



CITY OF CLEVELAND

Mayor Justin M. Bibb

Cleveland City Planning Commission

November 1, 2024

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

Lillian Kuri, Commission Chair

Joyce Pan Huang, Director



Cleveland City Planning Commission

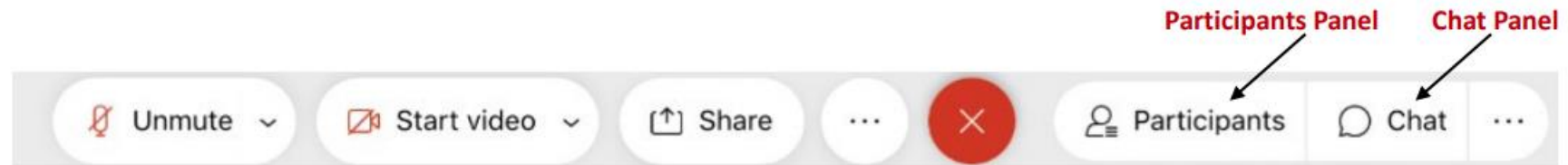
Preamble

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



Nov 1, 2024

Cleveland City Planning Commission

P r e a m b l e

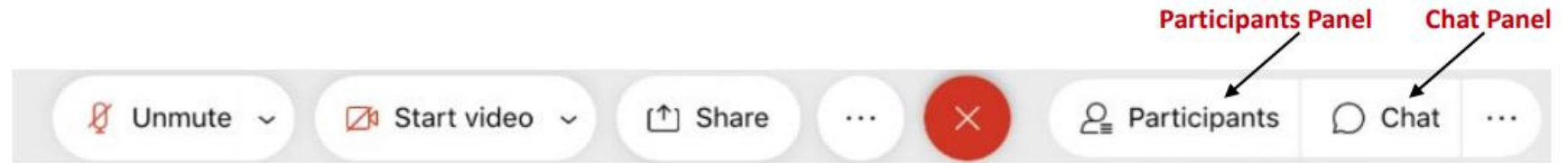
ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WebEx PLATFORM. THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YouTube.

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 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)



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.

Lillian Kuri, Chair

Nov 1, 2024

August Fluker, Vice Chair

Charles Slife, Council Member

Dr. Denise McCray-Scott

Erika Anthony

Andrew Sargeant

Cleveland City Planning Commission

Call to Order and Roll Call



CITY OF CLEVELAND
Mayor Justin M. Bibb

Nov 1, 2024

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting



CITY OF CLEVELAND
Mayor Justin M. Bibb

Nov 1, 2024

Cleveland City Planning Commission

Zoning Map Change



CITY OF CLEVELAND
Mayor Justin M. Bibb

Nov 1, 2024

Zoning Map Change

Map Change 2687 – Changing the Use, Area and Height Districts of parcels of land east of East 105th Street between Churchill Avenue and Orville Avenue.

Nov 1, 2024

Presenter: Xavier Bay, Zoning Planner

Map Change 2687

City Planning Commission Hearing

November 01, 2024



CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

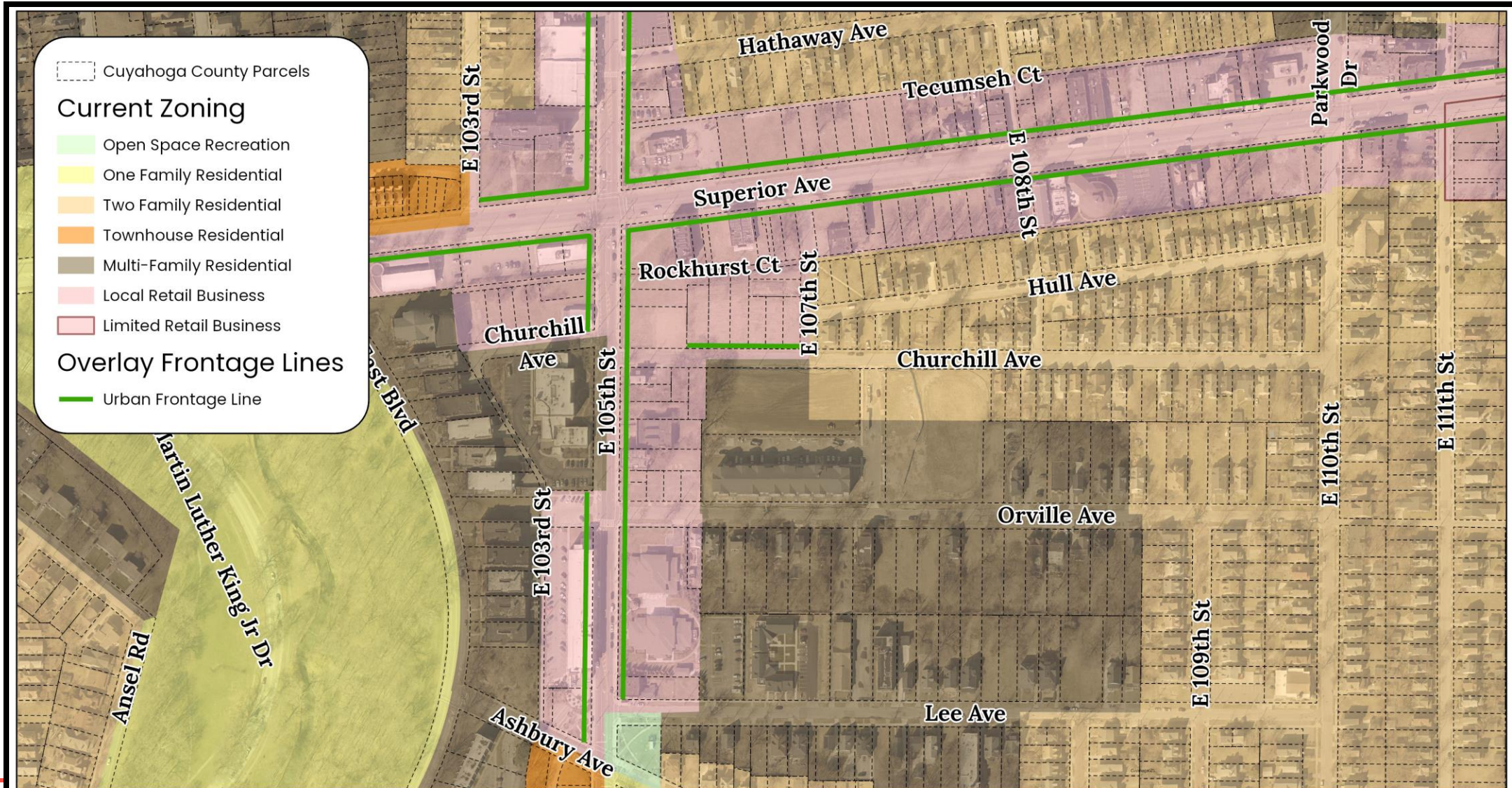
Proposal

Changing the Use, Area and Height Districts of parcels of land east of East 105th Street between Churchill Avenue and Orville Avenue.

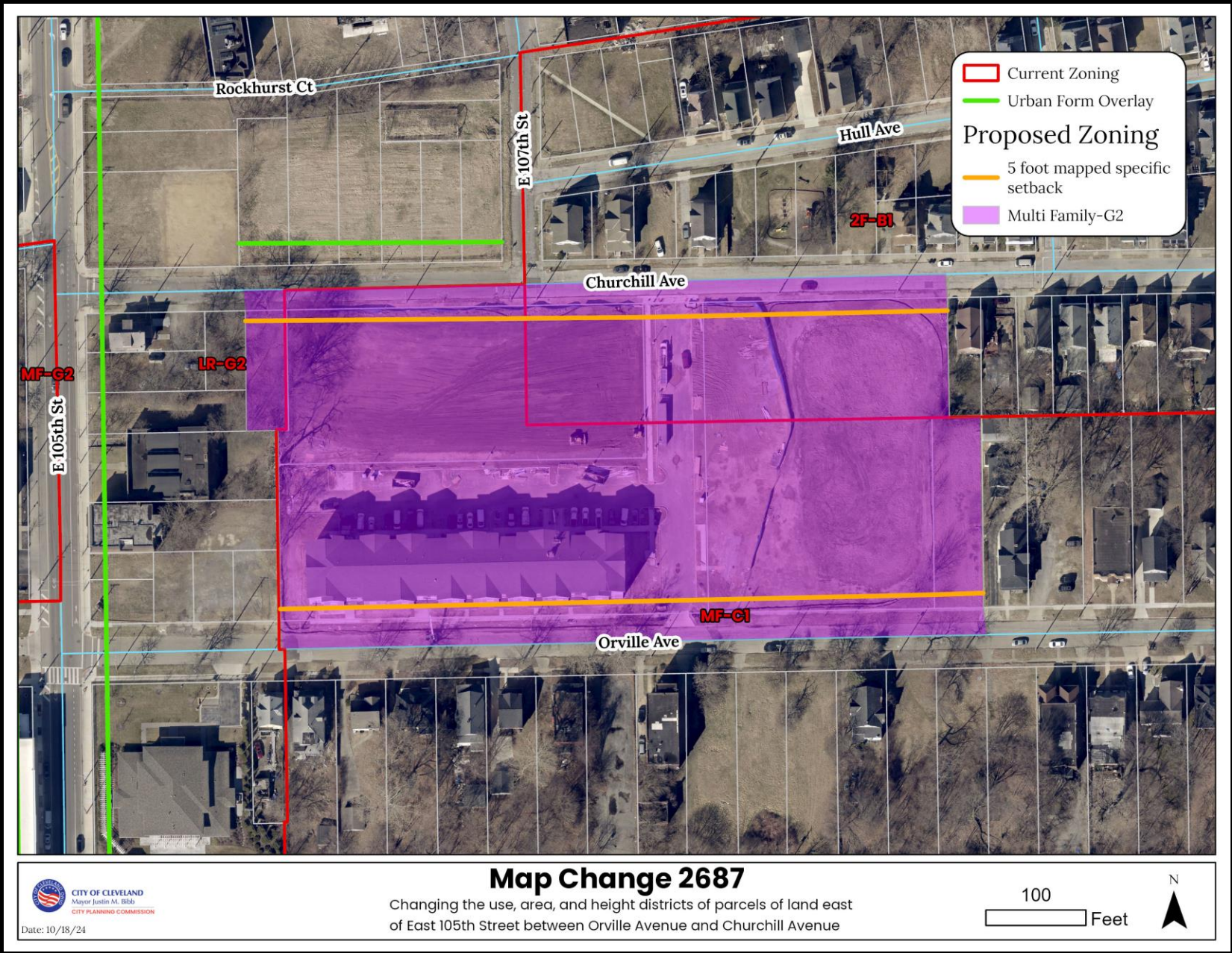
(Map Change 2687)

Purpose

To promote walkability and support a diversity of housing typologies which is in alignment with the Connecting Cleveland 2020 comprehensive citywide plan. Without the zoning change, and establishing a Specific Mapped Setback, the proposed new housing development would not be able to be constructed.



Map Change 2687



Date: 10/18/24

Map Change 2687

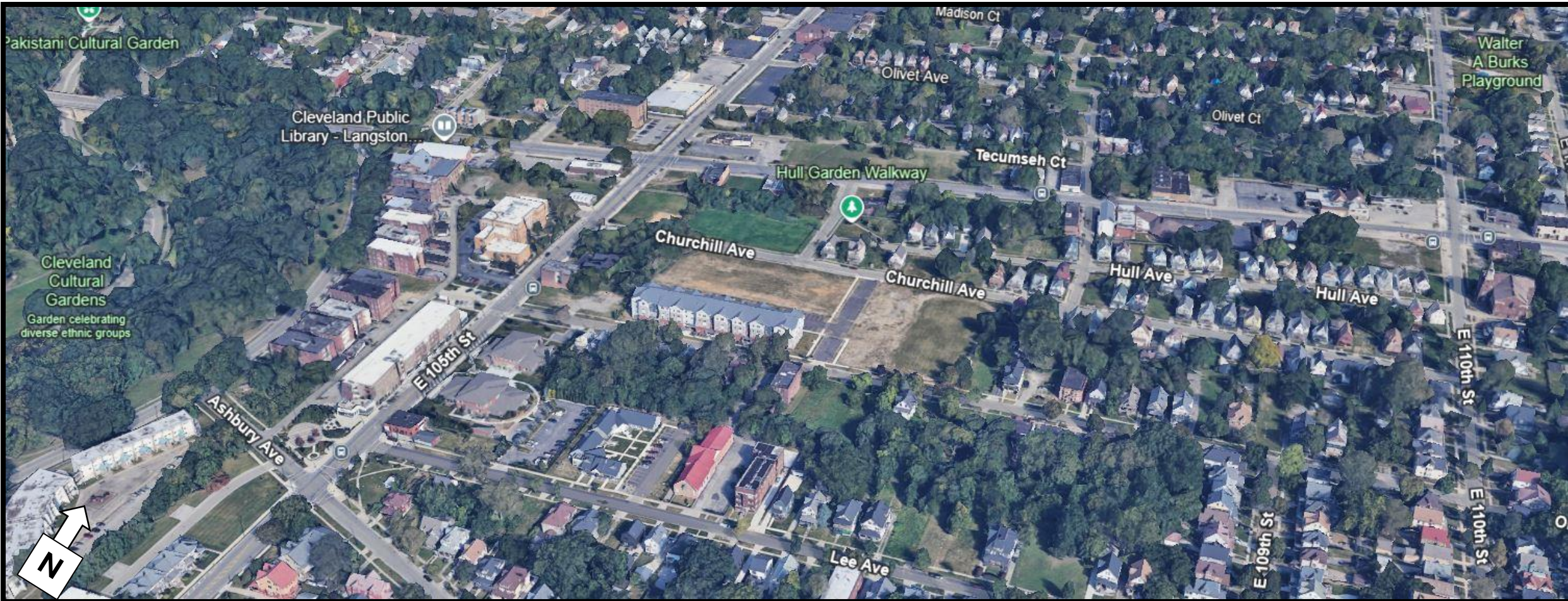
Changing the use, area, and height districts of parcels of land east of East 105th Street between Orville Avenue and Churchill Avenue



Mapped Setbacks



Current Context



Southeastern View
Churchill Ave



Northwestern View
Churchill Ave



Southwestern View
Churchill Ave



Eastern View
Churchill Ave



Eastern View
Orville Ave



Southwestern View
Orville Ave



Northwestern View
Orville Ave



Northwestern View
Orville Ave



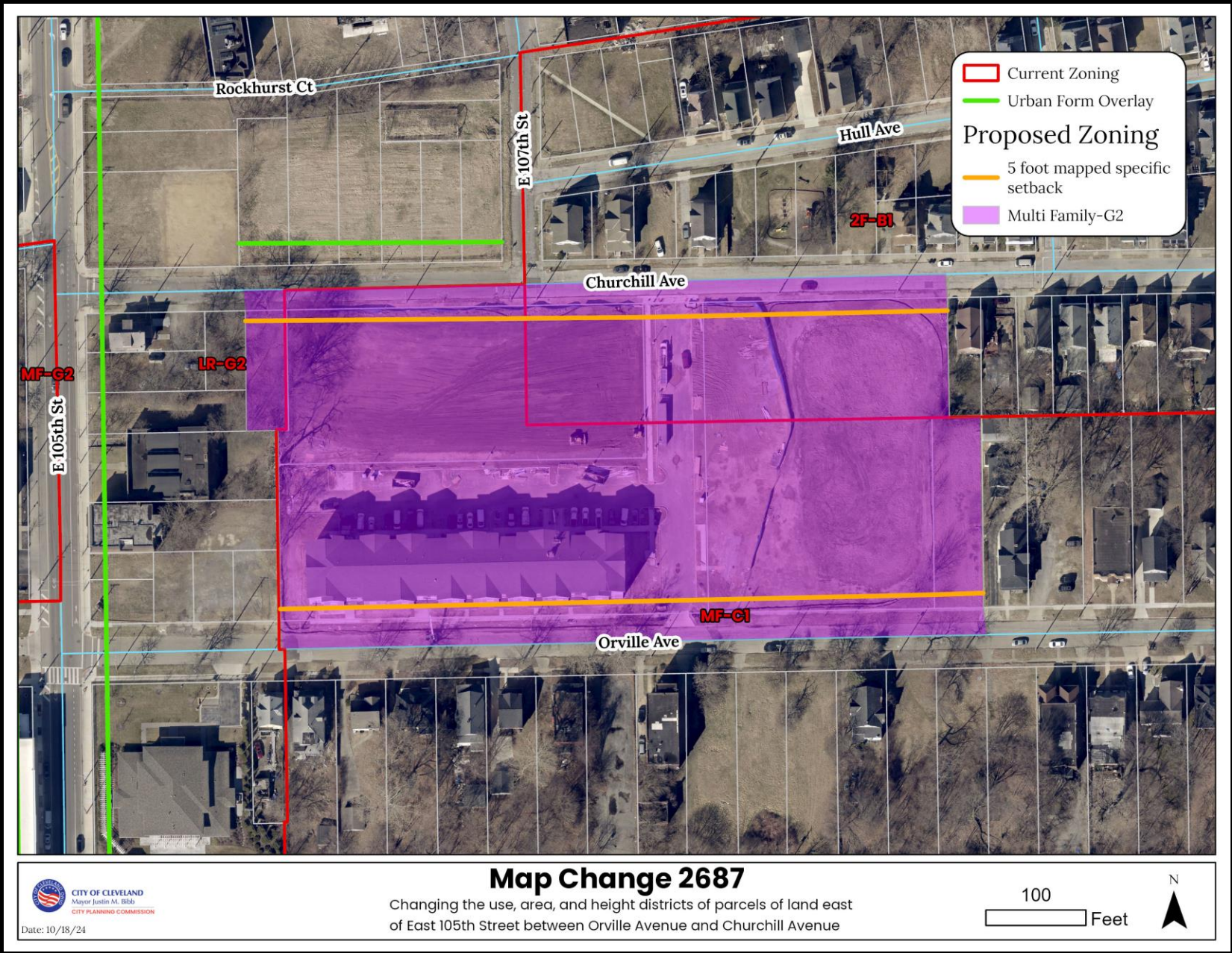
Southeastern View
Orville Ave



Northeastern View
Orville Ave



Map Change 2687



Cleveland City Planning Commission

Conditional Use



CITY OF CLEVELAND
Mayor Justin M. Bibb

Nov 1, 2024

Large State Licensed Residential Facility – 12 Resident Group Home

Nov 1, 2024

Project Address: 756 E. 105th Street

New Group Home

Presenter: Shannan Leonard, Chief Zoning Administrator

756 East 105th Street

Conditional Use Permit

City Planning Commission Hearing

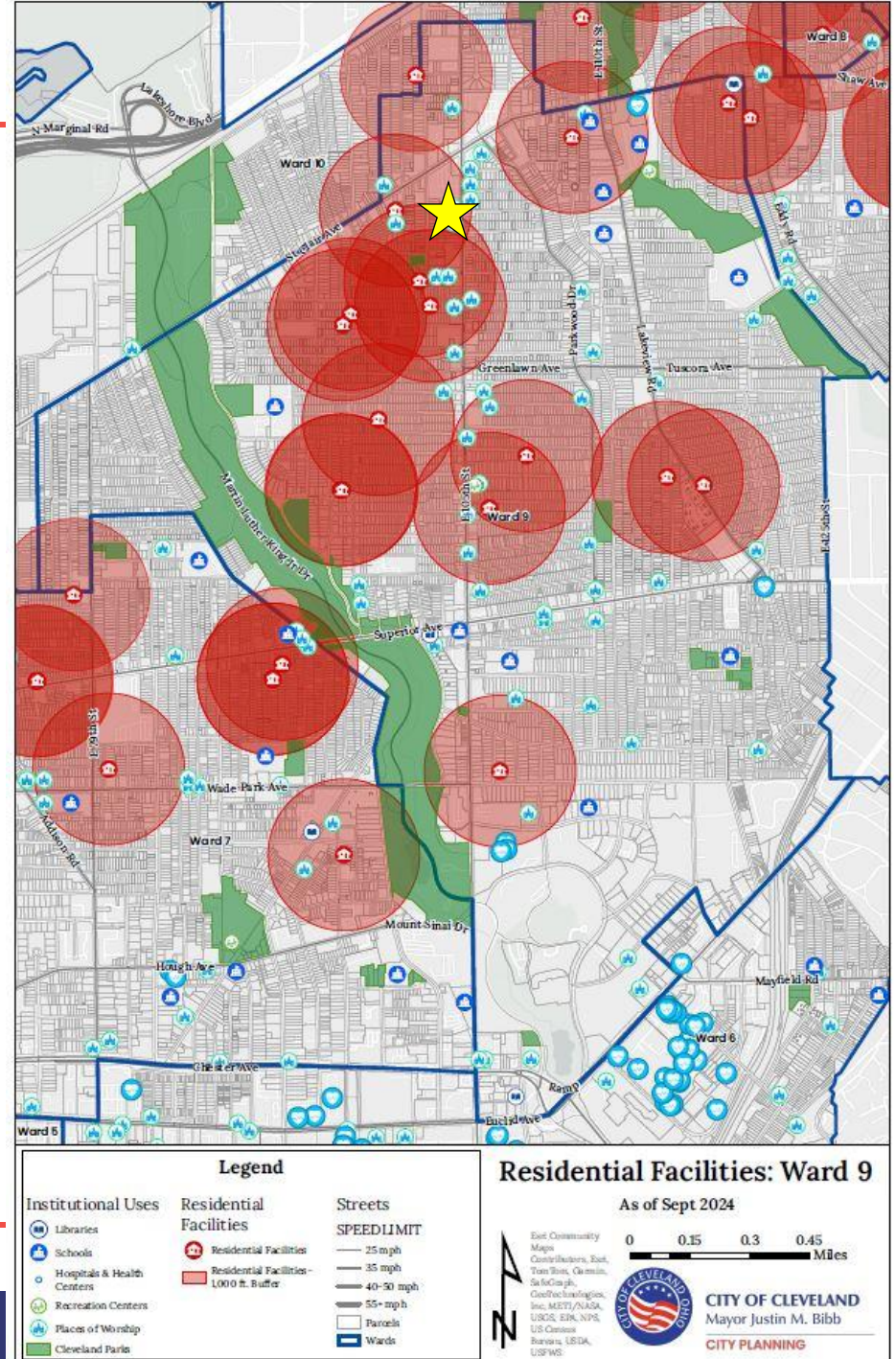
November 01, 2024



CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

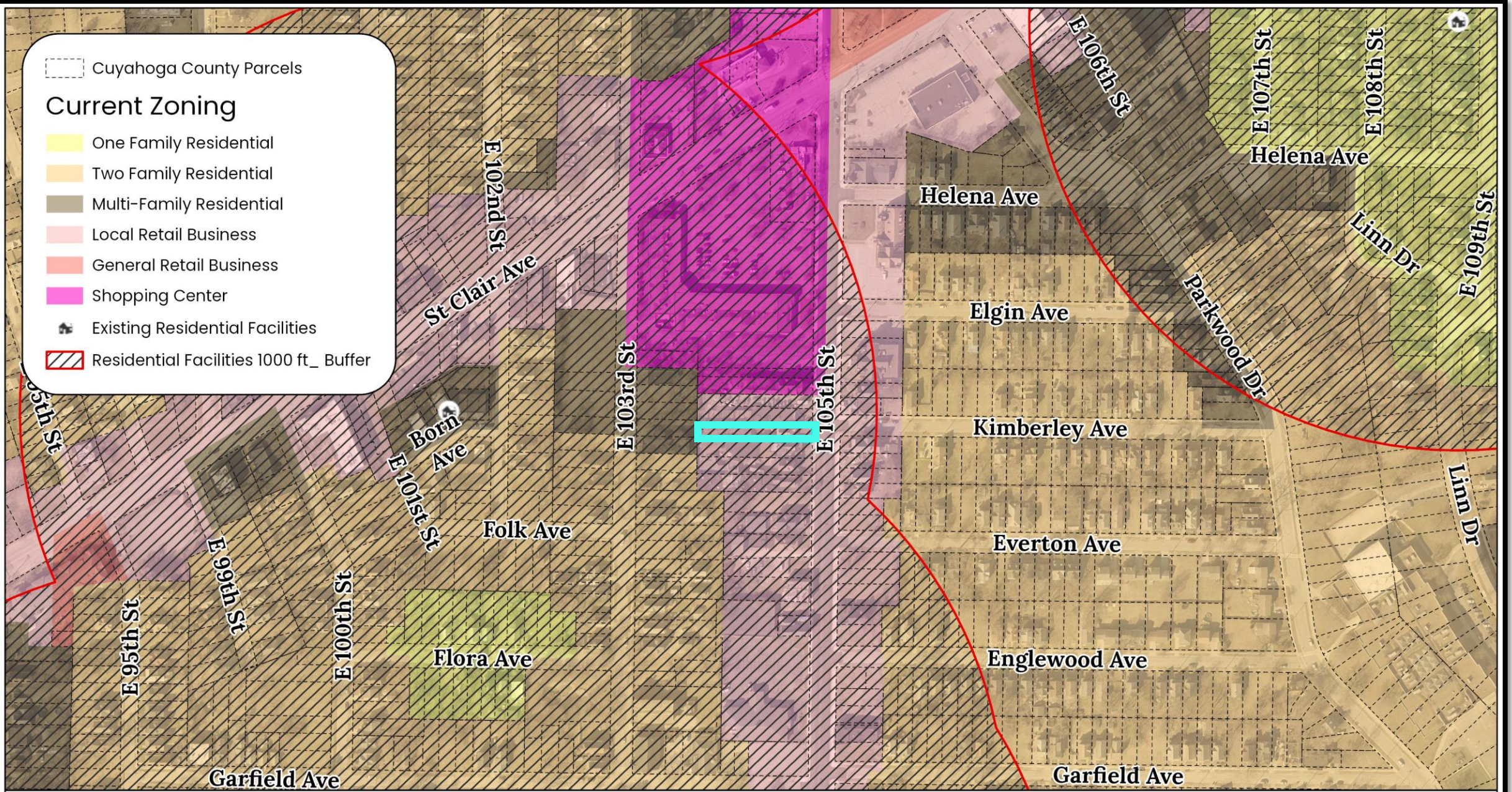
- Current Zoning: Local Retail– C2
- Request: Conditional use for large residential facility
- Resident count proposed: 12 persons
- State Licensed: Yes
- Conditional Use Requirements: 337.08 section (g)
- Variance needed from Board of Zoning Appeals



Cuyahoga County Parcels

Current Zoning

- One Family Residential
- Two Family Residential
- Multi-Family Residential
- Local Retail Business
- General Retail Business
- Shopping Center
- Existing Residential Facilities
- Residential Facilities 1000 ft_ Buffer

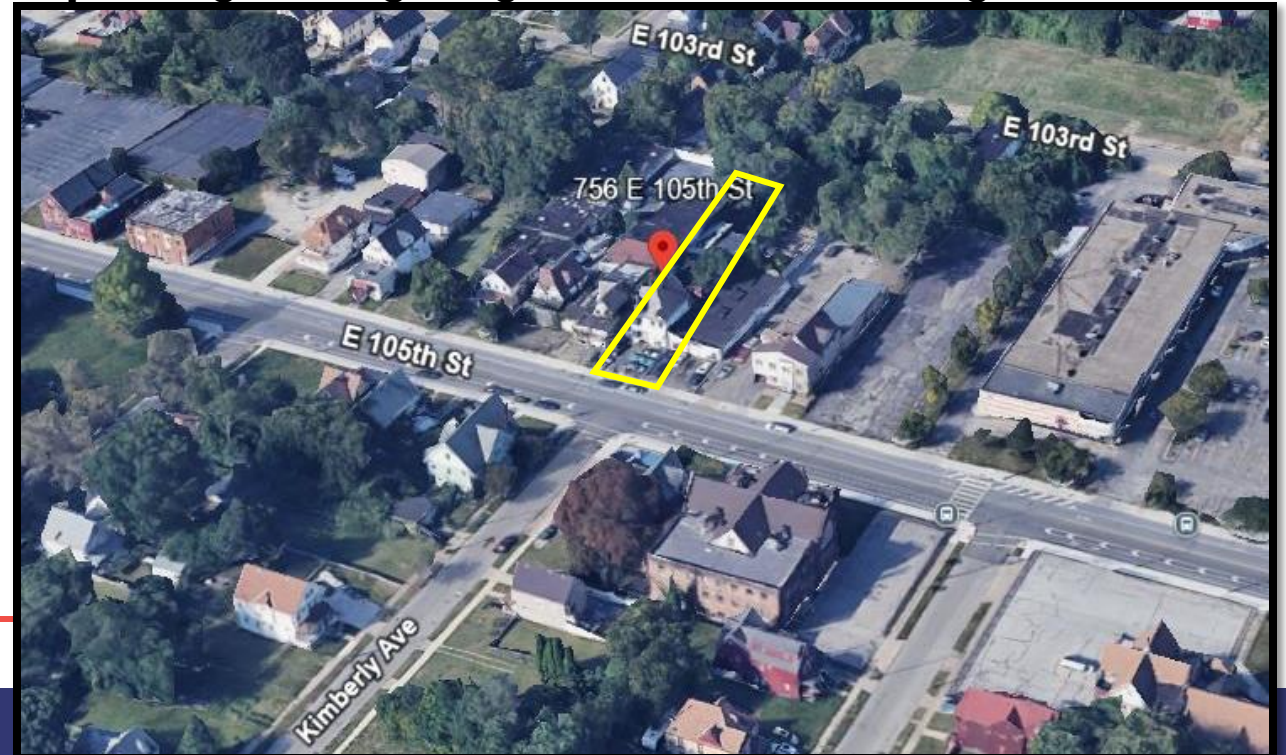


756 East 105th Street

Residential Facility in Multi-Family District Conditional Uses & Criteria (337.08 (g) (1&2))

The City Planning Commission may approve a large state licensed residential facility that is for 6-16 persons as a Conditional Use in a Multi-Family Residential District if the project meets the following criteria:

- **Facility is not located within 1,000 feet of another residential facility.**
- The architectural design and site layout of the home and the location, nature and height of any walls, screens, and fences **are compatible with adjoining land uses and the residential character of the neighborhood.**
- **The facility meets all applicable yard, parking and sign regulations in the Zoning Code.**

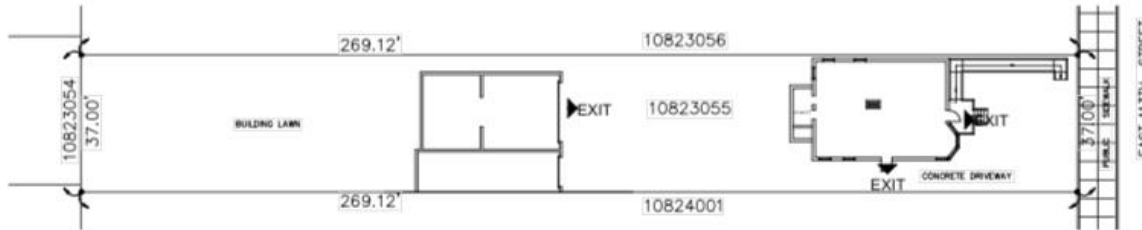




Southern View
E 105th St



Northern View
E 105th St



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



RP UNLIMITED
804 LONDON RD
CLEVELAND, OH 44110
E: BUILDING@RPUNLTD.COM
D: 216.762.3787



AUTONOMY HOUSE FOR SOBER LIVING
 756 EAST 105TH STREET
 CLEVELAND, OH 44108

SUBMITTALS:

SHEET TITLE:
SITE PLAN & DRAWING INDEX

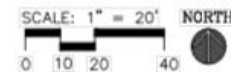
DATE: JULY 24, 2024
 DRAWN BY: RP UNLTD
 SCALE: 1" = 20'-0"
 SHEET NO.:

T.01

| DRAWING INDEX | BUILDING DESCRIPTION |
|---|---|
| T.00 TITLE SHEET | BUILDING CODE DATA |
| T.01 SITE PLAN & DRAWING INDEX | GOVERNING CODE 2019 RESIDENTIAL CODE OF OHIO (IRC 2018) |
| T.02 GENERAL NOTES, GRAPHIC SYMBOLS & ABBREVIATIONS | EXISTING SPACE: 3400 GROSS S.F. USE GROUP- RESIDENTIAL OCCUPANT LOAD- N/A |
| A.00 DEMOLITION PLANS & NOTES | BUILDING ZONING TOTAL SPACE = 3,400 SF |
| A.01 FLOOR PLANS & NOTES | CONSTRUCTION TYPE = IV-B ZONING = MULTI-FAMILY DETACHED BUILDING USE = RESIDENTIAL |
| A.02 FLOOR PLANS & NOTES | GROUP HOME SQUARE FOOTAGE BREAKDOWN |
| A.03 REFLECTED CEILING PLANS & NOTES | 1ST FLOOR -4 PERSONS, 1 FULL BATHS -100 SQUARE FEET COMMON SPACE |
| A.04 REFLECTED CEILING PLANS & NOTES | 2ND FLOOR -8 PERSONS, 1 FULL BATHS |
| A.05 GARAGE PLAN, DETAILS & NOTES | BASEMENT -410 SQUARE FEET COMMON SPACE |
| A.06 GARAGE REFLECTED CEILING PLAN & SCHEDULES | GARAGE -360 SQUARE FEET COMMON SPACE -1 HALF BATH |
| A.07 ADA RAMP PLANS, DETAILS & NOTES | TOTALS -12 TOTAL PERSONS, 2 FULL BATHS, 1 HALF BATH -870 SQUARE FEET TOTAL COMMON SPACE |
| M.01 MECHANICAL PLANS & NOTES | NOTES: THIS BREAKDOWN IS FOR SPACES ACCESSIBLE TO RESIDENTS ONLY. NO RESIDENTS CAN ACCESS 3RD FLOOR. OUR COMMON SPACE ALLOCATION REACHES THE REQUIREMENT. |
| M.02 MECHANICAL PLANS & SCHEDULES | |
| M.03 MECHANICAL PLANS & SPECIFICATIONS | |
| P.01 PLUMBING PLANS & NOTES | |
| P.02 PLUMBING PLANS & DIAGRAMS | |
| P.03 PLUMBING PLANS & SPECIFICATIONS | |
| E.01 ELECTRICAL PLANS & NOTES | |
| E.02 ELECTRICAL PLANS & SCHEDULES | |
| E.03 ELECTRICAL PLANS & SPECIFICATIONS | |

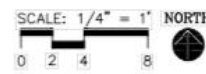
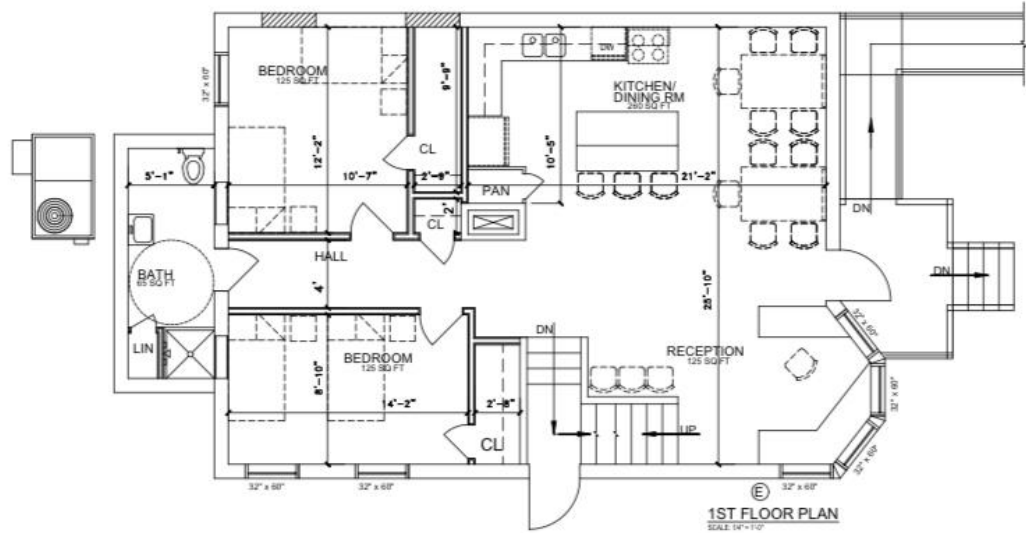
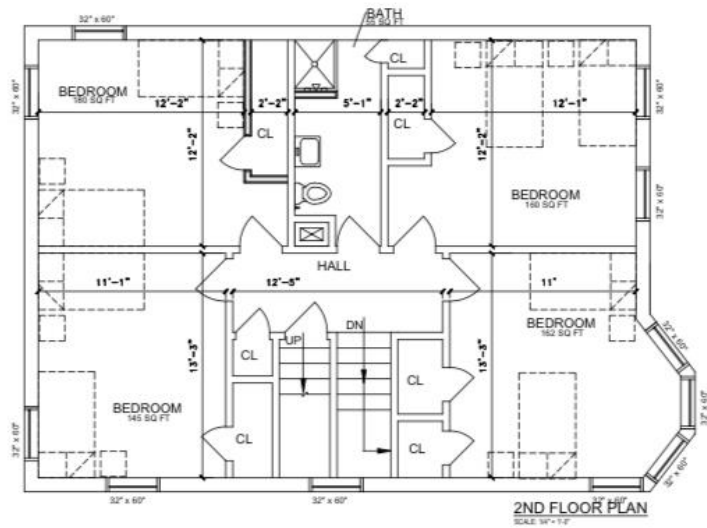


LOCATION PLAN





- GENERAL NOTES**
1. INSTALL ALL NEW FINISHES THROUGHOUT HOUSE, INCLUDING FLOORS, WALLS & CEILINGS, SELECTED BY OWNER.
 2. INSTALL ALL NEW KITCHEN CABINETS & COUNTERTOP.
 3. INSTALL NEW LIGHTS AS SHOWN. SEE REFLECTED CEILING PLAN.
 4. INSTALL NEW FIXTURES IN ALL BATHROOMS.
 5. BUILD NEW WALLS AS SHOWN, SEE WALL DETAILS. GYP. BD. PAINT COLOR SELECTED BY OWNER.
 6. PAINT ENTIRE HOUSE EXTERIOR, PAINT SELECTED BY OWNER.
 7. INSTALL NEW FURNACES. SEE MECHANICAL.
 8. VERIFY ANY QUESTIONS OR DISCREPANCIES WITH OWNER PRIOR TO COMMENCING ANY WORK.
 9. FOLLOW ALL LOCAL CODES AND SAFETY PROCEDURES TO PREVENT ANY UNNECESSARY PROBLEMS FROM NEGLIGENCE.
 10. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK.



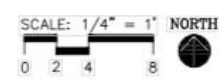
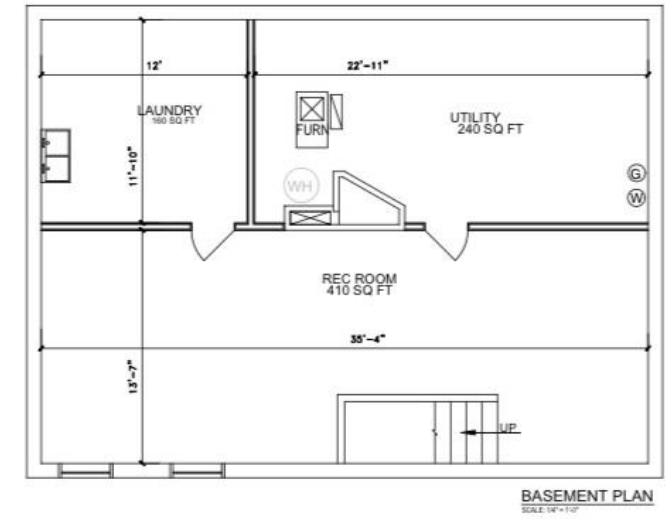
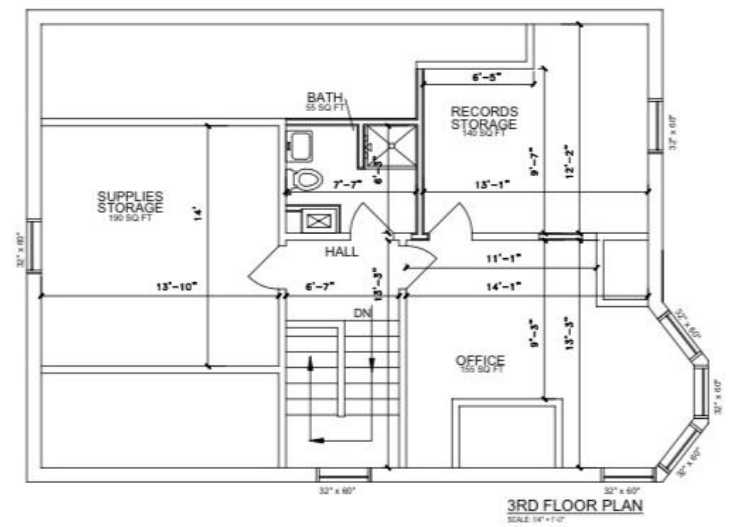
RP UNLIMITED
864 LINDEN RD
CLEVELAND, OH 44110
E: BUILDING@RPUNLTD.COM
D: 216-762-5787



AUTONOMY HOUSE FOR SOBER LIVING
 756 EAST 105TH STREET
 CLEVELAND, OH 44108

SUBMITTALS:
 SHEET TITLE:
FLOOR PLANS & NOTES
 DATE: JULY 24, 2024
 DRAWN BY: RP UNLTD
 SCALE: 1/4" = 1'-0"
 SHEET NO.:

A.01



RP UNLIMITED
864 LINDEN RD
CLEVELAND, OH 44110
E: BUILDING@RPUNLTD.COM
D: 216-762-5787



AUTONOMY HOUSE FOR SOBER LIVING
 756 EAST 105TH STREET
 CLEVELAND, OH 44108

SUBMITTALS:
 SHEET TITLE:
FLOOR PLANS & NOTES
 DATE: JULY 24, 2024
 DRAWN BY: RP UNLTD
 SCALE: 1/4" = 1'-0"
 SHEET NO.:

A.02

Conditional Use Requirements

- **Facility is located within 1,000 feet of another residential facility located at 10119 Born Ave.**
- The architectural design and site layout of the home and the location, nature and height of any walls, screens, and fences ***are compatible with adjoining land uses and the residential character of the neighborhood.***
- **The facility meets all applicable yard, parking and sign regulations in the Zoning Code.**

First permitted in Multi-Family Residential District with Conditional Use from CPC

Property is located within a Local Retail Business District and is within 1,000ft of another residential facility.
– ***Variance Required***

756 E 105th Street

Conditional Use Design Review

October 2024

Existing Structure at 756 E 105th Street

- Requesting CPC to grant approval of conditional use for existing structure.
- Current Zoning: Local Retail District
- Last Legal Use: Beauty Salon
- Future Land Use: Residential Facility Class 2 (Group Home)
- State License: Yes
- Current Condition of property is poor do to neglect by previous owner. The property has been cleaned out, abated, and boarded-up for safety.

E 103 STREET

E 103 RD ST

10823051

10823052

10823053

10823054

10824106

10824107

10824108

10824109

10824110

10824111

10824112

10824131

10823058

10823057

10823066

10823056

10823055

10824001

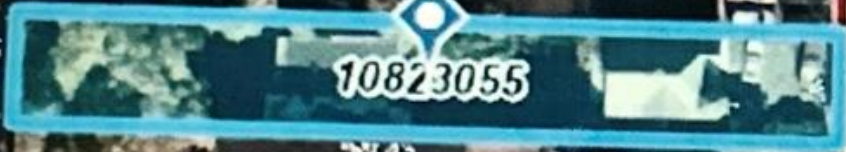
10824002

10824003

10824004

10824005

10824006



E 105 STREET

E 105 RD ST

10825053

10825052

10825113

10825050

10825049

10825048

KIMBERLEY AVENUE

10826001

10826002

10826003

10826004

10826005

10826006

10826172

10826171

10826170

10826143

10826144

10826145

10826142

EVERTON AVENUE

Long Term Vision for the Site

- Develop a 12 bed all male sober residential facility.
- Envisioned to operate 24 hours daily, 3 shifts provided 7AM-3PM 3PM-11PM 11PM-7AM to help accommodate all residents.
- Ten working peer support members broken down into 2 staff members per shift and one additional house manager.
- We plan on having four on call / PRN as needed staff members to cover any open shifts or call offs.
- Our goal and mission is to offer a family like atmosphere where residents receive residential class two facility assistance. Providing peer support, medication assistance, social activities, community outreach assistance, all while promoting self autonomy.

