CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

May 16, 2025

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

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

Cleveland City Planning Commission

PREAMBLE

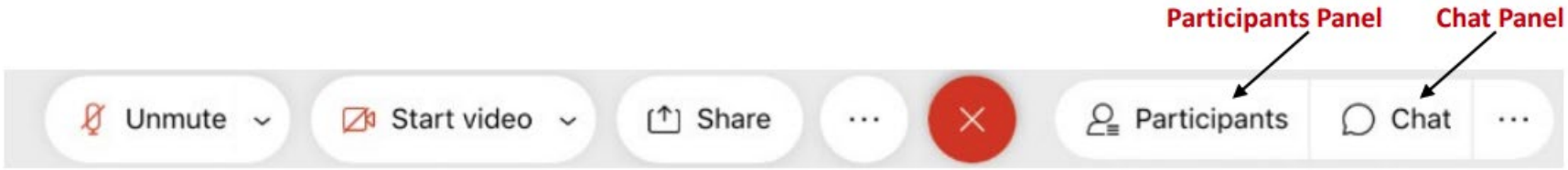
In compliance with notification requirements of Ohio's open meeting law and section 101.021 of the codified ordinances of Cleveland, Ohio, 1976, notice of this meeting has been publicly posted.

All boards and commissions under the purview of the city planning department conducts its meetings 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



Cleveland City Planning Commission

PREAMBLE

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

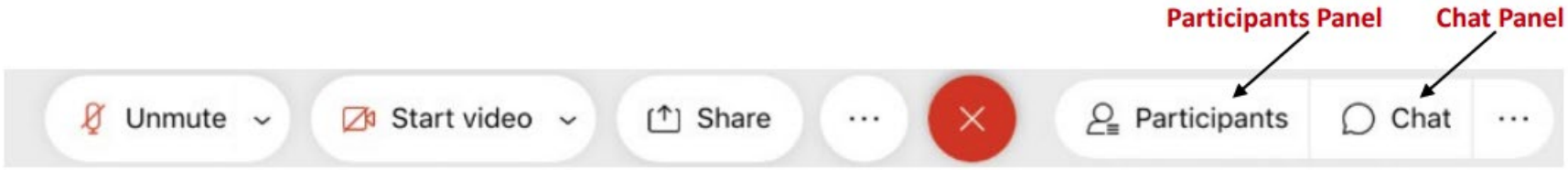
All requests to speak on a particular matter submitted through proper channels have been considered. We have also received emails from those who have provided written comment on a particular matter. Proper channels for comments are listed below.

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)



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.**

Commission Members

May 16, 2025

Lillian Kuri, Chair

August Fluker, Vice Chair

Charles Slife, Council Member

Dr. Denise McCray-Scott

Erika Anthony

Andrew Sargeant

Cleveland City Planning Commission

Call to Order and Roll Call

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 16, 2025

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 16, 2025

Cleveland City Planning Commission

Zoning Map Amendments

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 16, 2025

Zoning Map Amendments

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

May 16, 2025

Ord. No. XXX-2025 - Changing the Use, Area, and Height districts of parcels of land north and south of Payne Ave between East 32nd Street and East 38th Street (MC 2692).

Presenter: Shannan Leonard, Chief Zoning Administrator

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

Map Change 2692

City Planning Commission Hearing

May 16, 2025

CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

Map Change 2689

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Proposal

Changing the Use, Area, and Height districts of parcels of land north and south of Payne Ave between East 32nd Street and East 38th Street.

(Map Change 2692)

Purpose

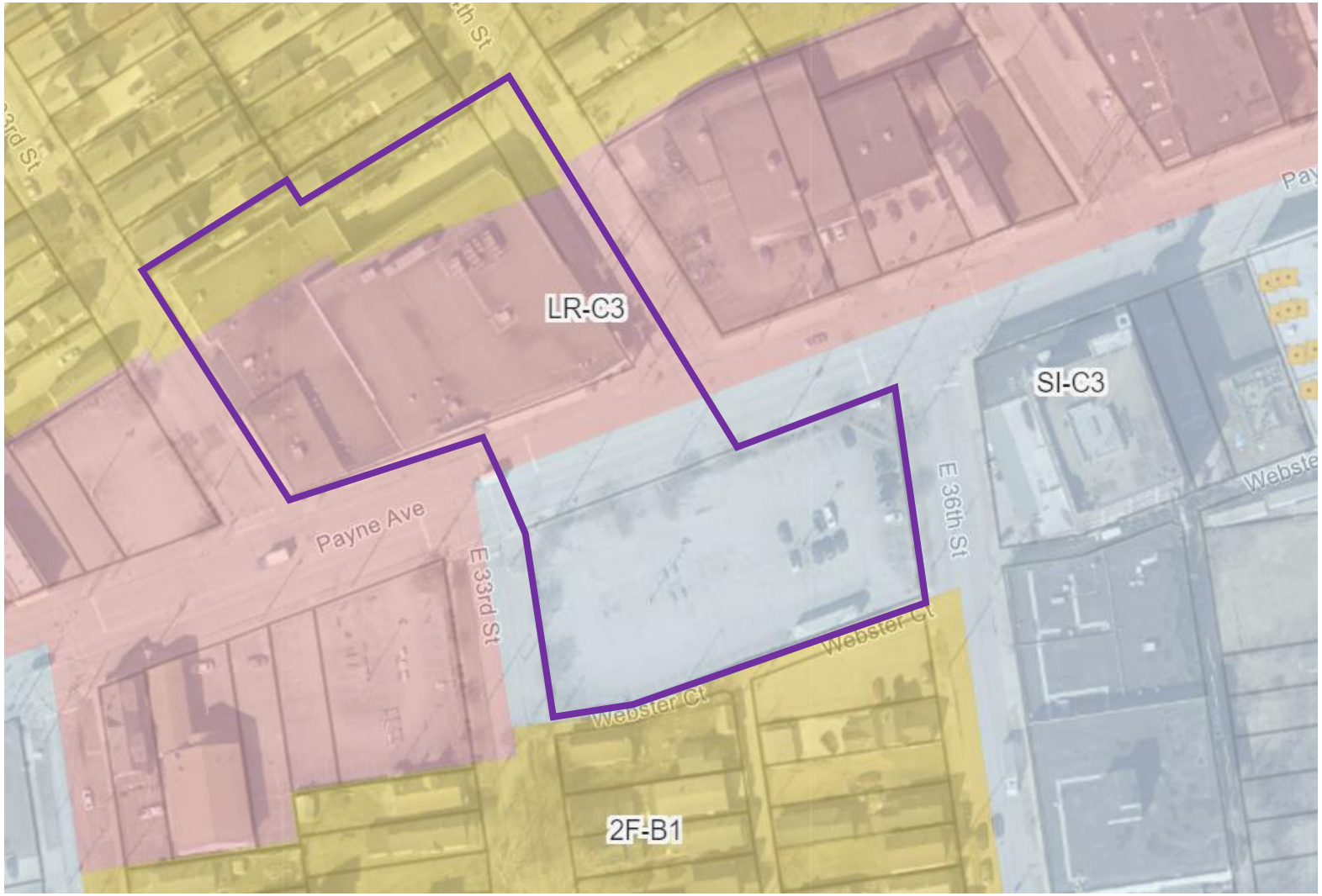
To promote walkability and support a diversity of housing typologies which is in alignment with the Connecting Cleveland 2020 comprehensive citywide plan.

To replace the long-vacant Dave's Grocery Store with 65 units of affordable housing.

To promote infill development with 55 units of affordable housing along the south side of Payne Ave.

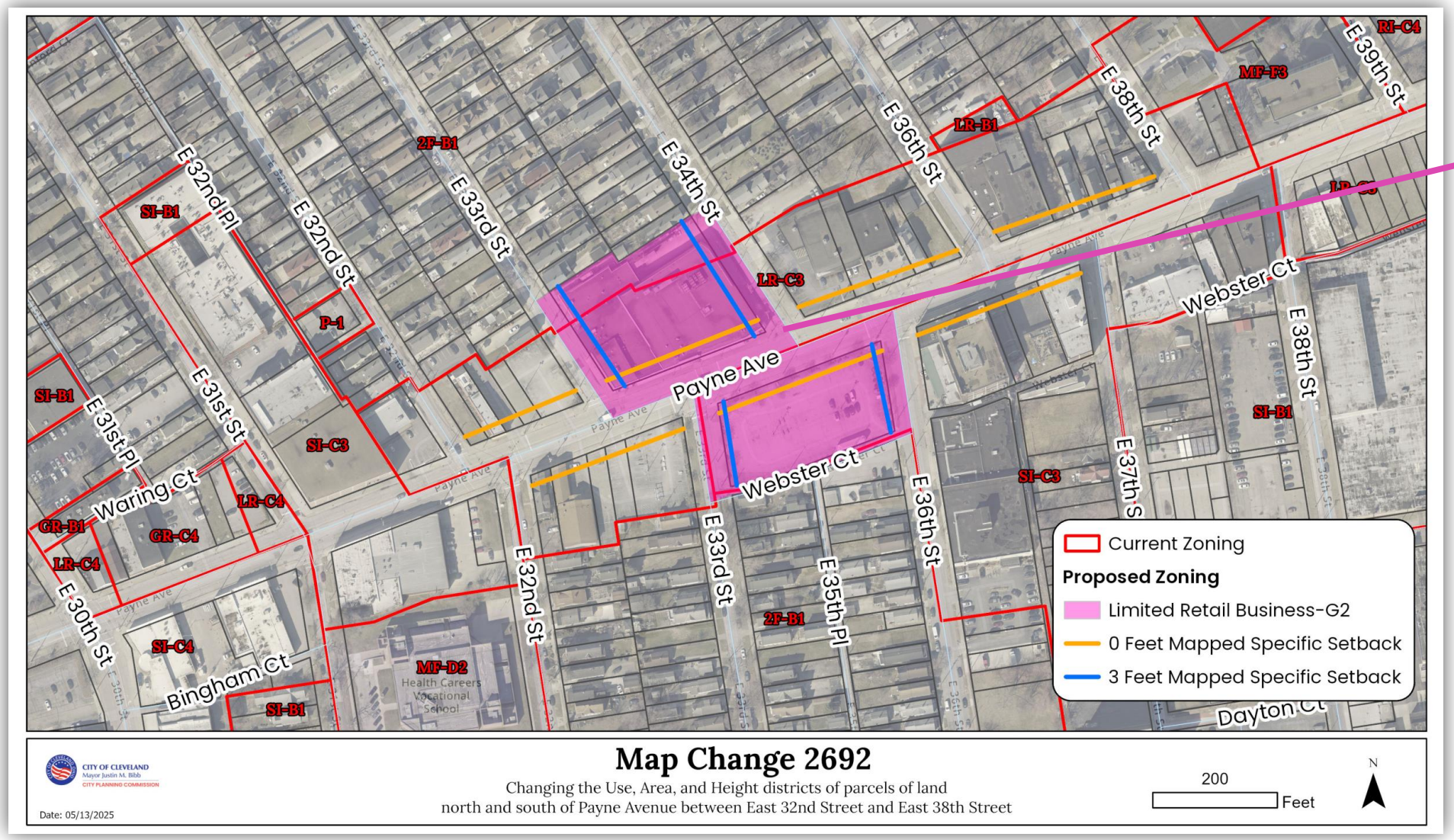
To promote walkability by establishing mapped setbacks in context with existing building form and uses.

To revitalize Payne Ave and provide neighborhood amenities for new and existing residents.



Current Zoning:

- Two-Family-B1
- Local Retail-C3
- Semi-Industry-C3

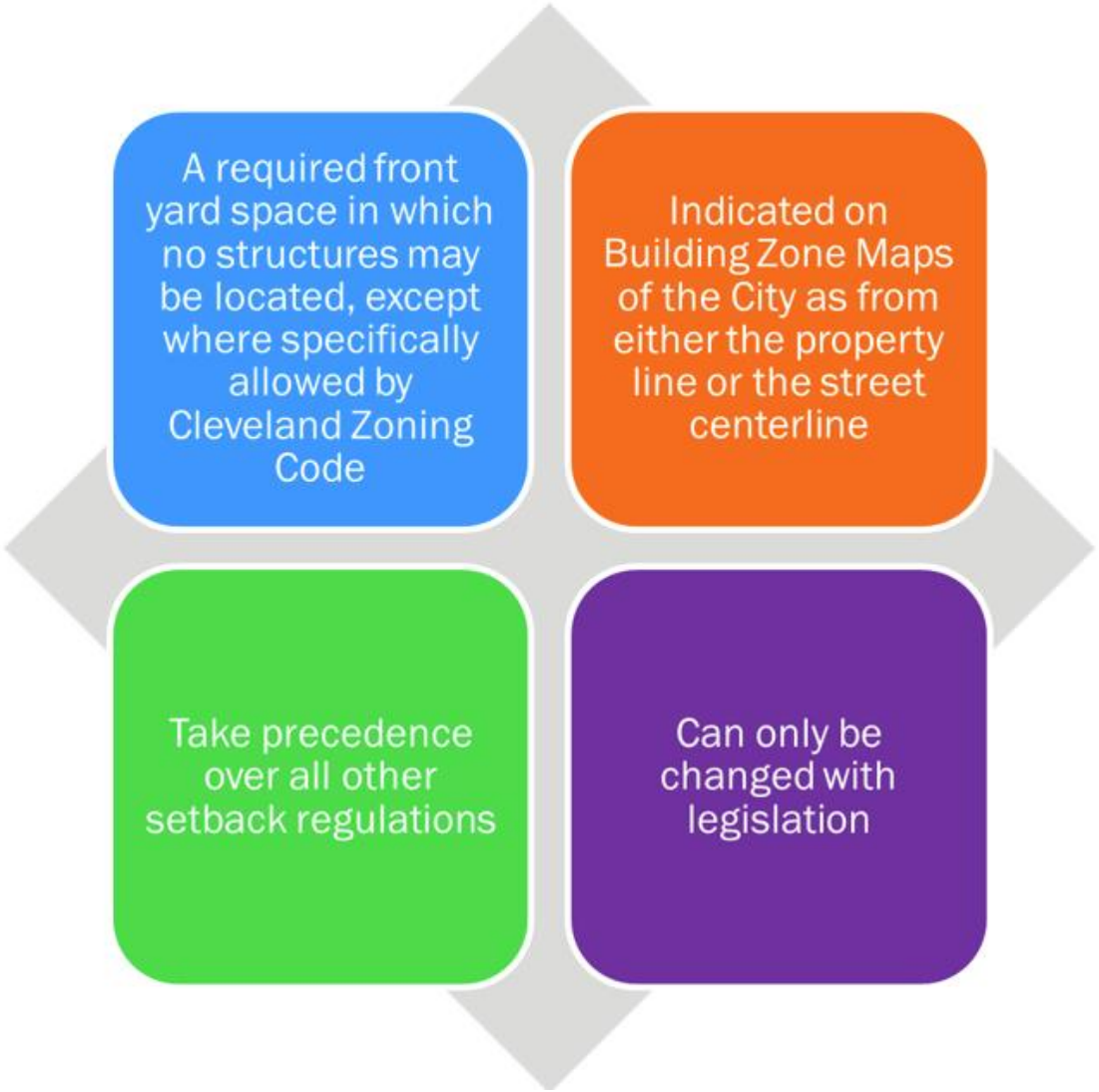


Limited Retail Business- G2

General Permitted Uses:

- Retail stores, drugstores, & food stores
- Professional offices & banks
- All residential uses
- Restaurants
- Mixed-use development

