

March 21, 2025

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

Lillian Kuri, Commission Chair Calley Mersmann, Director



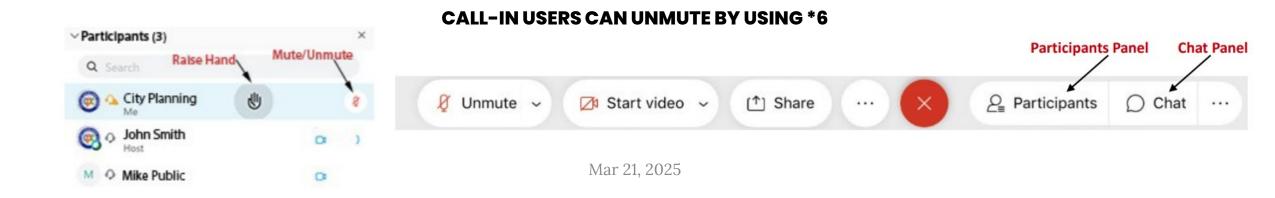




PREAMBLE

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 in a manner modeled after 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 online participants use the raise hand feature before asking a question or making a comment. The raise hand feature can be found in the participants panel on the desktop and mobile version and activated by clicking the hand icon. Please wait for the chair or facilitator to recognize you and be sure to select unmute and announce yourself before you speak. When finished speaking, please lower your hand by clicking on the raise hand icon again and mute your microphone.

We will also be utilizing the chat feature to communicate with participants. The chat feature can be activated by clicking the chat button located on the bottom of the Webex screen.



PREAMBLE

All meeting activity is being recorded via the Webex platform. these proceedings are also being live streamed via YouTube.

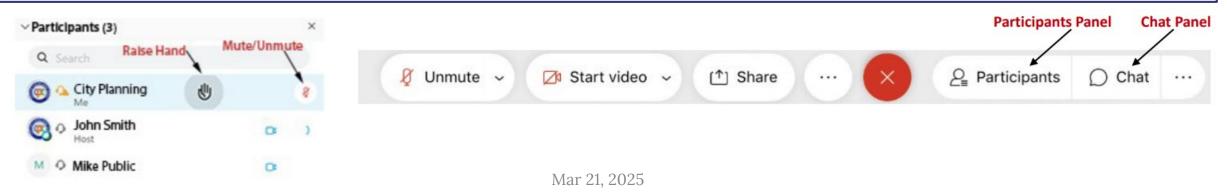
All requests to speak on a particular matter submitted through proper channels have been considered. We have also received emails from those who have provided written comment on a particular matter. Proper channels for comments are listed below.

Communication with members of this body must follow proper channels for consideration. Any comments received by the 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)



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 Advisory Committee recommendations (if applicable) and any public comments received.
- Public comments received through the proper channels by the deadline are distributed to Commission members prior to the meeting. 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.

MAYOR JUSTIN M. BIBB

CITY PLANNING COMMISSION

Lillian Kuri, Chair

August Fluker, Vice Chair

Charles Slife, Council Member

Dr. Denise McCray-Scott

Erika Anthony

Andrew Sargeant

Call to Order and Roll Call



Approval of Minutes from Previous Meeting



Lot Splits/Consolidations



1. Project Address: 1356 E 88th St

P.P.N.s: 107-14-070 and -205

Type: Lot consolidation - creating parcel A

2. Project Address: 12507 Griffing Ave

P.P.N.s: 129-24-073 and -074

Type: Lot split and consolidation - creating parcels A and B

3. Project Address: 12710 Forest Ave

P.P.N.s: 129-25-008 and -009

Type: Lot split and consolidation - creating parcels A and B

Project Representative: Jack McMichael, City Architecture

CITY PLANNING COMMISSION





Parkside Homes Location Map

Address	P.P.N.	Elevation Option	Accessibility
35 STREET	106-06-135	1A	
CKER AVENUE	106-07-127	ACCESSIBLE	MOBILITY
1 STREET	107-12-015	1A	
1 STREET	107-12-016	1B	
1 STREET	107-12-020	1B	
3 STREET	107-12-085	1A	SENSORY
3 STREET	107-12-089	1C	
5 STREET	107-14-018	2B	
6 STREET	107-14-054	2A	
8 STREET	107-14-070	1A	
8 STREET	107-14-092	1B	
1 STREET	107-14-193	ACCESSIBLE	MOBILITY
6 STREET	107-15-079	1B	MODIENT
6 STREET	107-15-080	1 <u>0</u>	
10 STREET	120-02-052	ACCESSIBLE	MOBILITY
14 STREET	120-02-032	2B	WODIEITT
14 STREET	120-03-021	2B 2A	
15 STREET	120-03-024	2A 2A	
15 STREET	120-04-073	2A 2B	
15 STREET	120-04-079	1C	
15 STREET	120-04-080	1B	
15 STREET	120-04-094	2A	
14 STREET	120-04-103	2A	
14 STREET	120-04-104	2B	
14 STREET	120-04-108	2A	
14 STREET	120-04-109	2B	
RVILLE AVENUE	120-09-056	2A	
OWLTON AVENUE	120-09-078	1C	
LTON AVENUE	120-10-125	1A	
ELTON AVENUE	120-10-126	1B	
ONTINENTAL AVENUE	129-22-072	1C	
ONTINENTAL AVENUE	129-22-073	1B	
ONTINENTAL AVENUE	129-23-107	1A	
ONTINENTAL AVENUE	129-23-111	1B	
ARKVIEW AVENUE	129-23-139	1A	
ARKVIEW AVENUE	129-23-160	2A	
ARKVIEW AVENUE	129-23-161	1A	
ARKVIEW AVENUE	129-23-163	1B	
RKVIEW AVENUE	129-23-165	1A	
RKVIEW AVENUE	129-23-166	1C	SENSORY
RKVIEW AVENUE	129-23-167	1A	
RKVIEW AVENUE	129-23-168	1B	
RKVIEW AVENUE	129-23-169	1C	
ARKVIEW AVENUE	129-23-170	2A	
RKVIEW AVENUE	129-23-171	2B	
RIFFING AVENUE	129-24-073	2B	
RIFFING AVENUE	129-24-074	ACCESSIBLE	MOBILITY
RIFFING AVENUE	129-25-147	1A	
RIFFING AVENUE	129-25-155	1B	
DIKA AVENUE	129-29-033	1B 1B	
DIKA AVENUE	129-29-033	1B	
DIKA AVENUE	129-29-047	1A	
REST AVENUE	129-29-030	2A	
DREST AVENUE	129-25-008	ACCESSIBLE	MOBILITY
	129-23-009	AUGLOOIDLE	MODILITI
RIFFING AVENUE	129-24-065	ACCESSIBLE	MOBILITY
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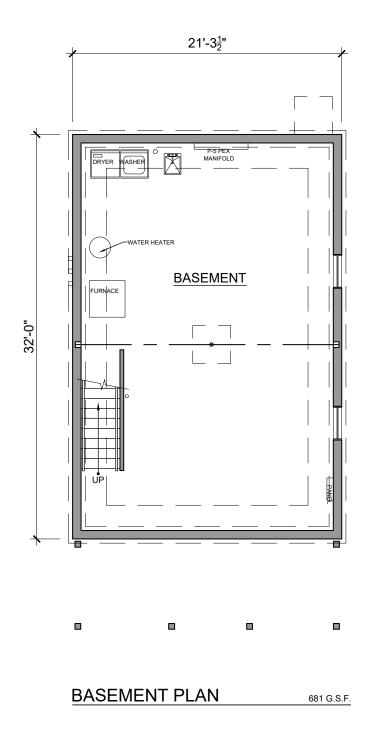
Green Rd

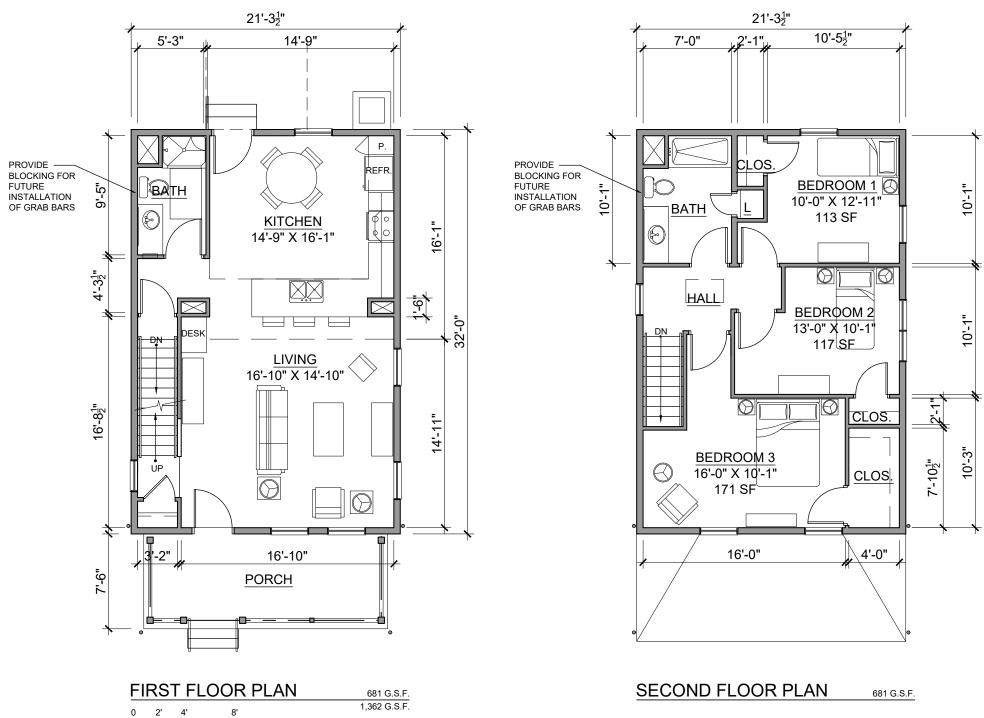


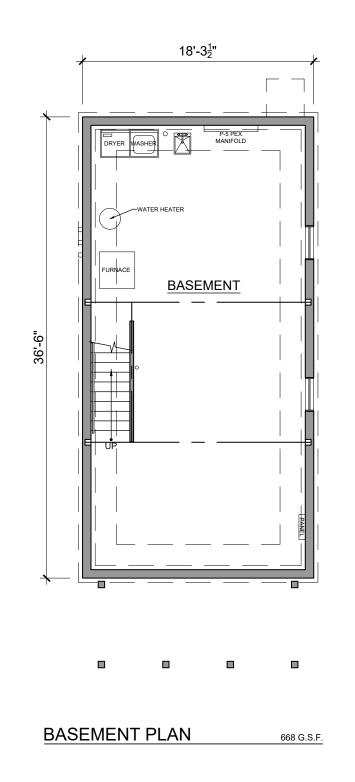
Option 2A

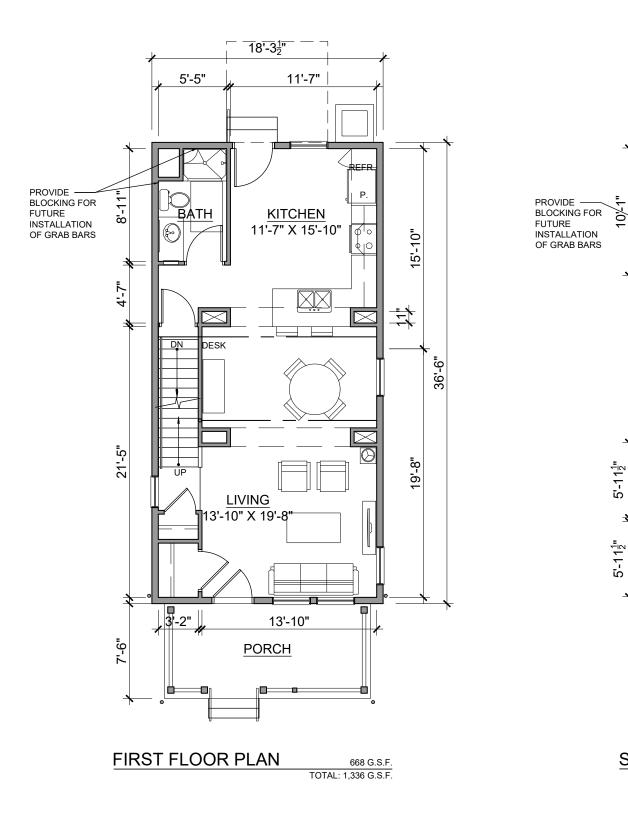
Option 2B

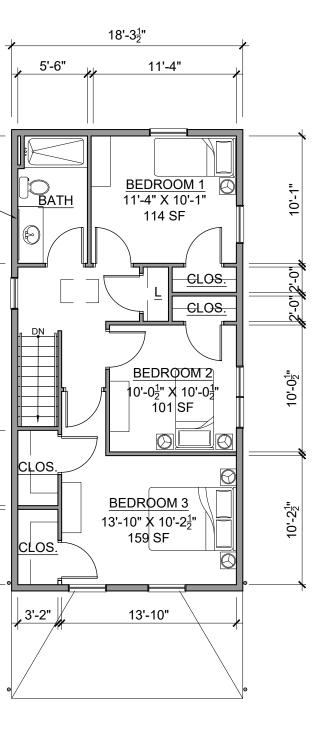
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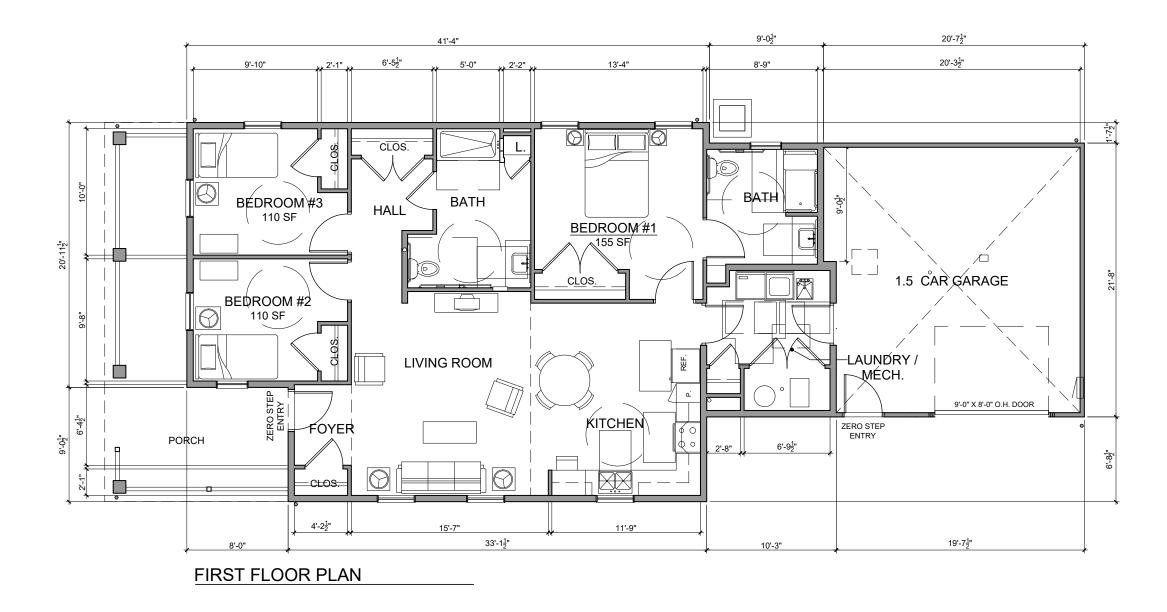








SECOND FLOOR PLAN 668 G.S.F.



0 2' 4' 8'



Option 1A

Option 1B

Parkside Homes CHN Housing Partners - Infill Examples

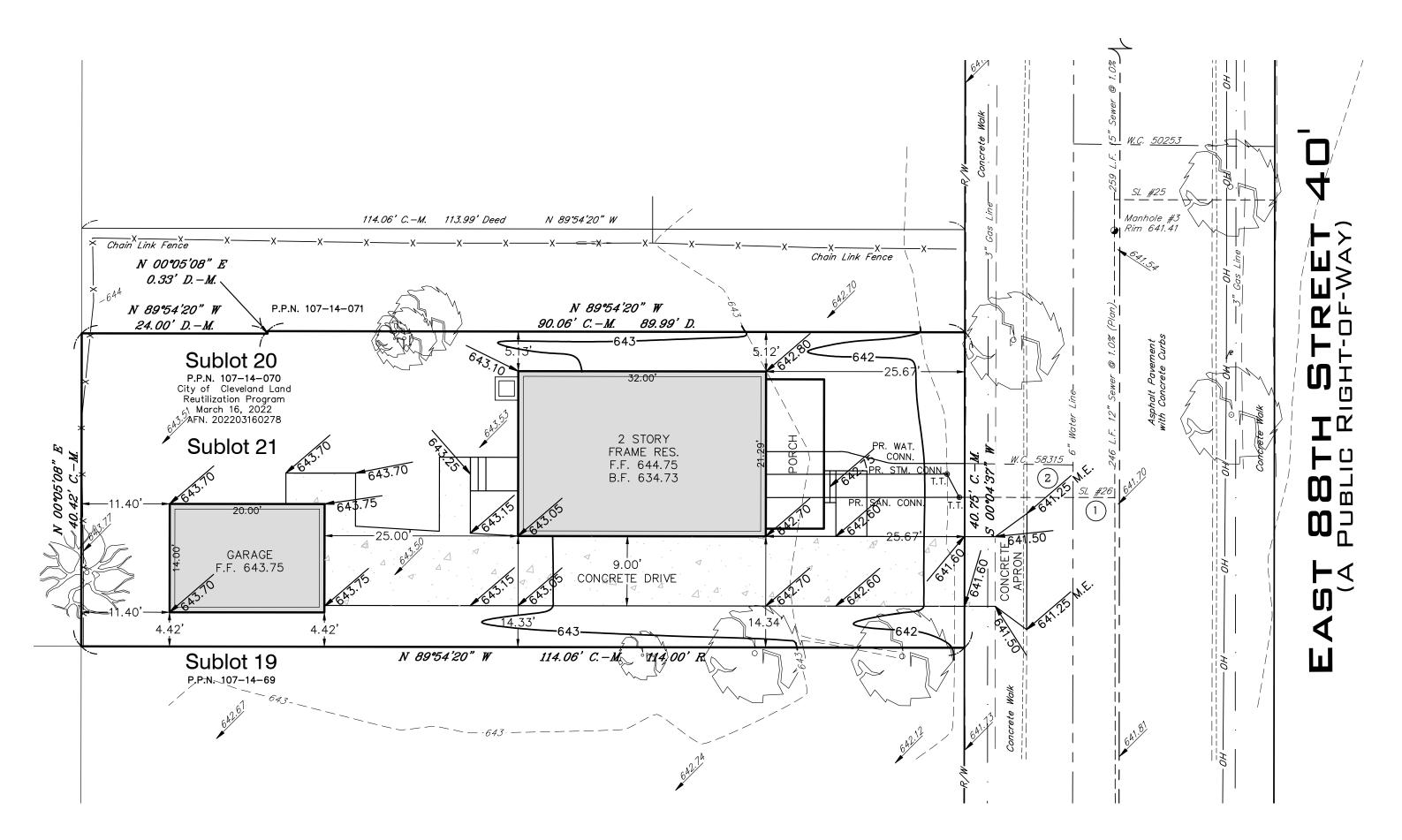
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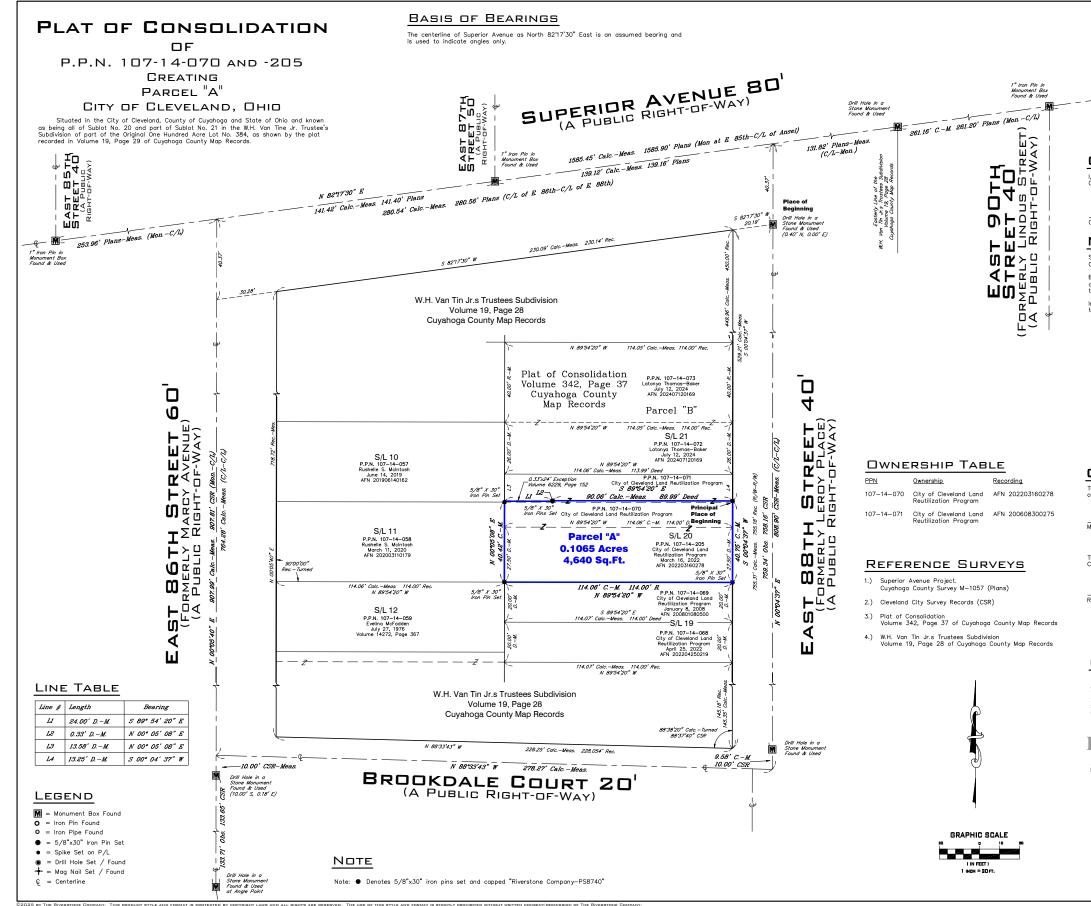


Parkside Homes Site 10: 1356 East 88th Street (Hough)



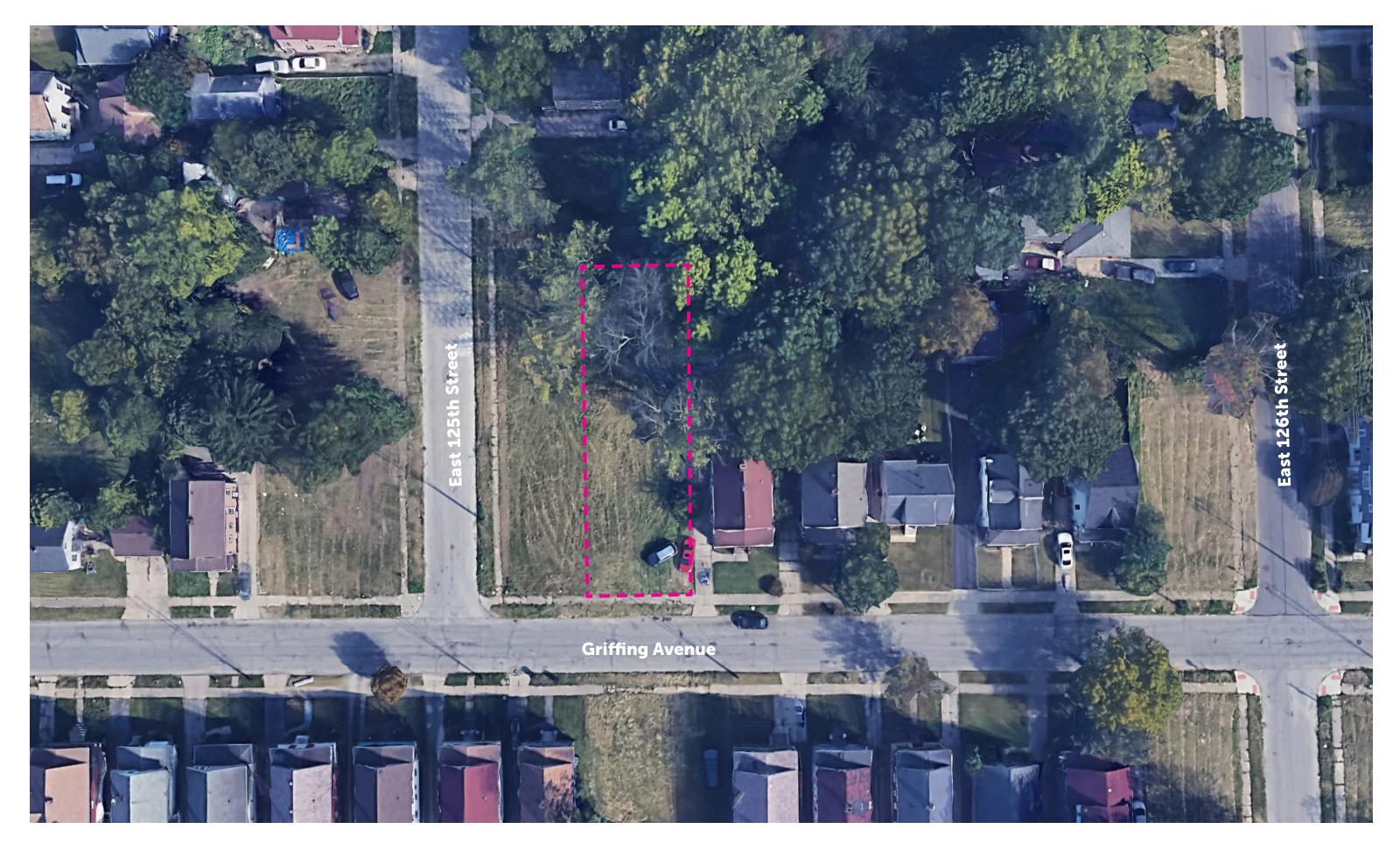
Parkside Homes Site 10: 1356 East 88th Street (Hough)



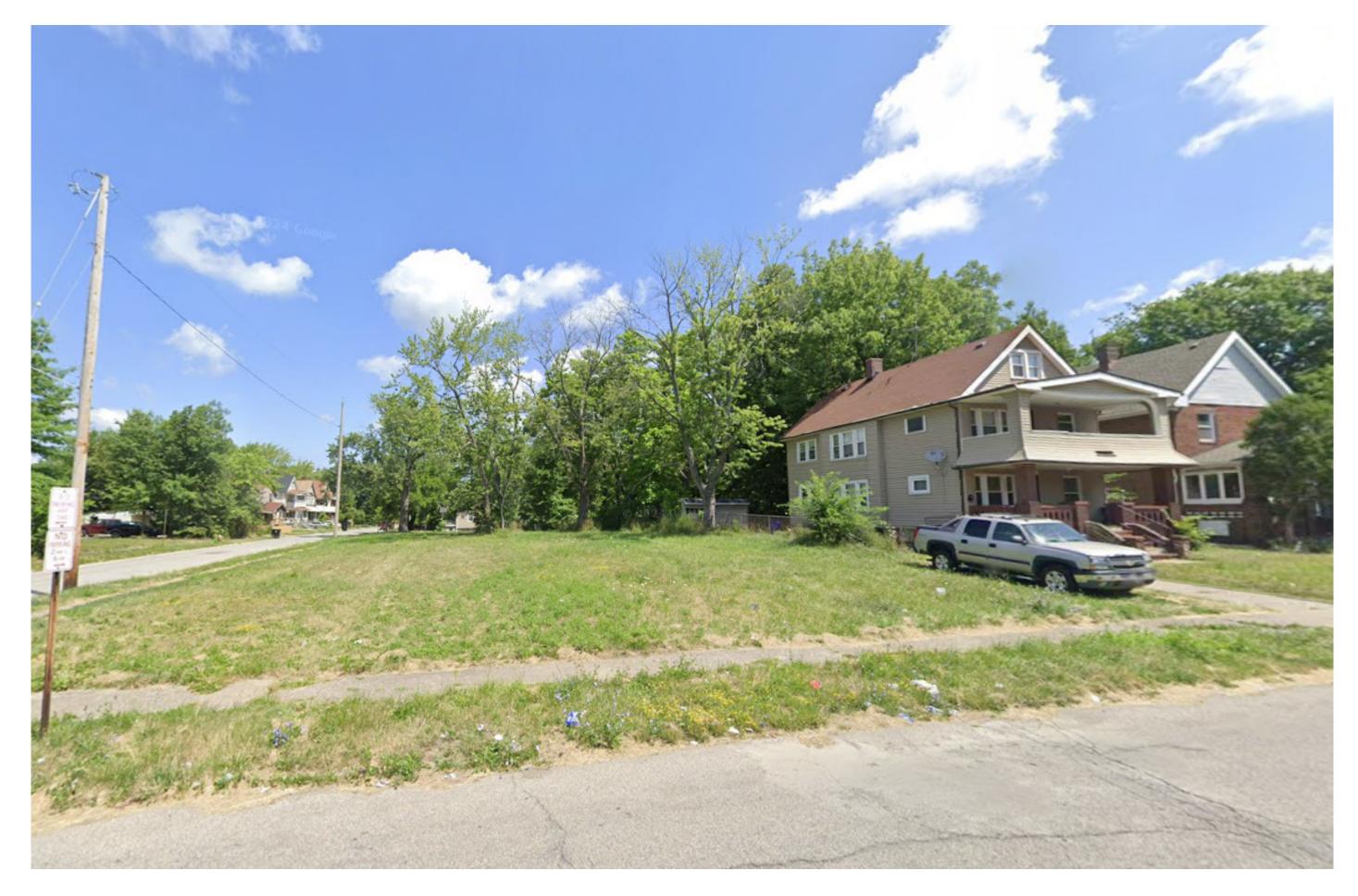


Parkside Homes Site 10: 1356 East 88th Street (Hough)

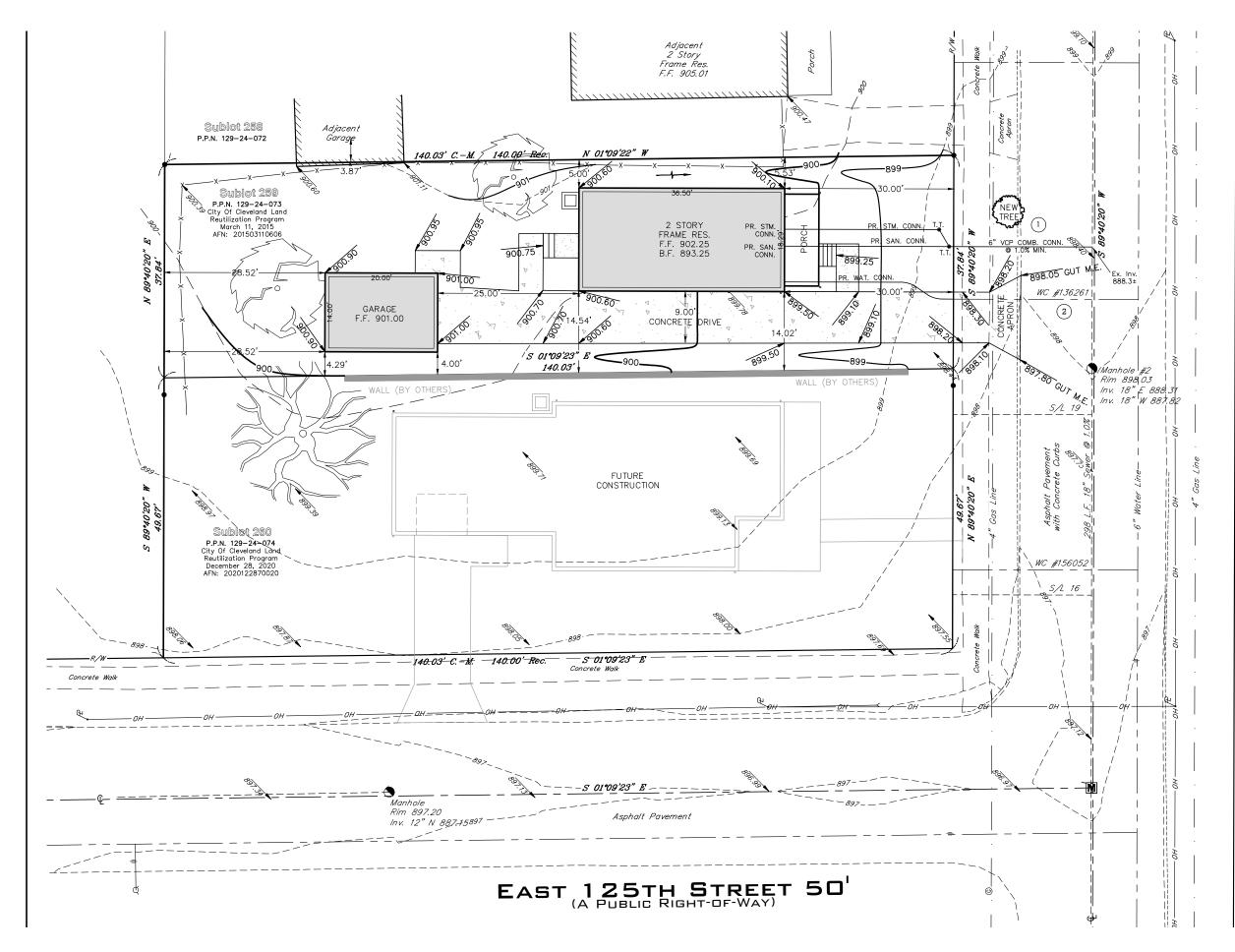
1" Iron Pin in Manument Box Found & Used	
658.35' Obs. 658.07' CSR (C/L-C/L) Piging 705 K Piging 7	
مربع Jwners Acceptance	
(We) the undersigned owner(s) of the land shown hereon, do hereby accept this consolidation of the same.	
State of }	
before me a Notary Public in and for said County and State, personally appeared the hove named Owner(s) who acknowledged that he did sign the foregoing instrument and hat it was his own free act and deed.	
n witness whereof, I have hereunto set my hand and official seal at,, his, day of, 2025.	
Notary Public	
My commission expires	
CITY APPROVALS	
is Consolidation and plat are accepted & approved by the Planning Director of the City f Cleveland, Ohio this day of 2025.	
arka Fields – Planning Director	
his Consolidation and plat are accepted & approved by the Platting Commissioner of the ity of Cleveland, Ohio this day of 2025.	
ichard Switalski – Platting Commissioner	
This plat was prepared from a field survey, analysis of recorded plats, recorded deeds,	
and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in Accordance with the provisions of Chapter 4733–37 of the Ohio Administrative Code.	
Preliminary for Review	
February 21, 2025	
Preliminary for Review February 21, 2025 Brian Siebenthal P.S. No. 8740 Date FIELD DATE November 5, 2024 DRAWN BY BDK, BS	
DRAWN BY RIVERSTONE	
APPROVED PHONE: (216) 491:2000 FAX: (216) 491:9640 BS PS NO. 8740 2025-010, PAGE 1 of 1	



Parkside Homes Site 46: 12507 Griffing Avenue (Buckeye-Shaker)



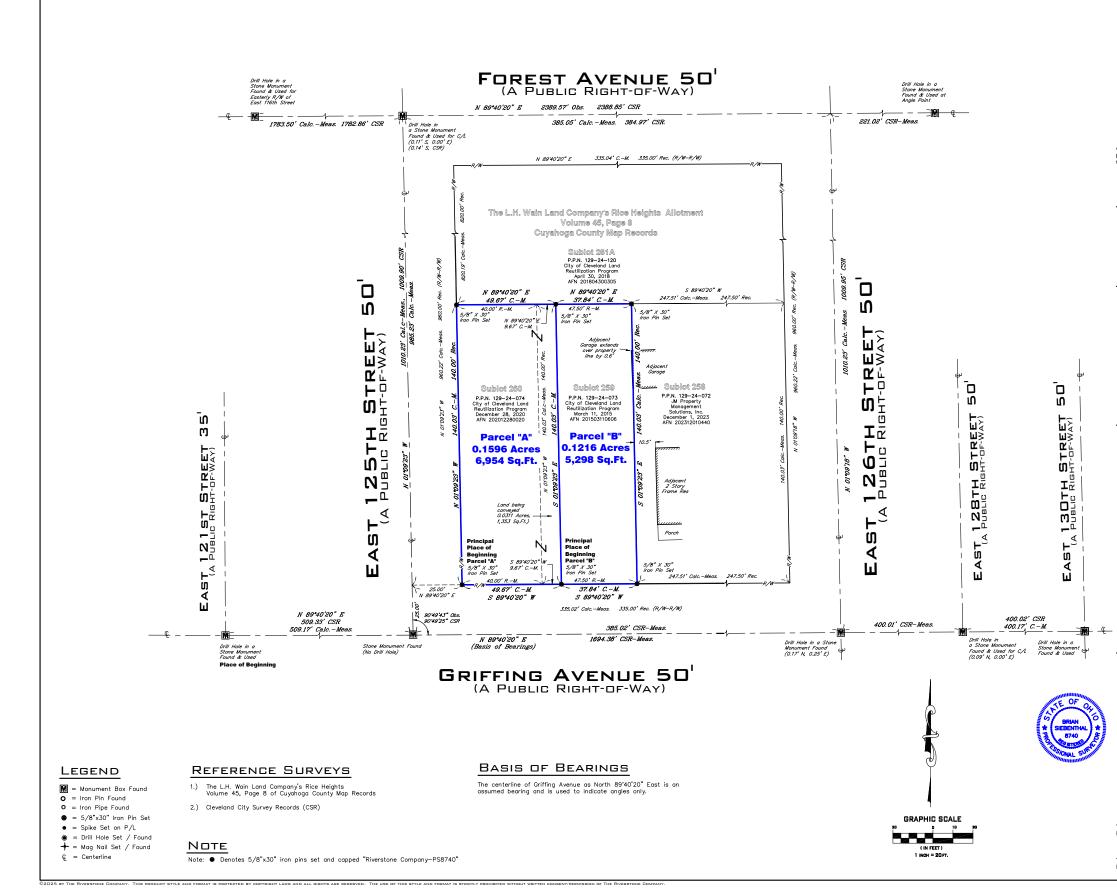
Parkside Homes Site 46: 12507 Griffing Avenue (Buckeye-Shaker)



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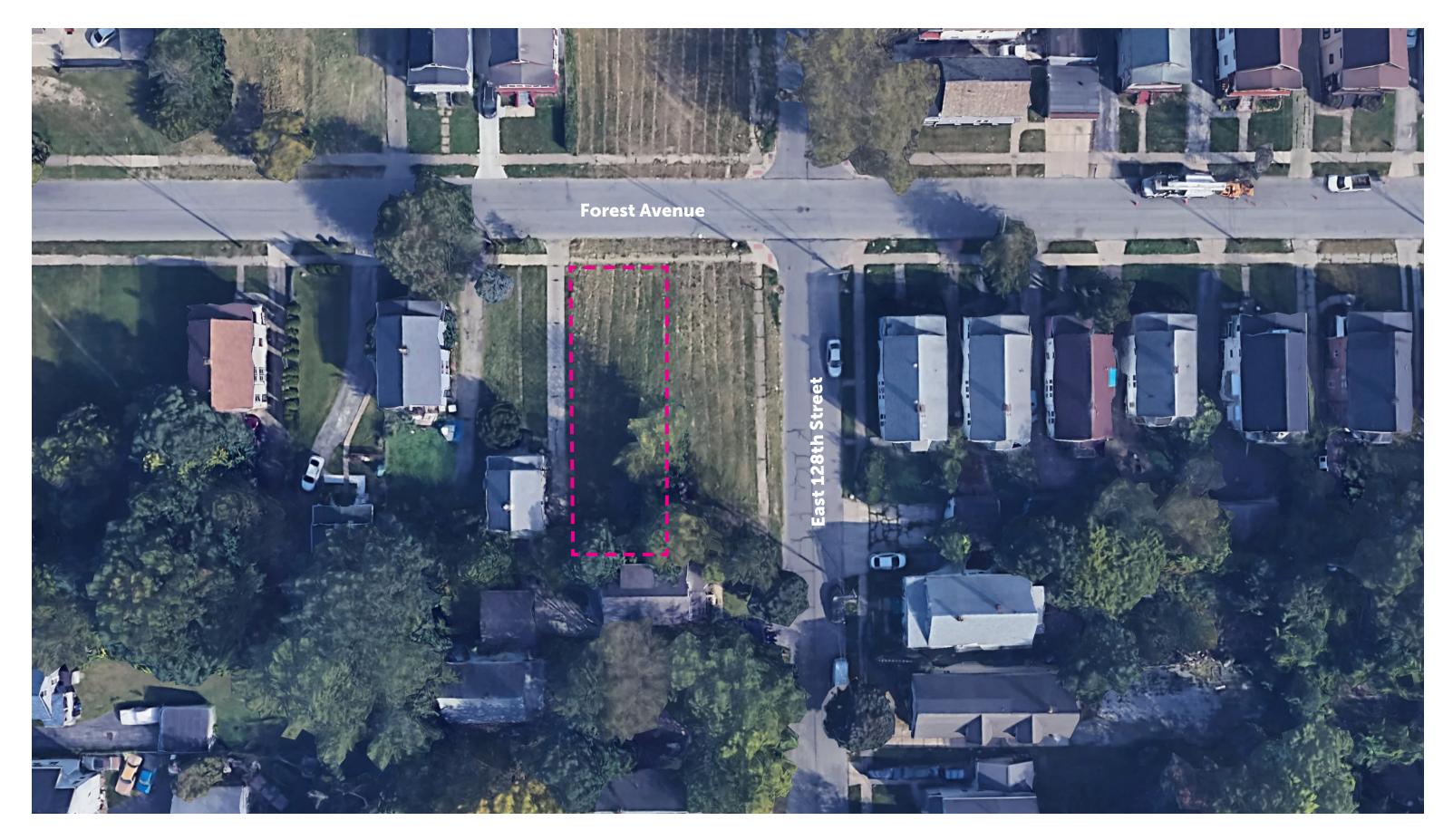
GRIFFING AVENUE 50¹ (A PUBLIC RIGHT-OF-WAY)

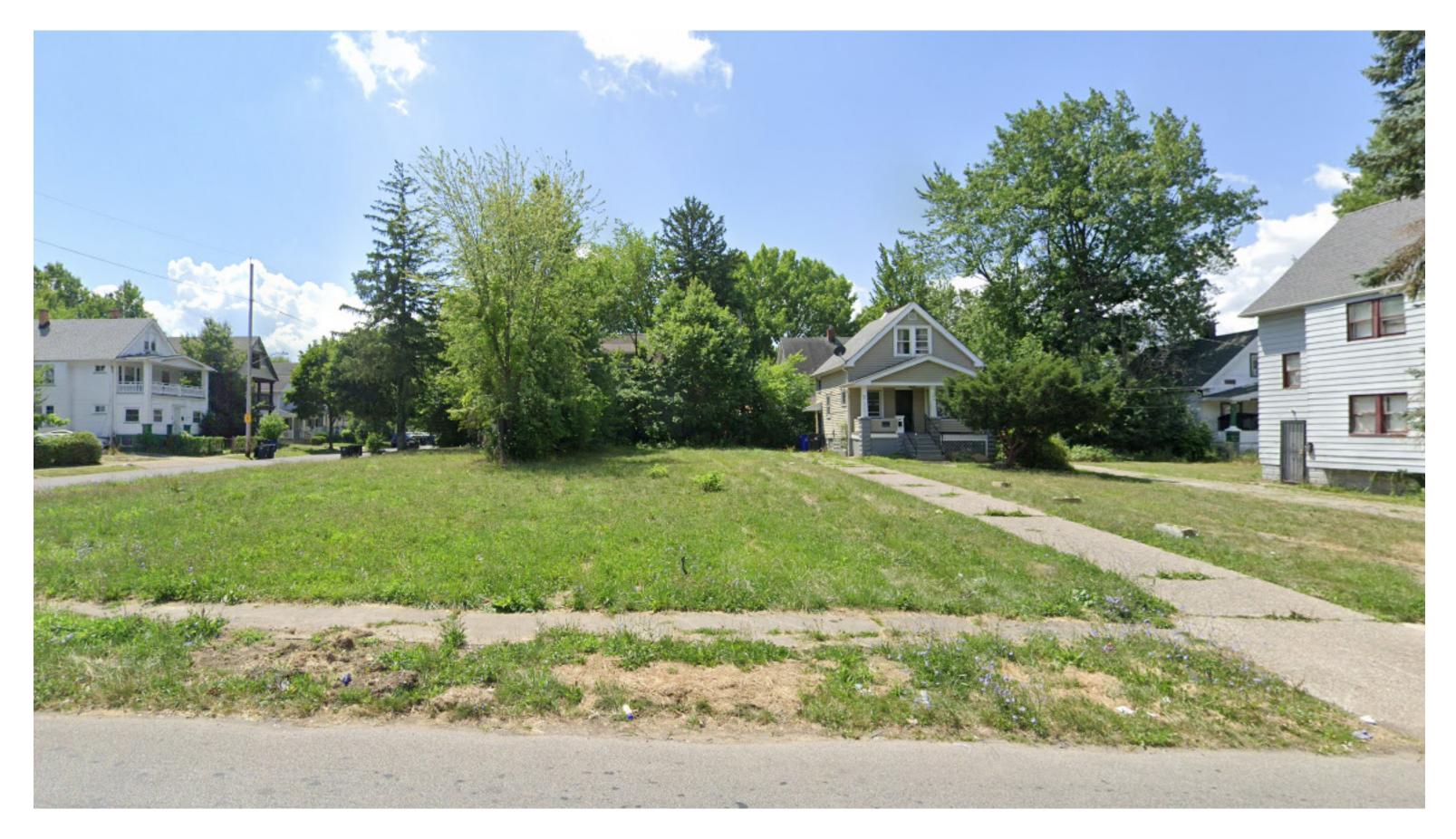




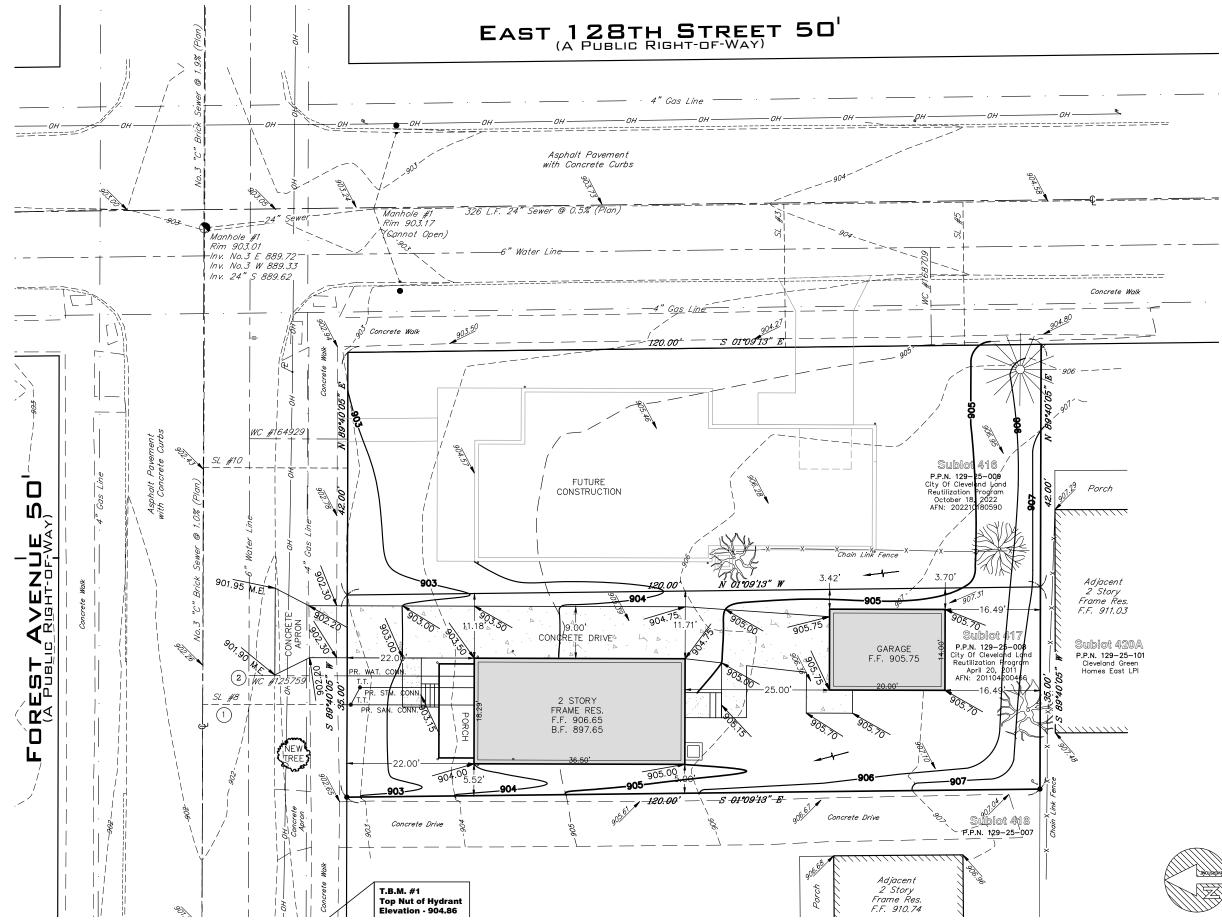
Parkside Homes Site 46: 12507 Griffing Avenue (Buckeye-Shaker)

PLAT OF LOT SPLIT
CONSOLIDATION
OF P.P.N. 129-24-073 and -074 Parcels "A" and "B" City of Cleveland, Ohio
Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being all of Sublot No. 259 and 260 in the L.H. Wain Land Company's Rice Heights of part of the Original 100 Acre Lot No. 437, 436, 429 and 428, as shown by the plat recorded in Volume 45, Page 8 of Cuyahoga County Map Records.
Owners Acceptance
, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Lot Split and Consolidation of the same.
City Of Cleveland Land Reutilization Program Print Name
State of }
County of } Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.
In witness whereof, I have hereunto set my hand and official seal at,, this day of, 2025.
Notary Public
My commission expires
This Lot Split, Consolidation and plat are accepted & approved by the Planning Director of the City of Cleveland, Ohio this day of, 2025.
Marka Fields – Planning Director
This Lot Split, Consolidation and plat are accepted & approved by the Platting Commissioner of the City of Cleveland, Ohio this day of 2025.
Richard Switalski – Platting Commissioner
Certification
This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in Accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.
Bin Sibeller February 5, 2025
Brian Siebenthal P.S. No. 8740 Date
FIELD DATE October 18, 2024
DRAWN BY RIVERSTONE
BOK, BS LAND SURVEYING - ENGINEERING - DESIGN 3800 LAKESIDE AVENUE - SUITE 100
APPROVED 3800 LAKESIDE AVENUE - SUITE 100 EVEVELAND - DHID - 44116 PHONE: (216) 491-2000 FAX: (216) 491-9640 WWW.RIVERSTORESURVEY.ODM
BS PS No. 8740 2025-030, PAGE 1 OF 1

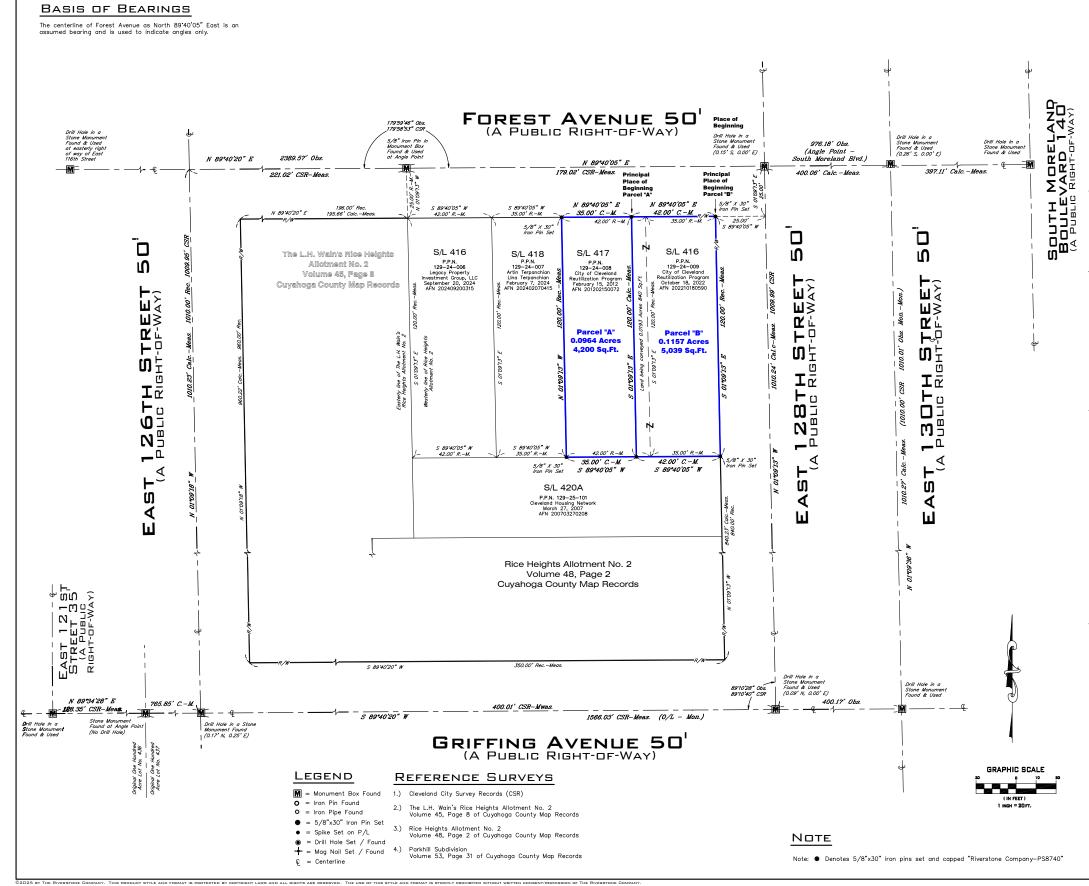




Parkside Homes Site 53: 12710 Forest Avenue (Buckeye-Shaker)



Parkside Homes Site 53: 12710 Forest Avenue (Buckeye-Shaker)



Parkside Homes Site 53: 12710 Forest Avenue (Buckeye-Shaker)

PLAT OF LOT SPLIT
AND Consolidation
OF P.P.N. 129-25-008 & -009 Creating Parcels "A" & "B" City of Cleveland, Ohio
Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being all of Sublat Nos. 416 and 417 in the Rice Heights Allotment No. 2 of part of the Original One Hundred Acre Lat Nos. 429 and 437, as shown by the plat recorded in Volume 48, Page 2 of Cuyahoga County Map Records.
Owners Acceptance
I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Lot Split and Consolidation of the same.
Owner's Name Owner's Name
NOTARY
State of } County of }
Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and
that it was his own free act and deed. In witness whereof, I have hereunto set my hand and official seal at,, this day of, 2025.
Notary Public
My commission expires
CITY APPROVALS
This Lot Split, Consolidation and plat are accepted & approved by the Planning Director of the City of Cleveland, Ohio this day of 2025.
Marka Fields - Planning Director
This Lot Split, Consolidation and plat are accepted & approved by the Platting Commissioner of the City of Cleveland, Ohio this day of day of
Richard Switalski — Platting Commissioner
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Preliminary for Review February 21, 2025
Brian Siebenthal P.S. No. 8740 Date (
FIELD DATE
BDK, BS LAND SURVEYING - ENGINEERING - DESIGN
APPROVED BBOD LAKESIDE AVENUE - SUITE 100 OLEVELAND - OHIO - 44114 PHONE: (216) 491-2000 FAX: (216) 491-2660 WWW,RIVERSTONESURVEY.COM BS PS N0. 8740 BS PS N0. 8740 2025-011 DAGE 1
BS PS NO. 8/40 2025-011, PAGE 1 OF 1