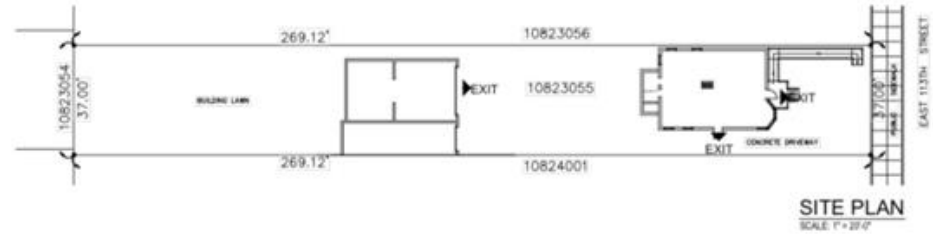


Future Plans for Existing Structure

North, South, East, West View of Existing Structure



Architectura I Drawings & Layout



| DRAWING INDEX | BUILDING DESCRIPTION |
|---|---|
| T.00 TITLE SHEET | BUILDING CODE DATA |
| T.01 SITE PLAN & DRAWING INDEX | GOVERNING CODE 2019 RESIDENTIAL CODE OF OHO (IRC 2018) |
| T.02 GENERAL NOTES, GRAPHIC SYMBOLS & ABBREVIATIONS | EXISTING SPACE: 3400 GROSS S.F. USE GROUP- RESIDENTIAL OCCUPANT LOAD- N/A |
| A.00 DEMOLITION PLANS & NOTES | BUILDING ZONING TOTAL SPACE = 3,400 SF |
| A.01 FLOOR PLANS & NOTES | CONSTRUCTION TYPE = IV-B ZONING = MULTI-FAMILY DETACHED BUILDING USE = RESIDENTIAL |
| A.02 FLOOR PLANS & NOTES | |
| A.03 REFLECTED CEILING PLANS & NOTES | |
| A.04 REFLECTED CEILING PLANS & NOTES | GROUP HOME SQUARE FOOTAGE BREAKDOWN |
| A.05 GARAGE PLAN, DETAILS & NOTES | 1ST FLOOR -4 PERSONS, 1 FULL BATHS -100 SQUARE FEET COMMON SPACE |
| A.06 GARAGE REFLECTED CEILING PLAN & SCHEDULES | 2ND FLOOR -8 PERSONS, 1 FULL BATHS |
| A.07 ADA RAMP PLANS, DETAILS & NOTES | BASEMENT -410 SQUARE FEET COMMON SPACE |
| M.01 MECHANICAL PLANS & NOTES | GARAGE -380 SQUARE FEET COMMON SPACE -1 HALF BATH |
| M.02 MECHANICAL PLANS & SCHEDULES | TOTALS -12 TOTAL PERSONS, 2 FULL BATHS, 1 HALF BATH -870 SQUARE FEET TOTAL COMMON SPACE |
| M.03 MECHANICAL PLANS & SPECIFICATIONS | NOTES: THIS BREAKDOWN IS FOR SPACES ACCESSIBLE TO RESIDENTS ONLY. NO RESIDENTS CAN ACCESS 3RD FLOOR. OUR COMMON SPACE ALLOCATION REACHES THE REQUIREMENT. |
| P.01 PLUMBING PLANS & NOTES | |
| P.02 PLUMBING PLANS & DIAGRAMS | |
| P.03 PLUMBING PLANS & SPECIFICATIONS | |
| E.01 ELECTRICAL PLANS & NOTES | |
| E.02 ELECTRICAL PLANS & SCHEDULES | |
| E.03 ELECTRICAL PLANS & SPECIFICATIONS | |



SCALE: 1" = 20' NORTH
0 10 20 40

PROFESSIONAL SEAL

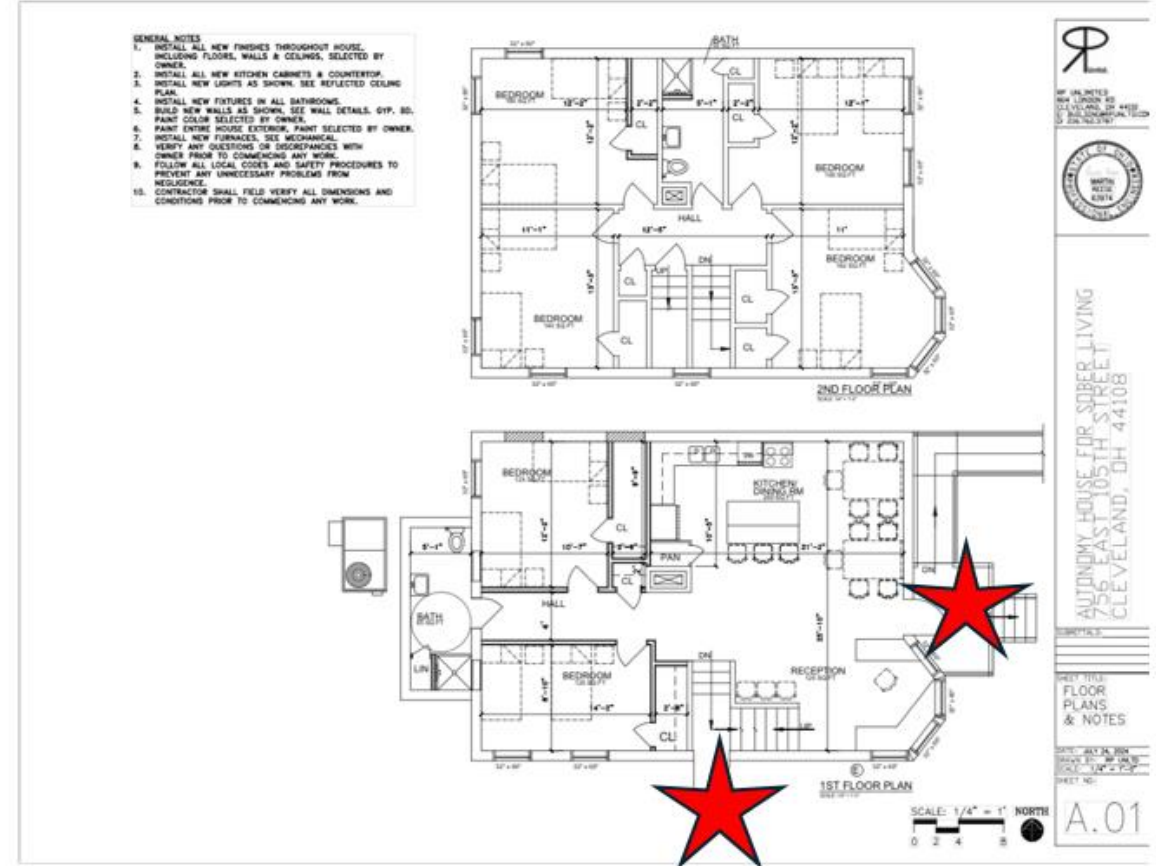
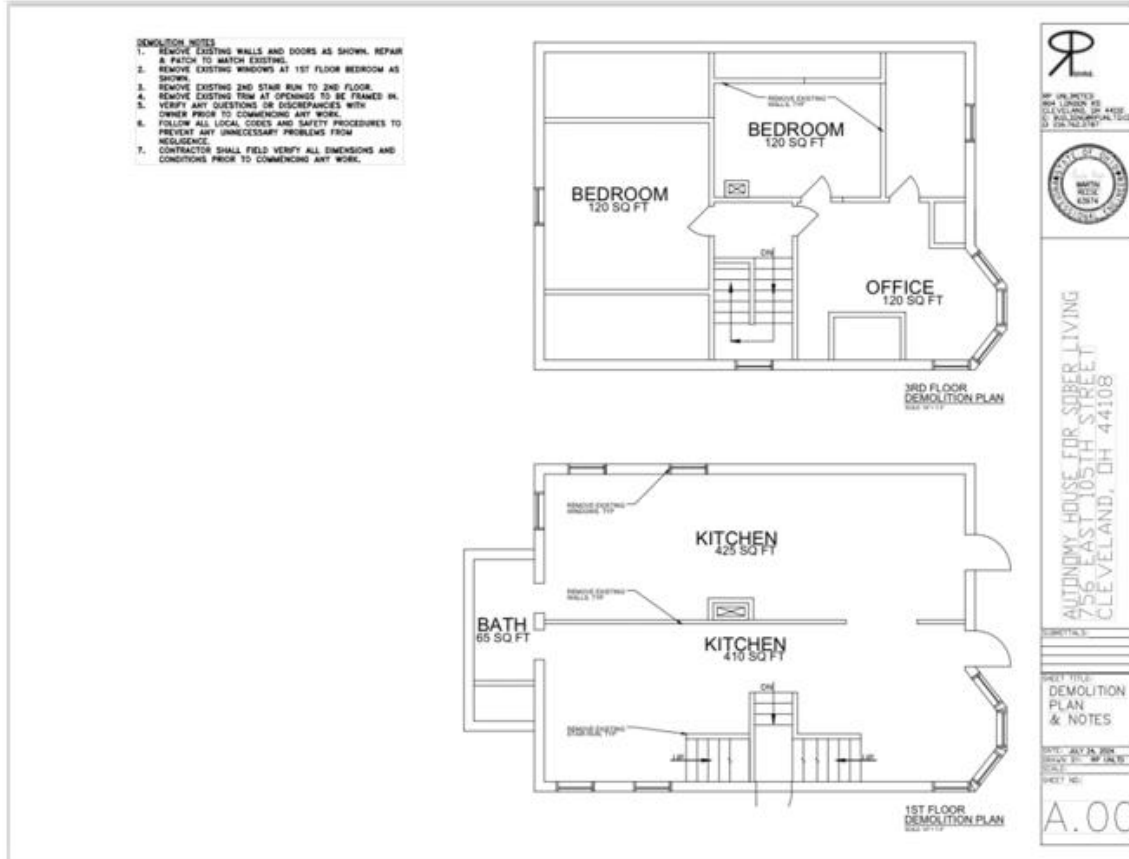
STATE OF OHIO
REGISTERED PROFESSIONAL ARCHITECT
MATT
LICENSE
63874

PROJECT TITLE:
AUTONOMY HOUSE FOR SOBER LIVING
756 EAST 105TH STREET
CLEVELAND, OH 44108

SHEET TITLE:
SITE PLAN & DRAWING INDEX

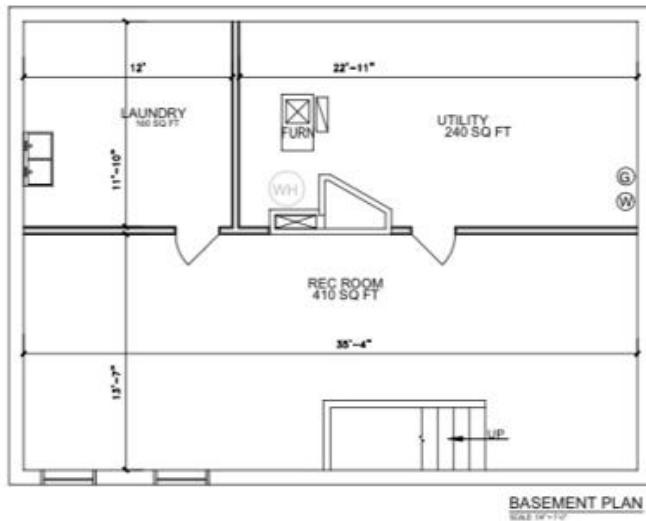
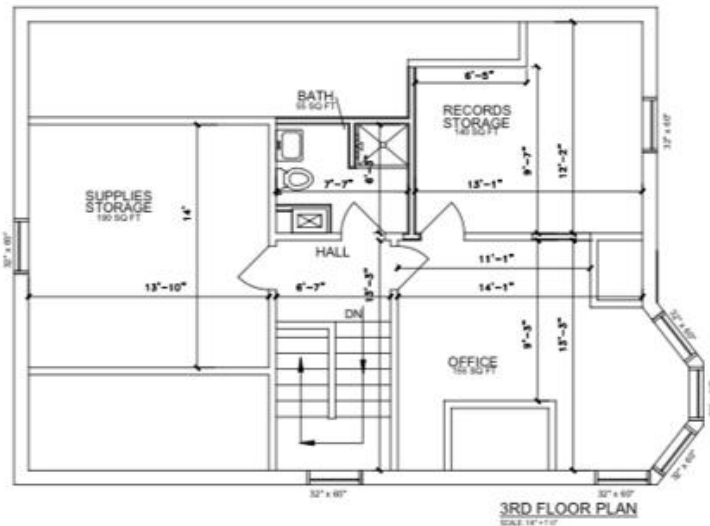
DATE: JULY 24, 2018
REVISION: NONE
SCALE: 1" = 20'-0"
SHEET NO.:
T.01

Demolition vs Reconstruction



GENERAL NOTES

1. INSTALL ALL NEW FINISHES THROUGHOUT HOUSE, INCLUDING FLOORS, WALLS & CEILINGS, SELECTED BY OWNER.
2. INSTALL ALL NEW KITCHEN CABINETS & COUNTERTOP.
3. INSTALL NEW LIGHTS AS SHOWN. SEE REFLECTED CEILING PLAN.
4. INSTALL NEW FIXTURES IN ALL BATHROOMS.
5. BUILD NEW WALLS AS SHOWN, SEE WALL DETAILS. GYP. BD. PAINT COLOR SELECTED BY OWNER.
6. PAINT ENTIRE HOUSE EXTERIOR, PAINT SELECTED BY OWNER.
7. INSTALL NEW FURNACES, SEE MECHANICAL.
8. VERIFY ANY QUESTIONS OR DISCREPANCIES WITH OWNER PRIOR TO COMMENCING ANY WORK.
9. FOLLOW ALL LOCAL CODES AND SAFETY PROCEDURES TO PREVENT ANY UNNECESSARY PROBLEMS FROM NEGLIGENCE.
10. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK.



RP
UNLIMITED

RP UNLIMITED
184 LEXINGTON RD
CLEVELAND, OH 44108
C: BUILDING@RPUNLTD.COM
D: 216-762-3787

STATE OF OHIO
MARTIN
REISE
63974

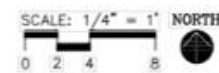
AUTONOMY HOUSE FOR SOBER LIVING
756 EAST 105TH STREET
CLEVELAND, OH 44108

SUBMITTALS:

SHEET TITLE:
FLOOR PLANS & NOTES

DATE: JULY 24, 2024
DRAWN BY: RP UNLTD
SCALE: 1/4" = 1'-0"
SHEET NO:

A.02



State of Ohio
Board of Nursing



License

This is to certify that

Kimberly Denise Thomas

has qualified under the laws of this state and the requirements of the Board of Nursing.

*and is now authorized to practice in the state of Ohio as a **Multistate License***

Licensed Practical Nurse (LPN)

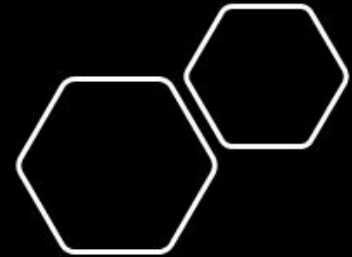
*In Witness Whereof, This License Number ~~LPN-
M-EDS-IV~~ Issued by*

Examination is granted, and I hereunto subscribe my name and affix the Seal of the Board of

Nursing on this First day of June, 2017

Marlene Anielski

Executive Director





Kevin Conwell COUNCIL MEMBER, WARD 9

COMMITTEES: Workforce & Community Benefits - Chair
Finance • Health & Human Services • Transportation

October 29, 2024

Elizabeth Kukla
Cleveland Zoning Appeals Board
601 Lakeside Ave E # 516, Cleveland, OH 44114
Re: 108-23-055

Dear Elizabeth,

I am writing this letter regarding 756 E. 105th Street I am in full support of Kimberly Thomas to operate a housing program for men. I have had a meeting with Ms. Thomas, she seems like a passionate but eager person to help others better themselves which I truly appreciate. Please allow this letter to help Ms. Thomas receive the approval of his zoning application.

If you have any questions and concerns please do not hesitate to contact me via phone 216-664-4252 or via email kconwell@citycouncil.org.

Sincerely,

A handwritten signature in cursive script that reads 'Kevin Conwell'.

Kevin Conwell,
Councilman, Ward 9

Pedestrian Retail Overlay – Institutional Use in a PRO

Nov 1, 2024

Project Address: 7960 Lorain Ave

New admin office/adult daycare facility in a Pedestrian Retail Overlay

Presenter: Xavier Bay, Zoning Planner

7960 Lorain Avenue

City Planning Commission Hearing

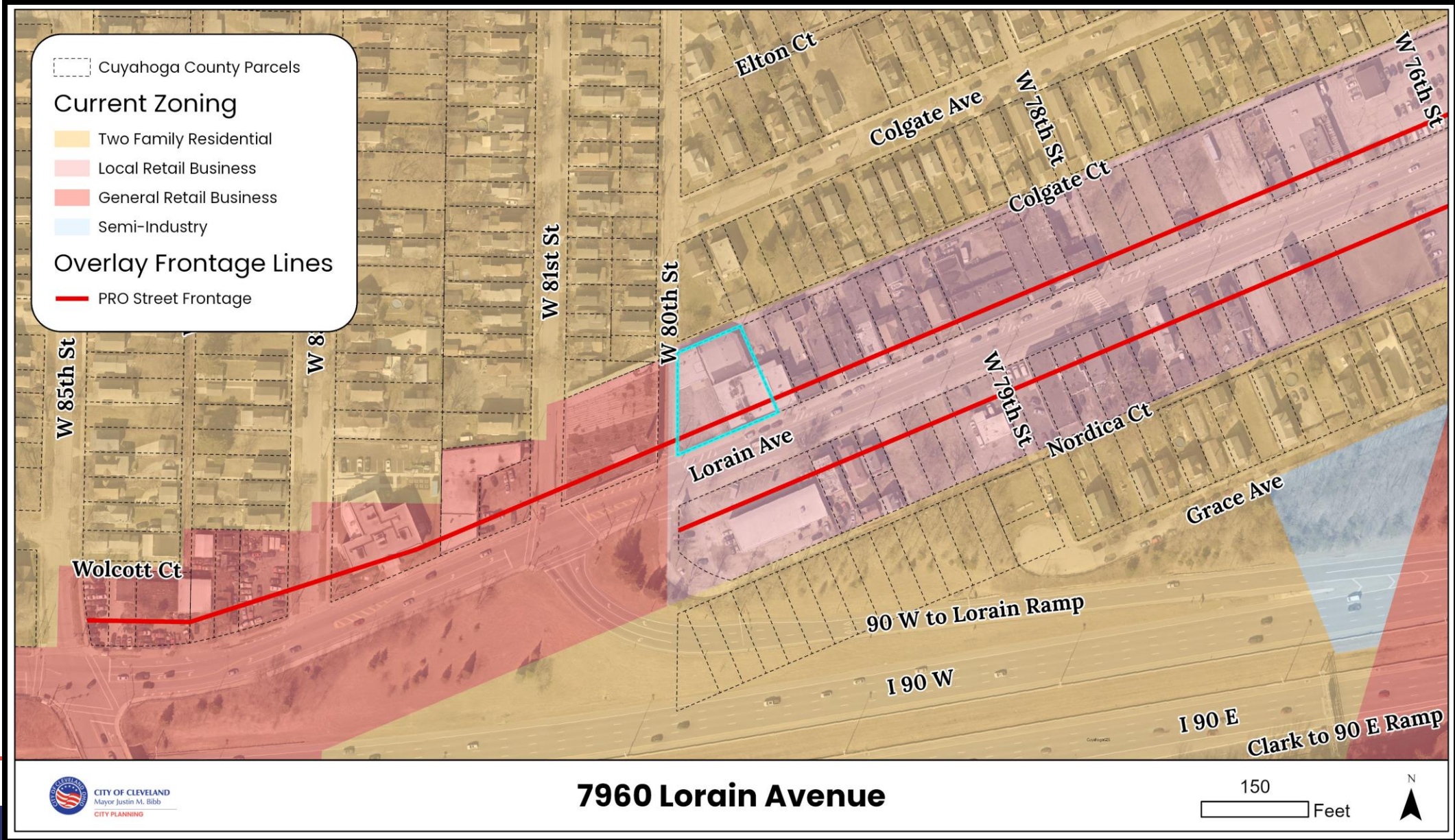
November 01, 2024

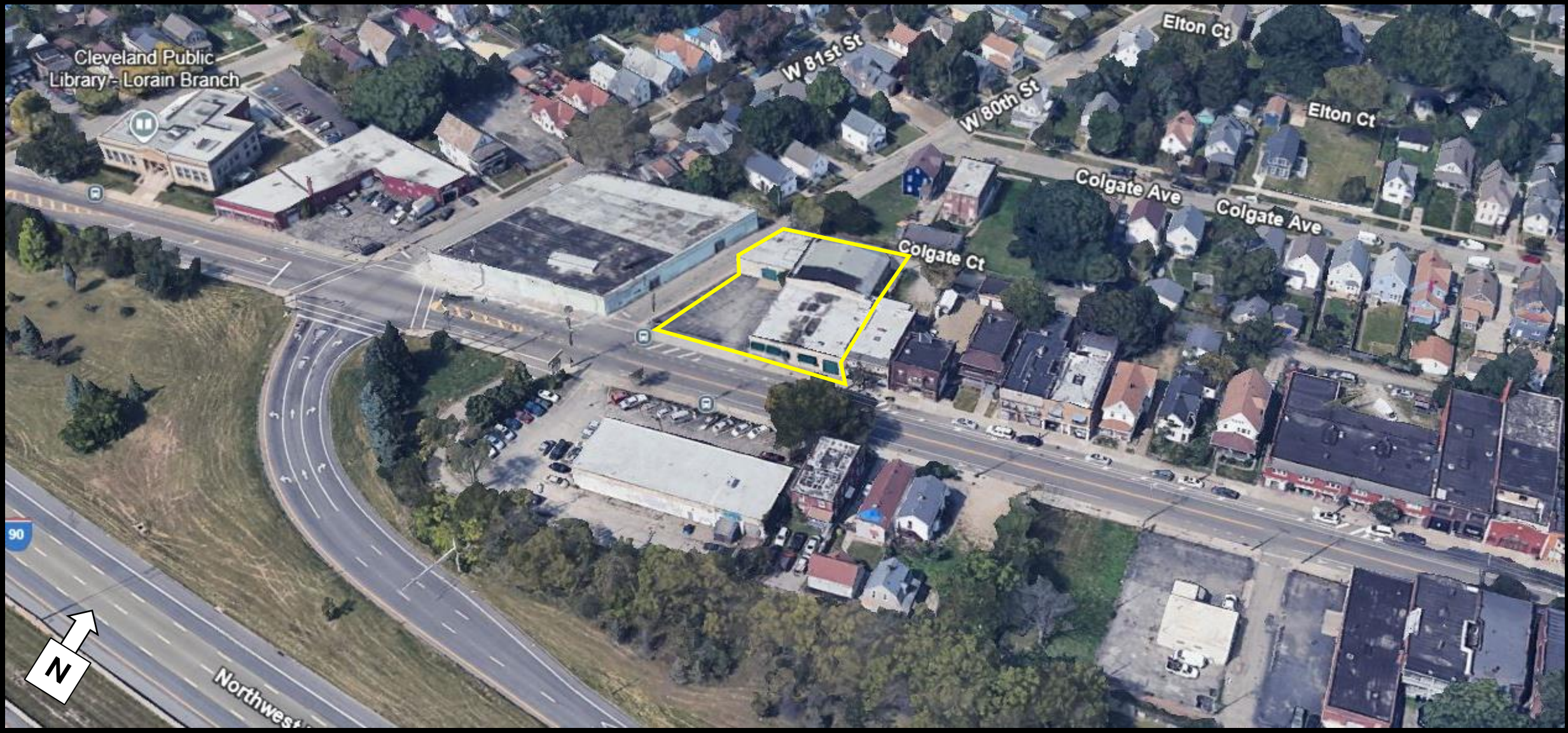


CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

Current Zoning





Southeastern View
Lorain Ave



Northwestern View
Lorain Ave





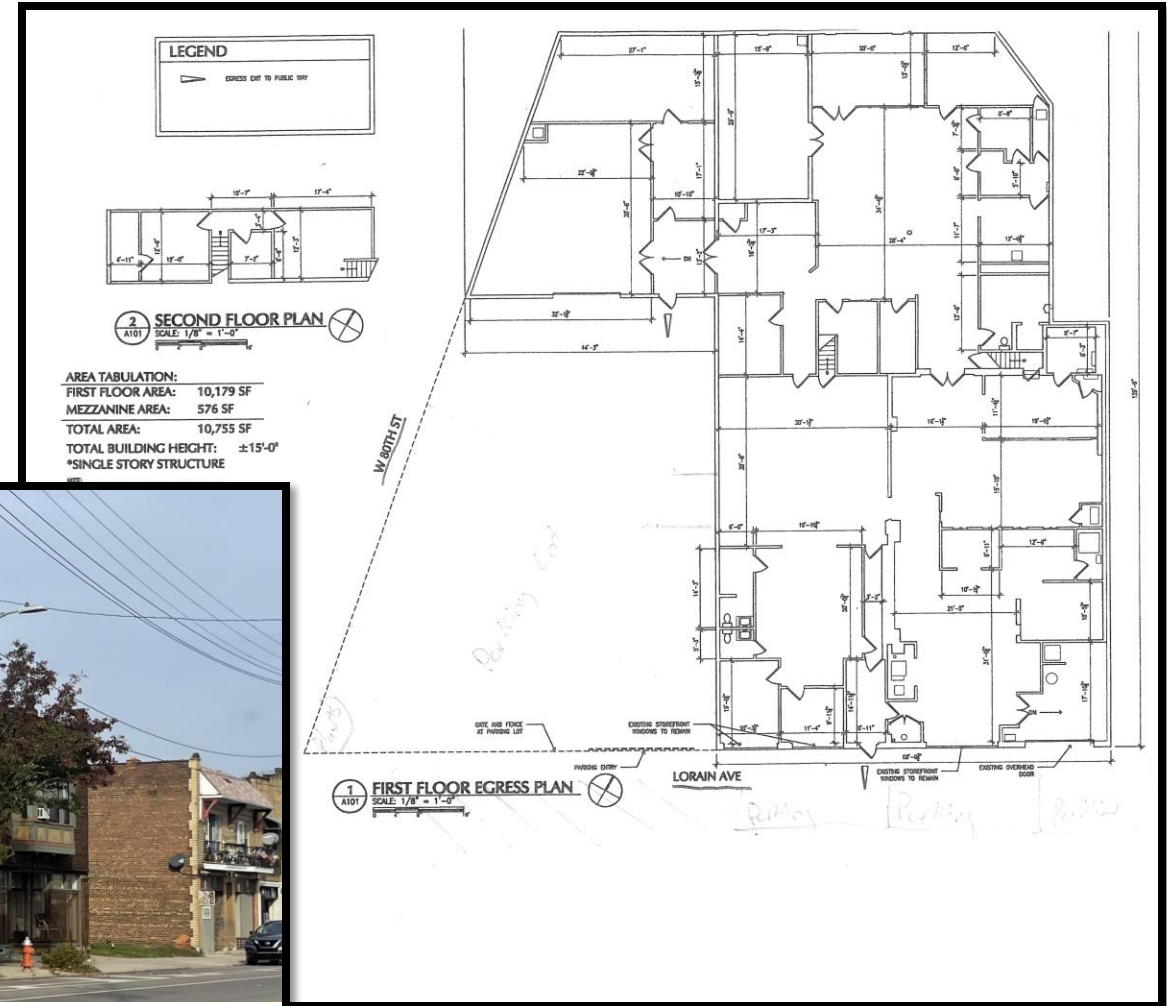
Northeastern View
Lorain Ave



Northern View
West 80th St

Proposal

To improve and adaptively reuse vacant structure as admin office and adult daycare facility.



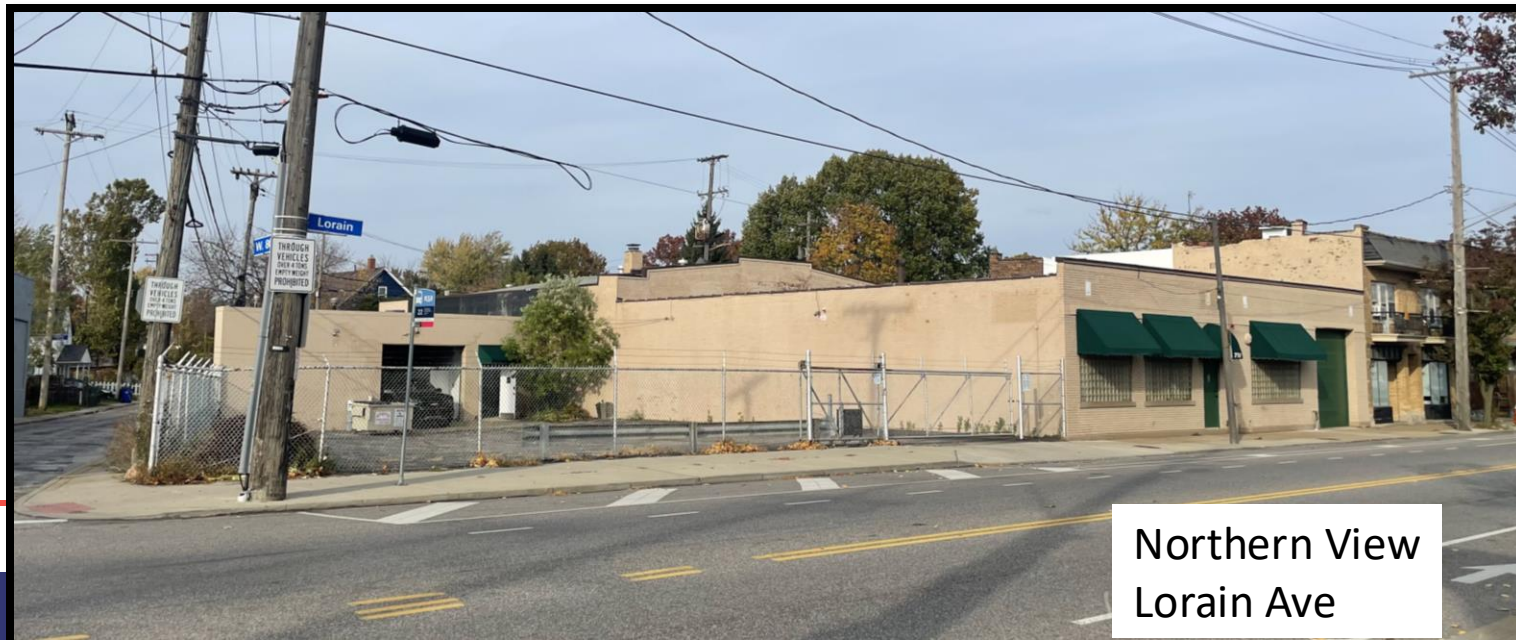
Northeastern View
Lorain Ave



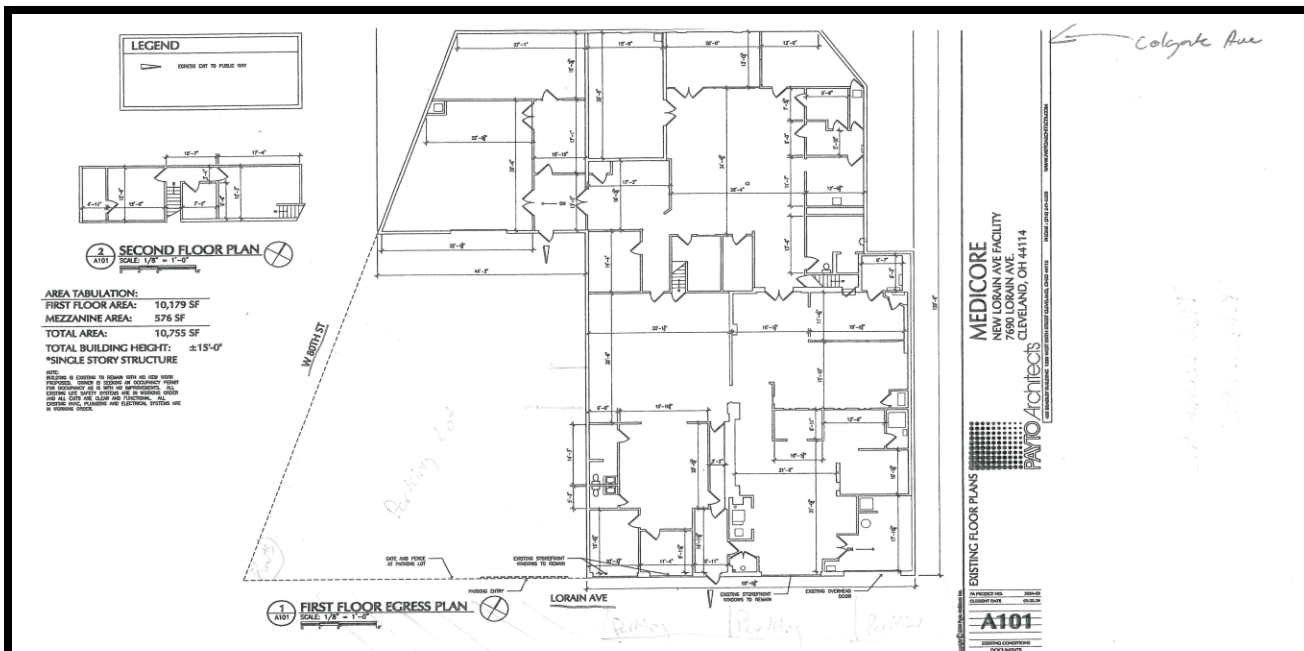
**B. Conditional Uses for Driveway
Across Public Sidewalk - *one (1) or
both conditions apply:***

- The size, shape or layout of the subject property does not permit placement of parking, loading or the driveway in a more suitable location?

- It has been demonstrated by the applicant that placement of the parking, loading or driveway in allowed location would jeopardize the continued occupancy of the subject property by uses suited to the PRO district.



[§343.23(e)(2)(B)]



C. Residential, Institutional, and Non-Retail Office Uses - one (1) or more of the following apply:

- The subject building space was designed specifically for the type of use proposed (Non-retail office space, residential amenity spaces)
- Denial of the application for conditional use would result in long term vacancy of subject property, as demonstrated by applicant
- The proposed use is needed in the immediate area & suitable alternative locations are unavailable



Northeastern View
Lorain Ave

[§343.23(e)(2)(C)]

Pedestrian Retail Overlay Conditional Uses

B.) Driveway Across Public Sidewalk

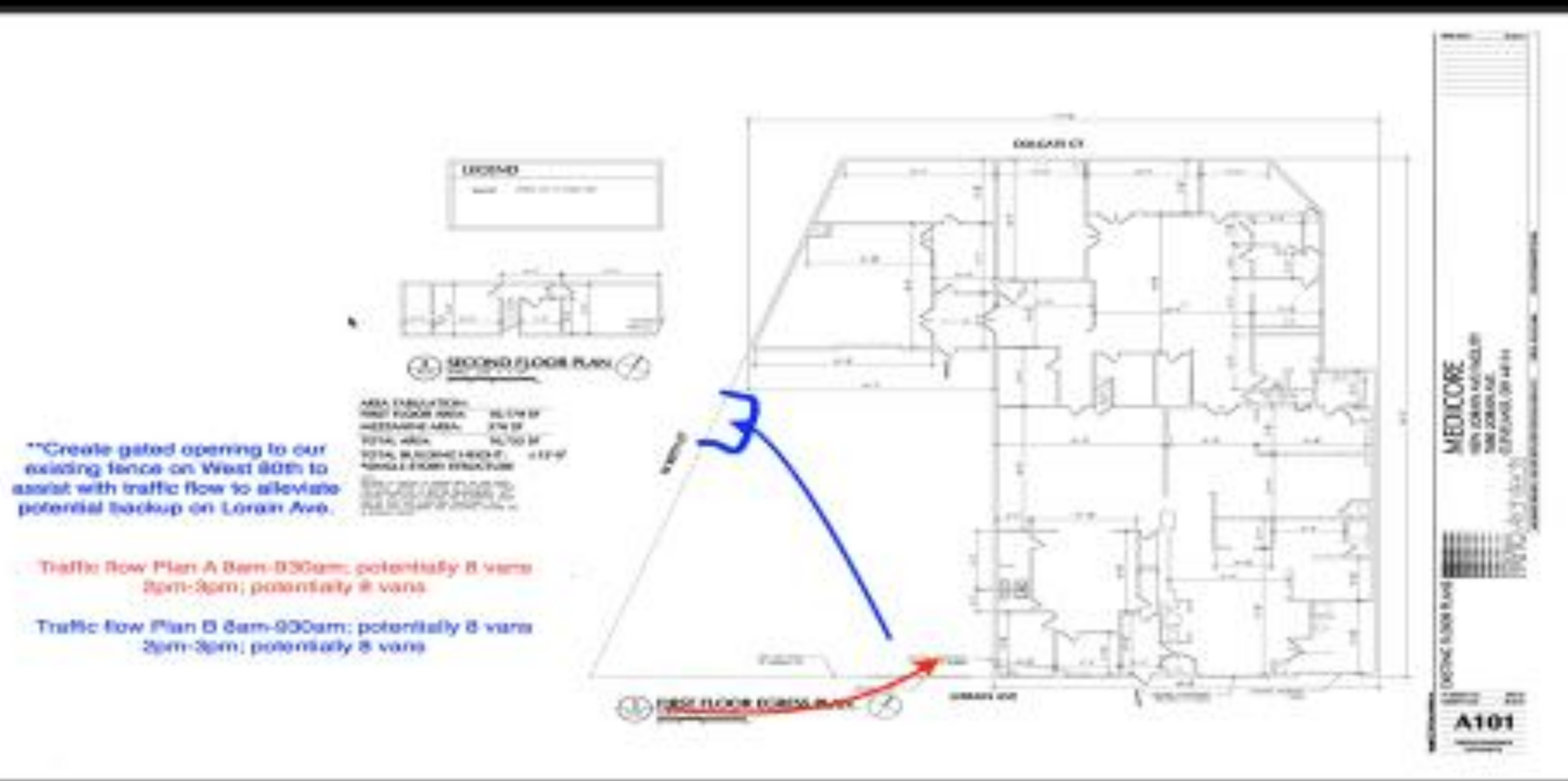
C.) Institutional, and Non-Retail Office Uses



Medicare Transport & Achievement Centers

7960 Lorain Ave.
Cleveland, Ohio 44102

Traffic pattern for employees and participants Plan A & B



Positive impact on the Lorain avenue community

1. Improve the curb appeal of the building, parking and other external areas
2. Post "now hiring" signs for pedestrians to see while walking by and potentially stop to apply for a job
3. Promote community inclusion by walking with our participants to shops on Lorain such as PC for People, Sweet Lorain and we have personal friends that own "Michael Rolf Ideas & Design".

Services to be conducted at 7960 Lorain Ave.

- Vocational habilitation to adults with special needs (some may be high-functioning and some may be in power wheelchairs)
- Ford transit vans that accommodate wheelchairs are used as well as 12 passenger vans
- Medicare administrative offices (8am-4pm)
- Employees and participants arrive in the morning and leave in the afternoon.
- Traffic will NOT be in and out all day. Just as any other retailer/office

Townhouse in a 2F District – Jefferson Hill Townhomes

Nov 1, 2024

Project Address: W. 5th Street and Jefferson Avenue

Townhomes in a split-zoned SI and 2F district

Presenter: Shannan Leonard, Chief Zoning Administrator

Jefferson Hill Townhomes

City Planning Commission Hearing

November 01, 2024

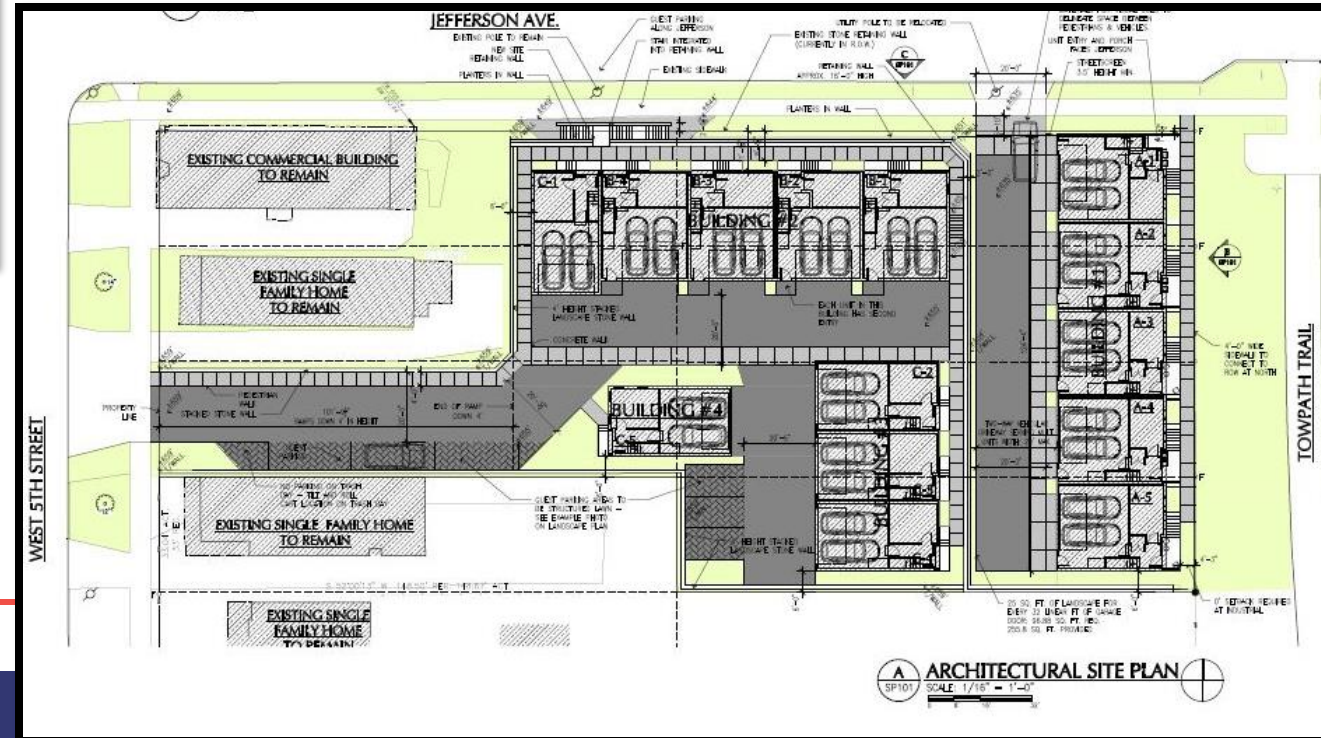
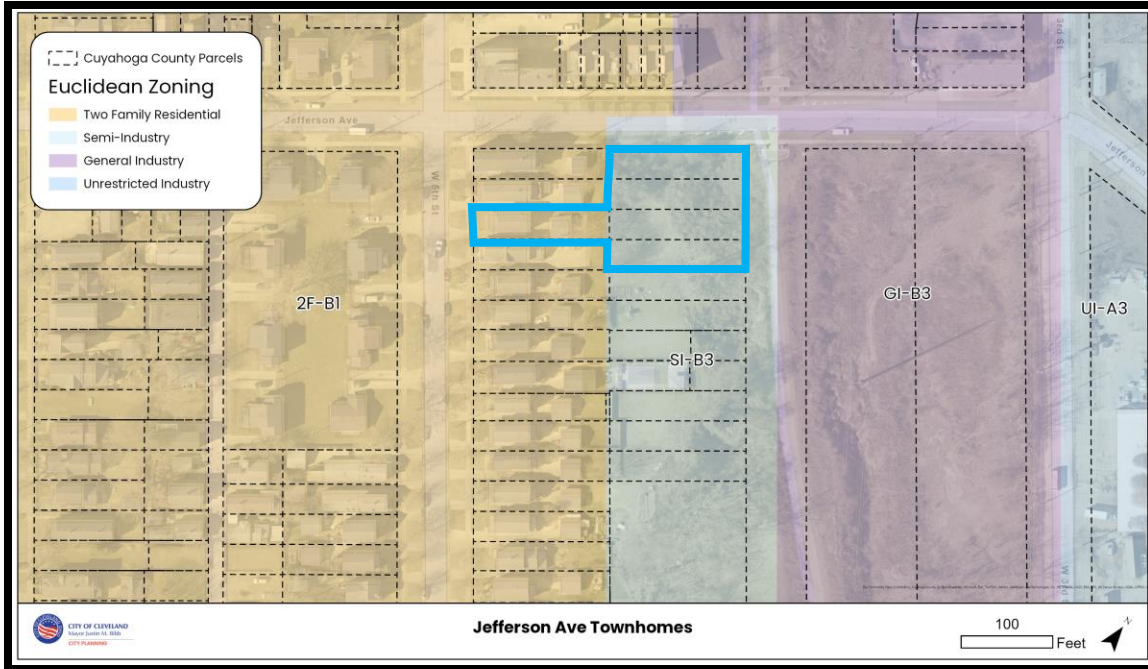


CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

Conditional Use Townhouse in 2F

This project contains parcels located in a Two-Family Residential District fronting West 5th Street.