Mapped Setbacks

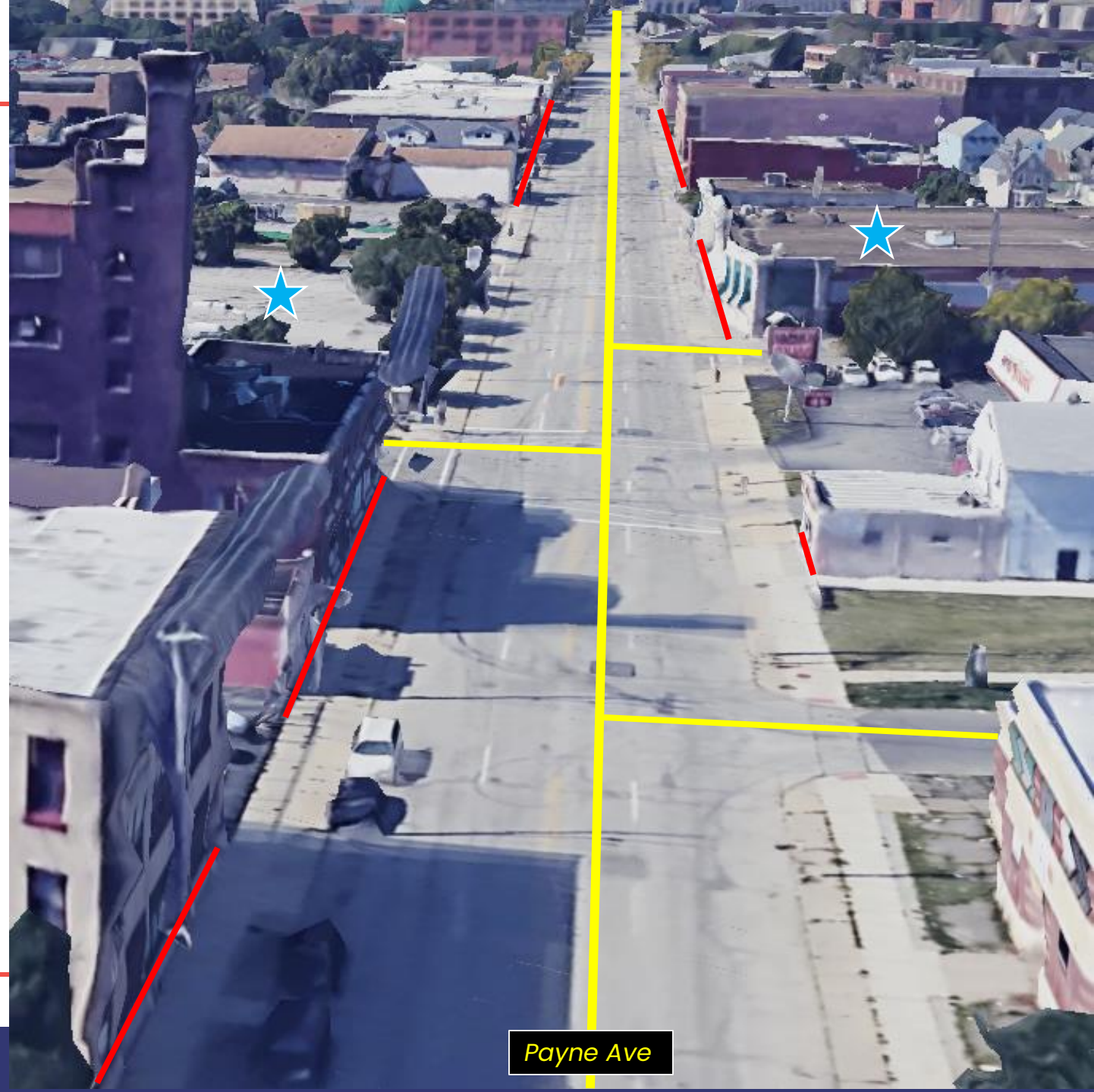


Current Context

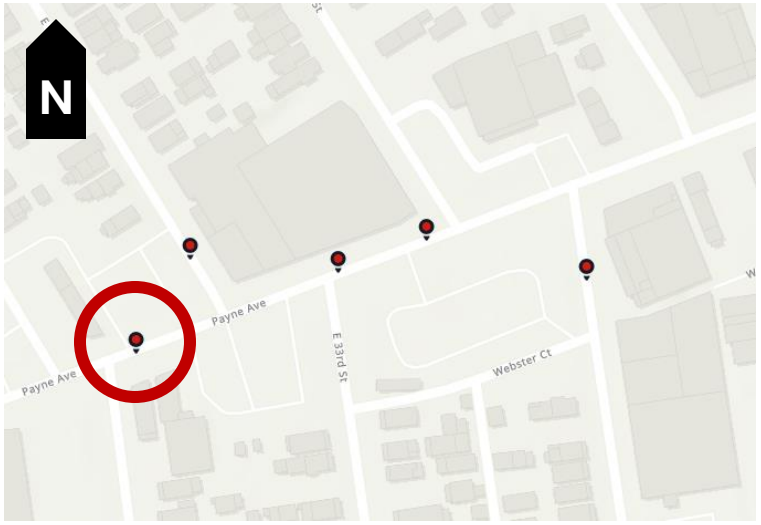
Current Context

= *existing 0’ setback along Payne Ave*

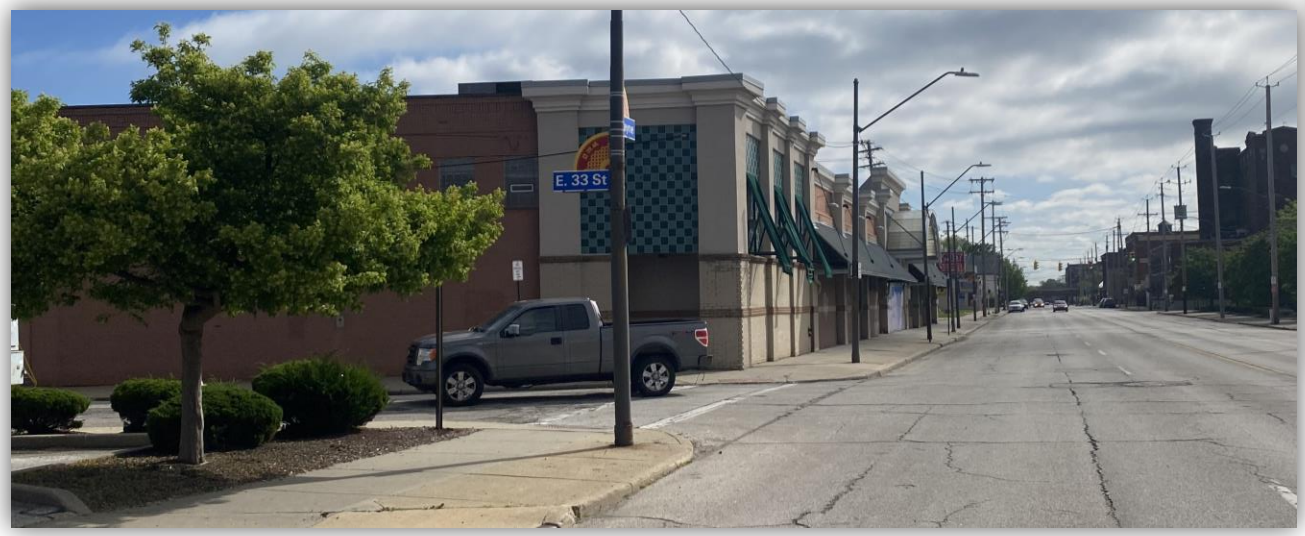
= *site of interest*



Current Context

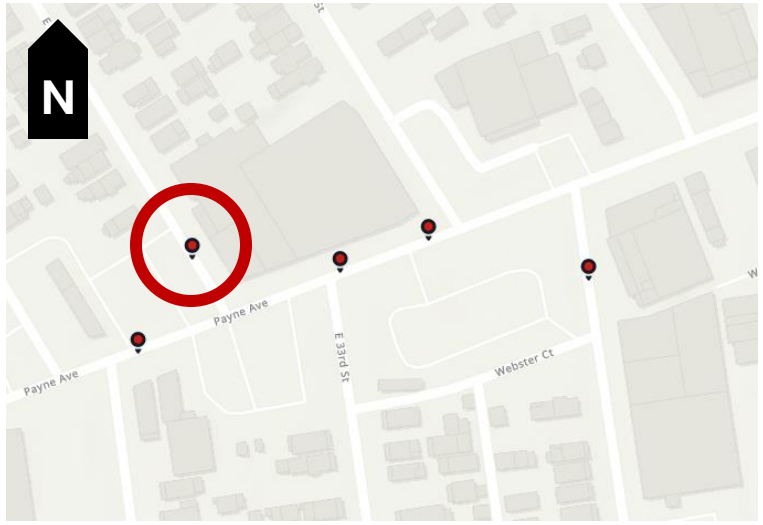


Payne Ave, looking east



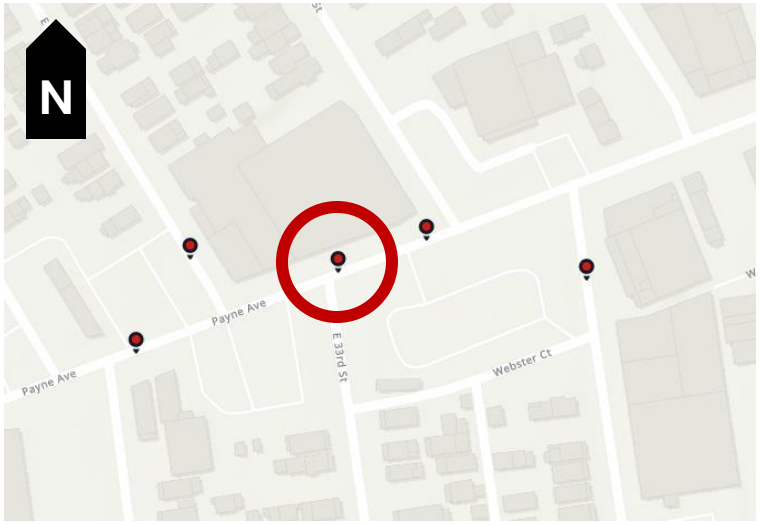
Payne Ave, looking east

Current Context



E 33rd St, looking north

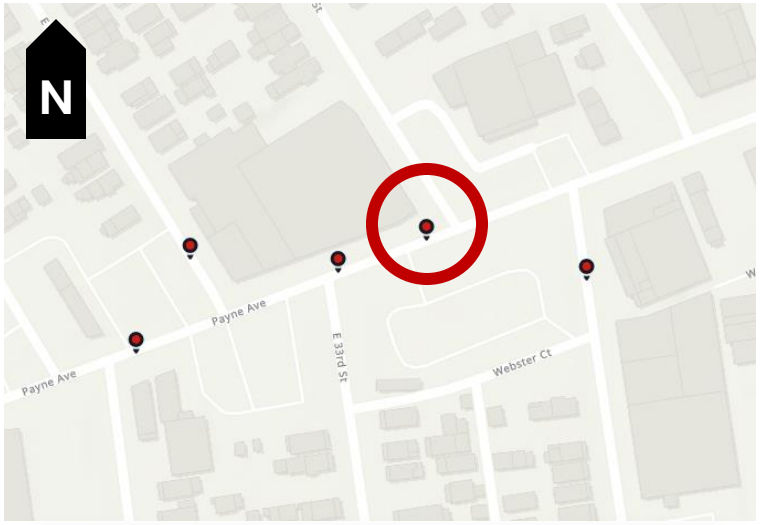
Current Context



Payne Ave, looking south

Payne Ave, looking east

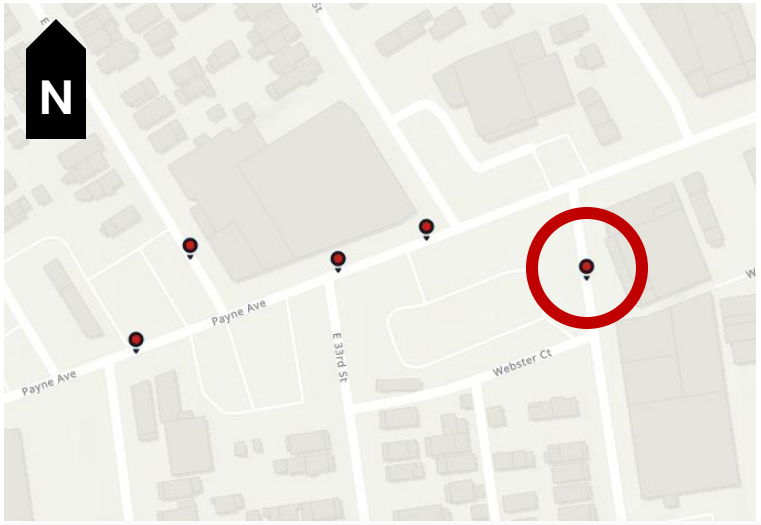
Current Context



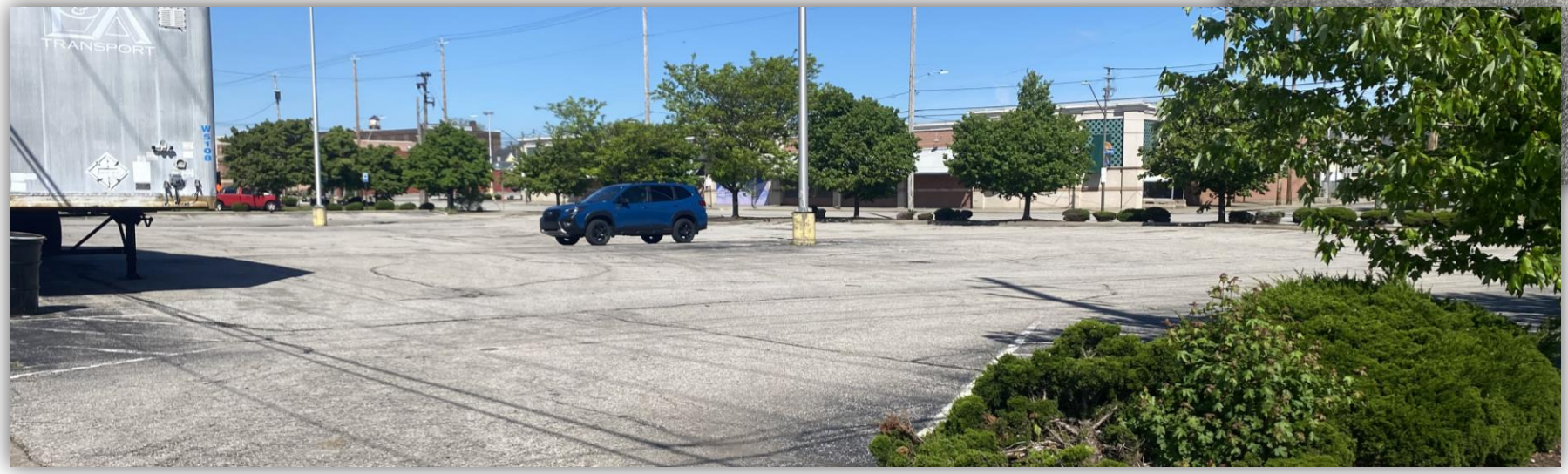
Corner of Payne Ave & E 33rd St

Payne Ave, looking west

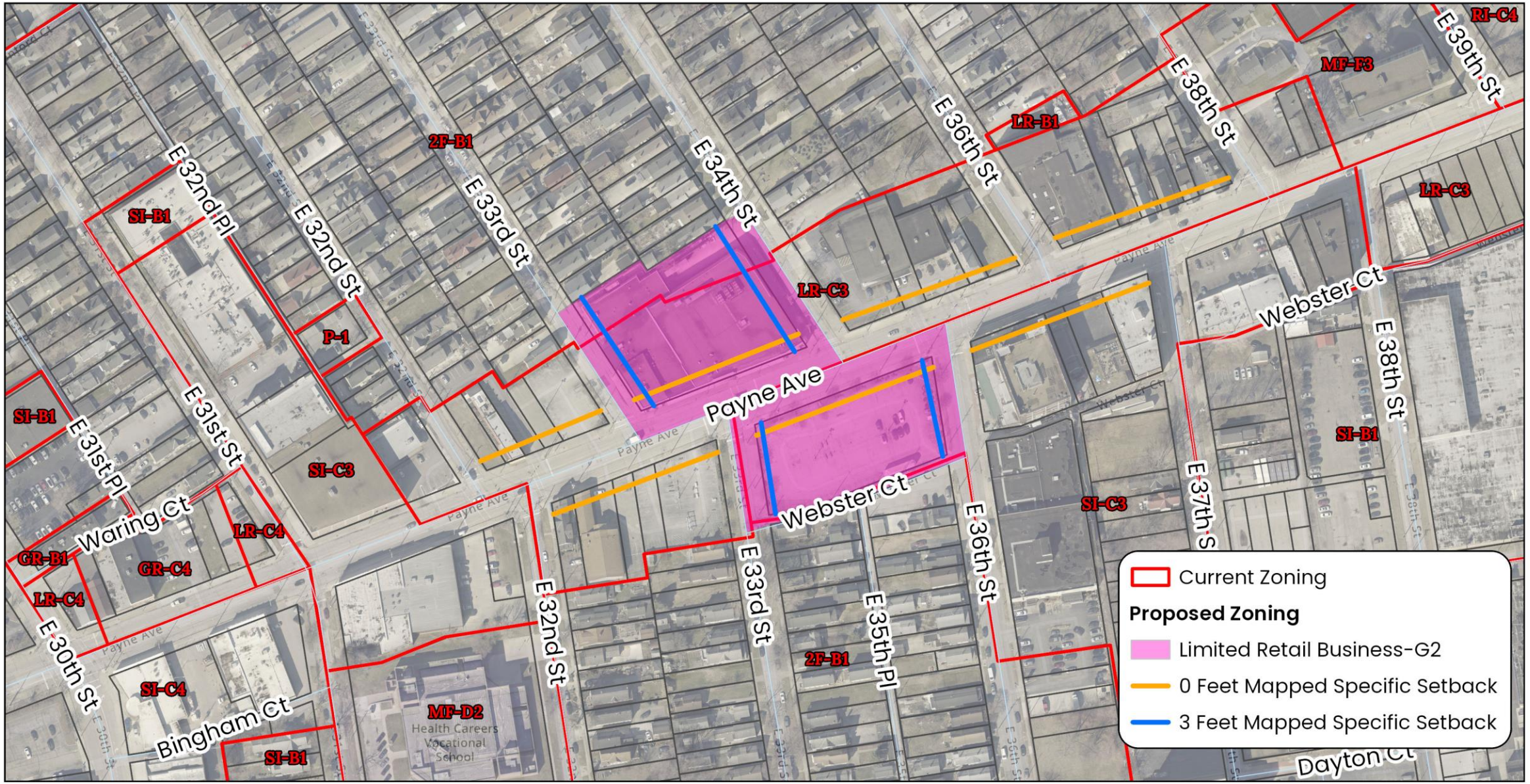
Current Context



E 36th St, looking west



E 36th St, looking north



CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

Date: 05/13/2025

Map Change 2692

Changing the Use, Area, and Height districts of parcels of land
north and south of Payne Avenue between East 32nd Street and East 38th Street

200 Feet

N

Cleveland City Planning Commission

Conditional Uses

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 16, 2025

Conditional Uses

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

May 16, 2025

Pedestrian Retail Overlay - W25th Retail & Townhomes

Project Address: 1468 West 25th St

Per Section 343.23 (e)(2)

A. Off-street parking located within forty (40) feet of a Pedestrian Retail Frontage

E. Interior side yard more than four (4) feet in width and located within forty (40) feet of a Pedestrian Retail Frontage

Presenter: Xavier Bay

Project Representative: Denver Brooker

Ward 3 – Councilmember McCormack | **SPA: Ohio City**

1468 West 25th Street

Conditional Use Permit

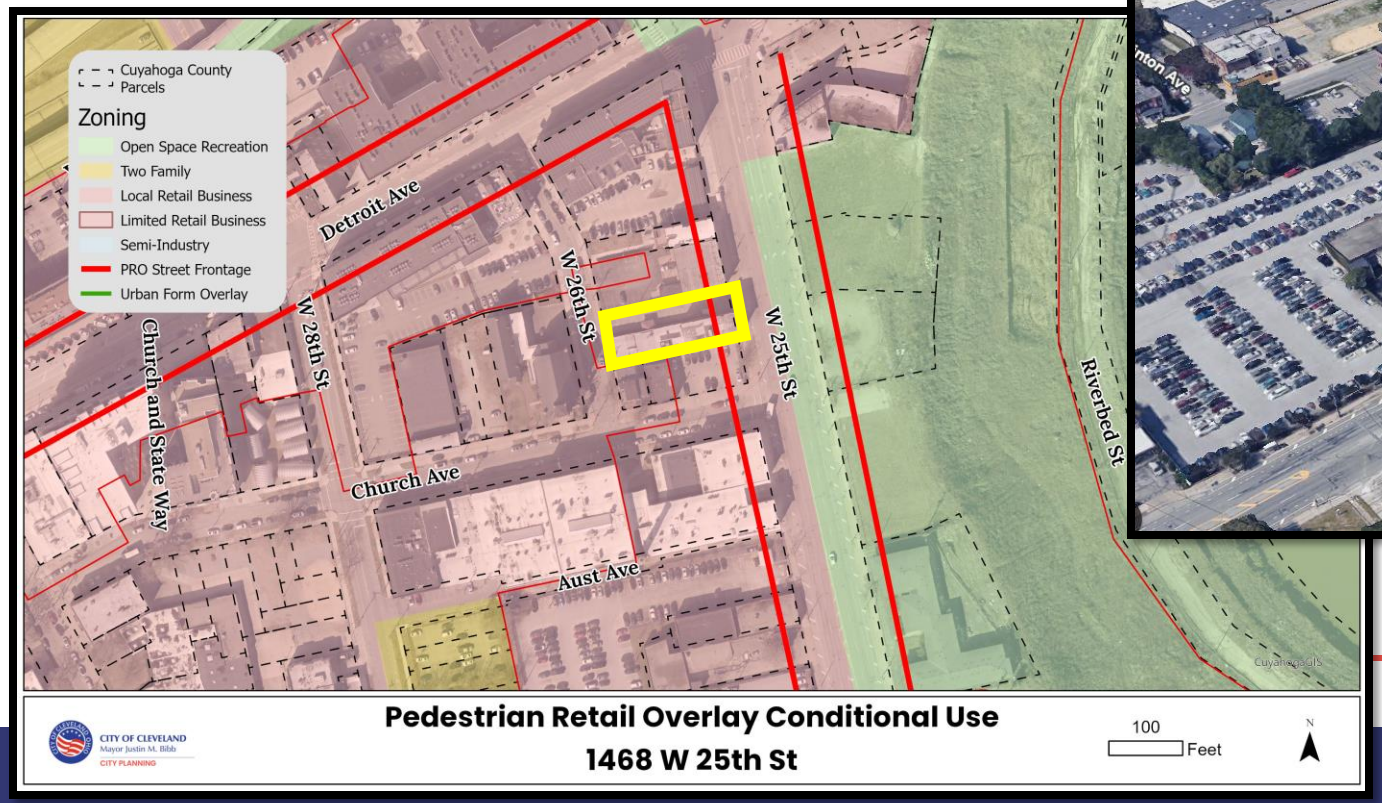
City Planning Commission Hearing

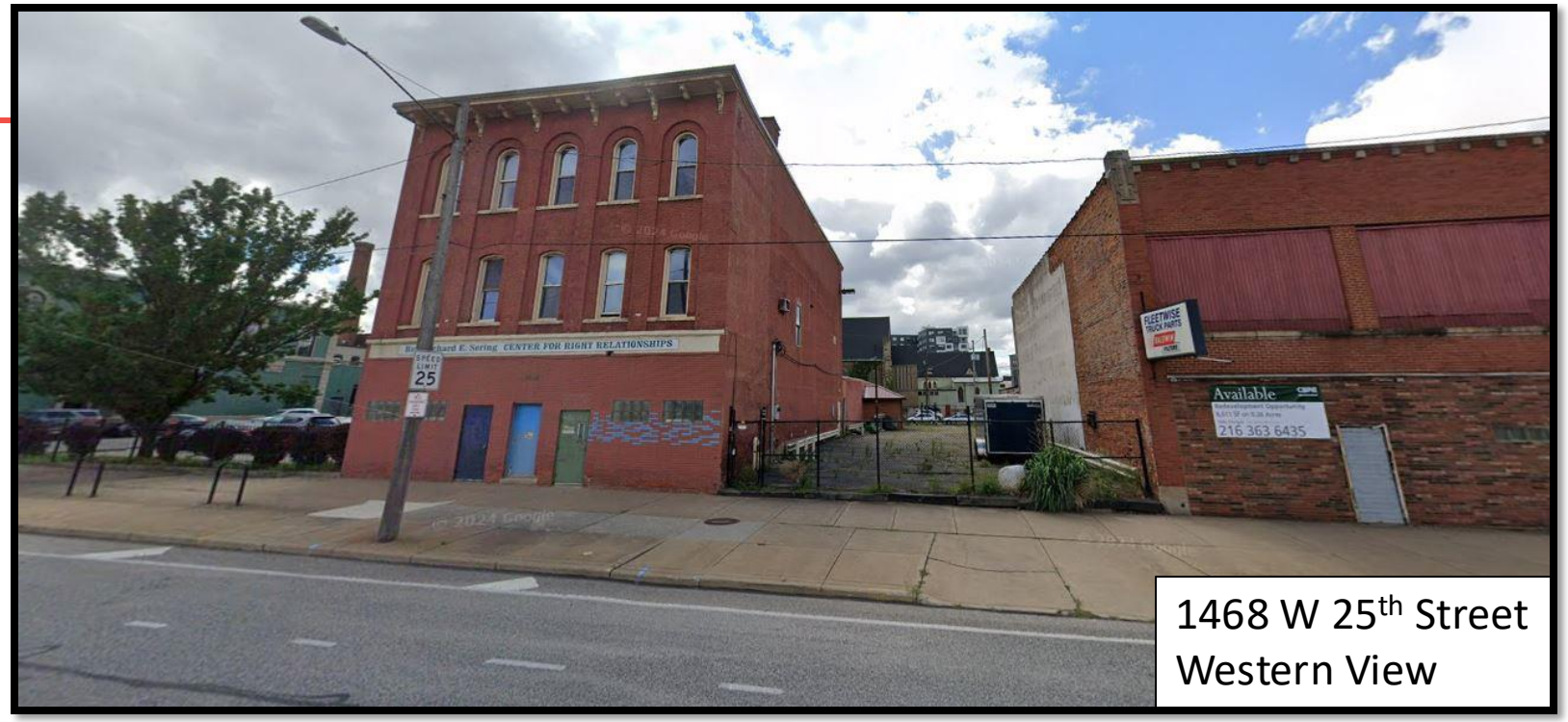
May 16, 2025

CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

Proposal

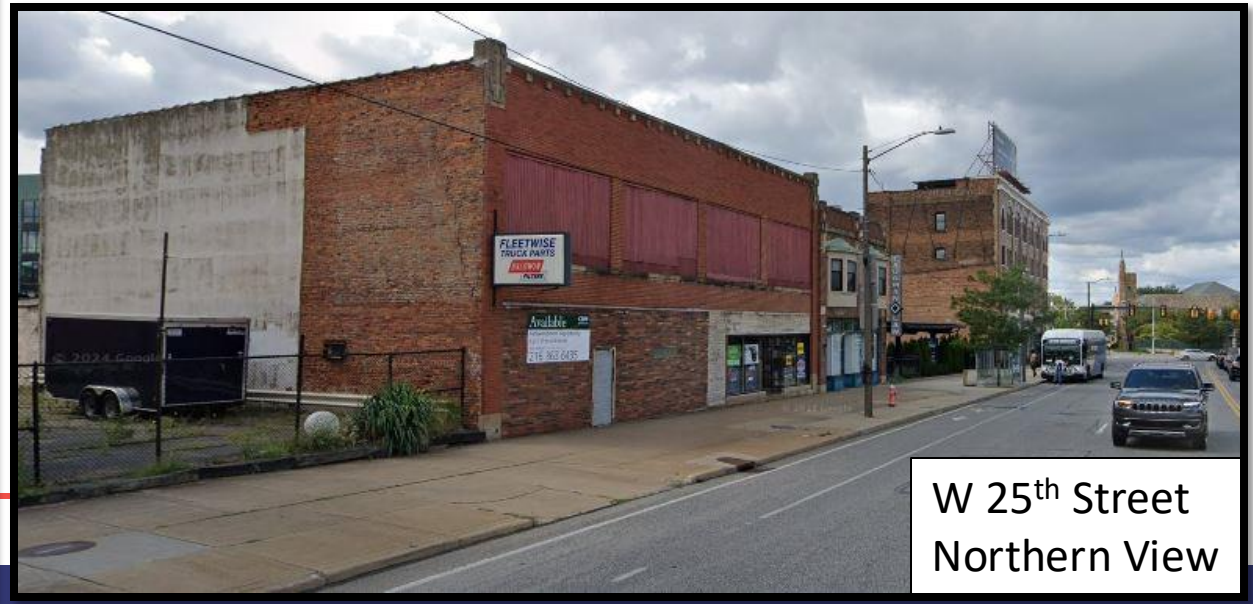
To renovate historic existing building into one floor of commercial space and two floors of residential uses. Additionally, three new townhouses are planned for the west side of the parcel





1468 W 25th Street
Western View

W 25th Street & Church Ave
Southern View



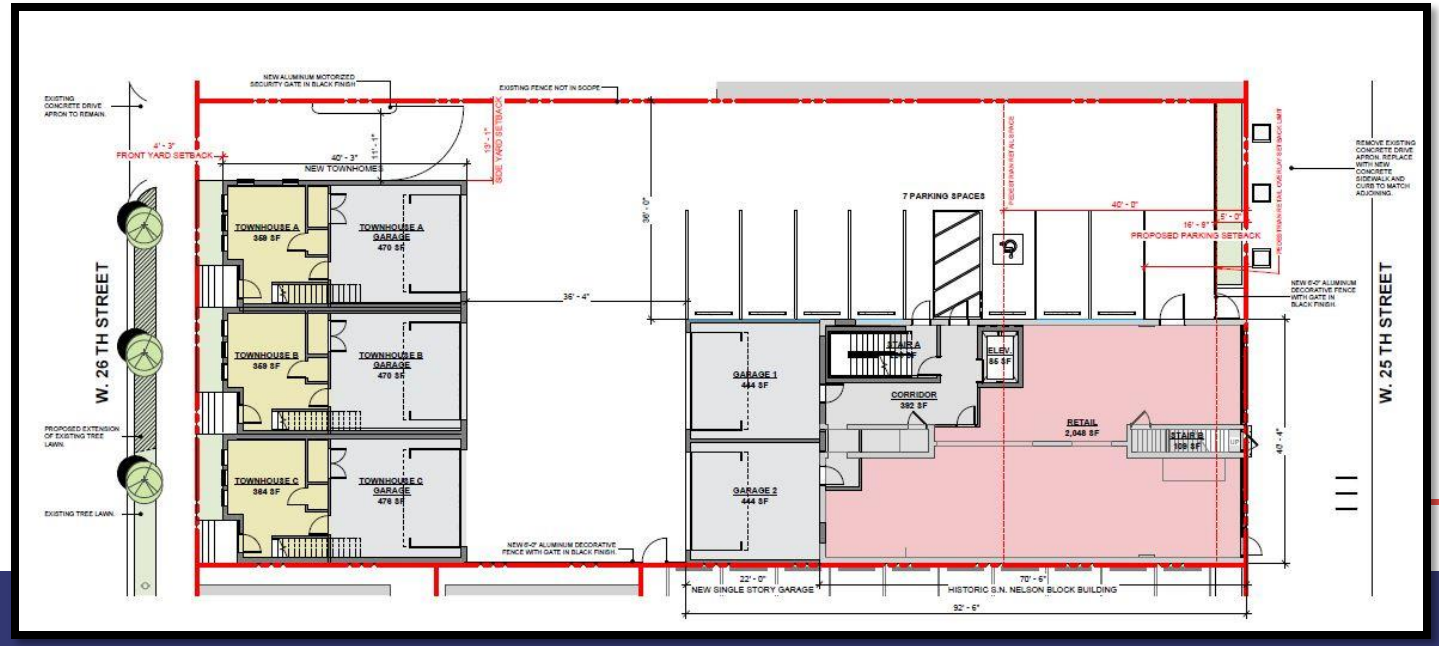
W 25th Street
Northern View

Pedestrian Retail Overlay Conditional Use & Criteria (343.23 (e) (2) (C)

A. & B. Off-street parking or loading areas or driveway across public sidewalk – one (1) or both conditions apply:

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

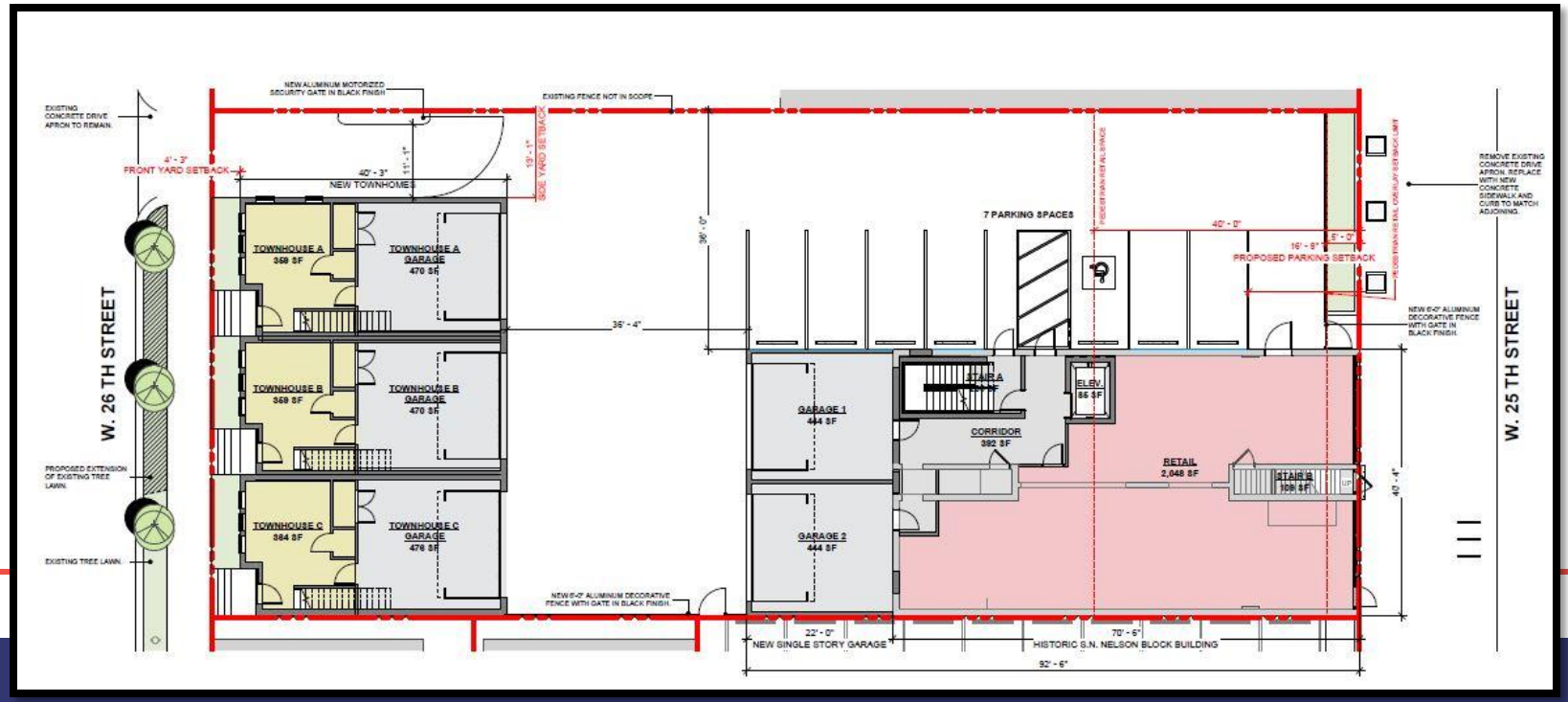
- It has been demonstrated by the applicant that placement of the parking, loading or driveway in allowed location would jeopardize the continued occupancy of the subject property by uses suited to the PRO district.



Pedestrian Retail Overlay Conditional Use & Criteria (343.23 (e) (2) (C)

E. A building with an interior side yard more than four (4) feet in width and located within forty (40) feet of a Pedestrian Retail Frontage:

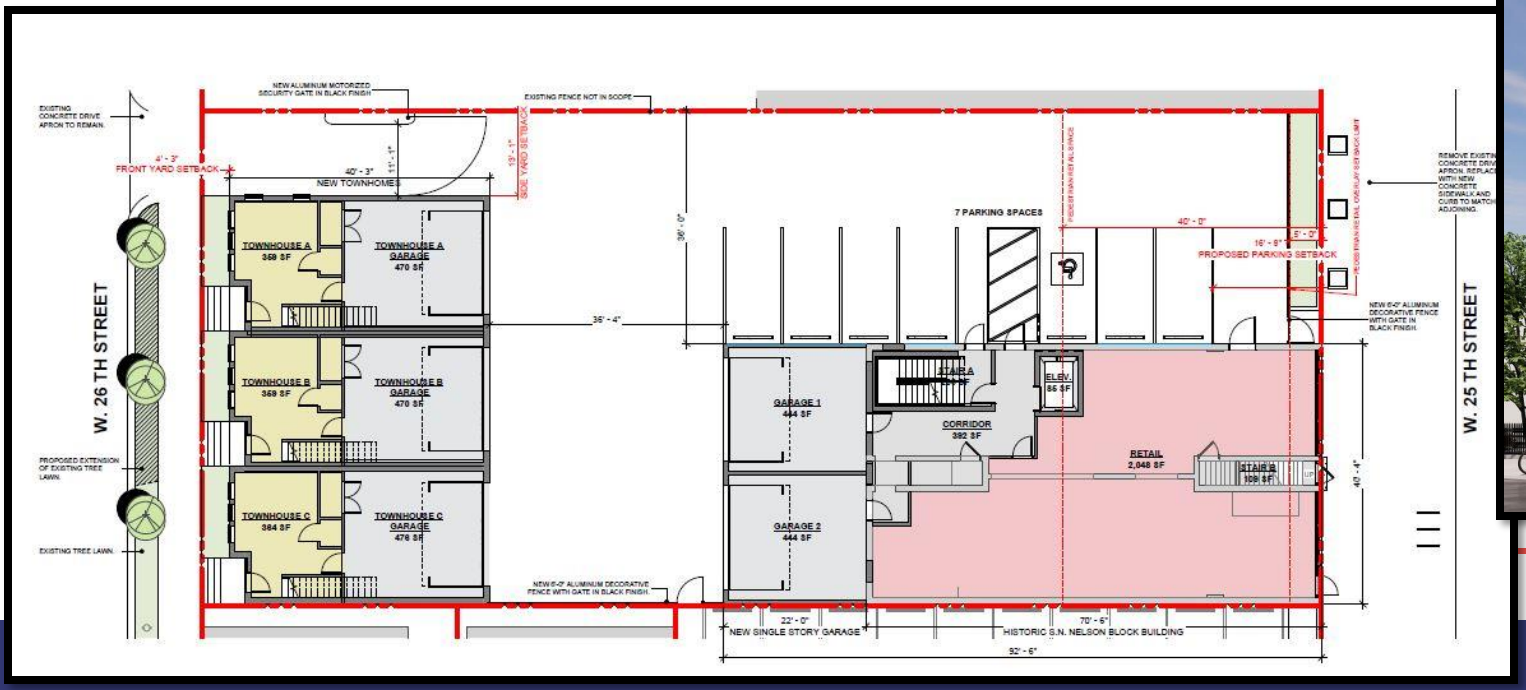
- In the case of an interior side yard more than four (4) feet in width and located within forty (40) feet of a Pedestrian Retail Frontage, the subject building will be occupied by residential units which require the greater side yard area to allow for desirable levels of light and air.



Pedestrian Retail Overlay Conditional Uses

A.) Off-Street Parking or Loading Area

E.) A building with an interior side yard more than four (4) feet in width and located within forty (40) feet of a Pedestrian Retail Frontage.