Conditional Uses



Large State Licensed Residential Facility (6 Occupants)

Project Address: 3122 West Boulevard, Cleveland, Ohio, 44111

Ward: 11

Presenter: Xavier Bay, City Planner

Project Representative: Anthony Williams





CITY PLANNING COMMISSION

3122 West Boulevard

Conditional Use Permit

City Planning Commission Hearing

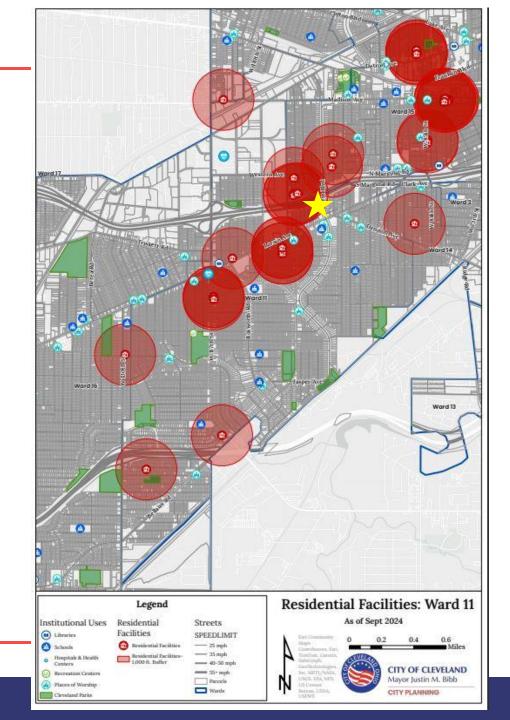
March 21, 2025

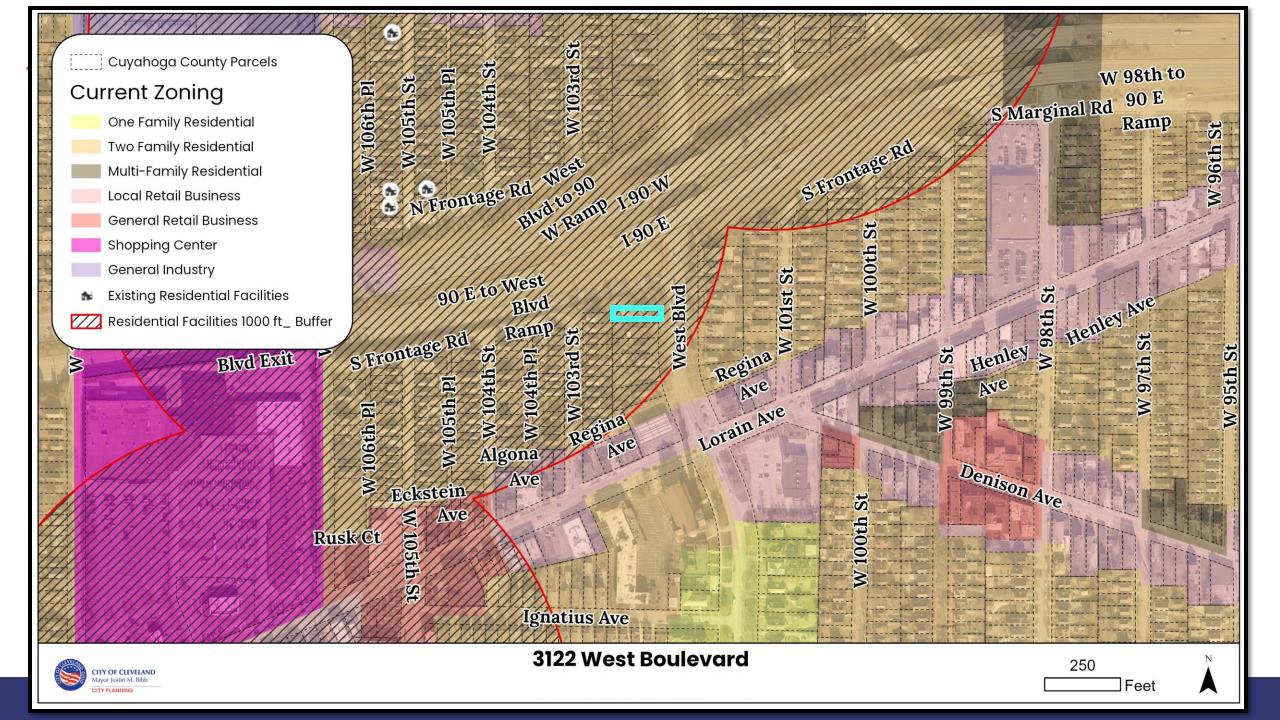


CITY PLANNING COMMISSION

- Current Zoning: Two Family- B1
- Request: Conditional use for large residential facility
- Resident count proposed: 6 persons
- State Licensed: Yes
- Conditional Use Requirements: 337.08 section (g)
- Variance needed from Board of Zoning Appeals







Residential Facility in Multi-Family District Conditional Uses &

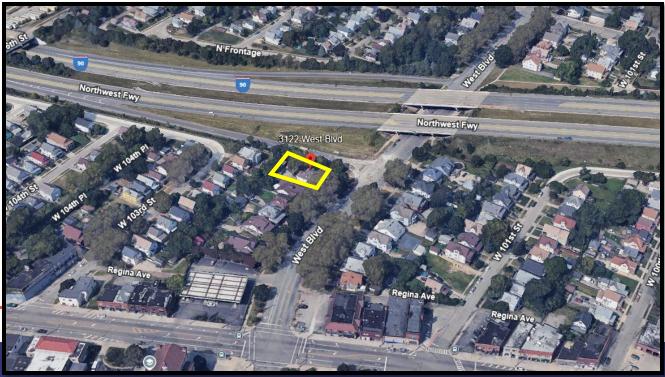
Criteria (337.08 (g) (1&2)



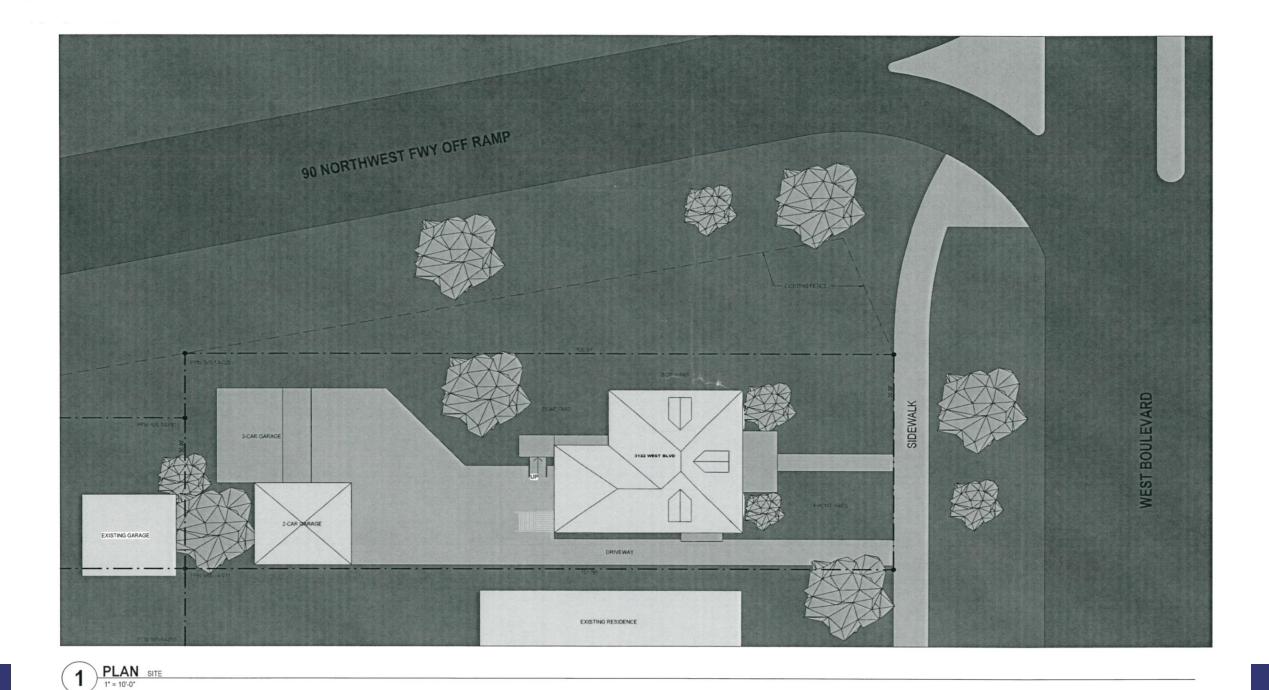
The City Planning Commission may approve a large state licensed residential facility that is for 6-16 persons as a Conditional Use in a Multi-Family Residential District if the project meets the following criteria:

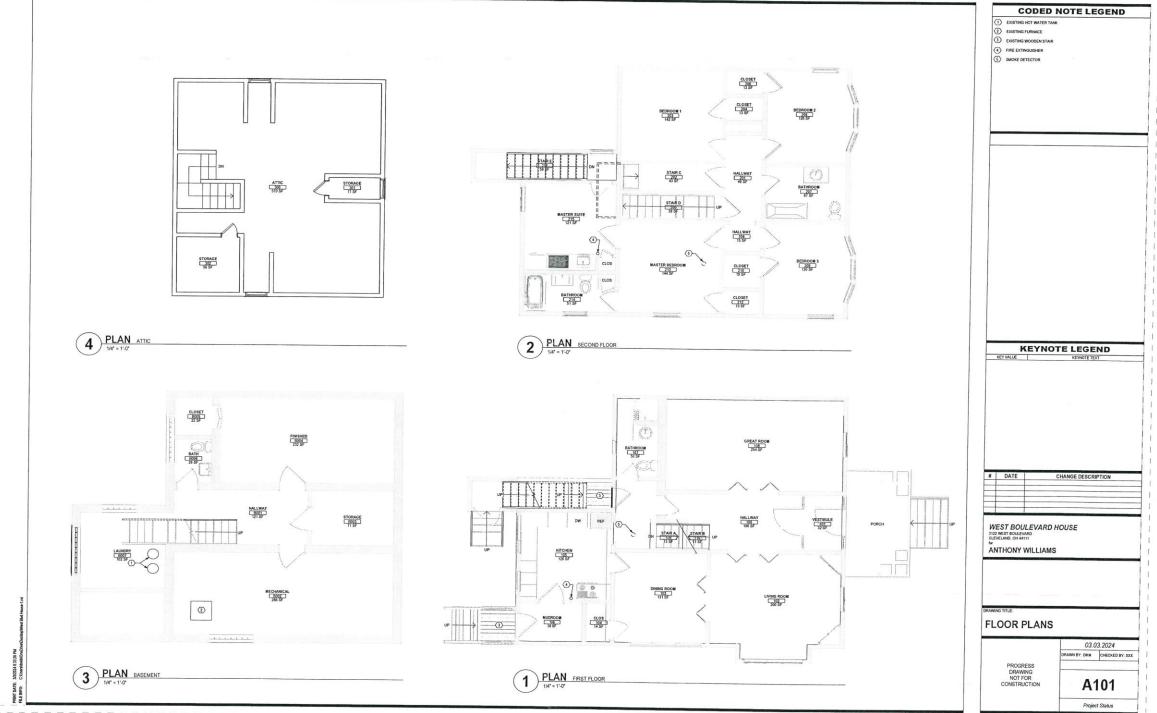
- Facility is not located within 1,000 feet of another residential facility.
- The architectural design and site layout of the home and the location, nature and height of any walls, screens, and fences **are compatible with adjoining land uses and the residential character of the** neighborhood.
 - The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











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Conditional Use Requirements

- Facility is located within 1,000 feet of <u>three</u> other residential facilities located on West 105th.
- 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 3 other residential facility. – Variance Required

CITY of CLEVELAND

CITY PLANNING COMMISSION

TRANSFORMATION HOME & CARE

CONDITIONAL USE: RESIDENTIAL GROUP HOME

3122 WEST BLVD. CLEVELAND OH 44111

OWNER: ANTHONY WILLIAMS

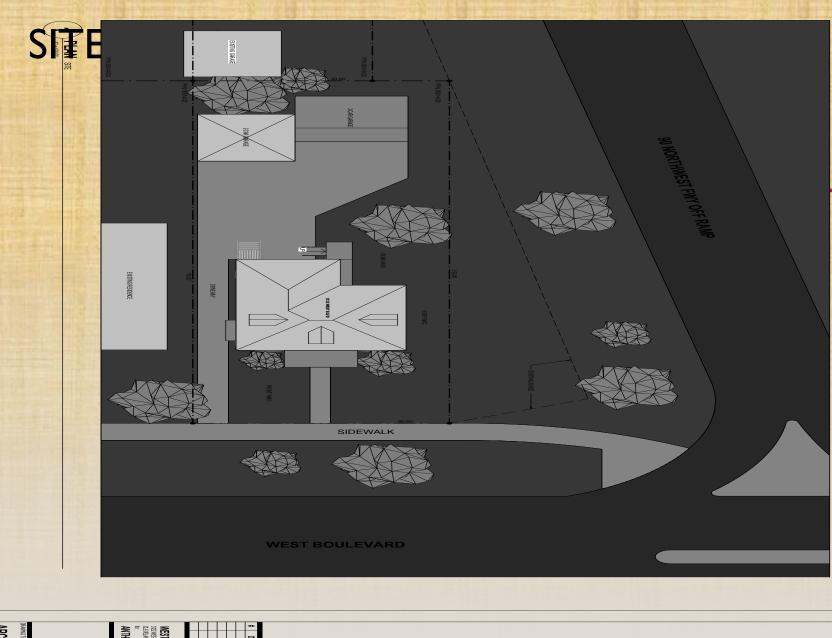


WELCOME HOME

2096 SF

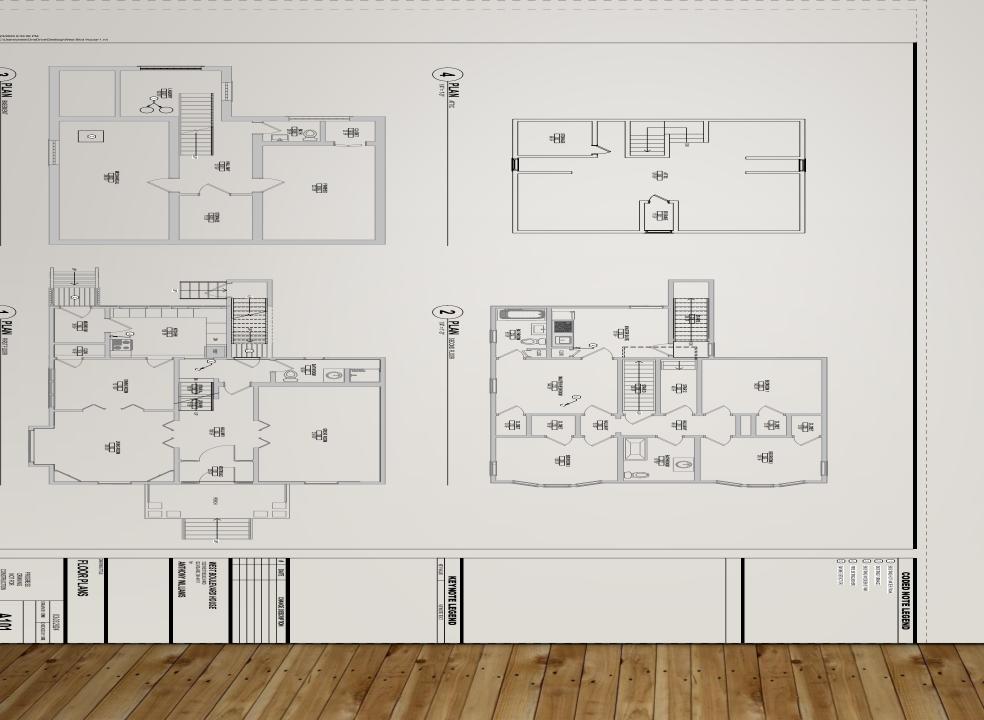
24/7 SUPERVISION

TYPE 2 RESIDENTIAL FACILITY



CURRENT ZONING SINGLE FAMILY LAST LEGAL USE- SIS TERS OF CHARITY REQUEST- CONDITI DNAL USE FOR 6-8 RESIDENTS.

STATE LICENSE FACILTY-YES



FLOOR PLAN

4 BEDROOMS 3 1/2 BATH 2 LIVING ROOMS I DINING ROOM FULL KITCHEN

<u>BASEMENT</u> PANTRY LAUNDRY ROOM

A HEALTHY TRANSITION



TRANSFORMATION HOME & CARE

MISSION STATEMENT

Transformation Home & Care is an organization that is about transitioning one life and one moment from the next. with love, care, compassion, teamwork, great services, and growth. We will help the community and embrace a positive unbroken chain of reaction based on the services we provide to our residents. Our team will not enforce a blindfold when it comes to meeting a need for Transformation Home & Care Residents

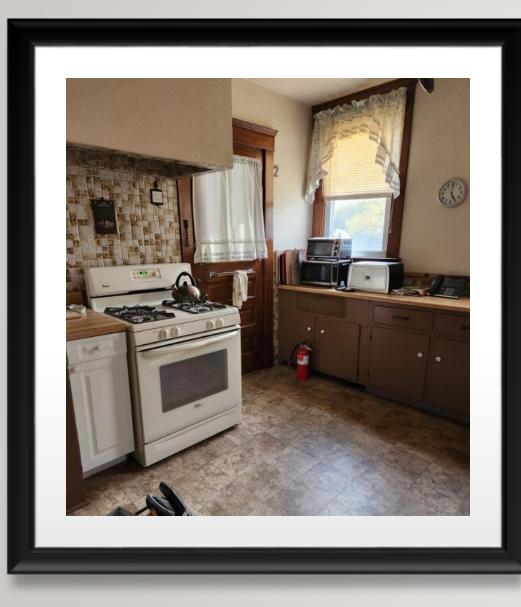


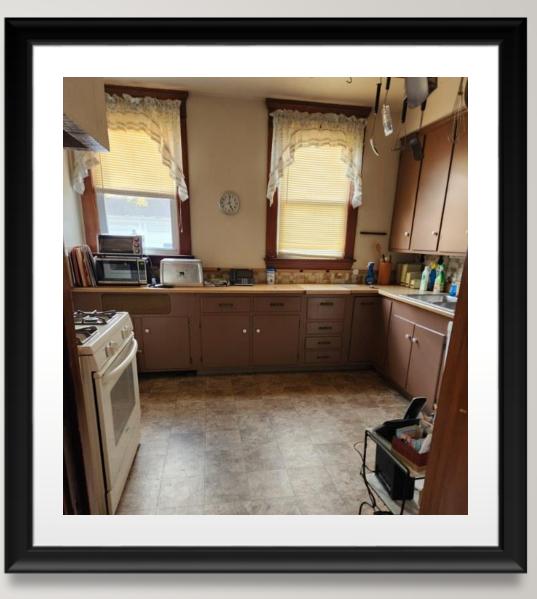


LIVING ROOM 2

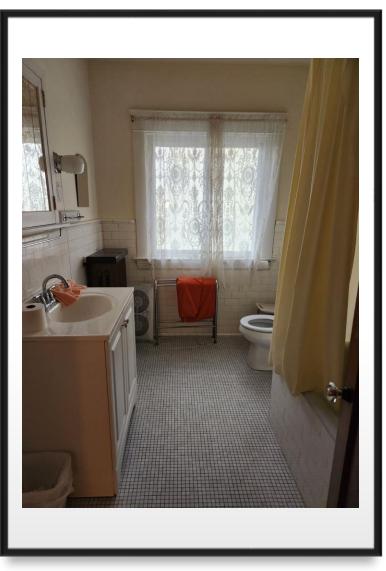


KITCHEN











BATHROOM I

BATHROOM 2

BATHROOM 3

BEDROOM I

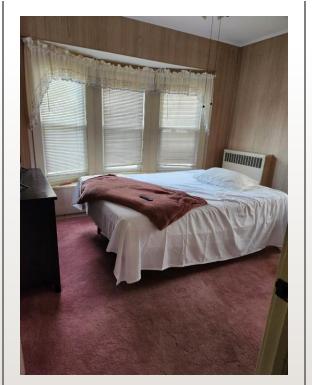
BEDROOM 2

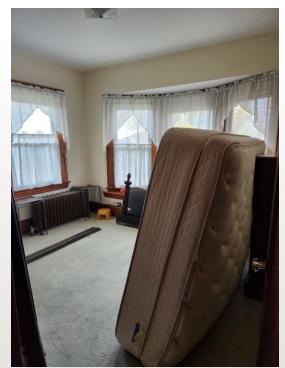
BEDROOM 3

BEDROOM 4











• WEST BLVD RESIDENTS



OVERVIEW

IST FLOOR

- FULL KITCHEN
- 2 LIVING ROOMS/RECREATIONAL SPACE
- I FULL BATHROOM
- I DINING ROOM

2ND FLOOR

- 4 BEDROOMS
- 2 FULL BATHROOMS

BASEMENT

- PANTRY
- LAUNDRY ROOM
- HALF BATHROOM

Mission Statement

Transformation Home & Care is an organization dedicated to transitioning one life and one moment from the next. Through love, care, compassion, teamwork, services, and growth. We will help the community and embrace a positive unbroken chain of reaction based on professional support we provide to our residents. Our team will not enforce a blindfold when it comes to meeting individual needs for Transformation Home & Care Residents.

Executive Summary

Transformation Home & Care provides comprehensive assisted living services for males with various disabilities in Cleveland, Ohio. Our facility offers 24/7 care in a comfortable, home- environment designed to support both physical needs and quality of life.

We distinguish ourselves through personalized care plans that emphasize resident autonomy and development. Our approach combines essential daily support services with opportunities for personal growth, education, and community engagement. Each resident receives individualized attention from our professional staff who are trained to provide medication management, meal preparation, transportation, and developmental support.

Our business model focuses on creating sustainable, high-quality care while meeting or exceeding industry standards. We aim to establish Transformation Home & Care as a trusted provider in the Cleveland area's assisted living market segment.

Facility Description

Our facility provides a proper living environment essential for residents requiring assisted living arrangements. Each living space is clean, inviting, and well-maintained, with staff available 24/7 to support our residents. Including ADT alarm systems management to ensure safety measurements of each resident.

The property features:

- Spacious bedrooms with comfortable sleeping arrangements, including an adjustable bed
- Two generous living spaces for relaxation and activities
- Dining room for communal meals

- Three full bathrooms and a half-bathroom
- Full basement and attic for additional storage
- Kitchen for meal preparation
- Five-car garage to house transportation vehicles

Services

Transformation Home & Care offers comprehensive services designed to support our residents' physical, emotional, and developmental needs:

Daily Care

- 24/7 professional supervision and assistance
- Three nutritious meals daily plus snacks
- Medication management and administration
- Residential Upkeeping and laundry services
- Personal care assistance as needed

Activities and Engagement

- Indoor activities including board games, cards, and Jenga
- Outdoor activities such as cornhole and fishing
- Organized trips to community attractions (science center, aquarium)
- Social engagement opportunities

Transportation

- Transportation to medical appointments
- Access to community activities and events
- Transportation for personal errands and outings

Development Programs

- Educational opportunities tailored to resident interests
- Cooking courses for various skill levels

- Computer skills training (beginner to advanced)
- Job placement assistance
- Volunteer program connections

Each resident works with our staff to create personalized goals and development plans. This collaborative approach ensures residents maintain autonomy while receiving the support needed to grow and thrive.

Target Market

Transformation Home & Care serves males aged 40-65 who require assisted living arrangements. Our specialized services address the needs of individuals with various disabilities who benefit from personalized support while maintaining appropriate levels of independence. We aim to create a supportive community that addresses both physical needs and quality of life considerations.

Our goal is to be a reliable partner to each resident, providing an excellent quality of life through sustainable, consistent, and high-caliber care services that promote dignity and personal growth.

Organization and Management

Organizational Structure

Transformation Home & Care operates with a team of qualified professionals led by experienced management. Our organizational structure ensures appropriate supervision, care coordination, and regulatory compliance.

Key Positions and Care

Direct Care Professional (DCP) / Residential Program Worker (RPW)

Responsibilities:

- Medication Management: Administering medications as directed
- Transportation: Providing transportation to appointments, activities, and other locations
- Meal Planning and Preparation: Assisting with meal planning and preparation
- Residential Upkeep: Maintaining a clean and safe living environment

- Supervision and Safety: Ensuring the safety and security of residents (ADT Alarm System is provided).
- Communication: Communicating effectively with residents, families, visitors, and other staff members
- Monitoring and Reporting: Monitoring resident behaviors and reporting any concerns or changes in condition
- Skill Development: Assisting residents in developing and maintaining life skills
- Activity Planning: Participating in planning and facilitating activities for residents

Resident/Group Home Manager/Coordinator

Responsibilities:

- Supervision: Supervising residents and managing staff
- Care Planning: Developing and implementing individual care plans for residents
- Compliance: Ensuring compliance with all relevant regulations and standards
- Communication: Coordinating with healthcare providers, social workers, and other external parties
- Budgeting and Financial Management: Managing the residents home budget, and invoices
- Staff Training: Conducting staff training and development
- Environment: Ensuring a clean, safe, and welcoming environment within and outside the home
- Problem Solving: Resolving conflicts and addressing concerns from residents, visitors, and their families
- Record Keeping: Maintaining accurate records and documentation

Present, Journey, & Future (PJF) Plan

- 1. **Initial Assessment** Comprehensive evaluation of resident's current state upon entry to establish personalized goals.
- 2. **Development Pathway** A Structured support system connecting residents with opportunities for growth and advancement toward independence.
- 3. **Sustainable Achievement** Recognition of significant progress and continued focus on maintaining and building upon accomplishments.

Initial Assessment

Upon arrival at the Transformation Home & Care facility, we conduct a comprehensive assessment of each resident's current state of mind. Through positive, pressure-free conversations, we work with residents to evaluate their readiness for job placement, volunteer opportunities, educational programs, and other community engagement activities.

Our primary goal is to foster independence, enabling residents to successfully reintegrate into the community. This resident-centered approach is fundamental to our philosophy and operational practices.

During the initial assessment, we carefully evaluate each resident's current mindset to develop an individualized success plan. Importantly, these plans are not determined by our facility but are created in partnership with residents based on their personal goals and preferences. Transformation Home & Care serves as a supportive bridge, helping to implement and facilitate these resident-driven plans.

Residents enter a structured 2-year program designed to promote growth and self-sufficiency. Throughout this journey, our commitment remains steadfast: to guide residents toward independence and community reintegration without pressure or abandonment.

Development Pathway

The Path to Success represents the core journey each resident undertakes to achieve the goals established during their initial assessment. Transformation Home & Care actively connects residents with opportunities designed to elevate their circumstances and advance their personal development.

While the primary responsibility rests with each resident, our facility provides a dedicated support system to help them achieve success across various reasonable aspirations. We recognize this journey may present challenges, which is why we encourage residents to set attainable goals while also embracing opportunities to stretch beyond their comfort zones.

This process demands commitment, motivation, perseverance, and dedication—both from the resident and our supportive staff. The desired outcomes stem directly from the resident's efforts, bolstered by Transformation Home & Care's structured support system.

When residents achieve significant milestones, we celebrate these accomplishments together. The Path to Success creates valuable opportunities for positive reflection on the journey whether through community engagement, educational advancement, volunteer service, or other transformative experiences that have turned aspirations into reality.

We believe strongly in the power of example. A resident's success story and personal testimony can inspire and motivate others at earlier stages of their journey, creating a positive cycle of influence and community empowerment.

Sustainable Achievement

The Accomplished Reality milestone represents not an endpoint, but rather a significant advancement toward a resident's established goals. While reaching this milestone demonstrates meaningful progress, our focus remains on maintaining and building upon these achievements to ensure long-term sustainability.

This phase marks a pivotal moment in the resident's journey—a testament to their dedicated effort, perseverance, and commitment to personal growth. Transformation Home & Care formally recognizes and acknowledges each resident's achievements during this phase, celebrating their ability to pursue and realize meaningful goals.

We emphasize that continued engagement with supportive resources and ongoing personal development creates the foundation for lasting success and independence.

Cleveland City Planning Commission

Near West Design Review



Mar 21, 2025

CITY of CLEVELAND

CITY PLANNING COMMISSION

Mar 21, 2025

NW2024-020 - THA Outlet Signage

Project Address: 3109 West 25th St

Type: Signage Variance

Project Representative: Aldo Dure, Be Next Awning & Graphics Inc.

Approval: Final

Ward 14 – Councilmember Santana | SPA: Tremont



CITY PLANNING COMMISSION

Tha Outlet Boutique Smoke Shop

3109 West 25th Street

City Planning Commission Hearing

March 21, 2025





Proposal

Applicant occupying 3109 W 25th St is proposing one 42 square foot internally illuminated business identification wall sign and one 18.2 square foot internally illuminated projecting blade identification sign..



Zoning General Retail Business Local Retail Business Waltan A Multi-Family IJ Kinkel Prame Semi-Industry Prame Ave Two Family Overlay Frontage Lines Ave PRO Street Frontage Cuyahoga County Parcels Clark Ave -100 . W 25th St 500 SEC BEBEE **Buckeye Ct** Cilling. Blatt Ct -999999 -W 26th St 100 CITY OF CLEVELAND Mayor Justin M. Bibb z 🔨

Existing Zoning

CITY of CLEVELAND

CITY PLANNING COMMISSION

MAYOR JUSTIN M. BIBB

Feet

Local Retail Business Zoning District

3109 West 25th Street

CITY PLANNING

W 18th 3109 W 25th St 10 9/ 1 Star

CITY of CLEVELAND

MAYOR JUSTIN M. BIBB

CITY PLANNING COMMISSION

<u>Why City Planning Commission?</u>

- §350.16 gives City Planning Commission the jurisdiction to vary the Sign Code to either more strict or less strict regulations than what §350 requires based on a specific set of criteria: (Administrative approval does not apply)
 - **Design Compatibility**: may vary only if such variation will result in signage which is better suited to the design of the subject property or nearby properties of architectural or historic significance

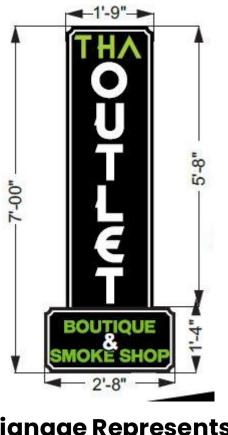
CITY PLANNING COMMISSION

- Design Guidelines: any variation from regulations shall be approved only in accordance with applicable design guidelines adopted by CPC & City Council
- Minimum Variation: Any variation shall be the MINIMUM necessary to ensure design compatibility

Variances Required

Business Identification Projecting Blade Sign:

- 12 <u>sf max permitted for</u> <u>projecting signs.</u>
 - Proposing 18.2 sqft
 - Require variance for 6.2 sqft



CITY of CLEVELAND

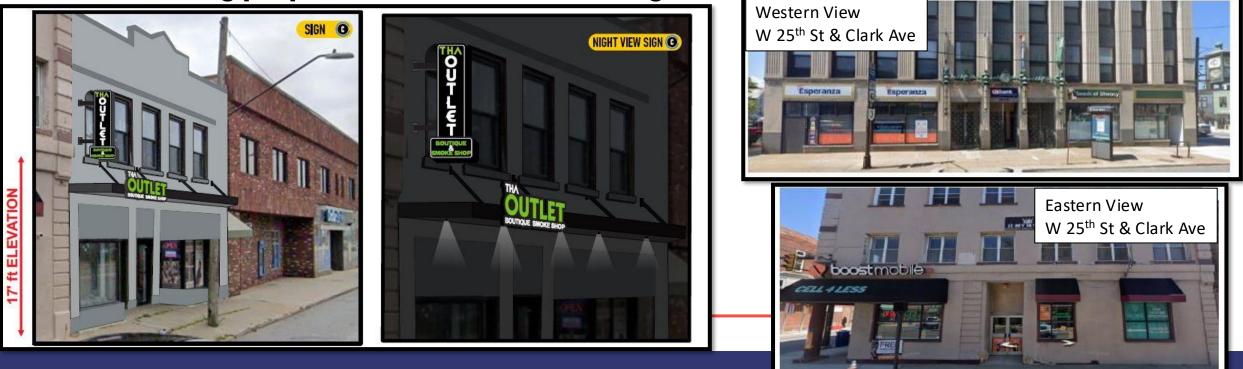
CITY PLANNING COMMISSION

Signage Represents 18.2sqft

Considerations

CITY of CLEVELAND MAYOR JUSTIN M. BIBB

- Does this result in signage that is better suited to the design of the subject property or nearby properties? (Design Compatibility)
- Does this result in signage that follows CPC's standard of approved design guidelines?
- Are these variances the *minimum necessary* to ensure design compatibility with surrounding properties and residential neighbors?







INFO	NAME	DATE	
Reception	Aldo Dure	09-18-24	
Design	Juan J. Monsanto	09-18-24	
	•		

JOB DESCRIPTION

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project. LANDLORD SIGNATURE: (PROPERTY OWNER OR AUTHORIZED AGENT)

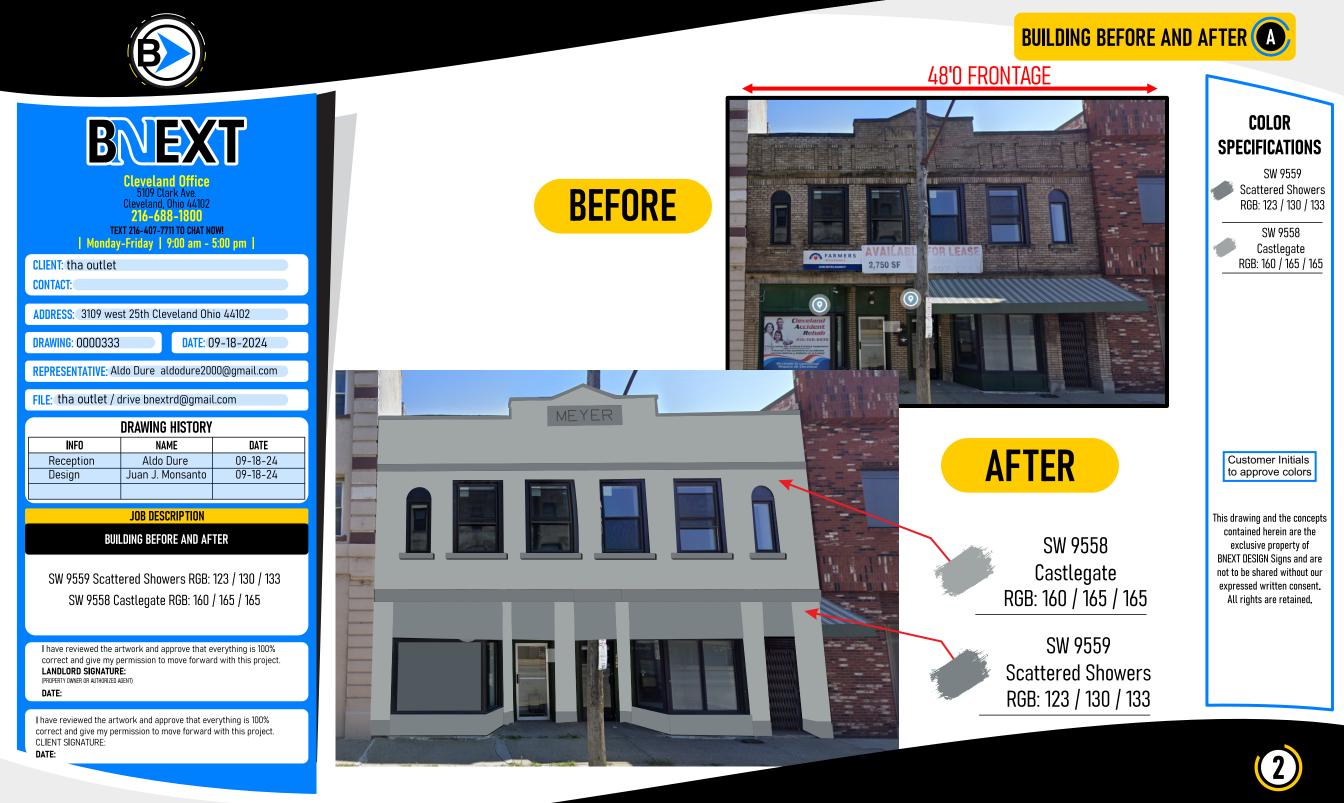
DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project. CLIENT SIGNATURE: DATE:



3109 west 25th Cleveland Ohio 44102





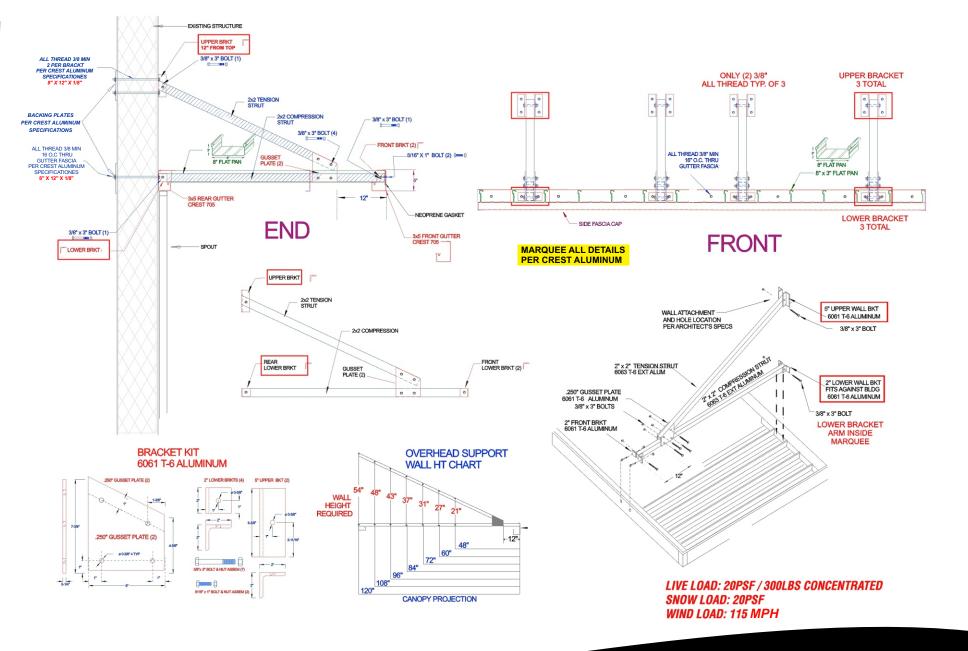






DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project. CLIENT SIGNATURE: DATE:











INFO	NAME	DATE	
Reception	Aldo Dure	09-18-24	
Design	Juan J. Monsanto	09-18-24	

JOB DESCRIPTION

ILLUMINATED CHANNEL LETTERS

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project. **LANDLORD SIGNATURE:** (PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project. CLIENT SIGNATURE: DATE:







COLOR

SPECIFICATIONS

3

3/16" WHITE

ACRYLIC

1/8" WHITE

1" BLACK

TRIMCAP

063 BLACK

ALUMINUM RETURNS PAINT TO MATCH

FACADE TBD

ORACAL 8500 #063 Lime-tree green

ORACAL 8500

#070 Black

Customer Initials

to approve colors

This drawing and the concepts

contained herein are the

exclusive property of **BNEXT DESIGN Signs and are**

not to be shared without our

expressed written consent.

All rights are retained.

B-BOND BACKS



CONTACT:

DATE:

DATE:





CLIENT: tha outlet

DRAWING: 0000333

INFO

Reception

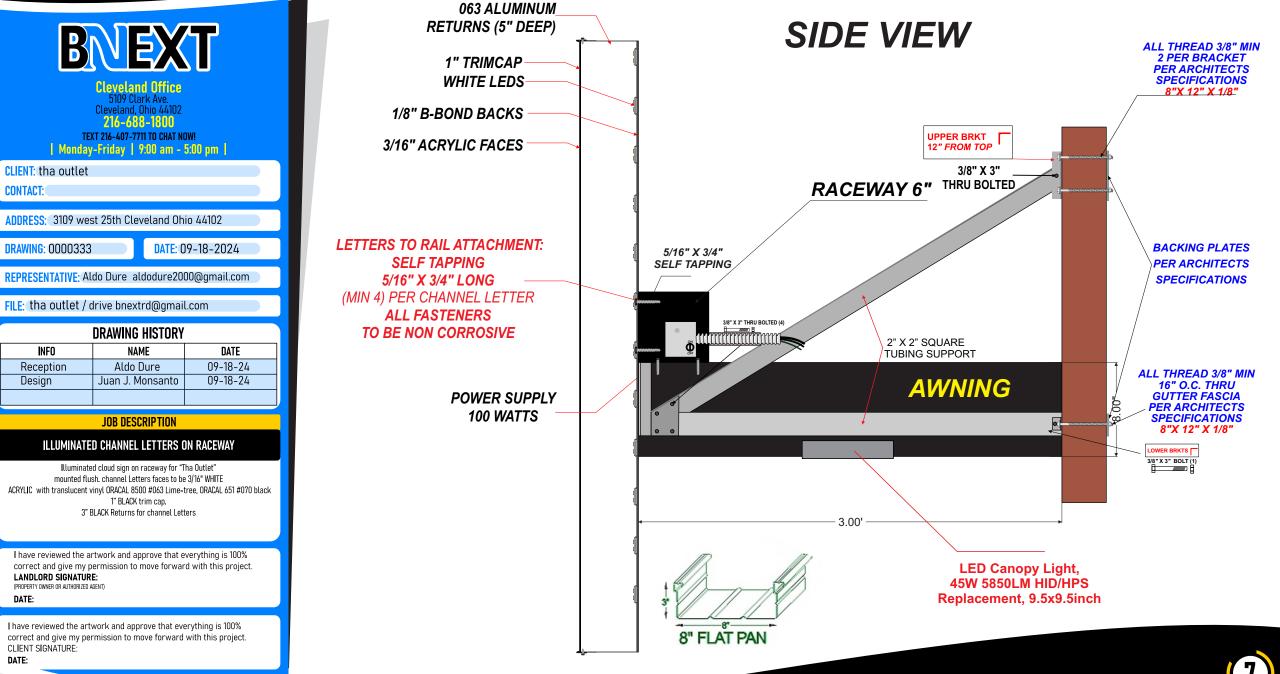
Design

DATE:

DATE:

CLIENT SIGNATURE:

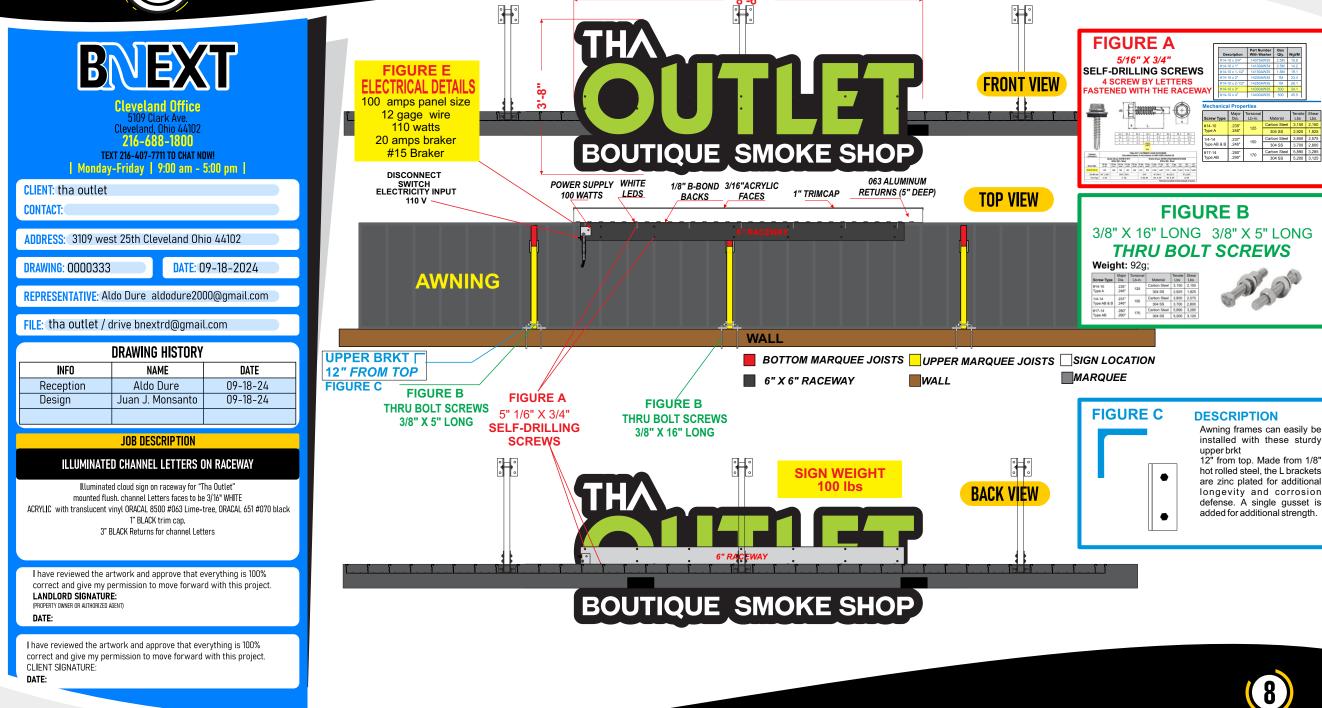
CONTACT:















DRAWING HISTORY			
INFO	NAME	DATE	
Reception	Aldo Dure	09-18-24	
Design	Juan J. Monsanto	09-18-24	

JOB DESCRIPTION

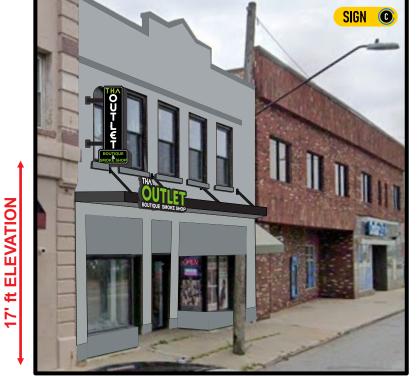
ILLUMINATED PROJECTING SIGN WELDING FRAME

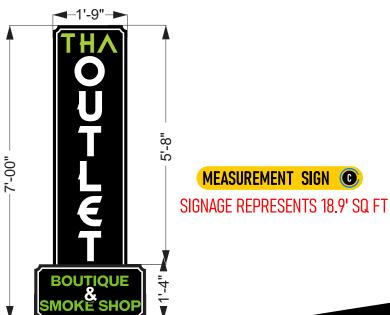
Illuminated PROJECTING SIGN WELDING FRAME for "Tha Outlet" mounted flush. PROJECTING SIGN faces to be 3/16" WHITE ACRYLIC with translucent vinyl ORACAL 8500 #063 Lime-tree, ORACAL 651 #070 black 1" BLACK MOLDING. 12" BLACK Returns for PROJECTING SING

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project. LANDLORD SIGNATURE: (PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project. CLIENT SIGNATURE: DATE:





2'-8"

ILLUMINATED PROJECTING SIGN WELDING FRAME SIGN

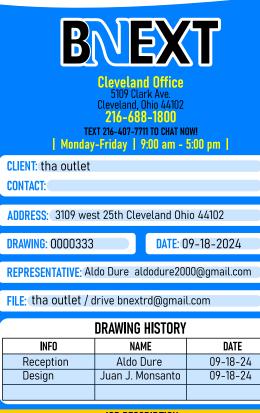




Customer Initials to approve colors

This drawing and the concepts contained herein are the exclusive property of BNEXT DESIGN Signs and are not to be shared without our expressed written consent. All rights are retained.





JOB DESCRIPTION

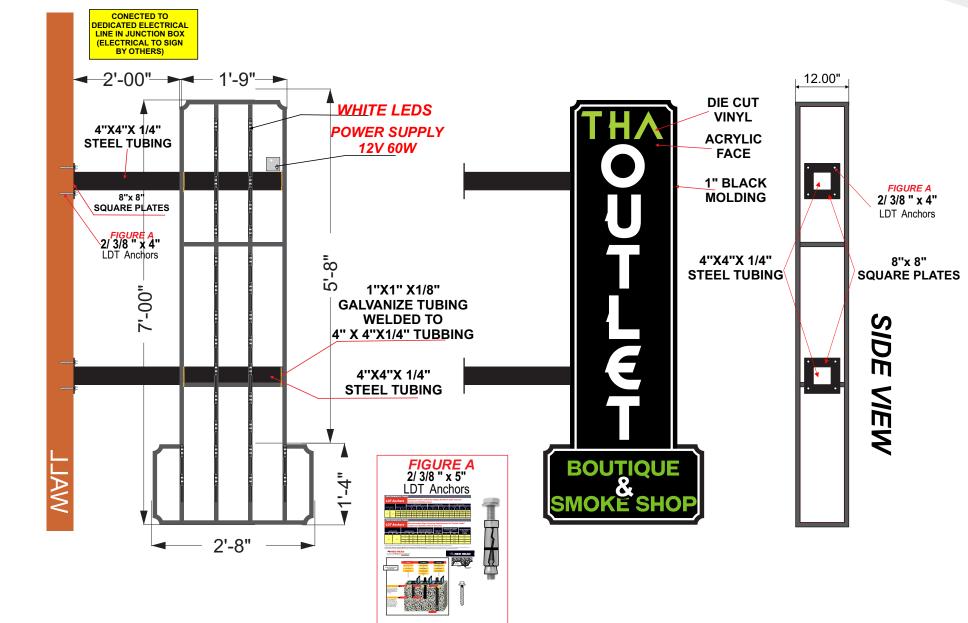
ILLUMINATED PROJECTING SING

Illuminated PROJECTING SIGN WELDING FRAME for "Tha Outlet" mounted flush. PROJECTING SIGN faces to be 3/16" WHITE ACRYLIC with translucent vinyl ORACAL 8500 #063 Lime-tree, ORACAL 651 #070 black 1" BLACK MOLDING. 12" BLACK Returns for PROJECTING SING

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project. LANDLORD SIGNATURE: (PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project. CLIENT SIGNATURE: DATE:















DRAWING HISTURY			
INFO	NAME	DATE	
Reception	Aldo Dure	09-18-24	
Design	Juan J. Monsanto	09-18-24	
JOB DESCRIPTION			

SITE PLAN

SIGN LOCATION - A SIGN LOCATION - B

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project. LANDLORD SIGNATURE: (PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project. CLIENT SIGNATURE:







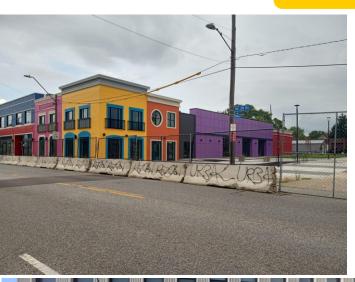
JOB DESCRIPTION

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project. **LANDLORD SIGNATURE:** (PROPERTY OWNER OR AUTHORIZED JACHT)

DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project. CLIENT SIGNATURE: DATE:













Cleveland City Planning Commission

Staff Report



Mar 21, 2025



P

601 Lakeside Avenue, Room 501, Cleveland, OH. 44114 T: (216) 664-2210 F: (216) 664-3281 I www.planning.city.cleveland.oh.us

Near West Design Review Advisory Committee Meeting Motion and Report Form

Meeting Location: Virtual, 8:00 AM

Case Number:	NW 2024 – 020	Meeting Date:	10/9/24
Project Name:	THA Outlet	Ward #:	14
Project Address:	3109 W 25th St		
Project Rep. :	Aldo for BNEXT		
Existing Use:	Vacant	Proposed Use:	Smoke Shop
Project Scope: Nev	v signage		

Design Review Level Applied I Motion by Design Review Con			
Approve (as presented) 💽	Approve (with stated conditions)	Disapprove 🔘	Table
Conditions:			
THA Outlet			
Motion to approve W/ condition 1st Kerry; 2nd	ons:		
	letail, especially on the upper level. te from the brick		
	more dynamic and different materials sho	ould be different	

-Consider warmer and/or dimming lighting options

Send a revised package to review with above conditions demonstrated and implemented to move forward

Committee Action:			(1 = First; 2 = Second; R = Recusal Yea = Yes; Nay = No; Abst. = Abstain; Pres. = Present)			
Contreras	S	🗆Yea 🗆 Nay	□ Abst. □ Pres.	Madera	🔳 Yea 🛛 Nay	□ Abst. □ Pres.
Esposito		🔳 Yea 🛛 Nay	□ Abst. □ Pres.	Rakaukas	🗆 Yea 🗆 Nay	\Box Abst. \Box Pres.
Gallagher	r	🔳 Yea 🛛 Nay	□ Abst. □ Pres.	Sandoval	🔳 Yea 🛛 Nay	\Box Abst. \Box Pres.
Gardin		🔳 Yea 🛛 Nay	□ Abst. □ Pres.	Schmidt	🗆 Yea 🗆 Nay	\Box Abst. \Box Pres.
Hart		🔳 Yea 🛛 Nay	□ Abst. □ Pres.		🗆 Yea 🗆 Nay	\Box Abst. \Box Pres.
Jurca	(C)	🔳 Yea 🛛 Nay	□ Abst. □ Pres.			

Applicant Signature & Date:

Virtual Meeting – No Signature Required

Cleveland City Planning Commission

Central Southeast Design Review



Mar 21, 2025

CSE2025-014 - 8005 Holton Ave. Demolition

Project Address: 8005 Holton Ave

Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

Ward 5 – Councilmember Starr

SPA: Kinsman



CITY PLANNING COMMISSION

Mar 21, 2025



Proposed Nuisance Abatement Demolition

8005 Holton Ave.







8005 Holton Ave., 44104 PPN: 126-27-084A; 126-27-084B

Property Information:

- Zoning: Light Industry
- Land use: Other Commercial
- Lot size: 60' front
- Acreage: 0.14
- Ward: 5
- SPA Neighborhood: Kinsman







Background Information

01 Owner

City of Cleveland

• Owner since 2019

03 Complaints & Board-ups

Condemned since September 19, 2024

6 complaints since 1998

3 board-ups since 1998

02 Legal Issues

None, the Demolition Bureau is prepared to move forward. An Asbestos Survey and Phase I Environmental Site Assessment have been completed

04 Vacancy & Background

The demolition of this site is purposeful, as this site sits within the Opportunity Corridor Development Zone (OCDZ). The OCDZ is a collaborative effort between the City of Cleveland, Community Development Corporation, and Partners who have invested significant time, energy and resources in planning and other activities in the Opportunity Corridor Area. The vision of the OCDZ is to assist the City of Cleveland with site assembly, which will provide a pipeline for economic opportunity.





Site Location

Situated on the north side of Holton Ave

South of Opportunity Corridor and east of E. 79th St.