Conditional Use Townhouse in 2F

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



Conditional Use Townhouse in 2F

(e)(1) 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



Specifications: LP SmartSide® Nickel Gap Siding

NEW NICKEL GAP SIDING

- Nickel Gap Siding is available in 12 different colors.
- Can be installed vertically or horizontally.
- Available in 4' and 8' lengths.
- Available in 1/2" and 5/8" thicknesses.
- Available in 1/2" and 5/8" thicknesses.
- Available in 1/2" and 5/8" thicknesses.

CEGAR TEXTURE LAP SIDING

CAVERN STEEL **SNOWSCAPE WHITE**

ELEVATION MATERIAL LEGEND:

- FACE BRICK WITH STAINED HORIZONTAL GROUT AND COLEMAN HATCHED MORTAR. VERTICAL GROUT AND MORTAR COLEMAN HATCHED.
- BRICK #1: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #2: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #3: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #4: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #5: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #6: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #7: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #8: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #9: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #10: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #11: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #12: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #13: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #14: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #15: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #16: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #17: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #18: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #19: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #20: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #21: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #22: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #23: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #24: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #25: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #26: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #27: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #28: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #29: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #30: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #31: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #32: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #33: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #34: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #35: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #36: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #37: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #38: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #39: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #40: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #41: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #42: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #43: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #44: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #45: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #46: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #47: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #48: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #49: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.
- BRICK #50: 1/2" THICK WHITE RED WOODGRAIN LAP SIDING COLOR TO BE SHOWN HERE - OR SIMILAR.

4 BUILDING 2 - WEST ELEVATION
SCALE: 1/8" = 1'-0"

3 BUILDING 2 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

2 BUILDING 2 - EAST ELEVATION
SCALE: 1/8" = 1'-0"

1 BUILDING 2 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

FAST TRACK CLADDING PRIMARY MATERIALS:
THIS PLAN IS SUBJECT TO THE CITY OF CLEVELAND'S FAST TRACK PROGRAM. THE USE OF FAST TRACK IS AT THE DISCRETION OF THE CITY OF CLEVELAND.

Conditional Use Townhouse in 2F

(e)(1) 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

Date



3 BUILDING 1 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



West 5th Street
Western view



2 BUILDING 1 - EAST ELEVATION
SCALE: 1/8" = 1'-0"



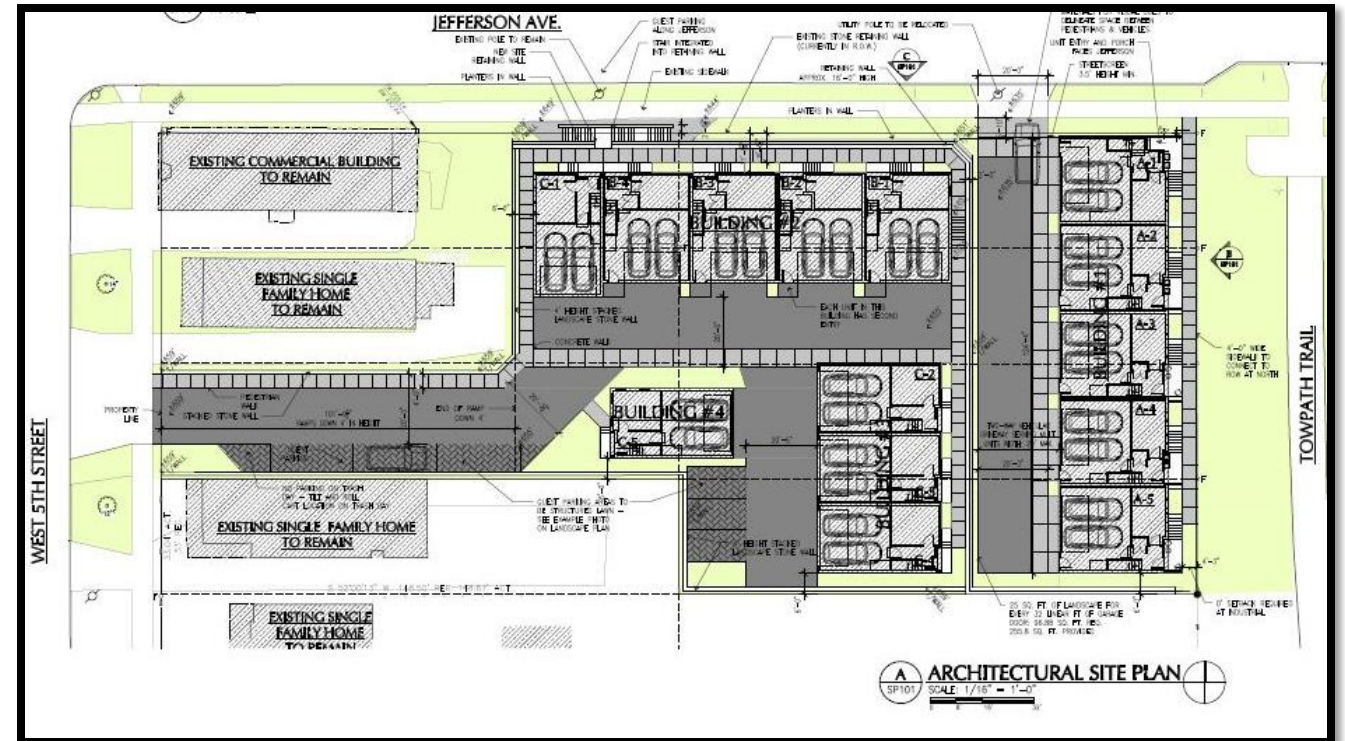
1 BUILDING 1 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



West 5th Street
Eastern View

Conditional Use Townhouse in 2F

(e)(2) 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





Cleveland City Planning Commission

Near West Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

Nov 1, 2024

NW2024-016 Jefferson Hill Townhomes – Schematic Review

Nov 1, 2024

Project Address: W. 5th Street and Jefferson Avenue

New construction of 12-unit townhomes

Project Representative: Jeff Foster, Payto Architects

Ward 3- Councilmember McCormack | SPA: Tremont



IMAGE C: JEFFERSON AVENUE FACING SOUTH AND EAST



IMAGE D: JEFFERSON AVENUE FACING SOUTH AND EAST



**SITE CONTEXT PLAN WITH IMAGE LEGEND
(NOT TO SCALE)**



IMAGE E: WEST 5TH STREET AT HOUSE BEING REMOVED



IMAGE B: JEFFERSON AVENUE FACING NORTH



IMAGE A: JEFFERSON AVENUE FACING SOUTH AND WEST



IMAGE F: WEST 5TH STREET AT HOUSE BEING REMOVED



BIRDS EYE VIEW FROM NORTH WEST

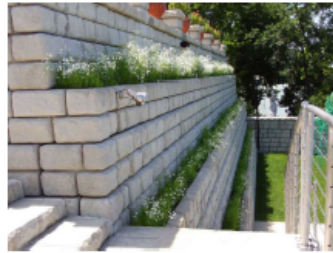


BIRDS EYE VIEW FROM NORTH EAST

| RA-1 District | RA-2 District | RA-3 District | Proposed | Comments |
|---|---------------|---------------|----------|----------|
| 2) Lot Dimensions | | | | |
| No min | | | | |
| 2) Setbacks | | | | |
| Rear setbacks | | | | |
| A. Front Yard Depth/ Setback for Storage Enclosure Primary: Min 37' or 4' greater, the set back setback of the building within 100' from both sides. Max none Secondary: Min 7' Min 5' Min none Tertiary: Min 10' Min 5' Min 7' Max 10' Max 10' Max 10' | | | | |
| B. Interior Side Yard Depth/ Setback Applying for 2-4th Floor District: Min 10' Min 5' Min 7' Applying Other District: Min 7' Min 5' Min 7' | | | | |
| C. Rear Yard Depth/ Setback Rear lot line abutting 1st or 2 Family District: Min 10' Min 10' Min 7' Rear lot line abutting Other District: Min 10' Min 10' Min 7' | | | | |
| 2) Building Design Features | | | | |
| A. Front Yard Glazing Primary: Min 25% When the finished first floor is 48" or more above grade. Min 25% glazing between grade and the finished first floor. Less Frontage Features are allowed. Secondary: Min 25% When the finished first floor is 48" or more above grade. Min 25% glazing between grade and the finished first floor. Less Frontage Features are allowed. Tertiary: Min 25% Max 25% | | | | |
| B. Active uses on first story Primary: Report on 48" or less Frontage Features. Min 48" x 7' Secondary: The requirement. N/A Tertiary: The requirement. N/A Max 48" Report on Min 48" x 7' | | | | |
| C. Floor Area Ratio No requirement | | | | |
| D. Easements Easement: Report on 48" or less Frontage Features. Min 48" x 7' Max 48" Report on Min 48" x 7' | | | | |
| E. Frontage Features (See Figure 3.12) or less setback A or B Report on Min 48" x 7' or C Report on Min 48" x 7'. Min 10' Min 5' Min 10' Min 5' Min 10' Min 5' | | | | |
| F. Height of finished first floor above grade Secondary: Min 10' Min 5' Min 10' Tertiary: Min 12' Min 5' Min 10' Max 12' Max 5' Max 10' | | | | |
| G. Private Open Space (See Figure 3.13) Min 100' 100' 100' | | | | |
| H. First floor materials, Porcelain, Secondary Material: Report on 48" or less Frontage Features. Min 48" x 7' Max 48" Report on Min 48" x 7' | | | | |
| I. Transoms For each story that begins above 34" or for each story over the second story, whichever is less, the additional minimum setback must be: | | | | |
| J. Additional setbacks above 34" for each story Min 10' Min 5' Min 7' | | | | |
| 3) Storage, Gar Openings and Driveways | | | | |
| A. Garage or Car Storage Not required | | | | |
| B. Storage or Car Storage 30' wide or more below required 1st story setback, unless permitted driveway. Setbacks on lot lines shall be min. 3.0' in height, max. height as allowed by the Zoning Code. | | | | |
| C. Garage or Car Storage 30' wide or more below required 1st story setback, unless permitted driveway. Setbacks on lot lines shall be min. 3.0' in height, max. height as allowed by the Zoning Code. | | | | |
| D. Alley Access (See Figure 3.14) Min 10' | | | | |
| E. One-way residential driveway width Min 10' | | | | |
| F. Two-way residential driveway width Min 10' | | | | |
| G. Motor Court Landscaping 25 sq. ft. of dedicated landscape area in the motor court for every 20 linear feet of garage door or garage entry that is visible from a public street. | | | | |
| H. Motor Court Landscaping Any vehicle or portion of a motor court with garage doors or garage entry visible from a public street must be landscaped with the property, including shrubs, small trees or other plants. The landscape area must be landscaped with native or drought-tolerant plants, shrubs or trees. The landscape area must be landscaped with native or drought-tolerant plants, shrubs or trees. | | | | |
| I. Concrete or grade sidewalk and apron Required | | | | |



E SAMPLE IMAGE OF WALL / STAIR
 SP101 NO SCALE



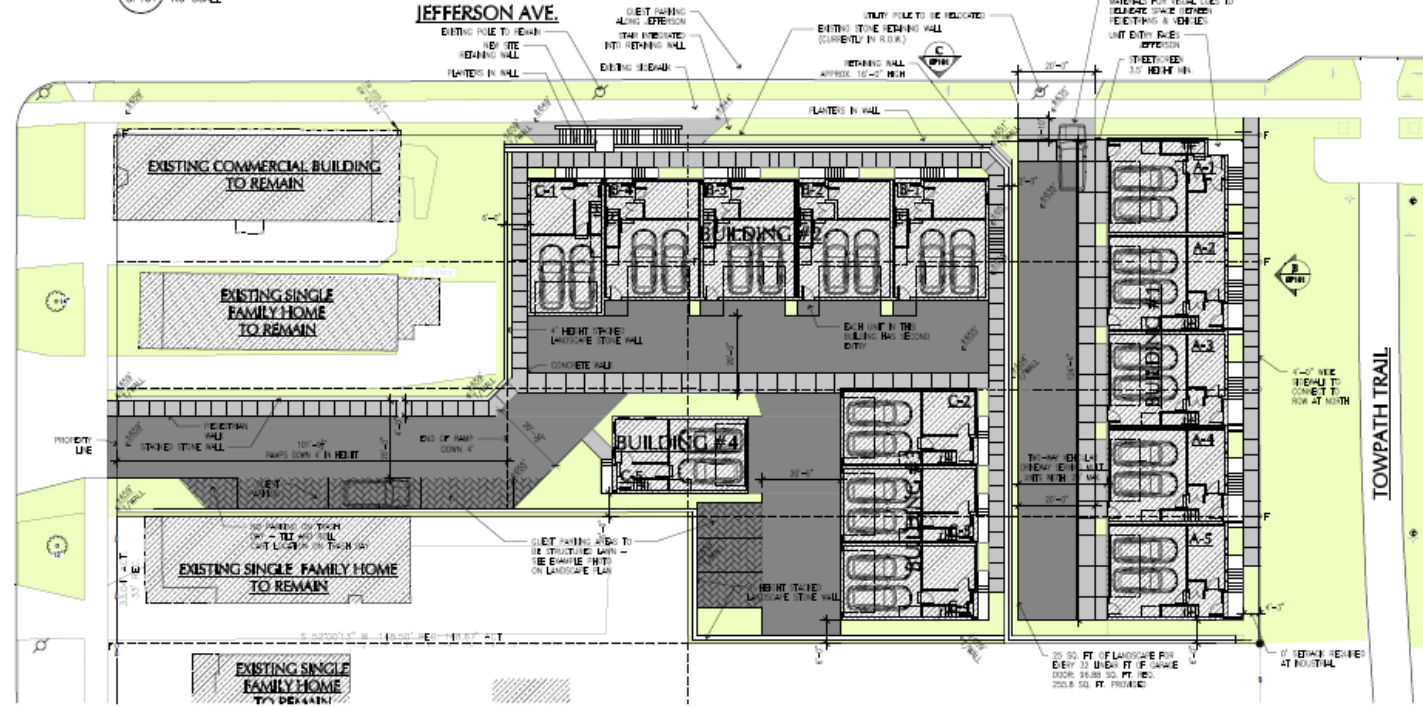
D SAMPLE IMAGE OF PLANTERS
 SP101 NO SCALE



C UNIT B
 SP101 SCALE 1/8" = 1'-0"



B UNIT A
 SP101 SCALE 1/8" = 1'-0"



A ARCHITECTURAL SITE PLAN
 SP101 SCALE 1/16" = 1'-0"

SHEETS: 12/14/24
 PRINTS FULL SCALE ON 24" X 36" SHEET
 PRELIMINARY NOT FOR CONSTRUCTION
JEFFERSON HILL TOWNHOMES
 JEFFERSON AVE DEVELOPMENT, LLC
 WEST 5TH STREET & JEFFERSON AVE
 CLEVELAND, OH 44113
 YVEN DEVELOPMENT, INC.
 DEVELOPMENT / ARCHITECTS
 PAYTO ARCHITECTS
 ARCHITECTURAL SITE PLAN & T.H. CODE DATA
SP101
 PROJECT NO. 2408-01
 COMMIT DATE 10/14/24
 CHECKED BY: J. BRADSHAW
 DOCUMENTED

PLANT SPECIFICATIONS:



SEA-DWARF CEDAR
ZONE 3-8
15' TALL 3-4" WEE
NON-INVASIVE ROOTS
FULL SUN-PART SUN
GOOD FOR NEAR-FOUNDATION
PLANTING
LOW MAINTENANCE

SEA-DWARF CEDAR (PROVEN WINNERS)



SHARP NEEDLE PINE
ZONE 3-8
15' TALL 3-4" WEE
NON-INVASIVE ROOTS
FULL SUN-PART SUN
GOOD FOR NEAR-FOUNDATION
PLANTING
LOW MAINTENANCE

SHARP NEEDLE PINE (PROVEN WINNERS)



DWARF HYDRANGEA
ZONE 3-8
3-5' TALL 3-5' WEE
FULL SUN-PART SUN
LONG BLOOMING
LOW MAINTENANCE
DROUGHT TOLERANT

DWARF HYDRANGEA (PROVEN WINNERS)



DWARF SHRUB
ZONE 3-8
3-5' TALL 3-5' WEE
NON-INVASIVE ROOTS
FULL SUN-PART SUN
FRAGRANT BLOSSOMS
LOW MAINTENANCE
DROUGHT TOLERANT
EROSION CONTROL

DWARF SHRUB (PROVEN WINNERS)



SEA-DWARF CEDAR
ZONE 3-8
15' TALL 3-4" WEE
FULL SUN-FULL SHADE
LOW MAINTENANCE

SEA-DWARF CEDAR (PROVEN WINNERS)



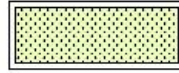
SEA-DWARF CEDAR
ZONE 3-8
15' TALL 3-4" WEE
FULL SUN
LOW MAINTENANCE
DROUGHT TOLERANT
HOT TOLERANT
HOT TOLERANT

SEA-DWARF CEDAR (PROVEN WINNERS)



SEA-DWARF CEDAR
ZONE 3-8
15' TALL 3-4" WEE
PART SUN-SHADE
LOW MAINTENANCE
DROUGHT TOLERANT
EROSION CONTROL
HOT AND WIND TOLERANT

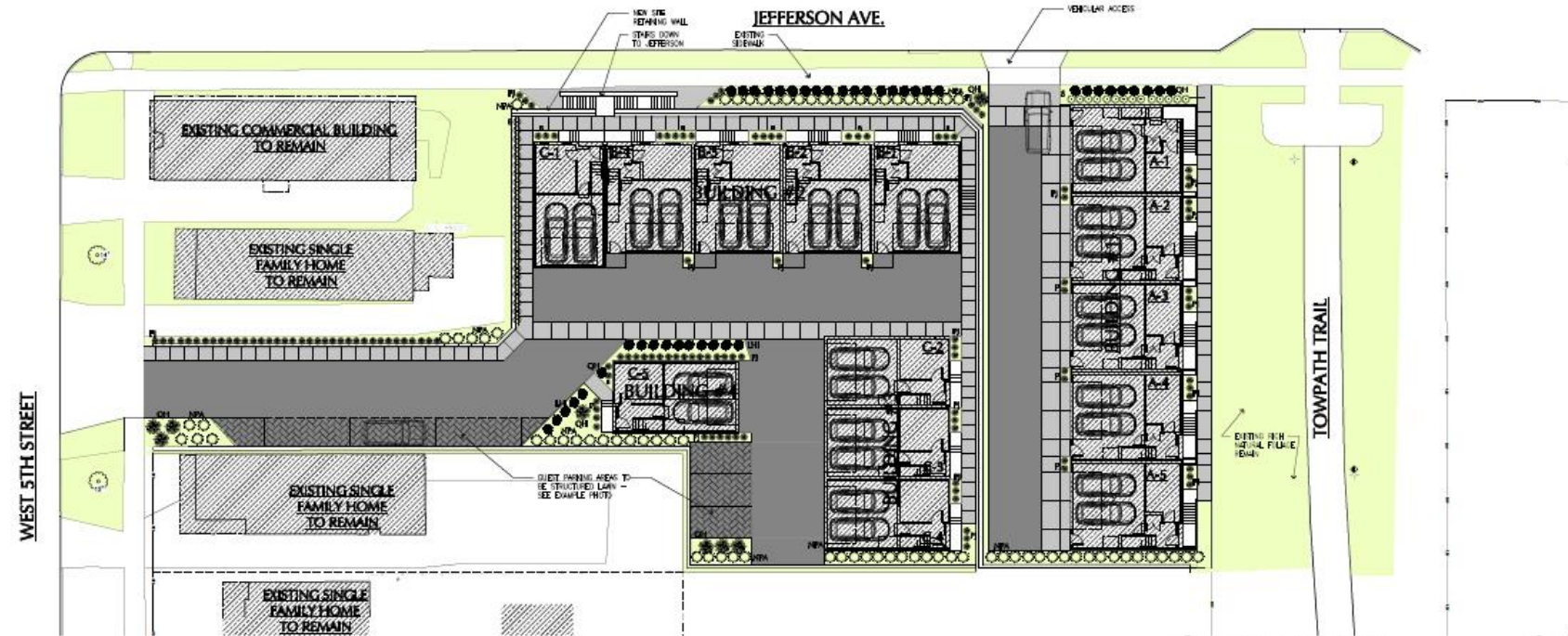
SEA-DWARF CEDAR (PROVEN WINNERS)



LAWN AREA



STRUCTURED LAWN AT GUEST PARKING AIDS



1 LANDSCAPE PLAN
L100 SCALE: 1/16" = 1'-0"

DATE: 10/14/24
PROJECT NO: 2024-06
CURRENT DATE: 10/14/24
PRINTS FULL SCALE ON 24"X36" SHEET
PRELIMINARY NOT FOR CONSTRUCTION

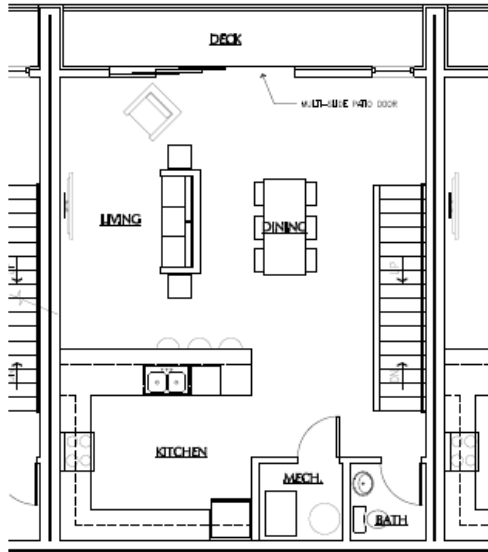
JEFFERSON HILL TOWNHOMES
JEFFERSON AVE DEVELOPMENT, LLC
WEST 5TH STREET & JEFFERSON AVE
CLEVELAND, OH 44113

Y V E S DEVELOPMENT
PATO Architects

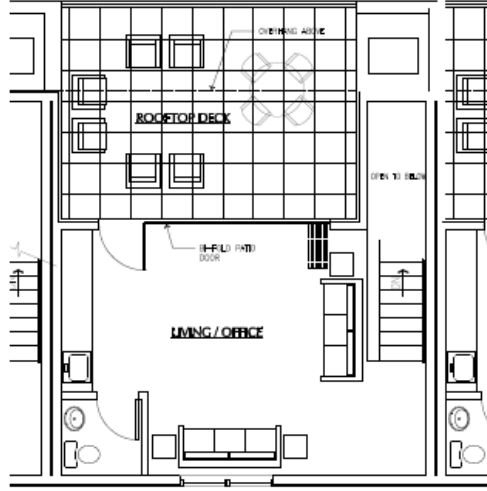
LANDSCAPE PLAN
DATE: 10/14/24
PROJECT NO: 2024-06
CURRENT DATE: 10/14/24
L100
DRAWING REVIEW AND APPROVAL DOCUMENTS

400 PARKWAY BLVD, 1000 WEST 87TH STREET, CLEVELAND, OH 44131
PHONE: (216) 241-8888
WWW.PATODIRECT.COM

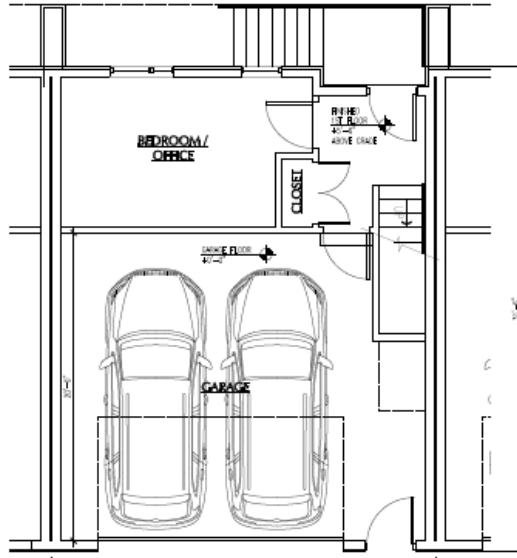
| SUMMARY OF UNIT AREAS: | |
|----------------------------|-----------------|
| LEVEL 1 LIVING SPACE: | 290 SF |
| LEVEL 2 LIVING SPACE: | 787 SF |
| LEVEL 3 LIVING SPACE: | 787 SF |
| LEVEL 4 LIVING SPACE: | 478 SF |
| TOTAL LIVING SPACE: | 2,342 SF |



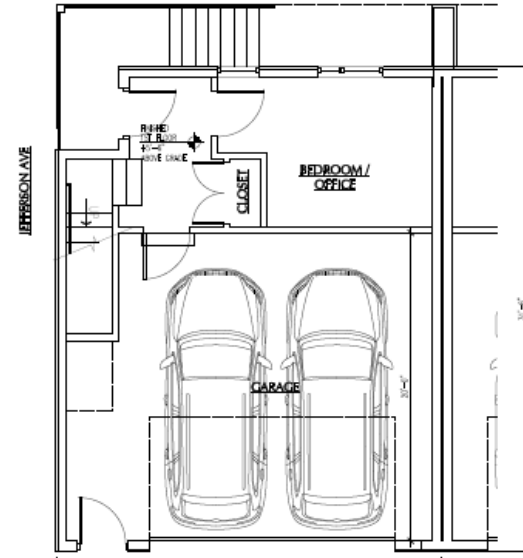
2 SECOND FLOOR PLAN
A101A SCALE: 1/4" = 1'-0"



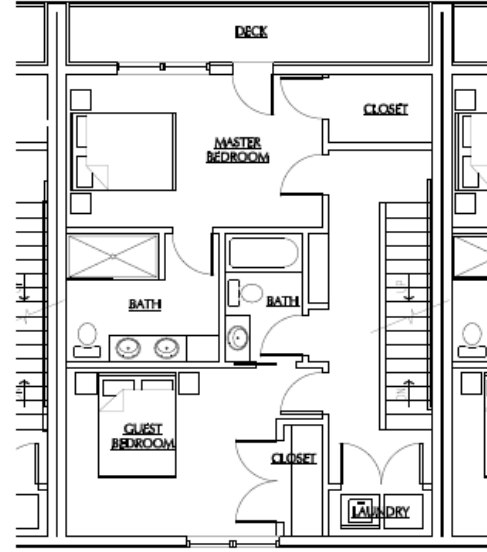
4 FOURTH FLOOR PLAN
A101A SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN - TYPICAL UNIT
A101A SCALE: 1/4" = 1'-0"



1-A1 FIRST FLOOR PLAN - UNIT A-1
A101A SCALE: 1/4" = 1'-0"



3 THIRD FLOOR PLAN
A101A SCALE: 1/4" = 1'-0"

REVISIONS: 18.12.24

PRINTS FULL SCALE ON 24"X36" SHEET

PRELIMINARY NOT FOR CONSTRUCTION

JEFFERSON HILL TOWNHOMES
JEFFERSON AVE DEVELOPMENT, LLC
WEST 5TH STREET & JEFFERSON AVE
CLEVELAND, OH 44113

MANAGED BY: 1330 WEST 20TH STREET CLEVELAND, OH 44115 PHONE: (216) 341-4800 WWW.PAYTOARCHITECTS.COM

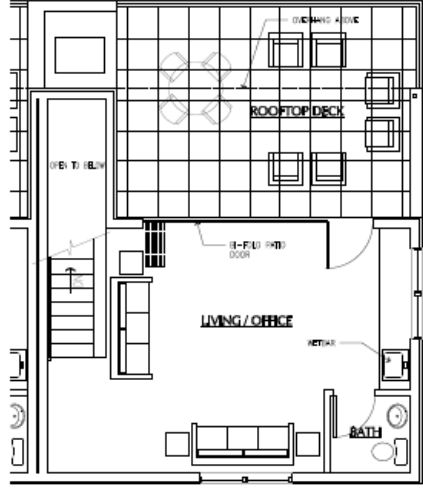
PA TO ARCHITECTS
Y V E S
REDEVELOPMENT

TYPICAL UNIT FLOOR PLANS - UNIT TYPE A

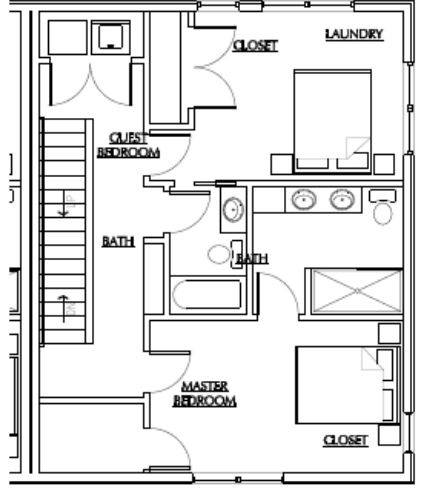
DATE: 02/14/24
DRAWN BY: [Name]
CHECKED BY: [Name]

A101A

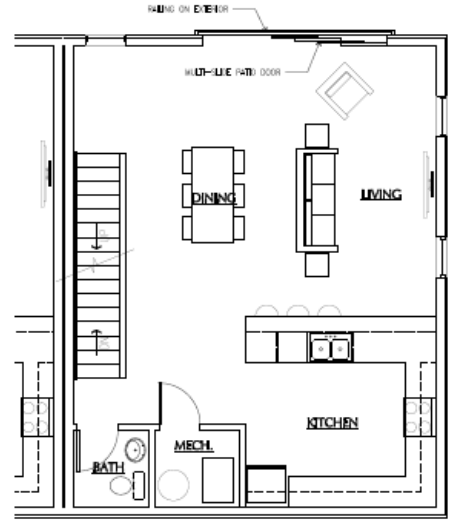
ENCLOSURE



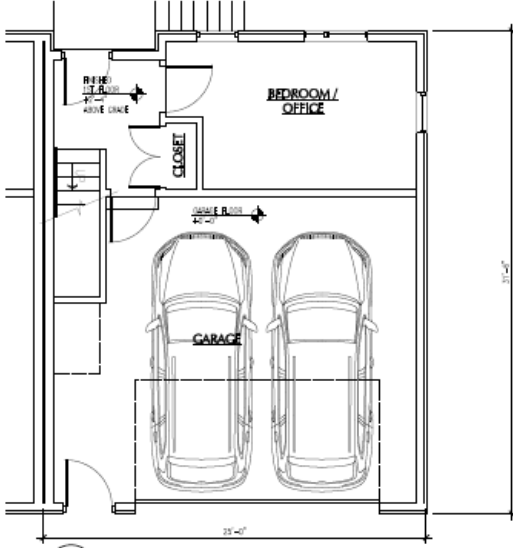
4 FOURTH FLOOR PLAN
A101B SCALE: 1/4" = 1'-0"



3 THIRD FLOOR PLAN
A101B SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
A101B SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
A101B SCALE: 1/4" = 1'-0"

| SUMMARY OF UNIT AREAS: | |
|----------------------------|-----------------|
| LEVEL 1 LIVING SPACE: | 290 SF |
| LEVEL 2 LIVING SPACE: | 787 SF |
| LEVEL 3 LIVING SPACE: | 787 SF |
| LEVEL 4 LIVING SPACE: | 478 SF |
| TOTAL LIVING SPACE: | 2,342 SF |

DATE: 10.14.24
 PRINTED FULL SCALE ON 24" X 36" SHEET
 PRELIMINARY NOT FOR CONSTRUCTION

JEFFERSON HILL TOWNHOMES
 JEFFERSON AVE DEVELOPMENT, LLC
 WEST 5TH STREET & JEFFERSON AVE
 CLEVELAND, OH 44113

YVES
 DEVELOPMENT

PAYTO
 Architects

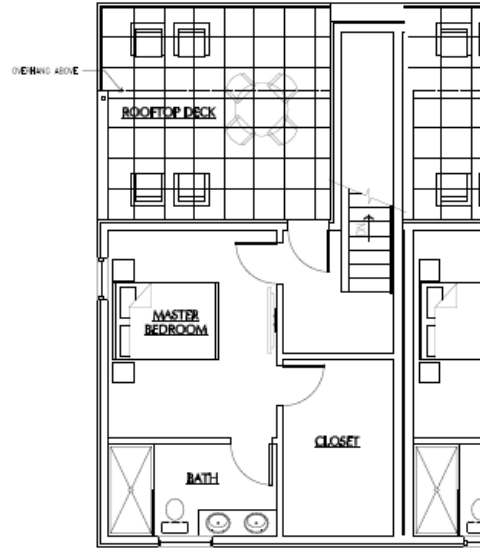
TYPICAL UNIT FLOOR PLANS - UNIT TYPE B

DATE: 10.14.24
 PROJECT NO: 24034
 SHEET NO: A101B

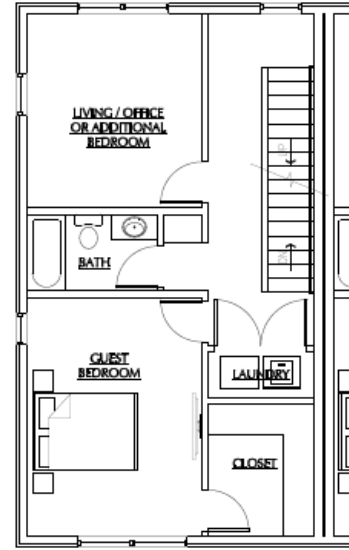
A101B

DESIGNED BY: JEFFERSON
 ARCHITECTS

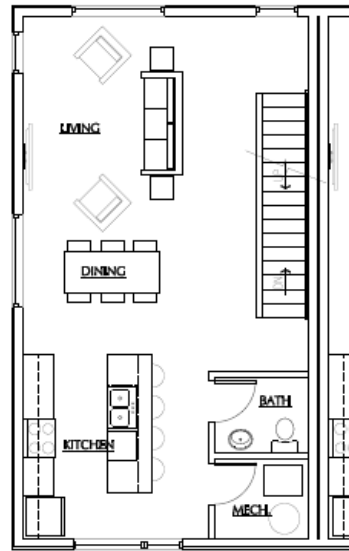
WWW.PAYTOARCHITECT.COM
 PHONE: (216) 544-1140



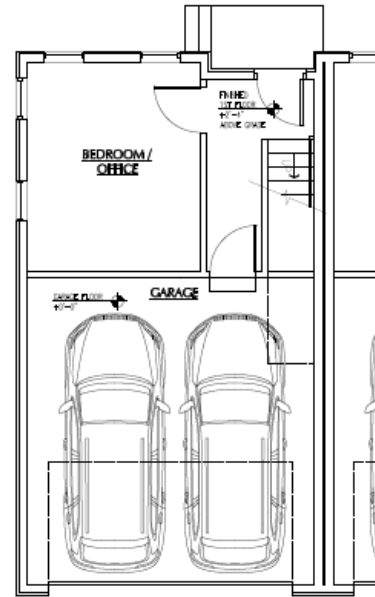
4 FOURTH FLOOR PLAN
 A101C SCALE: 1/4" = 1'-0"



3 THIRD FLOOR PLAN
 A101C SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
 A101C SCALE: 1/4" = 1'-0"



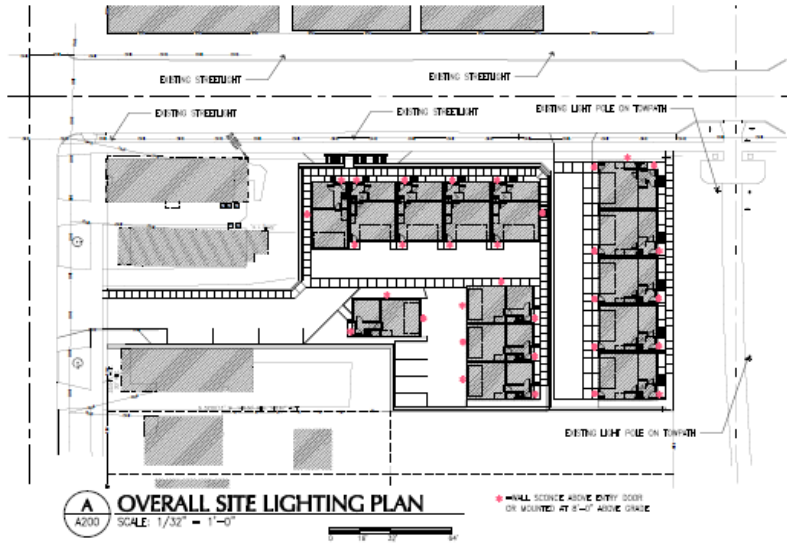
1 FIRST FLOOR PLAN
 A101C SCALE: 1/4" = 1'-0"

| SUMMARY OF UNIT AREAS: | |
|----------------------------|-----------------|
| LEVEL 1 LIVING SPACE: | 288 SF |
| LEVEL 2 LIVING SPACE: | 710 SF |
| LEVEL 3 LIVING SPACE: | 710 SF |
| LEVEL 4 LIVING SPACE: | 488 SF |
| TOTAL LIVING SPACE: | 2,196 SF |

JEFFERSON HILL TOWNHOMES
 JEFFERSON AVE DEVELOPMENT, LLC
 WEST 5TH STREET & JEFFERSON AVE
 CLEVELAND, OH 44113



TYPICAL UNIT FLOOR PLANS - UNIT TYPE C



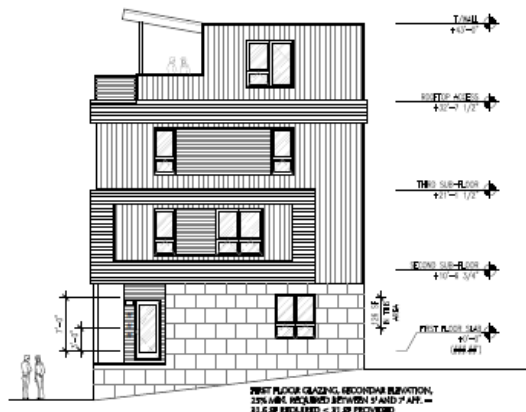
A OVERALL SITE LIGHTING PLAN
 SCALE: 1/32" = 1'-0"
 A200

ELEVATION MATERIAL LEGEND:

- FACE BRICK WITH STAINLESS STEEL BOND AND COLOR MATCHED METAL. WASHINGTON MANHATTAN CENTRAL PARK CT CURB.
- SEILING #1: 1/2" REDUP BY SHAWT FIBRE WOODGRAN LAP SEILING. COLOR TO BE BROWN/SHAWT WHITE.
- SEILING #2: VERTICAL COMPOSITE COMPOSITE SEILING UP SHAWT FIBRE WOODGRAN LAP SEILING. COLOR TO BE CAVAN STEEL.
- SEILING #3: ACRYLIC VINTAGE WOOD FIBRE CONERT SEILING WOODGRAN WNUCOP FIBRE.
- MASONRY FINISH: CORDOVA STONE GROUND FACED MASONRY UNITS. EMERALD ONE GROUND FACE FINISH BY SECTION MASONRY.



3 BUILDING 1 - SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"
 A200



2 BUILDING 1 - EAST ELEVATION
 SCALE: 1/8" = 1'-0"
 A200



1 BUILDING 1 - NORTH ELEVATION
 SCALE: 1/8" = 1'-0"
 A200

DATE: 11/14/24

PRINTS FULL SCALE ON 24"x36" SHEET

PRELIMINARY NOT FOR CONSTRUCTION

JEFFERSON HILL TOWNHOMES
 JEFFERSON AVE DEVELOPMENT, LLC
 WEST 5TH STREET & JEFFERSON AVE
 CLEVELAND, OH 44113

442 BUCKLEY BLVD. SUITE 1000 WEST 20TH STREET CLEVELAND, OHIO 44113 PHONE: (216) 341-6800 WWW.PAYTOYVES.COM

PAYTO Y V E S
 Architects

EXTERIOR ELEVATIONS
 BUILDING 1

DATE: 11/14/24

A200

CONSTRUCTION DOCUMENTS

Specifications: LP® SmartSide® Nickel Gap Siding

NEW NICKEL GAP SIDING

A MODERN DESIGN WITH DESIGN FLEXIBILITY

- Available in vertical or horizontal 12" thickness and 7' panels
- Can be installed vertically or horizontally
- Designed for building envelope details for fire-rated
- LP SmartSide® Nickel Gap Siding is a premium exterior siding product that offers a modern design and is available in a variety of colors and finishes to support a wide range of architectural styles
- Backed by an industry leading 50-year limited warranty

EXTERIOR FINISHES AND COLORS



Specifications: LP® SmartSide® Lap Siding

CEDAR TEXTURE LAP SIDING

- Available in vertical or horizontal 12" thickness and 7' panels
- Can be installed vertically or horizontally
- Designed for building envelope details for fire-rated
- LP SmartSide® Cedar Texture Lap Siding is a premium exterior siding product that offers a modern design and is available in a variety of colors and finishes to support a wide range of architectural styles
- Backed by an industry leading 50-year limited warranty



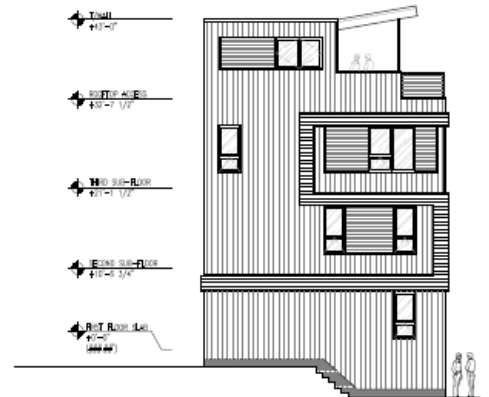
ELEVATION MATERIAL LEGEND:

| | |
|-----------|---|
| [Pattern] | FACE BRICK WITH RED WEDGE HORIZONTAL AND COOL GREY HORIZONTAL MANTICORIAN MANHATTAN CENTRAL PARK KIT CURB - OR SIMILAR |
| [Pattern] | SIDING #1: 6" SIDING OF WHITE OAK WOODGRAIN LAP SIDING COLOR TO BE SNOWSCAPE WHITE - OR SIMILAR |
| [Pattern] | SIDING #2: VERTICAL COMPOSITE SIDING OF SMARTSIDE NICKEL GAP 7" WIDE SIDING, COLOR TO BE CAVERN STEEL - OR SIMILAR |
| [Pattern] | SIDING #3: VERTICAL VINTAGE WOOD FIBER CONCRETE SIDING WOODGRAIN VINTAGE WHITE - OR SIMILAR |
| [Pattern] | MASONRY VENEER: CORONA STONE GROUND FACED MASONRY WITH LITTLE MANSTONE GROUND FACE FINISH BY SPECTRA MASONRY - OR SIMILAR |



4 BUILDING 2 - WEST ELEVATION
SCALE: 1/8" = 1'-0"

3 BUILDING 2 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING 2 - EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING 2 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

DATE: 10/14/24
 PRINTS FULL SCALE ON 24" X 36" SHEET
 PRELIMINARY NOT FOR CONSTRUCTION

JEFFERSON HILL TOWNHOMES
 JEFFERSON AVE DEVELOPMENT, LLC
 WEST 5TH STREET & JEFFERSON AVE
 CLEVELAND, OH 44113

VINE DEVELOPMENT, INC.
 YVES
 PAVO Architects

EXTERIOR ELEVATIONS:
 BUILDING 2 &
 MATERIAL SAMPLES

PROJECT NO. 202404
 DATE: 10/14/24

A201

CONSTRUCTION DOCUMENTS

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

Nov 1, 2024



Near West Design Review Advisory Committee Meeting Motion and Report Form

Meeting Location: Virtual, 8:00 AM

Case Number: NW 2023 - 036 Meeting Date: 10/23/2024
 Project Name: Jefferson Townhomes Ward #: 3
 Project Address: Jefferson and W 5th
 Project Rep. : Jeff Foster ; Garrett Allen
 Existing Use: Vacant land Proposed Use: Townhomes
 Project Scope: 12-unit new townhomes along the towpath

Design Review Level Applied For: Final

Motion by Design Review Committee:

Approve (as presented) Approve (with stated conditions) Disapprove Table

Conditions:

Motion to approve as presented - Final
 1st John G 2nd Esbeey
 Recommend climbing vines

Committee Action: (1 = First; 2 = Second; R = Recusal Yea = Yes; Nay = No; Abst. = Abstain; Pres. = Present)

| | | | |
|-----------|--|----------|--|
| Contreras | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. | Madera | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. |
| Esposito | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. | Rakaukas | <input type="checkbox"/> Yea <input type="checkbox"/> Nay <input checked="" type="checkbox"/> Abst. <input type="checkbox"/> Pres. |
| Gallagher | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. | Sandoval | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. |
| Gardin | <input type="checkbox"/> Yea <input type="checkbox"/> Nay <input checked="" type="checkbox"/> Abst. <input type="checkbox"/> Pres. | Schmidt | <input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. |
| Hart | <input type="checkbox"/> Yea <input type="checkbox"/> Nay <input checked="" type="checkbox"/> Abst. <input type="checkbox"/> Pres. | | <input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. |
| Jurca (C) | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. | | |

Applicant Signature & Date: _____ Virtual Meeting – No Signature Required

NW2024-024 Stanford Townhomes – Final Review

Nov 1, 2024

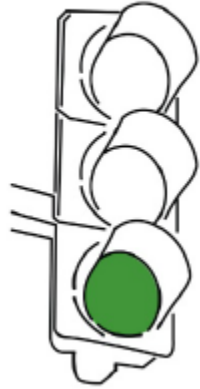
Project Address: Stanford Avenue

New construction of 6-unit townhomes

Project Representative: Frank Camardo, Greenlight Builders

Ward 13- Councilmember Harsh

SPA: Old Brooklyn



GREENLIGHT BUILDING CO.