Cleveland City Planning Commission

Near West Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 16, 2025

Near West Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

May 16, 2025

NW2025-011 – Story Steelyard - Dispensary

Project Address: 3270 Steelyard Dr

Type: New Construction of a dispensary with a drive-thru

Project Representative: Tony Zook

Approval: Final

Ward 12: Councilmember Maurer | **SPA: Tremont**

STORY
CANNABIS

STORY STEELYARD LICENSED 10(B) DISPENSARY

City of Cleveland
Planning Commission
May 16, 2025

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WHERE WE ARE

ARIZONA

MARKET
Medical Market
Adult-Use Market
OPERATIONS
Management of 11 Retail locations
and 2 Cultivation facilities

GEORGIA

MARKET
Medical Market
OPERATIONS
1 Production Facility (Class 2)
6 future Retail locations

LOUISIANA

MARKET
Medical Market
OPERATIONS
2 Retail locations
1 Retail location under construction

MARYLAND

MARKET
Medical Market
Adult-Use Market
OPERATIONS
4 Retail locations
1 Cultivation facility and 1 pending
Processing facility

NEW JERSEY

MARKET
Medical Market
Adult-Use Market
OPERATIONS
Lending relationship with 3 Retail
locations

OHIO

MARKET
Medical Market
Adult-Use Market
OPERATIONS
4 Retail locations under management
4 Retail locations under construction
Capacity to add Culitvation

WHERE WE'VE BEEN

Story executives have founded major publicly traded MSOs and operated in 24 states. We bring management experience, an unparalleled cannabis industry network, and a team of loyal, experienced managers who have successfully executed in the difficult, formative days of the industry.

PROJECT SUMMARY

PROJECT DESCRIPTION

Subject Property	3270 Steelyard Dr, Cleveland, OH 44109
Project Type	New Build
Use Type	Commercial

DEVELOPMENT DESCRIPTION

Building Type	Single-story, single occupant w/ drive thru
Size	2,667 square feet
Parcel Size	1.3645 acres
Building Height	20 feet
Maximum Occupancy	22 (including 10 employees per shift)
Parking	35 total stalls, including 2 ADA-accessible spaces
Hard Surface Area	48.6%
Green Space Area	51.4%
Landscaping	Streetscape trees and parking lot screen shrubs

ZONING

Zoning District	**UI-A3 (Unrestricted Industrial)**
Use	**Dual Use Dispensary**
Licensed Entity	**Canoe Hill Ohio 2, LLC**
Dispensary License #	**CCD000256-00**
Determination	**Permitted By Right**
City of Cleveland Approval	**Verification received August 5, 2024**
Steelyard Commons Approval	**Approved in writing April 15, 2025**

DRAC RECOMMENDATIONS

COMMENT	RESPONSE
1. Have wayfinding signage for drive-thru as online pick up only, and the entrances to avoid confusion.	1. Wayfinding signage to be provided in the renderings within the presentation. Drive thru lane line, "drive thru" directional arrow and lettering in pavement to be shown in rendering and Site Plan.
2. Be mindful of lighting to avoid stark LED blowout	2. Lighting design considers surrounding properties with respect to photometrics.
3. Consider lightening parking and switch to landscape, heavier softening, or even a seating area.	3. The parking count presented accommodates anticipated peak customer demand, in addition to two ADA-compliant spaces and ten designated employee spaces. The proposed use of the property necessitates the total number of parking stalls provided. Notably, the UI-A3 zoning district does not impose a maximum limit on off-street parking spaces for commercial retail uses under the City of Cleveland Zoning Code.
4. Enclosed dumpster.	4. Included in current design and within the presentation as an elevation.
5. Need some context photos of the area. I want you to paint a picture on what's around the proposed development - that's the only this visually missing on what's around. Have that in with your package and any revisions highlighted on your presentation and slides.	5. Visual representation showing adjacent properties will be provided in the presentation.

DRAC RECOMMENDATIONS

COMMENT	RESPONSE
6. Having a sidewalk connecting pedestrians safely to your store as well as have more foot traffic. We noticed Keybank has an existing sidewalk that connects to the bus stops on Steelyard Dr., we'd like to see that connecting to the area of "Story's" front door and service door of your business.	6. Plans revised to incorporate a designated pedestrian connection providing direct access from the public sidewalk adjacent to the KeyBank property to the primary entrance of the building. Furthermore, the service door is internally connected to the main entry and is also accessible via the perimeter sidewalk that encircles the structure.
7. Consider pushing building up to the front of the parcel to aid in making the building more pedestrian friendly	**AT&T Easement:** AT&T utility easement along the property's frontage presents safety and operational risks by interfering with underground infrastructure during construction and restricting safe access for future maintenance. **Security Considerations:** Dispensaries benefit from reasonable setbacks from main roadways, enhancing site surveillance, controlled access, physical separation from high-traffic pedestrian areas, safer queuing, visibility control, and site security. **Drive-Thru & Visibility Hazards:** Placing a drive-thru component too close to the main road compromises vehicle sight lines and safe ingress/egress, with the current proposed placement being the only location that ensures optimal visibility for patrons, motorists, and pedestrians. **Contextual Incompatibility:** Nearby commercial developments with drive-thrus, such as Steak ’n Shake, Taco Bell, KeyBank, Starbucks, and Burger King, utilize drive-thru lanes or parking lot aisles as buffers from main roadways, promoting visual openness, operational safety, and maintaining consistency with best-practice site design in the corridor.

STORY STEELYARD

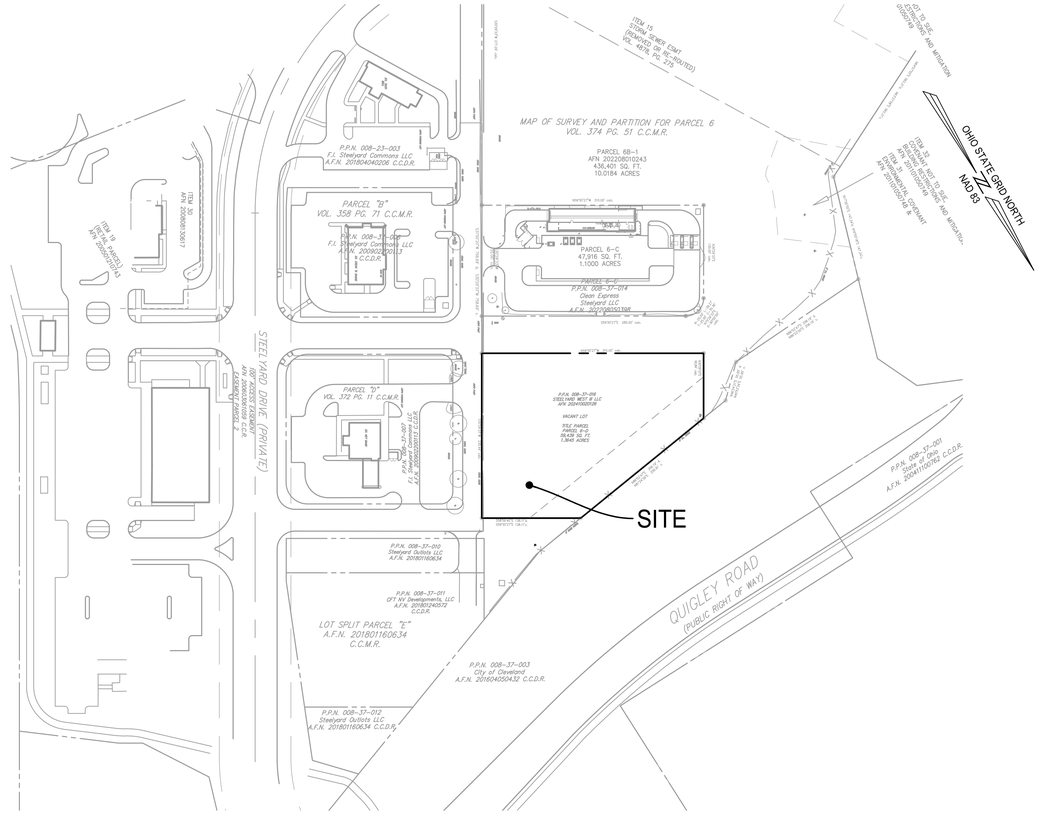
SITE CIVIL PLAN
3270 STEELYARD DRIVE
CLEVELAND, OHIO 44109
CUYAHOGA COUNTY

GENERAL NOTES:

1. APPLICANT/DEVELOPER: STORY COMPANIES, LLC C/O PATRICK WRIGHT
2. PROPERTY ADDRESS: 3270 STEELYARD DRIVE CLEVELAND, OH 44109
3. CUYAHOGA COUNTY PPN/PARCEL: 008-37-016 AFN: 202410020126
4. ZONING: UNRESTRICTED INDUSTRY (UI-A3)
5. SITE AREA: 1.365 AC. (59,439 SF)
   FLOODPLAIN AREA: 0.00 AC.
   EXISTING FORESTED AREA: 0.00 AC.
   PROPOSED DISTURBED AREA: 0.998 AC. (43,492 SF)
6. EXISTING USE: VACANT
7. PROPOSED USE: STATE LICENSED ADULT USE MARIJUANA DISPENSARY
8. HAZARDOUS SOILS ARE NOT KNOWN TO BE LOCATED ON THE SITE.
9. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 0.00 AC
10. ACREAGE OF 100-YEAR FLOODPLAIN: 0.00 AC
11. ACREAGE OF ROAD DEDICATION: 0.00 AC
12. EXISTING AND PROPOSED GROSS FLOOR AREA (NON RESIDENTIAL)

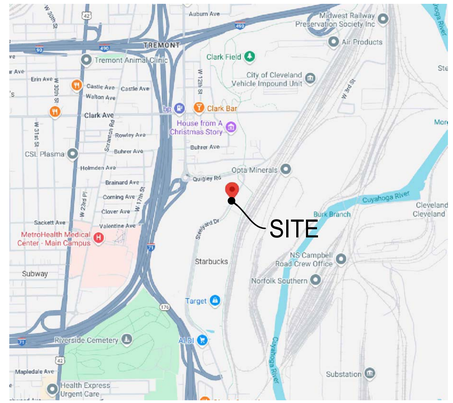
    EXISTING: 0 SF
    PROPOSED: 2,667 SF
13. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
14. HISTORIC SITE ON OR IN THE VICINITY OF THE PROPERTY: NO
15. WETLANDS: NO
16. STREAMS: NO
17. THE SOURCE OF THE PROPERTY BOUNDARY AND TOPOGRAPHIC INFORMATION ON THIS PLAN IS FROM AN AN ALTA/NSPS LAND TITLE SURVEY DATED NOVEMBER 21, 2024.
18. SOILS:
    Ub - URBAN LAND
    UmB - URBAN LAND - MAHONING COMPLEX

    SOIL INFORMATION SOURCE: USDA NRCS WEB SOIL SURVEY(WSS)



LOCATION MAP
1" = 100'

100 50 0 100 200
GRAPHIC SCALE
1" = 100'



VICINITY MAP
NOT TO SCALE

LEGEND

Linetypes

- ADJACENT PROPERTY LINE
- SITE PROPERTY LINE
- EX. TREELINE
- EX. MAJOR CONTOUR (5')
- EX. MINOR CONTOUR (1')
- X — EX. FENCE
- W — EX. WATERLINE
- OHE — EX. OVERHEAD ELECTRIC
- OHT — EX. OVERHEAD COMM. LINE
- G — EX. GAS LINE
- EX. SIDEWALK
- LOD — LIMITS OF DISTURBANCE
- PROP. SIDEWALK
- PROP. BUILDING
- PROPOSED INDEX CONTOUR MAJOR
- PROPOSED INT. CONTOUR MINOR
- X — PROPOSED FENCE
- Y — PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED STORM PIPE
- PROPOSED WATERLINE

Surfaces

- ASPHALT AREA
- CONCRETE AREA

Misc. Structures

- HANDICAP PARKING SPACE
- NUMBER OF PARKING SPACES
- PROP. BUILDING ENTRANCE

Utilities - Miscellaneous

- LIGHT POLE
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- SANITARY MANHOLE
- STORM GRATE INLET

Abbreviations

EX.	EXISTING
PROP.	PROPOSED
PVMT	PAVEMENT
CONC.	CONCRETE
C&G	CURB & GUTTER
CL FENCE	CHAIN LINK FENCE
TBR	TO BE REMOVED
BSL	BUILDING SETBACK LINE

CIVIL ENGINEER
IMEG
MATT POHLHAUS
4601 FORBES BOULEVARD
SUITE 140
LANHAM, MARYLAND 20706
(240) 296-1569

DEVELOPER/OWNER/APPLICANT
STEELYARD COMMONS OH LLC
STORY COMPANIES, LLC
JESSE FRANCOEUR
2780 S JONES BOULEVARD
LAS VEGAS, NV
JFRANCOEUR@STORYPARTNERS.COM

PROJECT NARRATIVE:

THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A 2,667 SQUARE-FOOT CANNABIS RETAIL DISPENSARY ON AN EXISTING VACANT LOT. OTHER SITE IMPROVEMENTS INCLUDE A PROPOSED PARKING LOT, LANDSCAPING, STORM DRAIN, AND UTILITY CONNECTIONS.

Sheet List Table

Sheet Number	Sheet Title
C000	Cover Sheet
C100	Existing Conditions & Demolition Plan
C200	Site Details
C201	Site Details
C300	Site Plan
C400	Grading & Drainage Plan
C500	Utility Plan
C501	Storm Drain Profiles
C502	Sanitary Sewer Profile & Schedules
C600	Sediment & Erosion Control Plan - Phase 1
C601	Sediment & Erosion Control Plan - Phase 2
C602	Sediment & Erosion Control Plan Notes
C603	Sediment & Erosion Control Plan Details

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF OHIO, LICENSE NO. 80988, EXPIRATION DATE 12/31/2025.

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4601 Forbes Blvd, Suite 140
Lanham, MD 20706 P 240.296.1574
engineering • surveying • land planning

STORY STEELYARD
3270 STEELYARD DR.
SITE CIVIL PLANS

PPN: 008-37-016
CITY OF CLEVELAND
CUYAHOGA COUNTY, OH 44109

MARK	DATE	DESCRIPTION

PROJECT No.: 24007566.00
DRAWING No.: 114106
DATE: 4/16/2025
SCALE: AS SHOWN
DESIGN: AZ
DRAWN: AZ
CHECKED: MP

SHEET TITLE:

COVER SHEET

SHEET No.

C000

G:\2024\24007566.00\Design\Civil\C3D\Master\Plan Sheets\C000 Cover Sheet.dwg, 4/16/2025 11:21:29 AM, Tony Zook,

LEGEND

Linetypes

- ADJACENT PROPERTY LINE
- SITE PROPERTY LINE
- EX. TREELINE
- EX. MAJOR CONTOUR (5')
- EX. MINOR CONTOUR (1')
- EX. FENCE (X)
- EX. WATERLINE (W)
- EX. OVERHEAD ELECTRIC (OHE)
- EX. OVERHEAD COMM. LINE (OHT)
- EX. GAS LINE (G)
- EX. SIDEWALK
- LIMITS OF DISTURBANCE (LOD)
- PROP. SIDEWALK
- PROP. BUILDING
- PROPOSED INDEX CONTOUR MAJOR
- PROPOSED INT. CONTOUR MINOR
- PROPOSED FENCE (X)
- PROPOSED FIRE DEPARTMENT CONNECTION (Y)
- PROPOSED STORM PIPE
- PROPOSED WATERLINE
- PROPOSED DEMOLITION (XXX)

Surfaces

- ASPHALT AREA
- CONCRETE AREA

Misc. Structures

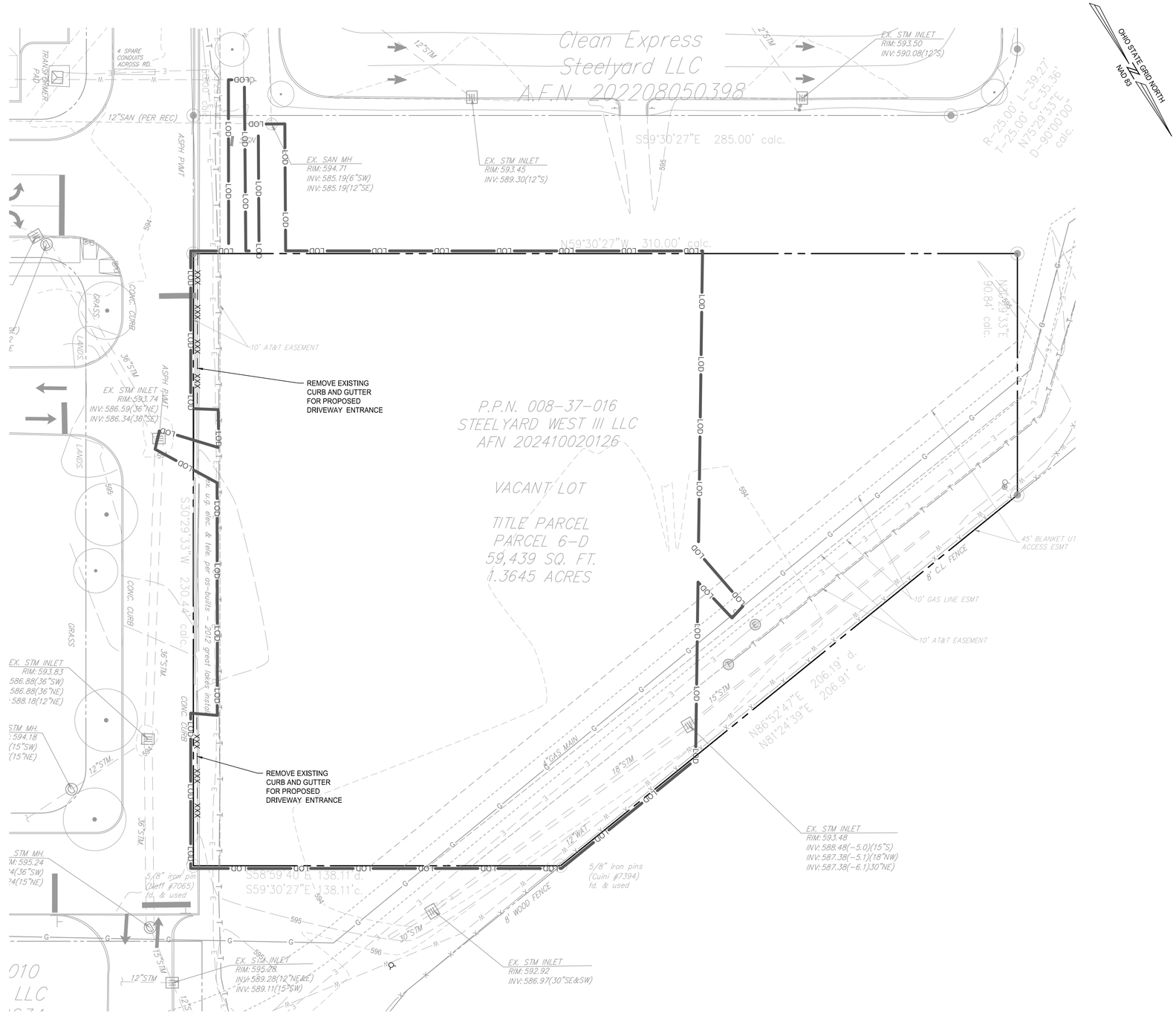
- HANDICAP PARKING SPACE
- NUMBER OF PARKING SPACES
- PROP. BUILDING ENTRANCE

Utilities - Miscellaneous

- LIGHT POLE
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- SANITARY MANHOLE
- STORM GRATE INLET

Abbreviations

EX.	EXISTING
PROP.	PROPOSED
PVMT	PAVEMENT
CONC.	CONCRETE
C&G	CURB & GUTTER
CL FENCE	CHAIN LINK FENCE
TBR	TO BE REMOVED
BSL	BUILDING SETBACK LINE



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20 10 0 20 40
GRAPHIC SCALE
1" = 20'

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STORY STEELYARD
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SITE CIVIL PLANS

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CITY OF CLEVELAND
CUYAHOGA COUNTY, OH 44109

MARK	DATE	DESCRIPTION

PROJECT No.: 24007566.00
DRAWING No.: 114106
DATE: 4/16/2025
SCALE: AS SHOWN
DESIGN: AZ
DRAWN: AZ
CHECKED: MP

SHEET TITLE:

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET No.

C100

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LEGEND

Linetypes

- ADJACENT PROPERTY LINE
- SITE PROPERTY LINE
- EX. TREELINE
- EX. MAJOR CONTOUR (5')
- EX. MINOR CONTOUR (1')
- EX. FENCE
- EX. WATERLINE
- EX. OVERHEAD ELECTRIC
- EX. OVERHEAD COMM. LINE
- EX. GAS LINE
- EX. SIDEWALK
- LIMITS OF DISTURBANCE
- PROP. SIDEWALK
- PROP. BUILDING
- PROPOSED INDEX CONTOUR MAJOR
- PROPOSED INT. CONTOUR MINOR
- PROPOSED FENCE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED STORM PIPE
- PROPOSED WATERLINE

Surfaces

- ASPHALT AREA
- CONCRETE AREA

Misc. Structures

- HANDICAP PARKING SPACE
- NUMBER OF PARKING SPACES
- PROP. BUILDING ENTRANCE

Utilities - Miscellaneous

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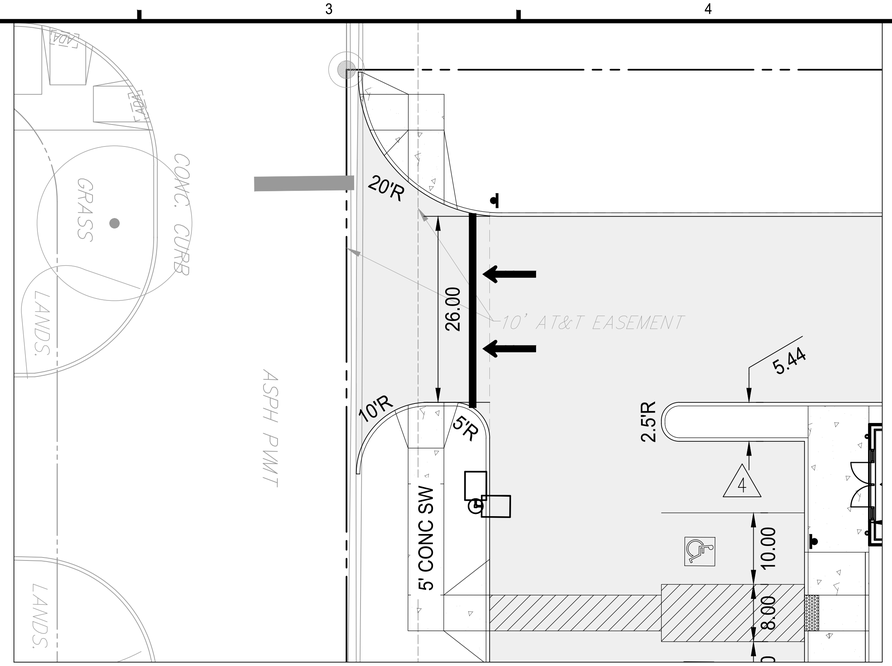
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- SANITARY MANHOLE
- STORM GRATE INLET

Abbreviations

EX.	EXISTING
PROP.	PROPOSED
PVMT	PAVEMENT
CONC.	CONCRETE
C&G	CURB & GUTTER
CL FENCE	CHAIN LINK FENCE
TBR	TO BE REMOVED
BSL	BUILDING SETBACK LINE

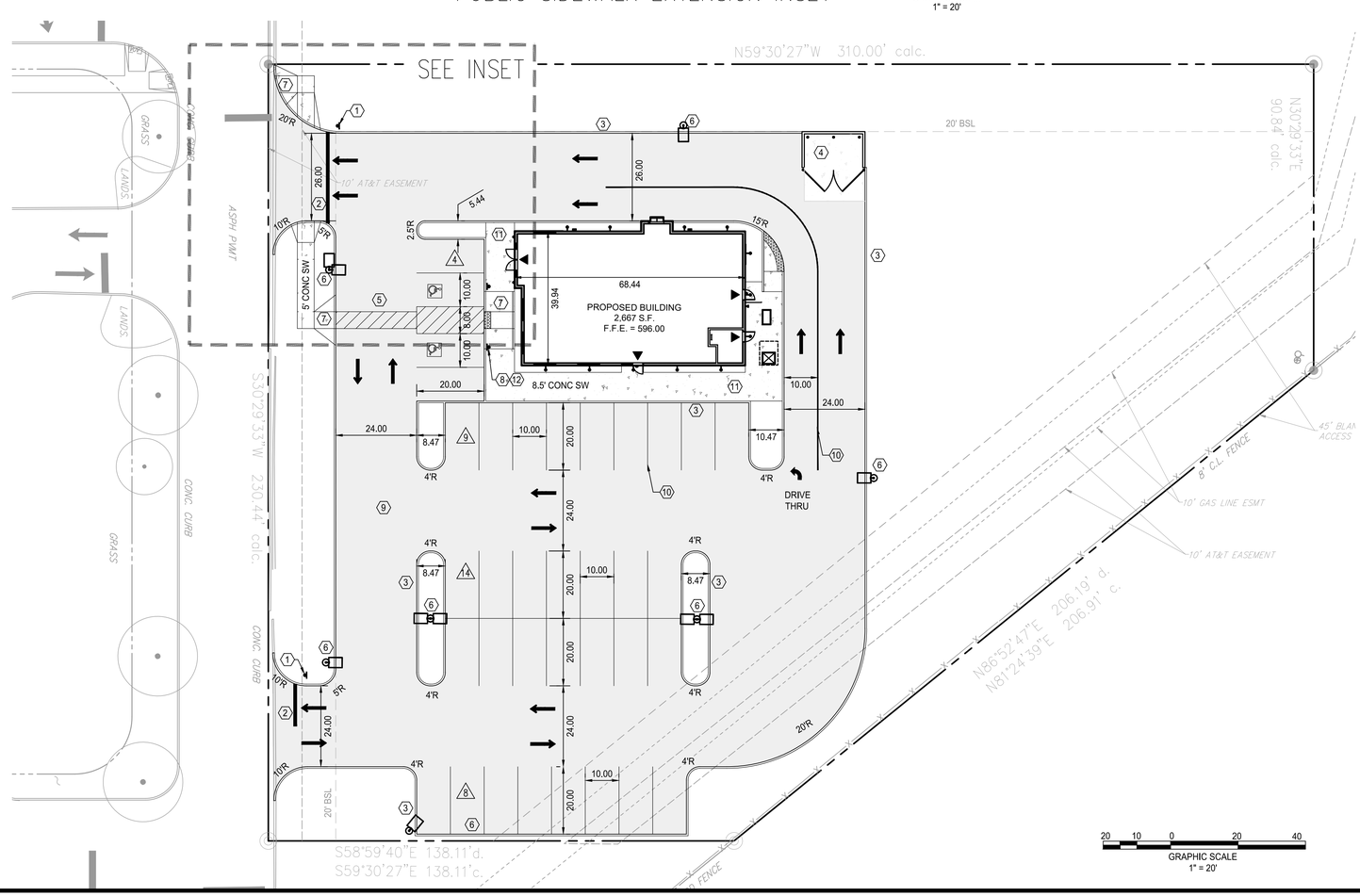
Development Standards		
Location: 3270 Steelyard Drive, Cleveland, OH 44109 Cuyahoga County		
Parcel Number: 008-37-016		
Zone: UI-A3		
Commercial Use: dual-use or adult-use cannabis dispensar		
	Required	**Provided**
Principal Building Height	115' max.	20'
Ground Floor (one-story commercial building)	14' min. (floor to ceiling)	20'
Lot Width	N/A	N/A
Building Lot Coverage	75% max.	4.5%
Setbacks		
Side (southern property line)	20'	20'
Front (eastern property line)	20'	20'
Rear	0'	-

Parking Information Table		
Per Section 349.04 of the Cleveland, Ohio Zoning Ordinance		
	Required	**Provided**
Building Size	Provided Lot	2,667 SF
Min. Parking Required	6 spaces; 1 space per every 500 SF of the GFA	35 spaces
Max. Parking Required	None	None
Min. Parking Dimensions	9' x 18'	10' x 20'
Min. 2-Way Driveway Width	24'	24' and 26'
Handicap Spaces	1 space	1 space
Van Accessible Spaces	1 space	1 space
Loading Space	N/A	N/A
Bicycle Parking	N/A	N/A



PUBLIC SIDEWALK EXTENSION INSET

GRAPHIC SCALE 1" = 20'



GRAPHIC SCALE 1" = 20'

KEYNOTES

BUILDING & PAVING

1. Prop. Stop Sign – see detail/C-200
2. Prop. Stop Bar – see detail/C-200
3. Prop. Curb – see detail/C-200
4. Prop. Dumpster Pad with heavy duty concrete – see architectural plans for trash enclosure detail. See C-201 for heavy duty concrete detail
5. Prop. crosswalk
6. Prop. 35' tall light pole with concrete base – see architectural plans for detail
7. Prop. Handicap Ramp (typ.) – see detail/C-201
8. Handicap parking sign (typ.) – see detail/C-200 G.C. to provide one Van Accessible Sign
9. Prop. Asphalt paving – see detail/C-201 Note: Parking lot asphalt pavement section shall be at the recommendation of a geotechnical engineer based on site specific soil conditions and final CBR's on compacted sub-base.
10. Prop. 4" wide parking stripe painted white (typ.)
11. Prop. concrete sidewalk – see detail/C-200
12. Prop. Bollard (Typ.) – see detail/C-200

GENERAL NOTES

1. Proof roll building and all parking areas. Notify the Architect of any unacceptable areas.
2. Edge of new pavement to be flush with existing pavement.
3. All sidewalk curb and gutter street paving, curb cuts, driveway approaches, handicap ramp, etc. constructed outside the property line in the right-of-way shall conform to all municipal and/or state specifications and requirements.
4. For areas outside the property lines, repair and/or replace all damage done to existing elements (sidewalks, paving, landscaping, etc.) as required by owner and/or governing authority.