Site Context

Adjacent Uses:

North: vacant and commercial

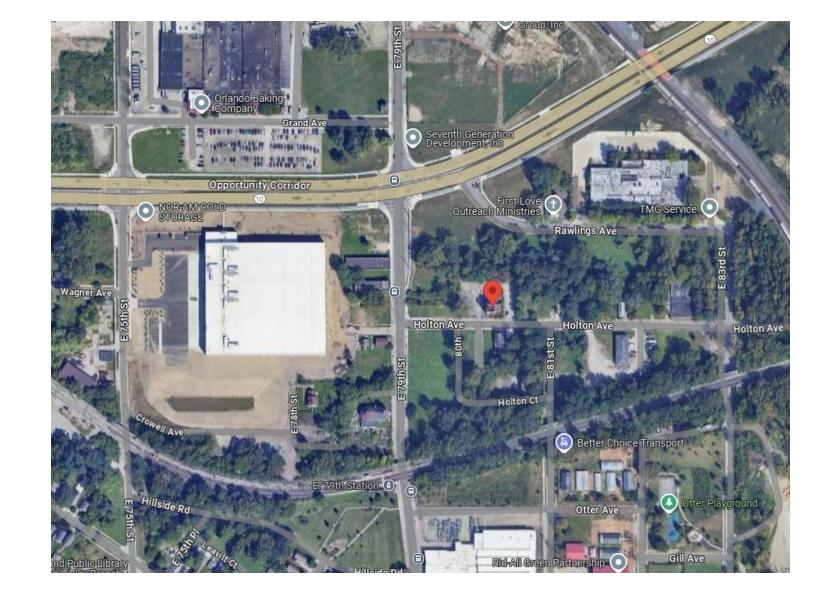
South: vacant, residential, mixeduse and commercial

West: commercial

East: vacant, residential, mixeduse and commercial

Across the street: Vacant, residential and commercial

Rear: Vacant and commercial







Exterior Photos









Exterior Photos

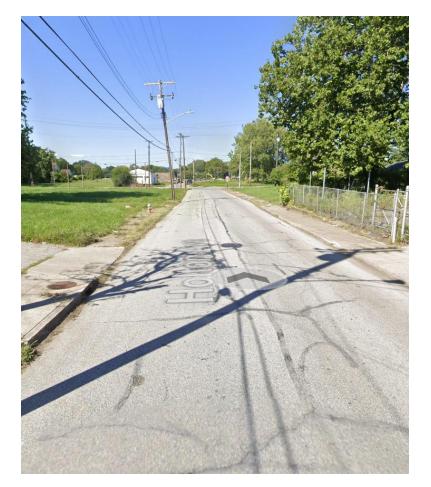








Exterior Photos – West and East









Exterior Photos – North and South





































Basement Photos







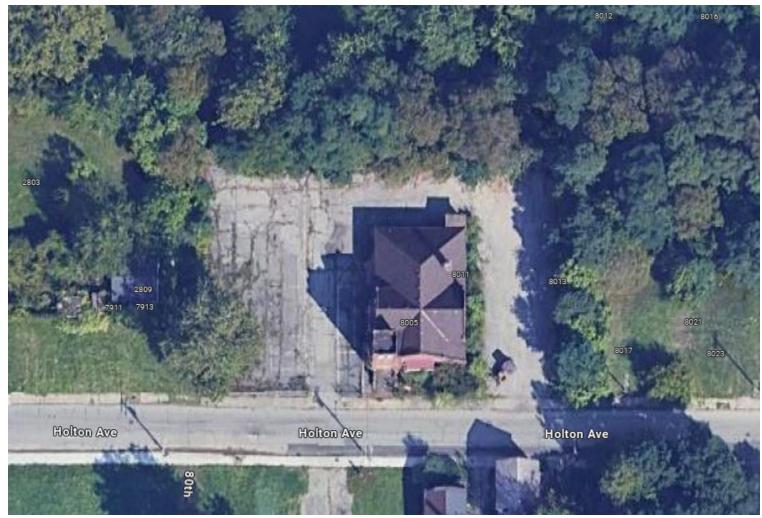
Site Plan & Finish

Demolish the structure

Remove all foundation and subgrade material

Level the site with clean backfill

Topsoil, seed, and straw









Proposed Nuisance Abatement Demolition 8005 Holton Ave.







Cleveland City Planning Commission

Staff Report



Mar 21, 2025

Central Southeast Design Review Case Detail Report

Project Information

Central Southeast CASE # CSE 2025-014

Project Name:	8005 Holton Ave. Demolition
Address:	8005 Holton Ave.
Contact:	Elizabeth Mackey
Company:	City Of Cleveland, Demolition Bureau
Owner/Rep:	City of Cleveland
Architect/Contractor:	
Phone:	216.664.2959
Email:	EMackey@clevelandohio.gov
General Description	
	Demolition is a part of Economic Development's larger vision plan for Opportunity Corridor.

Notes:

ACTIONS/APPROVALS/DISAPPROVALS

Action (Not F	inal)
Action Date:	February 18, 2025
Committee:	Staff
Action Type:	Initial Plan Submission
Notes:	
Action (Final)	
Action Date:	March 11, 2025
Committee:	Local Design Review Committee
Action Type:	Approved
Conditions::	
	1st Motion: Pesta, Approve 2nd Motion: Shefton Hills: Yes Shefton: 2nd Ferringer: Yes Pesta: 1st
Notes:	
City Planning	Commission (Final)
Action Date:	
Committee:	City Planning Commission

CSE2025-015 - 8008 Holton Ave. Demolition

Project Address: 8008 Holton Ave

Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

Ward 5 – Councilmember Starr

SPA: Kinsman



CITY PLANNING COMMISSION

Mar 21, 2025



Proposed Nuisance Abatement Demolition

8008 Holton Ave.



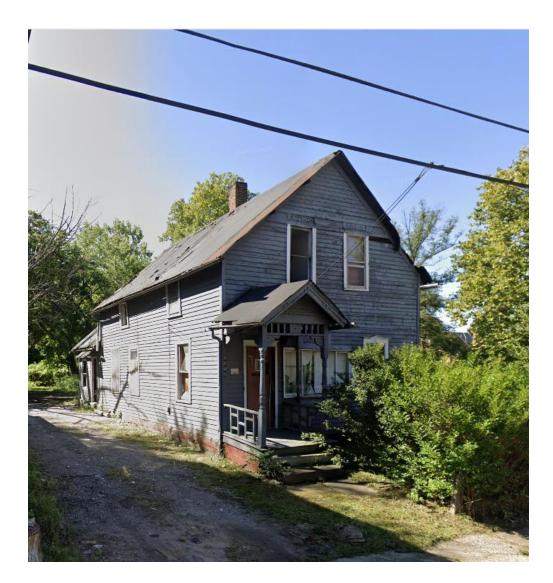




8008 Holton Ave., 44104 PPN: 126-27-061

Property Information:

- Zoning: Light industry
- Land Use: 2-Family Platted Lot
- Lot size: 40' x 125'
- Acreage: 0.12
- Ward: 5
- SPA Neighborhood: Southeast/Central







Background Information

01 Owner

City of Cleveland

• Owner since June 24, 2019

03 Complaints & Board-ups

Condemned since December 15, 2022

2 complaints since 1999

0 board-ups since 1999

02 Legal Issues

None, the Demolition Bureau is prepared to move forward. An Asbestos Survey has been completed

04 Vacancy & Background

The demolition of this site is purposeful, as this site sits within the Opportunity Corridor Development Zone (OCDZ). The OCDZ is a collaborative effort between the City of Cleveland, Community Development Corporation, and Partners who have invested significant time, energy and resources in planning and other activities in the Opportunity Corridor Area. The vision of the OCDZ is to assist the City of Cleveland with site assembly, which will provide a pipeline for economic opportunity







Site Location

Situated on the south side of Holton Ave

South of Opportunity Corridor and east of E. 79th







Site Context

Adjacent Uses: North: commercial and vacant

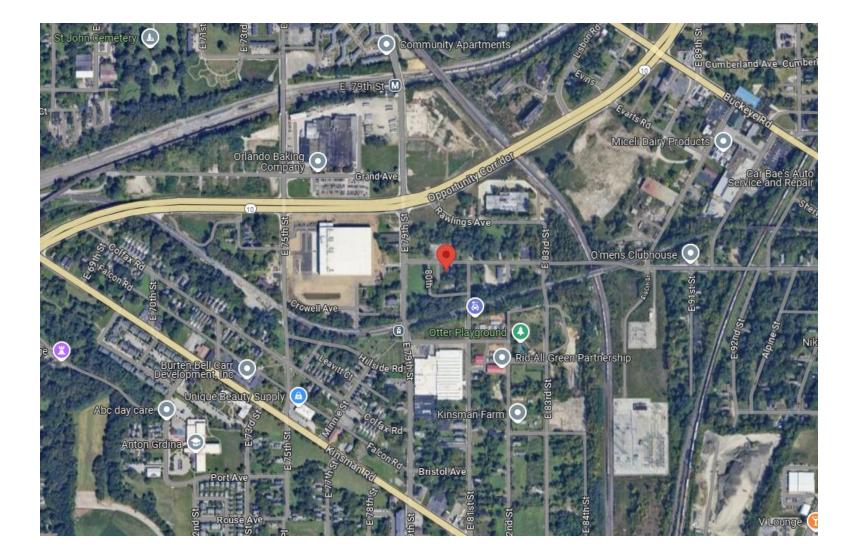
South: commercial and vacant

West: commercial

East: residential, commercial and vacant

Across the street: Commercial and vacant

Rear: Commercial and vacant







Exterior Photos – Front and Rear Elevations







Exterior Photos – Side Elevations











Exterior Photos- North and South Elevations









Exterior Photos- West and East Elevations









































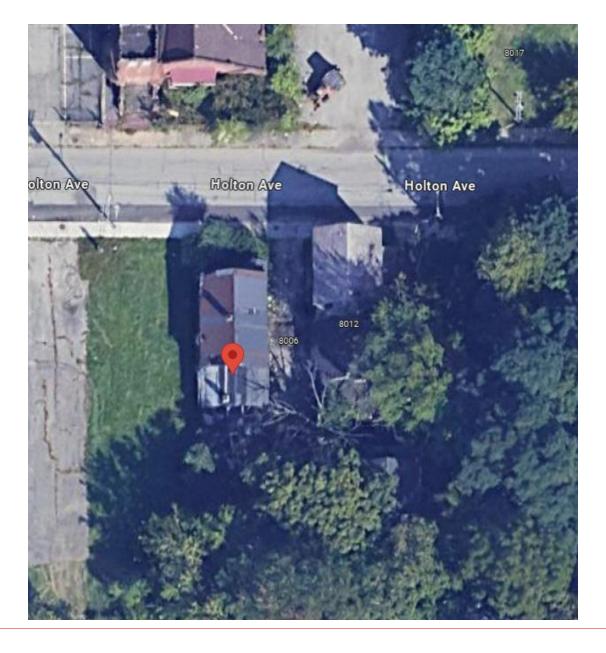
Site Plan & Finish

Demolish the structure

Remove all foundation and subgrade material

Level the site with clean backfill

Topsoil, seed, and straw









Proposed Nuisance Abatement Demolition 8008 Holton Ave.







Cleveland City Planning Commission

Staff Report



Mar 21, 2025

Central Southeast Design Review Case Detail Report

Project Information

Central Southeast CASE # CSE 2025-015

Project Name:	8008 Holton Ave. Demolition	
Address:	8008 Holton Ave.	
Contact:	Elizabeth Mackey	
Company:	City Of Cleveland, Demolition Bureau	
Owner/Rep:	City of Cleveland	
Architect/Contractor:		
Phone:	216.664.2959	
Email:	EMackey@clevelandohio.gov	
General Description:		
	Demolition is a part of Economic Development's larger vision plan for Opportunity Corridor.	

Notes:

ACTIONS/APPROVALS/DISAPPROVALS

Action (Not Final)		
Action Date:	February 18, 2025	
Committee:	Staff	
Action Type:	Initial Plan Submission	
Notes:		
Action (Final)		
Action Date:	March 11, 2025	
Committee:	Local Design Review Committee	
Action Type:	Approved	
Conditions::		
	1st Motion: Pesta, Approve 2nd Motion: Shefton Hills: Yes Shefton: 2nd Ferringer: Yes Pesta: 1st	
Notes:		
City Planning	Commission (Final)	
Action Date:		
Committee:	City Planning Commission	

CITY of CLEVELAND

CITY PLANNING COMMISSION

Mar 21, 2025

CSE2025-016 - 8012 Holton Ave Demolition

Project Address: 8012 Holton Ave

Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

Ward 5 – Councilmember Starr

SPA: Kinsman



Proposed Nuisance Abatement Demolition

8012 Holton Ave.







8012 Holton Ave., 44104 PPN: 126-27-062 and 126-27-063

Property Information:

- Zoning: Light industry
- Land use: 4-6 unit apartments (2 structures)
- Lot size: 38' x 125'
- Acreage: 0.17
- Ward: 5
- SPA Neighborhood: Southeast/Central







Background Information

01 Owner

City of Cleveland Et Al (City of Cleveland, The Zone, LLC Et Al, Leroy Aikens and Alfred Turner)

• Owners since 2018

03 Complaints & Board-ups

Condemned since October 9, 2024

3 complaints since 2009

2 board-ups since 2009

02 Legal Issues

None, the Demolition Bureau is prepared to move forward. An Asbestos Survey has been completed

04 Vacancy & Background

The demolition of this site is purposeful, as this site sits within the Opportunity Corridor Development Zone (OCDZ). The OCDZ is a collaborative effort between the City of Cleveland, Community Development Corporation, and Partners who have invested significant time, energy and resources in planning and other activities in the Opportunity Corridor Area. The vision of the OCDZ is to assist the City of Cleveland with site assembly, which will provide a pipeline for economic opportunity.





Site Location

Situated on the south side of Holton Ave.

South of Opportunity Corridor and east of E. 79th St.







Site Context

Adjacent Uses: North: commercial and vacant

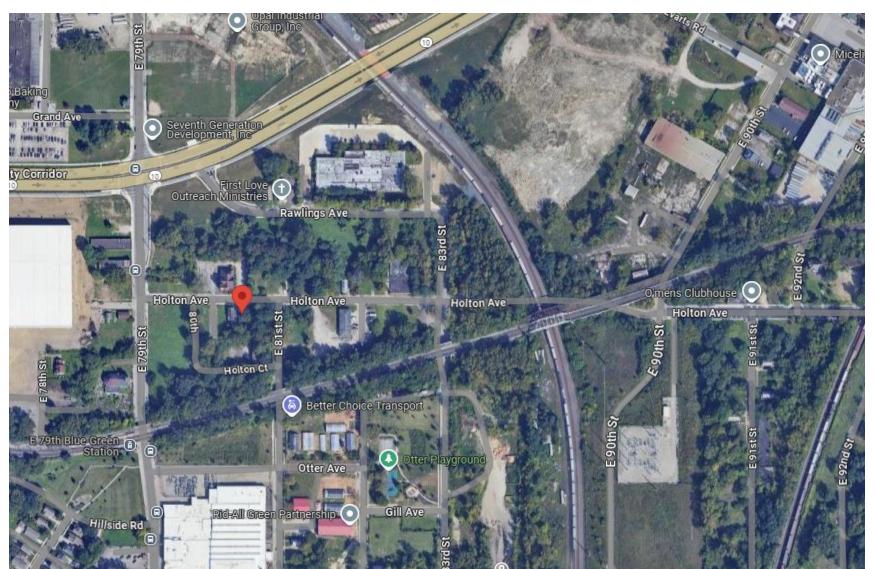
South: commercial and vacant

West: commercial

East: commercial, residential and vacant

Across the street: Commercial

Rear: Commercial







Exterior Photos – Front and Rear Elevation – Front Structure





f @ X in



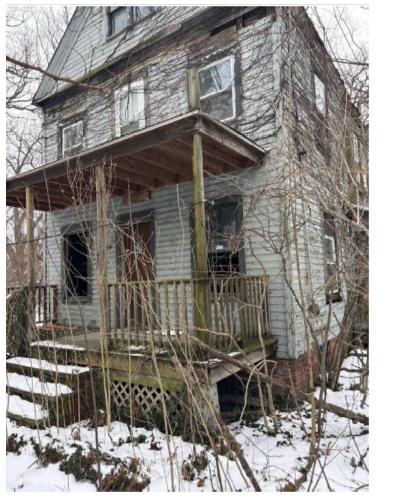
Exterior Photos – Side Elevations – Front Structure







Exterior Photos – Front and Rear Elevation – Rear Structure









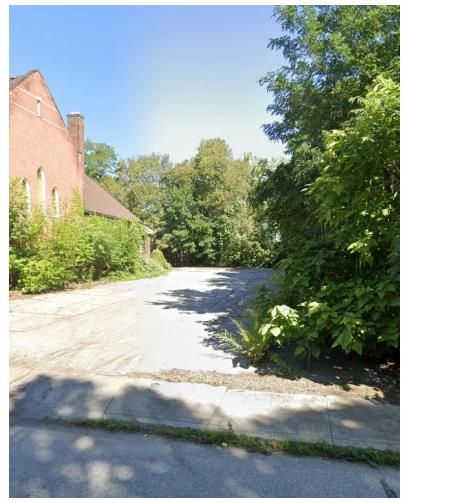
Exterior Photos – Side Elevation – Rear Structure

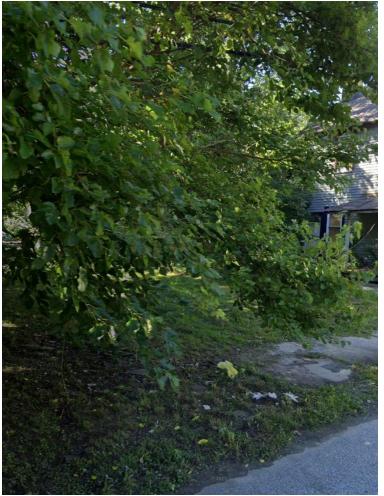






Exterior Photos – North and South Elevation









Exterior Photos – West and East Elevation







Interior Photos – Front Structure







Interior Photos – Front Structure







Interior Photos – Rear Structure



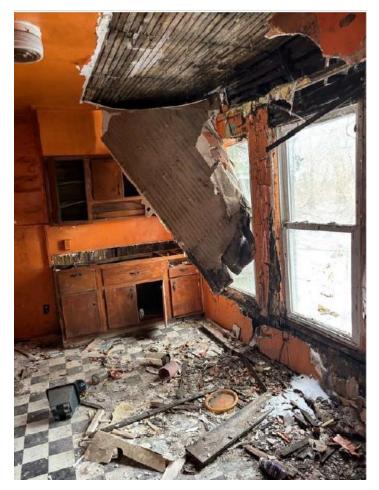






Interior Photos – Rear Structure





f 🞯 🕅 ท



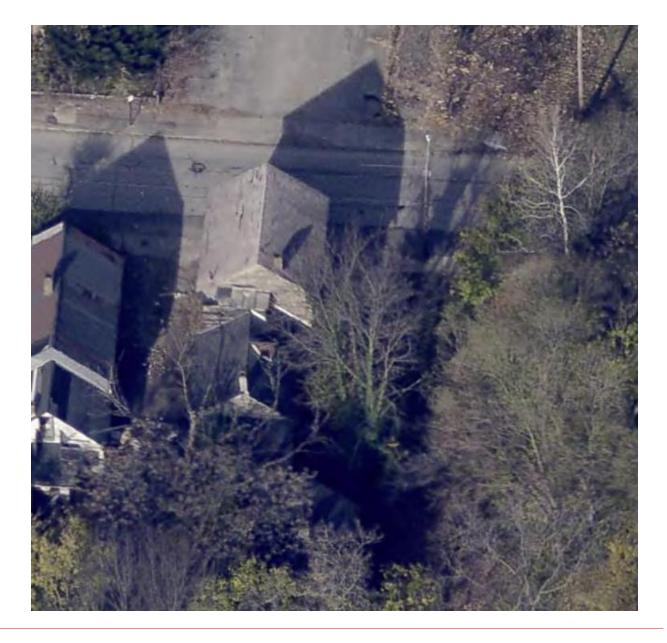
Site Plan & Finish

Demolish the structure

Remove all foundation and subgrade material

Level the site with clean backfill

Topsoil, seed, and straw







Proposed Nuisance Abatement Demolition 8012 Holton Ave.







Cleveland City Planning Commission

Staff Report



Mar 21, 2025

Central Southeast Design Review Case Detail Report

Project Information

Central Southeast CASE # CSE 2025-016

Project Name:	8012 Holton Ave Demolition	
Address:	8012 Holton Ave	
Contact:	Elizabeth Mackey	
Company:	City Of Cleveland, Demolition Bureau	
Owner/Rep:	C of C ET AL (C of C, Leroy Aikens and Alfred Turner)	
Architect/Contractor:		
Phone:	216.664.2959	
Email:	EMackey@clevelandohio.gov	
General Description: Demolition is a part of Economic Development's larger vision plan for Opportunity Corridor		
Owner/Rep: Architect/Contractor: Phone: Email:	City Of Cleveland, Demolition Bureau C of C ET AL (C of C, Leroy Aikens and Alfred Turner) 216.664.2959 EMackey@clevelandohio.gov	

Notes:

ACTIONS/APPROVALS/DISAPPROVALS

Action (Not Final)		
Action Date:	February 18, 2025	
Committee:	Staff	
Action Type:	Initial Plan Submission	
Notes:		
Action (Final)		
Action Date:	March 11, 2025	
Committee:	Local Design Review Committee	
Action Type:	Approved	
Conditions::		
	1st Motion: Pesta, Approve 2nd Motion: Shefton Hills: Yes Shefton: 2nd Ferringer: Yes Pesta: 1st	
Notes:		
City Planning	Commission (Final)	
Action Date:		
Committee:	City Planning Commission	



CITY PLANNING COMMISSION

Mar 21, 2025

CSE2025-017 - 8017 Holton Ct Demolition

Project Address: 8017 Holton Ct

Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

Ward 5 – Councilmember Starr

SPA: Kinsman



Proposed Nuisance Abatement Demolition

8017 Holton Ct.







8017 Holton Ct., 44104 PPN: 126-27-049

Property Information:

- Zoning: Light industry
- Land use: 1 family platted lot
- Lot size: 25' x 92'
- Acreage: 0.05
- Ward: 5
- SPA Neighborhood: Kinsman









Background Information

01 Owner

City of Cleveland

• Owner since 2019

03 Complaints & Board-ups

Condemned since October 31, 2019

1 complaint since 1992

2 board-ups since 1992

02 Legal Issues

None, the Demolition Bureau is prepared to move forward. An Asbestos Survey has been completed

04 Vacancy & Background

The demolition of this site is purposeful, as this site sits within the Opportunity Corridor Development Zone (OCDZ). The OCDZ is a collaborative effort between the City of Cleveland, Community Development Corporation, and Partners who have invested significant time, energy and resources in planning and other activities in the Opportunity Corridor Area. The vision of the OCDZ is to assist the City of Cleveland with site assembly, which will provide a pipeline for economic opportunity.

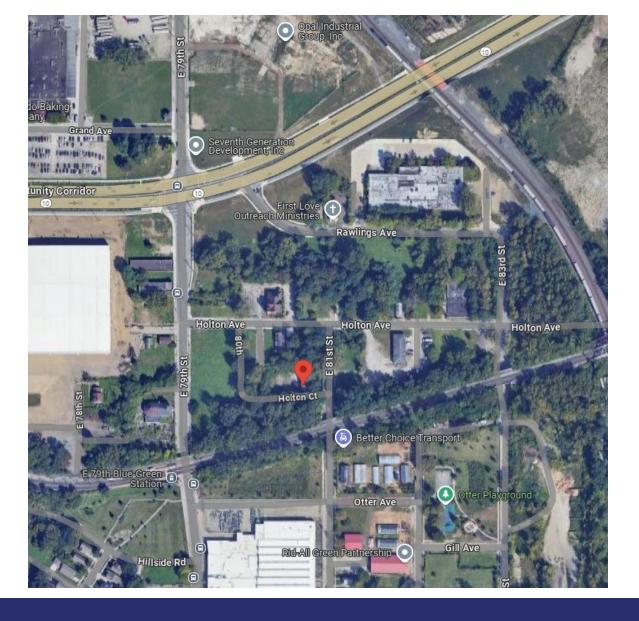




Site Location

Situated on the north side of Holton Ct.

South of Holton Ave. and east of E. 79th St.







Site Context

Adjacent Uses:

North: residential, commercial and vacant

South: commercial and vacant

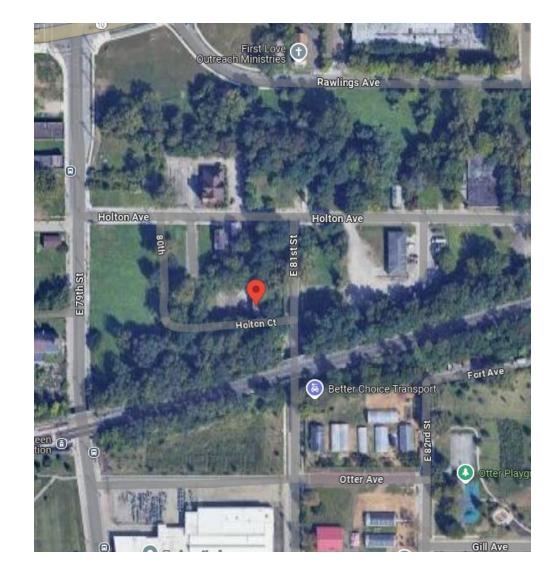
West: commercial and vacant

East: vacant

Across the street: Vacant

Rear:

Vacant









Exterior Photos – Front and Rear Elevations









Exterior Photos – Side Elevations







Exterior Photos – North and South Elevations







Exterior Photos – West and East Elevations





















































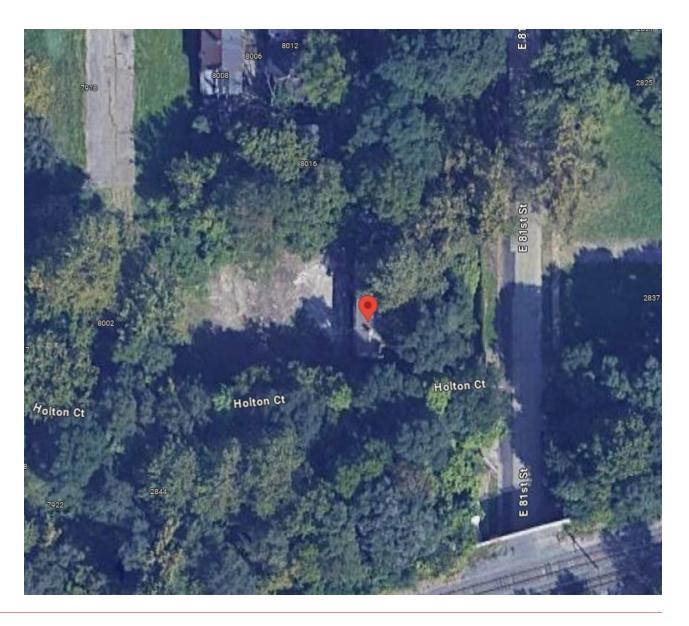
Site Plan & Finish

Demolish the structure

Remove all foundation and subgrade material

Level the site with clean backfill

Topsoil, seed, and straw









Proposed Nuisance Abatement Demolition 8017 Holton Ct.







Cleveland City Planning Commission

Staff Report



Mar 21, 2025

Central Southeast Design Review Case Detail Report

Project Information

Central Southeast CASE # CSE 2025-017

Project Name:	8017 Holton Ct Demolition	
Address:	8017 Holton Ct	
Contact:	Elizabeth Mackey	
Company:	City Of Cleveland, Demolition Bureau	
Owner/Rep:	City of Cleveland	
Architect/Contractor:		
Phone:	216.664.2959	
Email:	EMackey@clevelandohio.gov	
General Description		
	Demolition is a part of Economic Development's larger vision plan for Opportunity Corridor.	

Notes:

ACTIONS/APPROVALS/DISAPPROVALS

Action (Not Final)		
Action Date:	February 18, 2025	
Committee:	Staff	
Action Type:	Initial Plan Submission	
Notes:		
Action (Final)		
Action Date:	March 11, 2025	
Committee:	Local Design Review Committee	
Action Type:	Approved	
Conditions::		
	1st Motion: Pesta, Approve 2nd Motion: Shefton Hills: Yes Shefton: 2nd Ferringer: Yes Pesta: 1st	
Notes:		
City Planning	Commission (Final)	
Action Date:		
Committee:	City Planning Commission	

CITY PLANNING COMMISSION

Mar 21, 2025

CSE2025-018 - 8123 Holton Ave. Demolition

Project Address: 8123 Holton Ave

Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

Ward 5 – Councilmember Starr

SPA: Kinsman



Proposed Nuisance Abatement Demolition

8123 Holton Ave.







8123 Holton Ave., 44104 PPN: 126-27-070

Property Information:

- Zoning: General Industry
- Land use: 1 Family Platted Lot
- Lot size: 90' x 134'
- Acreage: 0.28
- Ward: 5
- SPA Neighborhood: Kinsman







Background Information

01 Owner

City of Cleveland

• Owner since 2019

03 Complaints & Board-ups

Condemned since October 25, 2024

3 formal complaints in Accela since 2008

0 board-ups since 2008

02 Legal Issues

None, the Demolition Bureau is prepared to move forward. An asbestos survey has been completed.

04 Vacancy & Background

The demolition of this site is purposeful, as this site sits within the Opportunity Corridor Development Zone (OCDZ). The OCDZ is a collaborative effort between the City of Cleveland, Community Development Corporation, and Partners who have invested significant time, energy and resources in planning and other activities in the Opportunity Corridor Area. The vision of the OCDZ is to assist the City of Cleveland with site assembly, which will provide a pipeline for economic opportunity.





Site Location

Situated on the north side of Holton Ave

Situated east of E. 79th St









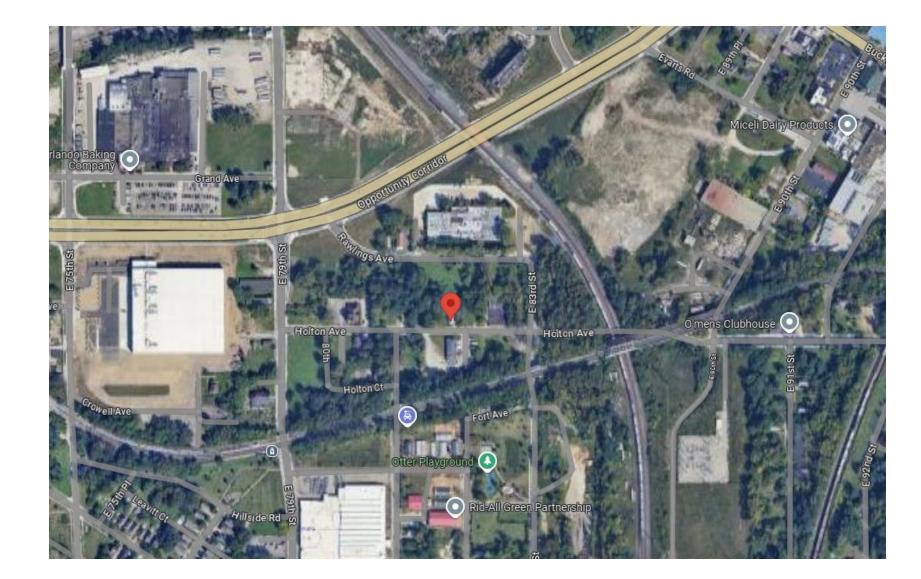
Site Context

Adjacent Uses:

North: Commercial and vacant South: Commercial and vacant West: Commercial and vacant East: Commercial and vacant

Across the street: Commercial

Rear: Commercial and vacant







Exterior Photos – Front and Rear Elevation







Exterior Photos – Side Elevation









Exterior Photos – North and South Elevation









Exterior Photos – West and East Elevation











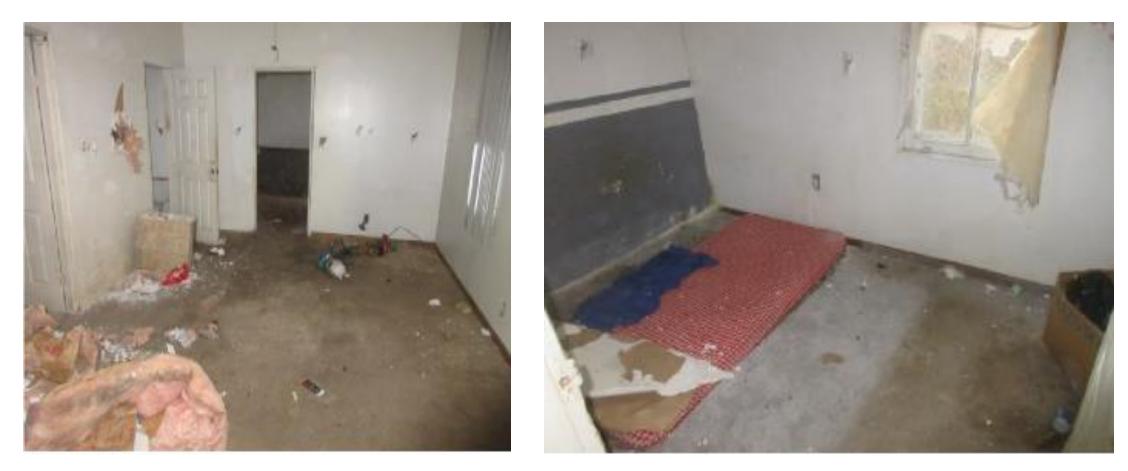
































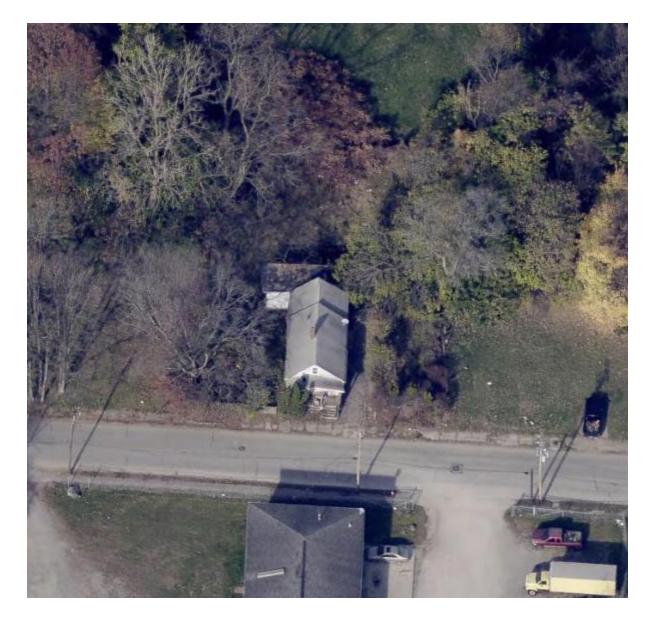
Site Plan & Finish

Demolish the structure

Remove all foundation and subgrade material

Level the site with clean backfill

Topsoil, seed, and straw









Proposed Nuisance Abatement Demolition 8123 Holton Ave.







Cleveland City Planning Commission

Staff Report



Mar 21, 2025

Central Southeast Design Review Case Detail Report

Project Information

Central Southeast CASE # CSE 2025-018

Project Name:	8123 Holton Ave. Demolition	
Address:	8123 Holton Ave.	
Contact:	Elizabeth Mackey	
Company:	City Of Cleveland, Demolition Bureau	
Owner/Rep:	City of Cleveland	
Architect/Contractor:		
Phone:	216.664.2959	
Email:	EMackey@clevelandohio.gov	
General Description:		
	Demolition is a part of Economic Development's larger vision plan for Opportunity Corridor.	

Notes:

ACTIONS/APPROVALS/DISAPPROVALS

Action (Not F	inal)
Action Date:	February 18, 2025
Committee:	Staff
Action Type:	Initial Plan Submission
Notes:	
Action (Final)	
Action Date:	March 11, 2025
Committee:	Local Design Review Committee
Action Type:	Approved
Conditions::	
	1st Motion: Pesta, Approve 2nd Motion: Shefton Hills: Yes Shefton: 2nd Ferringer: Yes Pesta: 1st
Notes:	
City Planning	commission (Final)
Action Date:	
Committee:	City Planning Commission

CSE2025-019 - 8207 Holton Ave. Demolition

Project Address: 8207 Holton Ave

Type: Demolition

Project Representative: Elizabeth Mackey, Demolition Bureau

Approval: Final

Ward 5 – Councilmember Starr

SPA: Kinsman



CITY PLANNING COMMISSION

Mar 21, 2025



Proposed Nuisance Abatement Demolition

8207 Holton Ave.







8207 Holton Ave., 44104 PPN: 126-28-014

Property Information:

- Zoning: General Industry
- Land use: Small shops
- Acreage: 0.37
- Ward: 5
- SPA Neighborhood: Kinsman







Background Information

01 Owner

City of Cleveland

• Owner since 2019

03 Complaints & Board-ups

Condemned since October 31, 2024

1 formal complaints in Accela since 2008

0 board-ups since 2008

02 Legal Issues

None, the Demolition Bureau is prepared to move forward. An asbestos survey has been completed.

04 Vacancy & Background

The demolition of this site is purposeful, as this site sits within the Opportunity Corridor Development Zone (OCDZ). The OCDZ is a collaborative effort between the City of Cleveland, Community Development Corporation, and Partners who have invested significant time, energy and resources in planning and other activities in the Opportunity Corridor Area. The vision of the OCDZ is to assist the City of Cleveland with site assembly, which will provide a pipeline for economic opportunity.





Site Location

Situated on the north side of Holton Ave

Situated west of E. 79th St







Site Context

Adjacent Uses: North: commercial and vacant

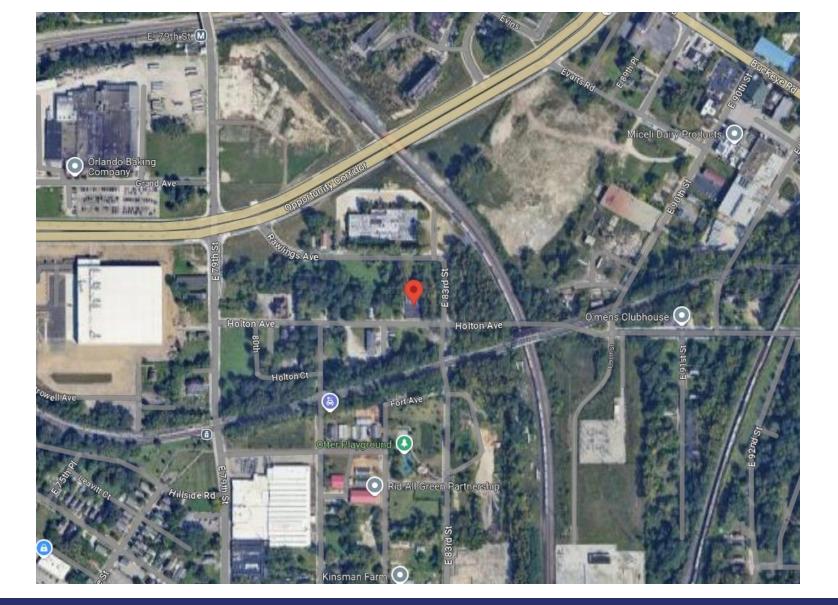
South: vacant

West: commercial and vacant

East: Vacant

Across the street: Vacant

Rear: Vacant







Exterior Photos – Front And Rear Elevations





f 🞯 🕅 in



Exterior Photos – Side Elevations

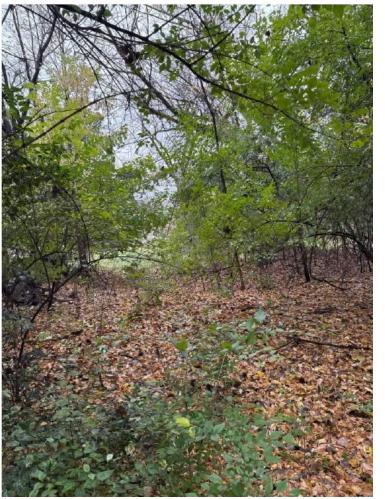








Site Orientation – North and South Photos



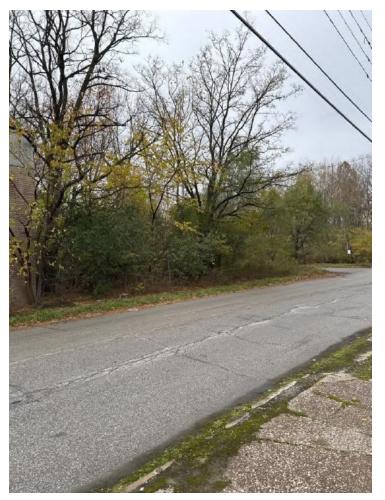






Site Orientation – West and East Photos

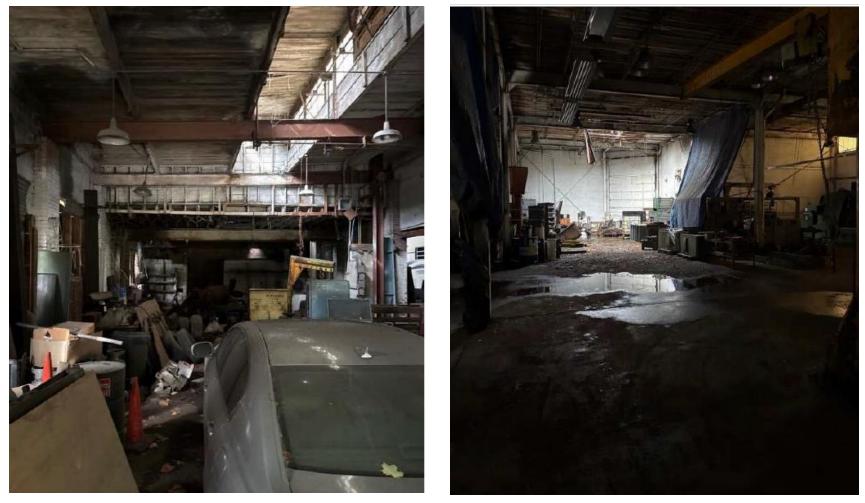








Interior Photos







Interior Photos





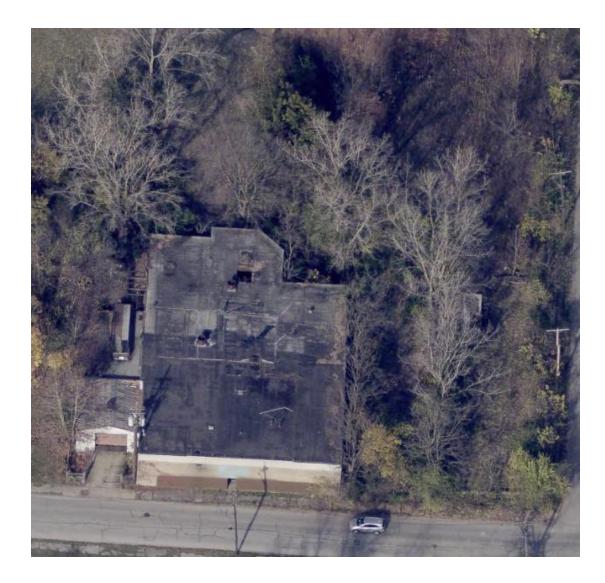
Site Plan & Finish

Demolish the structure

Remove all foundation and subgrade material

Level the site with clean backfill

Topsoil, seed, and straw









Proposed Nuisance Abatement Demolition 8207 Holton Ave.







Cleveland City Planning Commission

Staff Report



Mar 21, 2025

Central Southeast Design Review Case Detail Report

Project Information

Central Southeast CASE # CSE 2025-019

Project Name:	8207 Holton Ave. Demolition	
Address:	8207 Holton Ave	
Contact:	Elizabeth Mackey	
Company:	City Of Cleveland, Demolition Bureau	
Owner/Rep:	City of Cleveland	
Architect/Contractor:		
Phone:	216.664.2959	
Email:	EMackey@clevelandohio.gov	
General Description:		
	Demolition is a part of Economic Development's larger vision plan for Opportunity Corridor.	

Notes:

ACTIONS/APPROVALS/DISAPPROVALS

Action (Not F	inal)
Action Date:	February 18, 2025
Committee:	Staff
Action Type:	Initial Plan Submission
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Action (Final)	
Action Date:	March 11, 2025
Committee:	Local Design Review Committee
Action Type:	Approved
Conditions::	
	1st Motion: Pesta, Approve 2nd Motion: Shefton Hills: Yes Shefton: 2nd Ferringer: Yes Pesta: 1st
Notes:	
City Planning	Commission (Final)
Action Date:	
Committee:	City Planning Commission

Cleveland City Planning Commission

Euclid Corridor Buckeye Design Review



Mar 21, 2025

CITY of CLEVELAND

CITY PLANNING COMMISSION

Mar 21, 2025

EC2025-002 - Warner & Swasey

Project Address: 5701 Carnegie Avenue

Type: Repurpose from vacant factory to Mixed Use

Project Representative: Nicholas Slaughterbeck, Moody Nolan

Approval: Schematic

Ward 5 – Councilmember Starr

SPA: Central

EC2025-009 - Warner & Swasey Demolition

Project Address: 5701 Carnegie Avenue

Type: Demolition

Project Representative: Stephanie Hayward, Moody Nolan

Approval: Final

Ward 5 – Councilmember Starr

SPA: Central



CITY PLANNING COMMISSION

Mar 21, 2025



Warner & Swasey 5701 Carnegie Ave

Site Plan – Schematic Approval Site Demolition – Final Approval 03.20.2025



PENNROSE Bricks & Mortar | Heart & Soul

Euclid Corridor Design Review

- 1. Written Project Summary
- 2. Site Location
- 3. Site Context
- 4. Existing Conditions
- 5. Proposed Demolition
- 6. Proposed Design

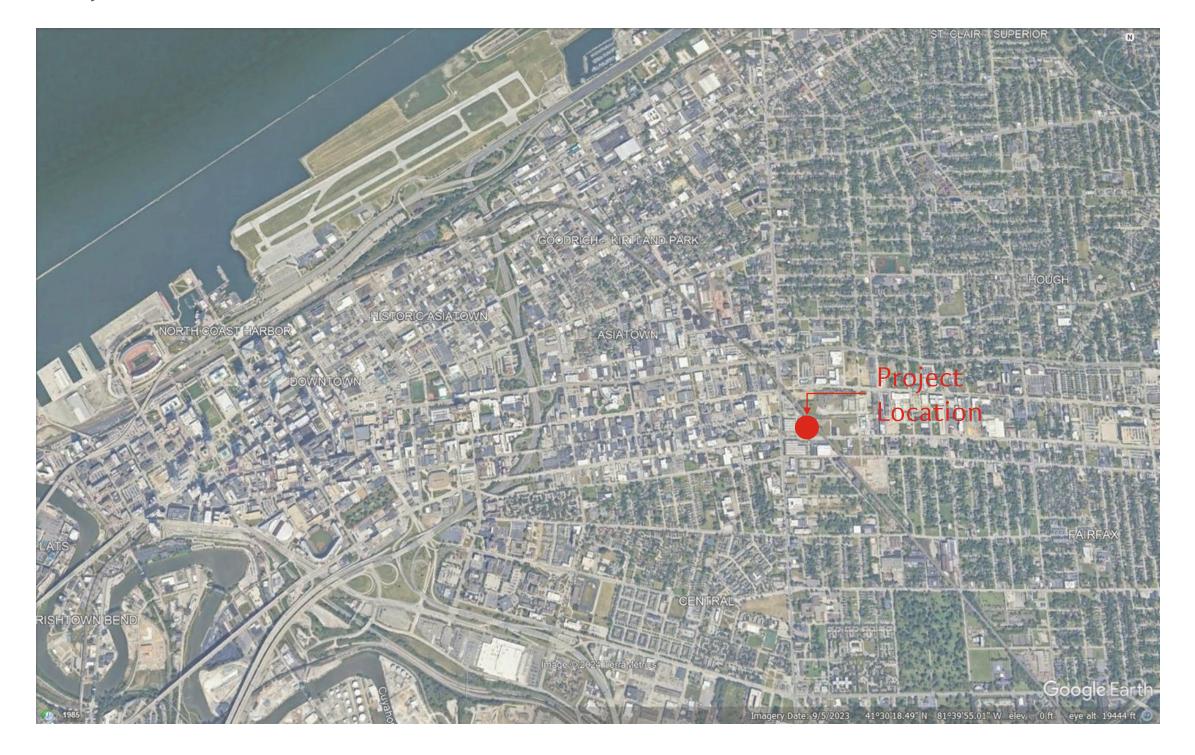
Written Project Statement Warner & Swasey – 5701 Carnegie Ave

The Warner & Swasey building is a 5-story red brick building, L-shaped in plan, that wraps around a 1-story structure comprised for four shed roofs. Each floor plate is about 32,000SF. The buildings were constructed between 1905-1918. The site has been vacant since the manufacturing company left the facility in 1985.

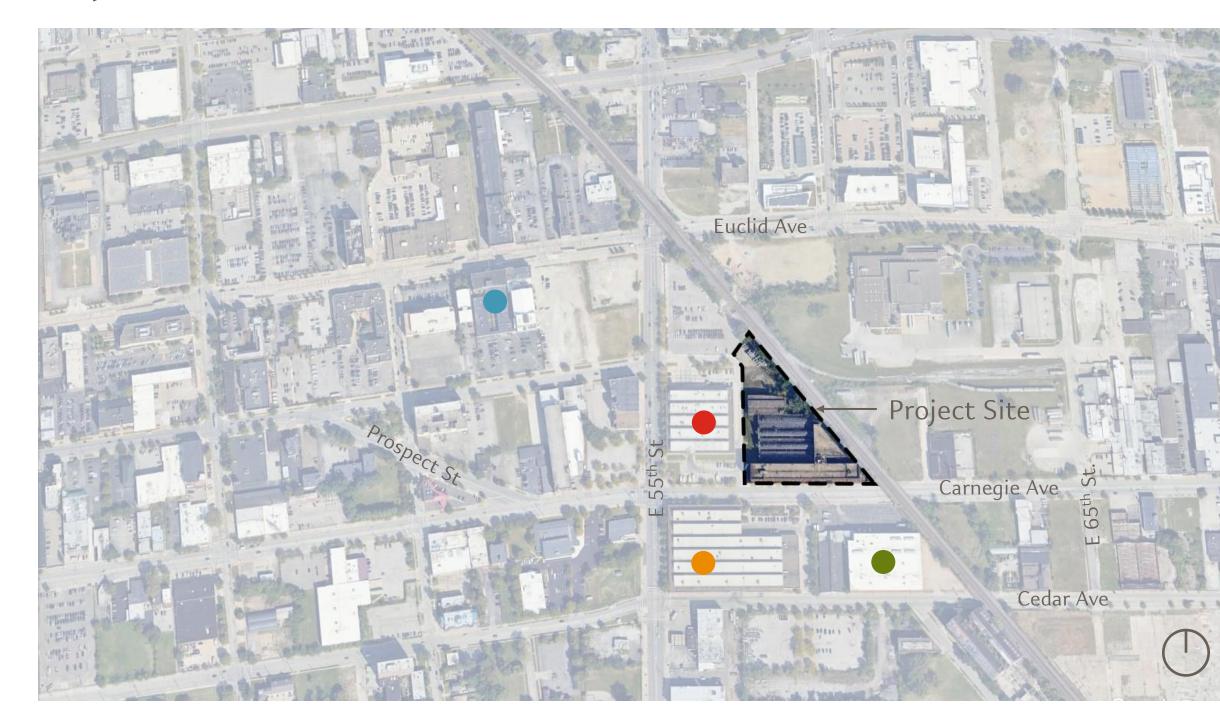
The project will include approximately 112 residential units split into 2 condos; WSI is 56 units of Senior Housing on floors 2 and 3, WSII is 56 units of Family Housing on floors 4 and 5. The units will be housed within a completely renovated shell and structure. The site can accommodate approximately 74 surface parking spaces will be located in the former location of the shed structures. Total construction cost is around \$52M. The renovation will include exterior masonry restoration, window and roof replacement, MEP/T systems, new elevators and new interior upgrades. The project has been awarded 9% Low Income Housing Tax Credits for both WSI and WSII as well as Federal and State Historic Tax Credits.

