



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

# Cleveland City Planning Commission

November 7, 2025

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

Lillian Kuri, Commission Chair  
Calley Mersmann, Director  
Evelyn Rueda, Administrator

# AGENDA

## WELCOME NEW CPC MEMBER

- Anthony Whitfield

## LOT SPLITS/CONSOLIDATIONS

- Lot Split @ 5111 Herman Ave

## NEAR WEST DESIGN REVIEW

- NW2025-020 – Witch Doctor Signage
- NW2025-017 – Old Brooklyn Blooms Mural Project (Witch Doctor)

## NORTHEAST DESIGN REVIEW

- NE2025-017 – Wade Park Station

## EUCLID CORRIDOR BUCKEYE DESIGN REVIEW

- EC2025-034 – 2299 E 103rd Demolition
- EC2025-035 – 2303 E 103rd Demolition

## DOWNTOWN/FLATS DESIGN REVIEW

- DF2025-041 – Dollar Bank Sign

## LEGISLATION

## SPECIAL PRESENTATIONS (FOR INFORMATION ONLY)

- Smart Curb Management



# 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.

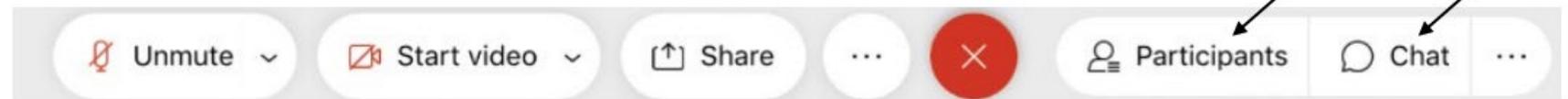
All boards and commissions under the purview of the City Planning department conduct their meetings in a manner modeled after Robert's Rules of Order. Actions during the meeting will be taken by voice vote. Recusals from any vote due to a conflict of interest should be stated for the record prior to 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**



November 7, 2025

# Cleveland City Planning Commission

## P R E A M B L E

All meeting activity is being recorded via the Webex platform.

These proceedings are also being live streamed via YouTube.

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

Communication with members of this body must follow proper channels for consideration.

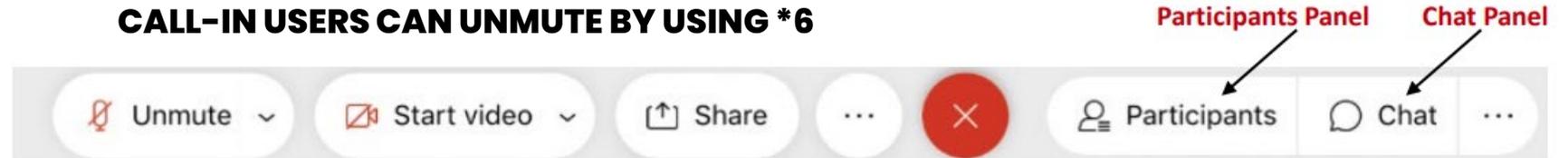
Any comments received by the **Wednesday 12:00 pm** deadline are collected by City Planning staff and disseminated to the Commission members prior to any scheduled meeting.

## PROPER CHANNELS FOR PUBLIC COMMENT

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



**CALL-IN USERS CAN UNMUTE BY USING \*6**



November 7, 2025

# Cleveland City Planning Commission

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## 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.

# Cleveland City Planning Commission

## Welcome New Commission Member

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

November 7, 2025

# Welcome New Commission Member: Anthony Whitfield

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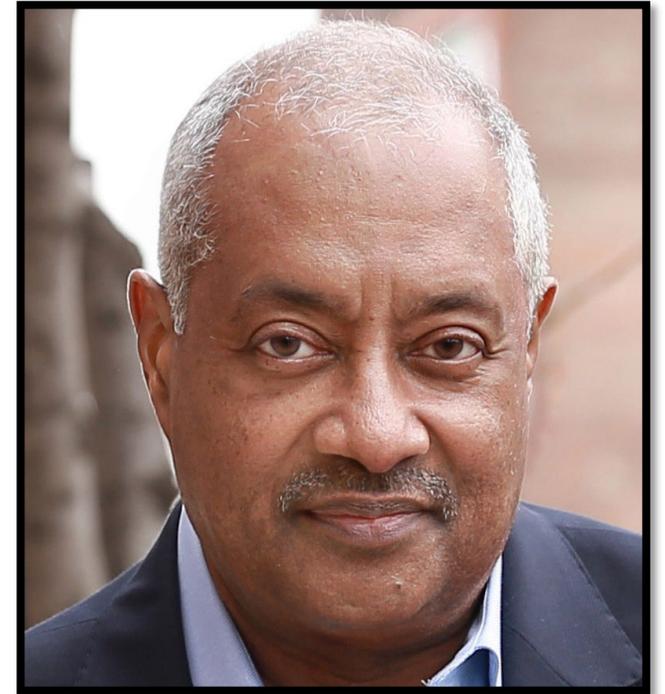
**Anthony R. Whitfield** was sworn in as the 7<sup>th</sup> voting member of Cleveland's City Planning Commission on November 7, 2025.

November 7, 2025

Anthony brings four decades of relevant experience in the private and nonprofit sectors, working to build sustainable neighborhoods using business attraction, expansion, and retention strategies.

He has extensive experience in commercial real estate development, project management, and community revitalization. He has a proven track record of guiding complex projects from concept to completion, with specific expertise in retail plaza turnarounds.

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# Cleveland City Planning Commission

## Call to Order and Roll Call

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**CITY OF CLEVELAND**  
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November 7, 2025

**Lillian Kuri, Chair**

November 7, 2025

**August Fluker, Vice Chair**

**Charles Slife, Council Member**

**Dr. Denise McCray-Scott**

**Erika Anthony**

**Andrew Sargeant**

**Anthony Whitfield**

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# Cleveland City Planning Commission

## Approval of Minutes from Previous Meeting

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

November 7, 2025

# Cleveland City Planning Commission

## Lot Splits / Consolidations

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

November 7, 2025

## **Lot Split @ 5111 Herman Ave**

November 7, 2025

Project Address: 5111 Herman Ave

P.P.N.: 003-10-029

Type: Lot Split

Project Representative: Dave Smith

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**Ward 15: Council Member Spencer**

**SPA: Detroit-Shoreway**

City Planning Commission

**5111 HERMAN AVE,  
CLEVELAND, OHIO 44102**

Parcel Number 003-10-029

David Smith, Resident & Owner

440-785-7372



# PLANNING COMMISSION PRESENTATION

- Introduction
- Aerial view
- Ground Photos
- Proposed Survey
- Site Plan



West ( Side ) Elevation  
12-1-07

## Issues

- Proposed lots are less than 4,800 sf
  - Front Lot –2,910 sf
  - Back Lot –3,665 sf
- Proposed Lots have less than 40 ft frontage
  - Front Lot –37.85 ft
  - Back Lot – 12 ft



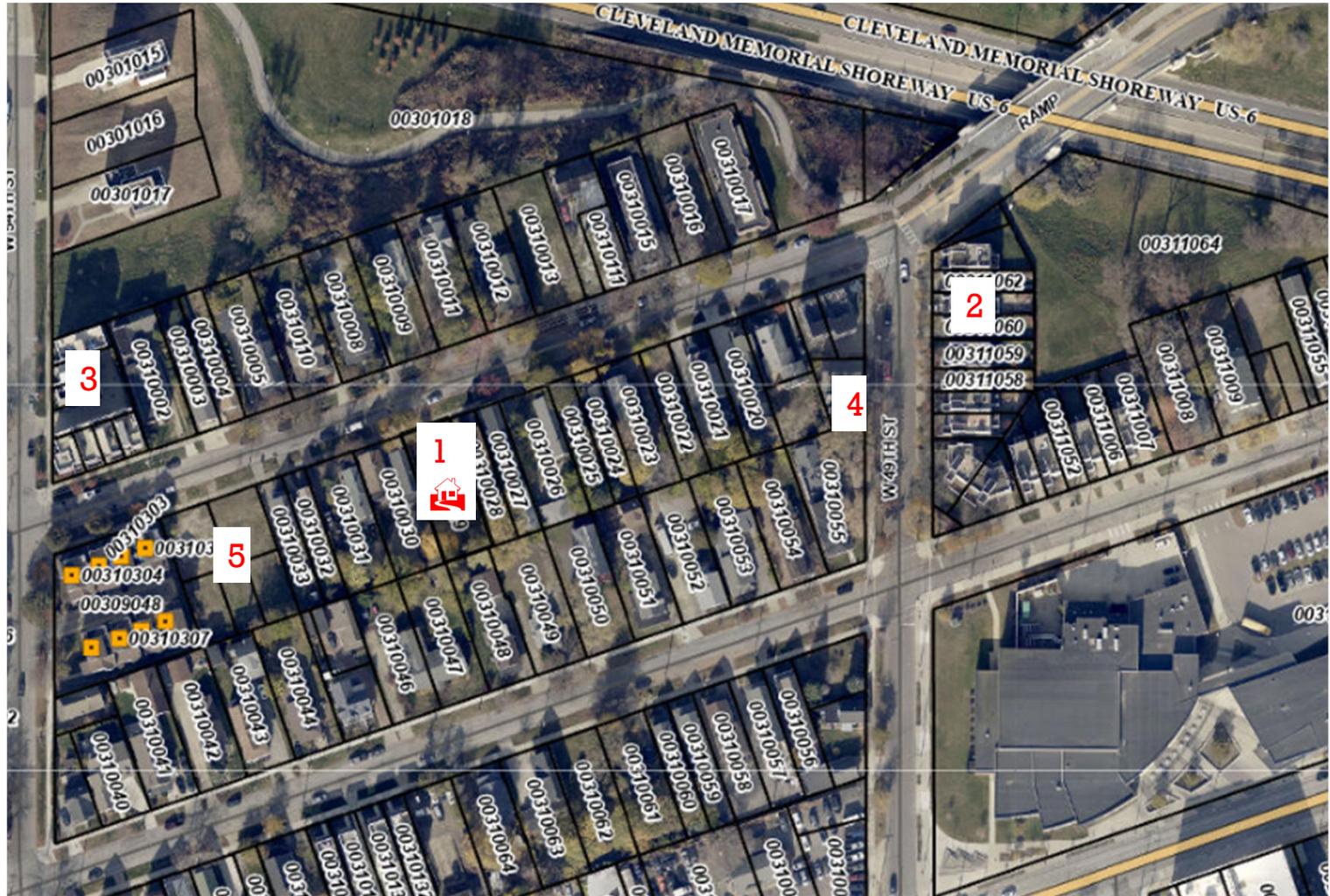
# INTRODUCTION

- Purchased 5111 Herman Ave in March 2025
- Our Plan is to build our “forever home” and keep small house on the Back of the Lot as a rental property
- The proposed new home will be built to accessible standards
- Owner is a Disabled Retired Army Combat Veteran
- The new home will be built with a VA construction Loan, which requires a separate lot



# AERIAL VIEW

1. 5111 Herman 
  - Proposed 2,910 & 3,665sf
2. 1331 – 1345 W49th
  - ~2,875sf x 5 Lots
  - Split 1/1/1997
3. 5322-5326 Herman
  - 823-1029sf x 4 Lots
  - Split 10/24/2014
4. 4901-4905
  - ~2747sf X 2 Lots
  - Split 6/15/2023
5. About 5290 Herman Hat5, LLC No Address
  - 1,960-3,303sf X 5 Lots
  - Split 5/23/2024



# GROUND PHOTOS



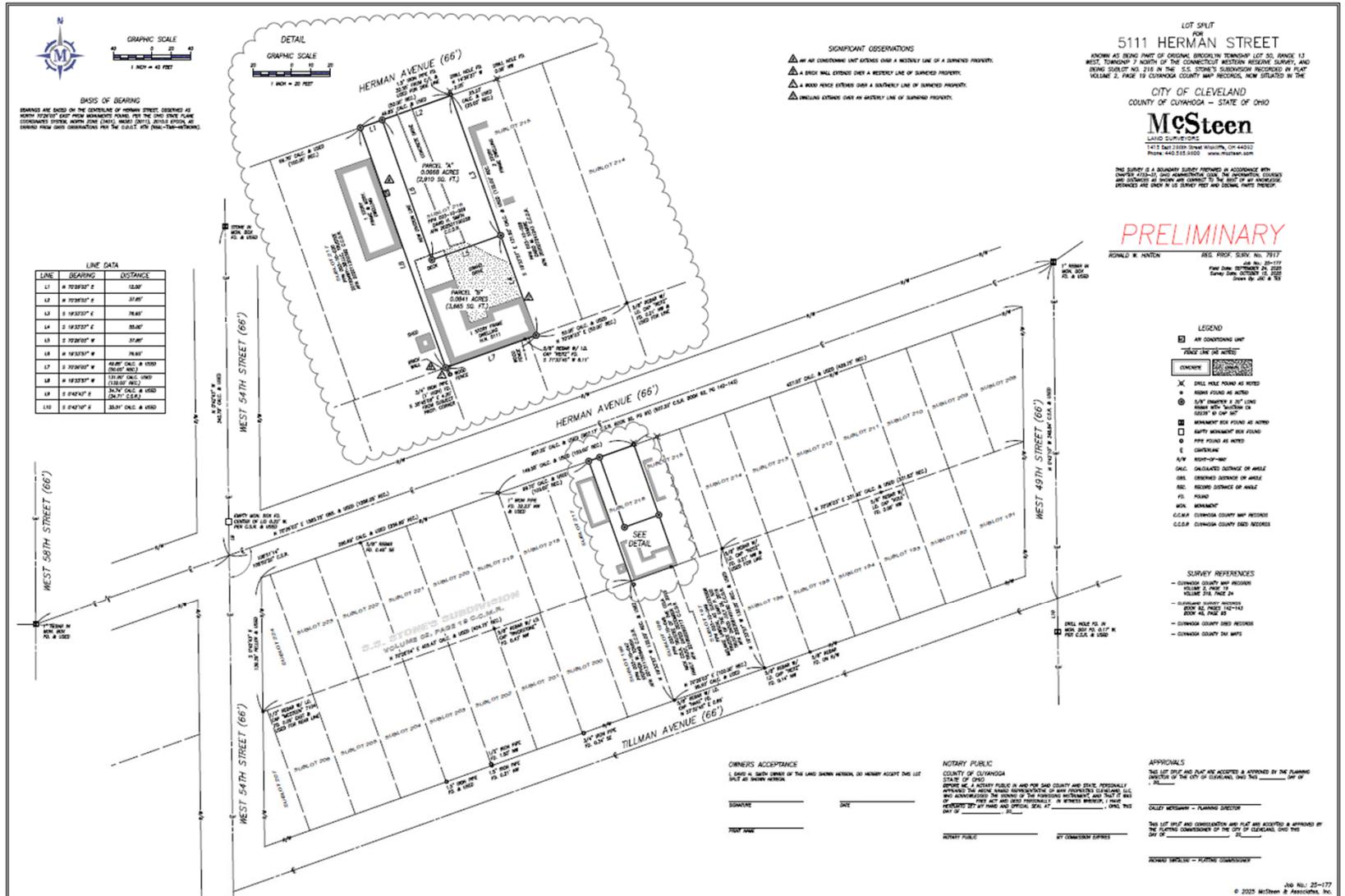
# GROUND PHOTOS



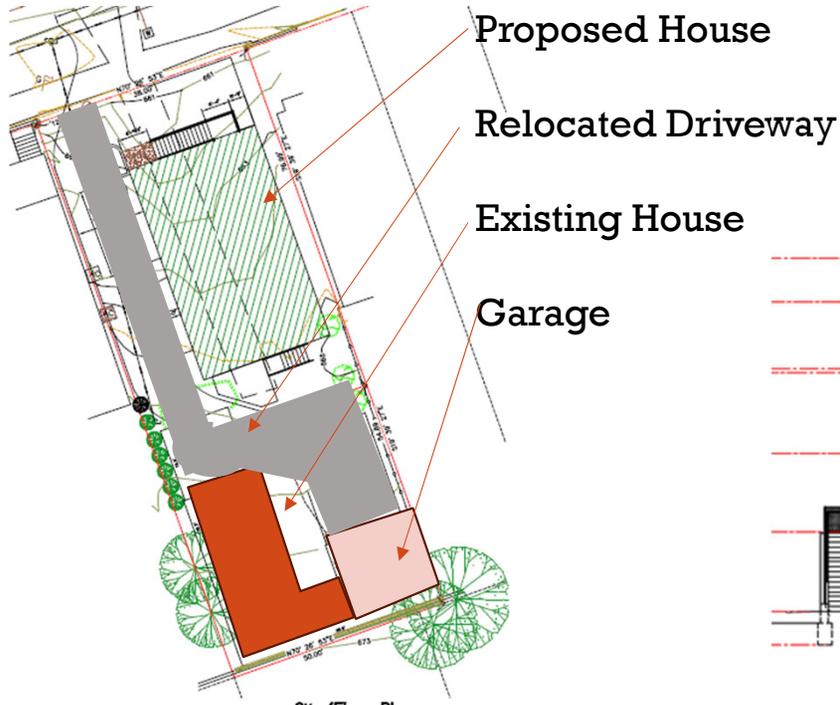
Recently Developed Properties that required LOT SPLITS on our block!



# Proposed Survey



# PRELIMINARY SITE PLAN



# Cleveland City Planning Commission

## Near West Design Review

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**CITY OF CLEVELAND**  
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November 7, 2025

**NW2025-020** – Witch Doctor Signage

November 7, 2025

Project Address: 3314 Broadview Road

Type: Signage

Project Representative: Charlie Eby, Owner

Approval: Final

# Witch Doctor Sign

In connection to the Old  
Brooklyn Blooms Mural  
Project.

# Location

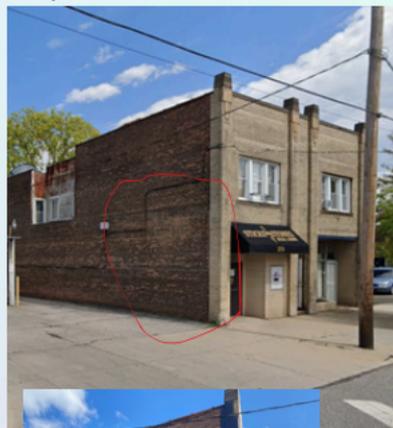
**3314 Broadview Rd. Cleveland, OH 44109**

## **West Facing Wall on former "Sticks & Stones"**

Current Owner: Charles Eby

### Location Benefits:

- On a main street with lots of traffic.
- Plenty of viewing space on all sides.
- Is on the other side of the building as a previous Old Brooklyn Blooms mural.



Currently primed in grey



Plenty of space for pedestrians, motorists, and bikers to view the mural. Many businesses near by.



## Maintenance

I have agreed to check on the mural periodically and make small repairs if need be. The business has agreed to compensate me for larger repairs.

# Design



## Project Specifications

### Materials

- Exterior Latex paint in various colors on primed brick

### Dimensions

- 14' x 9'
- art approx 8' x 5'

## **NW2025-020** – Witch Doctor Signage

November 7, 2025

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### Design Review Advisory Committee:

NWDRAC recommended final approval (with no conditions) on 10/22/25.

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### City Planning Staff:

Planning staff is in support of this project.

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**NW2025-017** – Old Brooklyn Blooms Mural Project (Witch Doctor)

November 7, 2025

Project Address: 3314 Broadview Road

Type: Public Art – Mural

Project Representative: Eileen Dorsey, Artist

Approval: Final

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**Ward 12: Council Member Maurer**

**SPA: Old Brooklyn**

# Old Brooklyn Blooms Mural Project

*Continued*

2025

A neighborhood beautification project and celebration of a community whose motto is a “great place to grow”.

# Project History

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

# Old Brooklyn Blooms 2021

3310

Broadview Rd



3504

Stanford Ave



4377 State Rd



# Community Support

- We have received several, messages, comments, and emails supporting our project throughout the years
- Cash donations through a past lobby campaign
- Drawing from a little girl who lived next to the mural we painted on State Rd. (She drew a picture of our mural)
- Drivers honking and stopping to give thanks for brightening up their neighborhood.
- Gifts from neighbors showing their appreciation in forms of home made goods, hot sauces, etc.



# Eileen Dorsey

## Additional Work Examples



# Location

**3314 Broadview Rd. Cleveland, OH 44109**

**Southwest Facing Wall on  
former "Sticks & Stones"**

Current Owner: Charles Eby

Location Benefits:

- On a main street with lots of traffic.
- Plenty of viewing space on all sides.
- Is on the other side of the building as a previous Old Brooklyn Blooms mural.





Plenty of space for pedestrians, motorists, and bikers to view the mural. Many businesses near by.



## Maintenance

I have agreed to check on the mural periodically and make small repairs if need be. The business has agreed to compensate me for larger repairs.

# Design

## Project Specifications

### Materials

- Exterior Latex paint in various colors on primed brick

### Dimensions

- 22' x 16'

\*note that the "Witch Doctor" signage on the front awning will be submitted as a separate project



# Sign on West Side



Proposed sign with additional mural elements to help blend the front to the side.

# Revised Application



Both sides together for comparison.

# Revised Application



Or another version without leaves around the sign portion

# Support Letters

To the Design Review Committee:

I am writing as an owner of the property on 3314 Broadview Road in Old Brooklyn, and as an owner of the bar The Witch Doctor in that same location. We would be ecstatic if we could get Eileen Dorsey to provide some artwork to the building exterior. The building is currently very plain and we would like to ask that you allow Eileen to add some color and beauty to the walls. She has done wonderful work on this building before and we would love more murals from her. This would add color and personality to not just this building, but to the neighborhood as a whole.

We love the community of Old Brooklyn and want to see it grow and improve. We firmly believe additional art and color would further those goals. We're hoping to be a great boon to the community and are very excited to see her work added to our building. Thank you for your attention and consideration!

Sincerely,  
Charlie Eby  
The Witch Doctor, Owner  
(440) 319-9249

Rebecca Maurer

To: me, Cc: Kathleen - Thu, Sep 11 at 8:37 PM ▾

Looks lovely! I'm fully supportive – please let me know how I can be helpful.

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**From:** eileen dorsey <eileen\_dorsey@yahoo.com>  
**Sent:** Tuesday, September 9, 2025 9:34 PM  
**To:** Rebecca Maurer <rmaurer@clevelandcitycouncil.org>  
**Subject:** Re: Mural in Old Brooklyn

Hi Rebecca,

I hope all is well with you and that your campaign is running beautifully!

I am writing you today in hopes of your support for a mural I am intending to paint in Old Brooklyn. If everything is approved, it should be installed before the end of the year. It will be located on the face of the former Sticks and Stones on 3314 Broadview rd and will be the face for the new Witch Doctor's bar. I'll attach an image below.

## **NW2025-017** – Old Brooklyn Blooms Mural Project (Witch Doctor)

November 7, 2025

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### Design Review Advisory Committee:

NWDRAC recommended final approval with no conditions and one suggestion on 10/22/25:

- Recommendation of toning down color on the brick pilasters or finding a color that matches existing brick

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### City Planning Staff:

Planning staff is in support of this mural with consideration to exclude historical architecture features from being painted, as shown on photograph.

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# Cleveland City Planning Commission

## Northeast Design Review

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**CITY OF CLEVELAND**  
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November 7, 2025

## **NE2025-017** – Wade Park Station

November 7, 2025

Project Address: 12308 Wade Park Avenue, Cleveland, Ohio 44106

Type: New Construction – Mixed Use

Project Representative: Winston Hung, RDL Architects

Approval: Final

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**Ward 9: Council Member Conwell**

**SPA: Glenville**



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# WADE PARK STATION

12308 WADE PARK AVENUE,  
CLEVELAND, OHIO 44106

CITY PLANNING COMMISSION  
FINAL REVIEW  
NOVEMBER 07, 2025

# LOCATION

**12308 WADE PARK AVENUE**  
PARCEL # 12025007

**ACREAGE**  
+/- 42,678-SF, 0.98-ACRES

**ZONING**  
MF-D1, MULTI-FAMILY  
TRANSIT ORIENTED DEVELOPMENT ZONE





# HISTORICAL CONTEXT



Lakeview Rd. North of Train Tracks - 1928



On Lakeview Rd. looking at "The Star Bakery" - 1929



Wade Park Ave. looking North at Lakeview Rd. and "The Star Bakery" - 1922

# LOCATION/CONTEXT

## UNIVERSITY CIRCLE

4 MINUTES BY CAR

10 MINUTES TOTAL BY BUS (HEALTHLINE)

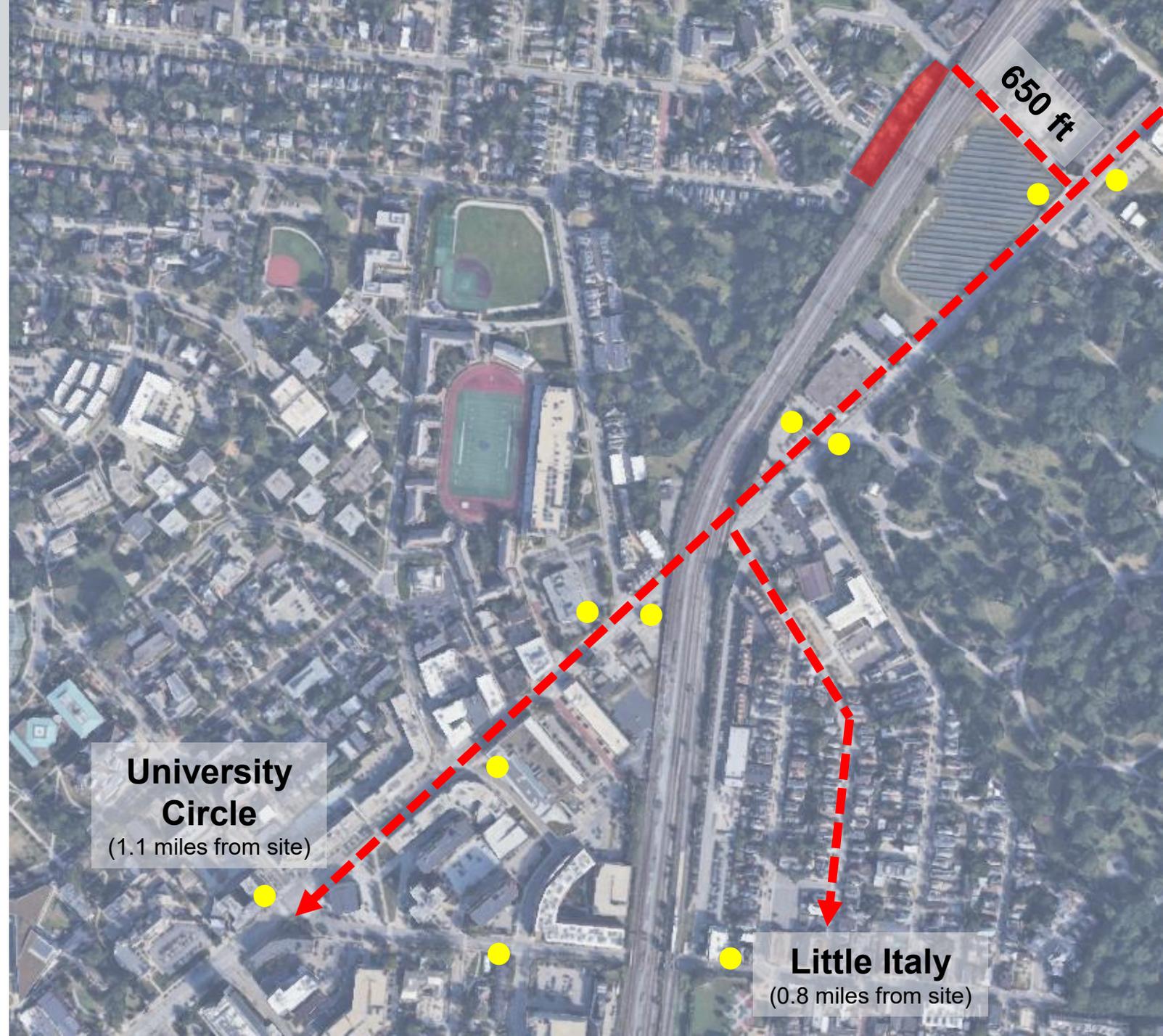
20 MINUTES WALKING

## LITTLE ITALY

3 MINUTES BY CAR

15 MINUTES TOTAL BY BUS (HEALTHLINE)

20 MINUTES WALKING



**University  
Circle**

(1.1 miles from site)

**Little Italy**

(0.8 miles from site)

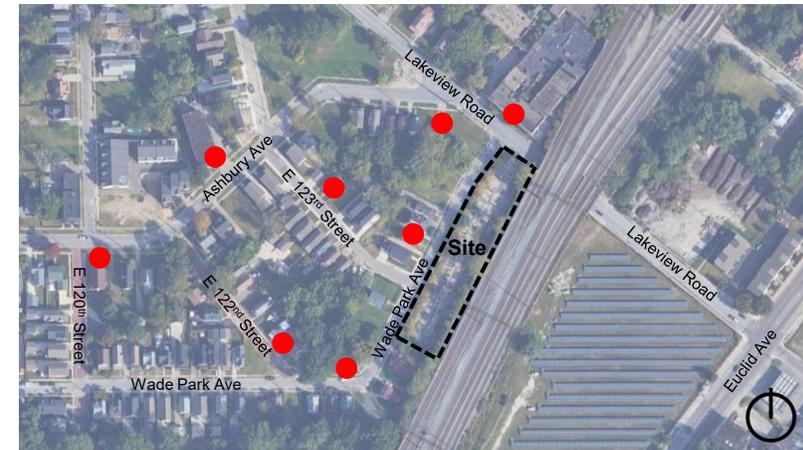
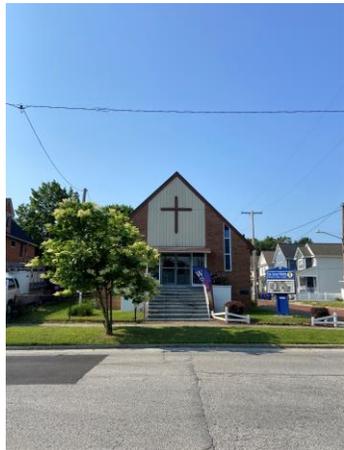
# SITE PHOTOS (SITE CONDITION)



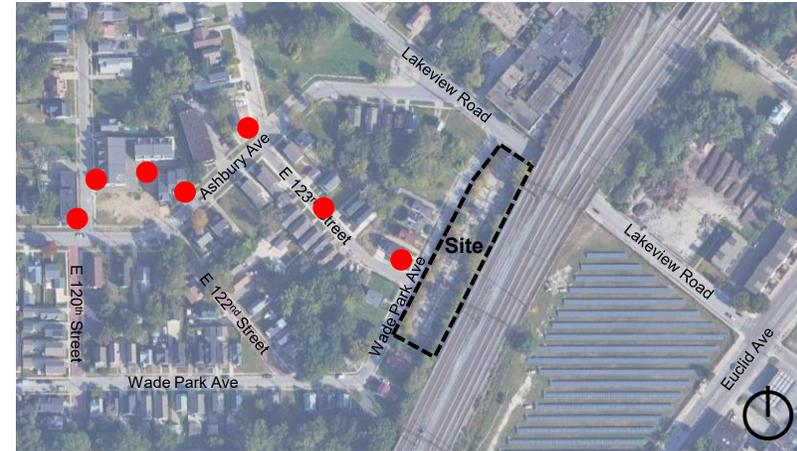
# SITE PHOTOS (STREET VIEWS)



# SITE PHOTOS (EXISTING BUILDINGS)



# SITE PHOTOS (RECENT CONSTRUCTION)



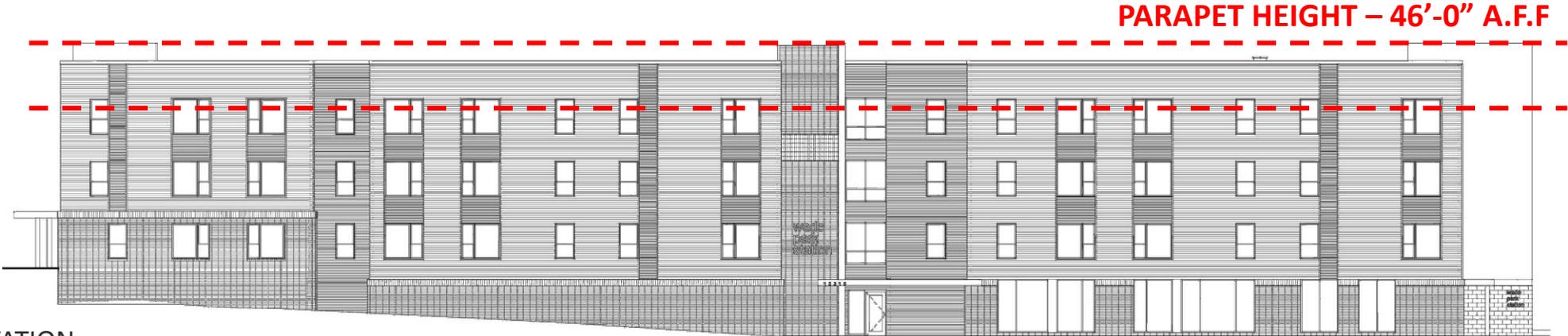




# SITE ELECTRICAL CONSTRAINTS - ELEVATION



CONCEPTUAL ELEVATION



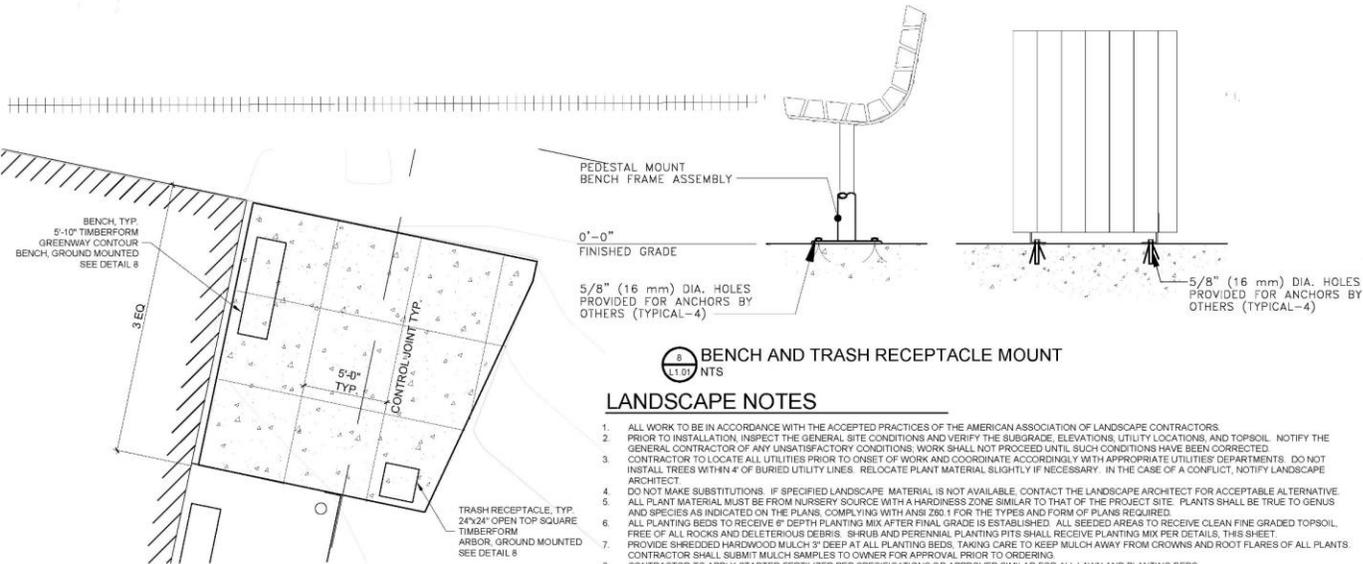
FINAL ELEVATION







# LANDSCAPE DETAILS



**1 BENCH AND TRASH RECEPTACLE MOUNT**  
NTS

## LANDSCAPE NOTES

- ALL WORK TO BE IN ACCORDANCE WITH THE ACCEPTED PRACTICES OF THE AMERICAN ASSOCIATION OF LANDSCAPE CONTRACTORS. PRIOR TO INSTALLATION, INSPECT THE GENERAL SITE CONDITIONS AND VERIFY THE SUBGRADE, ELEVATIONS, UTILITY LOCATIONS, AND TOPSOIL. NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED.
- CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO ONSET OF WORK AND COORDINATE ACCORDINGLY WITH APPROPRIATE UTILITIES DEPARTMENTS. DO NOT INSTALL TREES WITHIN 4' OF BURIED UTILITY LINES. RELOCATE PLANT MATERIAL SLIGHTLY IF NECESSARY. IN THE CASE OF A CONFLICT, NOTIFY LANDSCAPE ARCHITECT.
- DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT AVAILABLE, CONTACT THE LANDSCAPE ARCHITECT FOR ACCEPTABLE ALTERNATIVE. ALL PLANT MATERIAL MUST BE FROM NURSERY SOURCE WITH A HARDINESS ZONE SIMILAR TO THAT OF THE PROJECT SITE. PLANTS SHALL BE TRUE TO GENUS AND SPECIES AS INDICATED ON THE PLANS, COMPLYING WITH ANS 280.1 FOR THE TYPES AND FORM OF PLANTS REQUIRED.
- ALL PLANTING BEDS TO RECEIVE 6" DEPTH PLANTING MIX AFTER FINAL GRADE IS ESTABLISHED. ALL SEEDING AREAS TO RECEIVE CLEAN FINE GRADED TOPSOIL, FREE OF ALL ROCKS AND DELETERIOUS DEBRIS. SHRUB AND PERENNIAL PLANTING PITS SHALL RECEIVE PLANTING MIX PER DETAILS, THIS SHEET.
- PROVIDE SHREDDED HARDWOOD MULCH 3" DEEP AT ALL PLANTING BEDS, TAKING CARE TO KEEP MULCH AWAY FROM CROWNS AND ROOT FLARES OF ALL PLANTS.
- CONTRACTOR SHALL SUBMIT MULCH SAMPLES TO OWNER FOR APPROVAL PRIOR TO ORDERING.
- CONTRACTOR TO APPLY STARTER FERTILIZER PER SPECIFICATIONS OR APPROVED SIMILAR FOR ALL LAWN AND PLANTING BEDS.
- FINAL GRADES SHALL BE SMOOTH AND EVEN. PLACEMENT OF PLANTING MATERIALS SHALL NOT AFFECT THE INTENDED DRAINAGE PATTERN OF THE FINAL GRADING PLAN. THIS MAY INCLUDE NOT PLACING PLANT MATERIALS IN SWALES OR CREATING MOUNDS THAT BLOCK THE INTENDED SURFACE DRAINAGE PATTERN. GRADES SHALL SLOPE A MINIMUM OF 2% AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED.
- PROVIDE 4" DEEP SPADE-CUT "V" TRENCH ALONG BED EDGES UNLESS ADJACENT TO PAVEMENT.
- ALL MATERIALS TESTING SHALL BE THE SOLE RESPONSIBILITY OF CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS TO PROPERLY WATER PLANT MATERIALS IMMEDIATELY UPON PLANTING.
- PLANT LIST IS PROVIDED FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND PROVIDING PLANT MATERIAL AS SHOWN ON PLANS.
- CONTRACTOR TO SEED ALL DISTURBED AREAS INCLUDING ADJACENT EXISTING LAWN AREAS THAT ARE IN DISREPAIR. DO NOT BEGIN UNTIL AREA HAS RECEIVED TOPSOIL AND IS AT FINISHED GRADE. SEEDING WORK SHALL RESULT IN A HEALTHY LAWN FREE OF WEEDS. GRASS SEED SHALL BE FRESH, CLEAN, DRY, NEW-CROP SEED, OR APPROVED EQUAL, NOT LESS THAN 85 PERCENT GERMINATION, NOT LESS THAN 95 PERCENT PURE SEED, AND NOT MORE THAN 0.5 PERCENT WEED SEED. SEED SHALL BE PREMIUM QUALITY MIX WITH QUICK GERMINATION RATE OF:  
50% BLENDED BLUEGRASS  
25% CREEPING RED FESCUE  
25% PERENNIAL RYE  
OR APPROVED EQUAL. APPLY AT A RATE OF 5 LBS./1000 SF.