PROFESSIONAL CERTIFICATION

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STORY STEELYARD
3270 STEELYARD DR.
SITE CIVIL PLANS

PPN: 008-37-016
CITY OF CLEVELAND
CUYAHOGA COUNTY, OH 44109

MARK	DATE	DESCRIPTION

PROJECT No.: 24007566.00
DRAWING No.: 114106
DATE: 4/16/2025
SCALE: AS SHOWN
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DRAWN: AZ
CHECKED: MP

SHEET TITLE:

SITE PLAN

SHEET No.

C300

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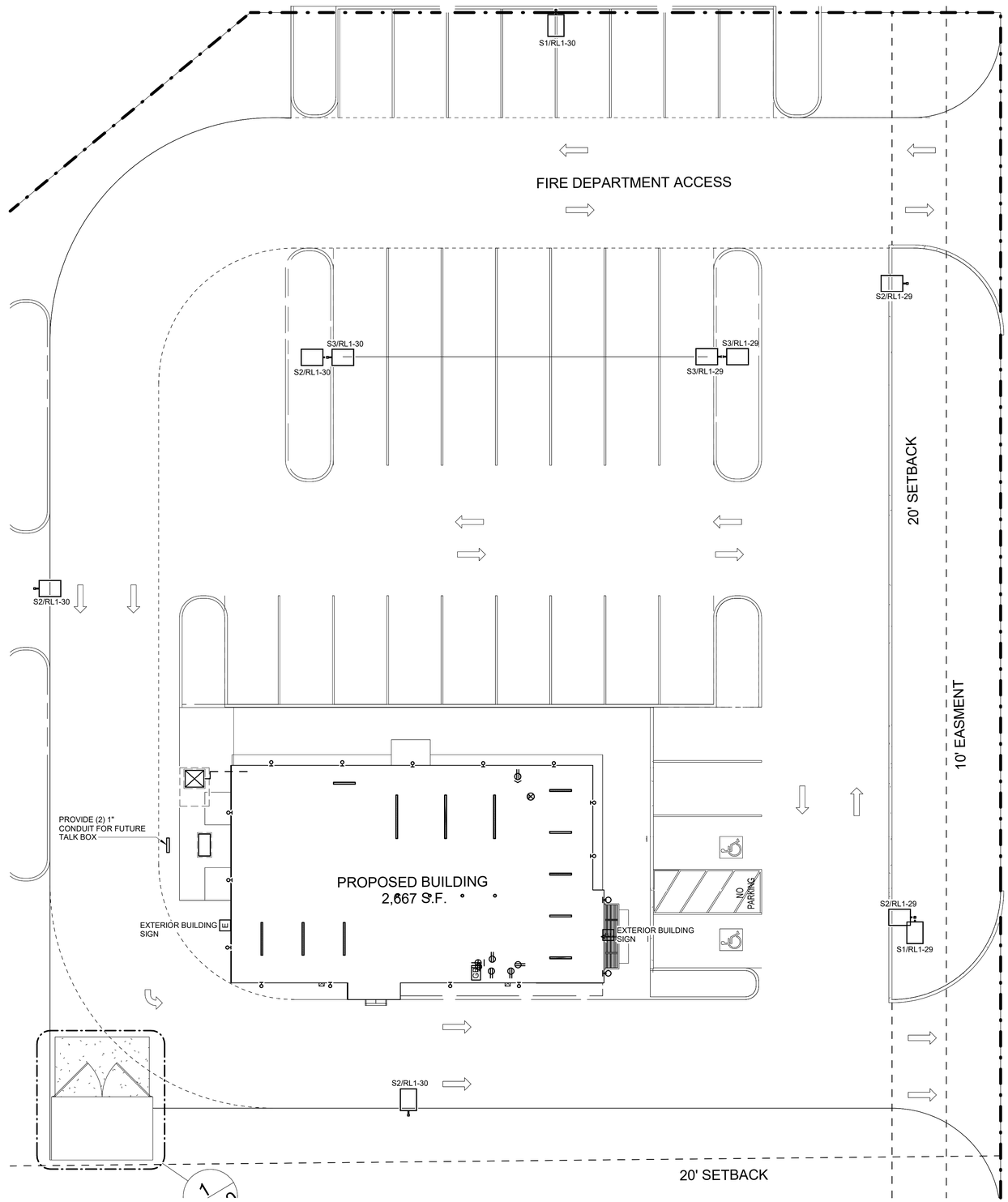

NORTH

1 **ELECTRICAL SITE PLAN**

3/32" = 1'-0"

GENERAL NOTES

1. LIGHTING CONTROLS FOR SITE LIGHTING AND BUILDING SIGNAGE TO MATCH BUILDING MOUNTED EXTERIOR LIGHTING SEQUENCE "LT2".

REVISION ISSUE

NO	DESCRIPTION	DATE

ISSUED FOR PERMIT 03/14/2025

STATE OF OHIO
DOUGLAS SMOH
E-73967
REGISTERED
PROFESSIONAL ENGINEER

ANDERSON ASHTON
DESIGN / BUILD

2146 South 169th Street
New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM

PROPOSED BUILDING FOR:

STEEL YARD - SHELL

3270 Steelyard Drive
Cleveland, OH 44109

DRAFTED BY:	CMS
DESIGNER:	CMS
ISSUE:	3/25/2025 4:22:32 PM
SUBMITTAL DATE:	3/14/2025
DESIGN NO.	02431
CONSTRUCTION NO.	4068.2

SITE PLAN

E213

SHEET SIZE 24X36

IMEG
www.imegcorp.com
855 GRANDVIEW AVE
SUITE 300
COLUMBUS, OH 43215
P: 614.443.1178
PROJECT #24007566.00

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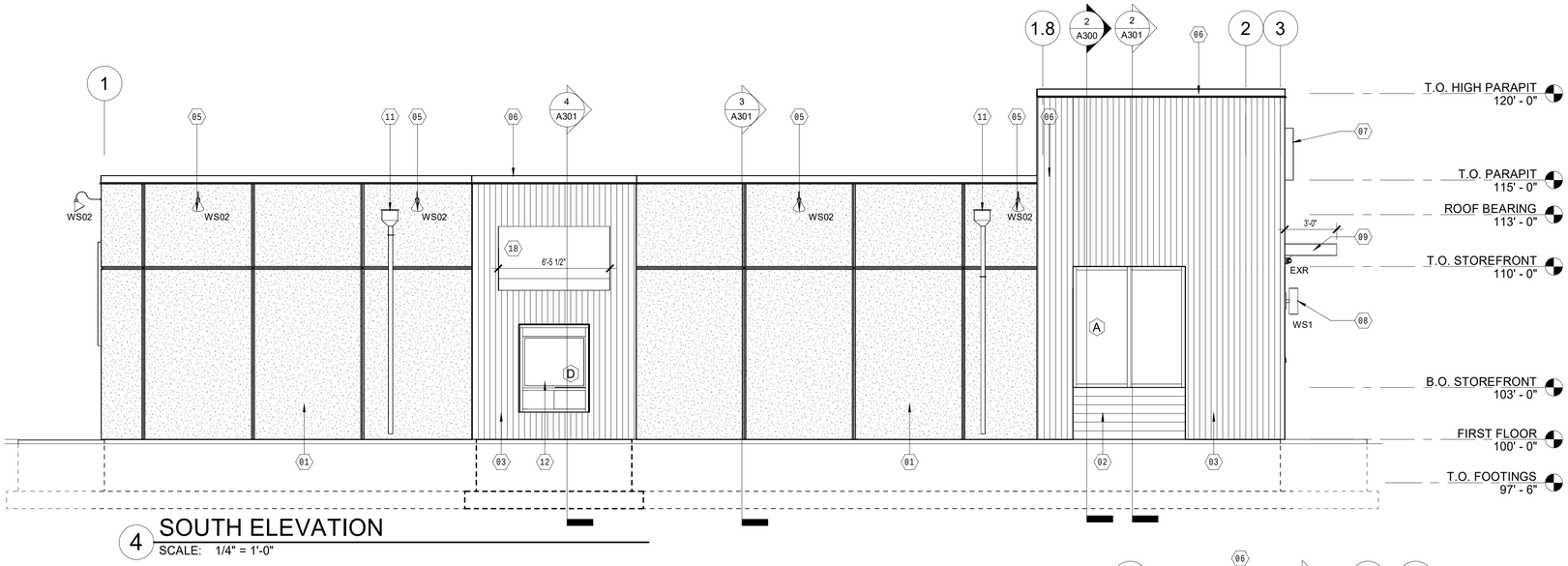
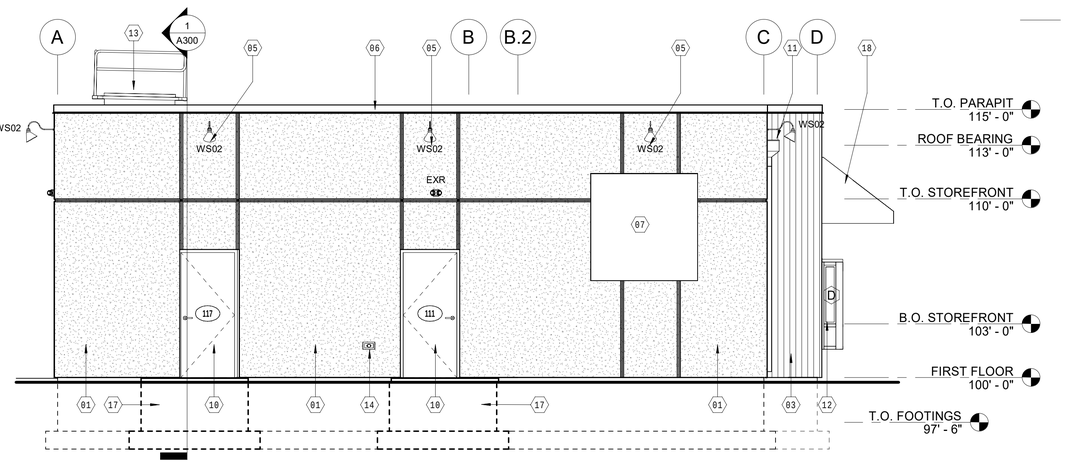
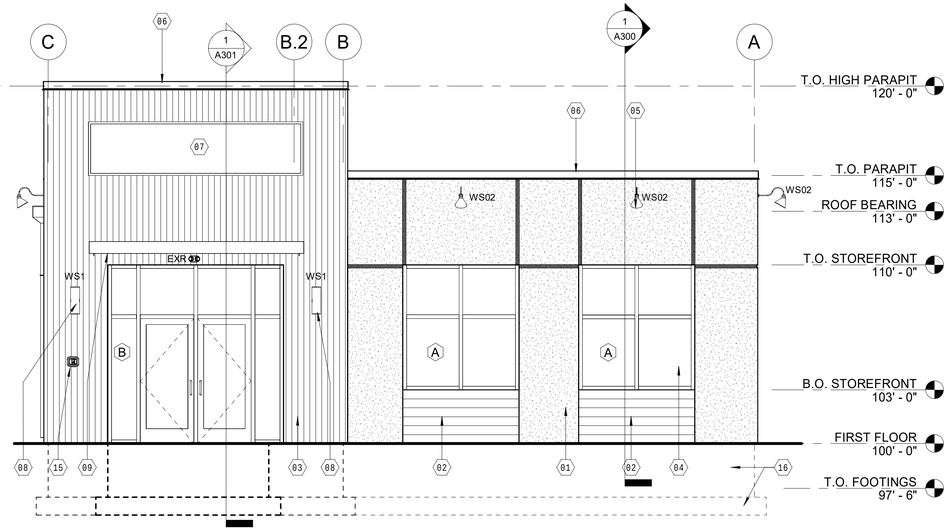


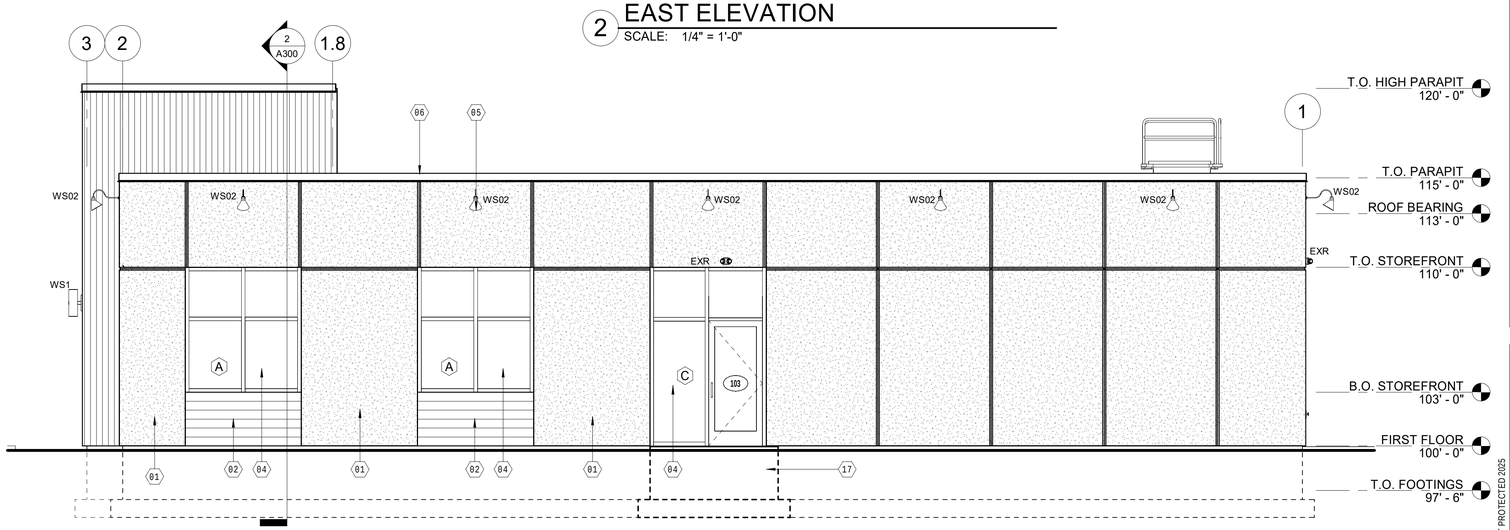
4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

EXTERIOR GENERAL NOTES

A. EXTERIOR WALLS AND GLAZING TO REMAIN
B. EXISTING CANOPIES TO BE REMOVED UNLESS NOTED OTHERWISE.

ELEVATION NOTE LEGEND

01 STUCCO WALL SYSTEM - PAREX ARMOURWALL 100
02 METAL WALL PANEL - METAL SPAN IW-20A
03 METAL WALL PANEL - METAL SPAN CS-660
04 KAWNEER 1" INSULATED STOREFRONT WINDOW / DOOR SYSTEM N "DARK BRONZE" ANODIZED ALUMINUM FRAMING WITH "SOLAR BRONZE" TINTED GLAZING
05 NEW EXTERIOR WALL PAK - SEE ELECTRICAL DRAWINGS
06 PREFINISHED METAL COPING. COLOR:
07 POTENTIAL LOCATION OF BUILDING SIGNAGE BY OWNER - PROVIDE POWER
08 EXTERIOR WALL SCONCE
09 MAPES PREFINISHED ALUMINUM CANTILEVER SUPERSHADE CANOPY
10 INSULATED HOLLOW METAL DOOR AND FRAME - PAINTED
11 PREFINISHED SCUPPER AND DOWNSPOUT
12 DRIVE THRU WINDOW
13 ROOF ACCESS HATCH
14 HOSE BIB
15 KNOX BOX
16 CONCRETE FOOTING AND FOUNDATION - SEE STRUCTURAL DRAWINGS
17 CONCRETE STOOP - SEE STRUCTURAL DRAWINGS
18 PREMADE FABRIC CANOPY WITH ALUMINUM FRAME

REVISION ISSUE

NO	DESCRIPTION	DATE

ISSUED FOR PERMIT 3/14/2025

ANDERSON ASHTON DESIGN / BUILD
2746 South 160th Street
New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM

PROPOSED NEW BUILDING FOR:

STEEL YARD - SHELL

3270 Steelyard Drive
Cleveland, OH 44109

DRAFTED BY:	JMH
DESIGNER:	AAI
ISSUE:	4/15/2025 3:20:38 PM
SUBMITTAL DATE:	3/14/2025
DESIGN NO.	02431
CONSTRUCTION NO.	4068.2

ELEVATIONS

A200

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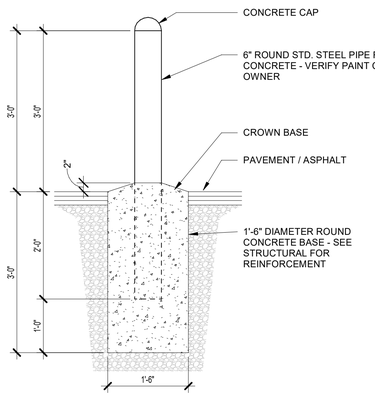
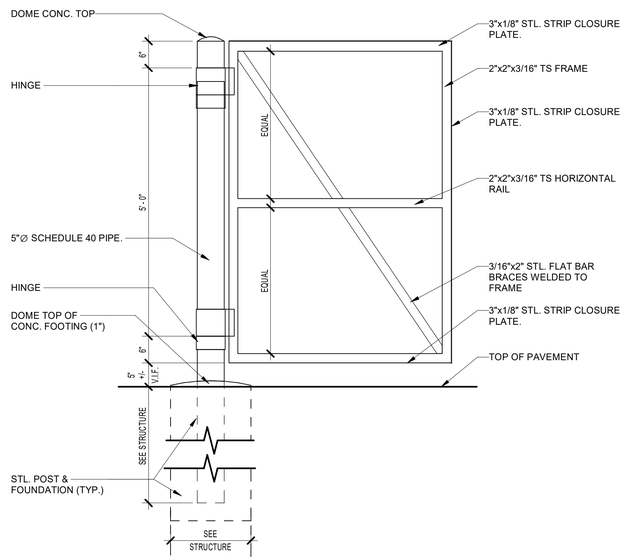
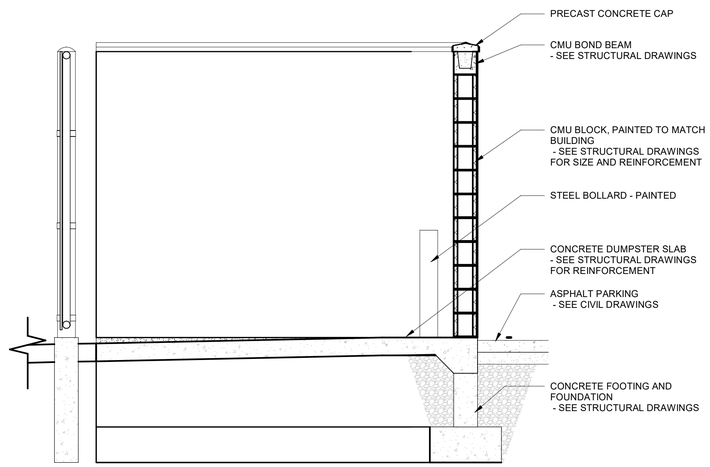
SHEET SIZE 24X36



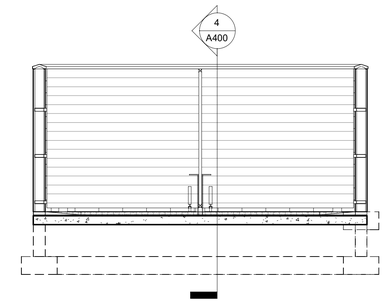
6 PIPE BOLLARD
SCALE: 3/4" = 1'-0"



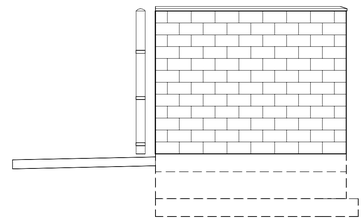
5 GATE DETAIL
SCALE: 3/4" = 1'-0"



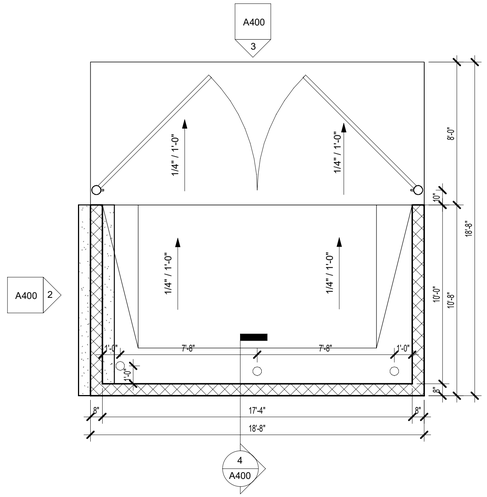
4 TRASH ENCLOSURE
SCALE: 1/2" = 1'-0"



3 TRASH ENCLOSURE FRONT
SCALE: 1/4" = 1'-0"



2 TRASH ENCLOSURE SIDE
SCALE: 1/4" = 1'-0"



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

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STATE OF OHIO
JAMES M. HOFFER
REGISTERED ARCHITECT
No. 12755

ANDERSON ASHTON DESIGN / BUILD
2746 South 160th Street
New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM

PROPOSED NEW BUILDING FOR:

STEEL YARD - SHELL

3270 Steelyard Drive
Cleveland, OH 44109

DRAFTED BY:	JMH
DESIGNER:	AAI
ISSUE:	3/14/2025 11:29:58 AM
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CONSTRUCTION NO.	4068.2

ENLARGED PLANS

A400

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SHEET SIZE 24X36

FLOOR PLAN LEGEND

ROOM	ROOM NAME
100	ROOM NUMBER
###	DOOR NUMBER
X#	PARTITION TYPE
##	PLAN NOTES
##	MATERIAL TAG
##	DEMOLITION NOTE
##	FINISH WALL TAG
##	PLAN NOTES
	INDICATES 1-HOUR CONSTRUCTION
	EXISTING CONSTRUCTION
	NEW CONSTRUCTION
	NEW DOOR & FRAME
	EXISTING DOOR & FRAME TO REMAIN
GP	5" CONCRETE FILLED GALVANIZED BOLLARD W/ YELLOW COVERS
F.E.	SURFACE MOUNTED FIRE EXTINGUISHER
FD	FLOOR DRAIN

FLOOR PLAN GENERAL NOTES

A. UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, PERMITS, TRANSPORTATION AND OTHER SERVICES AND FACILITIES NECESSARY FOR PROPER AND TIMELY EXECUTION OF THE REQUIRED WORK.

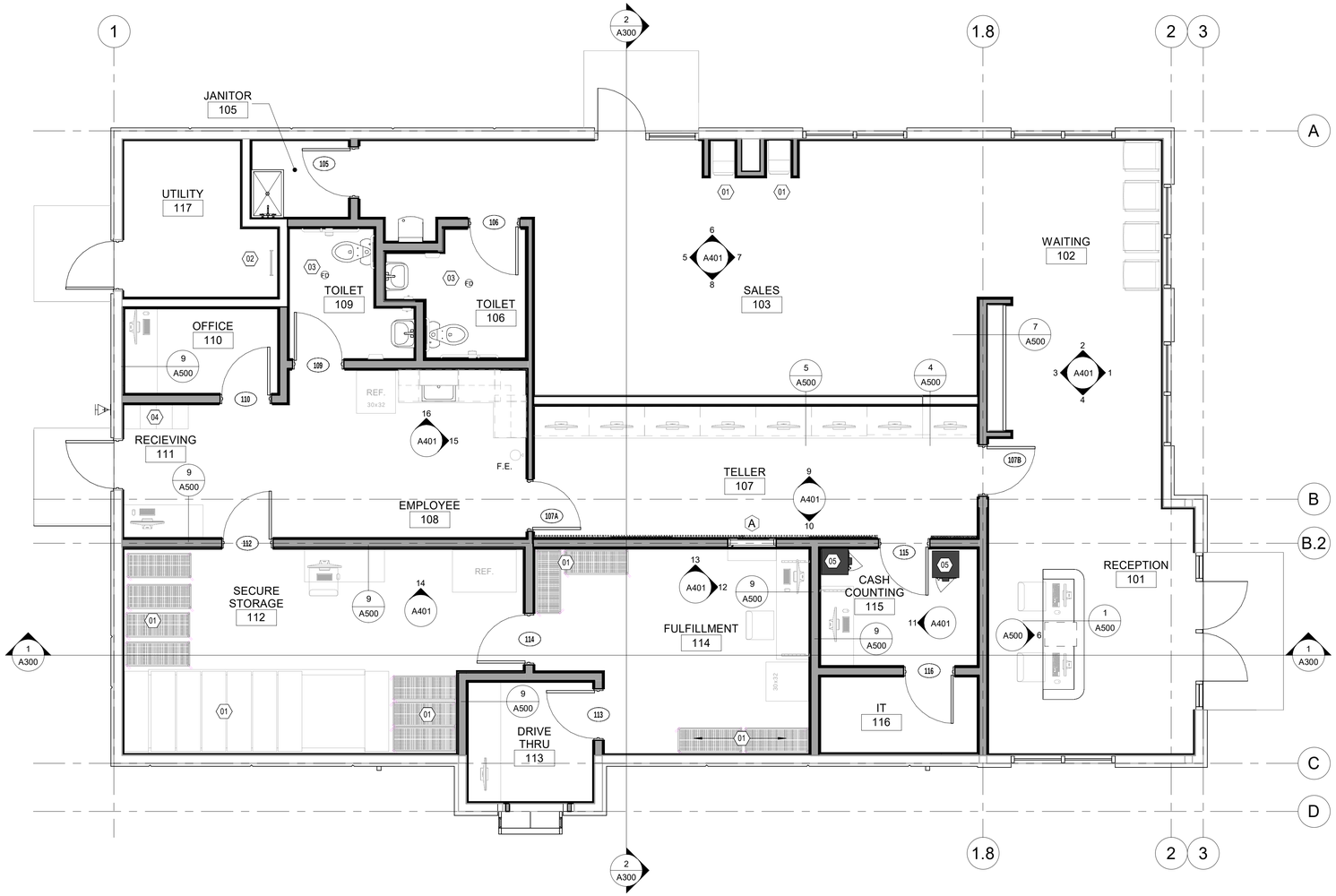
B. APPROVED FIRE EXTINGUISHERS SHALL BE FURNISHED, LOCATED AND INSTALLED BY THE GENERAL CONTRACTOR AS REQUIRED BY THE GOVERNING AUTHORITY.