Site Location

Project Location



Project Location







City of Cleveland Building – Waste Management



Self Storage Building

Agora Theater

Context Photos

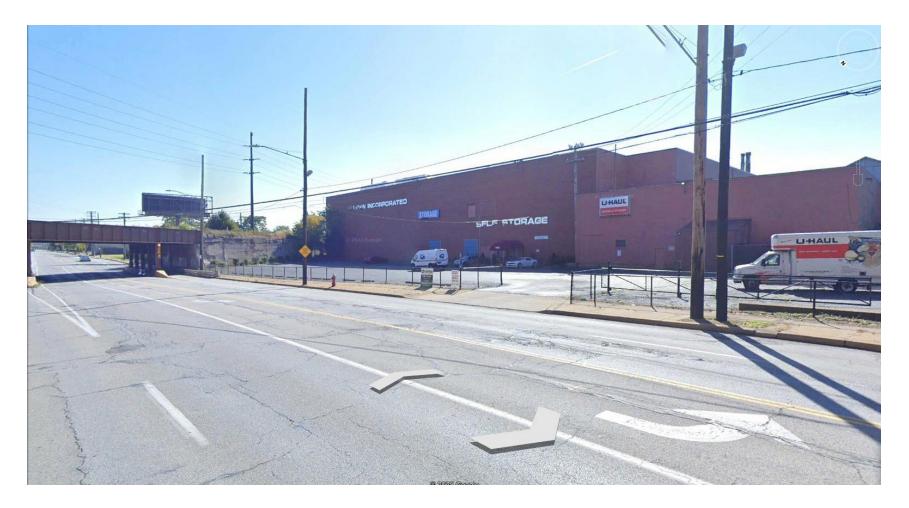


Equipment Service Station - West



City of Cleveland Building – Waste Management - Southwest

Context Photos



Self Storage Building - Southeast

Existing Conditions

Existing Condition Photos

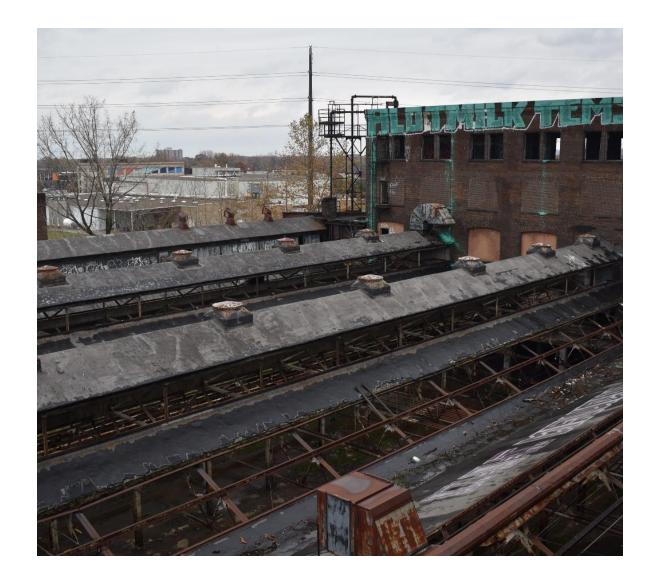


View Looking West

View Looking East

Existing Condition Photos





Existing Sawtooth Structure (To be Demolished)

Historic Image



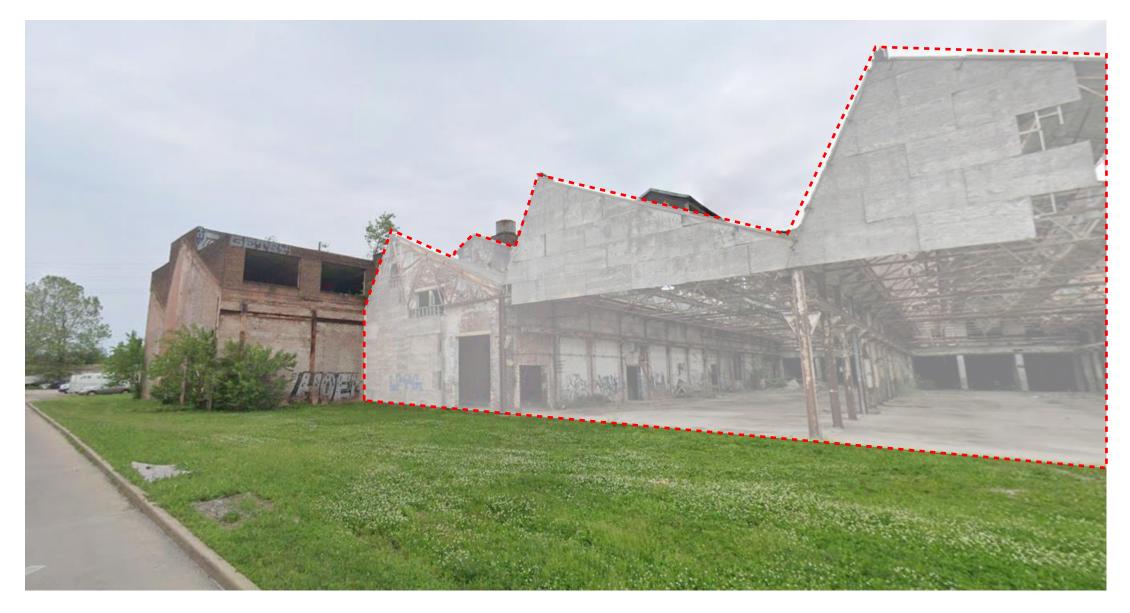


Proposed Demolition

Demolition



Demolition



Existing Building 6 & Sheds (To be Demolished)

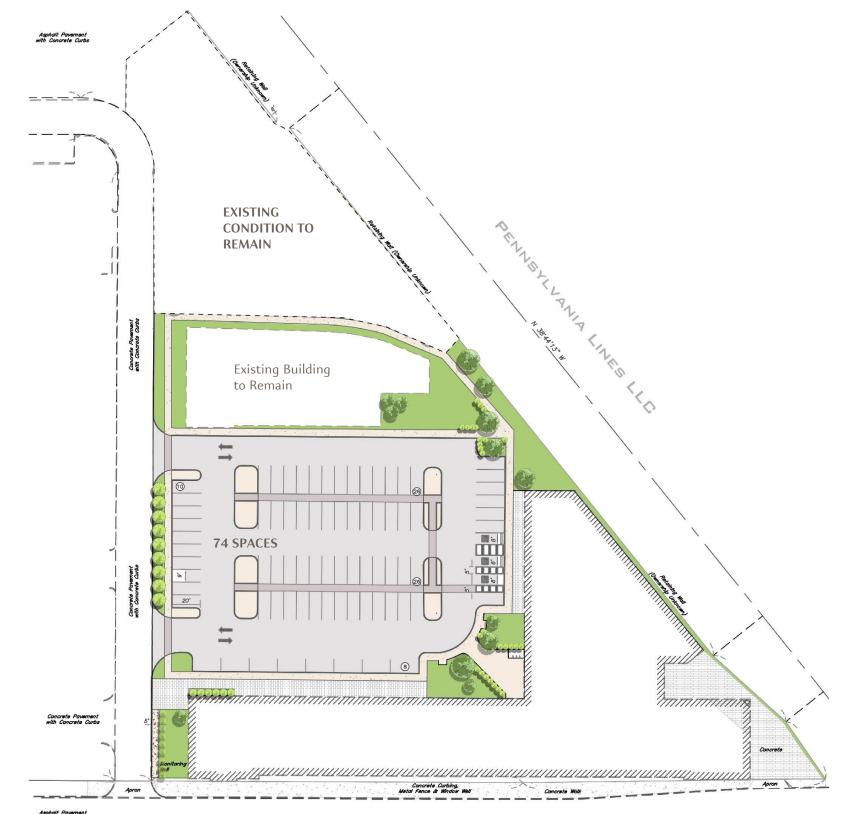
Demolition



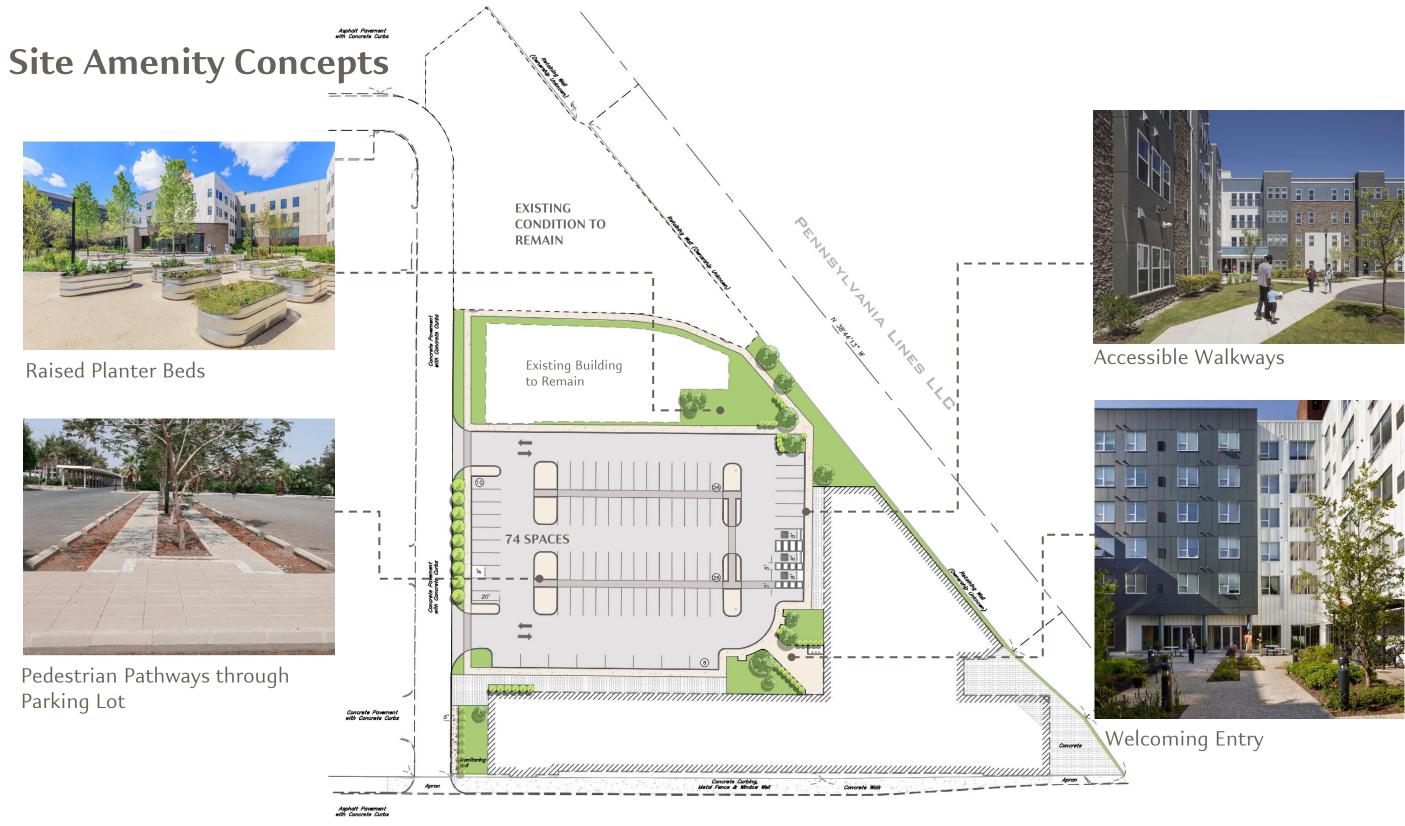
Existing Gas Building (To be Demolished)

Proposed Design









Site Plantings & Furnishings











Swamp White Oak

Serviceberry

Hydrangea



Green Lustre Japanese Invincibelle Limetta Holly



Little Henry Sweetspire



Grey Owl Juniper





Metal Raised Planter

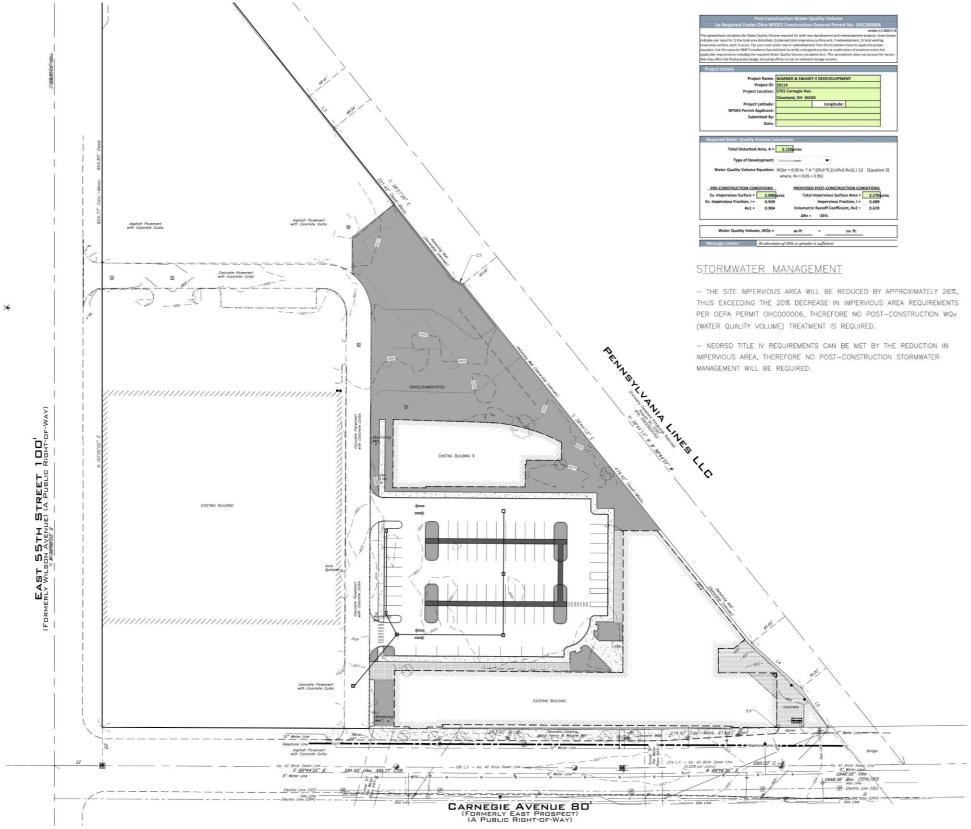
Color: British Green

Plant Schedule					
Key	Botanical / Common Name	Size	Cond.	Spacing	
	Trees				
AM	Amelanchier x g. 'Autumn Brilliance'/ Autumn Brilliance Serviceberry	2"	B&B	see plan	
CAC	Carpinus caroliniana/ American Hornbeam	2 1/2"	B&B	see plan	
MAL	Malus sargentii/ Sargent Crab	2 1/2"	B&B	see plan	
NY	Nyssa sylvatica/ Black Gum	2"	B&B	see plan	
OV	Ostrya virginiana/ American hophornbeam	2 1/2"	B&B	see plan	
QB	Quercus bicolor/ Swamp White Oak	3"	B&B	see plan	
	Shrubs				
HYA	Hydrangea a. Invincibelle Limetta/ Invincibelle Limetta Hydrangea	18"	No. 3	3' O.C.	
IC	Ilex crenata 'Green Lustre'/ Green Lustre Japanese Holly	36"	No. 5	4' O.C.	
IT	Itea v. 'Little Henry'/ Little Henry Sweetspire	24"	No. 3	3' O.C.	
JUN	jUniperus v. 'Grey Owl'/ Grey Owl Juniper	24"	No. 5	4' O.C.	
MY	Myrica pensylvanica/ Northern Bayberry	36"	No. 5	5' O.C.	



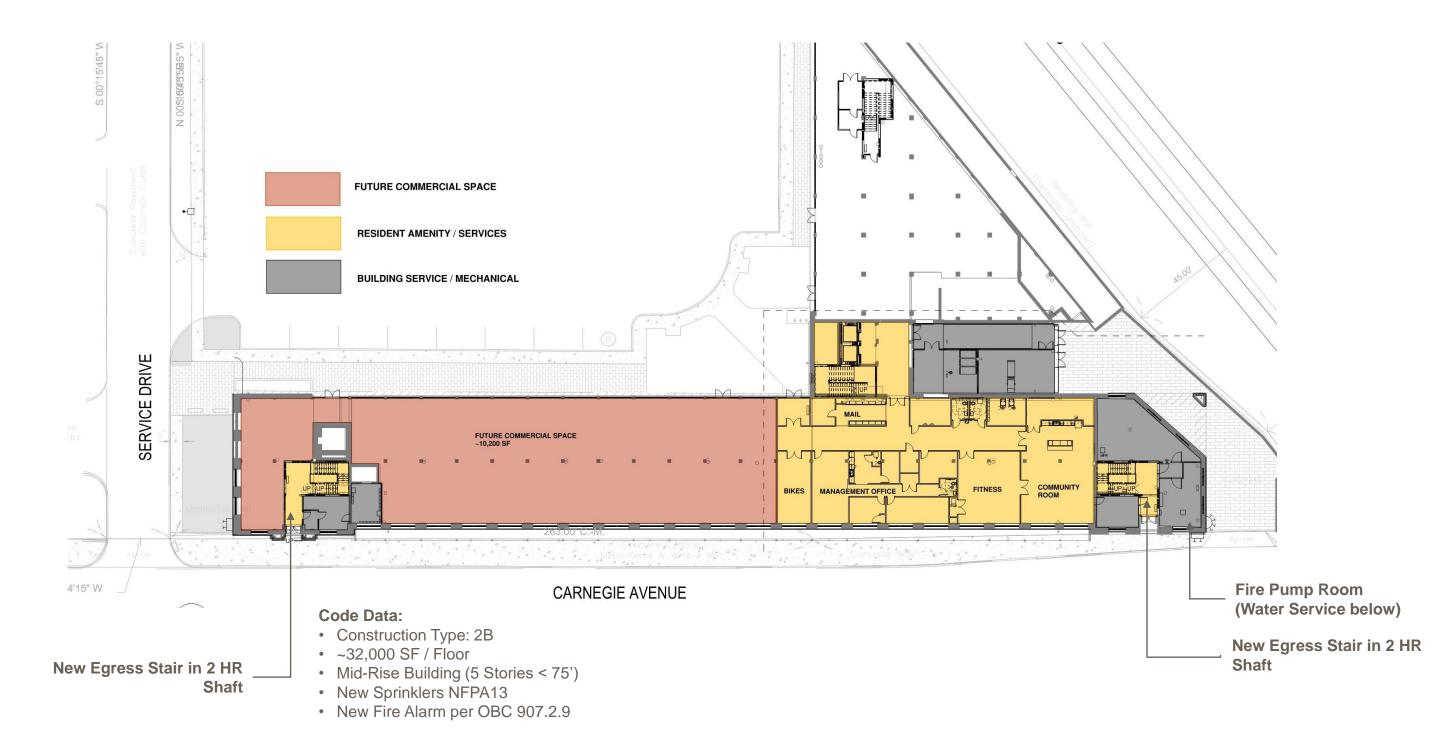
Keystone Ridge "Creekview" bench. Aluminum. Color: Sparkle Silver

Stormwater Management

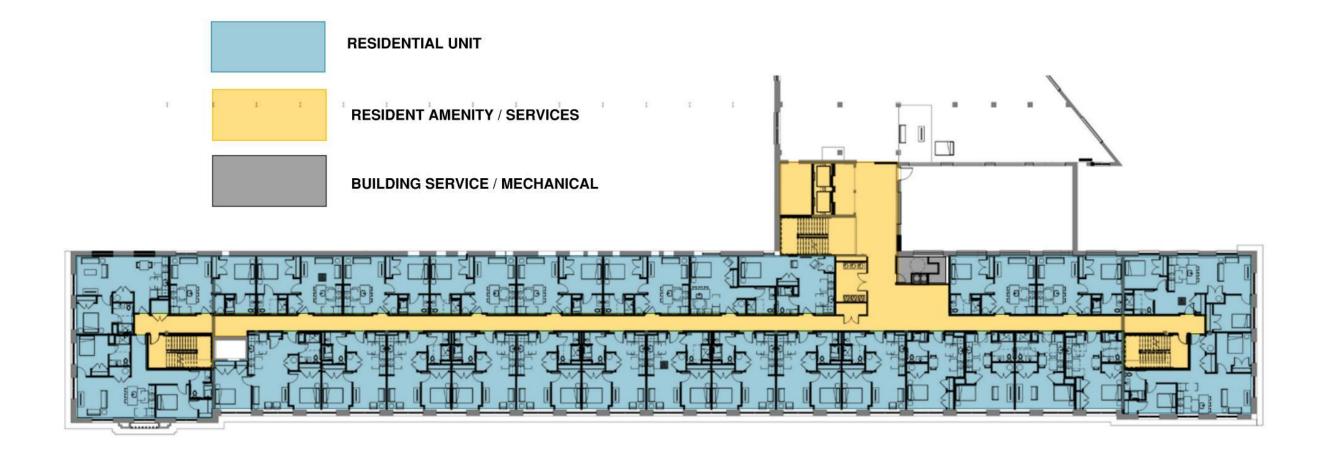


Post-Con	struction Water Quality Volume			
	PDES Construction General Permit No. OHC000006			
As kequired onder onlo in	version 12 2021-5-			
ser input for 1) the total area disturbed, s surface, each in acres. The user must r Use the separate BMP Compilance Spre requirements including the required W	ume required for both new development and redevelopment projects. Given how 2) planned total impervious surface and, if redevelopment, 3) total existing either new or redevelopment from the development means to apply the proper adahests to verify a devigend practice or combination of practices meets the atter Quality Volume ackulated here. This gread/here does not account for factor efficience on or ackulated here. This gread/here does not account for factor efficience on or ackulated here.			
ct Details				
	WARNER & SWASEY II REDEVELOPMENT			
Project ID: Project ID:				
	5701 Carnegie Ave.			
Project Location	Cleveland, OH 44103			
Project Latitude				
NPDES Permit Applicant				
Submitted By				
Date				
uired Water Quality Volume (alculation			
Total Disturbed Area, A	3.150ecres			
Type of Development	Redevelopment 💌			
Vater Quality Volume Equation	WQvr = 0.90 in. * A * [[Rv1*0.2]+(Rv2-Rv1)] / 12 [Equation 3]			
	where, Rv = 0.05 + 0.9(i)			
-CONSTRUCTION CONDITIONS	PROPOSED POST-CONSTRUCTION CONDITIONS			
Impervious Surface = 2.99	Oacres Total Impervious Surface Area = 2.170acres			
pervious Fraction, i = 0.94	9 Impervious Fraction, i = 0.689			
Rv1 = 0.90	4 Volumetric Runoff Coefficient, Rv2 = 0.670			
1.0000	ΔRv = -26%			
Water Quality Volume, WQv =	ac-ft = cu.ft.			
	ac-ft = cu.ft.			

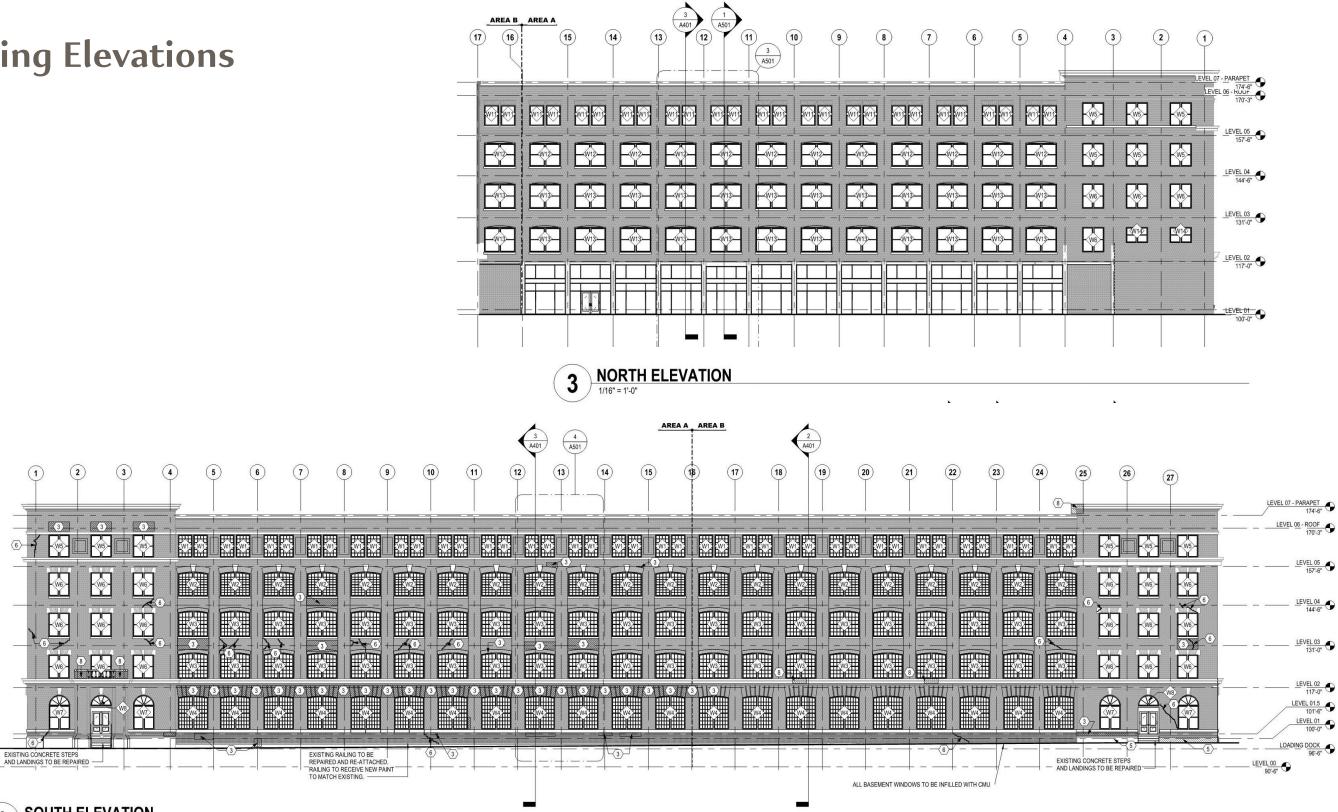
Building Entry



Typical Unit Level







SOUTH ELEVATION 1/16" = 1'-0"

Building Rendering





MN

Moody Nolan 300 Spruce Street, Suite 300 Columbus, OH 43215

Atlanta, GA Boston, MA Chicago, IL Cincinnati, OH Cleveland, OH Columbus, OH Dallas, TX Houston, TX Nashville, TN New York, NY Philadelphia, PA Washington, DC

Cleveland City Planning Commission

Staff Report



Mar 21, 2025



Euclid Corridor Design Review District

Design Review Advisory Committee

Meeting Motion and Report Form

Meeting Location: MidTown Cleveland Offices located at 5000 Euclid Ave.

Case Number: <u>EC 2025-002</u>		Meeting Date:	03/20/2025
Project Name:	Warner & Swasey		
Project Address:	5701 Carnegie Ave.		
Contact Person:	Nicholas Slaughterbeck		
Architect/Contractor:	Moody Nolan		
General Description:			

Motion by Design Review Committee: Schematic Approval W/Conditions

Approve:

Disapprove:

Abstain:

Non-Voting Members:

Return for final approval with details including:

- Surface treatments of parking lots

- Streetscapes along Carnegie - confirm whether trees will be replaced or restored

- Provide restoration details for railings, color of windows, profile or retail storefront glazing etc.

Motion to Approve: Pace Second: Brown

Votes in favor: Trotta, Augoustidis, Brown, Holland, Pace, Rothenberg, Solon, Whitfield, Wilson, Calhoun

Non-voting present: Scott, Chatburn, Peppers



Euclid Corridor Design Review District

Design Review Advisory Committee

Meeting Motion and Report Form

Meeting Location: MidTown Cleveland Offices located at 5000 Euclid Ave.

Case Number: EC 202	25-009	Meeting Date:	03/20/2025
Project Name:	Warner Swasey demolition		
Project Address:	5701 Carnegie Ave.		
Contact Person:	Stephanie Hayward		
Architect/Contractor:	Moody Nolan		
General Description:			

Motion by Design Review Committee:

Approved

Approve: Disapprove: Abstain: Non-Voting Members:

This demolition is for 3 structures within development site.

Motion: Pace Second: Whitfield

Votes to approve: Trotta, Augoustidis Brown, Holland, Pace, Rothenberg, Solon, Whitfield, Wilson, Calhoun

Non-voting present: Scott, Chatburn, Peppers

Cleveland City Planning Commission

Downtown/Flats Design Review



Mar 21, 2025

DF2025-002 - Huntington Bank Field Naming Signs

Project Address: 100 Alfred Lerner Way

Type: Signage Variance

Project Representative: Jim McFarland, Zoning Resources

Approval: Final

Ward 3 – Councilmember McCormack

CITY PLANNING COMMISSION

Mar 21, 2025

CI FVFI ΔΝD

SPA: Downtown



CITY PLANNING COMMISSION

Huntington Bank Field Signage

100 Alfred Lerner Way

City Planning Commission Hearing

March 21, 2025



CITY PLANNING COMMISSION

Proposal

Applicant occupying 100 Alfred Learner Way is proposing two 3,301 square foot internally illuminated business identification wall signs and two 6,838 square foot roof signs.







CITY of **CLEVELAND**

CITY PLANNING COMMISSION

MAYOR JUSTIN M. BIBB

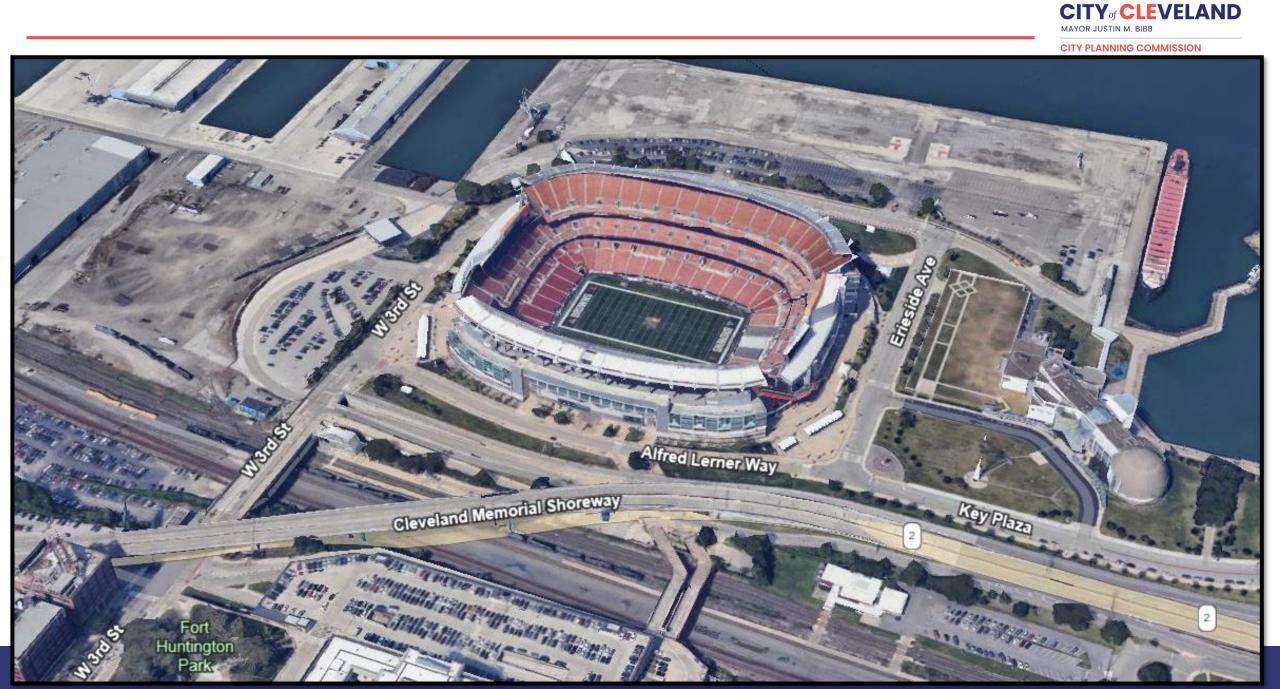
PROPOSED NORTH FACADE SIGN

CITY PLANNING COMMISSION Zoning Downtown Residential General Industry General Retail Business Limited Retail Business Semi-Industry W 3rd Parking Lot Access Cuyahoga County Parcels E 9th St **Key Plz** N Marginal Rd W 3rd St Alfred Lerner Way Shrway W to W 3rd Ramp Erieside Ave Cleveland Memorial Shoreway W Wight **Cleveland Memorial Shoreway E** Parking Lot S. Front Ave S Marginal Rd the second CuyahogaGIS 點問 terre in the set -----300 **100 Alfred Learner Way** CITY OF CLEVELAND Mayor Justin M, Bibb Feet

Existing Zoning

MAYOR JUSTIN M. BIBB

General Industry Zoning District



<u>Why City Planning Commission?</u>

- §350.16 gives City Planning Commission the jurisdiction to vary the Sign Code to either more strict or less strict regulations than what §350 requires based on a specific set of criteria: (Administrative approval does not apply)
 - **Design Compatibility**: may vary only if such variation will result in signage which is better suited to the design of the subject property or nearby properties of architectural or historic significance

CITY PLANNING COMMISSION

- Design Guidelines: any variation from regulations shall be approved only in accordance with applicable design guidelines adopted by CPC & City Council
- Minimum Variation: Any variation shall be the MINIMUM necessary to ensure design compatibility

Variances Required

Business Identification Wall Sign:

- <u>1,866.5 sqft max permitted for wall signs.</u>
 - Proposing two 3,301 sqft wall signs
 - Require variance for 2,056.5 sqft along Alfred Learner Way
 - Require variance for 2,678.75 sqft along Erieside Ave.



16'-9 1/2"

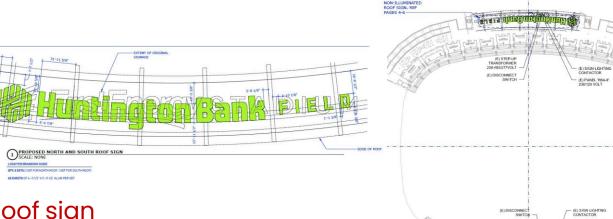
- One max permitted per building.
- Proposing two 6,838 sqft roof signs
 - Require variance for one additional roof sign



OUTH FACADE DAY TIME RENDER









§347.20 (e) Major Public Assembly Facilities.

 For public assembly facilities located within the Central Business District providing a minimum seating capacity of five thousand (5,000) persons

(1) Type, Number, Height and Location of Signs.

The City Planning Commission may authorize variations in otherwise applicable regulations of this chapter to the extent necessary to provide adequate information to the public.



(2) Electronic Changeable Copy Signs. Limited to the following:

A. Identification of the facility or events held at the facility;

B. Identification of the events held at other local public assembly facilities and identification of festivals and other special events held in the City;

CITY PLANNING COMMISSION

C. Identification of products or services offered for sale on the premises of the qualifying public assembly facility;

D. Public service messages, such as time, temperature and information of a civil nature, including welcoming of visitors to the City;

E. Acknowledgement of organizations or individuals sponsoring events held at the facility or contributing to the construction or operation of the facility as sponsors or patrons.

Considerations

CITY of CLEVELAND MAYOR JUSTIN M. BIBB

- Does this result in signage that is better suited to the design of the subject property or nearby properties? (Design Compatibility)
- * Does this result in signage that follows CPC's standard of *approved design guidelines*?
- Are these variances the *minimum necessary* to ensure design compatibility with surrounding properties and residential neighbors?

Neighboring Conditions



Rock and Roll Hall of Fame

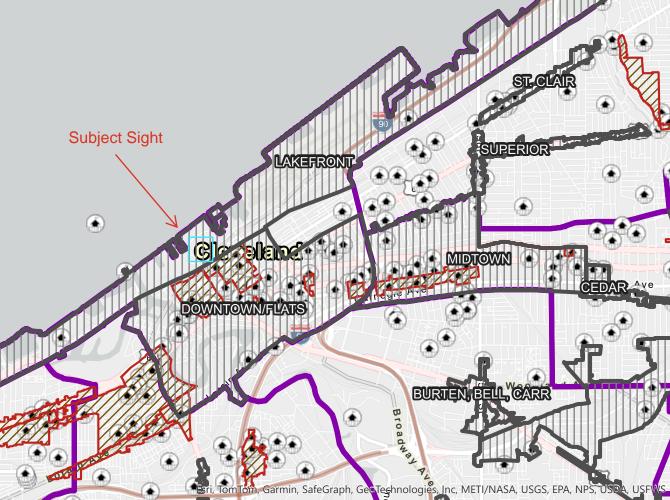


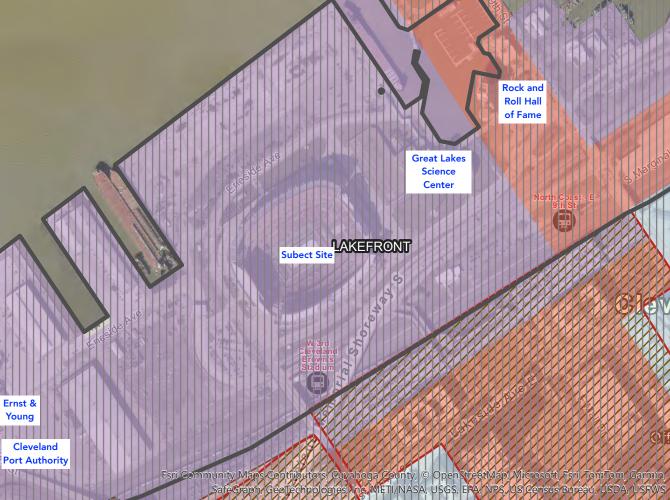
Ernst & Young

Port of Cleveland

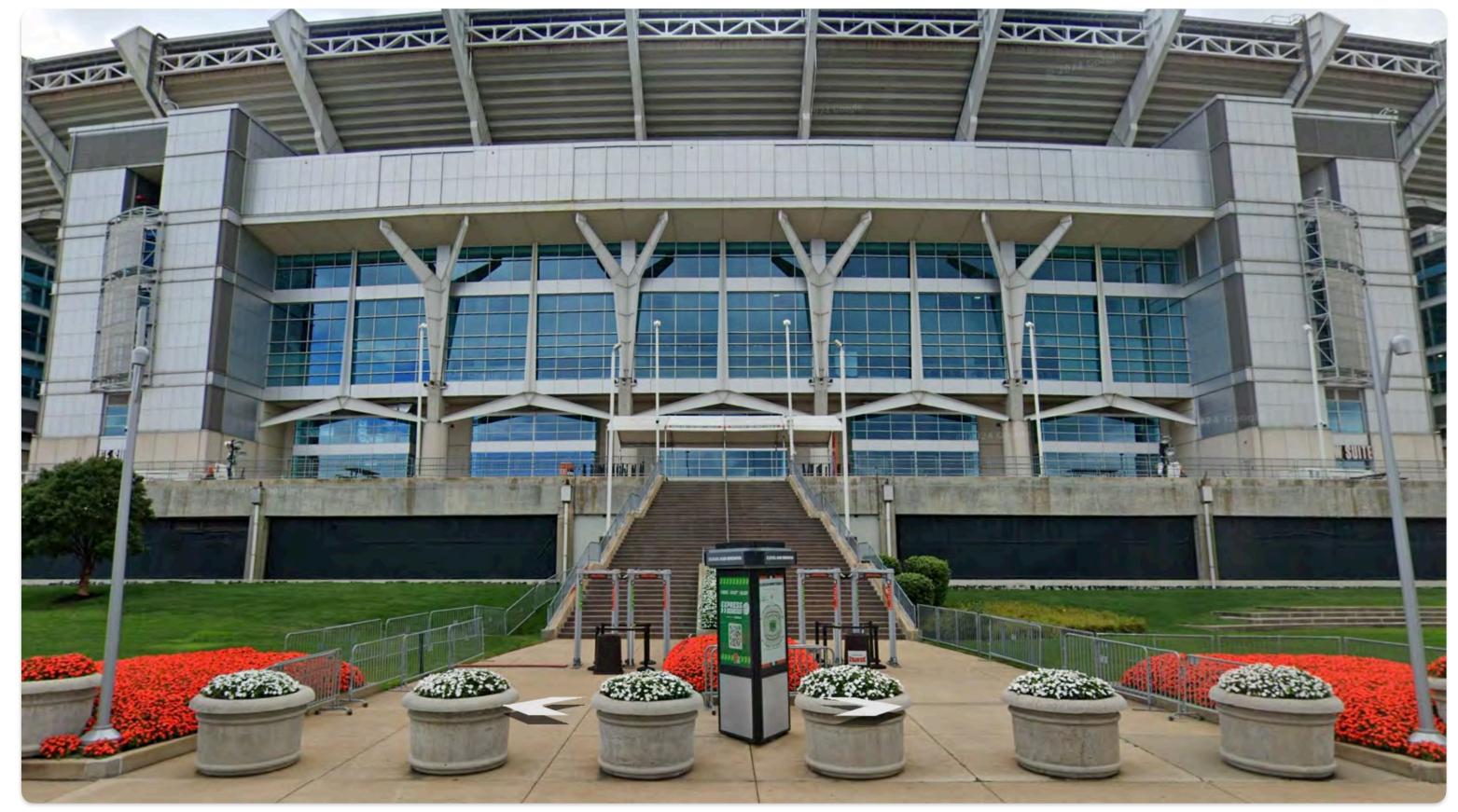


Great Lakes Science Center



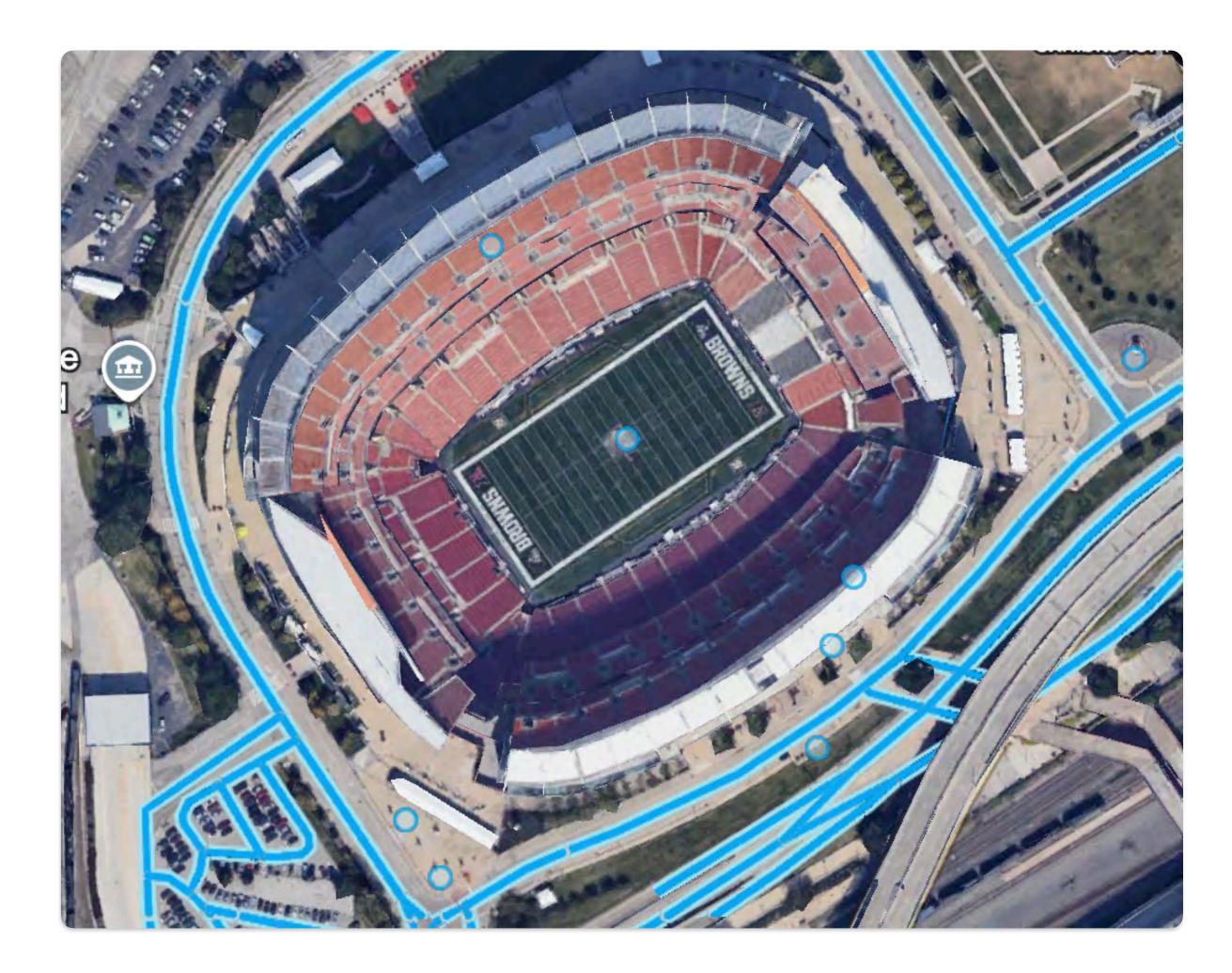


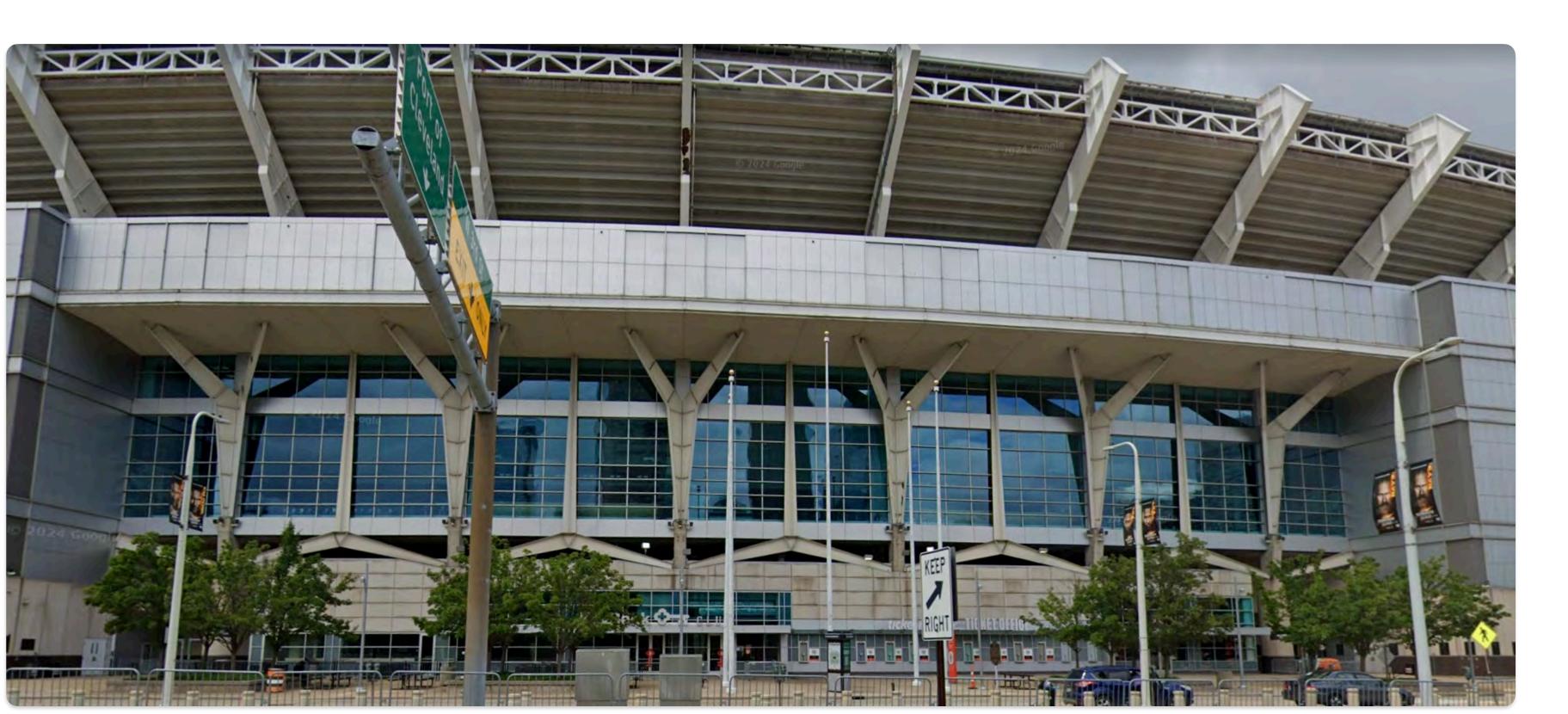




North Facade

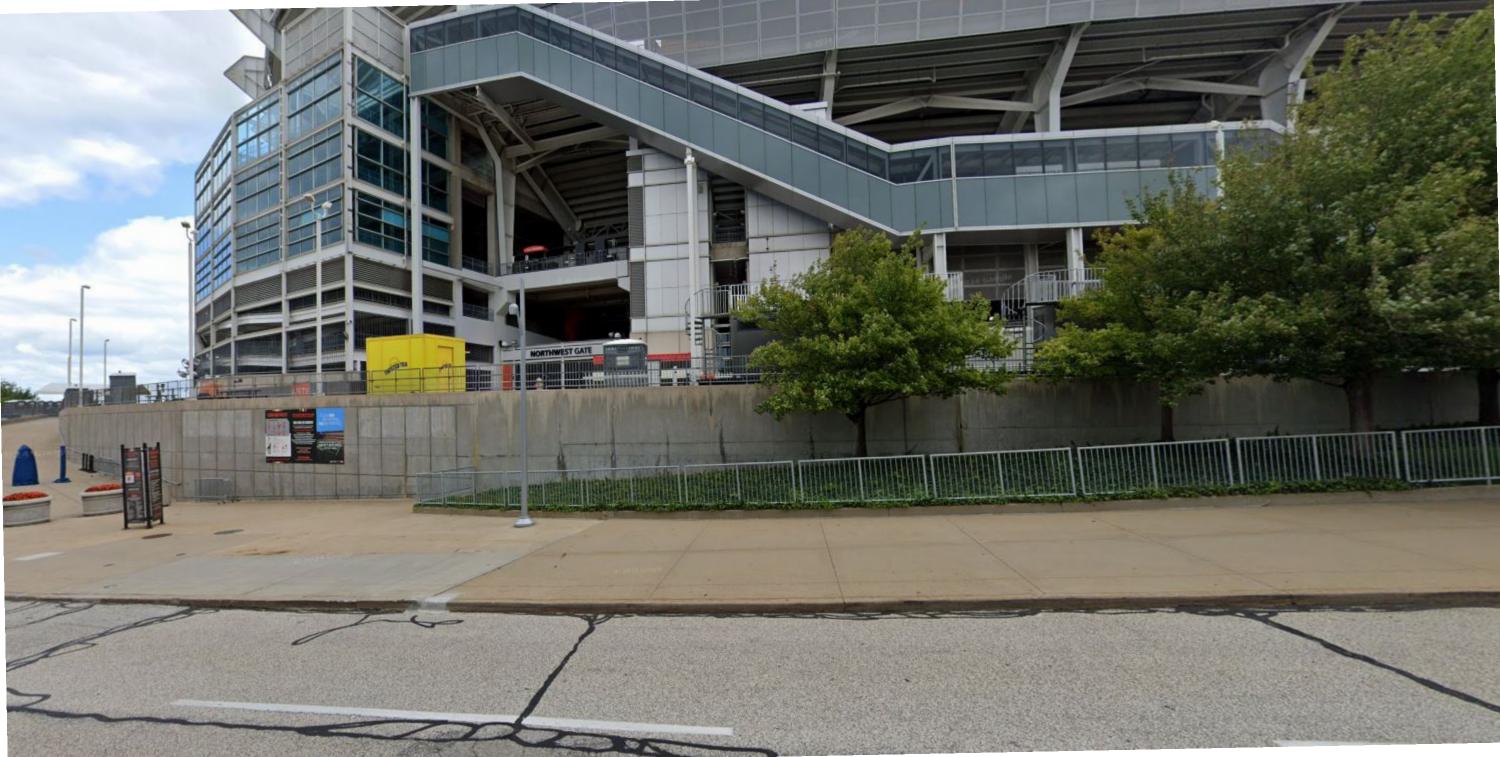
Existing Conditions

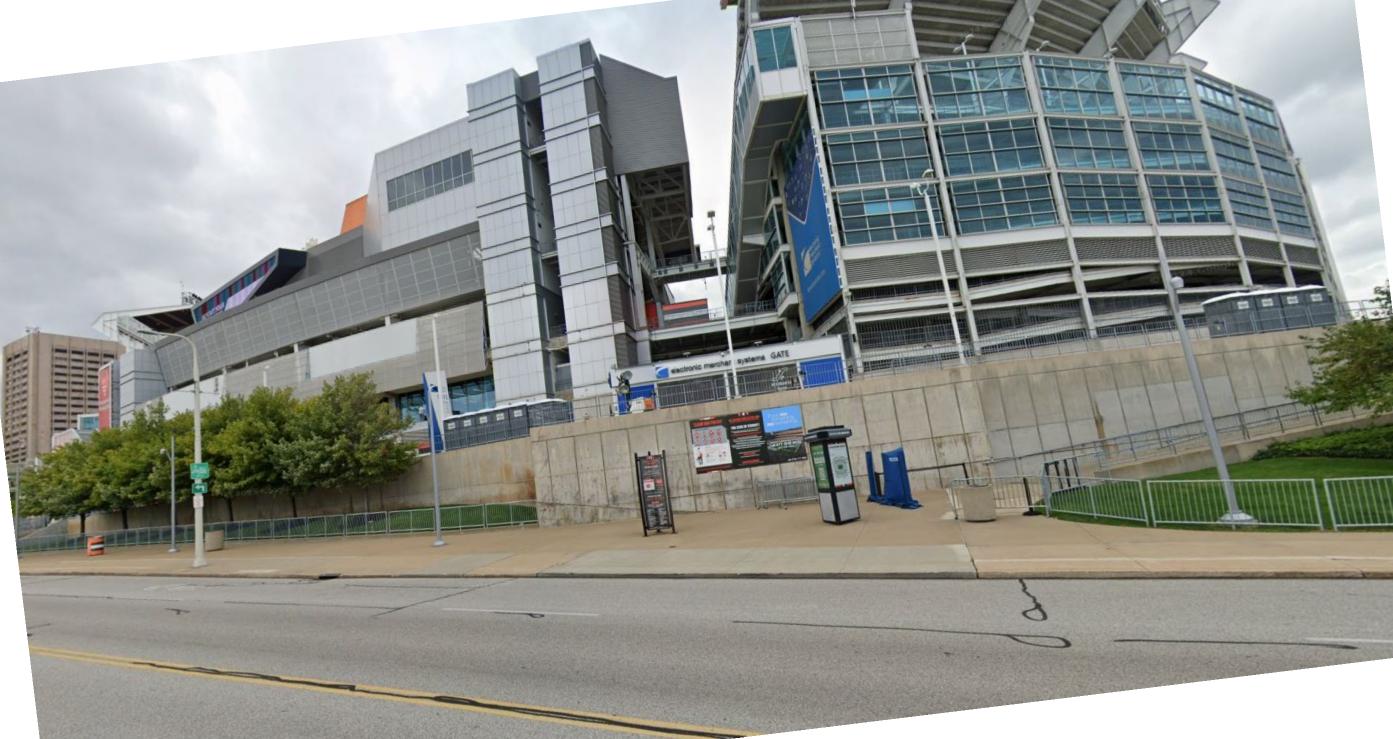




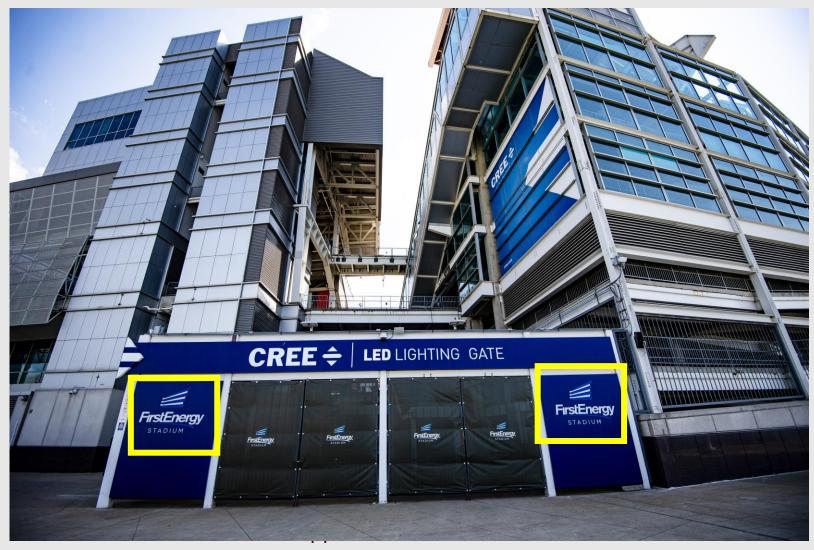
South Facade







BACKLIT GATE ENTRANCES – EIGHT (8) TOTAL









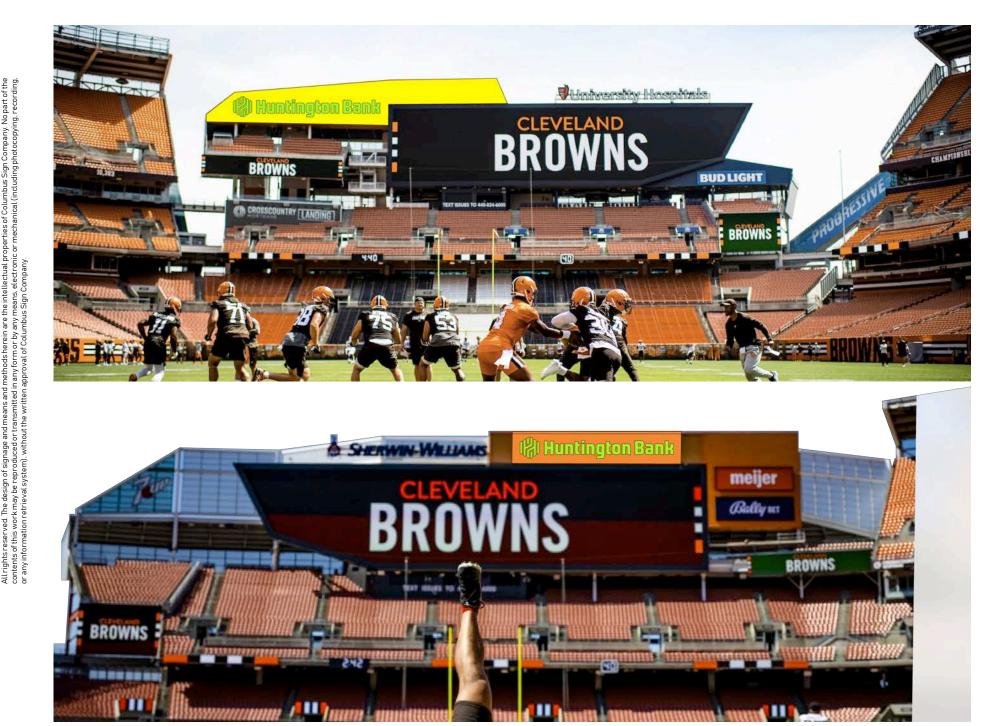






HUNTINGTON BANK FIELD- SCOREBOARD SIGNAGES

Interior Scoreboard area graphic draft 01/07/2025



PREPARED BY:



PROJECT ADDRESS:

100 ALFRED LERNER WAY CLEVELAND, OH 44114

DRAWING LIST:

2

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4

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CS COVER SHEET

BRIGHT GREEN PMS 368 C (SATIN FINISH) BLACK WITH SATIN FINISH

WHITE WITH SATIN FINISH

ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

MECHANICAL INSTALLATION NOTE: Installer is required to verify actual field conditions & provide necessary mounting hardware & method of attachment to ensure safe installation. Installation to meet N.E.C., UL & Local Codes.