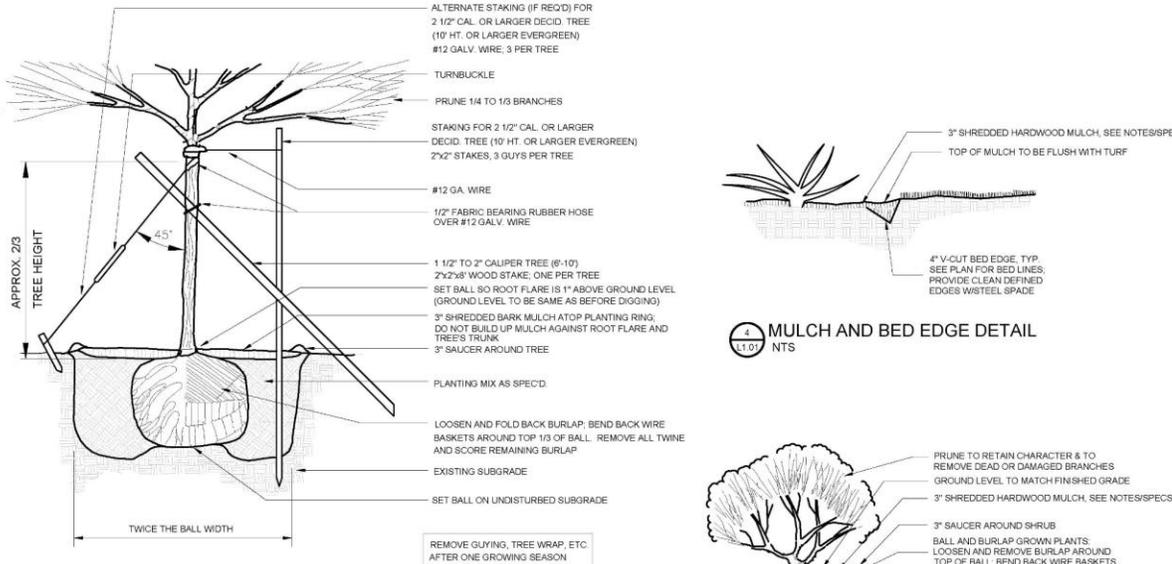
**7 PATIO LAYOUT**  
1/4" = 1'-0"



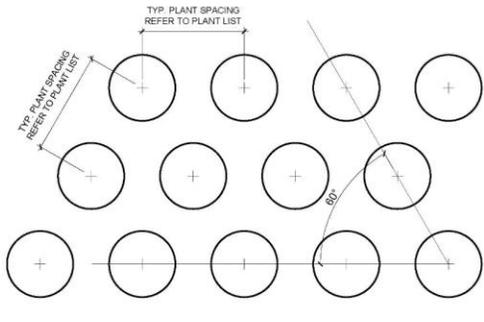
**9 EXISTING SITE PHOTO**  
1:1.0"

## PLANT LIST

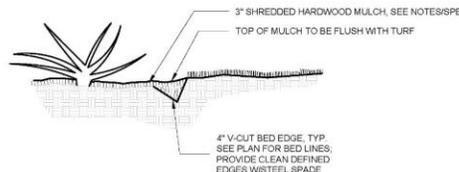
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	NOTES/ SPACING	QTY
<b>TREES</b>						
AC RU	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2" CAL	B&B	FULL, MATCHING HEADS	1
BE NI	BETULA NIGRA 'HERITAGE'	RIVER BIRCH	8' HT.	B&B	MULTI-STEM	3
CE OC	CELTIS OCCIDENTALIS 'KFS-KSU1'	PRAIRIE SENTINEL® HACKBERRY	2-1/2" CAL.	B&B	FULL, MATCHING HEADS	3
GI BI	QINGQO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2" CAL.	B&B	FULL, MATCHING HEADS	3
MA BE	MAGNOLIA 'BETTY'	BETTY MAGNOLIA	6' HT.	B&B	MULTI-STEM	5
PI ST	PINUS STROBUS	EASTERN WHITE PINE	7' HT.	B&B	FULL, MATCHING HEADS	2
QU BI	QUERCUS BICOLO	SWAMP WHITE OAK	2-1/2" CAL.	B&B	FULL, MATCHING HEADS	3
UL AM	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE ELM	2" CAL.	B&B	FULL, MATCHING HEADS	3
<b>SHRUBS</b>						
CL AL	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	24" HT.	NO. 3 CONT.		11
IL GL	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKERRY HOLLY	38" HT.	B&B	60" O.C.	21
JU SC	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	6' HT.	B&B		4
PH OP	PHYSCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL NINEBARK	30" HT.	NO. 3 CONT.	48" O.C.	19
PO FR	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	18" HT.	NO. 3 CONT.	36" O.C.	15
<b>PERENNIALS AND GRASSES</b>						
CA MO	CAREX MORROWII 'ICE DANCE'	ICE DANCE SEDGE	CLUMP	NO. 2 CONT.	24" O.C.	52
EC PU	ECHINACEA PURPUREA 'MAGNUS'	PURPLE CONEFLOWER	CLUMP	NO. 2 CONT.	24" O.C.	34
PA VI	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	CLUMP	NO. 2 CONT.	30" O.C.	68
PH SU	PHLOX SUBULATA 'EMERALD BLUE'	EMERALD BLUE MOSS PHLOX	8" SQUAT	CONT.	12" O.C.	57
SE SP	SEDUM SPURium 'RED CARPET'	RED CARPET STONECROP	CLUMP	NO. 2 CONT.	18" O.C.	216



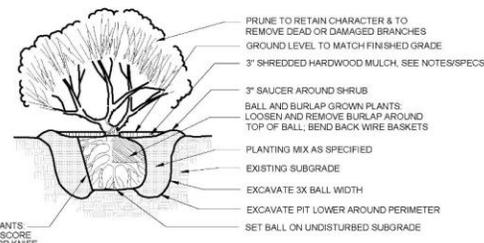
**2 TREE PLANTING DETAIL**  
NTS



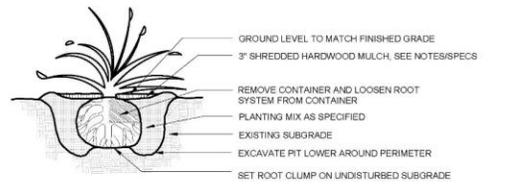
**3 MASS PLANTING TYPICAL LAYOUT**  
NTS



**4 MULCH AND BED EDGE DETAIL**  
NTS

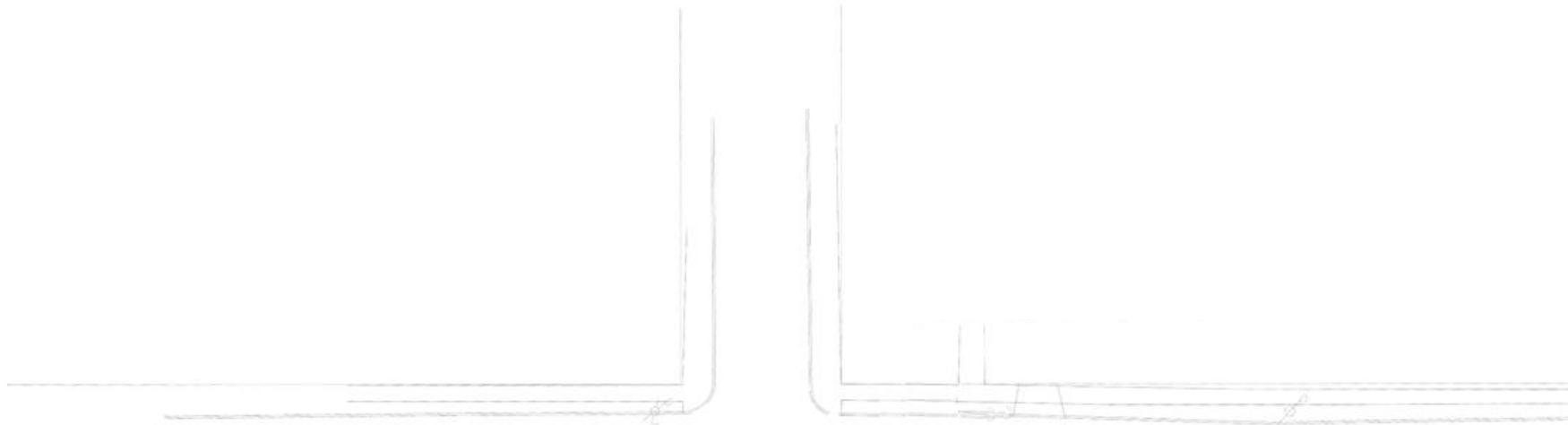


**5 SHRUB PLANTING DETAIL**  
NTS

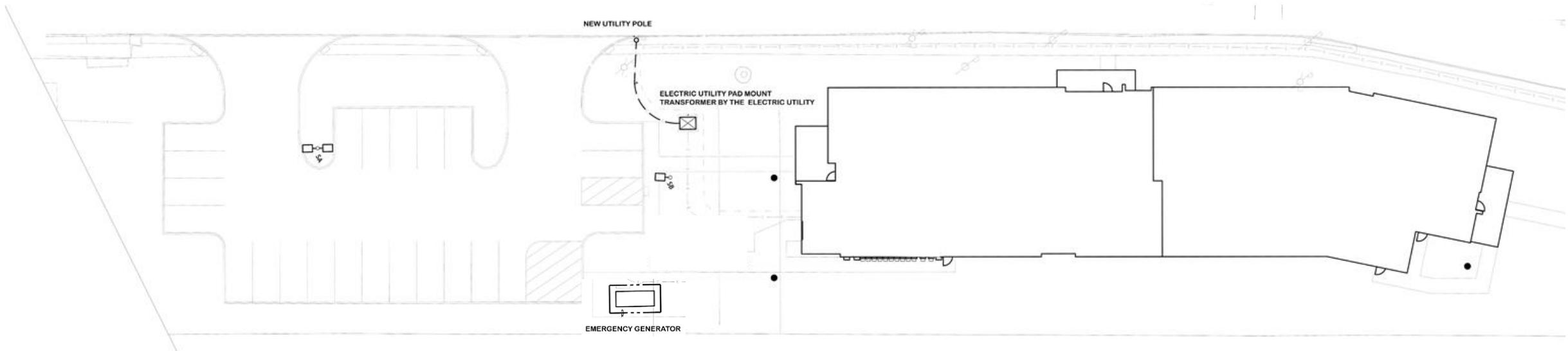


**6 PERENNIAL PLANTING DETAIL**  
NTS

# SITE LIGHTING



- NORTHPORT PATH LIGHT
- SA TWIN LED SITE FIXTURE WITH DIE-CAST ALUMINUM HOUSING, BLACK FINISH, TYPE V SQUARE WIDE DISTRIBUTION, ELECTRONIC DRIVER, 18,517 LUMENS / 70 CRI / 3000K / 151W PER HEAD LED MODULE, MOUNTED ON 20' SQUARE STRAIGHT ALUMINUM POLE
- SB SINGLE LED SITE FIXTURE WITH DIE-CAST ALUMINUM HOUSING, BLACK FINISH, TYPE IV WIDE LIGHT, ELECTRONIC DRIVER, 17,696 LUMENS / 70 CRI / 3000K / 151W LED MODULE, MOUNTED ON 20' SQUARE STRAIGHT ALUMINUM POLE



# SITE LIGHTING ELEVATIONS



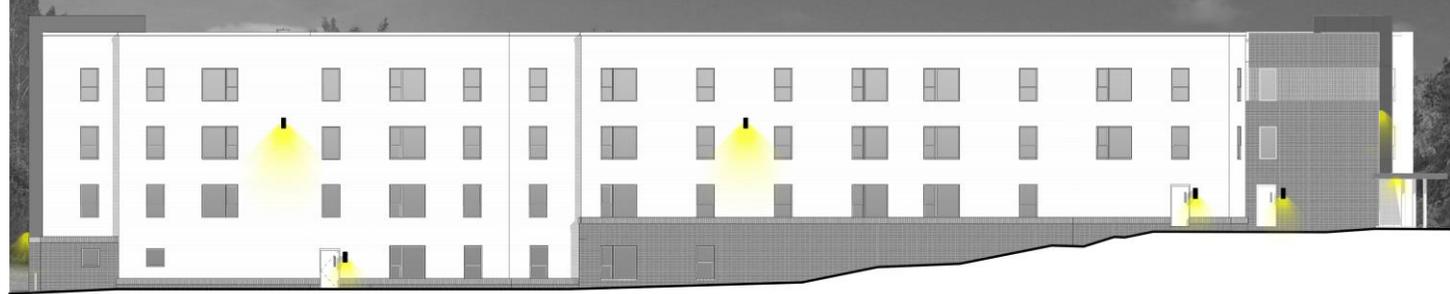
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



DOWNLIGHT



WALL PACK



WALL SCNCE

# FLOOR PLAN

## FIRST FLOOR

6,075-SF

1,413-SF OF COMMON SPACE (*COMMUNITY ROOM, OFFICES, EXERCISE ROOM*)

## UNIT MIX

1 ONE-BEDROOM UNITS

1 TWO-BEDROOM UNITS

2 UNITS TOTAL

## OVERALL BUILDING INFORMATION

4-STORY APARTMENT BUILDING

GENERAL POPULATION

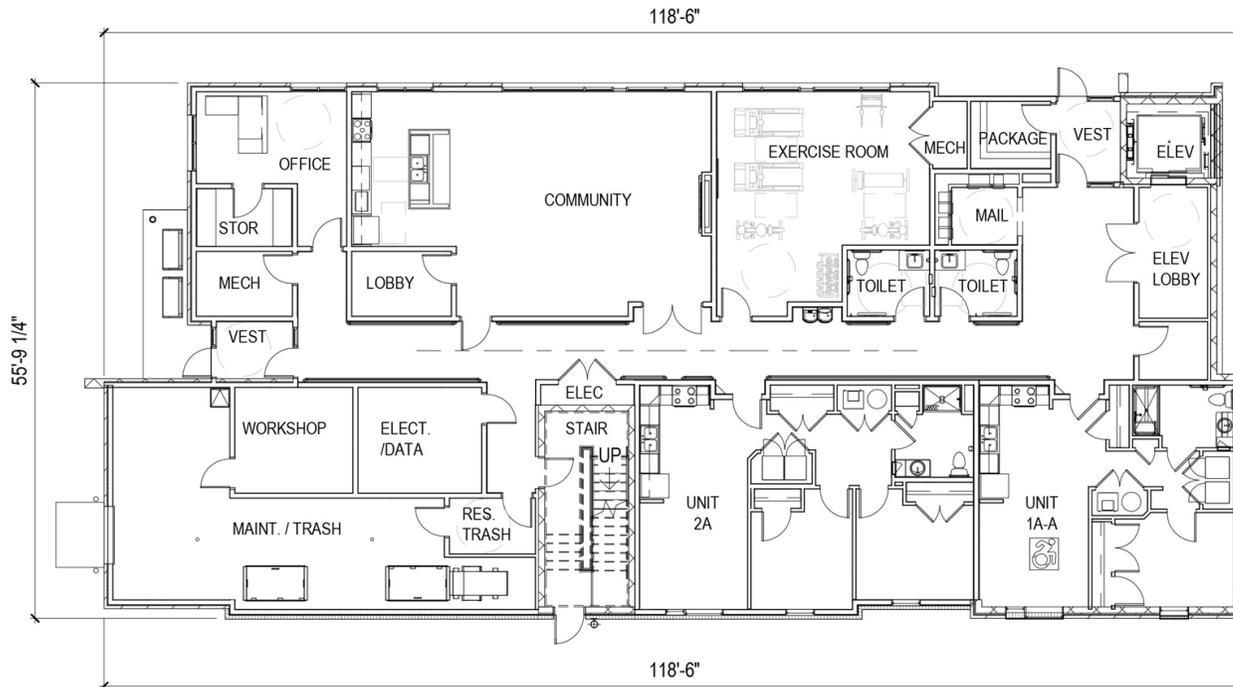
40 UNITS, 44,681-SF

## OVERALL UNIT MIX

30 ONE-BEDROOM UNITS

10 TWO-BEDROOM UNITS

40 UNITS TOTAL (*4 UNITS WILL BE TYPE A ACCESSIBLE*)



FIRST FLOOR PLAN



# FLOOR PLAN

## SECOND FLOOR

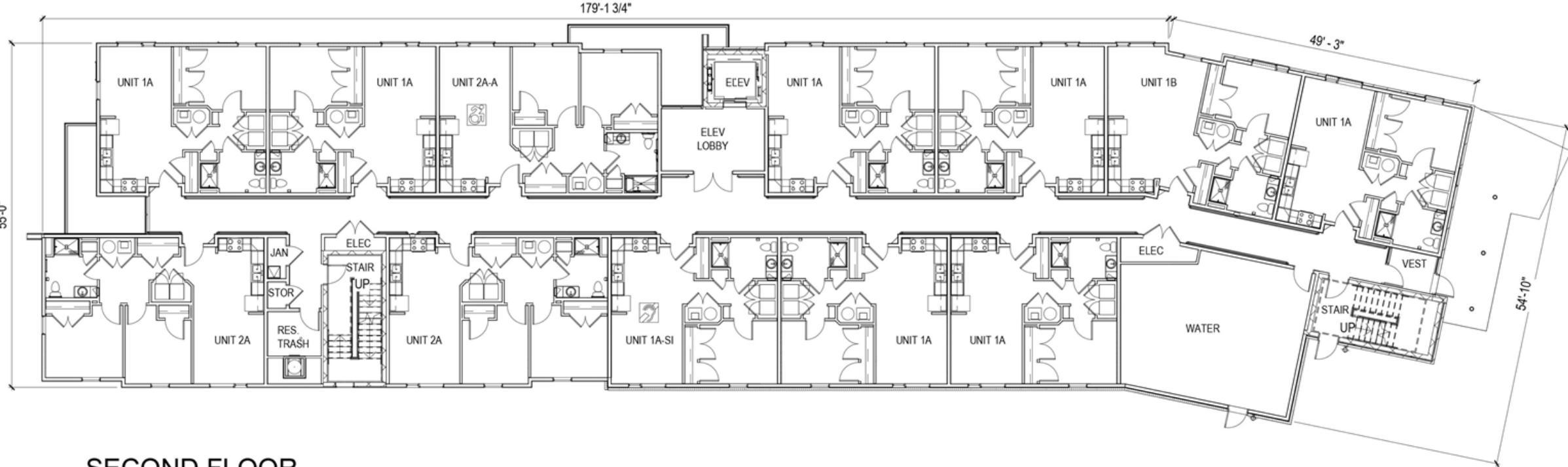
11,568-SF

### UNIT MIX

9 ONE-BEDROOM UNITS

3 TWO-BEDROOM UNITS

12 UNITS TOTAL



SECOND FLOOR



# FLOOR PLAN

## THIRD FLOOR

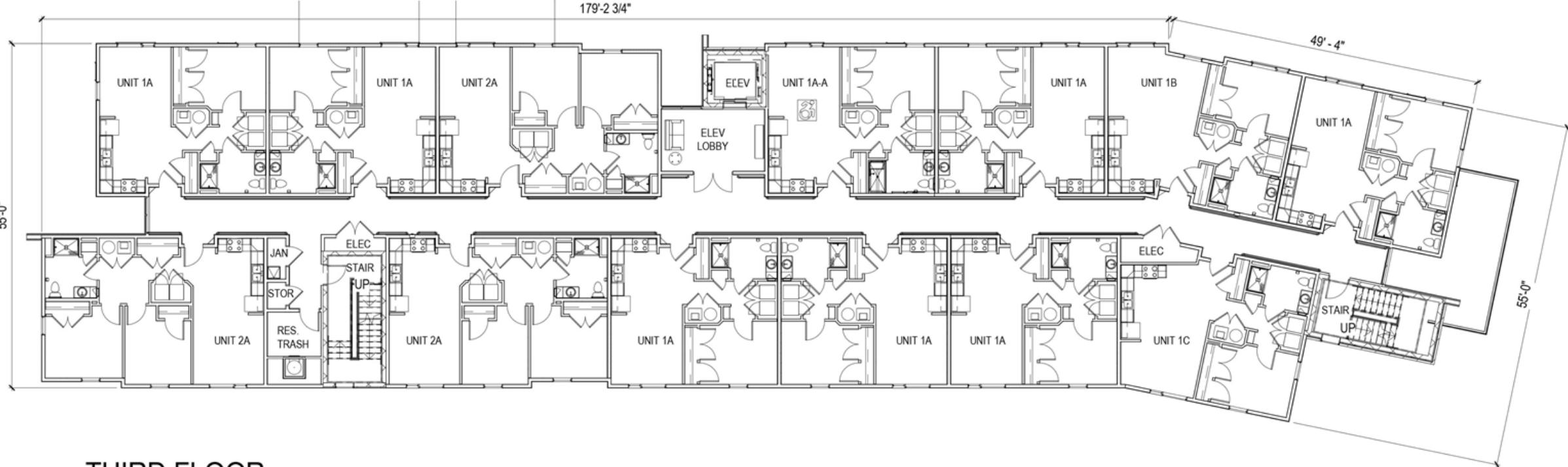
11,519-SF

### UNIT MIX

10 ONE-BEDROOM UNITS

3 TWO-BEDROOM UNITS

13 UNITS TOTAL



THIRD FLOOR

# FLOOR PLAN

## FOURTH FLOOR

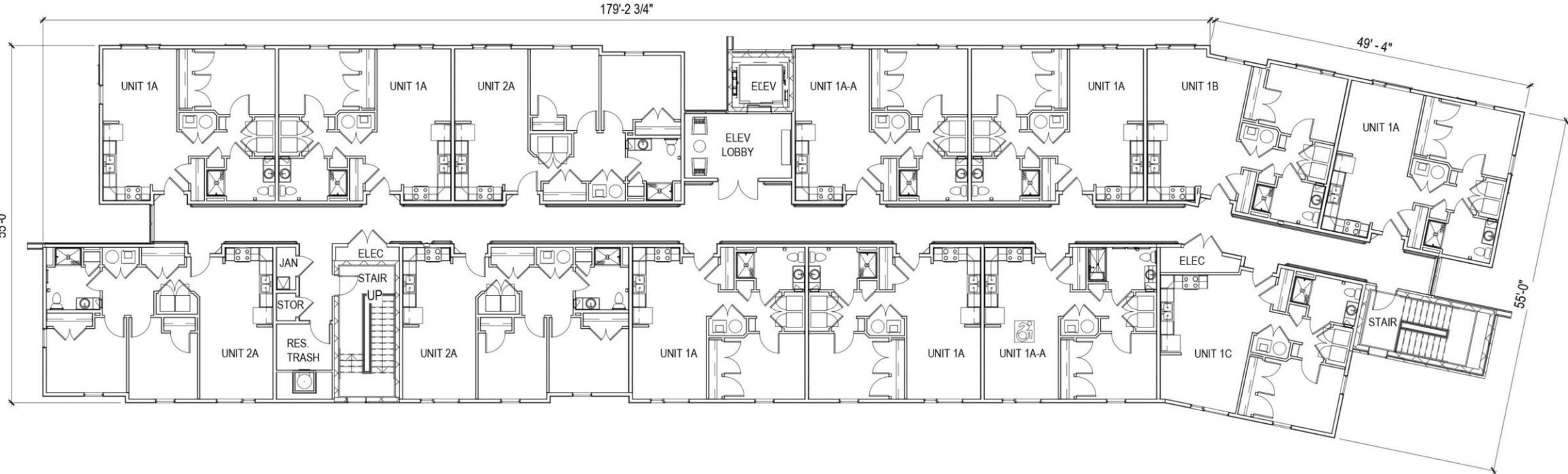
11,519-SF

### UNIT MIX

10 ONE-BEDROOM UNITS

3 TWO-BEDROOM UNITS

13 UNITS TOTAL



FOURTH FLOOR



# ELEVATION MASSING DIAGRAM



PATIO /  
LAKEVIEW  
RD ENTRY



STREET  
ENTRY

PARKING  
ENTRY

WEST ELEVATION  
(WADE PARK AVENUE)

# COLOR ELEVATIONS



WEST ELEVATION  
(WADE PARK AVENUE)



NORTH ELEVATION  
(LAKEVIEW ROAD)

# COLOR ELEVATION



ENLARGED ENTRY ELEVATION  
(WADE PARK AVENUE ENTRY)

# COLOR ELEVATION



ENLARGED ENTRY ELEVATION  
(LAKEVIEW ROAD ENTRY)

# COLOR ELEVATIONS

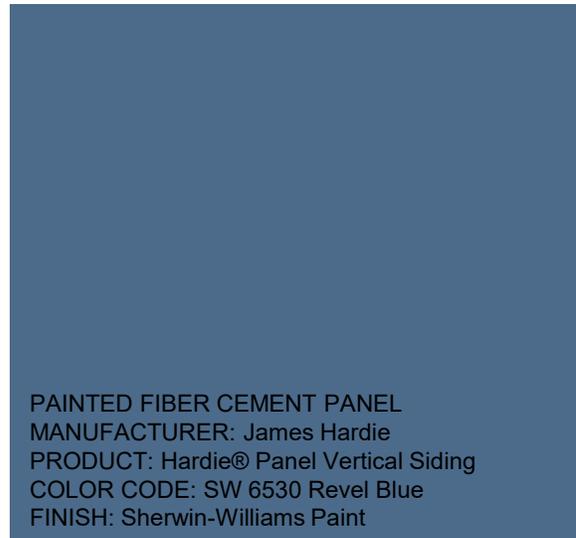
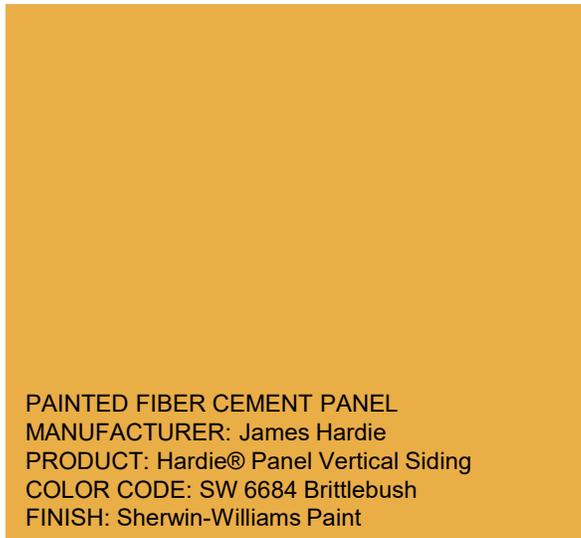
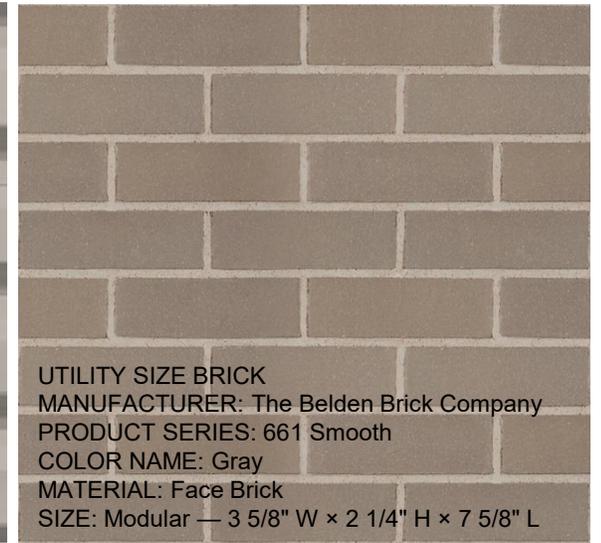
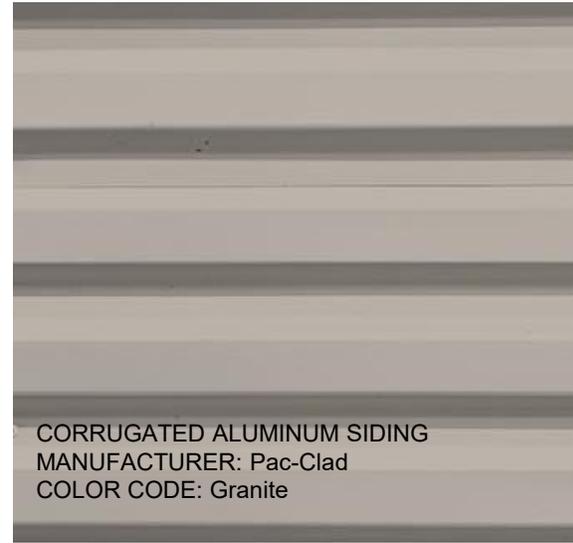
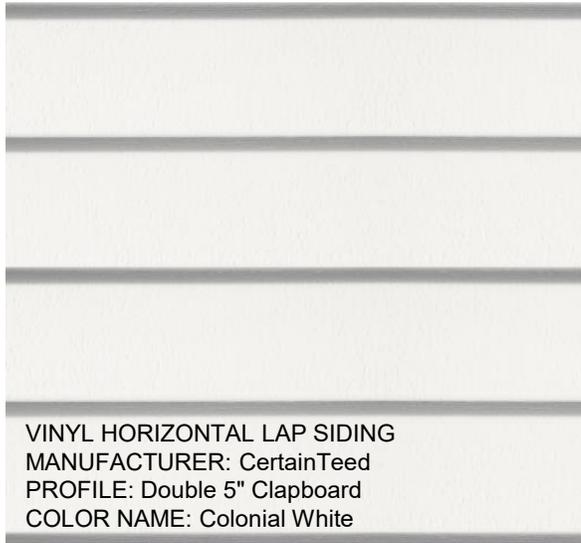


SOUTH ELEVATION



EAST ELEVATION

# MATERIAL BOARD



# STREET SECTION AT WADE PARK ENTRY



# STREET SECTION AT WADE PARK AVE.



# STREET SECTION AT LAKEVIEW ROAD



# PERSPECTIVE VIEW (WADE PARK AVE ENTRIES)



# PERSPECTIVE VIEW (WADE PARK AVE)



# PERSPECTIVE VIEW (LAKEVIEW RD)



## **TIMELINE:**

SPRING '26:

SUBMIT PERMIT SET FOR CITY REVIEW

SUMMER '26:

CLOSING / START CONSTRUCTION

**THANK YOU!**

## NE2025-017 – Wade Park Station

November 7, 2025

### Design Review Advisory Committee:

---

NEDRAC recommended final approval with the conditions below on 10/21/25:

- Recommendation that something be added to add scale to the pedestrian walkway along the street on the uphill side of the property in front of the large brick area.
- Revisit the landscape planting in the back of the building to provide more visual interest looking outside of the building to the railroad tracks.
- The addition of a connection sidewalk from the lower entrance to the public sidewalk.
- Plant more arborvitae trees or a combination of the evergreen trees and arborvitae trees to break up the monotony of the brick wall, frame your building, and/or provide shade in areas on the property.

### City Planning Staff:

---

Planning staff is in support of this project with the recommendation that all landscaping and connection conditions from NEDRAC are implemented to complete the project.

