



CITY OF CLEVELAND

Mayor Justin M. Bibb

Cleveland City Planning Commission

July 11, 2025

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

Lillian Kuri, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator

AGENDA

LOT SPLITS / CONSOLIDATIONS

- Lot Split @ 2609 W 18th St

SPECIAL PRESENTATIONS – PUBLIC ART

- FW2025-08 – Imagine West Park
Utility Box Art (Final)
- FW2025-10 – CPL Rockport
Campus (Final)
- EC2025-015 – AsiaTown
Placemaking (Final)
- Destination Cleveland Murals –
Clark Ave (Final)

ADMINISTRATIVE APPROVALS

SPECIAL PRESENTATIONS – (FOR INFORMATION ONLY)

- Age-Friendly Cleveland 2025-2028
Action Plan



Cleveland City Planning Commission

P R E A M B L E

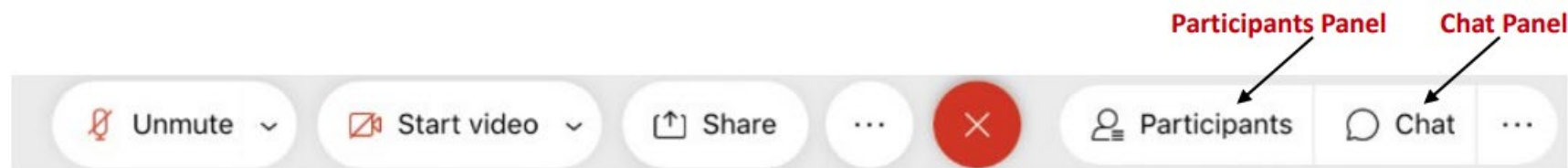
In compliance with notification requirements of Ohio's open meeting law and section 101.021 of the Codified Ordinances of Cleveland, Ohio, 1976, notice of this meeting has been publicly posted.

All boards and commissions under the purview of the City Planning department conduct their 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.

CALL-IN USERS CAN UNMUTE BY USING *6



July 11, 2025

Cleveland City Planning Commission

PREAMBLE

All meeting activity is being recorded via the Webex platform.

These proceedings are also being live streamed via YouTube.

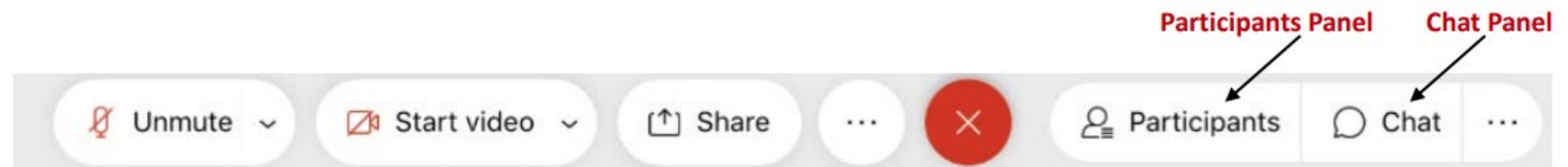
All requests to speak on a particular matter submitted through proper channels have been considered. We have also received emails from those who have provided written comment on a particular matter. Proper channels for comments are listed below.

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)



July 11, 2025

Cleveland City Planning Commission

Meeting Rules and Procedures

- The Chair will call each agenda item and then each applicant will be invited to proceed through their presentation.
- Each presentation should be completed prior to questions and comments from the Commission in order to facilitate a smooth presentation.
- Once the presentation has concluded, the Chair will ask Planning staff to summarize Design Review 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.

Lillian Kuri, Chair

July 11, 2025

August Fluker, Vice Chair

Charles Slife, Council Member

Dr. Denise McCray-Scott

Erika Anthony

Andrew Sargeant

Cleveland City Planning Commission

Call to Order and Roll Call



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Cleveland City Planning Commission

Approval of Minutes from Previous Meeting



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 11, 2025

Cleveland City Planning Commission

Lot Splits / Consolidations



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 11, 2025

Lot Splits / Consolidations

Project Address: 2609 W 18th St

July 11, 2025

P.P.N.s: 004-07-089, -090 and -091

Type: Combining 3 existing parcels into 2

Project Representative: Matt Plecnik, Architect

Ward 3 – Councilmember McCormack | SPA: Tremont

2609/2621 W18th St
CLEVELAND, OHIO 44113

SZCEPINSKI LOT SPLIT AND CONSOLIDATION

Issued for Planning Commission

PREPARED FOR
OWNER:

STEVE SZCEPINKI

PREPARED BY
CIVIL ENGINEER:

RIVERSTONE COMPANY ENGINEERING
3800 LAKESIDE AVENUE, SUITE 100
CLEVELAND, OHIO 44114
PM: JOE DRUCKER
JDRUCKER@RIVERSTONESURVEY.COM
T: 216.491.2000

PREPARED BY
ARCHITECT:

CLEVELAND DRAW
3342 AVALON ROAD
SHAKER HEIGHTS, OHIO 44120
T: 216.548.5335

GREYDON PETZNICK, RA
GREYDON@CLEVELANDDRAW.COM
MATT PLECNIK, RA
MATT@CLEVELANDDRAW.COM



PROPOSED RESIDENCES

SYMBOL LEGEND:

	EARTH		NAME OR AREA ROOM#	ROOM NAME & ROOM NUMBER
	POROUS FILL		###	DOOR TYPE DESIGNATION
	CONCRETE		X	WALL TYPE DESIGNATION
	CONCRETE / MASONRY		FINISH TYP.	FINISH DESIGNATION
	BRICK / MASONRY		X	FIXTURE TYPE DESIGNATION
	GYPSUM WALLBOARD		X	KEY NOTE DESIGNATION
	RIGID INSULATION		X.X	PROPOSED NEW COLUMN LINE
	BATT INSULATION		X.X	EXISTING COLUMN LINE
	WOOD: SOLID SECTION		1 4 A#-## 3	SHEET DESIGNATION ELEVATION DESIGNATION
	WOOD: BLOCKING		X A#-##	ELEVATION DESIGNATION
	WOOD: BLOCKING (CUT)		X A#-##	SECTION DESIGNATION
	WOOD: PLYWOOD		X XX-XX	SHEET DESIGNATION ELEVATION DESIGNATION
	EXISTING DOOR SYMBOL		X XX-XX	SHEET DESIGNATION ELEVATION DESIGNATION
	PROPOSED NEW DOOR SYMBOL		X XX-XX	SHEET DESIGNATION ELEVATION DESIGNATION
			FLOOR LEVEL ELEV = +0'-0"	FLOOR DESIGNATION ELEV. HEIGHT DESIGNATION
				REVISION CLOUD & DESIG. REVISION CLOUD & REV. DESIGNATION

PROJECT DATA:

ADDRESS	2609 / 2621 W18th STREET CLEVELAND, OH. 44113
PPN:	004-07-089 004-07-090 004-07-091
LOT AREA/FRONTAGE:	LOT "A" 3,064 SF -38'-0" FRONTAGE PROPOSED LOT "B" 3,235 SF -38'-0" FRONTAGE PROPOSED
LAND USE:	5000 RES VACANT LAND
LEGAL DESCRIPTION:	TBD - NEW LOTS CURRENTLY IN SPLIT/CONSOLIDATION
PROPOSED BUILDING USE:	R, SINGLE FAMILY RESIDENTIAL
CONSTRUCTION TYPE:	VB (NON SPRINKLERED)
ZONING:	2F--D1 TWO FAMILY
PROPOSED NEW HOUSE AREAS:	
FIRST FLOOR	1,110 GSF (1,022 NSF)
SECOND FLOOR	1,110 GSF (908 NSF)
LIVING AREA	2,220 GSF (1,930 NSF)
UNFINISHED BASEMENT	950 GSF
FRONT PORCH	40 GSF
GARAGE	240 GSF
TOTAL LIVING AREA HOUSE "A"	2,220 < 3,064 (100% LOT AREA HOUSE "A")
TOTAL LIVING AREA HOUSE "B"	2,220 < 3,235 (100% LOT AREA HOUSE "B")

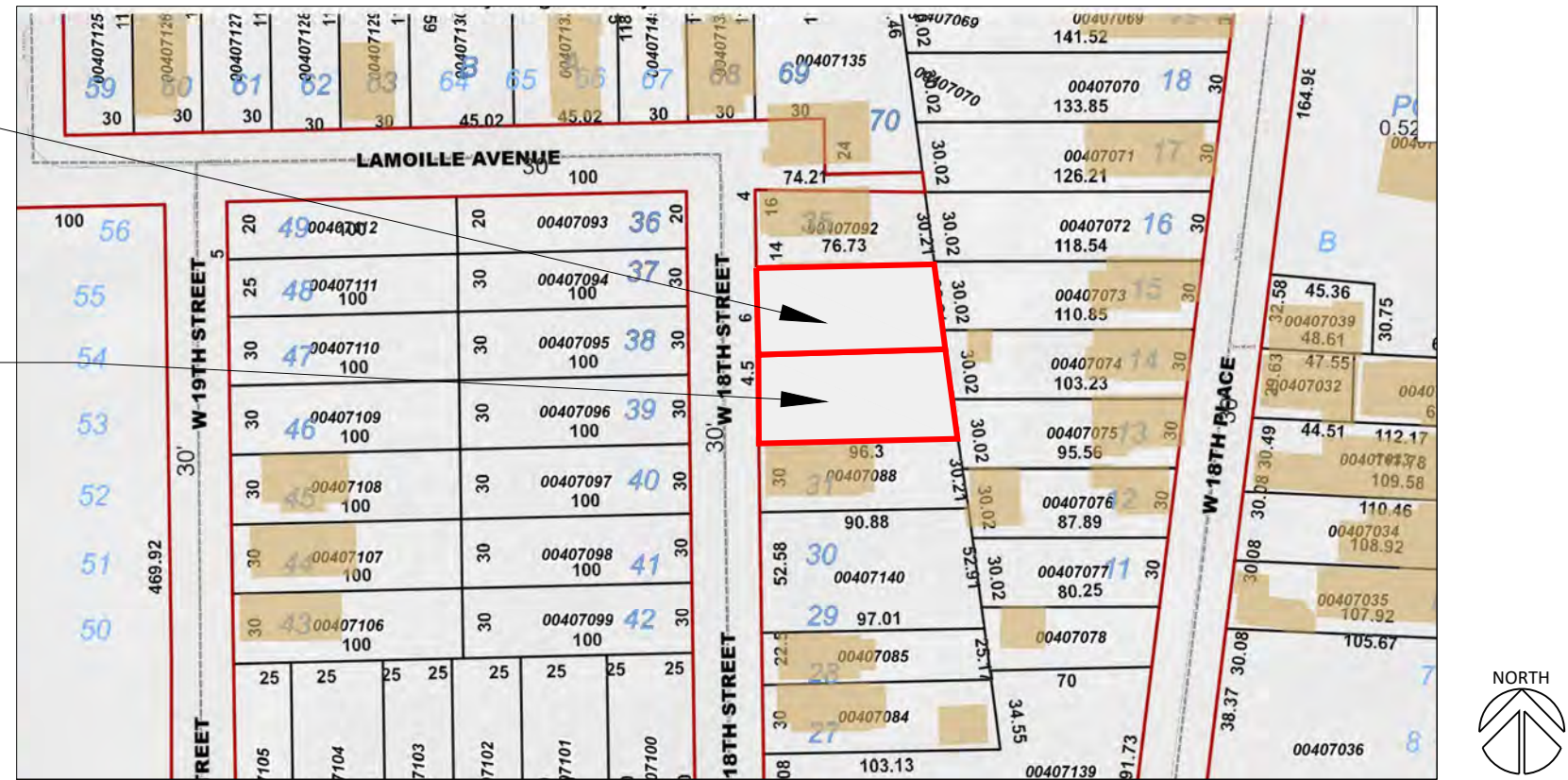
BUILDING SETBACKS (HOUSE "A")	
FRONT YARD SETBACK (WEST):	3'-0"
REAR YARD SETBACK (EAST):	29'-9-3/4"
SIDEYARD SETBACK (NORTH):	3'-0"
PER TABLE R302.1, FIRE RESISTANCE RATED REQUIRED. ONE HOUR CONSTRUCTION AT THE UNDERSIDE OR FIREBLOCKING REQUIRED. DISTANCE IS EQUAL TO OR GREATER THAN 2' AND LESS THAN 5'.	
SIDEYARD SETBACK (SOUTH):	10'-0"
BUILDING SETBACKS (HOUSE "B")	
FRONT YARD SETBACK (WEST):	3'-0"
REAR YARD SETBACK (EAST):	34'-3-1/2"
SIDEYARD SETBACK (NORTH):	3'-0"
PER TABLE R302.1, FIRE RESISTANCE RATED REQUIRED. ONE HOUR CONSTRUCTION AT THE UNDERSIDE OR FIREBLOCKING REQUIRED. DISTANCE IS EQUAL TO OR GREATER THAN 2' AND LESS THAN 5'.	
SIDEYARD SETBACK (SOUTH):	10'-0"

THIS PROJECT WILL ADHERE TO THE REQUIREMENTS OF THE OHIO RESIDENTIAL CODE, 2019 EDITION.

SHEET INDEX:

T0-00	TITLE SHEET, GENERAL NOTES, SHEET INDEX, PROJECT DATA & SITEPLAN
A0-01	AERIAL MAP
A0-02	NEIGHBORHOOD CONTEXT PHOTOGRAPHY
A0-03	PLOT CONTEXT PHOTOGRAPHY
AS-01	ARCHITECTURAL SITE PLAN - LOT/HOUSE A
AS-02	ARCHITECTURAL SITE PLAN - LOT/HOUSE B
C2-01	CIVIL SURVEY - EXISTING CONDITION
	PROPOSED CIVIL LOT SPLIT & CONSOLIDATION
	TITLE PAGE
	PROPOSED CIVIL LOT SPLIT & CONSOLIDATION
	SURVEY

SITE LOCATION:

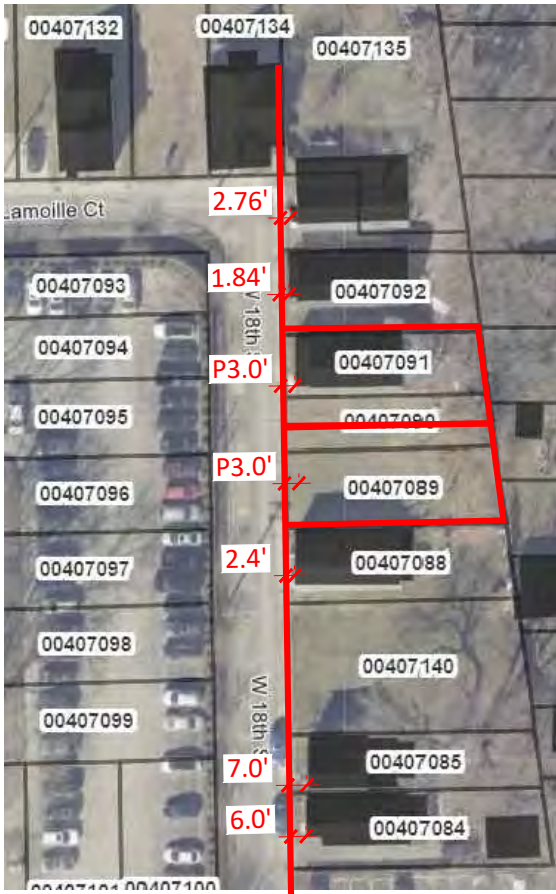


LOT "A" Proposed:
2609 W18th STREET
PPN 004-07-091 (FULL)
PPN 004-07-090 (PARTIAL)

LOT "B" Proposed:
2621 W18th STREET
PPN 004-07-089 (FULL)
PPN 004-07-090 (PARTIAL)

GENERAL NOTES:

- GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS. ANY DISCREPANCIES SHOULD BE REPORTED DURING THE BIDDING PROCESS AND BEFORE START OF CONSTRUCTION. EXTRAS WILL NOT BE ALLOWED FOR UN-VERIFIED EXISTING JOB CONDITIONS. CONTRACTOR TO VERIFY ALL DIMENSIONS, NEW AND EXISTING, IN THE FIELD AND NOTIFY ARCHITECT OF ANY SUBSTANTIAL VARIANCES FROM THE CONSTRUCTION DOCUMENTS.
- THE CONSTRUCTION DOCUMENTS AS DEFINED BY THE DRAWING INDEX ARE ALL NECESSARY TO DEFINE THE TOTAL PROJECT. PARTIAL PLANS SHOULD NOT BE ISSUED BY THE GENERAL CONTRACTOR FOR BIDDING OR CONSTRUCTION. THE GENERAL CONTRACTOR & SUB-CONTRACTOR'S ARE RESPONSIBLE FOR THE ENTIRE DRAWING SET.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMAN LIKE MANNER AND IN NO WAY SHALL DAMAGE OR WEAKEN THE INTEGRITY OF THE BUILDING. ALL DAMAGES SHALL BE IMMEDIATELY REPAIRED AT NO ADDITIONAL COST TO THE OWNER. IN ADDITION, THE G.C. IS RESPONSIBLE TO ENSURE THE FOLLOWING:
 - ALL WORK SHALL BE PERFORMED TO THE HIGHEST INDUSTRY STANDARDS FOR QUALITY WORKMANSHIP - ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS - MATERIALS AND METHODS SHALL CONFORM TO APPROPRIATE NATIONAL TRADE PUBLICATIONS.
 - CODE COMPLIANCE: EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE OHIO BUILDING CODE, CURRENT EDITION, AND WITH ALL OTHER CODES AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER HIS PORTION OF WORK. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH HIS PORTION OF THE WORK. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES, LOCAL AND STATE RESTRICTIONS INCLUDING ADA ACCESSIBILITY STANDARDS. PERMITS, FEES AND TAXES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, LICENSES AND DEPOSITS AND BE LIABLE FOR ALL STATE AND FEDERAL SALES TAXES, AND ALL OBLIGATIONS UNDER THE FEDERAL SECURITY ACT. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN CERTIFICATES OF COMPLIANCE, APPROVAL OR ACCEPTANCE FORM ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK AND DELIVER THESE CERTIFICATES TO THE OWNER ALONG WITH OFFICIAL RECEIPTS FOR THE SAME.
 - ALL WORK SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY OR REPLACE ANY FAULTY, IMPROPER OR INFERIOR MATERIAL OR WORKMANSHIP WHICH SHALL APPEAR WITHIN A SPECIFIC COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. A SUBSTANTIAL COMPLETION CERTIFICATE WILL BE EXECUTED AND DISTRIBUTED BY THE ARCHITECT.
 - REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS OF THE OCCUPATIONAL SAFETY & HEALTH ACT (OSHA), LATEST EDITION.
 - ALL CONTRACTORS ENGAGED BY THE G.C. SHALL BE BONDABLE, LICENSED CONTRACTORS, HAVING GOOD LABOR RELATIONS, CAPABLE OF PERFORMING QUALITY WORKMANSHIP AND CAPABLE OF WORKING IN HARMONY WITH THE GENERAL CONTRACTOR AND OTHER CONTRACTORS.
 - PROVIDE THE OWNER WITH A CERTIFICATE OF INSURANCE. ALL CONTRACTORS FOR THIS WORK ARE REQUIRED TO HAVE INSURANCE OF THE TYPES AND LIMITS SPECIFIED BY THE OWNER AND/OR AS REQUIRED BY LOCAL & STATE AGENCIES.
 - ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE AIA GENERAL CONDITIONS DOCUMENT AND IT SHALL BE CONSIDERED PART OF THESE DOCUMENTS AS MODIFIED BY THE SPECIFIC CONDITIONS AND PROVISIONS INCLUDED WITHIN THESE DRAWINGS.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCES, PRESERVE MAXIMUM HEADROOM, AND AVOID OMISSIONS. EACH SUBCONTRACTOR SHALL INCLUDE ALL MISCELLANEOUS ITEMS REQUIRED TO COMPLETE CONTRACTED WORK, INCLUDING RIGGING OF MATERIALS AND EQUIPMENT, ALL HANGERS, SUPPORTS, ANCHORS, SUSPENSION MEANS, CONDUIT, WIRE, FITTINGS, AND/OR SLEEVES.
- ANY DISCREPANCIES OR CONFLICTS BETWEEN ARCHITECTURAL AND ENGINEERING DOCUMENTS (LIGHT FIXTURES, SWITCHES, THERMOSTATS, DIFFUSERS, ECT.) MILLWORK AND/OR FIELD CONDITIONS SHALL BE CLARIFIED WITH THE ARCHITECT BEFORE INITIATING WORK.
- THE PREMISES SHALL BE KEPT CLEAN DURING ALL PHASES OF THE CONSTRUCTION. CONTRACTOR SHALL CLEAN WORK AREAS ON A DAILY BASIS SO AS TO NOT ACCUMULATE DEBRIS - UPON PROJECT COMPLETION CONTRACTOR IS TO CLEAN WORK AREAS AND JOB SITE THOROUGHLY SO AS TO REMOVE ALL CONSTRUCTION DUST AND RESIDUE AND DEBRIS. DELIVER BUILDING TO OWNER IN CLEAN CONDITION ALLOWING IMMEDIATE OPERATION.
- ALL MATERIALS TO BE INSTALLED SHALL BE NEW AND BEAR U.L. LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A. STANDARDS.
- CONTRACTOR SHALL FORWARD TO THE OWNER ALL APPLICABLE WARRANTIES, GUARANTEES, MAINTENANCE MANUALS, ETC. INCLUDING A COPY OF THE CERTIFICATE OF OCCUPANCY PRIOR TO APPLICATION FOR FINAL PAYMENT.
- ALL PROPOSED NEW EQUIPMENT, FIXTURES, FINISHES, ETC. SHALL BE INSTALLED PER THE MANUFACTURER'S STANDARD WRITTEN INSTRUCTION TO ACHIEVE MFR'S STANDARD WARRANTY. PREPARE ALL SURFACES, EXISTING CONDITIONS, ETC. AS REQUIRED PRIOR TO INSTALLATION.
- SUBSTITUTIONS AND QUALIFICATIONS: ALL PRICING SHALL BE BASED ON THE CONSTRUCTION DOCUMENTS WITH SUBSTITUTION OR ALTERATION. THE GENERAL CONTRACTOR SHALL CALL OUT AND CLEARLY IDENTIFY PROPOSED SUBSTITUTIONS. PROPOSED SUBSTITUTIONS SHALL BE REVIEWED BY THE OWNER AND ARCHITECT AND HE/SHE SHALL HAVE FINAL AUTHORITY TO ACCEPT OR REJECT SUBSTITUTIONS AS "EQUAL" TO THE SPECIFIED ITEM OR ASSEMBLY. ANY QUALIFICATIONS TO THE BID PROPOSING ALTERNATIVE SYSTEMS, MATERIALS, METHODS, ECT. (WHICH IN THE GENERAL CONTRACTORS OPINION REDUCE THE TOTAL COST OF THE JOB) SHALL BE OBTAINED AND ATTACHED TO THE BID FOR REVIEW BY THE ARCHITECT AND OWNER.
- SCHEDULE: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SCHEDULE. THE G.C. SHALL ORDER AND SCHEDULE DELIVERY OF MATERIAL IN AMPLE TIME TO AVOID DELAYS IN CONSTRUCTION. IF AN ITEM IS FOUND TO BE UNAVAILABLE OR TO HAVE A LONG LEAD TIME, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY. AND MAY BE ASKED TO MAKE RECOMMENDATIONS FOR EQUAL MATERIALS THAT WOULD BE AVAILABLE IN THE SCHEDULED TIME FRAME NECESSARY TO COMPLETE THE PROJECT ON SCHEDULE & BUDGET.
- SHOP DRAWINGS & SUBMITTALS: GENERAL CONTRACTOR TO PREPARE AND PROVIDE SHOP DRAWINGS & PRODUCT SUBMITTALS FOR ALL MATERIALS, INTERIOR FINISHES AND MILLWORK FOR ARCHITECTS REVIEW (DIGITAL COPIES, PDF). THE ARCHITECT'S/ENGINEER'S REVIEW OF SHOP AND ERECTION DRAWINGS IS AN APPROVAL OF GENERAL LAYOUT ONLY AND DOES NOT RELIEVE THE CONTRACTOR FROM THE NECESSITY OF MAKING, WITHOUT COST TO THE OWNER, CHANGES OR CORRECTIONS DUE TO ERRORS IN FABRICATION OR ERRORS IN DIMENSIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL DIMENSIONS.