ELECTRIC NOTE: It is the owner's responsibility to provide primary electric service with dedicated circuit(s). Including ground wiring directly from panel box within (6) feet of signage. Installation to meet N.E.C., UL & Local Codes.

ELECTRICAL INSTALLATION NOTE: ELECTRICAL INSTALLATION NOTE: Sign(s) is/are intended to be installed in accordance with the requirements of article 600 of the N.E.C. and/or other applicable local codes. This includes proper grounding and bonding of the sign(s).

0

SIGN LOCATION PLAN LEVEL 500 DIMENSIONED SCOREBOARD SIGN EAST RENDERED SCOREBOARD SIGN EAST DIMENSIONED SCOREBOARD SIGN WEST RENDERED SCOREBOARD SIGN WEST SCOREBOARD SIGN DETAILS

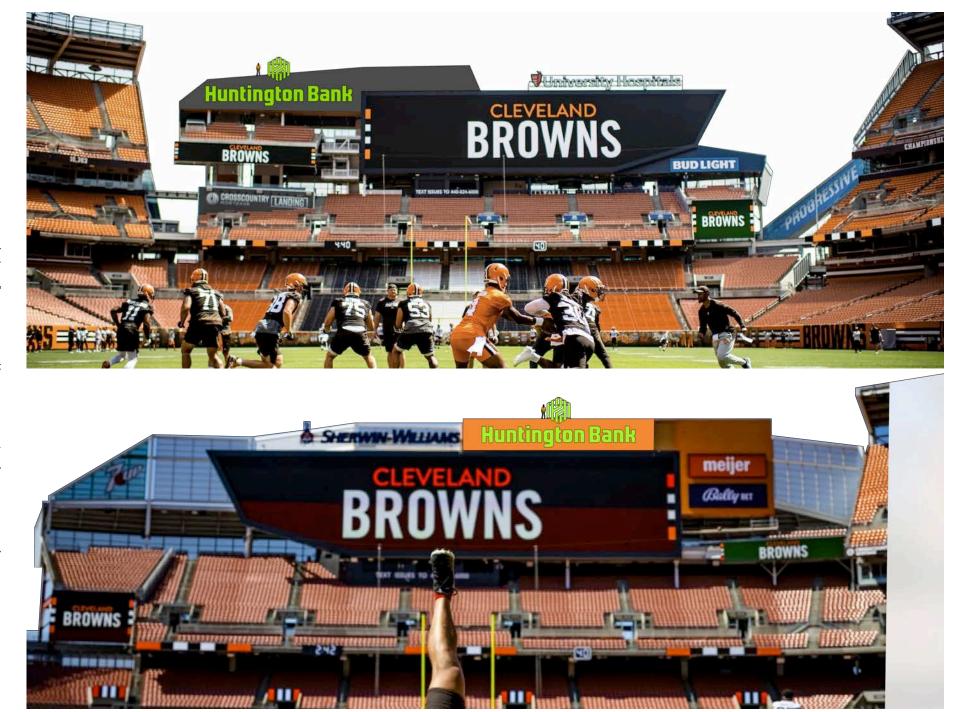
PROJECT COLORS

DEEP GREEN PMS 560 C (SATIN FINISH)

GENERAL NOTES

1. ALL MESSAGING TO BE PER OWNER-PROVIDED MESSAGE SCHEDULE 2. MOUNTING STRUCTURE DESIGN PER CURRENT EDITION OF COSA 3. EXISTING BLDG CLG TO BE PTD AS SHOWN, BY OTHERS, REF SHEET 9.1 4. ALL POWER TO JUNCTION BOXES AND OUTLETS TO **BE PROVIDED BY OWNER**

HUNTINGTON BANK FIELD- SCOREBOARD SIGNAGES FABRICATION AND INSTALLATION DOCUMENT 03/11/2025



PROJECT ADDRESS:

100 ALFRED LERNER WAY CLEVELAND, OH 44114

DRAWING LIST:

2

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CS COVER SHEET

- SIGN LOCATION PLAN LEVEL 500 DIMENSIONED SCOREBOARD SIGN EAST **EAST** ICON DETAILS DIMENSIONED SCOREBOARD SIGN WEST WEST ICON DETAILS SCOREBOARD SIGN DETAILS

- 3.1 4.1

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ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED MECHANICAL INSTALLATION NOTE:

nstaller is required to verify actual field conditions & provide necessary mountin hardware & method of attachment to en safe installation. Installation to meet N.E.C., UL & Local Codes.

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PREPARED BY:



PROJECT COLORS

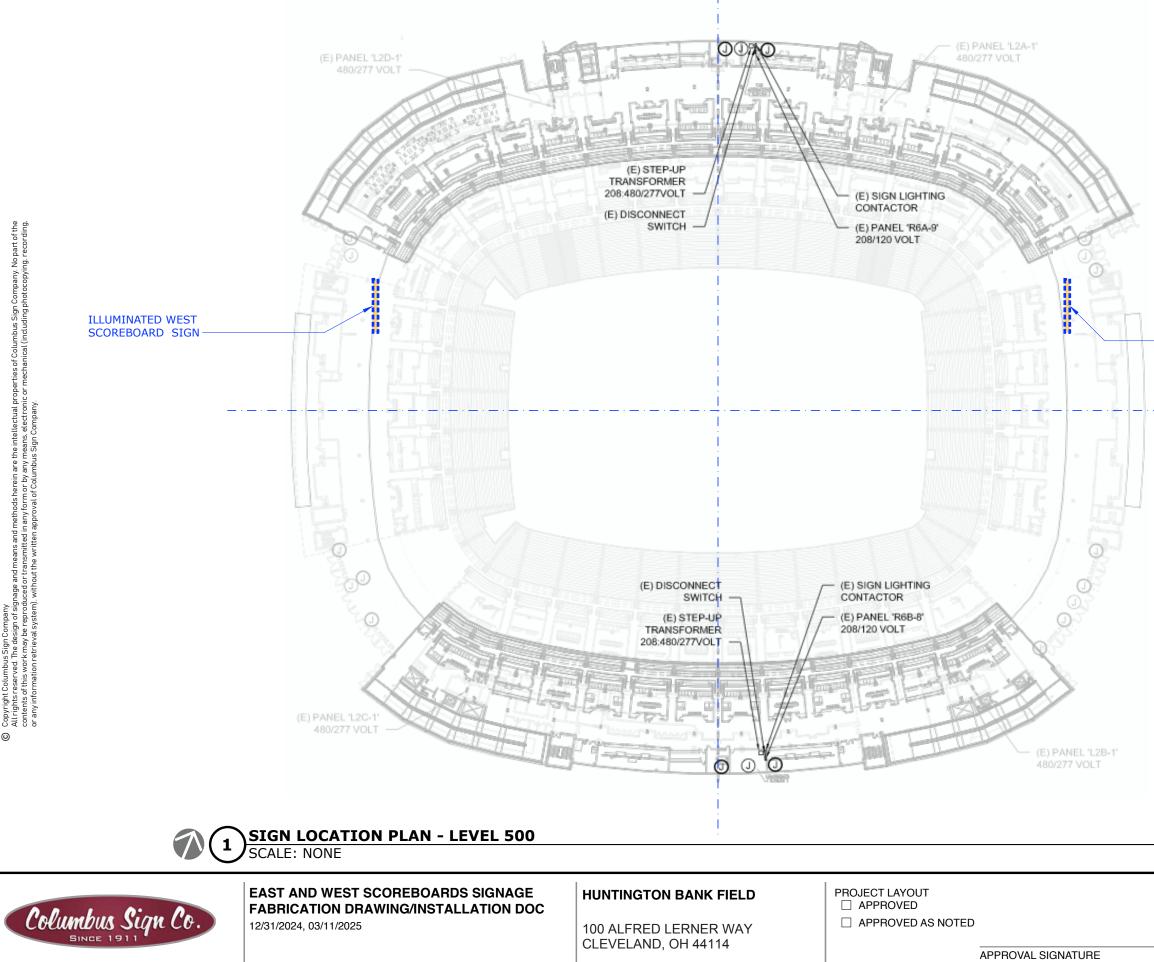
PMS 376 C (SATIN FINISH)

BLACK WITH SATIN FINISH

WHITE WITH SATIN FINISH

GENERAL NOTES

1. ALL MESSAGING TO BE PER OWNER-PROVIDED MESSAGE SCHEDULE 2. MOUNTING STRUCTURE DESIGN PER CURRENT EDITION OF COSA 3. EXISTING BLDG CLG TO BE PTD AS SHOWN, BY OTHERS, REF SHEET 9.1 4. ALL POWER TO JUNCTION BOXES AND OUTLETS TO **BE PROVIDED BY OWNER**

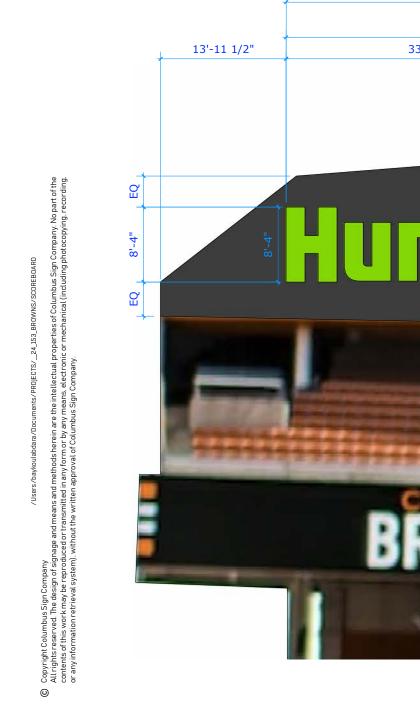


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COLUMBUS SIGN COMPAN

- ILLUMINATED EAST SCOREBOARD SIGN

 Sales: Design: Dwg:	MM/EH BAY 24_153	UL: ■ YES □ NO INSTALL PER NEC 600 -GROUNDING -BONDING	3



EAST SCOREBOARD FACE-ILLUMINATED SIGN 1 SCALE: NONE



EAST AND WEST SCOREBOARDS SIGNAGE **FABRICATION DRAWING/INSTALLATION DOC** 12/31/2024, 03/11/2025

HUNTINGTON BANK FIELD

100 ALFRED LERNER WAY CLEVELAND, OH 44114

PROJECT LAYOUT APPROVED □ APPROVED AS NOTED

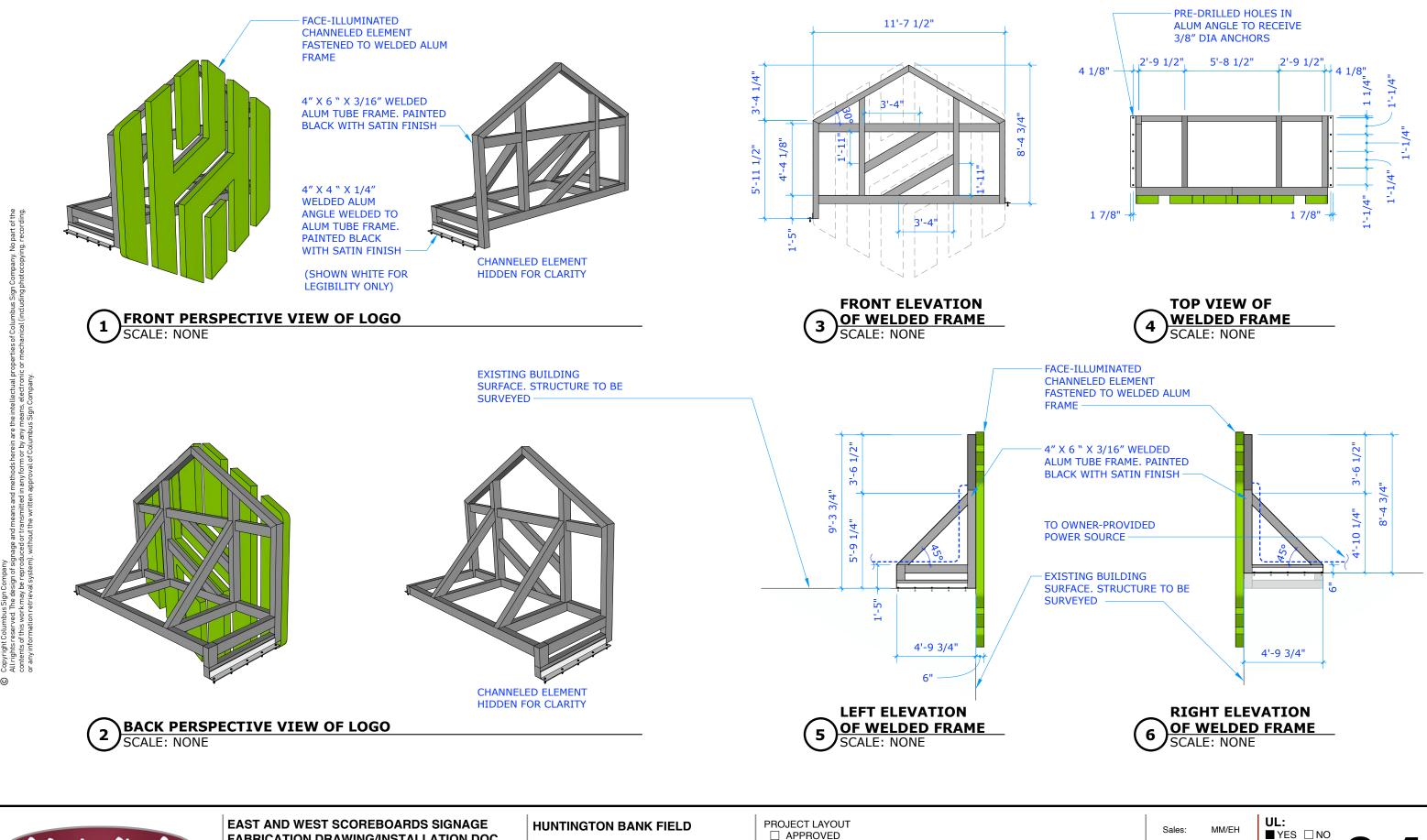
APPROVAL SIGNATURE



4'-11 7/8"

78'-3/4"

Dwg: 24_153 NEC 600 -GROUNDING -BONDING	Sales: MM/EH	-GROUNDING
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Columbus Sign Co.

FABRICATION DRAWING/INSTALLATION DOC 12/31/2024, 03/11/2025

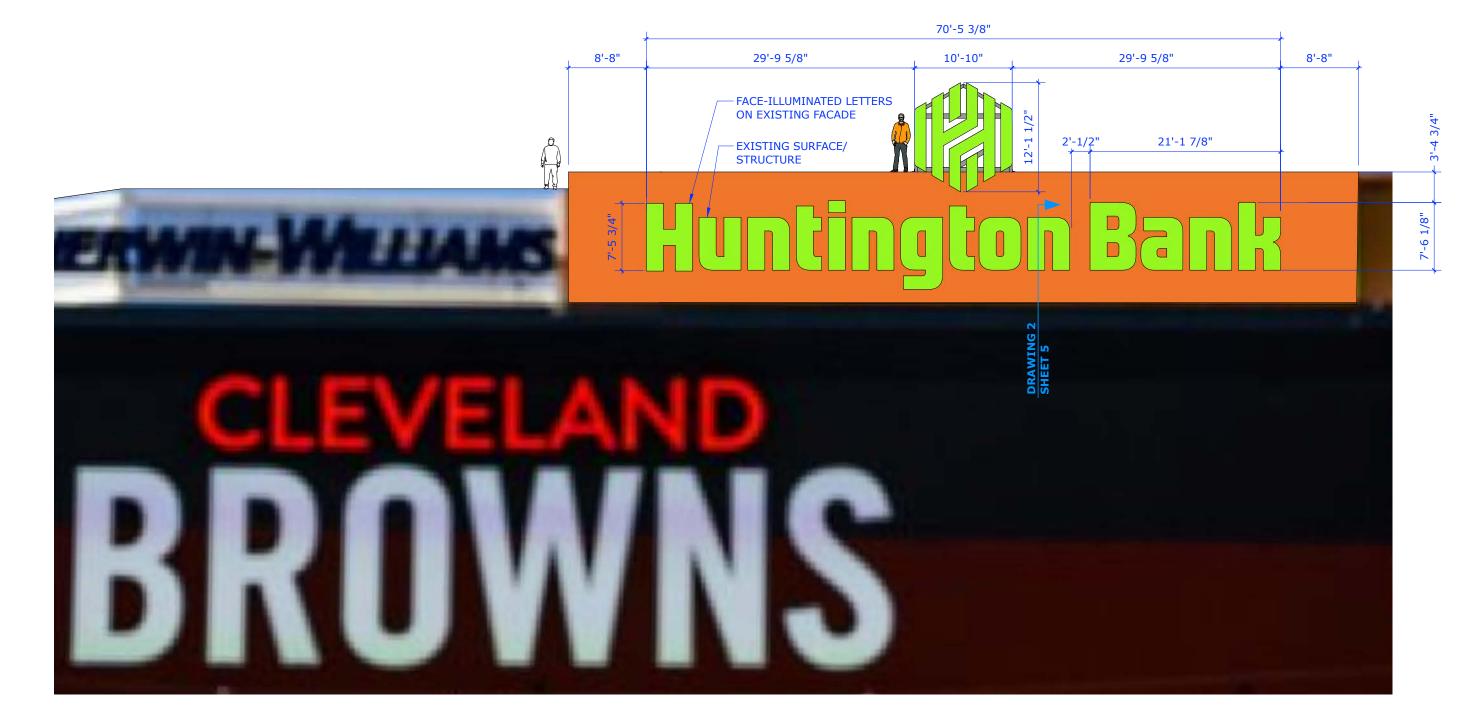
100 ALFRED LERNER WAY CLEVELAND, OH 44114

□ APPROVED AS NOTED

APPROVAL SIGNATURE

Design: Dwg:

BAY 24_153 INSTALL PER NEC 600 -GROUNDING -BONDING



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WEST SCOREBOARD FACE-ILLUMINATED SIGN 1



EAST AND WEST SCOREBOARDS SIGNAGE **FABRICATION DRAWING/INSTALLATION DOC** 12/31/2024, 03/11/2025

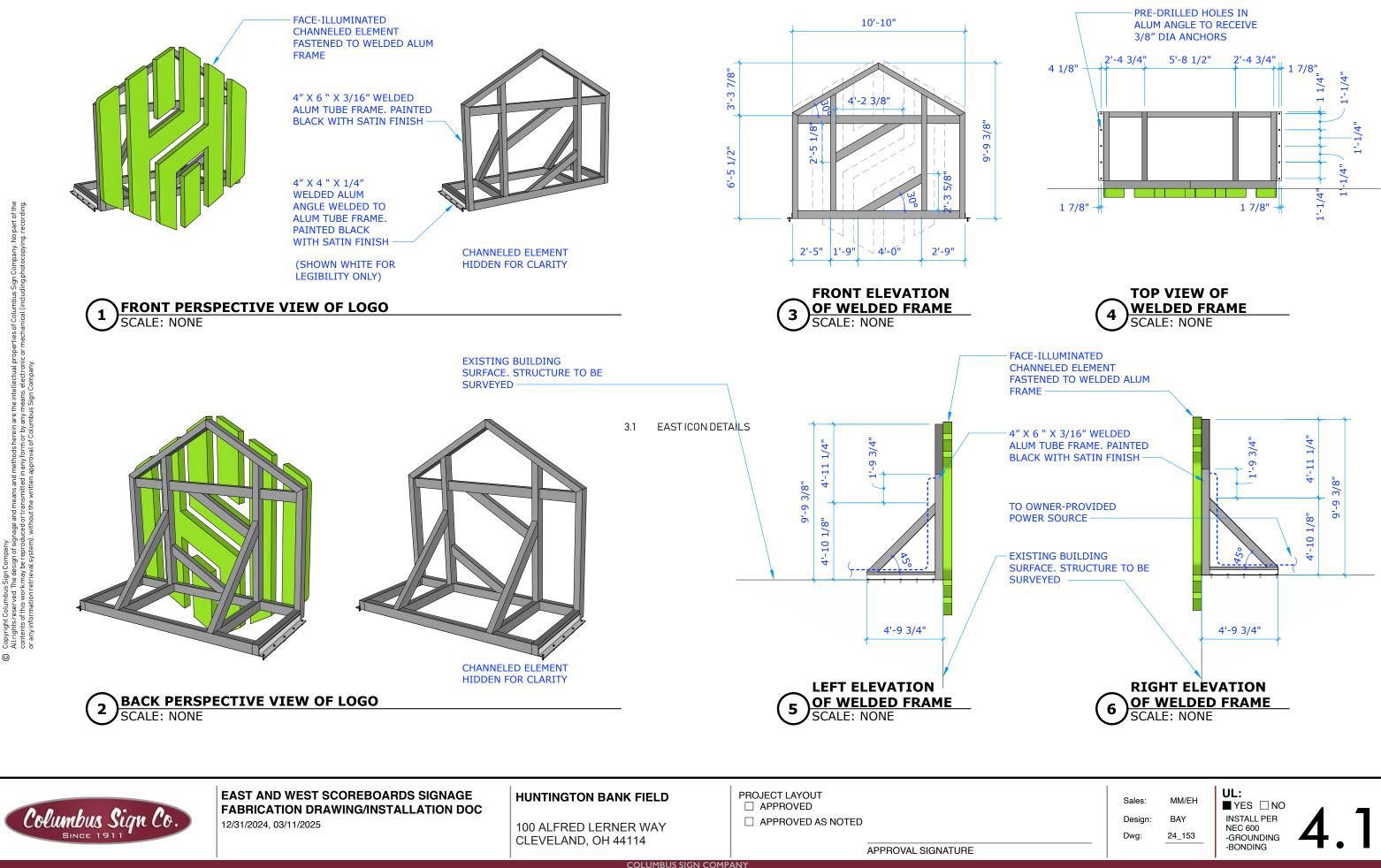
HUNTINGTON BANK FIELD

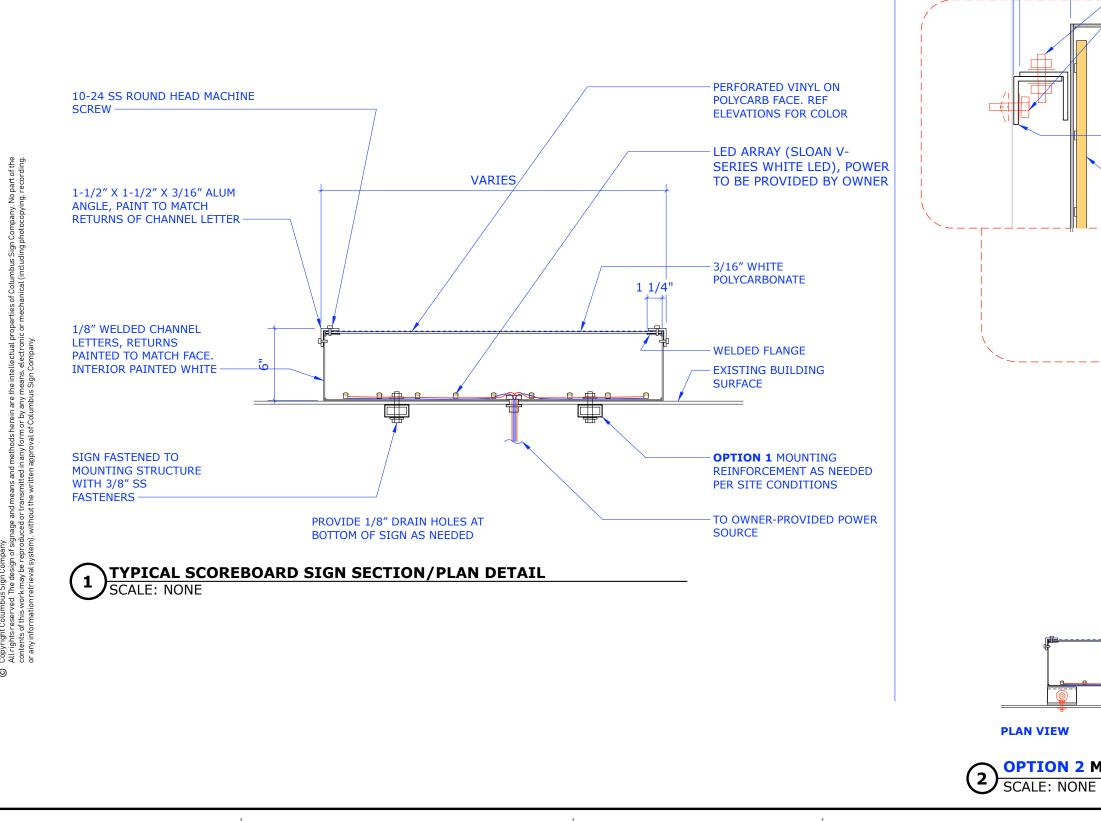
100 ALFRED LERNER WAY CLEVELAND, OH 44114

PROJECT LAYOUT APPROVED □ APPROVED AS NOTED

APPROVAL SIGNATURE

Design: BAY INSTALL PER NEC 600 Dwg: 24_153		•		NEC 600 -GROUNDING	4
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EAST AND WEST SCOREBOARDS SIGNAGE **FABRICATION DRAWING/INSTALLATION DOC** 12/31/2024, 03/11/2025

HUNTINGTON BANK FIELD

100 ALFRED LERNER WAY CLEVELAND, OH 44114

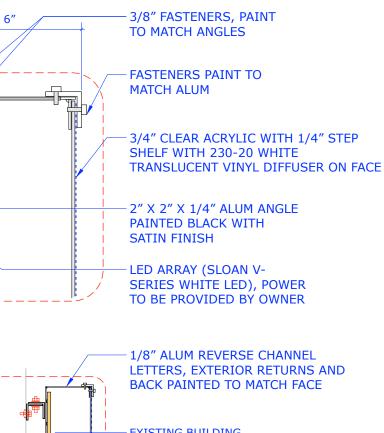
PROJECT LAYOUT APPROVED

□ APPROVED AS NOTED

APPROVAL SIGNATURE

PLAN VIEW

+- 1/4″



EXISTING BUILDING SURFACE

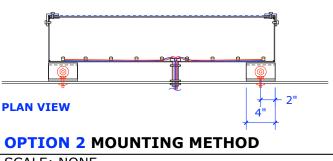
LOW VOLTAGE WIRE

POWER SUPPLIES

MOUNTING ANGLES AT EDGES OF SIGN

TO PRIMARY POWER, POWER BY OTHERS

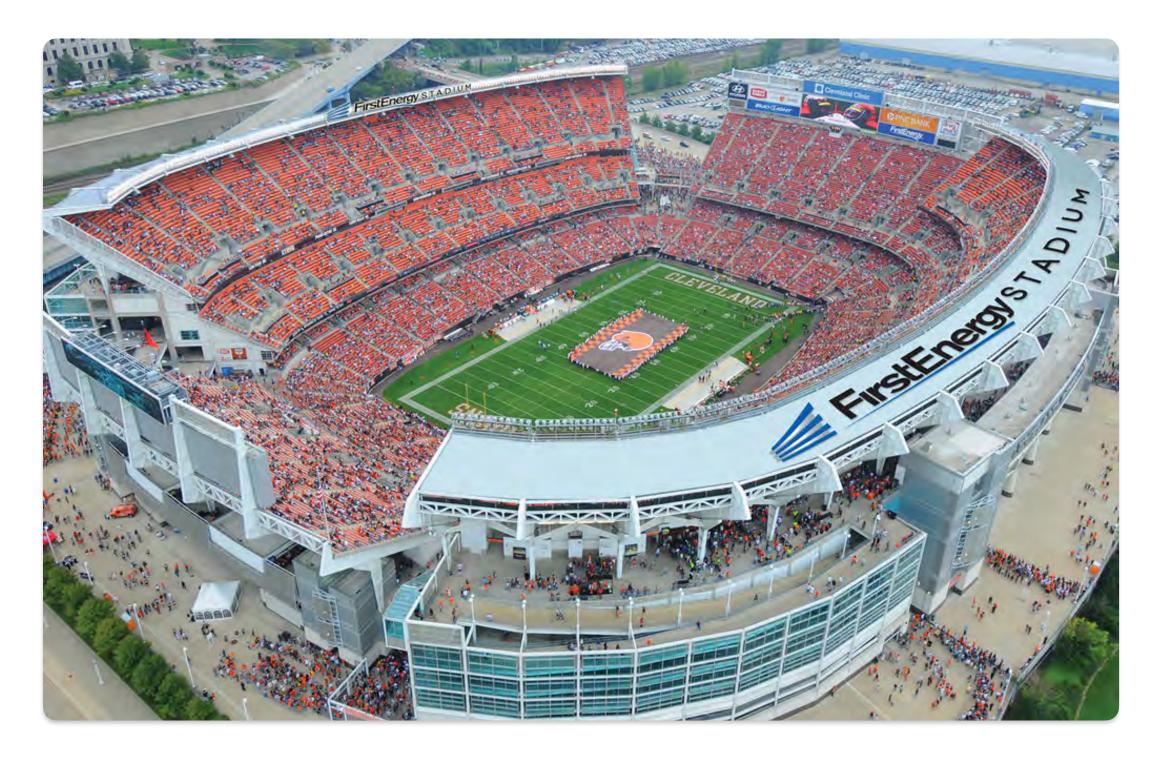
SECTION VIEW

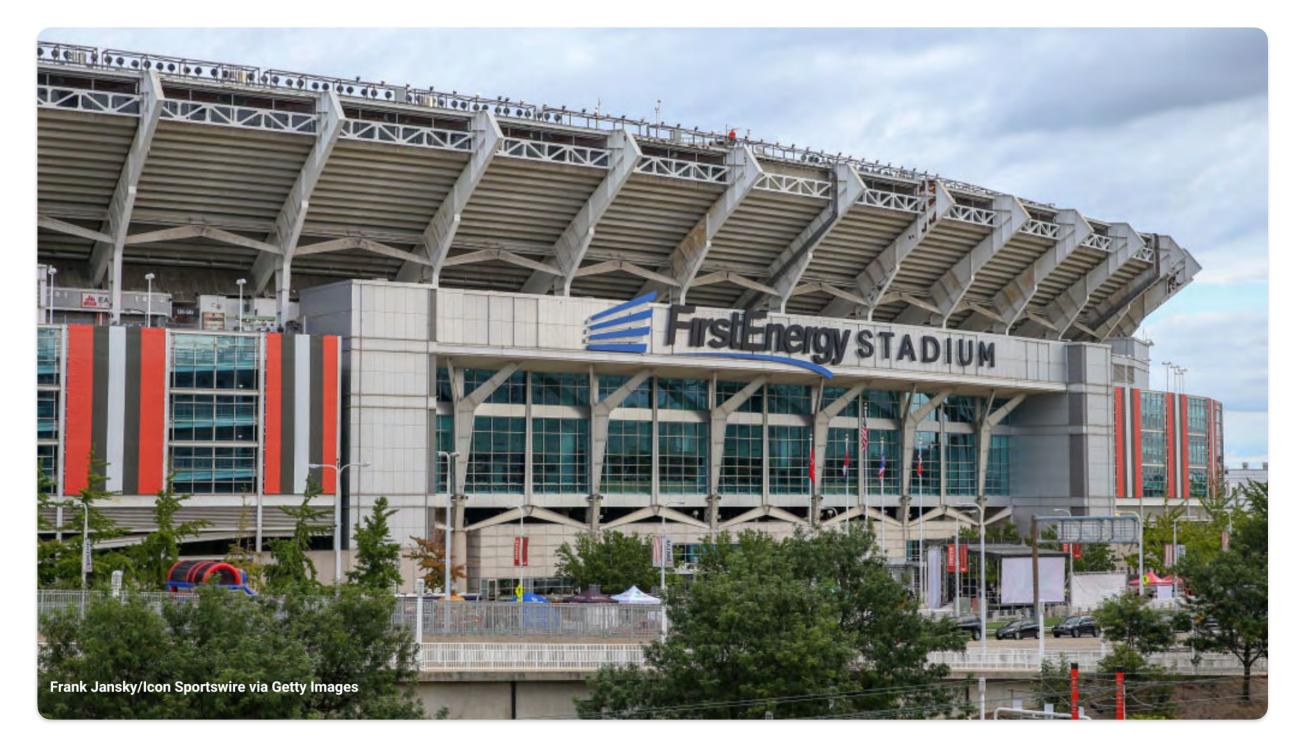


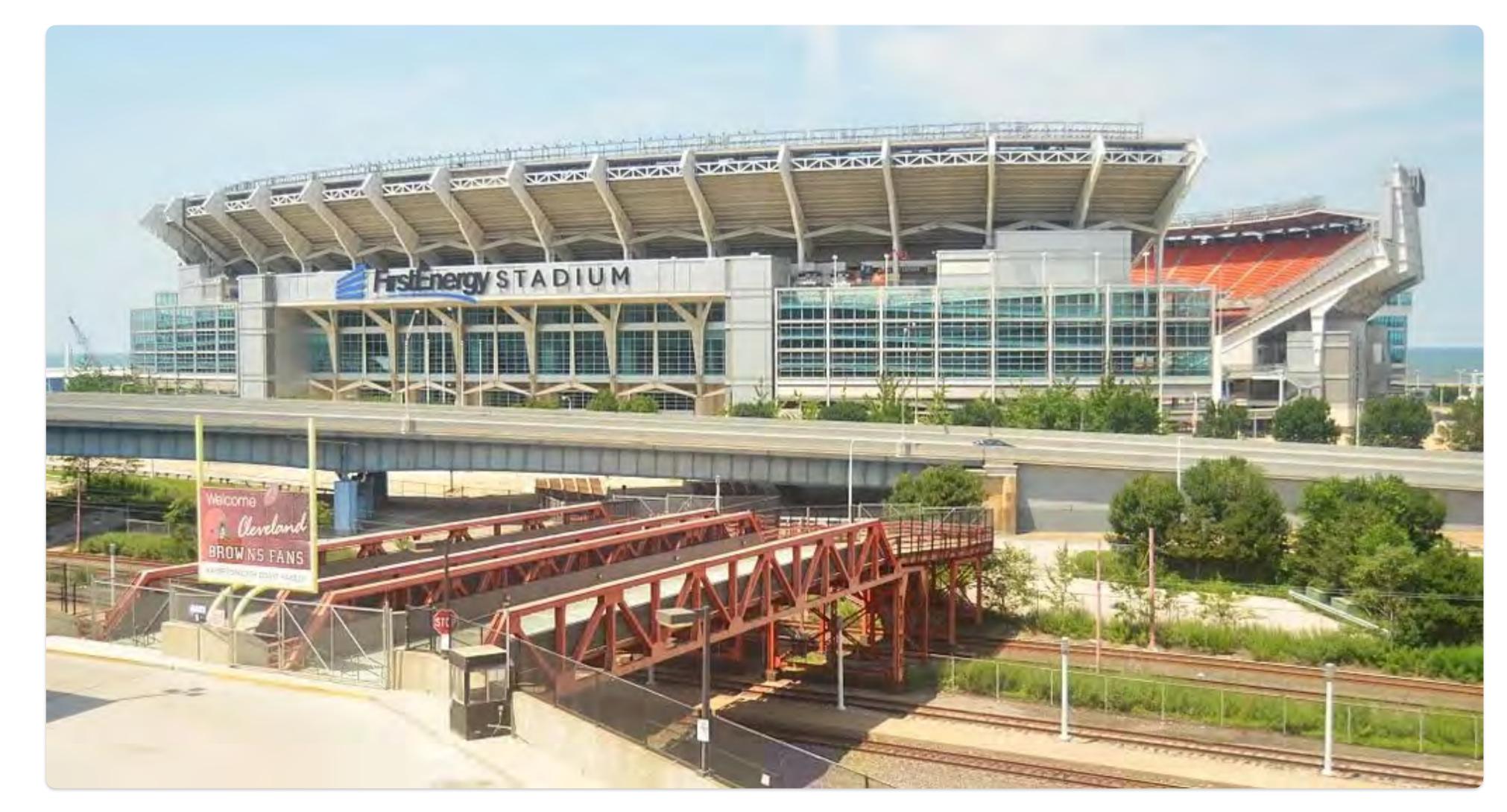
Sales: MM/EH UL: ■ YES □ NO Design: BAY INSTALL PER NEC 600 Dwg: 24_153 -GROUNDING -BONDING

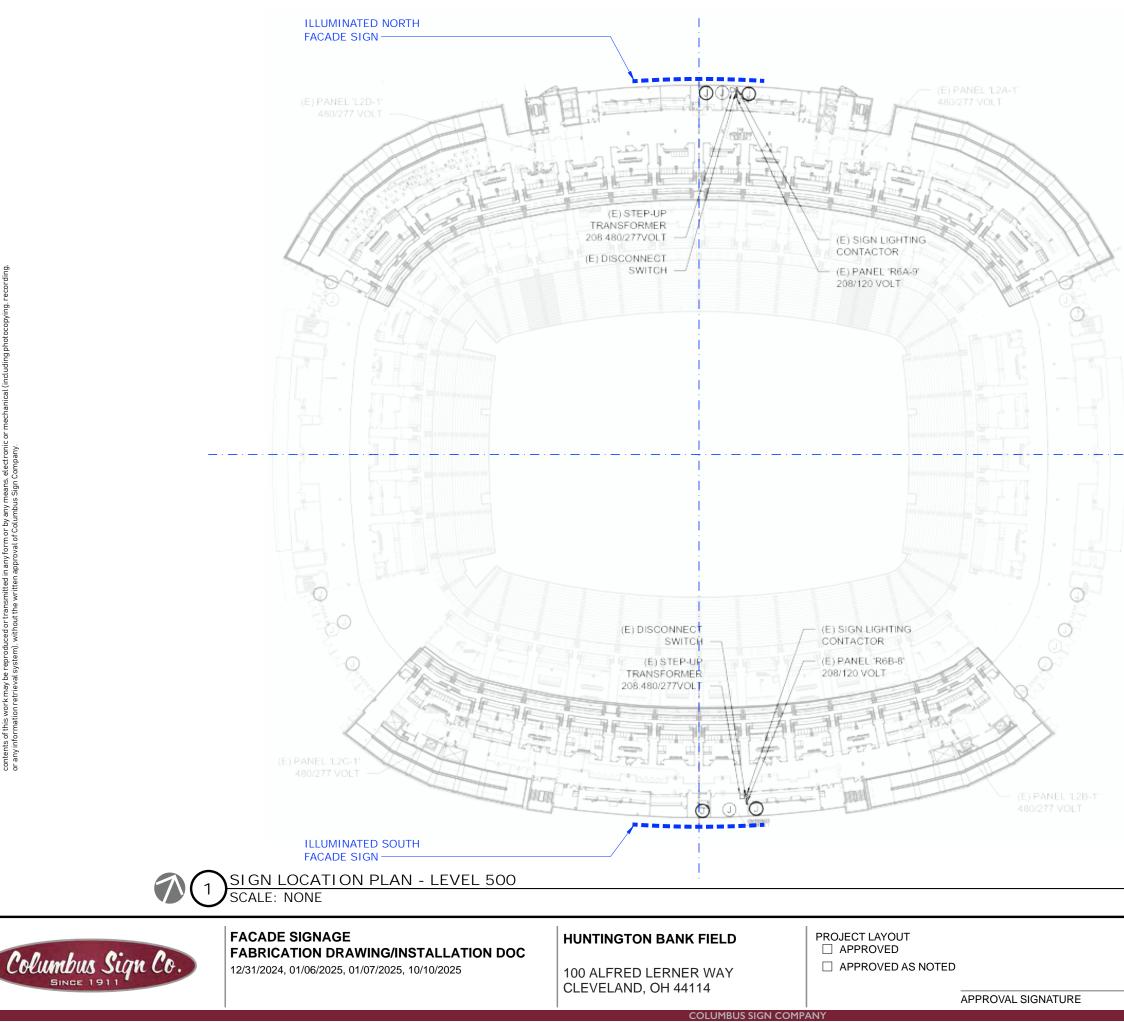
First Energy Building Naming Signage







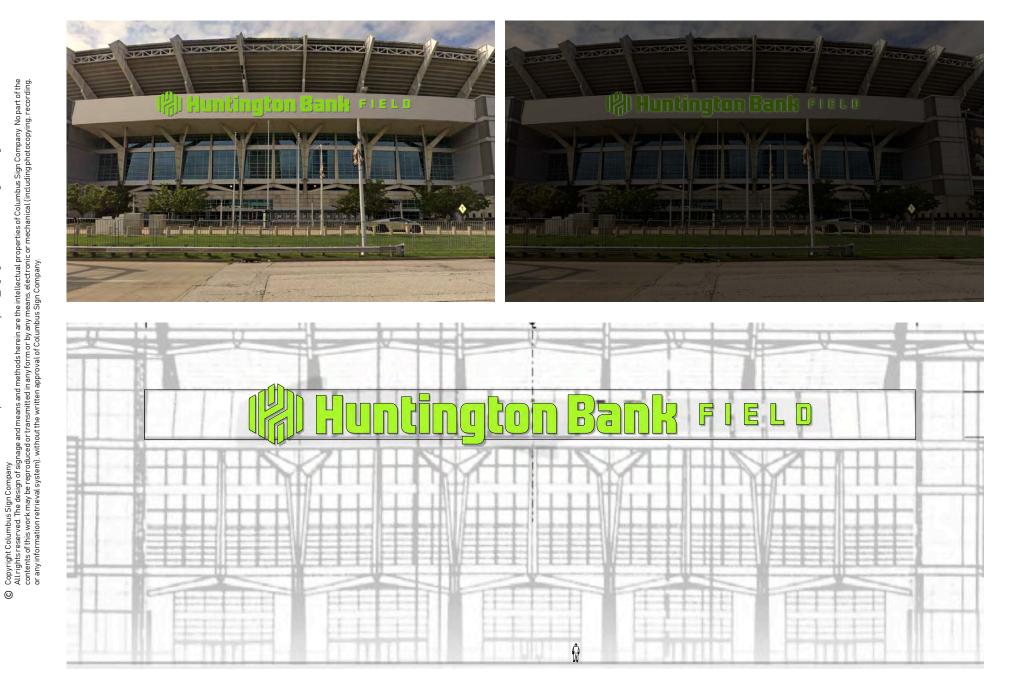




1515 E. FIFTH AVE. COLUMBUS, OHIO 43219 | P: 614 252 3133 | COLUMBUSSIGN.COM

Sales: MM/EH UL: Design: BAY INSTALL PER Dwg: 24_153 - GROUNDING -BONDING -BONDING

HUNTINGTON BANK FIELD- FACADE SIGNAGES FABRICATION AND INSTALLATION DOCUMENT 01/10/2025



PREPARED BY:



PROJECT ADDRESS:

100 ALFRED LERNER WAY CLEVELAND, OH 44114

DRAWING LIST:

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COVER SHEET CS

- SIGN LOCATION PLAN LEVEL 500 DIMENSIONED FACADE SIGN NORTH DIMENSIONED LETTERS FACADE SIGN NORTH DIMENSIONED FACADE SIGN SOUTH DIMENSIONED LETTERS FACADE SIGN SOUTH FACADE SIGN DETAILS DAY/NIGHT RENDERING OF PROPOSED SIGN ORIGINAL CONDITION AND PROPOSED SIGN COMPARISON

PMS 368 C (SATIN FINISH) **BLACK WITH SATIN FINISH**

WHITE WITH SATIN FINISH

U ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

MECHANICAL INSTALLATION NOTE: Installer is required to verify actual field conditions & provide necessary mounting hardware & method of attachment to ensur safe installation. Installation to meet N.E.C., UL & Local Codes.

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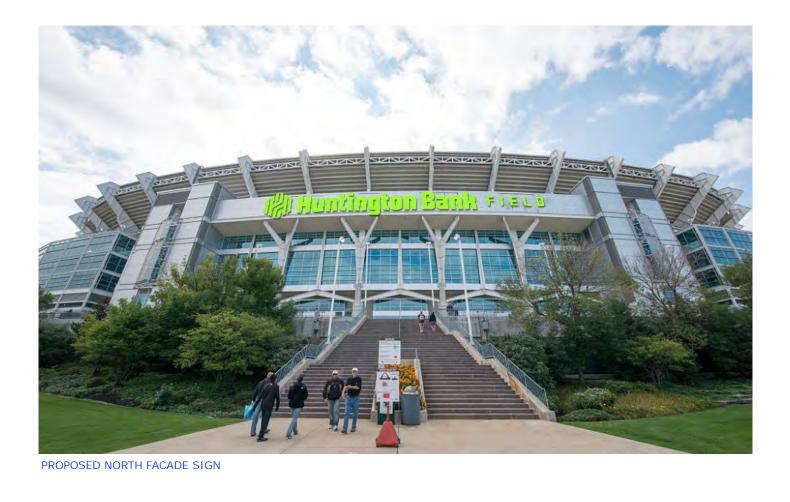
PROJECT COLORS

BRIGHT GREEN

GENERAL NOTES

1. ALL MESSAGING TO BE PER OWNER-PROVIDED MESSAGE SCHEDULE 2. MOUNTING STRUCTURE DESIGN PER CURRENT EDITION OF COSA 3. EXISTING BLDG CLG TO BE PTD AS SHOWN, BY OTHERS, REF SHEET 9.1 4. ALL POWER TO JUNCTION BOXES AND OUTLETS TO **BE PROVIDED BY OWNER**





ORIGINAL NORTH FACADE SIGN

 CICITAL SOLTH FACAE SIGN





FACADE SIGNAGE FABRICATION DRAWING/INSTALLATION DOC 12/31/2024, 01/06/2025, 01/07/2025, 10/10/2025

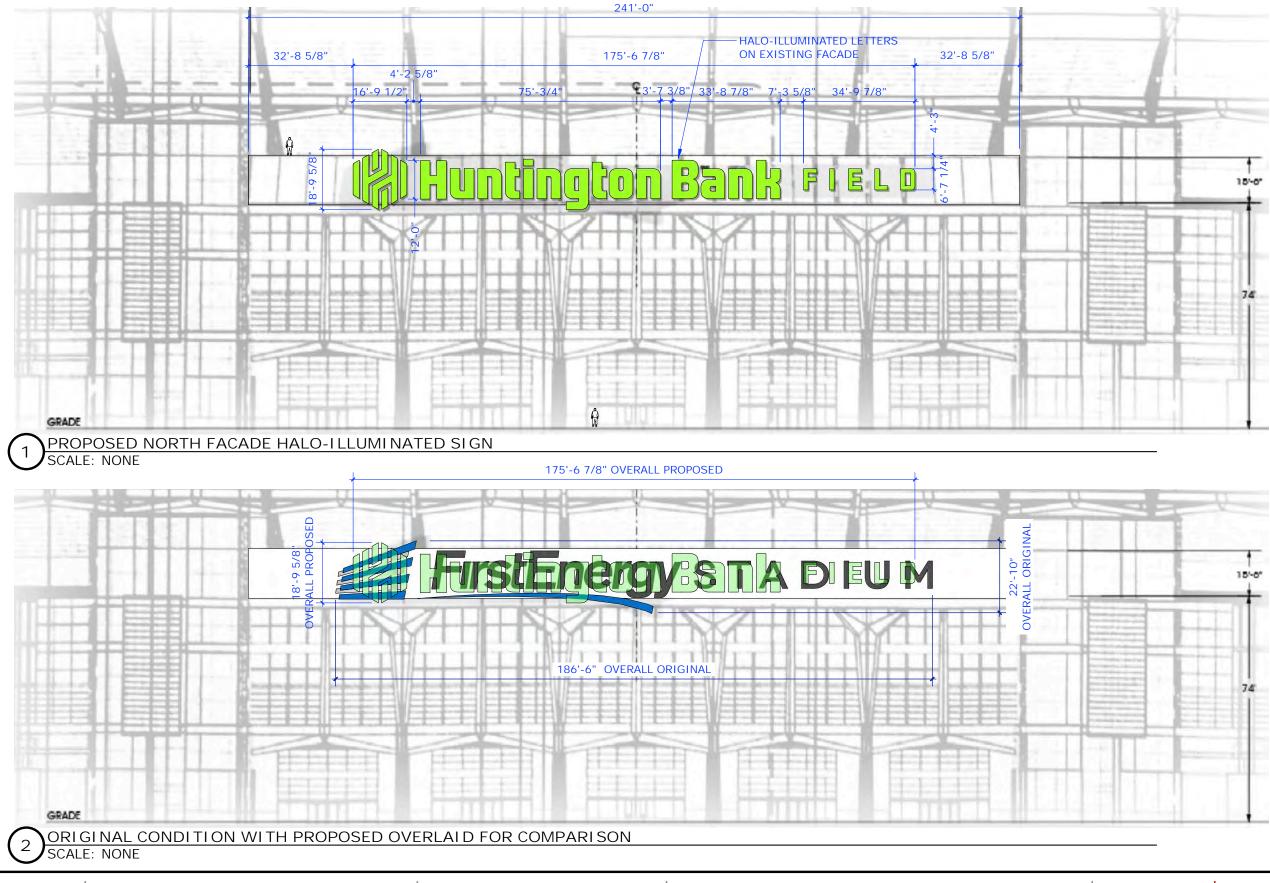
HUNTINGTON BANK FIELD

100 ALFRED LERNER WAY CLEVELAND, OH 44114 PROJECT LAYOUT
APPROVED
APPROVED AS NOTED

APPROVAL SIGNATURE

COLUMBUS SIGN COMPANY 1515 E. FIFTH AVE. COLUMBUS, OHIO 43219 | P: 614 252 3133 | COLUMBUSSIGN.COM

Sales: Design: Dwg:	MM/EH BAY 24_153	UL: ■ YES □ NO INSTALL PER NEC 600 -GROUNDING -BONDING	9
		-BONDING	



Columbus Sign Co.

FACADE SIGNAGE FABRICATION DRAWING/INSTALLATION DOC 12/31/2024, 01/06/2025, 01/07/2025, 10/10/2025

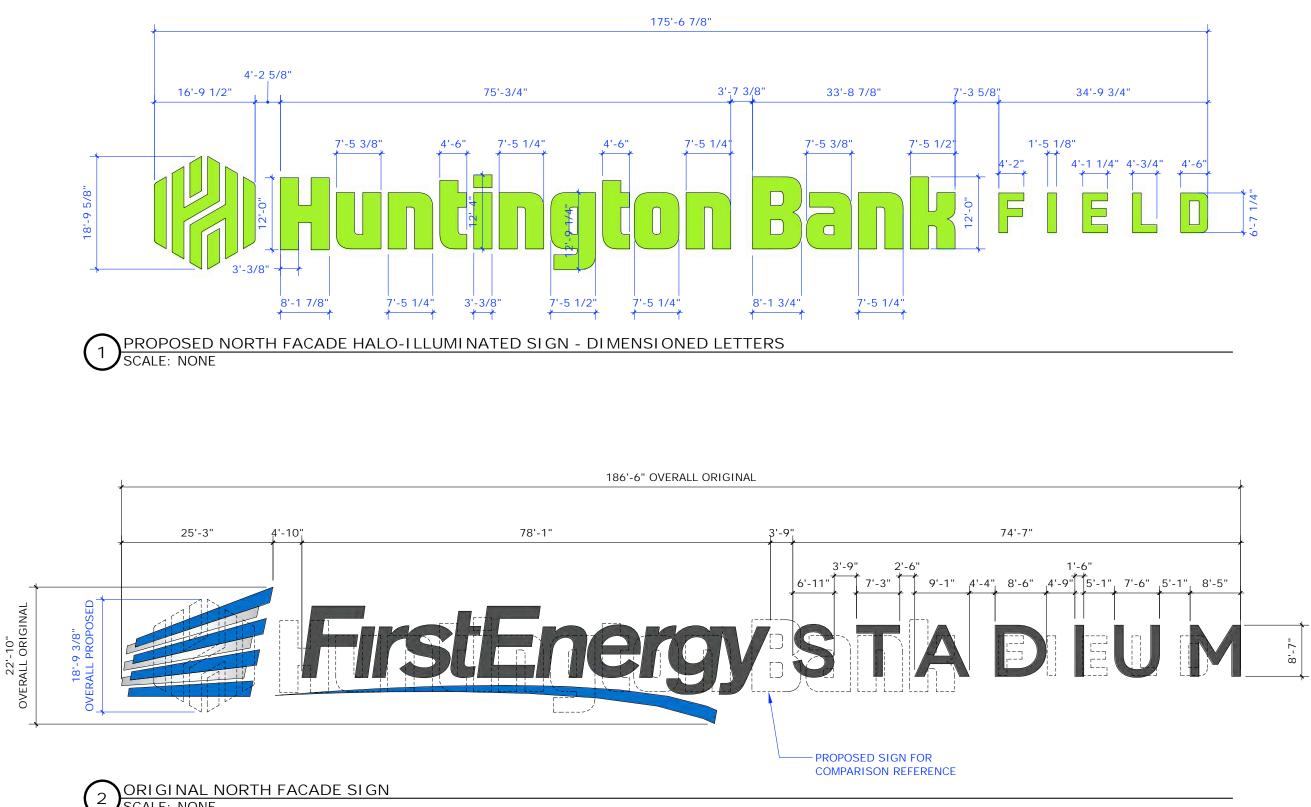
HUNTINGTON BANK FIELD

100 ALFRED LERNER WAY CLEVELAND, OH 44114 PROJECT LAYOUT APPROVED APPROVED AS NOTED

APPROVAL SIGNATURE

COLUMBUS SIGN COMPANY

Sales: MM/EH Design: BAY Dwg: 24_153	UL: ■ YES □ NO INSTALL PER NEC 600 -GROUNDING -BONDING	3
--------------------------------------------	-----------------------------------------------------------------------	---



SCALE: NONE

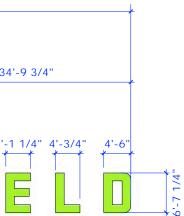
FACADE SIGNAGE FABRICATION DRAWING/INSTALLATION DOC Columbus Sign Co. 12/31/2024, 01/06/2025, 01/07/2025, 10/10/2025

HUNTINGTON BANK FIELD

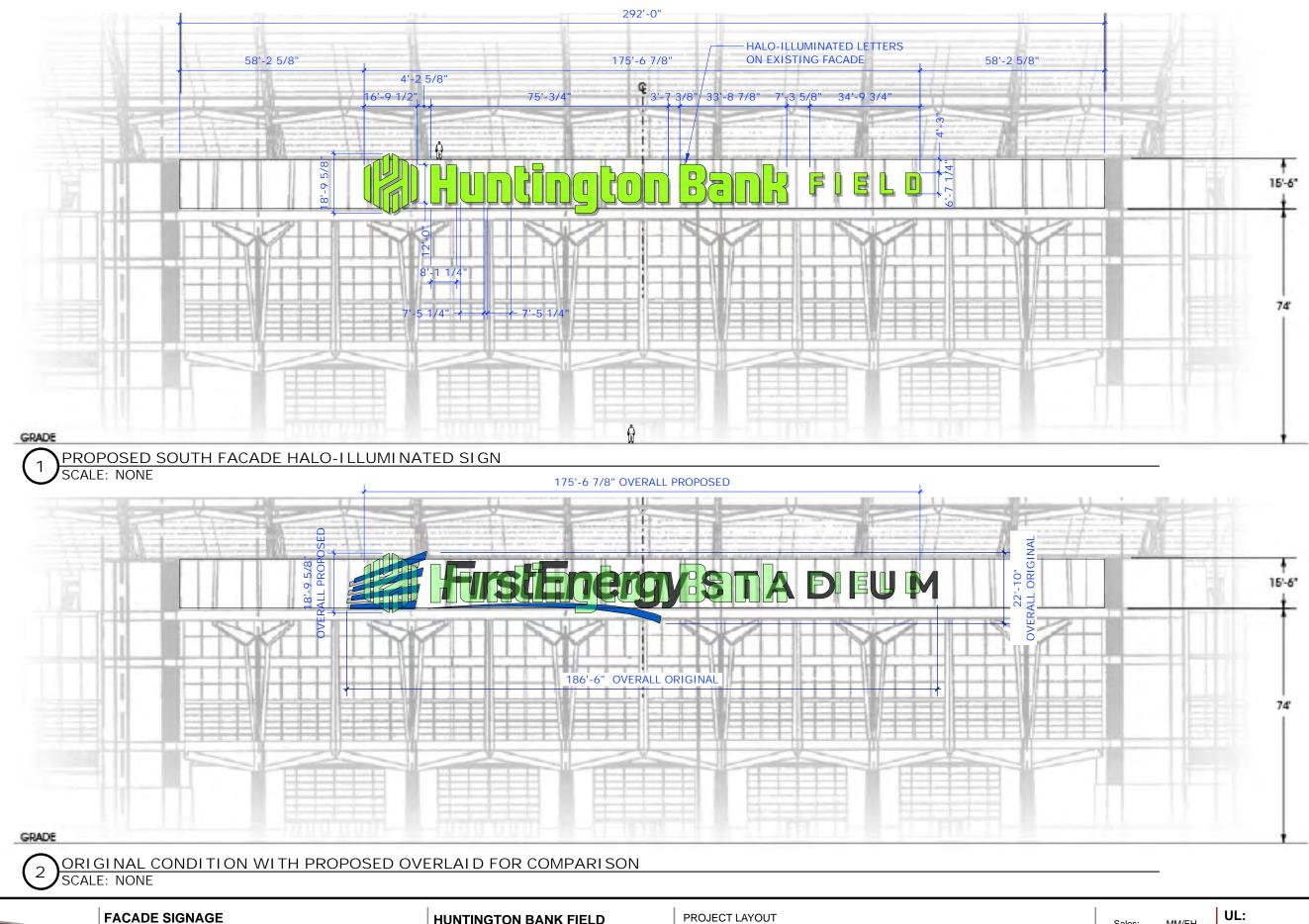
100 ALFRED LERNER WAY CLEVELAND, OH 44114

PROJECT LAYOUT APPROVED □ APPROVED AS NOTED

APPROVAL SIGNATURE







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Columbus Sign Co.