# Cleveland City Planning Commission

## Euclid Corridor Buckeye Design Review

---



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

November 7, 2025

# Euclid Corridor Buckeye Design Review

---

**EC2025-034** – 2299 E 103<sup>rd</sup> Demolition

November 7, 2025

Project Address: 2299 E103rd St

Type: Demolition

Project Representative: Krysta Pesarchick, City Architecture

Approval: Final

---

**Ward 6: Council Member Griffin**

**SPA: Fairfax**

# Euclid Corridor Buckeye Design Review

---

**EC2025-035** – 2303 E 103<sup>rd</sup> Demolition

November 7, 2025

Project Address: 2303 E103rd St

Type: Demolition

Project Representative: Krysta Pesarchick, City Architecture

Approval: Final

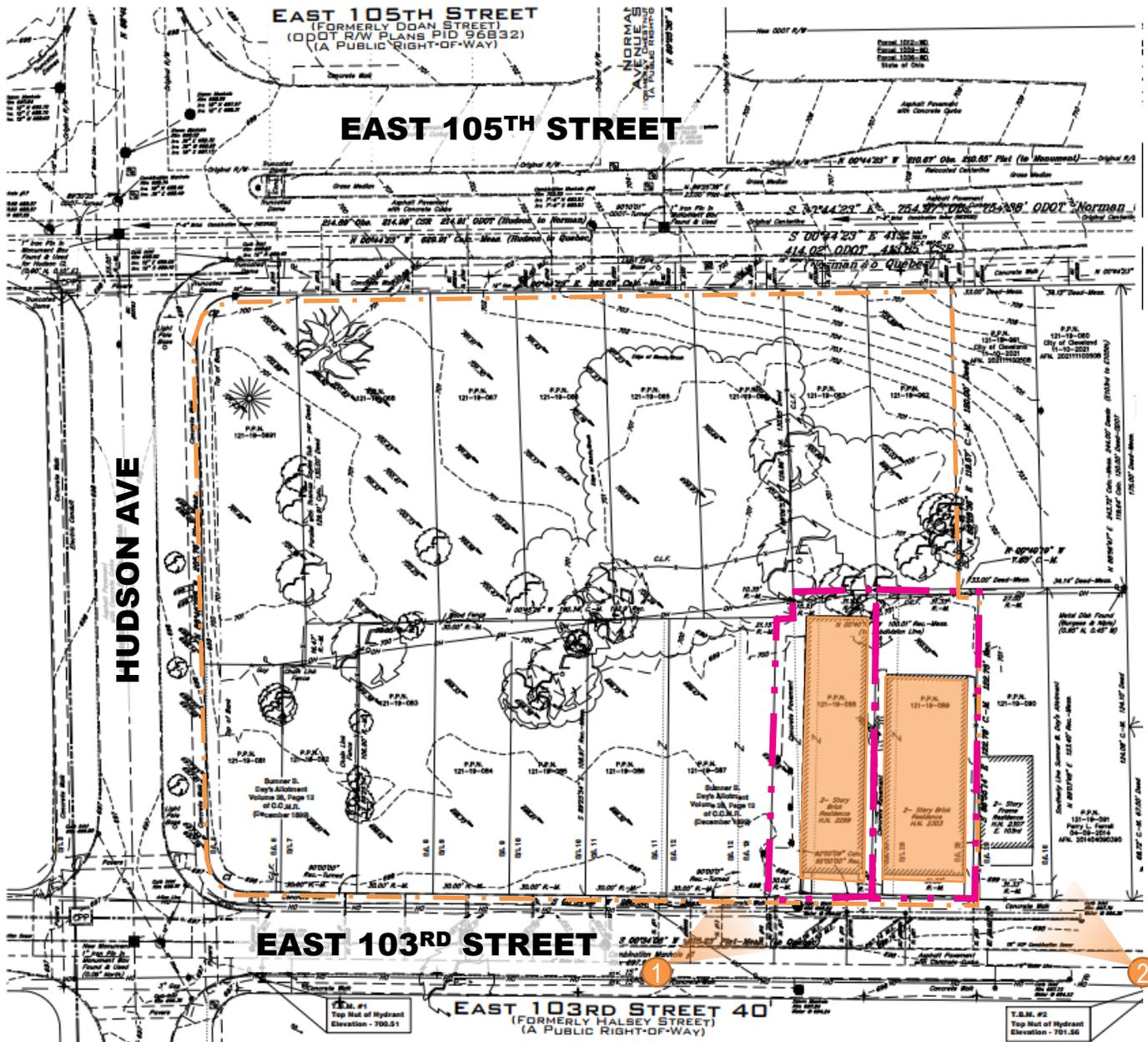
---

**Ward 6: Council Member Griffin**

**SPA: Fairfax**

# **INNOVATION SQUARE PHASE 2**

2299 E103<sup>rd</sup> & 2303 E103<sup>rd</sup> Street Demolitions



INNOVATION SQUARE PHASE 2  
**EXISTING SITE CONDITIONS**

November 6, 2025 – 2299 E103rd & 2303 E103rd Street Demolitions



INNOVATION SQUARE PHASE 2

## **PROPOSED DEMOLITION: 2299 E 103<sup>RD</sup> ST**

November 6, 2025 – 2299 E103rd & 2303 E103rd Street Demolitions

McCormack Baron Salazar  
Fairfax Renaissance Development Corporation  
City Architecture



Exterior Side B



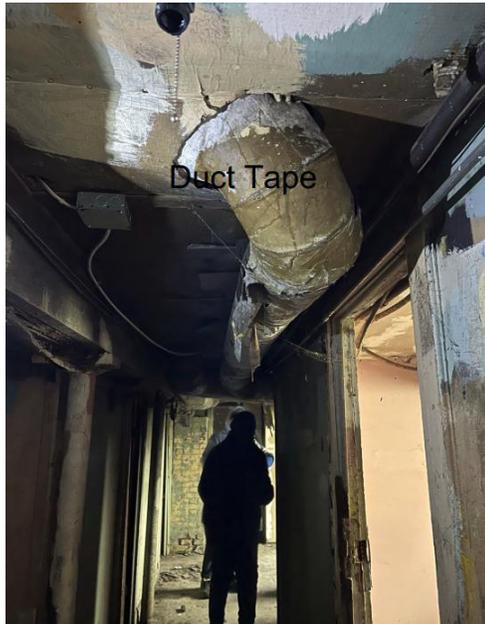
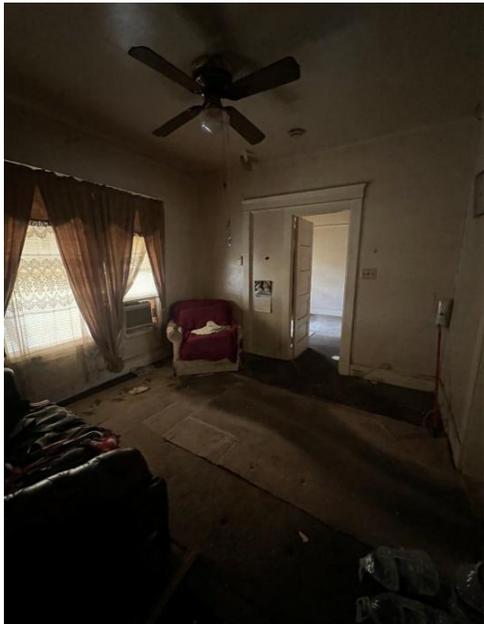
Apartment 1



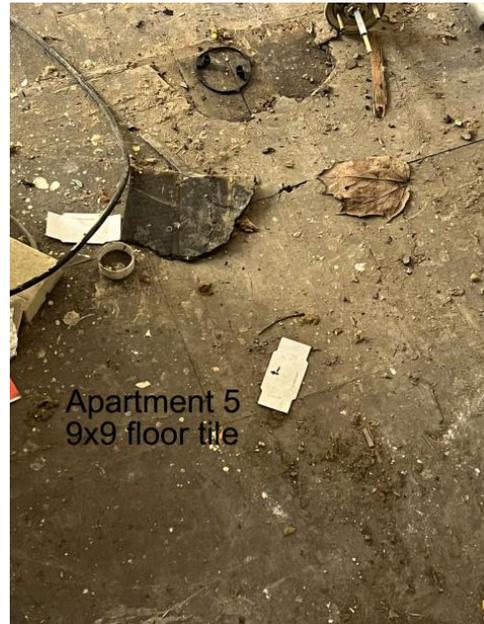
Stairwell



Stairwell to Basement



Duct Tape



Apartment 5  
9x9 floor tile



Resilient Flooring

INNOVATION SQUARE PHASE 2

# PROPOSED DEMOLITION: 2299 E 103<sup>RD</sup> ST

November 6, 2025 – 2299 E103rd & 2303 E103rd Street Demolitions

McCormack Baron Salazar  
Fairfax Renaissance Development Corporation  
City Architecture



INNOVATION SQUARE PHASE 2

## **PROPOSED DEMOLITION: 2303 E 103<sup>RD</sup> ST**

November 6, 2025 – 2299 E103rd & 2303 E103rd Street Demolitions

McCormack Baron Salazar  
Fairfax Renaissance Development Corporation  
City Architecture



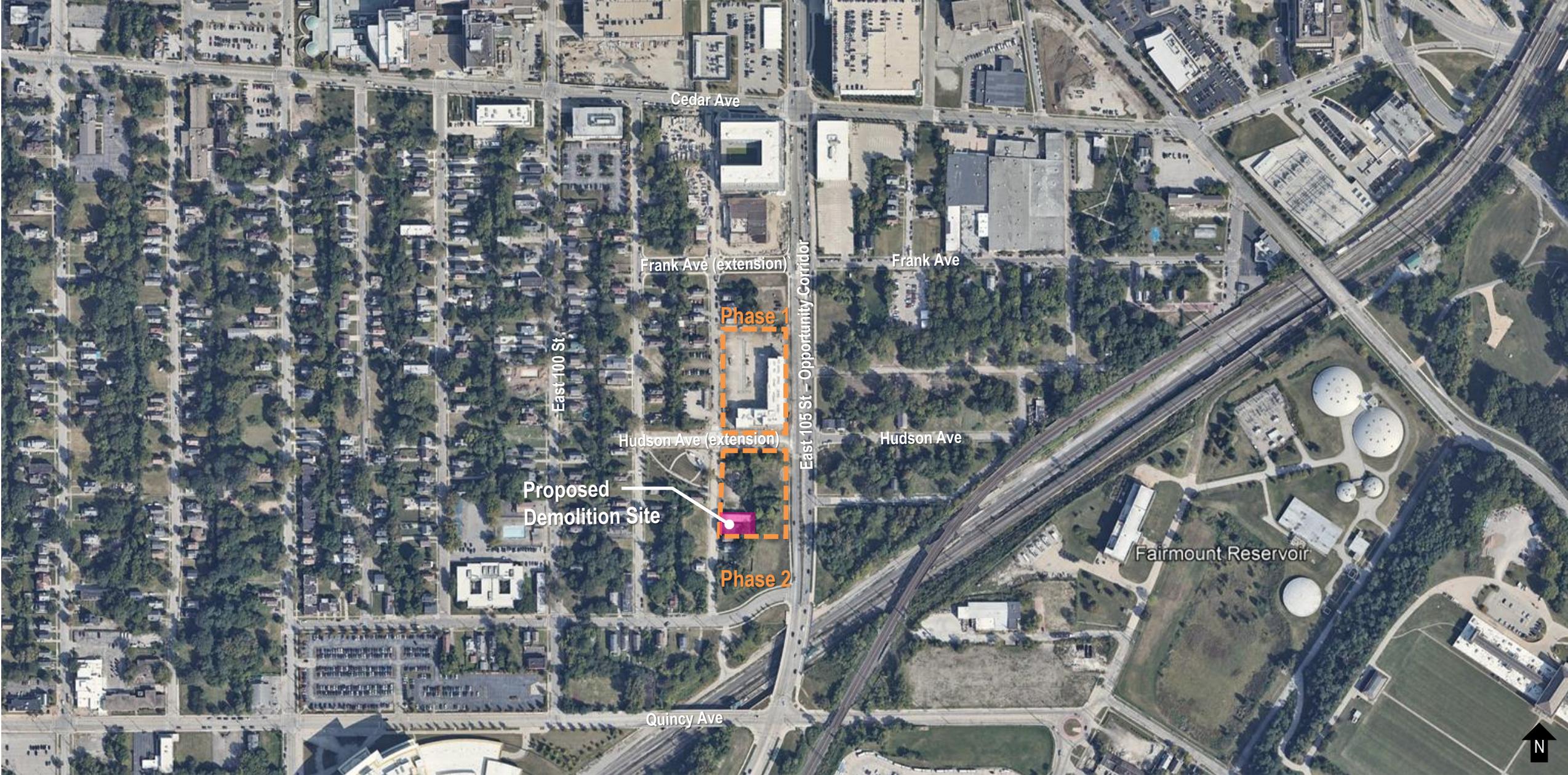
INNOVATION SQUARE PHASE 2

## PROPOSED DEMOLITION: 2303 E 103<sup>RD</sup> ST

November 6, 2025 – 2299 E103rd & 2303 E103rd Street Demolitions

McCormack Baron Salazar  
Fairfax Renaissance Development Corporation  
City Architecture

- Completely remove structure, all foundations, and all pavements
- Haul away all debris
- Backfill with clean dirt, grade and compact to all applicable standards/requirements
- Provide clean topsoil, seed, and straw on entire lot

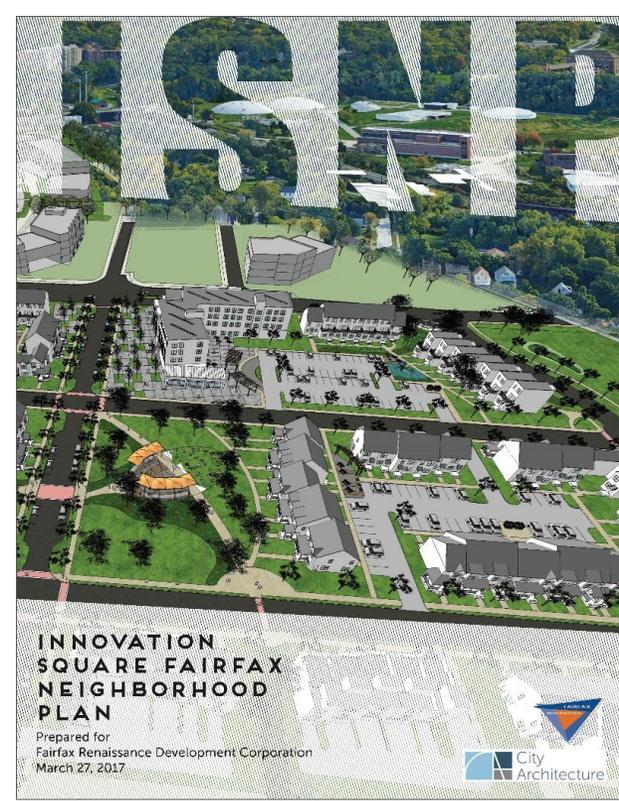


INNOVATION SQUARE PHASE 2

# SITE CONTEXT PLAN

November 6, 2025 – 2299 E103rd & 2303 E103rd Street Demolitions

McCormack Baron Salazar  
Fairfax Renaissance Development Corporation  
City Architecture



INNOVATION SQUARE PHASE 2

# NEIGHBORHOOD MASTER PLAN (2017)

November 6, 2025 - 2299 E103rd & 2303 E103rd Street Demolitions

McCormack Baron Salazar  
 Fairfax Renaissance Development Corporation  
 City Architecture



CCF Brooks Biorepository



Mixed-Use Development: Meijer Fairfax Market & Medley Apartments



INNOVATION SQUARE PHASE 2

# NEIGHBORHOOD MASTER PLAN

November 6, 2025 – 2299 E103rd & 2303 E103rd Street Demolitions

McCormack Baron Salazar  
 Fairfax Renaissance Development Corporation  
 City Architecture



INNOVATION SQUARE PHASE 2

# SITE AERIAL

November 6, 2025 – 2299 E103rd & 2303 E103rd Street Demolitions

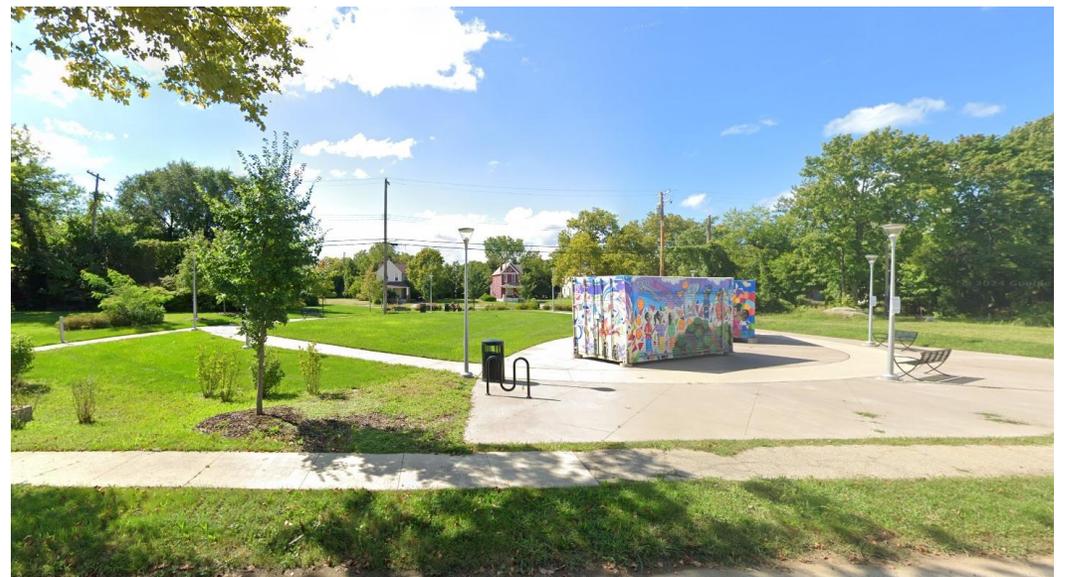
McCormack Baron Salazar  
Fairfax Renaissance Development Corporation  
City Architecture



Phase 1: Aura (north of site)



Single Family Home across the street



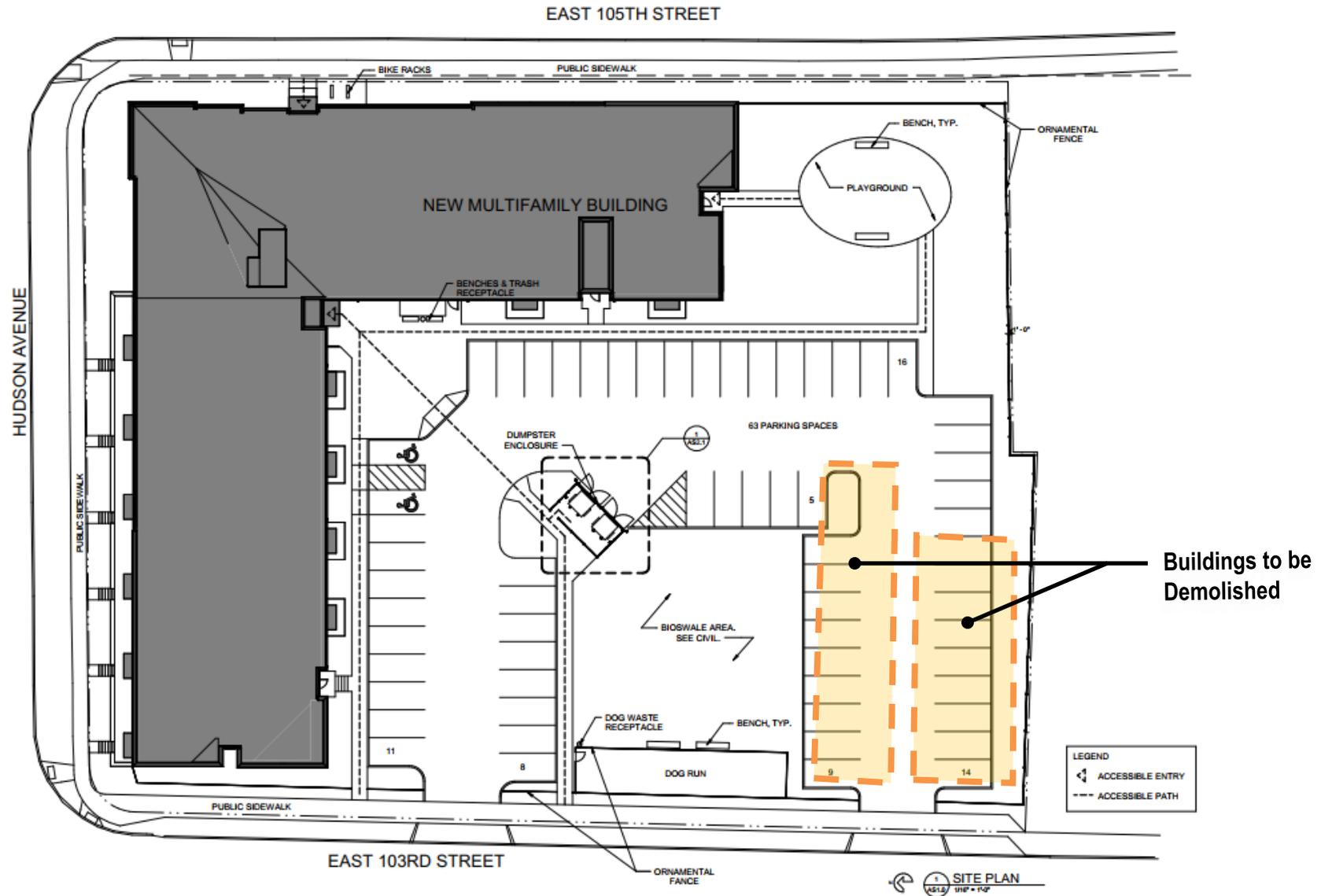
Playwright Park across the street

INNOVATION SQUARE PHASE 2

## EXISTING CONTEXT

November 6, 2025 – 2299 E103rd & 2303 E103rd Street Demolitions

McCormack Baron Salazar  
Fairfax Renaissance Development Corporation  
City Architecture



INNOVATION SQUARE PHASE 2

# CONCEPTUAL SITE PLAN

November 6, 2025 – 2299 E103rd & 2303 E103rd Street Demolitions

McCormack Baron Salazar  
 Fairfax Renaissance Development Corporation  
 City Architecture



EAST (E 105<sup>TH</sup> STREET) ELEVATION



NORTH (HUDSON AVE) ELEVATION

INNOVATION SQUARE PHASE 2

# CONCEPTUAL ELEVATIONS

November 6, 2025 – 2299 E103rd & 2303 E103rd Street Demolitions

McCormack Baron Salazar  
Fairfax Renaissance Development Corporation  
City Architecture



INNOVATION SQUARE PHASE 2

## CONCEPTUAL 3D VIEW: AERIAL FROM NORTHEAST

November 6, 2025 – 2299 E103rd & 2303 E103rd Street Demolitions

McCormack Baron Salazar  
Fairfax Renaissance Development Corporation  
City Architecture

# Euclid Corridor Buckeye Design Review – Staff Report

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**EC2025-034** – 2299 E 103<sup>rd</sup> Demolition;

November 7, 2025

**EC2025-035** – 2303 E 103<sup>rd</sup> Demolition

---

## Design Review Advisory Committee:

ECDRAC recommended final approval (with no conditions) for both proposed demolitions on 11/6/25.

---

## City Planning Staff:

Planning staff is in support of both demolitions.

---

# Cleveland City Planning Commission

## Downtown/Flats Design Review

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

November 7, 2025

**DF2025-041** – Dollar Bank Sign

November 7, 2025

Project Address: 515 Euclid Ave

Type: Signage

Project Representative: Jack Harnick, Accel Sign Group

Approval: Final

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**Ward 3: Council Member Welch**

**SPA: Downtown**

---

**Dollar Bank**

**515 Euclid Ave.**

**City Planning Commission Hearing**

**November 07, 2025**



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

---

**CITY PLANNING COMMISSION**

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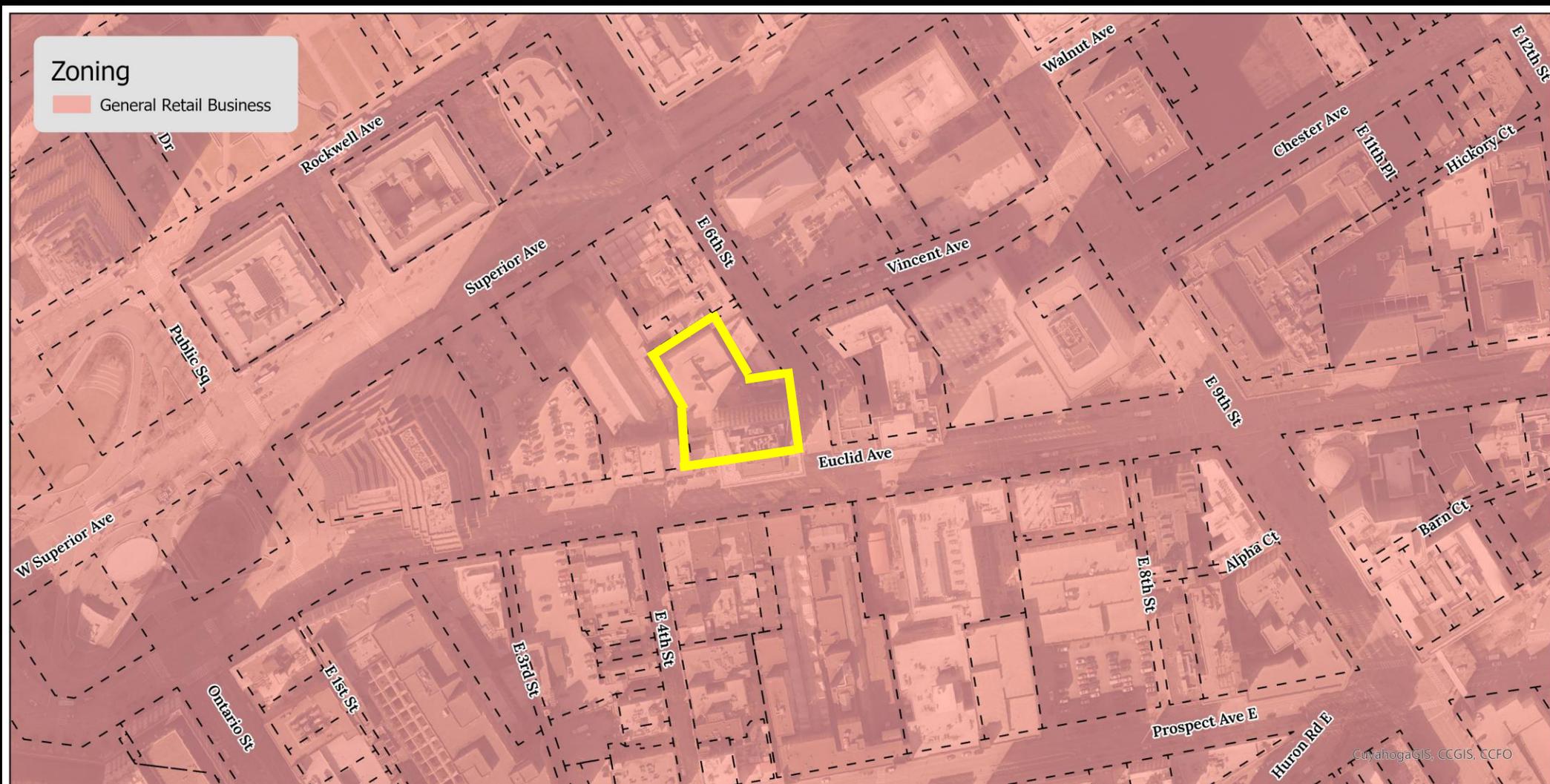
# Proposal

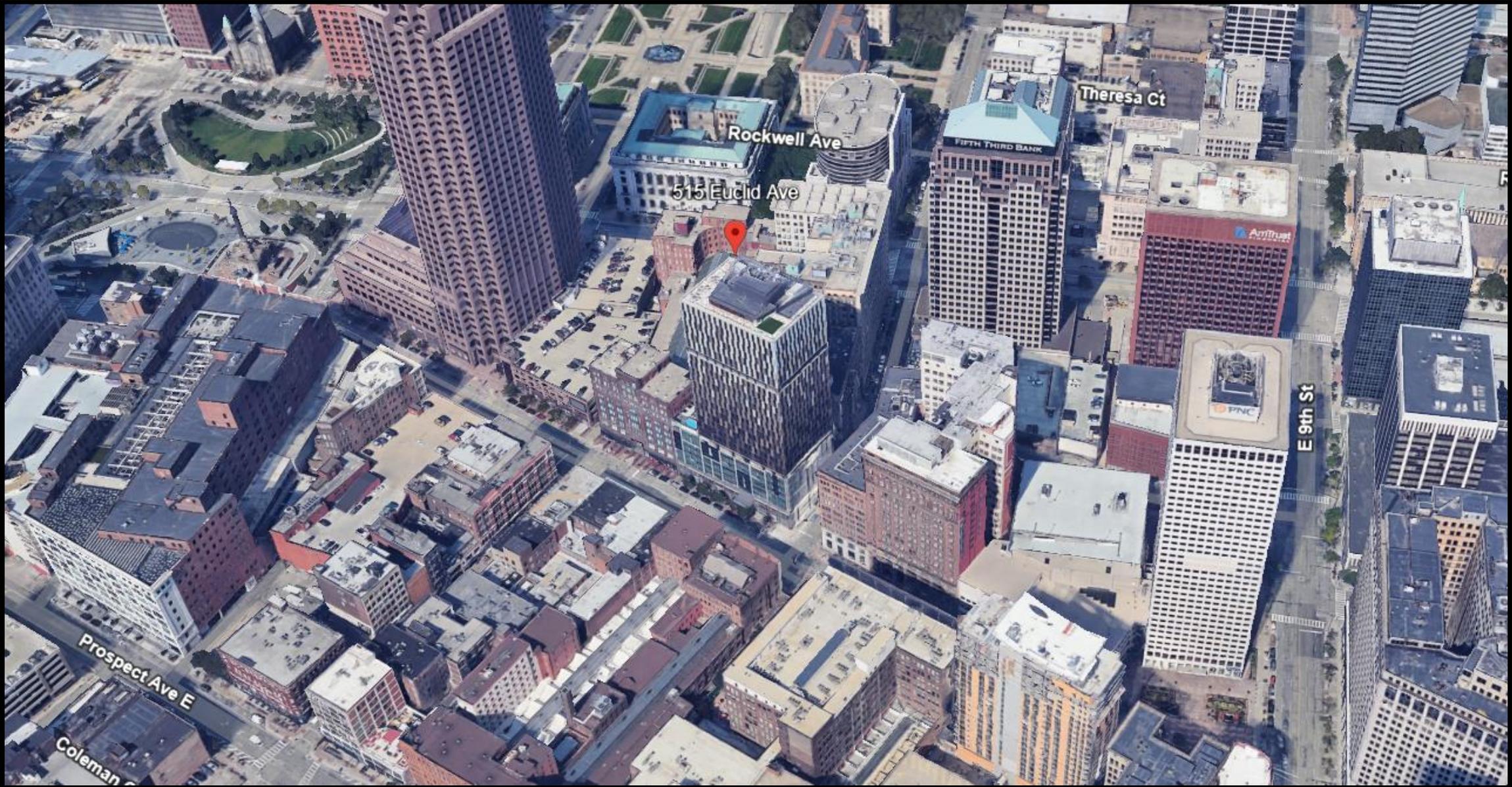
Applicant occupying 515 Euclid Ave. is proposing wall & window business identification wall signs.



# Existing Zoning

General Retail Business  
Zoning District





Date

Euclid Ave  
Northwestern View



Euclid Ave  
Southeastern View



# Why City Planning Commission?

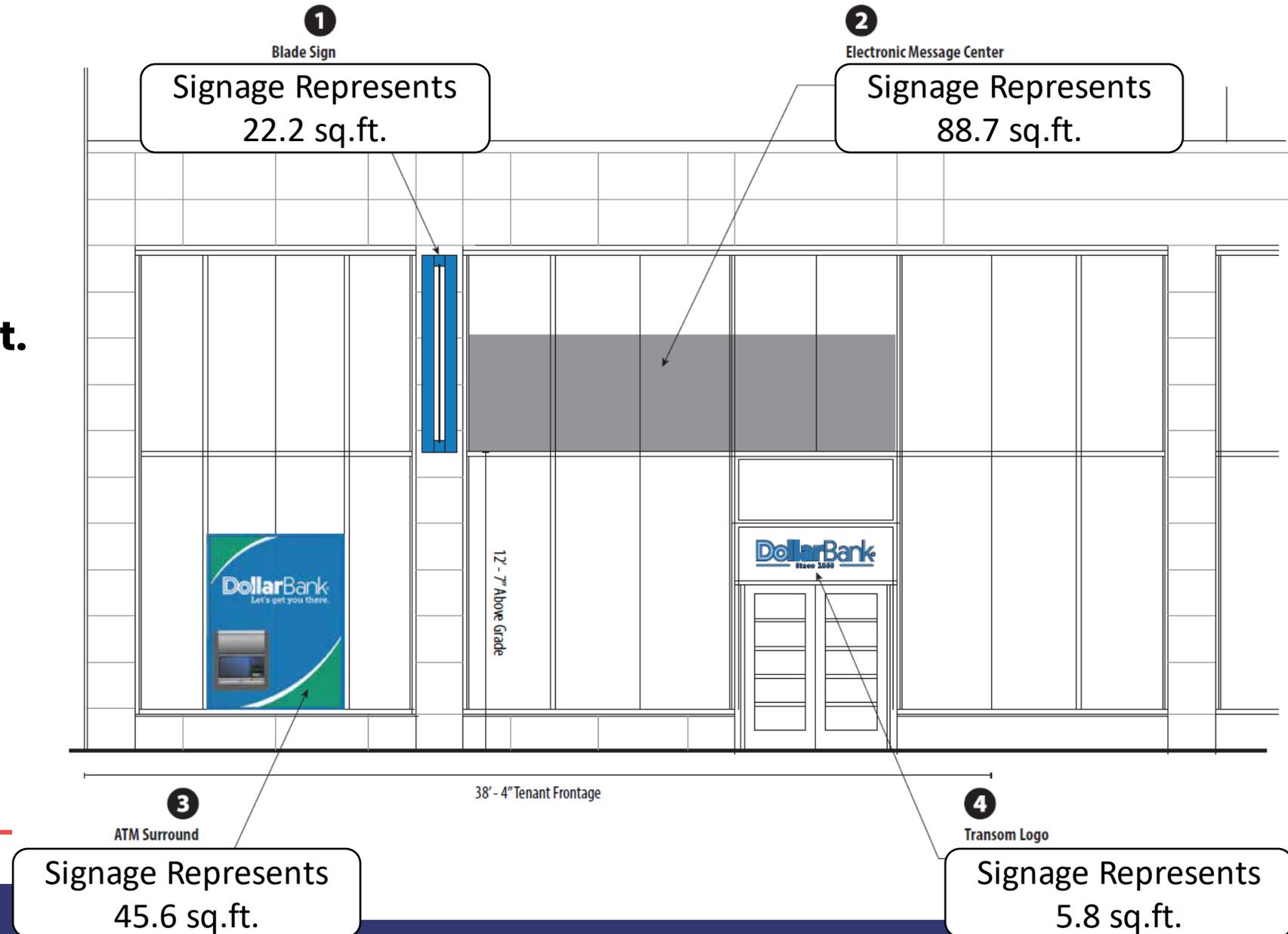
---

- §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
    - **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/Window Sign:

- **1.5 x 38'-4" + 25 = 82.45 sq.ft. max permitted**
- **Proposing 162.3 sq.ft.**
- **Require variance of 79.8 sq.ft.**



# Considerations

- ❖ 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?**



# DollarBank

Since 1855

1

**Blade Sign**

22.22 Sq. Ft.  
Mounted to Recessed Column  
on Storefront by ASG

2

**Electronic Message Center**

4' - 11.04" High x 18' - 0.48" Wide  
Mounted to Interior Bulkhead  
Behind Storefront Glazing by EMC Vendor

3

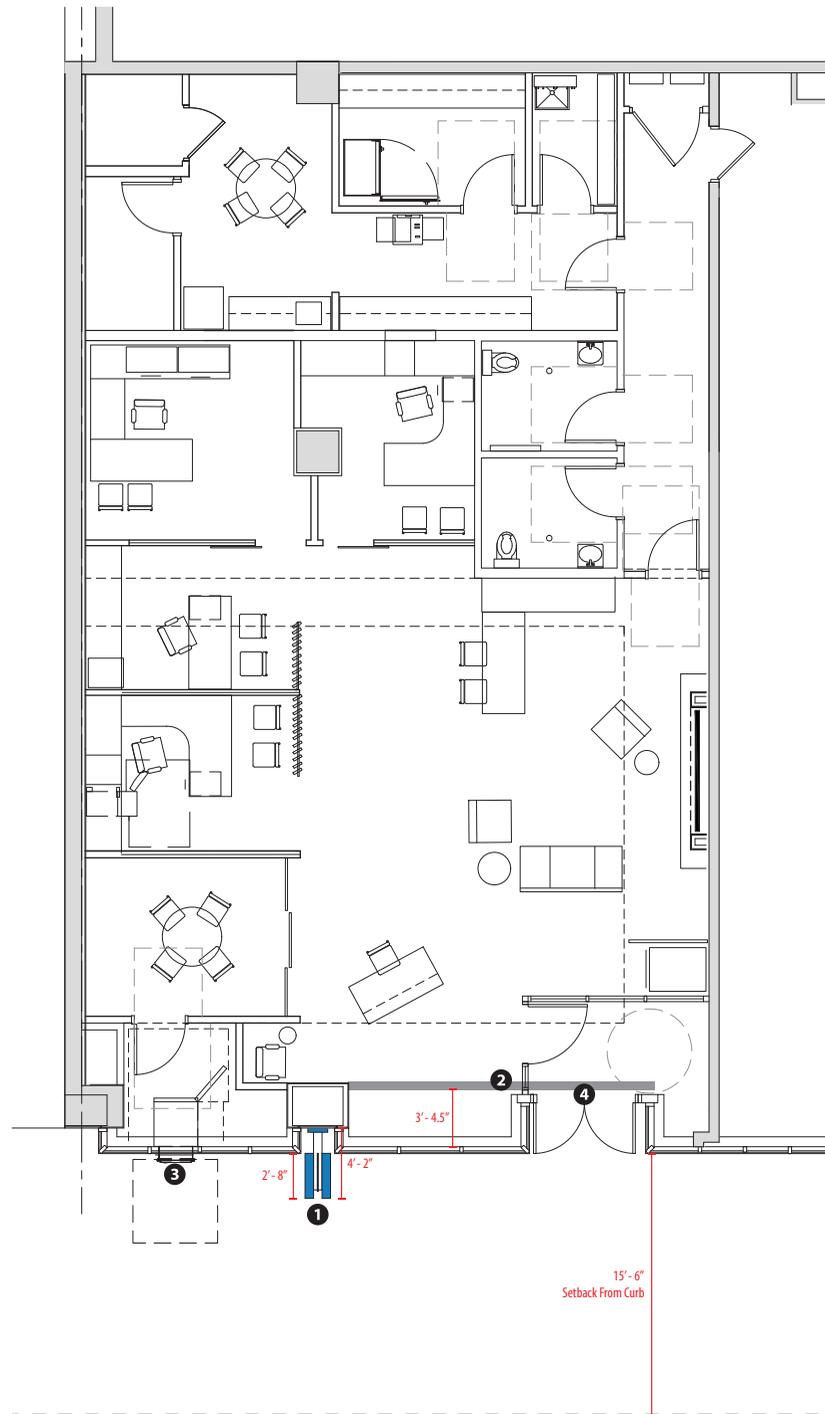
**ATM Surround**

7' - 5" High x 5' - 9" Wide  
Provided by ATM Vendor

4

**Transom Logo**

1' - 2" High x 5' - 0" Wide  
Print Applied to the 1st Surface of the Glass



**ACCEL  
SIGN GROUP**

5600 Harrison St. - Pittsburgh, PA 15201  
Phone 412.781.7735 - Fax 412.781.7757

**CUSTOMER:**



**LOCATION:**

515 Euclid Ave.  
Cleveland, OH 44114

**DRAWING #:** PLAN-4

**BY:** JL

**DATE:** 11/5/2025

**SCALE:** NTS

**WORK ORDER #:** 25222

**NOTES:**

Site Plan

**APPROVED BY:**

**DATE:**

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**ACCEL  
SIGN GROUP**

5600 Harrison St. - Pittsburgh, PA 15201  
Phone 412.781.7735 - Fax 412.781.7757

**CUSTOMER:**

**DollarBank**

**LOCATION:**

515 Euclid Ave.  
Cleveland, OH 44114

**DRAWING #:**

**BY:** jh

**DATE:** 9/26/25

**SCALE:** nts

**WORK ORDER #:** 25222

**NOTES:**

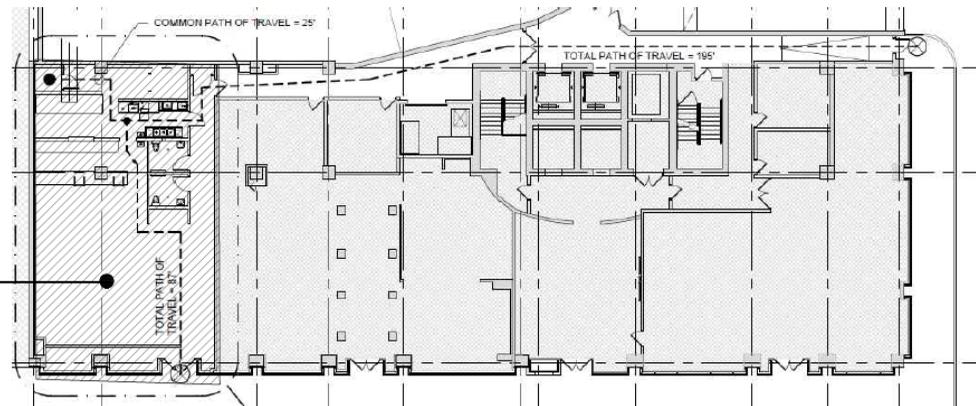
**APPROVED BY:**

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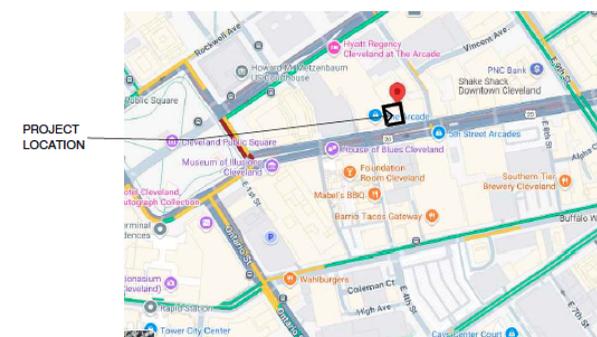
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**AREA OF WORK**



**KEY PLAN**

**LOCATION SITE MAP:**





5600 Harrison St. - Pittsburgh, PA 15201  
Phone 412.781.7735 - Fax 412.781.7757

**CUSTOMER:**



**LOCATION:**

515 Euclid Ave.  
Cleveland, OH 44114

**DRAWING #:** SUMM-2

**BY:** JL

**DATE:** 11/5/2025

**SCALE:** NTS

**WORK ORDER #:** 25222

**NOTES:**

Summary

**APPROVED BY:**

**DATE:**

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**Design Review Summary:**

Dollar Bank  
515 Euclid Ave  
Cleveland, Ohio 44144

**Sign 1 - Blade Sign**      Size: 2'-8" wide x 8'-4" high (22.22 Sq Ft). 4-2" projection from building.  
Internally Illuminated Cabinet sign. Routed aluminum face with white translucent logo.