FRONT SETBACK

SEAL:

NOT FOR CONSTRUCTION

DATE:

05-07-25

06-26-25

ISSUED:

Issued for Prelim Review

Planning Commission Review

CLEVELAND
DRAW
ARCHITECTURE

Szczepinski Residence

2609/2621 West 18th Street
Cleveland, Ohio 44113

Proposed

New Single-Family
Residence

TITLE:

TITLE SHEET - PROJECT
DATA

ISSUE:

DATE:

06-26-25

SHEET:

T0-00

2609/2621 W18th St
CLEVELAND, OHIO 44113

SZCEPINSKI LOT SPLIT AND CONSOLIDATION

THE PARK APARTMENTS

LOT "A" PROPOSED:
2609 W18th STREET
PPN 004-07-091 (FULL)
PPN 004-07-090 (PARTIAL)

LOT "B" PROPOSED:
2621 W18th STREET
PPN 004-07-089 (FULL)
PPN 004-07-090 (PARTIAL)

NESTLE USA L J MINOR
FACTORY

PARKING LOT

WAGNER AWNING
BUILDING

THE TAPPAN

SCRANTON ELEMENTARY
SCHOOL



NEIGHBORHOOD AERIAL

SEAL:

NOT FOR CONSTRUCTION

ISSUED:	Issued for Prelim Review	DATE:	05-07-25
ISSUED:	Planning Commission Review	DATE:	06-26-25

CLEVELAND
DRAW
ARCHITECTURE

2609/2621 West 18th Street
Cleveland, Ohio 44113

Szczepinski Residence
Proposed
**New Single-Family
Residence**

TITLE:
AERIAL

ISSUE: DATE:
06-26-25

SHEET:

A0-01

SZCEPINSKI LOT SPLIT AND CONSOLIDATION

NEIGHBORHOOD CONTEXT



W 18TH PLACE LOOKING NORTH FROM AUBURN AVE



THE PARK APARTMENTS FROM LAMOILLE CT



WAGNER AWNING AND PARKING LOT FROM W18TH PL



WAGNER AWNING BUILDING



THE TAPPAN



SCRANTON AVENUE

SEAL:

NOT FOR CONSTRUCTION

ISSUED:	DATE:
Issued for Prelim Review	05-07-25
Planning Commission Review	06-26-25

CLEVELAND
DRAW
ARCHITECTURE

Szczepinski Residence
Proposed
New Single-Family Residence

2609/2621 West 18th Street
Cleveland, Ohio 44113

TITLE:
NEIGHBORHOOD
CONTEXT

ISSUE: _____ DATE: 06-26-25

SHEET: _____

A0-02

SZCEPINSKI LOT SPLIT AND CONSOLIDATION

PLOT CONTEXT



CONSOLIDATED TWO LOTS FROM LAMOILLE CT



LAMOILLE CT INTERSECTION AND NEIGHBORING HOUSES
W18TH ST - NORTH



NEIGHBORING HOUSES W18TH ST - SOUTH



W 18TH ST FACING NORTH - TYPICAL FRONT SETBACK



VACANT LOTS - W18TH ST



LANDSCAPE SCREEN AT THE PARKING LOT W18TH ST - WEST SIDE

SEAL:

NOT FOR CONSTRUCTION

ISSUED:	DATE:
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CLEVELAND
DRAW
ARCHITECTURE

Szczepinski Residence
Proposed
New Single-Family Residence

2609/2621 West 18th Street
Cleveland, Ohio 44113

TITLE:
PLOT CONTEXT

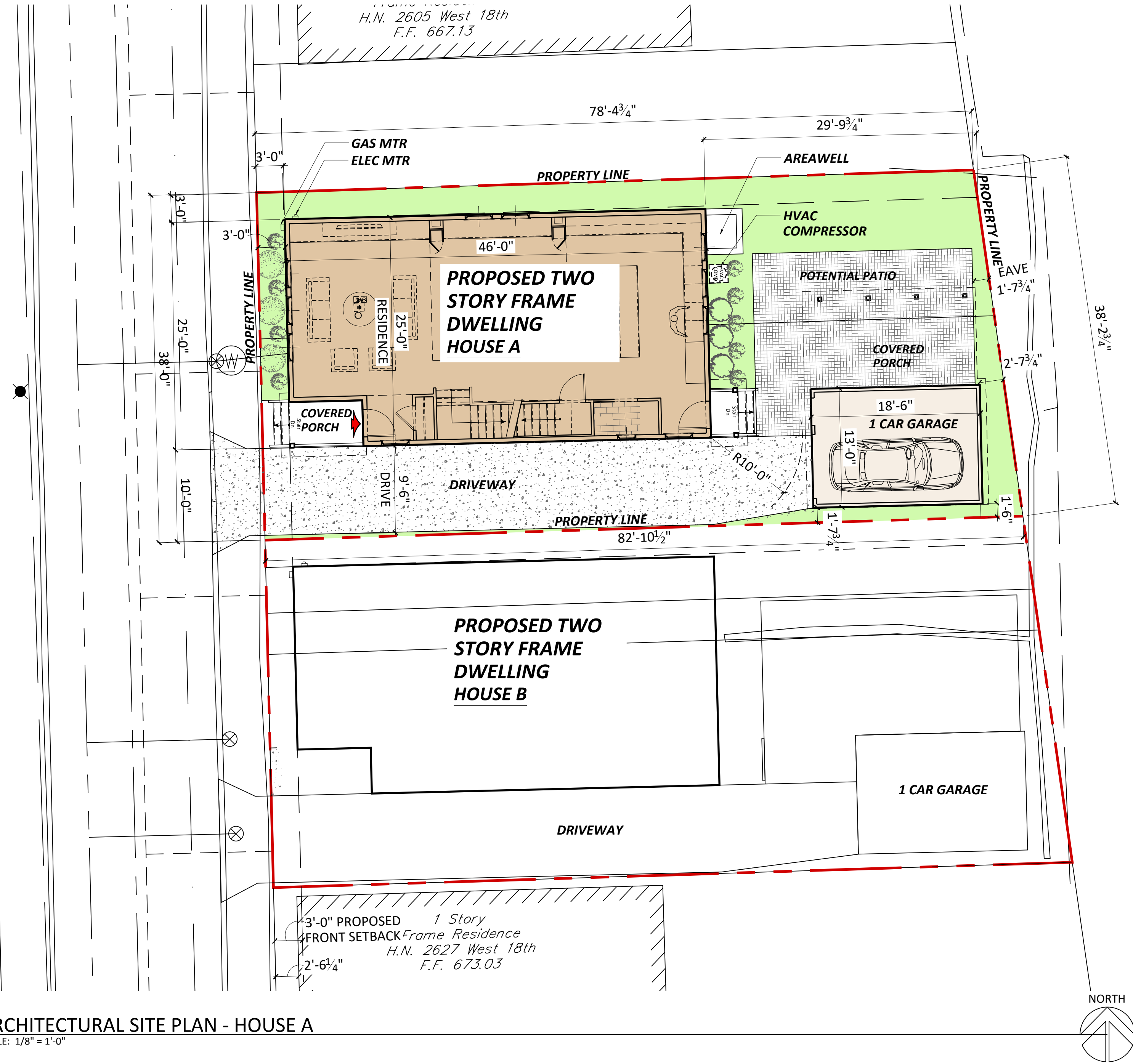
ISSUE: DATE:
06-26-25

SHEET:
A0-03

WEST 18TH STREET 25'
(A PUBLIC RIGHT-OF-WAY)

1
AS-01

ARCHITECTURAL SITE PLAN - HOUSE A
SCALE: 1/8" = 1'-0"



SEAL:

NOT FOR CONSTRUCTION

DATE:

05-07-25

ISSUED:

Issued for Prelim Review

Planning Commission Review

06-26-25

CLEVELAND
DRAW
ARCHITECTURE

Szczepinski Residence

2609/2621 West 18th Street
Cleveland, Ohio 44113

Proposed

New Single-Family
Residence

TITLE:
ARCHITECTURAL
SITE PLAN - HOUSE A

ISSUE:

DATE:

06-26-25

SHEET:

AS-01

WEST 18TH STREET 25'
(A PUBLIC RIGHT-OF-WAY)

**H.N. 2605 West 18th
F.F. 667.13**

PROPOSED TWO STORY FRAME DWELLING HOUSE A

1 CAR GARAGE

**GAS MTR
ELEC MTR**

PROPERTY LINE

**AREA WELL
HVAC COMPRESSOR**

POTENTIAL PATIO

EAVE

COVERED PORCH

1 CAR GARAGE

DRIVEWAY

PROPERTY LINE

PROPERTY LINE

PROPOSED TWO STORY FRAME DWELLING HOUSE B

RESIDENCE

COVERED PORCH

DRIVE

**1 Story Frame Residence
H.N. 2627 West 18th
F.F. 673.03**

FRONT SETBACK

NORTH

1
ARCHITECTURAL SITE PLAN - HOUSE B
SCALE: 1/8" = 1'-0"

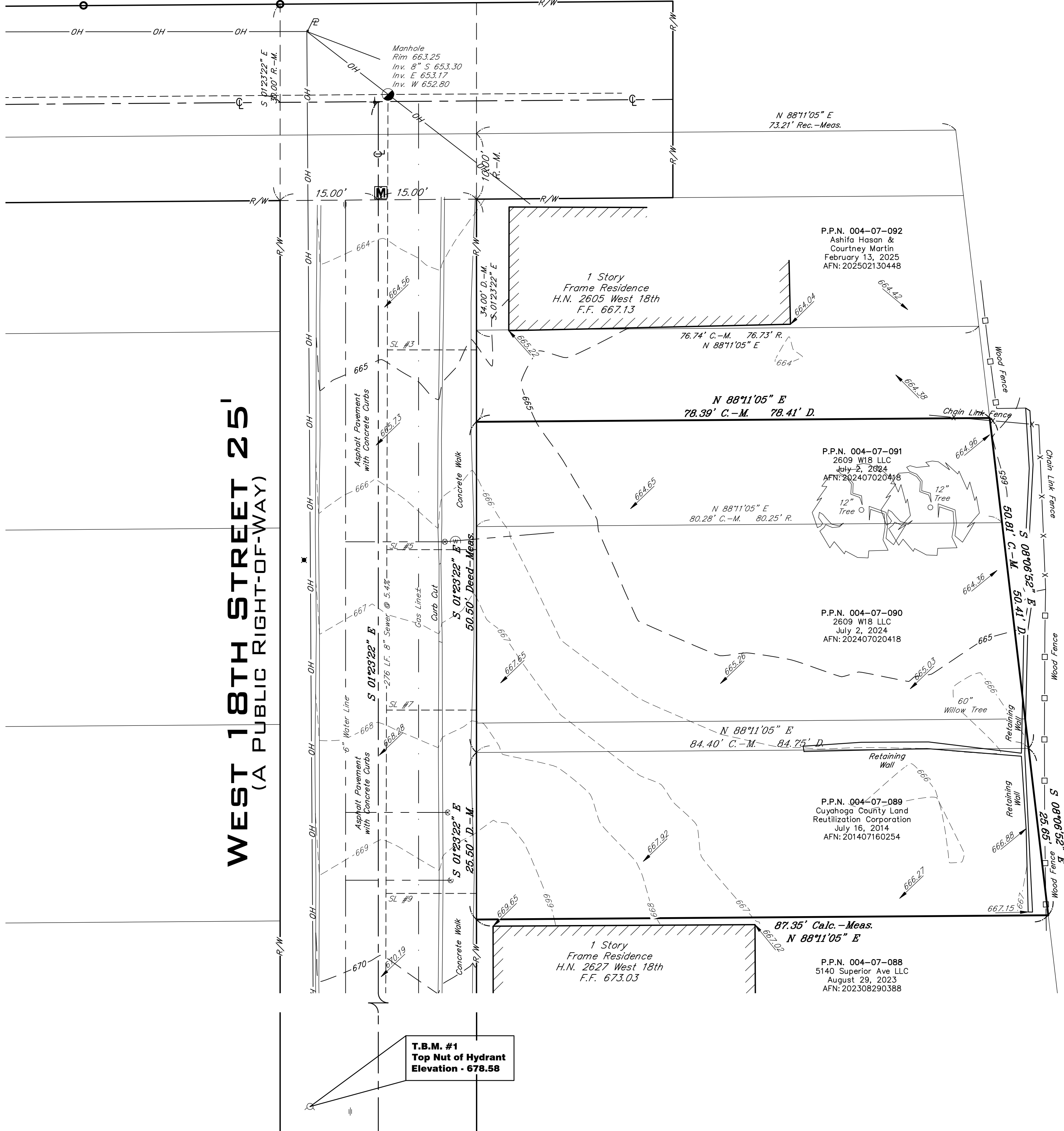
ARCHITECTURAL SITE PLAN - HOUSE B
SCALE: 1/8" = 1'-0"

Story
e Residence
27 West 18th
673.03

SHEET: **AS-02**

LAMOILLE COURT 30'
(A PUBLIC RIGHT-OF-WAY)

WEST 18TH STREET 25'
(A PUBLIC RIGHT-OF-WAY)



T.B.M. #1
Top Nut of Hydrant
Elevation - 678.58

NOTES:

SEWER INFORMATION WAS OBTAINED FROM THE CITY OF CLEVELAND WATER POLLUTION CONTROL WRITTEN RECORDS BOOK No. 18, PG. 171 AND PLAN DRAWING FILE No. L-1049. ALL SEWER INVERTS WERE TAKEN FROM FIELD OBSERVATIONS.

THE CONTRACTOR IS REQUIRED TO OBTAIN A SEWER PERMIT FROM THE DIVISION OF WATER POLLUTION CONTROL PRIOR TO ANY SEWER WORK.

BOOK #18, PG. #171

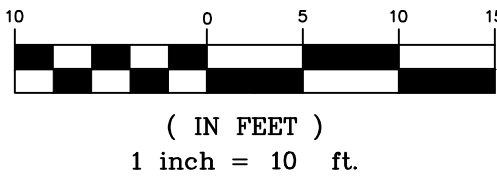
SEWER SLANT #3 - 39' SOUTH OF M.H. IN CENTER OF LAMOILLE CT.
SEWER SLANT #5 - 69.5' SOUTH OF M.H. IN CENTER OF LAMOILLE CT.
SEWER SLANT #7 - 94' SOUTH OF M.H. IN CENTER OF LAMOILLE CT.
SEWER SLANT #9 - 122' SOUTH OF M.H. IN CENTER OF LAMOILLE CT.

PIPE SLOPE SHOWN ON PLANS IS ESTIMATED BASED ON ESTIMATED ELEVATION OF THE EXISTING SEWER. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE EXISTING ELEVATION AT THE POINT OF CONNECTION BEFORE ANY OTHER WORK IS DONE. THE CONTRACTOR SHALL CONTACT THE ENGINEER WITH THE ELEVATION FOR THE ACTUAL PIPE SLOPE.

