CONT.  
INTO 2'-4"Ø X 4'-0" CONC. FTG., TYP.  
DOME CONC. TOP FOR DRAINAGE.







Fire Pit  
Decorative block



Gazebo – 11ft x 11ft  
Sunjoy (Basis of Design)



Benches & loose seating  
LandscapeForms - Harpo







Flag Pole Post-top Light



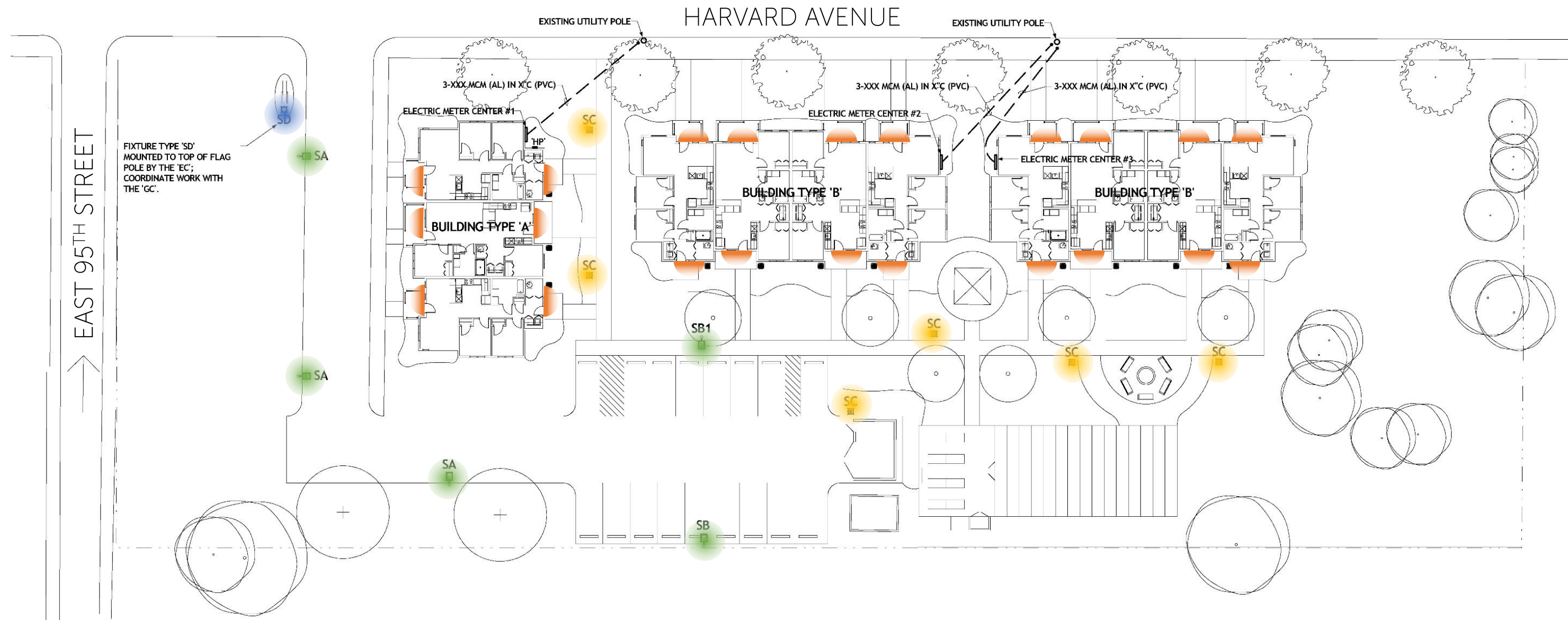
Parking Lot Pole – 12ft



Pedestrian Light Pole – 12ft



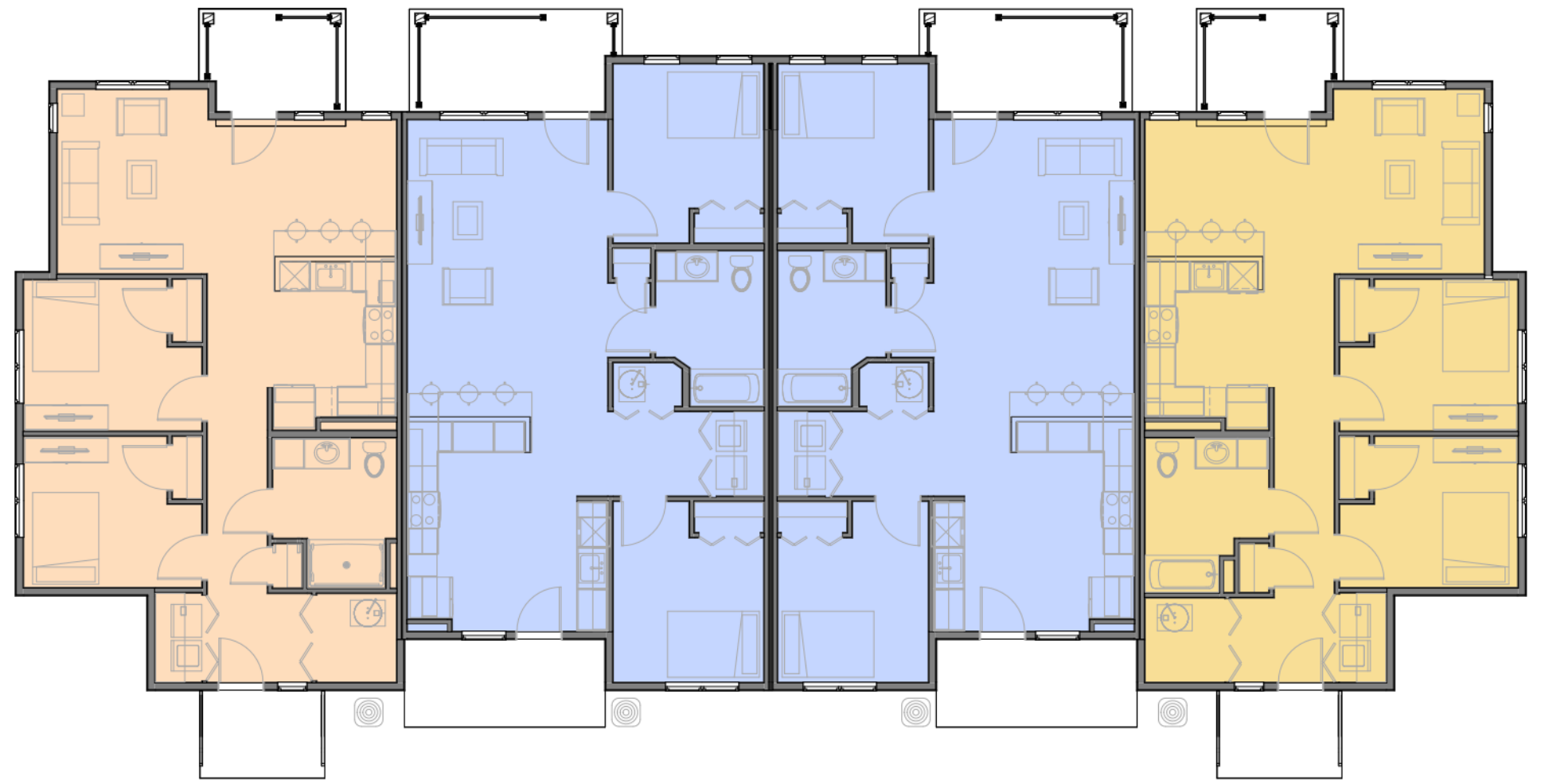
Wall Sconce – Building Entry



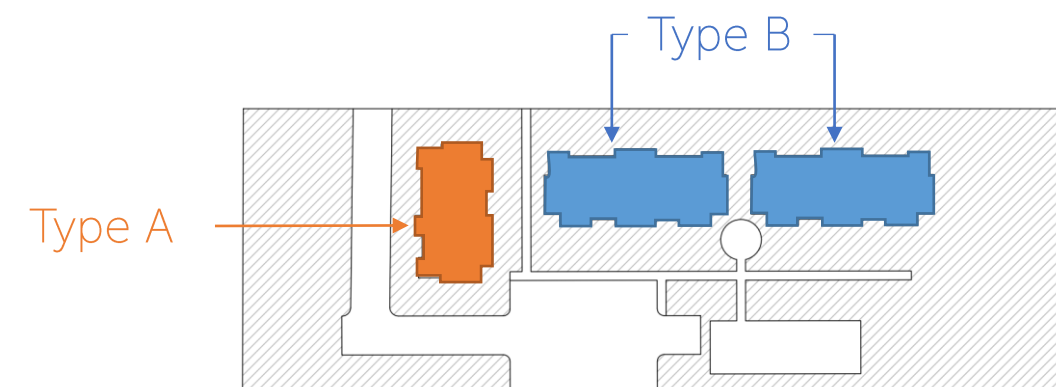




Building Type A (3 Unit)



Building Type B (4 Unit)







Asphalt Shingles  
"Driftwood"



Metal Standing Seam Roof  
Charcoal



Vinyl Windows & Trim  
White



Porch Railing  
White



Vinyl Board and Batten Siding  
"Monterey Sand"



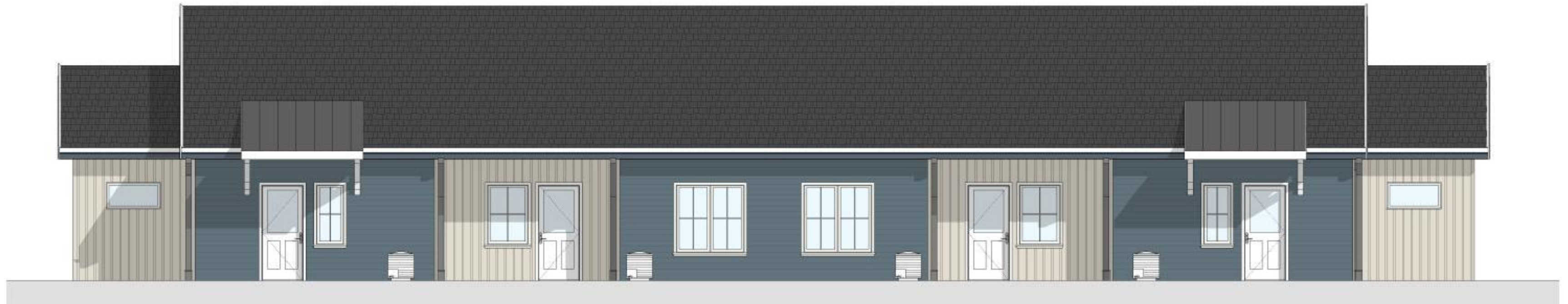
Vinyl Lap Siding  
"Harbor Blue"  
"Mountain Fern"  
"Rustic Timber"







Front Elevation – Harvard Avenue



Rear Elevation





Front Elevation – Along Entry Drive



Rear Elevation





Front Elevation – Harvard Avenue



Rear Elevation





Building 2 – Front Perspective



Building 1 – Front Perspective



Building 3 – Front Perspective



# Cleveland City Planning Commission

## Staff Report

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November 3, 2023





**Committee Recommendation:** Unanimously **Approved** as Presented.

- Consider adding large trees to help shade area





**EAST2023-040** – Sankofa Village Phase 4 New Construction: Seeking Final Approval

**Project Address: 2390 East 30<sup>th</sup> Street**

Project Representative: Erin Carpenter, City Architecture





+

## Sankofa Village Phase 4

Cedar Redevelopment Phase IV LLC | Design Review Presentation | 11.03.2023





**SANKOFA  
VILLAGE**

Phase 1  
MF Building  
61 units

Phase 2  
Townhomes  
50 units

Phase 3  
Townhomes  
75 units

Phase 4  
Townhomes  
50 units







Scholar House along Community College Avenue



Tri-C Across Community College Avenue



Demolished Cedar Homes



Demolished Cedar Homes





View of Phase 1 to the East



View of Phase 2 to the East

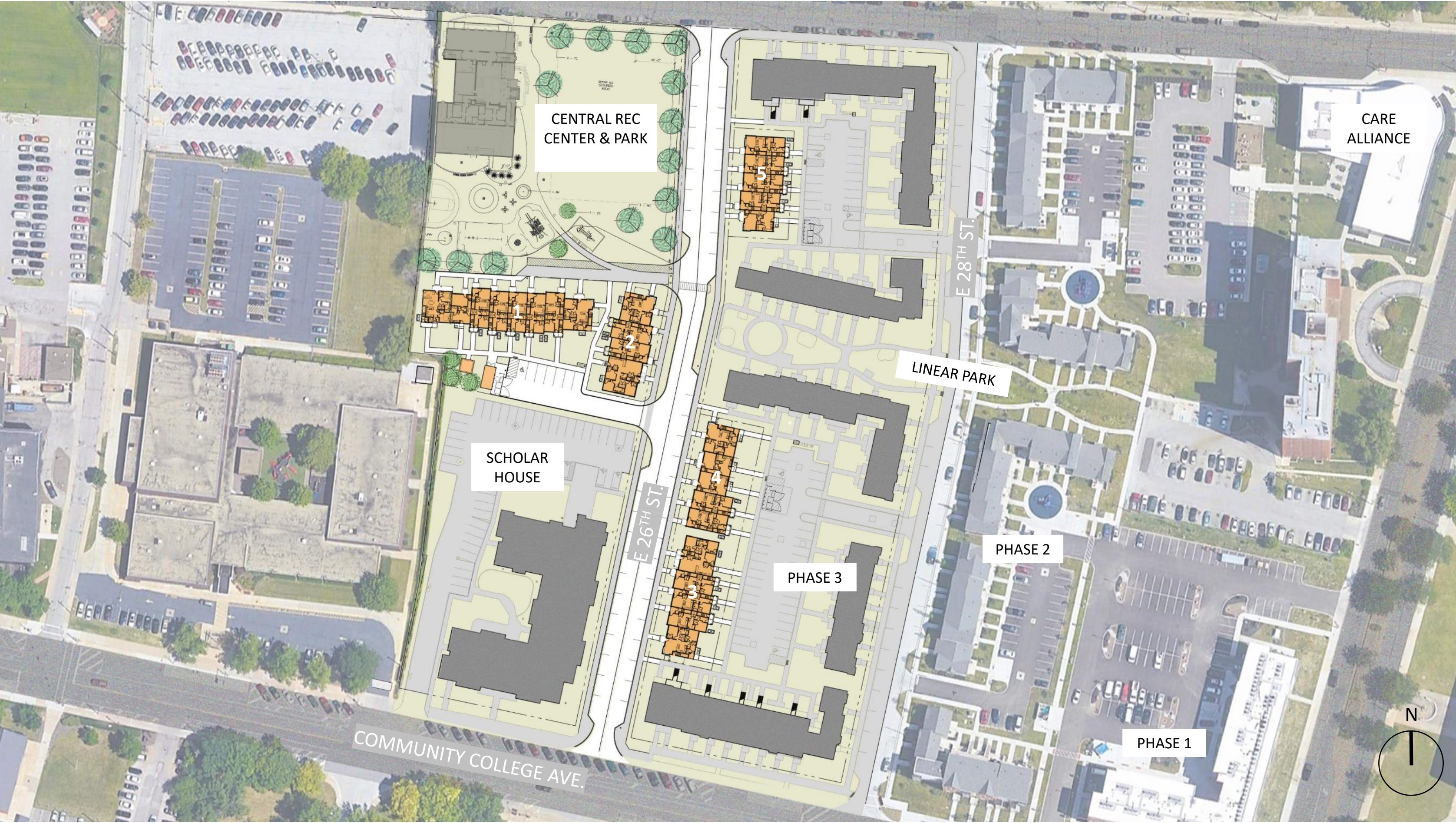


View of Phase 3 to the South

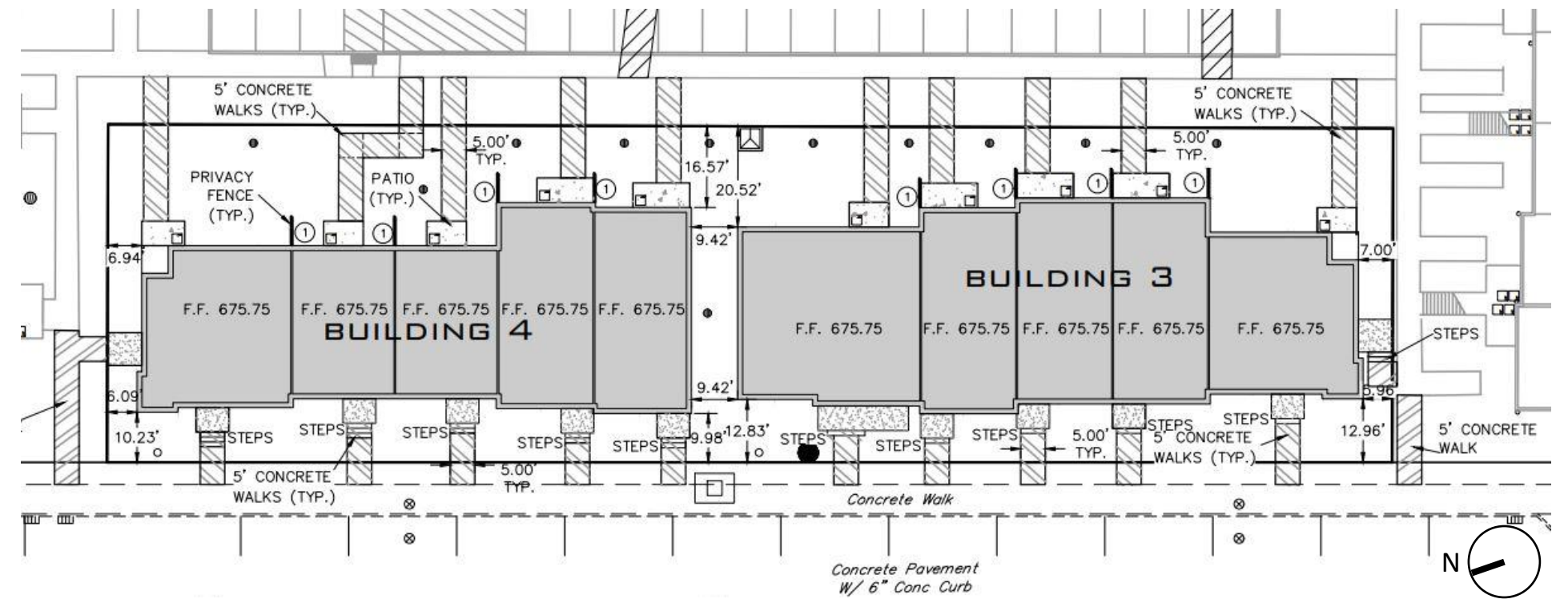
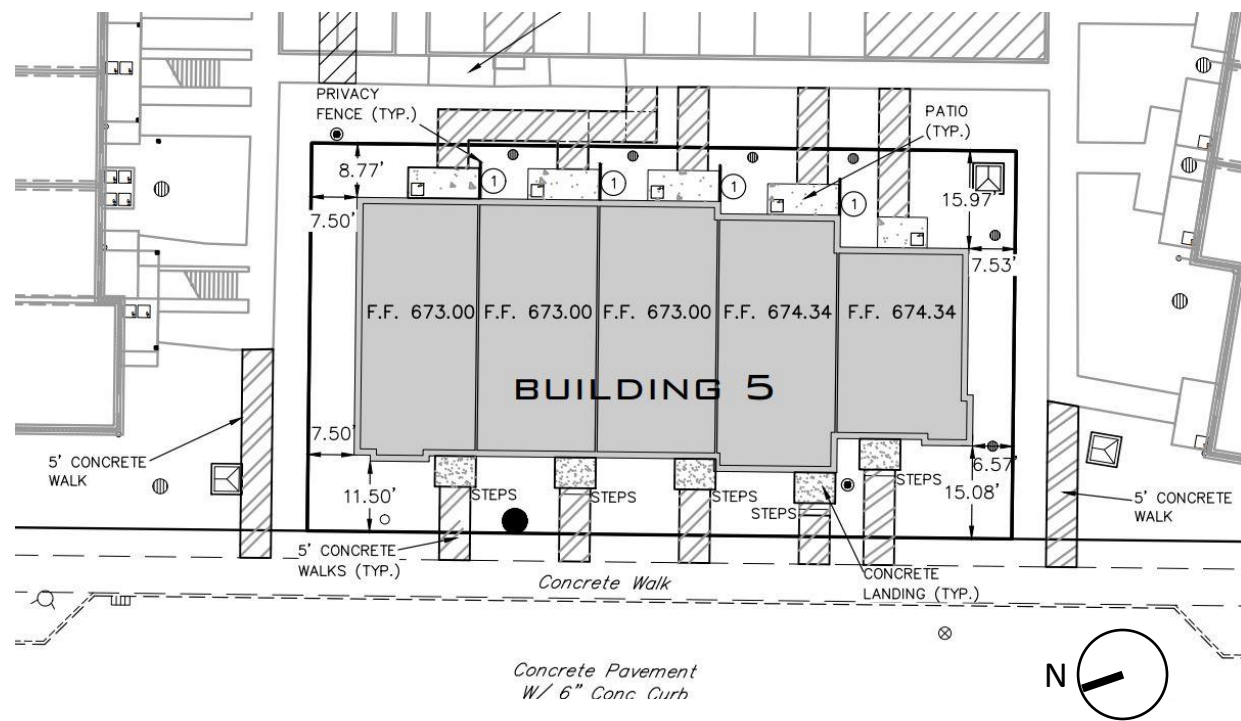


View of Phase 3 to the East

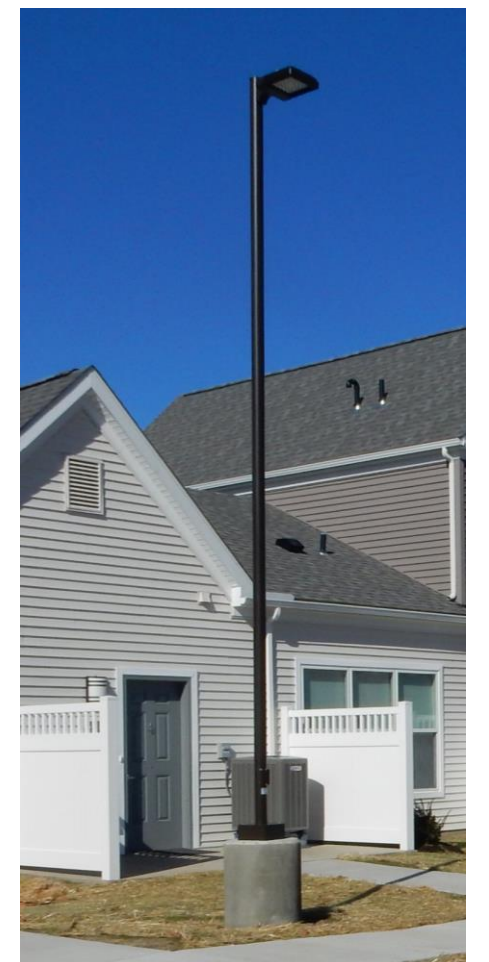








Site Lighting





Trees



Amur Maackia



Frontier Elm



Peking Lilac



Norway Spruce

Shrubs



Ruby Spice Summersweet



Everlow Yew



Summer Wine Ninebark



Little Princess Spirea



Little Henry Sweetspire



Chicagoland Green Boxwood



Mugho Pine



Fineline Fernlead Buckthorn

Perennials



Royal Purple Lilly Turf



Burgundy Glow Bugleweed



Sweet Woodruff



Shenandoah Switchgrass



All Gold Forest Grass



Little Bluestem



Patriot Hosta



Happy Returns Daylilly



PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	NOTES/ SPACING	QTY
TREES						
MA AM	MAACKIA AMURENSIS	AMUR MAACKIA	2" CAL.	B&B		8
PI AB	PICEA ABIES	NORWAY SPRUCE	8' HT.	B&B		3
SY PE	SYRINGA PEKINENSIS	PEKING LILAC	2" CAL.	B&B	TREE FORM	1
UL FR	ULMUS x 'FRONTIER'	FRONTIER ELM	2" CAL.	B&B		2
SHRUBS						
BU CL	BUXUS x CHICAGOLAND GREEN	CHICAGOLAND GREEN BOXWOOD	18" HT.	B&B	30" O.C.	50
CL AL	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	No. 5	CONT.		22
IT VI	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPIRE	No. 3	CONT.	30" O.C.	21
PH OP	PHYSOCARPUS OPULIFOLIUS 'OBSIDIAN'	OBSIDIAN NINEBARK	No. 3	CONT.		26
PI MU	PINUS MUGO	MUGHO PINE	18" HT.	B&B	48" O.C.	27
RH FR	RHAMNUS FRANGULA 'FINE LINE'	FINE LINE FERNLEAF BUCKTHORN	30" HT.	No. 5 CONT.		22
SP JA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	15" HT.	No. 3 CONT.	30" O.C.	53
TA ME	TAXUS MEDIA 'EVERLOW'	EVERLOW YEW	15" HT.	No. 3 CONT.	36" O.C.	41
PERENNIALS AND GRASSES						
AJ RE	AJUGA REPTANS 'BURGUNDY GLOW'	BURGUNDY GLOW BUGLEWEED	8" SQT	CONT.	12" O.C.	94
GA OD	GALIUM ODORATUM	SWEET WOODRUFF	No. 1	CONT.	12" O.C.	361
HA MA	HAKONECHLOA MACRA 'ALL GOLD'	ALL GOLD FOREST GRASS	QUART	CONT.	24" O.C.	64
HE RR	HEMEROCALLIS 'ROSY RETURNS'	HAPPY RETURNS DAYLILY	2 GAL.	CONT.	24" O.C.	91
HO PA	HOSTA 'PATRIOT'	PATRIOT HOSTA	2 GAL.	CONT.	18" O.C.	45
LI MU	LIRIOPE MUSCARI 'ROYAL PURPLE'	ROYAL PURPLE LILY TURF	1 GAL.	CONT.	18" O.C.	526
PA VI	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	2 GAL.	CONT.	36" O.C.	110
SC SC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	2 GAL.	CONT.	24" O.C.	14
OTHER MATERIALS						
(F)	6' PRIVACY FENCE (4' SECTIONS, TYP.)	BUFFTECH CHESTERFIELD WITH VICTORIAN ACCENT COLOR: WHITE VINYL (SEE DETAIL 4/L1.3, THIS SHEET)				