C. LANDING NOT MORE THAN ½ INCH BELOW THE THRESHOLD IS REQUIRED ON EACH SIDE OF AN EGRESS DOOR.

D. LOOSE FURNISHINGS / STORAGE RACK SHOWN ON PLAN TO BE SUPPLIED BY OWNER - G.C. TO ASSEMBLE AND INSTALL

CONSTRUCTION NOTE LEGEND

01 EQUIPMENT BY OWNER
02 ROOF ACCESS LADDER / HATCH
03 FLOOR DRAIN
04 EMPLOYEE LOCKERS - BY OWNER
05 FLOOR SAFE - BY OWNER



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

TRUE N

REVISION ISSUE		
NO	DESCRIPTION	DATE

ISSUED FOR PERMIT 3/14/2025

STATE OF OHIO ANDREW JAMES ISENBERG REGISTERED ARCHITECT No. 12705

3/14/2025

ANDERSON ASHTON DESIGN / BUILD
2746 South 160th Street
New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM

PROPOSED NEW BUILDING FOR:
STEEL YARD - CORE
3270 Steelyard Drive
Cleveland, OH 44109

DRAFTED BY:	JMH
DESIGNER:	AAI
ISSUE:	3/14/2025 11:32:42 AM
SUBMITTAL DATE:	3-14-2025
DESIGN NO.	02431
CONSTRUCTION NO.	4068.1

OVERALL PLAN

A101

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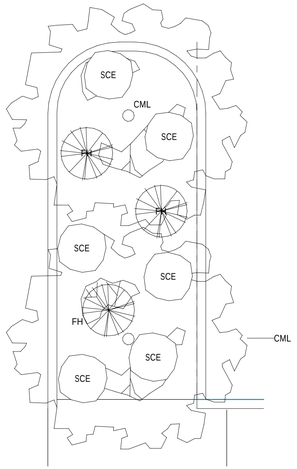
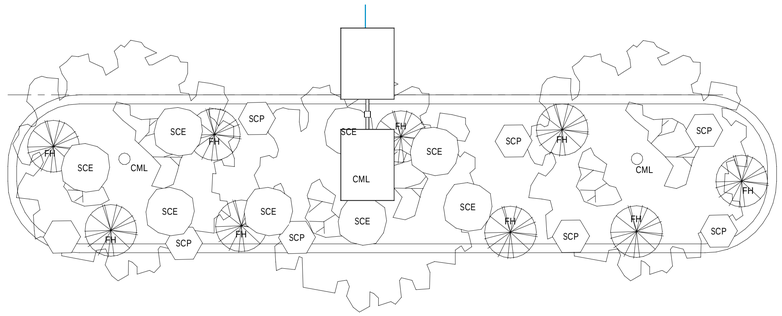


TYP ISLAND1

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

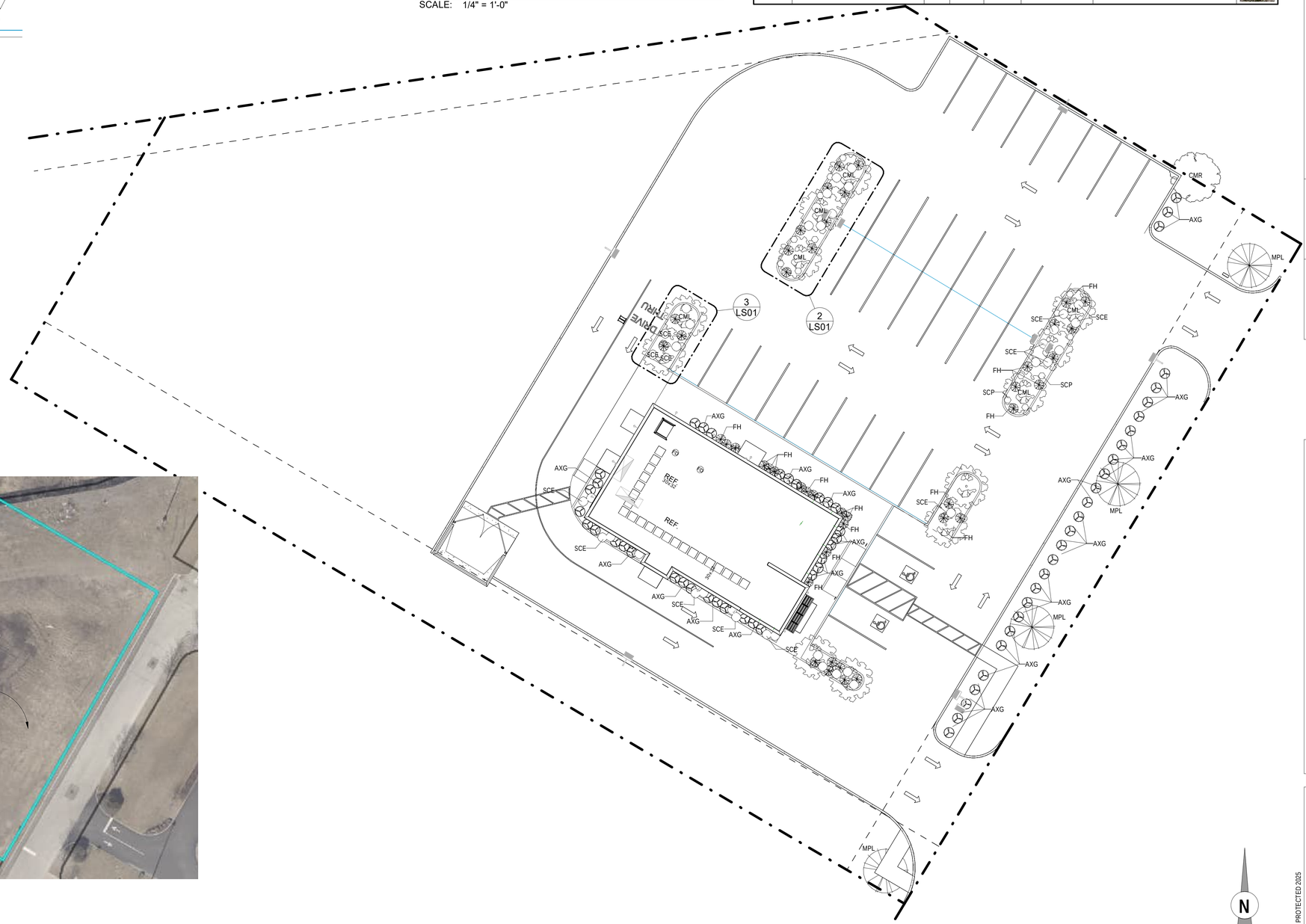


TYP ISLAND

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

Planting Schedule

Type Mark	Family and Type	Count	SIZE	ROOT	MATURITY HEIGHT	Description	Image
AXG	ABELIA: XGRANDIFLORA	61	4"	POT	2'-3' TAL AND WIDE		
CML	CRABAPPLE LOLLIPOP: MALUS 'LOLLIZAM'	12	5'	B&B	8'		
CMR	CRABAPPLE ROBINSON: MALUS 'ROBINSON'	1	5'	B&B	25'		
FH	FORSYTHIA SUGAR BABY: HYBRID	44	4"	POT	18"-30"		
MPL	ACER SACCHARINUM: "SILVER MAPLE"	4	5'	POT	50'	TO MATCH EXISTING TREES ON STEELYARD DR.	
SCE	SEDGE "BOWLES GOLDEN": CAREX ELATA	43	3"	POT	36"		
SCP	SEDGE "PENNSYLVANNIA SEDGE": CAREX PENNSYLVANICA	16	3"	POT	24"		



1 SITE PLAN - LANDSCAPE PLAN

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

4 TREE PRESERVATION PLAN

SCALE: 1" = 40'-0"

REVISION ISSUE

NO	DESCRIPTION	DATE

ISSUED FOR PERMIT 3/14/2025

STATE OF OHIO JAMES E. DENNIS 12755 REGISTERED ARCHITECT

ANDERSON ASHTON DESIGN / BUILD
2746 South 160th Street
New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM

PROPOSED NEW BUILDING FOR:

STEEL YARD - SHELL

3270 Steelyard Drive
Cleveland, OH 44109

DRAFTED BY:	JMH
DESIGNER:	AAI
ISSUE:	4/28/2025 2:17:02 PM
SUBMITTAL DATE:	3/14/2025
DESIGN NO.	02431
CONSTRUCTION NO.	4068.2

LANDSCAPE PLAN

LS01

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SHEET SIZE 24X36

ANDERSON ASHTON DESIGN / BUILD

ARIAL CONTEXT RENDERING

CANNABIS

ANDERSON ASHTON DESIGN / BUILD

SE AXON DUSK

CANNABIS
PARKING
VAN

CANNABIS
VAN

ANDERSON ASHTON DESIGN / BUILD

NORTH WEST VIEW

ANDERSON ASHTON DESIGN / BUILD

SOUTH WEST VIEW

ANDERSON ASHTON DESIGN / BUILD

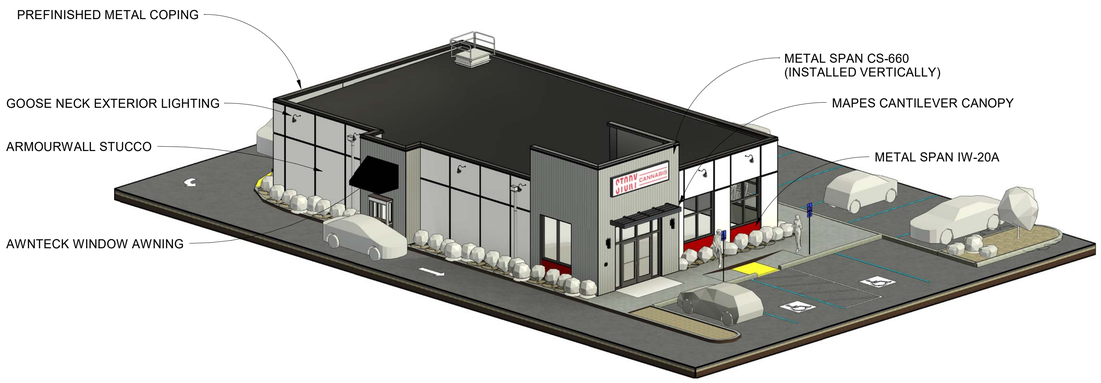
SOUTH ELEVATION

ANDERSON ASHTON DESIGN / BUILD

NORTH ELEVATION

ANDERSON ASHTON DESIGN / BUILD

EAST ELEVATION

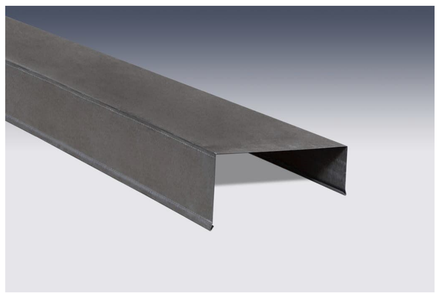


AXON VIEW

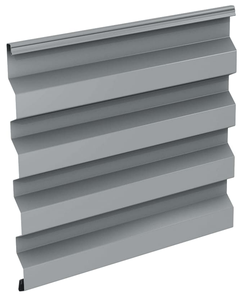
EXTRA WHITE
SHERWIN WILLIAMS SW 7006

REAL RED
SHERWIN WILLIAMS SW 6868

TRICORN BLACK
SHERWIN WILLIAMS 6258

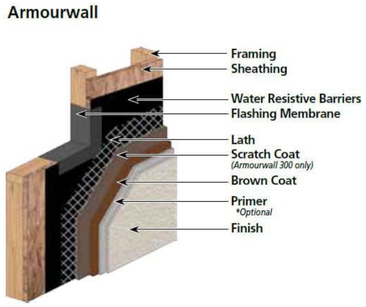


METAL COPING



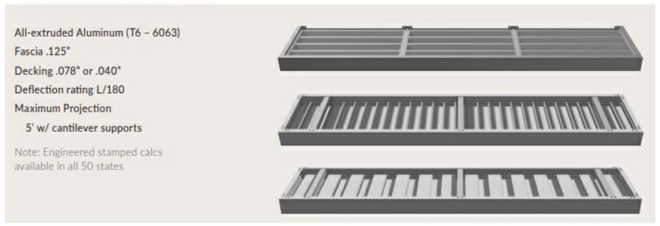
METAL SPAN CS-660

(PAINTED SW 6868)
METAL SPAN IW-20A



(PAINTED SW 7006)
ARMOURWALL STUCCO ASSEMBLY

DRIVE THRU AWNING



MAPES CANTILEVER CANOPY

ANODIZED ALUMINUM STOREFRONT

1" INSULATED GLAZING

REVISION ISSUE

NO	DESCRIPTION	DATE

ISSUED FOR PERMIT 3/14/2025

ANDERSON ASHTON DESIGN / BUILD
2746 South 160th Street
New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM

PROPOSED NEW BUILDING FOR:
STEEL YARD - SHELL
3270 Steelyard Drive
Cleveland, OH 44109

DRAFTED BY:	JMH
DESIGNER:	AAI
ISSUE:	4/15/2025 3:16:09 PM
SUBMITTAL DATE:	3/14/2025
DESIGN NO.	02431
CONSTRUCTION NO.	4068.2

MATERIAL BOARD

A907

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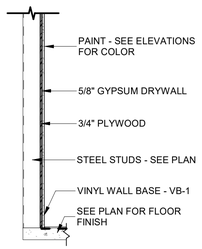
SHEET SIZE 24X36

STORY FINISH SCHEDULE

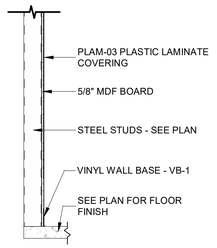
MARK	DESCRIPTION	MANUFACTURER	PRODUCT NAME	PRODUCT NUMBER	FINISH	NOTES
FLOOR FINISH						
CONC1	CONCRETE SEALANT					
LVT-01	LUXURY VINYL PLANK	ELM SURFACES	SUNO COLLECTION, SEMINOL 7x48 6MM VINYL PLANK		NATURAL	STAGGERED PATTERN
SS-01	SCHLUTER TRANSITION STRIP		1.8 SCHLUTER RENO-RAMP K	AERPK 1254 B65	SATIN	
TL-01	PORCELAIN TILE	BEDROSIANS	LE CAFE |X| PENNY ROUND MOSAIC	100002404	MATTE	GROUT: MAPEI 10 BLACK
VCT-01	VINYL COMPOSITION TILE	ARMSTRONG	STANDARD EXCELON IMPERIAL TEXTURE	CLASSIC BLACK: 51910		
WALL BASE						
MTL-02	ALUMINUM COVE BASE - 1/2" BRUSH GRAPHITE	SCHLUTER	DILEX-AHK COVE BASE	AHK1S125AGRB	BRUSHED GRAPHITE	
VB-01	VINYL BASEBOARD	TARKETT	TRADITIONAL VINYL 4" TOELESS		BLACK	
SUBSTRATE						
CB	5/8" CEMENT BOARD	DUROCK	WATER RESISTANT CEMENT BACKER BOARD			
GWB	5/8" GYPSUM WALL BOARD					
GWB-MR	5/8" MOISTURE RESISTANT GYPSUM WALL BOARD					
WALL FINISH						
FRP-01	FIBERGLASS REINFORCED PANEL	MARLITE	STANDARD FPR - CLASS A		WHITE PEBBLE	OUTSIDE CORNERS TO HAVE PVC CORNER GUARDS TO MATCH FRP
P-01	PAINT	SHERWIN WILLIAMS	EXTRA WHITE	SW7006	EGGSHELL	
P-02	PAINT	SHERWIN WILLIAMS	REAL RED	SW6868	EGGSHELL	
P-03	PAINT	SHERWIN WILLIAMS	TRICORN BLACK	SW6258	EGGSHELL	
TL-02	PORCELAIN MOSAIC TILE - 11.75" x 12"	BEDROSIANS	LE CAFE 1"x6" STRAIGHT STACK MOSAIC TILE	100002409	MATTE	GROUT: MAPEI 10 BLACK
WC-01	WALL COVERING	TBD				
WP-01	WOOD PANELING	DIMENSIONS	WHITE OAK NATURAL WOOD WALL ACOUSTIC PANEL	101173938		
MILLWORK						
PLAM-01	PLASTIC LAMINATE	FORMICA	PLANKED URBAN OAK	9312		
PLAM-02	PLASTIC LAMINATE	FORMICA	WHITE	949		-
PLAM-03	PLASTIC LAMINATE	FORMICA	WHITE BARDIGLO	9305-34		-
PLAM-04	PLASTIC LAMINATE	FORMICA	BLACK	909		
WD-01	WOOD TRIM					
WD-02		G.C. PROVIDED	-	-	P-03	INSTALLED AT RESTOOM DOORS
CEILING FINISHES						
ACT-01	ACOUSTICAL CEILING TILE	CERTAINTEED	CASHMERE	CM-454	WHITE	-
ACT-02	ACOUSTICAL CEILING TILE	CERTAINTEED	BAROQUE	BET-154	WHITE	
ACT-03	VINYL FACED DRYWALL TILE	CERTAINTEED	VINYLROCK	1142-CRF-1	WHITE	
EXP-01	EXPOSED CEILING	-	-	-	-	PAINT P-04
MTL-02	ACT PERIMETER TRIM	CERTAINTEED	TERMINUS STRAIGHT	TT-04 WHT	WHITE	
MISCELLANEOUS						
MTL-01	EXPANDEND METAL PANEL	CLARK DIETRICH	BARRIER MESH FOR SECURITY	BM75	-	USE (BM-CLIP) BARRIER MESH CLIP TO ATTACH BARRIER MESH TO FRAMING
MTL-03	SCHLUTER TILE STRIP EDGE	SCHLUTER	JOLLY EDGE TRIM 1/2" ALUM BLACK	J125GS		
WF-01	WINDOW FILM AT WINDOWS / DOORS	3M	3M CRYSTAL GLASS FINISHES DUSTED	7725SE-314	-	PROVIDED AND INSTALLED BY OWNER

FINISH GENERAL NOTES

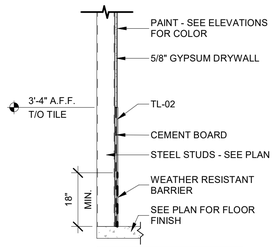
1. CLEAN AND PREPARE ALL SURFACES ACCORDING TO MANUFACTURERS REQUIREMENTS
   GC TO SUBMIT SAMPLES OF ALL FINISH MATERIAL TO HEALTH DEPARTMENT FOR REVIEW PRIOR TO PURCHASE AND INSTALLATION.
2. ALL FLOOR FINISHES SHALL BE INSTALLED WITH TOP EDGES LEVEL WITH ADJACENT MATERIAL TOP EDGES. CONFIRM TILE THICKNESS AS THESE MAY VARY. CONFIRM THAT NO OVERALL FLOATING OF FLOOR IS REQUIRED.
3. COORDINATE FLOORING TRANSITIONS AND BASE TILE INSTALLATION WITH MILLWORK SHOP DRAWINGS AND FIELD CONDITIONS.
4. ALL THRESHOLDS SHALL HAVE A MAXIMUM HEIGHT OF 1/2" ABOVE EXISTING CONCRETE SLAB AND/OR INTERIOR FINISHES.
5. TILE TRANSITION BETWEEN ROOMS TO BE CENTERED ON DOOR FRAME.
6. SEE ROUGH-IN / PLUMBING DRAWINGS FOR DIMENSIONS AND LOCATIONS OF FLOOR DRAINS AND FLOOR SINKS.
7. G.C. TO LEAVE ONSITE, UPON COMPLETION OF JOB (1) BOX EACH OF ALL WALL, FLOOR AND CEILING TILE USED.
8. ALL INTERIOR FINISHES TO HAVE A FLAME SPREAD RATING OF 25 OR LESS. WITH A MAXIMUM SMOKE GENERATION FACTOR OF 450.
9. TILE INSTALLER SHALL COORDINATE WITH GENERAL CONTRACTOR AND PROVIDE LAYOUT OF ALL WALL TILE PRIOR TO INSTALLATION. GENERAL CONTRACTOR SHALL PREPARE WALLS AS TO MINIMIZE CUT TILES IN THE HORIZONTAL DIRECTION AND ELIMINATE CUT TILES IN THE VERTICAL DIRECTION ON ANY WALLS. CONTACT ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS FOR DIRECTION PRIOR TO INSTALLATION. FAILURE TO ADHERE TO THESE REQUIREMENTS RESULTING IN ANY REMEDIATION REQUIRED TO MEET DESIGN INTENT WILL BE AT CONTRACTOR'S COST.
10. ALL WALL MOUNTED HVAC VENT REGISTERS AND GRILLS TO BE PAINTED TO MATCH ASSOCIATED WALL SURFACE.
11. ALL GYPSUM BOARD WALLS TO RECEIVE PAINT TO HAVE LEVEL 5 FINISH.
12. IF ALTERNATE PAINT SPECIFICATIONS USED, PAINTING CONTRACTOR TO VERIFY COLORS MATCH SPECIFIED DURABLE FINISH PER FINISH REMARKS.



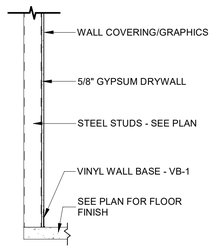
FINISH WALL TYPE F7



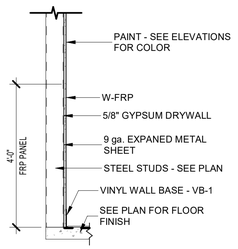
FINISH WALL TYPE F6



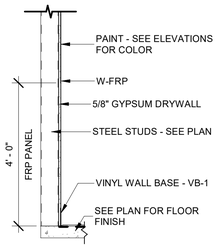
FINISH WALL TYPE F5



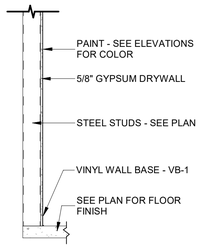
FINISH WALL TYPE F4



FINISH WALL TYPE F3

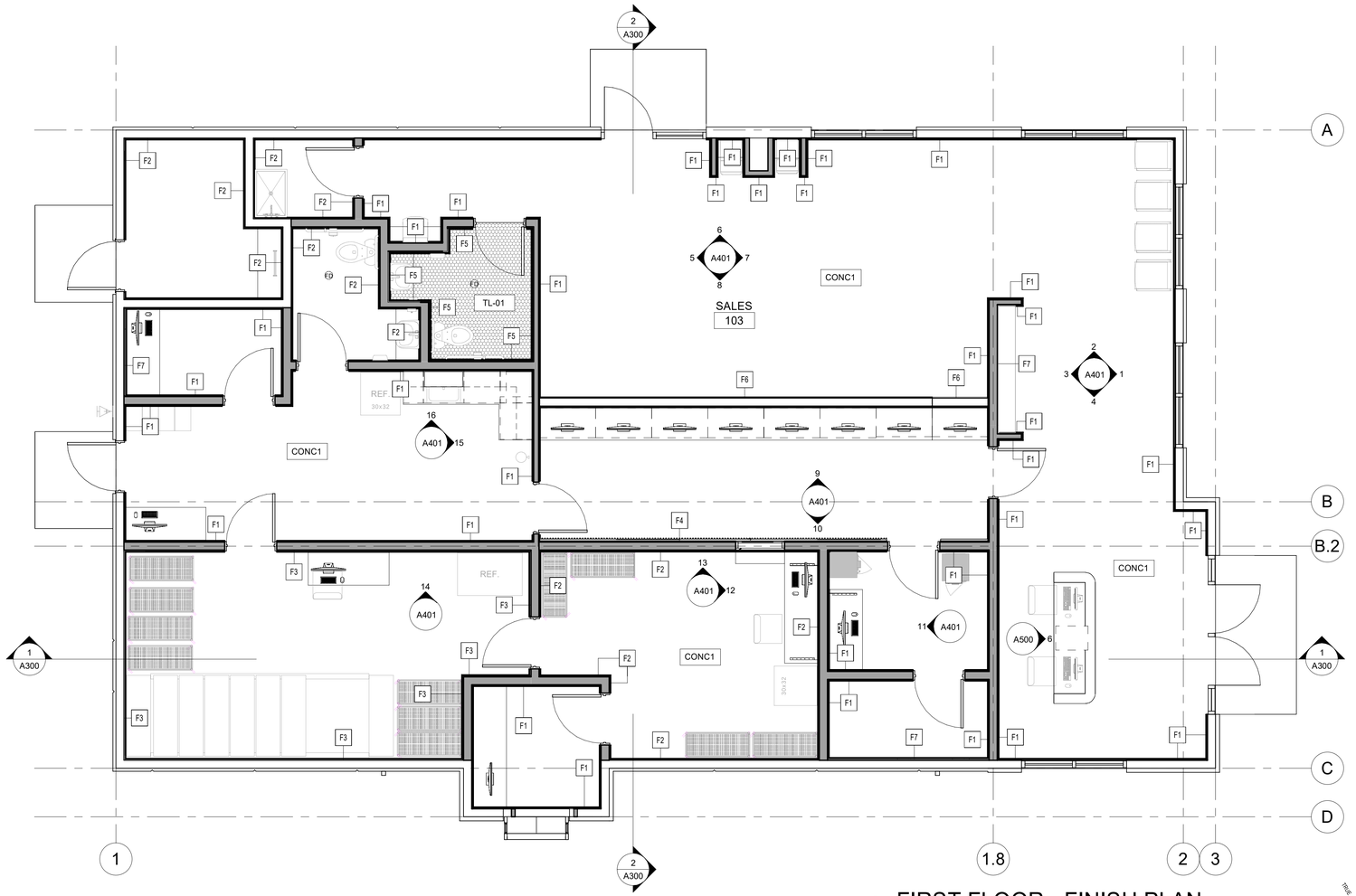


FINISH WALL TYPE F2



FINISH WALL TYPE F1

INTERIOR FINISH WALL TYPES



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

REVISION ISSUE

NO	DESCRIPTION	DATE

ISSUED FOR PERMIT 3/14/2025

STATE OF OHIO ANDREW JAMES ISENBERG REGISTERED ARCHITECT No. 12705

3/14/2025

ANDERSON ASHTON DESIGN / BUILD
2746 South 160th Street
New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM

PROPOSED NEW BUILDING FOR:
STEEL YARD - CORE
3270 Steelyard Drive
Cleveland, OH 44109

DRAFTED BY:	JMH
DESIGNER:	AAI
ISSUE:	3/14/2025 11:32:45 AM
SUBMITTAL DATE:	3-14-2025
DESIGN NO.	02431
CONSTRUCTION NO.	4068.1

FINISH PLAN

A103

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SHEET SIZE 24X36

Prepared for:

STORY CANNABIS

Steelyard Drive
Cleveland, OH 44109

FIRST & MAIN

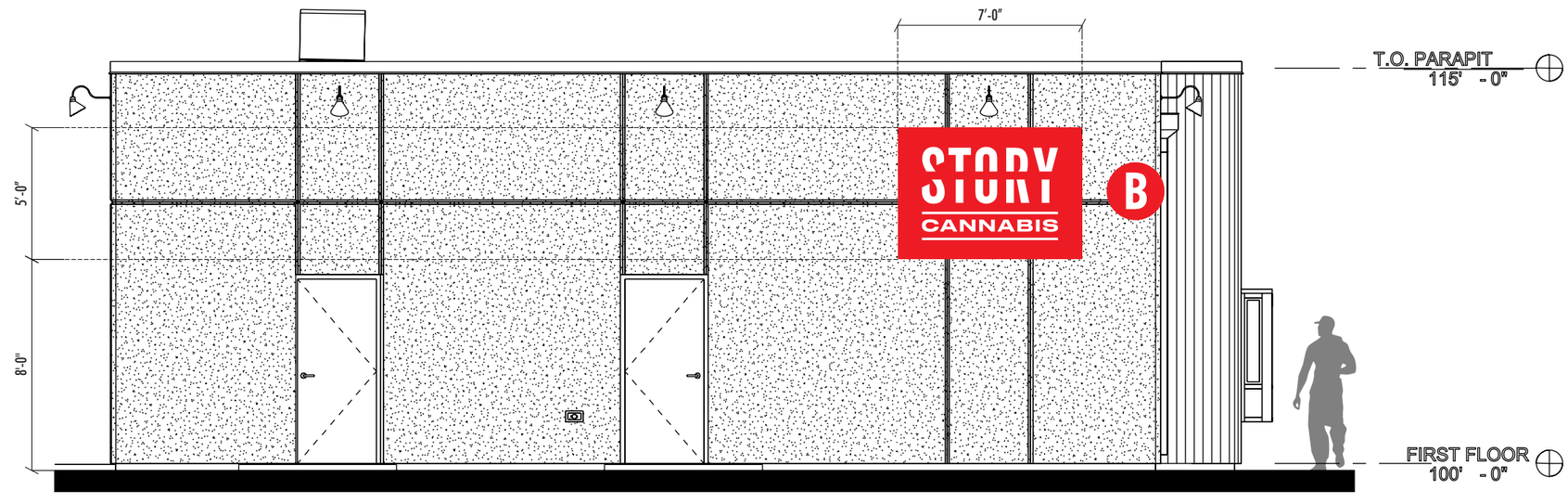
SIGNAGE FOR MODERN BRANDS

JAMES WENDEHOST
j.wendehost@firstandmainsigns.com
234.458.0990
Ohio California Colorado Indiana Oklahoma