LEGEND

[M] = Monument Box Found	[Spot Elevation Tag] = Spot Elevation Tag
[O] = Iron Pin or Pipe Found	[Hydrant] = Hydrant
[5/8"] = 5/8" Iron Pin Set and Capped Riverstone Company	[Water Service Valve] = Water Service Valve
[P.K. Nail] = P.K. Nail	[Water Valve] = Water Valve
[Gas Meter] = Gas Meter	[Water Meter] = Water Meter
[Gas Valve] = Gas Valve	[Reducer] = Reducer
[Utility Pole] = Utility Pole	[Storm Manhole] = Storm Manhole
[Light Pole] = Light Pole	[Sanitary Manhole] = Sanitary Manhole
[Guy Anchor & Line] = Guy Anchor & Line	[Curb Inlet] = Curb Inlet
[Telephone Box] = Telephone Box	[Catch Basin] = Catch Basin
[Electric Box] = Electric Box	[Property Line] = Property Line
[Cable Box] = Cable Box	[Centerline] = Centerline
[Bollard] = Bollard	
[Cleanout / Test Tee] = Cleanout / Test Tee	
Ex. Parcel line	
Original Sublot Line	
Original Lot Line	
Centerline	
Property Line	
Right-of-way Line	
Easement Line	
Railroad Tracks	
Electric Line	
Gas Line	
Sanitary/Combination Sewer	
Storm Sewer	
Waterline	
Fence Line (Wooden)	
Fence Line (Chain-Link)	
Guardrail	
Ac. = Acres	L.C.A. = Limited Common Area
Adj. = Adjacent	L.F. = Lineal Feet
A.F.N. = Auditor's File Number	M.E. = Match Existing
Asp. = Asphalt	Meos./M. = Measured
B.F. = Basement Floor	MH = Manhole
BW = Bottom of Wall	Obs. = Observed
Calc./C. = Calculated	Pg. = Page
CB = Catch Basin	P.P.N. = Permanent Parcel
C.C.M.R = Cuyahoga County Map	Number = Number
C.L.F. = Chain-link Fence	Prop = Proposed
Ch. = Clears	Rec./R. = Record
C.O. = Clean Out	R/W = Right-of-way
Comb. = Combination	San. = Sanitary
Conc. = Concrete	S.F. = Square Feet
Conn. = Connection	S/L = Sublot
D.H. = Drill Hole	Stm. = Storm
D.I.W.M. = Ductile Iron Water	T.B.M. = Temporary Bench Mark
Main = Main	T/C = Top of Curb
Elec = Electric	Tele = Telephone
Elev = Elevation	T.F. = Top of Footer
Encr. = Encroaches	T.T. = Test Tee
Ex. = Existing	TW = Top of Wall
F.F. = Finished Floor	Typ. = Typical
GUT = Gutter	Vol. = Volume
Inv = Invert	Wat = Water

GRAPHIC SCALE



Preliminary
Not for
Construction

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKEVIEW AVENUE, SUITE 100
CLEVELAND, OHIO 44114
PHONE: (216) 491-9640
WWW.RIVERSTONEDESIGN.COM

2025-020

PLAN REVISIONS:

PAGE REVISIONS:

ISSUED FOR:

DATE
NOT FOR CONSTRUCTION

TWO NEW HOMES
WEST 18TH STREET
CLEVELAND, OHIO
EXISTING CONDITIONS

Ohio Utilities Protection Service
Call 811
before you dig

OGPUPS
Ohio Oil & Gas Producers Underground Protection Service
Call (814) 765-2861 or 811

C2.01

OWNERS ACCEPTANCE

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Lot Split and Consolidation of the same.

Steve S. Szczepinski – Owner
2609 W18 LLC

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

PLAT OF LOT SPLIT
AND
CONSOLIDATION
OF
P.P.N. 004-07-089, -090 AND -091
CREATING
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. 32 and 33 and part of Sublot No. 34 in the H.H. Little's Subdivision of part of the Original Brooklyn Township Lot Nos. 68 and 71, as shown by the plat recorded in Volume 5, Page 50 of Cuyahoga County Map Records.

CITY APPROVALS

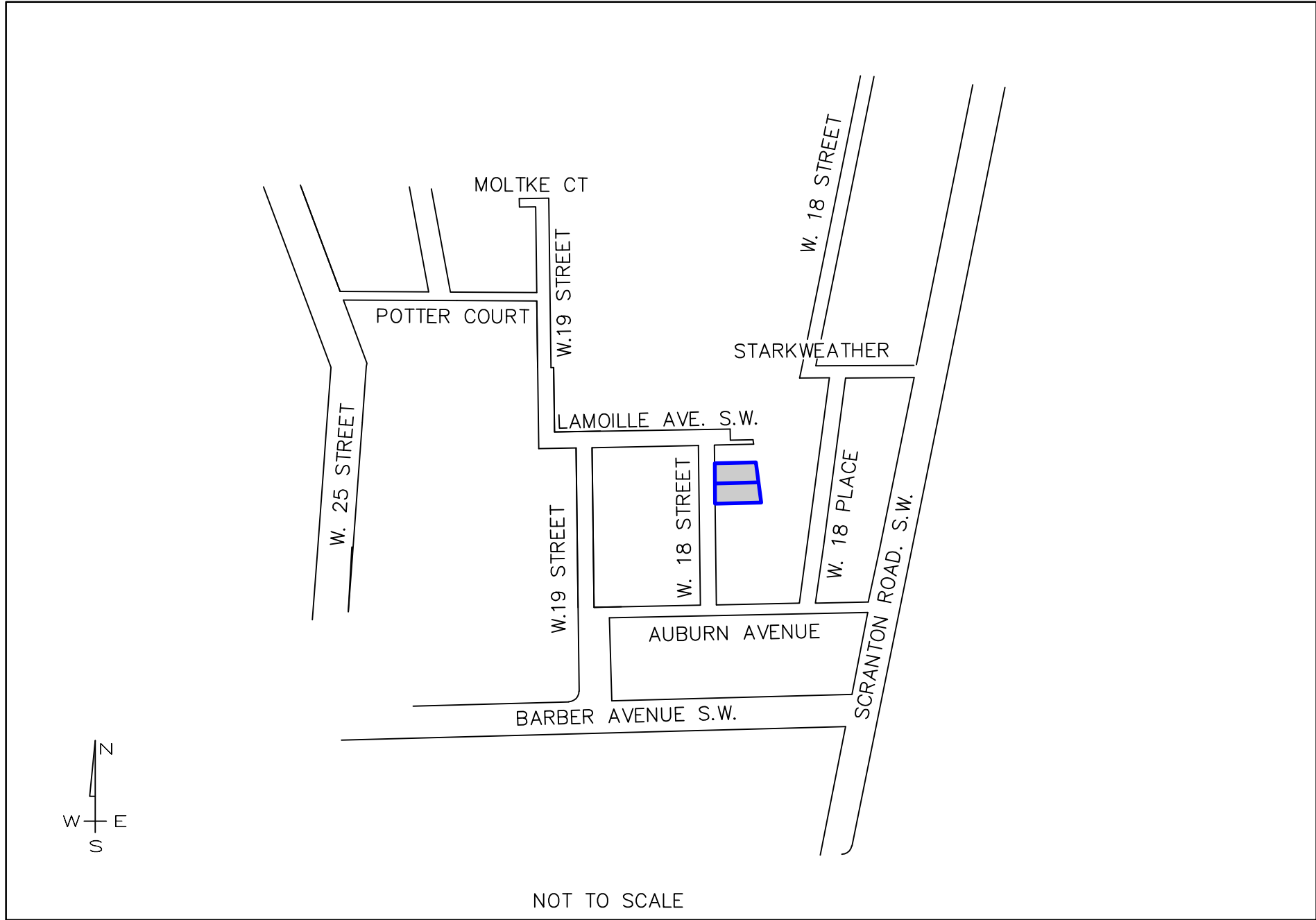
This Lot Split, Consolidation and plat are accepted & approved by the Planning Director of the City of Cleveland, Ohio this _____ day of _____, 2025.

Calley Mersmann – 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

VICINITY MAP



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.

Brian Siebenthal P.S. No. 8740 Date *June 3, 2025*

FIELD DATE

February 2025

DRAWN BY

BDK, BS

APPROVED

BS PS No. 8740

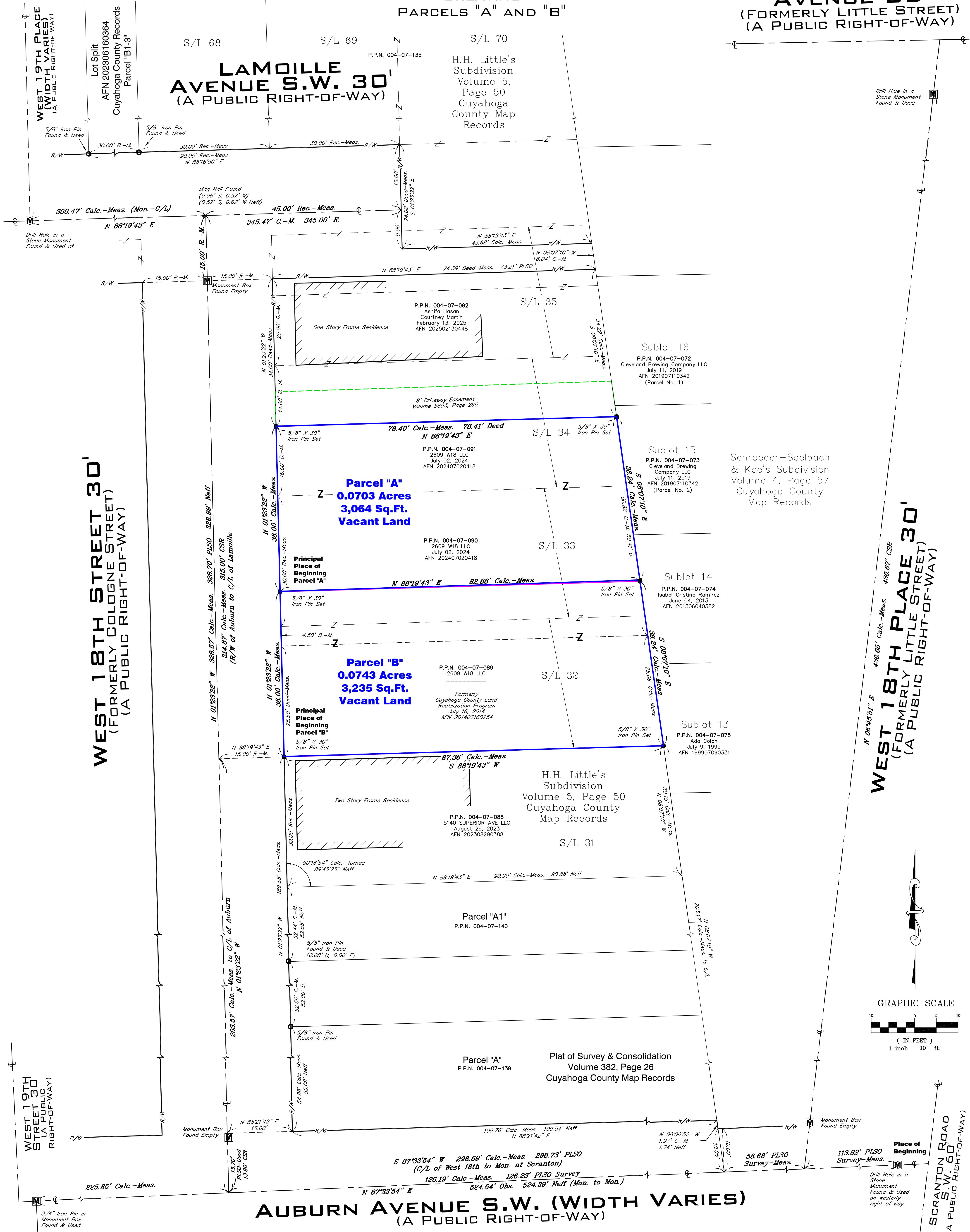


LAND SURVEYING • ENGINEERING • DESIGN
3800 LAKESIDE AVENUE • SUITE 100
CLEVELAND • OHIO • 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

PLAT OF LOT SPLIT
AND
CONSOLIDATION

OF
P.P.N. 004-07-089, -090 AND -091
CREATING
PARCELS "A" AND "B"

STARKWEATHER
AVENUE 25
(FORMERLY LITTLE STREET)
(A PUBLIC RIGHT-OF-WAY)



LEGEND

- = Monument Box Found
- = Iron Pin Found
- = Iron Pipe Found
- = 5/8"x30" Iron Pin Set
- = Spike Set on P/L
- ⊙ = Drill Hole Set / Found
- ⊙ = Mag Nail Set / Found
- ℄ = Centerline

REFERENCE SURVEYS

- 1.) Cleveland City Survey Records (CSR)
- 2.) PLSO Survey # 5751 (PLSO)
- 3.) Plat of Survey & Consolidation, (Neff)
- 4.) Lot Split, Page 26 Cuyahoga County Map Records
- 5.) Lot Split, AFN 202306160364 of Cuyahoga County Records

NOTE

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS8740"

BASIS OF BEARINGS

The centerline of Auburn Avenue S.W. as North 87°33'54" East is an assumed bearing and is used to indicate angles only.

RIVERSTONE

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2025-019, PAGE 2 OF 2

Cleveland City Planning Commission

Special Presentations – Public Art



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 11, 2025

FW2025-08 – Imagine West Park Utility Box Art

July 11, 2025

Project Address: Various, Lorain Avenue

Type: Public Art

Project Representative: Joe Dill, WPKND

Approval: Final

Ward 17 – Councilmember Slife

SPA: Kamm's

Imagine West Park

Utility Box Wraps

Lorain Avenue



Program Background

- ❖ Final phase of WPKND's first public art initiative
- ❖ Funding made possible through a grant from the Jack, Joseph, & Morton Mandel Foundation CDC Leadership Program
- ❖ Three-pronged approach -
 - ❖ Ten week youth arts program at Riverside Park Homes (completed May - August 2024)
 - ❖ Two murals on Ward 17 business corridors (completed Oct 2024 & June 2025)
 - ❖ Ten utility box wraps on Ward 17 business corridors

Community Visioning

- ❖ Community engagement process for feedback completed summer of 2023 through surveys and visioning exercises at WPKND events and partner institutions
- ❖ 34% identified Rocky River Reservation as their favorite place in the neighborhood
- ❖ 44% said friendly neighbors and strong sense of community are why they live in West Park
- ❖ Common themes in responses: parks, family ties, sense of community, active neighborhood

Mike Sobeck

- ▶ Cleveland based artist
- ▶ Known for his pizza paintings but also works in portraiture and still life
- ▶ Style mixes playful subject matter and fine art techniques



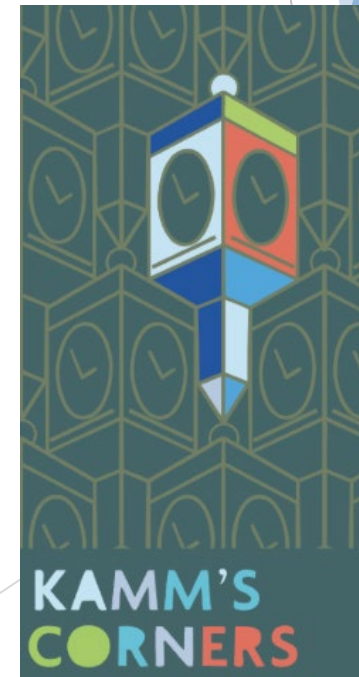
- [illegible]

The Sites

- ❖ Lorain Avenue at Valley Parkview Bridge (Moll Cancer Center)
- ❖ Lorain Avenue and West 179th Street
- ❖ Lorain Avenue and Groveland Avenue
- ❖ Lorain Avenue and Rocky River Drive
- ❖ Rocky River Drive and Ferndale Avenue
- ❖ Lorain Avenue and West 168th Street
- ❖ Lorain Avenue and West 165th Street
- ❖ Lorain Avenue and Triskett Road

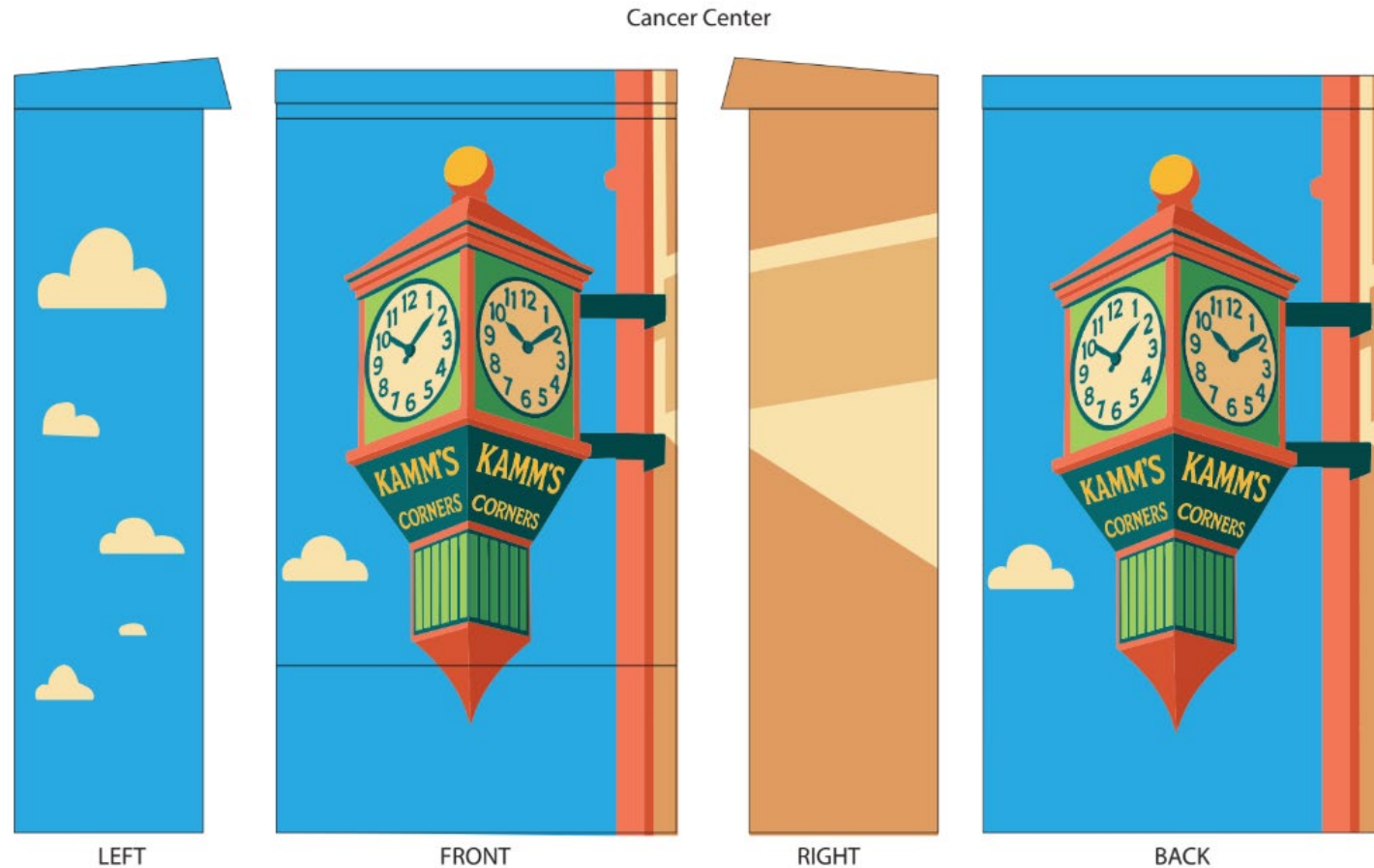
Themes

- ❖ Using utility boxes as gateway/entry signage to the neighborhood
- ❖ Incorporating feedback received during the community engagement process to influence designs



Lorain Avenue & Valley Parkway Bridge

❖ Entry Point to the neighborhood from Fairview Park



Lorain Avenue & West 179th Street

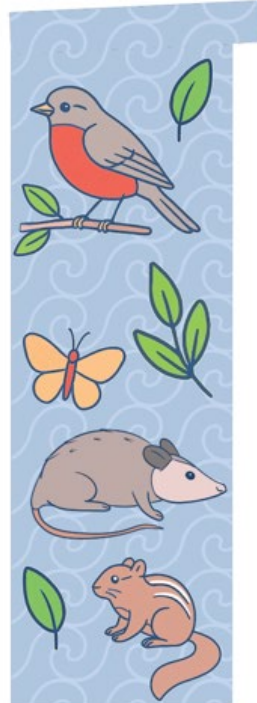
- ❖ Highlight proximity to the Rocky River Reservation and the animals that live there