Bench



Bike Racks

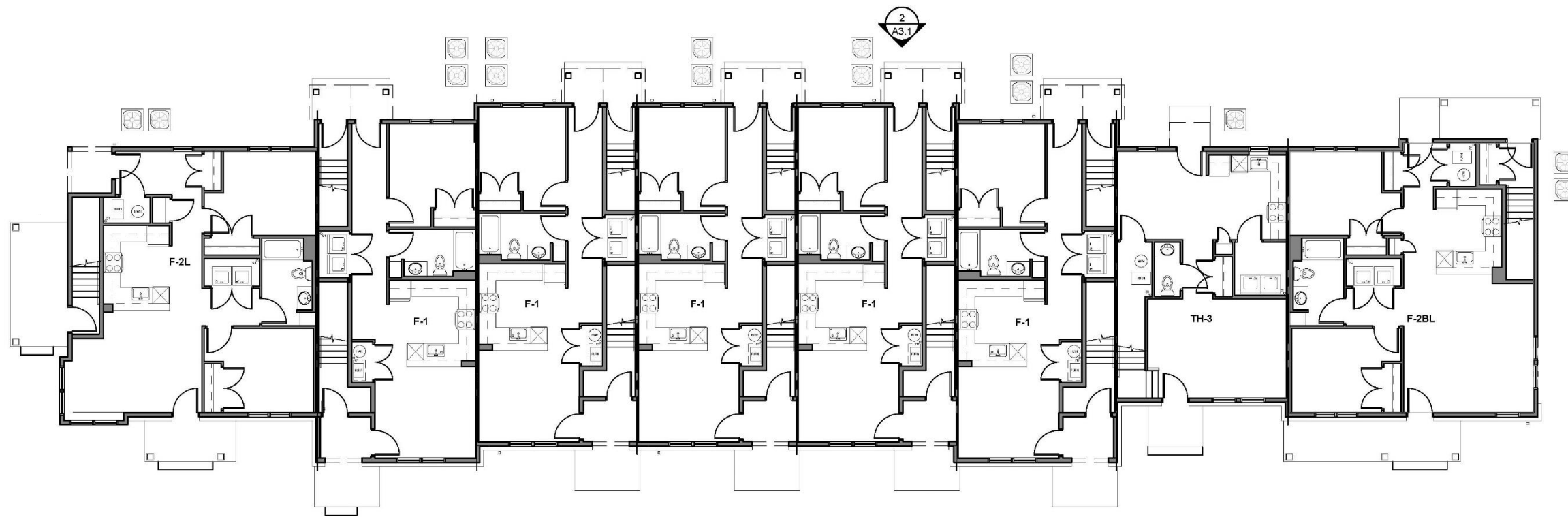


Waste Receptacle

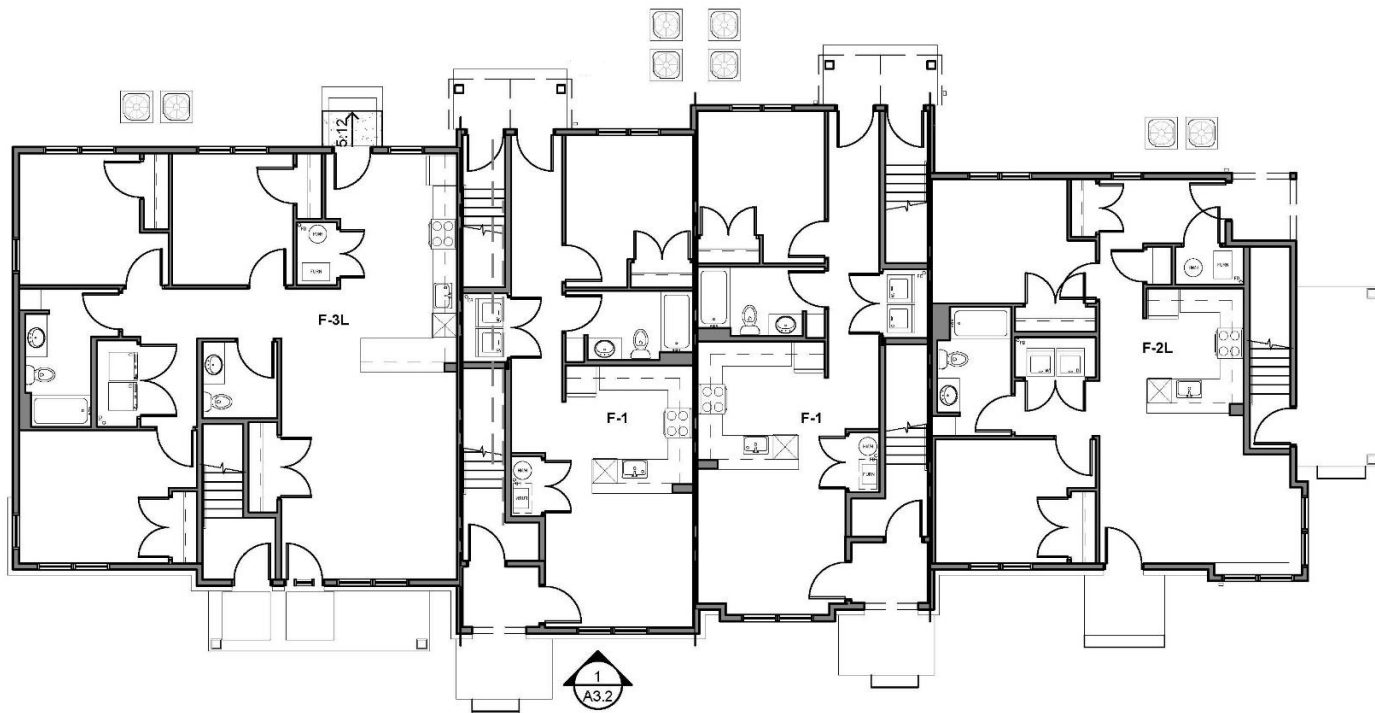




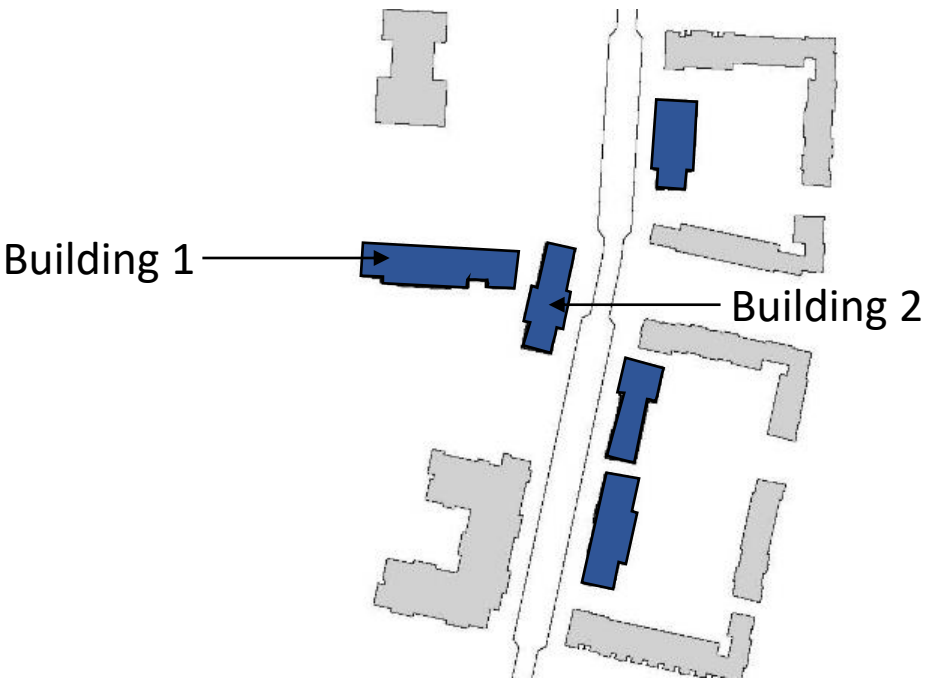




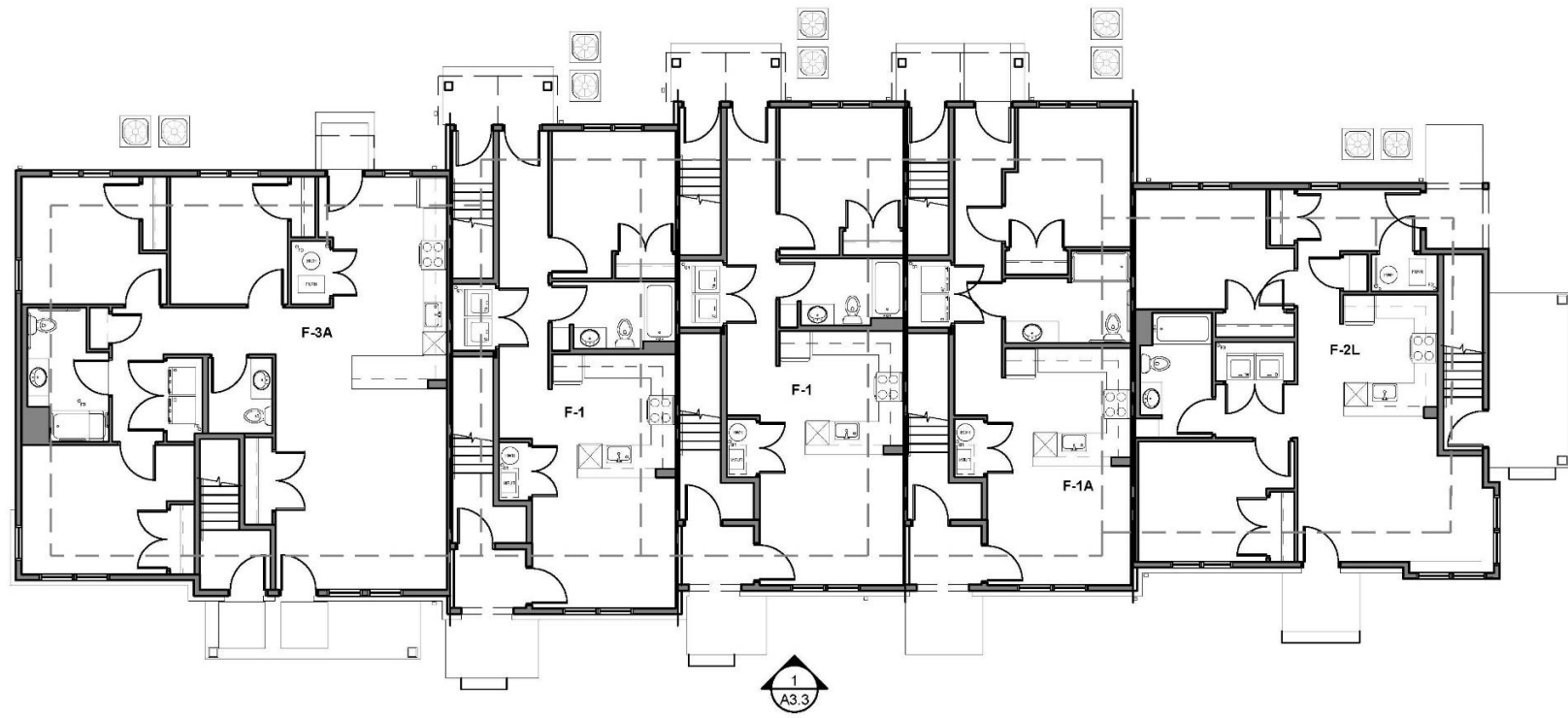
Building 1 Plan (15 Unit)



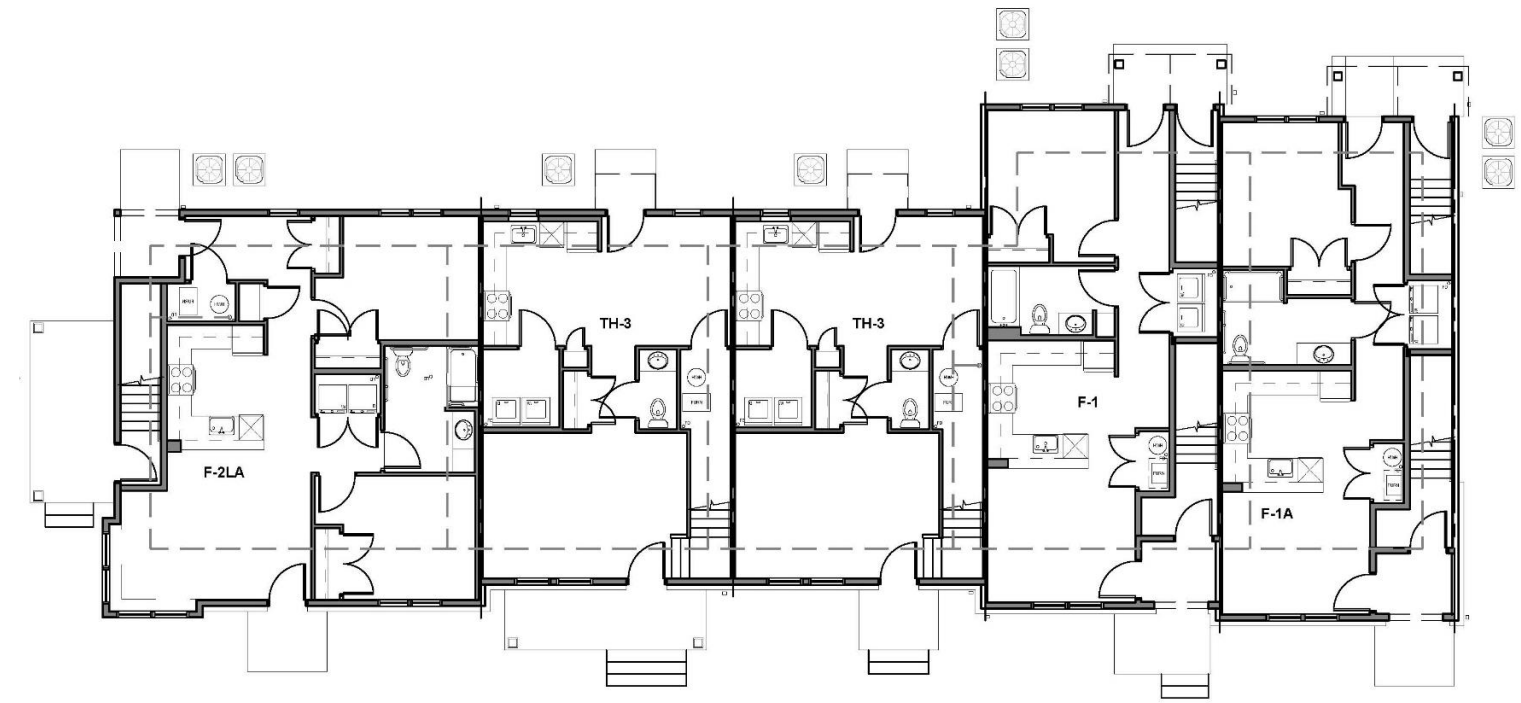
Building 2 Plan (8 Unit)



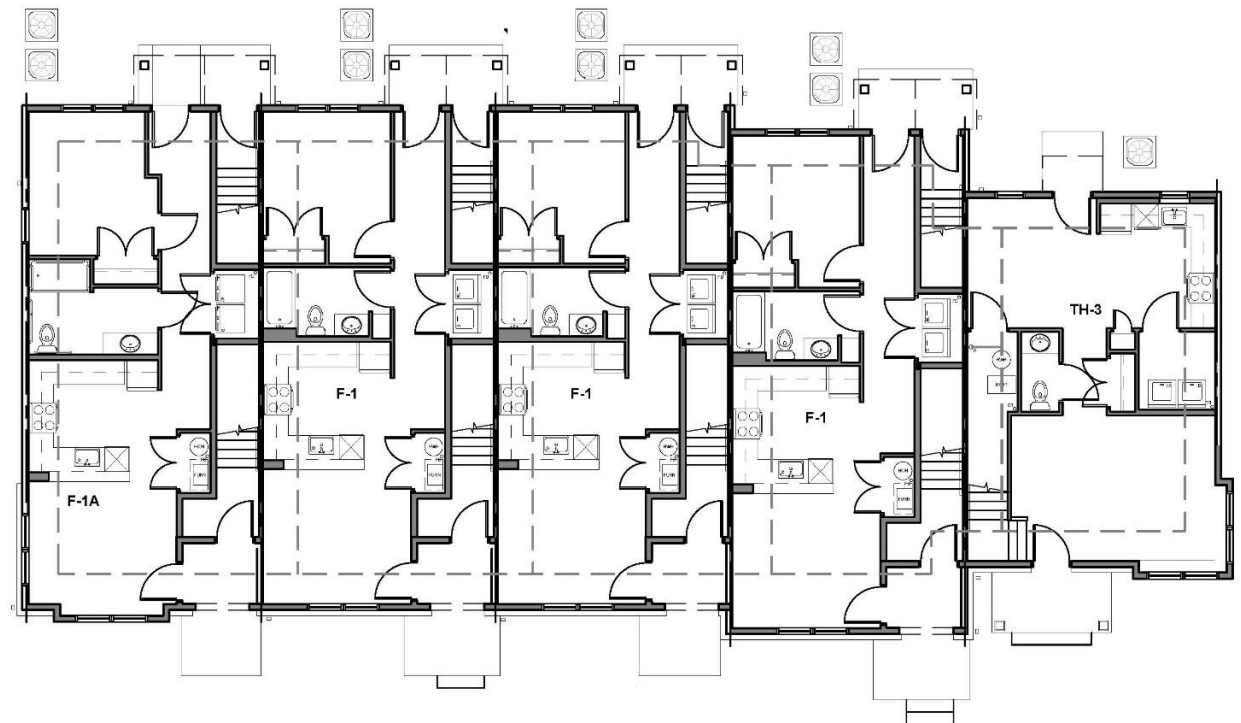




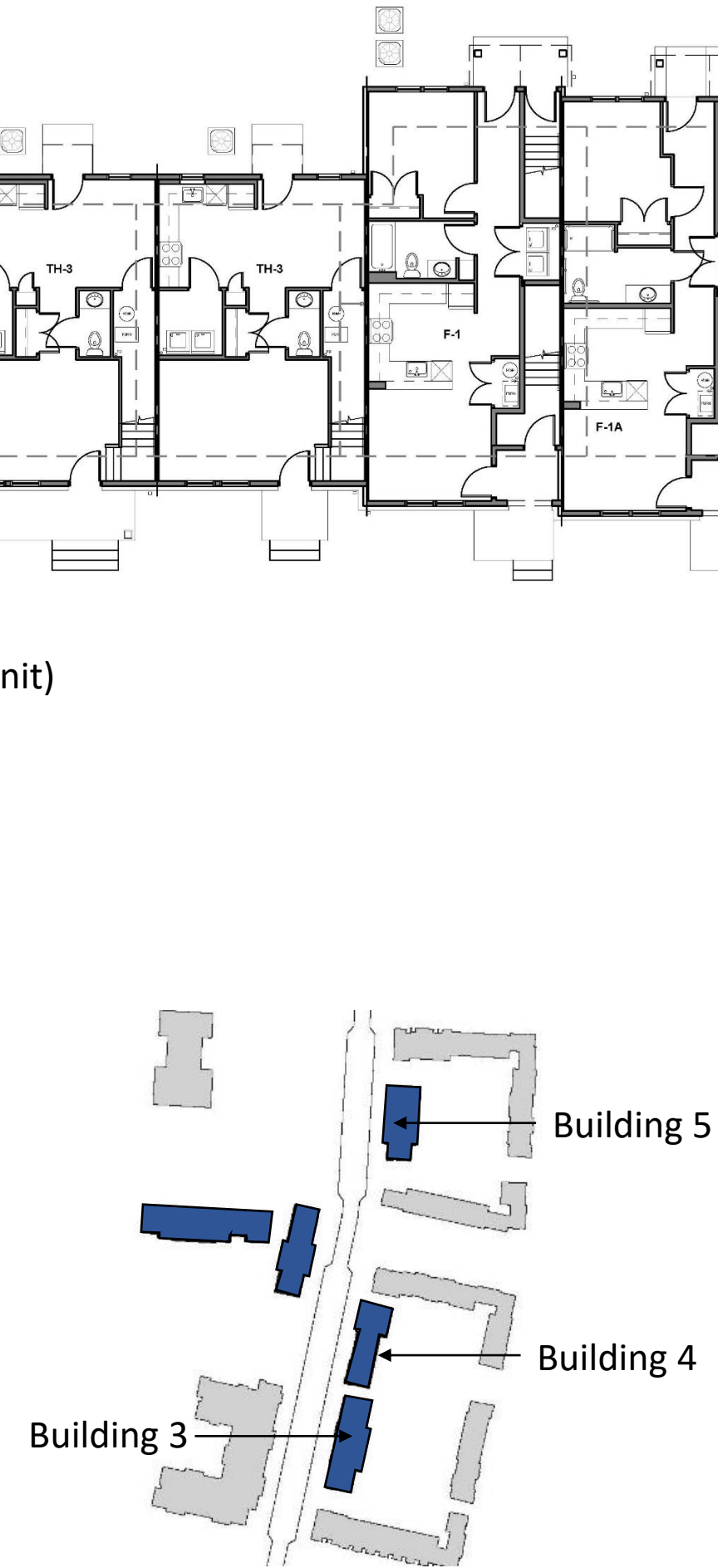
Building 3 Plan (10 Unit)



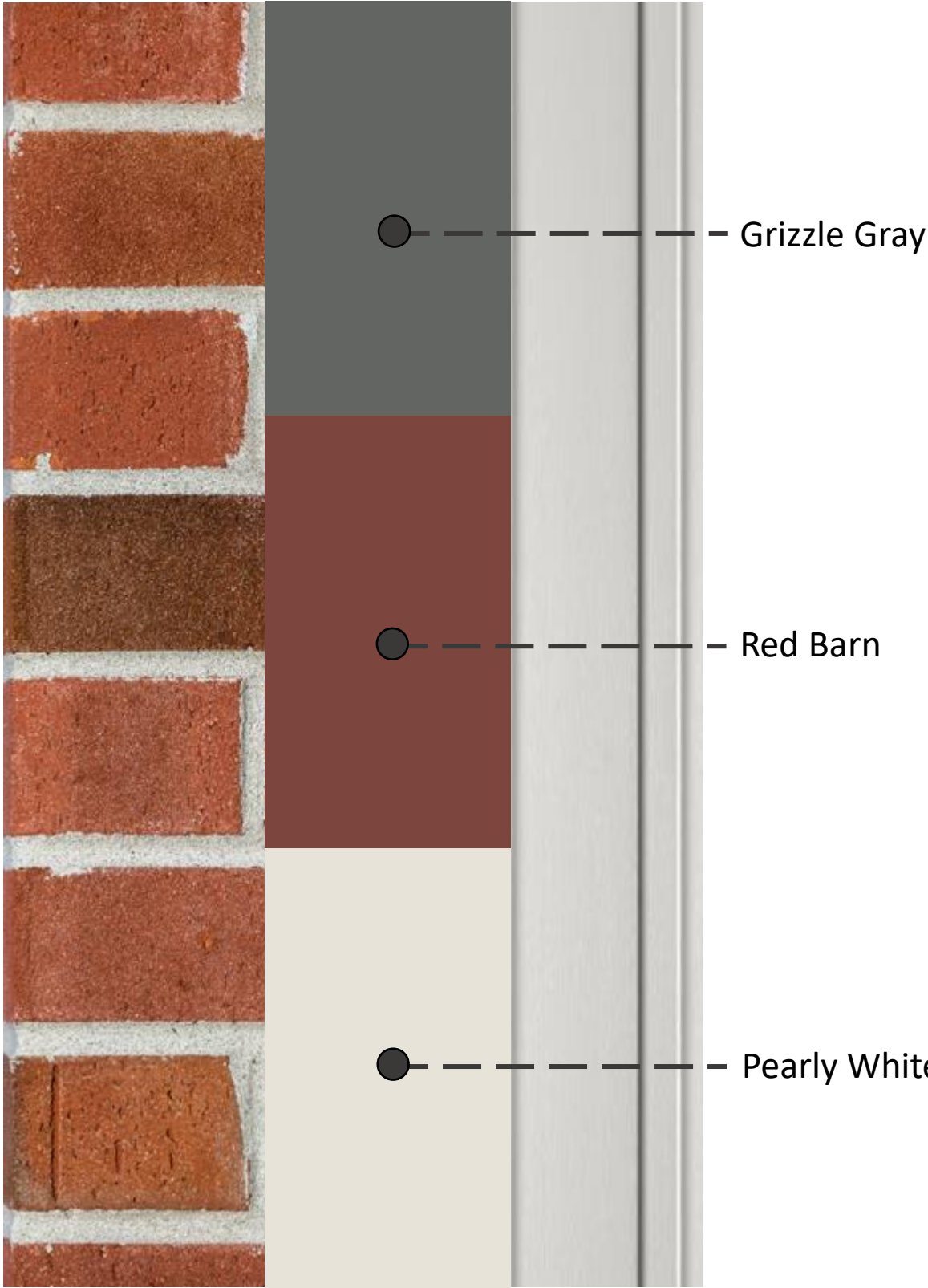
Building 4 Section (8 Unit)



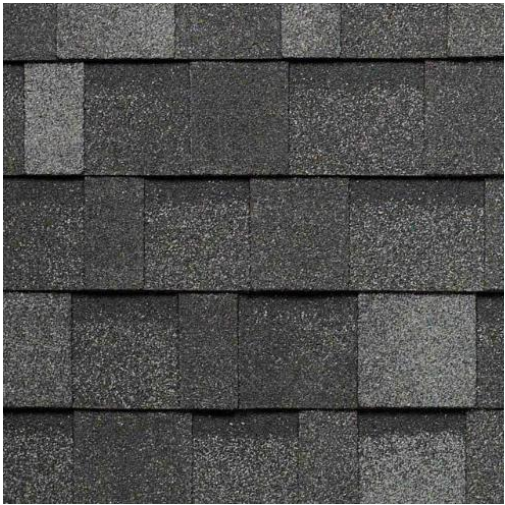
Building 5 Plan (9 Unit)