**Sign 2 - Electronic Message Center**      (Interior) Programable full color LED display.  
Install to interior bulkhead approx. 3'-4.5" from inside of store front windows.  
Size: 4'-11.04" high x 18'-0.48" long. (88.76 Sq Ft)  
Dwell rate 20 seconds minimum per Cleveland code.  
(Provided by EMC Vendor)

**Sign 3 - ATM Surround**      Fully illuminated panel surround  
Size: 7'-5" high x 5'-9" wide (42.65 Sq Ft)  
(Provided by ATM Vendor)

**Sign 4 - Transom Logo**      Printed Vinyl Graphic applied to surface of glass.  
Size: 1'-2" high x 5'-0" long (5.8 Sq Ft)



5600 Harrison St. - Pittsburgh, PA 15201  
 Phone 412.781.7735 - Fax 412.781.7757

**CUSTOMER:**  
**DollarBank**  
Since 1855

**LOCATION:**  
 515 Euclid Ave.  
 Cleveland, OH 44114

**DRAWING #:** STORMOCK-3

**BY:** JL

**DATE:** 11/5/2025

**SCALE:** NTS

**WORK ORDER #:** 25222

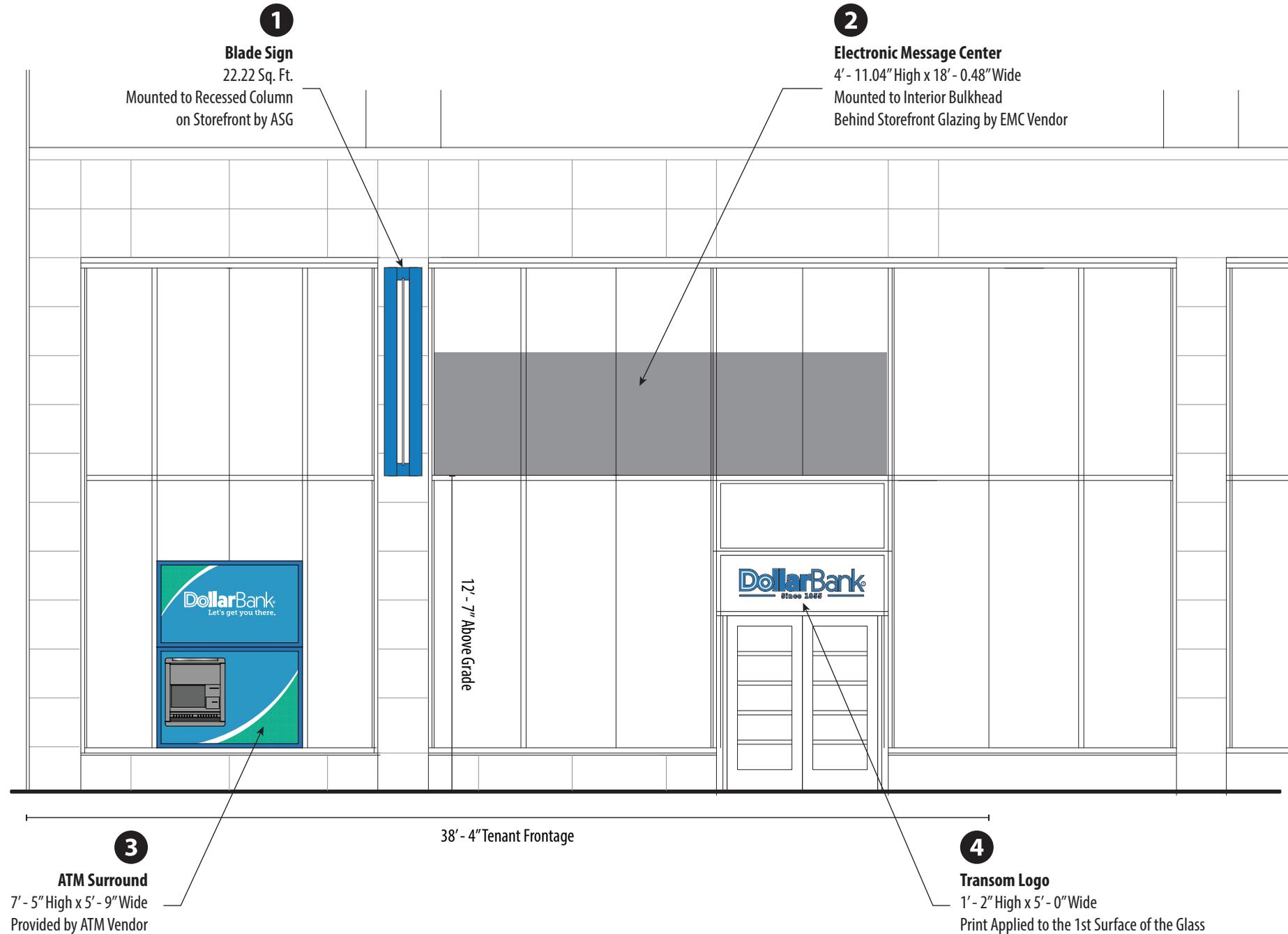
**NOTES:**  
 Storefront Mock-Up

**APPROVED BY:**  
 \_\_\_\_\_

**DATE:**  
 \_\_\_\_\_

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**Note:** The colors depicted on this drawing are printed representations and may vary from the finished product. Color samples provided upon request.



**CUSTOMER:**  
 Since 1855

**LOCATION:**  
 515 Euclid Ave.  
 Cleveland, OH 44114

**DRAWING #:** ELEV-4

**BY:** JL

**DATE:** 11/5/2025

**SCALE:** 3/16" = 1' - 0"

**WORK ORDER #:** 25222

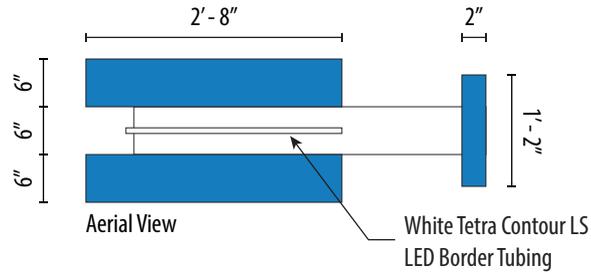
**NOTES:**  
 Exterior Elevation

**APPROVED BY:**

**DATE:**

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Note: The colors depicted on this drawing are printed representations and may vary from the finished product. Color samples provided upon request.



**Internally Illuminated Blade Sign / Double-Sided**

**Cabinets:** Fabricated Aluminum Cabinets Mounted Back-to-Back on Support Structure

**Internal Illumination:** Principal QwikMod 3 White LED's - 120 Volt

**Border Tubing:** Tetra Contour LS - White LED Faux Neon

**Power Supplies:** Self Contained

**Faces:** 1/8" Aluminum Bleed Faces - Routed Out / Backed Up w/ Translucent Acrylic

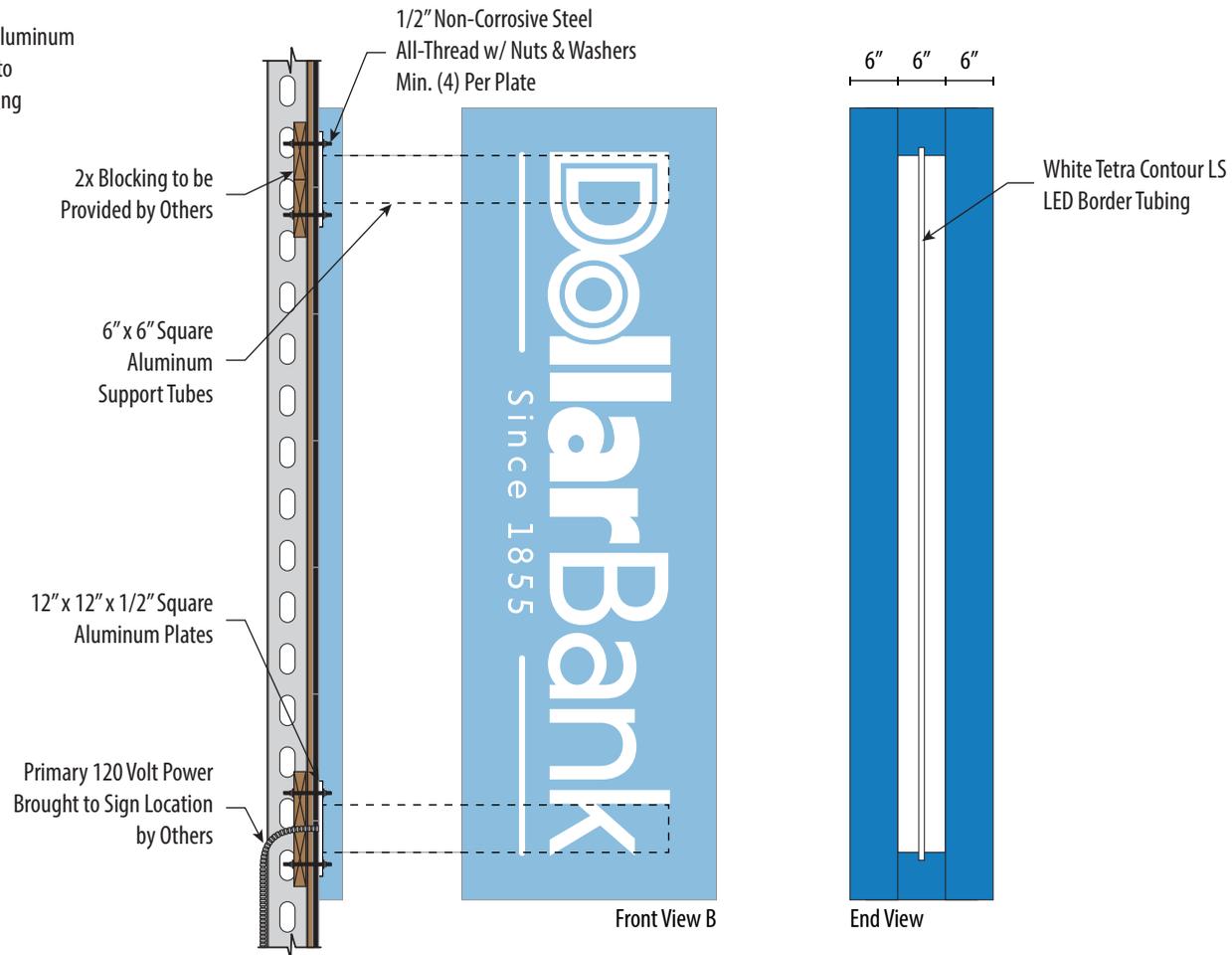
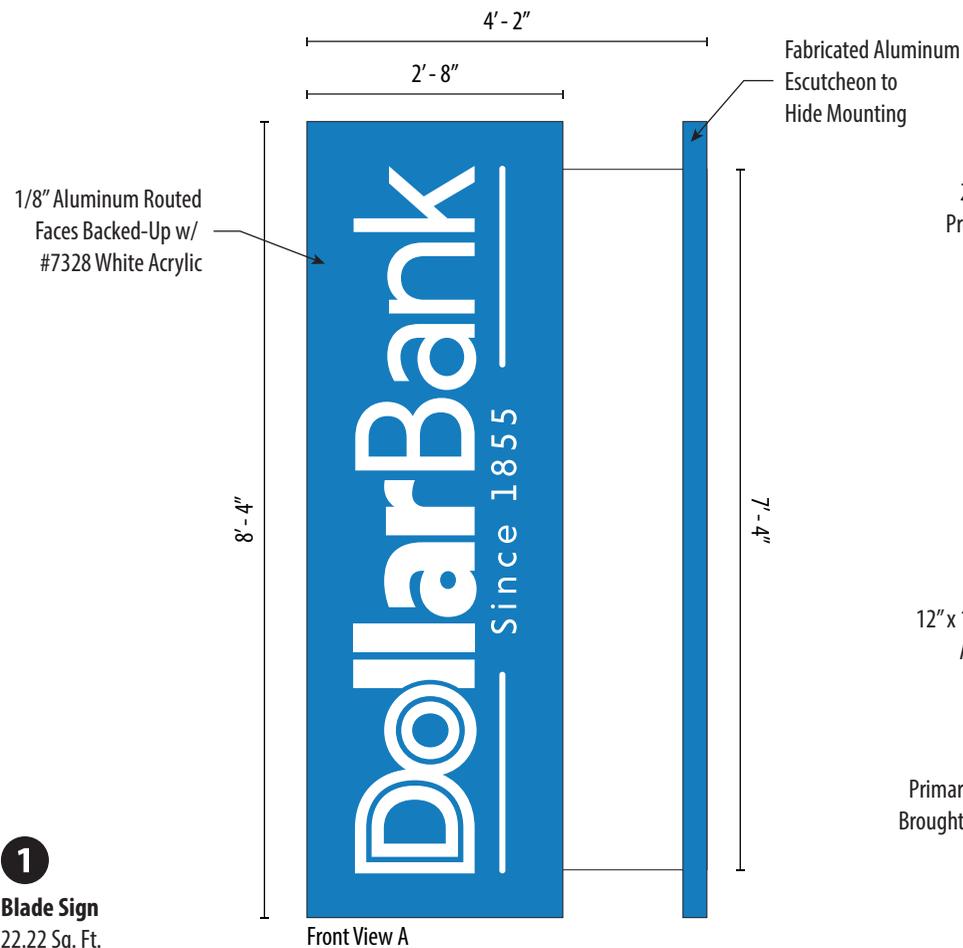
**Acrylic:** 3/16" #7328 White Acrylic w/ PSV Applied to the 1st Surface of "Do"  
(3M Translucent #3630-217 "Deep Sea Blue")

**Finish Colors:**

**Main Cabinet Body / Faces / Escutcheon:** Painted to Match PMS #2383 - Satin Finish

**Support Structure:** Painted Satin White

**Mounting:** Sign to Mount to Wall w/ 1/2" Non-Corrosive Steel All-Thread w/ Nuts & Washers



**1**  
**Blade Sign**  
22.22 Sq. Ft.  
Mounted to Recessed Column  
on Storefront by ASG



5600 Harrison St. - Pittsburgh, PA 15201  
Phone 412.781.7735 - Fax 412.781.7757

**CUSTOMER:**



**LOCATION:**

515 Euclid Ave.  
Cleveland, OH 44114

**DRAWING #:** BLADE-2

**BY:** JL

**DATE:** 7/24/2025

**SCALE:** 1/2" = 1' - 0"

**WORK ORDER #:** 25222

**NOTES:**

Blade Sign Layout

**APPROVED BY:**

**DATE:**

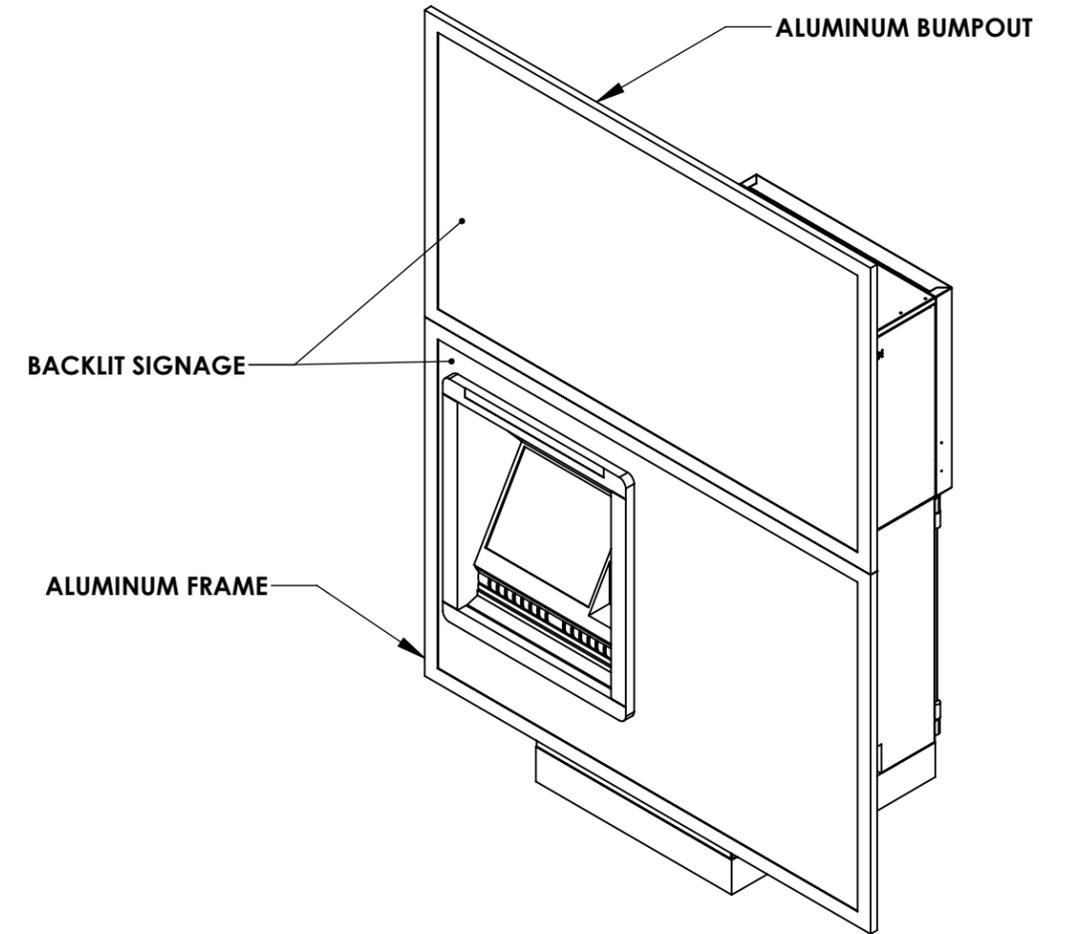
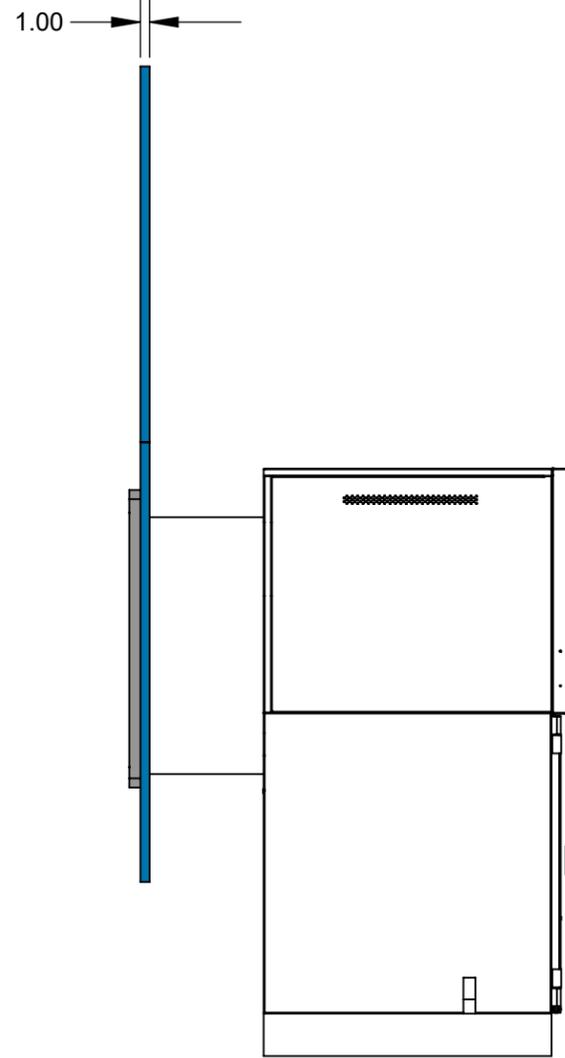
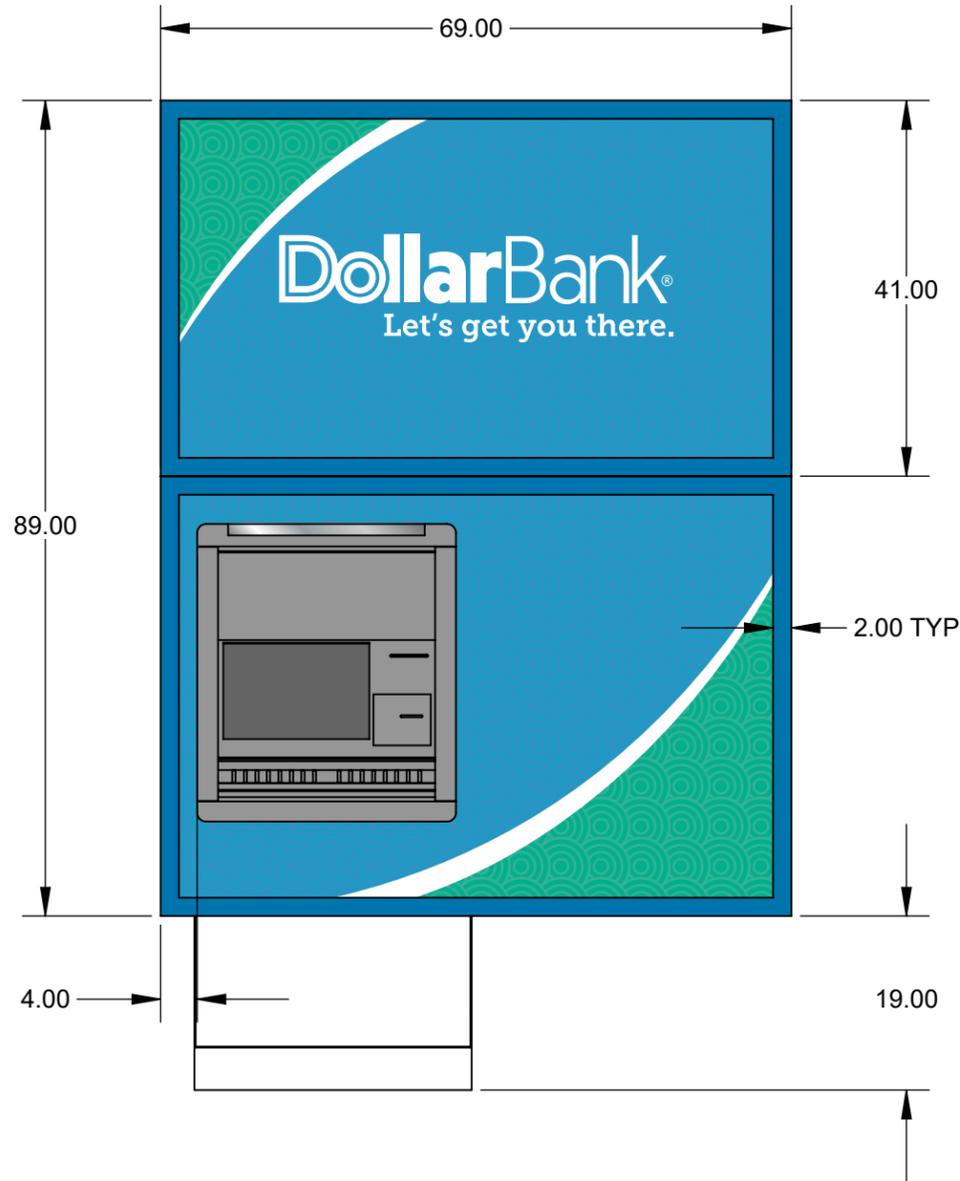
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**SURROUND NOTES:**

**ATM AND/OR NIGHT DROP MUST MOVE FORWARD 4" FROM WALL**

**STERLING ATM IS NOT RESPONSIBLE FOR SURROUND PLACEMENT ISSUES DUE TO UNKNOWN SITE CONDITIONS, OBSTRUCTIONS OR ATM PLACEMENT. ATM PLACEMENT SHOWN IN THE SURROUND IS APPROXIMATE AND SHOULD NOT BE TAKEN AS AN EXACT POSITION.**



**UNIT TYPE: SURROUND**

UNIT #: 5101.380    ATM: NCR-6684-IAT-WU-LS-5H-NO

POWER REQUIREMENTS	120V/20A/2400W MAX (IF APPLICABLE)
SHIPPING	STANDARD LTL
OTHER	● PMS 2383 C - Stipple Finish

- THIS DOCUMENT IS FOR REFERENCE ONLY AND SHOULD ONLY BE USED TO APPROVE PRODUCT SIZE AND SPECIFICATIONS.
- ATM HEIGHT SHOWN IS BASED ON THE HIGHEST OPERATING POINT (HOP) RECOMMENDED BY THE ATM MANUFACTURER IN RELATION TO THE WALK/DRIVE SURFACE. THE PRODUCT SHOWN IS PLACED IN THE RECOMMENDED LOCATION ACCORDING TO INTERNAL SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED, AND DOES NOT TAKE INTO ACCOUNT SPECIFIC SITE CONDITIONS. STERLING ATM IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THIS DOCUMENT AND THE ACTUAL ATM LOCATION, OR ANY FITMENT ISSUES THAT ARISE DUE TO SITE CONDITIONS.

CUSTOMER SIGNATURE	DATE


REVISION #: **1**

**PID#: XXXX-XXXX-XXXX**

DRAWN BY: Jason P  
COLOR BY: Casey A    DATE: 10/08/2025

**CUSTOMER:**  
  
Since 1855

**LOCATION:**  
515 Euclid Ave.  
Cleveland, OH 44114

**DRAWING #:** MATER-1

**BY:** JL

**DATE:** 10/8/2025

**SCALE:** NTS

**WORK ORDER #:** 25222

**NOTES:**  
Materials / Colors List

**APPROVED BY:**

---

**DATE:**

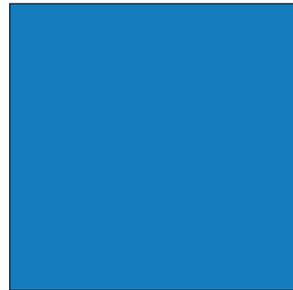
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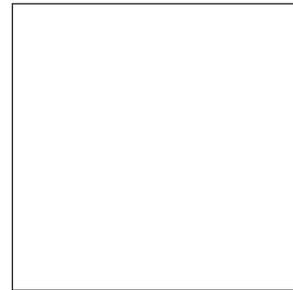
Note: The colors depicted on this drawing are printed representations and may vary from the finished product. Color samples provided upon request.