Near West Design Review Presentation

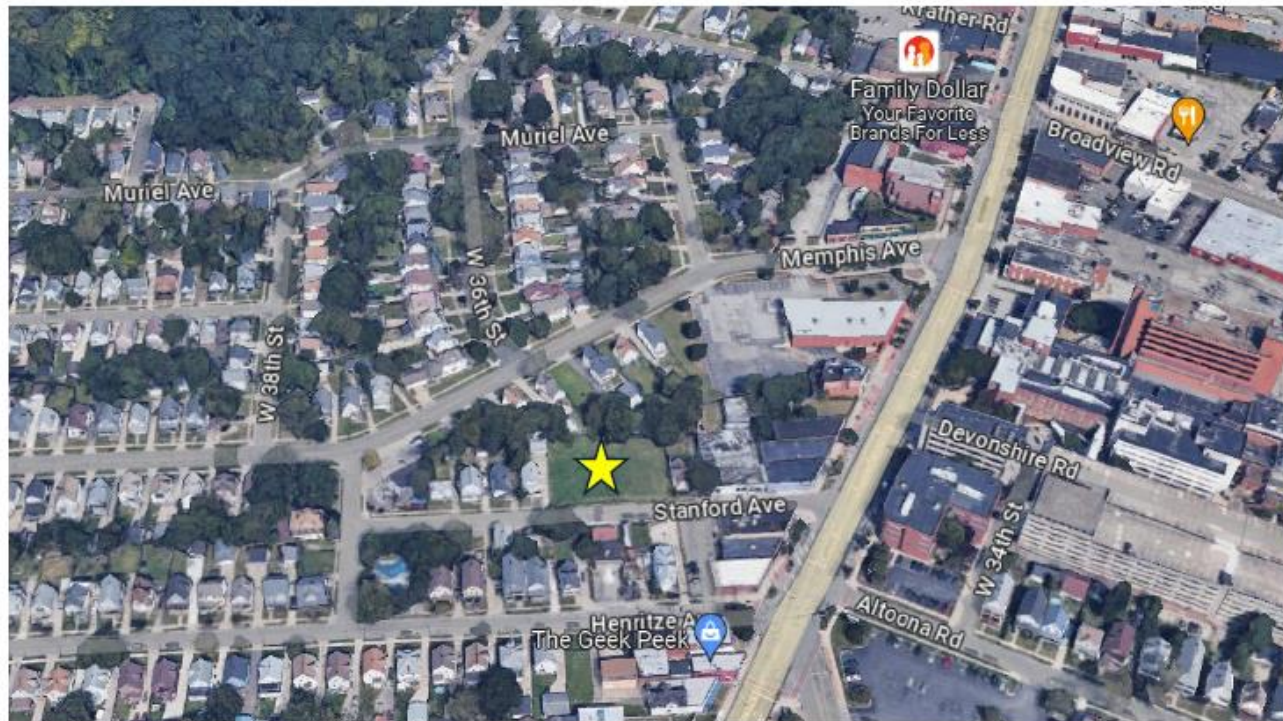
10-9-2024

Stanford Avenue Townhomes

Project Summary

The Stanford Avenue Townhomes consist of six two-story townhomes. Each home contains 1,676 square feet of living space along with front porches, rear second-floor decks, and two-car attached garages. Four of the units have three bedrooms and two and a half baths, while the middle units of both buildings have two bedrooms and two and a half baths. Each home also has a basement. The buildings match the neighboring homes' street setbacks and building heights to match the neighborhood's existing context.

The site is located just off Old Brooklyn's main commercial thoroughfare on Pearl Road. The property has been vacant for over a decade. It is located in a Limited Retail District, which allows for townhouse development. We do not foresee any zoning issues.



Existing Site – East View



Existing Site – West View

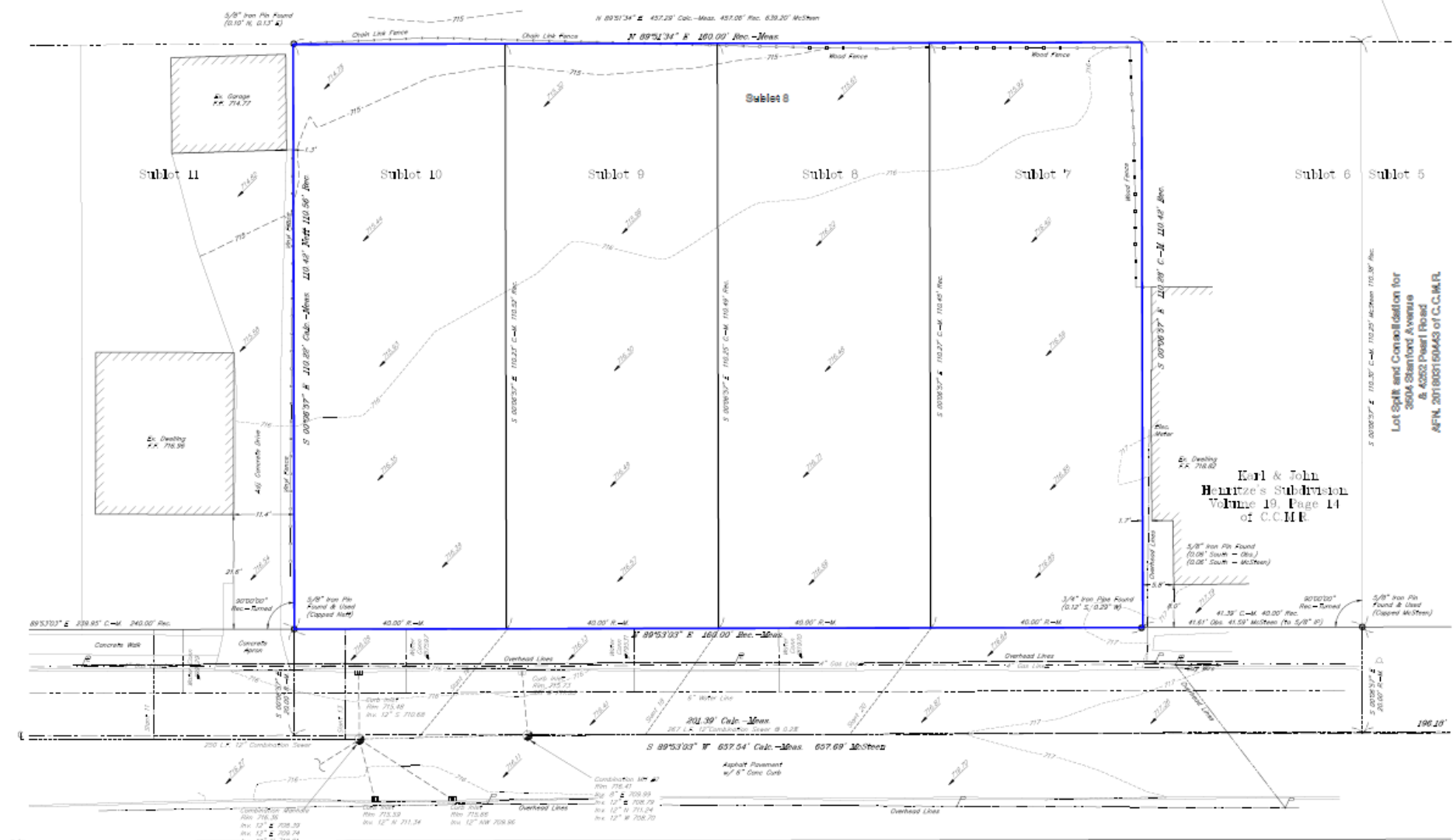


Existing Site – North View



Existing Site – South View





Lot Split and Concession for
 3804 Stanford Avenue
 & 4052 Pearl Road
 APN: 2018010043 of C.C.M.R.

Karl & John
 Henitze's Subdivision
 Volume 19, Page 14
 of C.C.M.R.

STANFORD AVENUE 40'
 (A PUBLIC RIGHT-OF-WAY)

Preliminary for Review

PLEASE NOTE

This Site Plan Survey was prepared without the benefit of a current title commitment. Therefore, the Riverstone Company cannot determine if any easements, restrictions and encroachments affect the subject property. If the Riverstone Company is provided with the title commitment, a revised survey map will be provided at Riverstone's hourly fee schedule.

January 14, 2024

RIVERSTONE

LAND SURVEYING - ENGINEERING - DESIGN
 3804 LAKESIDE AVENUE - SUITE 100
 CLEVELAND - OHIO 44114
 PHONE: (216) 481-9222 FAX: (216) 481-9640
 WWW.RIVERSTONE-SURVEY.COM

©2024 by The Riverstone Company. This drawing and its content is prepared by computer using our software and systems. The use of this software product is subject to the terms and conditions of the Riverstone Company.

THREE-UNIT ATTACHED FOR:

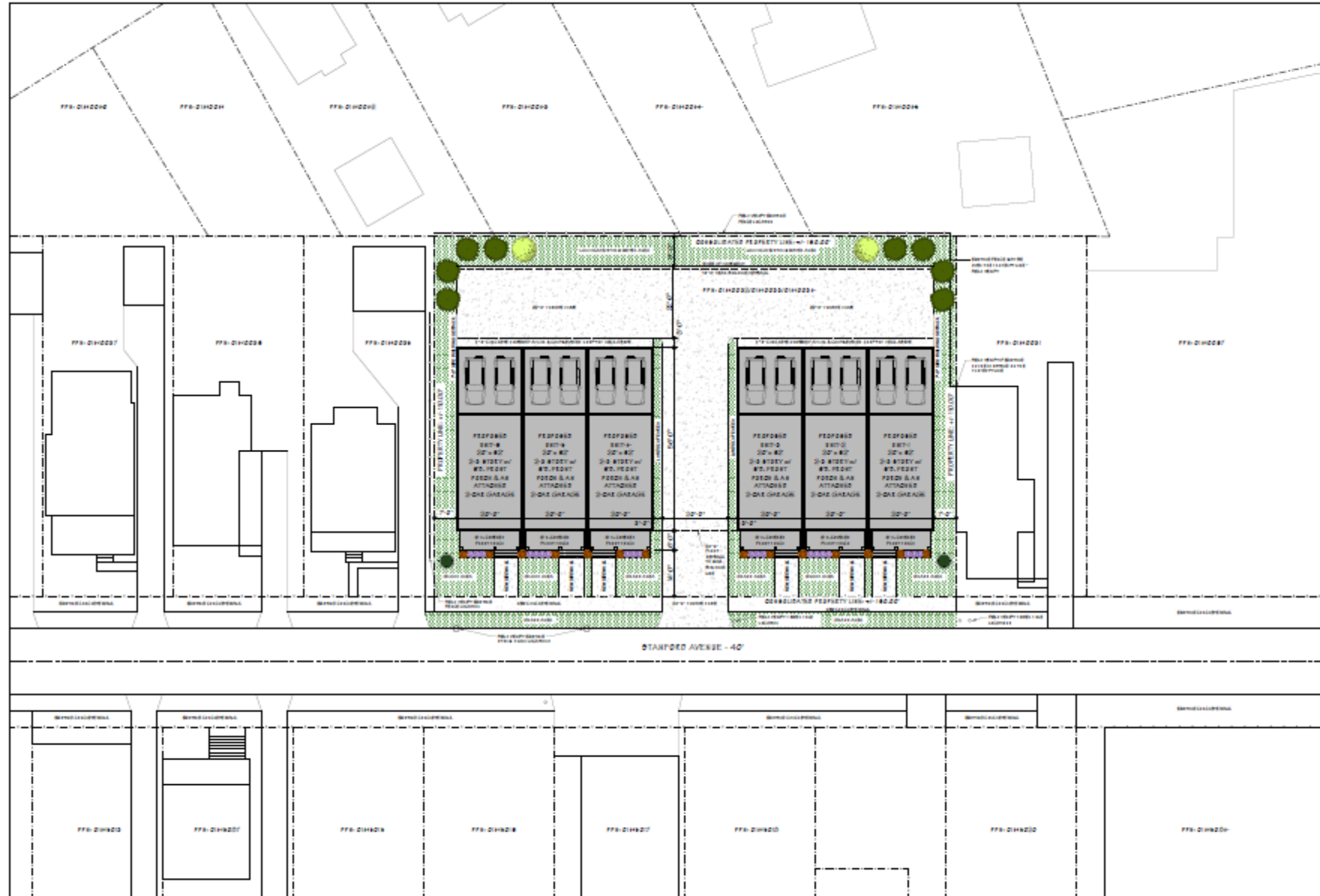
STANFORD TOWNHOMES

STANFORD AVENUE

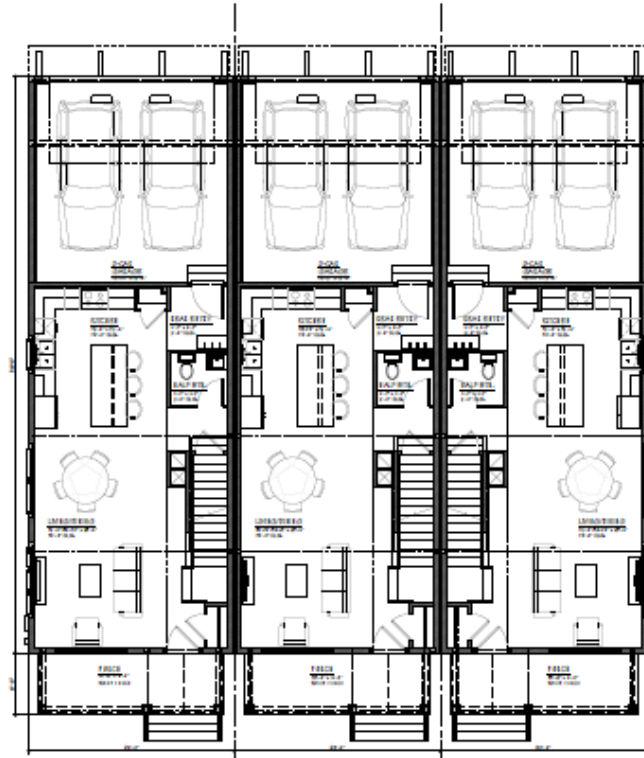
CLEVELAND, OH 44109



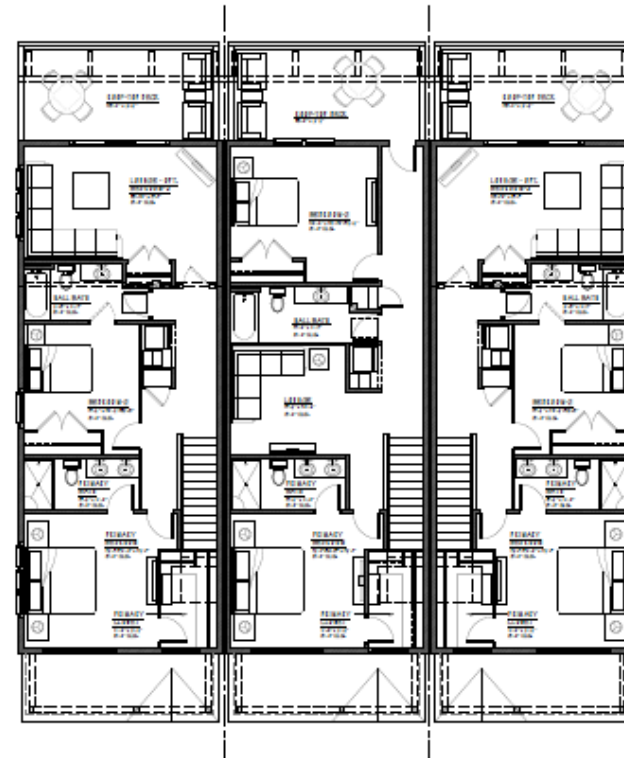
Proposed Site Layout



Proposed Floor Plans



FIRST FLOOR PLANS



SECOND FLOOR PLANS

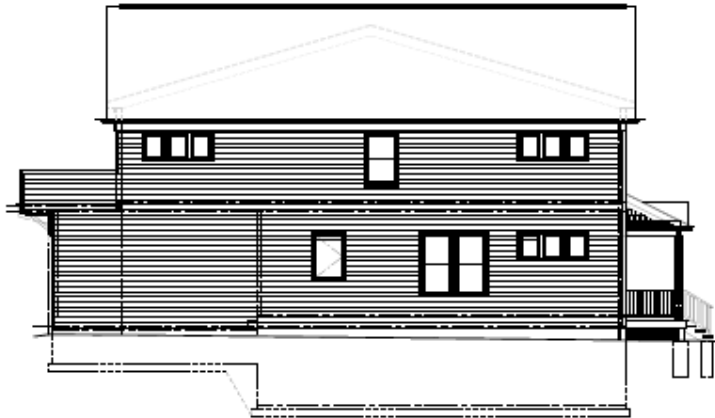
Proposed Elevations



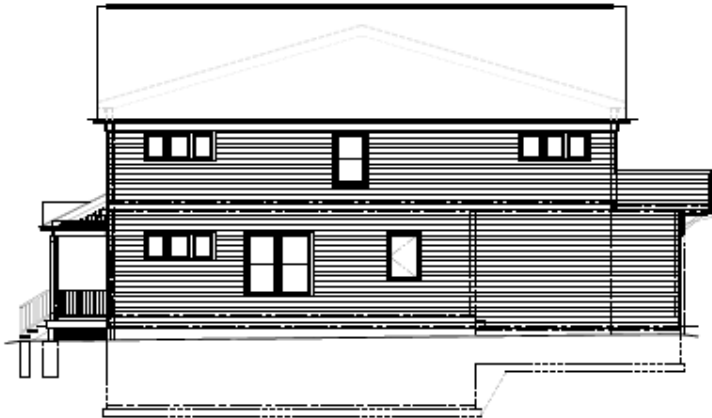
FRONT ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

Exterior Finish Schedules

| EXTERIOR FINISH SCHEDULE-BUILDING 1: UNITS-1,-2,-3 | | |
|---|--|---|
| FINISH TYPE | MANUFACTURER / PRODUCT | COLOR |
| Roof Shingle | CertainTeed® Landmark or equivalent | Moire Black |
| Horizontal Lap Siding | Aleide® or equivalent - G' to weather | Cape Cod Gray |
| Shingle Siding at Gable Ends | Aleide® Shingle or equivalent | Starling Gray |
| Soffit | Aleide® or equivalent | Platinum Gray |
| Fascia & Rake Board | Aluminum Wrap | Platinum Gray |
| Prizee Trim, Window & Door Trim, Column Wrap | Azel® or equivalent | Platinum Gray |
| Corner Trim | Veneetech® Stealth | Platinum Gray |
| Gutters/Downspout | Aluminum | Platinum Gray |
| Railing @ Front Porch | RDI® Vinyl Line T-Top or equivalent | White |
| Railing @ Rear Upper Deck | RDI® Vinyl Line T-Top or equivalent | White |
| Windows & Patio Doors | Jeldwen Builders Vinyl V2600 or equivalent | White |
| Front Door | Therma-Tru® 4-panel | Unit-1 Sherwin Williams #SW6214 Navajo Unit-2 Sherwin Williams #1666 Venetian Yellow; Unit-3 Sherwin Williams #7691 Red Barn |
| Rear Garage Door | Clopay® or equivalent | White - all units |
| Front Porch Decking | Tru® Enhance® or equivalent | Clam Shell or color per G.C. |
| Rear Roof-Top Deck Floor | Duradek® Monterra® or equivalent | Ultra Legacy Driftwood |
| Front Porch Decorative Skirt | Vinyl Lattice Panels | White |

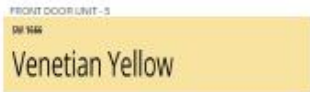
| EXTERIOR FINISH SCHEDULE-BUILDING 2: UNIT-4,-5,-6 | | |
|--|--|--|
| FINISH TYPE | MANUFACTURER / PRODUCT | COLOR |
| Roof Shingle | CertainTeed® Landmark or equivalent | Weathered Wood |
| Horizontal Lap Siding | Aleide® or equivalent - G' to weather | Monterey Sand |
| Shingle Siding at Gable Ends | Aleide® Shingle or equivalent | Tuscan Clay |
| Soffit | Aleide® or equivalent | White |
| Fascia & Rake Board | Aluminum Wrap | White |
| Prizee Trim, Window & Door Trim, Column Wrap | Azel® or equivalent | Glezier White |
| Corner Trim | Veneetech® Stealth | White |
| Gutters/Downspout | Aluminum | White |
| Railing @ Front Porch | RDI® Vinyl Line T-Top or equivalent | White |
| Railing @ Rear Upper Deck | RDI® Vinyl Line T-Top or equivalent | White |
| Windows & Patio Doors | Jeldwen Builders Vinyl V2600 or equivalent | White |
| Front Door | Therma-Tru® 4-panel | Unit-4 Sherwin Williams #SW2202 Redwood Dark Brown; Unit-5 Sherwin Williams #8092 Iron Mocha; Unit-6 Sherwin Williams #7691 Red Barn |
| Rear Garage Door | Clopay® or equivalent | White - all units |
| Front Porch Decking | Tru® Enhance® or equivalent | Saddle or color per G.C. |
| Rear Roof-Top Deck Floor | Duradek® Monterra® or equivalent | Ultra Legacy Cedarwood |
| Front Porch Decorative Skirt | Vinyl Lattice Panels | White |



STANFORD TOWNHOMES
OLD BROOKLYN
BUILDING 1, UNITS 1, 2, 3



More Black



RDI
Finyl Line 6 ft. x 36 in. H - T-Top
Level Rail Kit, White

Vinyl (V-2500) Window: Double-Hung



VERSATECH TRIM CORNERS

Integral Sillchannel

For New Construction: This window features an integral sillchannel and leveling fin that creates a sillchannel, allowing the sill to dig between the sillchannel and leveling fin. The hollow interior creates a barrier and provides a clean, unobstructed appearance. This feature can be used to ease construction applications and allow for faster, more productive work with fewer joints and seams.



Precise sealed edges on all 4 sides (S4S)
With a seam that will not open, AZEK Trimboards offer time savings during installation and an upscale look to complement any home exterior.

STANFORD TOWNHOMES
OLD BROOKLYN
BUILDING 2, UNITS 4, 5, 6



Weathered Wood
CERTAINTEED LANDMARK SHINGLES



GABLE SHINGLE

FRONT DOOR, BUILDING 2, UNIT 4

SW 2808
Rookwood Dark Brown
Interior / Exterior

FRONT DOOR, BUILDING 2, UNIT 5 (REVISED)

SW 6224
Mountain Air

FRONT DOOR BUILDING 2, UNIT 6 (REVISED)

SW 9895
Beetroot

THERMATRUE 4 PANEL



RDI
Finyl Line 6 ft. x 36 in. H - T-Top
Level Rail Kit, White

Vinyl (V-2500) Window: Double-



Stealth

VERSATECH TRIM CORNERS

For New Construction: This window features an integral sillchannel and leveling fin that creates a sillchannel, allowing the sill to dig between the sillchannel and leveling fin. The hollow interior creates a barrier and provides a clean, unobstructed appearance. This feature can be used to ease construction applications and allow for faster, more productive work with fewer joints and seams.



Precise sealed edges on all 4 sides (S4S)
With a seam that will not open, AZEK Trimboards offer time savings during installation and an upscale look to complement any home exterior.







Panicum virgatum

Panicum virgatum L.

Switchgrass, Wand Panic Grass

Poaceae (Grass Family)

Synonym(s):

USDA Symbol: [pavv2](#)

USDA Native Status: L48 (N), HI (C), CAN (N)

Clump-forming, warm-season grass with open, leafy sprays with small seeds. Aug-Oct. Purple stigmas at flowering time. Switchgrass is a 3-10 ft., rhizomatous, loose sod former with a large, open, finely textured, reddish-purple seedhead. Fall color is pale yellow. Bright green leaves occur up and down the stem, turning bright yellow in fall. Switchgrass is a perennial. Grows in large clumps, with many persistent, curly leaves.

Switchgrass is one of the dominant species of the tallgrass prairie, but also grows along roadsides where moisture is present. The rich, yellow-colored clumps last throughout the winter.



Romh, Peggy

Asclepias incarnata

Asclepias incarnata L.

Swamp Milkweed, Pink Milkweed

Asclepiadaceae (Milkweed Family)

Synonym(s):

USDA Symbol: [asin](#)

USDA Native Status: L48 (N), CAN (N)

The large, bright, terminal blossoms of this tall, showy perennial are made up of small, rose-purple flowers. Deep pink flowers clustered at the top of a tall, branching stem, bearing numerous narrow, lanceolate leaves. Opposite, narrow, lance-shaped leaves line the erect, open-branched stem. Disgorged, tan-brown seed pods persist into winter.

The juice of this western milkweed is less milky than that of other species. The genus was named in honor of Aesculapius, Greek god of medicine, undoubtedly because some species have long been used to treat a variety of ailments. The Latin species name means "flesh-colored."



Brundage, Stephanie

Thuja 'Green Giant'

Common Name(s): Green Giant Arborvitae

Previously known as: *Thuja standishii* x *plicata* 'Green Giant'

Phonetic Spelling

THOO-yuh

Description

'Green Giant' arborvitae is a large, woody, needled evergreen tree in the cypress family (Cupressaceae). A hybrid cultivar of the western redcedar and Japanese arborvitae (*Thuja standishii*), it was developed in the 1930s in Denmark and introduced to the United States in 1967 when the U.S. National Arboretum received a specimen.

This tree does best in a moist, full-sun location with light afternoon shade. It tolerates a wide range of soils. It resists most diseases, insects, periodic droughts, and deer. It does not tolerate salt (spray or salty soils). It is a low-maintenance landscaping choice due to its hardiness and uniform growth habit that requires little to no pruning to maintain an attractive shape.



Buxus 'Green Velvet'

Common Name(s): Boxwood; Green Velvet Boxwood

Phonetic Spelling

BLUK-uz

⚠ This plant has low severity poison characteristics.

See below

Description

'Green Velvet' boxwood is an evergreen shrub or small tree in the Buxaceae (boxwood) family that can easily be shaped into a formal hedge or topiary. *Buxus* is the Latin name for boxwood or box tree. Originally from Europe and Asia, boxwoods are one of the oldest known garden plants, dating back to 4000 BC. 'Green Velvet' was developed in Canada at Sheridan Nurseries. The common name of boxwood refers to the wood used to make carved decorative boxes. Another etymology is that boxwood describes the square stems of its young plants.



Farm
Jim Rebertus
CC BY-NC-ND 4.0



Magnolia virginiana

Magnolia virginiana L.

Sweetbay, Sweetbay Magnolia, Southern Sweetbay, Swampbay, Swamp Magnolia, Sweet Magnolia, Small Magnolia, Laurel Magnolia, White Bay, White Laurel, Swamp Laurel, Beaver Tree

Magnoliaceae (Magnolia Family)

Synonym(s): *Magnolia virginiana* var. *australis*, *Magnolia virginiana* var. *parva*

USDA Symbol: [mavi2](#)

USDA Native Status: L48 (N)

This is a slender tree or shrub with pale gray bark, 12-20 ft. tall, occasionally growing to 50 ft. in the southern part of its range. Multiple, slender, upright trunks bear picturesque, horizontal branches. Tree has aromatic, spicy foliage and large, leaves are scaly, green above and whitish below, 3-4 inches long and 1-2 1/2 inches wide. Leaves are semi-evergreen to evergreen and dark green in the South; faintly deciduous, changing to bronze-purple in the North. Foliage is smaller and thinner than southern magnolia. The solitary, fragrant flowers are 4-6 in. across, with 9-12 velvety white petals 2-3 inches across. Flowers are followed by dark red aggregate fruits exposing bright red seeds. Blossom opening in the morning and closing at night for 2 or 3 days.

This attractive, native ornamental is popular for its fragrant flowers borne over a long period, showy cone-like fruit, handsome foliage of contrasting colors, and smooth bark. Introduced into European gardens as early as 1688. Called "beaver tree" by colonists who caught beavers in traps baited with the fleshy roots.



Cressler, Alan

Hydrangea paniculata 'Ivobo' BOBO

[Back to Previous Page](#)



More Images

Plant of Merit

Common Name: [panicled hydrangea](#)

Type: Deciduous shrub

Family: Hydrangeaceae

Zone: 3 to 8

Height: 2.00 to 3.00 feet

Spread: 3.00 to 4.00 feet

Bloom Time: June to August

Bloom Description: White maturing to red-purple

Sun: Full sun to part shade

Water: Medium

Maintenance: Medium

Suggested Use: Hedge

Flower: Showy, Good Cut, Good Dried

Invasive: [Where is this species invasive in the US?](#)

[Garden Locations](#)

Culture

Best grown in organically rich, medium moisture, well-drained soils in full sun to part shade. Can be trained as a small single trunk tree, but is best grown as a large, multi-stemmed shrub. May display best shrub form if regularly pruned to a height of 6-10' tall. This is one of the most winter hardy of the hydrangeas. It thrives in urban conditions. Bloom occurs on current season's growth, so prune as needed in late winter to early spring.

Larger flower panicles can be obtained by thinning the plants to 2-10 primary shoots. In full bloom, the weight of the flower panicles will typically cause the branches to arch downward.

Spiraea japonica Double Play® Candy Corn® 'NCSX1'

Common Name(s): Double Play® Candy Corn®

Phonetic Spelling

spy-REE-ah juh-PON-ih-kah

Description

Double Play® Candy Corn® spiraea is a patented cultivar shrub in the rose family (Rosaceae). It grows up to 2 feet tall and wide with a rounded habit and is low maintenance. This plant was developed by Dr. Tom Ranney of North Carolina State University. It can usually be found in garden centers as Double Play Candy Corn. The genus name comes from the Greek word *spetra* meaning wreath in reference to the showy flower clusters seen on most shrubs in the genus.



Buxus 'Green Mountain'

Common Name(s): Boxwood; Green Mountain Boxwood

Phonetic Spelling

BUK-sus

⚠️ This plant has **low severity** poison characteristics.

See below

Description

'Green Mountain' boxwood is a woody, broadleaf, evergreen shrub or small tree in the Buxaceae family developed in Canada at Sheridan Nurseries. Buxus is the Latin name for boxwood or box tree. Originally from Europe and Asia, boxwoods are one of the oldest known garden plants, dating back to 4000 BC.



Bee Prooking
CC BY 2.0

Calamagrostis x acutiflora 'Karl Foerster'

Common Name(s): Feather Reed Grass; Karl Foerster; Karl Foerster's Feather-reed Grass

Previously known as: *Calamagrostis arundinacea* 'Karl Foerster'

Phonetic Spelling

ka-la-ma-GROSS-tis a-kyoo-tih-FLOR-ah KAR-ul FOR-ster

Description

Spreads slowly by rhizomes; gold fall color; flowers two to three weeks before *C. x acutiflora*. This plant is highly resistant to deer grazing. Grows in a wide range of soil conditions, including clay. During hot, humid or wet summers this plant suffers and is susceptible to rust diseases.



Rudbeckia hirta

Common Name(s): Black Eyed Susan; Black-eyed Susan; Gloriosa Daisy

Phonetic Spelling

rud-BEK-ee-ah HER-tah

Description

Black-eyed Susan is a fast-growing, upright, branching biennial or short-lived perennial in the aster family (Asteraceae) that is native to the eastern United States. Because it blooms in the first year when planted from seed in early spring, it is often mistaken for an annual. The species epithet means "hairy" and refers to short, stiff hairs on the leaves and stems.

Grow black-eyed Susan in moist, well-drained clay, loam, or sandy soil and in full sun to partial shade. Moderate fertility will give you the best flower show so avoid planting it on the edges of lawns where lawn fertilizer will provide excess nitrogen. It freely self-seeds and usually remains in the garden.



Composite head detail
Debbie Rose



Full Form
Jan Robinson
CC BY-NC-ND 4.0

Asclepias incarnata

Common Name(s): Marsh Milkweed; Swamp Butterfly Weed; Swamp Milkweed

Previously known as: *Acerates incarnata*

Phonetic Spelling

as-KLEE-pee-as in-kar-NAH-tuh

⚠️ This plant has **low severity** poison characteristics.

See below

Description

Swamp milkweed is an herbaceous perennial in the Apocynaceae (dogbane) family. Apocynum is the Greek term for "dog-away." It is native to the central and eastern United States and tends to grow in wet sites along streams, ponds, or bogs.



Close up of flower
Joshua Mayer
CC BY-SA 2.0



Form
mylarchas22
CC BY-NC 2.0

September 30, 2024

Frank Camardo, Principal
Camardo Law
1787 W. 32nd Street
Cleveland, OH 44113

Re: *Stanford Avenue Townhomes - Cleveland, Ohio*
Title IV Review Applicability Determination

Dear Mr. Camardo,

The Title IV Combined Sewer Code of the Northeast Ohio Regional Sewer District's (NEORS) Code of Regulations provides the NEORS with the authority to control combined sewer overflows (CSOs) from the combined sewer system and to control peak flows from local combined sewer systems at the point of connection into sewers owned by the NEORS or a member community. Therefore, the NEORS has the authority to review all requests for connection approval within the combined sewer system.

Based on preliminary information, the referenced project:

- Will be subject to review by the NEORS under Title IV – Combined Sewer Code. The proposed stormwater management design for the site must meet the current NEORS Title IV Combined Sewer Code requirements, detailed in the attached guidance document, ***Submittal Requirements for Connections to the Combined Sewer System - Guidelines for Review and Approval***.
- Will not be subject to review by the NEORS under Title IV – Combined Sewer Code.

If you have any questions, please feel free to contact me at ext. 6466.

Kind Regards,



Jeff Jowett
Community Discharge Permit Program Manager

cc:
Elie Ramy, Cleveland Water Pollution Control
Adam Davenport, Cleveland Planning

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

Nov 1, 2024



Near West Design Review Advisory Committee Meeting Motion and Report Form

Meeting Location: Virtual, 8:00 AM

Case Number: NW 2024 – 025 Meeting Date: 10/9/24
 Project Name: Stanford Townhomes Ward #: 13
 Project Address: Stanford Ave
 Project Rep. : Frank Camardo
 Existing Use: Vacant Proposed Use: MF - Residential
 Project Scope: New 6-unit Townhomes in old Brooklyn

Design Review Level Applied For: Final

Motion by Design Review Committee:

Approve (as presented) Approve (with stated conditions) Disapprove Table

Conditions:

Conser different frontage material for durability: Hardy Board

Committee Action: (1 = First; 2 = Second; R = Recusal Yea = Yes; Nay = No; Abst. = Abstain; Pres. = Present)

| | | | |
|-----------|--|----------|--|
| Contreras | <input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. | Madera | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. |
| Esposito | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. | Rakaukas | <input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. |
| Gallagher | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. | Sandoval | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. |
| Gardin | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. | Schmidt | <input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. |
| Hart | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. | | <input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. |
| Jurca (C) | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. | | |

Applicant Signature & Date: _____ Virtual Meeting – No Signature Required

Cleveland City Planning Commission

Central-Southeast Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

Nov 1, 2024

Central-Southeast Design Review

**CSE2024-018 Sisters of Charity Women's Religious Archive Center
seeking Schematic Approval**

Nov 1, 2024

Project Address: 2940 E. 22nd Street

New Construction of Archive Center

Project Representative: Judy McGlinchy, Bostwick Design Partnership

Ward 5- Councilmember Starr

SPA: Central



WOMEN RELIGIOUS ARCHIVES COLLABORATIVE

Women Religious Archives Center

City of Cleveland
Final Design Review

2490 E. 22nd Street
Cleveland, OH 44115
PPN 122-03-004

November 01, 2024



DESIGN. EXPERIENCE. PARTNERSHIP.

PROJECT SUMMARY

The Women Religious Archives Collaborative's new facility, adjacent to the St. Vincent Charity Health Campus, is a remarkable investment in Cleveland's civic infrastructure.

As a center for preservation, research, and reflection, the Women Religious Archives Center will showcase the legacy of selected congregations regionally, and the remarkable impact of religious congregations globally. The architecture to be created will blend functional operating priorities of an archive with a purpose of extraordinary significance.

MISSION STATEMENT

The Women Religious Archives Collaborative will bring visibility to the important histories and mission of Women Religious through the construction and operation of a facility and online presence that will provide space and access for exhibits, education, meetings, research, and archival storage

DESIGN GOALS

- Create a welcoming gathering place for all congregations, not just locally
- Establish a dynamic space for research, programming, meetings, and event
- Promote wellness and sustainability
- Design for beautiful simplicity, aesthetically and operationally
- Provide an anchor for the neighborhood

OPERATIONAL GOALS

- Offer safe space for the preservation of and access to archives for congregations and researchers (housed collections, exhibits)
- Create programming that brings the stories alive for future generations
- Grant digital access to archives housed at the WRAC and connection to women religious archives at other repositories

FACILITY

The new structure will be 31,167 GSF and two stories high (15,491 GSF on first floor, and 15,676 GSF on second). The selected property is Cuyahoga County Parcel 122-03-004, located at 2490 E. 22nd Street, and is currently in process of a lot split approval.

Occupancy of the building on a day-to-day basis is anticipated to be (10) workers, with up to (3) visitors. (30) parking spaces have been provided on the site. Building is to be classified as a (B) Business occupancy and (S-1) Storage, with accessory use of (A-3) Assembly.

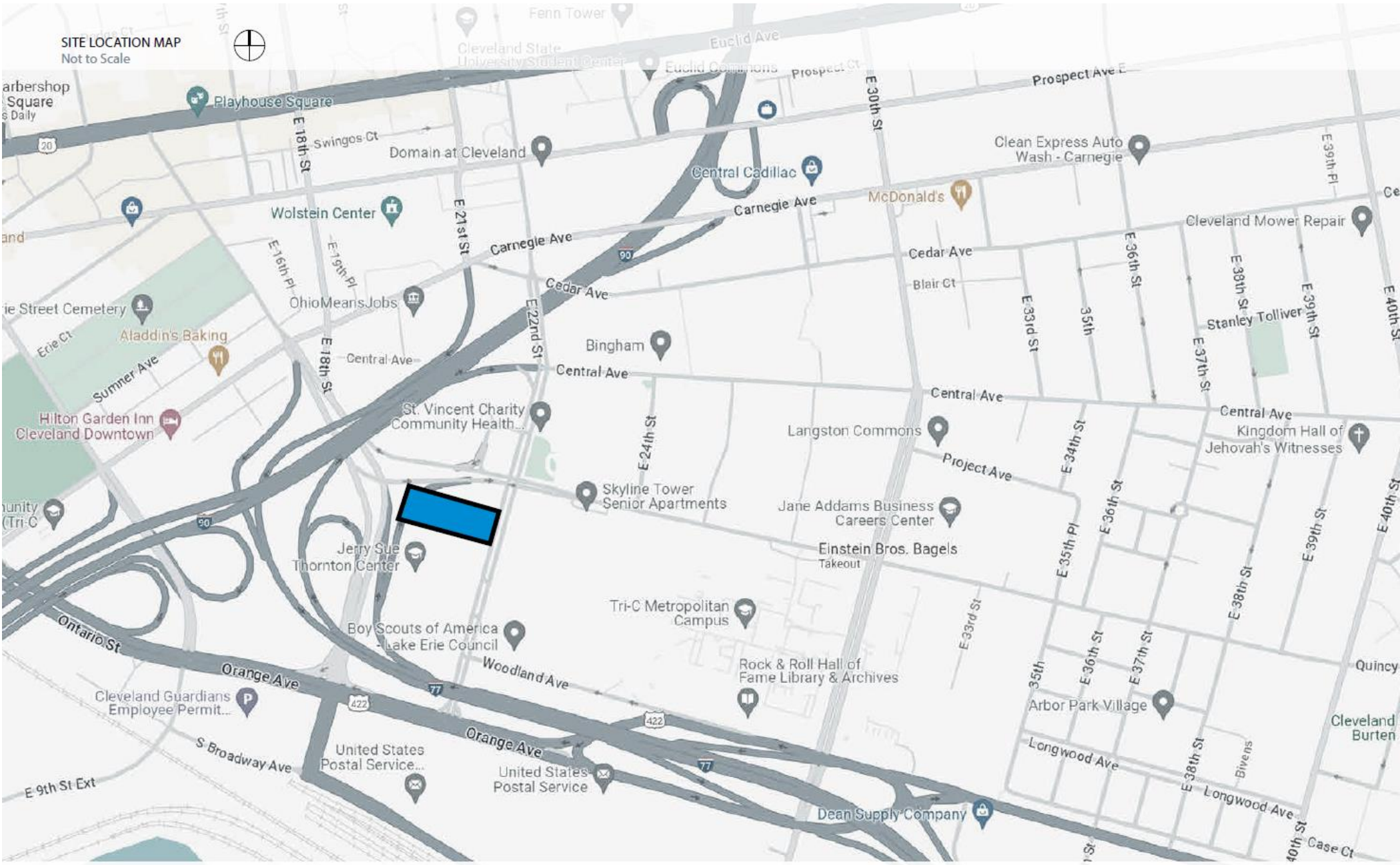
The project will plan for a future expansion of the Archive Center, which is anticipated but not currently included in the budget. The project will strive to incorporate sustainable goals, however the project will not be formally submitted for US Green Building Council LEED certification.