**Brick** | Glen-Gary | Apple Creek  
**Fiber Cement Panels** | Sherwin Williams Paint

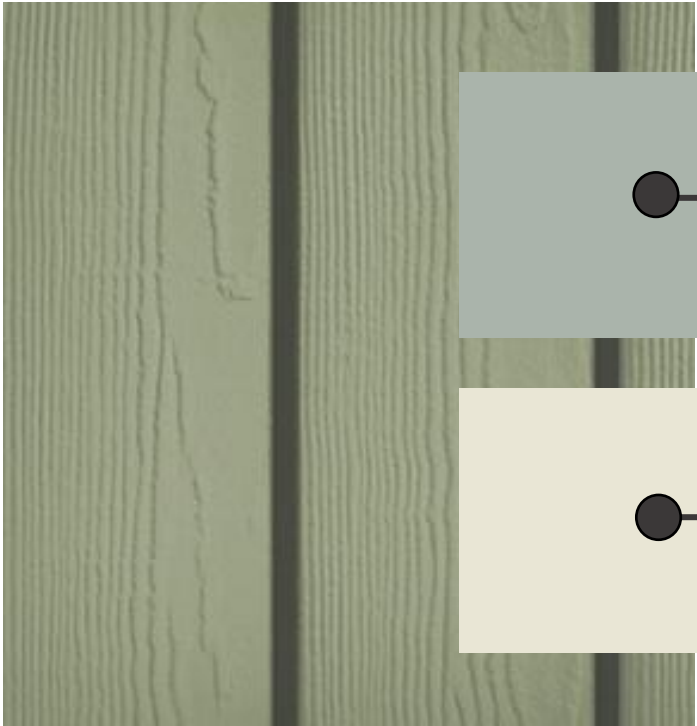


**Asphalt Shingles** | IKO  
Cambridge | Harvard Slate

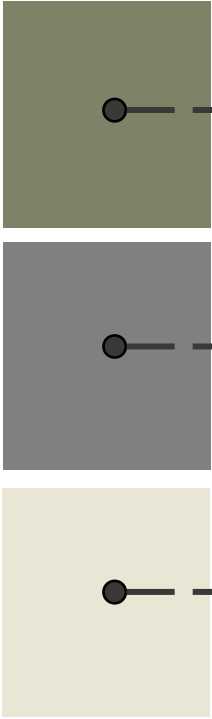


**Vinyl Trim** | SW 7005 | Pure White

**Color Palette 1** | Buildings 1, 3, 5



**Vinyl Siding** | Juniper Ridge

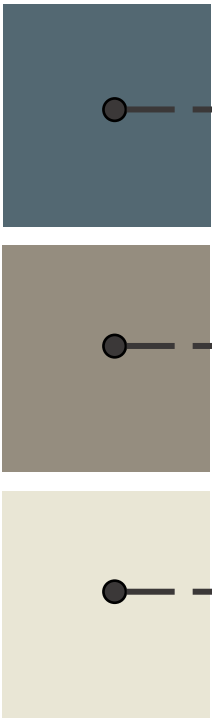


**Door Colors**

**Color Palette 2** | Buildings 2,4



**Vinyl Siding** | Mystic Blue



**Door Colors**





**Building 1 | Front Elevation**



**Building 1 | Side Elevation**



Vinyl Siding      Door Colors

**Color Palette 1 | Buildings 1, 3, 5**



**Building 2 | Front Elevation**



Vinyl Siding      Door Colors

**Color Palette 2 | Buildings 2, 4**





**Building 3 | Front Elevation**



**Building 4 | Front Elevation**



**Building 5 | Front Elevation**



Vinyl Siding

Door Colors

**Color Palette 1 | Buildings 1, 3, 5**



Vinyl Siding

Door Colors

**Color Palette 2 | Buildings 2, 4**





Sankofa Village – Phase 4





Front Elevation



Rear Elevation



East Elevation



West Elevation





Front Elevation



Rear Elevation



East Elevation



West Elevation





Front Elevation



Rear Elevation



East Elevation



West Elevation





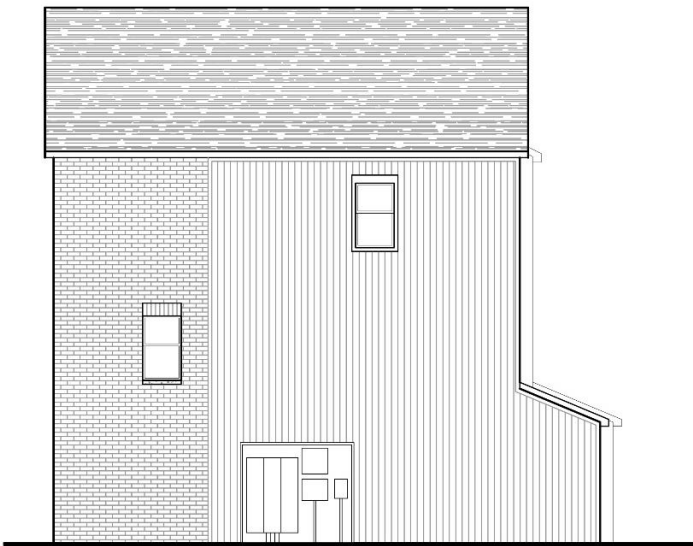
Front Elevation



Rear Elevation



East Elevation



West Elevation

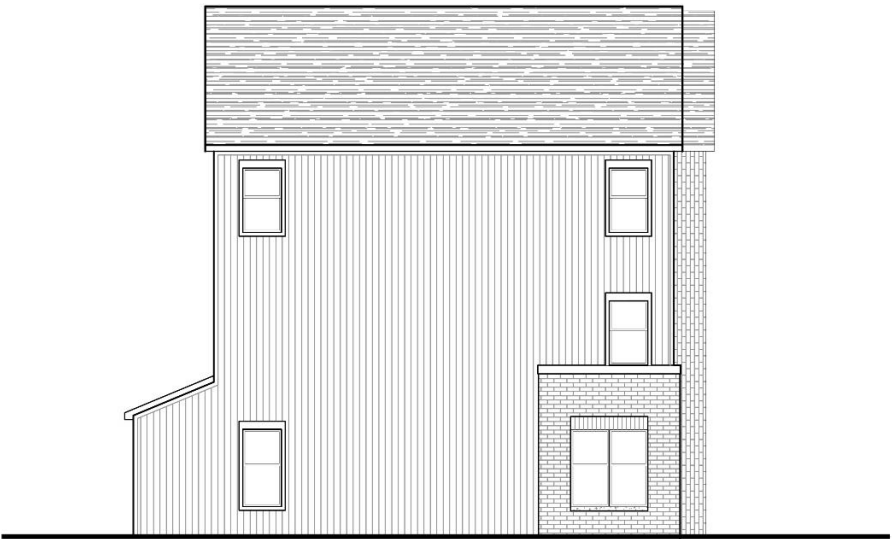




Front Elevation



Rear Elevation



East Elevation



West Elevation



# Cleveland City Planning Commission

## Staff Report

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November 3, 2023





**Committee Recommendation: Approved** as Presented (with 1 recusal)





November 3, 2023

**FW2023-025** – Depot on Detroit New Construction: Seeking Schematic Design Approval

**Project Address: 10300 Detroit Avenue**

Project Representative: Katie Veasey Gillette, City Architecture



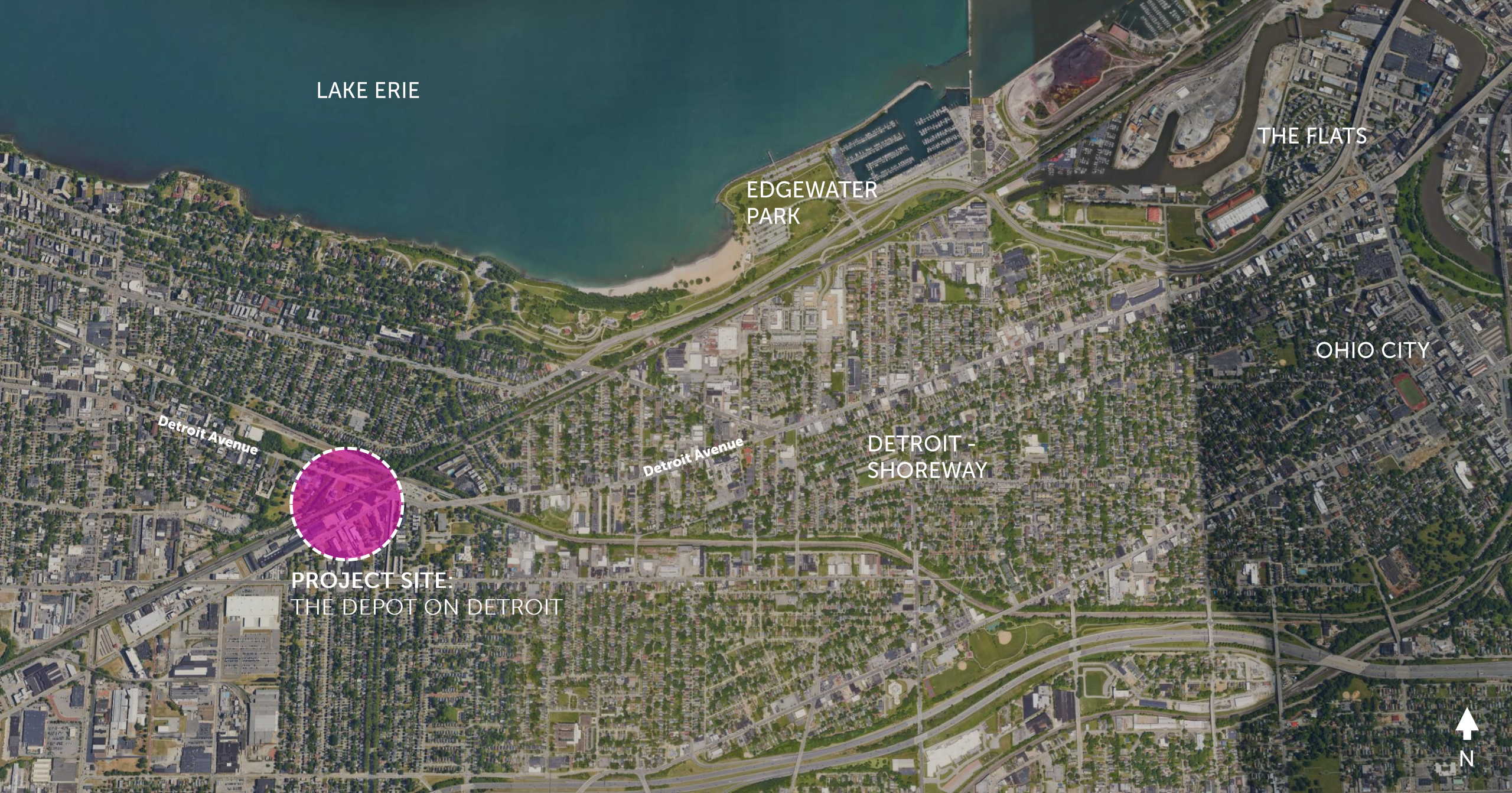


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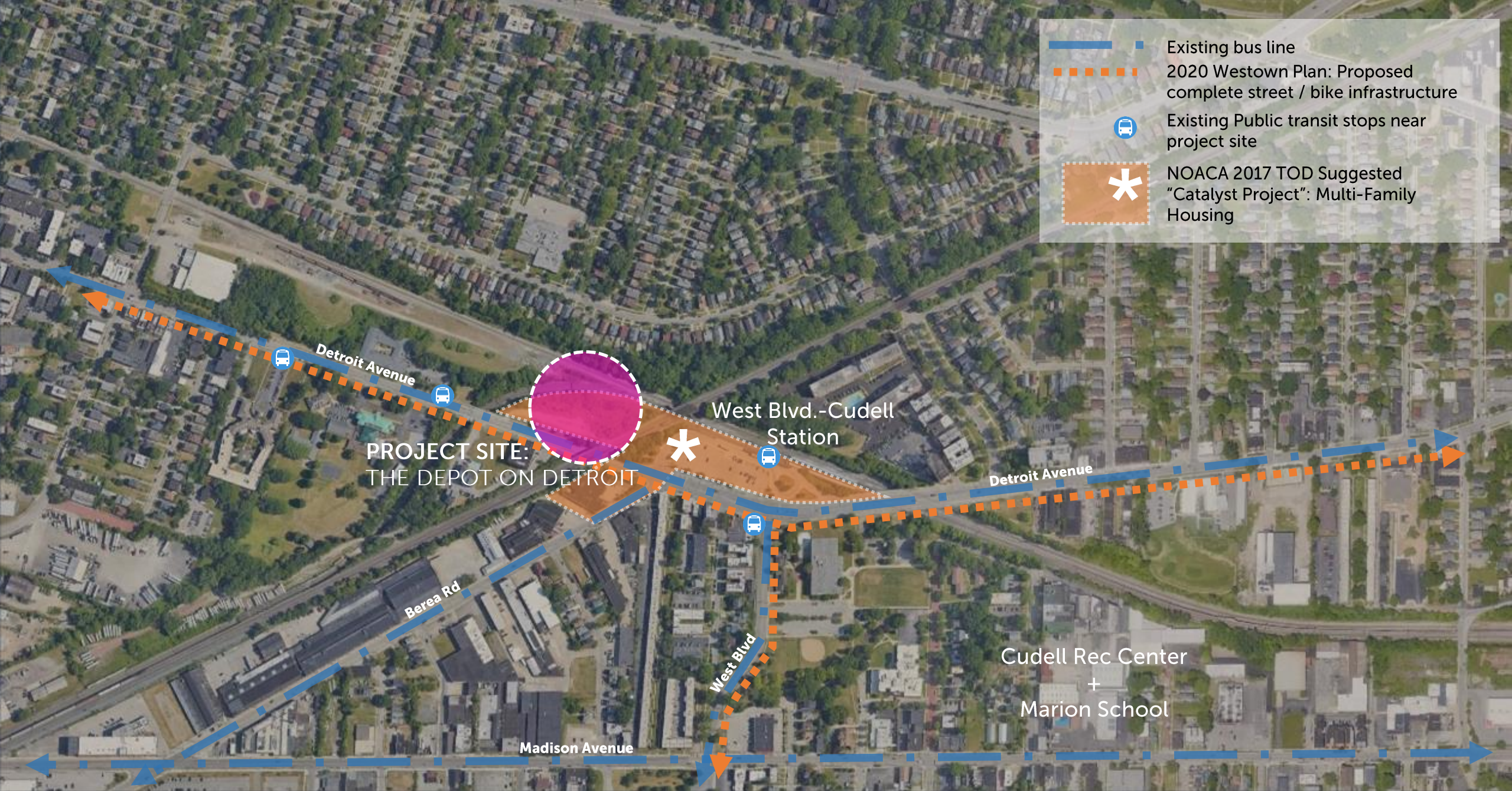
## The Depot on Detroit


Flaherty & Collins Properties | Design Review & Planning Commission | 10.11.2023












 Existing bus line

 2020 Westtown Plan: Proposed complete street / bike infrastructure

 Existing Public transit stops near project site

 NOACA 2017 TOD Suggested "Catalyst Project": Multi-Family Housing

PROJECT SITE:  
THE DEPOT ON DETROIT

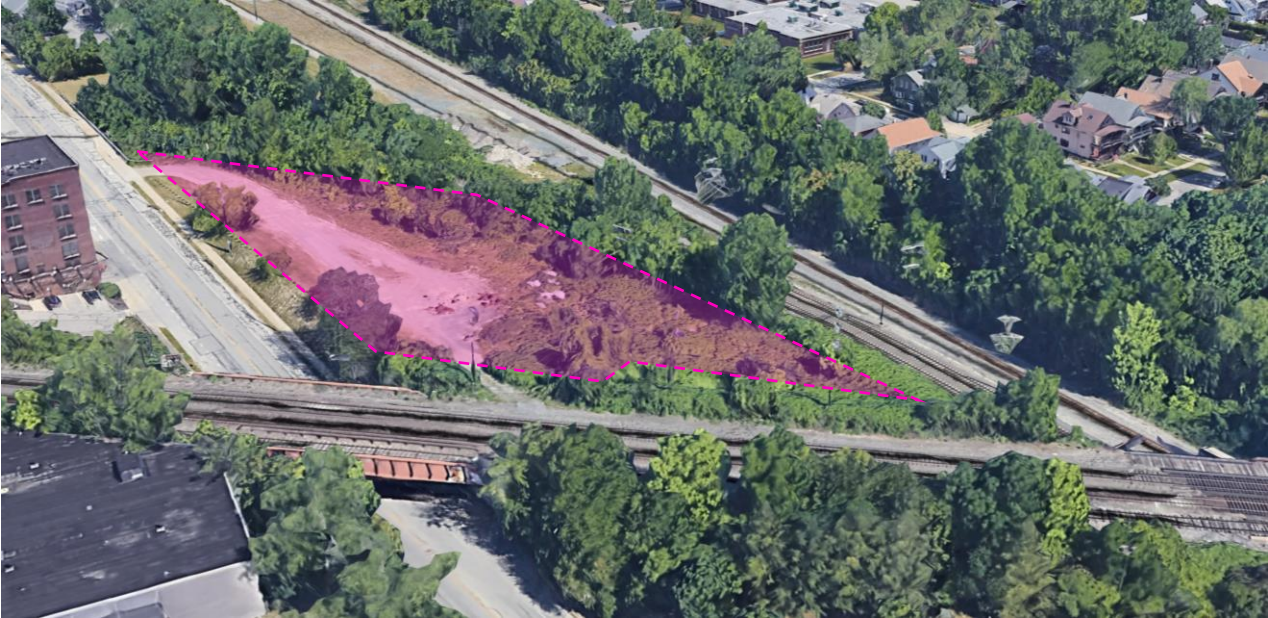
West Blvd.-Cudell  
Station

Cudell Rec Center  
+  
Marion School





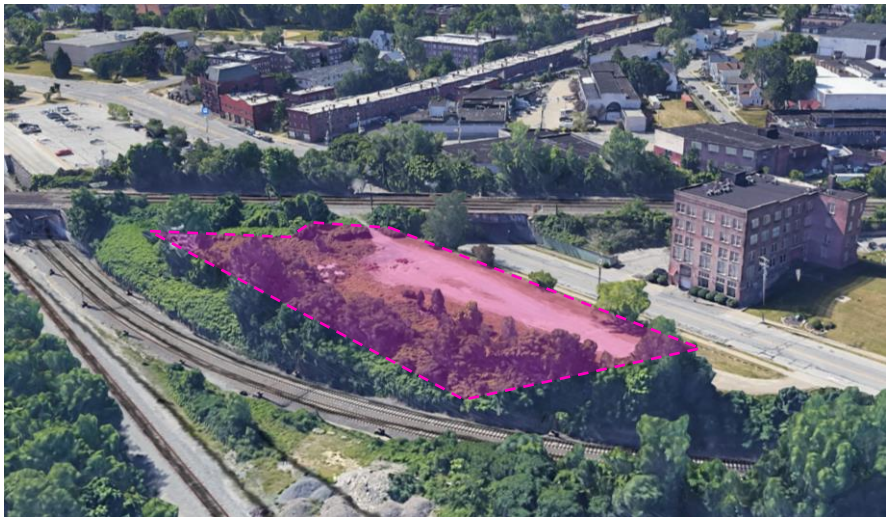
Site Entry at Detroit Ave – Looking East



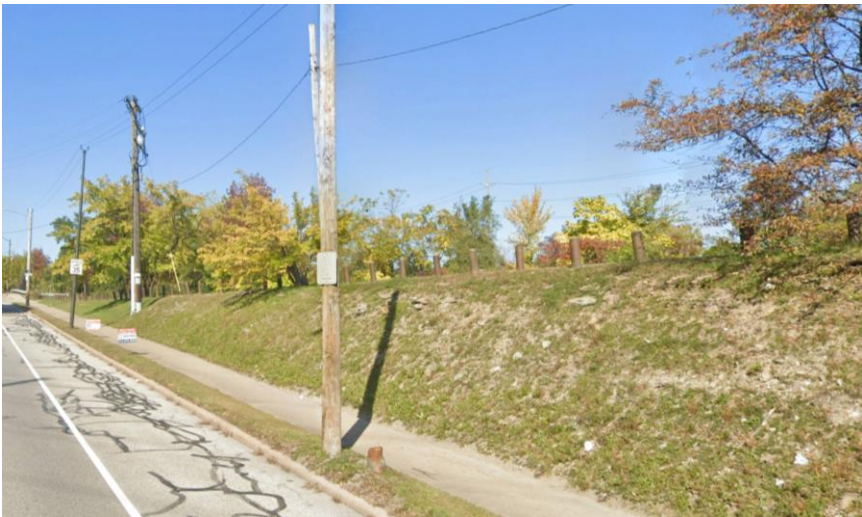
Site Aerial – Looking West Down Detroit Ave



Southwest Corner of Site – Looking East



Site Aerial – Looking South from the Northwest Side of the Site



Southeast Corner of the Site – Looking West Down Detroit Ave





Northridge Commons Apartments, 10462 Detroit Avenue



RTA West Boulevard - Cudell Station, 10108 Detroit Avenue



Chicle Apartments, 10307 and 10335 Detroit Avenue



Eliza Jennings Health Campus, 10603 Detroit Avenue



10109 Detroit Avenue





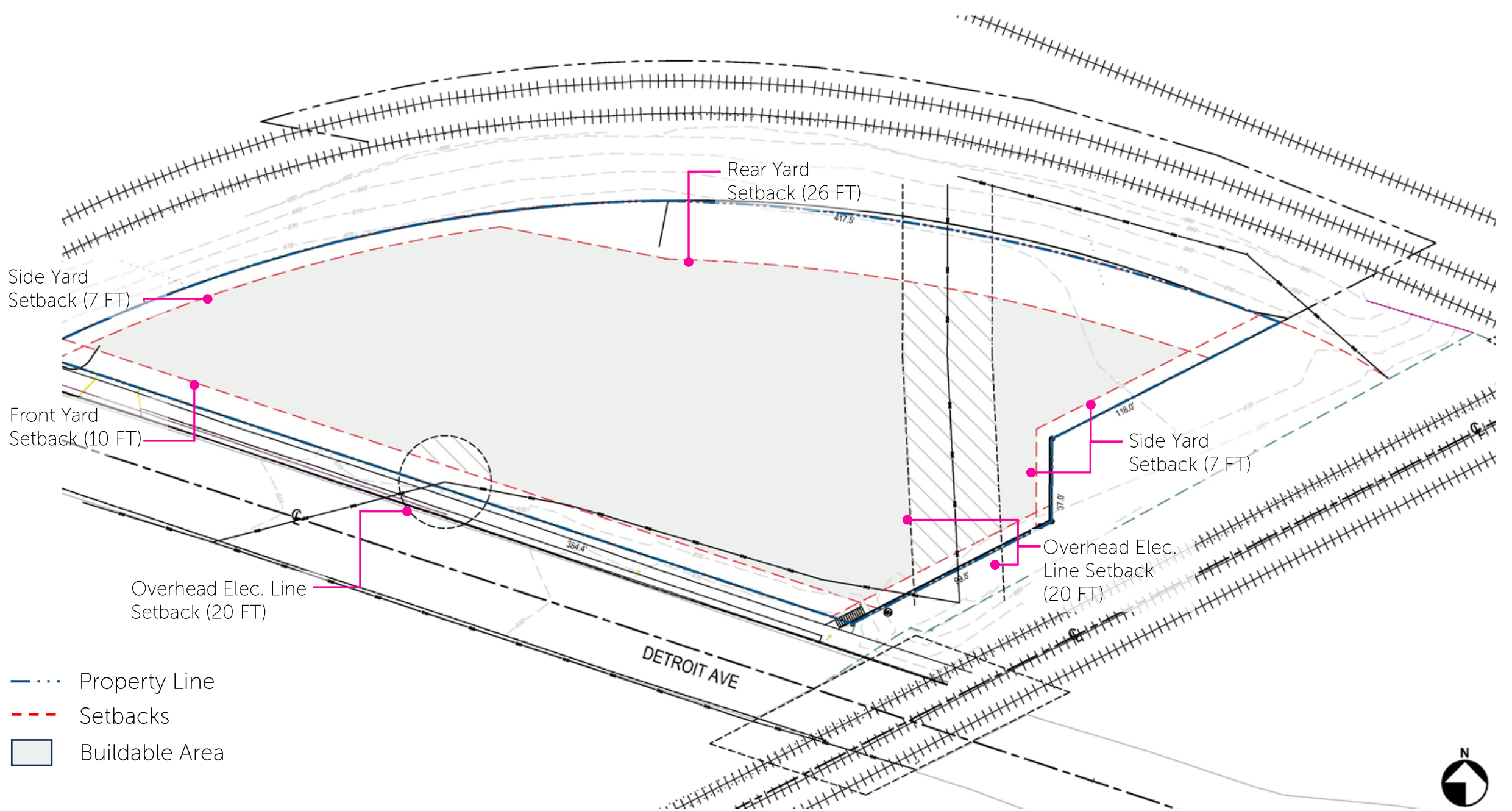
## The Depot on Detroit Site

4 stories tall  
60 units  
Type VA Construction

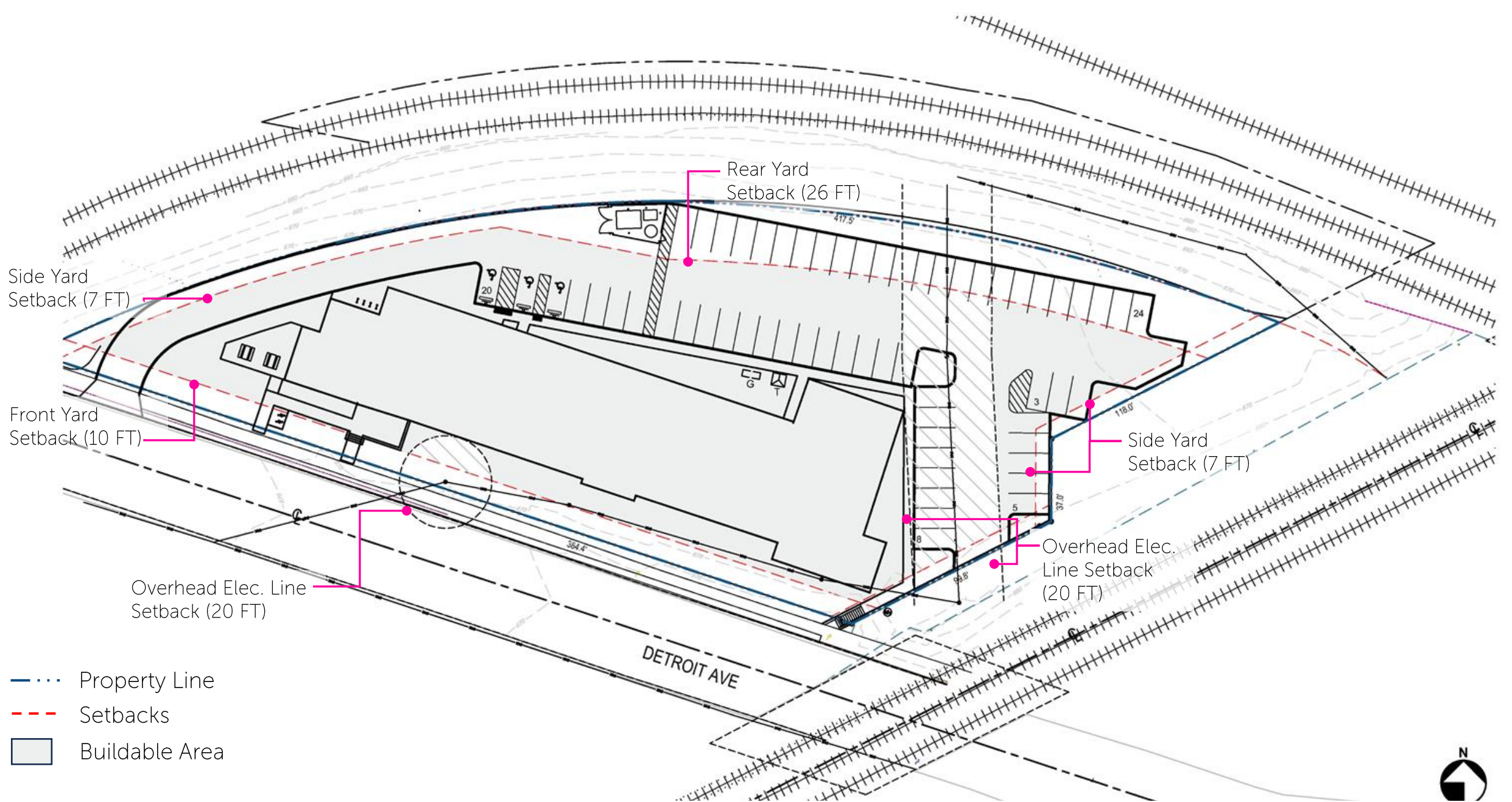
## West Blvd - Cudell Station

Detroit Avenue

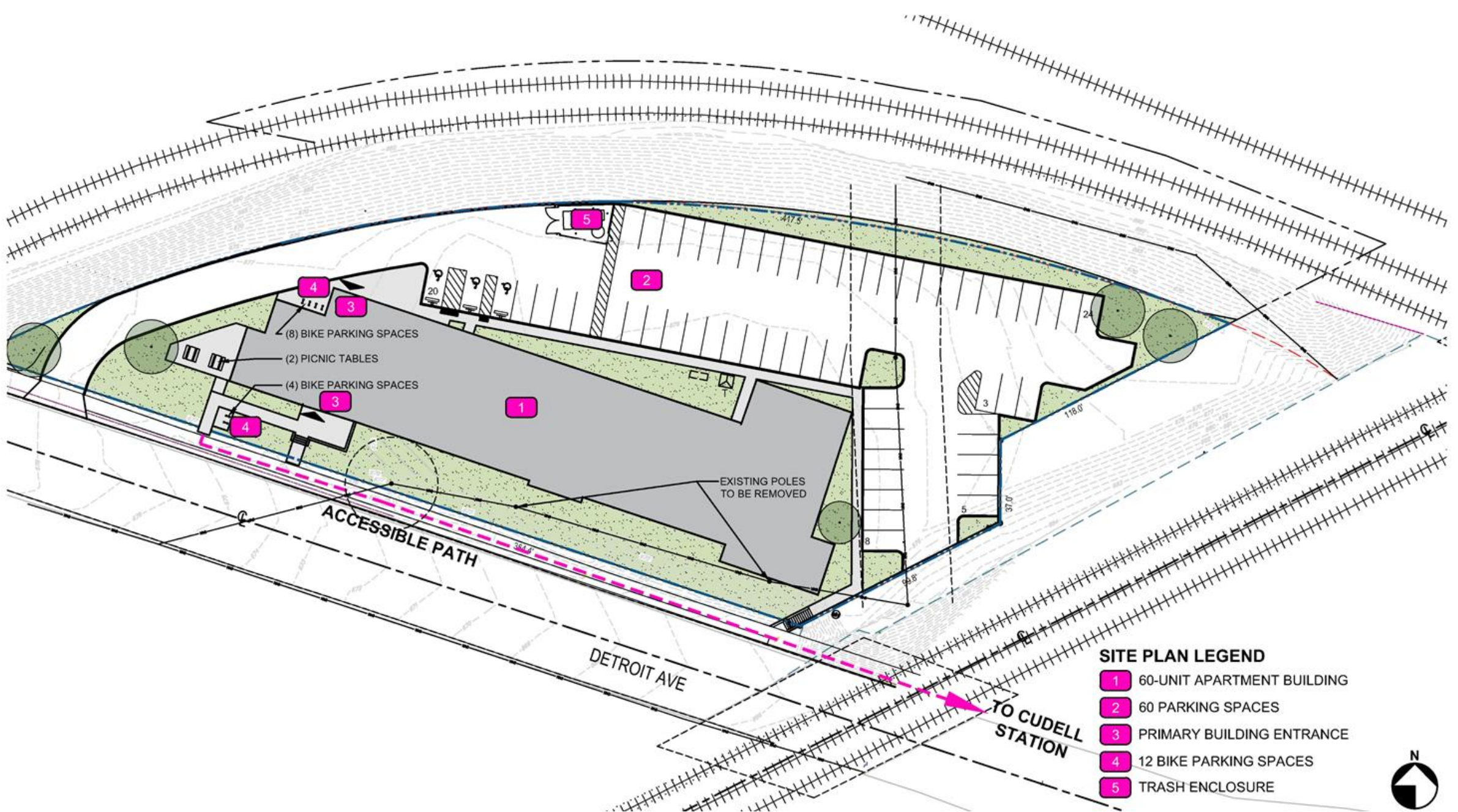


















AUTUMN BLAZE MAPLE



ALLEGHENY SERVICEBERRY



SHAMROCK INKBERRY HOLLY



DIABLO NINEBARK



GREEN GIANT ARBORVITAE



ICE DANCE SEDGE



RED RAYS SWITCH GRASS



EMERALD BLUE MOSS PHLOX



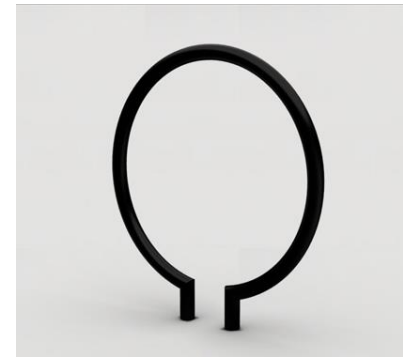
BLACK EYED SUSAN



"Montage II" 4' Black Ornamental Steel Fence by Ameristar



Landscape Forms "Gretchen" Picnic Table



Landscape Forms "Ring Back" Bike Rack (Black)