FABRICATION DRAWING/INSTALLATION DOC 12/31/2024, 01/06/2025, 01/07/2025, 10/10/2025

HUNTINGTON BANK FIELD

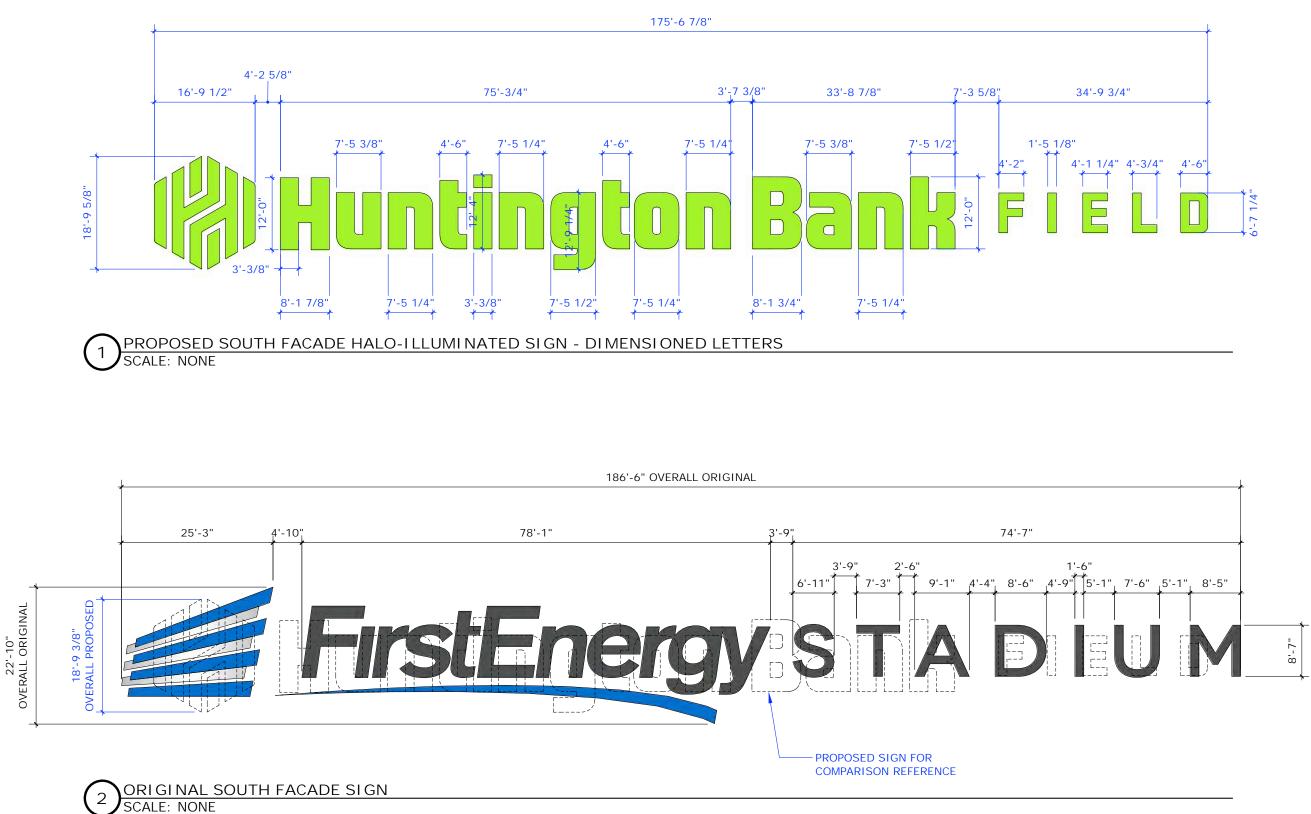
100 ALFRED LERNER WAY CLEVELAND, OH 44114

APPROVED □ APPROVED AS NOTED

APPROVAL SIGNATURE

COLUMBUS SIGN COMPAN

 Sales: Design: Dwg:	MM/EH BAY 24_153	UL: ■ YES □ NO INSTALL PER NEC 600 -GROUNDING -BONDING	5
		-BONDING	



Columbus Sign Co.

FACADE SIGNAGE FABRICATION DRAWING/INSTALLATION DOC 12/31/2024, 01/06/2025, 01/07/2025, 10/10/2025

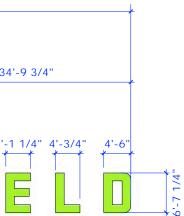
HUNTINGTON BANK FIELD

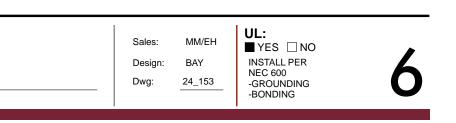
100 ALFRED LERNER WAY CLEVELAND, OH 44114

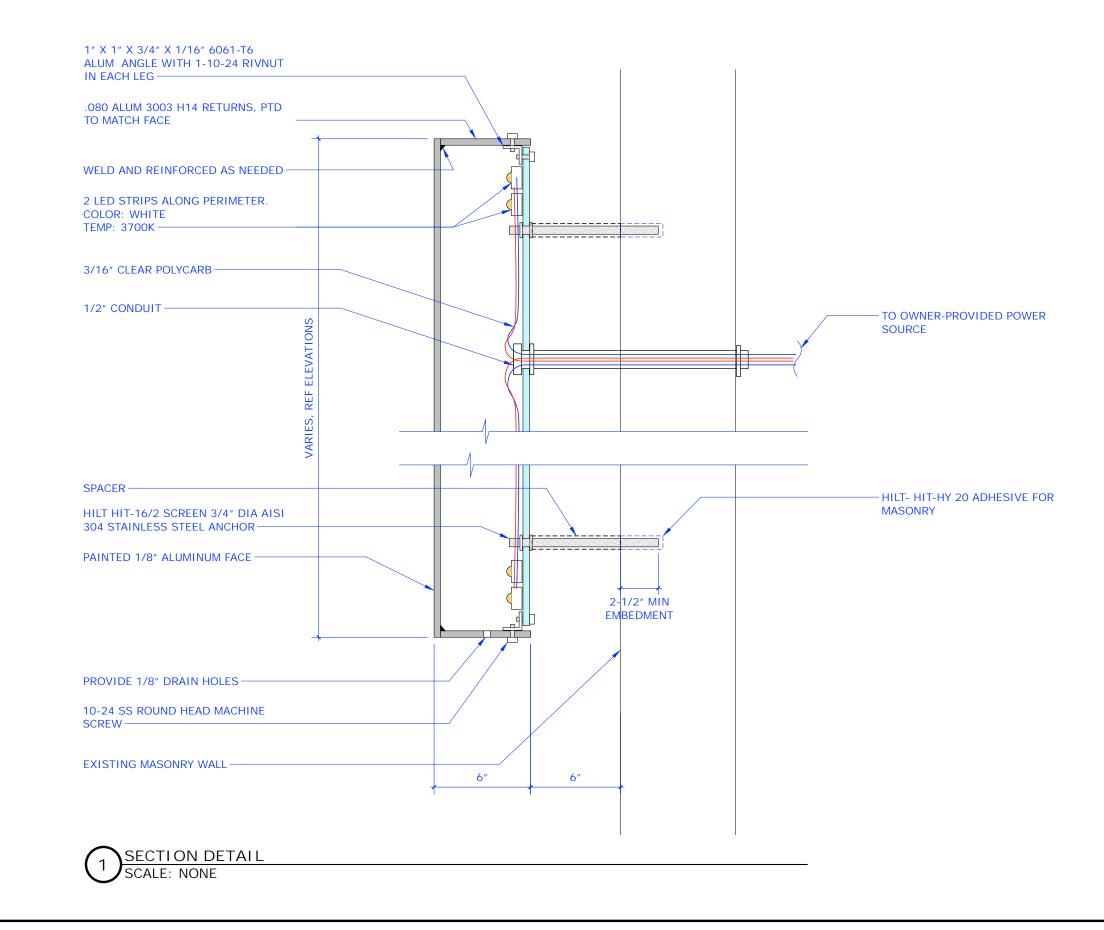
PROJECT LAYOUT APPROVED □ APPROVED AS NOTED

APPROVAL SIGNATURE

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Columbus Sign Co.

FACADE SIGNAGE FABRICATION DRAWING/INSTALLATION DOC 12/31/2024, 01/06/2025, 01/07/2025, 10/10/2025

HUNTINGTON BANK FIELD

100 ALFRED LERNER WAY CLEVELAND, OH 44114 PROJECT LAYOUT APPROVED APPROVED AS NOTED

APPROVAL SIGNATURE

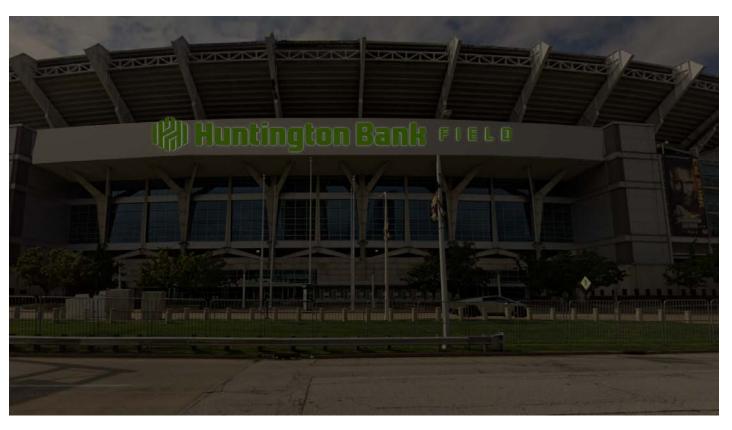
Sales:

Design: Dwg: BAY 24_153

MM/EH

UL: YES NO INSTALL PER NEC 600 -GROUNDING -BONDING





SOUTH FACADE DAY TIME RENDER

SOUTH FACADE NIGHT TIME RENDER



FACADE SIGNAGE FABRICATION DRAWING/INSTALLATION DOC 12/31/2024, 01/06/2025, 01/07/2025, 10/10/2025

HUNTINGTON BANK FIELD

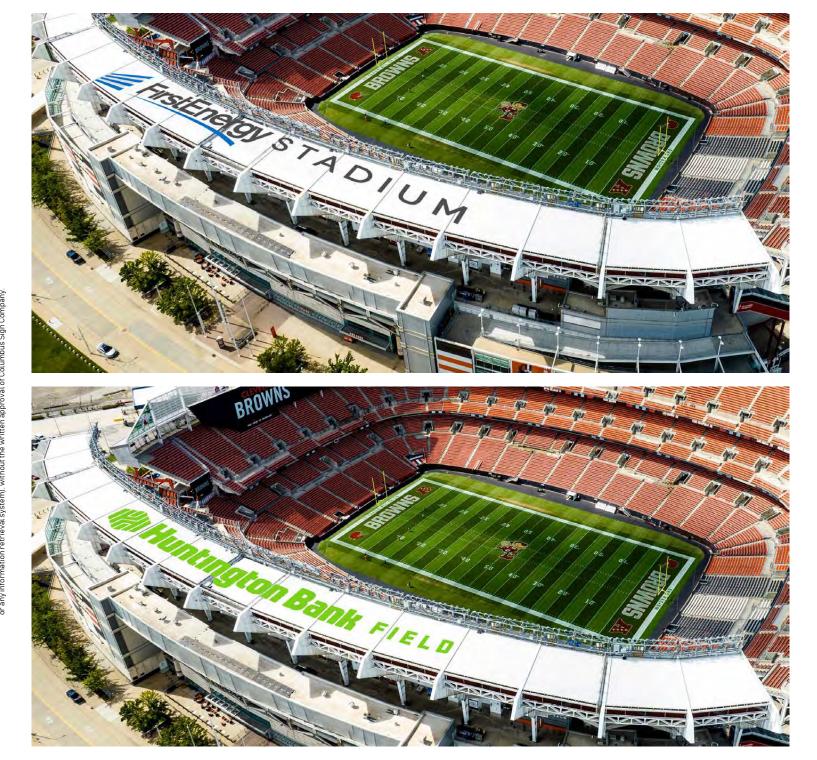
100 ALFRED LERNER WAY CLEVELAND, OH 44114 PROJECT LAYOUT
APPROVED
APPROVED AS NOTED

APPROVAL SIGNATURE

Sales:	MM/EH	UL: ■YES □NO
Design:	BAY	
 Dwg:	24_153	NEC 600 -GROUNDING -BONDING

8

HUNTINGTON BANK FIELD- ROOF SIGNAGE FABRICATION AND INSTALLATION DOCUMENT 01/10/2025



PREPARED BY:



100 ALFRED LERNER WAY CLEVELAND, OH 44114

DRAWING LIST:

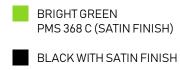
COVER SHEET CS

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ROOF SIGN DETAILS 5





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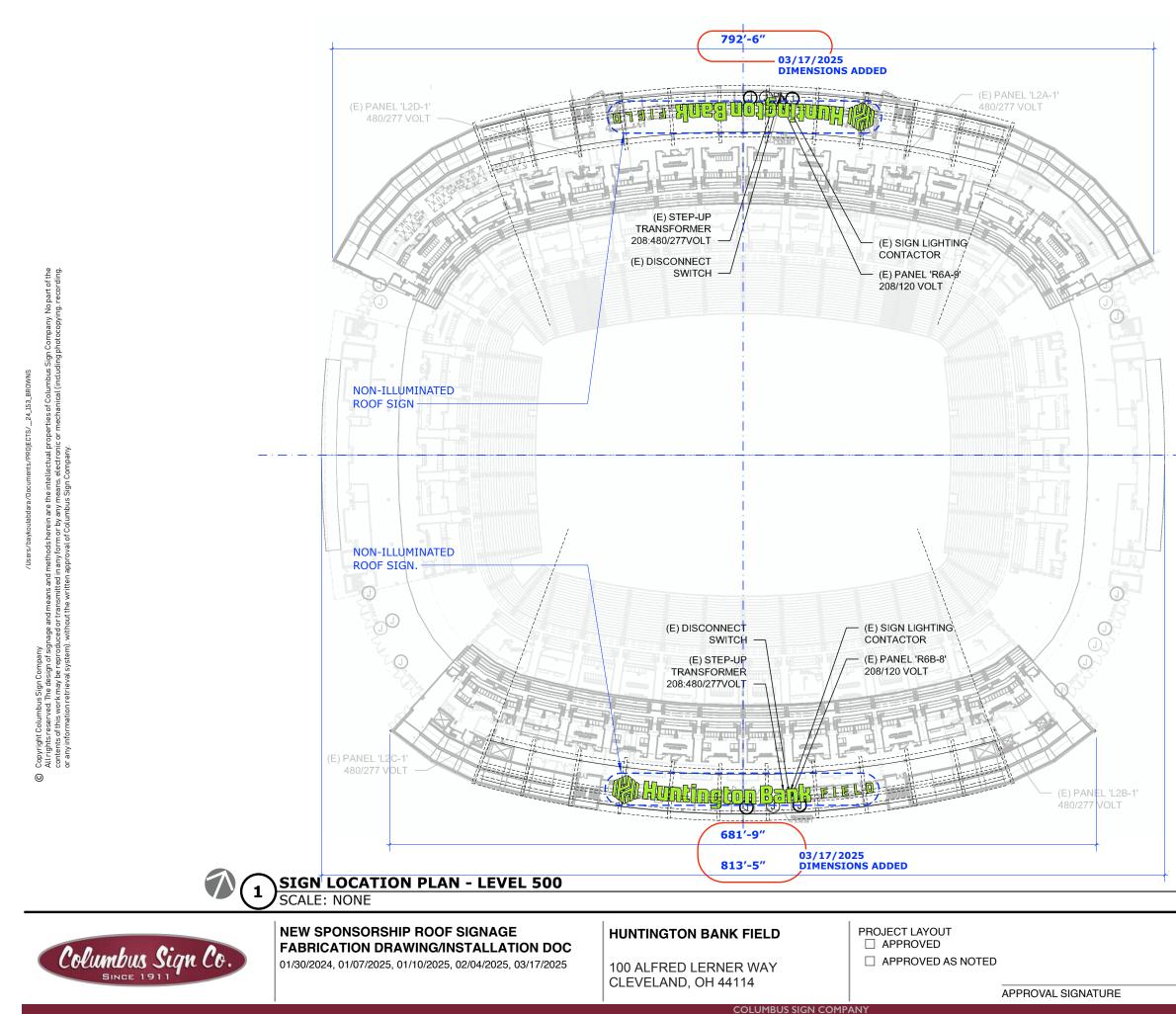
SIGN LOCATION PLAN LEVEL 500 DIMENSIONED ROOF SIGN PLAN ORIGINAL / PROPOSED SIGN COMPARISON

PROJECT COLORS PALLETTE. FINAL COLOR

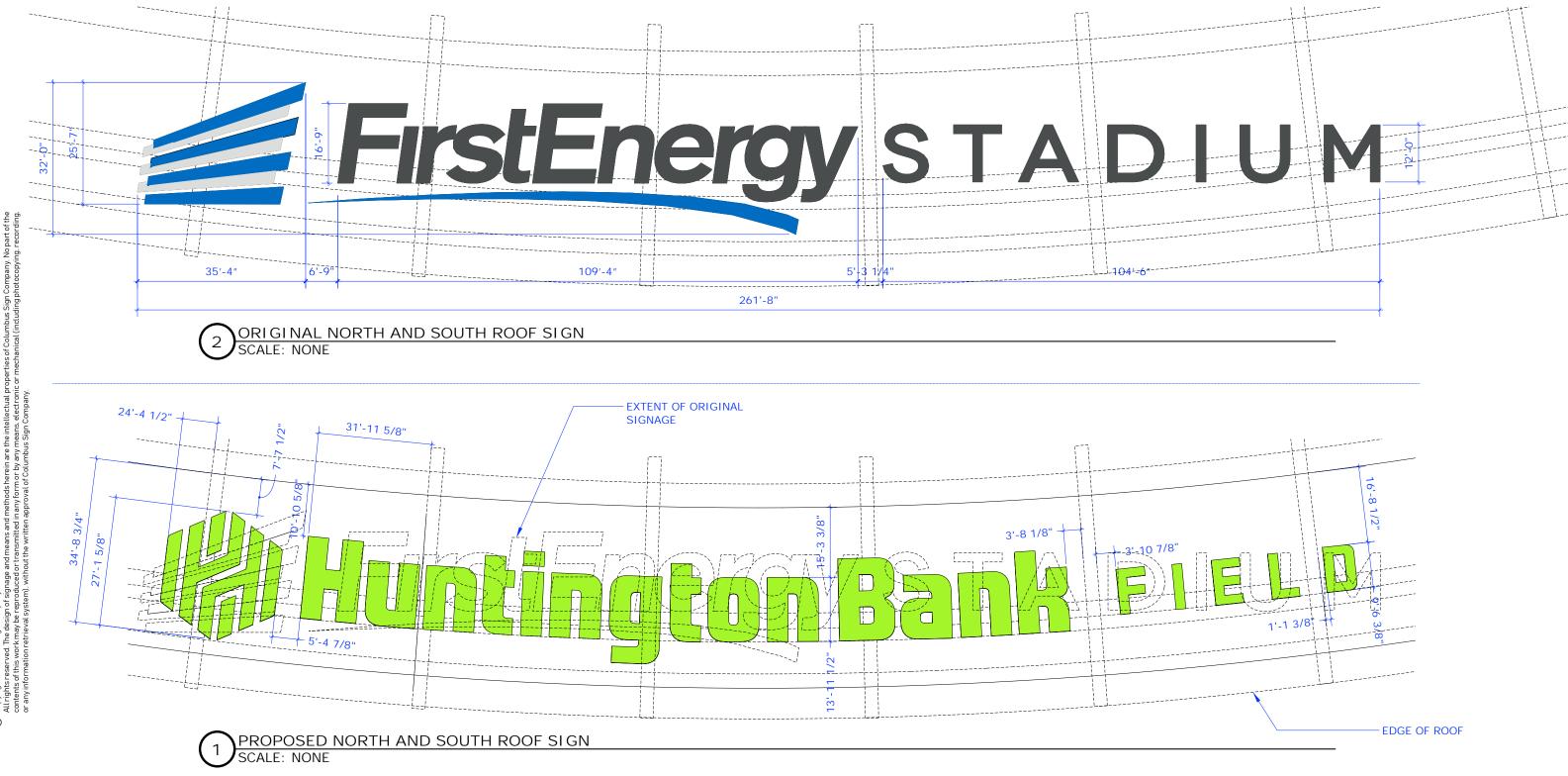
DEEP GREEN PMS 560 C (SATIN FINISH)

GENERAL NOTES

1. ALL MESSAGING TO BE PER OWNER-PROVIDED MESSAGE SCHEDULE 2. MOUNTING STRUCTURE DESIGN PER CURRENT EDITION OF COSA 3. EXISTING BLDG CLG TO BE PTD AS SHOWN, BY OTHERS, REF SHEET 9.1 4. ALL POWER TO JUNCTION BOXES AND OUTLETS TO **BE PROVIDED BY OWNER**



 Sales: Design: Dwg:	MM/EH BAY 24_153	UL: ☐ YES ■ NO INSTALL PER NEC 600 -GROUNDING -BONDING	2



LOGO PER BRANDING GUIDE

QTY: 2 SETS (1 SET FOR NORTH ROOF, 1 SET FOR SOUTH ROOF)

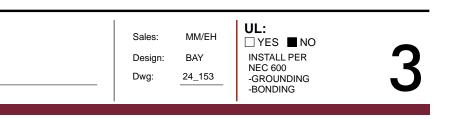
62 SHEETS OF 4'-111/2" X 11'-111/2" ALUM PER SET

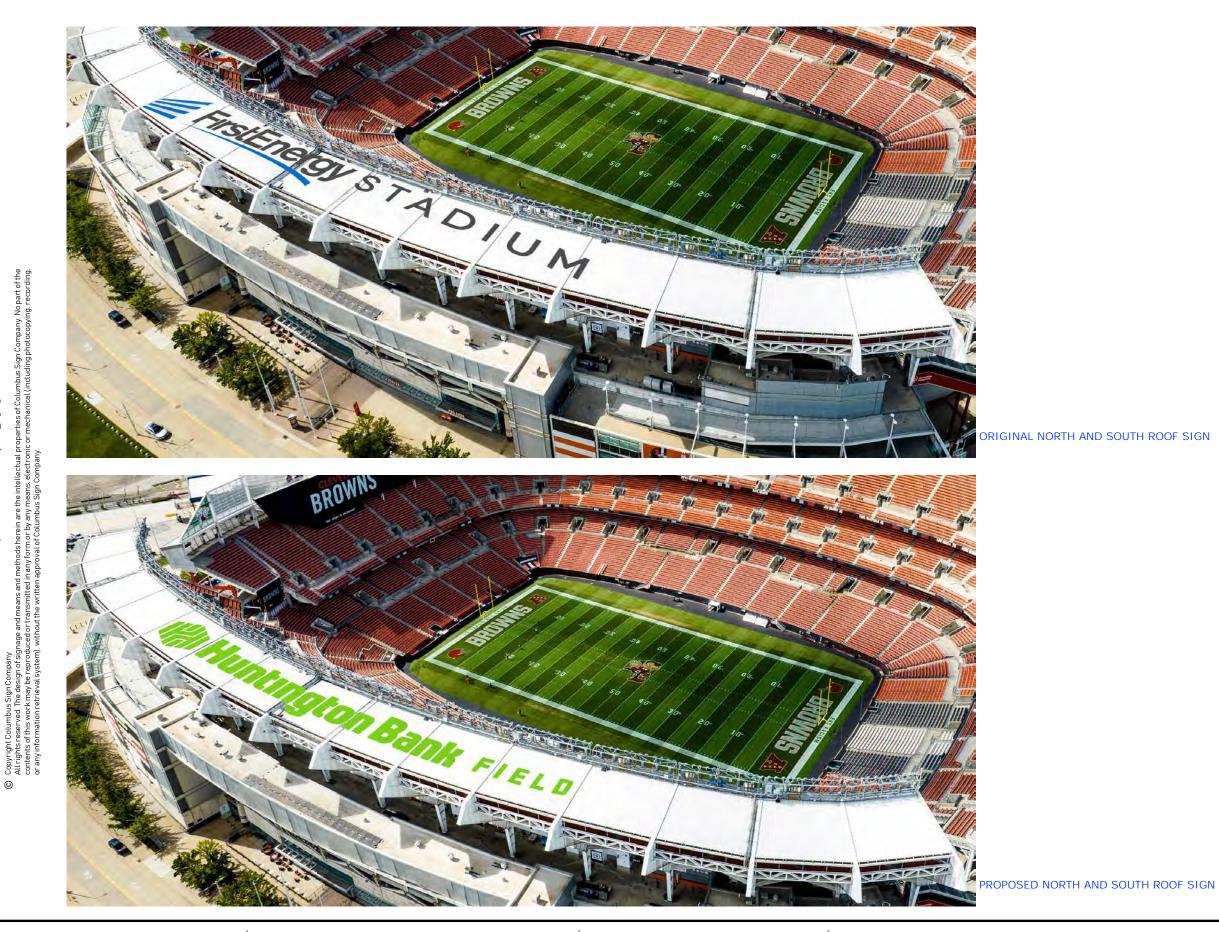
Columbus Sign Co.

NEW SPONSORSHIP ROOF SIGNAGE FABRICATION DRAWING/INSTALLATION DOC 01/30/2024, 01/07/2025, 01/10/2025

HUNTINGTON BANK FIELD

100 ALFRED LERNER WAY CLEVELAND, OH 44114 PROJECT LAYOUT
APPROVED
APPROVED AS NOTED







NEW SPONSORSHIP ROOF SIGNAGE FABRICATION DRAWING/INSTALLATION DOC 01/30/2024, 01/07/2025, 01/10/2025

HUNTINGTON BANK FIELD

100 ALFRED LERNER WAY CLEVELAND, OH 44114

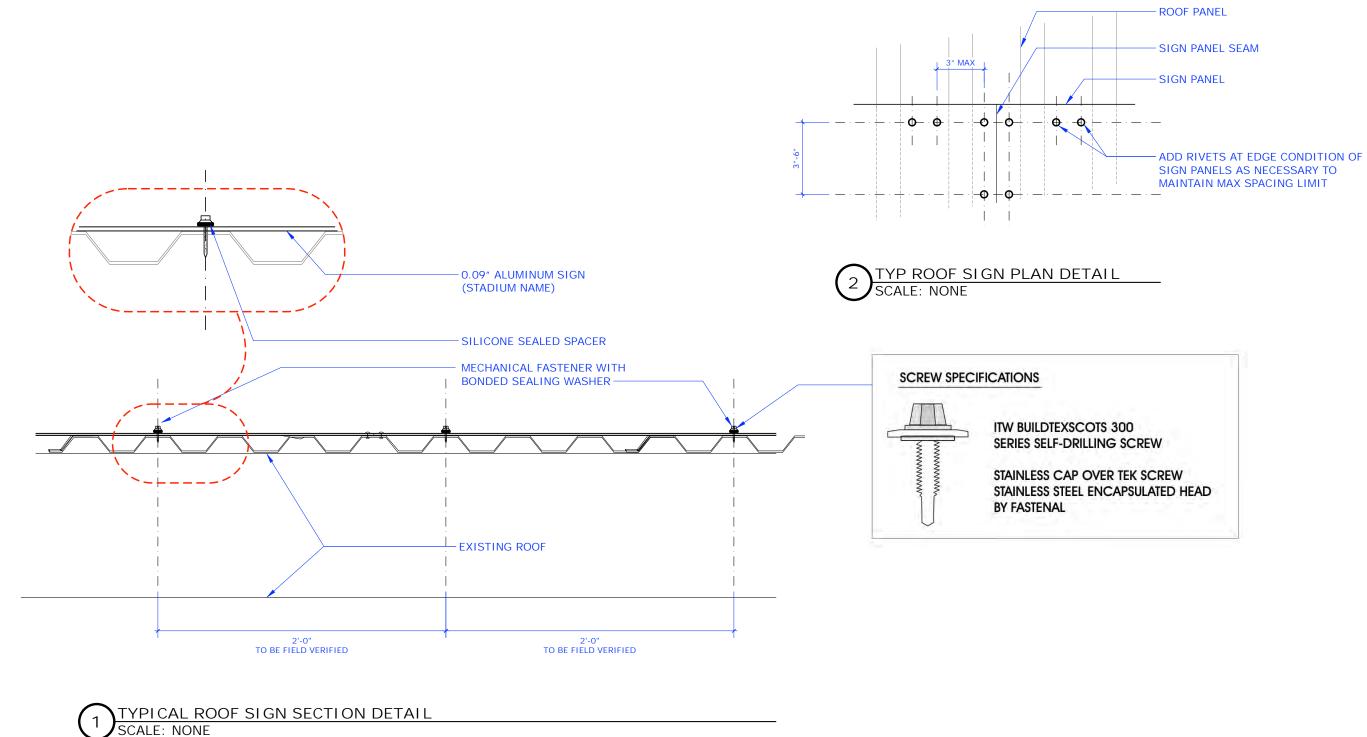


APPROVAL SIGNATURE

COLUMBUS SIGN COMPAN

MM/EH Sales: Design: BAY 24_153 Dwg:

UL: □YES ■NO INSTALL PER NEC 600 -GROUNDING -BONDING



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NEW SPONSORSHIP ROOF SIGNAGE FABRICATION DRAWING/INSTALLATION DOC 01/30/2024, 01/07/2025, 01/10/2025

HUNTINGTON BANK FIELD

100 ALFRED LERNER WAY CLEVELAND, OH 44114

PROJECT LAYOUT APPROVED □ APPROVED AS NOTED

APPROVAL SIGNATURE

 Sales: Design: Dwg:	MM/EH BAY 24_153	UL: ☐ YES ■ NO INSTALL PER NEC 600 -GROUNDING -BONDING	5

Neighboring Conditions



Rock and Roll Hall of Fame



Ernst & Young

Port of Cleveland



Great Lakes Science Center

Cleveland City Planning Commission

Staff Report



Mar 21, 2025



Downtown/Flats Design Review District

Design Review Advisory Committee

Meeting Motion and Report Form

Meeting Location: City Hall Room 514, 601 Lakeside Avenue

Case Number: DF 2025-002		Meeting Date:	01/23/2025
Project Name:	Huntington Bank Field Naming Signs		
Project Address:	100 Alfred Lerner Way, Cleveland, OH 44114		
Contact Person:	Jim McFarland, Zoning Resources, Agent for		
Architect/Contractor:	Columbus Sign Company		
General Description:	New naming rights for Browns Stadium		

Motion by Design Review Committee:

Approved with Conditions

Approve: Bialosky, Brown, Geist, Pesarchick, Schwartzberg, Soltis, Zarfoss Disapprove: Abstain: Non-Voting Members:

- Details for repair of existing holes in metal panels to be submitted for admin review/approval. Caulk to match panel color

- Consider adjustments to text keyline and/or color tweaking for legibility

DF2025-012 - North Coast Yard

Project Address: 105 Erieside Avenue

Type: Renovation

Project Representative: Scott Skinner/Zoë Toscos, North Coast

Waterfront Development Corporation

Approval: Schematic

Ward 3 – Councilmember McCormack SPA: Downtown



Mar 21, 2025

Ενει ανd



DOWNTOWN / FLATS DESIGN REVIEW

105 Erieside Avenue March 13th, 2025

LAUNCHED FROM THE North Coast

Since 2022, the City of Cleveland and partners have surveyed 5,000+ residents to create the North Coast Master Plan-this plan (shown below) outlines a community vision for transforming the Downtown lakefront for all Clevelanders. This bold vision will take years to implement, and Clevelanders shouldn't have to wait.



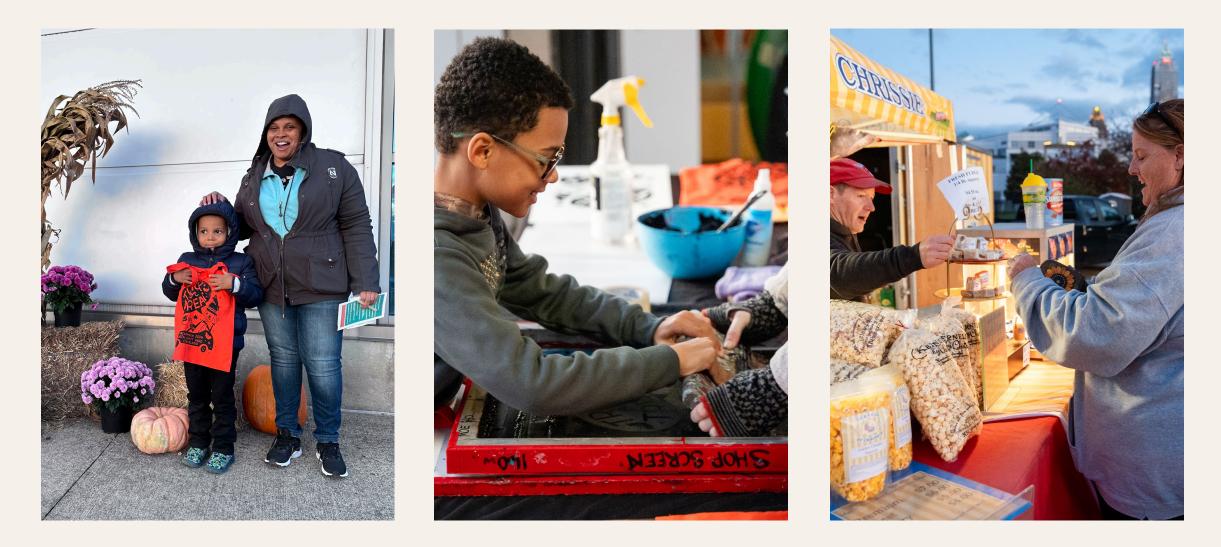
MAGE BY THE NORTH COAST MASTER PLAN DESIGN TEAM

Situated on the city-owned lot next to the Steamship Mather, the North Coast Yard will create a **temporary community gathering space** this summer – starting in late May/early June AREA OF WORK 2025.

The project is an initiative of the North Coast Waterfront Development Corporation (NCWDC) and is directly inspired by the vision of the North Coast Master Plan.



Designed to be **Cleveland's Downtown lakeside backyard**, the North Coast Yard will be a welcoming gathering place with food, music, arts, basketball and other sporting amenities, events, and open space for recreation and play.



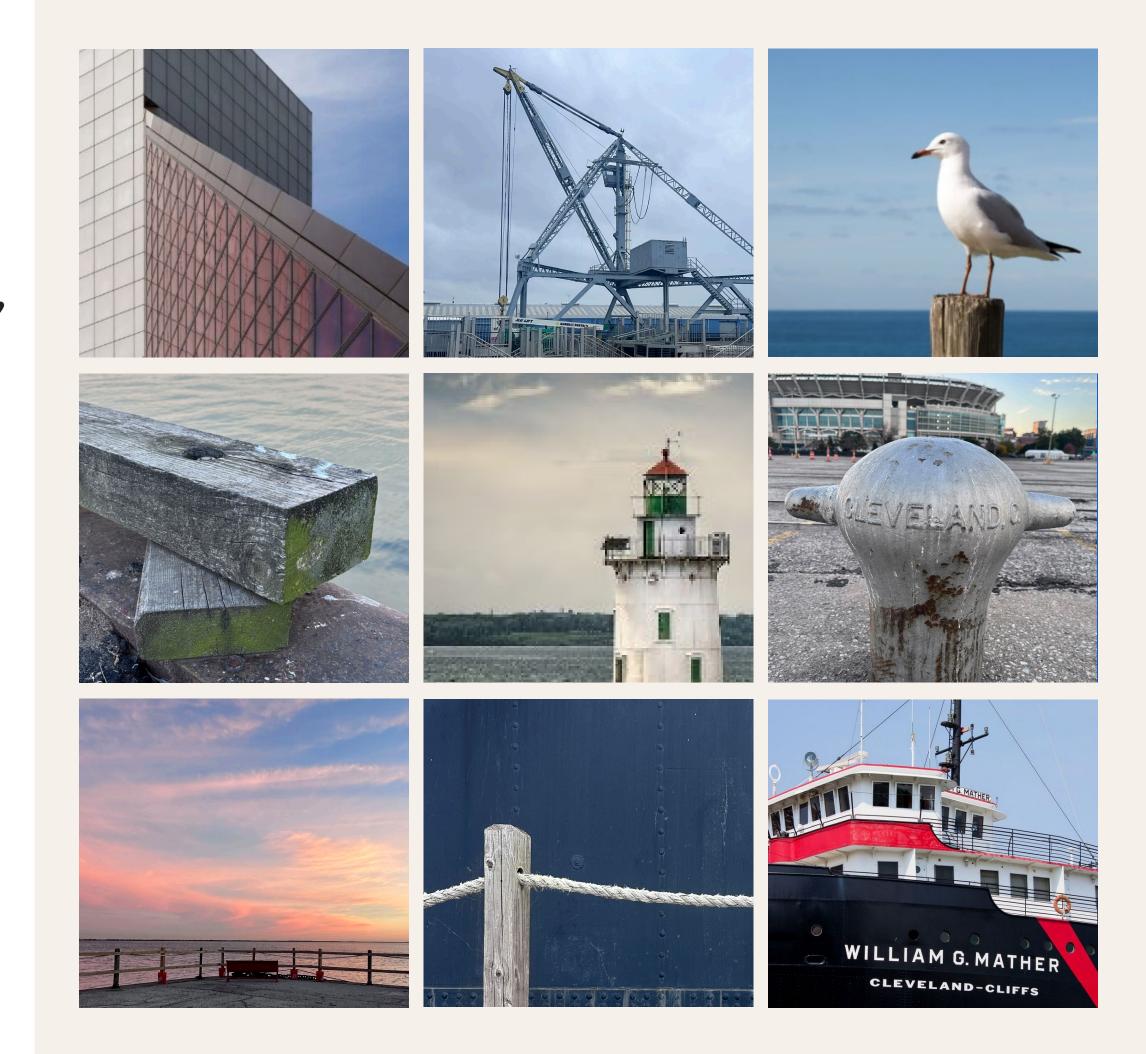
We tested a pop-up event this Fall with partners including Zygote Press and Great Lakes Science Center - the event demonstrated strong demand for free, community programming at the downtown lakefront.



CONTEXT PALETTE EXISTING SITE MATERIALITY

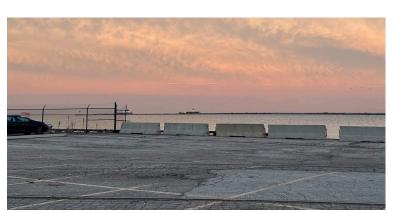
The current site is a blend of the **industrial**, **shipping heritage** and its coastal, windswept environment, combining **raw**, **textured materials with weathered**, **natural finishes**. Natural features, like

the sunset and wind, have inspired our design.



CONTEXT PALETTE EXISTING SITE IMAGES

1. VIEW AT 3RD STREET



FACING NORTH AT THE LAKEFRONT



FACING NORTH AT ERIESIDE AVE

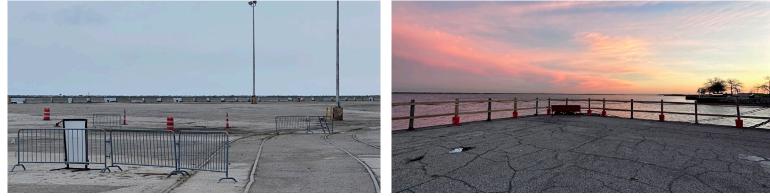


FACING SOUTH AT ERIESIDE AVE

2. VIEW AT THE MAIN PARKING ENTRANCE



3. VIEW AT ERIESIDE



4. VIEW FROM THE STEAMSHIP MATHER

CONTEXT PALETTE EXISTING SITE IMAGES

1. VIEW AT 3RD STREET



FACING WEST AT THE LAKEFRONT

4. VIEW FROM THE STEAMSHIP MATHER



FACING EAST AT THE LAKEFRONT



FACING WEST AT ERIESIDE AVE



FACING EAST AT ERIESIDE AVE

CONTEXT PALETTE FUTURE VISION

Drawing from the ideas and goals of the Master Plan, the North Coast Yard provides a platform to test

what various Cleveland communities respond to at the Lakefront, to continue to evolve the longterm vision.



COMMUNITY FRONT PORCHES FOR HANGING OUT



LIGHTING AND SEASONAL ATTRACTIONS



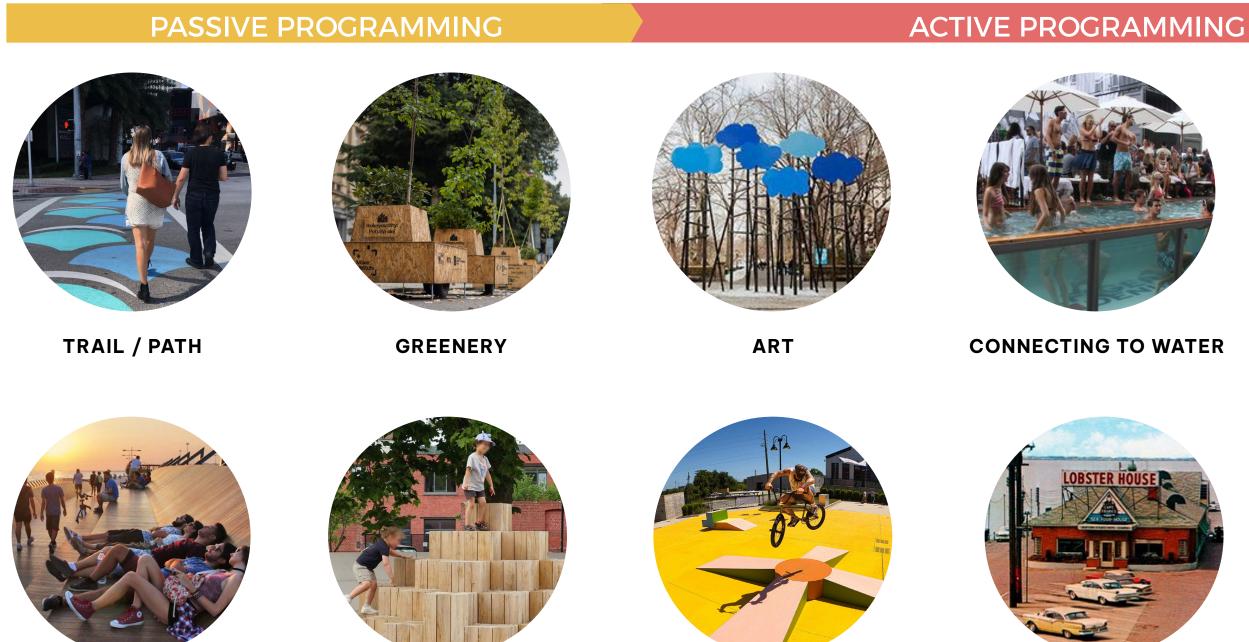


SPACES FOR PLAY

IMAGES BY THE NORTH COAST MASTER PLAN DESIGN TEAM

CONTEXT PALETTE PROGRAMMING: COMMUNITY DESIRES

Community outreach to date highlights a number of desired experiences at the lakefront



PASSIVE & RESPITE

PLAYFUL SPACES

WHEELS (BIG & SMALL)



FOOD

ACTIVE SPORTS



PARKING LOT CULTURE

GUIDING DESIGN PRINCIPLES

THE NORTH COAST YARD DESIGN (IS):

01 FLEXIBLE

Can **evolve and adapt** as we gain deeper understanding of the site and its community needs.



Empowers the community

with a sense of ownership and agency in shaping the space through **responsive design and programming**, reflecting evolving needs and interests. **03** A PLACE FOR EXPERIMENTATION + COLLABORATION

Establishes a dynamic platform that **encourages experimentation and collaboration** among local residents, artists, organizations, and institutions.

04 FOSTERS JOY + SHARED MEMORIES

Designing spaces and experiences that **celebrate diverse cultural traditions**, **encourage intergenerational interaction**, and invite spontaneous **play**, **creativity**, **and connection**.

NORTH COAST YARD | 105 ERIESIDE AVE **CONTEXT PLAN**

Project Location: **105 Erieside Ave**

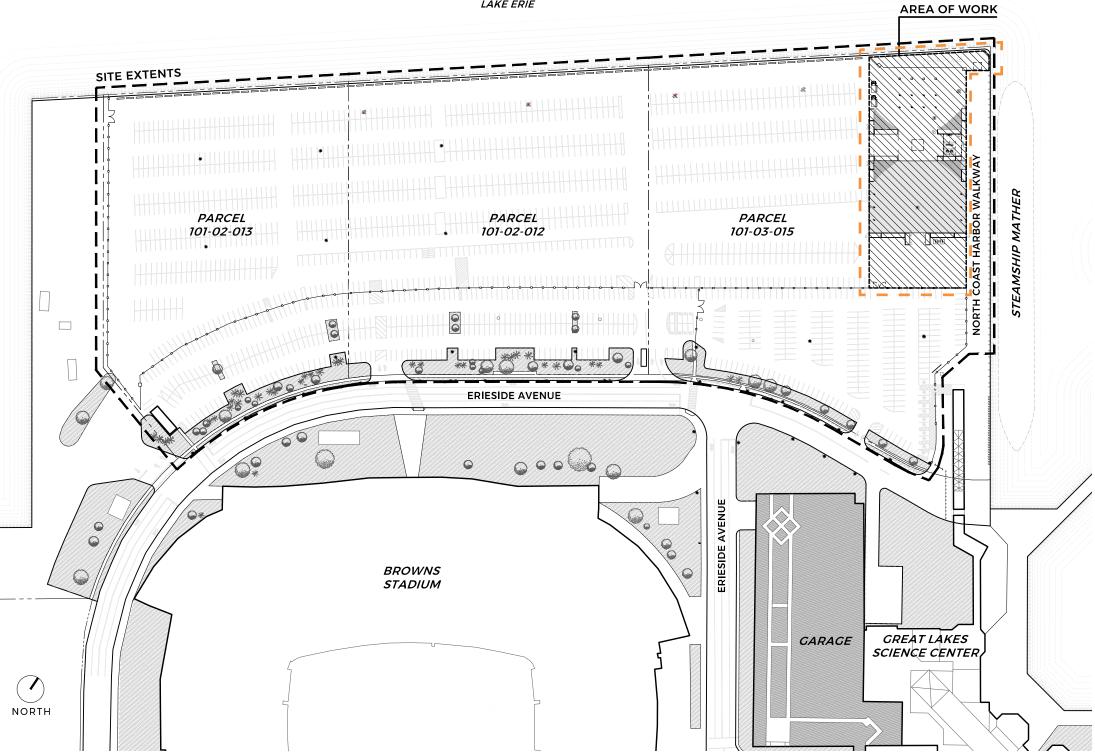
Parcel: 101-03-015

Property Owner: City of Cleveland, managed by the Port of Cleveland

Scale: Total: 64,200 SF Disturbed: 19,440 SF, 0.45 acres

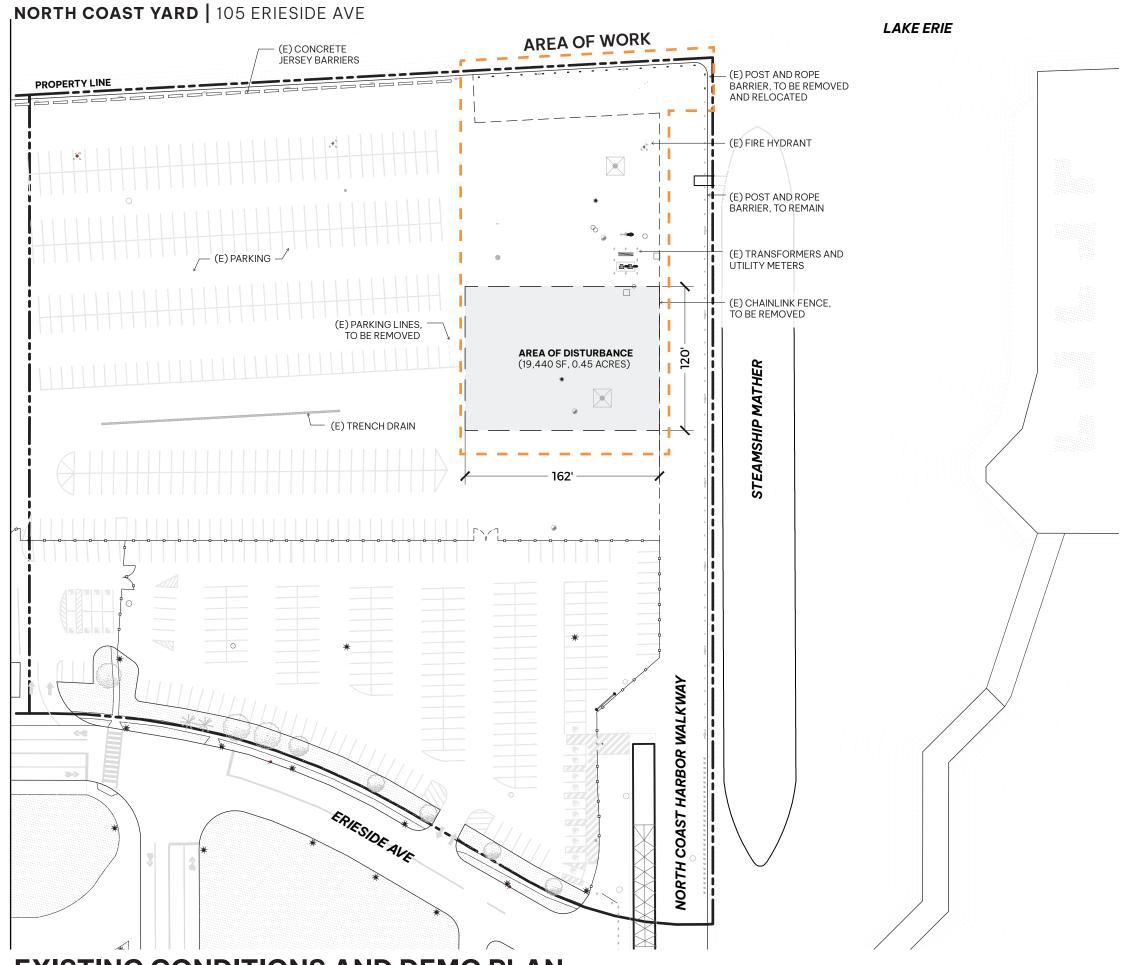
Construction Budget: \$500k - \$600k

Proposed parking; 597 standard spaces 19 accessible spaces 10 bike parking spaces



LAKE ERIE

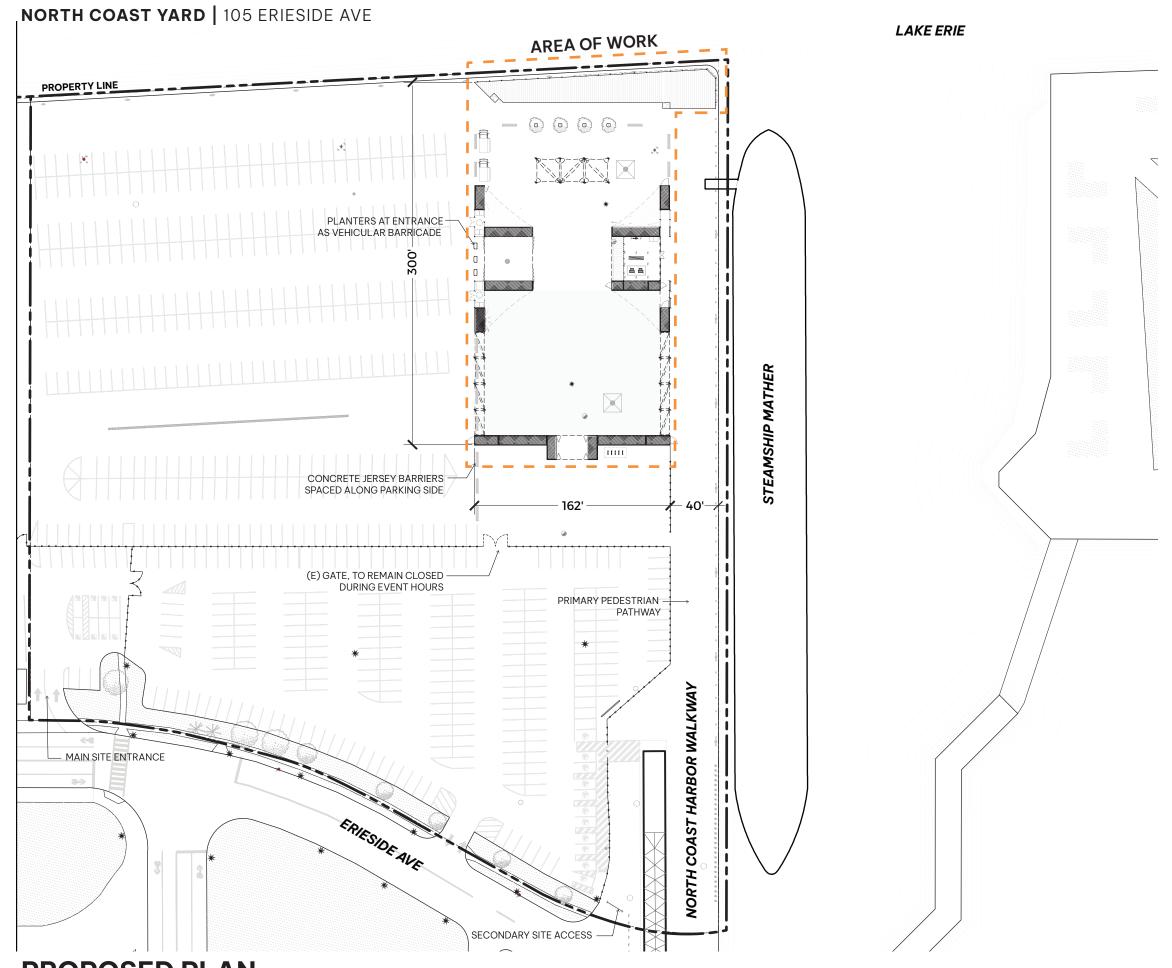
SCALE: 1" = 180'-0"