EASE | INTEGRITY | PERFORMANCE

#25-0049-R01

EAST ELEVATIONS
SCALE: 3/16"=1'



WEST ELEVATIONS
SCALE: 3/16"=1'

FIRST & MAIN
SIGNAGE FOR MODERN BRANDS

2340 Shepler Church Ave SW
Canton, OH 44706
234.458.0990

OHIO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

Location:

Story Cannabis
Steelyard Dr.
Cleveland, OH 44109

Revision:

1) BE 4.14.25: rev. per JW notes

☐ Approved

☐ Approved as Noted

☐ Revise & Resubmit

Drawing No: 25-0049-R00

Date: 01.27.2025 AT

Page No: 2.00

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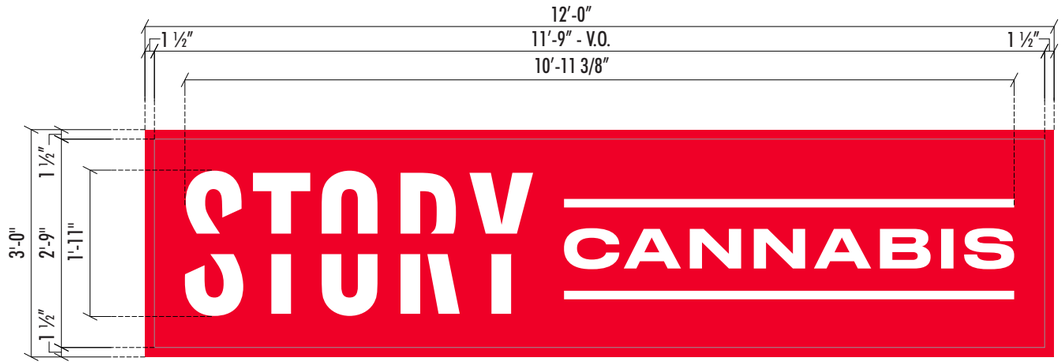


A INTERNALLY ILLUMINATED CABINET - OPTION 2

QTY: 2

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

SQ FT = 36.00

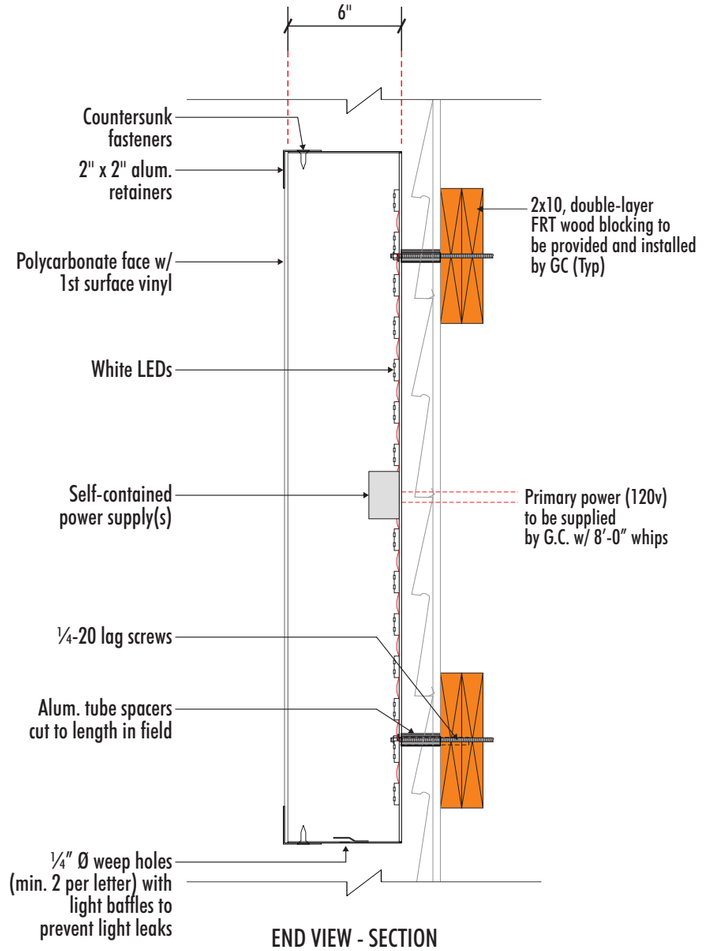
ONE (1) REQUIRED - MANUFACTURE AND INSTALL

SPECIFICATIONS:

- Fabricated aluminum S/F cabinet, face-lit, 6"Deep painted to match PMS 185c, satin finish
- 1 ½" retainer painted to match PMS 185c, satin finish
- Face - White Polycarbonate w/ double-layer 3M Cardinal Red (3630-53) vinyl
- White LED illumination - LED (12v) power supplies to be housed within cabinet
- GC to provide primary power (120v) to sign with 8'-0" leads
- GC to provide adequate blocking
- Sign mounts to fascia with non-corrosive mounting hardware (Typ.)

NOTE:

- All exposed mounting hardware & fasteners to be painted to match adjacent surfaces - touch-up paint to be provided by First and Main



END VIEW - SECTION

NIGHT VIEW

FIRST & MAIN
SIGNAGE FOR MODERN BRANDS

2340 Shepler Church Ave SW
Canton, OH 44706
234.458.0990

OHIO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

Location:

Story Cannabis
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B INTERNALLY ILLUMINATED CABINET - OPTION 2

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

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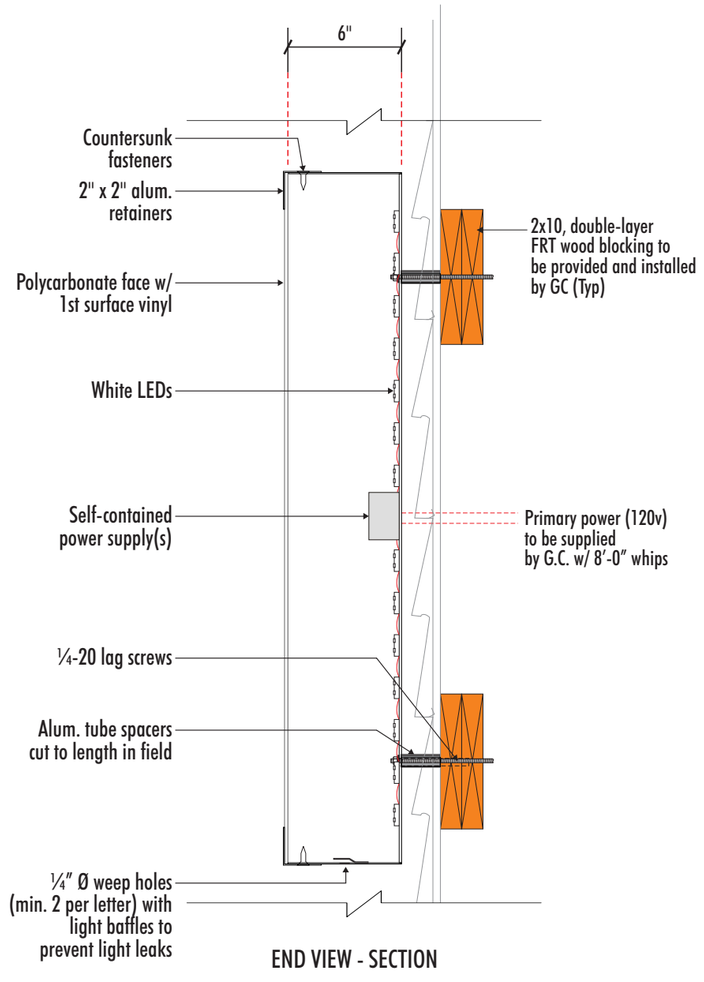

END VIEW - SECTION

NIGHT VIEW

FIRST & MAIN
SIGNAGE FOR MODERN BRANDS

2340 Shepler Church Ave SW
Canton, OH 44706
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OHIO • CALIFORNIA
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Drawing No: 25-0049-R00

Date: 01.27.2025 AT

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STORY

CANNABIS

Cleveland City Planning Commission

Staff Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 16, 2025

Near West Design Review – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

NW2025-011 – Story Steelyard - Dispensary

May 16, 2025

NWDRAC gave final approval with conditions on 4/24/25:

- Have wayfinding signage for drive-thru as online pick up only, and the entrances to avoid confusion
- Be mindful of lighting to avoid stark LED blowout
- Consider lightening parking and switch to landscape, heavier softening, or even a seating area
- Enclosed dumpster

Additional planning staff condition:

- Connecting sidewalks for pedestrians walking in from public transit/trail, and consider pushing building up to the front of the parcel to aid in making the building more pedestrian friendly.

Cleveland City Planning Commission

Far West Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 16, 2025

Far West Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

May 16, 2025

FW2023-21 – 4622 Rocky River Dr Demolition

Address: 4622 Rocky River Dr

Type: Demolition

Representative: Morad Herbawi, Infinity Demolition

Approval Level: Final

Ward 17 – Councilmember Slife | **SPA: Kamm's**

PROPOSED DEMOLITION

4622 Rocky River Drive, Cleveland OH 44135

Demolition contractor: Infinity demolition llc

Contact: morad Herbawi 440-454-0644

Demolition Plan

Proposed demolition of vacant single family house

- Future use: To erect a one-story, 3000 sq ft, two tenant retail spade and 16 space accessory lot in a B1 Two-Family Residential District.

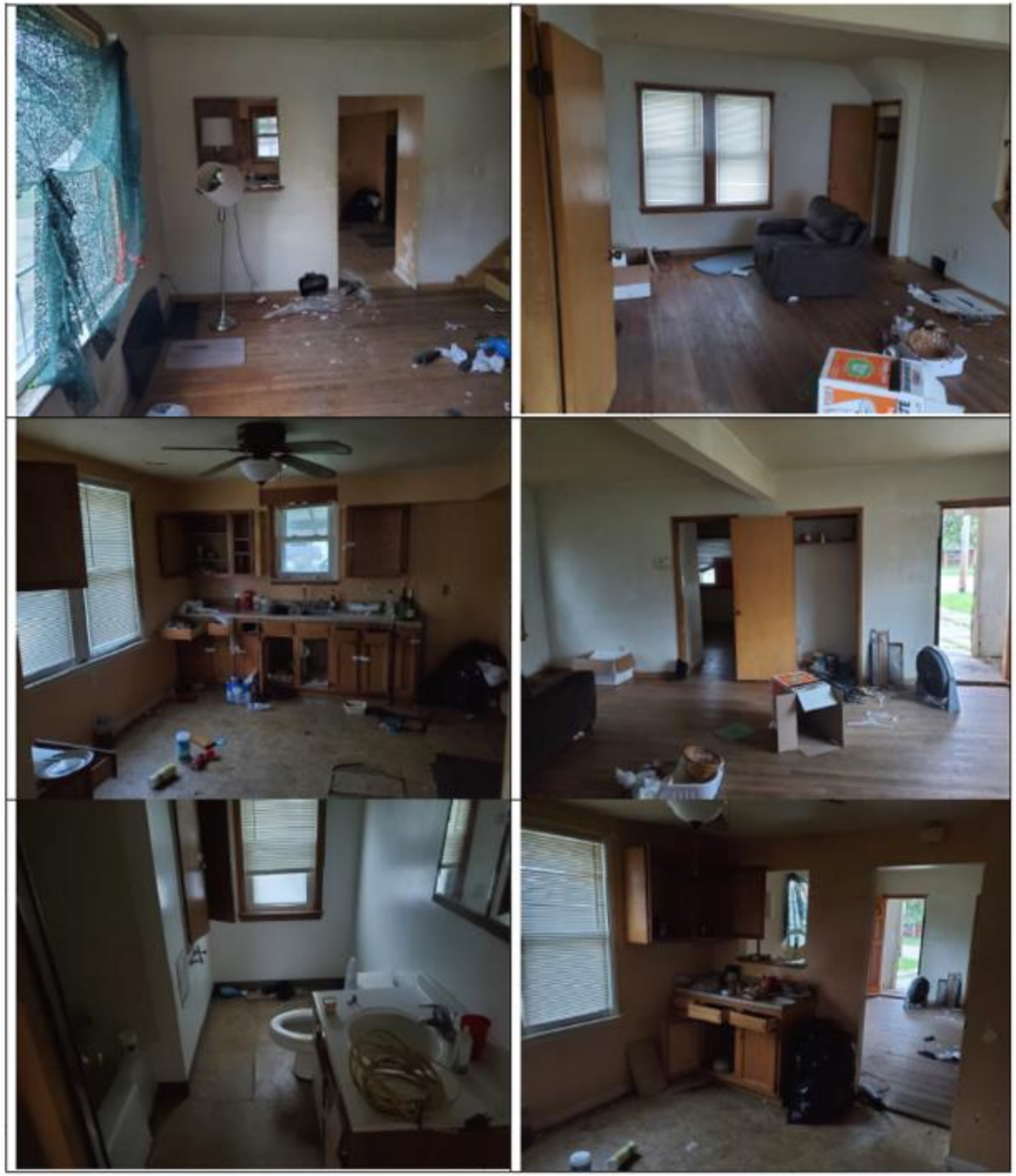
Aerial View – from Rocky River Dr

Aerial View

Ferncliffe Ave
Ferncliffe Ave
Ferncliffe Ave
Ferncliffe Ave
18319
18313
18307
18301
18211
4622
4626
4622 Rocky River Dr
Rocky River Dr
Layers
Google

Street View - 2022

INTERIOR PHOTOS

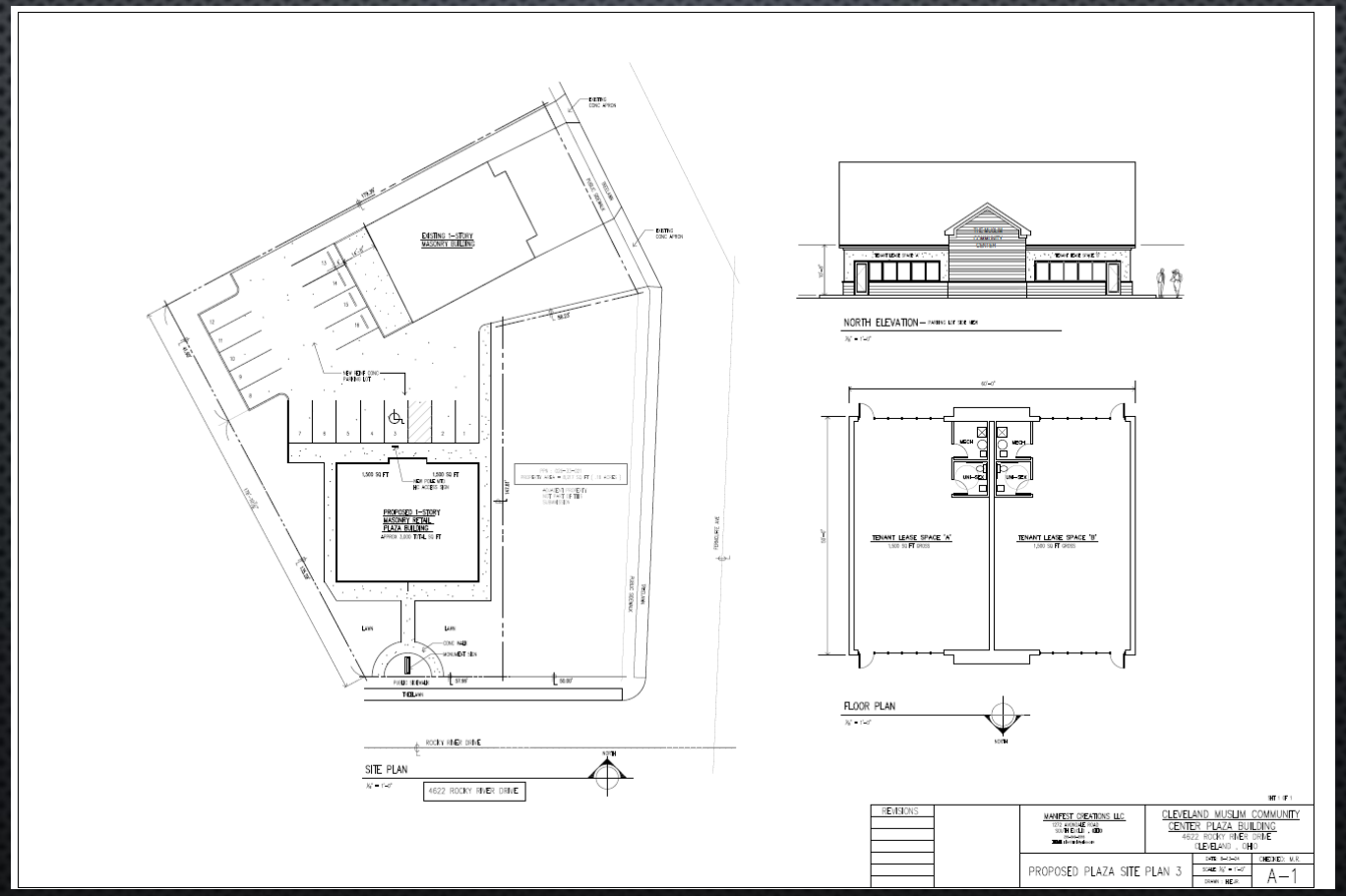


INTERIOR PHOTOS

CURRENT EXTERIOR PHOTOS

POST-DEMOITION PLANS

- Grade the lot and prepare for a new construction build as outlined by Cleveland Muslim Community Center
- Will come back to Design Review & CPC for new construction plans



Cleveland City Planning Commission

Staff Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 16, 2025

Far West Design Review – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

FW2023-21 – 4622 Rocky River Dr Demolition

May 16, 2025

FWDRAC gave final approval with conditions on 5/7/25:

- Lot be graded and seeded for future development
- Lot grading plan needed for Planning Commission
- Lot be maintained in the interim and be kept clean and free of debris/dumping
- Any new plans for the site come back to Committee

Far West Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

May 16, 2025

FW2025-07 – West Cleveland Veterans Housing

Address: 3311 West 73rd Street

Type: New Construction

Representative: Bryan Grambort, HD+S

Approval Level: Schematic

Ward 14: Councilmember Santana | **SPA: West Boulevard**

Presentation to: Near West Design Review

3311 73rd Street.

CLEVELAND WEST VETERANS

Permanent Supportive Housing

Cleveland West Veterans

January 16, 2025

CHN Housing Partners

hd+s HITI DIFRANCESCO +SIEBOLD

Location Map

3311 73rd Street.

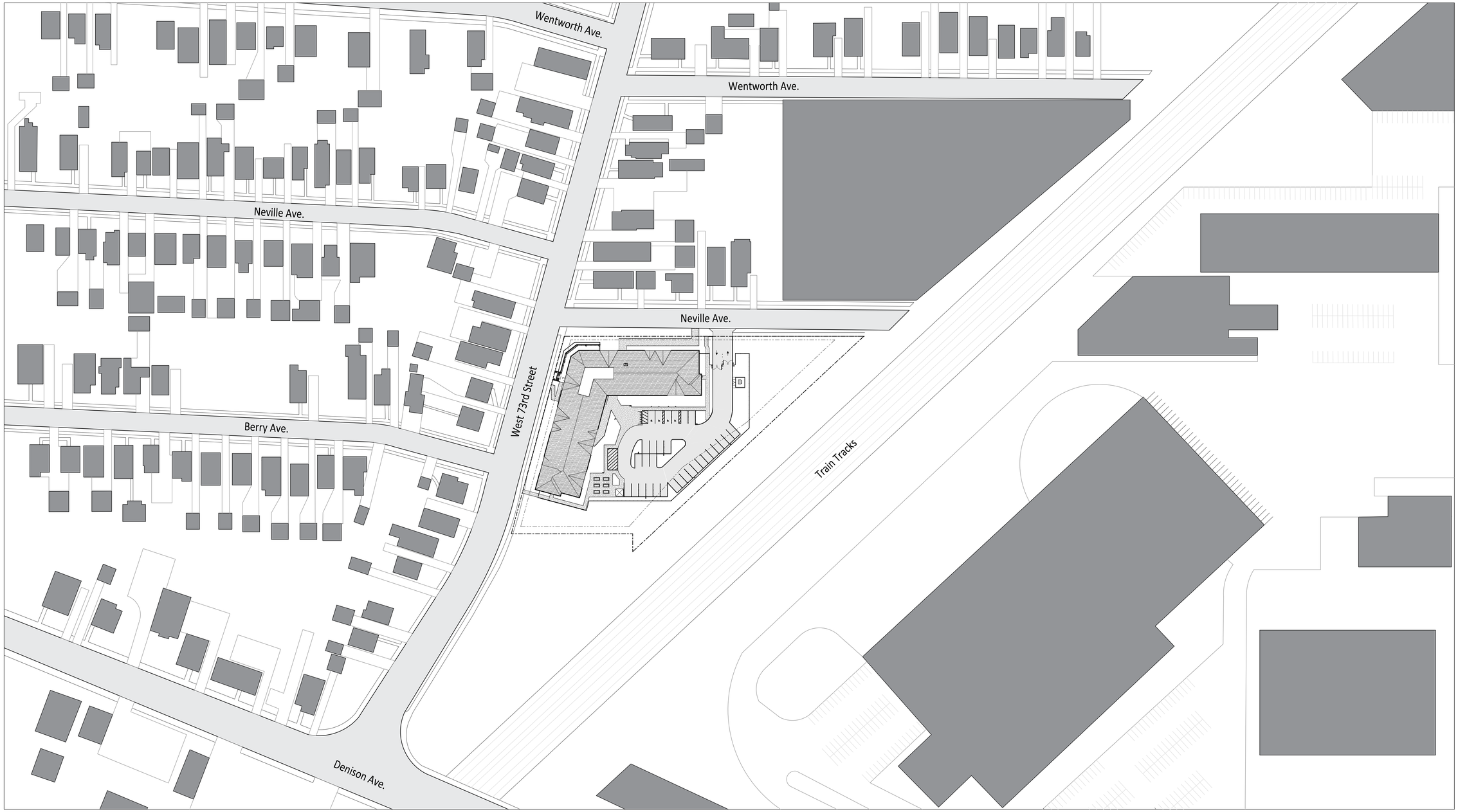
Cleveland West Veterans

January 16, 2025

CHN Housing Partners

hd+s HITI DIFRANCESCO +SIEBOLD

Context Map



Cleveland West Veterans

January 16, 2025

CHN Housing Partners

hd+s HITI DIFRANCESCO +SIEBOLD

Context

Residential Homes

Residential Homes

West 73rd. Street

Residential Homes

Residential Homes

Cleveland West Veterans January 16, 2025

CHN Housing Partners

hd+s HITI DIFRANCESCO +SIEBOLD

Context

Neville Ave.

Residential Homes

Cleveland West Veterans

January 16, 2025

CHN Housing Partners

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Context

Neville Ave.

Abandoned Building

Cleveland West Veterans

January 16, 2025

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Context

Residential Homes

Wentworth Ave.

Cleveland West Veterans

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Context

Retail/Commercial

Denison Ave.