Landscape Forms "Scarborough Litter Receptacle" (Steel)









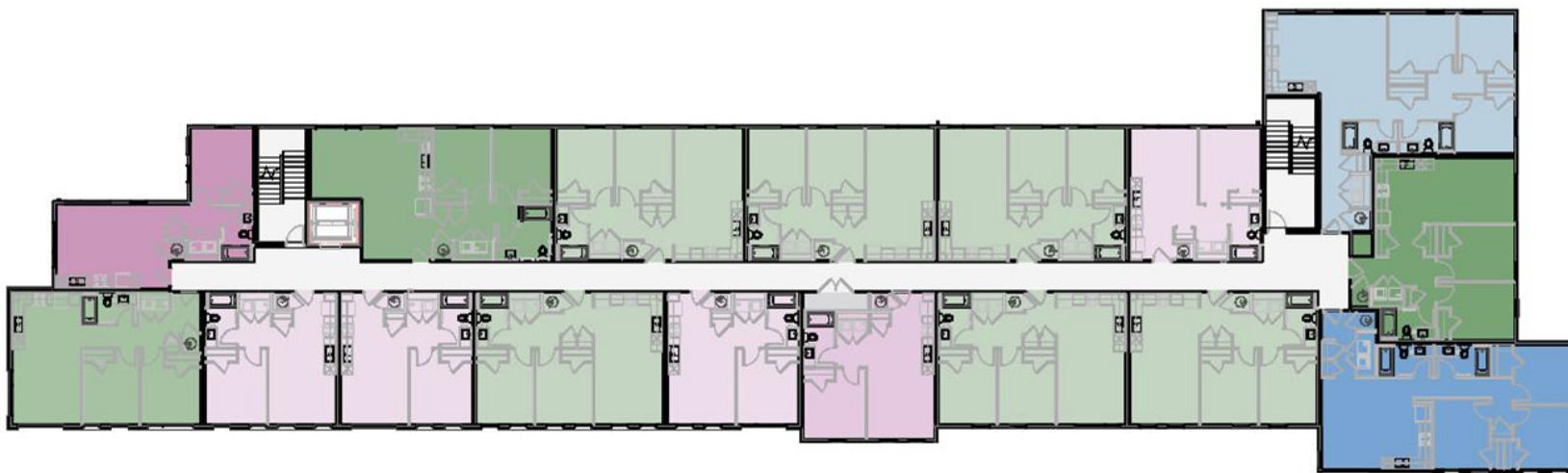
**GROUND FLOOR PLAN**

- Common Area
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



**SECOND FLOOR PLAN**





**THIRD FLOOR PLAN**

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



**FOURTH FLOOR PLAN**





**TYPE A1**  
(578 SF)



**TYPE A2**  
(647 SF)



**TYPE A1.2**  
(598 SF)

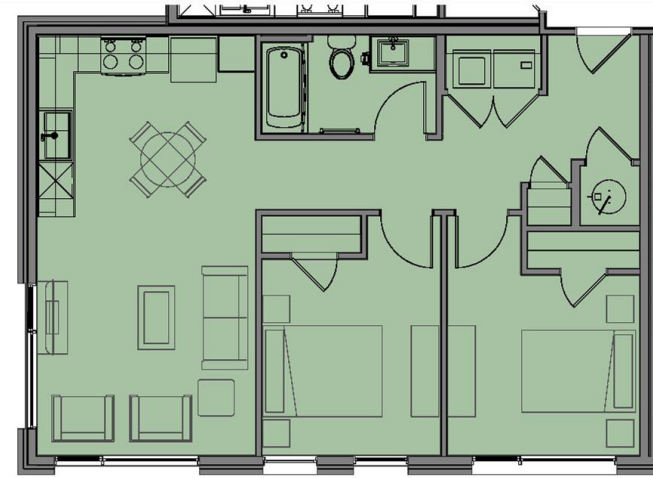


**TYPE A1.3**  
(638 SF)





**TYPE B1**  
(815 SF)



**TYPE B2**  
(826 SF)



**TYPE B3**  
(947 SF)



**TYPE B4**  
(877 SF)



**TYPE C1**  
(1,180 SF)



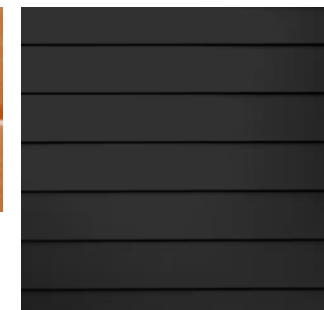
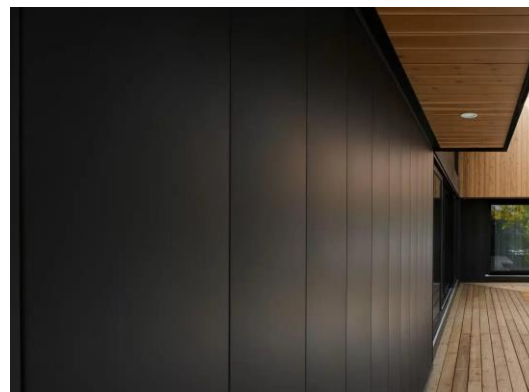
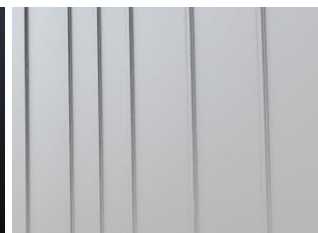
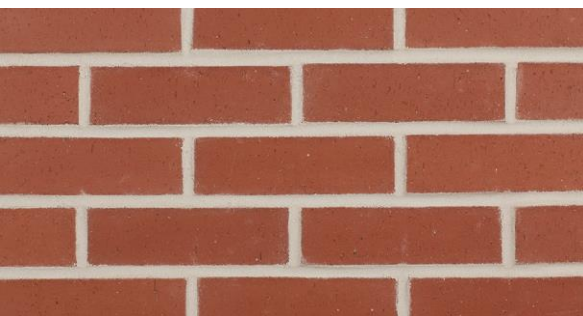
**TYPE C2**  
(1,104 SF)



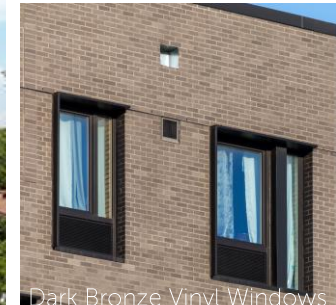
**TYPE C3**  
(1,159 SF)







Fiber Cement Lap Siding  
Color 1 – Pre-finished



Fiber Cement Lap Siding  
Color 2 - Painted

Brick 1

Metal Siding 1

Metal Siding 2

Black Metal Panel (Canopy)

Coper Metal Panel (Canopy)





**SOUTH ELEVATION (DETROIT AVENUE)**



**WEST ELEVATION**



**EAST ELEVATION**





**NORTH ELEVATION (PARKING LOT)**









Depot on Detroit | View from Detroit Avenue



# Cleveland City Planning Commission

## Staff Report

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November 3, 2023





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

Consider shade trees on Detroit; evergreen on northern property line as well Parking could be reduced on site if desired Project is in TOD area and should be considerate of facility amenities related to that overall goal given proximity to Red line transit station and bus route (#26 - Detroit Ave.)





**DF2023-041 – Globe Iron Building Restoration:** Seeking Conceptual Approval

**Project Address: 2325 Elm Street**

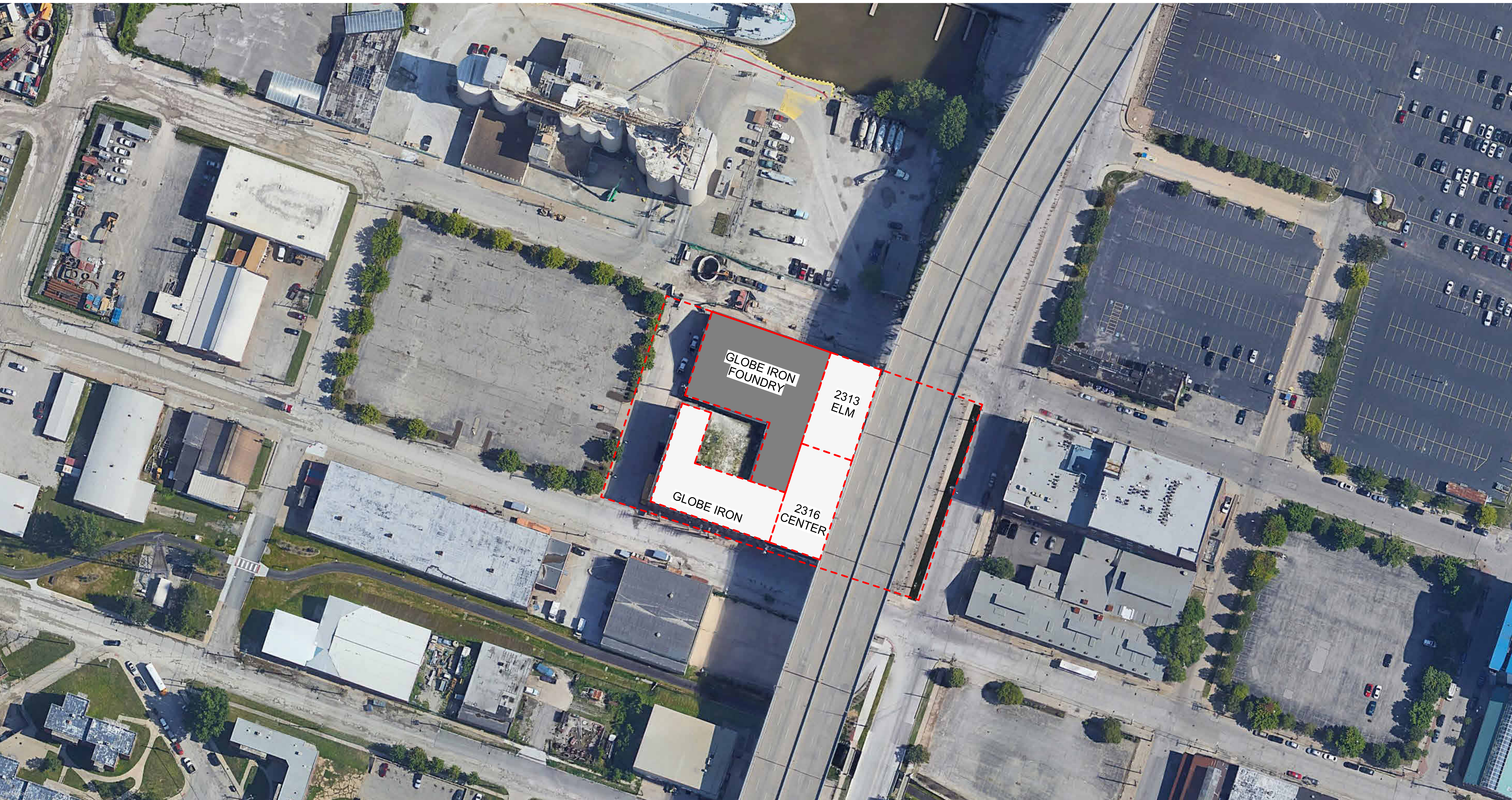
Project Representative: Jesse Sweigart, LDA Architects



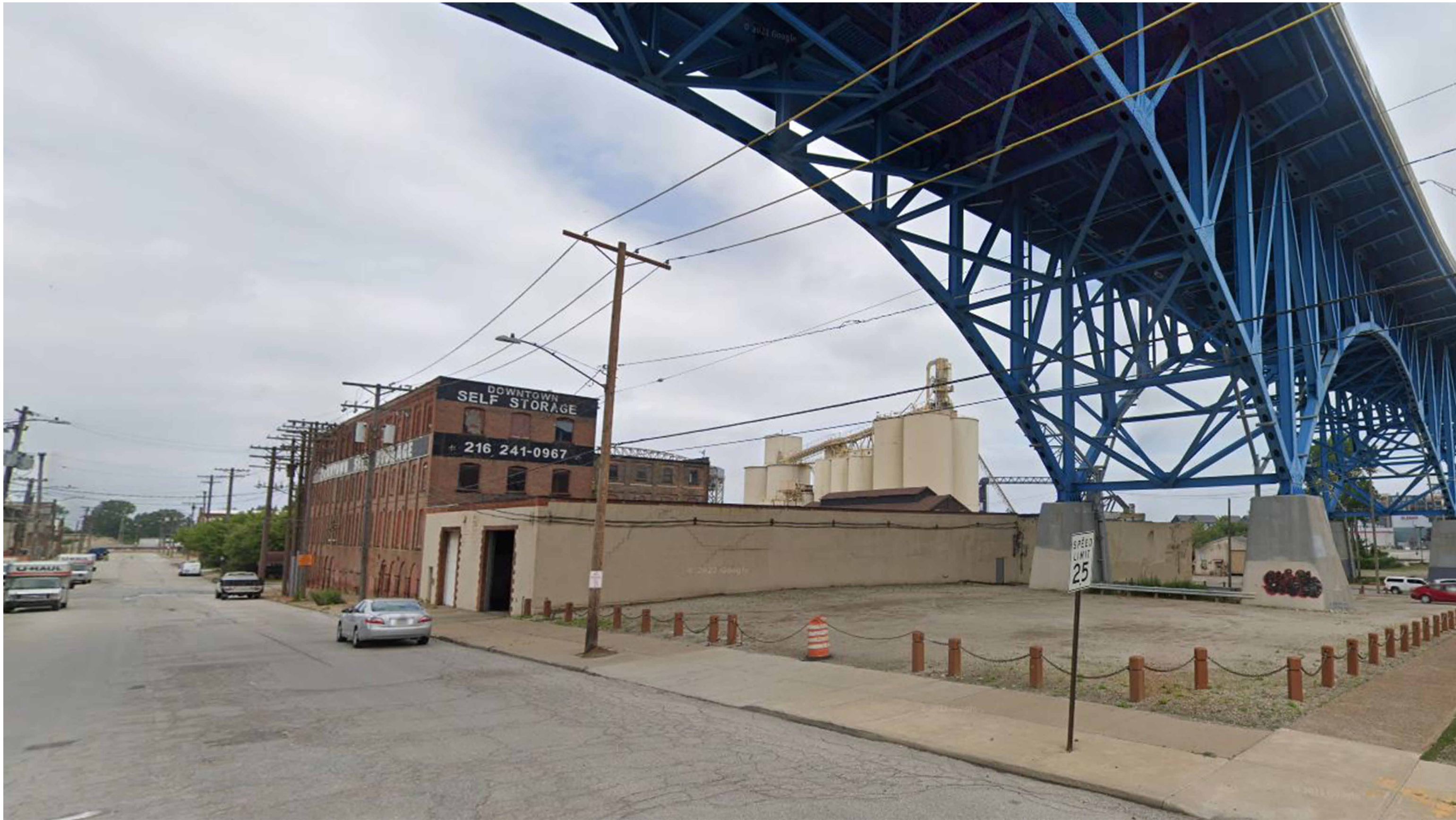
# AEG PRESENTS: GLOBE IRON (FOUNDRY)