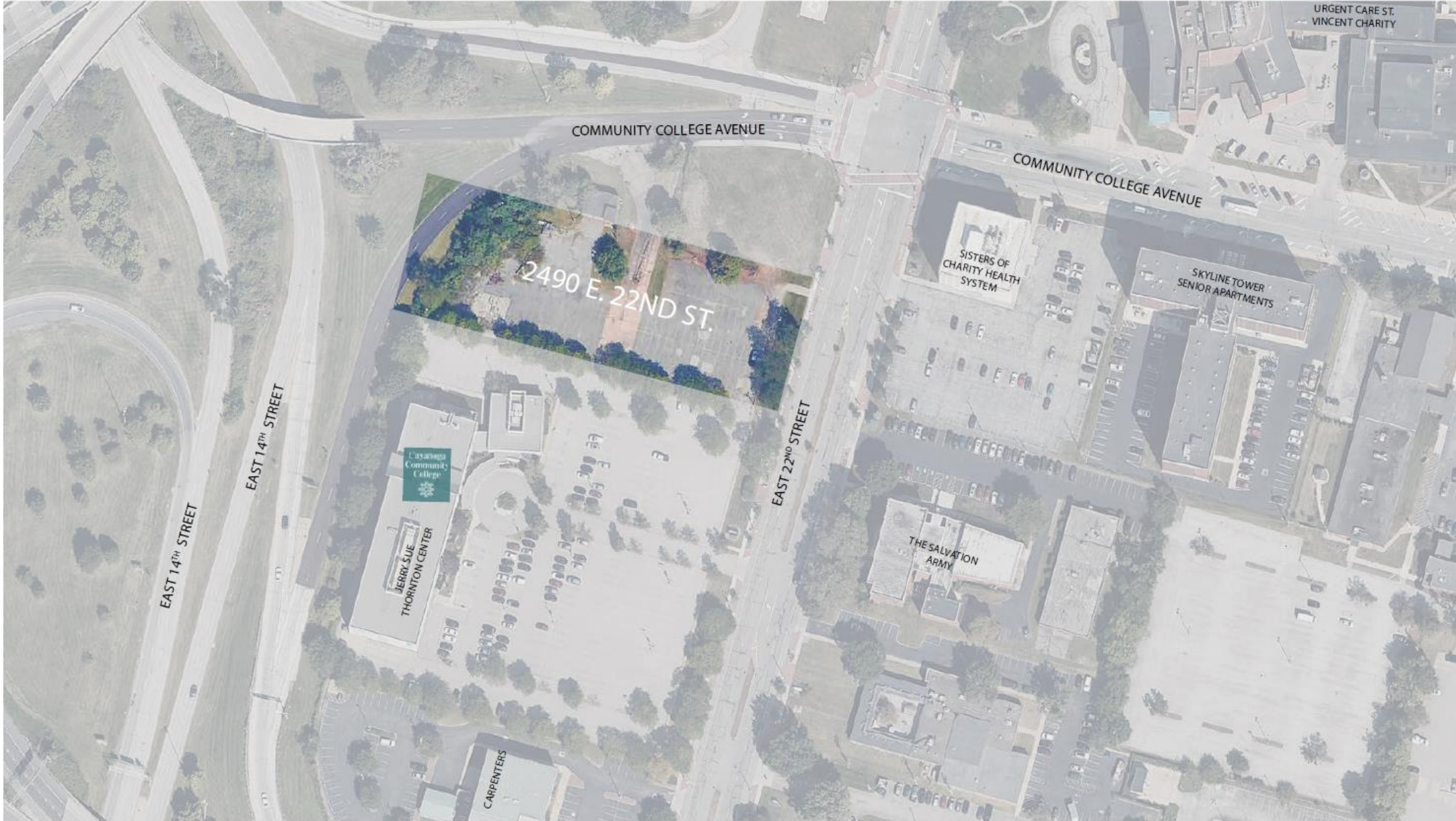
EXTERIOR DESIGN

The building envelope of the Archives Center will be composed of masonry and glazed curtainwall to engage the corner while promoting full transparency to the spaces within. A respite garden will be located on site to foster community and offer a space for rest.

With these goals in place, the new facility will establish a landmark for the community to gather, research, and learn of the history and stories of the Women Religious for generations to come.

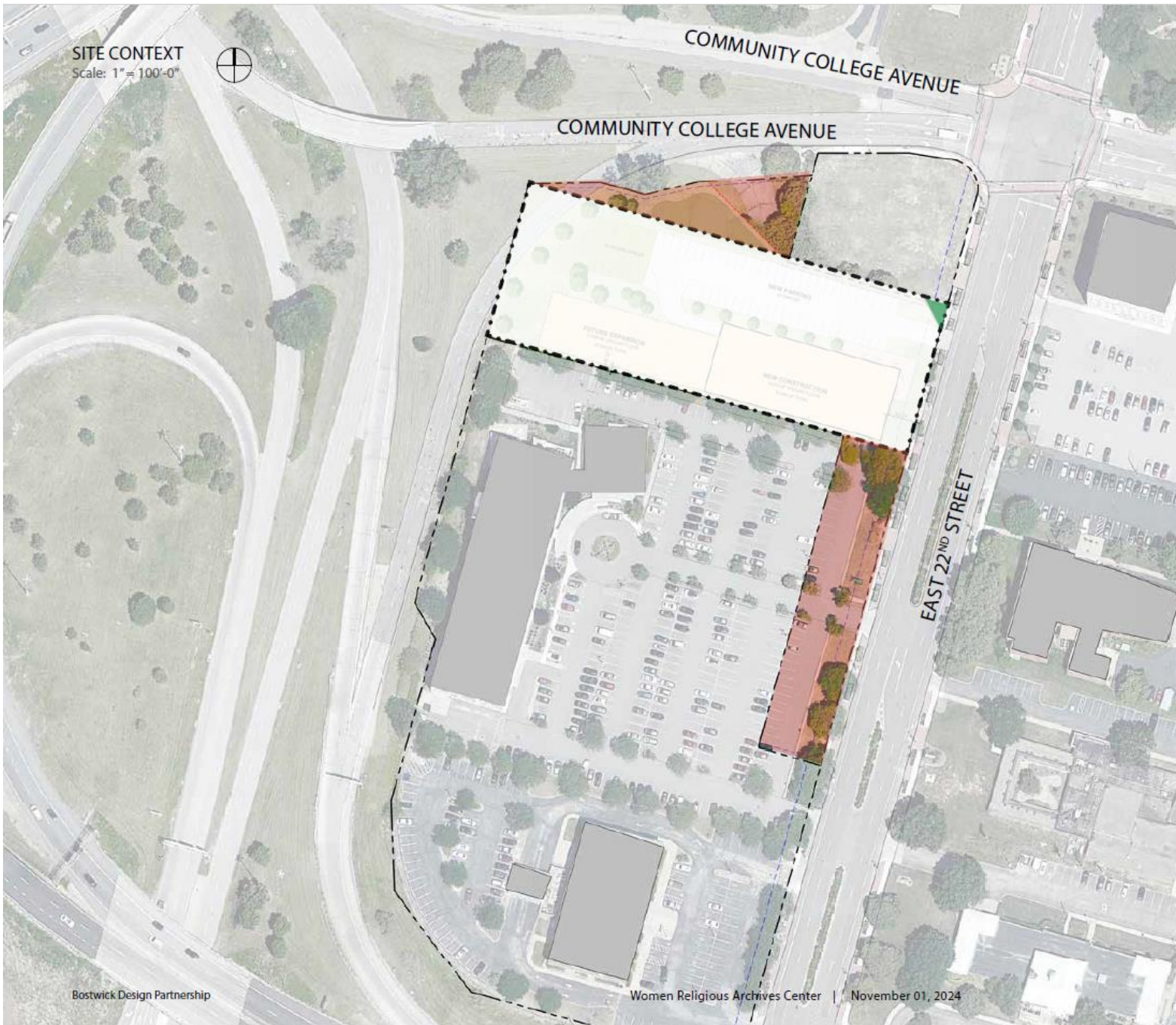
SITE LOCATION MAP
Not to Scale





SITE CONTEXT

Scale: 1" = 100'-0"



PROPERTY INFORMATION

ANTICIPATED CONSTRUCTION START DATE OF MARCH 2025

PARCEL ID

122-03-004

LOCATION ADDRESS

2490 E. 22nd Street

LOT AREA

1.727 Acres; 75,213 sf

ZONE CODE

GR-C1

USE DISTRICT

General Retail Business

AREA DISTRICT

C District

Maximum Gross Floor Area = 1/2 x Lot Area

Max Limit does not apply

HEIGHT DISTRICT

1 HL District, D (Distance to Street Center Line)

35' Maximum Height

YARD SETBACKS

FRONT: 15% of Lot Depth, not exceeding 30'-0" (30'-0")

SIDE: 10% of Lot Width, not exceeding 5' (5'-0")

REAR: 0'-0"

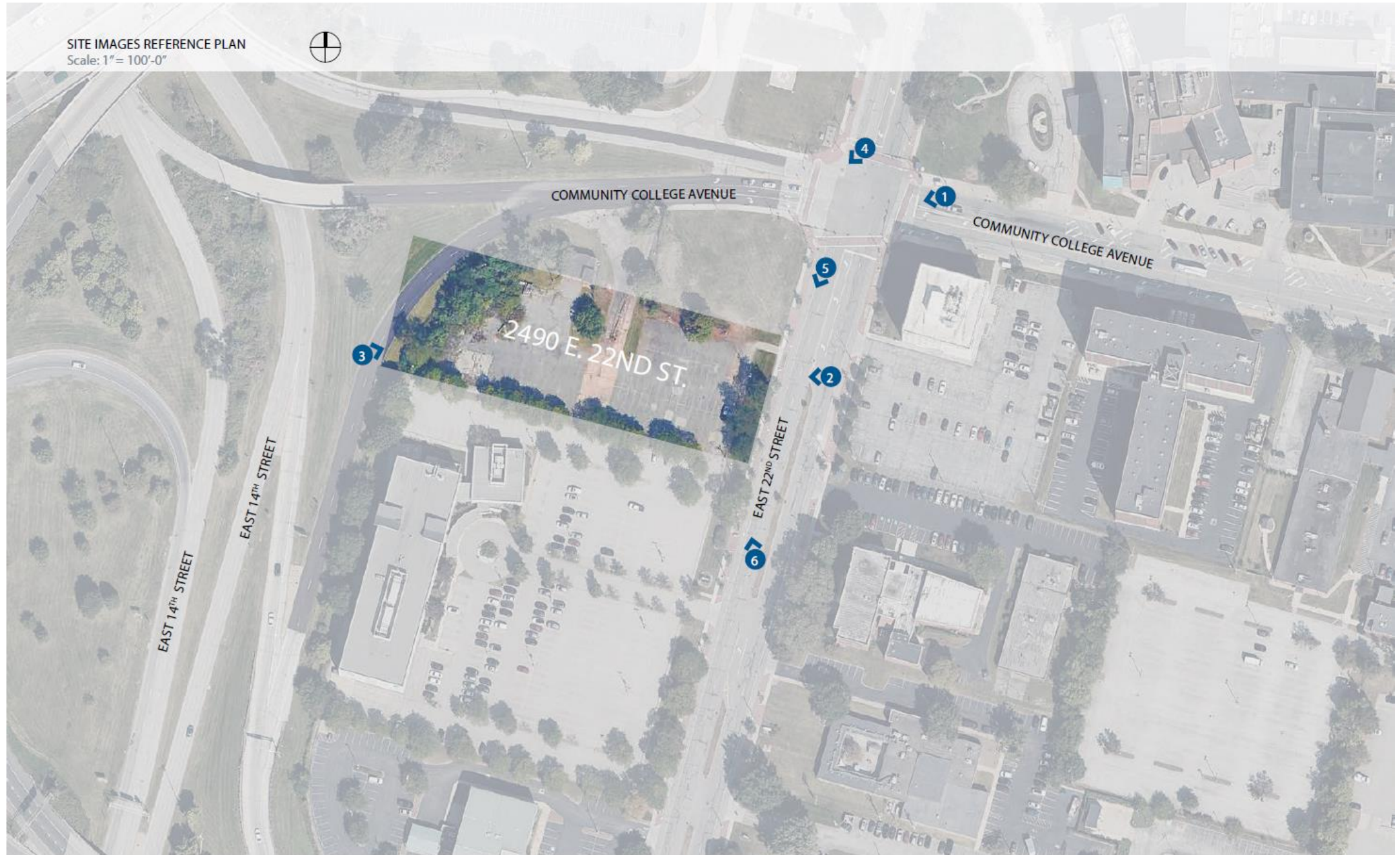
PARKING

COMMUNITY CENTERS: 1 for each 150 sf of gross floor area, plus 1 for each employee

OFFICES: 1 per 500 sf of Gross Floor Area

STORAGE: 1 for every 2 employees, or total parking area equal to 10% of gross floor area, whichever is greater

SITE IMAGES REFERENCE PLAN
Scale: 1" = 100'-0"



SITE IMAGES



1 | VIEW FROM COMMUNITY COLLEGE LOOKING WEST



2 | VIEW FROM EAST 22ND STREET LOOKING WEST



3 | VIEW FROM FREEWAY RAMP LOOKING EAST



4 | INTERSECTON OF EAST 22ND + COMMUNITY COLLEGE LOOKING SOUTH

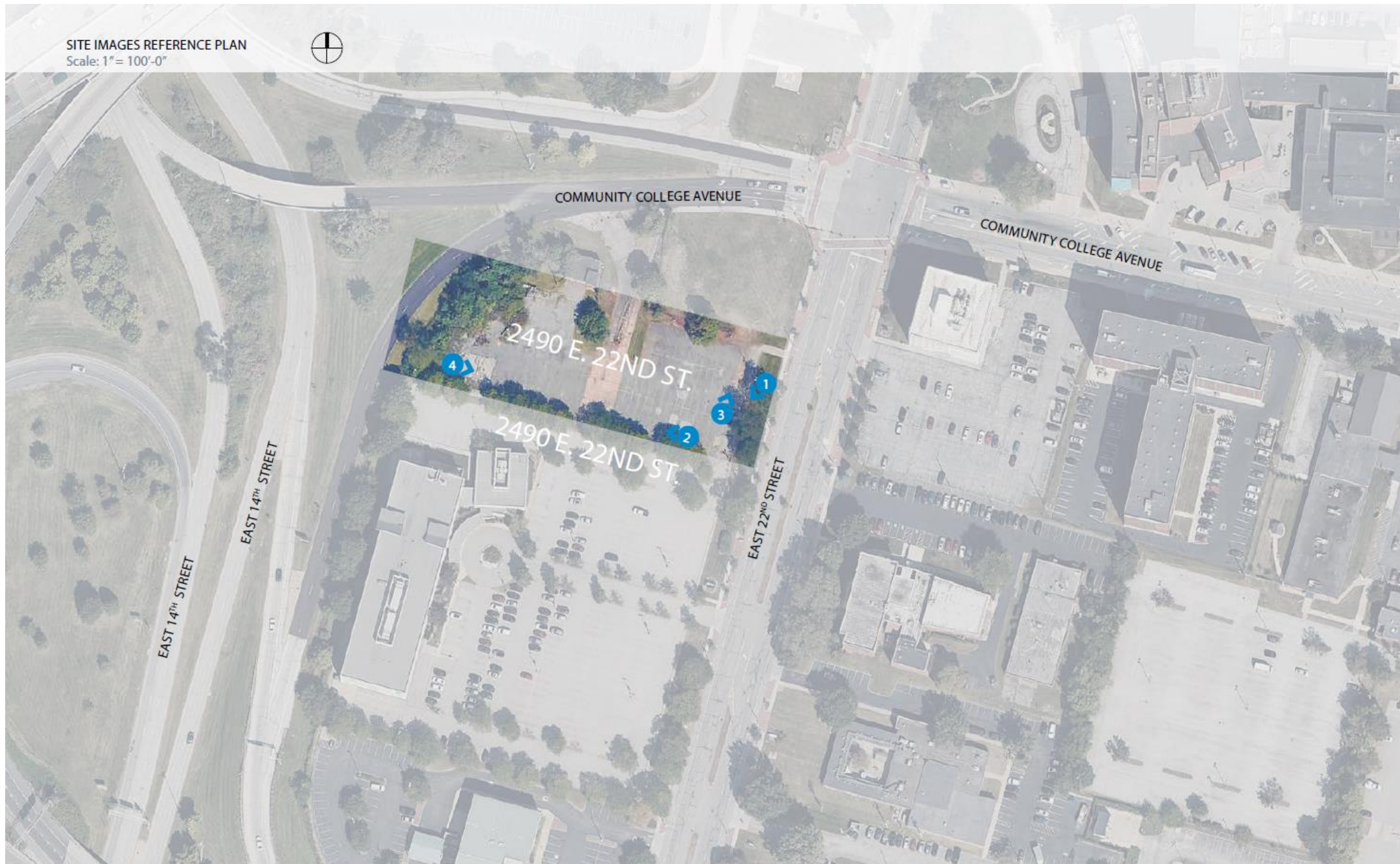


5 | VIEW FROM EAST 22ND STREET LOOKING SOUTH



6 | VIEW FROM EAST 22ND STREET LOOKING NORTH

SITE IMAGES REFERENCE PLAN
Scale: 1" = 100'-0"





1 | VIEW LOOKING SOUTH ON E. 22ND STREET, TOWARDS TRI-C CAMPUS



2 | VIEW LOOKING WEST ON SOUTHEAST CORNER OF SITE, TOWARDS CITY SKYLINE



3 | VIEW LOOKING NORTH ON SOUTHEAST CORNER OF SITE, TOWARDS ST. VINCENT MEDICAL


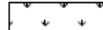






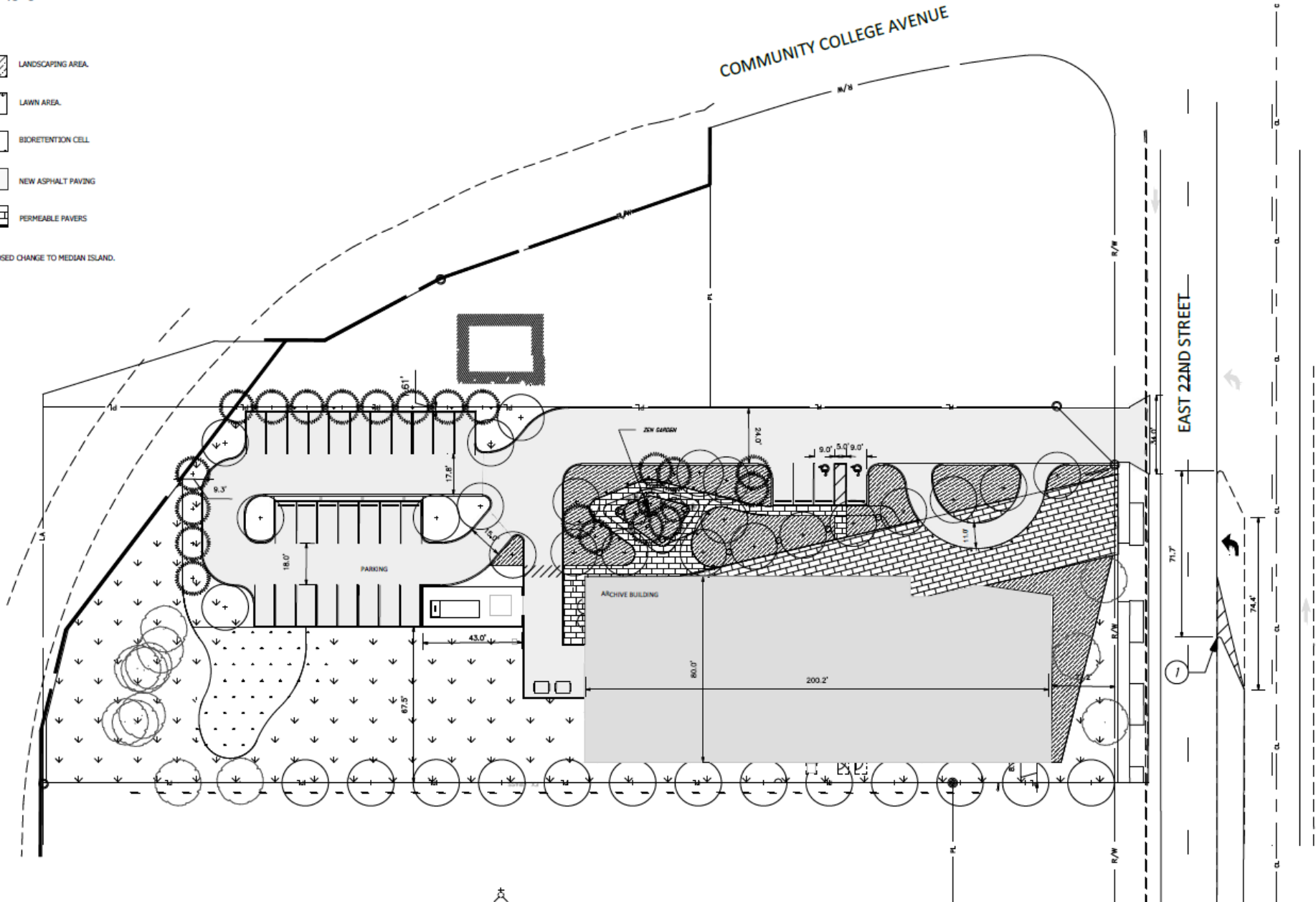
4 | VIEW LOOKING EAST ON SOUTHWEST CORNER OF SITE

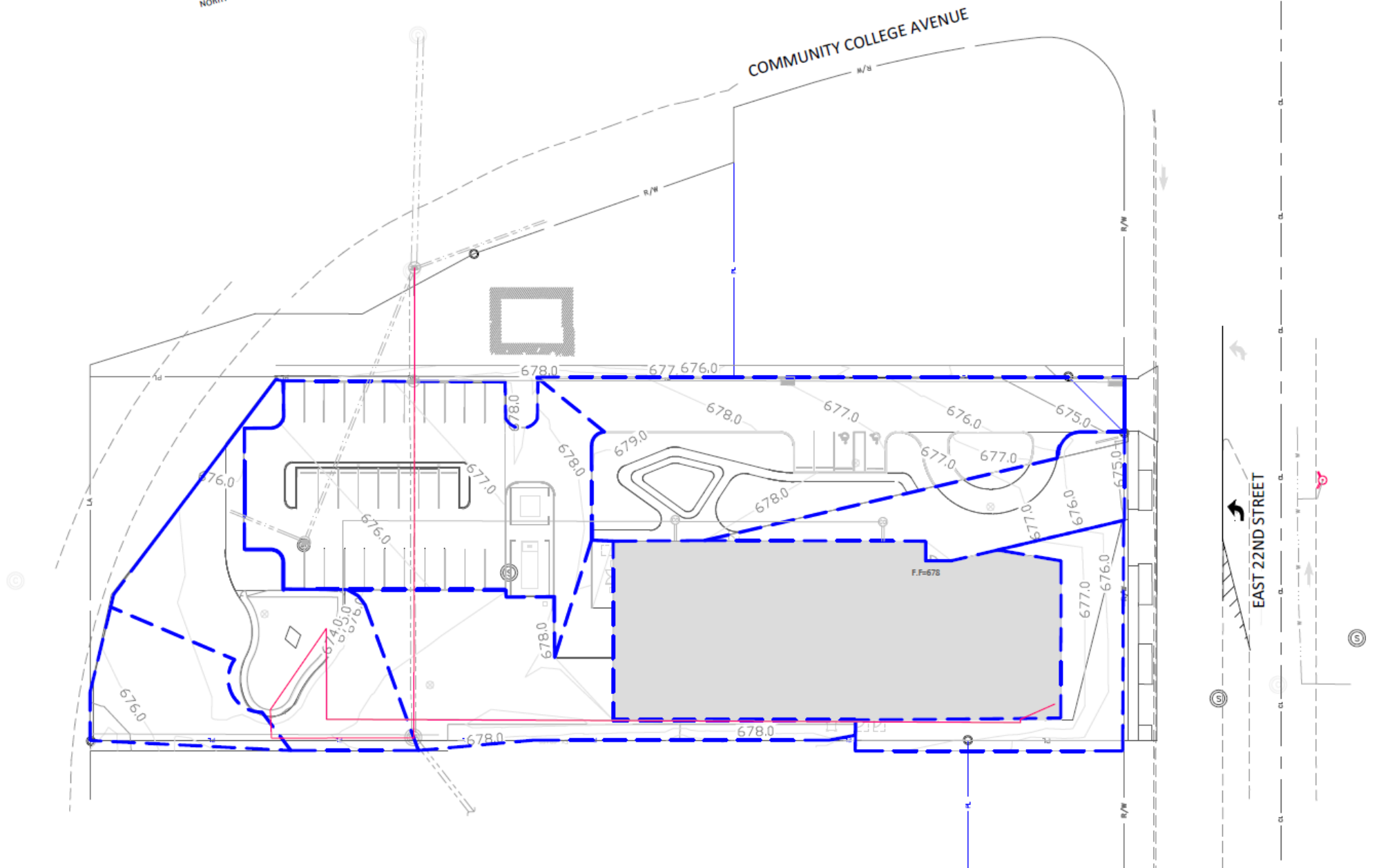
PROPOSED SITE PLAN
Scale: 1" = 40'-0"



LEGEND:





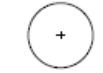
-  LANDSCAPING AREA.
-  LAWN AREA.
-  BIORETENTION CELL.
-  NEW ASPHALT PAVING.
-  PERMEABLE PAVERS.
-  PROPOSED CHANGE TO MEDIAN ISLAND.

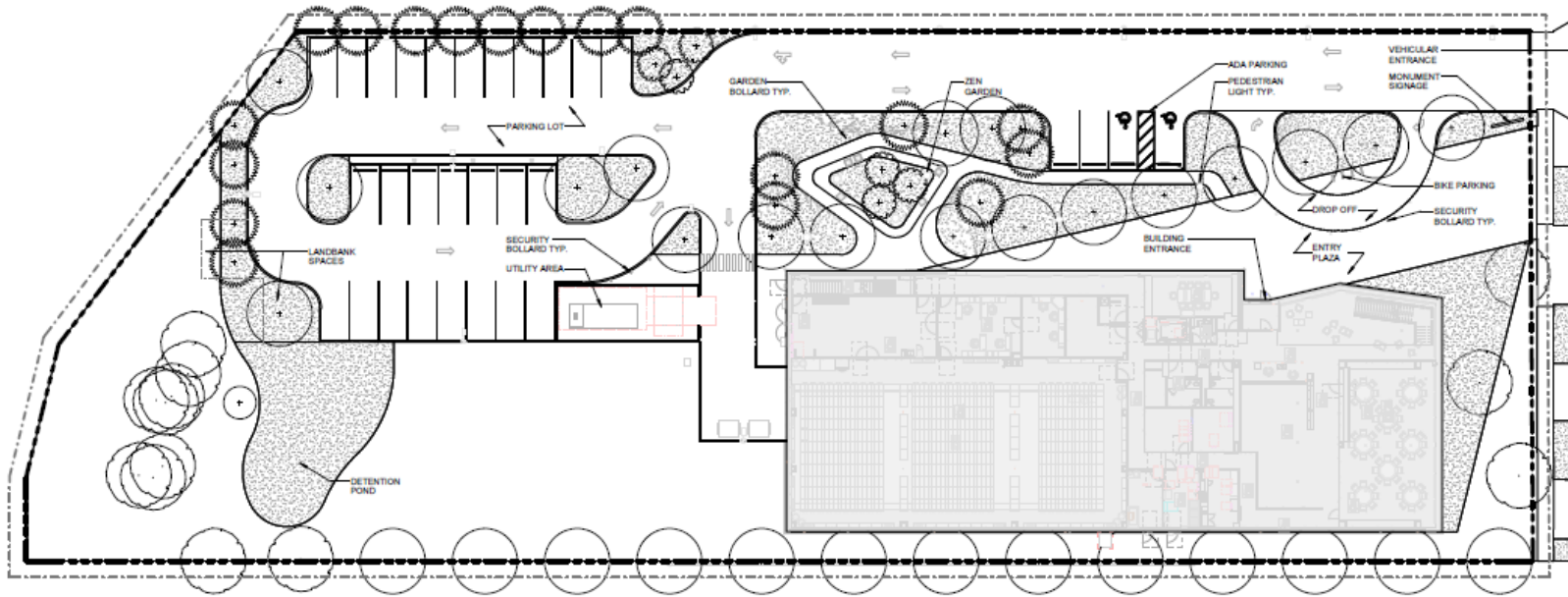






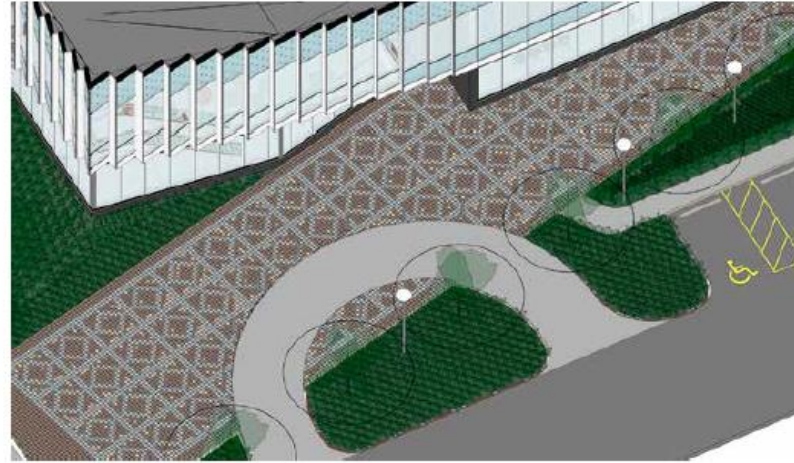
LEGEND

-  PROPERTY LINE
-  LIMIT OF WORK
-  PROPOSED BUILDING
-  EXISTING TREE TO REMAIN
-  PROPOSED TREE





East 22nd St.





HELIO SECURITY BOLLARDS



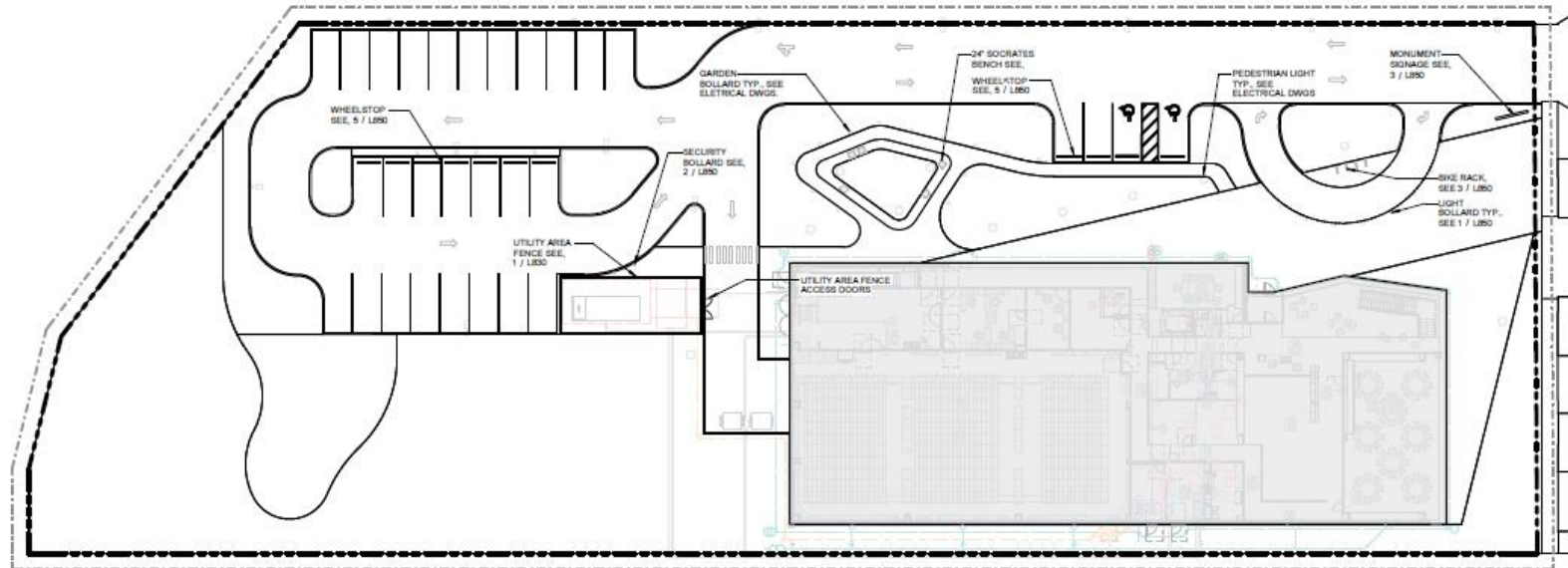
HELIO BOLLARD WITH LIGHT



NEST PEDESRIAN LIGHT



FLIDNT GARDEN BOLLARD





HELIO SECURITY BOLLARDS



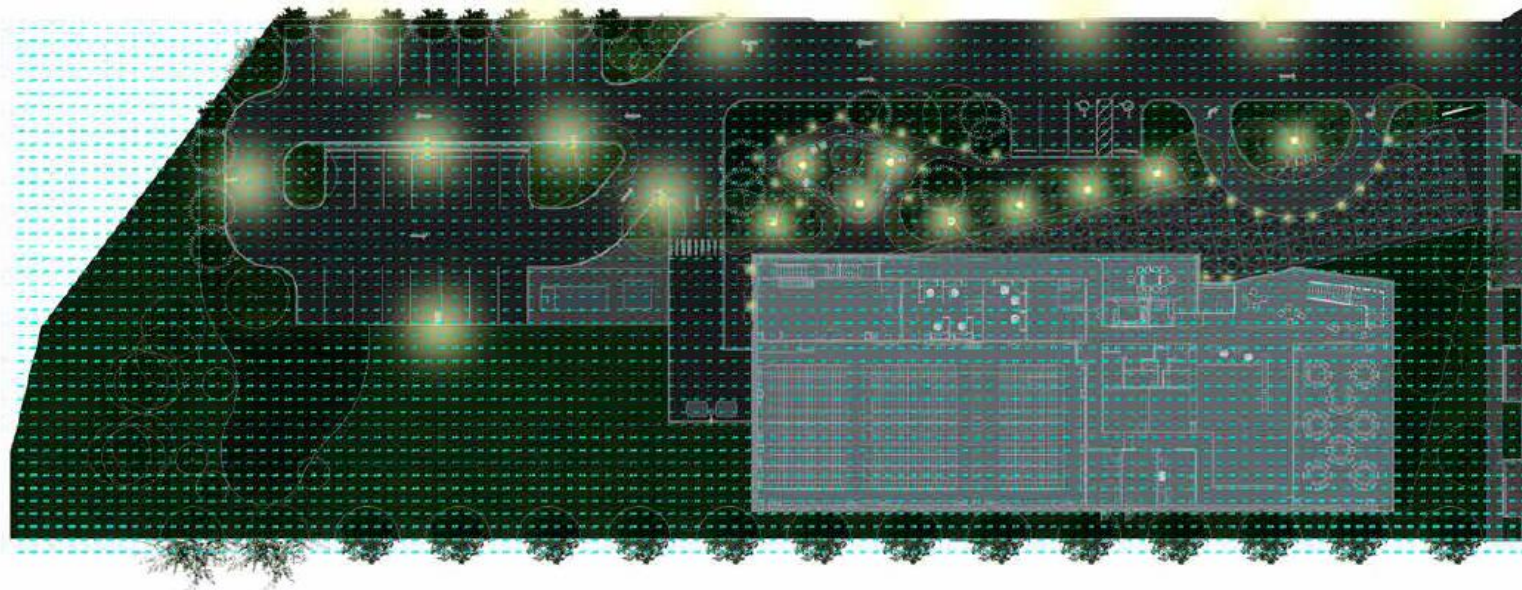
HELIO BOLLARD WITH LIGHT



NEST PEDESRIAN LIGHT



FLIDNT GARDEN BOLLARD





ELEVEN BIKE RACK



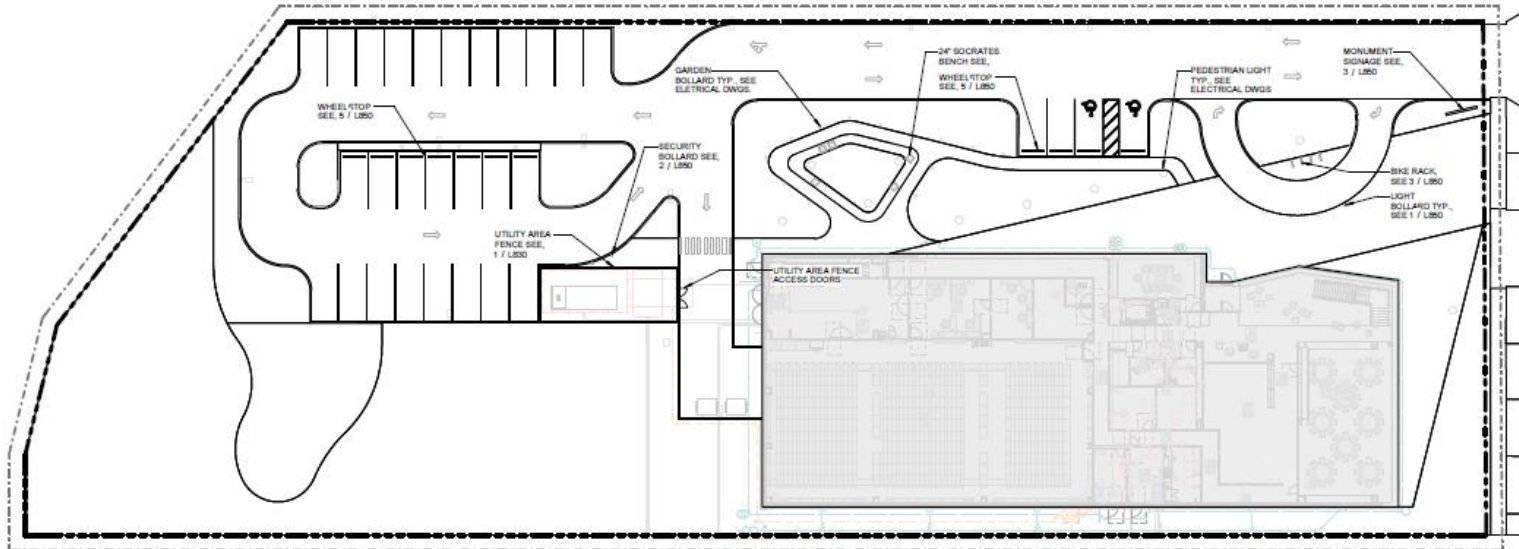
HELIO BOLLARD WITHOUT LIGHT



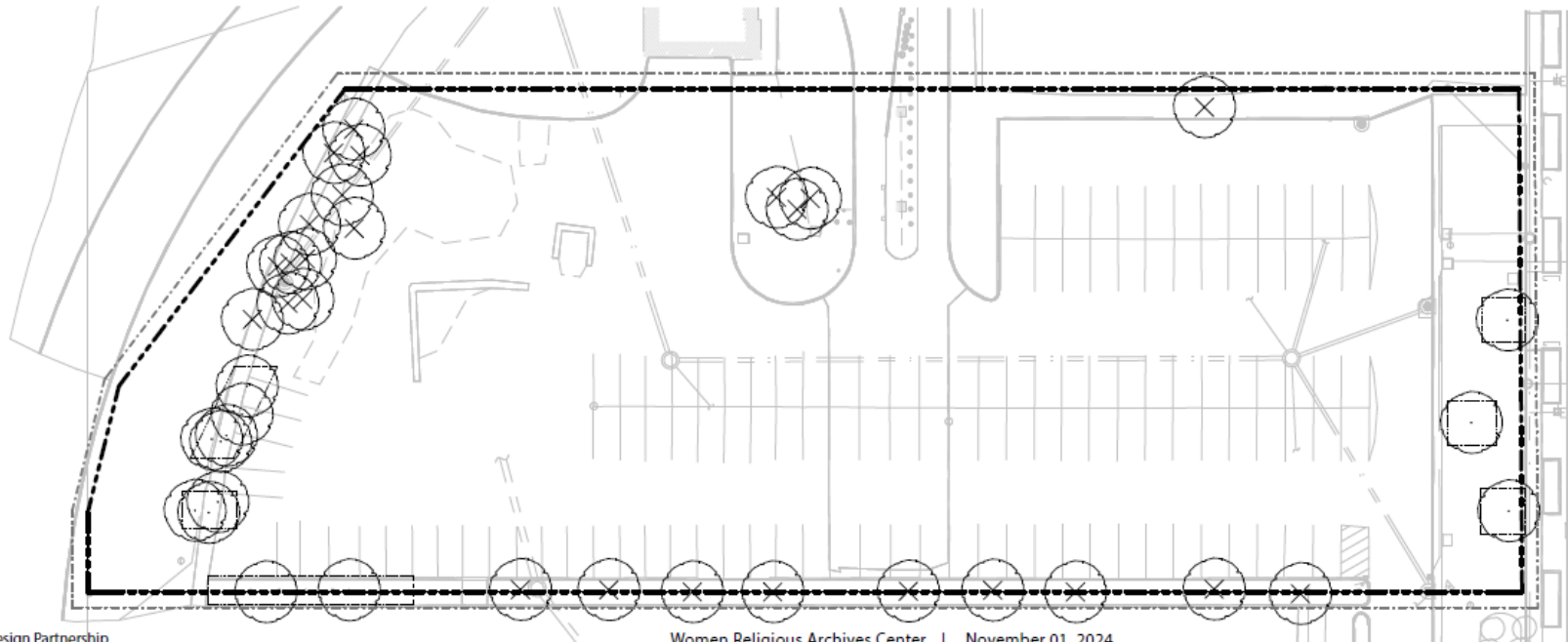
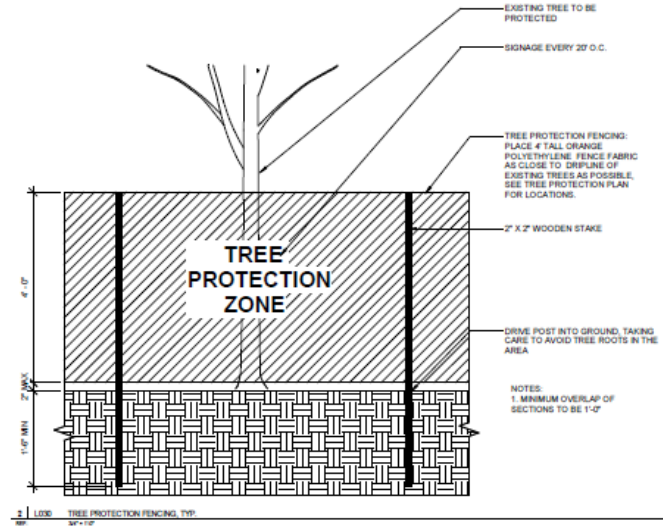
UTILITY SCREENING



SOCRATES BENCH



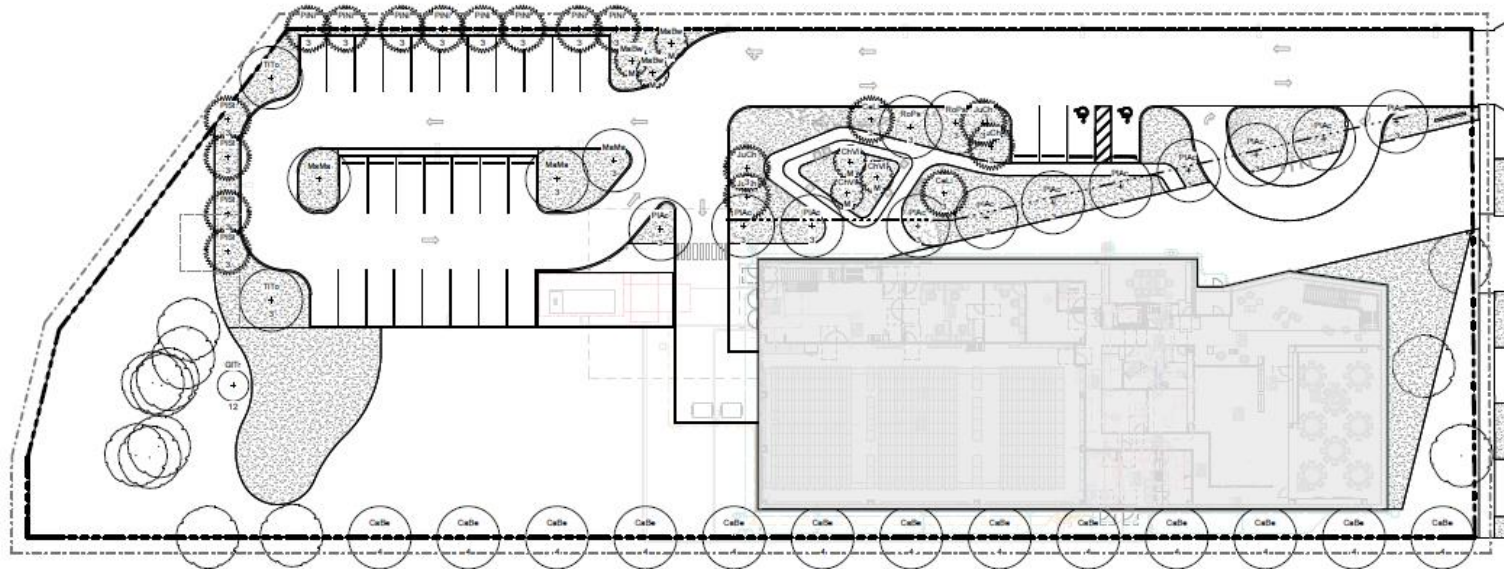
TREE PRESERVATION PLAN
 Scale: 1" = 40'-0"