EXISTING CONDITIONS AND DEMO PLAN

SCALE: 1" = 80'-0"



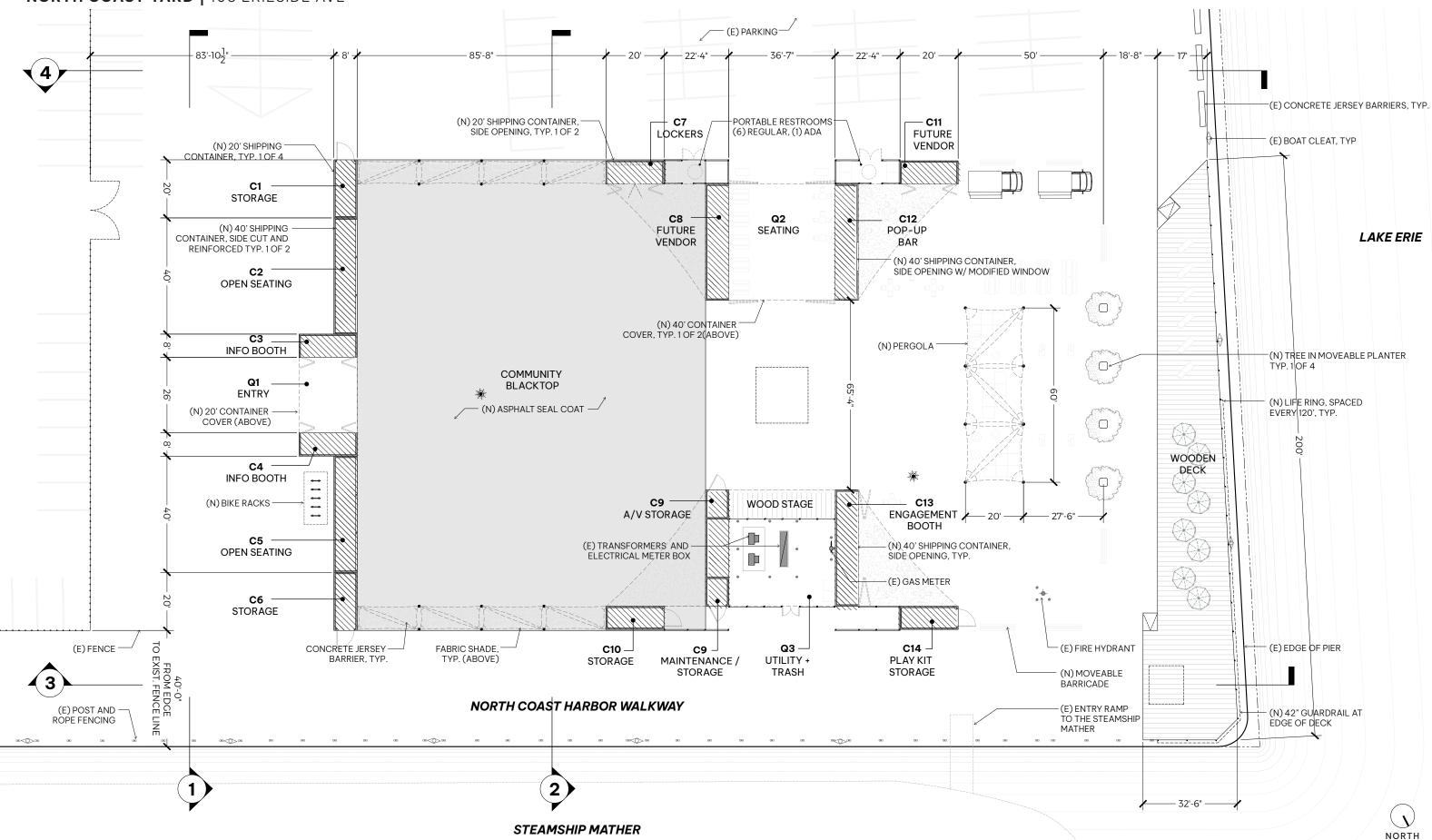


PROPOSED PLAN

SCALE: 1" = 80'-0"

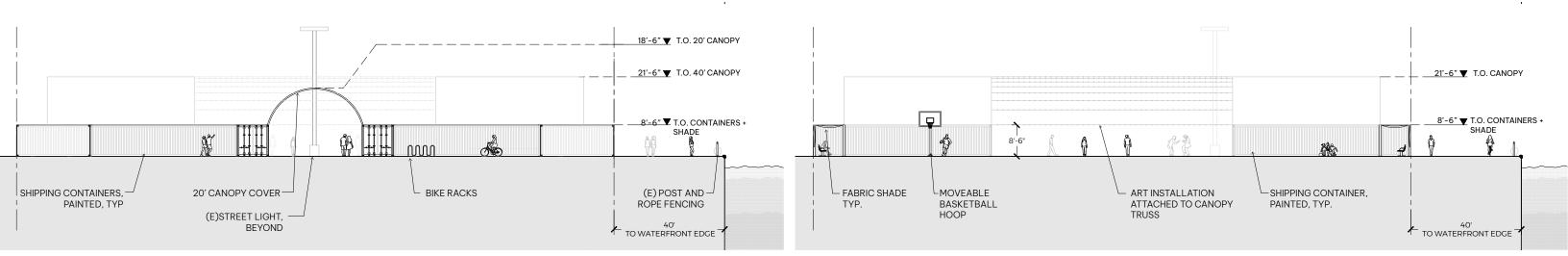


PROPOSED PLAN - ENLARGED



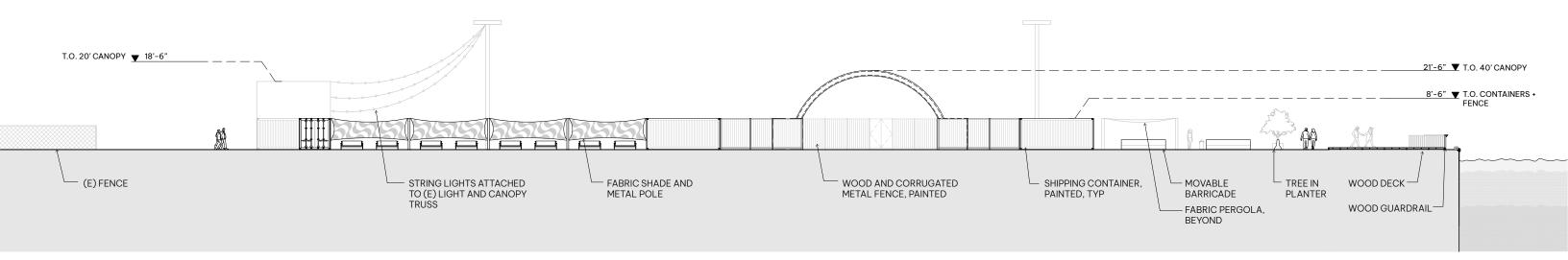
NORTH COAST YARD | 105 ERIESIDE AVE

SCALE: 1" = 30'-0"

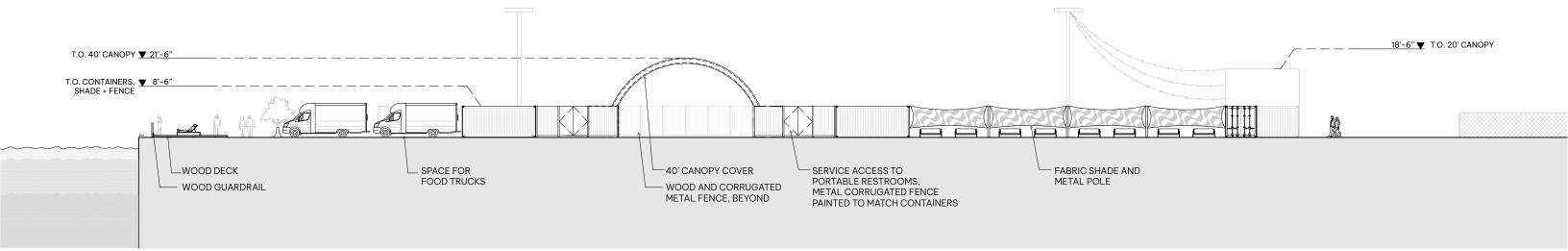


1 TRANSVERSE SECTION - FACING NORTH

2 TRANSVERSE SECTION - AT BLACKTOP



3 LONGITUDINAL SECTION - FACING WEST



4 LONGITUDINAL SECTION - FACING EAST

SCALE: 1" = 25'-0"



4

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VIEW FROM THE SOUTH ENTRY





VIEW FROM THE WATERFRONT



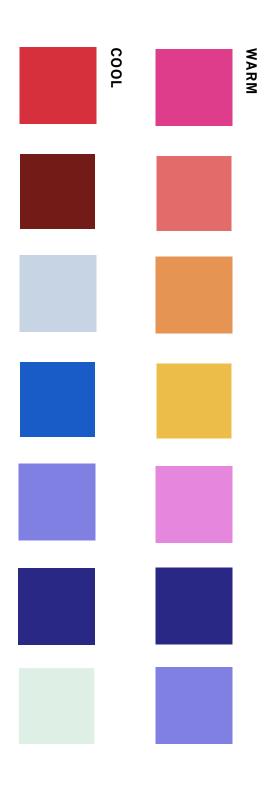


THE NORTH COAST YARD LOGO

Inspired by a lighthouse on the lake, the North Coast Yard logo features a **forward-shining beam of light**. Designed to fit within a rectangular block, the logo incorporates an organic line underlining the word "Yard," evoking the nearby body of water. The beam **symbolizes the hopeful future of the lakefront**, while also serving as a beacon to current residents, inviting them to enjoy all that the lakefront offers through North Coast Yard pop-up events. These inclusive pop-ups aim to **foster community** and **strengthen connections to the lakefront for everyone**.

COLOR PALETTE

North Coast Yard's color palette is bright and reminiscent of the colors found in a **Lake Erie sunrise and sunset**. These colors create a fun and **vibrant brand that attracts and energizes the community**.



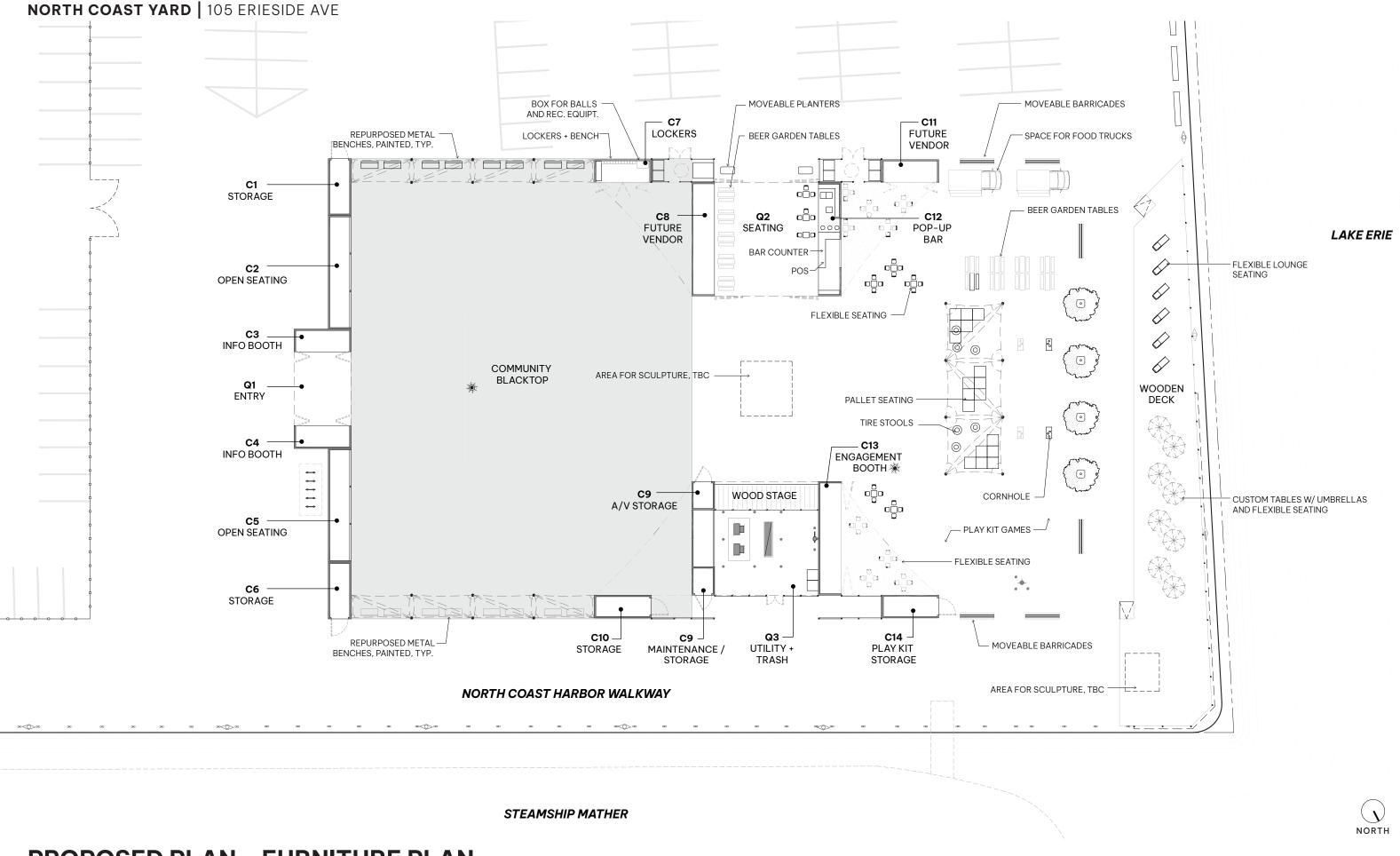
MATERIAL PALETTE



The material palette for this site draws directly from its industrial landscape, embracing the raw elements of shipping containers, railroad ties, and other robust industrial features. Yet, there's a playful uplift to the design, where vibrant colors and dynamic movement bring a sense of life and energy to the space.

- Metal Shipping Containers and Quonset Huts: Repurposed as part of the architecture or used as visual markers, given a colorful twist with murals, paint or super graphics
- **Fabric Shade Details:** Fabric is used to provide shade while creating a dynamic play of light and color.
- **Reclaimed Railroad Ties & Timber:** Evoke the industrial history while bringing warm and natural elements to the harshness of the sites existing environment.
- Bright Colored Concrete Barriers & Pavement: Repurposing existing concrete elements with vivid murals and intentionally adding fresh painted asphalt to denote a variety of play activites.
- Wind-Activated Elements: Inspired by the wind's movement across the site, flags or fabric can be integrated into the design to create a living, breathing environment that responds to nature's forces.
- **Trees & Native Plantings**: Softening the hard edges of the site with hearty trees in planter boxes

PROPOSED PLAN - FURNITURE PLAN



SCALE: 1" = 30'-0"

MATERIAL PALETTE STRUCTURES

CONTAINER COVER

Heavy Duty Double Truss Cover with Purloin Kit

Manufacturer: Conexwest

Scale:

(2) 40' x 40' x 13' (1) 20' x 20' x 10'

Material:

Fire Rated, UV resistant PVC canopy, white



RAW PRODUCT EXAMPLE FROM VENDOR

SHIPPING CONTAINERS

Туре 1:	40'-0 " x 8'-0" x 8'-6"		
1A :	40' Standard		
1B:	40' Standard Open Side		
1C:	40' Standard Side removed and reinforced		
Type 2:	20'-0 " x 8'-0" x 9'-6"		
2A:	20' Standard		
2B:	20' Standard Open Side		



TYPE 1A: 40' STANDARD



TYPE 2A: 20' STANDARD



EXAMPLE APPLICATION AT CASE STUDY PLACEMAKING SITE



TYPE 1B: 40' STANDARD OPEN SIDE



TYPE 2B: 20' STANDARD OPEN SIDE

MATERIAL PALETTE FURNITURE





FOOD + BEV GARDEN FURNITURE

TARNO TABLE + CHAIR SET

Manufacturer: Ikea Material: Natural acacia + powder coated steel





FOOD + BEV GARDEN FURNITURE **WOODEN FOLDING TABLE** Manufacturer: Outsunny Material: Natural fir + powder coated steel





WATERFRONT PORCH **NAMMARO CHAISE** Manufacturer: Ikea Material: Natural acacia

ei Material: Natu





WATERFRONT PORCH

COMMUNITY TABLES + BENCHES

Material: Painted Steel Table + Bench Legs, 4'x4'x10' Pressure Treated Wood

MATERIAL PALETTE FURNITURE





ACCESSORIES **55 GAL OIL DRUM** Manufacturer: ULINE or Repurposed Material: Steel, Painted



ACCESSORIES WAVE BIKE RACK Manufacturer: Global Industrial Material: Powder Coated Steel

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PLANTER 120 GAL SQUARE STOCKTANK

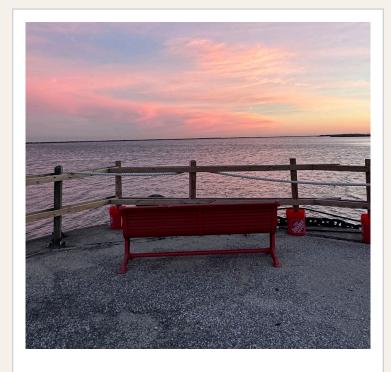
Manufacturer: Behen Country Material: Galvanized Steel, painted

WATERFRONT PORCH THE WOODEN UMBRELLA

Manufacturer: Midtown Material: Aluminum and Fiberglass Pole, Fabric Canopy and Steel Base

MATERIAL PALETTE REPURPOSED FURNITURE

Represents a variety of options for temporary and repurposed furniture, will vary based on available materials









BLACKTOP SEATING REPURPOSED BENCHES Material: Metal benches repurposed from Voinavich Park + painted



FOOD + BEV GARDEN FURNITURE

TIRE CHAIRS Material: Repurposed tires and paracord



FOOD + BEV GARDEN FURNITURE PALLET FURNITURE Material: Repurposed wood pallets, cushions



PLAY FURNITURE **STEPPING STONES**

Material: Painted Sonotubes and wood tops

MATERIAL PALETTE TREE SPECIES

TREE SPECIES*

Options listed are:

- Wind resistant
- ► Full Sun
- Drought Tolerant
- Provide visual interest and seasonal change
- ► Native or non-invasive species
- ► 6'-8' tall*
- * dependent on availability

SPRING/SUMMER





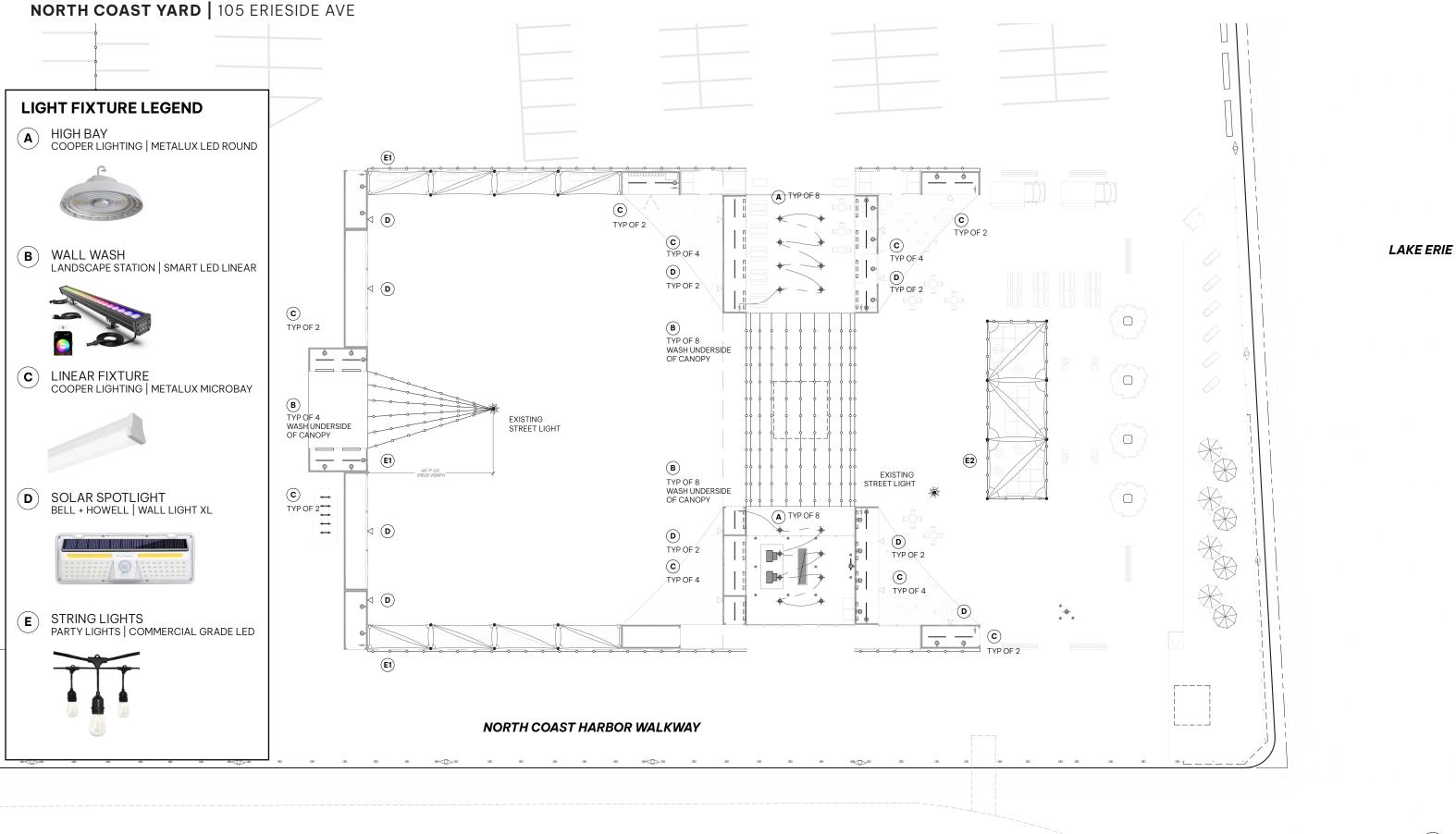
OPTION 1: STARLITE CRABAPPLE



OPTION 2: PRINCETON SENTRY GINKGO



OPTION 3: TRIDENT MAPLE



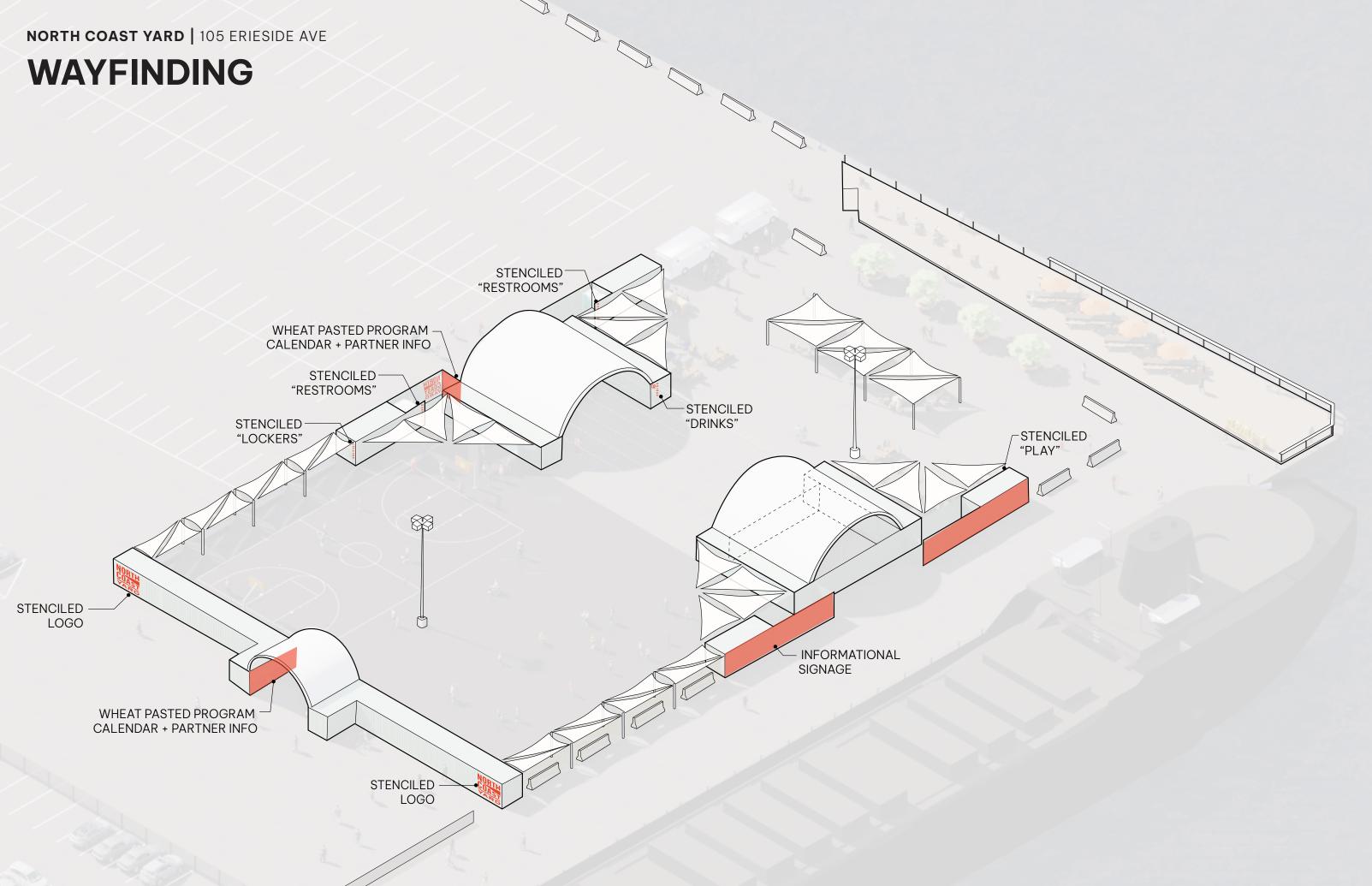
STEAMSHIP MATHER

PROPOSED PLAN - LIGHTING

SCALE: 1" = 30'-0"







MATERIAL PALETTE WAYFINDING

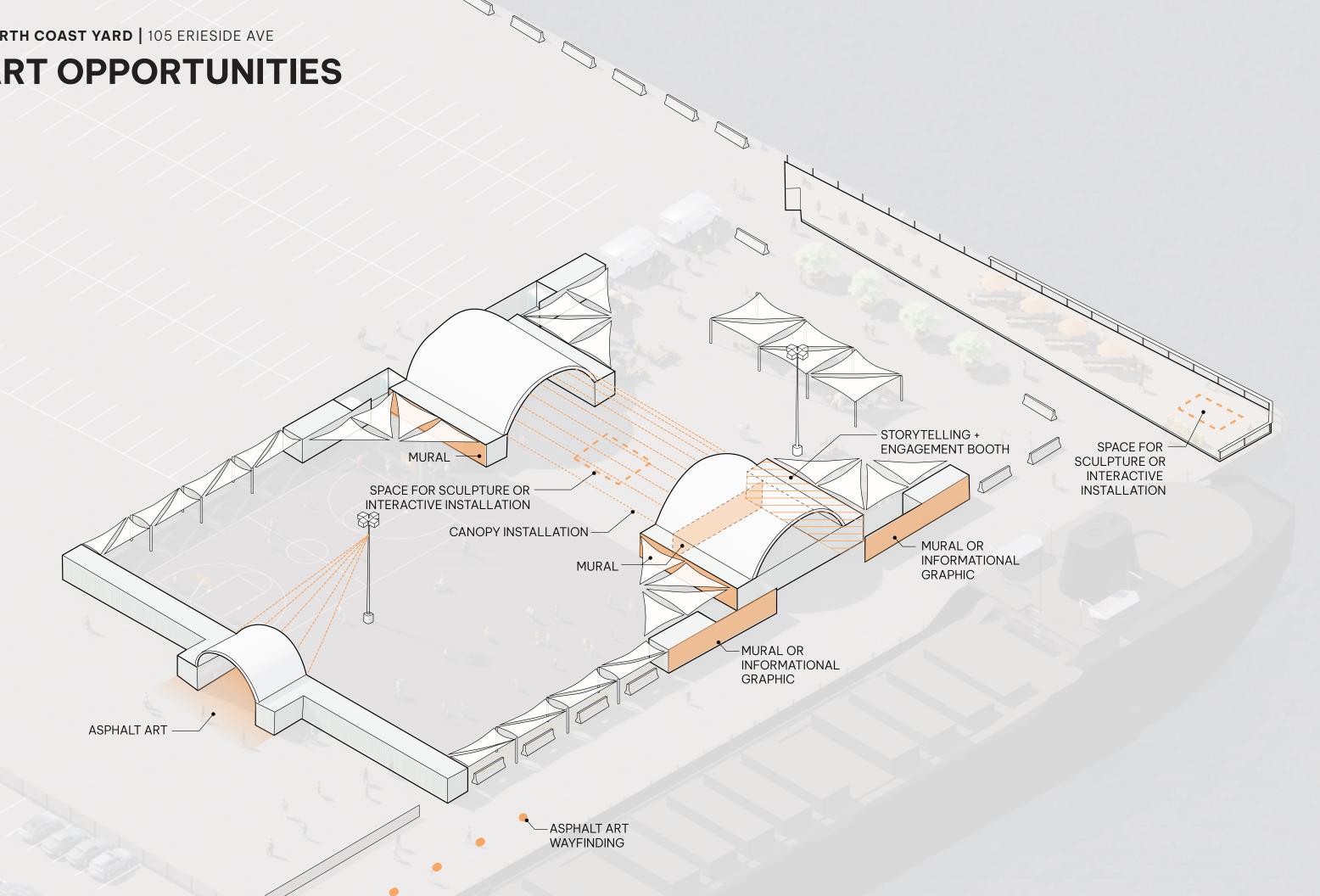


WHEATPASTED POSTERS INFORMATION, EVENT, CALLS TO ACTION SPRAY PAINTED STENCIL ONSITE SIGNAGE SELF SUPPORTED SHAPES WAYFINDING AT KEY ENTRANCE POINTS

FREESTANDING SIGNAGE CHANGEABLE WOOD/CONCRETE







ART OPPORTUNITIES LOCATIONS AND CONCEPTS

Final art pieces within these categories will be refined with local arts organizations/artists



ASPHALT ART ENTRY MOMENT AT THE BLACKTOP

CONTAINER MURALS LARGE SCALE MURALS

SCULPTURES **DEPLOYING EXISTING PIECES**

WIND ACTIVATED FLAGS, PINWHEELS, ETC

ART OPPORTUNITIES CONNECTIVE TISSUE CONCEPTS

Variety of conceptual options, dependant on budget/artist chosen



COLORED NYLON ROPE

OBJECTS PINWHEELS, FLAGS, FOUND OBJECTS

STREAMERS LONGER STRANDS THAT REACT TO WIND

LARGER ARTIST INSTALLATION **TBD ON ARTIST OPPORTUNITY**



Cleveland City Planning Commission

Staff Report



Mar 21, 2025



Downtown/Flats Design Review District

Design Review Advisory Committee

Meeting Motion and Report Form

Meeting Location: City Hall Room 514, 601 Lakeside Avenue

Case Number: DF 202	25-012	Meeting Date:	03/13/2025
Project Name:	North Coast Yard		
Project Address:	105 Erieside Ave		
Contact Person:	Scott Skinner		
Architect/Contractor:	Street Plans		
General Description:	Pop Up Park		

Motion by Design Review Committee:

Schematic Design Approval

Approve: Yablonsky, Bialosky, Bogart, Pesarchick, Schwartzberg, Soltis, Zarfoss **Disapprove: Abstain:**

Non-Voting Members:

Recommendations:

- Consider off-the-shelf products for ease of maintenance, and bolt down amenities to addess wind concern

- Define over-winter strategy and how area will be used during and after Browns season

- Schedule & market holistically with North Coast Harbor and other Downtown events

Cleveland City Planning Commission

Special Presentations – Public Art



Mar 21, 2025

CITY of CLEVELAND MAYOR JUSTIN M. BIBB

CITY PLANNING COMMISSION

Mar 21, 2025

NE2025-004 - St. Clair Superior CDC I-90 Overpass Bridge @ E. 72nd

St. Mural

Project Address: I-90 Bridge on E. 72nd St.

Type: Mural

Project Representative: Joe Lanzilotta, L.A.N.D. Studio, Inc.

Approval: Final

Ward 10 – Councilmember Hairston | SPA: St. Clair-Superior

St. Clair Superior Final Approval Mural Design

I-90 Overpass Bridge @ E. 72nd Street





LAND





AREA VISION PLAN

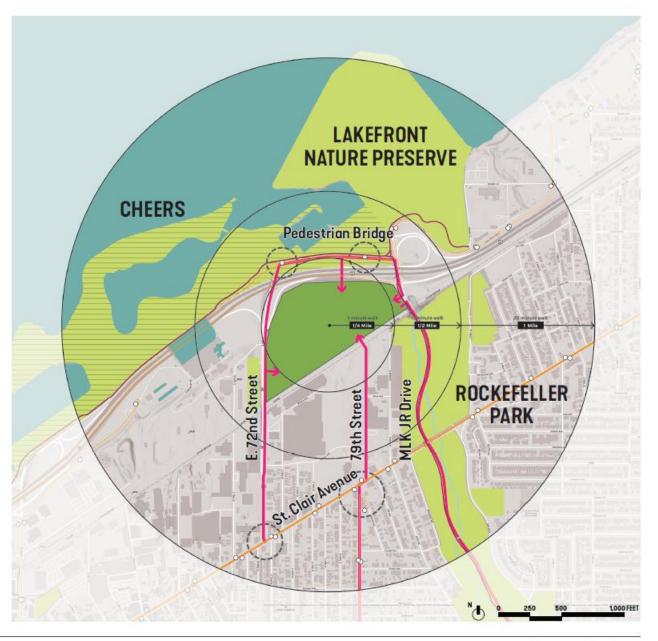
The Area Vision Plan is intended as a series of high-level recommendations for improving connectivity to the park. These improvements are conceptual-level studies to help facilitate discussions with local and regional partners.

Connectivity Goals:

Creating walking, biking, and driving connections to the surrounding community to and from Gordon Park could connect the park to several key projects and places, including:

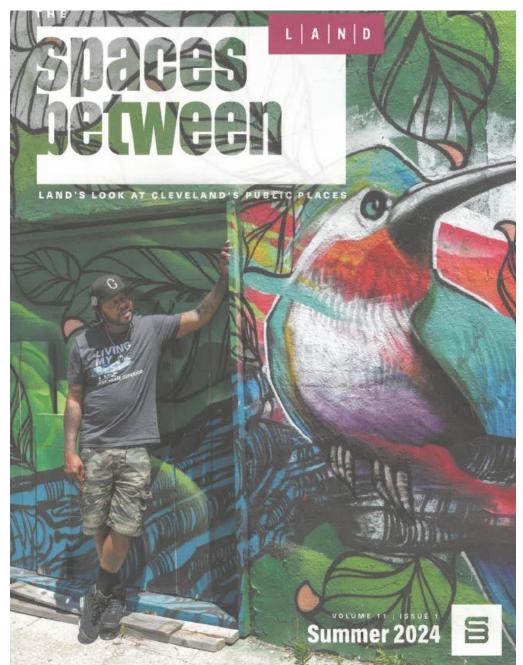
- CHEERS
- Lakefront Nature Preserve
- Rockefeller Park & Greenhouse
- E. 72nd Street
- Bike lanes on MLK Jr. Drive

Efforts to do this would then bring together the surrounding communities of Glenville, Hough, and St. Clair Superior in one, centralized community asset at Gordon Park.





RECENTLY COMPLETED PROJECTS THAT CELEBRATE NEIGHBORHOOD IDENTITY & COMMUNITY





St. Clair Superior









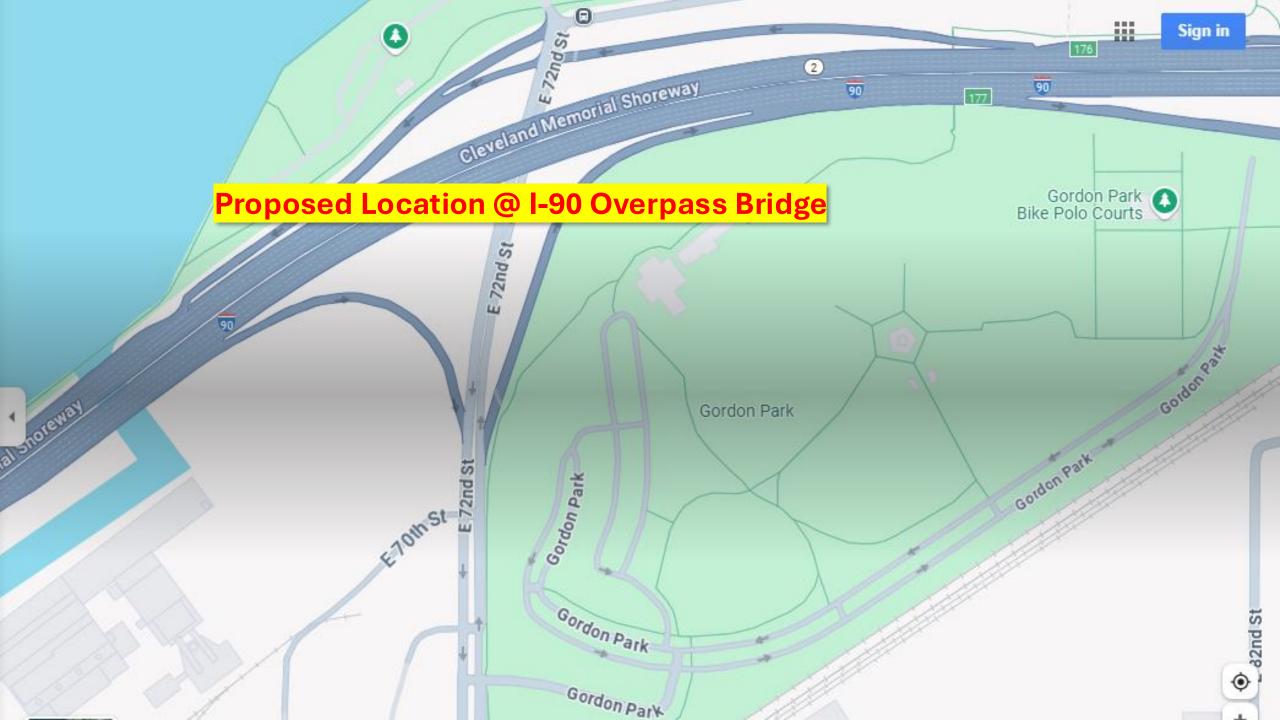














Street View

I-90 & E. 72nd Street (South side of bridge walls + wings)



Street View

I-90 & E. 72nd Street (North side of bridge walls + wings)



I-90 & E. 72nd Street (West side of bridge wall + wing)



Street View

I-90 & E. 72nd Street (East side of bridge wall + wing)

I-90 Overpass Bridge @ E. 72nd Street

Mock-up (East & West Walls + N & S Wings will mirror each other)



Ward: 10 Application: Painted mural Owner: City of Cleveland Artists: Louise Jones & Dayz Whun

Mock-up shown will be painted on the East and West walls as well as the North and South wings.



- The mural has been shared with the owner, Councilman Hairston, and St. Clair Superior Development Corporation.
- St. Clair Superior Development Corp will be the steward of this mural.
- Artist will work with Metroparks' Aquatic Biologist to be certain that whatever is depicted in the mural represents what is environmentally and ecologically correct to Lake Erie.

THANK YOU

Cleveland City Planning Commission

Staff Report



Mar 21, 2025



City of Cleveland Justin M. Bibb, Mayor City Planning Commission

601 Lakeside Avenue, Room 501, Cleveland, OH. 44114 T: (216) 664-2210 F: (216) 664-3281 l www.planning.city.cleveland.oh.us

Northeast Design Review Advisory Committee Meeting Motion and Report Form

Meeting Location: Virtual, 8:00 AM

Case Number: NE 2025-004 Mee	ting Date: $03/64/3035$
Project Name: Mural installation	ting Date: <u>03/64/えゅえち</u> Ward #: [10]
Project Address: I-90 Overpass bridge @ E. 72nd Stree	et]
Project Rep. : Nancy Boylan, L.A.N.D. studio, Inc.	
	osed Use: Mural
Project Scope:	
Mural of native aquatic life in Lake Erie.	
Design Review Level Applied For: FINAL Motion by Design Review Committee: Approve (as presented) Approve (with stated conditions) Conditions:	Disapprove Table
Approved (with stated conditions):	
- Consider not mirroring the art on the walls, rather ca and to avoid appearing like wallpaper.	ustomizing each wall for visual interest
(

Committee Action: (1 = First; 2 = Second;			; R = Recusal Yea = Yes; Nay = No; Abst. = Abstain; Pres. = Present)		
Brown	🗹 Yea 🗆 Nay	🗆 Abst. 🗖 Pres.	Bandy-Zalatoris (VCP 🗹 Yea 🗆 Nay	🗆 Abst. 🖊 Pres.	
Farina	🗆 Yea 🗆 Nay	Abst. Pres.	🗆 Yea 🗆 Nay	🗆 Abst. 🗆 Pres.	
Lukacsy-Love	🗹 Yea 🛛 Nay	🗆 Abst. 💋 Pres.	🗆 Yea 🗆 Nay	□ Abst. □ Pres.	
Nieswander (C)	🖊 Yea 🗆 Nay	🗆 Abst. 💋 Pres.	🗆 Yea 🗆 Nay	□ Abst. □ Pres.	
Veider	🗹 Yea 🗆 Nay	🗆 Abst. 💋 Pres.	🗆 Yea 🗆 Nay	🗆 Abst. 🗆 Pres.	
White	🗹 Yea 🗆 Nay	🗆 Abst. 💋 Pres.			

Applicant Signature & Date:

Virtual Meeting – No Signature Required

NW2025-007 - Edra Soto "La Distancia" Sculpture

Project Address: Southwest corner of Scranton Rd & Southpoint Dr.

(on Metrohealth Campus)

Type: Interactive/Functional Sculpture

Project Representative: Grace Chin, The Sculpture Center

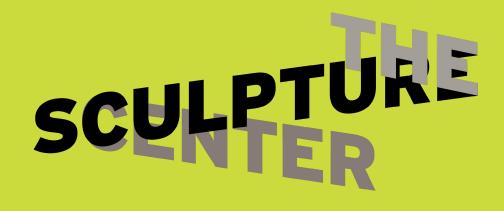
Approval: Final

Ward 14 – Councilmember Santana SPA: Brooklyn Centre



CITY PLANNING COMMISSION

Mar 21, 2025



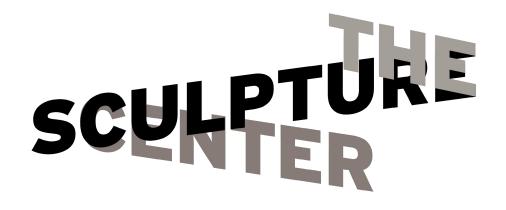
The Sculpture Center Public Art Edra Soto: La Distancia

Summer 2025

The Project

In June 2025 The Sculpture Center will present a <u>permanent</u> <u>outdoor sculptural installation</u> by internationally-recognized artist **Edra Soto.** *La Distancia* addresses themes of displacement and migration through the personal and collective stories of Cleveland's Latinx community in the creation of a sculptural bus shelter that will be placed in front of MetroHealth's Glick Center in the Clark-Fulton neighborhood.

This installation will be paired with an exhibition at The Sculpture Center's 2,200 square foot gallery in University Circle. Taking shape over the course of an eight-month residency, *La Distancia* marks Soto's Cleveland debut and her first major Midwest project outside of Chicago.



Funders and Partners

The Funders

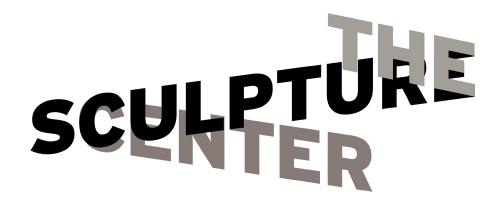
The Joyce Foundation, Chicago, IL to The Sculpture Center National Endowment for the Arts to The Sculpture Center

The Partners

The MetroHealth System MetroWest Community Development Organization LAND Studio

With a letter of support from

The Greater Cleveland Regional Transit Authority



The Project Manager

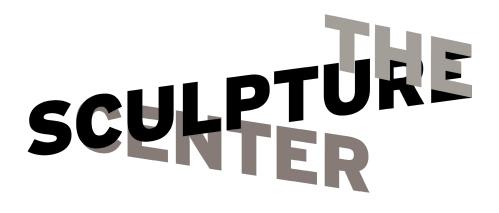


Founded in 1989, The Sculpture Center (TSC) is one of the only cultural institutions of its kind in the country and provides career-altering creation, exhibition, mentoring and conversation opportunities for sculpture-specific artists.

Located in University Circle, TSC is an inclusive haven for artists, creatives, and communities seeking meaningful experiences. Since 2020 TSC has received local and national press for creating community-driven, socially relevant exhibitions both in the gallery and outside. TSC's work in putlic spaces engages diverse communities in Cleveland to collaborate with artists on shaping the work. Visitors are invited to participate in a robust set of programs aimed to catalyze important conversations about our lives.







The Artist



Edra Soto is an internationally-recognized Chicago-based artist whose practice draws from her Puerto Rican roots to explore conversations about the grief and joy of migration and the complexities of cultural heritage. Soto has exhibited extensively at venues including the Museum of Contemporary Art of Chicago, El Museo del Barrio, and the Whitney Museum of American Art.

1

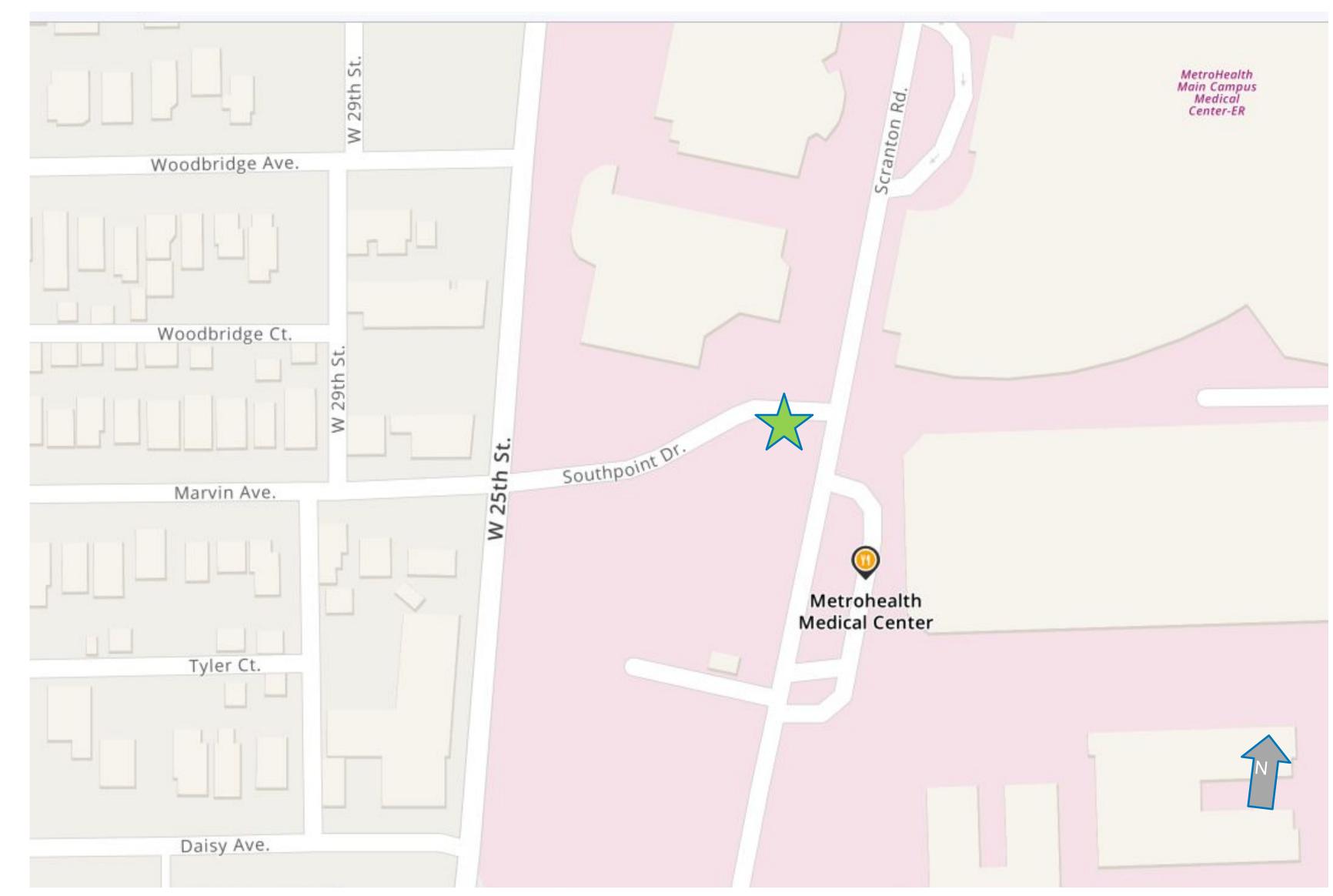
.