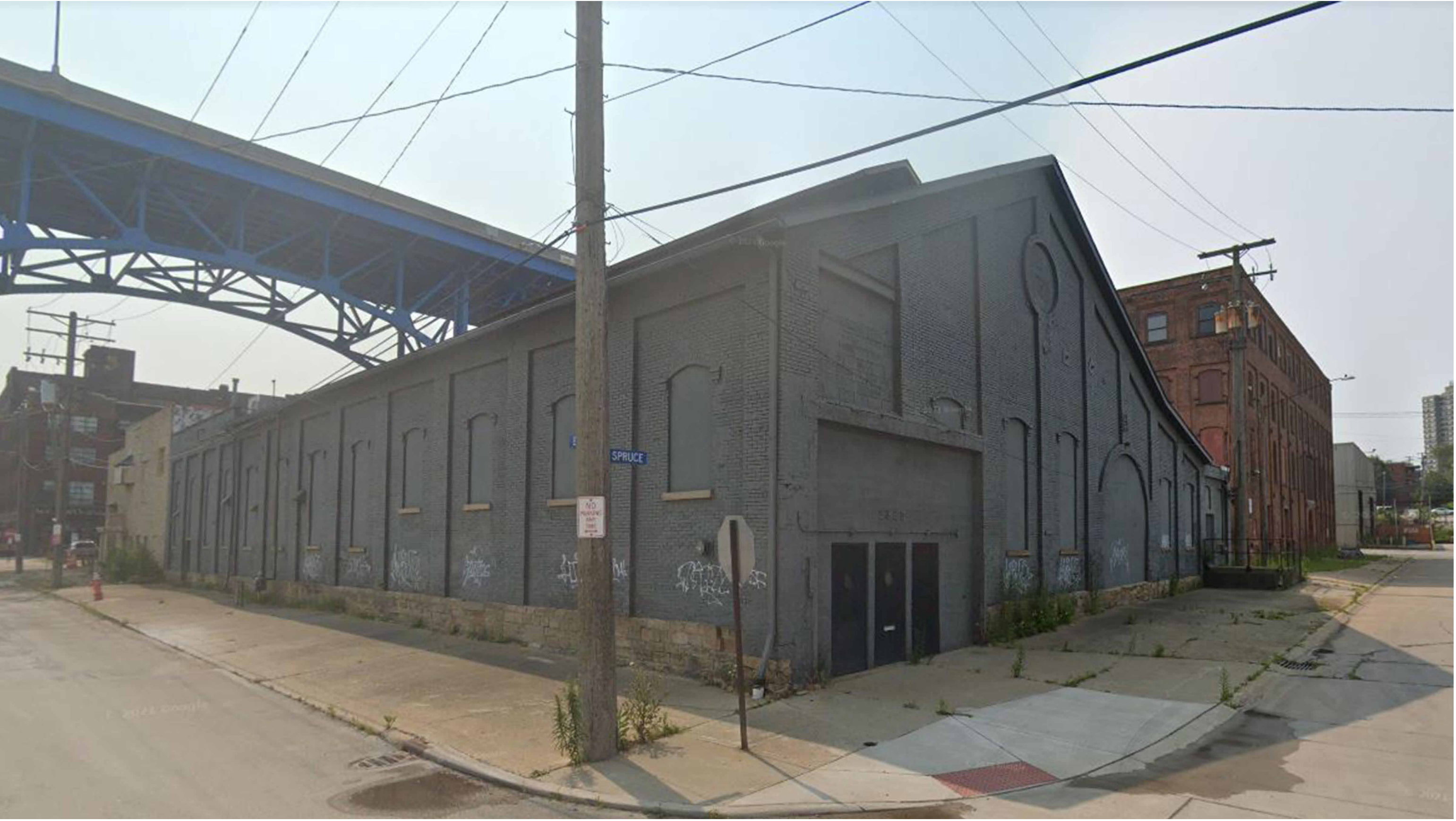




CENTER AND MAIN  
ELM AND MAIN



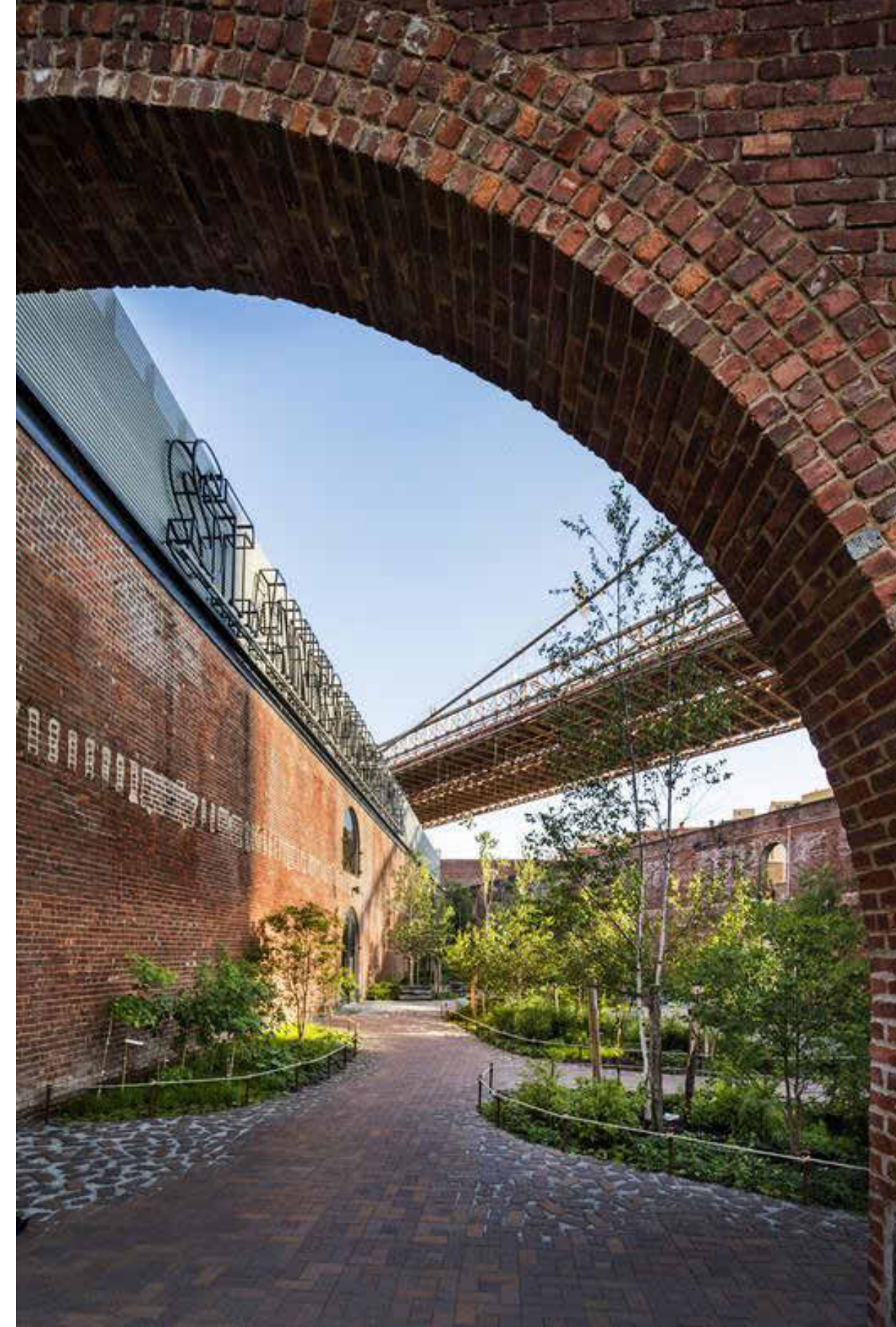
CENTER AND SPRUCE  
ELM AND SPRUCE



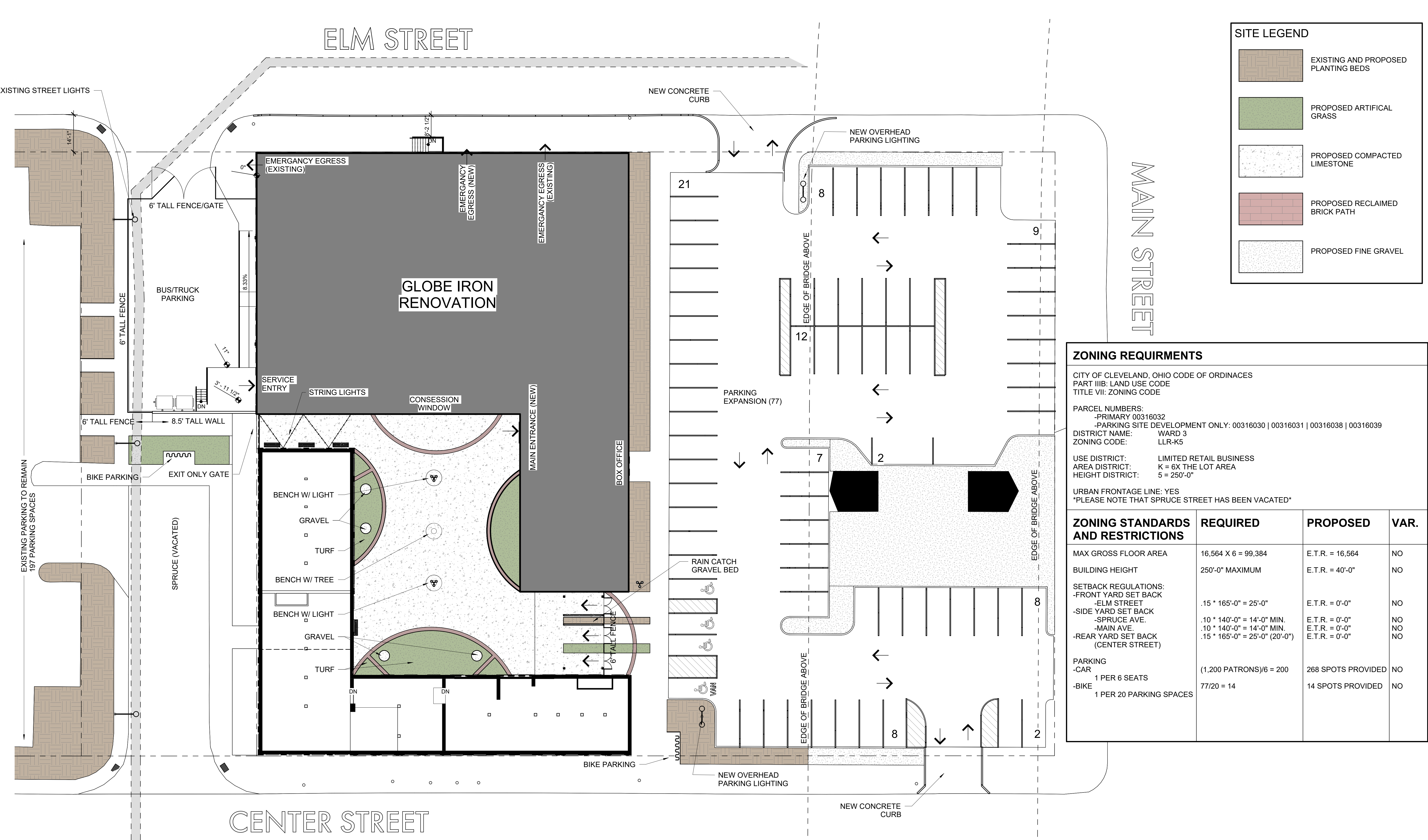




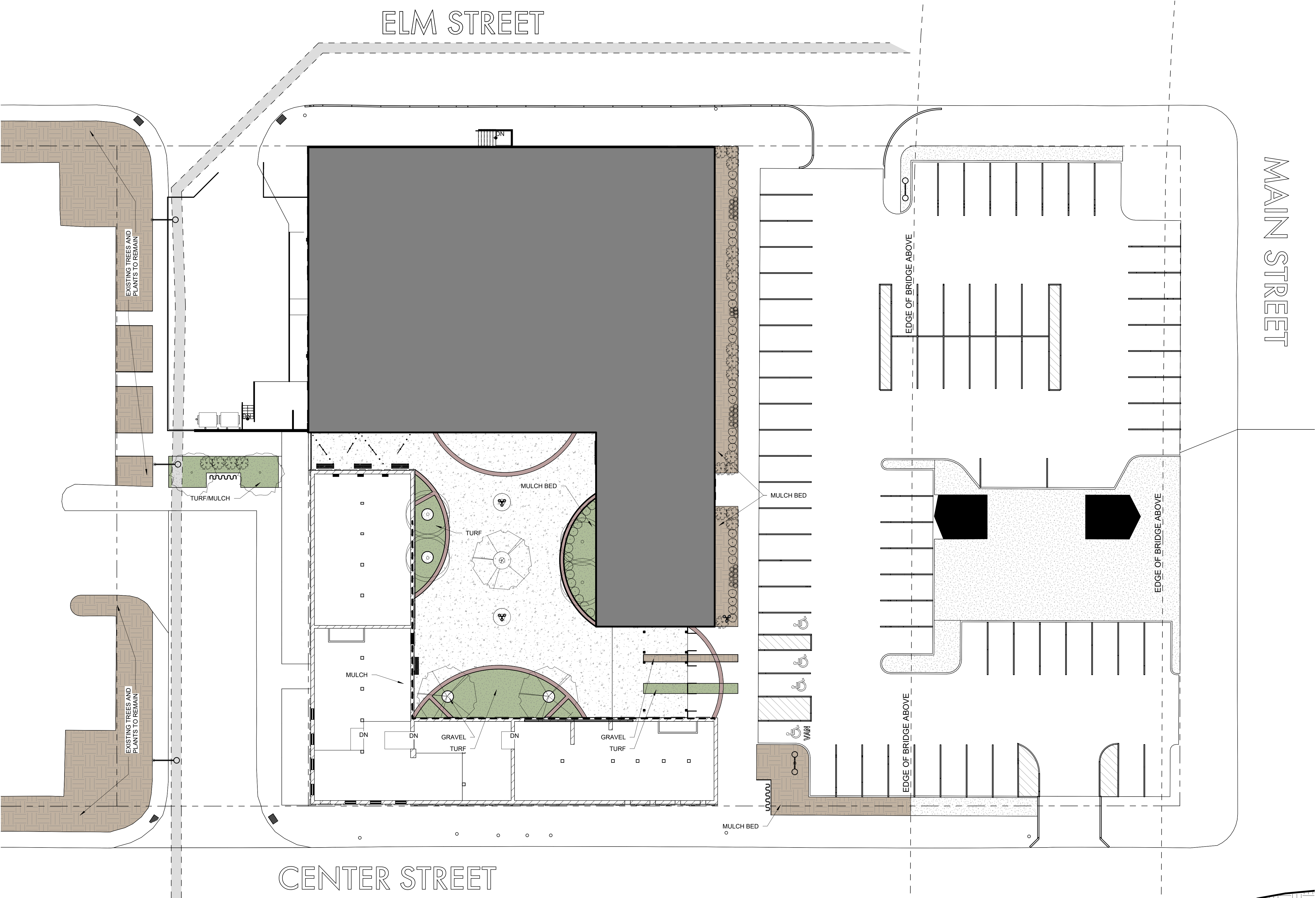
















CERCIS CANADENSSI 'FOREST PANSY'  
FOREST PANSY REDBUD



GLEDITSIA TRIACANTHOS F INERMIS 'SKYLINE'  
SKYLINE HONEYLOCUST



AMALENCHIER CANADENSIS  
SERVICEBERRY



GINKGO BILOBA 'SKY TOWER'  
SKY TOWER GINKGO



ASTILBE X ARENDSSII 'DEUSCHLAND'  
DEUTSCHLAND ASTILBE



HAKONECHLOA MACRA  
JAPANESE FOREST GRASS



RHODODENDRON 'DOUBLE SHOT GRAPE'  
DOUBLE SHOT GRAPE AZALEA



CALAMAGROSTIS X ACUTIFLORA 'KARL  
FOERSTER'  
KARL FOERSTER FEATHER REED GRASS

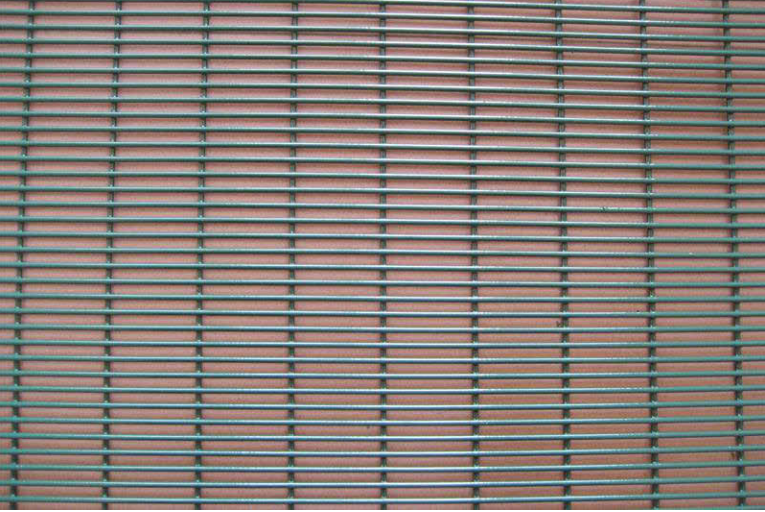


JUNIPERUS COMMUNIS 'ALPINE CARPET'  
ALPINE CARPET JUNIPER

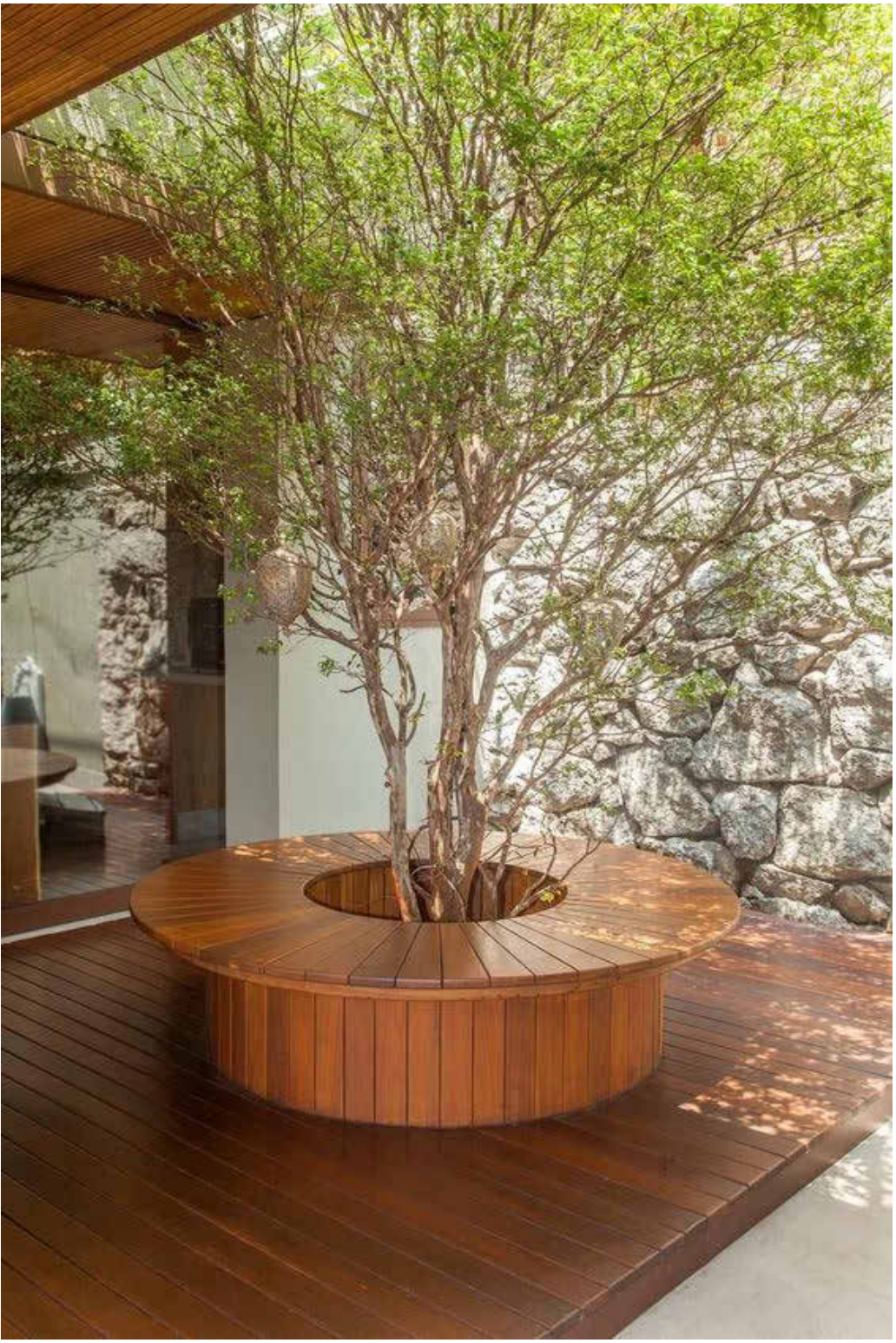




PROPOSED COURTYARD FENCE



SITE FURNITURE



CRUSHED STONE / PEA GRAVEL



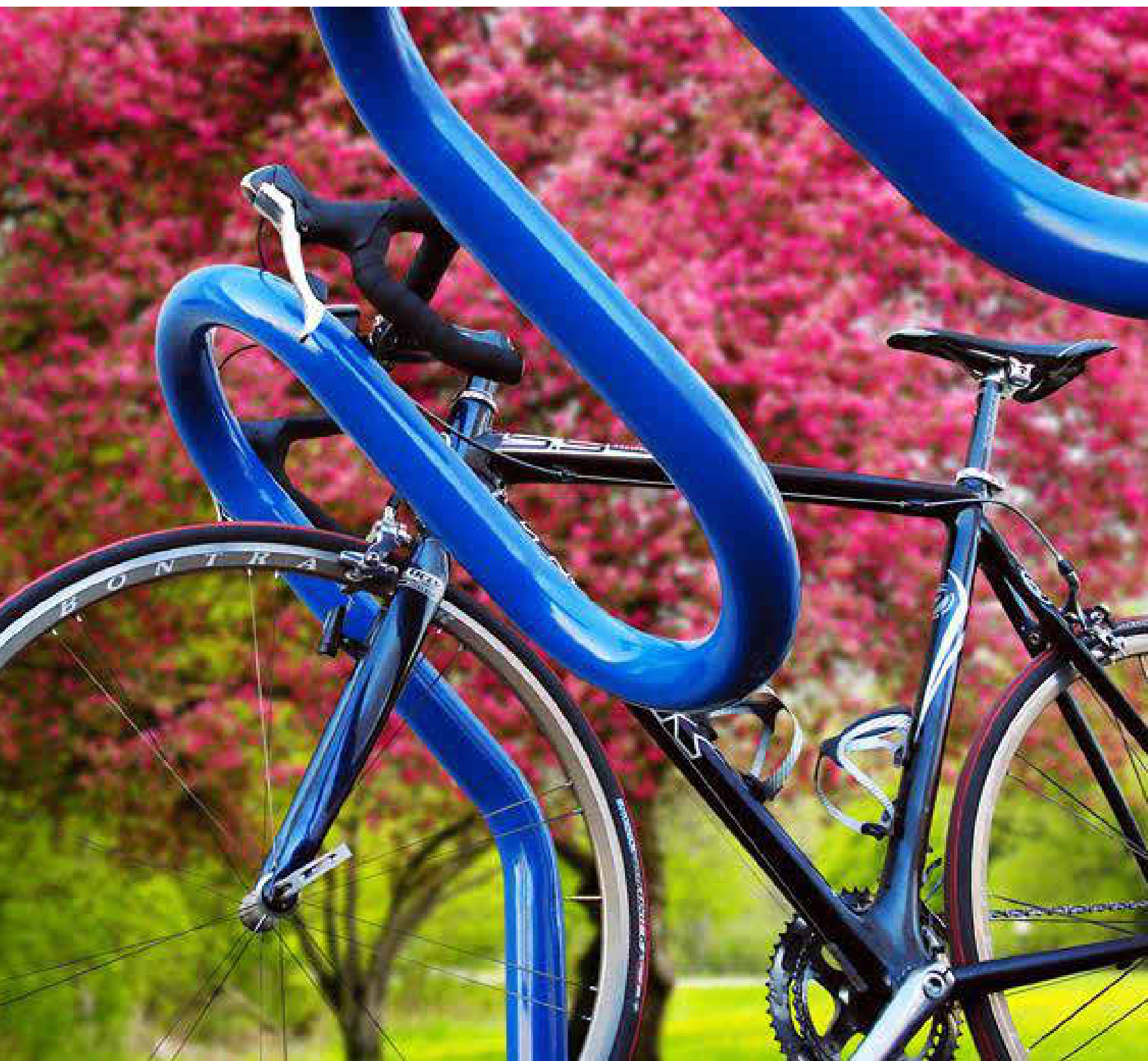
UNILOCK MECOTRO SLAB OR RECLAIMED BRICKS



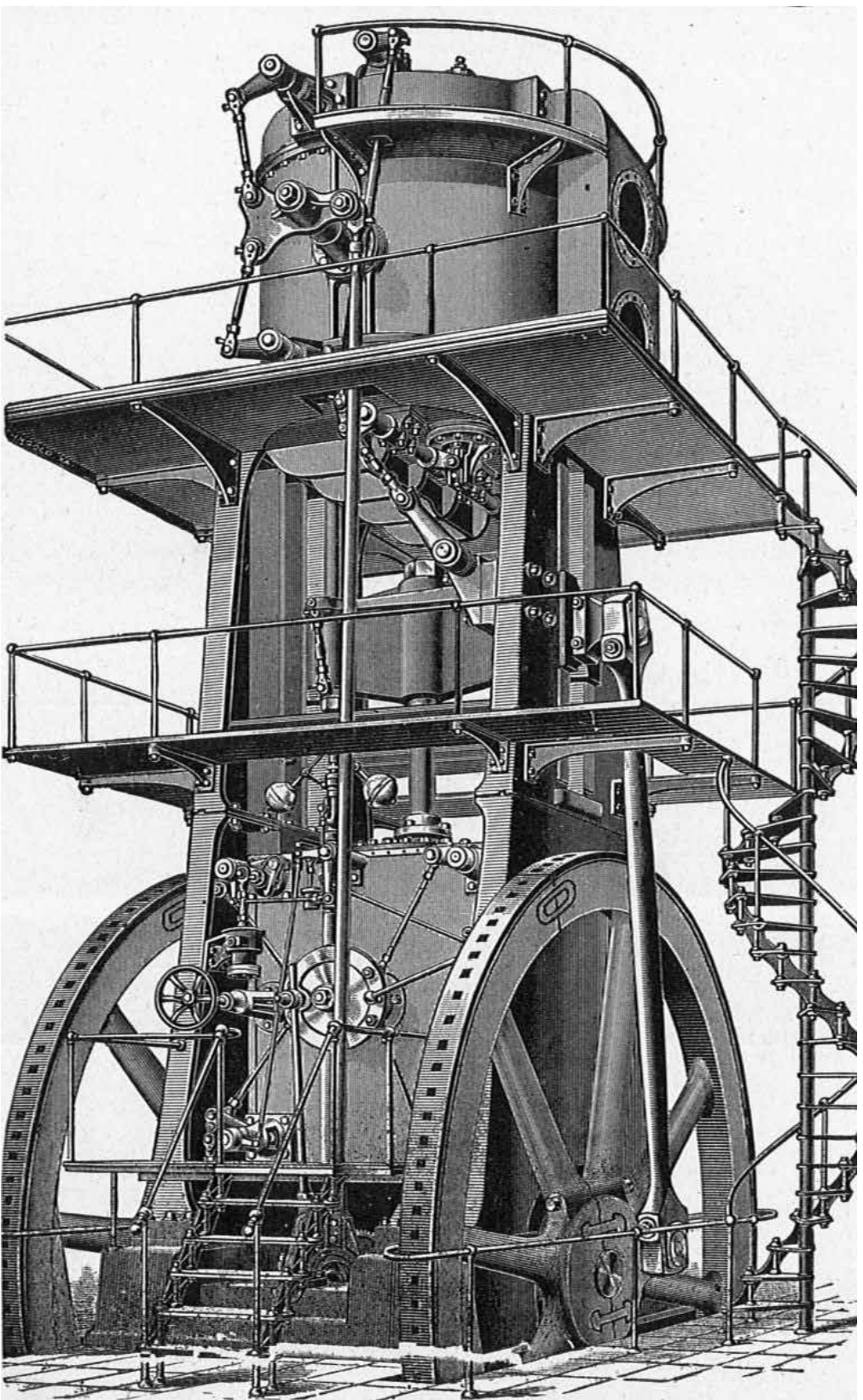
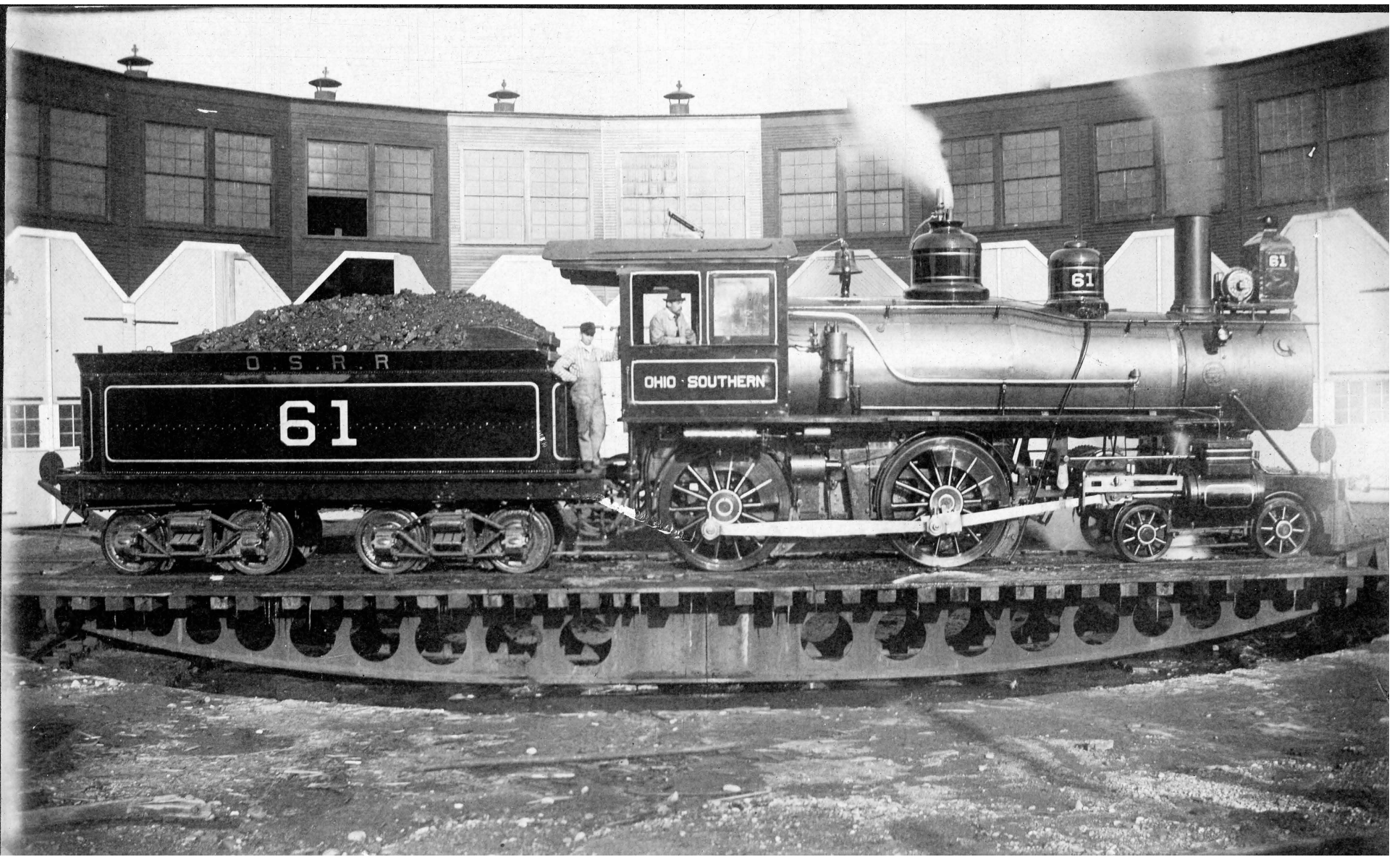
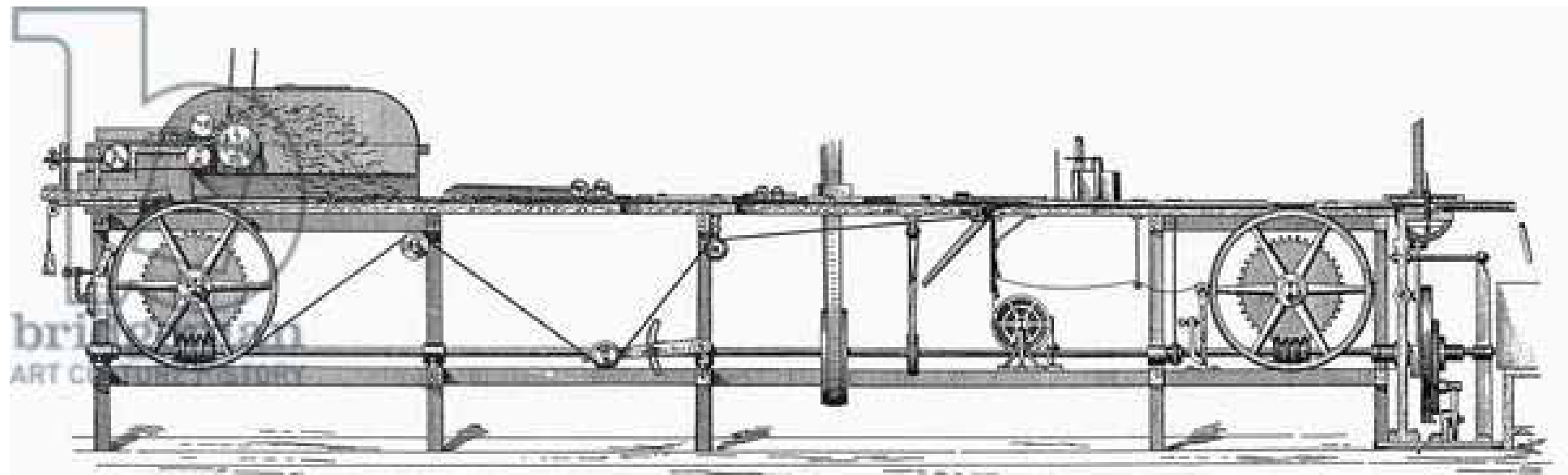
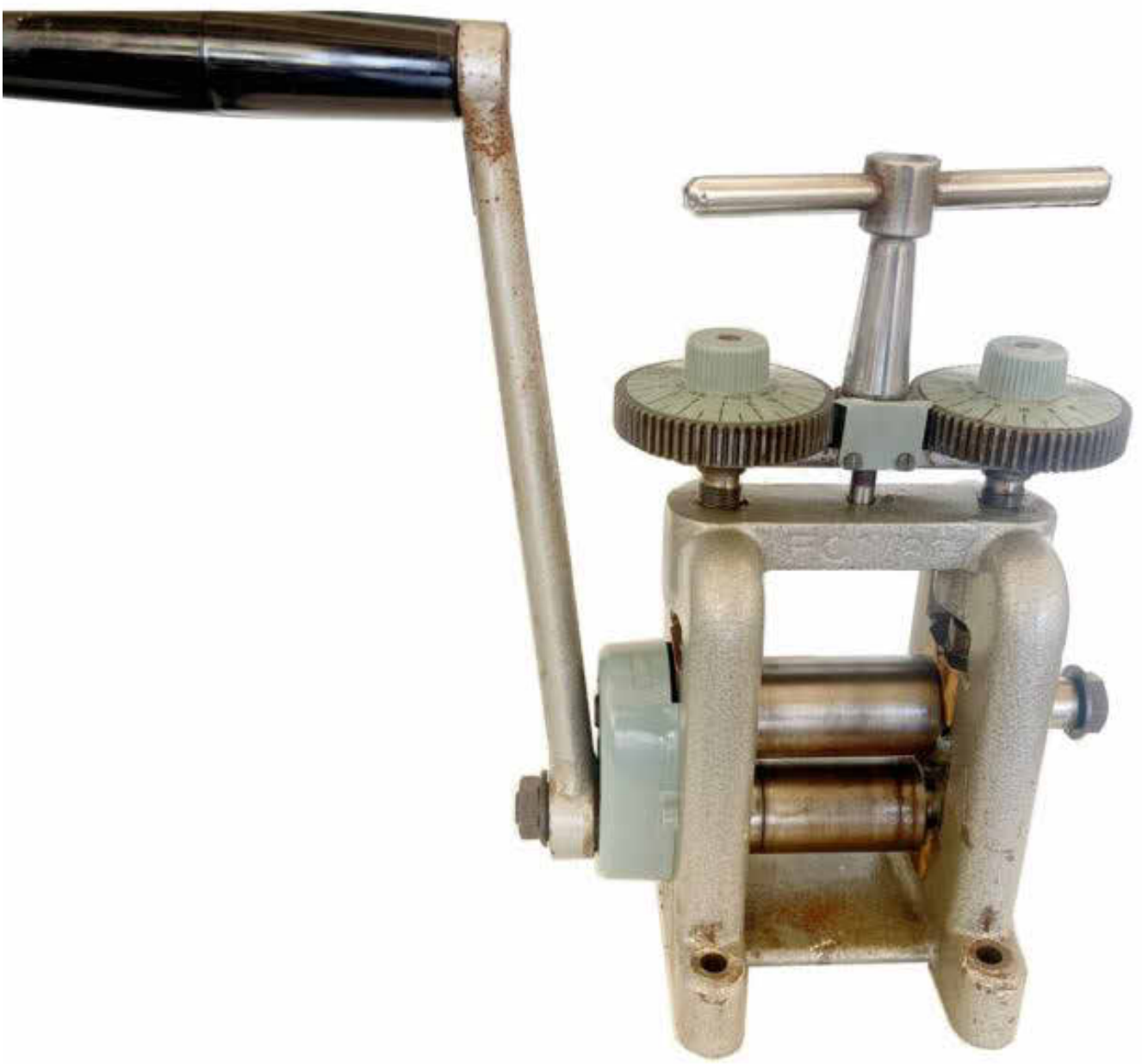
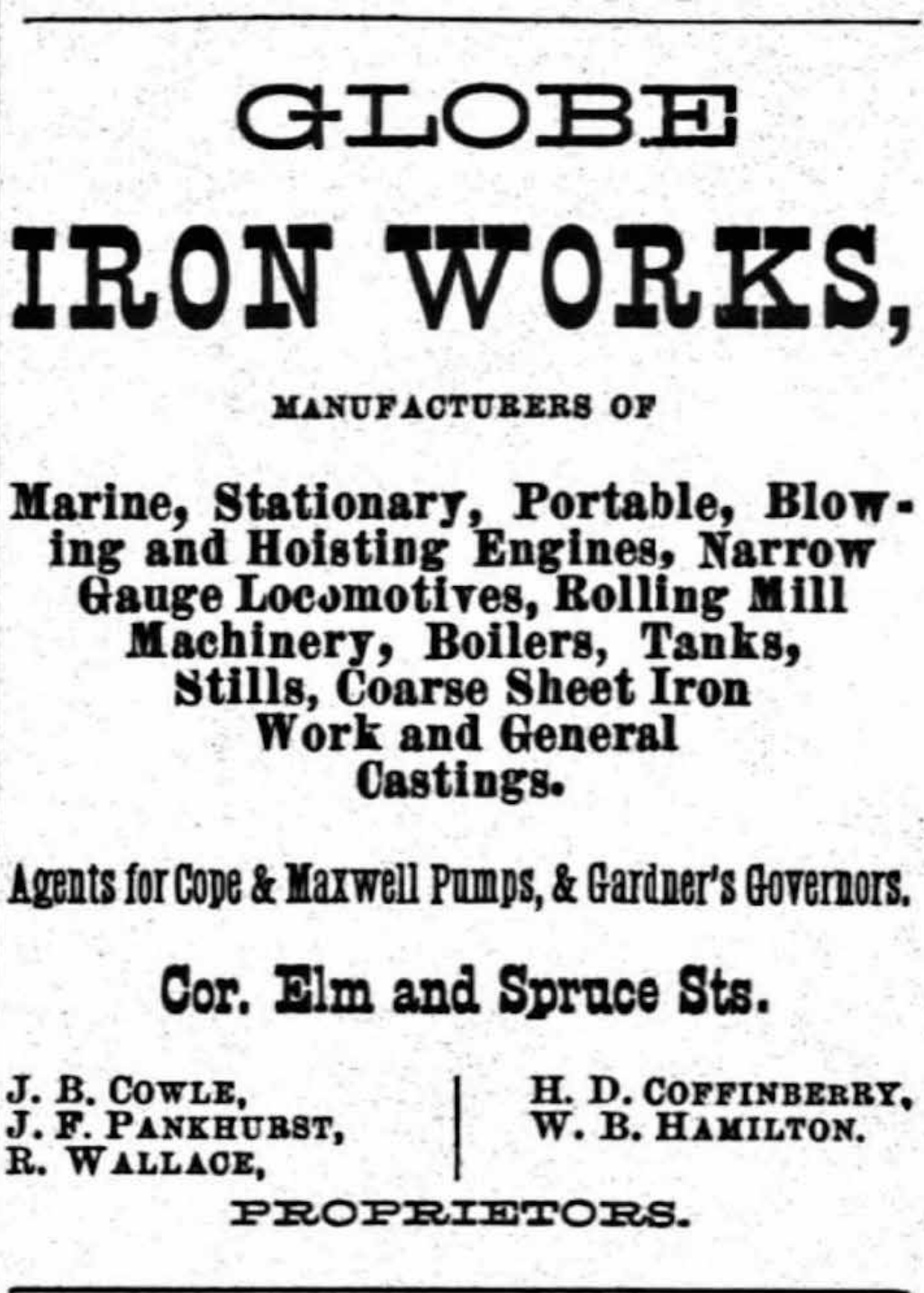
ARTIFICIAL TURF WITH TREE CUTOUTS



SITE ACCESSORIES



EXTERIOR CONCEPTS





CENTER ST.