**1**

**Blade Sign**  
22.22 Sq. Ft.  
Materials List



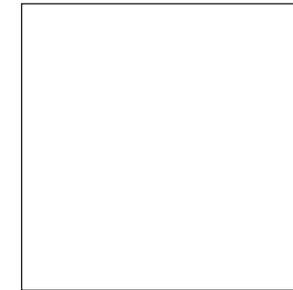
Painted Aluminum  
Satin Finish to Match  
PMS #2383



Painted Aluminum  
Satin White Finish



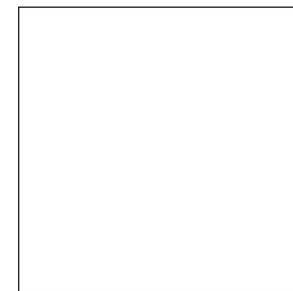
Translucent Vinyl  
3M Translucent #3630-217  
"Deep Sea Blue"



Translucent Acrylic  
3/16" Thick #7328 White  
Acrylic

**4**

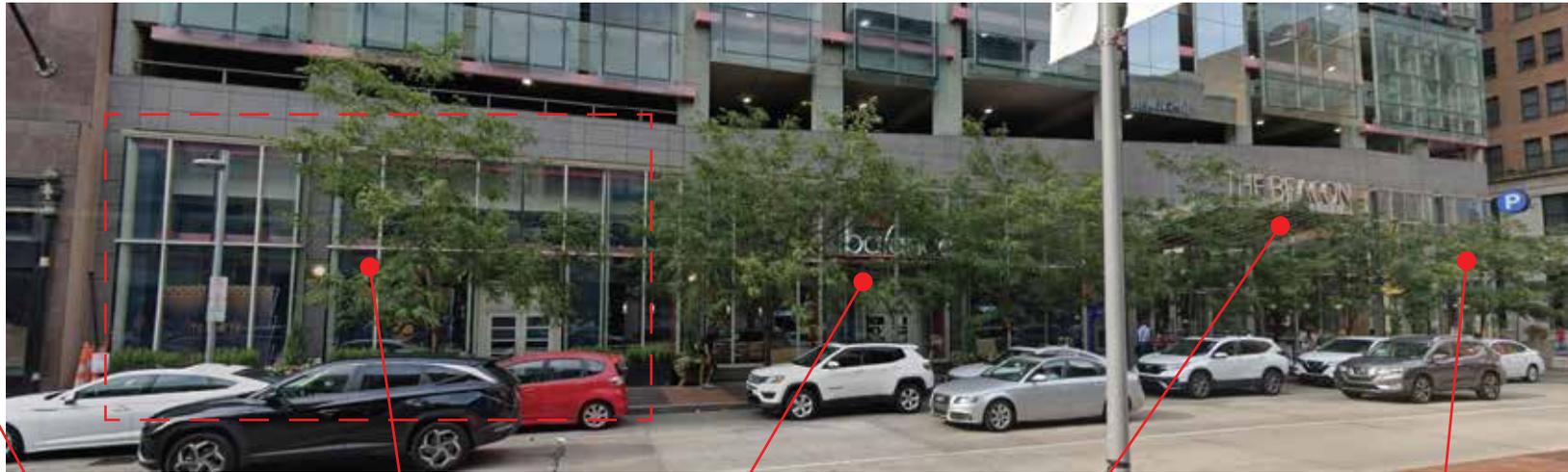
**Transom Logo**  
1' - 2" High x 5' - 0" Wide

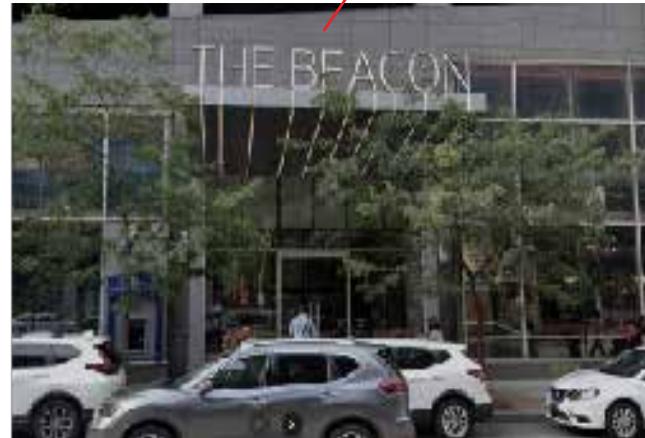
Vinyl  
3M Scotchal w/ Comply  
Applied to 1st Surface  
of Window



Print  
Blue Printed to Match  
PMS #2383



Dollar Bank



# ACCEL SIGN GROUP

5600 Harrison St. - Pittsburgh, PA 15201  
Phone 412.781.7735 - Fax 412.781.7757

**CUSTOMER:**



**LOCATION:**

515 Euclid Ave.  
Cleveland, OH 44114

**DRAWING #:**

**BY:** jh

**DATE:** 9/26/25

**SCALE:** nts

**WORK ORDER #:** 25222

**NOTES:**

**APPROVED BY:**

---

**DATE:**

---

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**SIGN COMPANY  
Accel Signs  
SIGN PROJECT:  
Dollar Bank**

**PO 25222**



**JUL 28 2025**

**NICHOLAS A. RAMPHOS, P.E.  
PO BOX 8018  
CANTON, OH. 44711  
C. (330) 495-2311  
O. (330) 455-0793**

**JOB NUMBER  
25212**

## WIND LOADS

Project: *Accel Sign Group*      25212  
 Descript: *Dollar Bank*      Vult = 115 MPH      #REF!  
 Ref:      Vnom = Vult x sq rt 0.6 = 88 MPH

**Note # 1 Basic Wind Speed is the 3 second gust @ 33 ft.above ground, exposure C**

Nominal Wind Speed= **115** mph      to be conservative  
 Exposure= c      flat terrain, generally open for 1/2 mile.  
 Cq= 1.2      signs, flagpoles and lightpoles

**Note #4 Cq= Pressure Coefficient**

### Calculation of Design Wind Pressures

Height (ft):	(qs)	(Ce)	(Cq)	= Wind Pressure
15	24.5	0.85	1.2	25.0 psf
20	28.8	0.90	1.2	31.1 psf
25	28.8	0.94	1.2	32.5 psf
30	28.8	0.98	1.2	33.8 psf
40	28.8	1.04	1.2	35.9 psf
60	28.8	1.13	1.2	39.0 psf
80	28.8	1.21	1.2	41.8 psf
100	28.8	1.26	1.2	43.5 psf
120	28.8	1.31	1.2	45.2 psf
160	28.8	1.39	1.2	48.0 psf
200	28.8	1.46	1.2	50.4 psf
300	28.8	1.59	1.2	54.9 psf
400	28.8	1.69	1.2	58.4 psf

**Note # 5 Design Wind Pressure**

### Seismic Load Comparison

**Analysis Procedure**

Seismic Zone= 1  
 Z= 0.1  
 I= 1.0      standard structures  
 Cp= 2.0  
 Wp= 1.0      psf, typical sign box with structure  
 Fp= (Z)(I)(Cp)(Wp)= 0.2      psf

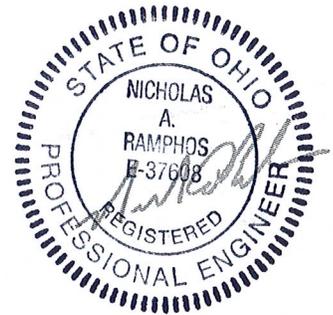
**Design Base Shear**

**Note:** Less than wind pressure above, so seismic not a factor and wind governs calculations

**Note # 2** Signs use a Wind Importance Factor, (Iw) of 1.0

**Note # 3** Not Applicable

Seismic Use Group  
 Spectral response coefficients Sds = .14    Sd1 = .094  
 Site class D  
 Basic seismic force resisting system from Table 1617.6 #7

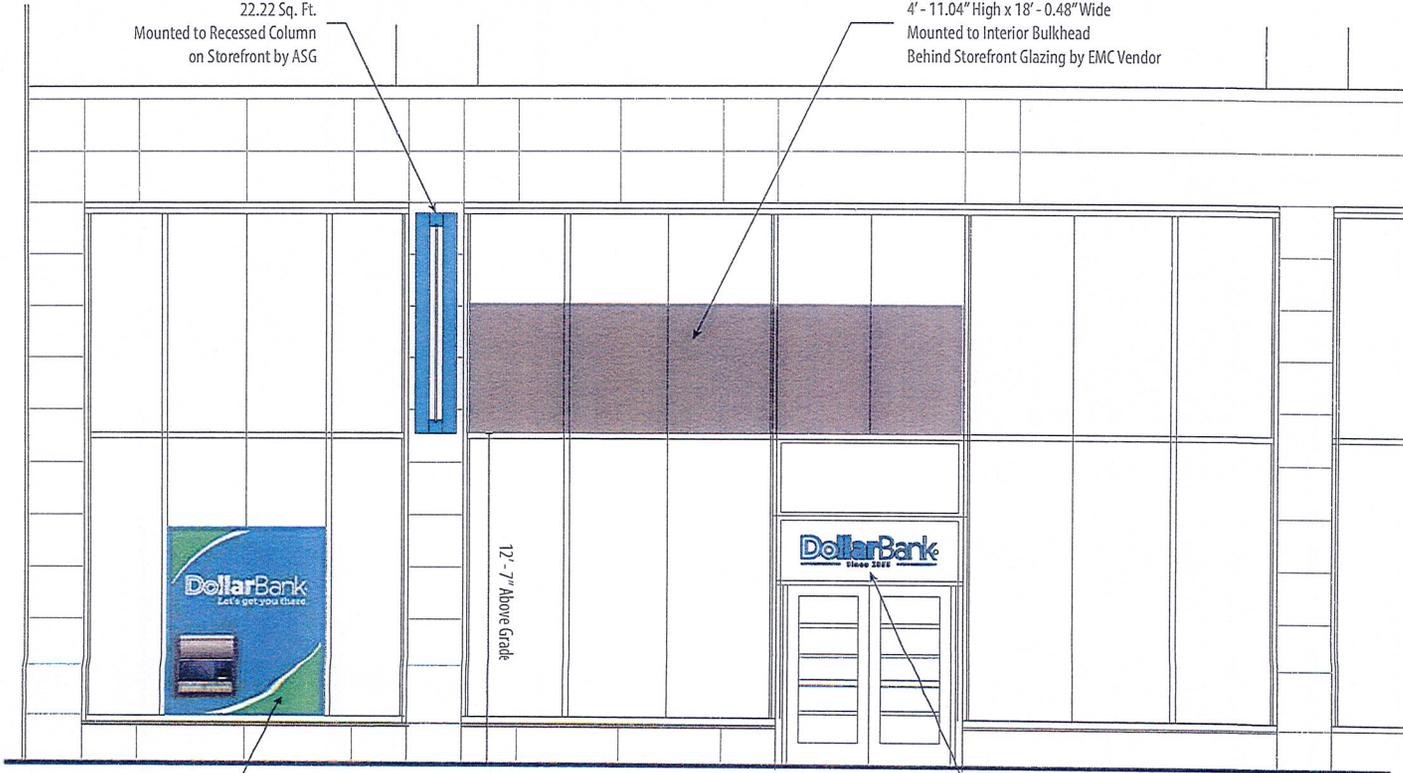


JUL 28 2025



**1**  
Blade Sign  
22.22 Sq. Ft.  
Mounted to Recessed Column  
on Storefront by ASG

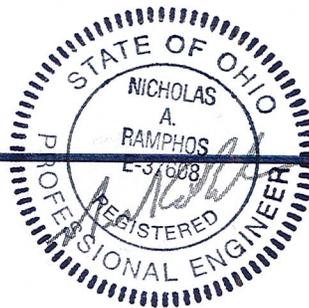
**2**  
Electronic Message Center  
4' - 11.04" High x 18' - 0.48" Wide  
Mounted to Interior Bulkhead  
Behind Storefront Glazing by EMC Vendor



**3**  
ATM Surround  
7' - 4.5" High x 5' - 9.5" Wide  
Provided by ATM Vendor

38' - 4" Tenant Frontage

**4**  
Transom Logo  
1' - 2" High x 5' - 0" Wide  
Print Applied to the 1st Surface of the Glass



JUL 28 2025



5600 Harrison St. - Pittsburgh, PA 15201  
Phone 412.781.7735 - Fax 412.781.7757

CUSTOMER:  
**DollarBank**  
Since 1855

LOCATION:  
515 Euclid Ave.  
Cleveland, OH 44114

DRAWING #: ELEV-2

BY: JL

DATE: 7/24/2025

SCALE: 3/16" = 1' - 0"

WORK ORDER #: 25222

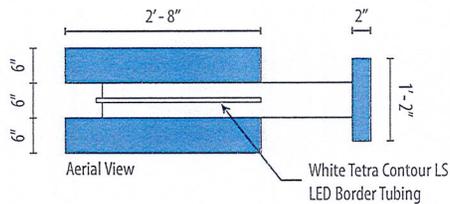
NOTES:  
Exterior Elevation

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

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**Internally Illuminated Blade Sign / Double-Sided**

**Cabinets:** Fabricated Aluminum Cabinets Mounted Back-to-Back on Support Structure

**Internal Illumination:** Principal QwikMod 3 White LED's - 120 Volt

**Border Tubing:** Tetra Contour LS - White LED Faux Neon

**Power Supplies:** Self Contained

**Faces:** 1/8" Aluminum Bleed Faces - Routed Out / Backed Up w/ Translucent Acrylic

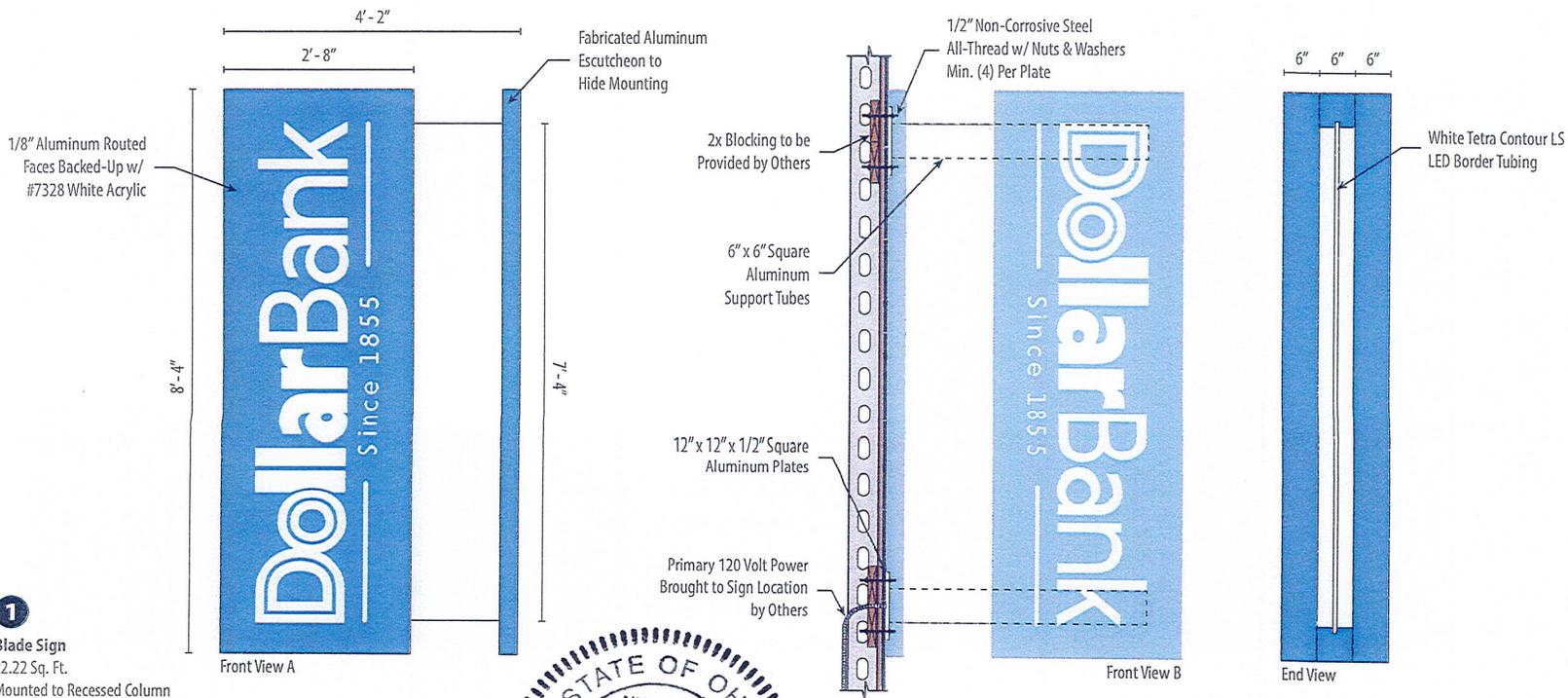
**Acrylic:** 3/16" #7328 White Acrylic w/ PSV Applied to the 1st Surface of "Do"  
(3M Translucent #3630-217 "Deep Sea Blue")

**Finish Colors:**

**Main Cabinet Body / Faces / Escutcheon:** Painted to Match PMS #2383 - Satin Finish

**Support Structure:** Painted Satin White

**Mounting:** Sign to Mount to Wall w/ 1/2" Non-Corrosive Steel All-Thread w/ Nuts & Washers



**1**  
Blade Sign  
22.22 Sq. Ft.  
Mounted to Recessed Column  
on Storefront by ASG



JUL 28 2025



5600 Harrison St. - Pittsburgh, PA 15201  
Phone 412.781.7735 - Fax 412.781.7757

**CUSTOMER:**  
**DollarBank**  
Since 1855

**LOCATION:**  
515 Euclid Ave.  
Cleveland, OH 44114

**DRAWING #:** BLADE-2

**BY:** JL

**DATE:** 7/24/2025

**SCALE:** 1/2" = 1'-0"

**WORK ORDER #:** 25222

**NOTES:**  
Blade Sign Layout

**APPROVED BY:**

**DATE:**

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5600 Harrison St. - Pittsburgh, PA 15201  
 Phone 412.781.7735 - Fax 412.781.7757

**CUSTOMER:**  
**DollarBank**  
Since 1855  
**LOCATION:**  
 515 Euclid Ave.  
 Cleveland, OH 44114

**DRAWING #:** STORMOCK-2

**SCALE:** NTS

**NOTES:**  
 Storefront Mock-Up

**APPROVED BY:**  
 \_\_\_\_\_

**BY:** JL

**WORK ORDER #:** 25222

**DATE:**  
 \_\_\_\_\_

**DATE:** 6/13/2025



JUL 28 2025

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## **DF2025-041** – Dollar Bank Sign

November 7, 2025

### Design Review Advisory Committee:

---

DFDRAC recommended final approval with the following condition on 10/23/25:

- Condition that the logo be moved higher within frame of atm structure
  - Updated submission includes adjusted logo location, meeting this condition

### City Planning Staff:

---

Planning staff confirms DRAC condition has been met, and is in support of the variance request and the project overall.

# Cleveland City Planning Commission

## Mandatory Referrals

---



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

November 7, 2025

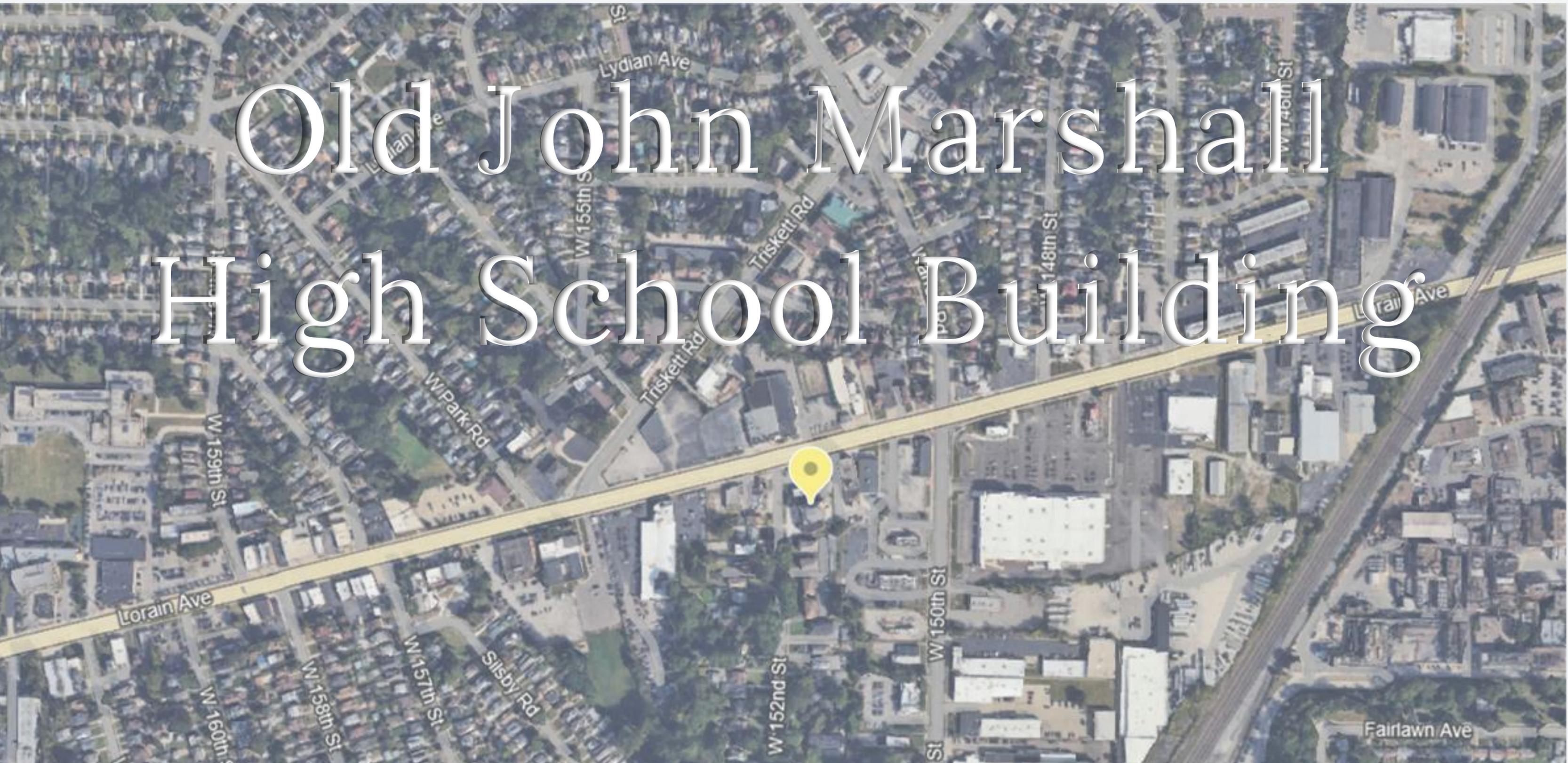
**Ord. No. 1321-2025** (introduced by Council Member Slife) Designating Old John Marshall High School Building as a Cleveland Landmark.

November 7, 2025

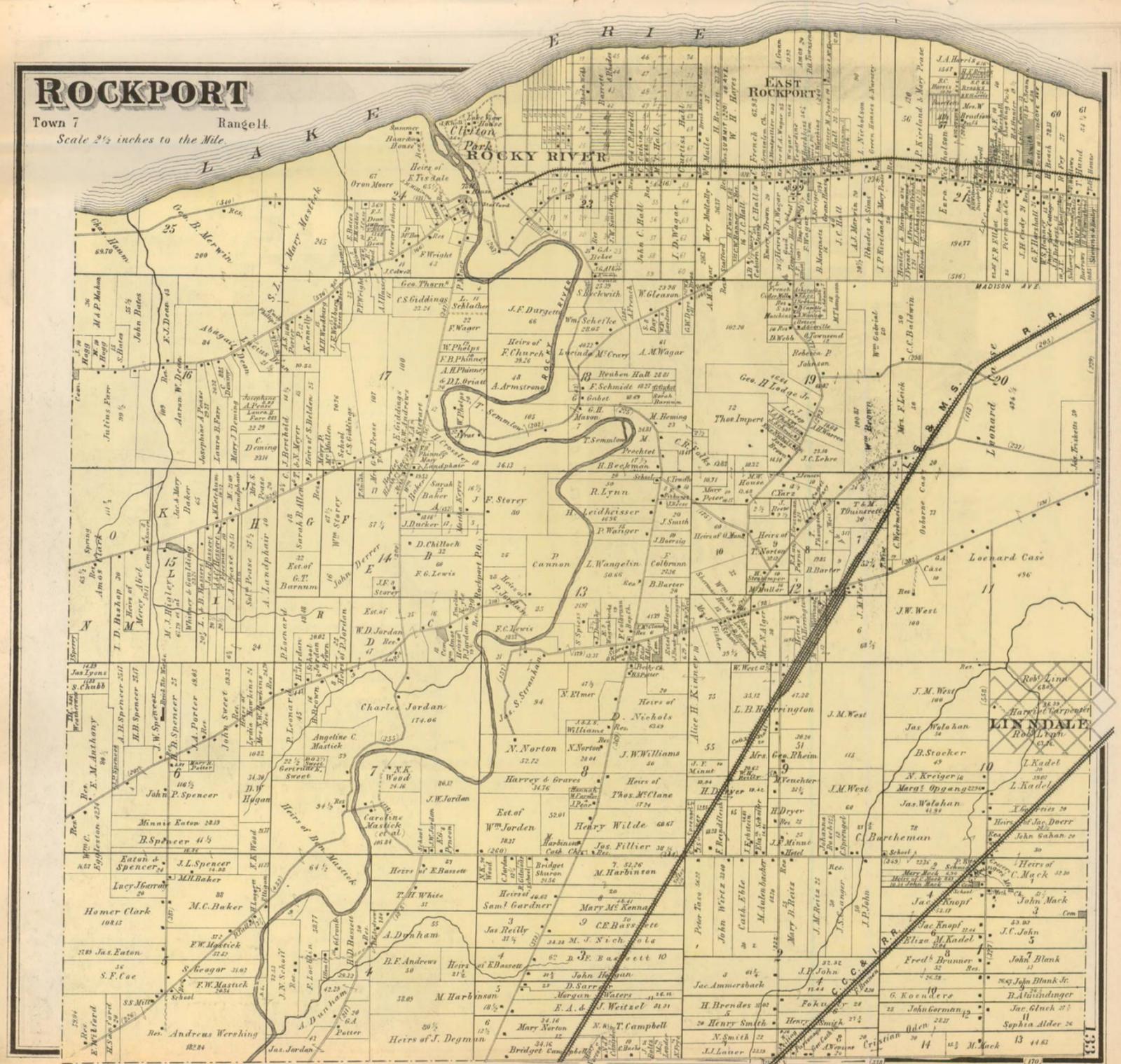
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# Old John Marshall High School Building