LEFT



FRONT



RIGHT



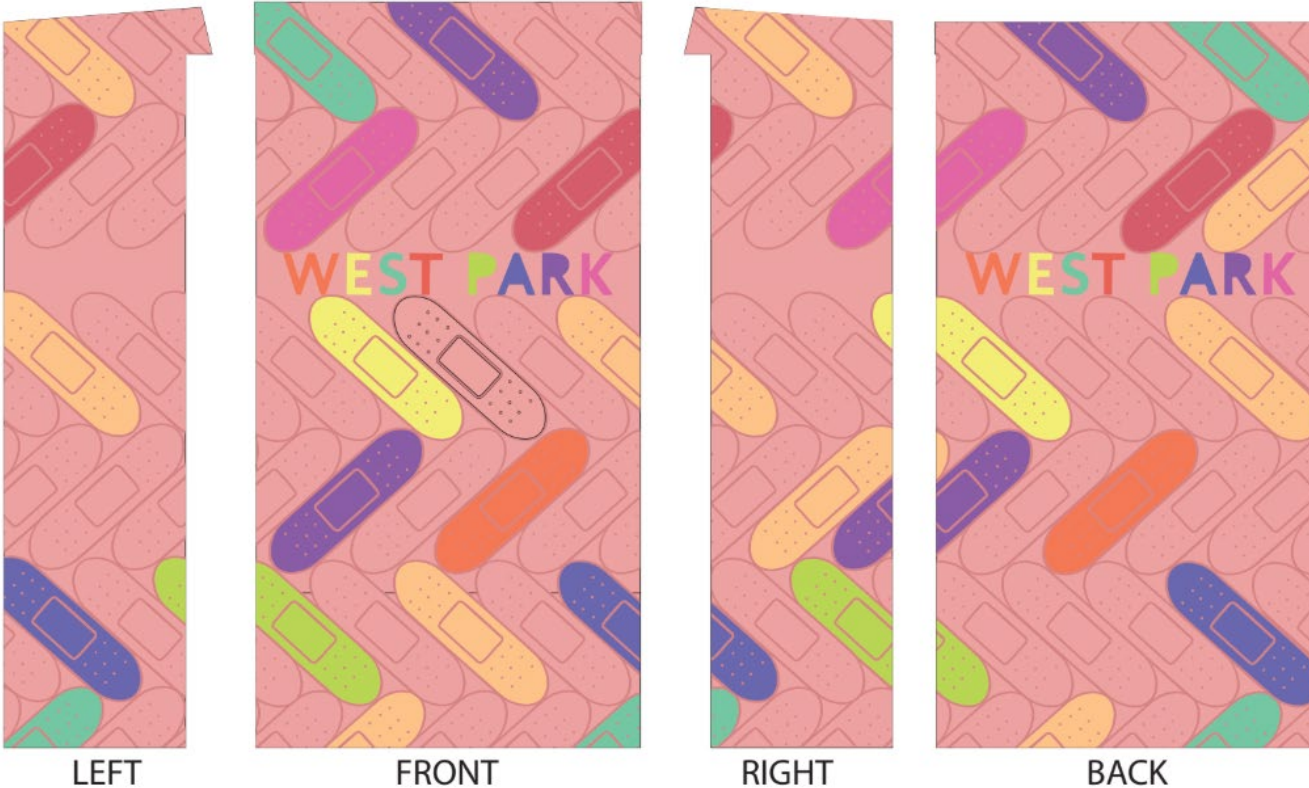
BACK



Lorain Avenue & Groveland Avenue

❖ Reference to the Cleveland Clinic Campus

Lorain & Groveland



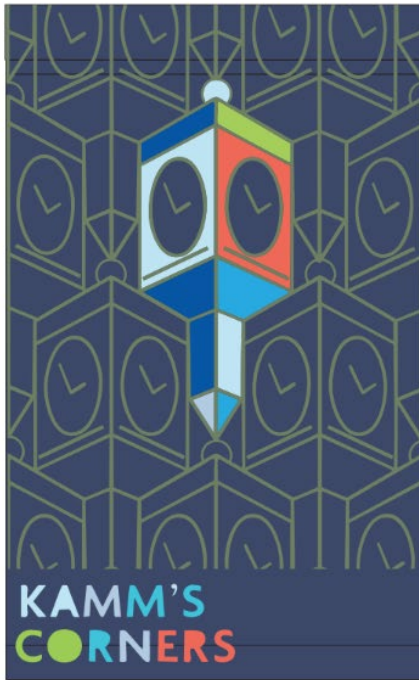
Lorain Avenue & Rocky River Drive

❖ Placemaking design - major intersection on Lorain Avenue

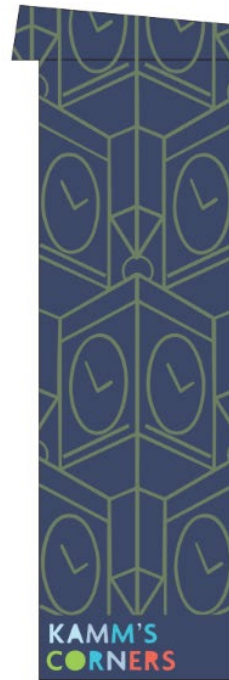
Lorain & Rocky River



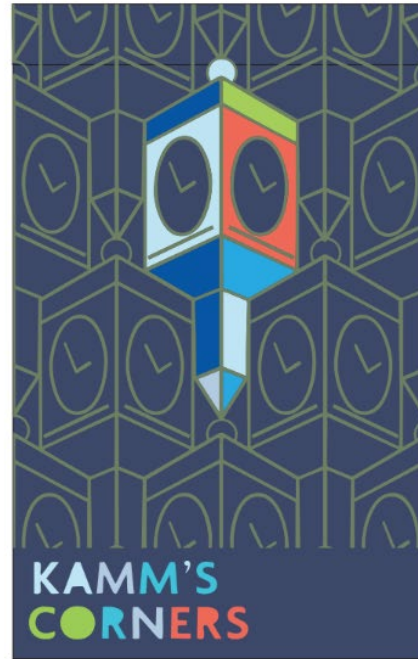
LEFT



FRONT



RIGHT



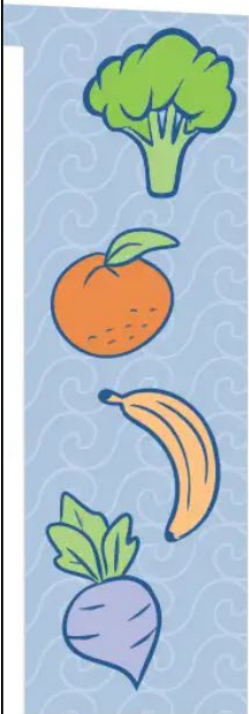
BACK



Rocky River Drive & Ferndale Avenue

- ❖ Reference to the restaurants and grocery stores in Kamm's Plaza

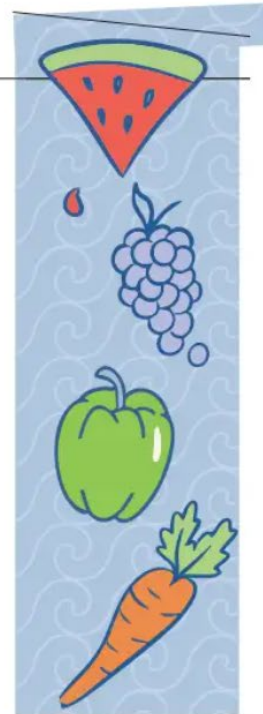
Rocky River & Ferndale



LEFT



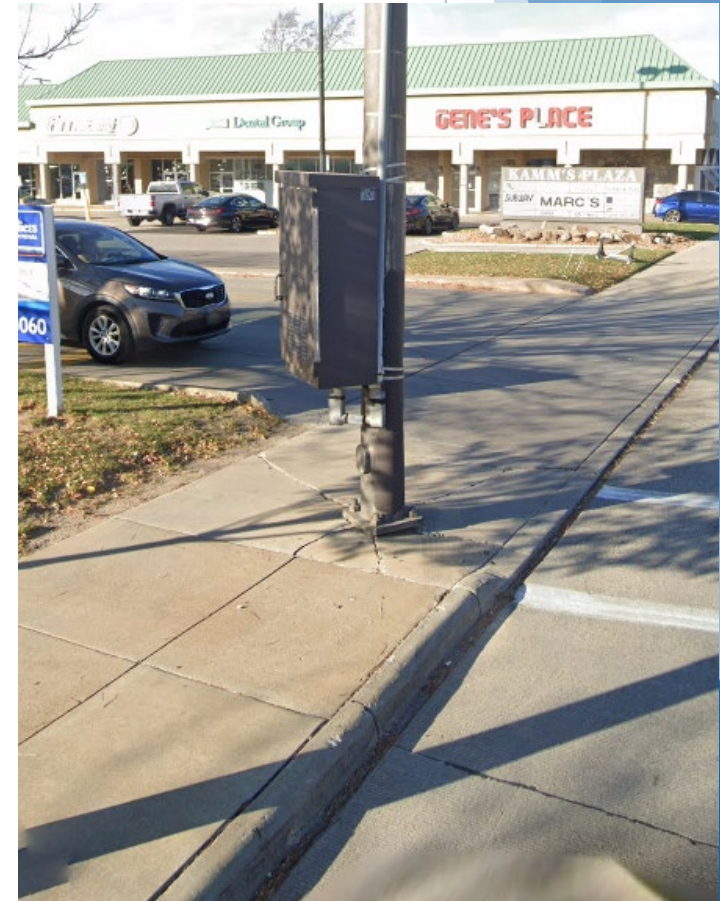
FRONT



RIGHT



BACK



Lorain Avenue & West 168th Street

- ❖ Highlight the Kamm's Corners Farmer Market that occurs at West 168th and Albers Avenue (1 block away)

Lorain & W168th



LEFT



FRONT



RIGHT



BACK



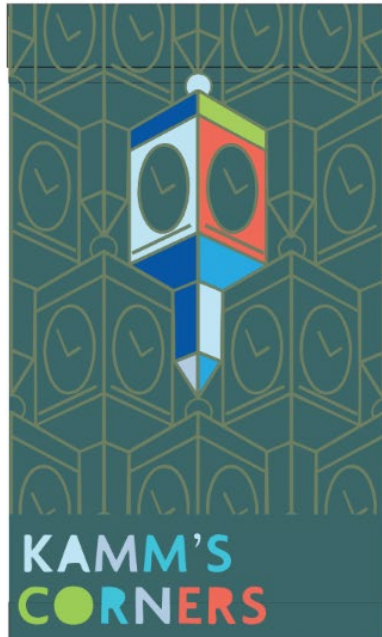
Lorain Avenue & West 165th Street

- ❖ Entry point into the Kamm's Corners Special Improvement District/
downtown Kamm's Corners

Lorain & W165th



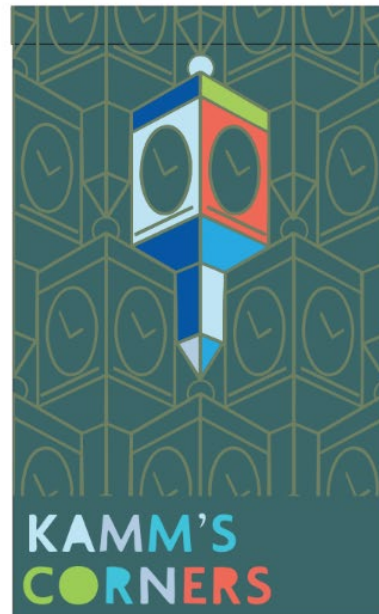
LEFT



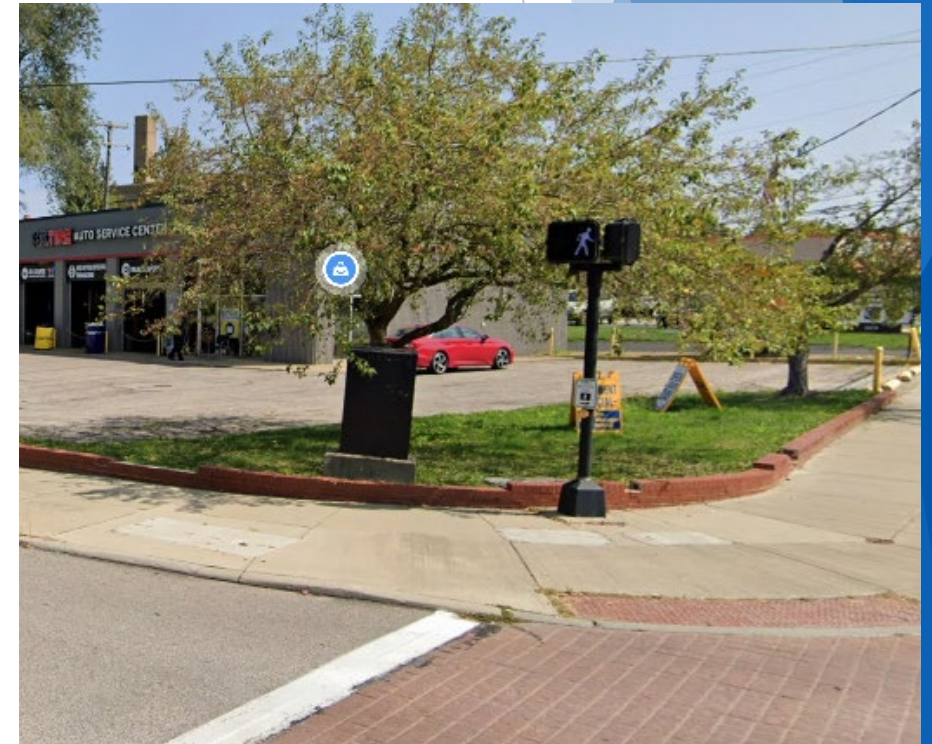
FRONT



RIGHT



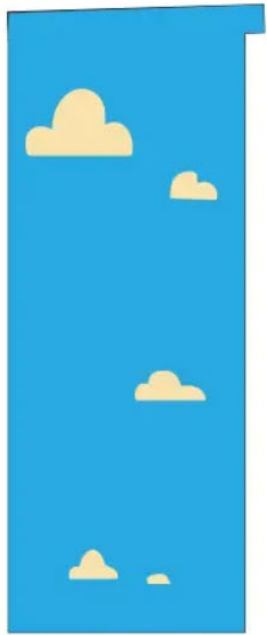
BACK



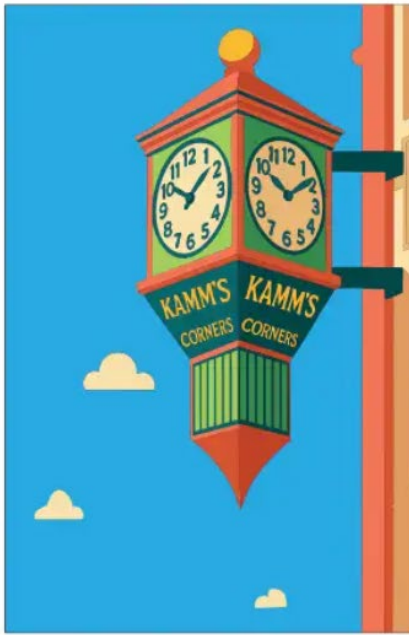
Lorain Avenue & Triskett Road

- ❖ Major intersection on Lorain Avenue - entry point into the neighborhood

Lorain & Triskett



LEFT



FRONT



RIGHT



BACK





Installation/Maintenance

- ▶ Fastsigns will complete the installation of all 8 boxes
- ▶ WPKND has funding set aside for the maintenance/repair of the wraps if necessary for the first five years after install

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 11, 2025

FW2025-08 – Imagine West Park Utility Box Art

July 11, 2025

FWDRAC recommended final approval (with no conditions) on 7/2/25:

- Notes: Will need letter of approval from utility box owners before installing

FW2025-10 – CPL Rockport Campus

July 11, 2025

Project Address: 14400 Puritas Ave

Type: Public Art

Project Representative: Charley Frances, Artist

Approval Level: Final

Ward 16 – Councilmember Kazy

SPA: Bellaire-Puritas



Rockport Campus 2025 Mural Installation

charley frances

440.454.3044 | charley@charleyfrances.com

Rockport Campus: Cleveland Public Library

The Rockport Campus has continued to be a beacon for the neighborhood, with a particular emphasis on serving and supporting children of all ages. Following the remodel of this branch, we have an opportunity to add a welcoming mural along two sides of the building directly onto the cement barrier above the sidewalk leading to the front entrance.

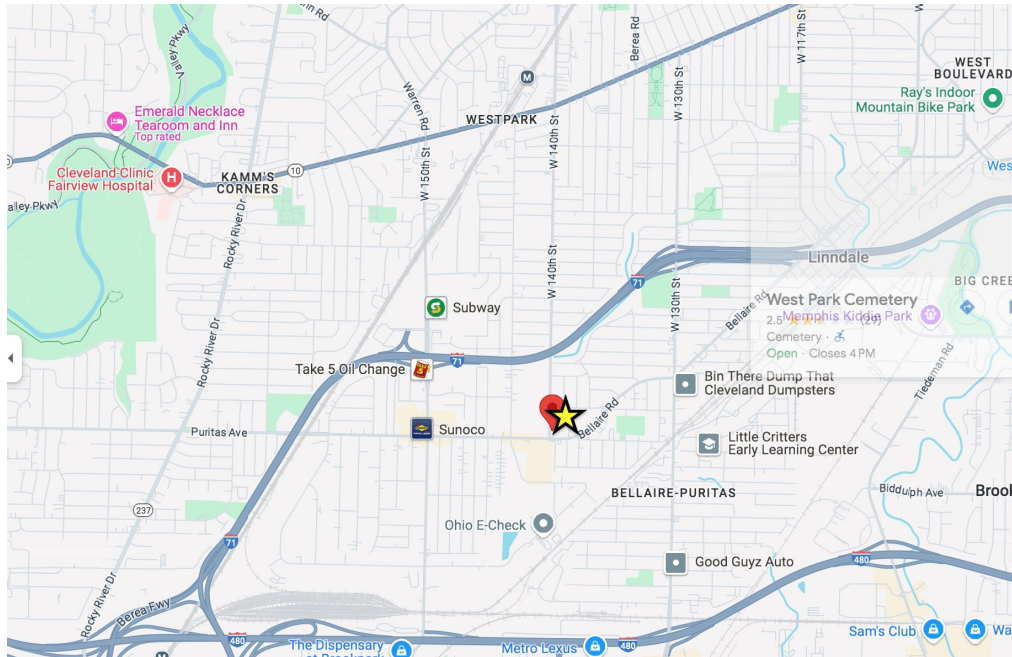


Rockport Campus: Mural Install Dimensions



Rockport Campus: Neighborhood Context

- 14000 Puritas Ave, Cleveland, OH 44135



Mural Installation Site: Vantage Points

Walking: Details will be viewed up close by pedestrians on the sidewalk

Driving: Mood of design will need to be easily communicated with a quick glance

Children: Since this wall is 28 inches tall at the highest point, we have a unique opportunity to engage with children and tailor the design for them, as the install is directly at a young child's eye level.



Mural Color Palette

Inspired by the CPL Brand Guidelines

The Center of Learning

Cleveland Public Library
is at the center of curiosity & knowledge,
fact & fiction, people & space,
need & want, neighborhood & city,
and individual & community.