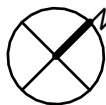
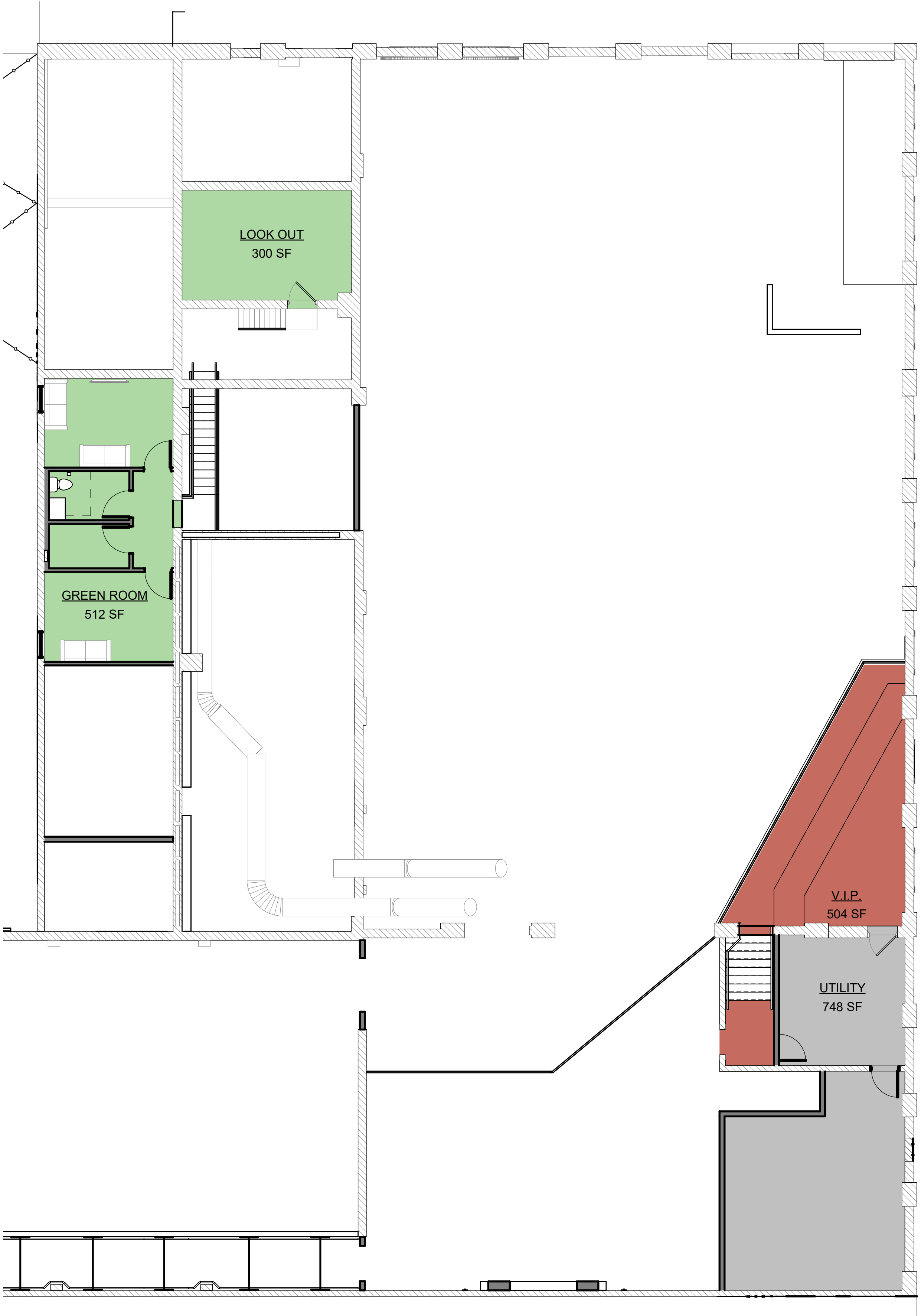
ELM ST.



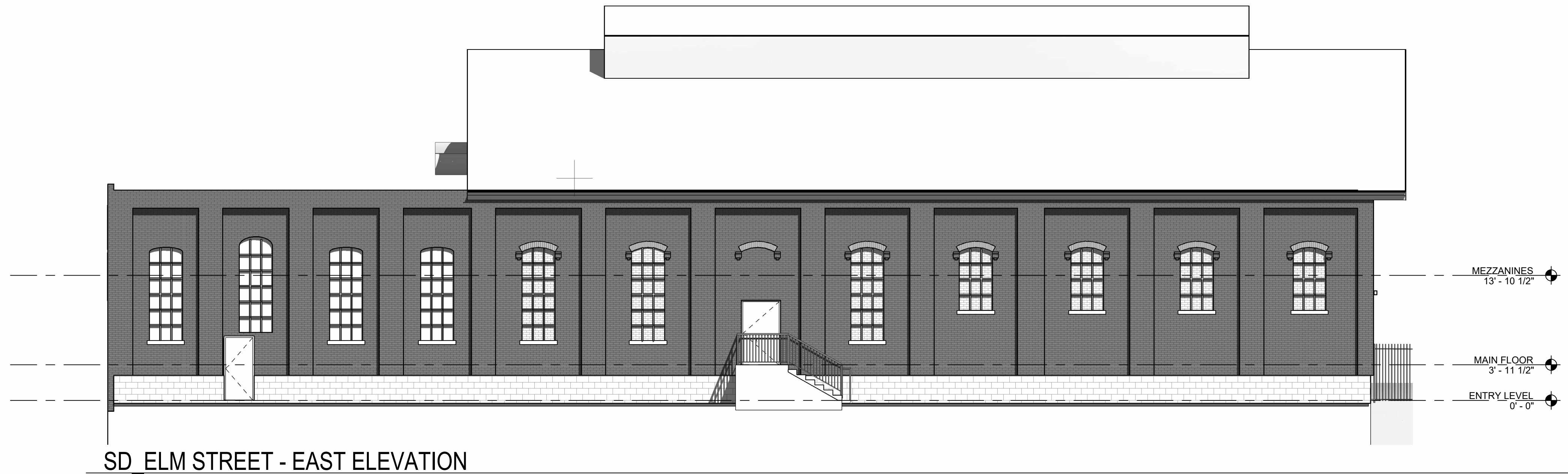
SPRUCE AVE. (VACATED)

CENTER ST.

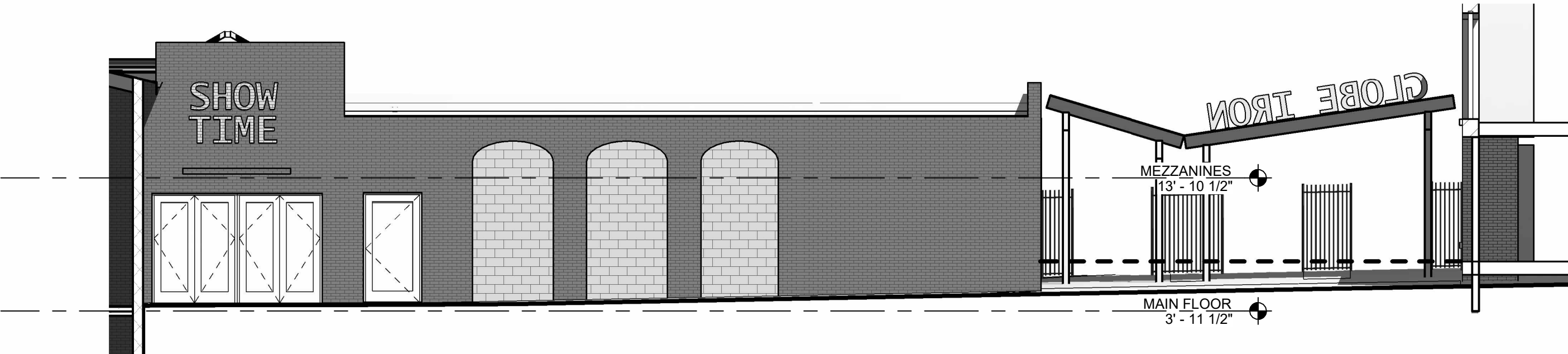
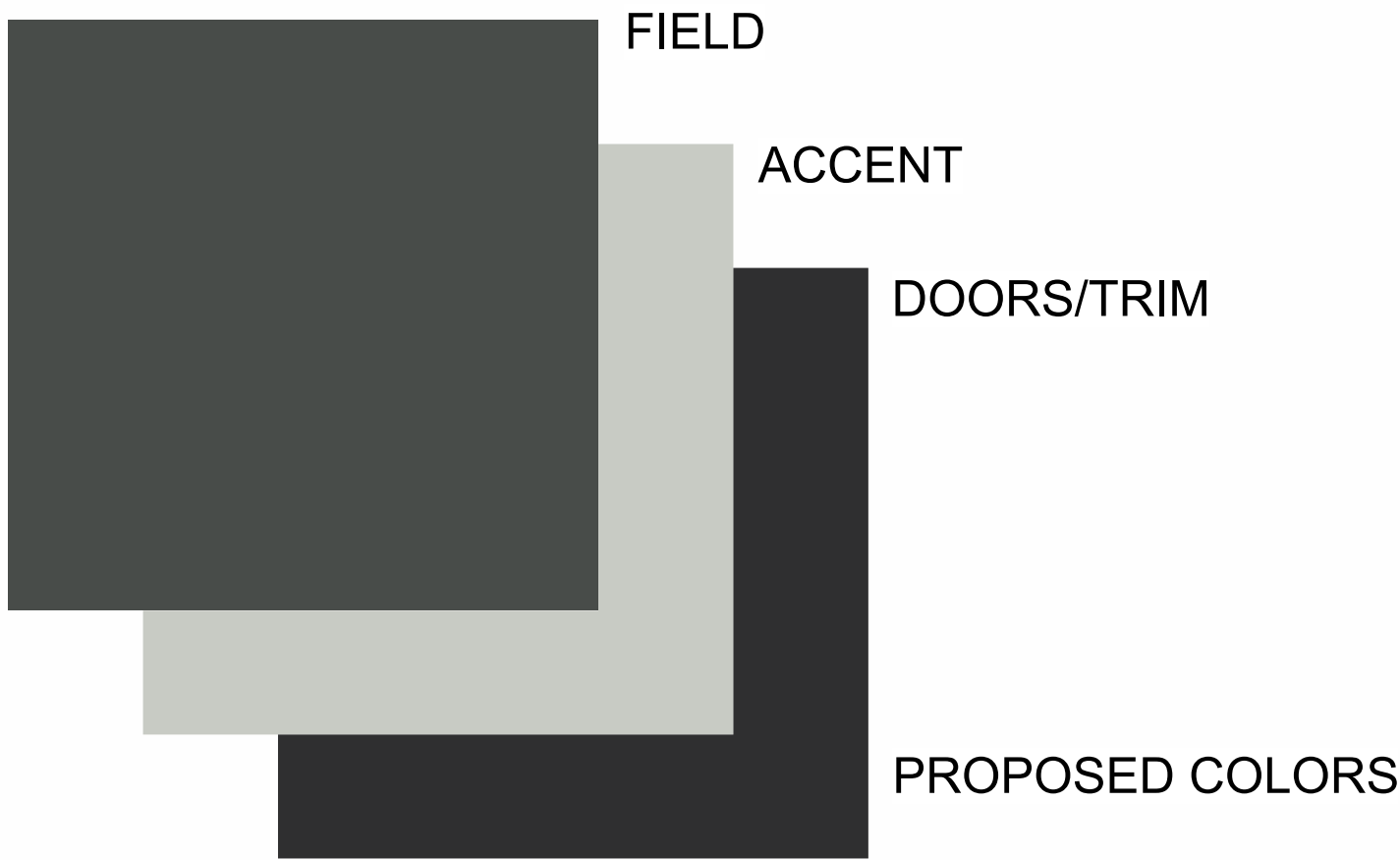
ELM ST.







SD\_ELM STREET - EAST ELEVATION

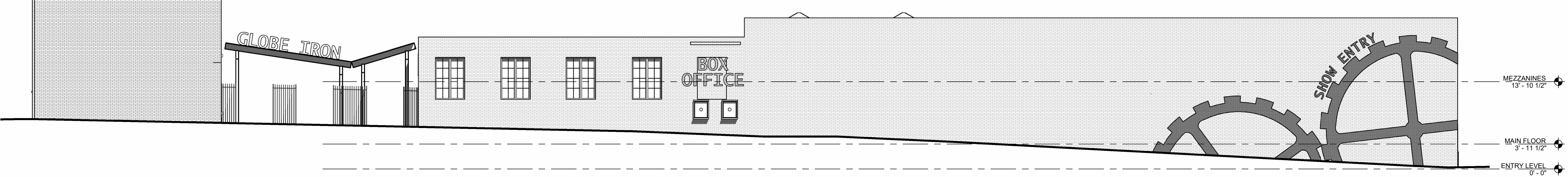


SD\_SPRUCE STREET - NORTH COURTYARD

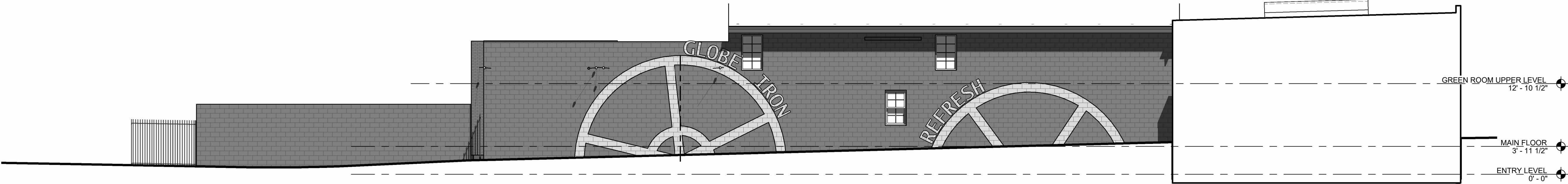


SD\_SPRUCE STREET - NORTH ELEVATION

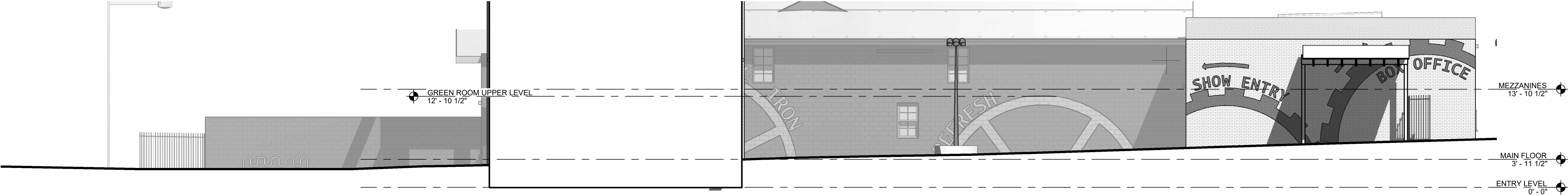




SD\_MAIN AVE - SOUTH ELEVATION



SD\_CENTER STREET - WEST COURTYARD



SD\_CENTER STREET - WEST ELEVATION









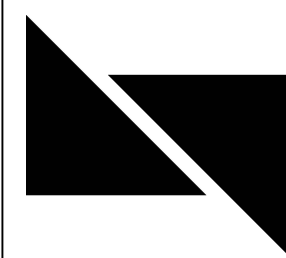












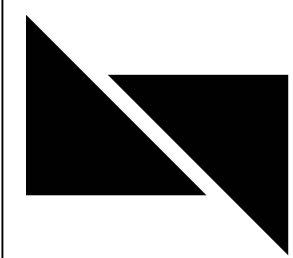
**LDA**  
ARCHITECTS

RENDERING  
**GLOBE IRON**  
AEG PRESENTS





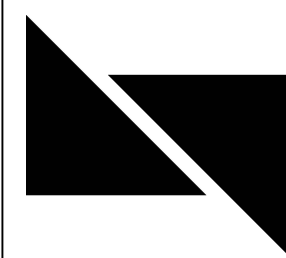




**LDA**  
ARCHITECTS

RENDERING  
GLOBE IRON  
AEG PRESENTS





**LDA**  
ARCHITECTS

RENDERING  
**GLOBE IRON**  
AEG PRESENTS



# Cleveland City Planning Commission

## Staff Report

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November 3, 2023



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

- Address North facade to highlight unique architecture
- Address site design in such a way as to ensure an urban block form is maintained, appropriate urban design elements are used to mimic city streets & provide pedestrian scale, and eliminate suburban design motifs.
- Courtyard needs further development with functional seating & passive programmatic elements.
- Committee recommends Applicant consult with a Landscape Architecture firm to further develop appropriate courtyard designs.





November 3, 2023

**DF2023-037** – Proposed Partial Demolition of a 4-Story Industrial Building:  
Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

**Project Address: 2390 Center Street**

Project Representative: Donna Votaw, Nautica Entertainment





November 3, 2023

**DF2023-038** – Proposed Demolition of a 1-Story Industrial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

**Project Address: 2316 Center Street**

Project Representative: Donna Votaw, Nautica Entertainment





November 3, 2023

**DF2023-039** – Proposed Demolition of a 2-Story Industrial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

**Project Location: 2313 Elm Street**

Project Representative: Donna Votaw, Nautica Entertainment



# **The Globe Iron Project**

*Submission to the*

*Flats Design Review Advisory Committee and Cleveland Planning Commission*

*October 26, 2023*



# The Globe Iron Project

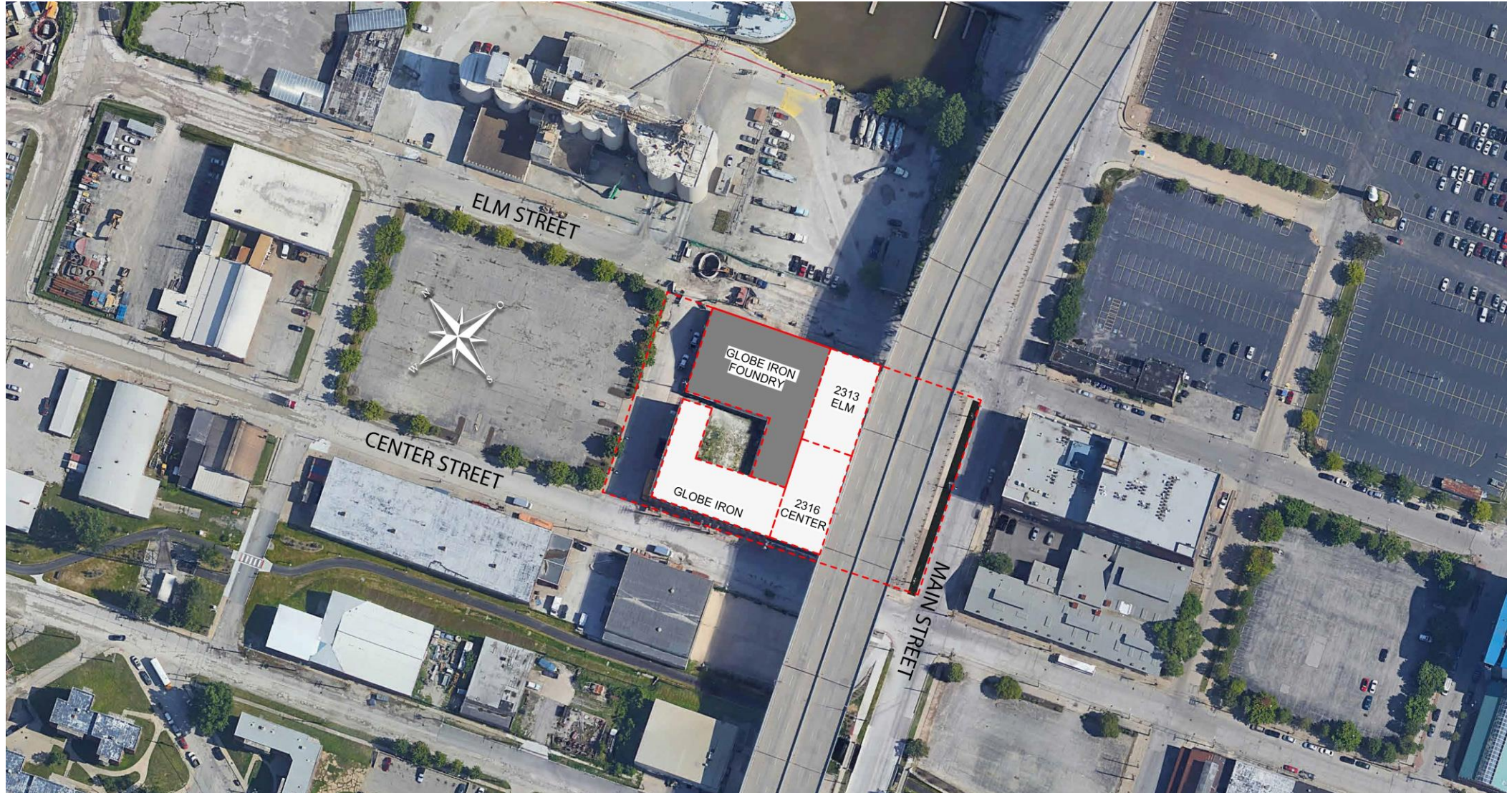
The Project consists of the complete renovation of the 2325 Elm Street, together with the demolition of buildings at 2316 Center Street and 2313 Elm Street, and the two appendages and elevator shaft attached to the Globe Iron Building.

These investments will appreciably improve the area, enhance lighting, augment the walkability and security of the site, and generate additional tax revenues for the City of Cleveland.

The plan includes temporarily deferring the decision to demolish the Globe Iron Building to no later than May 1, 2024.



# The Globe Iron Project – Site Plan





# The Globe Iron Project – Site Plan



CENTER AND MAIN  
ELM AND MAIN

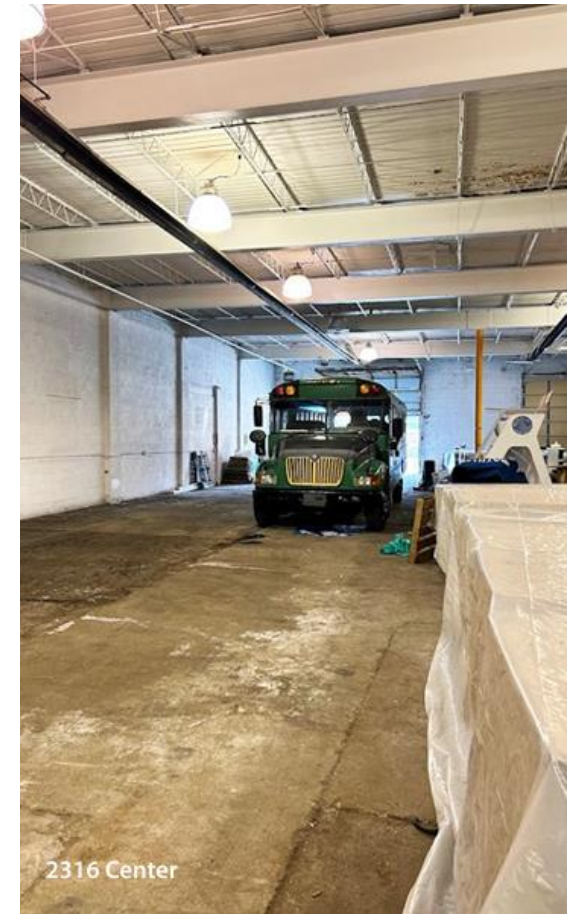


CENTER AND SPRUCE  
ELM AND SPRUCE





# The Globe Iron Project – Site Plan





# The Globe Iron Project – Design Review Objectives

The following is a list of the Design Review objectives outline in Cleveland Municipal Code Section 341.01. and an outline of how the Globe Iron Project is in furtherance of those objectives.

## I

***To protect property values and to preserve and enhance the character of existing neighborhoods and development.***

For over 100 years the area in question has been industrial in nature. Following the potato famine in the mid-1800's, it was originally established as an Irish community of immigrants, leading to the Globe Iron Works and American Shipbuilding companies which played an integral part in Cleveland's industrial heritage.

The Project furthers the goals of the Design Review objectives as follows:

- A. Returns to service the Foundry Building, considered by many to be the most significant building in this industrial area.
- B. Involves the renovation and recovery of much of the city block, bounded by Elm to the North, Center to the South, County Parking lots and Main Avenue to the East and the former Spruce Street to the West, from its long history of deteriorating buildings, and surrounding streets and lighting.
- C. The Project is keeping with the development of the West Bank over the past 30 years featuring concerts at Jacobs Pavilion, visitors to the Greater Cleveland Aquarium, comedy shows at the Improv and corporate and family events at Windows on the River among other things.
- D. Improves the safety and walkability in a much friendlier environment.



# The Globe Iron Project – Design Review Objectives

## II

***To promote economic activity and increase municipal revenues.***

The Project will breathe new life into a long-deteriorating industrial area and provide additional taxes and activities as follows:

- A. The Venue is expected to host approximately 125 concerts and events per year while drawing an estimated 117,000 patrons per year. As such, the concerts and events will enhance businesses in the area such as restaurants, coffee shops and service stations.
- B. The Venue is expected to generate an estimated \$280,000 in new admission taxes annually for the City of Cleveland.
- C. The Venue is expected to generate an estimated \$28,000 in new parking taxes for the City of Cleveland.



# The Globe Iron Project – Design Review Objectives

## III

***To enhance the visual image of Cleveland and its neighborhoods and downtown.***

The visual images of the neighborhood and downtown will be enhanced as follows:

- A. Renovation of portions of the block will reverse the course of a long period of deterioration.
- B. Renovation of the Foundry will help eliminate much of the existing deterioration and blight from an area which has suffered from these characteristics for much too long.



# The Globe Iron Project – Design Review Objectives

## IV

***To protect the environment and facilitate healthy living.***

- A. Provide for the elimination of much of the blight from the city block which is a detriment to the public's health.
- B. Restore better landscaping, sidewalks and lighting for neighbors, employees, and visitors in the area.



# **The Globe Iron Project – Criteria for Building Demolitions**

The following is a list of the criteria outlined in the Cleveland Municipal Code to evaluate the demolition of buildings in the City of Cleveland and an evaluation of how the Globe Iron Project measures up to these standards.



# The Globe Iron Project – Criteria for Building Demolitions

The Project involves the demolition of buildings at 2316 Center Street and 2313 Elm Street, and the two appendages and elevator shaft to the Globe Iron Building.