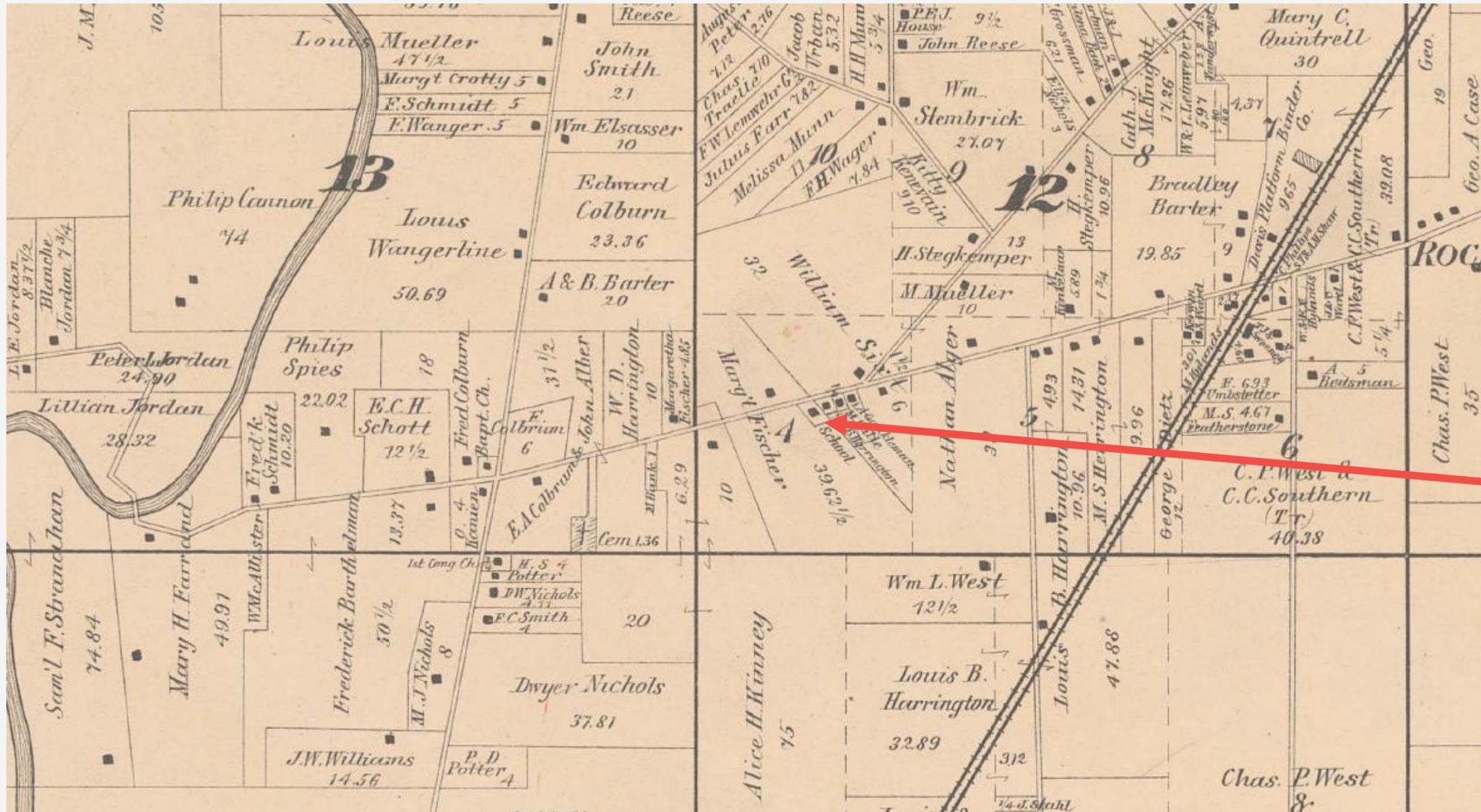
15149 Lorain Avenue



1874 Map

# Rockport Township (est. 1819)

# Rockport Special School District

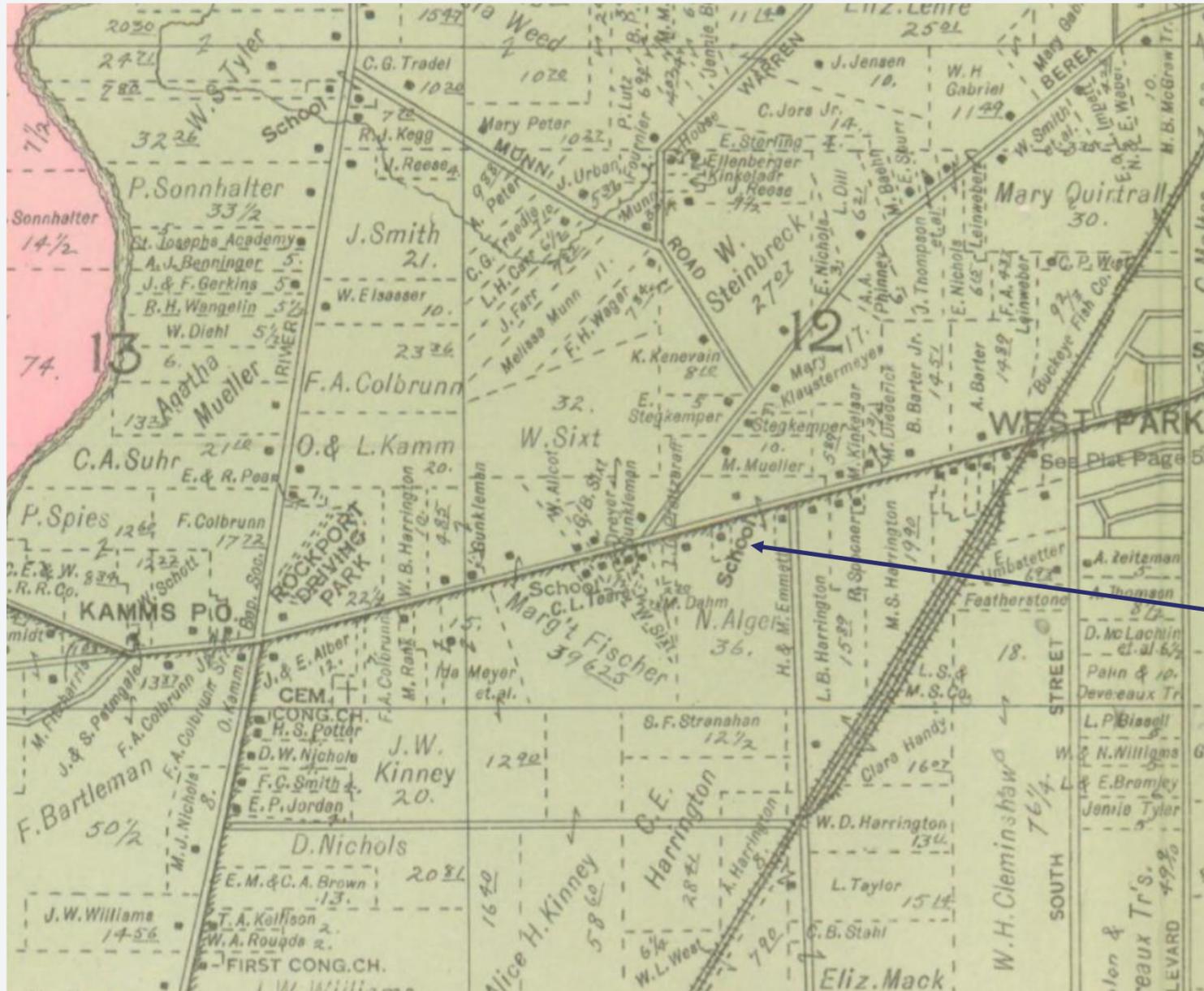


1892 Map

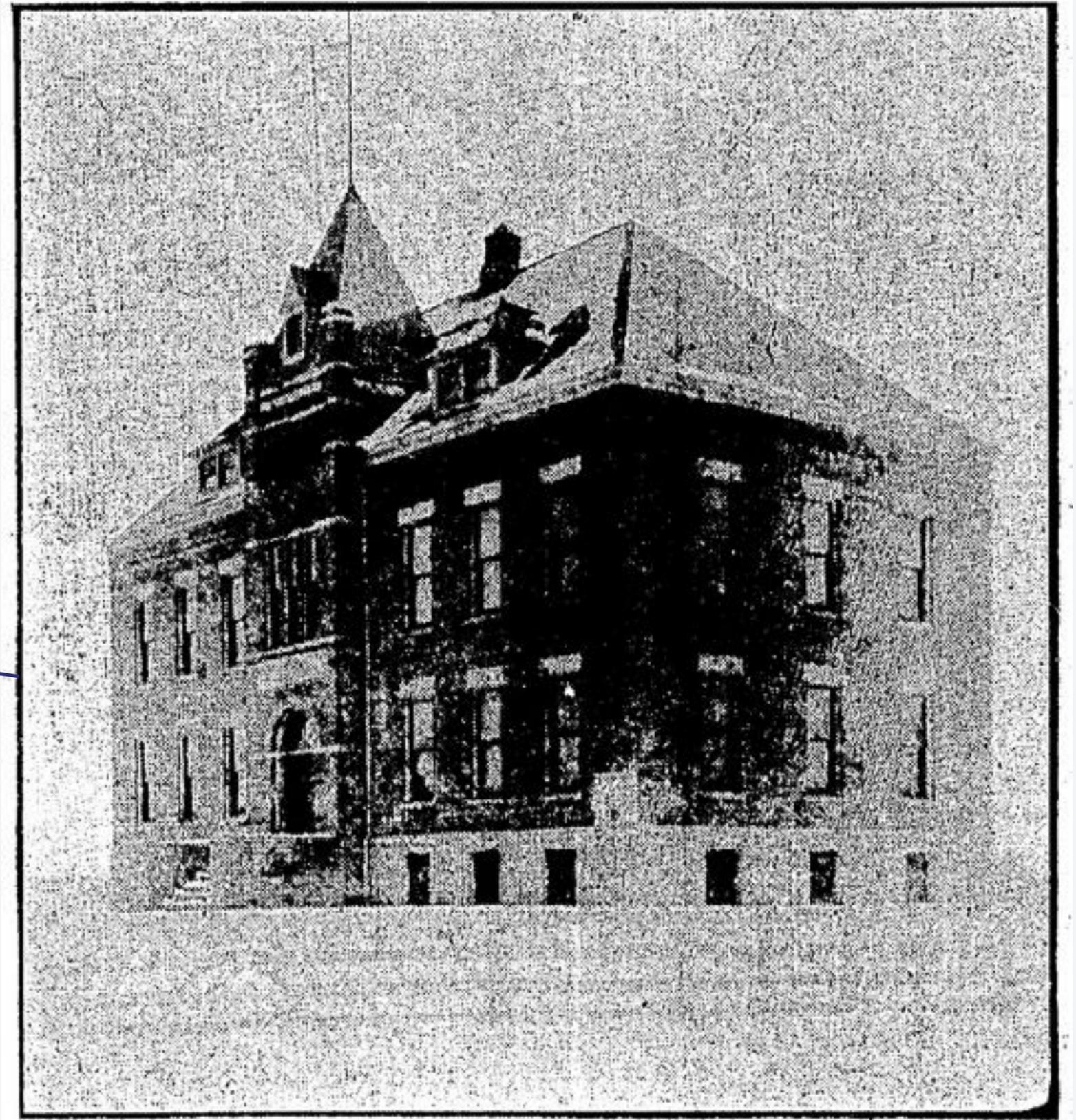


From Rockport to West Park

# Rockport Special School District

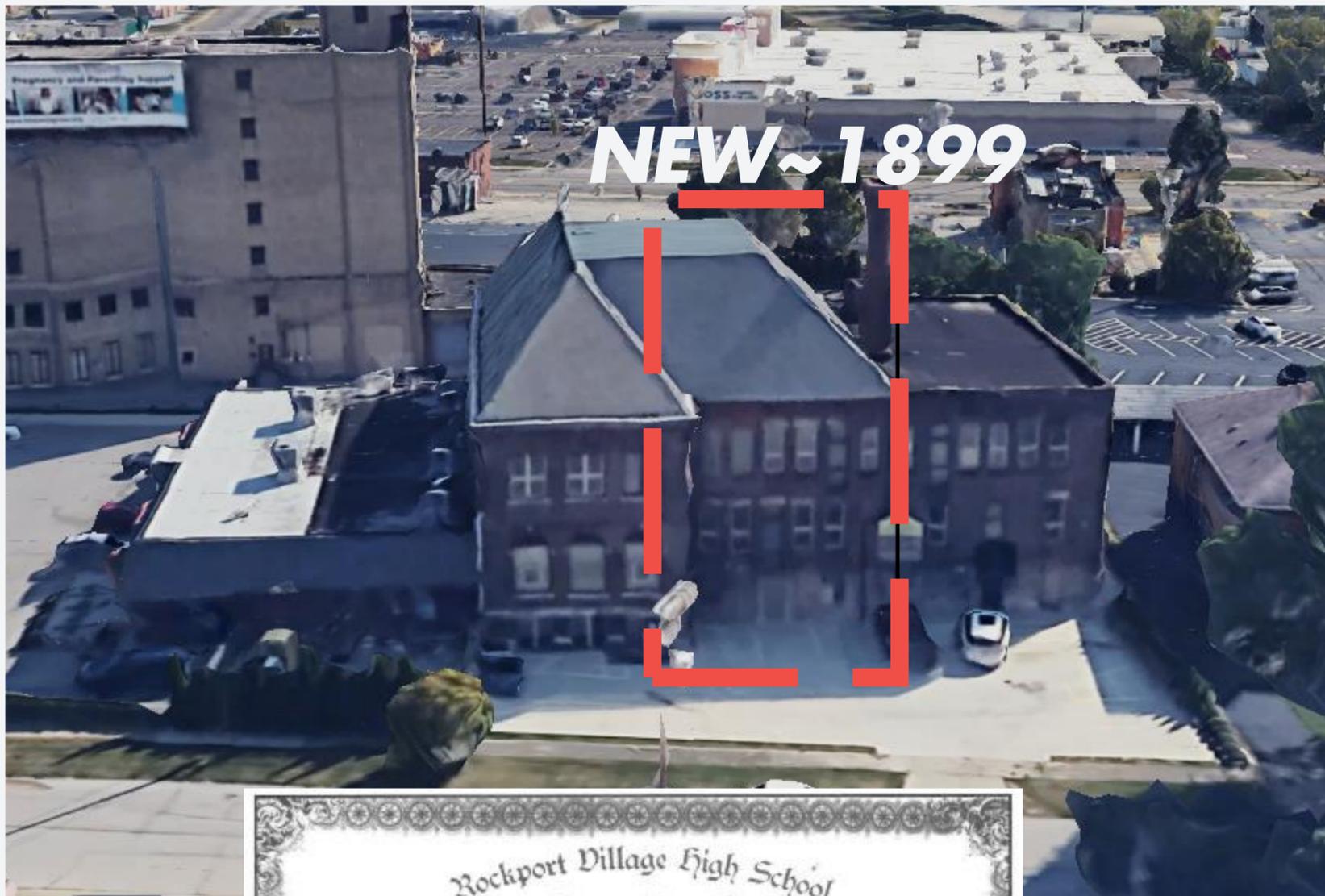


1903 Map



Built in 1899

1901 Plain Dealer



# Central High School (or Rockport Village High School or Lincoln High School)



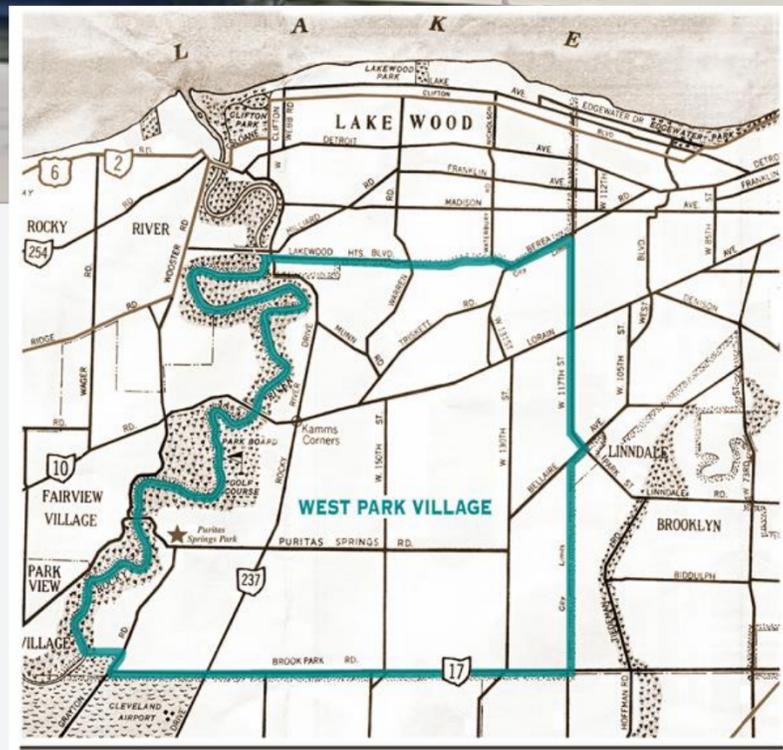
History of John Marshall High School



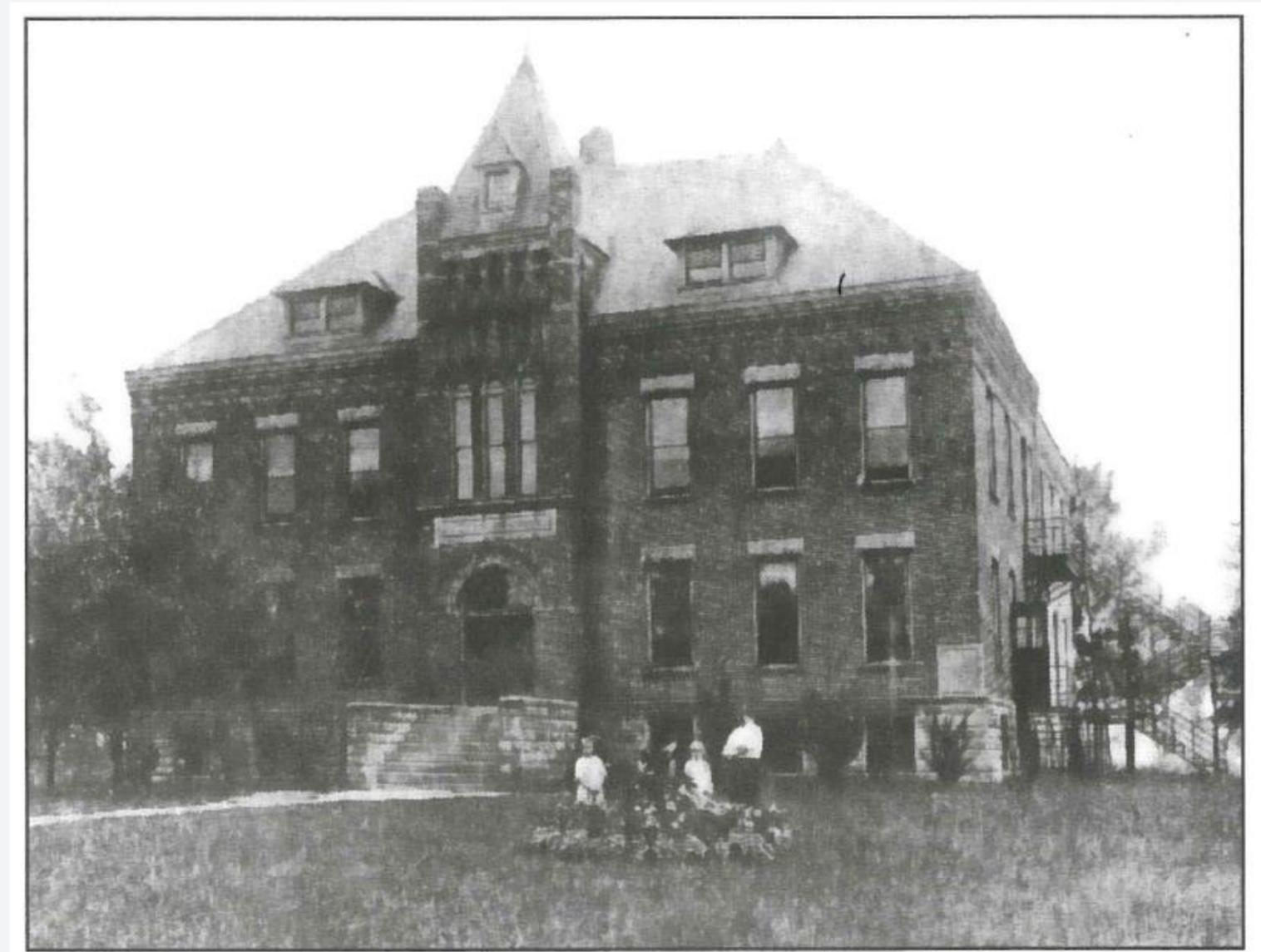
~1909 Postcard



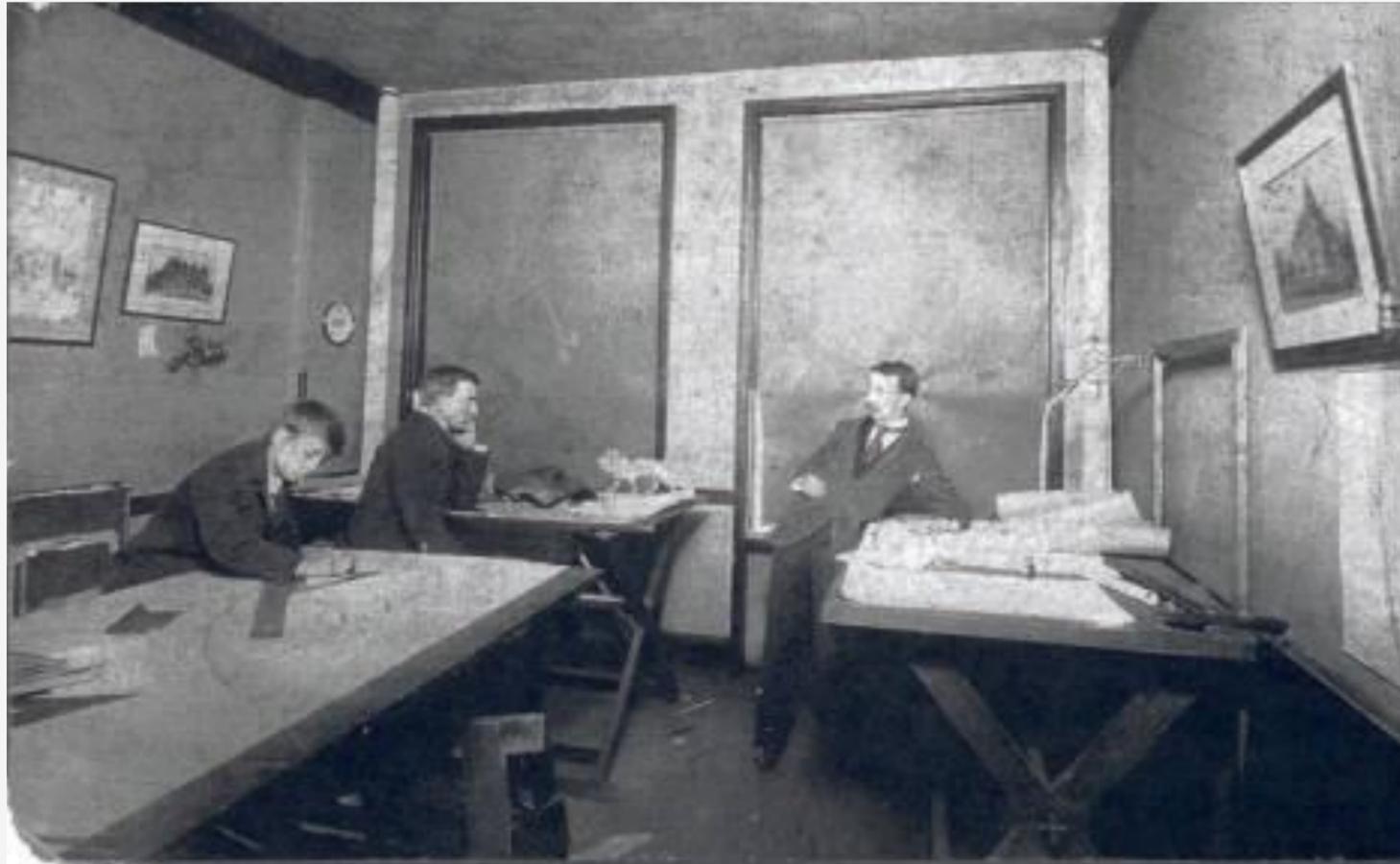
# West Park High School (or West Park Lincoln High School)



West Park Historical Society



From Rockport to West Park



Bohnard and Parsson office - CPL



Fellowship Baptist Church of Christ



West Park Town Hall - CPL

Architects

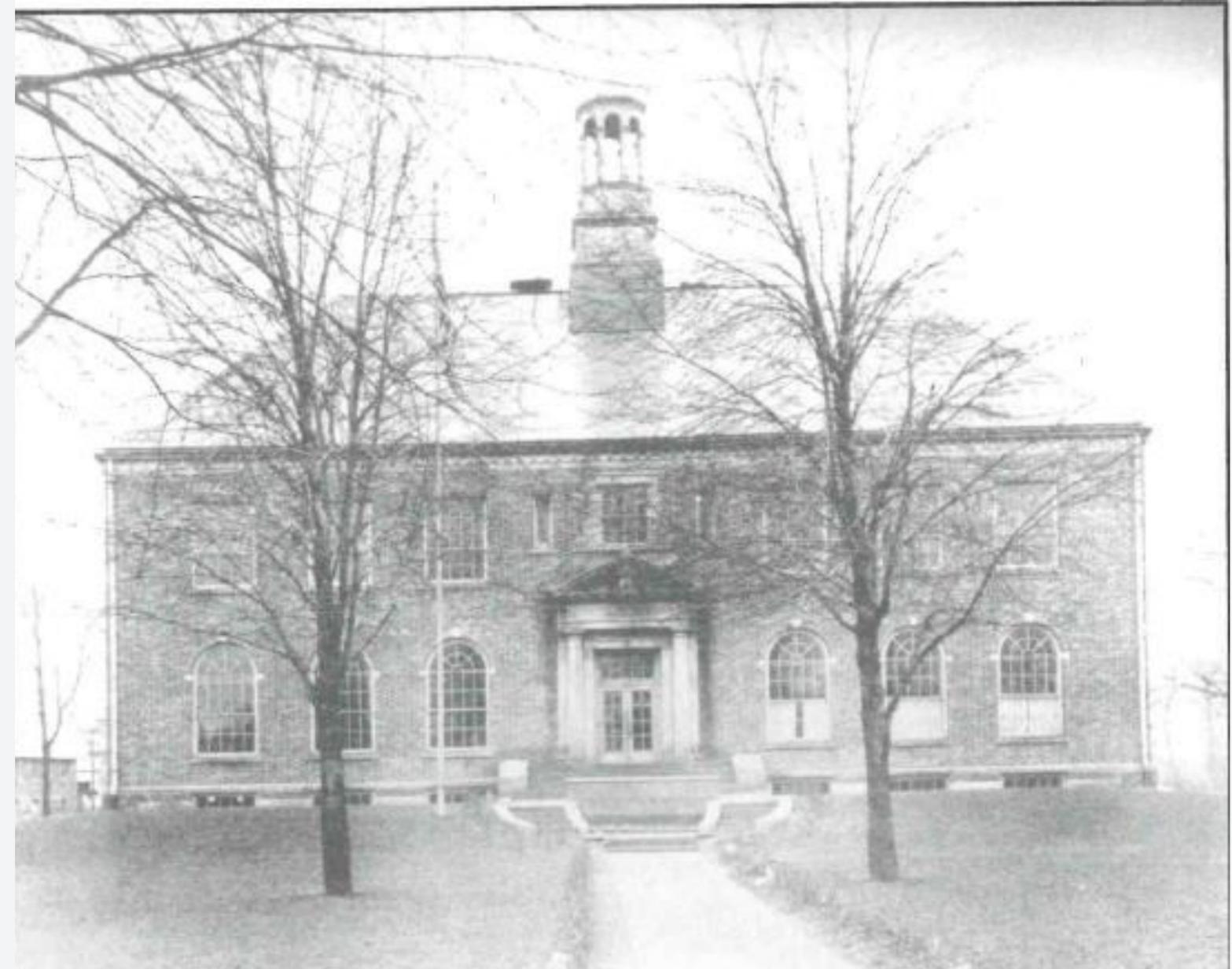
William Bohnard and Raymond Parsson

**NEW~1916**



*History of John Marshall High School*

# West Park High School

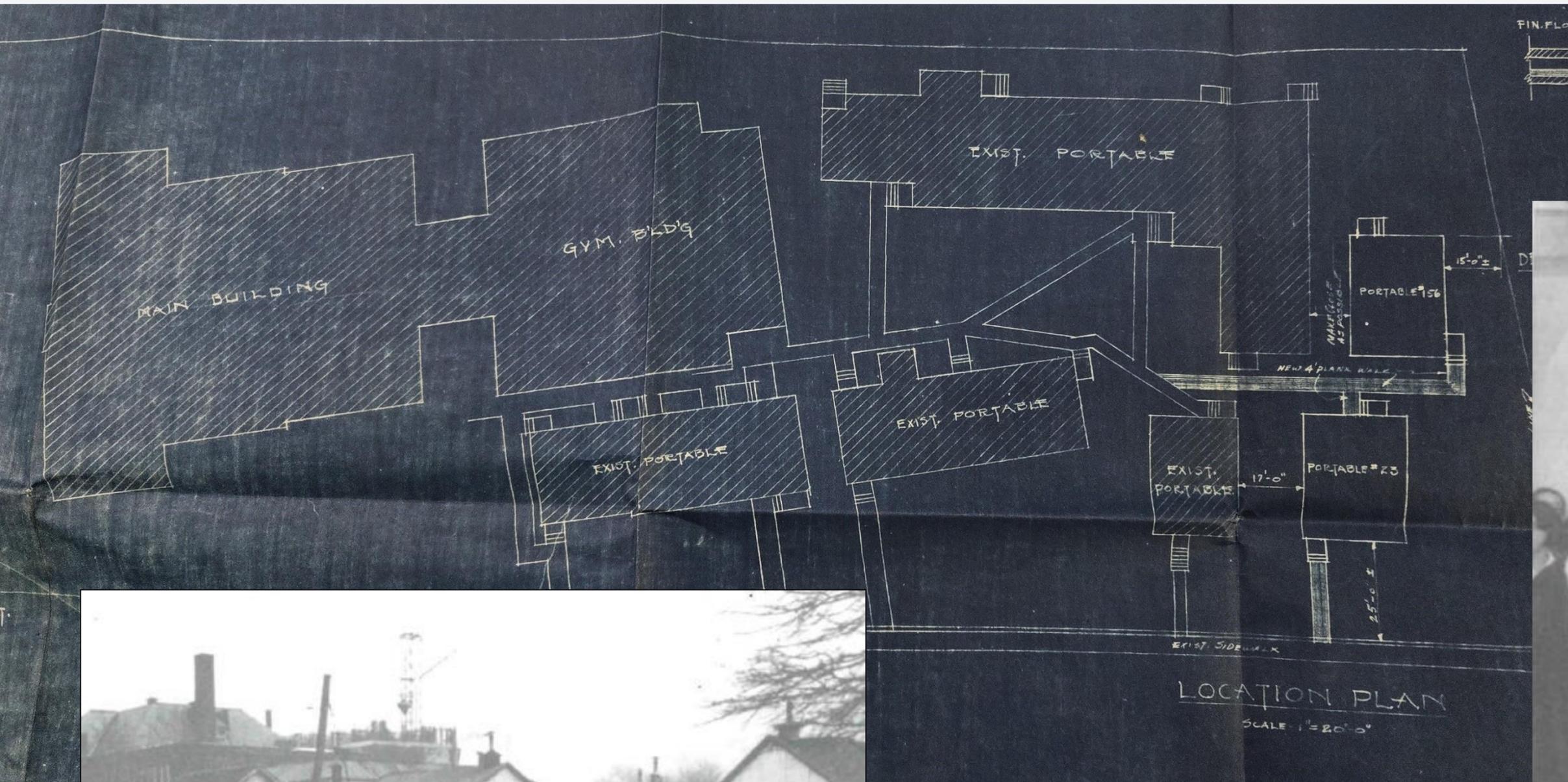


*History of John Marshall High School*

# John Marshall High School



*History of John Marshall High School*



History of John Marshall High School

History of John Marshall High School

"The school already has every spot except its front lawn filled by portables"  
 September 9, 1931 *Plain Dealer*



Under construction

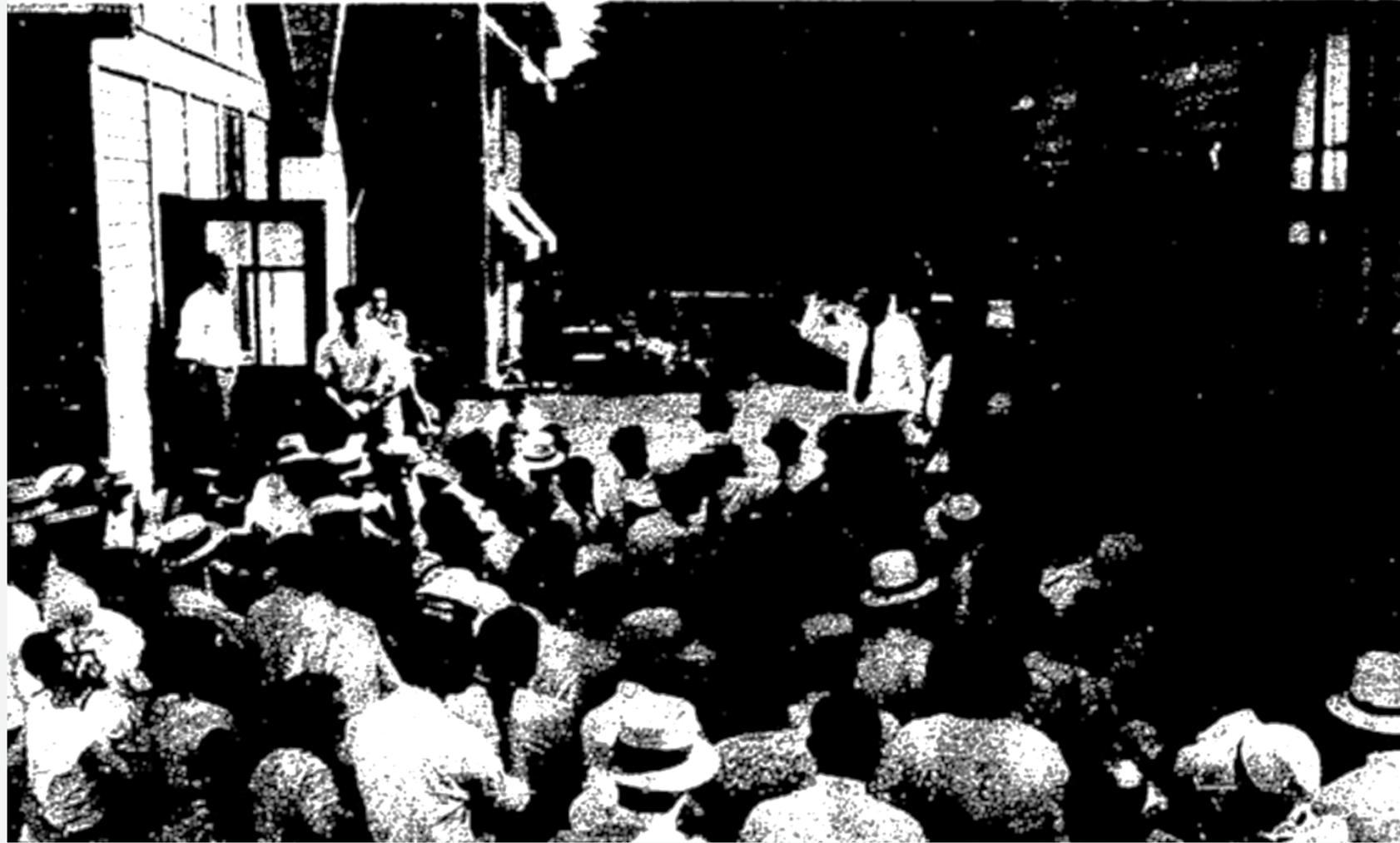


2003



Pre-2013 demolition

# The *new* John Marshall High School



1932 Plain Dealer

## Ideas for the site post-John Marshall

Elementary School  
Junior High School  
War Housing  
Community Space



1932 Plain Dealer

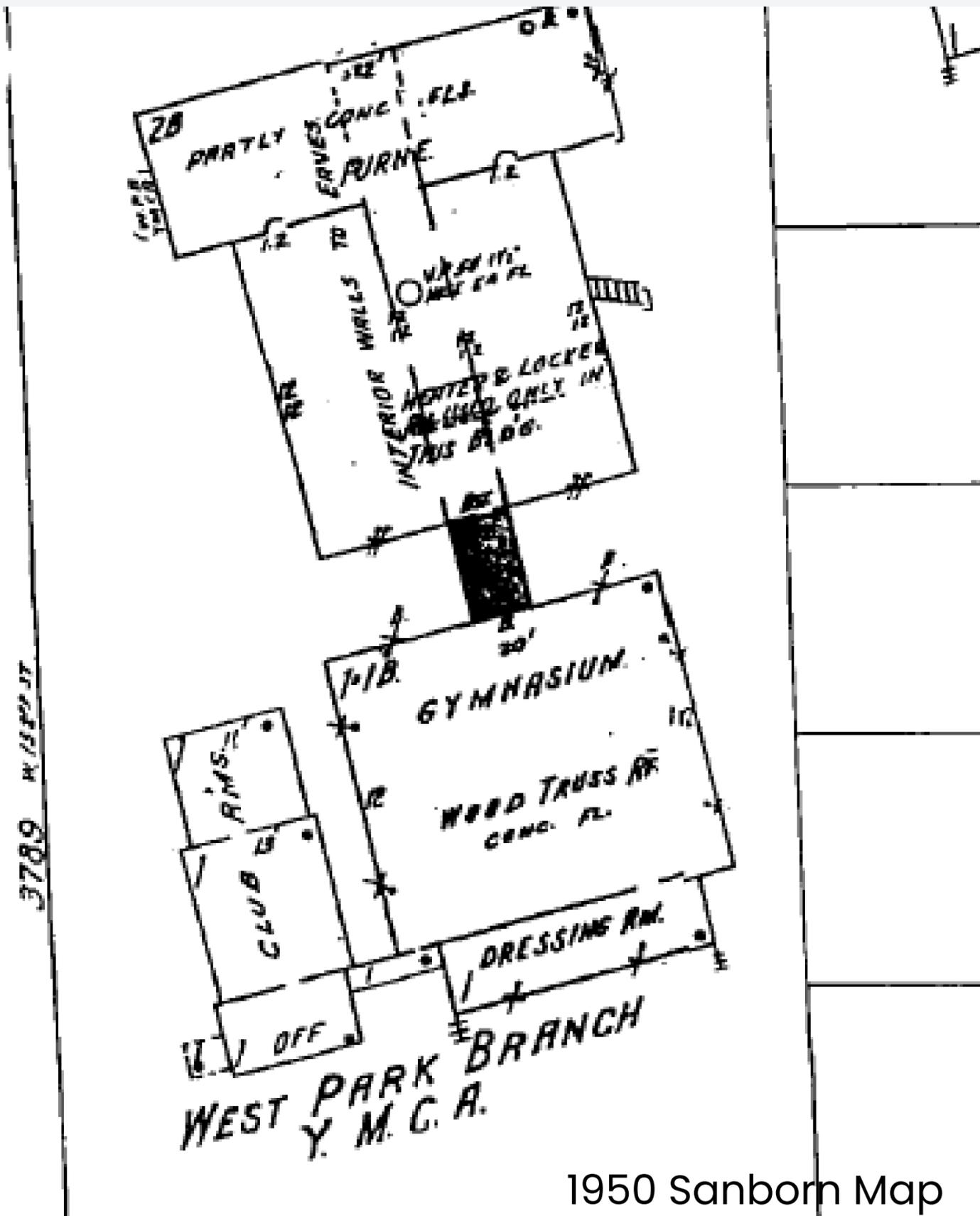
# West Park Y.M.C.A.

APPROVED a plan to permit the Y. M. C. A. to use the old John Marshall Building at Lorain Avenue and W. 152d Street for "Y" activities. The "Y" will keep the building in order, will pay no rent, will return the building to the board whenever the board needs it again for school purposes.

1935 Plain Dealer

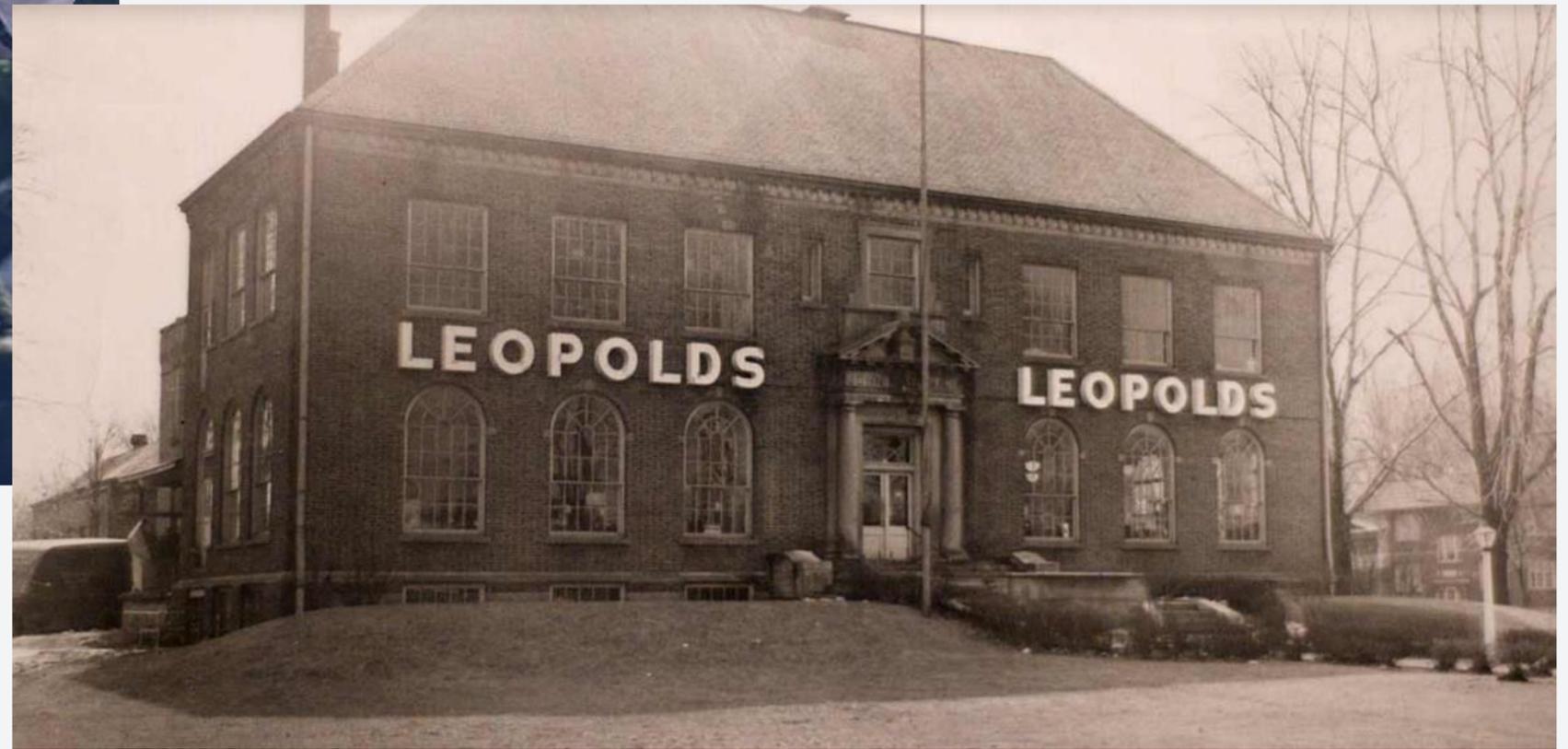


Current West Park Branch YMCA; dedicated 1957



1950 Sanborn Map

# Leopold Brothers Furniture



1950s Leopold's Fine Furnishings

**LEOPOLD'S FURNITURE**  
Art and Honesty in Every Piece.

**N**EVER in the history of Furniture have the people of Cleveland and vicinity had the chance to see, under, one roof, such an array of handsome suits and odd pieces from the Cabinet Maker's Art as we have brought out for this season's trade. Its completeness almost baffles an attempt to describe; the latest productions of the most elaborate makers in this and other countries are here in endless variety and design, in all the choicest woods and finishes. Every article in our large stock is offered at the lowest figure consistent with good work.

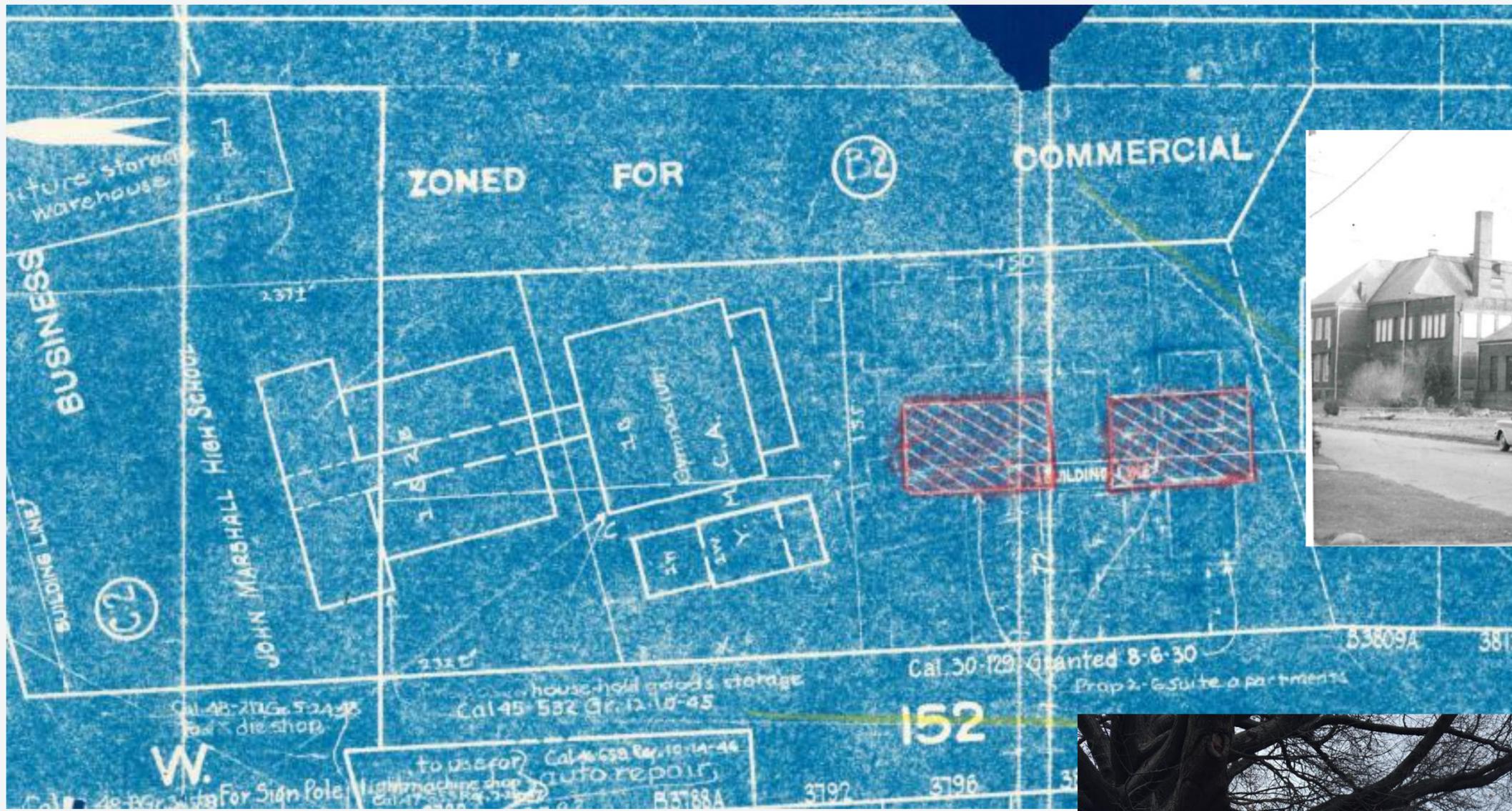
We offer for this week a line of **BRASS BED BARGAINS** never before equaled in Cleveland. Prices from **\$15 TO \$75**

The Largest Furniture Store in Cleveland,  
**LEOPOLD'S**  
Lorain St., Cor. Rhodes.

1905 Plain Dealer



1959 Plain Dealer



1957 BZA Case

Down West 152<sup>nd</sup> St



Current

# Leopold Brothers Furniture

**NEW ~ 1961**



*From Rockport to West Park*

## ***Always in the family*** **120-year-old furniture business spans 5 generations**

**By John F. Huth**

The furniture business in Cleveland has undergone a complete transformation in 120 years. Living proof is the Leopold Bros. Furniture Co. now observing the anniversary of its founding in 1859 and its unique continuous operation by five generations of one family.

The company, at 15149 Lorain Ave. since 1946 and at 8147 Brecksville Rd., Brecksville, has survived through adapting to the times and through dedication of family members, according to Charles Lutz, whose wife is a great-granddaughter of founder Henry A. Leopold.

Lutz manages the Lorain Ave. store and Wilbert A. Leopold, Henry's great-grandson, the

Brecksville store. Both are in their mid-50s.

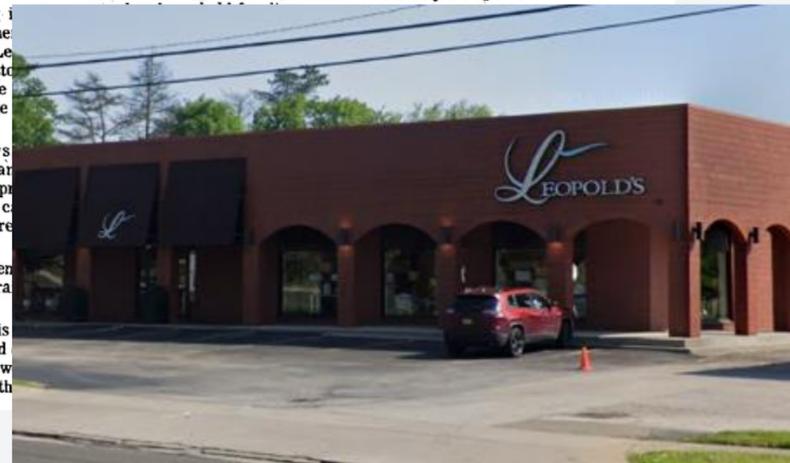
Each has a son working in the Lorain store — the fifth generation — Mark W. Lutz and Todd Leopold, both 27, who attend to customer service, receive shipments, arrange deliveries and work at all the duties a store imposes.

In pre-Civil War days furniture was a death-and-dying business here. The most profitable orders usually were for caskets. Making household furniture was the rest of the time.

That's the way it was when Leopold set up shop on Lorain W. 25th St.

He came here from his native Germany in 1853, a trained cabinet maker, and hired other new immigrants in 1859. They worked in the

ment of the store. As Cleveland and business grew, Leopold's former room in front of that for customer parking."