Cleveland West Veterans

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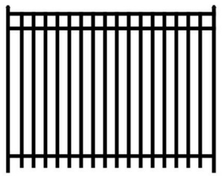
Site Plan

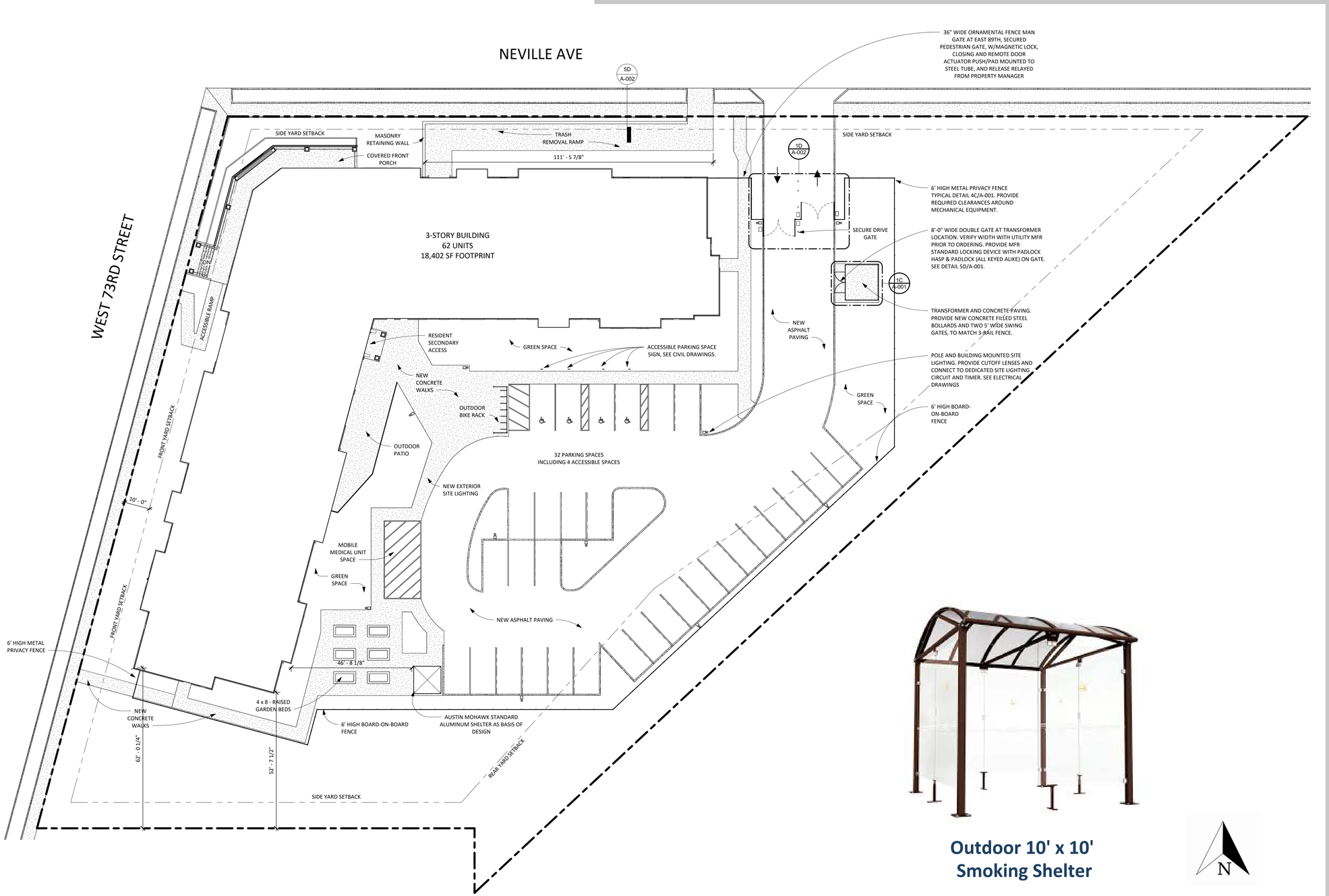
Hubbell Ratio Pole Lighting

DERO - Outdoor Bike Rack

Raised Wood Planters



Ornamental Black Metal Fence



Outdoor 10' x 10' Smoking Shelter

Cleveland West Veterans

January 16, 2025

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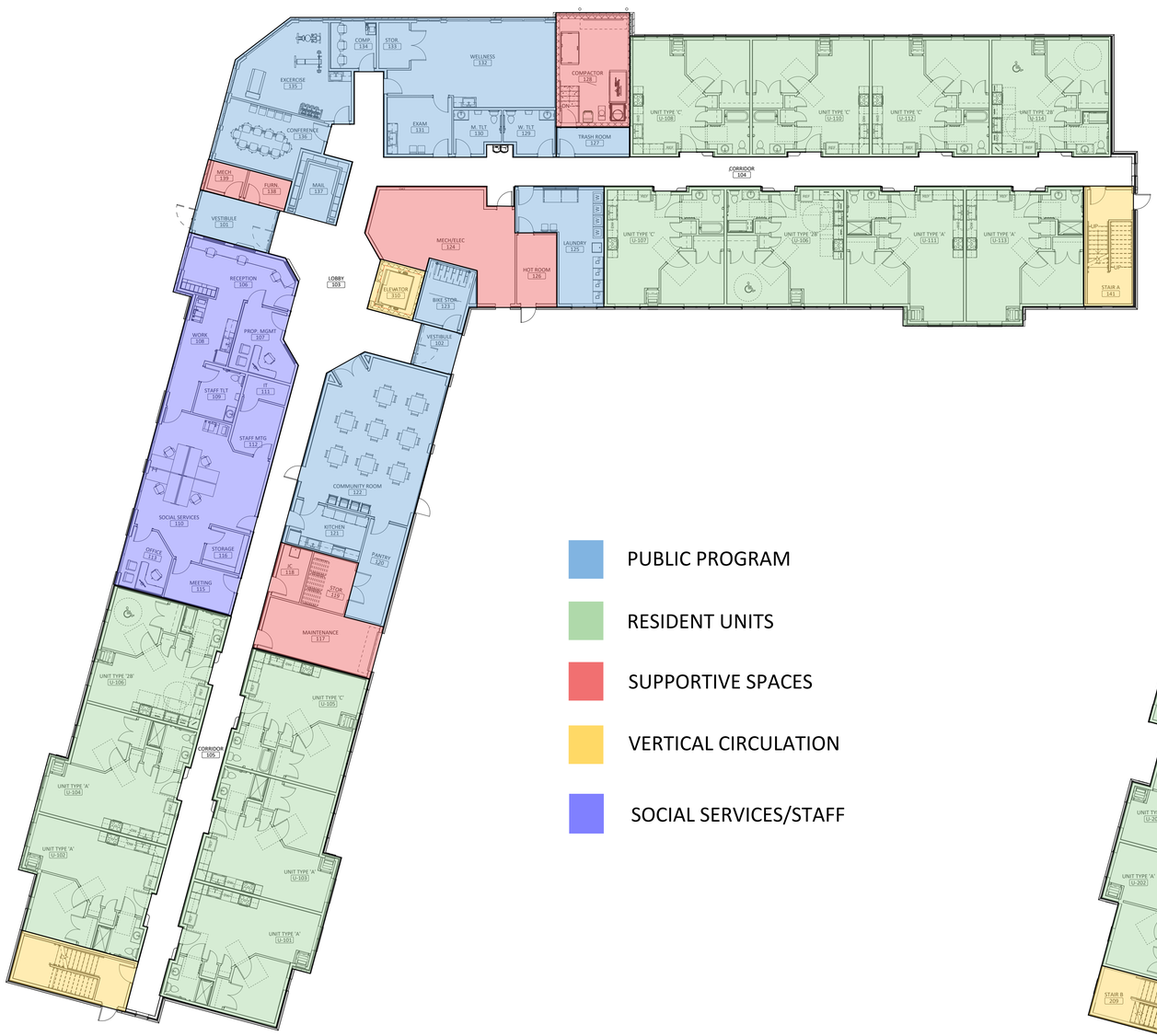
Floor Plans



UNIT DISTRIBUTION

FLOOR	TYPE 'A' BR UNIT	TYPE 'B' BR MOBILITY UNIT	TYPE '2B' BR MOBILITY UNIT	TYPE 'C' BR UNIT	TYPE 'D' BR UNIT	TYPE 'E' BR UNIT	TOTAL
1	6	0	2	6	0	0	14
2	10	3	0	5	5	1	24
3	10	3	0	5	5	1	24
TOTAL	26	6	2	16	10	2	62

0' 4' 8' 16'

N

Cleveland West Veterans

January 16, 2025

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Elevations

North Elevation

West Elevation

Cleveland West Veterans

January 16, 2025

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Axonometric

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Elevations

East Elevation

South Elevation

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January 16, 2025

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Render

Front Entry Render

Rear Parking Lot Render

Cleveland West Veterans

January 16, 2025

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Render

Front Night Render

Cleveland West Veterans

January 16, 2025

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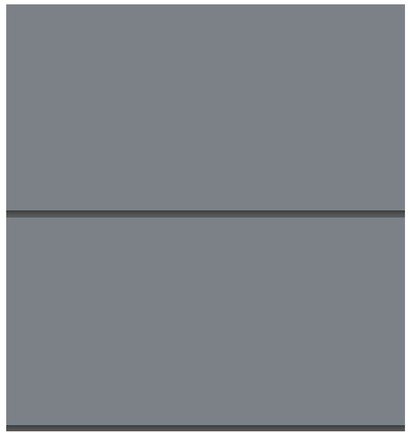
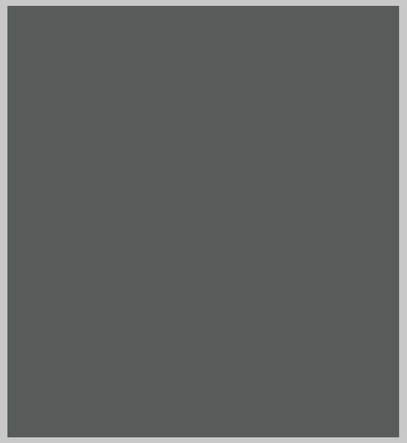
Materials Board

Pella 250 Series - White



James Hardie
Fiber-Cement/Vinyl Siding -
Boothbay Blue

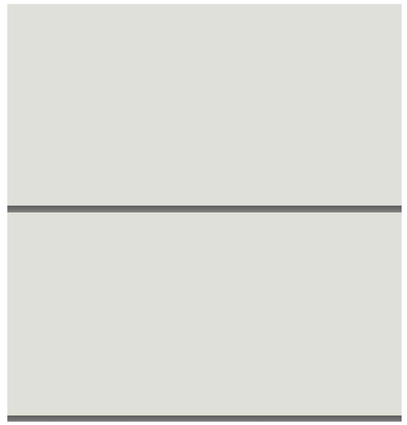


James Hardie Trim -
Iron Gray

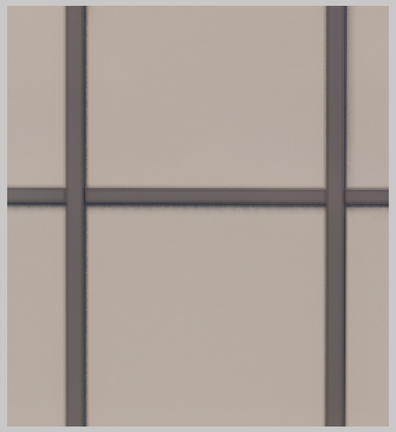
GAF - Timberline HDZ -
Fox Hollow Gray

Pella 250 Series - White

Lithonia Lighting
Exterior Wall Sconce



James Hardie
Fiber-Cement/Vinyl Siding -
Arctic White



James Hardie Board
and Batten - Light
Mist/Iron Gray

Belden Brick - 671 Smooth

Cleveland West Veterans

January 16, 2025

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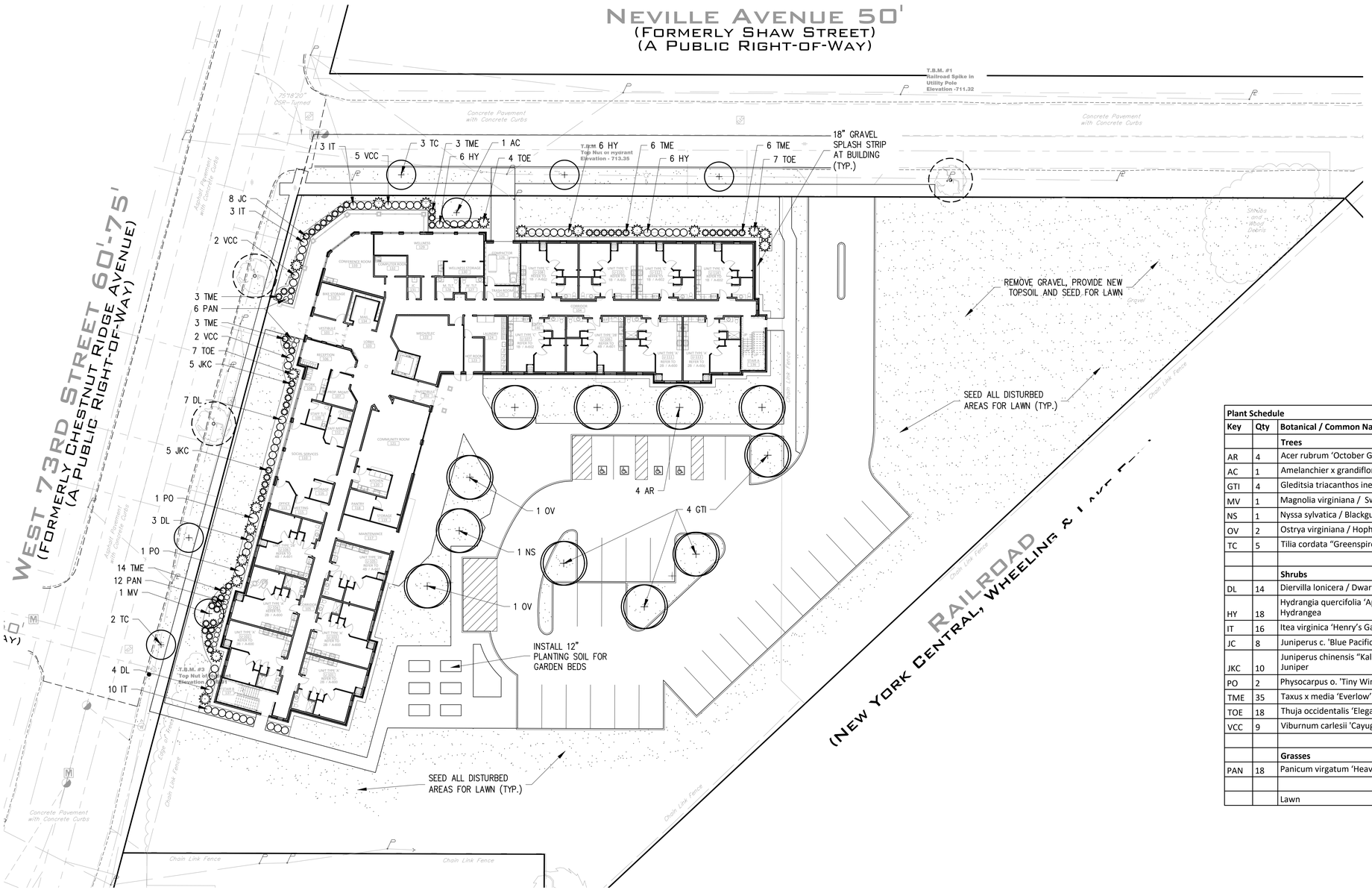
Landscape Plan



Plant Schedule

Key	Qty	Botanical / Common Name	Size	Cond.	Spacing
		Trees			
AR	4	Acer rubrum 'October Glory' / Red Maple	2½" Cal.	B&B	See Plan
AC	1	Amelanchier x grandiflora 'Autumn Brilliance' / Serviceberry	6' Clump	B&B	See Plan
GTI	4	Gleditsia triacanthos inermis 'Skyline' / Skyline Honeylocust	2½" Cal.	B&B	See Plan
MV	1	Magnolia virginiana / Sweetbay Magnolia	6' Clump	B&B	See Plan
NS	1	Nyssa sylvatica / Blackgum	2½" Cal.	B&B	See Plan
OV	2	Ostrya virginiana / Hophornbeam	2" Cal.	B&B	See Plan
TC	5	Tilia cordata "Greenspire" / Littleleaf Linden	2" Cal.	B&B	See Plan
		Shrubs			
DL	14	Diervilla lonicera / Dwarf Bush Honeysuckle	18"	No. 3	3' O.C.
HY	18	Hydrangia quercifolia 'Applause' / Applause Oakleaf Hydrangea	18"	No. 3	3' O.C.
IT	16	Itea virginica 'Henry's Garnet' / Virginia Sweetspire	18"	No. 3	3' O.C.
JC	8	Juniperus c. 'Blue Pacific' / Blue Pacific Juniper	18"	No. 3	3' O.C.
JKC	10	Juniperus chinensis "Kallay's Compact" / Kallay's Compact Juniper	24"	No. 3	3' O.C.
PO	2	Physocarpus o. 'Tiny Wine' / Tiny Wine Ninebark	24"	No. 3	4' O.C.
TME	35	Taxus x media 'Everlow' / Everlow Yew	24"	B&B	3' O.C.
TOE	18	Thuja occidentalis 'Elegantissima' / Elegantissima Arborvitae	6'	B&B	See Plan
VCC	9	Viburnum carlesii 'Cayuga'/ Cayuga Viburnum	30"	B&B	4' O.C.
		Grasses			
PAN	18	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	Clump	No. 2	24" O.C.
		Lawn			

Cleveland West Veterans

January 16, 2025

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Landscape Planting List

Tree - AR
October Glory/ Red Maple

Tree - AG
Autumn Brilliance Serviceberry

Tree - GTI
Skyline Honeylocust

Tree - MV
Sweetbay Magnolia

Tree - NS
Blackgum

Tree - OV
Hophornbeam

Tree - TC
Littleleaf Linden

Grass - PAN
Heavy Metal
Switch Grass

Cleveland Emerald Senior

January 13, 2025

CHN Housing Partners

EDEN Housing
Is Our Foundation

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Landscape Planting List

Shrub - DL
Dwarf Bush Honeysuckle

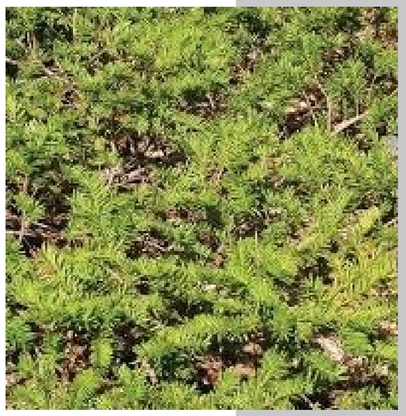
Shrub - HY
Applause Oakleaf Hydrangea

Shrub - IT
Virginia Sweetspire

Shrub - JC
Blue Pacific Juniper

Shrub - JKC
Kallay's Compact Juniper

Shrub - PO
Tiny Wine



Shrub - TME
Everlow Yew

Shrub - TOE
Elegantissima Arborvitae

Shrub - VCC
Cayuga Viburnum

Cleveland Emerald Senior

January 13, 2025

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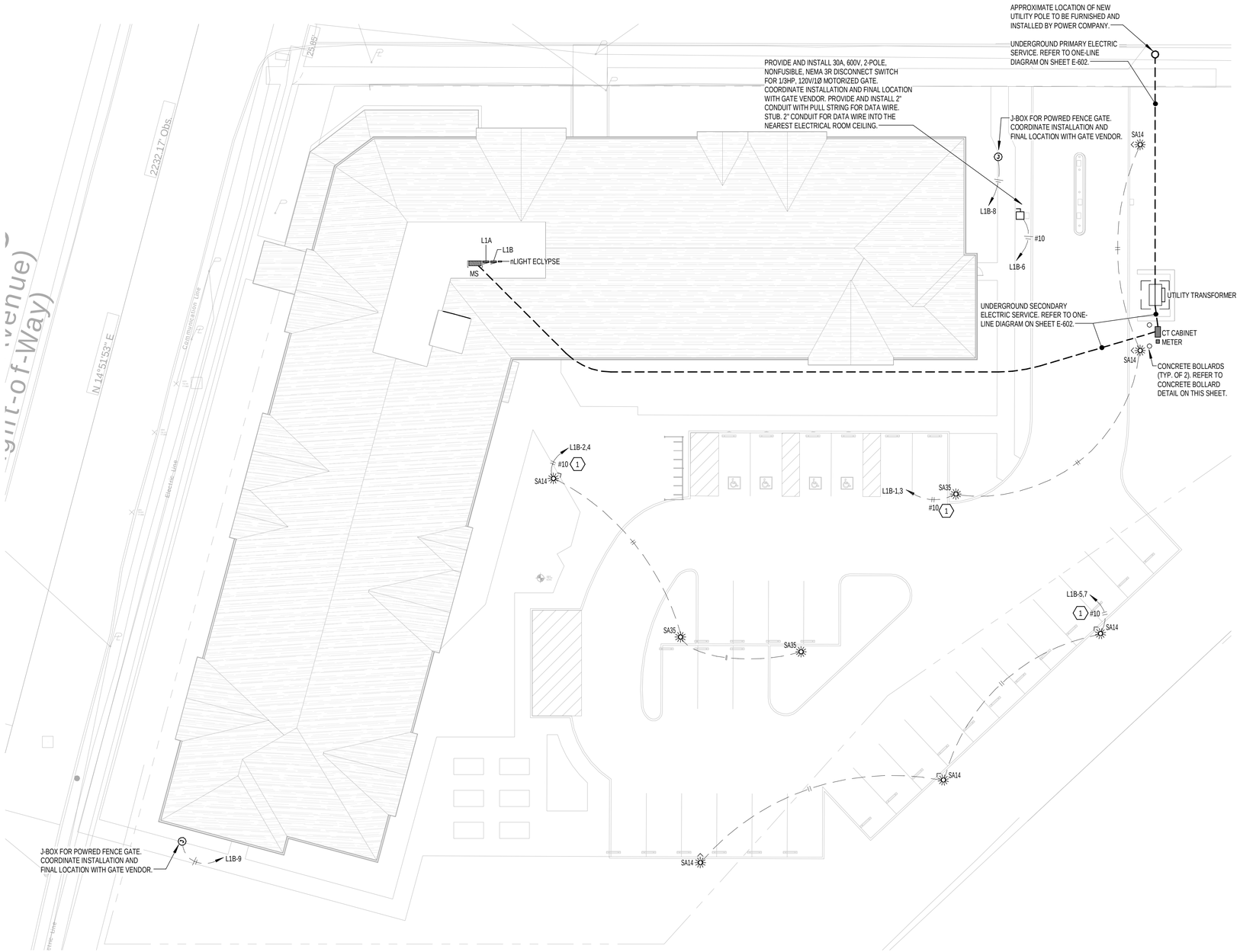
Site Lighting Plan



Thorson · Baker + Associates
CONSULTING ENGINEERS

Cleveland West Veterans

January 16, 2025

CHN Housing Partners

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Presentation to: Near West Design Review

CLEVELAND WEST VETERANS

Permanent Supportive Housing

Cleveland West Veterans

January 16, 2025

CHN Housing Partners

hd+s HITI DIFRANCESCO +SIEBOLD

Cleveland City Planning Commission

Staff Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 16, 2025

Far West Design Review – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

FW2025-07 – West Cleveland Veterans Housing

May 16, 2025

FWDRAC gave schematic approval with conditions on 5/7/25:

- Future presentation to include stormwater management plan
- Enhance landscaping plan with shade trees, especially along southern side of site
- Study reducing impermeable surfaces on rear courtyard if possible
- Study making the front porch deeper for more active use
- Talk to GCRTA about possibility of Bus shelter on West 73rd Street

Cleveland City Planning Commission

Euclid Corridor Buckeye Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 16, 2025

Euclid Corridor Buckeye Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

May 16, 2025

EC2025-013 – Iris S. and Bert L. Wolstein Center

Address: 11100 Euclid Ave

Type: New Construction

Representative: Christopher Trotta, AIA

Approval Level: Schematic

Ward 6: Councilmember Griffin | **SPA: University**

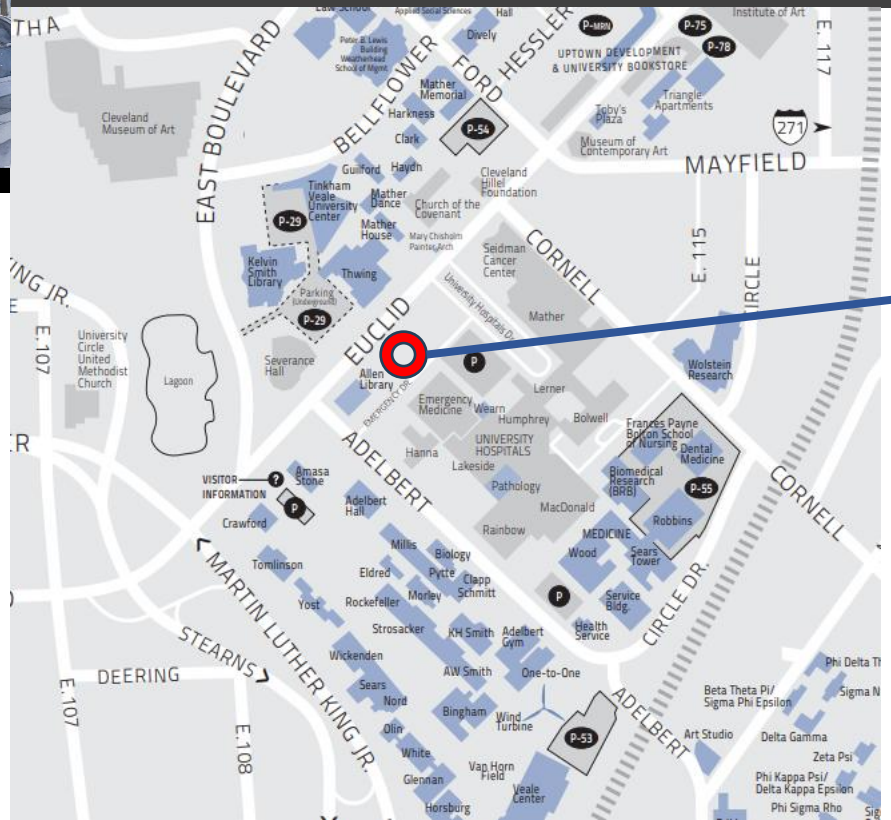
May 8th, 2025

Cleveland Medical Center Campus

IRIS S. AND BERT L. WOLSTEIN CENTER

SCHEMATIC DESIGN SUBMITTAL *for*

Euclid Corridor-Buckeye Region Design Review



QUICK FACTS:

40,000 GSF
3-Stories/basement
45’ parapet height
Enclosed penthouse
1.786-acre site

University Hospitals

levelHEADS

DESIGN INSPIRATION

Iris S. and Bert L. Wolstein Center

A Space to Convene + Learn + Discover at University Hospitals

The Wolstein Center will usher in a new era of learning and innovation at UH Cleveland Medical Center. From the ground up, the building has been meticulously designed to provide visitors with an inspirational environment to ignite discussion and new ideas. This multifaceted complex will be situated on UH Cleveland Medical Center's front mall and will include space for healthcare training, medical conferences and community gatherings. The Wolstein Center will welcome all to engage in and advance UH's enduring mission – *To Heal. To Teach. To Discover.*

Key Elements

- The **30,000-square-foot** building will be **100% philanthropically funded** and will feature three distinct levels.
- The **contemporary** and **warm setting** will offer an unforgettable experience for UH patients, caregivers and the community.
- Located prominently on iconic **Euclid Avenue**, the new building will enhance the cultural hub that is University Circle.
- The building's design focuses on the healing power of art, featuring the nationally recognized **UH Art Collection.**

▶ Use your phone's camera to scan the QR code to experience the Wolstein Center

UH Cleveland Medical Center is one of the only major academic medical centers in the country without an education and conference center, but boasts one of the nation's largest residency programs with nearly 1,200 residents and fellows. The new Iris S. and Bert L. Wolstein Center will transform UH's capacity to convene and train healthcare professionals, an increasingly important priority as the country navigates a critical shortage in medical staff.

The 40,000-square-foot facility will be equipped with state-of-the-art audiovisual and remote learning technology and provide ample and flexible space to host national and international conferences; visiting lecturers, professors and speakers; Continuing Medical Education conferences; and more. Dedicated simulation and training labs, breakout space, a cafe and a publicly accessible art gallery will round out the building. Fundraising efforts for the project began this month.

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DESIGN NARRATIVE

A Space for Caregivers and the Community

Examples of Planned Events To Be Held in the Wolstein Center

- International Medical Forums
- Education Lectures
- Simulation Training
- Philanthropic Celebrations
- Endowed Chair Dedications
- Executive Meetings

"A jewel of UH's flagship campus, the Wolstein Center will be a beacon of healing, learning and exploration. As we approach UH Cleveland Medical Center's centennial celebration in 2025, this project is a poetic tribute to our founding ideals and principles."