## I

### ***The architectural and historical significance of the subject building or structure.***

- A. The 2316 Center and 2313 Elm Buildings and the two appendages to Globe Iron Building are structurally unsound and not of historical significance.
- B. The elevator shaft of the Globe Iron Building is structurally unsound and would need to be replaced even if the building was renovated.



# **The Globe Iron Project – Criteria for Building Demolitions**

## **II**

**The significance of the building or structure in contributing to the architectural or historic character of its environs.**

- A. The 2316 Center and 2313 Elm Buildings and the two appendages to Globe Iron Building are not of historical significance to the environs.

## **III**

**In the case of a request to move a building or other structure, the relationship between the location of the subject building or structure and its overall significance.**

- A. Not applicable.



# **The Globe Iron Project – Criteria for Building Demolitions**

## **IV**

**The present and potential economic viability of the subject building or structure, given its physical condition and marketability.**

- A. The 2316 Center and 2313 Elm Buildings have been actively marketed for sale for the last 8 years and there was no interest to acquire and renovate the buildings.

## **V**

**The presence of conditions on the subject property that are dangerous or detrimental to the immediate area and cannot be reasonably remedied other than by the proposed demolition.**

- A. Prior Environmental Reports raise significant environmental issues surrounding both the entire block, including the buildings at 2316 Center Street and 2313 Elm Street.
- B. Structural Reports submitted raise significant structural concerns regarding the two appendages and elevator shaft to the Globe Iron Building.



# **The Globe Iron Project – Criteria for Building Demolitions**

## **VI**

***The degree to which the applicant proposes to salvage and facilitate re-use of structures proposed for demolition.***

- A. There is no plan to use materials from the 2316 Center Street nor the 2313 Elm Street Buildings.



# The Globe Iron Project – Criteria for Building Demolitions

## VII

### *The design quality and significance and the appropriateness of the proposed re-use of the property.*

- A. The quality of the Project and its appropriateness is demonstrated in the plan which has been presented to the Cleveland Planning Commission. This is evidenced by the LDA Report and Drawings which have been previously submitted.
- B. The Project continues the event-driven philosophy of the Nautica Project. These facilities include Greater Cleveland Aquarium, Jacobs Pavilion, Windows On the River, Music Box and the Improv, along with special events such as Tennis in the Land. The Globe Iron Project continues the event nature of the West Bank and thus, in the words of the Code, it adds to the ‘appropriateness.’



# The Globe Iron Project





# The Globe Iron Project





# The Globe Iron Project



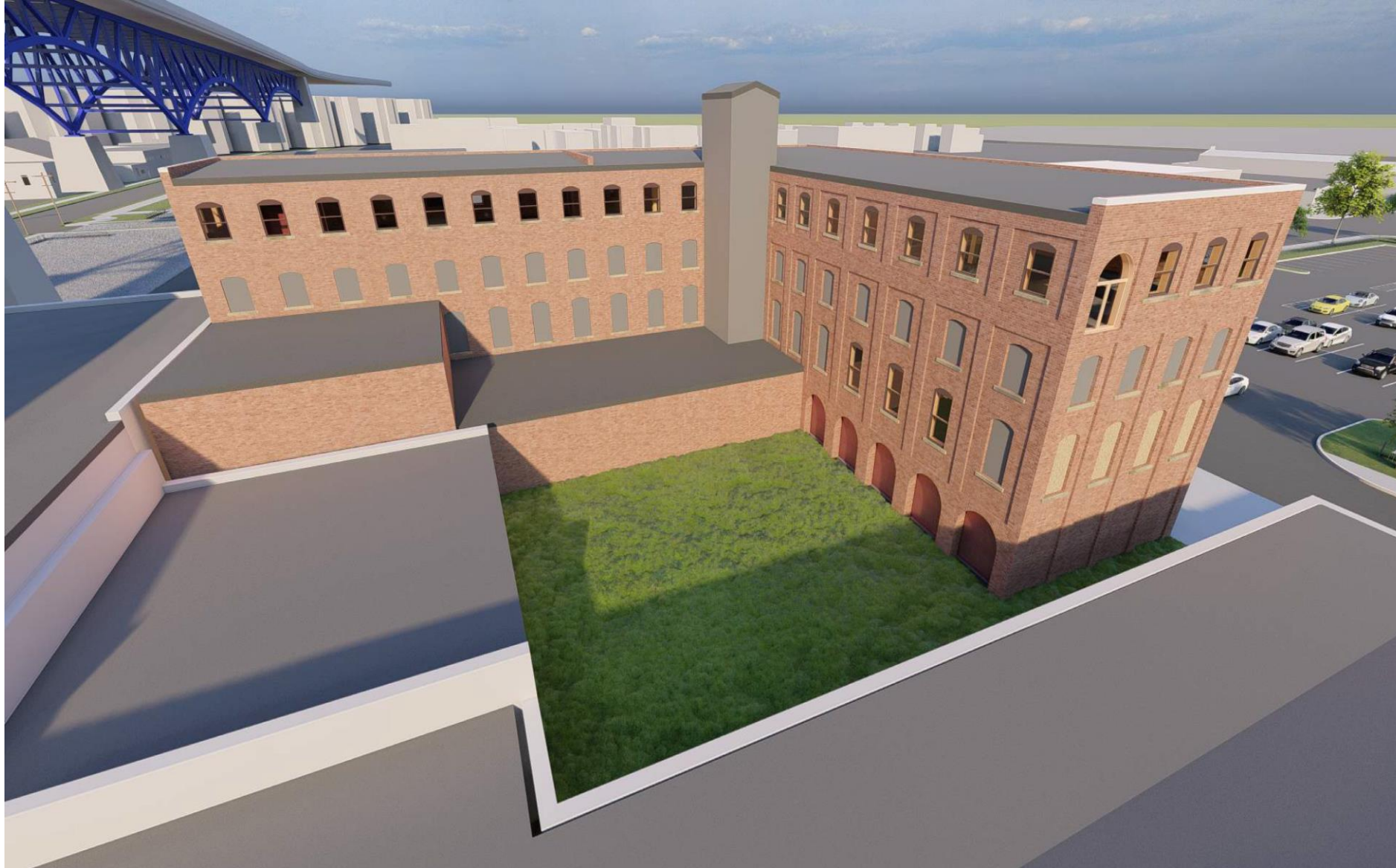


# The Globe Iron Project



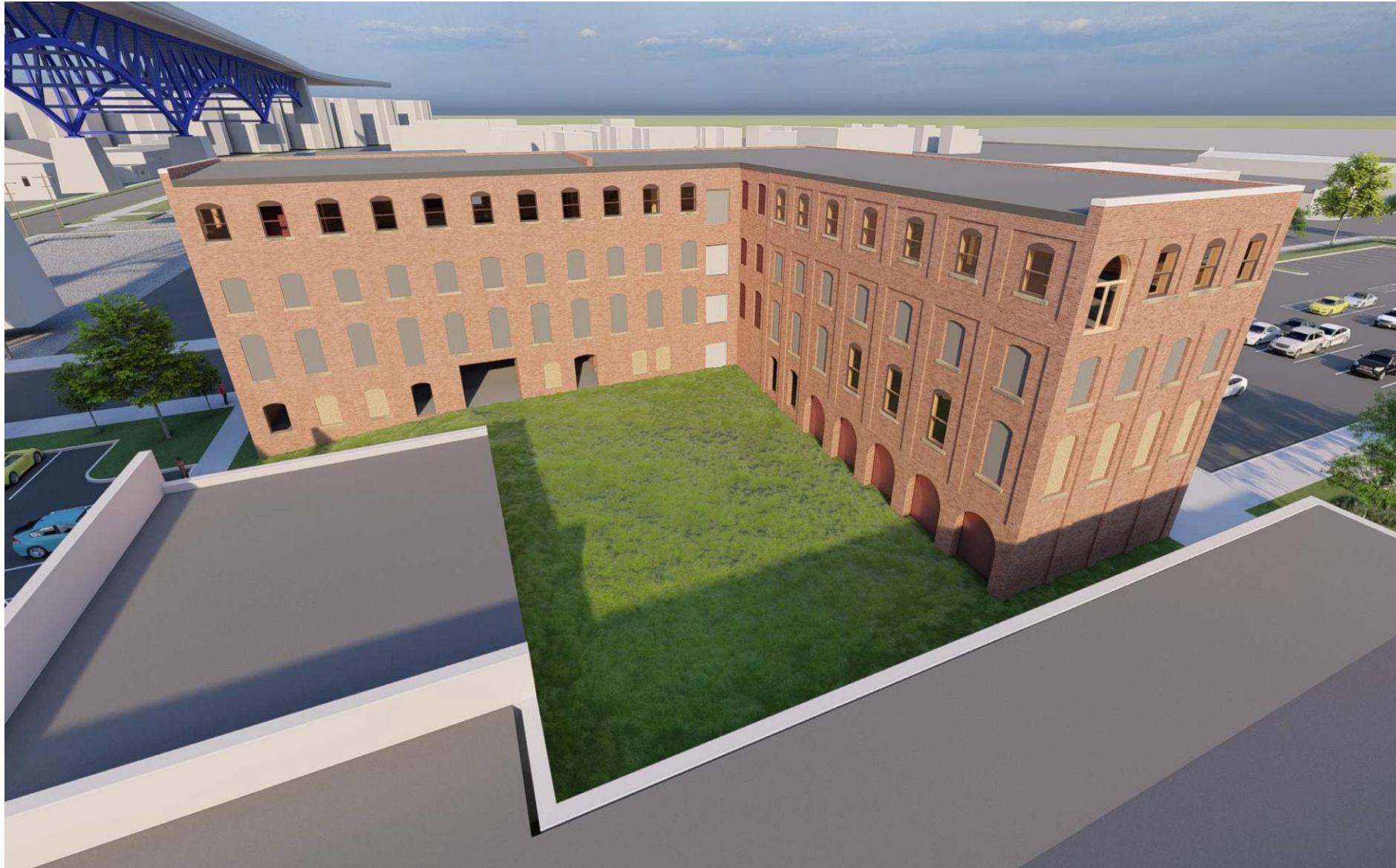


# The Globe Iron Project





# The Globe Iron Project





# The Globe Iron Project





# The Globe Iron Project





# Cleveland City Planning Commission

## Staff Report

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November 3, 2023



## Committee Recommendation:

### **2390 Center Street : Approved with Conditions:**

- Demolition of the elevator shaft & additions at the rear of the building is approved with meeting City of Cleveland Demolition Standards.
- The main 4-storey structure is not to be demolished until further review with Landmarks, Economic Development, and City Planning, but is to be stabilized and made weather-tight. Doghouse and spiral staircase not to be demolished. Any future proposed demolition of the main structure must be represented to the Design Review Committee for review.
- Applicant is to review storage locker opportunities, Cuyahoga County pavement restrictions & utility connections. Applicant to preserve space for potential future elevator replacement as noted by Landmarks.
- Committee strongly recommends maintaining the spiral staircase and doghouse that allow roof access for future maintenance, repair, inspections, and potential renovation efforts.





November 3, 2023

## Committee Recommendation:

**2316 Center Street** : Unanimously **Approved** As Presented

**2313 Center Street** : Unanimously **Approved** As Presented





November 3, 2023

**DF2023-061** – Proposed Demolition of a 1-Story Commercial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

**Project Address: 2343 Superior Avenue**

Project Representative: Jeff Rivers, Express Demolition





City of Cleveland

Justin Bibb, Mayor

City Planning Commission



Cleveland City Hall

601 Lakeside Avenue, Room 501

Cleveland, Ohio 44114

T: 216/664-2210 F:

216/664-3281

www.planning.clevelandohio.gov

## Planning Commission/Design Review Application

**DATE:** 10/20/23

**PROJECT NAME:** 2343 Superior Ave., Cleveland, Ohio 44114

**PROJECT ADDRESS:** 2343 Superior Ave., Cleveland, Ohio 44114

**PROJECT LOCATION** (if no address): 2343 Superior Ave., Cleveland, Ohio 44114

**CONTACT PERSON** (for design review): Jeff Rivers

**COMPANY:** Express Demolition LLC.

**PHONE:** 216-288-4639

**EMAIL:** info@expressinc.biz

**OWNER:** RJL 2343 SA LLC

**ARCHITECT/ CONTRACTOR:** ☒ Demolition for Green Space

**PROJECT TYPE:** ☐ New Building ☐ Rehabilitation ☐ Addition ☐ Sign ☐ Fence ☐ Parking

**USE TYPE:** ☐ Residential ☒ Commercial ☐ Industrial ☐ Institutional ☐ Mixed-Use

**Review Level:** ☐ Storefront ☐ Conceptual ☐ Schematic Design ☒ Final Design Development

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

10/20/23

Signature and date

\*\*\*\*\*

(For staff use only)

Received by:

Design Review District Name:

Assigned Review Case Number:





# City of Cleveland

Justin M. Bibb, Mayor

City Planning Commission



Cleveland City Hall  
601 Lakeside Avenue, Room 501  
Cleveland, Ohio 44114  
T: 216/664-2210 F: 216/664-3281  
Planning.clevelandohio.gov

## **Level of Review (in order of process):**

- ☐ 1. Conceptual Approval (*general idea of uses, scale, relationship among uses, and context*)
- ☐ 2. Schematic Design Approval (*placement and configurations of footprints, site layout, structure massing, general texture, and design of facades*)
- ☐ 3. Final Design Development Approval (*details of structures and site layout including placement, materials, colors, dimensions, etc.*)
- ☐ Request any above level of review as "Information Only" with no approval recommendation action taken.

## **Items Required:**

Submissions are required in electronic form and hard copy if specified by City Planning staff. Email plans to the neighborhood planner or send files via an online file sharing service.

### **Conceptual Approval:**

- ☐ Application Form
- ☐ Written Project Summary (*including location, scale, investment; number of units, square feet, residents, employees, parking spaces; potential code issues; and any other pertinent information including but not limited to sustainable features.*)
- ☐ Site Location Map (*district level*)
- ☐ Site Context Plan (*i.e., site plan showing adjoining properties, buildings and street names*)
- ☒ Existing Conditions Plan (*color photographs; site context, including nearby buildings*)
- ☒ Site Plan (*include: north arrow, scale, legend and key dimensions and notes*)
- ☐ Section / Elevation Drawings (*including color versions, if requested*)
- ☐ Floor Plans (*typical floors*)
- ☐ Tree Preservation Plan (*Applies to projects over 1 acre, or new construction > 4 units see Chapter 341.051, and contact Jennifer Kipp, JKipp@clevelandohio.gov*)

### **Schematic Approval (all the above, plus):**

- ☐ Illustrative Renderings (*perspective or photo simulations to scale*)
- ☐ Furnishings and Site Amenities (*locations, details incl. cut sheets*)
- ☐ Conceptual Landscape and/or Streetscape Plan (*with plant list*)
- ☐ Storm water Management Plan/Drawings & Determination Letter (*if applicable – new construction, parking lots, etc.*)

### **Final Approval (all the above, plus):**

- ☐ Signage Plan (*including wall signs, freestanding signs, illumination, method of attachment, colors, etc.*)
- ☐ Lighting Plan (*including locations, fixtures, heights, etc.*)
- ☐ Material, Color and Finish Samples and Lists
- ☒ Final Landscape and or Streetscape Plan (*with plant list*)

## **Due Dates:**

Electronic submittals are required 7 days prior to the Design Review Advisory Committee meeting (*electronic: pdf or powerpoint*)

## **Note:**

**All drawings must be legible in both digital and hard copy format. Non-legible submissions are subject to rejection.**





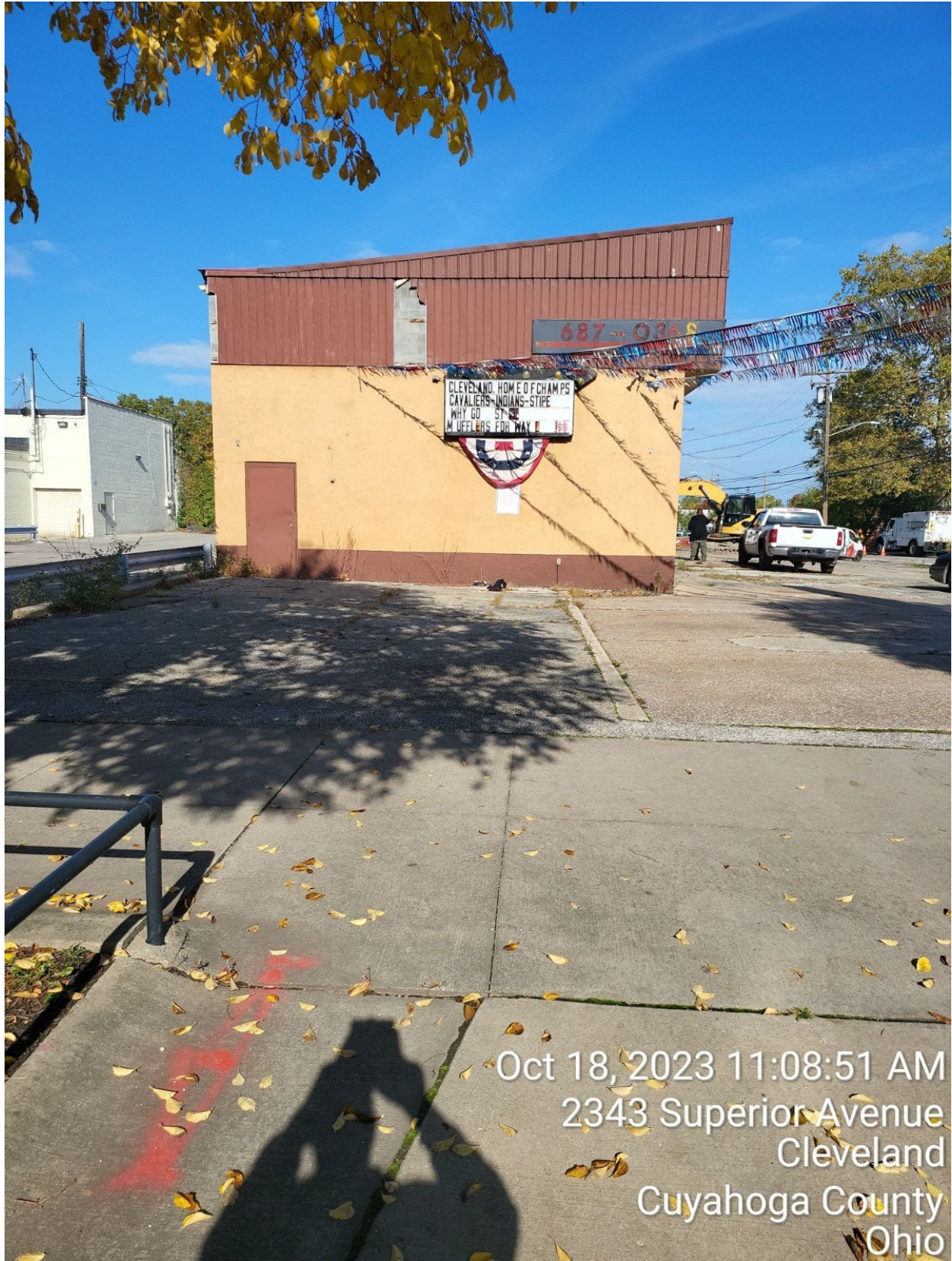
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Cuyahoga County  
Ohio





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2335 Superior Avenue  
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Cuyahoga County  
Ohio





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Ohio





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Cuyahoga County  
Ohio





**ALL VEHICLES**  
MUST BE PICKED UP WITHIN  
7 DAYS AFTER NOTIFICATION  
OF COMPLETION OF REPAIRS...  
OTHERWISE A CHARGE OF  
\$ 20 PER DAY WILL BE MADE  
FOR STORAGE.

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2320 U.S. 6  
Cleveland



# Express Demolition LLC.

1764 East 65<sup>th</sup> Street Suite B  
Cleveland, Ohio 44106  
(216) 288-4639 Office  
(216) 721-8665 Fax  
info@expressinc.biz  
www.expressinc.biz



October 20, 2023

2343 Superior Ave, Cleveland Ohio Demolition Site

Attn: Marka Fields, Assistant Director City Planning Commission

Re: 2343 Superior Ave, Design Review Submission

Express Demolition would like to formally request a project submission for the demolition of subject property to make way for green space in accordance with the City of Cleveland Demotion standards of raising the subject property using water dust suppression techniques. All debris will be hauled to the appropriate legal refuse location. Site will be back filled with premium fill, graded, straw and seed making way for green space.

Sincerely,



Jeffrey S. Rivers  
President





Layers



# Cleveland City Planning Commission

## Staff Report

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November 3, 2023





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

- Demolition to be completed by City of Cleveland Standards



# Cleveland City Planning Commission

## Mandatory Referrals

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November 3, 2023





**Ordinance No. 1088-2023** (Introduced by Councilmembers McCormack, Bishop, Hairston and Griffin – by departmental request): Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to demolish and remove the Eagle Avenue lift bridge over the Cuyahoga River in the City of Cleveland; authorizing agreements; and causing payment to the State for the City’s share of the improvement.



# Ord. No. 1088-2023 (Eagle Avenue Bridge Demolition)

## Project Summary

- Sponsor: City of Cleveland
- Primary Goal:
- Address safety concerns associated with Eagle Avenue Lift Bridge condition rating
- Location:
  - Eagle Avenue over the Cuyahoga River in downtown Cleveland
- Funding:
  - Construction Cost Estimate: \$3.3 Million (ODOT Municipal Bridge, City Road and Bridge Bonds)
- Details:
  - Bridge was inspected in 2022
  - City has coordinated the design
  - ODOT will administer construction



## Ord. No. 1088-2023 (Eagle Avenue Bridge Demolition)

- Schedule:

- Estimated Advertise for Bids: May 2024
- Estimated Start Construction: July 2024
- Estimated End Construction: May 2025





## Ord. No. 1088-2023 (Eagle Avenue Bridge Demolition)



Building Over



## Ord. No. 1088-2023 (Eagle Avenue Bridge Demolition)

- Responses to CPC Questions

- **Is the bridge a Landmark?**

- No.
    - Landmarks has indicated that it never has been.

- **What are the other movable bridges?**

- Willow Avenue
    - Center Street
    - Columbus Road
    - Carter Road
    - West 3rd Street
    - North Coast Harbor Pedestrian Bridge

*Building Cleveland*



## Ord. No. 1088-2023 (Eagle Avenue Bridge Demolition)

- Responses to CPC Questions (Continued)
  - **What is the inspection schedule?**
    - Structure: Annual or Biennial Depending upon condition.
      - Two are in Good Condition – Biennial
      - Three are in Fair Condition – Annual
      - Center Street is returned to service – Expect Biennial
    - In-Depth (Mechanical/Electrical): Five-Year Intervals
    - Underwater: Five-Year Intervals
    - *Details Follow*

*Building Cleveland*



## Ord. No. 1088-2023 (Eagle Avenue Bridge Demolition)

- Other Movable Bridges' Inspection Schedule

*All inspections are current. Years shown are the latest.*

- **Willow Ave** - *Fair Condition*

- Structure: Annual (2023)
- In-Depth (M/E): Five-Year Intervals (2021)
- Underwater: Five-Year Intervals (2022)
- Replacement is planned.

- **Center Street** - *Under Construction*

- Structure: Biennial (Once Complete)
- In-Depth (M/E): Five-Year Intervals (Once Complete)
- Underwater: Five-Year Intervals (2022)

*Building Cleveland*



## Ord. No. 1088-2023 (Eagle Avenue Bridge Demolition)

- Other Movable Bridges' Inspection Schedule (Continued)

*All inspections are current. Years shown are the latest.*

- **Carter Road** - *Fair Condition*

- Structure: Annual (2023)
- In-Depth (M/E): Five-Year Intervals (2021)
- Underwater: Five-Year Intervals (2022)
- Major rehabilitation of M/E system and approaches is planned.

- **W. 3rd Street** - *Good Condition*

- Structure: Biennial (2022)
- In-Depth (M/E): Five-Year Intervals (2021)
- Underwater: Five-Year Intervals (2022)
- Only on-going maintenance is planned.

*Building Cleveland*



## Ord. No. 1088-2023 (Eagle Avenue Bridge Demolition)

- Other Movable Bridges' Inspection Schedule (Continued)

*All inspections are current. Years shown are the latest.*

- **North Coast Harbor** - *Just Completed*

- Structure: Biennial (2022)
- In-Depth (M/E): Five-Year Intervals (2022)
- Underwater: Five-Year Intervals (2022)
- Only on-going maintenance is planned.

- **Columbus Road** - *County Owned*

- Structure: Annual
- In-Depth (M/E): Five-Year Intervals
- Repairs to power supply system is planned, jointly with the County.

*Building Cleveland*





**Ordinance No. 1182-2023** (Introduced by Councilmembers Gray, Bishop, Hairston and Griffin – by departmental request): Authorizing the Director of Capital Projects to apply to the District One Public Works Integrating Committee for state funding for constructing improvements to portions of Shaker Boulevard from Buckeye Road to the East corporation line; to apply for and accept any gifts or grants for this purpose from any public or private entity; authorizing professional services, agreements with public and private entities, and any relative agreements; and authorizing the Commissioner of Purchases and Supplies to acquire, accept, and record for right-of-way purposes and real property and easements necessary to make the improvement.



# Ord. No. 1182 -2023 (Shaker Blvd – Buckeye to East Corp Line)

## Project Summary

- Sponsor: City of Cleveland
- Primary Goal:
  - Upgrade Pavement Condition and incorporate TIAC recommendations where feasible
- Location:
  - Shaker Blvd – Buckeye to East Corp Line (just west of Coventry Road)
- Funding:
  - Design Cost Estimate: \$800,000
  - Construction Cost Estimate: \$8 Million (Ohio Public Works Commission(pending))
  - ODOT Urban Paving, Road - \$1,024,000
  - Road & Bridge Bonds and Utility Funds
- Details:
  - Project includes base repair, resurfacing, and addition of ADA-compliant curb ramps. New water main will be installed, along with new storm sewer infrastructure
  - TIAC recommendations such as road diet, separated bike lanes, parking study, minor curb location, bumpouts, etc. will be evaluated during detailed design phase



# Ord. No. 1182-2023 (Shaker Blvd – Buckeye to East Corp Line)

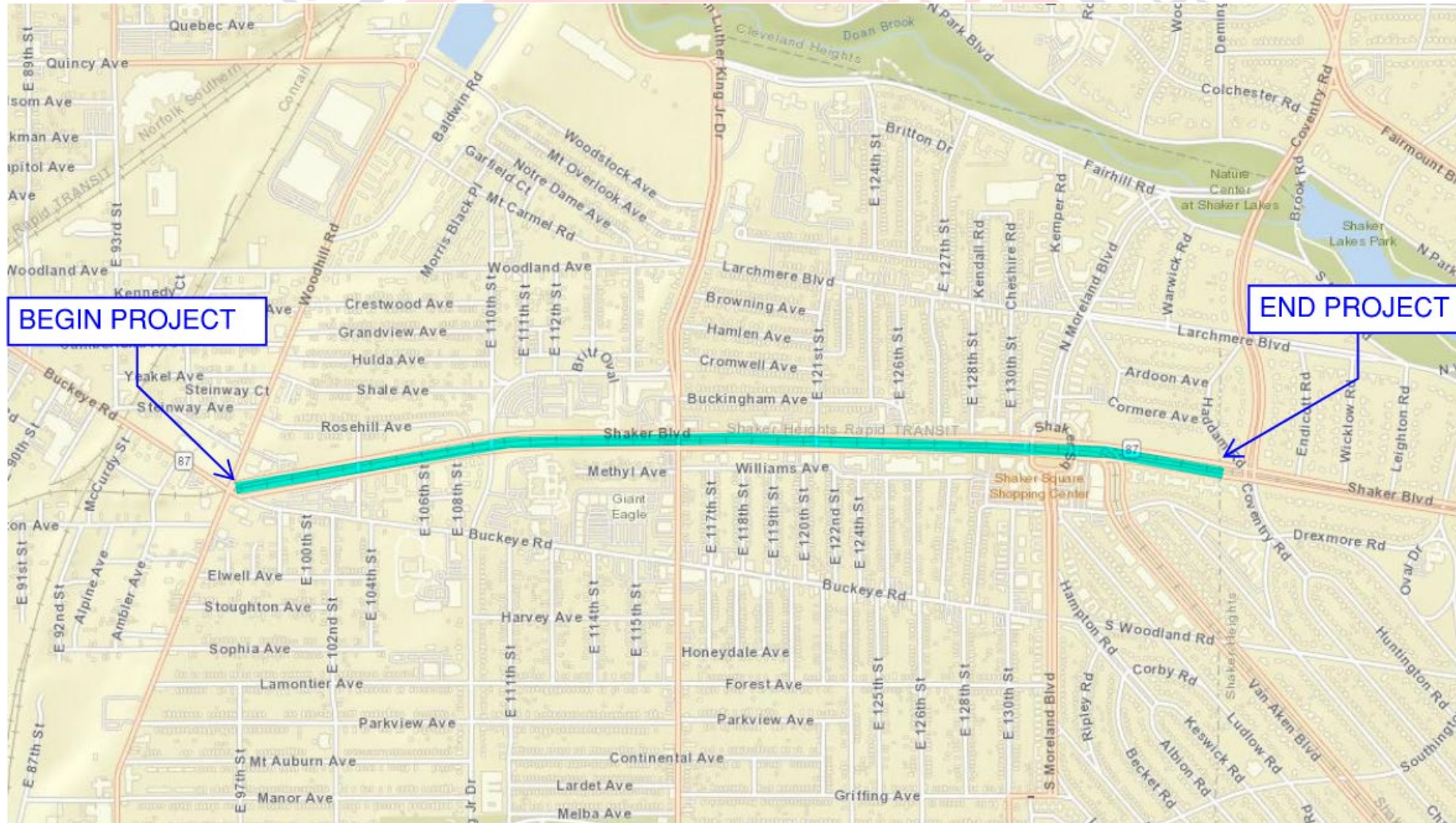
- Schedule:

- Estimated Start Design: July 2024
- Estimated Advertise for Bids: November 2025
- Estimated Start Construction: March 2026
- Estimated End Construction: November 2026





# Ord. No. 1182 -2023 (Shaker Blvd – Buckeye to East Corp Line)







**Ordinance No. 1195-2023**(Introduced by Councilmembers Spencer, Bishop, Hairston and Griffin – by departmental request): Authorizing the Commissioner of Purchases and Supplies to sell City-owned air-rights interest no longer needed for the City’s public use located on Detroit Avenue adjacent to the West Boulevard-Cudell Rapid Transit Station to Flaherty & Collins Development, LLC for future residential development.