PRIMARY

85% use

the logo may only be used in blue, black, or white



PMS 2935



PMS 608



PMS Warm Gray 2



PMS black



PMS white

PRIMARY

NEUTRAL



PMS 170



PMS 7406



PMS 5503



PMS 7459



PMS 362

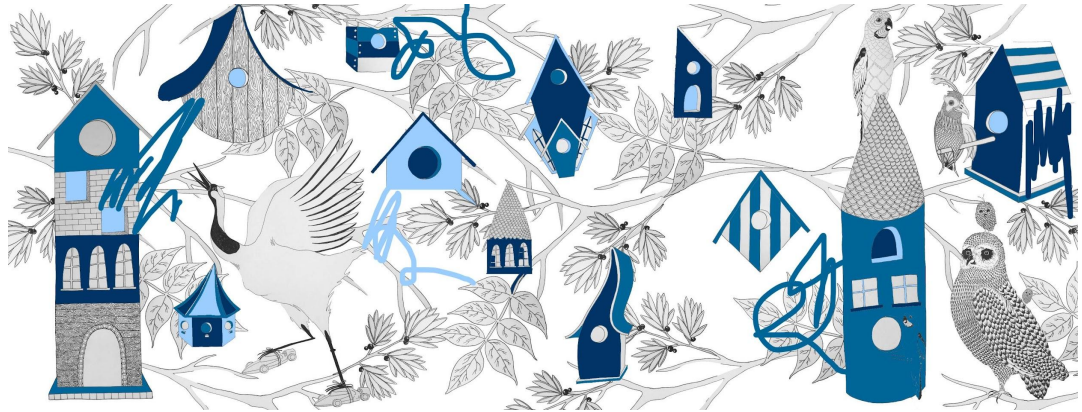
SECONDARY

Design Process: Collaboration with Library

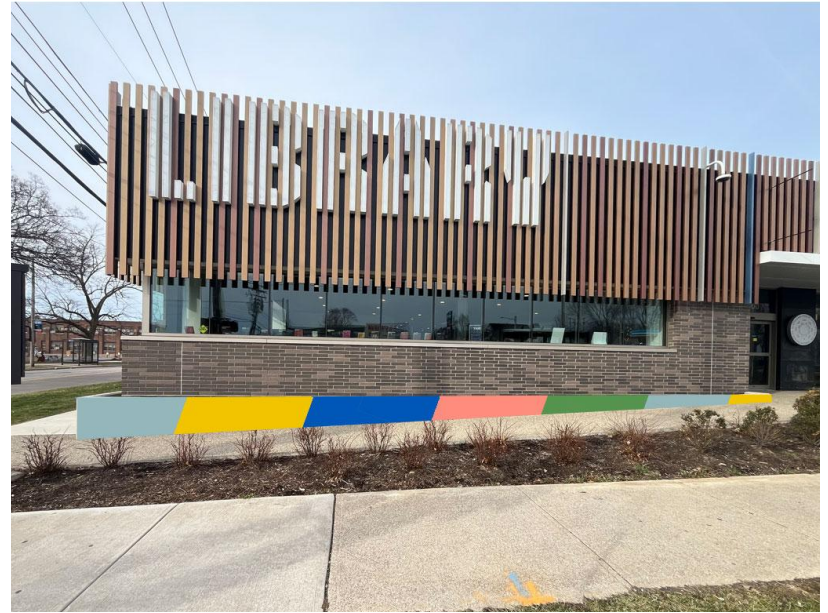
Through a discovery phase we combined two concepts into a cohesive design

Concept 1: Creative, ambiguous, and playful characters that allow children to use their imagination to create new stories for themselves

Concept 2: Embracing imperfection: Featuring an interactive coloring book style



Wayfinding: 5 Background Base Colors



Blocks of color with a slight angle act as **wayfinding elements** for transit towards the front door

Goal of Mural

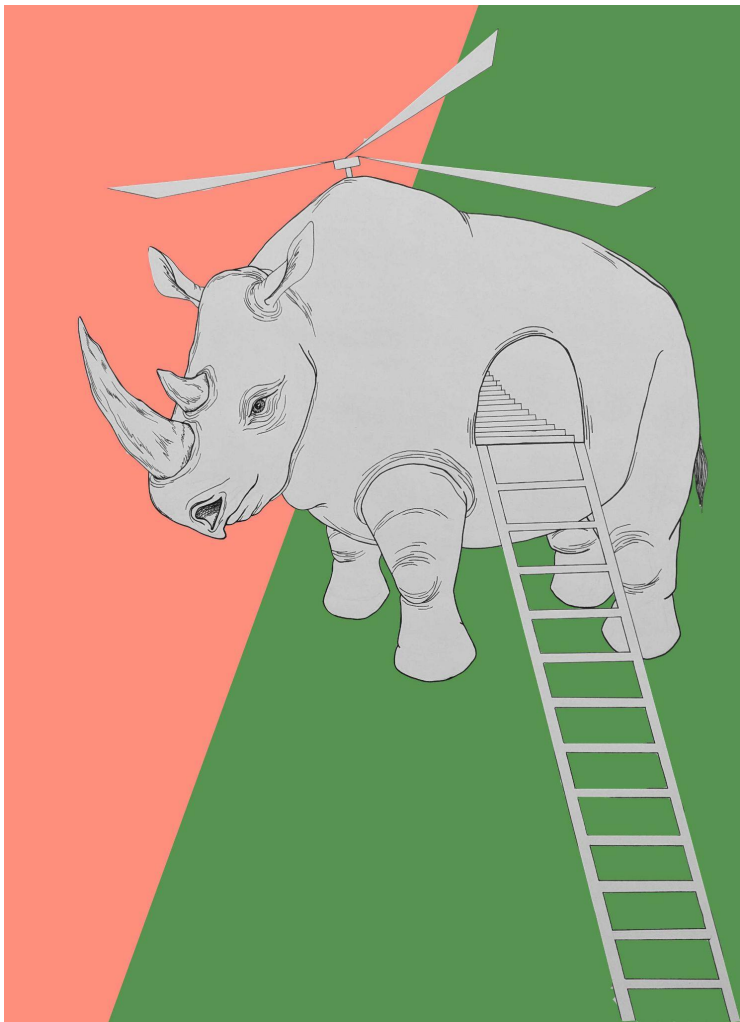
Character & Color Driven Mural Design

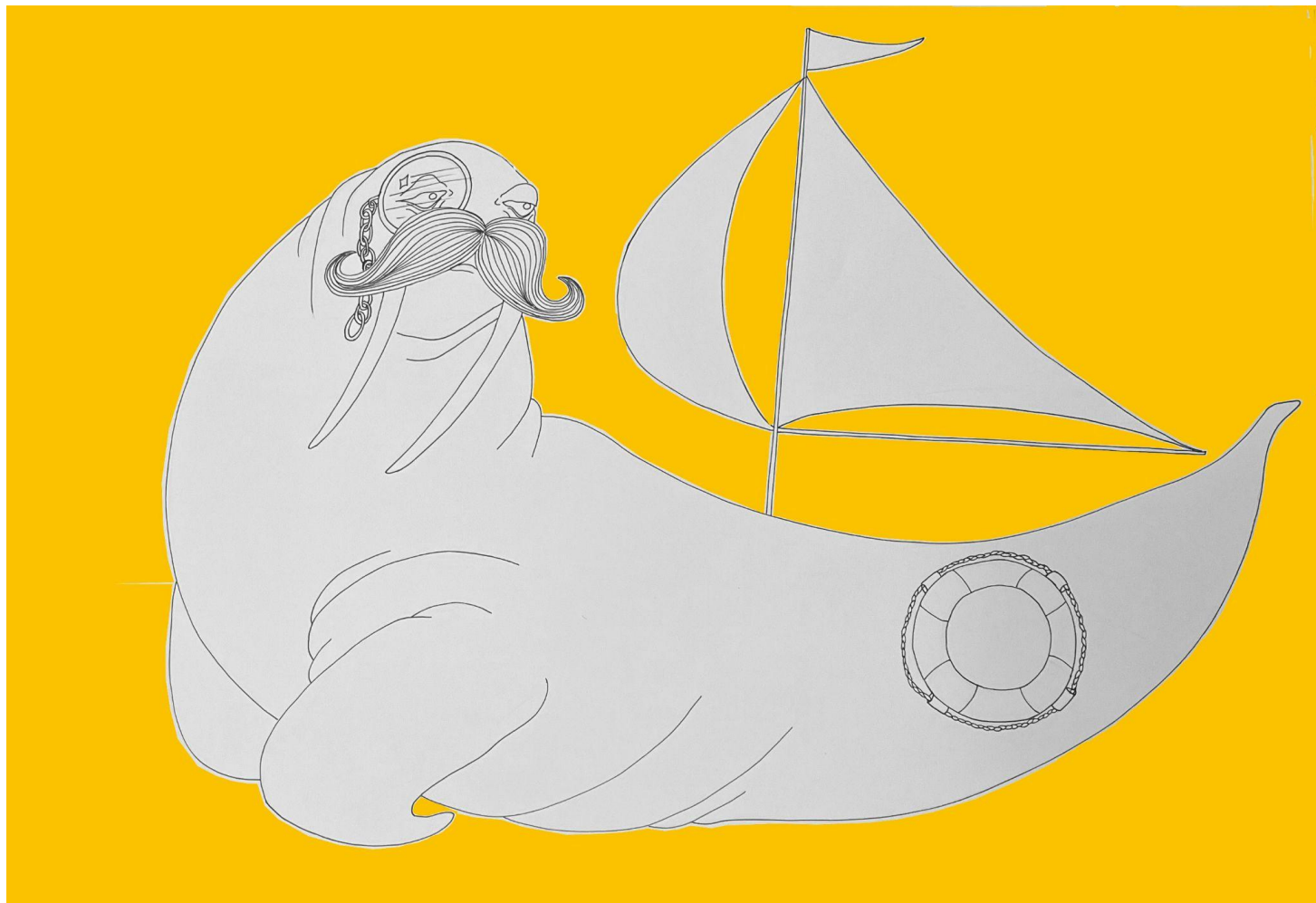
- **Purpose:**

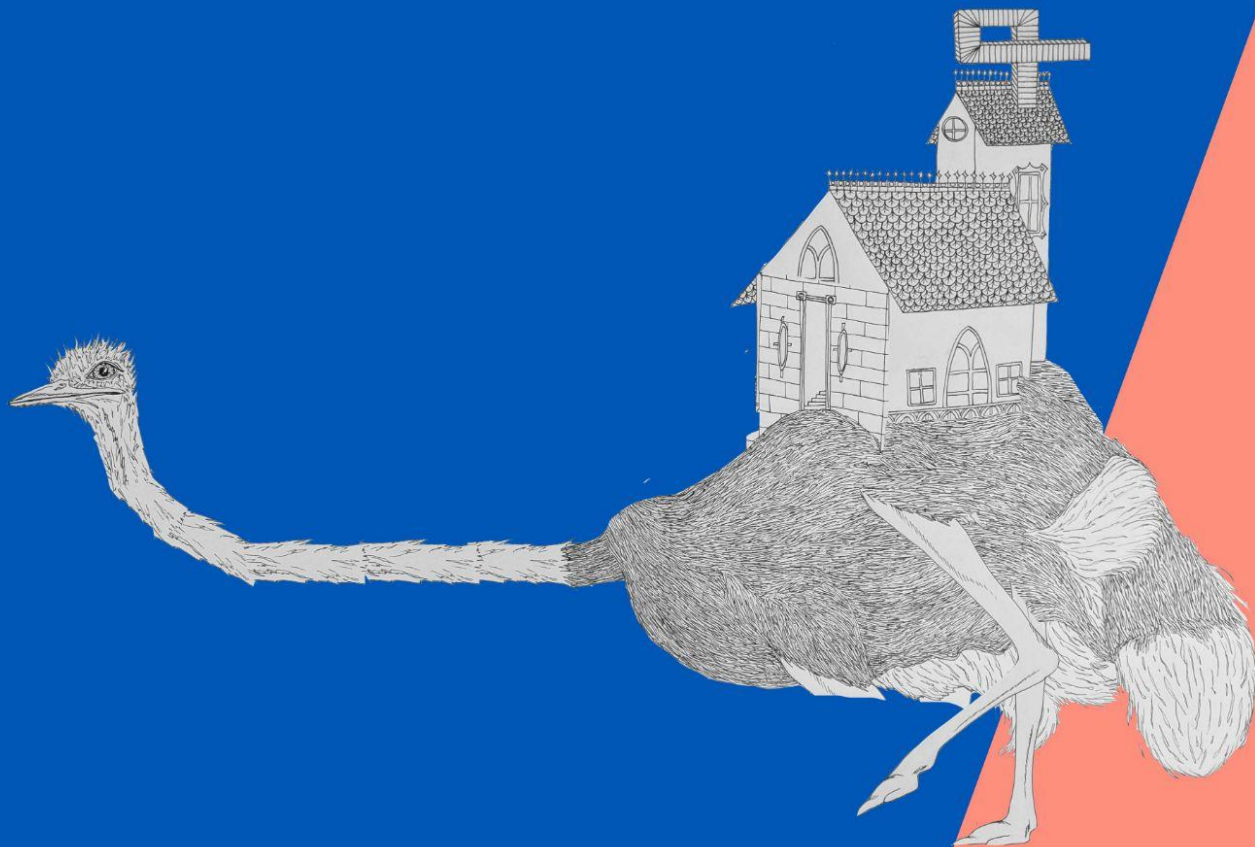
Imagination and Learning as Sanctuary

- **Core Mood of Design at a Glance:**

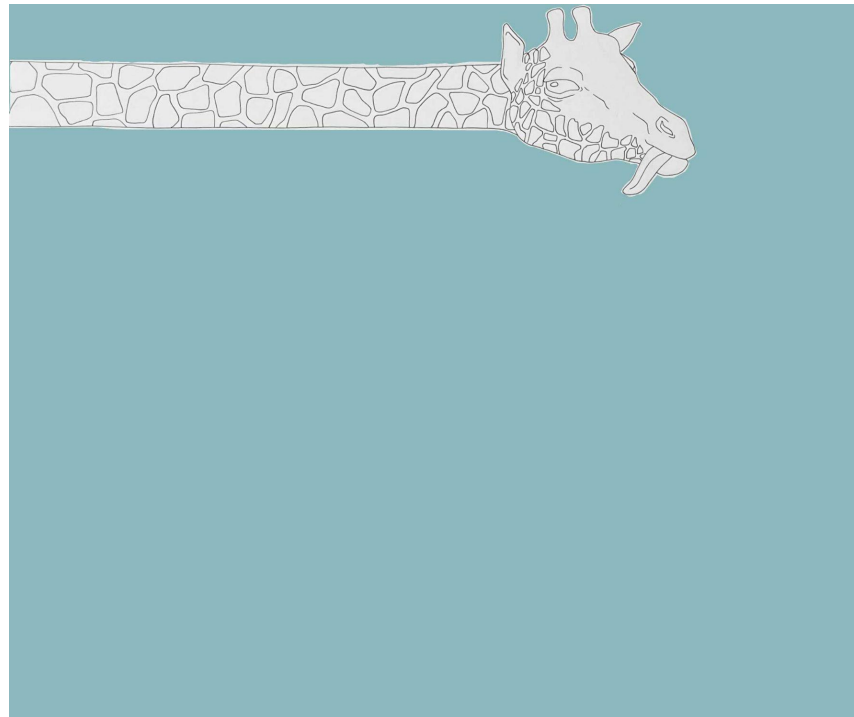
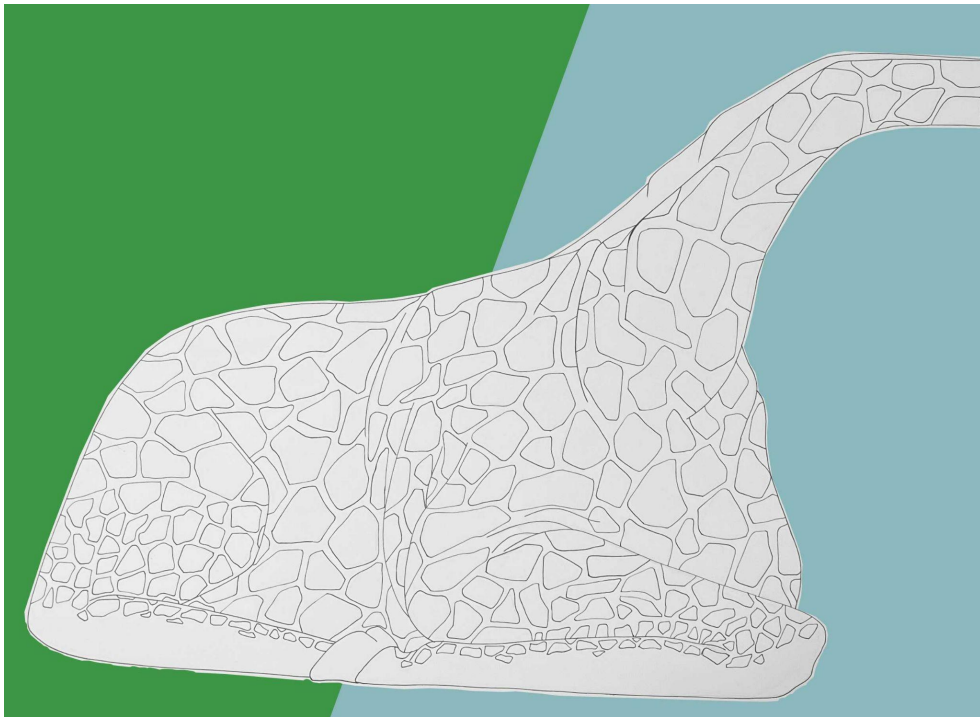
Whimsical and Welcoming