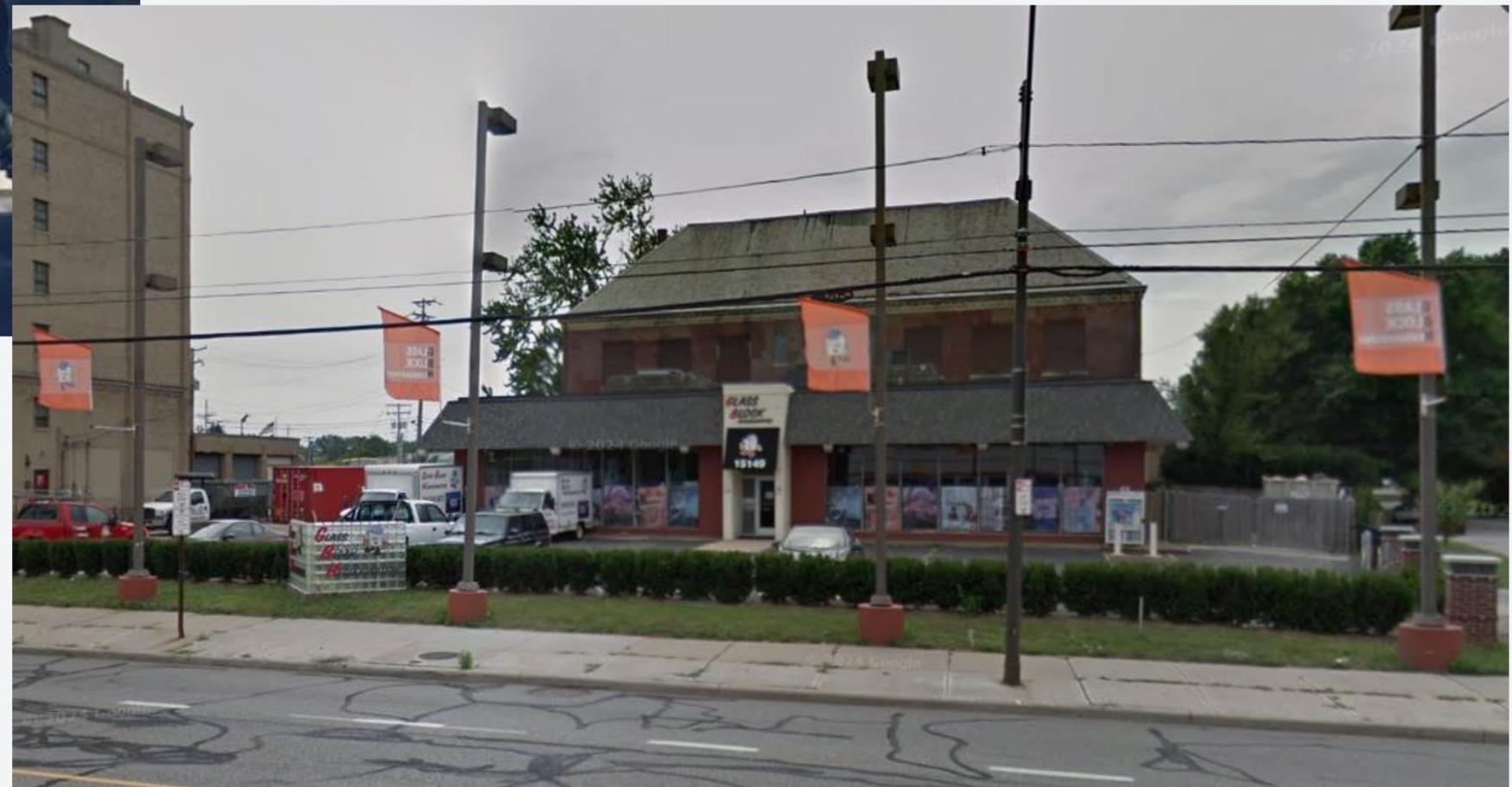
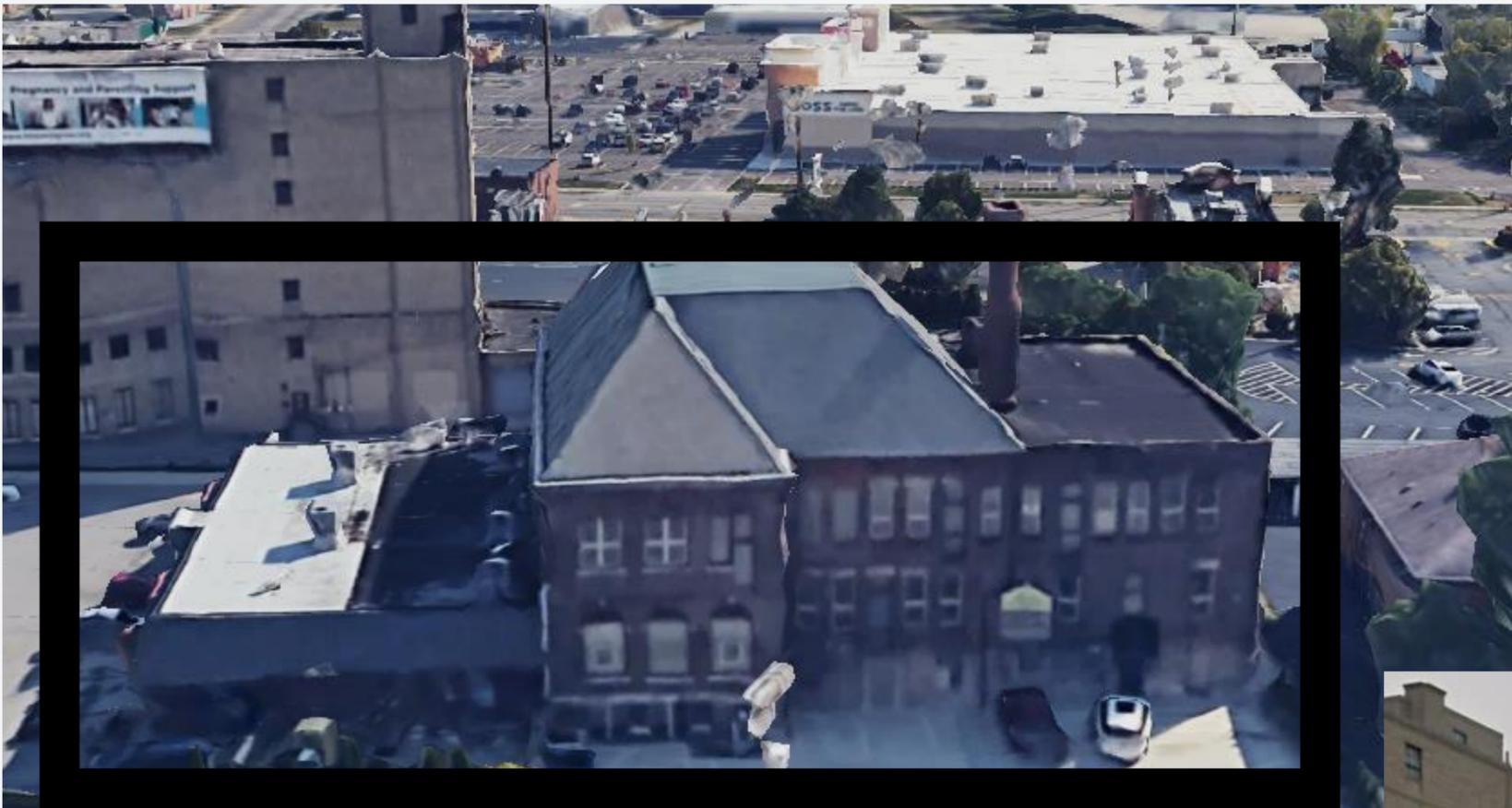
*1979 Plain Dealer*

# Bill Lake Buick / Ganley Dodge West



~2010

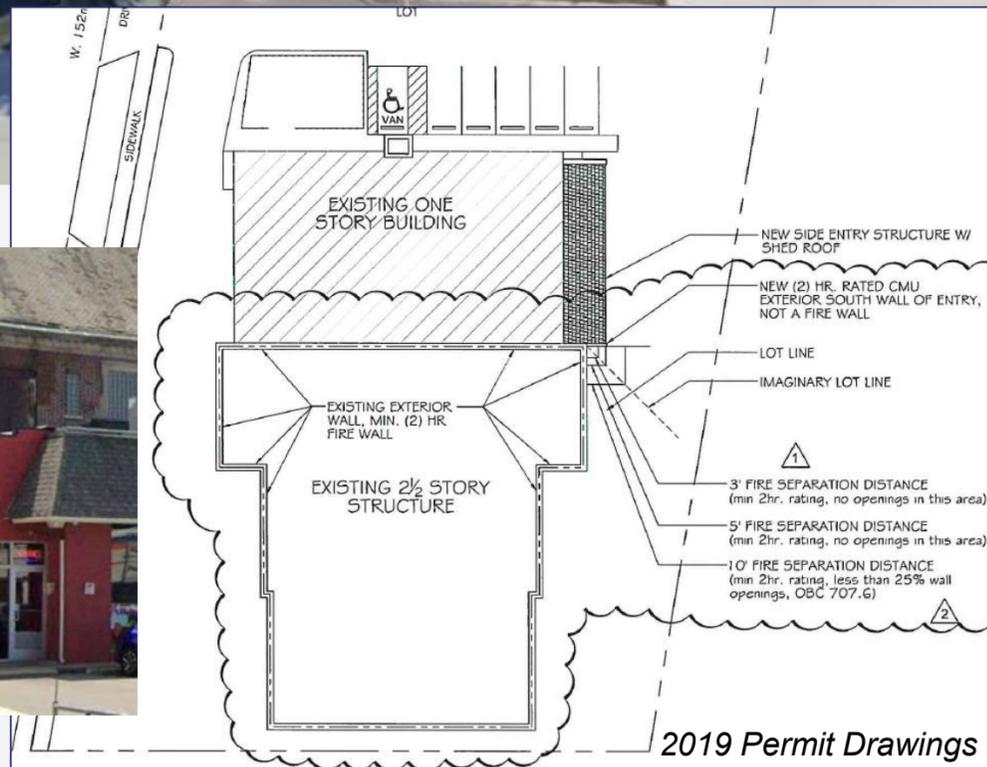
# Glass Block Headquarters



2017

# The Wash House and Café

(Old John Marshall Lofts)



## Cleveland Landmarks Commission Nomination Criteria:

- X The historic property exemplifies the cultural, economic, social or historic heritage of the City.
- X The historic property's location or its singular physical characteristics represent the establishment or are a familiar visual feature of a neighborhood, community or City.

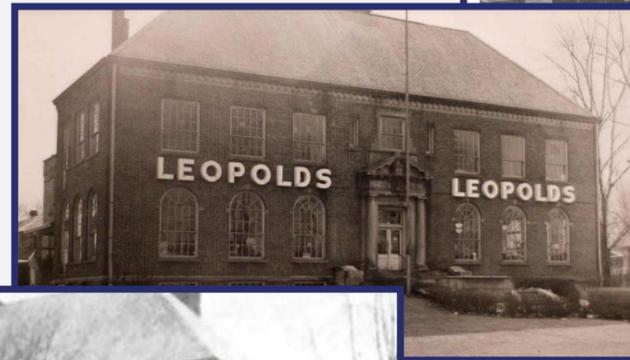
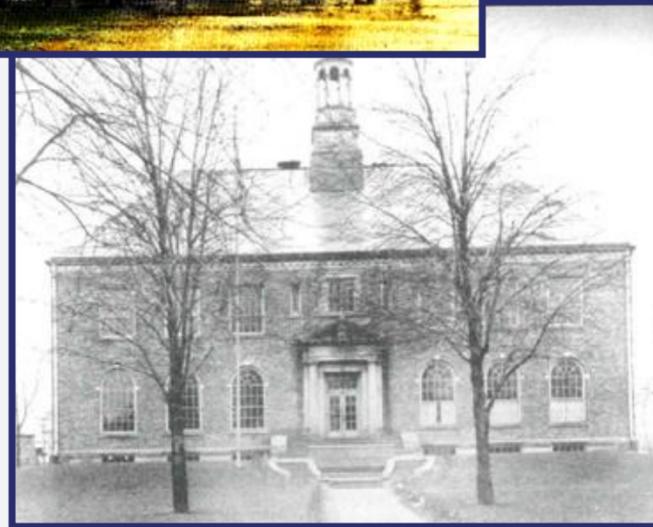
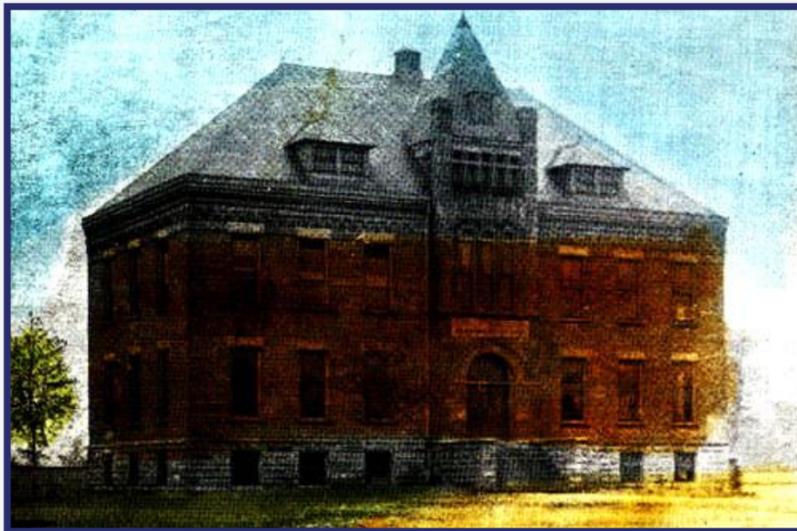


- Additional windows openings added to the west and east elevations on the 1899/1910 sections sometime after 1916
- Covered side porch on east elevation of 1899/1910 building, construction date not known
- New windows began to be installed after 2016

## Significance:

- One of the two last remaining West Park municipal buildings pre-annexation
- Growth and development of Rockport Township to Village/City of West Park to Cleveland's West Park neighborhood

# 1899



# 2025



## Sources

*A History of Cuyahoga County and the City of Cleveland* – William Coates

Cleveland Architects Database

Cleveland Historical

Cleveland Memory Project

Cleveland Municipal School District

Cleveland Public Library

Cuyahoga County Fiscal Office

Cuyahoga County Ohio GenWeb

Encyclopedia of Cleveland History

*From Rockport to West Park* – Ralph A. Pfingsten

*Furniture World Magazine*

HaithiTrust

Leopold's Furniture

Plain Dealer Historic

Sanborn Fire Insurance Maps

*The History of John Marshall High School, Cleveland Ohio* – Ralph A. Pfingsten

*True Tales of West Park* – Gary Swilik

West Park Historical Society

*West Park Then and Now* – Ralph A. Pfingsten and Gary Swilik

**Ord. No. 1316-2025** (introduced by Council Members Starr, Bishop, Hairston, and Griffin – by departmental request) Authorizing the Director of Parks and Recreation to execute a deed of easement granting to Cedar Redevelopment Phase IV LLC certain easement rights in property located on East 26<sup>th</sup> Street between Central Avenue and Community College Avenue and declaring the easements rights no longer needed for public use.

November 7, 2025

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# Cleveland City Planning Commission

**Real Estate Legislation  
November 7, 2025**



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



Ord. No. 1316-2025  
Background  
Easement over City-owned land

**Legislative Purpose**

Authorizing the Director of the Department of Parks & Recreation to grant an **easement** over City-owned land to Cedar Redevelopment Phase IV LLC (“Cedar IV”), or its designee, on PPN 103-27-020, located on East 26th Street between Central Avenue and Community College Avenue.



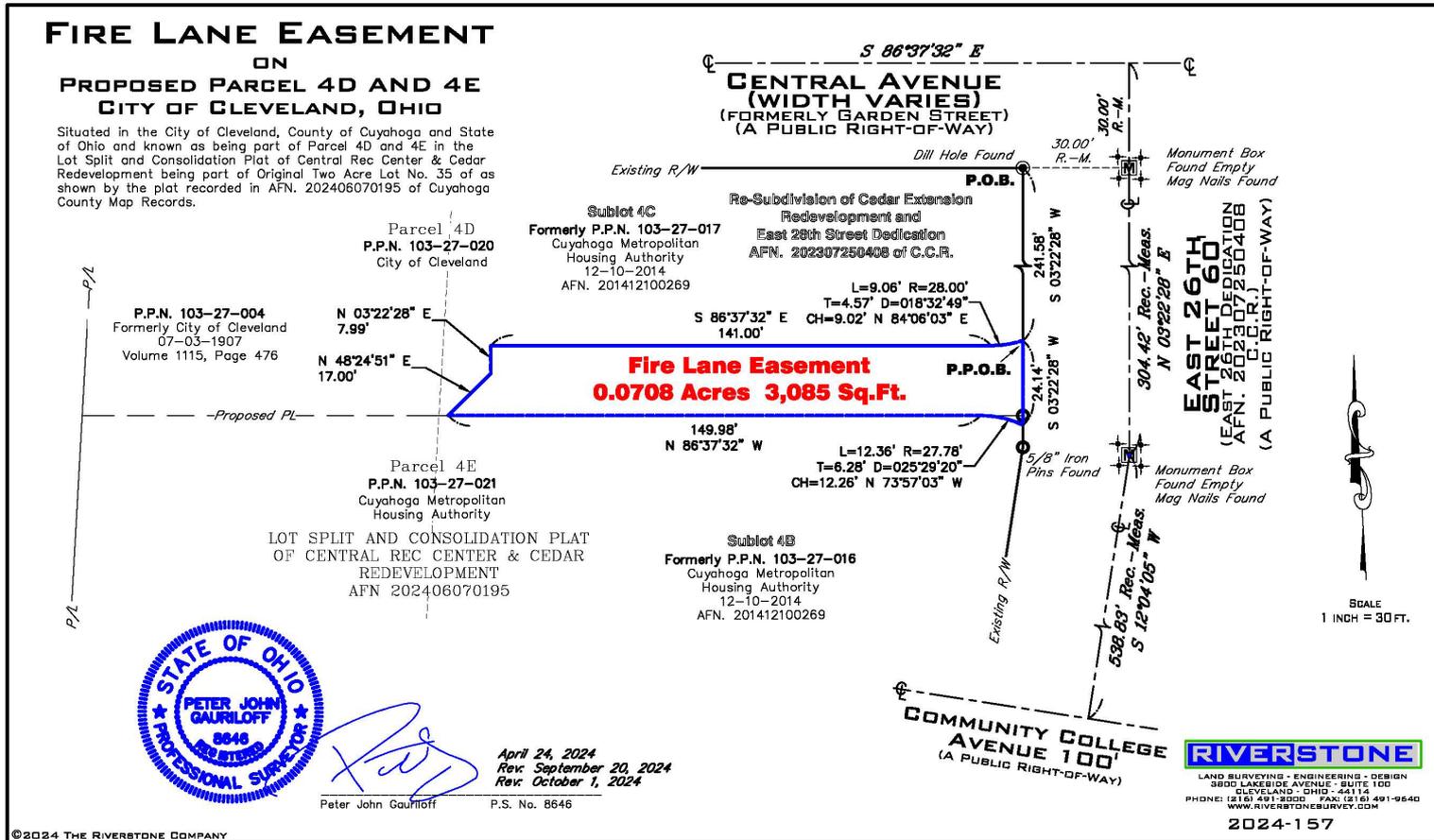
CITY OF CLEVELAND  
Mayor Justin M. Bibb



# Ord. No. 1316-2025

## Easement over City-owned land

### Easement Map



Ord. No. 1316-2025  
Easement over City-owned land  
Images of Site





# Ord. No. 1316-2025

## Easement over City-owned land

- City acquired a portion of PPN 103-27-020 from CMHA for a new City Park.
- Cedar IV requests a Fire Lane Easement to support its 50-unit rental housing project, ensuring safe and accessible resident and emergency vehicle access. The proposed easement will facilitate the successful completion of the housing project, enhance emergency response access, and further the City's broader goal of increasing housing opportunities in the area.



**Ord. No. XXX-2025** – Approving certain modifications and amendments to the St. Vincent Center (Project No. Ohio R-13) Urban Renewal Plan with respect to releasing a permanent parcel from the area boundaries.

November 7, 2025

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Ord. No. 1316-2025

Releasing Parcel No. 103-27-021 from St. Vincent Urban Renewal Plan

## **Legislative Purpose**

Authorizing the Director of the Department of Parks & Recreation to release Permanent Parcel No. 103-27-021 from the area boundaries of the St. Vincent Urban Renewal Plan. This release is to enable the progress of a redevelopment project being developed by the Cuyahoga County Metropolitan Housing Authority (CMHA). The parcel's inclusion in the Plan currently restricts housing development on it.



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Mayor Justin M. Bibb



# Ord. No. 1316-2025

## Background

### Releasing Parcel No. 103-27-021 from St. Vincent Urban Renewal Plan

- The original St. Vincent Center Urban Renewal Plan (Project No. Ohio R-13) was approved by Council under Ordinance No. 777-58, passed April 28, 1958, and has been modified over time.
- The current Permanent Parcel No. 103-27-021 was acquired by the CMHA via Ordinance No. 608-2022 and Board of Control Resolution No. 11-23. Since this parcel falls within the Plan's boundaries, it is currently restricted from housing development.
- The City Planning Commission reviewed the proposed redevelopment concept in 2022.
- This legislation advances strategic goals by enabling the creation of new housing and jobs. It aligns with redevelopment goals by facilitating the elimination of blight and enhancing the economic condition of the City. It specifically supports the CMHA's redevelopment project.



**Ord. No. XXX-2025** – Authorizing the Director of City Planning to enter into a professional services contract to provide enhancements to the Form-based code pilot program.

November 7, 2025

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# City Planning Commission

## Form Based Code Pilot Update

### November 7, 2025



CITY OF CLEVELAND  
Mayor Justin M. Bibb

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CITY PLANNING COMMISSION

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# FBC Permits of new construction or alternations



Permit Turn Around Time  
**35.6**  
days

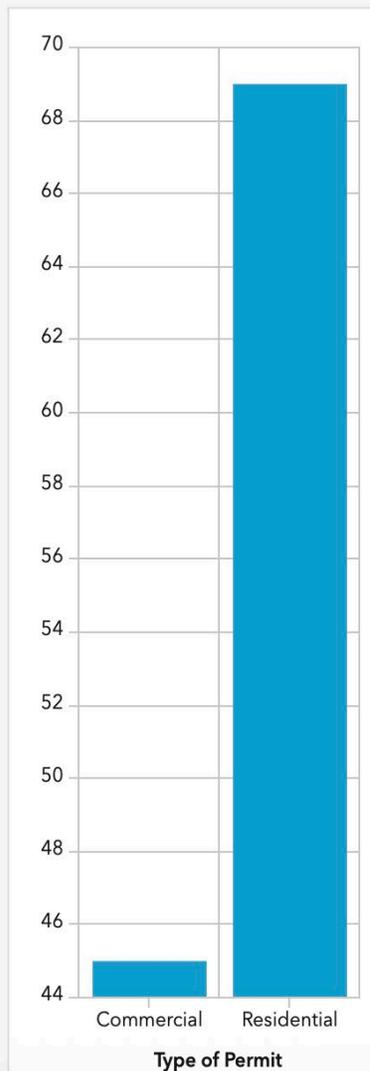
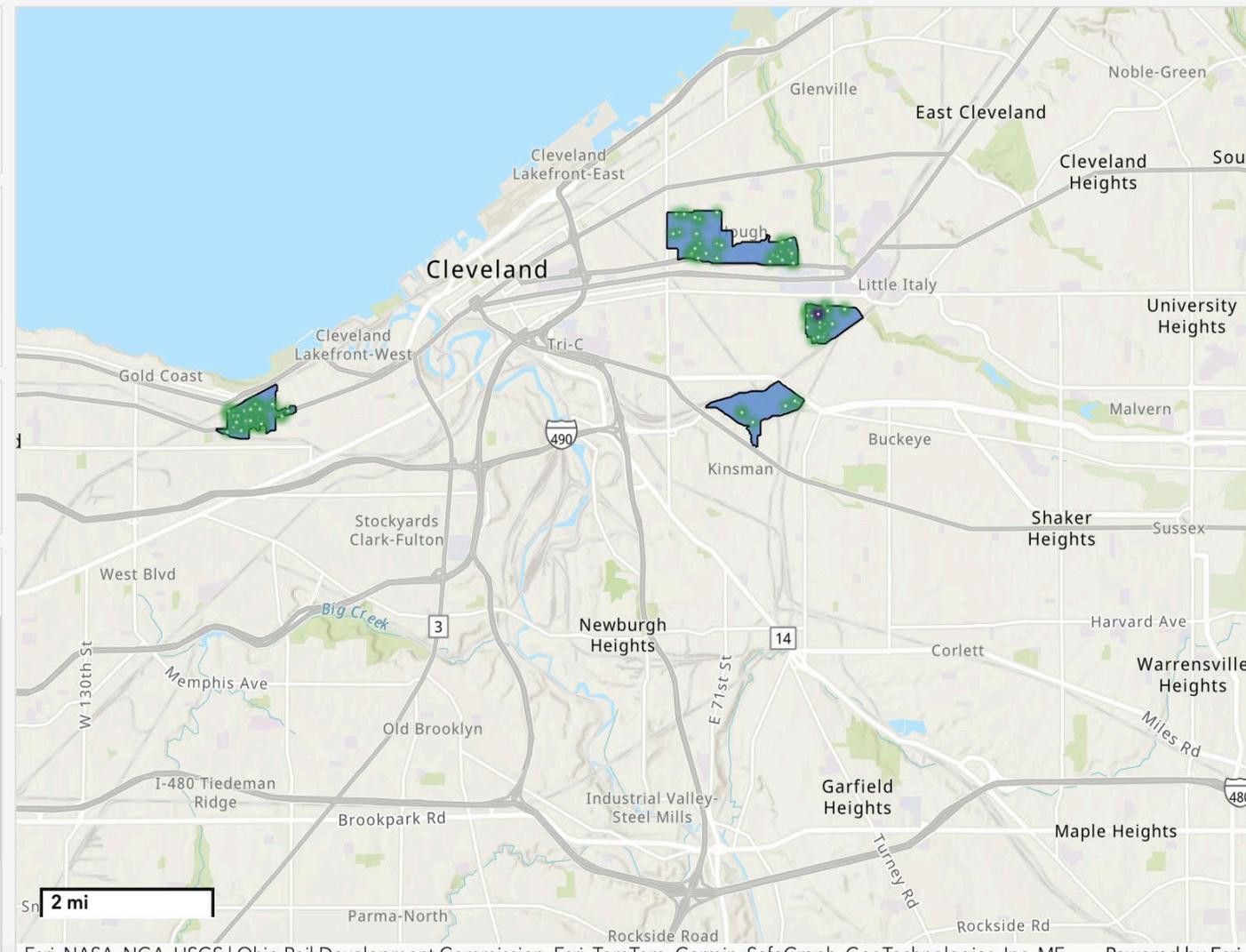
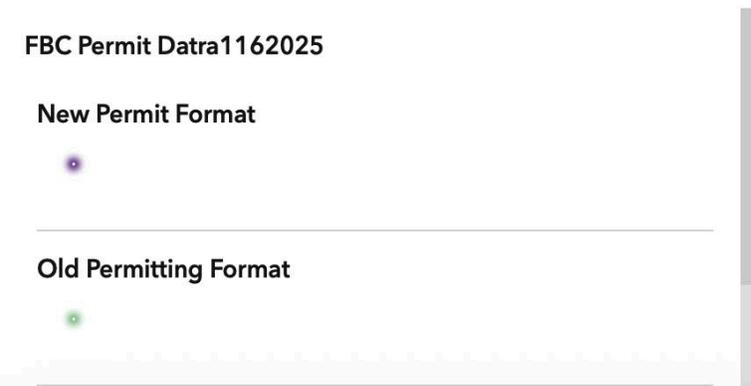
Submitted FBC Permits New Construction /Alterations  
**115**

Total Fees Collected in FBC  
**\$138.7k**

Alteration permit **92**  
New Construction pr **23**

Total job values in FBC  
**\$61.3M**

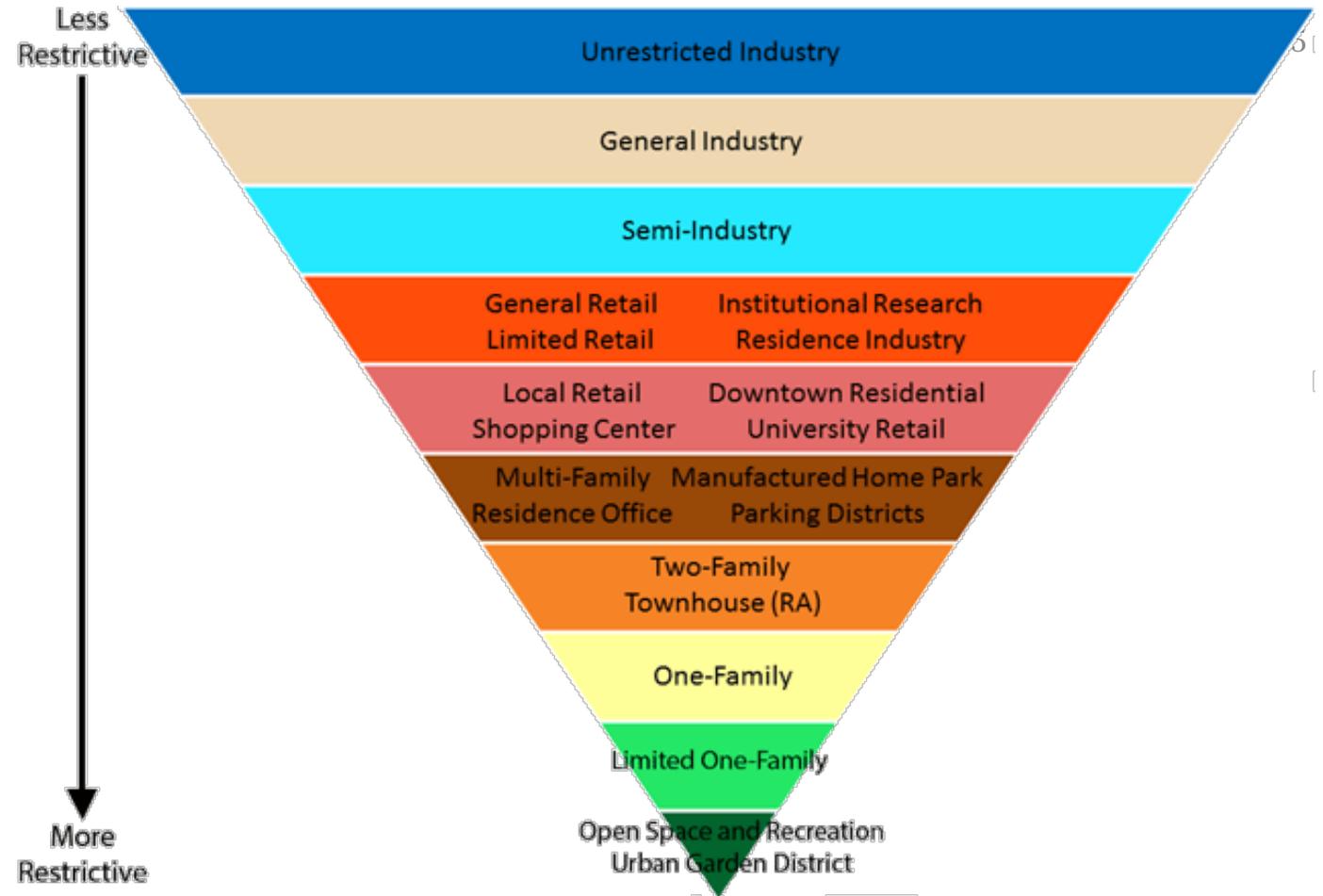
New Constructions/Alterations in FBC area since 07.0...



- **Introduce district types to accommodate uses not well served today, such as automotive, industrial, entertainment, waterfront, and transit-oriented development.**
  - **Build on lessons from pilot districts and refine provisions around administration, streetscape easements, ADUs, and first-floor residential restrictions.**
  - **Address conflicts with Fire Code that have posed barriers to infill and adaptive reuse in built-out contexts.**
  - **Create a framework for predictable, user-friendly standards that support housing variety, flexibility of emerging uses, and a high-quality public realm.**
-

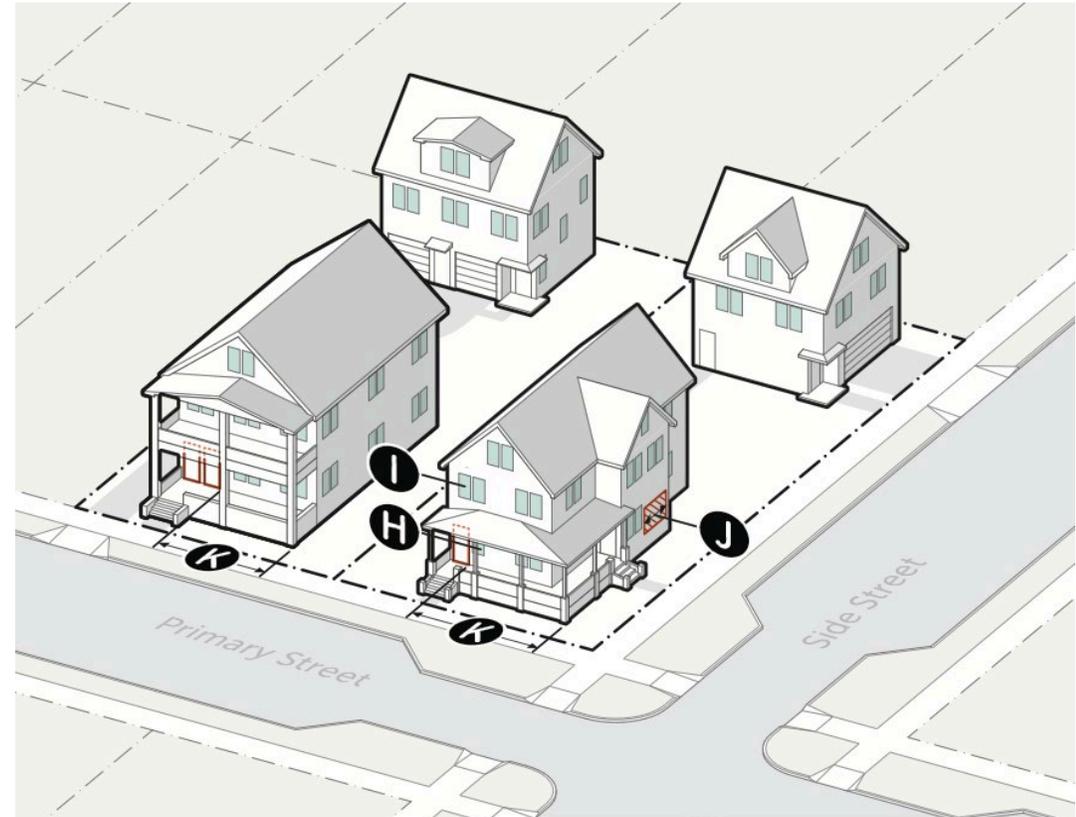
Clarify permitting pathways,  
variance standards, and the  
cumulative vs.  
Noncumulative use table.

Reduce reliance on ad hoc  
relief by embedding  
predictable standards.



# Accessory Dwelling Units (ADUs) & Additional Structures

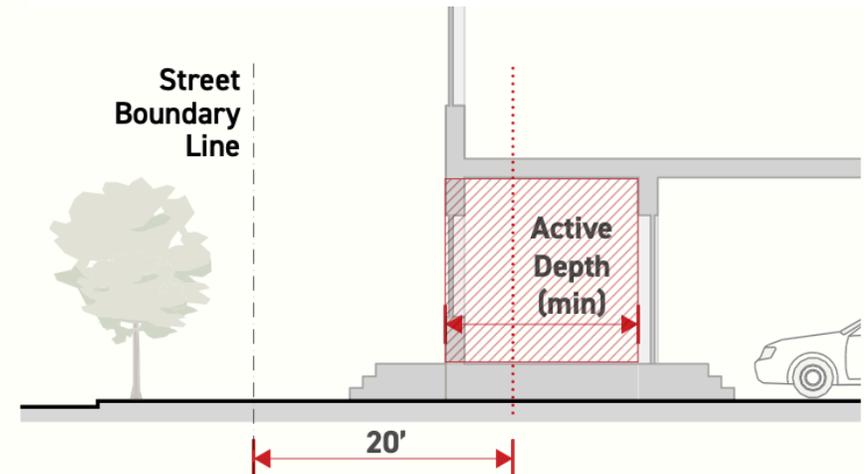
**Clarify how ADUs, additions, garages, and multiple structures on a lot are treated under the FBC. Expand flexibility to support multigenerational housing and smaller infill typologies.**



# Ground Floor Height & Residential Restrictions

Reassess required ground-floor clear heights and active-use thresholds. Evaluate whether prohibitions on residential at the first floor in Urban Node districts and the outright ban on residential in Urban Innovation Campus Districts align with market demand and housing goals.