PLANTING PLAN
Scale: 1" = 40'-0"

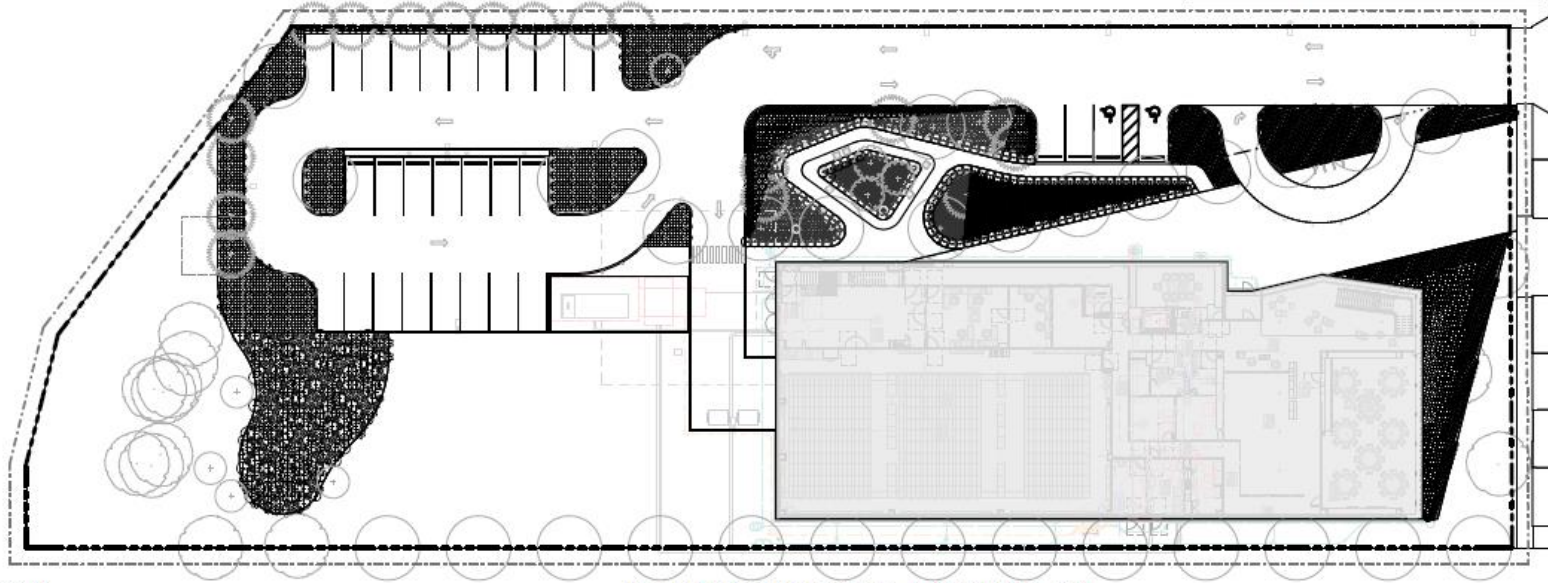


| Tree Schedule | | | | |
|----------------------------|------------------------------|------------|-------|-----------------------------|
| Plant Common Name | Plant Scientific Name | Plant Code | Count | Plant Caliper Size (inches) |
| Austrian Pine | <i>Pinus nigra</i> | PNL | 36 | |
| Black Locust | <i>Robinia pseudoacacia</i> | ROPN | 2 | 3 |
| Cedar of Lebanon | <i>Cedrus libani</i> | CEL1 | 2 | 3 |
| Chionodoxa alba | <i>Chionodoxa alba</i> | CH1 | 2 | 1 |
| Hollywood Juniper | <i>Juniperus chinensis</i> | JUCH | 4 | 3 |
| Maschoborn Maiblaue | <i>Malva moschata</i> | MA1 | 2 | 3 |
| Pyramidal European Juniper | <i>Juniperus pyramidalis</i> | PNL | 13 | 4 |
| Silver Linden | <i>Tilia tomentosa</i> | TL1 | 2 | 3 |
| Sulthorn London Planetree | <i>Platanus x acerifolia</i> | PLAc | 11 | 3 |
| Thomas Hovey Local | <i>Quercus bicolor</i> | QT1 | 4 | 12 |
| White Crabapple | <i>Malus domestica</i> | MA1 | 2 | 2 |
| White Pine | <i>Pinus strobus</i> | PN1 | 4 | 3 |

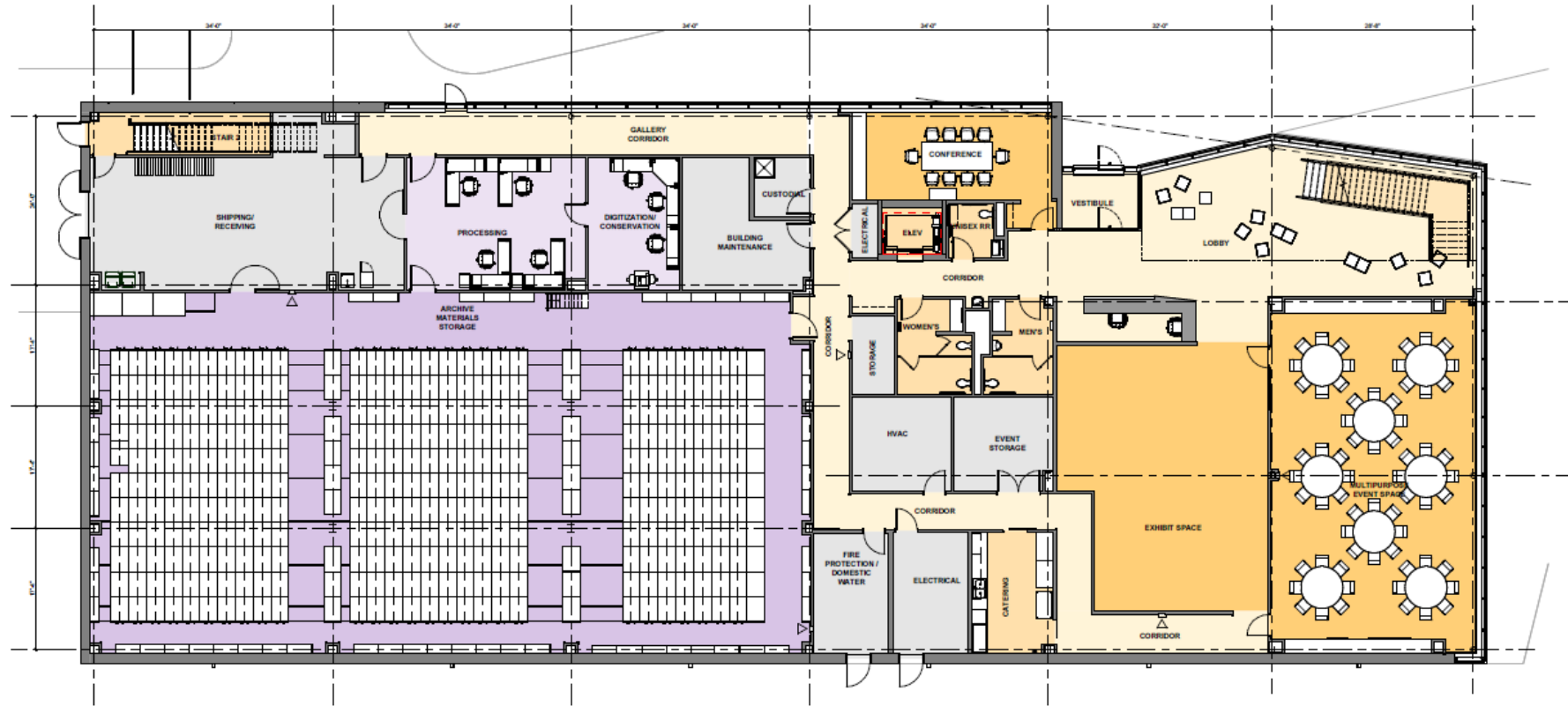




| Shrub and Groundcover Schedule | | | | |
|--------------------------------|--|------------|-------|------------|
| Plant Common Name | Plant Scientific Name | Plant Code | Count | Plant Size |
| Aurora Chertily Lace | Rhus aromatica 'Glo-Low' | ArCh | 14 | 1 Gal |
| Autumn Bride Coral Bells | Heuchera villosa 'Autumn Bride' | Heu Vt | 140 | 1 Gal |
| Bowler Common Hellebelle | Vincetoxicum 'Bowler' | Vin Mts | 1516 | |
| Crystalline Summerweet | Cedrus atlantica 'Crystallina' | Ce Atp | 80 | 3 Gal |
| Glo-Low Sumac | Rhus aromatica 'Glo-Low' | Rhu Arp | 775 | 1 Gal |
| Queen Whirling Butterflies | Quercus inornata 'Whirling Butterflies' | Qu Wh | 44 | 3 Gal |
| Japanese Holly | Ilex crenata 'Green Lustre' | IcLn | 181 | 3 Gal |
| Munchkin Oakleaf Hydrangea | Hydrangea quercifolia 'Munchkin' | Hyd Qu MC | 43 | 5 Gal |
| Northern Sea-Date | Chaenactis 'Sea-Date' | Cha Lat | 73 | 1 Gal |
| Panacea Juniper | Juniperus horizontalis 'Panacea' | Jun Seb | 41 | 1 Gal |
| March Drift® Groundcover Rose | Rosa hybrid 'Meigpii' | Ros Hyb | 109 | 3 Gal |
| Phenomenal Lavender | Lavandula x 'Phenomenal' | Lav | 1 | 1 Gal |
| Singing in the Rain® Irony | Panicum (Interspecific hybrid) 'Singing in the Rain' | Pan Stn | 35 | 3 Gal |
| St. John's Wort | Hypericum calycinum | HyCa | 370 | 1 Gal |
| Super Shuck Button Bush | Cephaelis thurberiana | Cep Gcc | 73 | 3 Gal |
| Sugarbark Summerweet | Cedrus atlantica 'Crystallina' | Ce Atp | 73 | 3 Gal |
| Wing Hair Grass | Deschampsia flexuosa | Des Flx | 142 | 1 Gal |

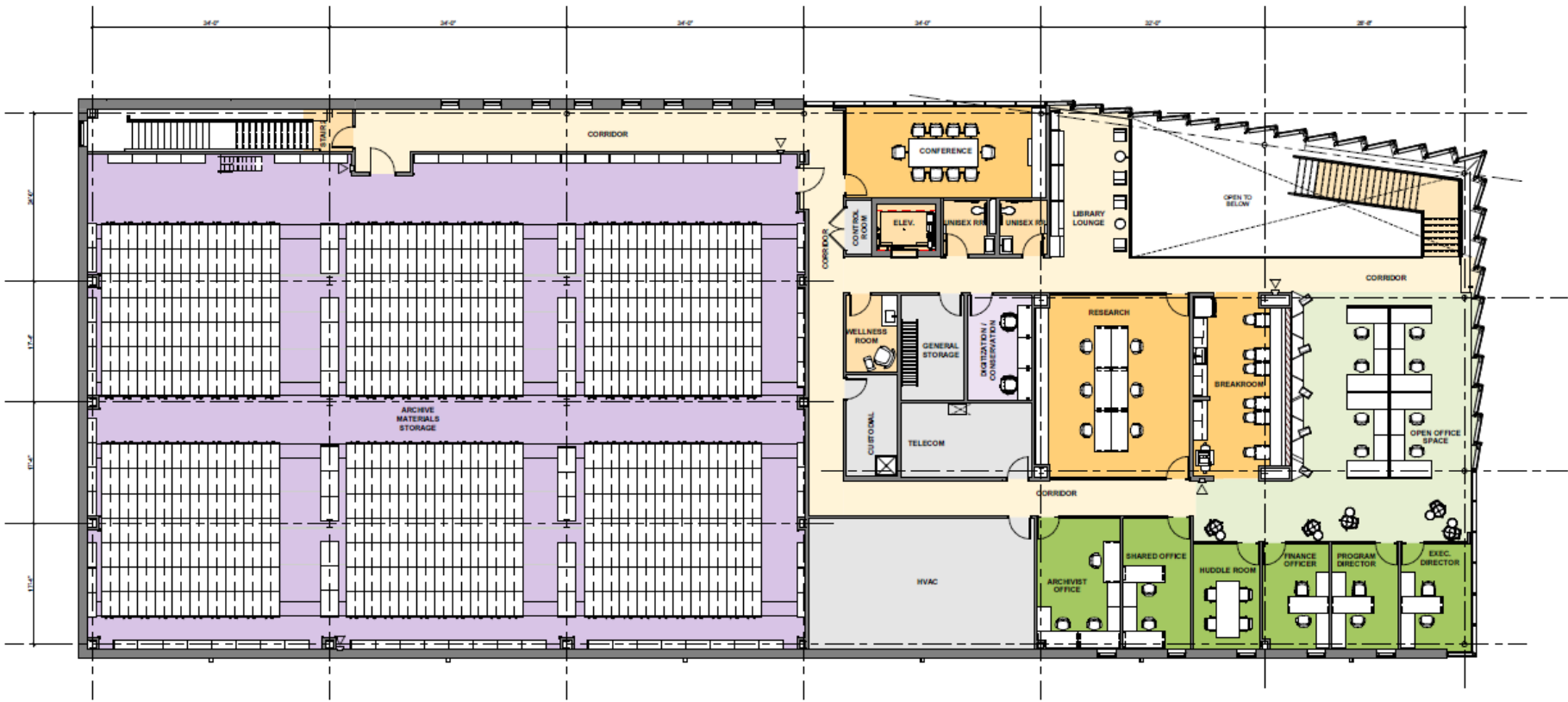


FIRST FLOOR PLAN
Scale: 1/16" = 1'-0"



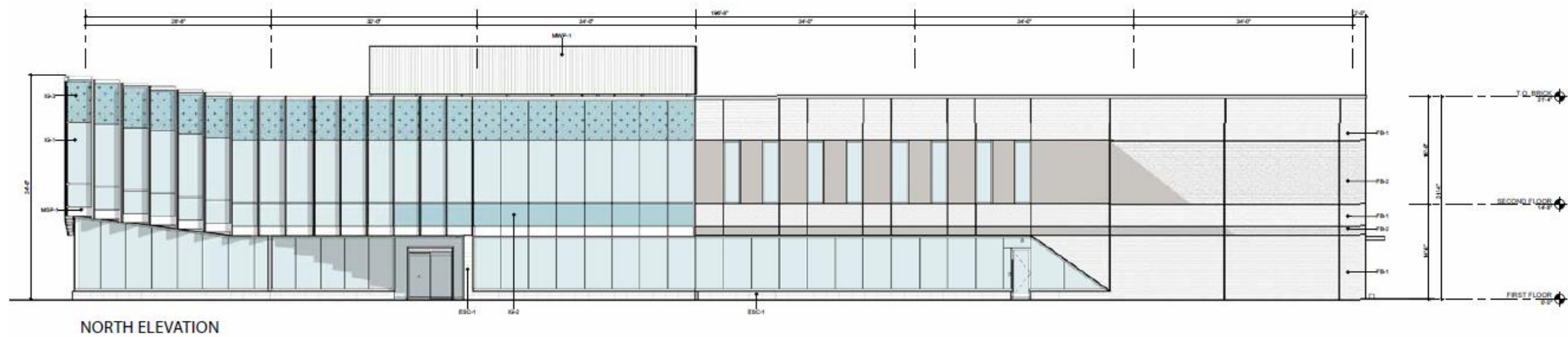
SECOND FLOOR PLAN

Scale: 1/16" = 1'-0"

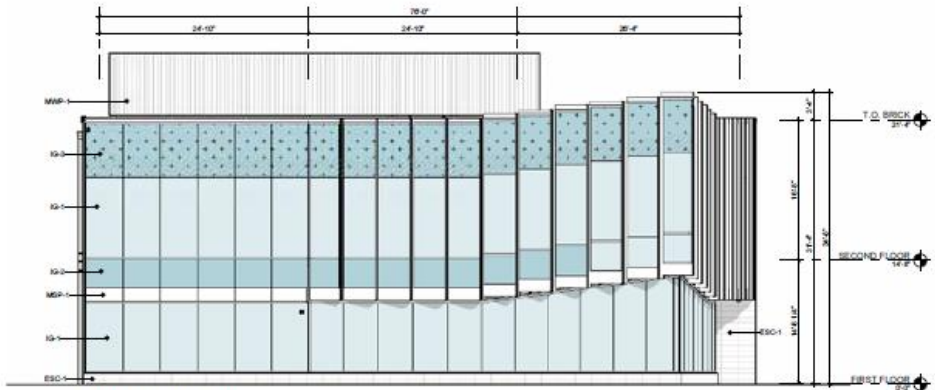


EXTERIOR ELEVATIONS

Scale: 1/16" = 1'-0"



NORTH ELEVATION



EAST ELEVATION

CW-1 GLAZED ALUMINUM CURTAIN WALLS
 KAWNEER 2500OUT UNITIZED 7-1/2"
 COLOR: DURANAR SUNSTORM NATURAL SUEDE

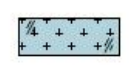
CW-2 GLAZED ALUMINUM CURTAIN WALLS
 KAWNEER 1600 UT UNITIZED 7-1/2"
 COLOR: DURANAR SUNSTORM NATURAL SUEDE



IG-1 VISION GLAZING
 VIRACON ARCHITECTURAL GLASS VZRE1-46
 FRIT: 1/4" DOTS WITH 1% COVERAGE



IG-2 SPANDREL GLAZING
 VIRACON ARCHITECTURAL GLASS VZRE1-46, COLOR TBD
 FRIT: 1/4" DOTS WITH 1% COVERAGE



IG-3 SPANDREL GLAZING
 VIRACON ARCHITECTURAL GLASS VZRE1-46, COLOR TBD
 FRIT: 1/4" DOTS WITH 20% COVERAGE



ADD ALTERNATE - GRADIENT FRIT



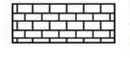
FB-1 FACE BRICK
 ARRISCRAFT ARCHITECTURAL LINEAR SERIES
 SMOOTH MILLSTONE WASHED



FB-2 FACE BRICK
 ARRISCRAFT ARCHITECTURAL LINEAR SERIES
 SPLIT-FACED MILLSTONE WASHED



FB-2 FACE BRICK CUSTOM PATTERN



ESC-1 EXTERIOR STONE CLADDING
 ARRISCRAFT ADAIR LIMESTONE MARBLE
 MEDIUM DRESSED SEPIA VEINED

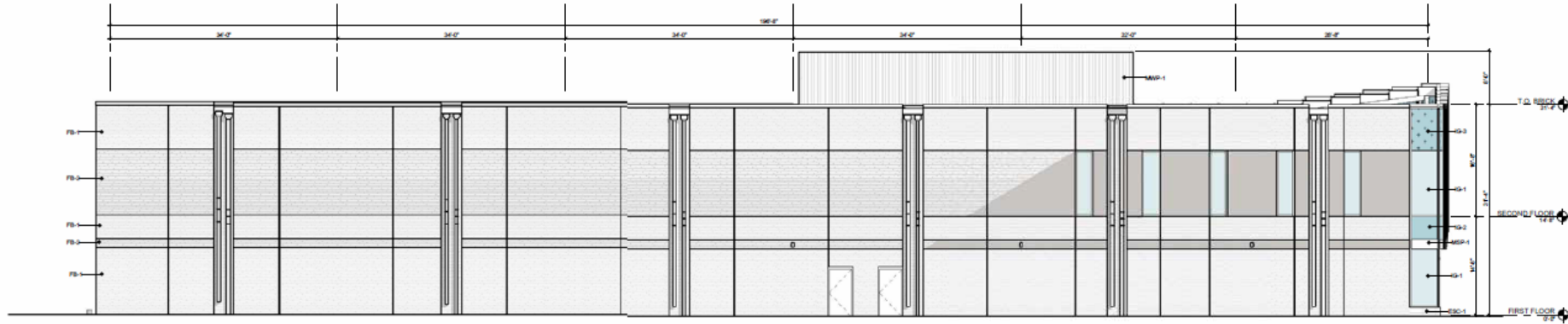


MWP-1 METAL WALL PANEL
 ATAS BELVEDERE 6" SHORT RIB
 A23 GATEN SERIES PERFORATION
 COLOR: SANDSTONE

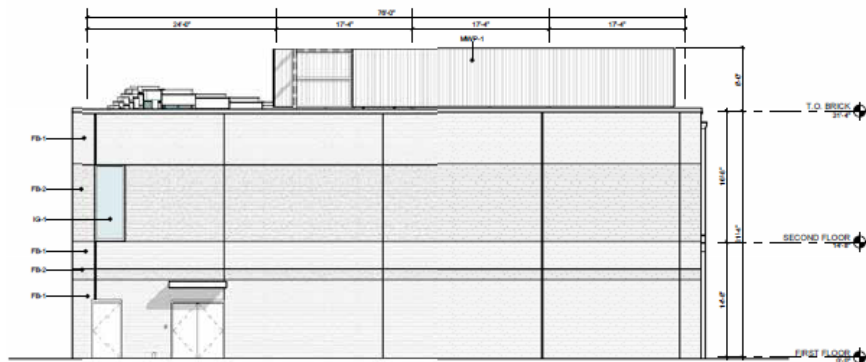
MSP-1 METAL SOFFIT PANELS
 ALUCOBOND
 COLOR: TO MATCH MULLION COLOR

EXTERIOR ELEVATIONS

Scale: 1/16" = 1'-0"



SOUTH ELEVATION



WEST ELEVATION

CW-1 GLAZED ALUMINUM CURTAIN WALLS
KAWNEER 2500UT UNITIZED 7-1/2"
COLOR: DURANAR SUNSTORM NATURAL SUEDE

CW-2 GLAZED ALUMINUM CURTAIN WALLS
KAWNEER 1600 UT UNITIZED 7-1/2"
COLOR: DURANAR SUNSTORM NATURAL SUEDE

IG-1 VISION GLAZING
VIRACON ARCHITECTURAL GLASS VZRE1-46
FRIT: 1/4" DOTS WITH 1% COVERAGE

IG-2 SPANDREL GRAZING
VIRACON ARCHITECTURAL GLASS VZRE1-46, COLOR TBD
FRIT: 1/4" DOTS WITH 1% COVERAGE

IG-3 SPANDREL GRAZING
VIRACON ARCHITECTURAL GLASS VZRE1-46, COLOR TBD
FRIT: 1/4" DOTS WITH 20% COVERAGE

ADD ALTERNATE - GRADIENT FRIT

FB-1 FACE BRICK
ARRISCRAFT ARCHITECTURAL LINEAR SERIES
SMOOTH MILLSTONE WASHED

FB-2 FACE BRICK
ARRISCRAFT ARCHITECTURAL LINEAR SERIES
SPLIT-FACED MILLSTONE WASHED

FB-2 FACE BRICK CUSTOM PATTERN

ESC-1 EXTERIOR STONE CLADDING
ARRISCRAFT ADAIR LIMESTONE MARBLE
MEDIUM DRESSED SEPIA VEINED

MWP-1 METAL WALL PANEL
ATAS BELVEDERE 6" SHORT RIB
A23 GATEN SERIES PERFORATION
COLOR: SANDSTONE

MSP-1 METAL SOFFIT PANELS
ALUCOBOND
COLOR: TO MATCH MULLION COLOR

EXTERIOR ELEVATIONS

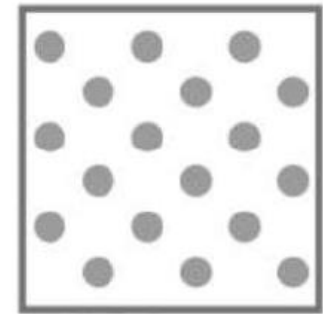
Material Palette



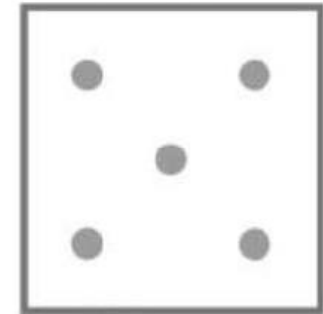
FB-1 FACE BRICK
ARRISCRAFT ARCHITECTURAL LINEAR SERIES
SMOOTH MILLSTONE WASHED



FB-2 FACE BRICK CUSTOM PATTERN



20% Coverage
50956 Bird Friendly
1/4" Dots, Staggered
<2" Spacing | TF 25



1% Coverage
51767 Bird Friendly
1/4" Dots, Staggered
2x2 | TF 20

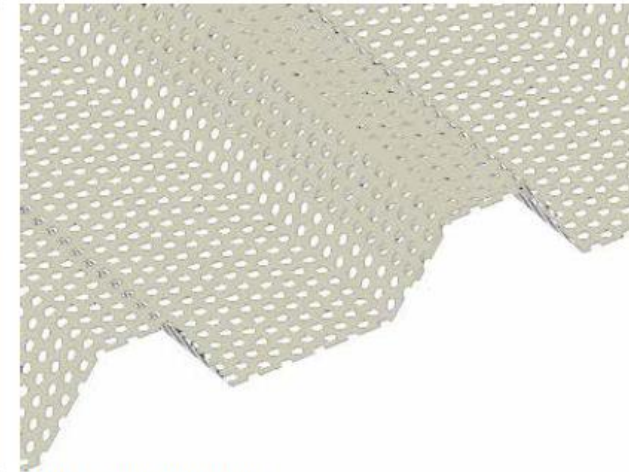
IG-1, IG-2, IG-3 GLAZING
FRIT PATTERN



ESC-1 EXTERIOR STONE CLADDING
ARRISCRAFT ADAIR LIMESTONE MARBLE
MEDIUM DRESSED SEPIA VEINED



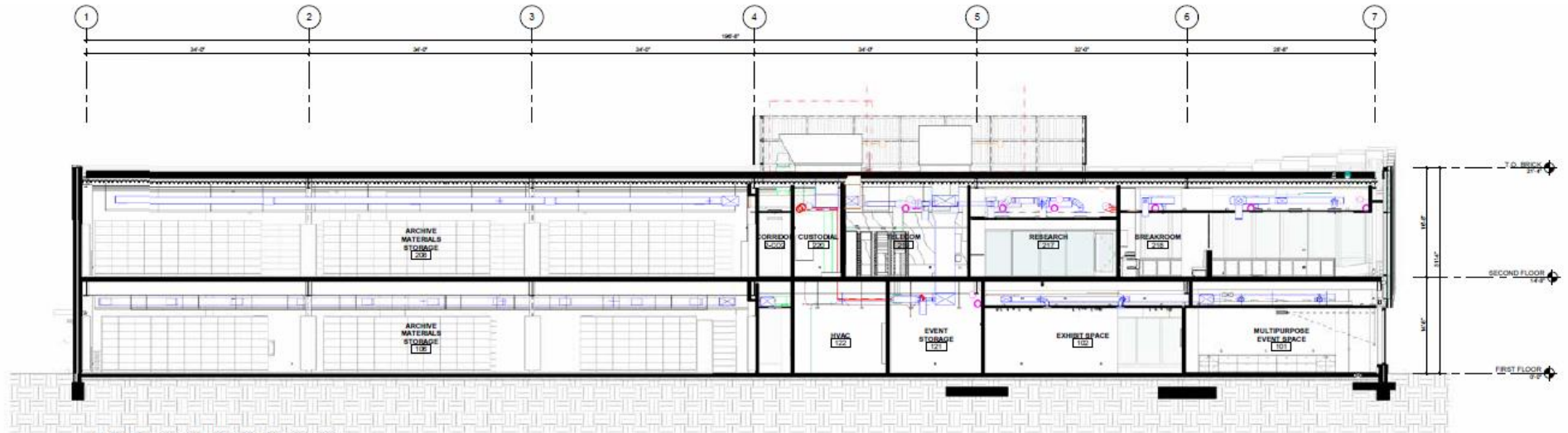
CW-1, CW-2 CURTAIN WALLS
DURANAR SUNSTORM NATURAL
SUEDE



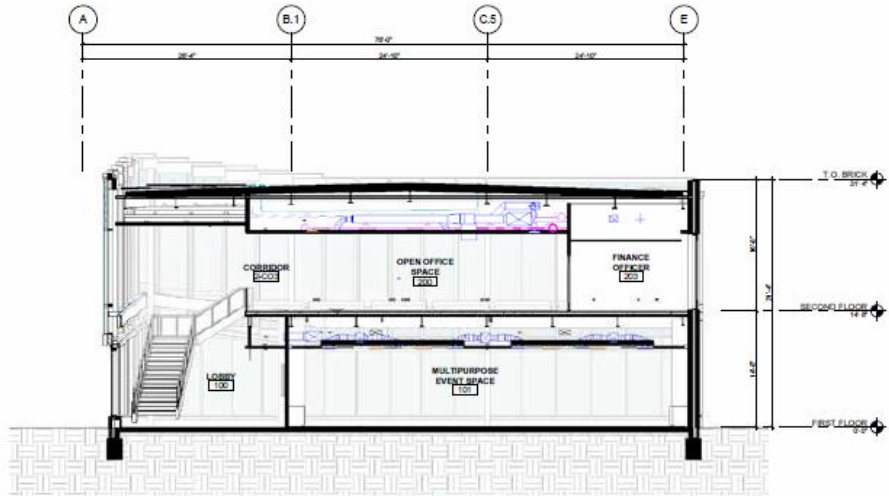
MWP-1 METAL WALL PANEL
ATAS BELVEDERE 6" SHORT RIB, A23 GATEN SERIES PERFORATION
COLOR: SANDSTONE

BUILDING SECTIONS

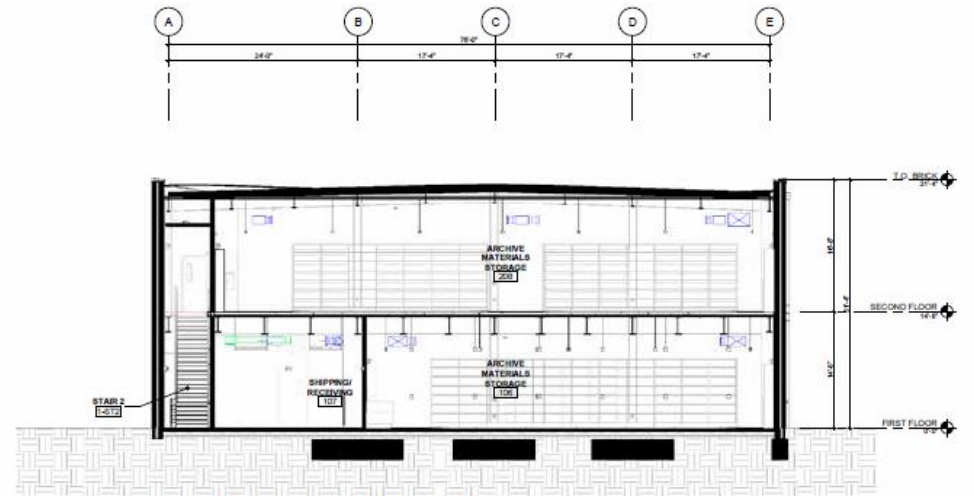
Scale: 1/16" = 1'-0"



EAST - WEST BUILDING SECTION

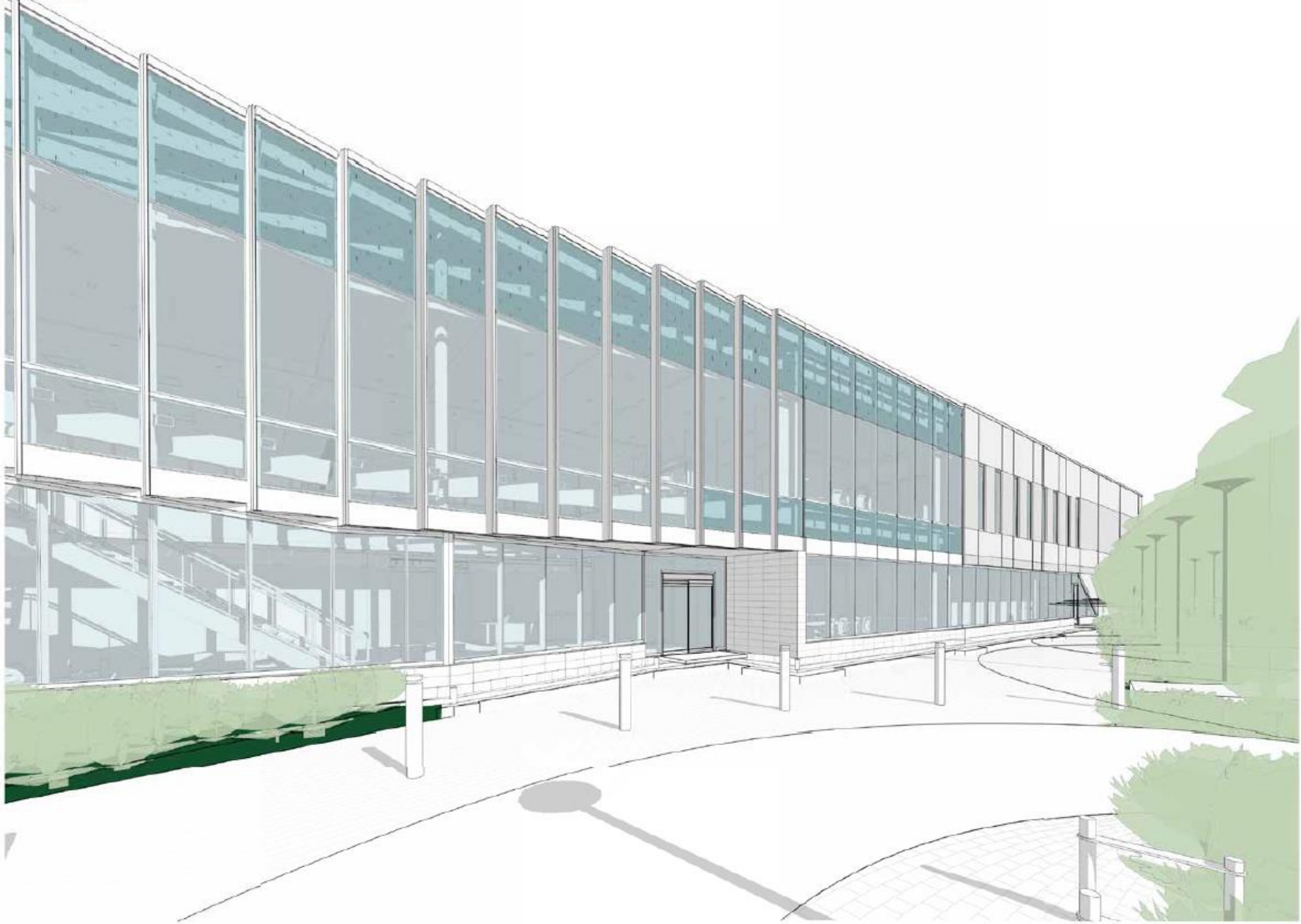


NORTH - SOUTH BUILDING SECTION



NORTH - SOUTH BUILDING SECTION

STREET PERSPECTIVE
View from Drop-off Drive



STREET PERSPECTIVE
View from Entry Drive



STREET PERSPECTIVE
View from East 22nd Street of South Facade







BOSTWICKDESIGN.com | Cleveland OH Erie PA Miami FL Pittsburgh PA

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

Nov 1, 2024

Central Southeast Design Review Case Detail Report

Project Information

Central Southeast CASE # CSE 2024-018

Project Name: **Women Religious Archives Center**
 Address: **2490 E. 22nd**
 Contact: **Judy McGlinchy**
 Company: **Women Religious Archives Collaborative**
 Owner/Rep: **Judy McGlinchy**
 Architect/Contractor: **Bostwick Design Partnership**
 Phone:
 Email: **mcglinchyj@bostwickdesign.com**
 General Description: **New Women's Archive Religious Center**

Notes:

ACTIONS/APPROVALS/DISAPPROVALS

| | |
|---------------------------|--|
| Action (Not Final) | |
| Action Date: | August 27, 2024 |
| Committee: | Local Design Review Committee |
| Action Type: | Initial Plan Submission |
| Notes: | <p>SCHEMATIC APPROVAL</p> <p>1st Motion: Hils, make sure that the level of landscape design is level with the level of landscape maintenance within the owners capacity, 2. To further define the screening around the utilitarian areas in the back of the building, 3. Think about lighting and how the area will be lit</p> <p>2nd Motion: Mayes Caito: Yes Hils: Ferringer: Yes Mayes: Khrys: Yes</p> |
| Action (Final) | |
| Action Date: | |
| Committee: | |

| | |
|---|--------------------------|
| Conditions:: | |
| Notes: | |
| City Planning Commission (Final) | |
| Action Date: | |
| Committee: | City Planning Commission |
| Action Type: | |
| Conditions: | |

| | |
|---|--|
| Action (Not Final) | |
| Action Date: | May 21, 2024 |
| Committee: | Staff |
| Action Type: | Initial Plan Submission |
| Notes: | |
| Action (Final) | |
| Action Date: | May 28, 2024 |
| Committee: | Staff |
| Action Type: | Conceptual Approval |
| Conditions:: | <p>1st Motion: Hills, "Approve Conceptually w/ conditions: On the site portion look at the parking layout to make sure it meets city parking layout conformants, making sure the service point works for truck pickups, reduce the pedestrian paving mask that connects the public realm with the front door of the building, and coordinate with proposed ODOT plans."</p> <p>Ferringer: "study the facade design on the south facing elevation that is mostly brick to create texture and shadow and patterning and materiality to add design interest and detail development of the saw tooth faceting design, general bolding with the site design"</p> <p>2nd Motion: Ferringer Caito: Yes Hills: 1st Motion Ferringer: 2nd Motion Weslian: Yes Shefton: Yes Mayes: Yes</p> |
| Notes: | |
| City Planning Commission (Final) | |
| Action Date: | |
| Committee: | City Planning Commission |
| Action Type: | |
| Conditions: | |

Cleveland City Planning Commission

Far West Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

Nov 1, 2024

FW2023-29/FW2023-28 Residential Demolition seeking Final Approval

Nov 1, 2024

Address: 4240 Rocky River Drive (FRONT & REAR)

Demolition of a residential structure in a design review district

Project Representative: Becca McGlynn, C&J Contractors

Ward 17- Councilmember Slife

SPA: Kamm's

Proposed Demolition

Two Houses and a Garage

4240 Rocky River Drive Cleveland, Ohio 44135

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

Owner: Sarah Buck (owner since May 2021)



4240 Rocky River Drive Cleveland, Ohio 44135
PPN: 02609005

- ▶ Two single family homes and garage
- ▶ Acreage 0.33 acres
- ▶ Ward 17
- ▶ Neighborhood: Kamm's Corners

Additional Information

- ▶ July 2024- Residential Conditions Assessment
- ▶ Survey was done by Brendan Grady Architecture
- ▶ Total Repairs for front house \$252,850.00
- ▶ Cost is way more than demolishing the house and making a green space.

The Garage is recommended to be demolished. The garage is beyond its useful life, is structurally unsound and should be considered a hazard. It should not be occupied in its current condition or considered fit for repair.

5.1 ROM Based on Recommendations Above – Main Residence:

The following is a rough order of magnitude estimate for the repair work mentioned above. All in, the value of the repairs should be considered in comparison to the value of the structure and land. The following prices do not include demolition of the Back Residence and Garage.

- Remove all debris from interior of the structure - \$1000
- Remove all interior finishes down to studs, including plaster, lathe, wood paneling in basement, ceilings, ACT and wall coverings - \$2500
- Remove wall framing in basement - \$500
- Remove flooring in basement - \$500
- Remove furnace and ductwork, hot water tank and piping, electric panel and all wiring throughout residence - \$1250
- Remove second floor bathroom complete to studs - \$500
- Remove kitchen complete to studs - \$750
- Clear vegetation around residence - \$1250
- Remove driveway complete - \$2500
- Remove gutters, downspouts, fascia and siding - \$3200
- Remove roof, flashings and drip edges - \$1250
- Remove windows and exterior doors - \$1400
- Remove ceiling and floor decking at front porch to joists - \$500
- Patch basement floor - \$1000
- Tuckpoint foundation block, repair disconnected block - \$4000
- Waterproof basement and install new perimeter drain - \$13,000
- Install new electrical panel, conductors, receptacles and controls throughout - \$12,000
- Install new hot water tank and associated piping - \$3200
- Install new furnace with air conditioning and condenser – \$12,500
- New gypsum board, finishing and painting throughout - \$35,000
- Paint basement walls - \$1500
- New second floor bathroom - \$8000
- New kitchen with appliances - \$16,000
- New landscaping, topsoil and seed lawn - \$3200
- New concrete driveway - \$11,000
- New gutters, downspouts, fascia and siding - \$12,500
- New roof, flashings and drip edges - \$17,000
- Tuckpoint chimney - \$1500
- New windows, exterior doors and refinish interior doors - \$14,000
- New front porch floor and ceiling decking - \$6500
- Repair damaged framing throughout - \$5500

Subtotal Repairs - \$194,500

General Conditions - \$58,350

Total Repairs - \$252,850

Additional Information

► Email from Councilman Charles Slife stating he thinks demolition should proceed

From: Charles Slife <cslife@clevelandcitycouncil.org>
Sent: Tuesday, July 30, 2024 3:51 PM
To: Kevin J. Lenhard <klenhard@wickenlaw.com>
Cc: Mary Breitweg <mbreitweg@clevelandcitycouncil.org>
Subject: Re: Donation of Residential Property

Mr. Lenhard,

Thank you for your email.

I am aware of this property and have offered my opinion to the Planning Dept. that the demolition should proceed. However, I do not foresee the City of Cleveland having interest in taking title to the property subsequent to any demolition.

Years ago when I was a city employee in development, there were a number of instances where the City Land Bank would accept properties. As a condition for accepting the donation, the City required the donor to pay the City multiple years worth of taxes (since properties do not automatically become tax exempt) as well as a flat fee (I believe \$10,000) to cover the cost of routine maintenance. However, this policy was halted upon realizing that adding to the portfolio of city property was adversely impacting routine services and stretching resources too thin.

Subsequent to demolition, my advice would be to maintain the property per Code or to sell it to another owner. Alternatively, the existing structure can be brought back to Code, thus negating the need for demolition.

I hope this response is helpful.