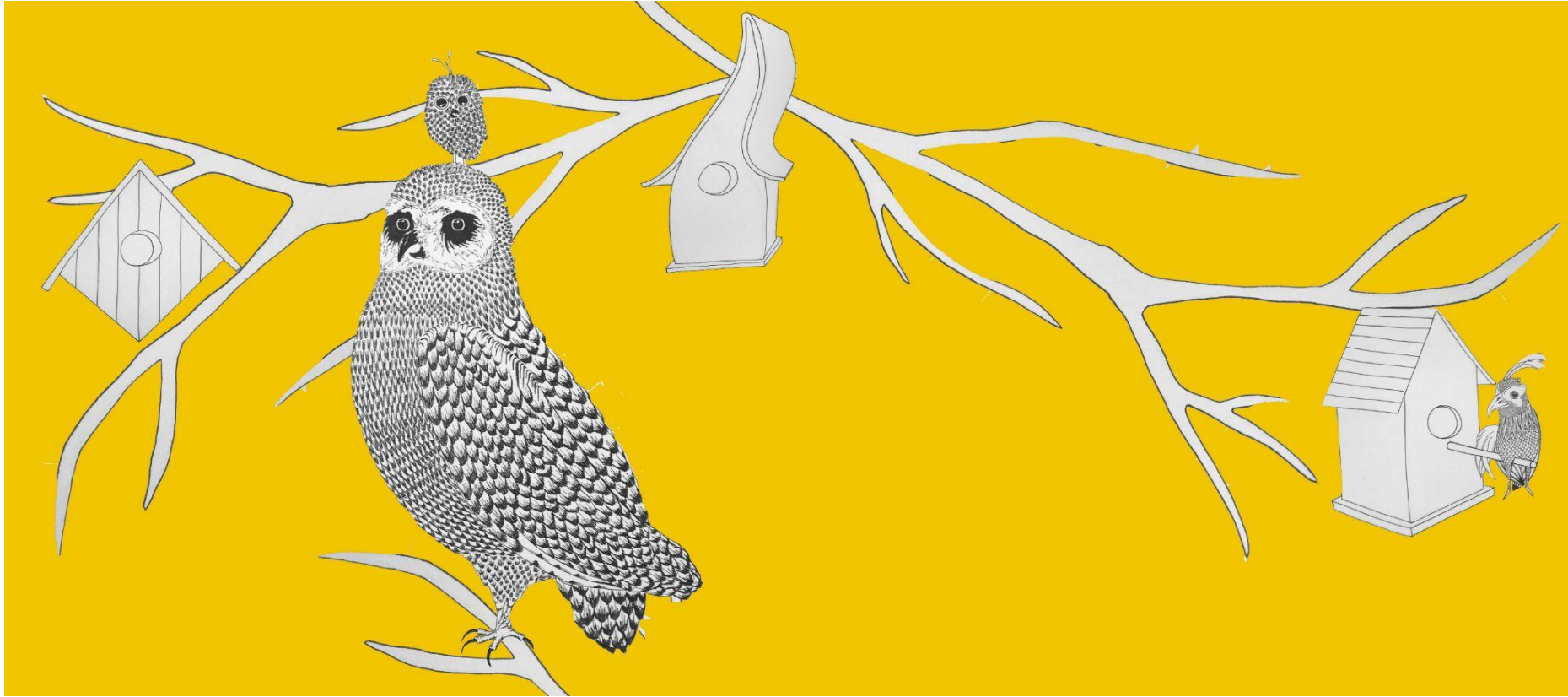


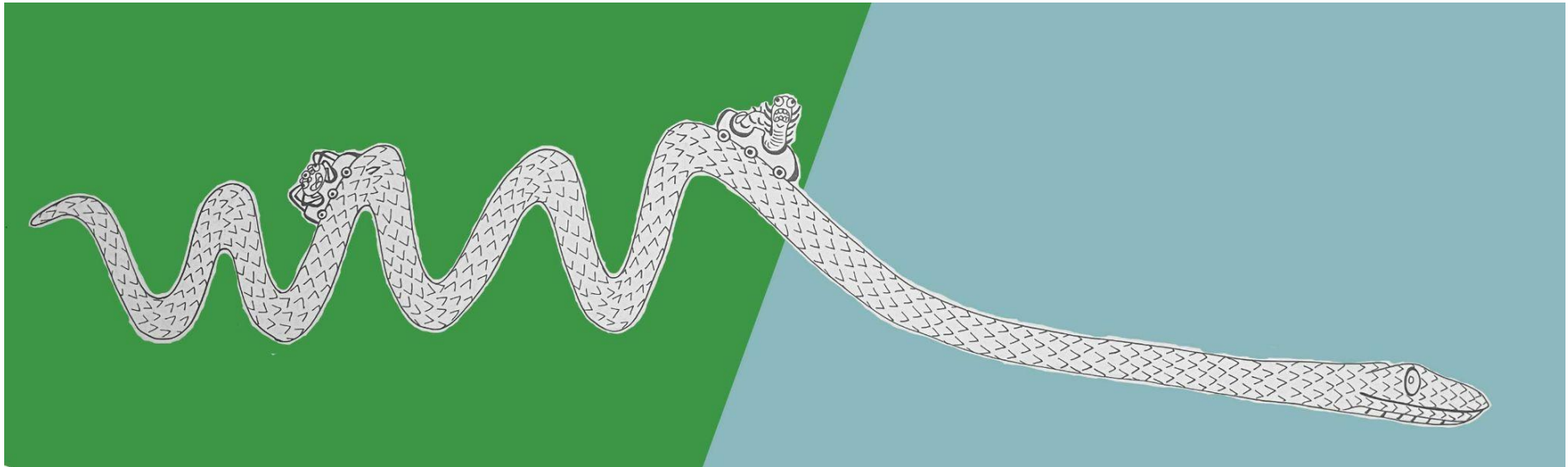


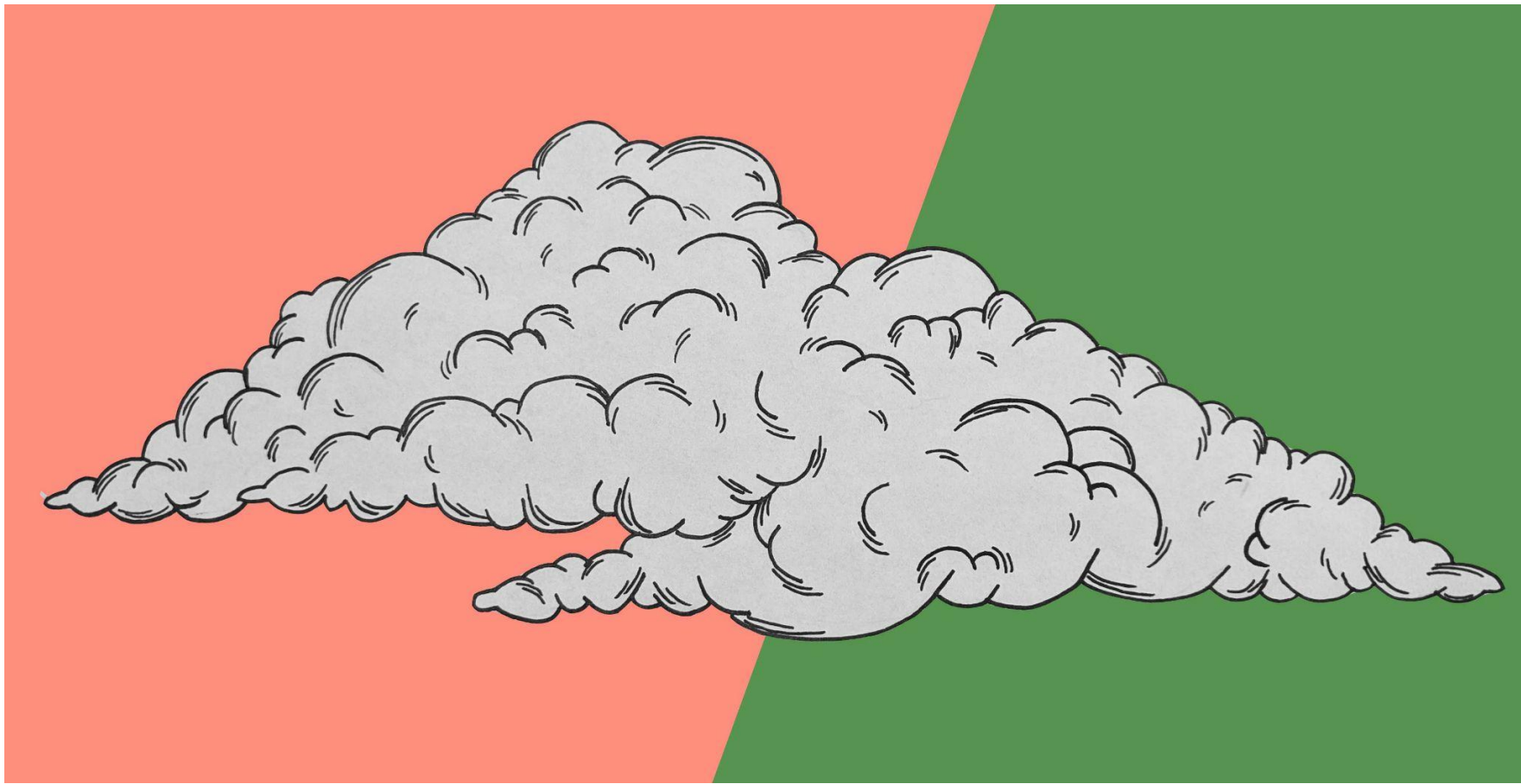
Design wrapped around corner

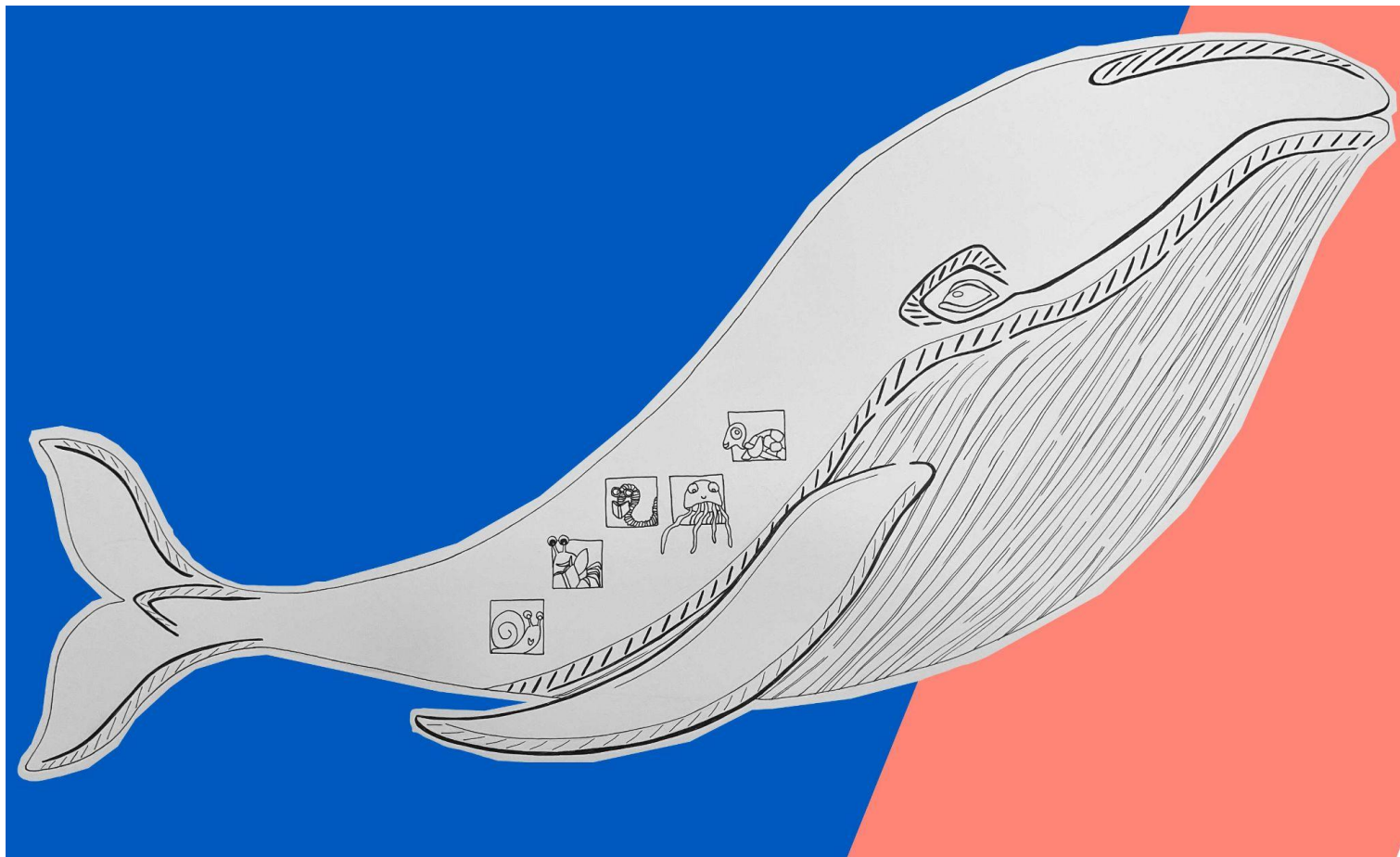


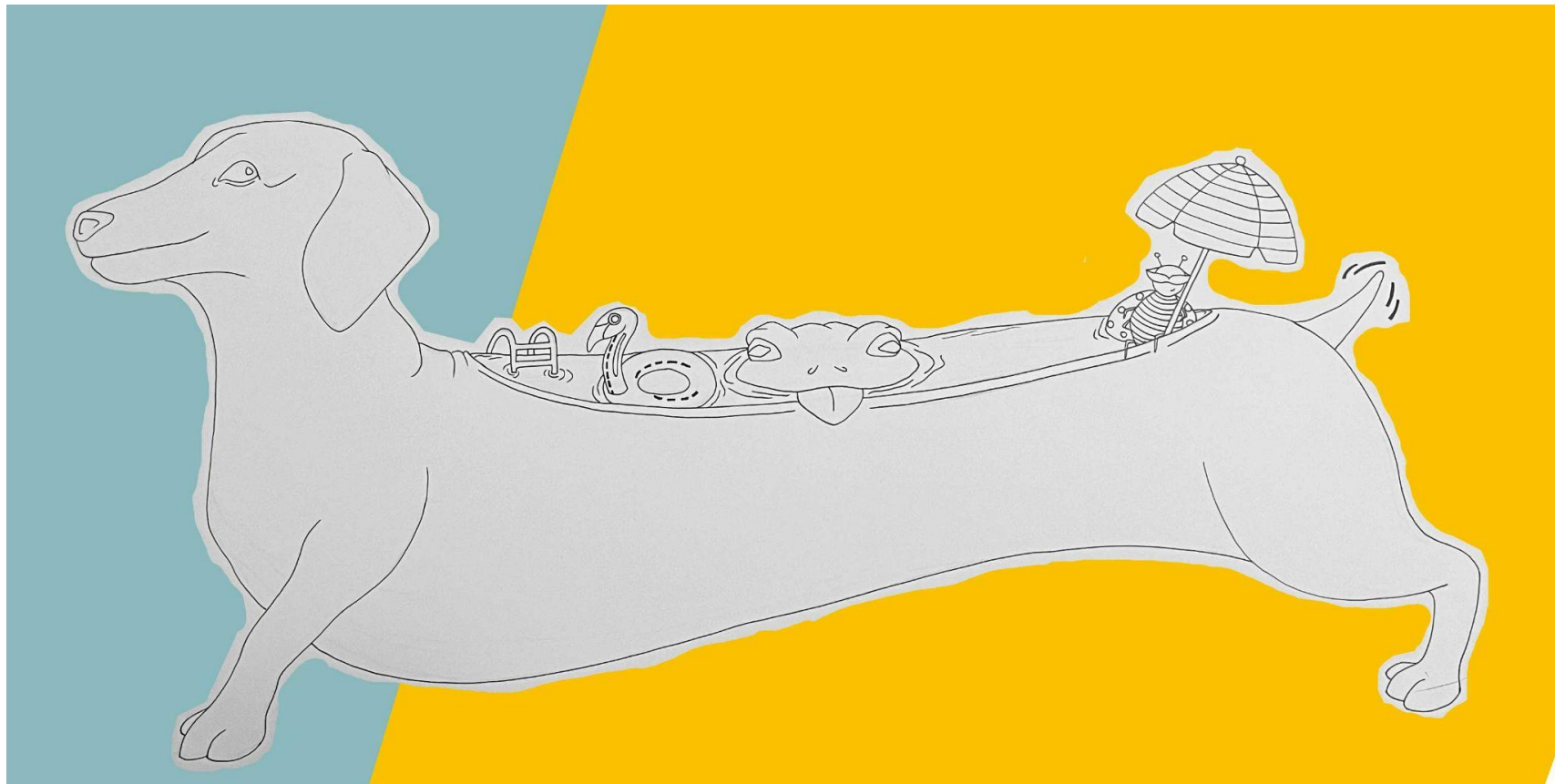
Call out to new children's area design at Rockport

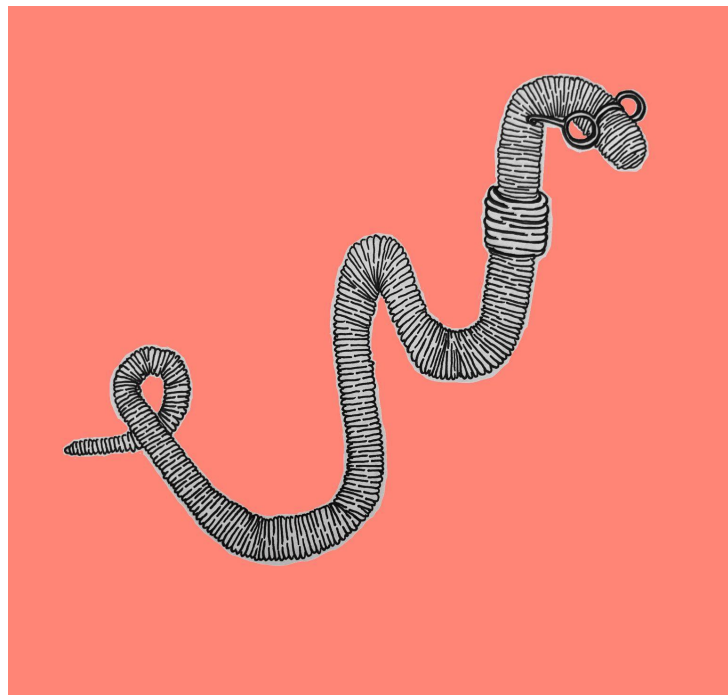






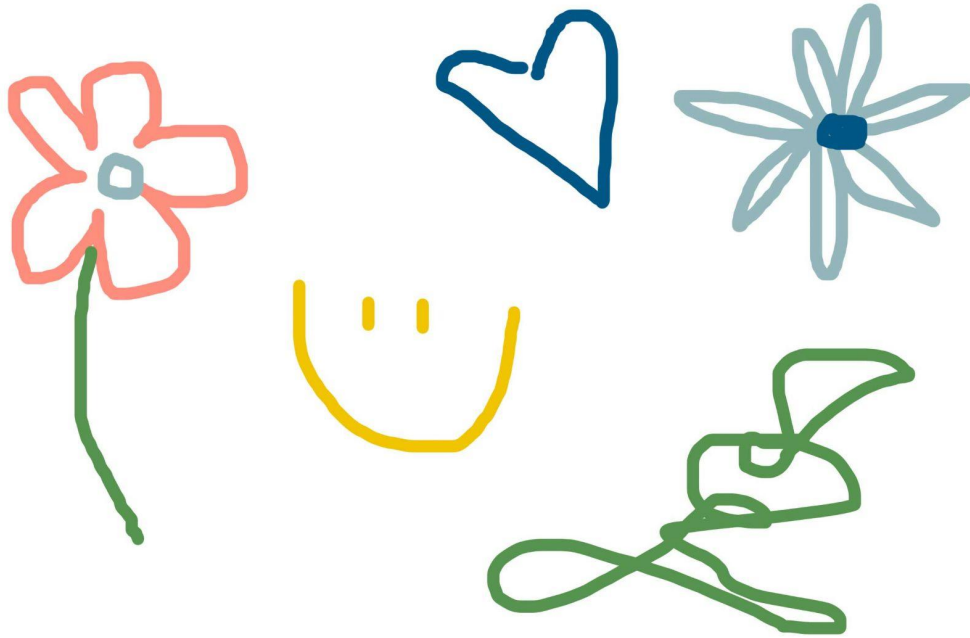






This mural design will have a “Scavenger Hunt” list that kids can look throughout the install to find. This will include hidden “bookworms”

- + Childlike marks throughout the mural (examples below) To add a whimsical, coloring book feel overtop the classic, structured illustrations



Mural: Character Placement (West Wall)



Mural: Character Placement (West Wall)



Mural: Character Placement (South Wall)



Artist: Charley Frances

- Cleveland based artist, homeowner nearby on W130 St. (lives 7 minutes away from the Rockport Branch with her 4-year-old son Hank)
- Passion for community art & working with kids
- Has worked on installations in Cleveland as well as Cincinnati OH, Columbus OH, Baltimore MD, Norfolk VA, Toronto Canada



440.454.3044 | charley@charleyfrances.com

[@charleyfrances](https://www.charleyfrances.com) | www.charleyfrances.com

Installation Details

Process:

- Primer, applied by CPL
- Artist: Brushwork applied by hand in multiple layers, sourced from Sherwin Williams
- Artist: Two coats of water-based polyurethane sealant (applied by hand with a combination of brush and roller at once)

Maintenance:

- Artist will ensure proper paint adhesion and application for first year of install.
- Maintenance will then transfer to Cleveland Public Library

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 11, 2025

FW2025-10 – CPL Rockport Campus

July 11, 2025

FWDRAC recommended final approval (with no conditions) on 7/2/25.

EC2025-015 – AsiaTown Placemaking

July 11, 2025

Project Address: Multiple locations throughout MidTown

Type: Public Art

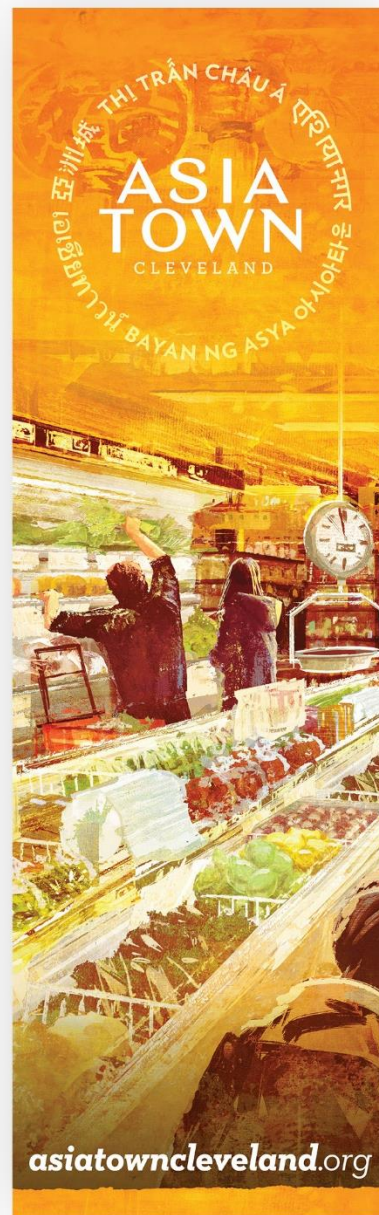
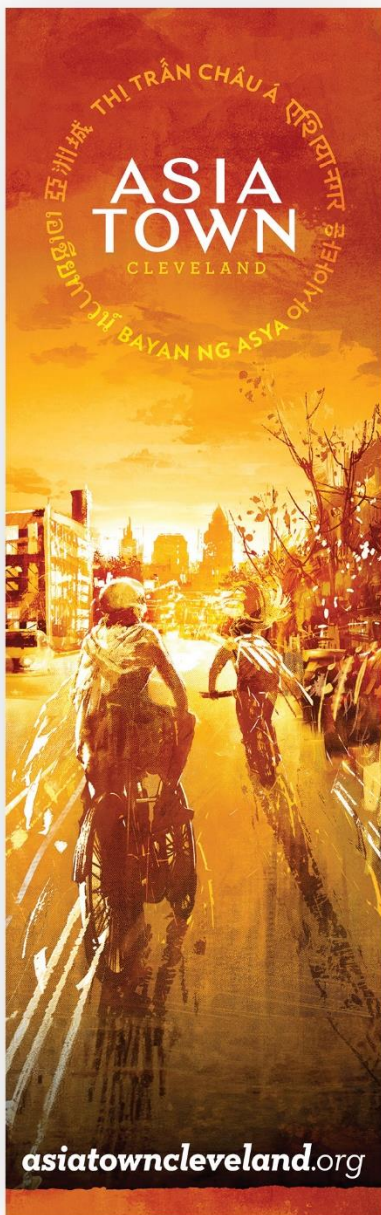
Project Representative: Niraj Naik, MidTown Cleveland Inc.