1. Massing	2.2.11
Height (max)	
A Stories/feet	2.5/32'
B Top plate	25'
Width (max)	
C Primary street	35'
D Side street	70'
E Active depth (min)	9'
Dwelling units per building (max)	3
2. Story Height	2.2.12
F Ground story height (min)	9'
G Ground floor elevation (min/max)	2'/5.5'



# Expanded District Types & Uses

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**Introduce or revise districts to capture uses not yet well addressed, including:**

- **Automotive-oriented uses (repair, service, sales)**
- **True industrial uses (manufacturing, warehousing, distribution)**

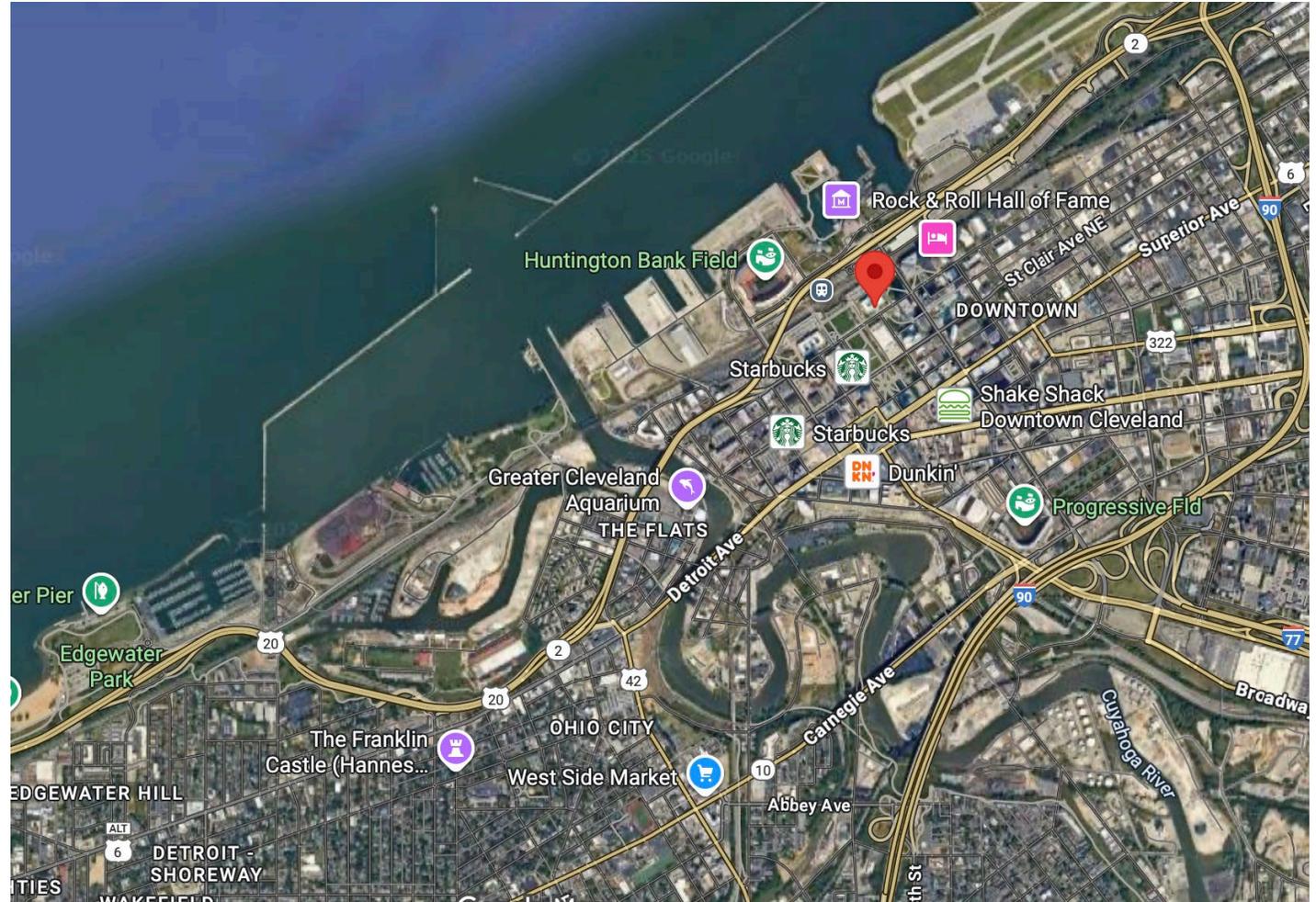


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*A good zoning code provides a place for everything, and everything in its place*

# Transit-Oriented Development districts

- Waterfront and Riverfront districts aligned with Vision for the Valley and Lakefront planning
- Emerging uses such as makerspaces, artisan production, and hybrid work-live options.



# Streetscape Easement & Frontage Standards

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**Evaluate how the streetscape easement requirement functions on built corridors. Propose differentiated standards by corridor type (e.g., Detroit/W. 25th v. Broadway vs. Lorain) and ensure feasibility on constrained sites.**



# Conflicts with Fire Code & Infill Development

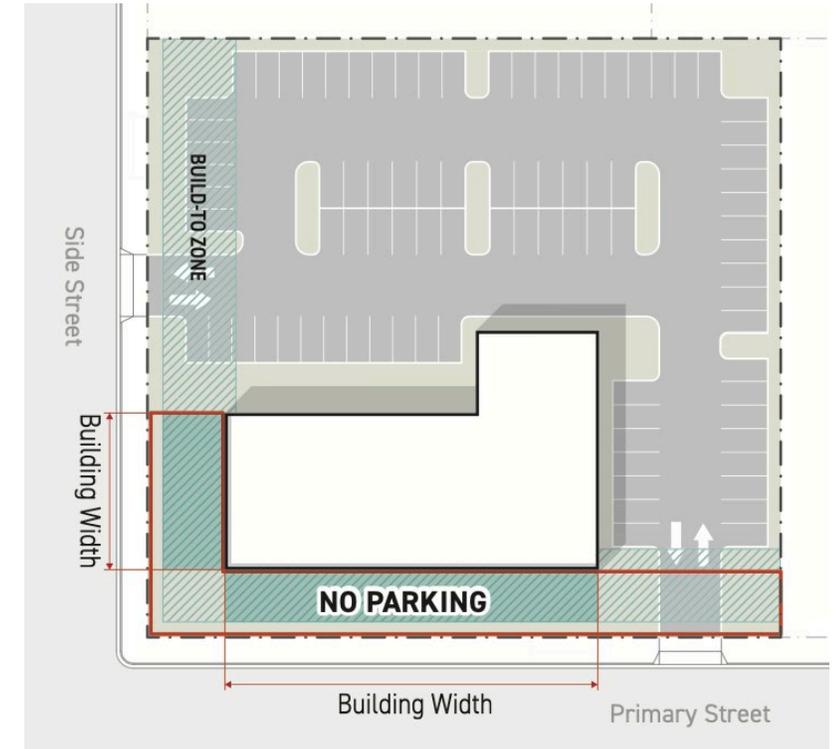
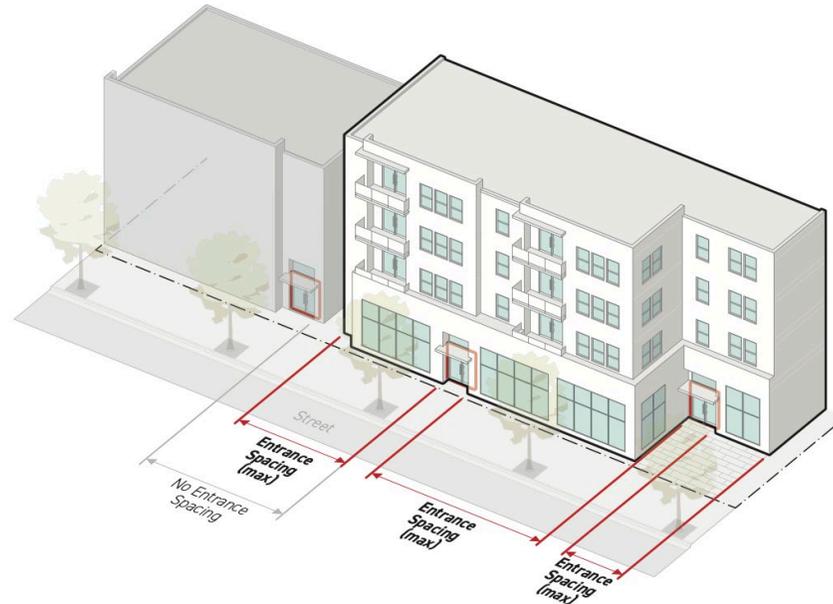
In practice, stringent Fire Code application has created barriers to infill and adaptive reuse projects. Consultants will recommend creative, code-acceptable strategies that balance life-safety requirements with urban form goals, including alternative compliance paths and design mitigations appropriate for Cleveland's built-out urban context.

11/03/25



# Design & Technical Standards

Review door spacing, transparency, amenity space, parking location/screening, EV charging and garage placement. Recommend adjustments to balance functionality with design quality





FBC Permits of new construction or alterations



Permit Turn Around Time  
**35.6**  
days

Submitted FBC Permits New Construction/Alterations  
**115**

Total Fees Collected in FBC  
**\$138.7k**

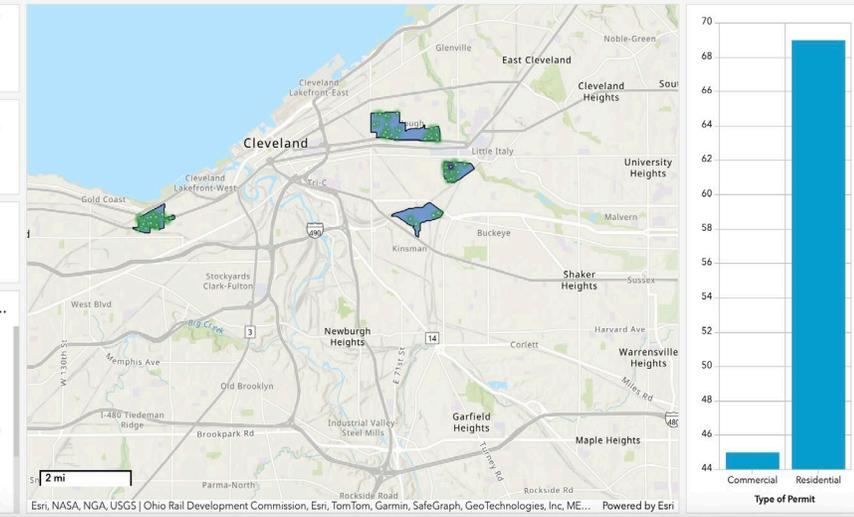
Alterations per month  
**92**

New Construction per month  
**23**

Total job values in FBC  
**\$61.3M**

New Constructions/Alterations in FBC area since 07.0...

FBC Permit Data 1162025



Hough Senior - Axonometric View



# Cleveland City Planning Commission

## Administrative Approvals

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

November 7, 2025

**Ord. No. 1295–2025** (introduced by Council Members Bishop and Griffin – by departmental request) Authorizing the Director of Capital Projects to enter into an amendment to the memorandum of understanding with the Greater Cleveland Regional Transit Authority to provide additional services for improvements and extend the contract.

November 7, 2025

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**Ord. No. 1354-2025** (introduced by Council Members Welch, Hairston, and Griffin – by departmental request) To amend Section 1 of Ordinance No. 711-12, passed June 4, 2012, relating to designating the East Ohio Gas Company Building and Garage as a Cleveland Landmark.

November 7, 2025

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**Ord. No. 1357-2025** (introduced by Council Members Conwell, Hairston, and Griffin – by departmental request) To amend Section 1 of Ordinance No. 1861-84, passed December 10, 1984, relating to designating the St. Aloysius Church as a Cleveland Landmark.

November 7, 2025

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**Ord. No. 1369–2025** (introduced by Council Members Starr, Hairston, and Griffin – by departmental request) Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with Pennrose Holding LLC, and/or its designee, to assist with the financing of the Warner and Swasey I, LLC and Warner and Swasey II, LLC Projects to be located at 5701 Carnegie Avenue; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

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November 7, 2025

# Cleveland City Planning Commission

## Special Presentations (for information only)

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

November 7, 2025

# Special Presentations (for information only)

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## **Smart Curb Management** – Matthew Moss, Senior Strategist

November 7, 2025

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CITY OF CLEVELAND  
Mayor Justin M. Bibb

# Smart Curb Management

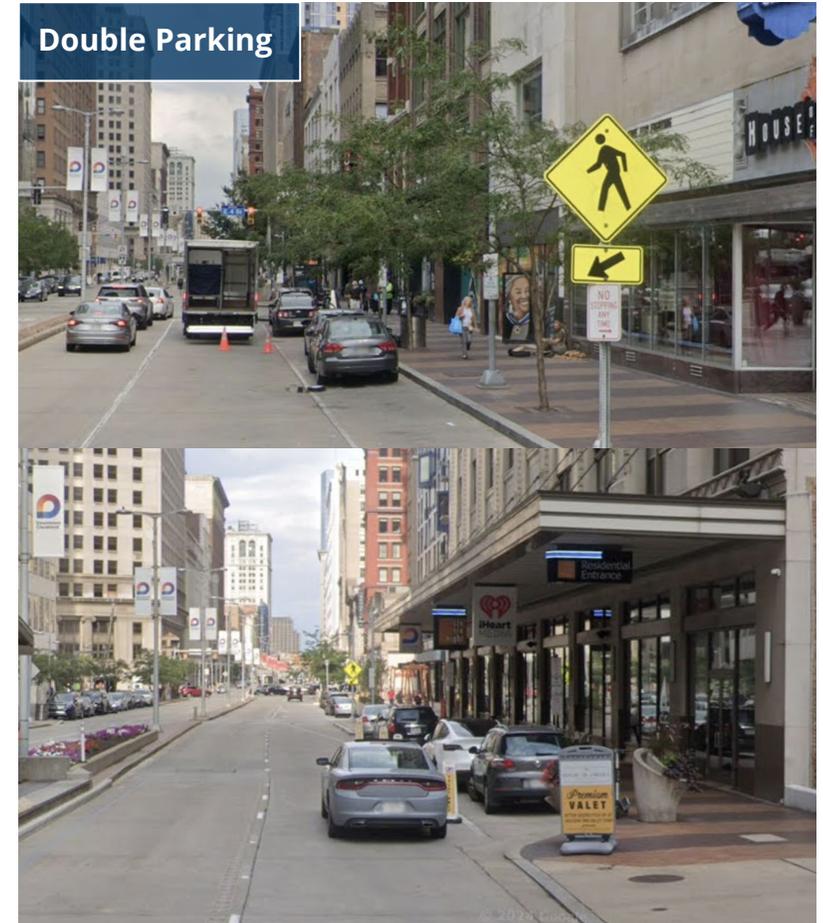
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11/7/2025



# Transportation and Parking Challenges

- **Double Parking and Obstructed Travel Lanes** causing regular disruptions that delay transit, emergency vehicles, and other drivers.
- **Limited Commercial Access to the Curb** requiring delivery vehicles to illegally park and no existing tool to adequately enforce additional signed loading zones.
- **Low Compliance and Manual Enforcement** means curb space is often congested and unavailable with limited remedies. Enforcement struggles to keep pace with violations, and a lack of real-time data impairs policy evaluation and responsiveness.





VALET

PULL  
VALET

RUSSELL  
LEADER







BUS ONLY  
↓



Gateway  
E. 6 St



**FedEx**  
Ground  
fedex.com  
1.800.GoFedEx

HOUSE  
& B

THE BEA

## Objectives

- **Reduce Double Parking and Travel Lane Obstructions:** Use automated license plate recognition (ALPR) and curb activity analytics to identify and deter violations.
- **Improve Traffic Flow and Safety:** Alleviate bottlenecks and improve bus service time by reducing double parking and blocked travel lanes.
- **Enhance On Street Parking Use Insight:** Measure dwell time, turnover, and vehicle type to inform zoning changes and better allocate loading space.
- **Support Policy Updates:** Use empirical data to evaluate policy changes to on-street parking such timed parking and smart loading zones



# Cleveland Project Overview

## Phase 1 (Q4 2025 – Q1 2026)

### Automated Enforcement:

- Blocked travel lanes
- No stopping areas

### Data Collection:

- On-street parking utilization
- Loading areas
- Turnover
- Dwell time
- Vehicle types

## Phase 2 (Q1 – Q2 2026)

### Smart Loading Areas:

- Smart Loading Zone
- Short-Term Parking (Pick Up/Drop Off)
- Valet Zone Enforcement



## Summary of Legislative Changes

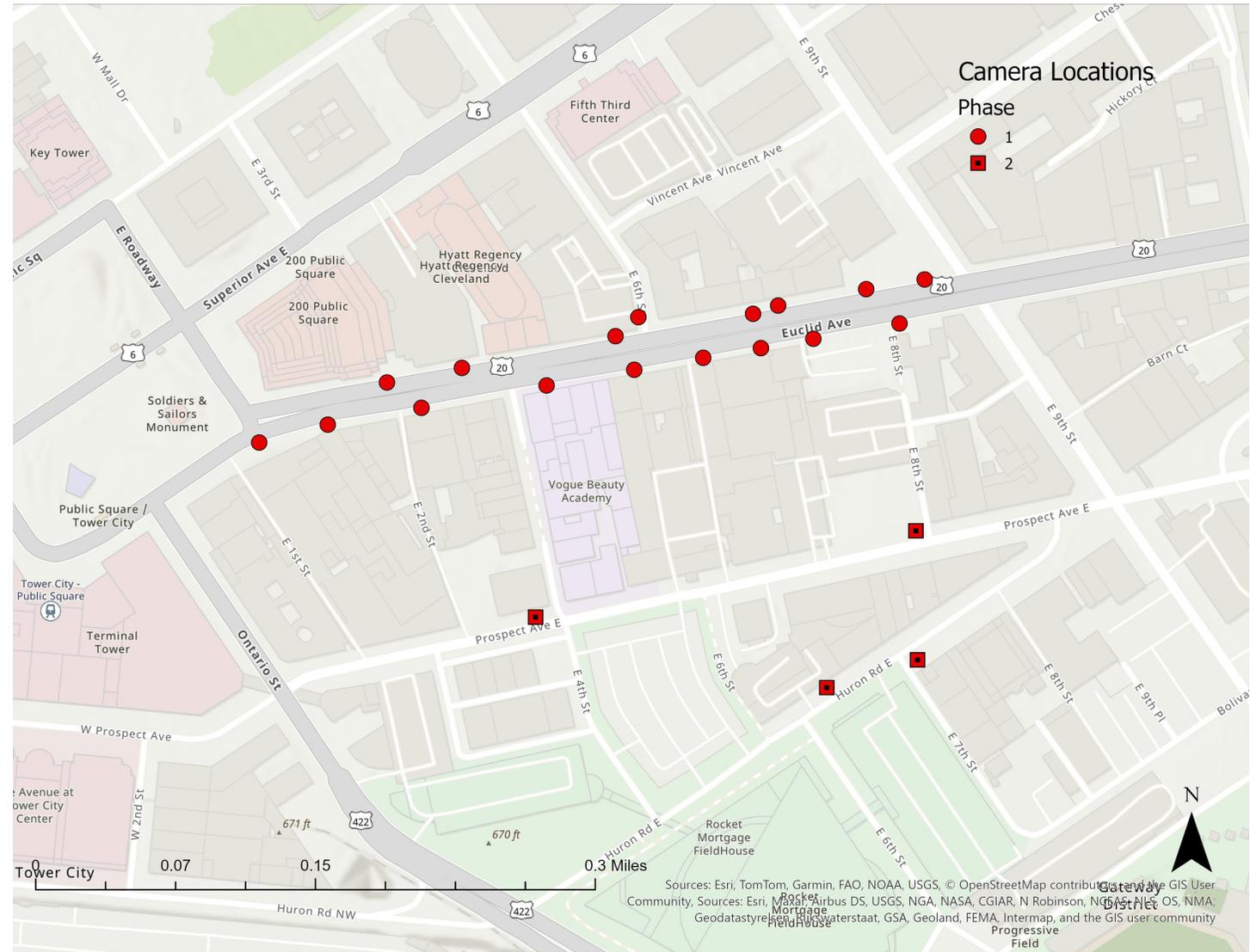
- **Permit automated enforcement of parking regulations.**
- **Allow tickets for illegal parking and stopping to be served by mail.**
- **Increase base fine amount from \$25 to \$60.**
  - Last increase was 2006 (inflation adjusted: \$40)
  - Increase to be on par with off-street parking costs
- **Create Smart Loading Zones.**



# Map of Downtown Locations

## Objectives for Downtown:

- Study parking utilization
- Identify priority loading areas
- Guarantee pick up and drop off access
- Enforce city ordinances and better regulate the parking environment
- Enforce bus lanes
- Ensure valet zone compliance



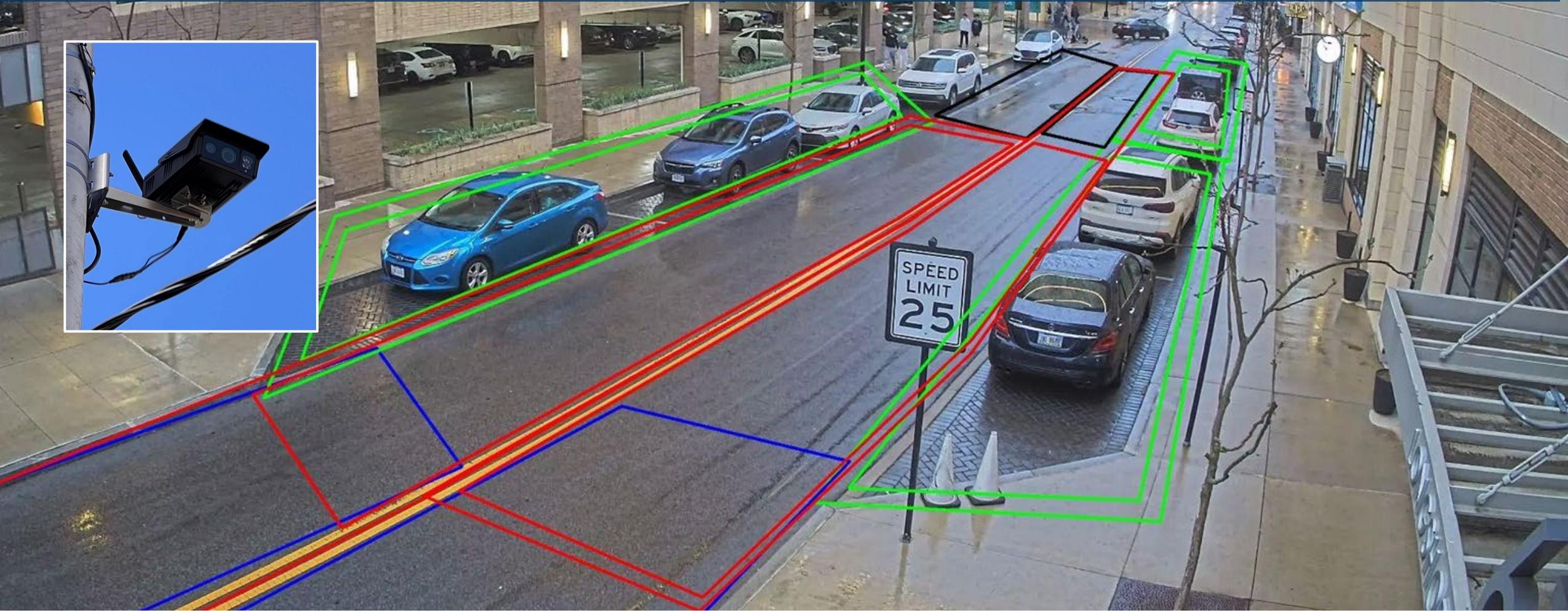
# Map of Ohio City Locations

## Objectives for Ohio City:

- Study parking utilization
- Identify priority loading areas
- Guarantee pick up and drop off access
- Enforce city ordinances and better regulate the parking environment
- Ensure valet zone compliance



*The Automotus Mission:  
To make urban mobility safe, sustainable, and efficient for everyone*



# Automotus Curbside Insights

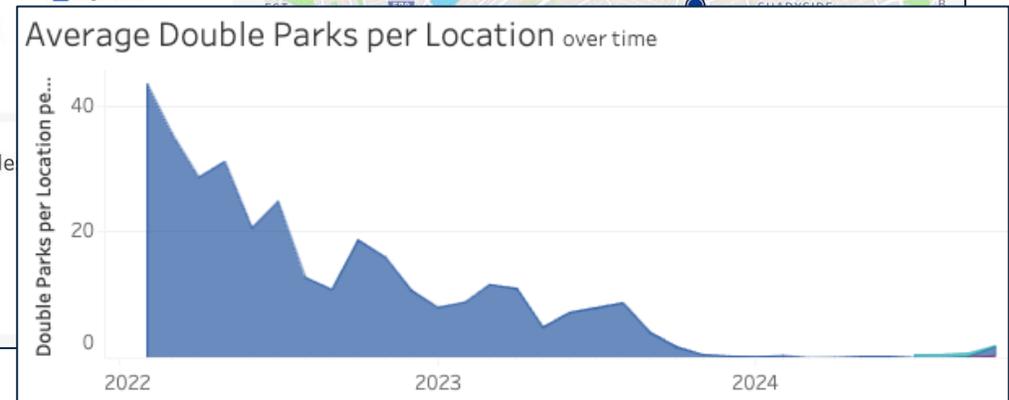
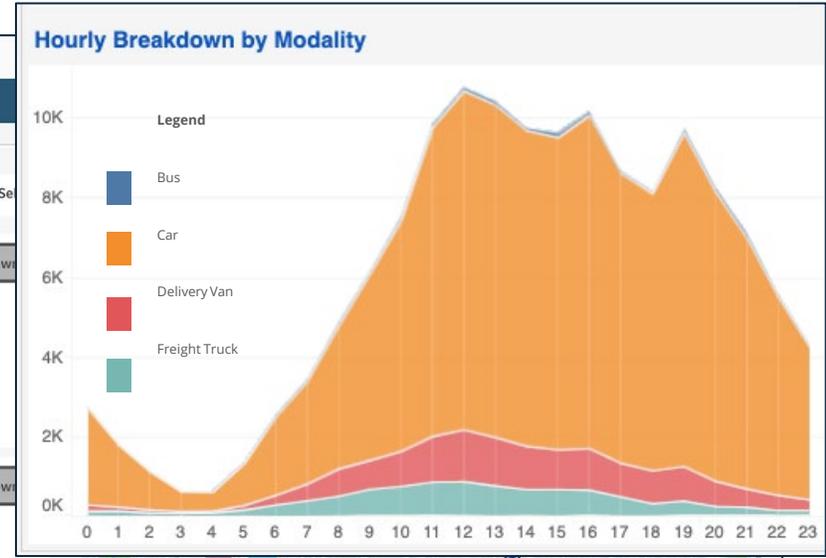
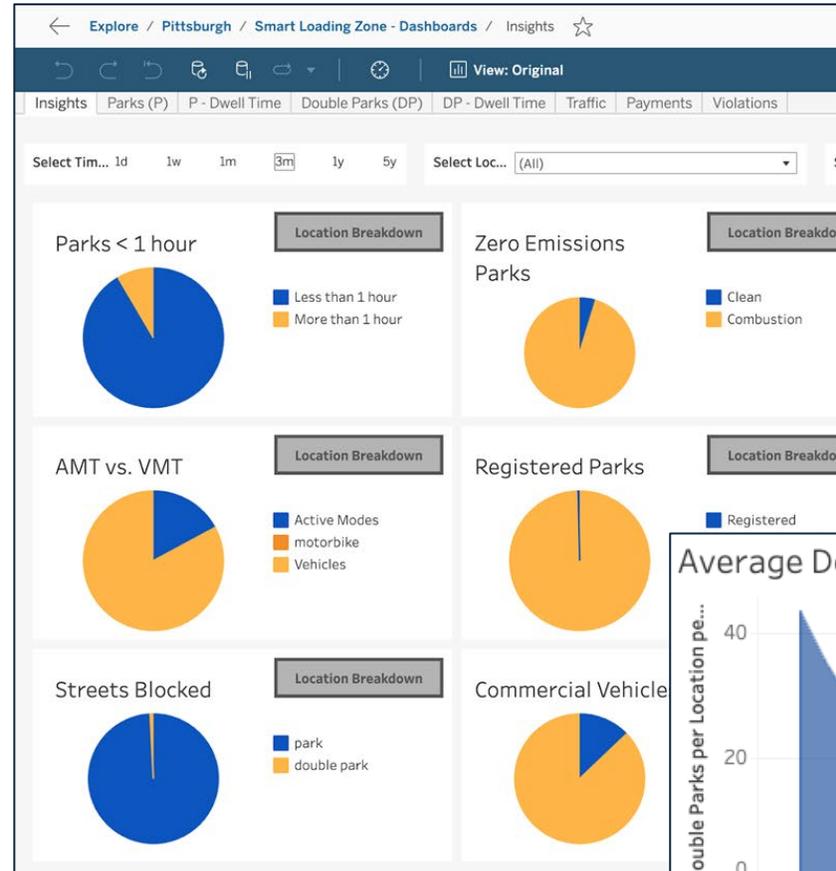
Detailed insights on curbside utilization to inform smart policy and operational decisions

## Key metrics tracked:

- ▶ Double parking
- ▶ Emissions
- ▶ Utilization
- ▶ Traffic flow
- ▶ Compliance
- ▶ Safety
- ▶ Revenue (actual or potential)

## Breakdown by:

- ▶ Modality  
(Car, van, freight, bicycle, bus, pedestrian, etc)
- ▶ Combustion type  
(EV, hybrid, ICE)



# Examples of Automotus Insights

## Safety

reducing double-parking safety hazards **>95%**

## Congestion

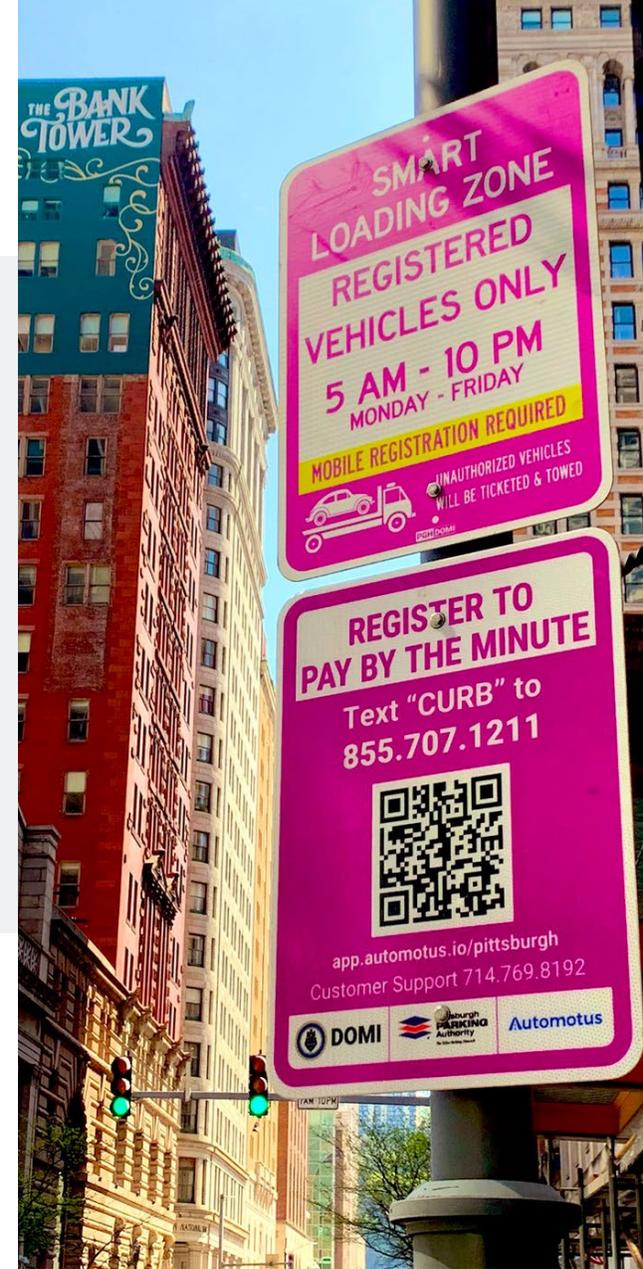
reducing circling the block + dwell times **>40%**

## Curb Turnover

increasing vehicles accessing the curb **>52%**

## Emissions

reducing CO<sub>2</sub>e **30MT**  
metric tons / zone





THE CITY OF  
**PITTSBURGH**

**97%** reduction in double-parking

**42%** reduction in serious and fatal crashes - Vision Zero

**17%** increase in rush hour traffic speeds

**70%** increase in curbside turnover



**Editorial: DOMI is a Pittsburgh success story, but there's more work to be done**

Esteban Marenco/Post-Gazette



THE EDITORIAL BOARD ✓  
Submit a letter to the editor  
letters@post-gazette.com

AUG 21, 2024

5:30 AM



**56%** reduction in double-parking

**82%** increase in commercial vehicle use of loading zones

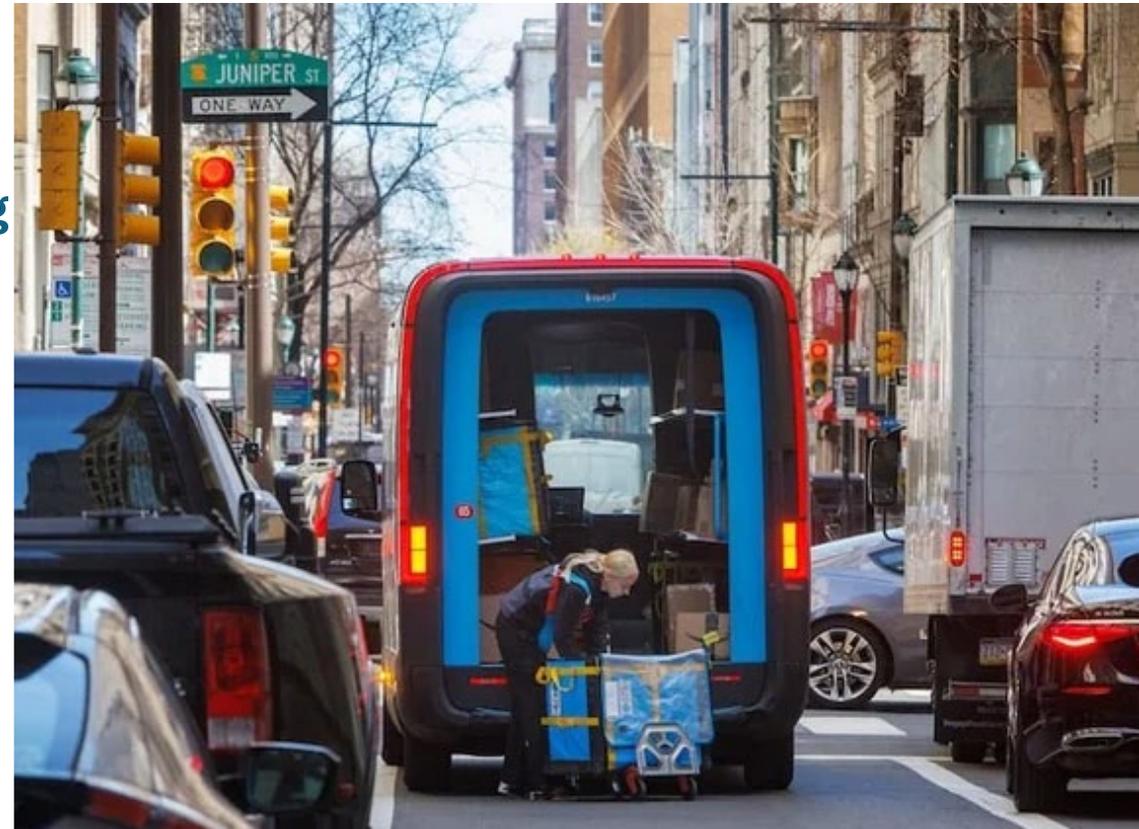
**18-52%** increase in rush hour traffic speeds

**560** more vehicles able to park daily



'SMART LOADING ZONES'

**TICKETS BEGIN TODAY**



## Next Steps

- Finalize locations and install cameras
- Implement Automated enforcement policy



*Example attachment on decorative pole*



*Installation in Miami, FL*



# Cleveland City Planning Commission

## Director's Report

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

November 7, 2025

# Cleveland City Planning Commission

## Adjournment

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

Next Meeting: November 21, 2025