Charles J. Slife, Councilman - Ward 17

Cleveland City Council

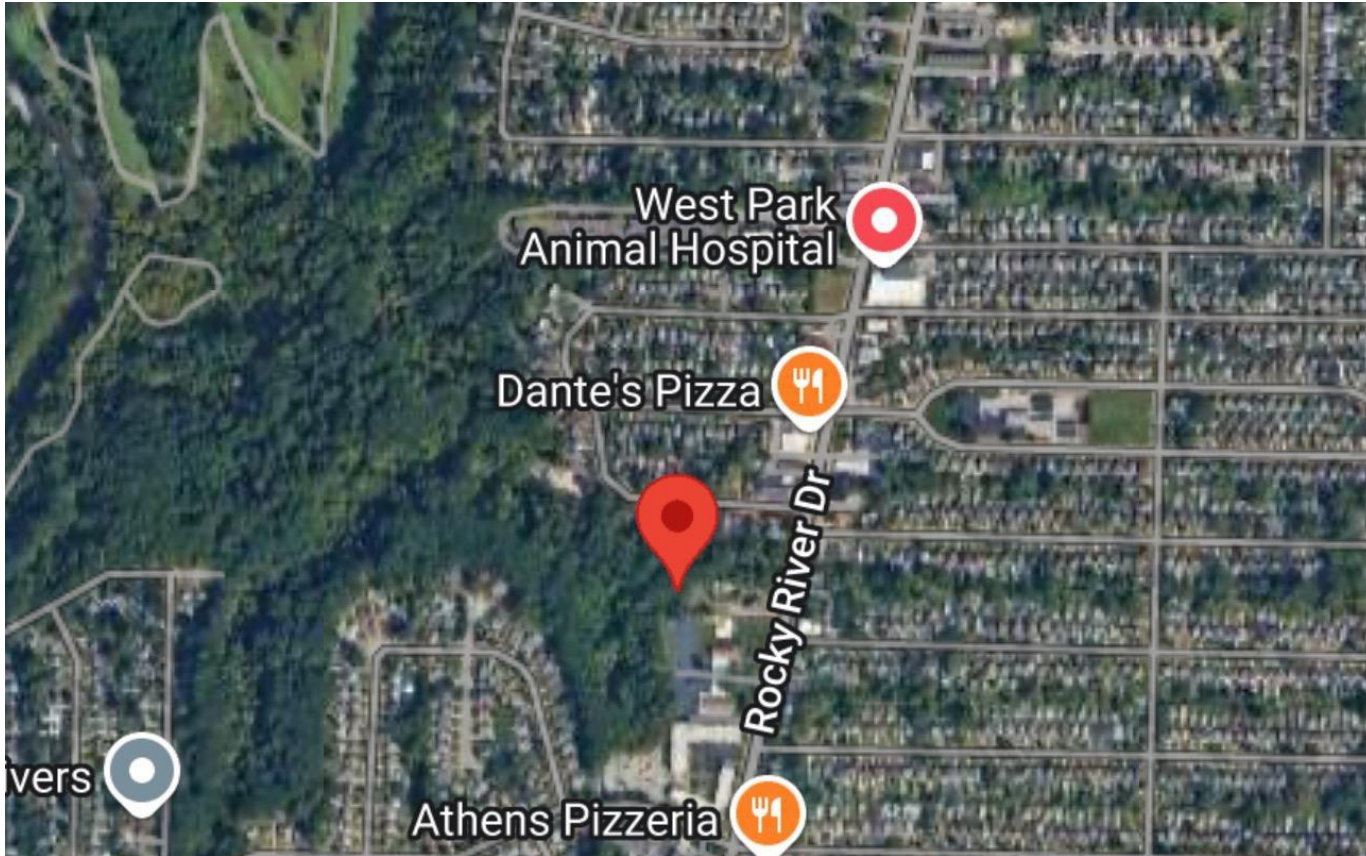
601 Lakeside Ave. East Room 220

Cleveland, Ohio 44114

(216) 664-4239

cslife@clevelandcitycouncil.org

Site Location



Located on the west side of Cleveland.

West side of Rocky River Drive.

Residential houses on both sides of the houses that need demolished.

Neighboring properties

House to the left



House to the right



Exterior Photos

Front house



Rear house



Garage



Interior Photos



Site Plan & Finish

- ▶ Demolish structures
- ▶ Remove all foundation and subgrade material
- ▶ Level the site with clean backfill
- ▶ Topsoil, seed, and straw

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

Nov 1, 2024



Far West Design Review Advisory Committee Meeting Motion and Report Form

Meeting Location: Virtual, 9:00 AM

Case Number: FW2023-28 Meeting Date: 10.16.24
Project Name: 4240 Rocky River Dr Demo Ward #: 17
Project Address: 4240 Rocky River Drive FRONT
Project Rep.: Becca McGlynn, C&J
Existing Use: House Proposed Use: Vacant
Project Scope: Demolish existing single family house

Design Review Level Applied For: Final

Motion by Design Review Committee:

Approve (as presented) Approve (with stated conditions) Disapprove Table

Conditions:

Motion to deny based on three criteria in CPC purview:

- the present and potential economic viability of the subject building or structure, given its physical condition and marketability;
- the degree to which the applicant proposes to salvage and facilitate re-use of structures proposed for demolition; and
- the design quality and significance and the appropriateness of the proposed re-use of the property.

Committee Action:

(1 = First; 2 = Second; R = Recusal Yea = Yes; Nay = No; Abst. = Abstain; Pres. = Present)

| | | | |
|----------------|--|------------|--|
| Andrews (Alt.) | <input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. | Petrakis | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. |
| Blazek | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. | Provolt | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. |
| Hewitt | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. | Starry | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. |
| Horton | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. | Tinnirello | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. |
| Howard | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. | Young (C) | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. |
| Orehek | <input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. | | |

Applicant Signature & Date: _____ Virtual Meeting – No Signature Required

Far West Design Review Advisory Committee Meeting Motion and Report Form

Meeting Location: Virtual, 9:00 AM

Case Number: FW2023-29 Meeting Date: 10.16.24
Project Name: 4240 Rocky River Dr Demo (REAR) Ward #: 17
Project Address: 4240 Rocky River Drive (REAR)
Project Rep.: Becca McGlynn, C&J
Existing Use: House Proposed Use: Vacant
Project Scope: Demolish existing single family house

Design Review Level Applied For: Final

Motion by Design Review Committee:

Approve (as presented) Approve (with stated conditions) Disapprove Table

Conditions:

Motion to approve with the condition that demolition fill be 98% fill to allow for future structure to be built on site and an engineering plan showing this be submitted.

Committee Action:

(1 = First; 2 = Second; R = Recusal Yea = Yes; Nay = No; Abst. = Abstain; Pres. = Present)

| | | | |
|----------------|--|------------|--|
| Andrews (Alt.) | <input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. | Petrakis | <input type="checkbox"/> Yea <input checked="" type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. |
| Blazek | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. | Provolt | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. |
| Hewitt | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. | Starry | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. |
| Horton | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. | Tinnirello | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. |
| Howard | <input type="checkbox"/> Yea <input checked="" type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. | Young (C) | <input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. |
| Orehek | <input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres. | | |

Applicant Signature & Date: _____ Virtual Meeting – No Signature Required

Cleveland City Planning Commission

Mandatory Referrals



CITY OF CLEVELAND
Mayor Justin M. Bibb

Nov 1, 2024

Ord. No. 1142-2024 (Introduced by Council Members Conwell, Hairston and Griffin – by departmental request) Authorizing the Director of Community Development to enter into a development agreement with Bequest Builders Inc., or its designee, relating to the sale and redevelopment of City-owned properties currently in the City’s Land Reutilization Program witch are located in the Glenville Circle North neighborhood; and authorizing the Commissioner of Purchases and Supplies to sell City-owned property no longer needed for public use.

Nov 1, 2024

Ordinance No. 1142-2024

Bequest Development Agreement

Background and Purpose of Request

- Original agreement with another developer for 26 homes.
- Six new single-family homes were completed.
- Bequest will complete the 20 remaining single-family homes.
- The project timetable includes development of 5 homes per year.

Ord. No. 1142-2024 - Bequest Development Agreement



Land Bank Vacant Parcel and Address List

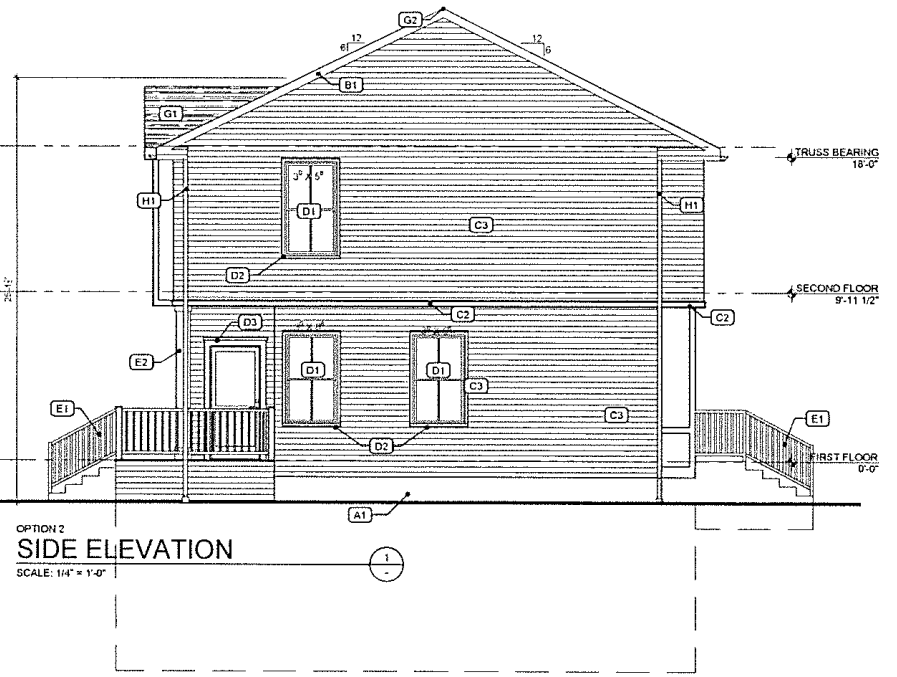
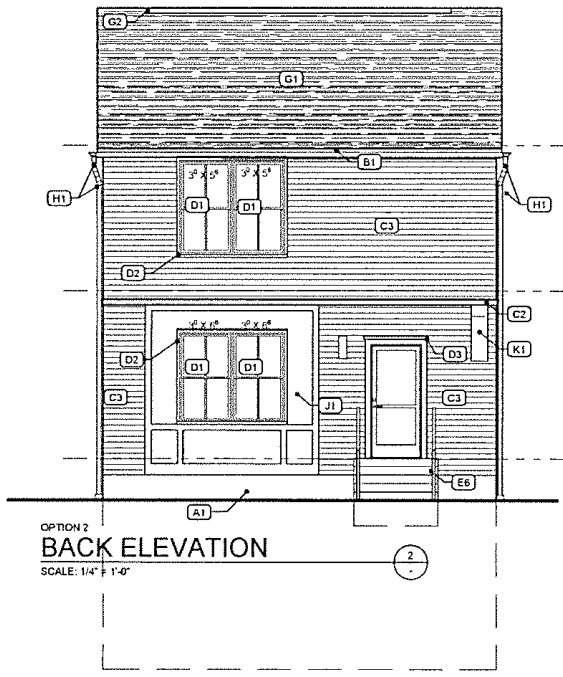
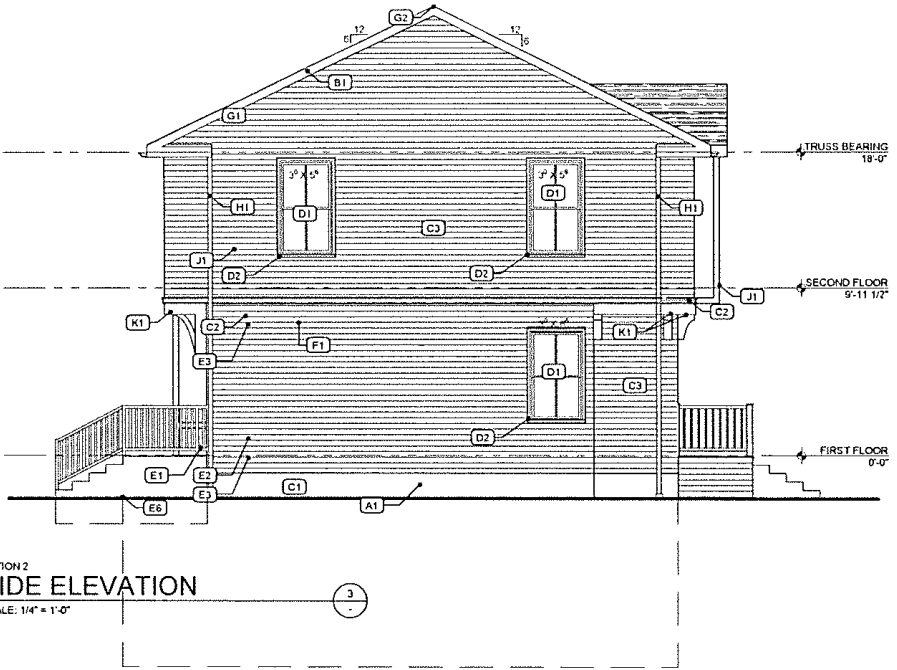
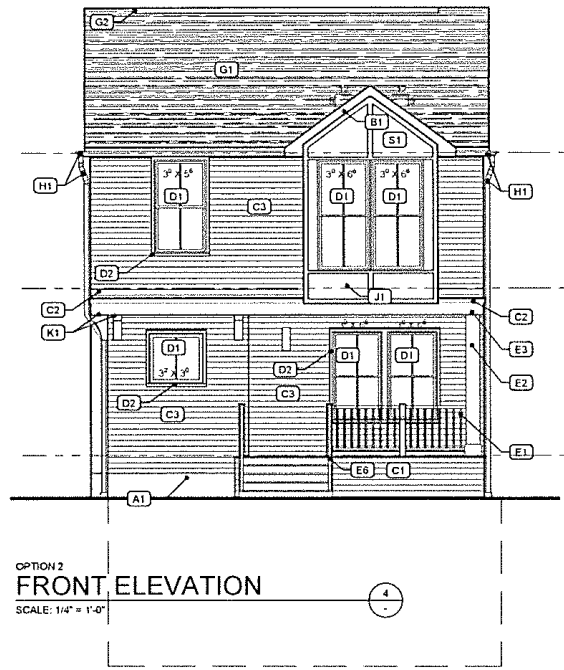
| PPN | Full Address | Frontage (FT) | Depth (FT) | Area (SQFT) | ACRES |
|------------|---|---------------|------------|-------------|-------|
| 120-02-097 | 10825 ORVILLE AVE, CLEVELAND, OH, 44106 | 46 | 187 | 8,602 | 0.20 |
| 120-03-034 | 11307 ORVILLE AVE, CLEVELAND, OH, 44106 | 50 | 50 | 2,500 | 0.07 |
| 120-03-035 | 11307 ORVILLE AVE, CLEVELAND, OH, 44106 | 35 | 66 | 2,310 | 0.05 |
| 120-03-080 | 1377 E 111 ST, CLEVELAND, OH, 44106 | 35 | 167 | 5,845 | 0.14 |
| 120-03-082 | 1371 E 111 ST, CLEVELAND, OH, 44106 | 35 | 169 | 5,915 | 0.15 |
| 120-03-124 | 1367 E 110 ST, CLEVELAND, OH, 44106 | 50 | 111 | 5,550 | 0.12 |
| 120-06-042 | 10520 LEE AVE, CLEVELAND, OH, 44106 | 40 | 90 | 3,600 | 0.08 |
| 120-07-074 | 1441 E 109 ST, CLEVELAND, OH, 44106 | 40 | 117 | 4,680 | 0.11 |
| 120-08-054 | 1397 E 111 ST, CLEVELAND, OH, 44106 | 31.6 | 120 | 3,840 | 0.09 |
| 120-08-079 | 1464 E 111 ST, CLEVELAND, OH, 44106 | 40 | 120 | 4,800 | 0.11 |
| 120-08-080 | 1460 E 111 ST, CLEVELAND, OH, 44106 | 40 | 120 | 4,800 | 0.11 |
| 120-09-001 | 1395 E 112 ST, CLEVELAND, OH, 44106 | 104 | 101 | 5,227 | 0.12 |
| 120-09-004 | 0 E 112 ST, CLEVELAND, OH, 44106 | 47.6 | 100 | 4,800 | 0.11 |
| 120-09-056 | 11400 ORVILLE AVE, CLEVELAND, OH, 44106 | 36.3 | 125 | 4,375 | 0.10 |
| 120-09-060 | 11214 ORVILLE AVE, CLEVELAND, OH, 44106 | 35 | 101 | 3,535 | 0.08 |
| 120-09-078 | 0 KNOWLTON AVE, CLEVELAND, OH, 44106 | 40 | 133 | 5,320 | 0.12 |
| 120-10-047 | 1467 E 116 ST, CLEVELAND, OH, 44106 | 40 | 115 | 4,600 | 0.11 |
| 120-10-072 | 1445 E 118 ST, CLEVELAND, OH, 44106 | 40 | 0 | 3,920 | 0.09 |
| 120-10-116 | 11608 MOULTON AVE, CLEVELAND, OH, 44106 | 40 | 125 | 5,000 | 0.11 |
| 120-10-119 | 11521 KELTON AVE, CLEVELAND, OH, 44106 | 40 | 125 | 5,000 | 0.11 |
| 120-10-125 | 0 KELTON AVE, CLEVELAND, OH, 44106 | 40 | 125 | 5,000 | 0.11 |

Ord. No. 1142-2024 - Bequest Parcel List



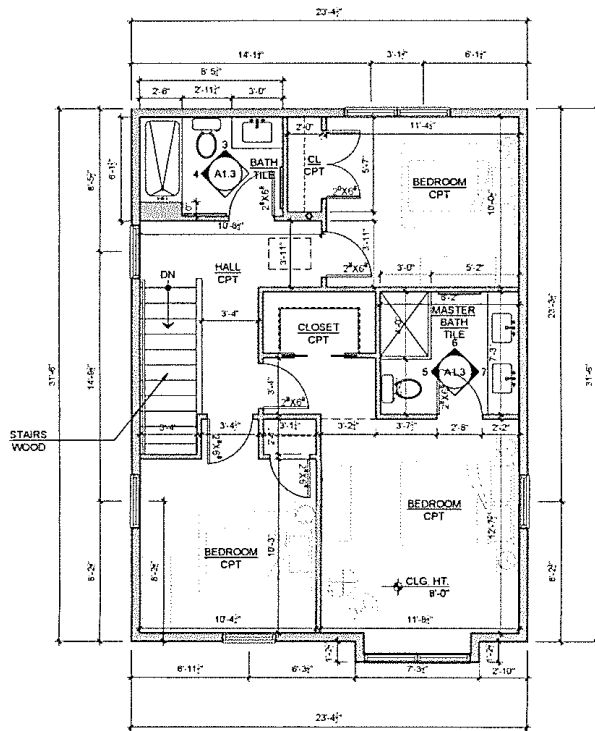
| MATERIALS LEGEND | | |
|------------------|--------------------------|---|
| SYMBOL | MATERIAL | DESCRIPTION/REMARKS |
| A1 | FOUNDATION | EXPOSED CONCRETE FOUNDATION |
| B1 | METAL TRIM | PREFINISHED METAL TRIM - COLOR TBD BY ARCHITECT |
| C1 | CEDAR SIDING | STAINED & SEALED CEDAR SIDING, SHIP LAP INSTALLATION |
| C2 | VINYL TRIM | VINYL TRIM - COLORS TBD BY ARCHITECT |
| C3 | VINYL SIDING | HORIZONTAL VINYL SIDING - COLORS TBD CERTAINTEED, MONOGRAM 4" EXPOSURE |
| C4 | VINYL VERTICAL SIDING | VINYL VERTICAL SIDING - COLOR SLATE CERTAINTEED UNIVERSAL TRIPLE 4" SIDING |
| D1 | VINYL WINDOW | VINYL DOUBLE HUNG WINDOWS AND/OR FIXED PANEL - COLOR TBD. MFR BLINDS ON ALL DOUBLE HUNG WINDOWS |
| D2 | VINYL WINDOW TRIM | VINYL WINDOW TRIM - COLOR TBD BY ARCHITECT |
| D3 | VINYL TRIM | 4" VINYL TRIM - COLOR TBD BY ARCHITECT |
| E1 | PORCH RAILING - WOOD | WOODEN PORCH RAILS - COLOR WHITE 30" H |
| E2 | WOOD PORCH COLUMN | 6x6 TREATED WD POST WRAPPED IN PVC SLIPSE, FINISHED TO R/COLOR WHITE |
| E3 | COLUMN COLLAR | 1x4 ASBK COLUMN COLLAR |
| E4 | PORCH RAILING - METAL | METAL PORCH RAILS - COLOR TBD 30" H |
| E5 | STEEL PORCH COLUMN | STEEL PORCH COLUMN - COLOR TBD |
| E6 | HANDRAIL | 30" HANDRAIL TO BE PROVIDED AT STEPS |
| F1 | LIGHT FIXTURE | EXTERIOR LIGHT FIXTURE |
| G1 | ROOF | 30 YEAR ASPHALT SHINGLE ROOFING - COLOR TBD |
| G2 | RIDGE VENT | COLOR TBD |
| H1 | GUTTER/DOWNSPOUT | PREFIN ALUM GUTTER & VINYL DOWNSPOUT ON SPLASH BLOCKS - COLOR TBD |
| I1 | HOUSE NUMBERS | 4" PIN MOUNTED METAL ADDRESS NUMBERS |
| I2 | MAILBOX | PROVIDE AS INDICATED TBD BY OWNER |
| J1 | FIBERCEMENT PANEL & TRIM | FIBERCEMENT PANEL - COLOR TBD |
| K1 | WOOD BRACKETS | PTD WOOD BRACKETS - SEE DETAILS ON SHEET S/AM 1 |

*ALL EXPOSED TREATED WOOD TO BE PAINTED OR STAINED



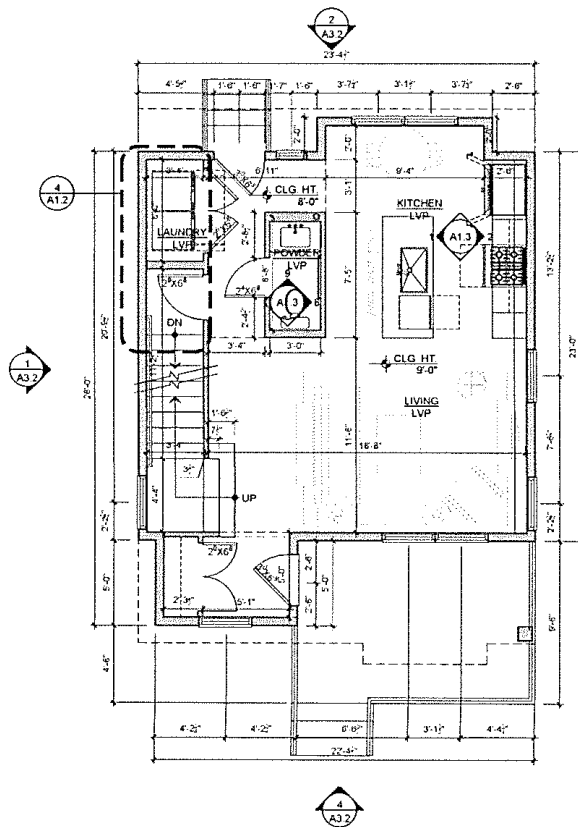
GENERAL PLAN NOTES

1. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED
2. ALL INTERIOR WALLS ARE 3/2" STUDS UNLESS OTHERWISE NOTED
3. PROVIDE HANDRAILS AT ALL INTERIOR STAIRWAYS OF STANDARD HANDRAIL PROFILE WHITE PINE MEASURING 1 1/2" DEEP BY 1 1/2" WIDE. MOUNTING BRACKETS (NATIONAL #100) MUST BE SECURELY FASTENED TO WALL AT STUD OR SOLID BLOCKING. HANDRAILS SHALL RETURN TO WALL, TYP.
4. EXT. DOORS ARE WEATHER-STRIPPED
5. ALL CLOSETS HAVE A WIRE MESH SHELF WITH INTEGRATED ROD UNLESS OTHERWISE NOTED
6. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AROUND SHOWERS/TUBS AND AL SINKS (SEE 404.7)
7. ALL INTERIOR WOOD TRIM TO BE PAINTED UNO
8. ALL TOWEL BARS MTD @ 42" A.F.F. UNO ABOVE TOILET @ 60" A.F.F
9. ALL WALLS TO BE SMOOTH DRYWALL. ALL CEILINGS TO BE KNOCK DOWN TEXTURE DRYWALL
10. ALL CEILING HEIGHTS TO BE 9'-0" HIGH ON FIRST FLOOR AND 8'-0" ON SECOND FLOOR UNO
11. AT ALL REMOVABLE BASE CABINETS PROVIDE BURR PROTECTION ON ALL EXPOSED PIPING, AND EXTEND FLOOR FINISHES AND BASE TO REAR WALL. PART REAR WALL AND PROVIDE FINISHED PANEL AT ADJ. CABINET WALLS, TYP.
12. PROVIDE ALL LINEN CLOSETS WITH 5 WIRE SHELVES
13. PROVIDE VINYL MOUNTING BLOCKS AT ALL LIGHT FIXTURES, DOORBELL UNITS AND AC UNIT DISCONNECTS @ VINYL SIDING LOCATIONS, TYP.
14. ALL SECOND FLOOR HALF WALL GUARD RAILS SHALL BE NO LESS THAN 30" A.F.F., TYP.
15. FLUSH LEVER TO BE ON OPEN SIDE OF TOILETS
16. PROVIDE WATER RESISTANT GYPSUM BOARD TO 4'-0" A.F.F. IN LAUNDRY AREAS
17. PASSIVE RADON SYSTEM: PROVIDE PASSIVE RADON SYSTEM CONSISTING OF 3" PVC PIPING FROM UNDERSLAB TIE UP THROUGH ROOF, GAS PERMEABLE STONE UNDER SLAB (5.7 LBS/TON), AND A DEDICATED RECEPTACLE CONNECTED TO THE HOUSE PANEL IN ATTIC. NEAR LOCATION OF PIPING FOR FUTURE USE IF NEEDED. SEE FLOOR PLANS FOR LOCATIONS OF PIPING. CONTRACTOR TO INSTALL FANS PER ELECTRICAL REQUIREMENTS
18. NO PLUMBING LINES IN EXTERIOR WALLS. PROVIDE FURRED WALLS AS NECESSARY TO RUN PLUMBING



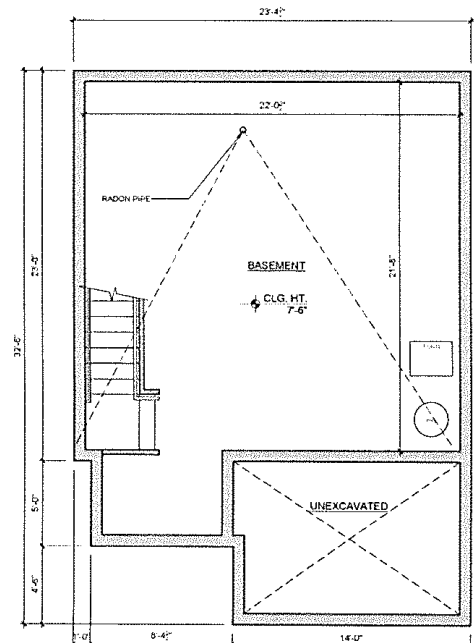
OPTION 2
SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

3



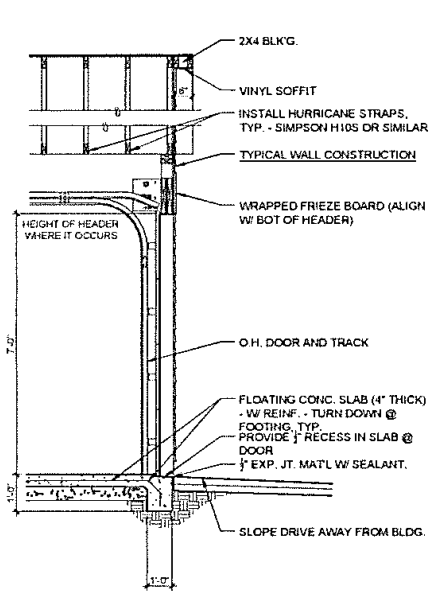
OPTION 2
FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

2



OPTION 2
 OPTIONAL
BASEMENT PLAN
 SCALE: 1/4" = 1'-0"
 AREA: 580 SQ. FT.

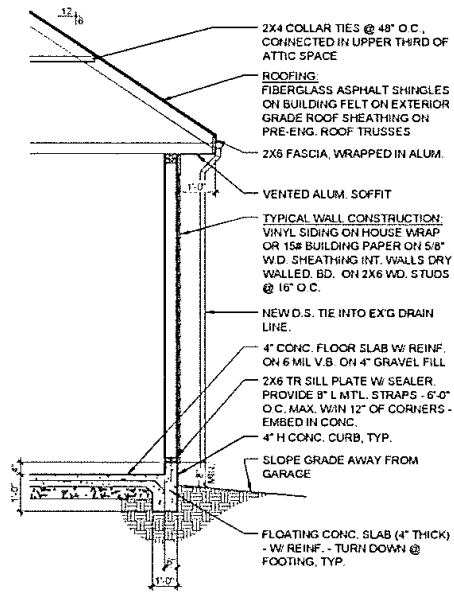
1



GARAGE WALL SECTION

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

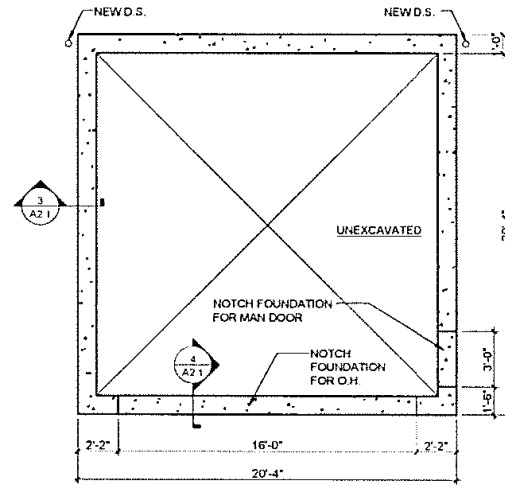
4
A3.1



GARAGE WALL SECTION

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

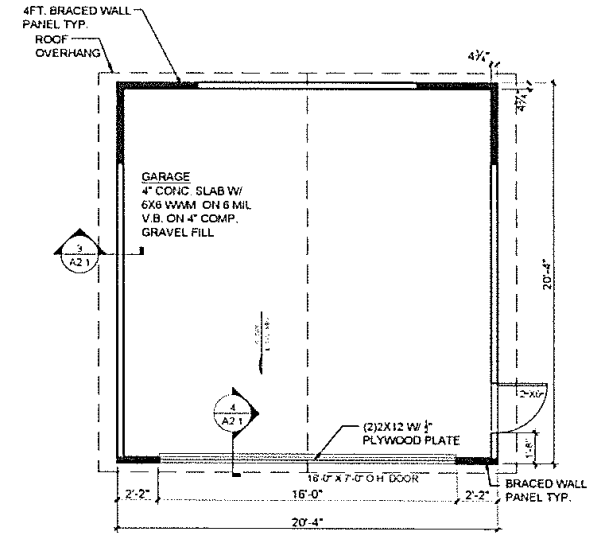
3
A3.1



FOUNDATION PLAN

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

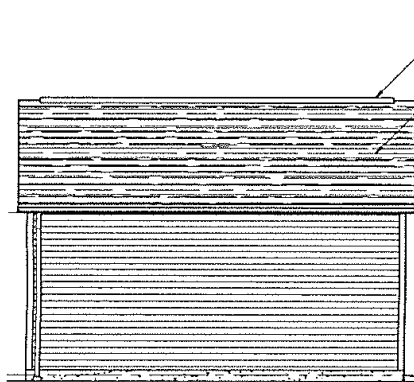
2
A3.1



FIRST FLOOR PLAN

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

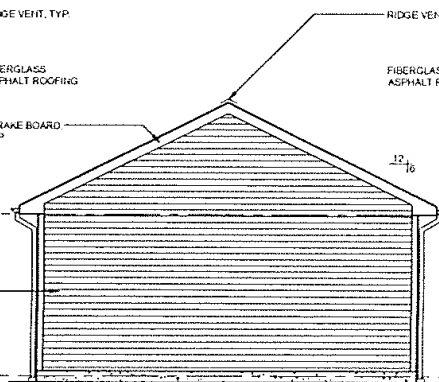
1
A3.1



LEFT SIDE ELEVATION

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

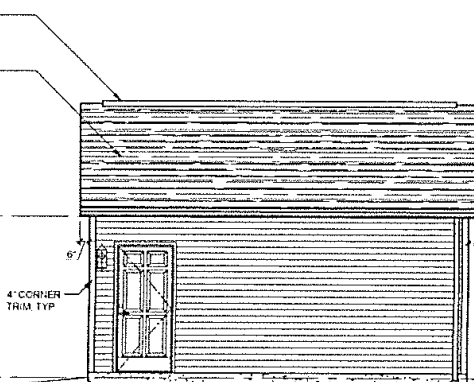
6
A3.1



BACK ELEVATION

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

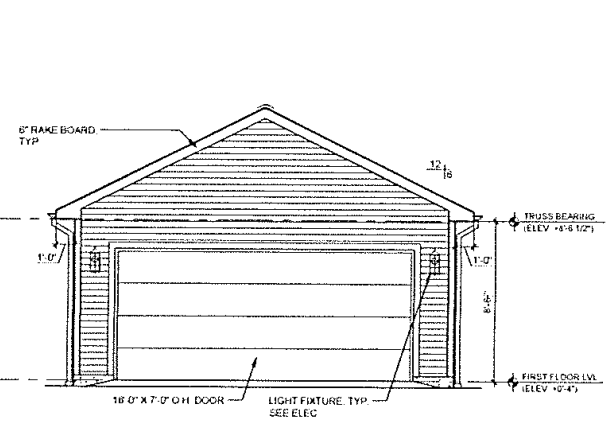
7
A3.1



RIGHT SIDE ELEVATION

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

6
A3.1



FRONT ELEVATION

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

5
A3.1

Ord No. 1145-2024 (Introduced by Council Members Polensek, Bishop and Griffin – by departmental request) Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio for resurfacing a portion of Villaview Road; authorizing the Director of Capital Projects to employ one or more professional consultants to design the improvement; to apply for and accept any gifts or grants from any public or private entity; authorizing any relative agreements; and causing payment of the City’s share to the State for the cost of the improvement.

Nov 1, 2024



CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission

Richard J. Switalski, PE

Administrative Manager

Mayor's Office of Capital Projects

Division of Engineering & Construction

Friday, November 1, 2024



Villaview Road Repair and Resurfacing Project

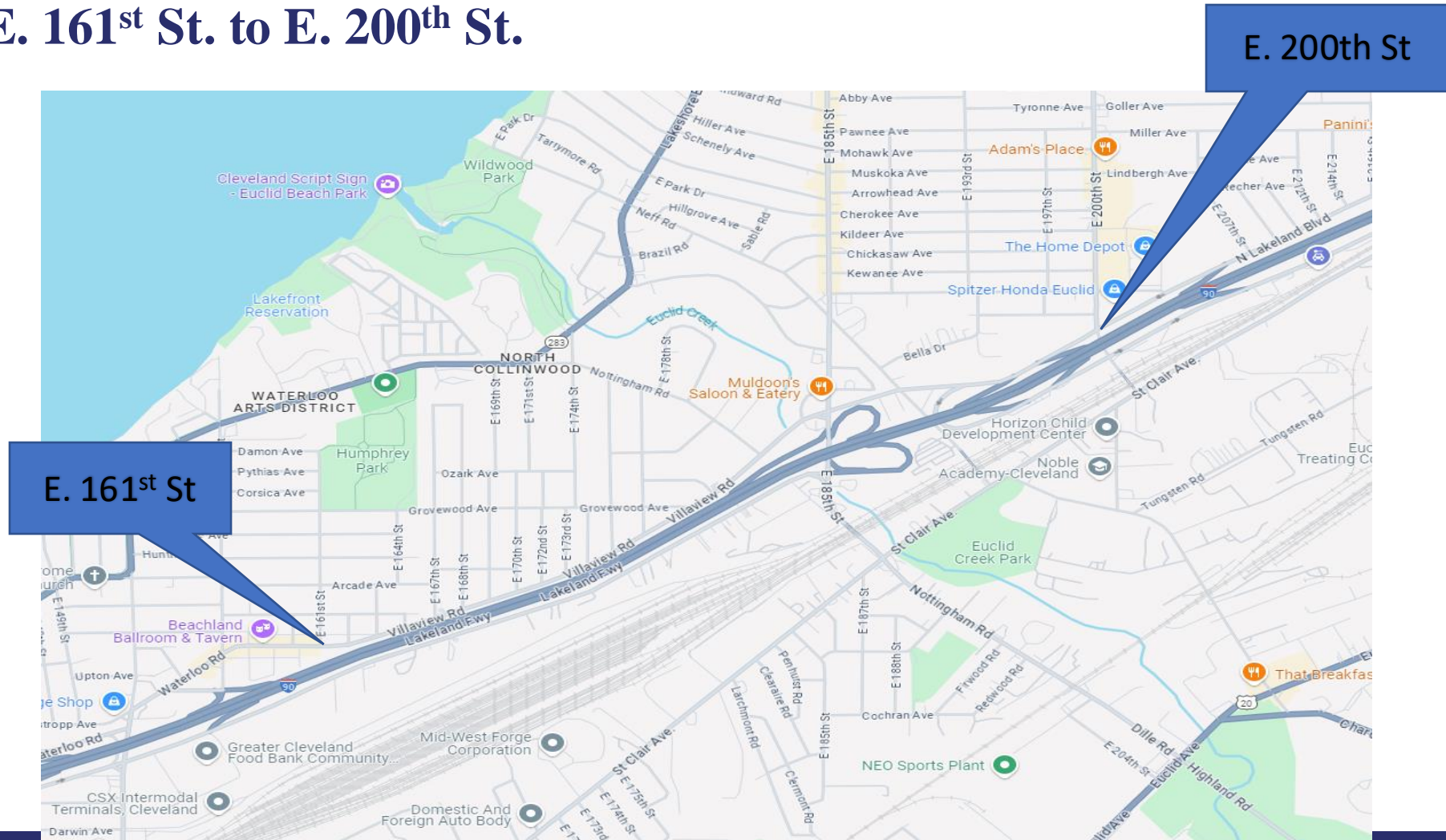
AGENDA

1. Project Information
2. Budget & Schedule
3. Questions



Project Location

From E. 161st St. to E. 200th St.



Project Information

Ord. No. 1145-2024

- Roadway Improvements Include:
 - Resurfacing of 1.6 miles of Villaview Road
 - Full and partial base repairs, utility casting adjustments
 - Replacement of all non-ADA ramps within project limits
 - Spot replacement of curbs and sidewalks



Budget & Schedule

Ord. No. 1145-2024

Funding:

- **Construction Cost Estimate: \$3.5 Million (Federal, City Road & Bridge Bonds)**

Schedule (ODOT Construction):

- **Estimated Advertise for Bids: April 2025**
- **Estimated Start Construction: May 2025**
- **Estimated End Construction: October 2025**



Questions & Feedback?



Ord. No. 1170-2024 (Introduced by Council Members Polensek, Hairston and Griffin – by departmental request) Authorizing the Director of Economic Development and the Commissioner of Purchases and Supplies to enter into a purchase agreement with Qasim Properties LLC, or its designee; and authorizing the Commissioner of Purchases and Supplies to purchase property located at 15900 Lakeshore Boulevard which will be placed into the City’s Land Reutilization Program for future redevelopment, for the Department of Economic Development.

Nov 1, 2024

An aerial photograph of the Cleveland skyline, featuring the Terminal Tower and other skyscrapers. The city logo, which includes a red star and the word 'CLEVELAND' in white, is overlaid on the image. Below the logo, the text 'ECONOMIC DEVELOPMENT' is written in white capital letters.

City of
CLEVELAND
ECONOMIC DEVELOPMENT

CITY ACQUISITION OF 15900 LAKESHORE BLVD.
MANDATORY REFERRAL TO CITY PLANNING COMMISSION
NOVEMBER 1, 2024

SUMMARY

Background:

- Collinwood Dave's Market permanently closed on 4/30/2022, turning neighborhood into food desert
- Current owner (bought 9/22) marketed property for more than a year without success
- City will acquire and hold in Industrial-Commercial Land Bank and prepare site for redevelopment
- City plans to prioritize a use that addresses the neighborhood food desert.

Property Information

- PPN 113-13-029
- 4.24 Acre Parcel
- Building: 44,890 sq ft constructed in 1973
- Zone Code SC-C1 (Shopping Center)



ORD. 1170-2024



Cleveland City Council

Cleveland City Hall, Room
216
601 Lakeside Avenue, N.E.
Cleveland, OH 44114

Legislation Text

File #: 1170-2024, **Version:** 1

AN EMERGENCY ORDINANCE Authorizing the Director of Economic Development and the Commissioner of Purchases and Supplies to enter into a purchase agreement with Qasim Properties LLC, or its designee; and authorizing the Commissioner of Purchases and Supplies to purchase property located at 15900 Lakeshore Boulevard which will be placed into the City's Land Reutilization Program for future redevelopment, for the Department of Economic Development.

IMAGES OF PROPERTY



Res. No. 1176-2024 (Introduced by Council Members Polensek, Bishop and Hairston – by departmental request) Declaring the intent to vacate a portion of East 166th Street.