# **Cleveland City Planning Commission**

**Real Estate Legislation  
November 3, 2023**



**CITY OF CLEVELAND**  
Mayor Justin M. Bibb





Ord. No. 1195-2023

Sell air-rights over land adjacent to the West Boulevard-Cudell  
Rapid Transit Station to Flaherty & Collins Development, LLC

## **Legislative Purpose**

Authorizing the sale of City-owned air-rights interest no longer needed for the City's public use over vacant land located on Detroit Avenue adjacent to the West Boulevard-Cudell Rapid Transit Station to Flaherty & Collins Development, LLC for future residential development.





# Ord. No. 1195-2023

## Sell air-rights over land adjacent to the West Boulevard-Cudell Rapid Transit Station to Flaherty & Collins Development, LLC

### Location Map

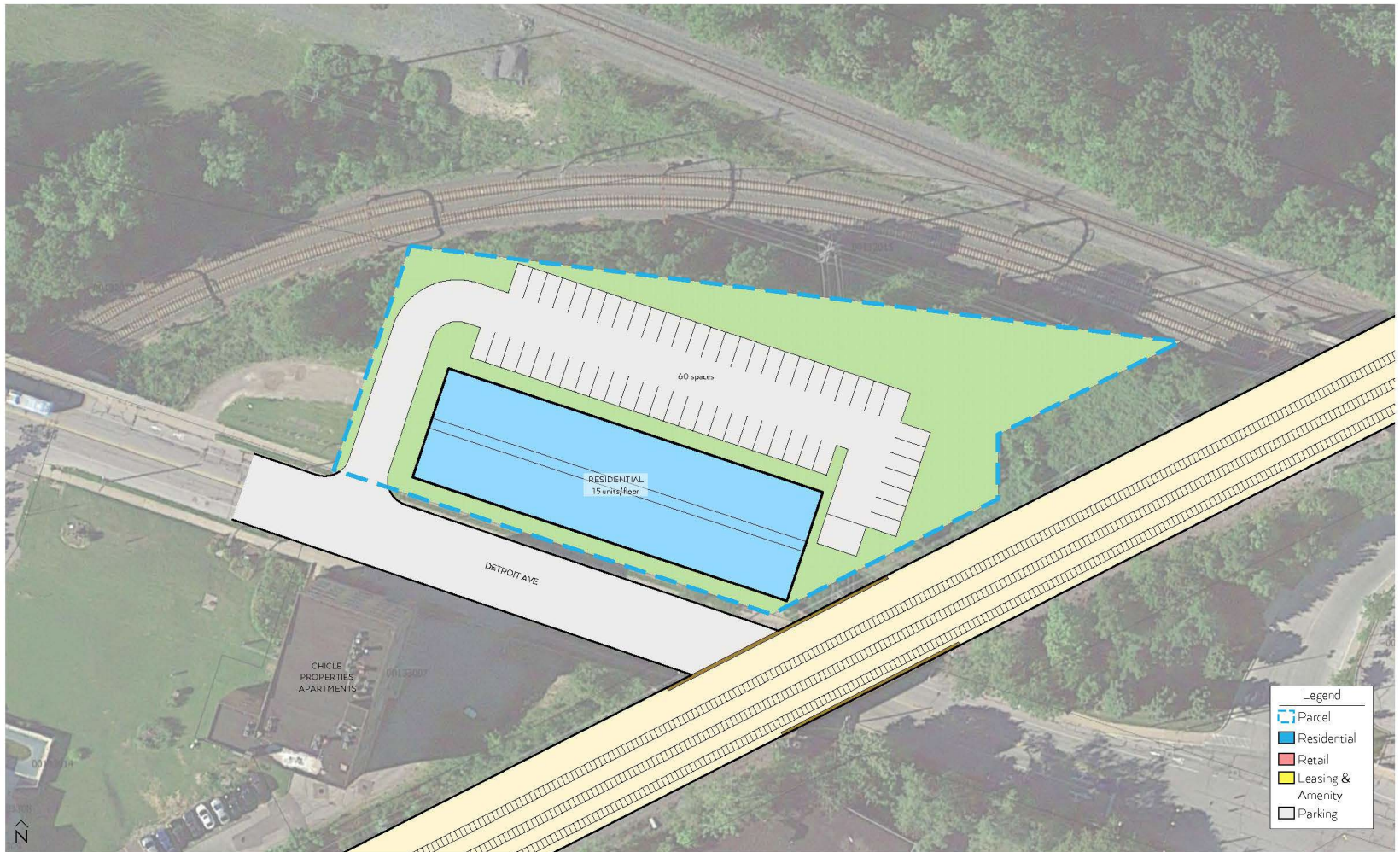




Ord. No. 1195-2023

Sell air-rights over land adjacent to the West Boulevard-Cudell Rapid  
Transit Station to Flaherty & Collins Development, LLC

Proposed Site Plan





## Ord. No. 1195-2023

# Sell air-rights over land adjacent to the West Boulevard-Cudell Rapid Transit Station to Flaherty & Collins Development, LLC

- Pursuant to Mass Transit System Transfer Agreement, City transferred PPN 001-32-012 located on Detroit Avenue adjacent to the West Boulevard-Cudell Rapid Transit Station to the Greater Cleveland Regional Transit Authority (GCRTA), but retained Air Rights over the property.
- The GCRTA entered into an option agreement to sell the land to Flaherty & Collins Development, LLC for residential redevelopment.
- Flaherty & Collins Development, LLC intends to develop a 60 to 80 unit affordable housing project on this approximately 1.2339 acre site. The GCRTA has determined that a residential multi-family Transit Oriented Development project is an appropriate use for the Property.
- Flaherty & Collins Development, LLC must purchase the Air Rights from City to have clear title.
- The sale of the air rights will be contingent on Flaherty & Collins Development, LLC exercising their option to purchase PPN 001-32-012.
- Located in Ward 15 (Councilmember Jenny Spencer).





# Cleveland City Planning Commission

## Administrative Approvals

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November 3, 2023





**Ordinance No. 1187-2023** (Introduced by Councilmembers McCormack, Bishop, Hairston and Griffin – by departmental request): Authorizing the Director of Capital Projects to apply for and accept a grant from the United States Department of Transportation for the Reconnecting Cleveland I-90 Program; and authorizing the Director to employ one or more professional consultants to implement the grant.





## **Ordinance No. 1193-2023**

(Introduced by Councilmembers Jones, Bishop and Griffin – by departmental request):  
Determining the method of making the public improvement of reconstructing Johnston Parkway from the Garfield Heights City limits to Velma Avenue; authorizing the Director of Capital Projects to enter into one or more public improvement contracts for the making of the improvement; accepting any gifts or grants; authorizing the Commissioner of Purchases and Supplies to acquire, accept and record for right-of-way purposes any real property and easements necessary to make the improvement; and authorizing other agreements.





## **Ordinance No. 1194-2023**

(Introduced by Council Members Kazy and Griffin – by departmental request):  
Determining the method of making the public improvement of constructing various improvements to the Parma Pump Station; and authorizing the Director of Public Utilities to enter into one or more public improvement contracts for the making of the improvement.





## **Ordinance No. 1200-2023**

(Introduced by Councilmembers Hairston and Griffin – by departmental request): Authorizing the Director of City Planning to employ one or more professional consultants to provide on-call planning services for a period of one year, with three one-year options to renew, exercisable by the Director of City Planning.





**Ordinance No. 1255-2023** (Introduced by Councilmembers Bishop and Hairston – by departmental request): Authorizing the Director of Public Works to execute a deed of easement granting to the West Creek Conservancy, or the entity identified to accept conservation easements, for certain easement rights in property located at the Cleveland Enterprise Park in the Village of Highland Hills and declaring that the easement rights granted are not needed for public use; and authorizing the City to enter into one or more agreements with the West Creek Conservancy, or the entity identified to accept conservation easements, to administer the conservation easement.



# Cleveland City Planning Commission

## Special Presentations – Public Art

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November 3, 2023





November 3, 2023

**NE2023-022 – St Clair Superior DC Quick Win Placemaking Project: Seeking Final Approval**

**Location: 6517, 6400 & 6510 St. Clair – and 4 utility poles between E. 64th and Addison**

Presenter: Joe Lanzilotta, LAND

Note: the Planning Commission granted this item Conceptual Approval with Conditions on October 20, 2023. Return for Final Approval, incorporating the DRAC's comments



# stClair Superior

## PLACEMAKING QUICK WINS

10.26.2023





Slovenian National Home

UpCycle

SCSDC

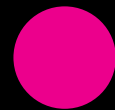
Pocket Park

St. Clair - Project Area

Kovacic Rec Center

e. 64th

e. 64th



Art Walls



Murals



Banners



Areas of Activity



# Thematic Ideas

*(a unifying narrative)*





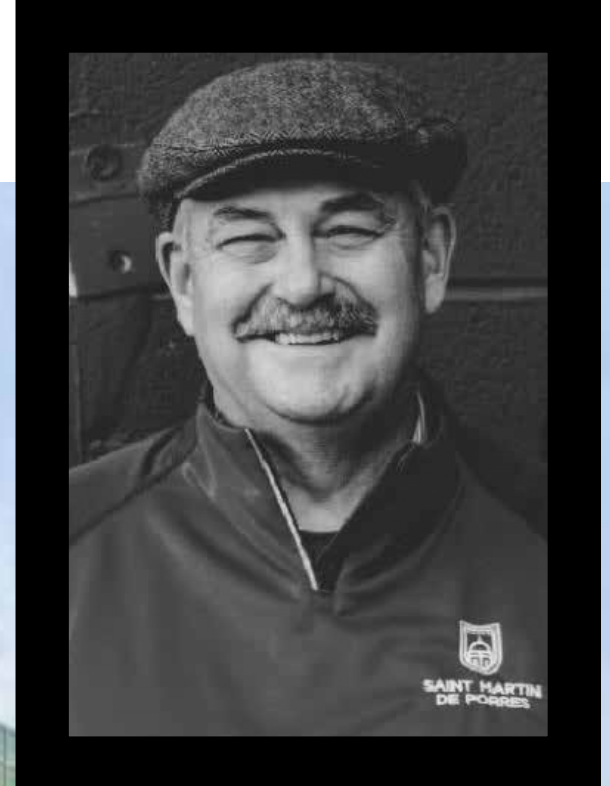
## **Propping-up the People**

*Celebrating makers and artists by showcasing their artworks.*



## Propping-up the People

*Recognizing business owners and innovators through portrait photography.*





## Propping-up the People

*Community expression through artwork and interviews.*



*"I think one of the most glorious times around the lake is in the winter. Everything goes silent."*



# Art Walls

*(rotating outdoor galleries)*

















6517 St. Clair



# Aaron D. Williams - Proposed Artwork

Zygote artist / neighborhood resident.





# Aaron D. Williams - Work Samples

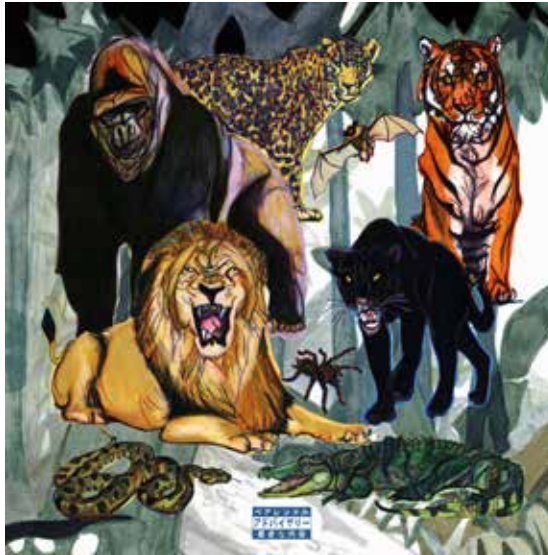
Zygote artist / neighborhood resident.





# Aaron D. Williams - Work Samples

Zygote artist / neighborhood resident.







**6400  
St. Clair**



# Aja Joi Grant - Proposed Artwork

Zygote teaching artist / Cleveland Print  
Room teaching artist.  
Cyanotypes created at Zygote.





# Aja Joi Grant - Proposed Artwork

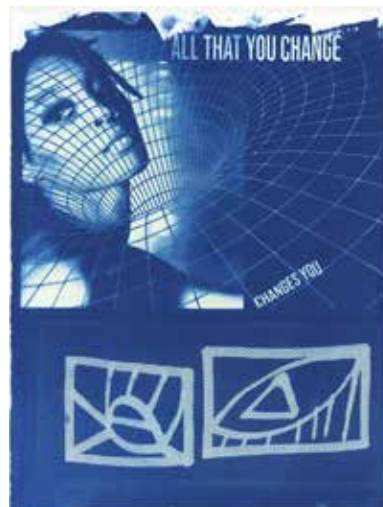
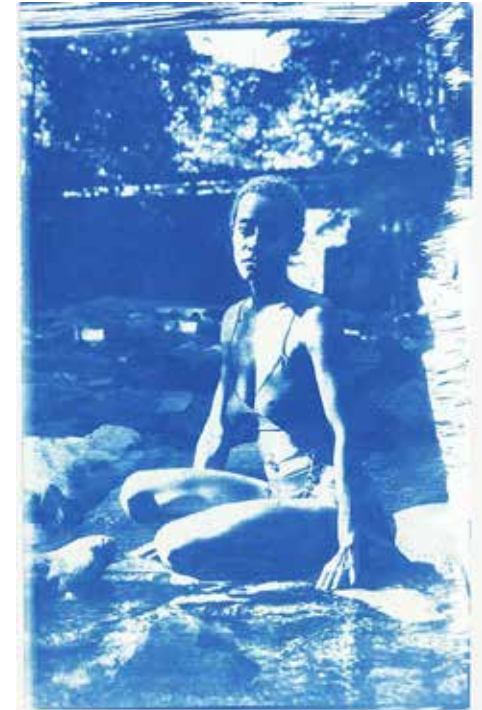
Zygote teaching artist / Cleveland Print  
Room teaching artist.  
Cyanotypes created at Zygote.





# Aja Joi Grant - Work Samples

Zygote teaching artist / Cleveland Print  
Room teaching artist.  
Cyanotypes created at Zygote.





# Murals

*(painted artwork)*



A photograph of a street scene featuring a multi-story building with a mix of brick and concrete. A green outline highlights a specific section of the building, which appears to be a modern addition or renovation. The text "6510 St. Clair" is overlaid on this highlighted section. The foreground shows a cracked concrete sidewalk and a street. In the background, there are trees and a clear sky.

**6510 St. Clair**



# Dayz Whun - Work Samples

Neighborhood artist / business owner.





# Dayz Whun - Work Samples

Neighborhood artist / business owner.





# Dayz Whun - Concept Sketches

Neighborhood artist / business owner.

**FRONT**

**SIDE**



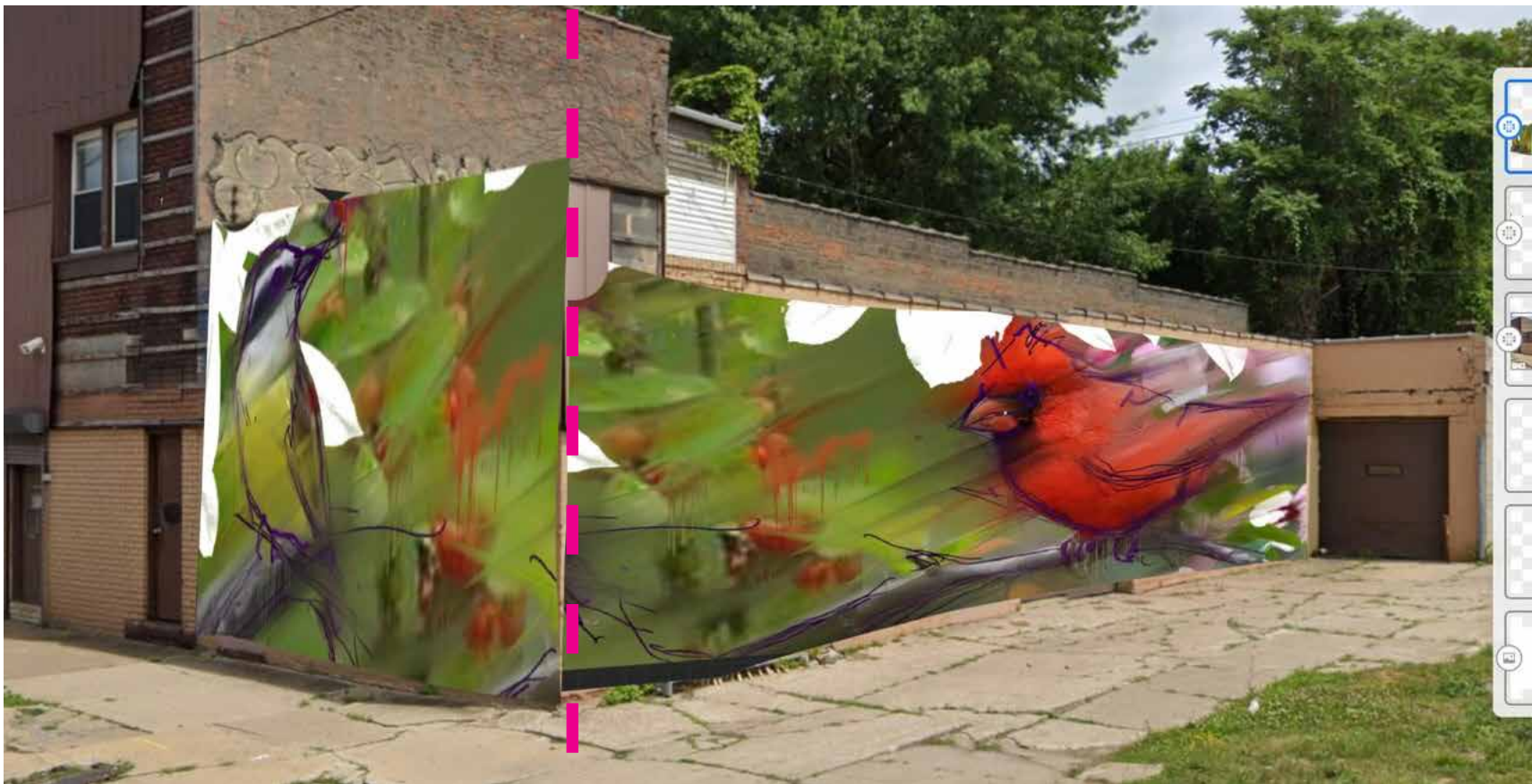


# Dayz Whun - Concept Sketches

Neighborhood artist / business owner.

FRONT

SIDE





# Banners

*(rotating outdoor galleries)*











# McKinley Wiley - Work Samples

Cleveland photographer / business owner.





# McKinley Wiley - Proposed Concepts

Cleveland photographer / business owner.

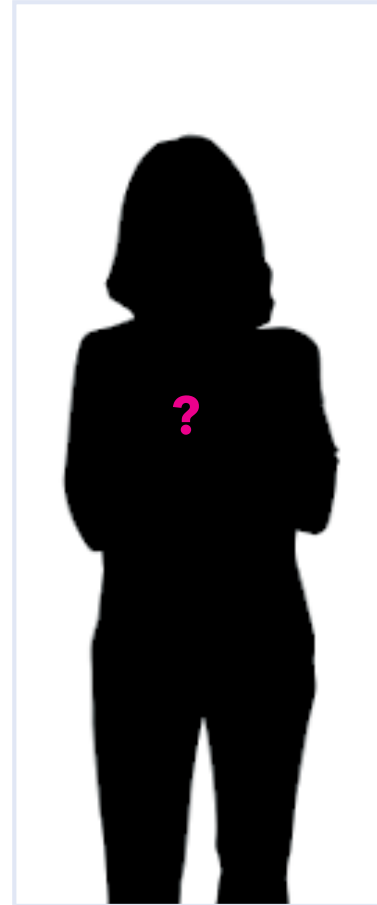
## The people who make the community!



**Artists**



**Business  
Owners**



**Residents**



**and More.**



# THANK YOU!

[www.land-studio.org](http://www.land-studio.org)  
[jlanzilotta@land-studio.org](mailto:jlanzilotta@land-studio.org)



# Cleveland City Planning Commission

## Staff Report

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November 3, 2023





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

- Move up lower mural to be in line with the stone base of the building.  
(These requested changes have been done – CPC requested they return for Final)



# Cleveland City Planning Commission

## DRAC New Member Nominations

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November 3, 2023



# Far West Design Review New Member Nomination

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November 3, 2023



**Patrick Hewitt, Cuyahoga County Planning Commission**



# Cleveland City Planning Commission

## Director's Report

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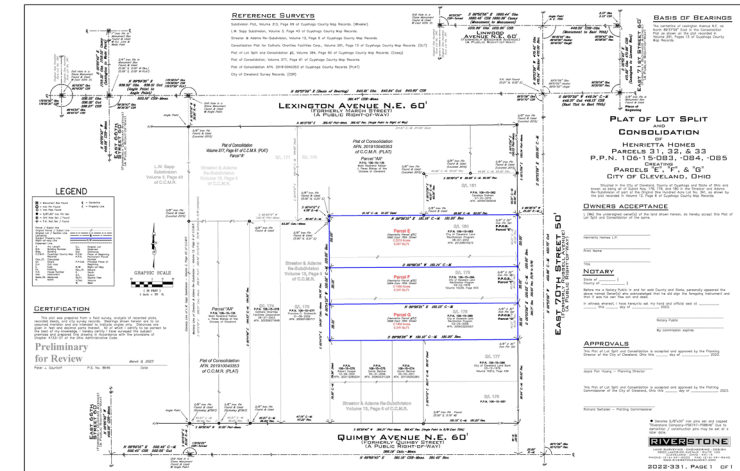
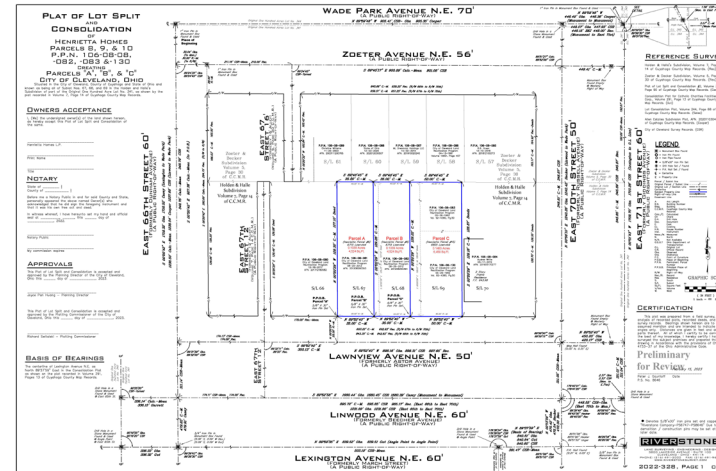
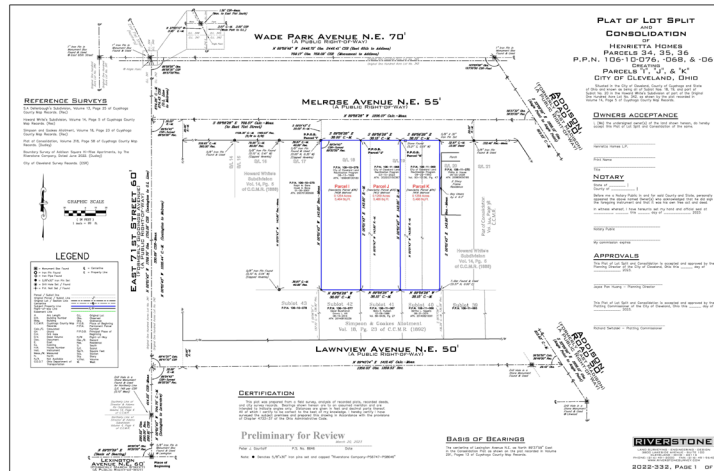


November 3, 2023



## Henrietta Homes – Lot Splits

- Melrose Avenue (106-10-076, -068, -069)
- Lawnview Avenue (106-08-08, -082, -083, -130)
- E. 70<sup>th</sup> Street (106-15-083, -084, -085)







## Upcoming Sessions

Matt Moss, Transit Agencies and MPOs: Stepping Up to Lead TODs at the MPACT (Mobility, Community Possibility) 2023 Conference



November 3, 2023

## Community Engagement

- Lee Road Engagement

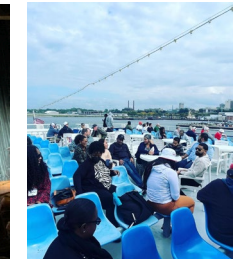
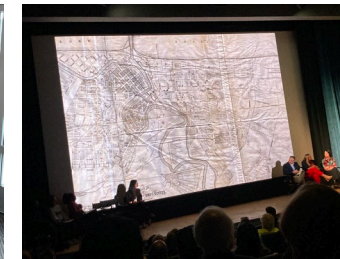


- Upcoming Superior Midway meeting on Tuesday, November 14 at 6:00PM @ RedSpace (2400 Superior Avenue)



- North Coast Lakefront Engagement

- PechaKecha now online at <http://www.clevelandnorthcoast.com>
- The City Club: The Happy Dog Takes on Cleveland's Lakefront Development





## Urban Land Institute Art in Place

Cleveland participated in a 2-day Technical Assistance Panel on October 23-24 as a part of an international Art in Place cohort





## In the News

- 60% complete Cleveland downtown lakefront plans calls for affordable fun, scaled-down Shoreway, eventual move for Browns tailgaters (Cleveland.com, October 20, 2023)
- Latest Cleveland lakefront plans greeted with praise at Rock Hall debut Friday along with a question: Will it happen? (October 22, 2023)
  - WKYC, October 20, 2023
  - Fox 8 News, October 20, 2023
  - Ideastream, October 23, 2023
  - Cleveland Magazine, October 24, 2023
  - Axios Cleveland, October 24, 2023
  - WEWS, October 24, 2023
- Cleveland creates Waterfront Development Corp to oversee lakefront development (Crain's Cleveland, October 28, 2023)
  - Cleveland Scene, October 28, 2023
  - Cleveland.com, October 30, 2023



# Cleveland City Planning Commission

## Adjournment

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November 3, 2023