Approval Level: Final

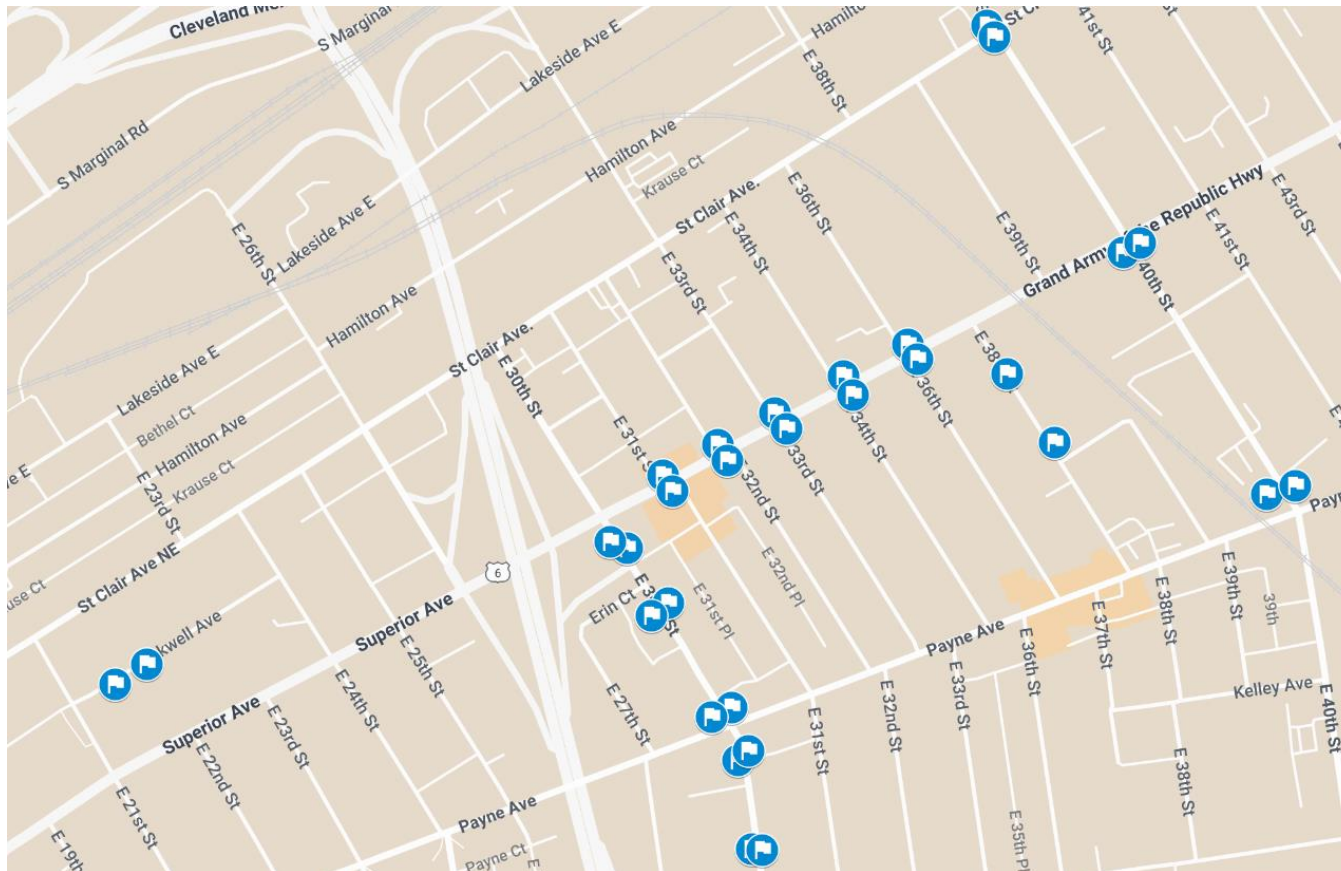
Ward 7 – Councilmember Howse-Jones | SPA: Goodrich-Kirtland Pk

AsiaTown Placemaking Elements: Pole Banners and Utility Art Box Wraps

MidTown Cleveland, Inc.
Euclid Corridor Design Review
June 4th, 2025



Banner Locations



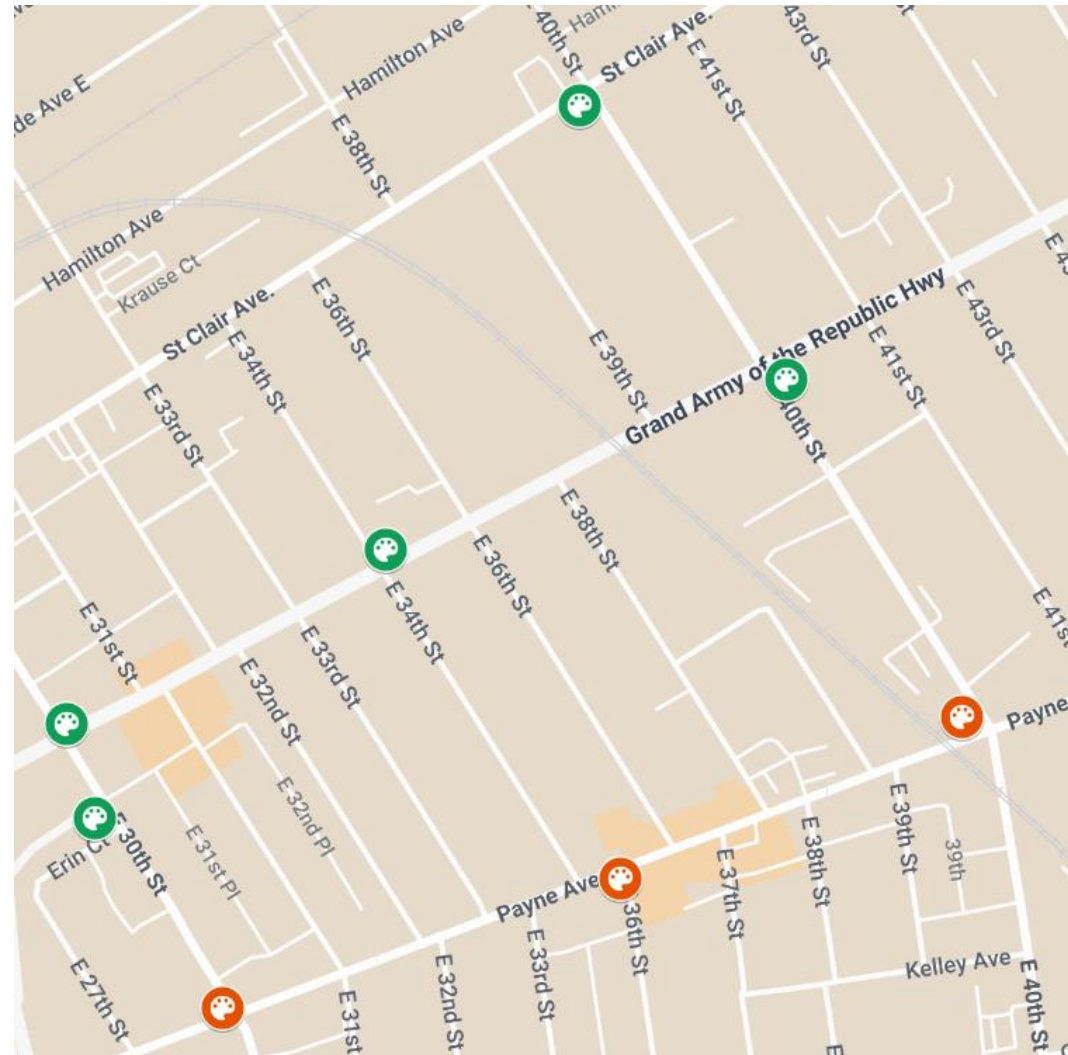
Banner Locations

- East 30th Street (10 Banners)
(Perkins to Superior)
- East 40th Street (6 Banners)
(Payne to St. Clair Avenue)
- Superior Avenue (10 Banners)
- Rockwell Plaza (2 Banners)
(Historic Chinatown)
- Asian Town Center (2 Banners)
 - *(East 38th Street)*

1. These are vinyl banners that are intended to be on display for 3-5 years.
2. We will add additional banners on Payne Avenue once City's road resurfacing is complete in 2026.

Utility Box Art Wraps

Box Wrap Locations	Artist
E. 30 th & Superior	Aaron Williams
E. 30 th Street	Gus Chan
E. 40 th & Superior	Chi Wong
E. 34 th & Superior	Grace Wen
E. 40 th & St. Clair	Zuze Zuh

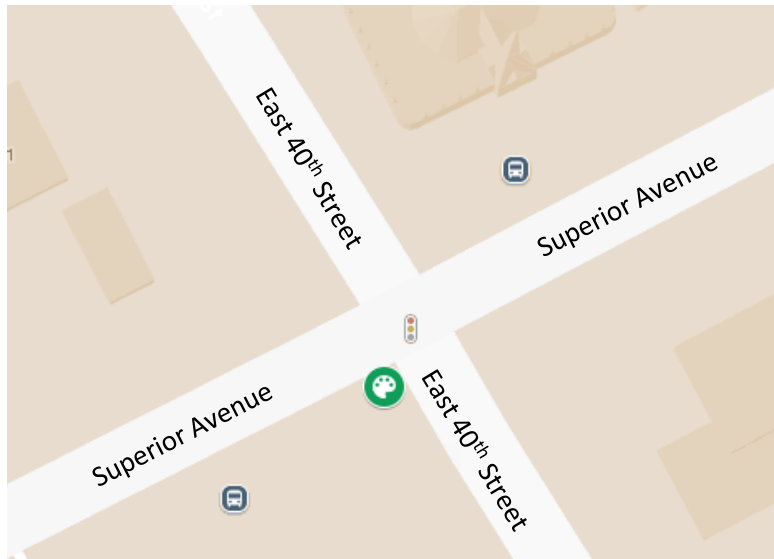


Previous Utility Box Installations



Chi Wong

Location: 3958 Superior Avenue
(right of way)



Utility Box Condition (L: 17.5" W: 30" H: 49.5")



Proposed Artwork



Griddle Alarm

2021

17 in. x 21 in.

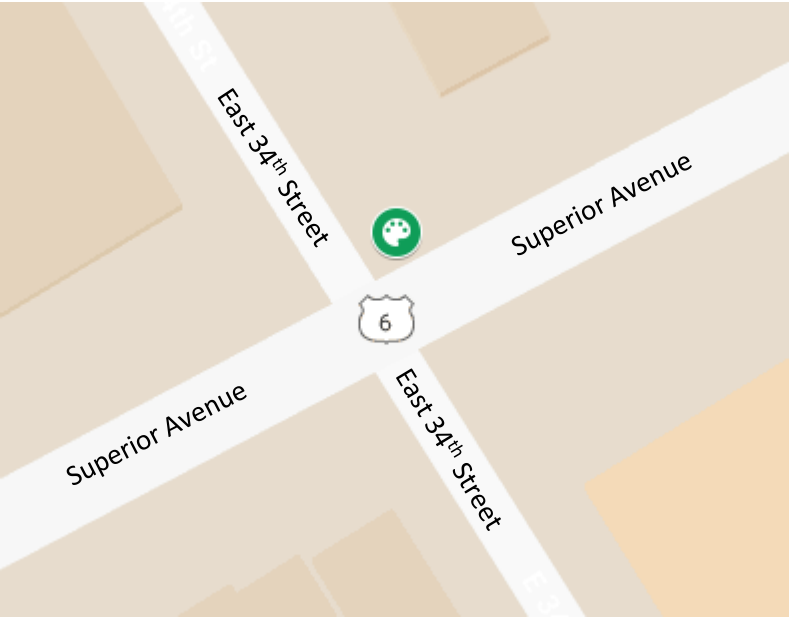
Watercolor, Gouache,
Acrylic Ink, Cold-Press
Paper

Chi Wong - Other Artwork Examples



Grace Wen

Location: 3409 Superior Ave
(right of way)



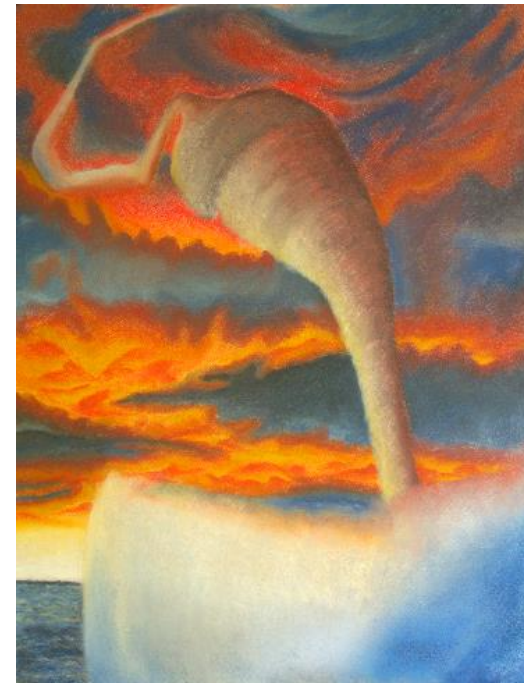
Utility Box Condition (L: 17.5" W: 24" H: 51")



Proposed Artwork

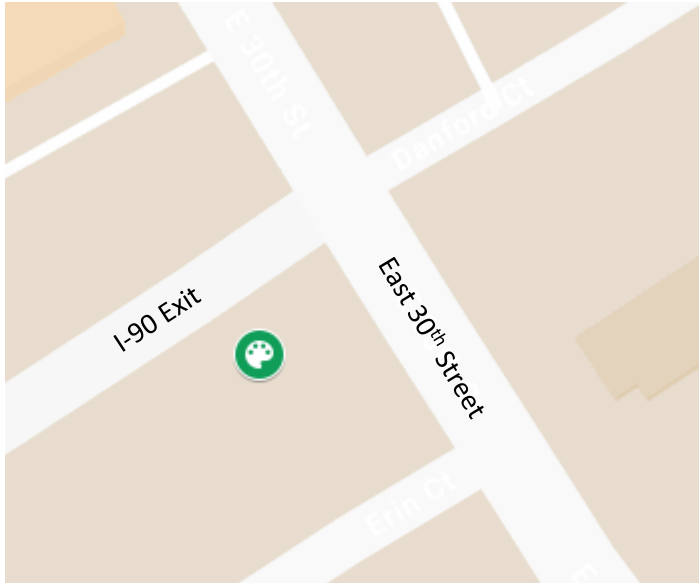


Grace Wen – Other Artwork Examples



Gus Chan

Location: East 30th Street Highway Exit



Utility Box Condition (L: 25" W: 24" H: 45")



Proposed Artwork

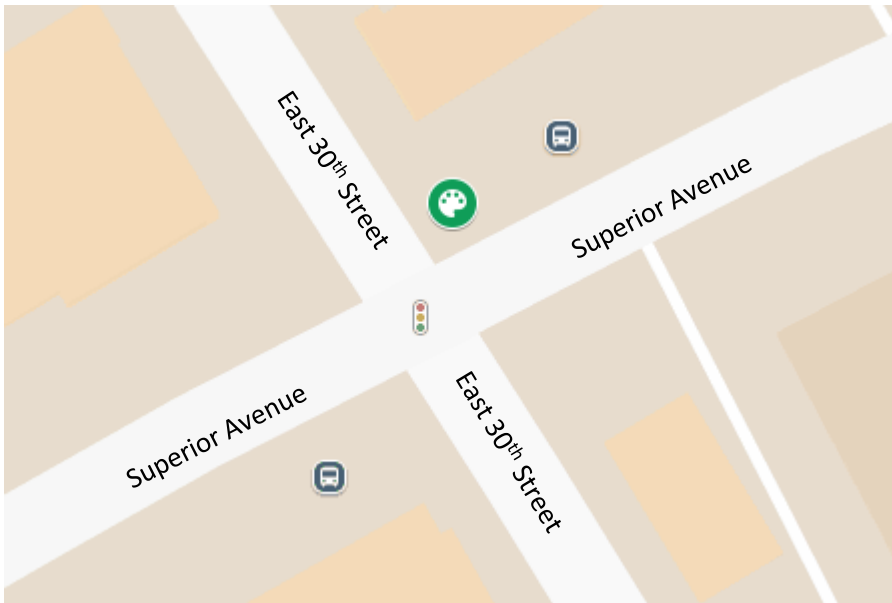


Gus Chan– Other Artwork Examples



Aaron Williams

Location: 3001 Superior Avenue
(right of way)



Utility Box Condition (L: 17.5" W: 24" H: 51")



Proposed Artwork

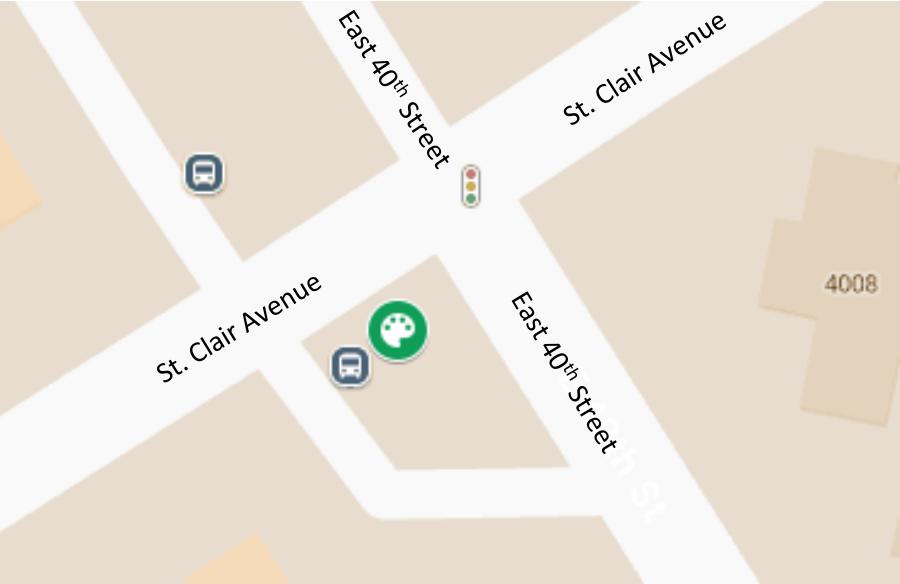


Aaron Williams – Other Artwork Examples



Zuze Zuh

Location: 3950 St. Clair Avenue
(right of way)



Utility Box Condition (L: 17.5" W: 30" H: 49.5")



Proposed Artwork



Zuze Zuh – Other Artwork Examples



Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 11, 2025

EC2025-015 – AsiaTown Placemaking

July 11, 2025

ECDRAC recommended final approval (with no conditions) on 7/10/25.