Nov 1, 2024

City Planning Commission

Friday, November 1, 2024

Richard Switalski, PE

Administrative Manager

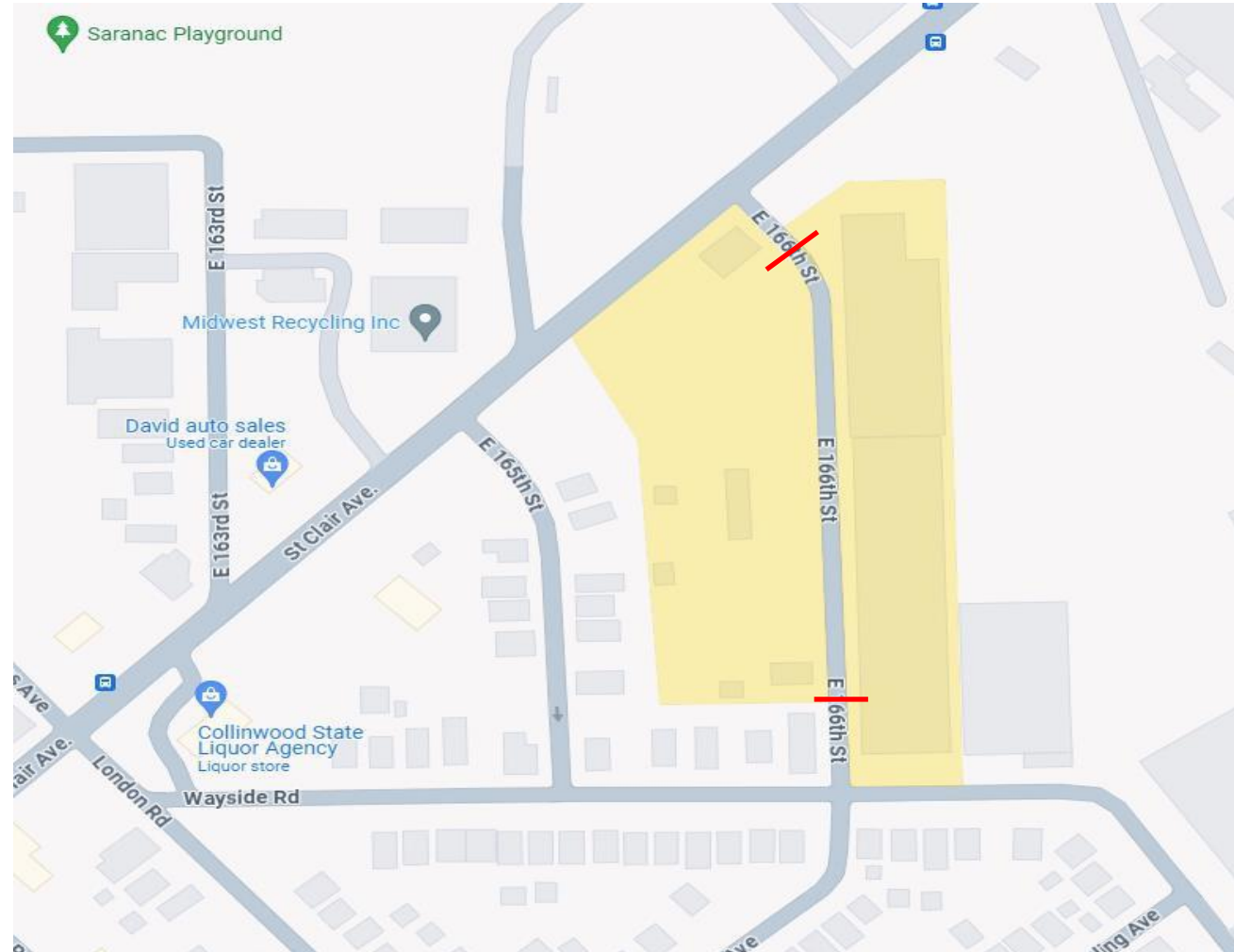
Mayor's Office of Capital Projects

Division of Engineering & Construction

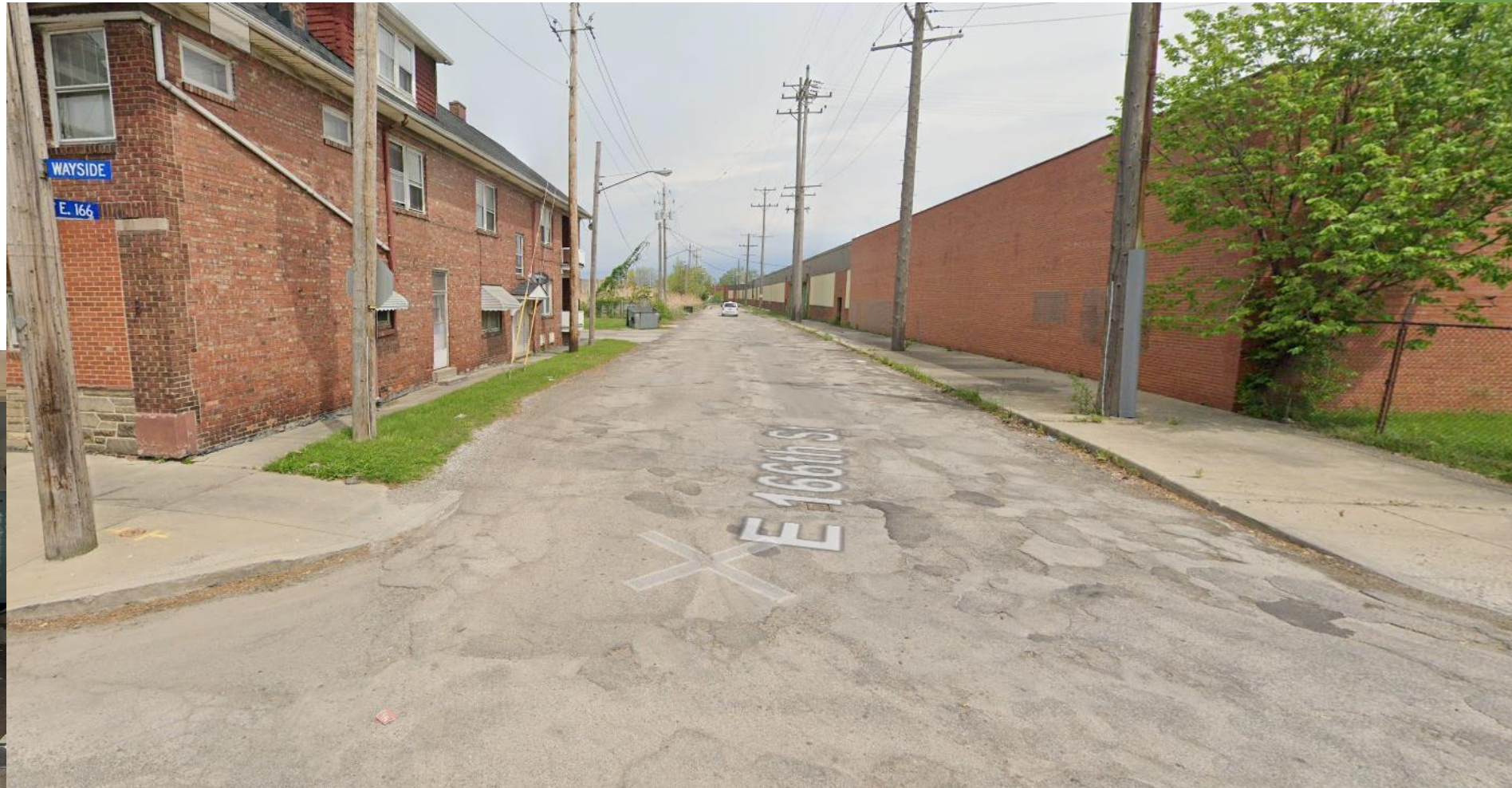
Resolution No. 1176-2024

Request for Street Vacation

Resolution No. 1176-2024



Resolution No. 1176-2024

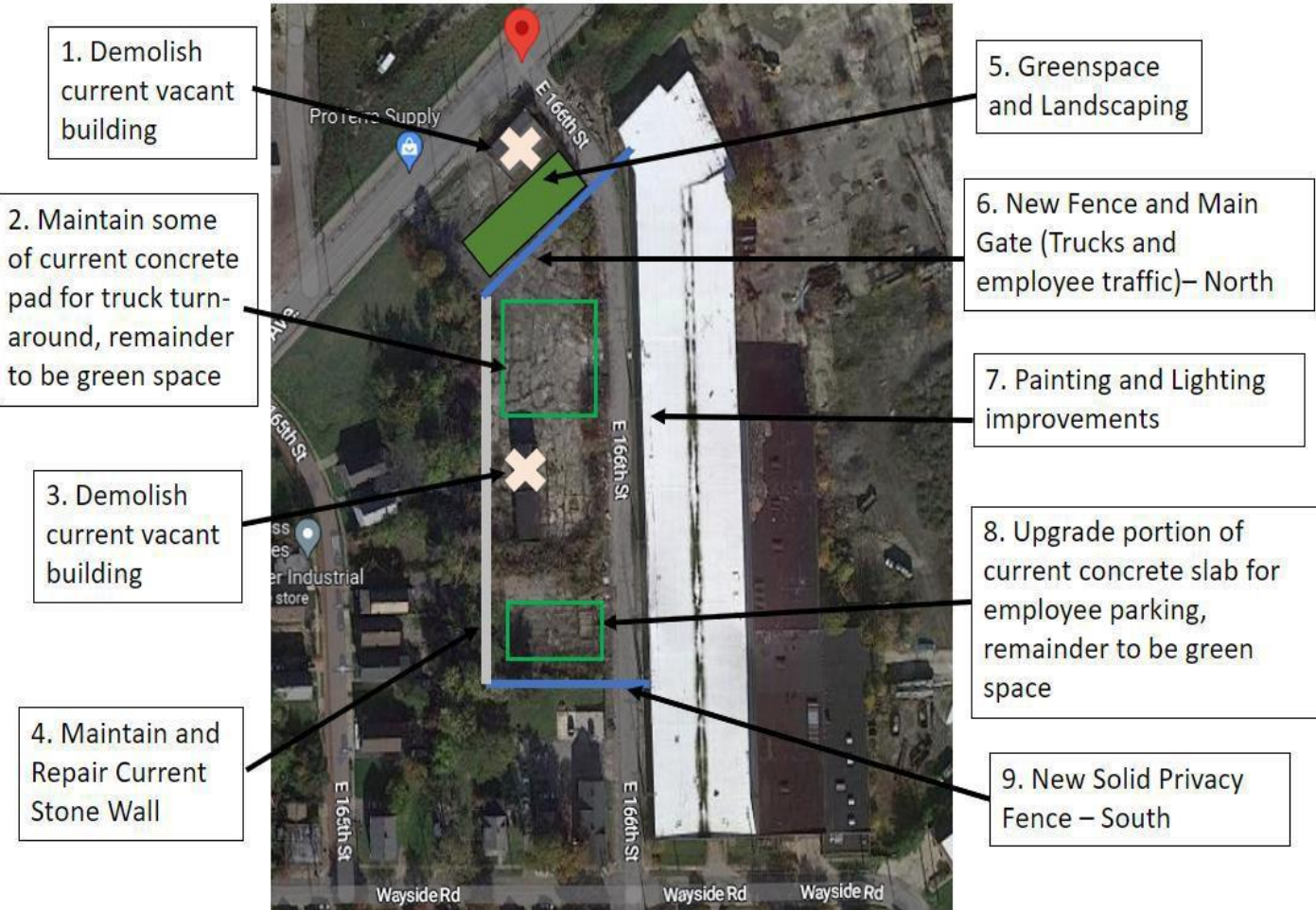


Resolution No. 1176-2024



Resolution No. 1176-2024

Proposed Site Plan



1. Demolish current vacant building

The beautification of the property would include removing the two dilapidated buildings, removing the brick barriers that currently exist, tearing out any unneeded poles, concrete, etc. The one highlighted here is on St Clair Ave and the Northern section of E166th (See image of current structure below)

2. Maintain some of current concrete pad for truck turn around, remainder to be green space

3. Demolish current vacant building.

Building highlighted here is along stone fence

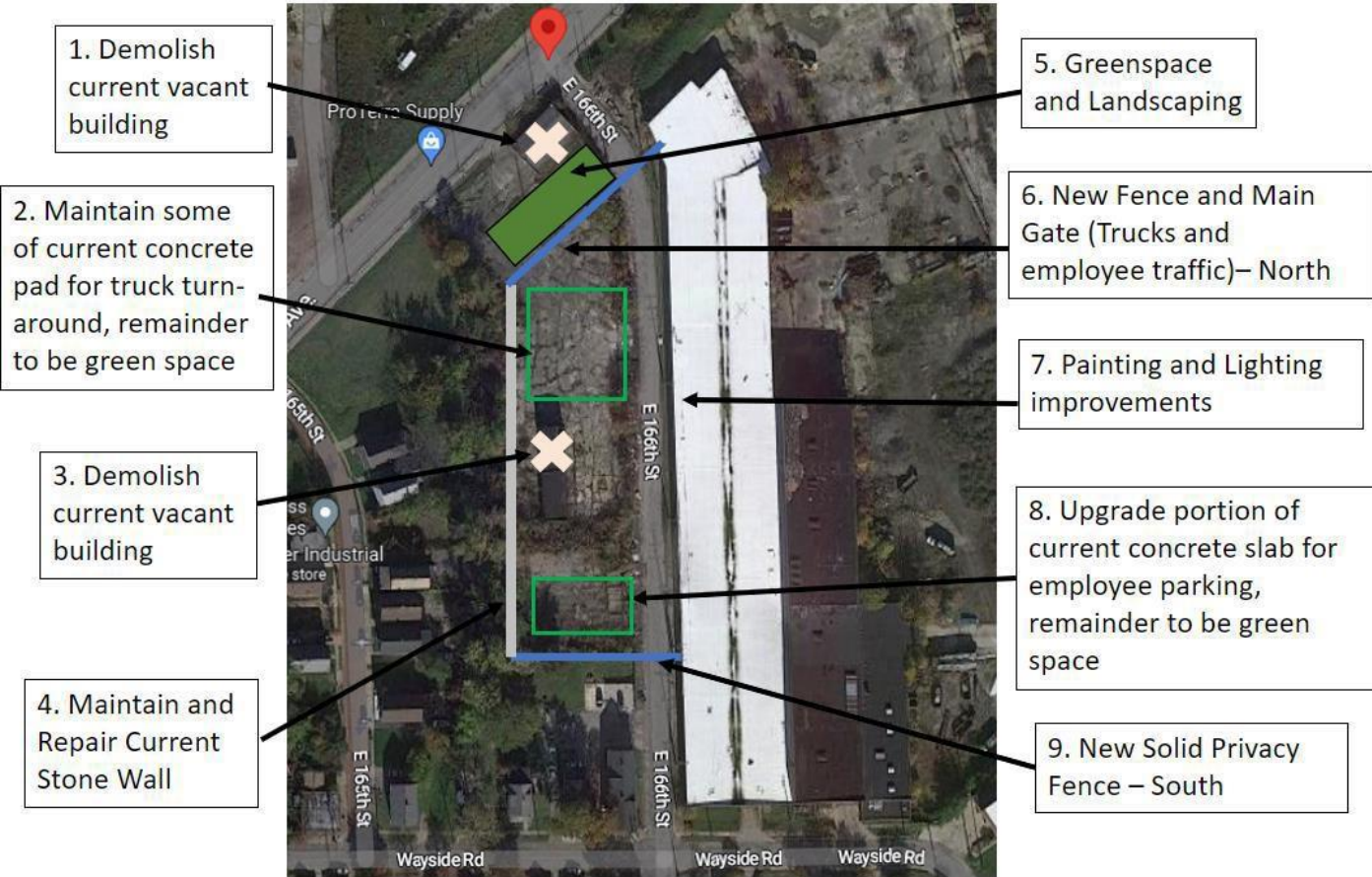
4. Maintain and Repair Current Stone Wall

A concrete wall currently exists on the western most side of parcels 11621023, 11621022, and part of 11621002.

The wall separates the industrial zoned area from the residential properties. The wall has several areas that will be repaired under Varga-Victor ownership.

5. Greenspace and Landscaping Grass and Landscaping will be added to space between St Clair Ave and the proposed new fence and main North Entrance.

Resolution No. 1176-2024



6. New Fence and Main Gate (Truck and employee traffic)-North
The main entrance for truck and employee traffic will be at the northern end of the property, with traffic entering and exiting the facility off of St.Clair Ave. Fence design will be discussed and reviewed with community development corporations.

7. Painting and Lighting Improvements
A brick façade will be added to the north side of the building on parcel 116-21-026. The siding of this building will be painted. Exterior lights will be replaced with safety lights and outdoor security cameras will be installed around the property.

8. Upgrade a portion of current concrete Slab for Employee Parking, remainder to be green space
New Concrete will be poured for employee parking.

9. New Solid Privacy Fence - South
A fence will be installed at the south end of the property. The fence will connect on its eastern side to the building on parcels 116-21-025 and extend westwardly between parcels 116-21-023 and 116-21-024 and connect to the current concrete wall that borders the property. The fence design will be discussed and reviewed with community development corporations.

Questions & Feedback?

CM Polensek's Letter of Support

Nov 1, 2024

From: Michael D. Polensek <mpolensek@clevelandcitycouncil.org>
Sent: Thursday, October 31, 2024 2:36 PM
To: Huang, Joyce Pan <JHuang@clevelandohio.gov>
Cc: Washington, Ariel <AWashington@clevelandohio.gov>
Subject: RE: DRAFT CPC agenda for 11/1/2024

CAUTION: This email originated from outside of the City of Cleveland. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@clevelandohio.gov.

Dear Director and City Planning Commission

I am writing to you in support of three Mandatory Referrals on the City Planning Commission agenda for Friday, November 1, 2024 being Ord No. 1145-2024, Ord No. 1170-2024, and Res No. 1176-2024.

Ord No 1145-2024: The repaving of Villaview Road is a project I have worked on for years. It is a major east-west artery running parallel to I-90 connecting the east and west end so the North Shore Collinwood SPA. The road way at present is in terrible condition and needs to be address and upgraded.

Ord No 1170-2024: The purchase of the former "Dave's" location is critical to the redevelopment of the south side of Lakeshore Boulevard in the Euclid Beach neighborhood of the North Shore Collinwood SPA. The building has been vacant in excess of two years and now that the Cuyahoga County Landbank has acquired the former "Ponderosa" property immediately to the west, this would give the Economic Development Department an opportunity to go out for an RFQ / RFP for redevelopment opportunity for this large critical site to benefit the greater community.

10/31/24, 3:59 PM

Res No 1176-2024: This vacation is critical; Councilman Hairston, CIRI and my office, along with MoCAP have been working with a new manufacturing business, relocating from Lake County to East 166th Street at Wayside. They need this derelict roadway for employee parking and truck deliveries. The roadway at present is a disaster and a constant site of illegal dumping. The vacation would assist a new business in the community and eliminate the ongoing illegal dumping.

If there are any questions regarding my support and comments on these Ordinances and/or the Resolution, please feel free to contact me. I may be reached at (2167) 664-4236 or via email at mpolensek@clevelandcitycouncil.org.

Thank you

*Michael D. Polensek
Councilman, Ward 8*

Cleveland City Planning Commission

Administrative Approvals



CITY OF CLEVELAND
Mayor Justin M. Bibb

Nov 1, 2024

Ord. No. 1167-2024 (Introduced by Council Members Hariston and Griffin - by departmental request) Authorizing the Director of City Planning to exercise the first option to renew Contract No. PS 2024-0030 with Stantec Consulting Services, Inc., to provide professional services for on-call planning services.

Nov 1, 2024

Ord. No. 1166-2024 (Introduced by Council Members McCormack, Bishop and Hairston – by departmental request) Authorizing the Director of Capital Projects to issue a permit to 1865 W. 22nd ST., LLC, to encroach into the public right-of-way of West 22nd Street, by installing, using and maintaining one or more electric power lines and conduits.

Nov 1, 2024

Ord. No. 1174-2024 (Introduced by Council Members Hairston and Griffin (by departmental request) Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with 1030 East 62nd Redevelopment Project to be located at 1030 East 62nd Street; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

Nov 1, 2024

Cleveland City Planning Commission

Special Presentations



CITY OF CLEVELAND
Mayor Justin M. Bibb

Nov 1, 2024

Economic Incentive Scorecard

Nov 1, 2024

Presenter: Kate Warren, Asst. to the Chief of Integrated Development



CITY OF CLEVELAND
Mayor Justin M. Bibb

City of Cleveland

Community Benefit Scorecard

Staff Training



AGENDA

1

Intro to the Scorecard

Purpose & Process

2

How to use the scorecard

Scoring, Project Types, Resources

3

Scorecard categories

Orienting to the scorecard tool

4

Questions

Purpose of Community Benefit Scorecard



Identify community benefits in development projects and inform future community benefits agreements



Provide consistency in the process of applying for development incentives from the City



Communicate the City's development priorities for investment and growth



What the Scorecard Is

- ✔ A tool to help identify community benefits in projects
- ✔ A tool to (eventually) determine which projects are eligible for City incentive
- ✔ A front door/common application to streamline processes
- ✔ A tool to communicate with developers about City priorities and determine how aligned projects are
- ✔ A tool that will be revised and iterated upon over time, based on market changes

What the Scorecard Is NOT

- ✘ A technical, exhaustive document
- ✘ A contract or obligation for the City to fund any project
- ✘ An extra bureaucratic hurdle
- ✘ An exact science
- ✘ Permanent



Community Benefit Scorecard Process

INITIAL MEETING

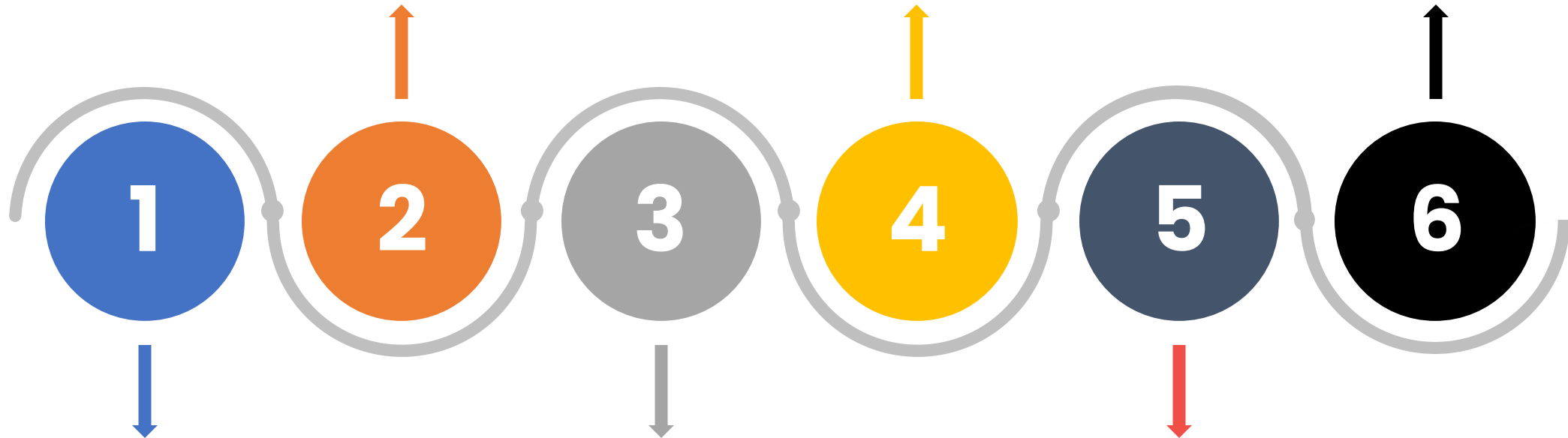
Economic Development will schedule a meeting with appropriate staff to discuss the project in concept

SCORING

ED and City Planning staff will score application using Scorecard tool.

CBA

ED Staff will share application & scorecard with OEO. Developer should work with OEO to negotiate and finalize CBA terms.



INTAKE

Developer reaches out by e-mail, phone or website to request a meeting to discuss a proposed project

APPLICATION

ED Staff will share application. Developer will complete application and submit.

INCENTIVE MEETING

Score is shared with developer, along with recommended incentive package, pending underwriting.



When will the scorecard be used?

- To evaluate projects for tax incentives such as TIFs, and Commercial Tax Abatements, as well as loans and grants over \$250,000 in value

When will the scorecard NOT be used?

- To evaluate Storefront Renovation, NRAP, or other small loans or grants below \$250,000 in value
- To evaluate Job Creation Income Tax Credit (JCIT) projects

Application

- **For Now** we have an excel-based application. An online application will soon be available.
- Excel application asks questions about the project, asks for a project narrative, and asks for project financials.
- Some questions directly speak to scorecard categories; for other categories, developers will need to include information in their narrative.



Scorecard Points Allocation

- Scoring system designed to favor projects that satisfy the greatest number of criteria.
- Scoring categories weighted in favor of preferred criteria.
- Projects' total score on the scorecard will help City determine the recommended amount of financial assistance.
- There are separate scorecard criteria for residential, mixed-use, and commercial/industrial, and neighborhood commercial developments.
- The scorecard is currently in a testing phase. The City will eventually set a threshold below which projects will not be eligible for incentives. In the meantime, it is helpful to remember that most projects will not score points in all categories, and the total score should not be thought of like a grade on a test. Rather, the scorecard is a tool that helps the City and Developers identify community benefits that are a part of projects.
- All projects are subject to underwriting to determine total incentive package.



Identifying your project type

- **Mixed Use-** Some element of housing and some element of commercial development
- **Commercial and Industrial** – Exclusively commercial development with at least 40K SF of development
- **Commercial: Neighborhood Areas** – Exclusively commercial development with less than 40K SF of Development
- **Residential-** Exclusively housing development



City of Cleveland

Mixed-Use Scorecard



MIXED-USE SCORING SHEET

There are **117** points available for mixed-use projects.

| PRIORITY AREA | MAX. POINTS |
|---|------------------|
| Capital Investment | 7 |
| Value-Added Infrastructure Improvements | 10 |
| Total Jobs Created | 9 |
| Quality Jobs | 5 |
| Transit & Amenity Access | 9 |
| Project Developer an MBE or FBE | 8 |
| Past Performance on MBE/FBE/CSB Goals | 0 (potential -5) |
| Blighted Properties | 3 |
| Re-Use of Existing Buildings | 3 |
| Improving Lending Ecosystem | 2 |
| Middle and Opportunity Neighborhoods | 6 |
| Brownfield Remediation | 6 |
| Utilization of Publicly-Owned Property | 5 |
| Alignment with Neighborhood Plans | 4 |
| Commercial Corridors | 4 |
| Affordable Housing | 10 |
| Sustainable Design and Construction | 8 |
| Building Performance Management | 6 |
| Multi-Generational Wealth Building | 7 |
| Other Community Benefits | 5 |



Capital Investment

Capital investment will include the total project costs invested by the applicant to develop the project. This has a direct connection to the value of the property and the long-term potential to generate tax revenue. A maximum of 7 points can be allocated for this category.

Points available: 7

Grading Scale:

- \$1M to \$2M = 1 point
- \$2M to \$5M = 2 points
- \$5M to \$7M = 3 points
- \$7M to \$30M = 4 points
- \$30M to \$50M = 5 points
- \$50M to \$80M = 6 points
- Over \$80M = 7 points



Value-Added Infrastructure

Projects that make investments in public infrastructure that add value to the community are eligible for up to 10 points total. Below are some examples of value-added public infrastructure and associated points. If your project has other infrastructure elements that you believe add value, please share. While most projects have infrastructure requirements, this category awards points for infrastructure elements that go above and beyond required infrastructure. Staff will evaluate and may elect to award partial points for any item.

Points available: 10

Public Amenities:

- Pedestrian scale lighting = 1 point
- Multi-purpose paths or trails on or nearby the property, especially if connected to existing trail system = 4 points
- Street furnishings such as benches, planters, etc. for public use on private property = 2 points
- Pocket park or public playground on private property = 4 points
- Public art on private property = 3 points

Sustainable Infrastructure:

- Green infrastructure projects (e.g. green roof, bioswale, permeable pavement), as defined by Northeast Ohio Regional Sewer District = 4 points
- Implement risk reduction actions from the Urban Land Institute's [Developing Resilience Toolkit](#). Actions must be relevant to the climate risks for the property, based upon consultation with City staff = 2 points
- Implement at least one (1) action to enhance the resilience of the surrounding community to key climate hazards (e.g. publicly accessible cooling center, tree canopy expansion), based on data from [Risk Factor](#) = 2 points
- Tree plantings, potentially with silva cells to promote long term root health = 2 points

Other Value-Added Infrastructure:

- Consolidated utility poles/lines in front of property or burying utility lines = 3 points
- Adjacent roadway improvements that are additive to the project = 4 points
- The project uses Cleveland Public Power for its electrical = 2 points



Total Jobs Created

Total jobs will include the total number of permanent jobs that will be created on-site once the proposed project is completed. This does not include temporary construction jobs. A maximum of 9 points can be allocated for this category.

Points available: 9

Grading Scale:

- 1-5 jobs = 5 points
- 6-20 jobs= 6 points
- 21-40 jobs = 7 points
- 41-60 jobs= 8 points
- 61+ jobs = 9 points

Quality Jobs

Projects will receive 2 points if at least 80% of permanent employees will earn the Median Household Income of \$17.92/hour (\$37,271 annually). Projects will receive 5 points if they pay at least 80% of permanent employees a living wage rate of \$19.66/hour plus benefits. Living wage and benefit standards will be updated regularly based on the City’s policies and goals.

Points available: 5

Grading Scale:

- At least 80% of permanent employees earn Median HH income = 2 points
- At least 80% of permanent employees earn living wage = 5 points
- Does not meet criteria = 0 points



Transit & Amenity Access

This category will award points for projects located near high frequency public transit stops and in concentrations of 15-minute City amenities.

Points in this category will be assigned based on the project site's TOD score. The TOD score is mostly based on proximity to higher frequency transit service, with special attention near fixed infrastructure (rail stations). To a lesser degree, it weighs how many walkable amenities, services, and public assets currently exist within about 15-minute walk. [Click here to view a map of TOD scores in the City.](#)

Points available: 9

Grading Scale:

- TOD Score 0-20 = 0 point
- TOD Score 21-30 = 3 points
- TOD Score 31-40 = 6 points
- TOD Score 41+ = 9 points



TOD Score Lookup Tool

TOD score instructions

Transit Oriented Development (TOD) Score Lookup

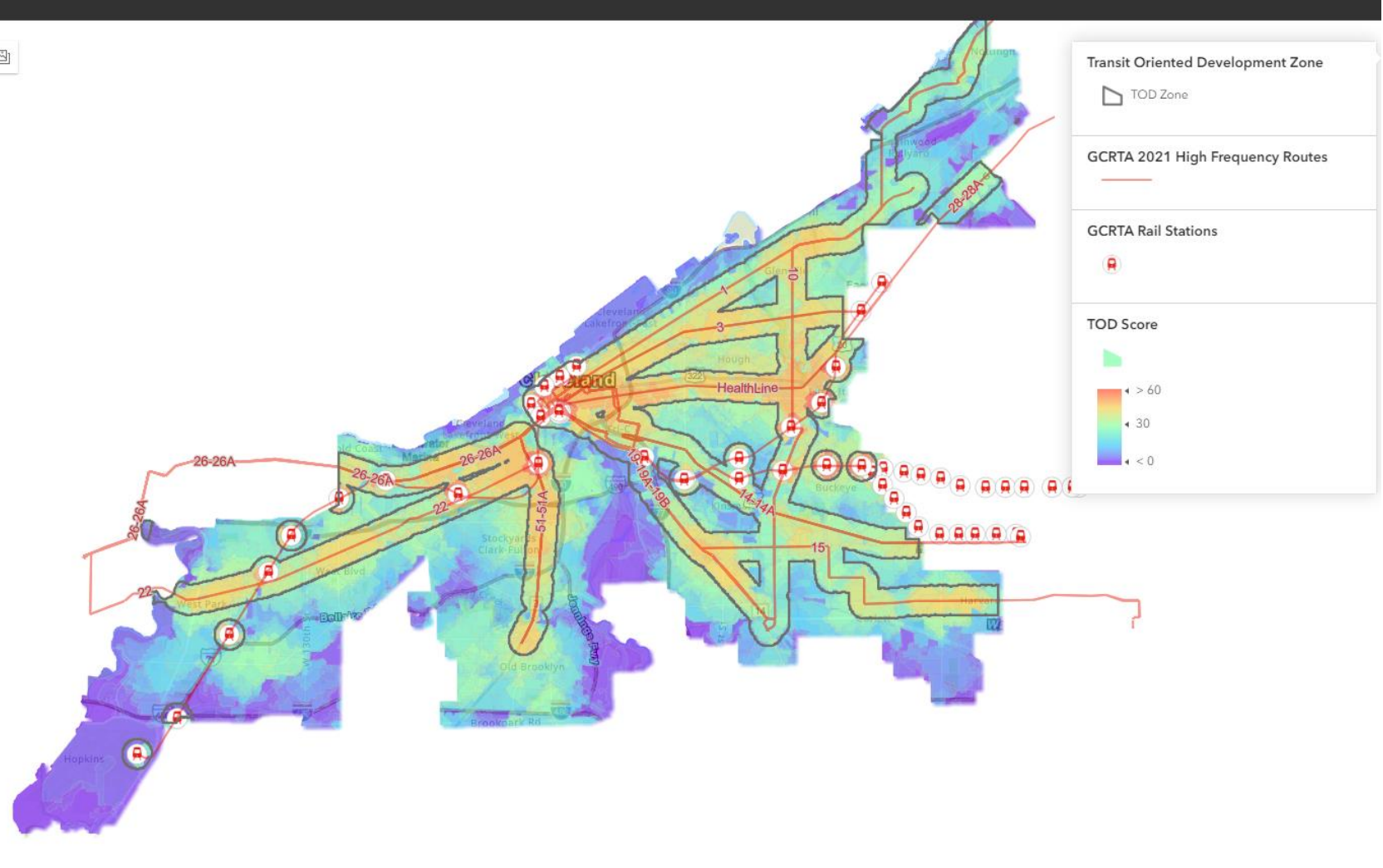
The TOD score is intended to represent potential for transit-oriented land use (in contrast to status quo auto-centric) and responsiveness to policies to foster TOD.

The score is mostly based on proximity to higher frequency transit service, with special attention near fixed infrastructure (rail stations). To a lesser degree, it weighs how many walkable amenities, services, and public assets currently exist within about 15-minute walk.

This application also displays the Transit Oriented Development Zone: a 1/4-mile area from high frequency transit stops. Projects located in this zone may be subject to the city's [Transportation Demand Management Program](#).

Search for an address or parcel to pull up the TOD score for the given point in Cleveland.

| TOD Score Model | | |
|-----------------------|--------|-----------|
| Amenity Type | Weight | Walk Time |
| High Frequency RTA | 10 | 10 |
| Rail Service Access | 10 | 5 |
| # of Jobs via Transit | 10 | |



Project Developer an MBE or FBE

Developers that are at least 20% partner in a project that are a minority business enterprise (MBE) or a female business enterprise (FBE) will receive points for each certification they carry. Where the firm has a majority stake in the project, an additional 2 points will be awarded.

Points available: 8

Grading Scale:

- MBE = 4 points
- FBE = 2 points
- MBE/FBE firm is at least 50% partner in project = 2 points

Past Performance on MBE/FBE/CSB Goals

Has the developer and/or general contractor been assessed a penalty for non-compliance with MBE/FBE/CSB goals in the past 5 years?

Points available: 0

Possible Deduction: -5

Grading Scale:

- Yes = -5 points
- No = 0 points



Blighted Properties

If any part of the property has a C, D, or F grade on the [2023 City of Cleveland Citywide Property Survey](#), the property is considered blighted.

If a developer believes the property survey grade does not reflect the condition of the building, please submit documentation, including photographs and/or past code violations, and staff will make a determination as to whether the property is blighted.

Points available: 3

Grading Scale:

- Blight Grade of C, D, or F = 3
- No = 0

Re-Use of Existing Buildings

Projects that utilize previously vacant buildings or propose adaptive re-use will receive points based on how long the building has been vacant.

Points available: 3

Grading Scale:

- Building has been at least 50% vacant for at least 3 years = 3 points
- Building has been at least 50% vacant for less than 3 years = 2 points
- Adaptive re-use of a building that is more than 50% occupied = 1 point



Improving Lending Ecosystem

The City encourages projects to seek financing in creative ways because that improves the overall lending ecosystem in Cleveland. Projects can earn points if either their primary lender is a bank that has an Affidavit of Intent with the City of Cleveland or their primary lender is a bank that comes from outside the region, and therefore diversifies lending in the Cleveland market.

Points available: 2

Grading Scale:

- Lender has an affidavit of intent with the City of Cleveland = 2 points
OR
- Lender comes from outside the greater Cleveland region = 2 points
- No = 0 points

¹ Affidavit of Intent required under Codified Ordinance [Section 178.05](#) and in the form contained in [Section 178.07](#), affirming its lending and financing opportunities and defined lending program in support of residential and commercial development in Cleveland's neighborhoods.

Middle and Opportunity Neighborhoods

Projects that are located in Middle and Opportunity Neighborhoods, as designated to determine eligibility for Residential Tax Abatement, can earn points based on the [market classification](#).

Points available: 6

Grading Scale:

- Located in a Middle Neighborhood = 3 points
- Located in an Opportunity Neighborhood = 6 points



Brownfield Remediation

Brownfields are sites that, because of existing or perceived environmental contamination, are expensive and complicated to redevelop. Moreover, they are often associated with neighborhood blight and decline, and can represent a threat to public health. Often, brownfield redevelopment projects move forward when developers obtain public funding to offset additional cost to assess and clean up the contamination. Projects located on sites that require environmental remediation can receive up to 6 points.

Points available: 6

Grading Scale:

- Project has spent, or expects to spend at least \$20,000 to perform an ASTM-standard Phase II Environmental Site Assessment or a Voluntary Action Program (“VAP”) compliant Phase II Property Assessment = 3 points
- AND/OR
- Project has gone through, or is committed to go through the VAP and either has prepared a No Further Action letter, or has obtained from the Ohio Environmental Protection Agency a Covenant Not to Sue = 3 points
 - No remediation is needed/will be conducted = 0 points

Utilization of Publicly-Owned Property

Projects that utilize property that is currently owned by the City of Cleveland or a public entity (eg: CMSD, RTA) may receive up to 5 points depending upon the total acreage utilized. This category is scored based on the total acreage of assembled publicly-owned parcels for a project.

Note that acquiring City-owned property requires going through the appropriate public process.

Points available: 5

Grading Scale:

- Less than 1 acre = 2 points
- 1.1 - 2 acres = 3 points
- 2.1 - 4 acres = 4 points
- 4.1 or more acres = 5 points



Alignment with Neighborhood Plans

Projects that include specific elements in alignment with the policy goals and land use recommendations from the most recent [Citywide Plan](#) will be eligible to receive up to 4 points. If applicable, neighborhood or small area plans adopted by the City Planning Commission may be referred to. The applicant must identify in their application specific components of the Citywide and/or neighborhood/small area plan and describe how to project aligns with these components.

Points available: 4

Grading Scale:

- Fits the Citywide and/or neighborhood plan = 2 points
- AND/OR
- Impactful/meets unmet need in neighborhood that has been identified in the Citywide plan or neighborhood plan = 2 points
 - Project does not align with Citywide and/or neighborhood plan = 0 points

Commercial Corridors

Projects proposed on commercial corridors will receive 4 points. A map of commercial corridors in the City is coming soon.

Points available: 4

Grading Scale:

- Project proposed on commercial corridor = 4 points
- Project not on commercial corridor = 0 points



Affordable Housing

Projects that include affordable housing units will be considered for additional points based on the percentage of total units that are considered affordable and the level of affordability in different neighborhood market classifications. The City will review proposals to determine if units meet minimum requirements for square footage and number of beds/baths. Affordable housing targets will be updated regularly based on any changes to the City’s affordable housing policies and goals. Projects seeking points in this category must demonstrate a commitment to affordability with a restrictive covenant or other legal entity for a period of 15 or more years. Projects can earn a maximum of 10 points can be allocated for this category.

Max Points available: 10

| | | Market Neighborhood | | | |
|-------|--------------|-----------------------------|------------|------------|-------------|
| | | % of Units at affordability | | | |
| | | 10% to 25% | 26% to 50% | 51% to 75% | 76% or more |
| % AMI | 60% or lower | 4 | 6 | 8 | 10 |
| | 61-80% | 3 | 4 | 6 | 8 |
| | 81-120% | 2 | 3 | 4 | 6 |

| | | Middle Neighborhood | | | |
|-------|--------------|-----------------------------|------------|------------|-------------|
| | | % of Units at affordability | | | |
| | | 10% to 25% | 26% to 50% | 51% to 75% | 76% or more |
| % AMI | 60% or lower | 4 | 6 | 8 | 10 |
| | 61-80% | 4 | 6 | 8 | 10 |
| | 81-120% | 2 | 4 | 6 | 8 |



Affordable Housing

Projects that include affordable housing units will be considered for additional points based on the percentage of total units that are considered affordable and the level of affordability in different neighborhood market classifications. The City will review proposals to determine if units meet minimum requirements for square footage and number of beds/baths. Affordable housing targets will be updated regularly based on any changes to the City’s affordable housing policies and goals. Projects seeking points in this category must demonstrate a commitment to affordability with a restrictive covenant or other legal entity for a period of 15 or more years. Projects can earn a maximum of 10 points can be allocated for this category.

Max Points available: 10

| | | Opportunity Neighborhood | | | |
|-------|--------------|-----------------------------|------------|------------|-------------|
| | | % of Units at affordability | | | |
| | | 10% to 25% | 26% to 50% | 51% to 75% | 76% or more |
| % AMI | 60% or lower | 2 | 3 | 5 | 6 |
| | 61-80% | 3 | 5 | 7 | 8 |
| | 81-120% | 5 | 7 | 9 | 10 |



Sustainable Design and Construction

This point category is meant to encourage the incorporation of sustainable technologies at project sites. Projects proposed to meet the following LEED Standards; LEED BD+C (v4 and v4.1) and WELL v2 Crosswalk, LEED BD+C (v4 and v4.1) and WELL v2 Crosswalk, or latest LEED Certification (v5.0 and above) as well as IFLI Zero Carbon Certification, IFLI Zero Energy Certification may receive up to 8 points depending on the certification level achieved. If you are using a different method to measure sustainable design and construction, please let us know and we will evaluate to determine scoring.

Points available: 8

Grading Scale:

- 2 points (Latest version of LEED Gold)
- 4 points (Latest version of LEED LEED Platinum v4 or above)
- 6 points (Latest version of LEED Crosswalks listed above or greater, plus ILFI Zero Carbon Certification)
- 8 points (Crosswalks listed above or greater, plus IFLI Zero Energy Certification) or ANSI/ASHRAE/IES Standard 100 (2024) for existing buildings)



Building Performance Management

This category will award points for projects that actively manage their building's ongoing performance, in order to reduce energy and water consumption. Projects will be eligible to **receive up to six (6) points** for completing the following three (3) actions. City staff will review projects to ensure compliance.

Points available: 6

Grading Scale:

- Register building on Energy Star Portfolio Manager – 2 points
- Join the Cleveland 2030 District and commit to meeting its energy and water reduction goals – 2 points
- Validate your building's energy and water use data with a third party – 2 points



Multi-Generational Wealth Building

Projects that create opportunities for community ownership of property located in the neighborhood, real estate investment trusts, land trusts, and/or opportunities for direct and accessible resident investment in commercial real estate projects. Please provide information about how your project builds wealth, and staff will award up to 7 points.

Points available: 7

Other Community Benefits

Projects may incorporate other community benefits that are not reflected in the scorecard. If you believe your project has additional community benefits, please provide information about them and staff will award up to 5 points.

Points available: 5



City of Cleveland

Commercial and Industrial Scorecard

Projects with 40,000 Square Feet of Development or more



COMMERCIAL AND INDUSTRIAL SCORING SHEET

There are **117** points available for commercial and industrial projects.

| PRIORITY AREA | MAX. POINTS |
|---|------------------|
| Capital Investment | 7 |
| Value-Added Infrastructure Improvements | 10 |
| Total Jobs Created | 9 |
| Quality Jobs | 5 |
| Target Industry | 10 |
| Transit & Amenity Access | 9 |
| Project Developer an MBE or FBE | 8 |
| Past Performance on MBE/FBE/CSB Goals | 0 (potential -5) |
| Blighted Properties | 3 |
| Re-use of Existing Buildings | 3 |
| Improving Lending Ecosystem | 2 |
| Middle and Opportunity Neighborhoods | 6 |
| Brownfield Remediation | 6 |
| Utilization of Publicly-Owned Property | 5 |
| Alignment with Neighborhood Plans | 4 |
| Commercial Corridors | 4 |
| Sustainable Design and Construction | 8 |
| Building Performance Management | 6 |
| Multi-Generational Wealth Building | 7 |
| Other Community Benefits | 5 |



Target Industry

Businesses that are identified as a target industry may receive 10 points. The target industries include:

- Advanced Manufacturing
- Food and Beverage Manufacturing
- Water Technology
- Health and Biotechnology
- Aerospace and Defense
- Sustainable Energy

Target industry classifications will be updated regularly based on the City's economic goals. Note: this excludes facilities that solely focused on logistics and distribution.

Points available: 10

Grading Scale:

- Business in a target industry = 10 points
- Business not in target industry = 0 points



City of Cleveland

Commercial: Neighborhood Areas Scorecard

Projects with less than 40,000 Square Feet of Development



COMMERCIAL NEIGHBORHOOD AREA SCORING SHEET

There are **107** points available for commercial neighborhood area projects.

| PRIORITY AREA | MAX. POINTS |
|---|------------------|
| Capital Investment | 7 |
| Value-Added Infrastructure Improvements | 10 |
| Total Jobs Created | 9 |
| Quality Jobs | 5 |
| Transit & Amenity Access | 9 |
| Project Developer an MBE or FBE | 8 |
| Past Performance on MBE/FBE/CSB Goals | 0 (potential -5) |
| Blighted Properties | 3 |
| Re-Use of Existing Buildings | 3 |
| Improving Lending Ecosystem | 2 |
| Middle and Opportunity Neighborhoods | 6 |
| Brownfield Remediation | 6 |
| Utilization of Publicly-Owned Property | 5 |
| Alignment with Neighborhood Plans | 4 |
| Commercial Corridors | 4 |
| Affordable Housing | 10 |
| Sustainable Design and Construction | 8 |
| Building Performance Management | 6 |
| Multi-Generational Wealth Building | 7 |
| Other Community Benefits | 5 |



City of Cleveland

Residential Scorecard



RESIDENTIAL SCORING SHEET

There are **99** points available for residential projects.

| PRIORITY AREA | MAX. POINTS |
|--|-------------------------|
| Capital Investment | 7 |
| Value-Added Infrastructure Improvements | 10 |
| Transit & Amenity Access | 9 |
| Project Developer an MBE or FBE | 8 |
| Past Performance on MBE/FBE/CSB Goals | 0 (potential -5) |
| Re-Use of Existing Buildings | 3 |
| Blighted Properties | 3 |
| Improving Lending Ecosystem | 2 |
| Middle and Opportunity Neighborhoods | 6 |
| Utilization of Publicly-Owned Property | 5 |
| Brownfield Remediation | 6 |
| Alignment with Neighborhood Plans | 4 |
| Affordable Housing | 10 |
| Sustainable Design and Construction | 8 |
| Building Performance Management | 6 |
| Multi-Generational Wealth Building | 7 |
| Other Community Benefits | 5 |



Questions?



Cleveland City Planning Commission

Director's Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

Nov 1, 2024

Cleveland City Planning Commission

Adjournment



CITY OF CLEVELAND
Mayor Justin M. Bibb

Nov 1, 2024