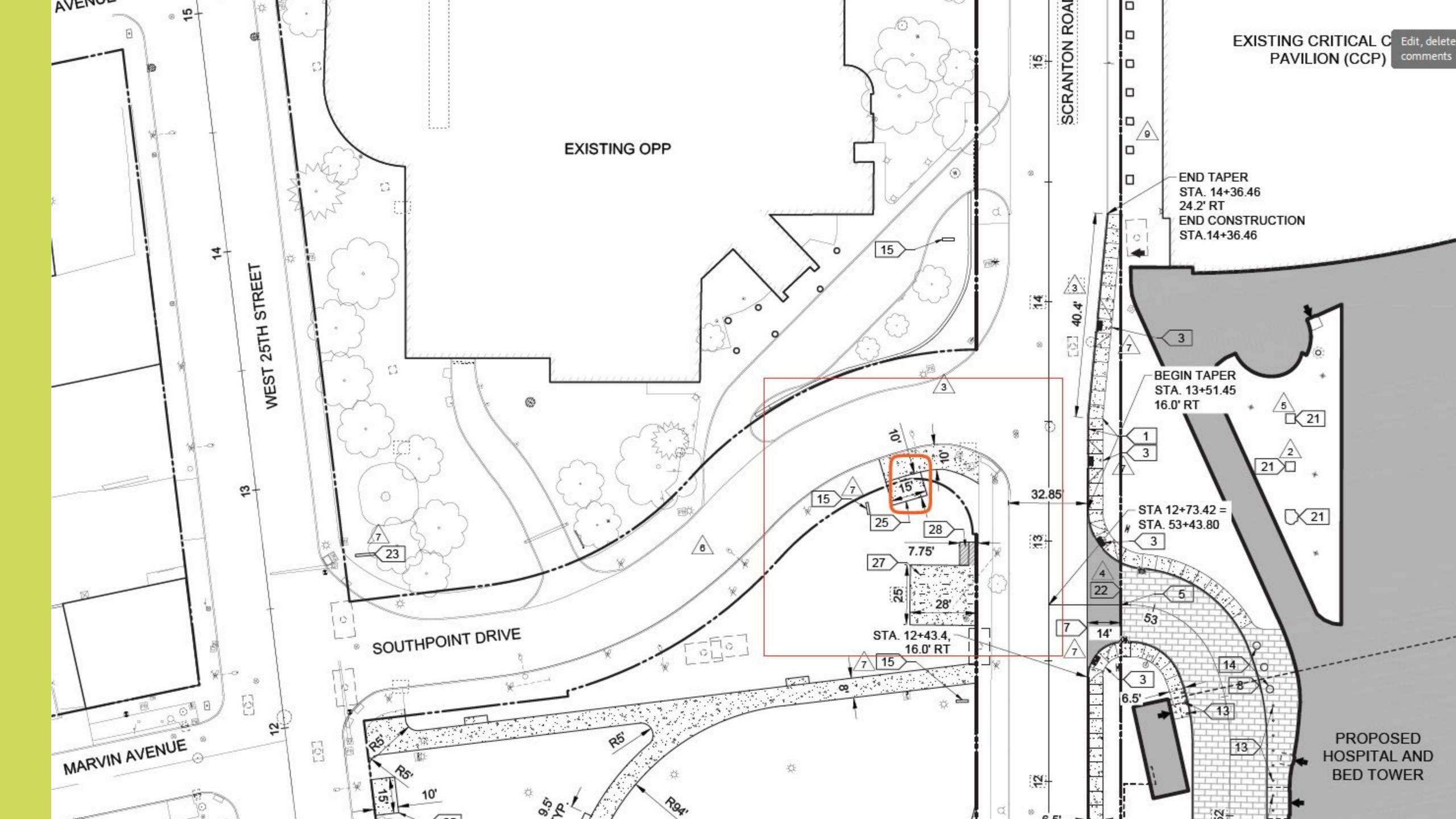


The Location

2500 MetroHealth Drive, Cleveland, OH 44109

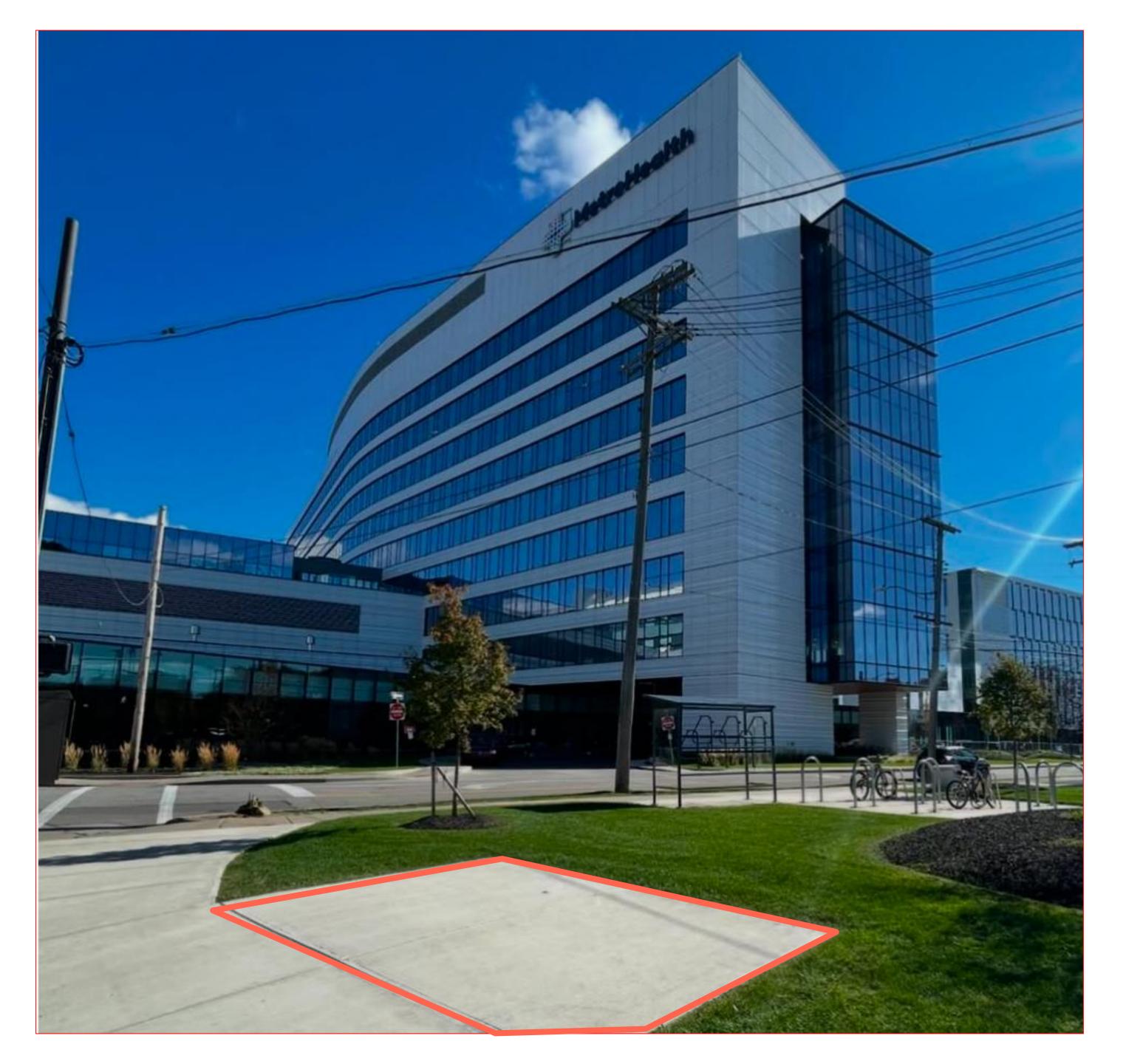
Specifically the RTA bus stop on the southwest corner of Scranton Road and Southpoint Drive





ART LOCATION

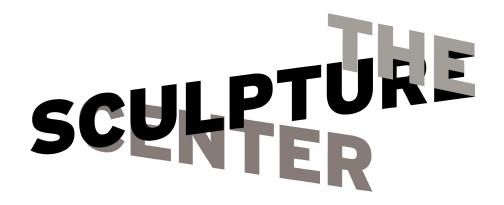
Existing concrete slab that will get replaced is 15' across (rectangle outlined in red)



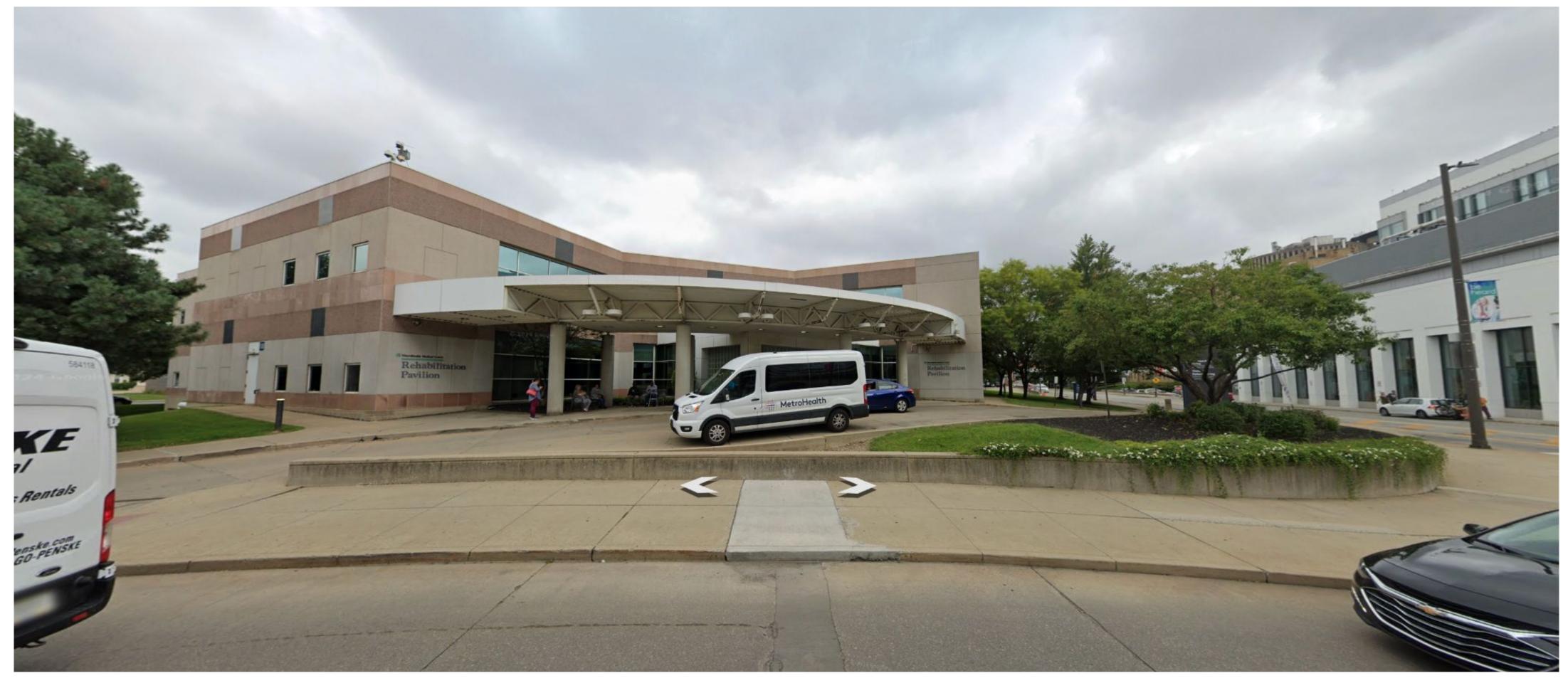
SCULPTURE

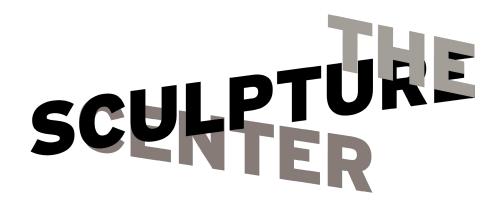
Artistic bus waiting space is about 12.17'x4' and will be installed within a new concrete slab (shown in red) that will be the same size as existing concrete slab (outlined in red).



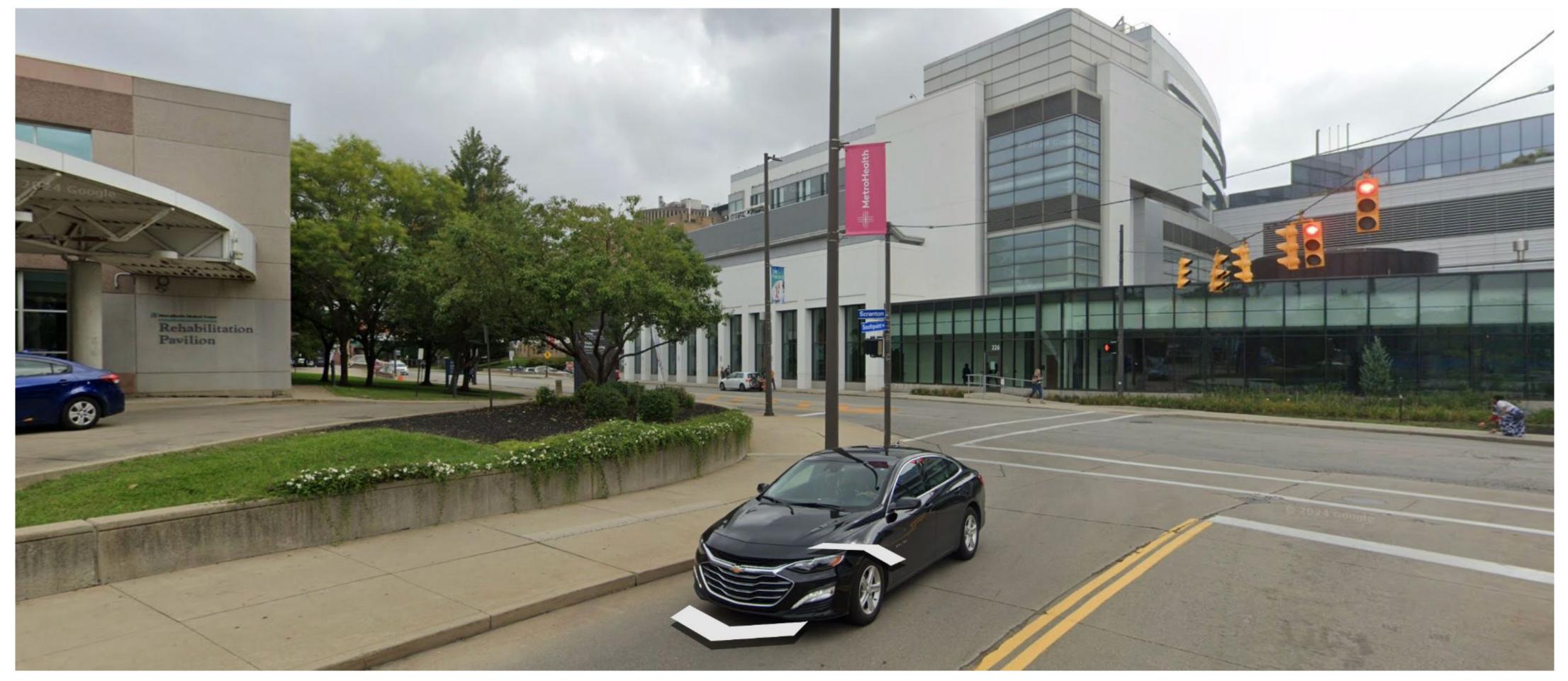


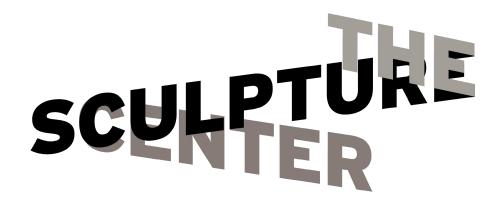
Across street from site: existing Outpatient Pavilion





Across street from site looking slightly east: existing Outpatient Pavilion (L) and Glick Center (R)



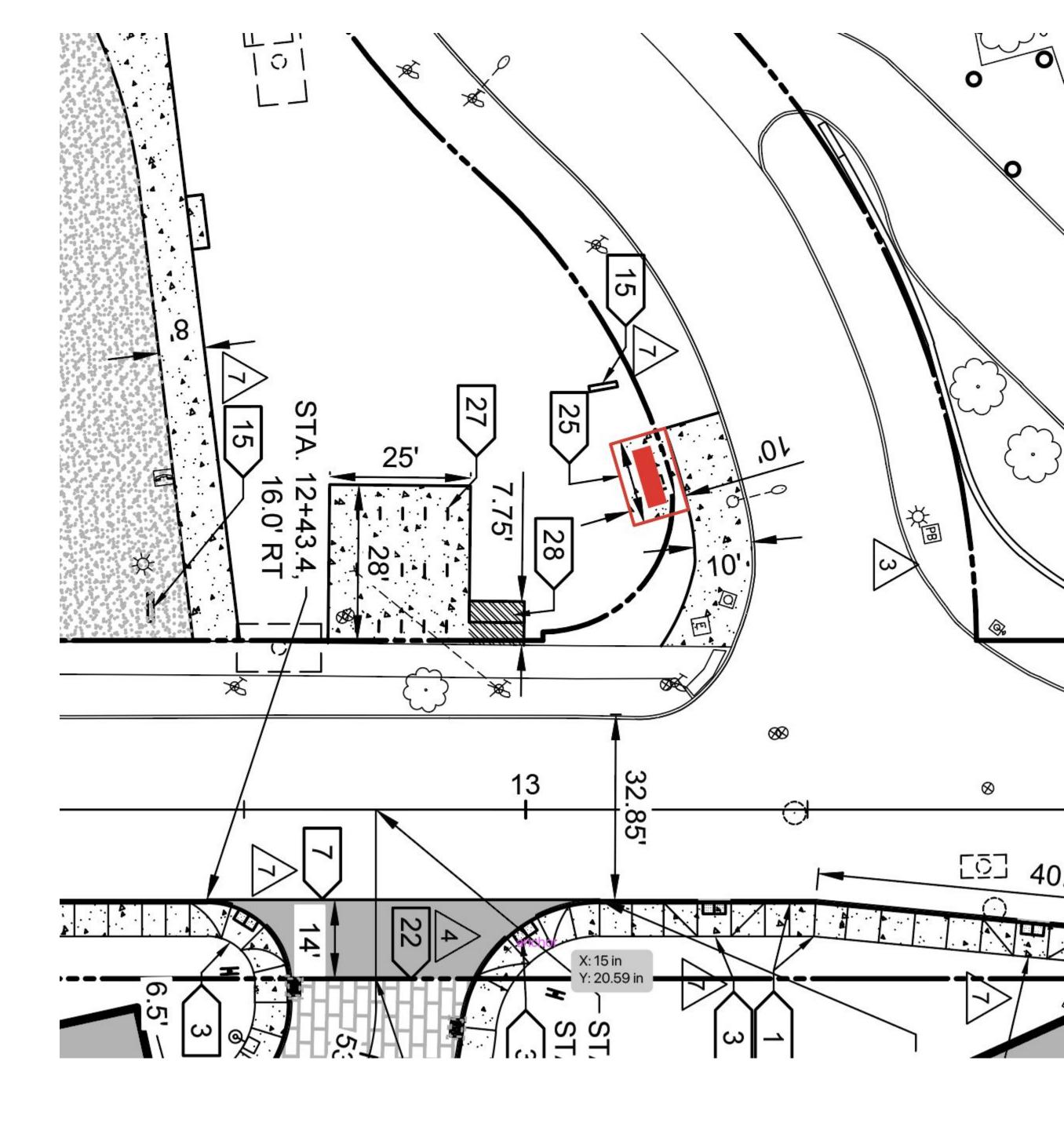


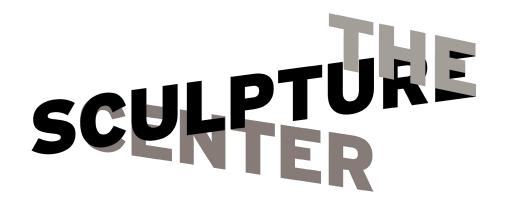
From site looking west down Southpoint Dr.



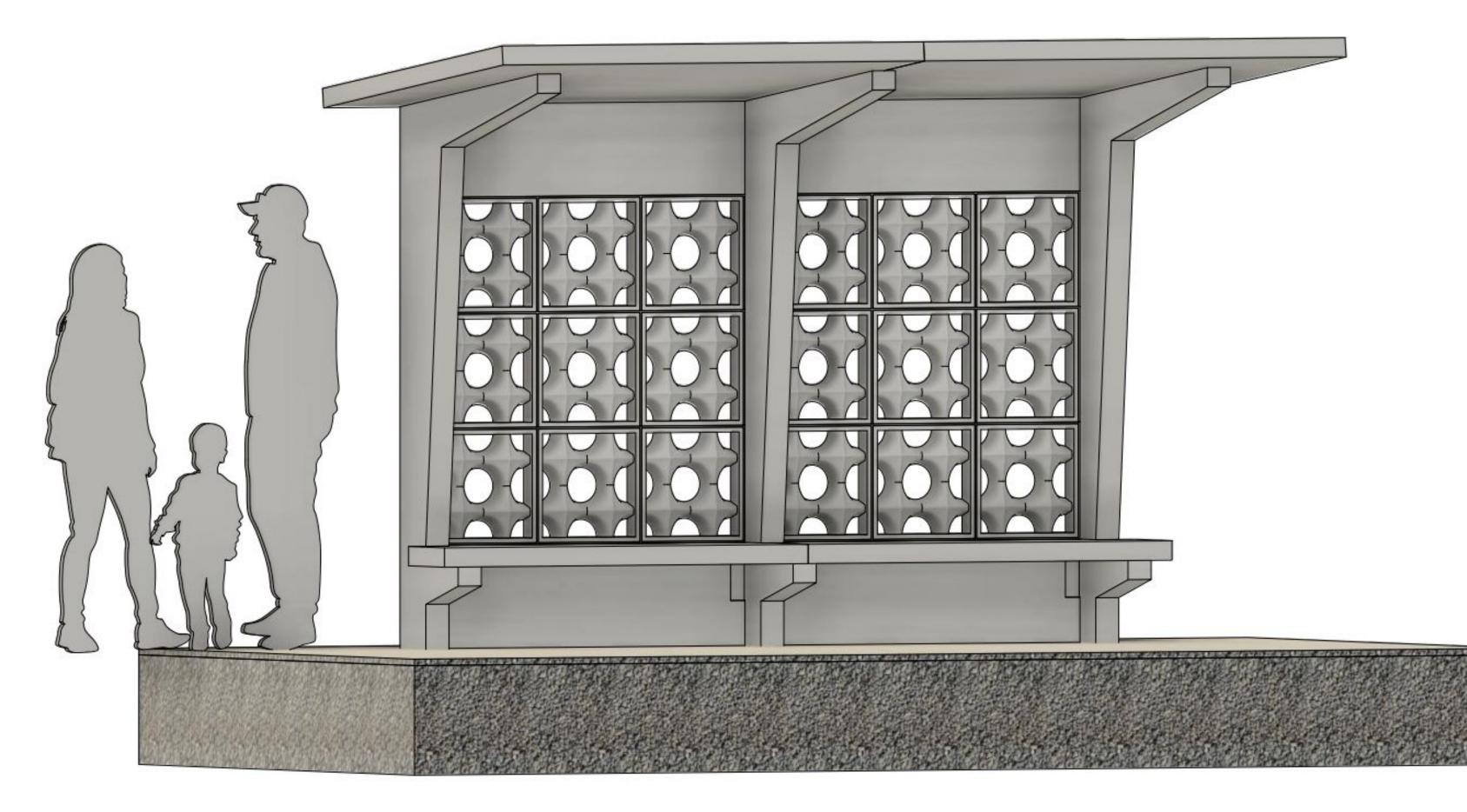
Artwork is ~12.17' across and 4' wide (red rectangle)

Existing concrete slab that will get replaced is 15' across (rectangle outlined in red)

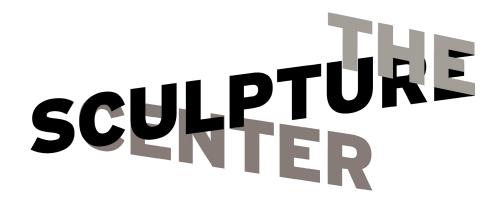


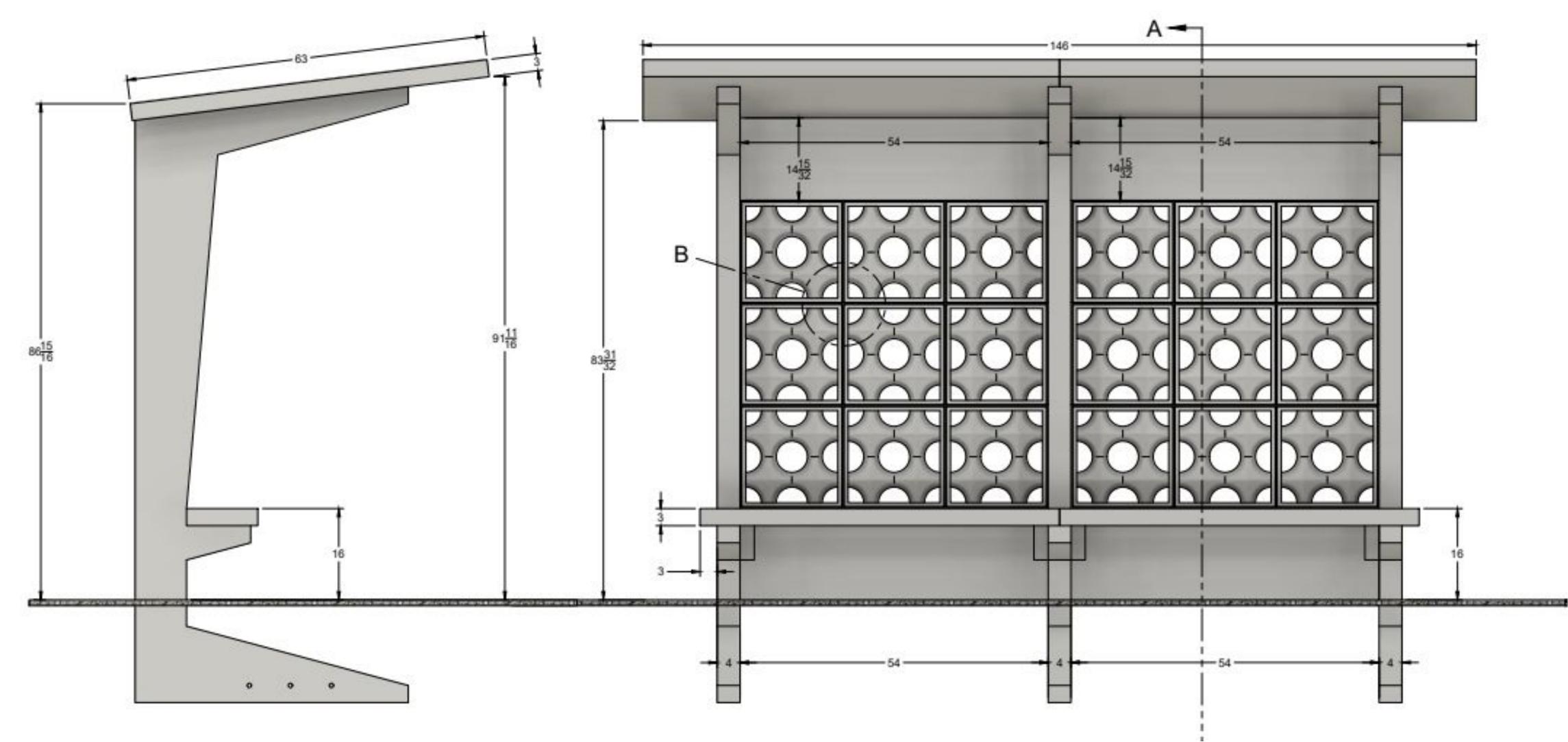


The Artwork

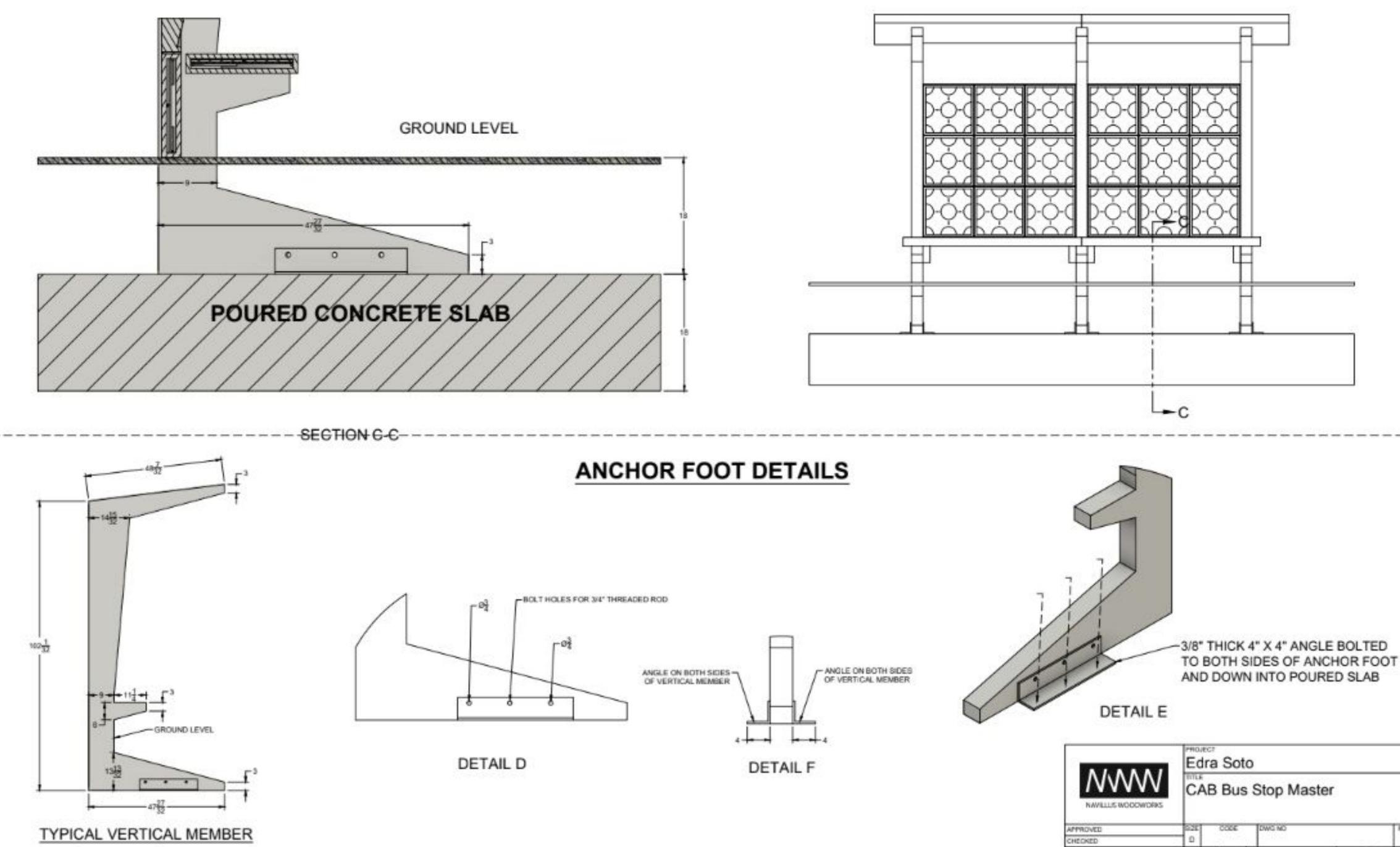








SUB-GRADE ENGINEERING





RES

Precedent

The sculpture is inspired by bus shelters in Puerto Rico. The design reflects motifs found in domestic Puerto Rican architecture.

In 2023 the artist created and installed a very similar sculpture in Chicago, IL.



Signage Precedent

We would like to install a sign near the artwork with information about the project, artist, and to provide context for the design.

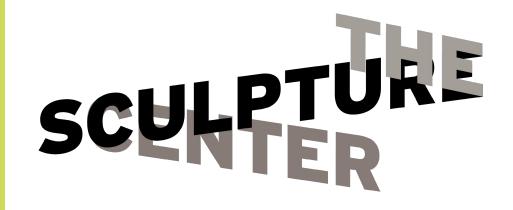
Images shown on the right are **precedents.**



Material

The sculpture is made of exposed cement that will be soft to the touch. The color will be a reddish tone like iron oxide.





Fabricator and Installment Team

The Fabricator

Pompili Precast Concrete (Garfield Heights) will create the shelter. They produce intricate and high-quality architectural precast concrete elements.

The Installer/ Contractor

We are reviewing proposals from **New Vista Enterprises** (Cleveland) and **F. Buddie Contracting (**Cleveland), both full-service design, construction and management industry leaders.





Cleveland City Planning Commission

Staff Report



Mar 21, 2025



(**p**

601 Lakeside Avenue, Room 501, Cleveland, OH. 44114 T: (216) 664-2210 F: (216) 664-3281 I www.planning.city.cleveland.oh.us

Near West Design Review Advisory Committee Meeting Motion and Report Form

Meeting Location: Virtual, 8:30 AM

Case Number:	NW2025-007	Meeting Date:	3/12/25	
Project Name:	La Distancia	Ward #:	14	
Project Address:	Corner of Scranton Rd & Southpo	oint Dr.		
Project Rep. :	Grace Chin			
Existing Use:	N/A	Proposed Use:	Interactive/Fu	inctional Art
	active/Functional sculpture purcha aged MetroHelath. Artist Edra Sot	•	Sculpture Cent	er and
Design Review Level Motion by Design Re Approve (as presented	eview Committee:	ns) 🔵 Disa	pprove 🔘	Table
Conditions:				
No conditions. Recommendatic material, graffiti	ons: Identification/info plaque or signation protection	gnage, consid	der decorative	ground

Letter of support by the RTA

Reinforced foundation below frost

Comments on receiving an update on MetroHealth's plan to enhance the park area

Committee Action	on:	(1 = First; 2 = Second; R = Recusal Yea = Yes; Nay = No; Abst. = Abstain; Pres. = Present)			
Contreras	🗆Yea 🗆 Nay	🔳 Abst. 🔳 Pres.	Madera	🔳 Yea 🛛 Nay	□ Abst. □ Pres.
Esposito	🗆 Yea 🛛 Nay	□ Abst. □ Pres.	Rakaukas	🗆 Yea 🔳 Nay	□ Abst. □ Pres.
Gallagher	🗏 Yea 🛛 Nay	□ Abst. □ Pres.	Sandoval	🗆 Yea 🗆 Nay	□ Abst. □ Pres.
Gardin	🗏 Yea 🛛 Nay	□ Abst. □ Pres.		🗆 Yes 🗆 No	□ Abst. □ Pres.
Hart	🗏 Yea 🛛 Nay	□ Abst. □ Pres.	Schmidt	🗆 Yes 🗆 No	
Jurca	🗏 Yea 🛛 Nay	□ Abst. □ Pres.			

Applicant Signature & Date:

"The World Is Yours" Basketball Court Mural

Project Address: E. 82nd & Gill Ave (Otter Park)

Type: Mural

Project Representatives: Jordan Morales and Kumar Arora, Art For Arts' Sake

Approval: Final

Ward 5 – Councilmember Starr

SPA: Kinsman



CITY PLANNING COMMISSION

Mar 21, 2025

BASKETBALL COURT ACTIVATION

THE WORLD IS YOURS

Promoting Maternal Health & Safe Spaces



TRANSFORMATIVEArtsFund



Presentation by Lead Artist, Kumar Arora For Art's Sake | Transformative Arts Fund



*Lakeview Terrace, Trust for Public Land

Black mothers are the foundation of our communities, yet they continue to face disparities in healthcare.

The World Is Yours is a tribute to their strength, resilience, and the generations they uplift. This piece reflects the power of support, the importance of care, and the limitless future that every mother and child deserve.

We have chosen city-owned Otter Park alongside Rid-All Farms to bring awareness and advocacy and hope to create this basketball court mural for Black Maternity Health Week which will kick off on Friday, April 11th 2025.



For Art's Sake® is an ambitious initiative that brings together the transformative power of art and the community spirit of Cleveland through a series of public art projects and a culminating arts festival. This endeavor, in partnership with local sports franchises, non-profits, & community stakeholders, aims to beautify urban spaces, engage community members, and foster social impact, focusing on empowering the youth and addressing critical community needs.

www.forartssakecle.org

PROPOSED LOCATION: OTTER PARK COURT, 8129 Otter Road, Cleveland, OH 44104



Application, Type of Paint, Lifespan, and Maintenance Plan

- Surface Preparation:
 - Full court prep: debris removal, dust/dirt cleaning, and crack filling (self-leveler).
 - Gard Shield applied on asphalt areas (5-year warranty).
- Paint & Application:
 - H&C HEAVY SHIELD Water-Based Concrete & Driveway Enamel with Shark Grip Protection.
 - Mural painted directly onto the court; sealed for durability.
- Lifespan & Maintenance:
 - Expected to last 5-10 years with periodic touch-ups.
 - Designed for high-traffic outdoor use; anti-graffiti coating optional.
- Mural Team & Insurance:
 - Lead artists: Glen Infante, Chad Fedorvich, Stina Aleah, Jordan Morales, & Volunteers.
 - All artists are fully insured.















94x50 feet

This project has the blessing and support of local businesses, community leaders, neighborhood organizations, the dedicated families and residents, and most importantly, **all the Black mothers out there who inspire this work every day.**



Justin Bibb Mayor, City of Cleveland jbibb@clevelandohio.gov



Rhonda K Brown Chief Strategist for Arts, Culture & Creative Economy, City of Cleveland

RBrown2@clevelandohio.gov



Richard Starr Cleveland City Councilman Ward 5 <u>r</u>starr@clevelandcitycouncil.org



Tim Lewis Outreach Director, Rid All Green Partnership mrtrlewis01@gmail.com



Colette Jones CMO, Cleveland Foundation cmjones@clevefdn.org



Kamla Lewis Cuyahoga Land Bank Senior Housing Development Project Manager klewis@cuyahogalandbank.org



Mark Lammon Executive Director, Campus District mlammon@campusdistrict.org



Chris Kaiser CMO, Cleveland Cavaliers ckaiser@cavs.com





THANK YOU!



TRANSFORMATIVEArtsFund

Please let us know what are next steps and if we can provide any other details.

- 440.390.9561
- 🗹 kumar@kumar-arora.com
- ⊕ www.forartssakecle.com

Company Address

2510 St. Clair Ave NE, Cleveland, OH 44114



Cleveland City Planning Commission

Mandatory Referrals



Mar 21, 2025

JSAACC LLC Chain of Title – African Town Plaza

Mar 21, 2025

Authorizing the Director of Economic Development to acquire and re-convey certain parcels from/to JSAACC LLC or designee in order to enter in the chain-oftitle prior to the institution of a TIF. The City will designate certain improvements as a public purpose and exempt 100% of these improvements from real property taxes. The improvements will take place at 7515 Cedar Avenue, Cleveland, Ohio 44103, through 2025, with a total project investment expected to exceed \$9 million. African Town Plaza, a 3-story, 47,816 sq ft building listed on the National Register of Historic Places, will be renovated into a mix of commercial and residential uses. The building previously functioned as the Cedar Branch of the YMCA from the 1940s to the 1970s.

ECONOMIC DEVELOPMENT

City of

AFRICAN TOWN PLAZA: CHAIN-OF-TITLE LEGISLATION MARCH 24, 2025

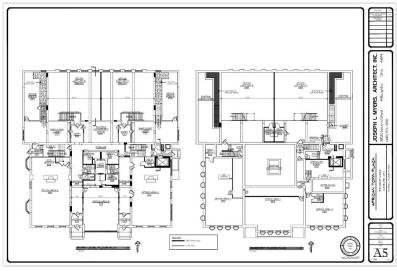
PROJECT SITE





Project Background





- JSAACC LLC is the holding and development entity, set up by award winning developer James Sosan.
- Existing structure is 47,816 square feet, utilized as the Cedar Branch of the YMCA from the 1940's through 1970's.
- Redevelopment into the first phase of African Town Plaza:
 - Basement and 1st floor: commercial office space
 - 2nd floor: cultural event center including a commercial kitchen and multimedia studio
 - 2nd and 3rd floors: 19 residential apartments, including units designated for low-income residents.
- Creation of 5 new jobs, \$150,000 of annual payroll.



African Town Plaza TIF

- Provides 100% non-school TIF over a 30-year period.
 - Annual median TIF value to Developer of \$69,915.
 - Estimated value of 30-year TIF at \$2,187,935.
 - CMSD to benefit from \$2,580,100 in total new income over the course of the TIF.
 - Creation of 5 jobs to serve the development, providing approximately \$3,750 in new annual income tax.
- Estimated net increase of \$2,692,600 in tax revenue and school PILOTs over 30 years.
- Subject to a standard CBA:
 - Chapters 187 and 188 related to local business, DBE/MBE, and local employment.
 - Mentor-protégé relationships between contractors.
 - Apprenticeship and paid internship.



Cleveland City Planning Commission

Special Presentation – For Information Only



Mar 21, 2025

CITY of CLEVELAND

CITY PLANNING COMMISSION

Groundtruthing – Matthew Moss, Madison Newingham, and Camilla

Rivas, Strategic Planning Initiatives





City Planning Commission Vacant Land Groundtruthing

03/21/2025





Project Purpose

Data-driven land use analysis guided by City Planning policy and initiatives

Community input and engagement to assess where these initiatives can produce land uses the residents want to

see

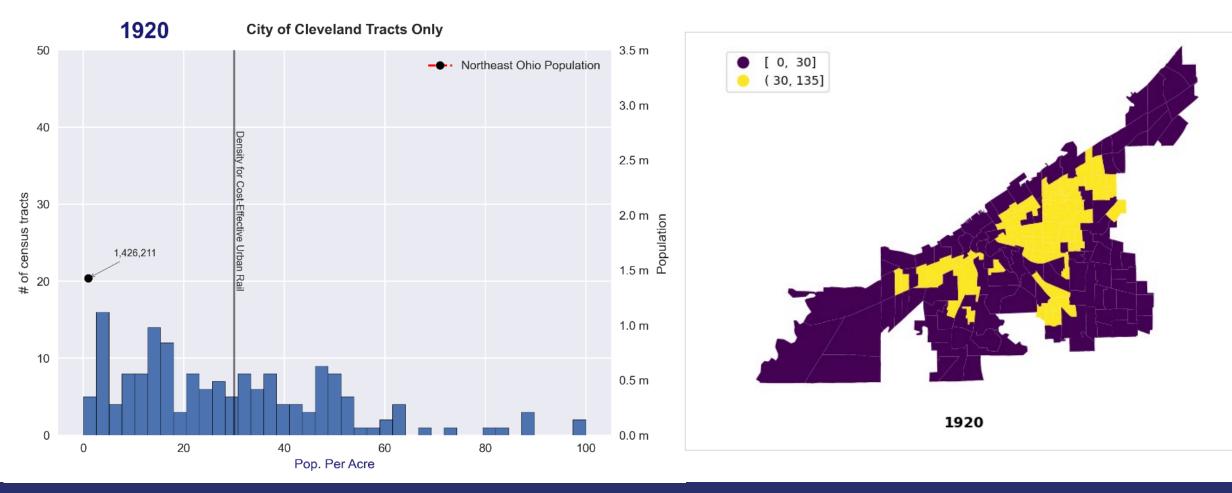
A streamlined process for vacant land reutilization planning that supports the 15minute city initiative in collaboration with the public





Cleveland – A little background

Where we were







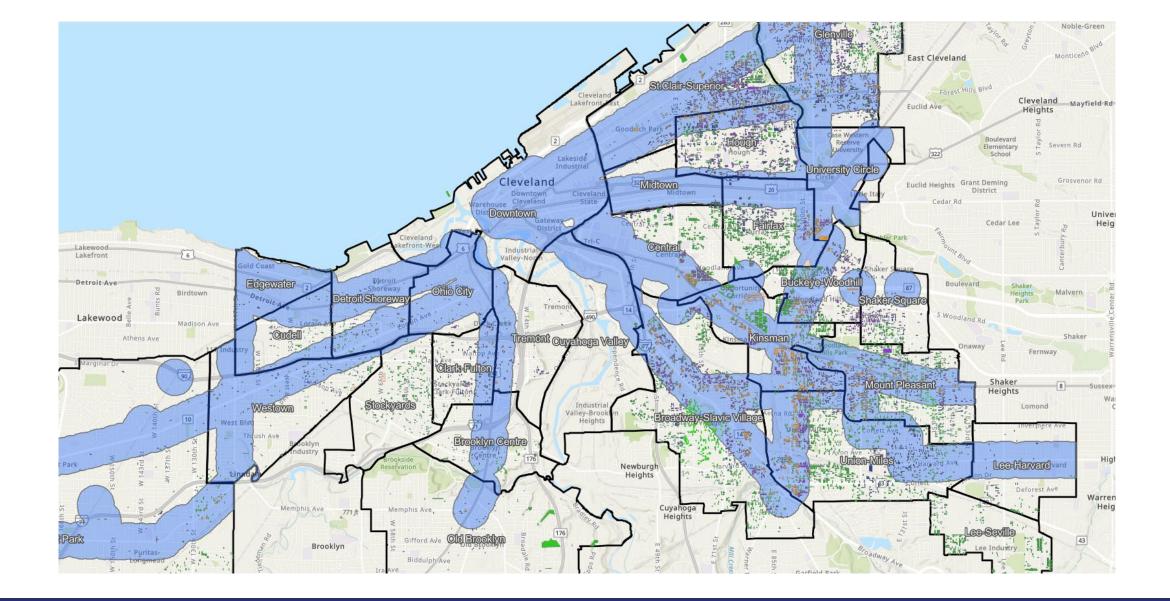
Cleveland - A little background

Where we are now













What does the recommendation process look like?







Cleveland TOD Zone

47% POPULATION

73% Non-white/Latino Population

40% OF CITY BY LAND

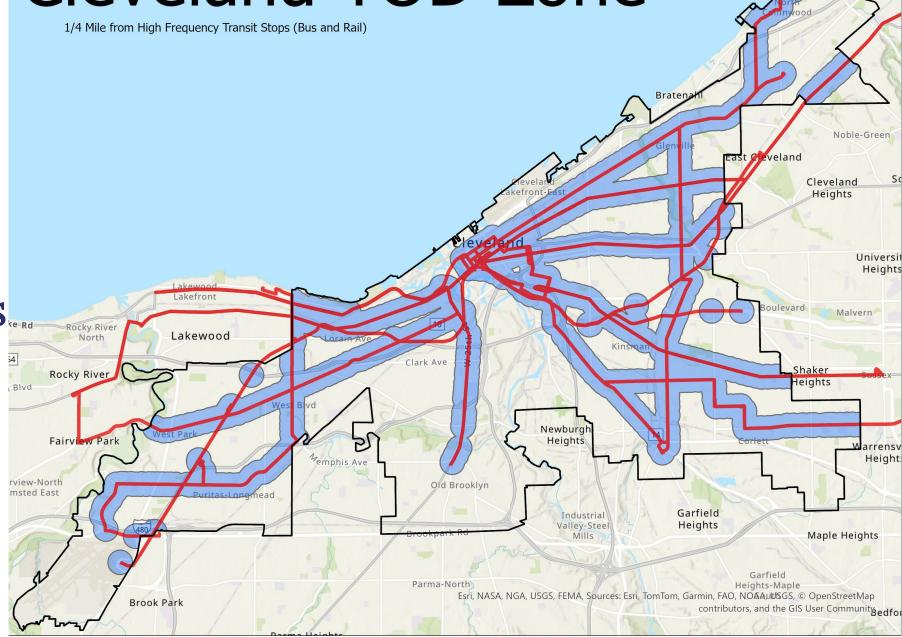
56% of City-owned vacant lots

78% ALL WORKPLACES

80% of workplaces held by Black employees

23% HOUSEHOLDS

In the TOD Zone do not have a car 70% of households have 0 or 1 car



Eu

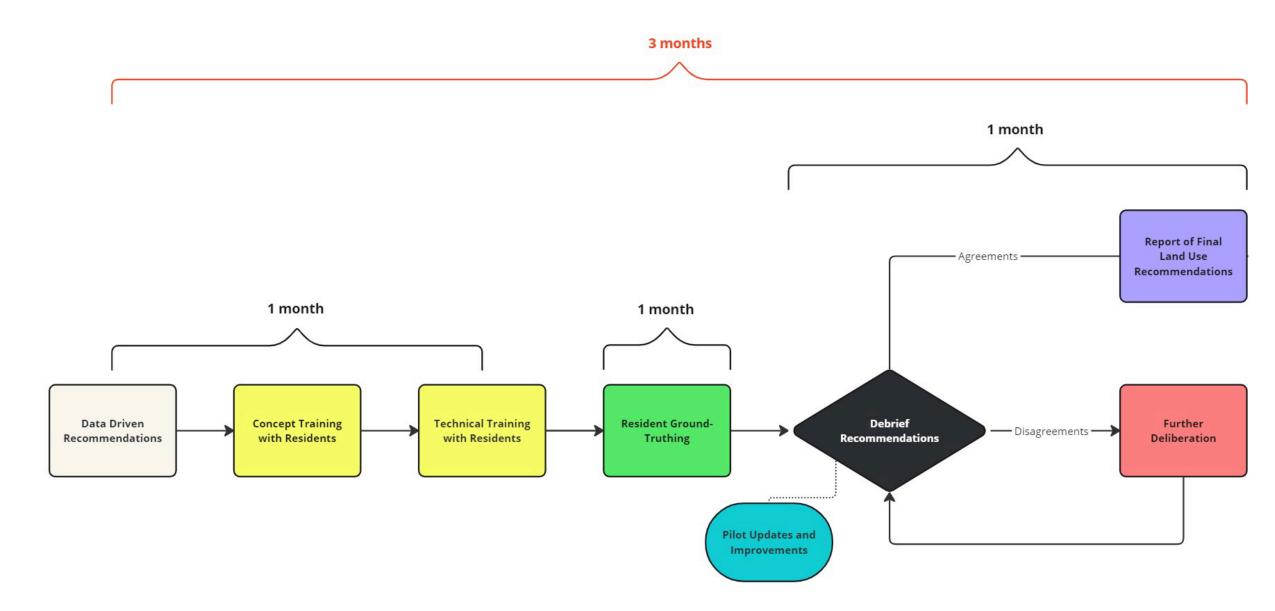
Land Use Planning Application in Cleveland

- 1. Deciding what we want and where
- 2. Creating **clarity and alignment** among partners
- 3. Understanding the need for affordable housing and our capacity to address it
 a) Identifying areas and sites for permanently affordable/social housing developments
- 4. Informing zoning map updates with the **Form-Based Code**
- Desired use determined before someone applies for a parcel, not after resident input already given at the outset
- **6.** The City has far more parcels that it can reasonably maintain so we need to start somewhere
- 7. Partners are eager to plant trees, improving our air quality, climate resilience, road safety, neighborhood appearance and beauty, improve walking connections for kids and families, and more



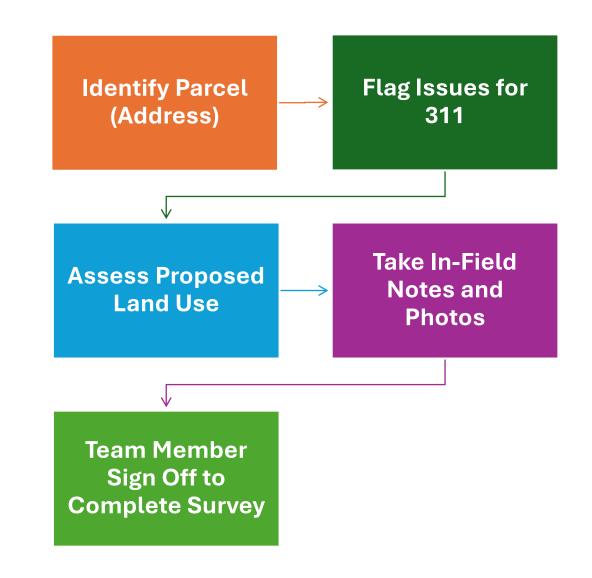


Groundtruthing Process



Structure of Survey Process

- Residents will be teamed up in groups of two+ to encourage discussion and a more holistic means of participation among residents in planning land uses.
- Each identified parcel will receive:
 - An **assessment of the data-driven land use** and a groundtruthed land use **recommendation**
 - Any **notes** about the property, including known planned developments
 - **Photos** for parcels with disagreement
 - **Flagging 311** needed for general neighborhood upkeep





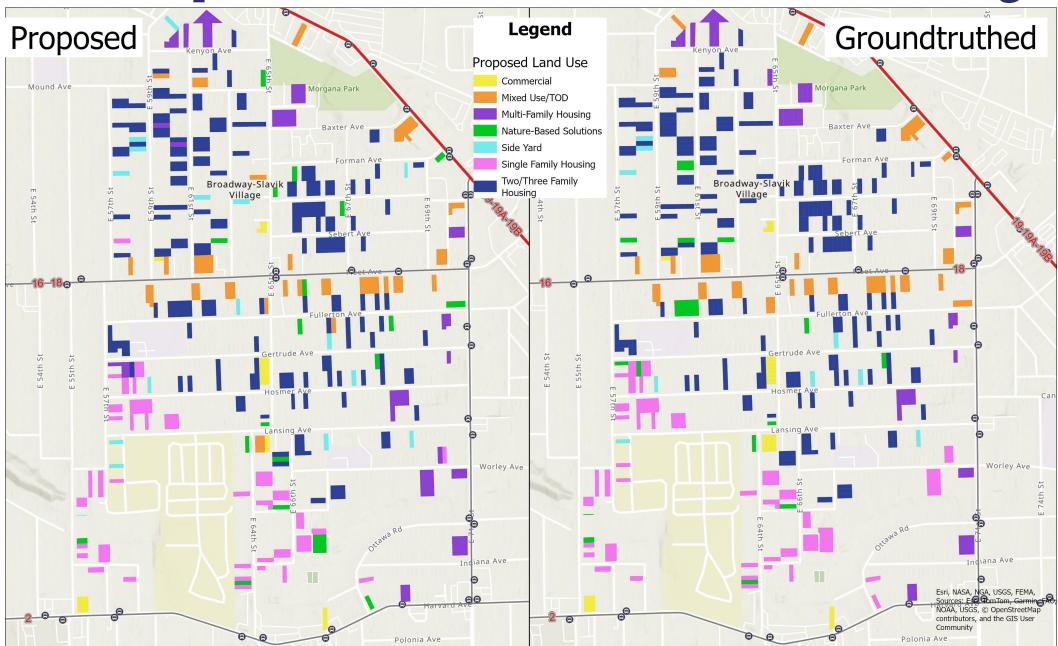


Groundtruthing Process

O-llast (13908029		
Collect 🗸	Area 5,813.0 ft ²		
13908029 Area 5,813.0 ft²	Nature Based Solutions		
Parcel Number	Flag for 311? *		
Owner	Do you want to flag for 311? *		
CLEVE, CITY OF L/B 2009	No value 📰		
Parcel Address 3814 E 146 ST, CLEVELAND, OH, 44128	Groundtruthing *		
Total Frontage (feet)	Parcels outlined in green have already been groundtruthed! If the parcel you selected is		
Total Square Feet5,800	green, double check if it's been groundtruthed and if so please move on to another parcel.		
Neighborhood	- Do you ogree with the prepaged land you? t		
lount Pleasant	■ Do you agree with the proposed land use? *		
ard	No value		
	In-Field Notes *		
ouncilmember 2025			
evin L Bishop	Make general notes or tell us why you disagree - if you don't we won't understand your reasoning! Mark NA if no		
anopy Coverage (2017)	notes and you agree with the proposed use.		
.5666323105691456	Survey Team ID *		
OD Zone	Be sure to attach a photo too if you haven't yet done so!		
No			



Field Maps View: Before and After in Slavic Village



Slavic Village Groundtruthing Results

Land Use Categories	# of Parcels, City Recommendations	# of Parcels, Resident Affirmations	# of Parcels, Disagreements	Agreement Rate
Housing				
2-3 family:	201	153	48	76%
multi-family:	39	29	10	74%
Single family homes:	71	52	19	73%
Open Space				
Nature-Based Solutions:	21	7	14	33%
side yards:	10	9	1	90%
Economic				
industrial:	0	0	0	100%
mixed-use:	44	34	10	77%
commercial:	18	11	7	61%

Lessons Learned from the Pilot

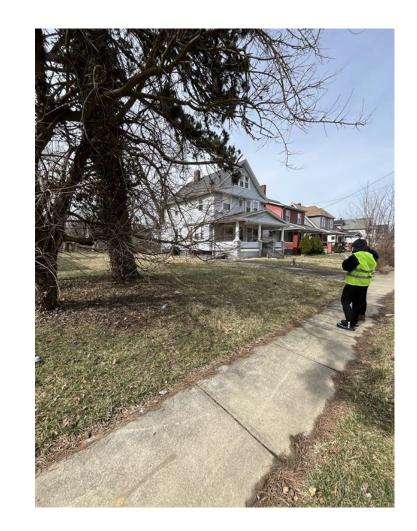
- Residents want more background information
 - Understanding the planning principles at work
- Organized outings are effective
- Continued engagement beyond the exercise is important
 - Where does this work go?
 - Citywide plan, zoning map updates, tree plantings





Next Steps

- Currently recruiting and onboarding CDCs and residents
 - WRLC is our fiscal agent and partner
- NuPoint (Union-Miles/Mt. Pleasant)
 - 3 trainings, ~20 residents
 - Groundtruthing kick-off March 15th/16th!
- St. Clair Superior, Midtown/Famicos, Fairfax
- Funding:
 - Currently USDOT Thriving Communities (through June)
 - Pursuing other grants to continue







Next Steps: Training

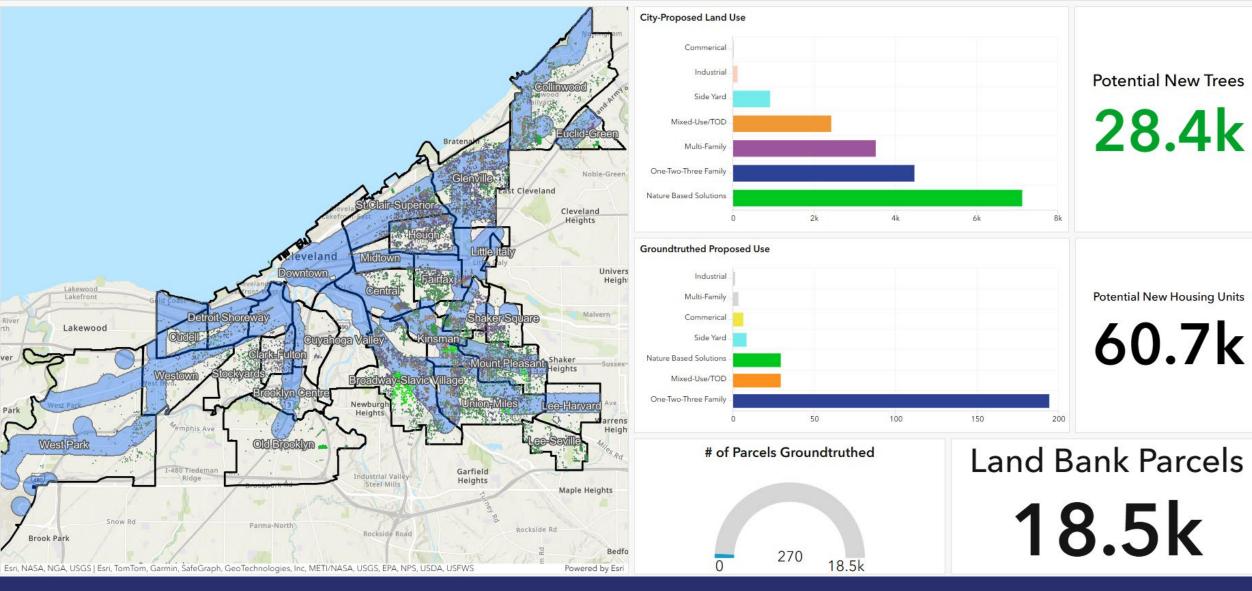






Groundtruthing Program Dashboard

This dashboard provides a live feed into the groundtruthing process and will update once parcels are groundtruthed by residents. Groundtruthing will begin starting in March 2025







Next Steps: Groundtruthing







Cleveland City Planning Commission

Director's Report



Mar 21, 2025

Cleveland City Planning Commission

Adjournment



Next Meeting: April 4, 2025