Destination Cleveland Murals – Clark Ave

July 11, 2025

Project Address: 6808 Clark Ave

Type: Public Art

Project Representative: Alex Harnocz, Destination Cleveland

Approval Level: Final

Ward 15 – Councilmember Spencer | **SPA: West Boulevard**

DESTINATION
Cleveland[®]

Murals Across the City

Previous Works



Process

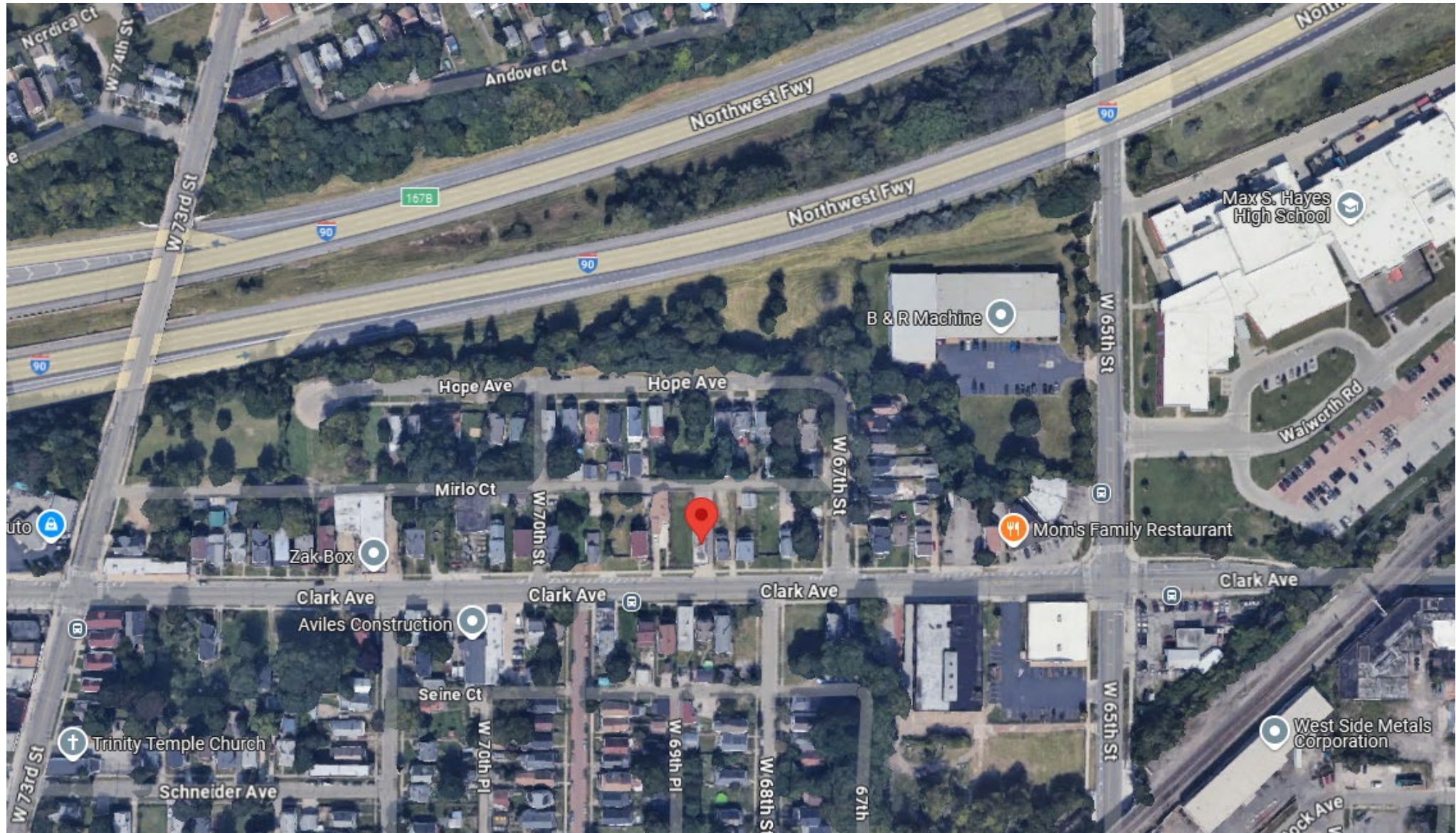
- 1.) Release Call for Artists
- 2.) Evaluate Applications based on Artist Portfolios
- 3.) Select Artists for Design Proposals
- 4.) Artists Provide a Design—using a Destination Cleveland Brand Phrase
- 5.) Identify Potential Walls and Negotiate with Building Owners
- 6.) Match Designs with Buildings based on Owner Input
- 7.) Artists Adjust Designs based on building dimensions
- 8.) Share with Key Stakeholders
- 9.) City Permits and Entitlements ← **You are Here**
- 10.) Installation

Artist



The images I used to create my artwork were influenced by textile designs, colors, symbols, masks, drums, and words. The textile patterns used by Africans and Native Americans are commonly found in fabrics that represent positive energy and vibrancy. The colors within the artwork bring out a sense of celebration and origin. The symbols used by different indigenous cultures are representations of leadership, reconciliation, and unity. These symbols are also subtle messages to bring harmony to our communities... My artwork and Caribbean heritage share colors, drums, and celebratory masks to bring together the theme of origins through visual design and cultural elements. The connection of these traditions is an emphasis on the artistic values as well as the historical importance of these cultures.

Location – 6808 Clark Avenue



Context



Context – Facing East



Context – facing South



Context – facing North



Context – Facing West



Materials

- Heat-applied vinyl
- Large-format digital print
- Repair / Remove by re-heating



Example: 2217 East 9th Street



Process Photo: West 2nd Alley

Facade



Facade



Design



Facade



Cleveland City Planning Commission

Administrative Approvals



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 11, 2025

Res. No. 796-2025 (introduced by Council Members Spencer, Hairston, and Griffin – by departmental request) To amend Section 2 of Resolution No. 669-2025, adopted June 2, 2025, regarding the approximate boundaries of the Gordon Square Arts District – Cleveland Improvement District.

July 11, 2025

Ord. No. 827-2025 (introduced by Council Members Jones, Bishop, Gray, Hairston, and Griffin – by departmental request) To amend the title, the first and second whereas clauses, and Sections 1 and 2 of Ordinance No. 482-2023, passed May 31, 2023, relating to agreements to provide economic development assistance for commercial corridor projects through the Southeast Side Commercial Corridor Program.

July 11, 2025

Ord. No. 833-2025 (introduced by Council Members McCormack, Hairston, and Griffin – by departmental request) Approving the addition of property located at 2429 Superior Viaduct to the Northeast Ohio Advanced Energy District; accepting and approving a petition and plan from a property owner in the District identifying a special energy improvement project; declaring it necessary to conduct the special energy improvement project; providing for the assessment of the cost of such special energy improvement project; authorizing the Director of Economic Development to enter into an Energy Project Cooperative Agreement and a Special Assessment Agreement to implement the project; and declaring an emergency.

July 11, 2025

Ord. No. 839–2025 (introduced by Council Members McCormack, Hairston, and Griffin – by departmental request) Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with TDG Franklin North, LLC, and/or its designee, to assist with the financing of the Franklin Yard North Project to be located at 3210 Franklin Boulevard; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

July 11, 2025

Ord. No. 840-2025 (introduced by Council Members McCormack, Hairston, and Griffin – by departmental request) Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with TDG Franklin Realty, LLC, and/or its designee, to assist with the financing of the Franklin Yards South Project to be located at 3105 Franklin Boulevard; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

July 11, 2025

July 11, 2025

Ord. No. 841-2025 (introduced by Council Members McCormack, Hairston, and Griffin – by departmental request) To remove certain parcels of property from the Shore-to-Core-to-Shore TIF District created by Ordinance No. 38-2024, passed March 25, 2024, as amended by Ordinance No. 746-2024, passed August 7, 2024; authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with Twain SB III LLC, or designee, to assist with the financing of the Bell Project to be located at 45 East 9th Street, Cleveland, Ohio; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

Ord. No. 849–2025 (introduced by Council Members Jones, Bishop, and Griffin – by departmental request) To amend the title and Sections 1, 3 and 10 of Ordinance No. 762–2023, passed August 16, 2023; to supplement the ordinance by adding new Section 3a, relating to the improvement of Lee Road from Miles Avenue to the North Corporation line.

July 11, 2025

Res. No. 850–2025 (introduced by Council Members Spencer, Hairston, and Griffin – by departmental request) Appointing an Assessment Equalization Board to hear objections to estimated assessments with respect to the creation of the Gordon Square Arts District – Cleveland Improvement District as a Special Improvement District in the City and the initial plan for public services for the District; and declaring an emergency.

July 11, 2025

Ord. No. 851-2025 (introduced by Council Members Hairston and Griffin – by departmental request) Authorizing the Director of City Planning to apply for and accept a grant from Northeast Ohio Areawide Coordinating Agency for the Congestion Mitigation and Air Quality 2025 grant program.

July 11, 2025

Res. No. 855–2025 (introduced by Council Members McCormack, Hairston, and Griffin – by departmental request) Appointing an Assessment Equalization Board to hear objections to estimated assessments with respect to the creation of the Downtown Cleveland Improvement District in the City and the initial plan for public services for the District; and declaring an emergency.

July 11, 2025

Cleveland City Planning Commission

Special Presentations (For Information Only)



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 11, 2025

Age-Friendly Cleveland 2025–2028 Action Plan

July 11, 2025

Presenter: Mara Layne, Department of Aging



Age-Friendly Cleveland

2025–2028 Action Plan

July, 11 2025



CITY OF CLEVELAND
Mayor Justin M. Bibb

AGING

Mara Layne,
Age-Friendly Cleveland Administrator



What is Age-Friendly Cleveland?



Mission: Age-Friendly Cleveland works to create a city where all people are valued, respected, and can thrive knowing their community supports them.

Vision: A City of Cleveland that is accessible and inclusive for people of all ages and abilities.

History

- 2014 - The City of Cleveland was accepted as an Age-Friendly City by the World Health Organization (WHO) and joined the Global Network of Age-Friendly Cities (GNAFC).
- 2015 - The City of Cleveland joined the AARP Network of Age-Friendly Communities as the first community in Ohio
- 2017 - Age-Friendly Cleveland released the 2017-2019 Action Plan.
- 2020 - COVID-19 postponed research for the second Action Plan.
- 2025 - Age-Friendly Cleveland released the 2025-2028 Action Plan.



Why? Ohio's population is rapidly aging

Ohio's Population by Age Group

Year	1990	2000	2010	2020	2030	2040
Total Population	10,861,837	11,353,140	11,536,504	11,575,100	11,615,120	11,680,180
60+ Population	1,908,187	1,963,489	2,287,424	2,814,200	3,050,200	2,924,320
65+ Population	1,409,315	1,507,757	1,622,015	2,011,260	2,381,610	2,323,420
85+ Population	137,605	176,796	230,429	257,540	290,970	388,900

Year	1990	2000	2010	2020	2030	2040
% 60+	17.6%	17.3%	19.8%	24.3%	26.3%	25.0%
% 65+	13.0%	13.3%	14.1%	17.4%	20.5%	19.9%
% 85+	1.3%	1.6%	2.0%	2.2%	2.5%	3.3%

<https://www.cas.miamioh.edu/scripps/oh-pop/scripps-ohio-population-by-age-group-3-2019.pdf>





Coalition of Age-Friendly Communities of Ohio

Akron

Joined: 2019
Population: 190,347

Athens County

Joined: 2020
Population: 62,056

Beavercreek

Joined: 2024
Population: 46,549

Beavercreek Township

Joined: 2025
Population: 56,025

Bellbrook

Joined: 2020
Population: 7,328

Brookville

Joined: 2022
Population: 5,968

Centerville

Joined: 2022
Population: 24,729

Cincinnati

Joined: 2018
Population: 308,935

Cleveland

Joined: 2015
Population: 367,991

Clinton County

Joined: 2018
Population: 42,004

Columbus

Joined: 2015
Population: 906,528

Cuyahoga County

Joined: 2022
Population: 1,249,387

Dayton

Joined: 2023
Population: 135,944

Delaware County

Joined: 2018
Population: 220,740

Franklin County

Joined: 2018
Population: 1,321,414

Harrison Township

Joined: 2022
Population: 21,841

Huber Heights

Joined: 2022
Population: 43,272

Kettering

Joined: 2022
Population: 57,377

Licking County

Joined: 2023
Population: 181,359

Lucas County

Joined: 2024
Population: 426,719

Miami County

Joined: 2022
Population: 109,264

Oxford

Joined: 2017
Population: 22,625

Portage County

Joined: 2024
Population: 161,791

Reynoldsburg

Joined: 2024
Population: 41,117

Stark County

Joined: 2022
Population: 373,834

Struthers

Joined: 2021
Population: 9,917

Summit County

Joined: 2020
Population: 537,633

Toledo

Joined: 2024
Population: 266,301

Trotwood

Joined: 2024
Population: 23,070

Union County

Joined: 2024
Population: 62,784

Vandalia

Joined: 2023
Population: 14,999

Washington Township

Joined: 2022
Population: 61,020

Westerville

Joined: 2018
Population: 38,862

Worthington

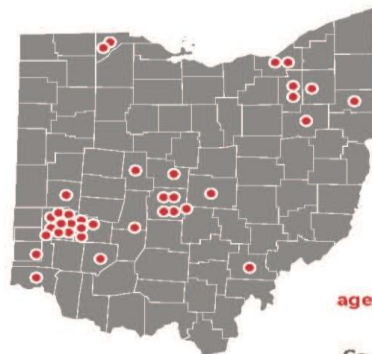
Joined: 2020
Population: 14,564

Xenia

Joined: 2022
Population: 25,463

Yellow Springs

Joined: 2019
Population: 3,750



cafco@osu.edu

agefriendly.osu.edu/engagement/cafco

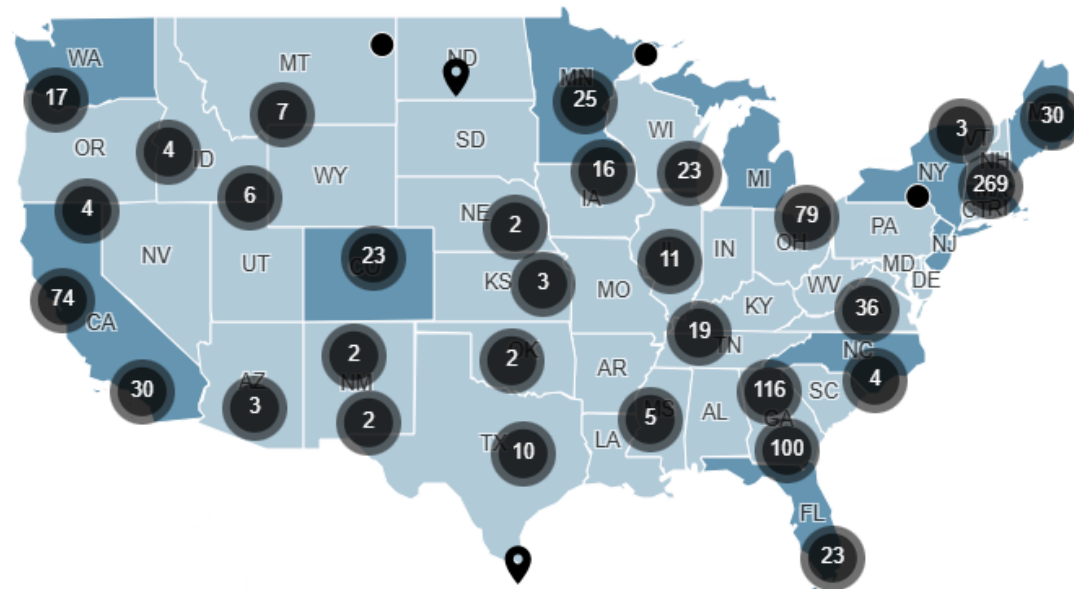
Co-Chairs

Susan Sigmon, Akron, Stark County and Summit County
Marisa Sheldon, Columbus and Franklin County

Co-Secretaries

Ellen Sizer, Dayton
Eunha Suh, Columbus and Franklin County

AARP Livable Communities Map



What is Age-Friendly Cleveland?

Framework

[AARP](#) and the [WHO](#) have similar frameworks with which communities are asked to organize their Age-Friendly work. Both list eight “Domains” and the framework is used by many of the cities, counties, states and countries to become more livable for both older residents and people of all ages. Cleveland has a 9th unique domain.

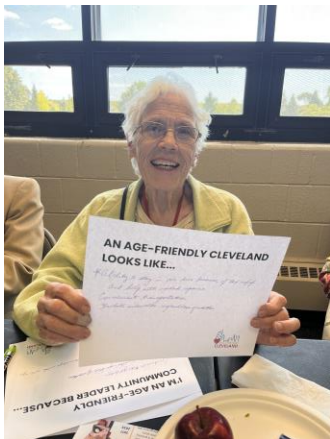
Age-Friendly Cleveland Domains of Livability

- Outdoor Spaces and Buildings
- Transportation
- Civic Participation and Employment
- Communication and Information
- Community Health and Support
- Sustainability and Emergency Preparedness
- Social Participation
- Respect and Social Inclusion
- Housing



Strategy Development

- **Survey:** consisted of 45 questions, all of which were optional. The questions were developed with the intention of refreshing data collected by the Center for Community Solutions in 2015 and distributed to more than 1500 Seniors and People with Disabilities across the City of Cleveland. The survey was completed and returned by 581 residents.
- **Focus Groups:** met with more than 120 Seniors in Focus Groups. Community Partners helped to facilitate these focus groups in comfortable and familiar settings.
- **City Hall Taskforce:** consisted of 35 City employees representing over 20 Divisions and Departments.
- **Senior Taskforce:** Older adults were invited to take part in the Cleveland Senior Taskforce. Members of the Taskforce proposed and shaped Action Plan strategies and tactics while sharing lived experiences, why and how they'd chosen to grow older in Cleveland.



Strategy 1



Increase 'walkability' of public right of way in Cleveland

Desired Outcomes

- Increased usage of 50/50 Sidewalk Repair Program and other accessibility and repair programs by older adults and people with disabilities
- Reduction of reports of inaccessible sidewalks to 311
- Increased number of accessible crossings and sidewalks

Supported by Existing Efforts

- Non-Compliant Sidewalk Repair Program
- Complete and Green Streets Cleveland
- Transportation Demand Management – 15 Minute City



Total Strategies = 11



Strategy 1



Increase 'walkability' of public right of way in Cleveland

Tactics

- A. Promote available resources to residents for sidewalk repair such as the 50/50 Sidewalk Repair program through community partners
- B. Include sidewalks in scope of work with road rehabilitation projects utilizing Public Right-of-Way Accessibility Guidelines, and Universal Design Standards with oversight from a designated accessibility body
- C. Define and publicize sidewalk safety and usability standards and map sidewalk conditions utilizing the Open Data Portal and 311, allowing for crowdsourced real-time information
- D. Explore options for an increase in funding for pivotal programs such as the 50/50 Sidewalk Repair program, targeting funding that expands access for older adults and people with disabilities
- E. Develop a sidewalk repair program aimed toward older adults and people with disabilities who cannot afford 50% of the repair costs





Strategy 2

Increase accessible and affordable housing options for disabled and older adults

Desired Outcomes

- Increased or maintained rate of seniors aging in place in Cleveland
- Increased access to home repair dollars for people with middle-to low-income
- Decreased instance of home violations for senior and disabled homeowners

Supported by Existing Efforts

- Tax Abatement Program - Aging in Place Criteria

the **LAND**CODE
CLEVELAND'S NEW FORM-BASED CODE



Strategy 2

Increase accessible and affordable housing options for disabled and older adults



Tactics

- A. Publish an 'Aging in Place Guide' for homeowners and housing developers that promotes Age-Friendly residences, upgrades, and housing typologies, and guides to obtaining commonly needed home modifications.
- B. Create an expedited permitting service for those seeking health-related home modifications and educational resources for applicants on how and when to apply for permits
- C. Partner with local organizations to identify and maintain a list of trustworthy repair and maintenance services.
- D. Identify funding sources for minor home repair projects that are unaffordable for seniors and people with disabilities with low to middle income.
- E. Promote home maintenance classes that teach seniors how to increase the longevity of their home's life
- F. Create a quick response program to provide low-cost entry ramps to improve home accessibility



Strategy 3



Increase access to transportation through options education and advocacy

Desired Outcomes

- Increased number of seniors and people with disabilities utilizing public and shared transit options
- Decreased number of seniors who are homebound or experiencing negative impacts of isolation due to lack of transit options

Supported by Existing Efforts

- Greater Cleveland Regional Transit Authority Travel Training



Strategy 3

Increase access to transportation through options education and advocacy



Tactics

- A. Create and promote an Age-Friendly Transportation Guide that covers transportation options, use, and cost
- B. Promote transportation options utilizing local media outlets
- C. Promote travel training services and other programs designed to teach people of all ages and abilities to utilize public transportation
- D. Promote shared mobility alternatives to public and or car-based transit
- E. Provide driver's safety and education opportunities for older adults and their family members



Additional Strategies and Relevant Tactics

4. Prepare for extreme weather emergencies by creating infrastructure for the impacts of Climate Change

- Increase local accessible transit options to transport disabled and older adults to emergency weather and health centers

5. Increase personal safety and prevention of violent crimes in neighborhoods

- Promote traffic and driver safety initiatives to reduce speeding and crashes involving older adults

6. Increase intergenerational interactions and relationship building

7. Reduce community-based risk factors for chronic disease and disability

8. Promote economic wellness for older and disabled adults through education and service availability

- Increase 0% interest loan and grant availability for home repair and bill payment



Additional Strategies and Relevant Tactics

- 9. Support inclusive, Age-Friendly customer service and communication throughout all City operations**
- 10. Improve and expand supportive services for city employees with caregiving responsibilities**
- 11. Create a permanent infrastructure for continuing Age-Friendly interdepartmental work within Cleveland City Hall**



Questions?

Contact Information

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- <https://www.clevelandohio.gov/city-hall/departments/aging/age-friendly-cleveland>
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- (216) 664-2480



Cleveland City Planning Commission

Director's Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

July 11, 2025

Cleveland City Planning Commission

Adjournment



CITY OF CLEVELAND
Mayor Justin M. Bibb

Next Meeting: July 18, 2025