– Daniel I. Simon, MD, President, Academic & External Affairs and Chief Scientific Officer, Ernie and Patti Novak Distinguished Chair in Health Care Leadership

University Hospitals

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PROJECT SCHEDULE

- Schematic Design Phase completing end of May 2025
- Euclid Corridor and Planning Commission approvals May 2025
- UH Progress Approvals - June 2025
- Finish Construction Documents and obtain GMP in Jan/Feb 2026
- Construction Start: Feb/March 2026 (Pending fundraising milestones met)
- Ribbon Cutting 3rd/4th Qtr 2027

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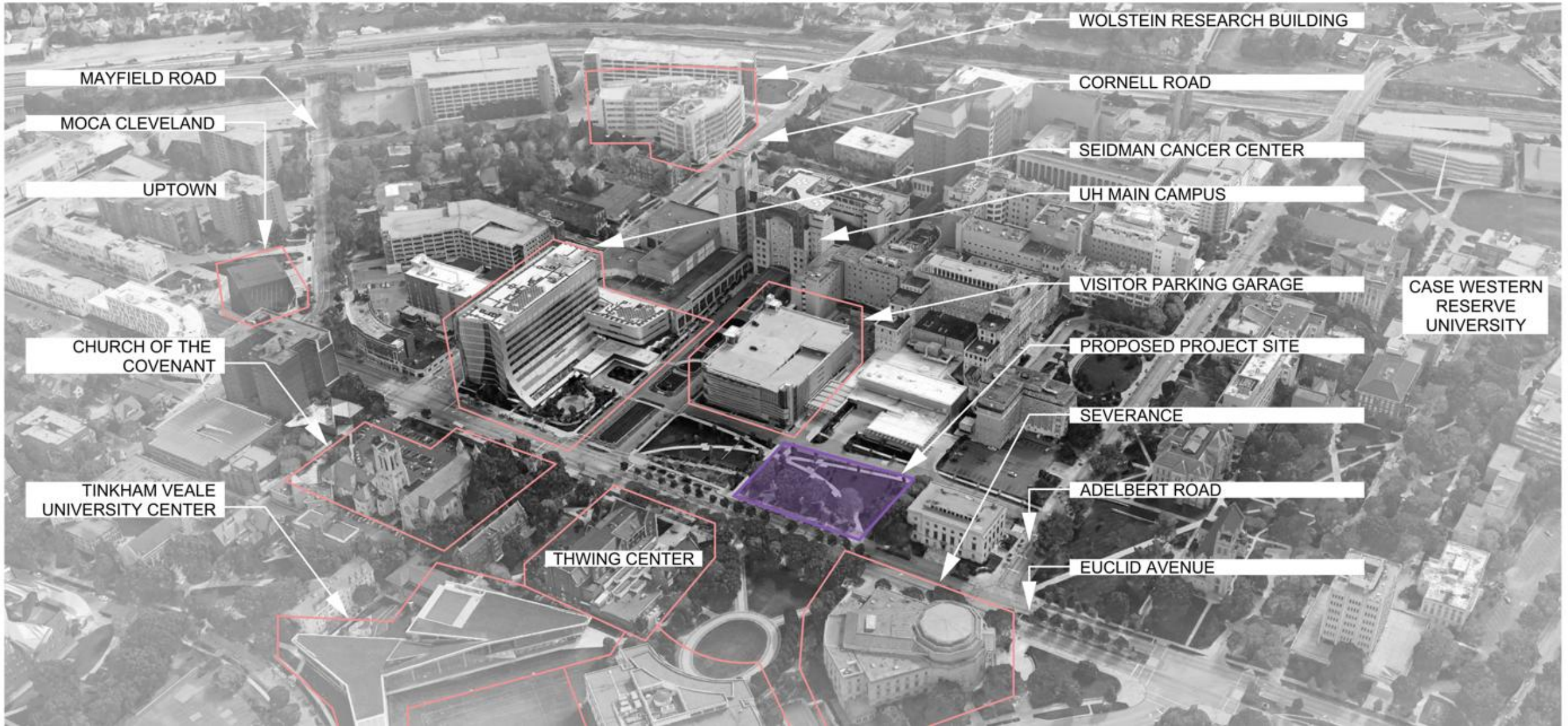
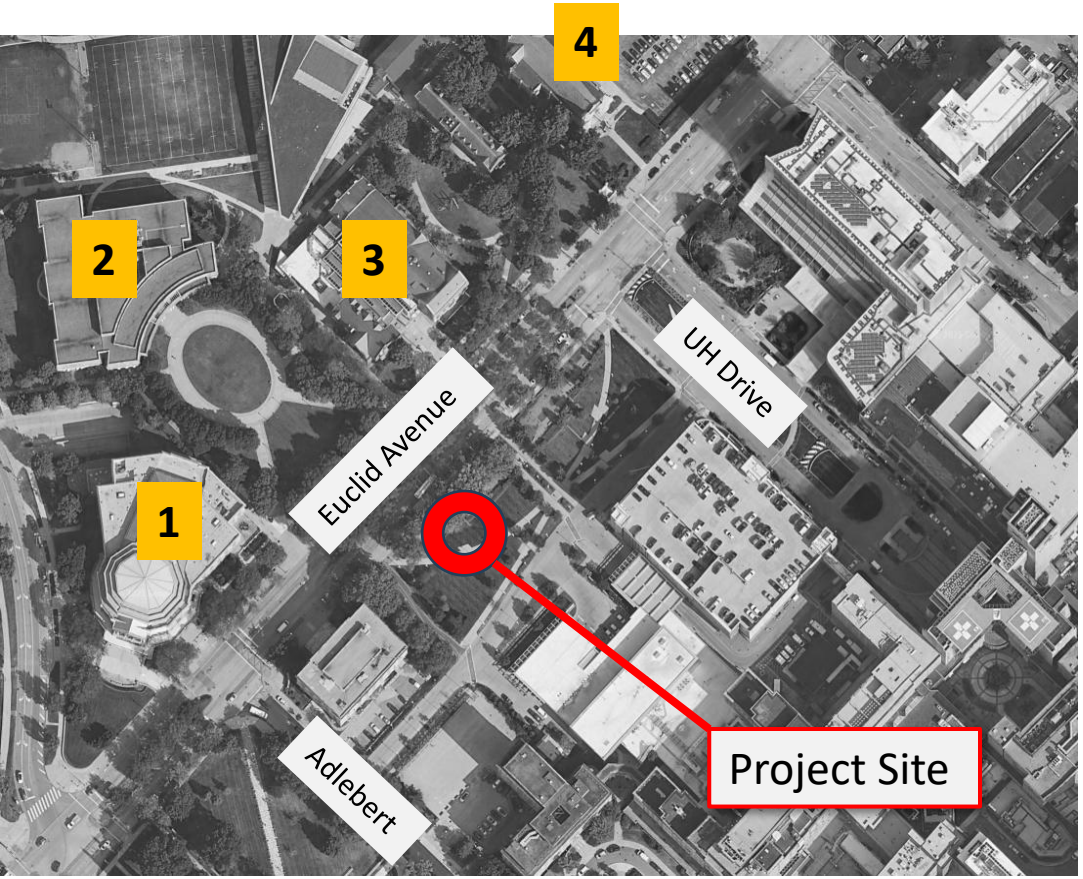
PROJECT VICINITY MAP

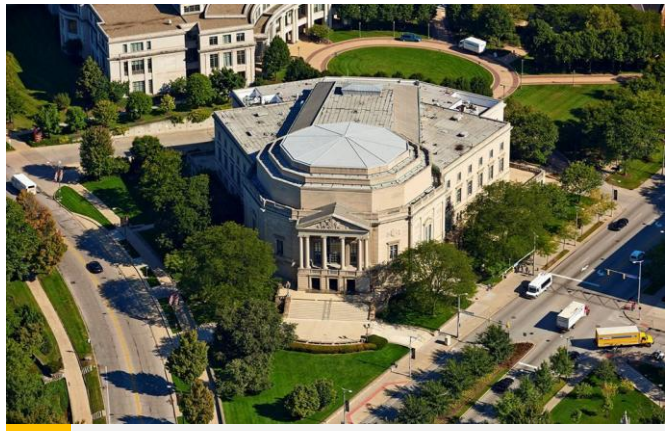


SITE AERIAL – NORTH OF EUCLID AVE STRUCTURES

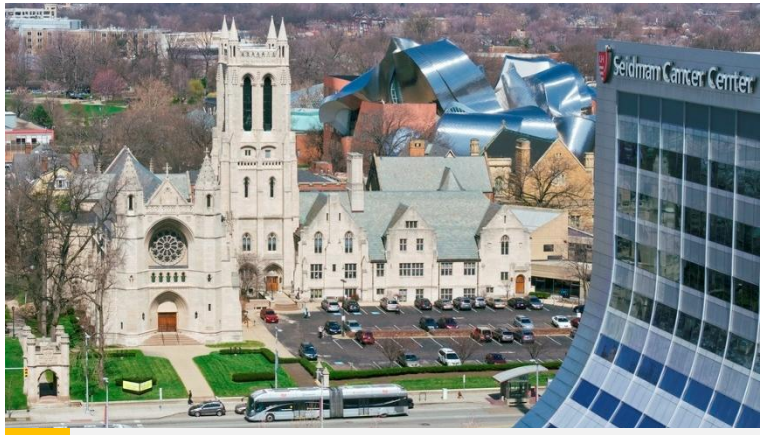


2 CWRU - Kelvin Smith Library

3 CWRU - Thwing Center



1 Severance Hall



4 Church of the Covenant

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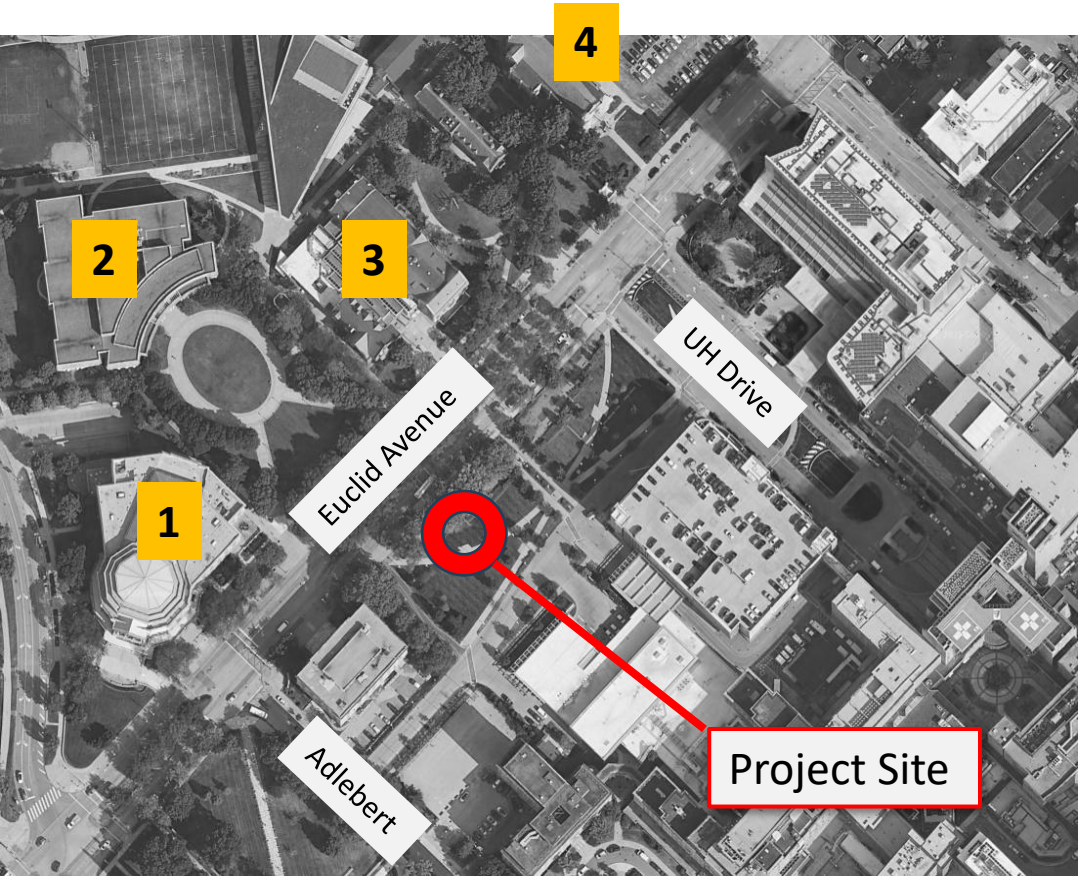
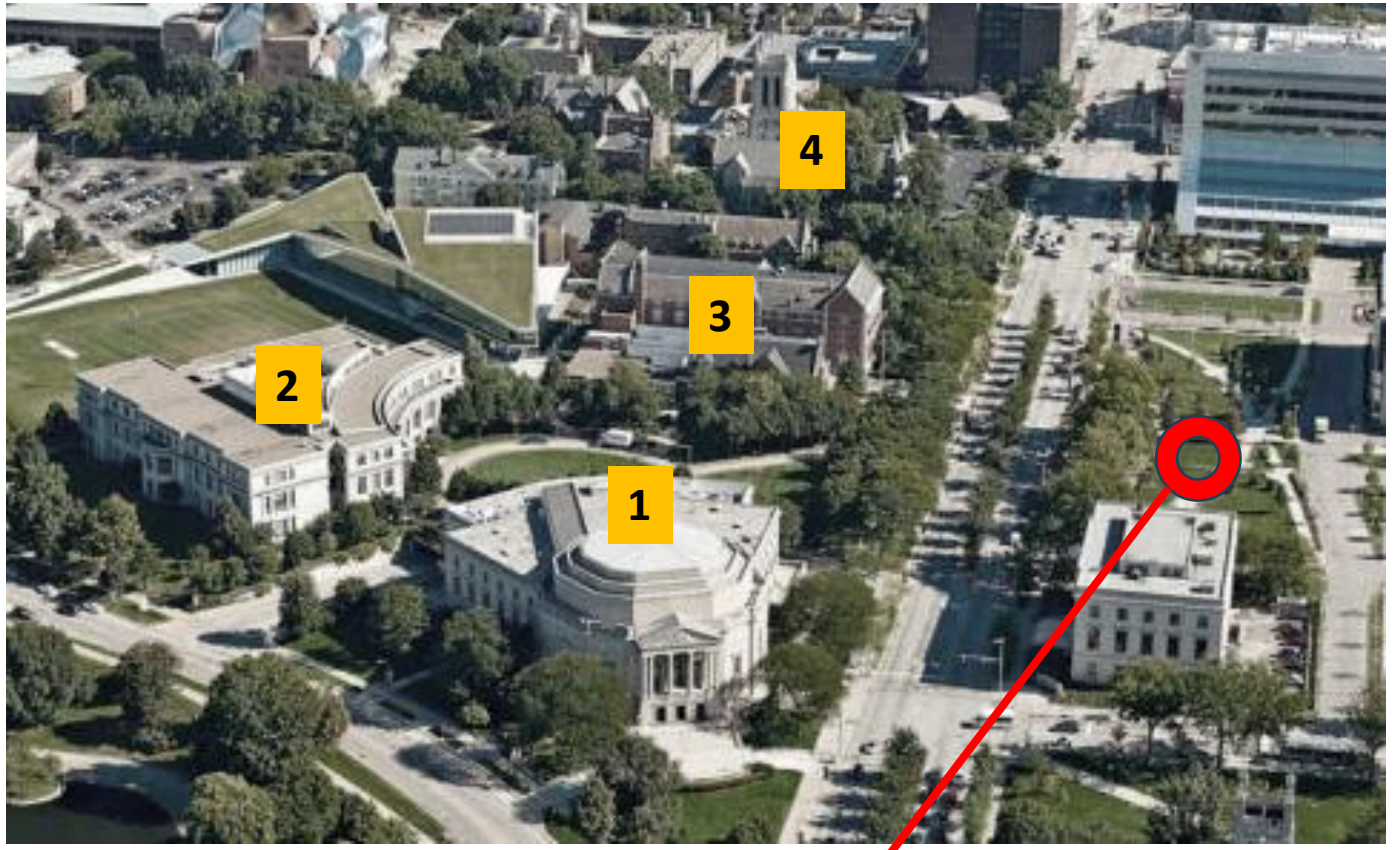
SITE AERIAL – NORTH OF EUCLID AVE STRUCTURES





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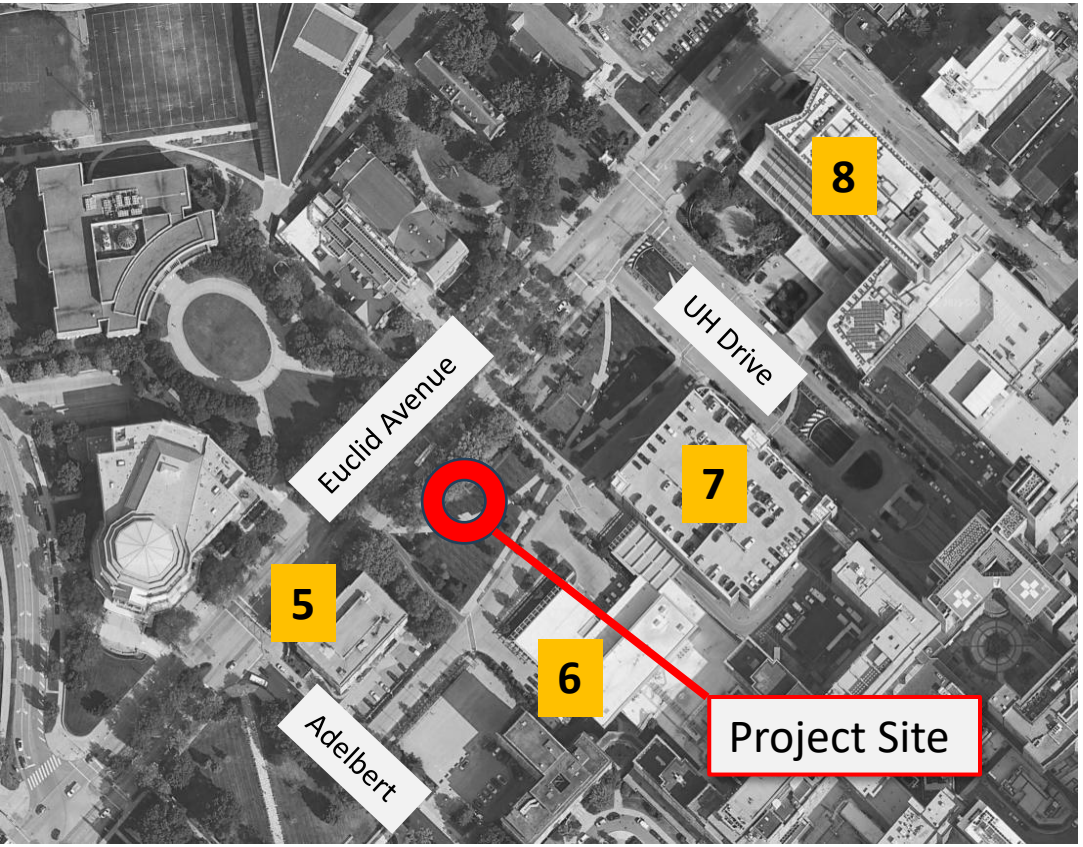
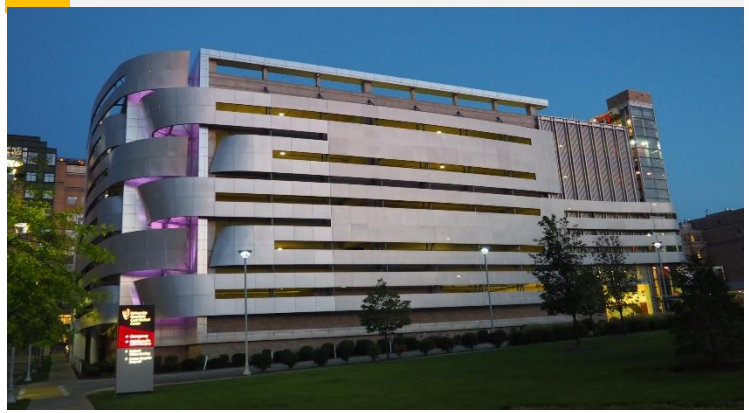
SITE AERIAL – SOUTH OF EUCLID AVE STRUCTURES



6 UH – Ctr for Emerg Medicine

7 UH - Patient Parking Garage



5 CWRU - Allen Library

8 UH – Seidman Cancer Center

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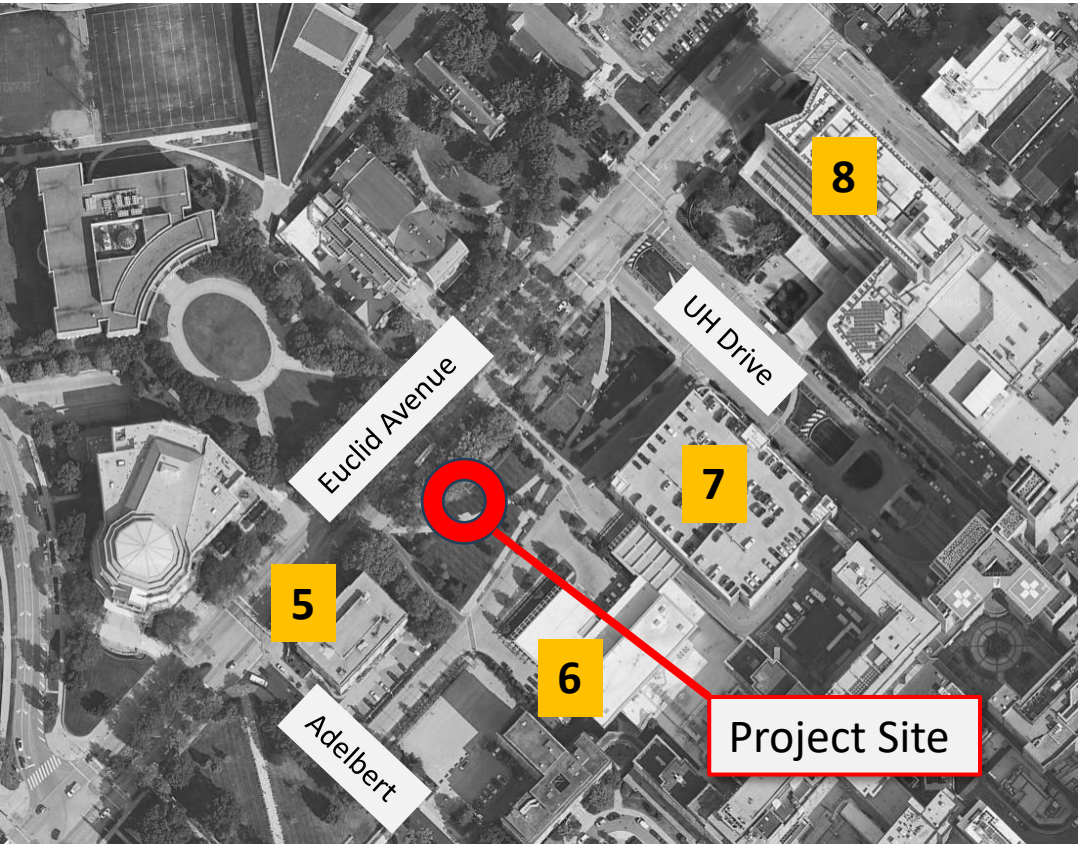
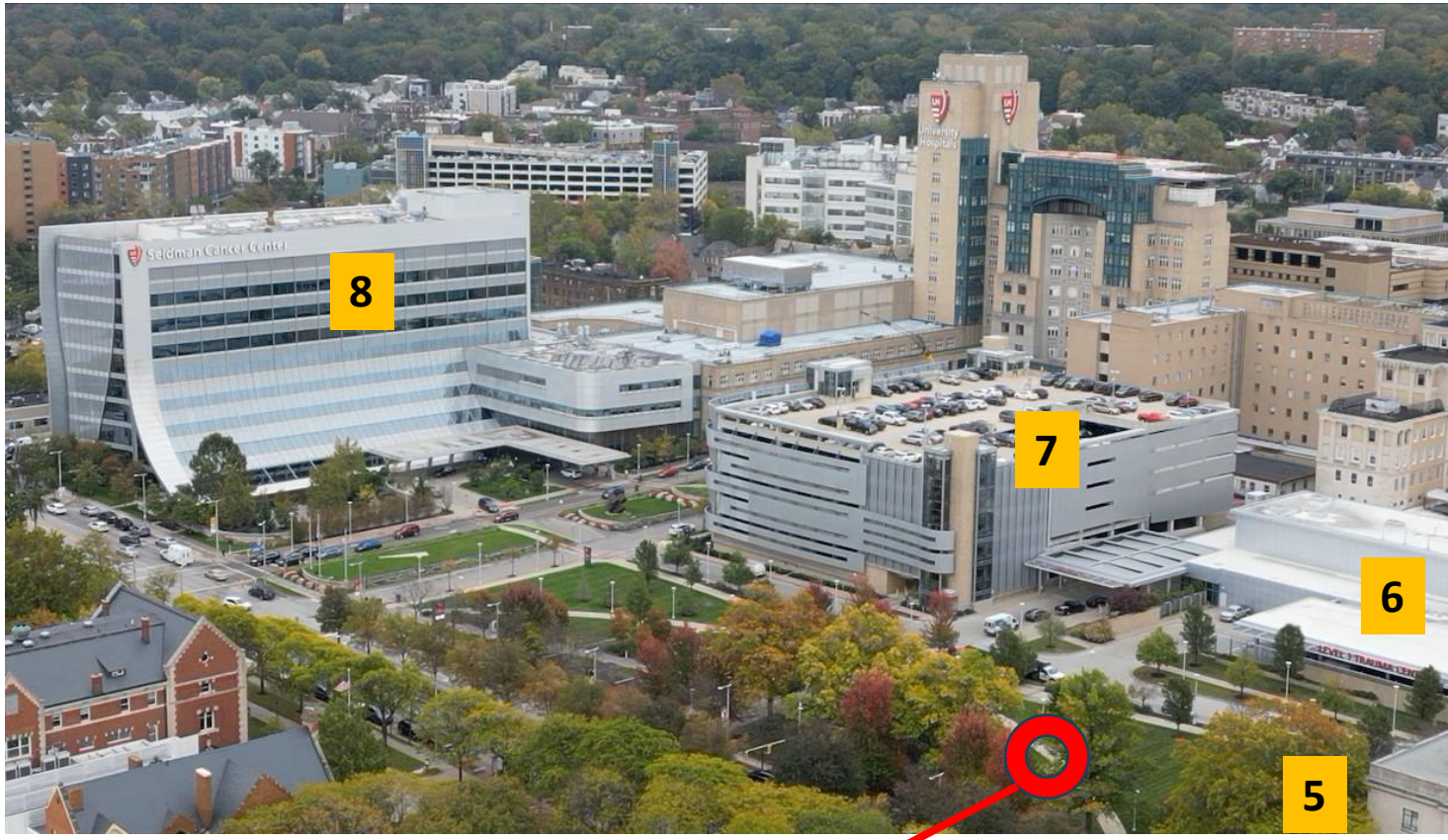
SITE AERIAL – SOUTH OF EUCLID AVE STRUCTURES





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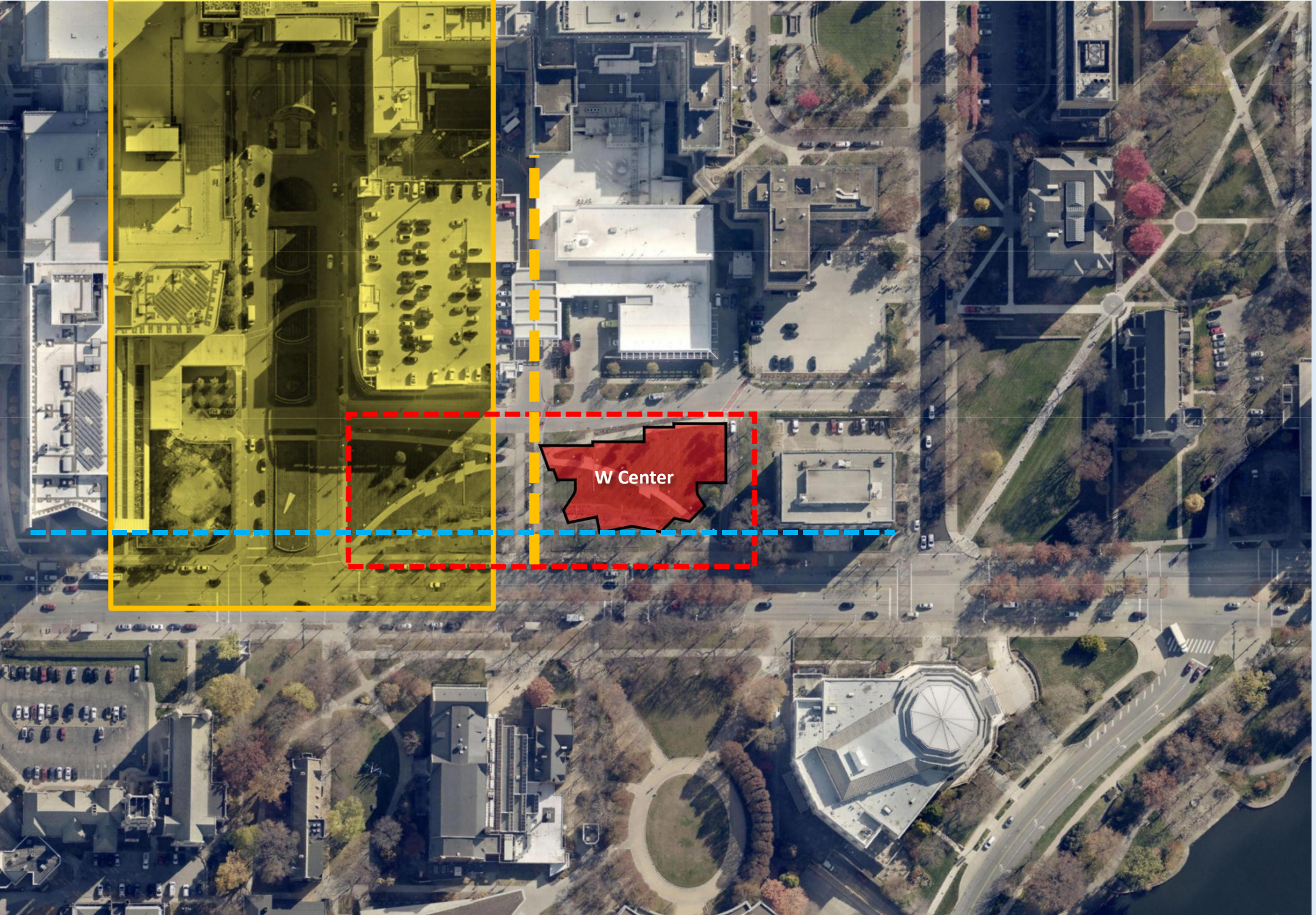
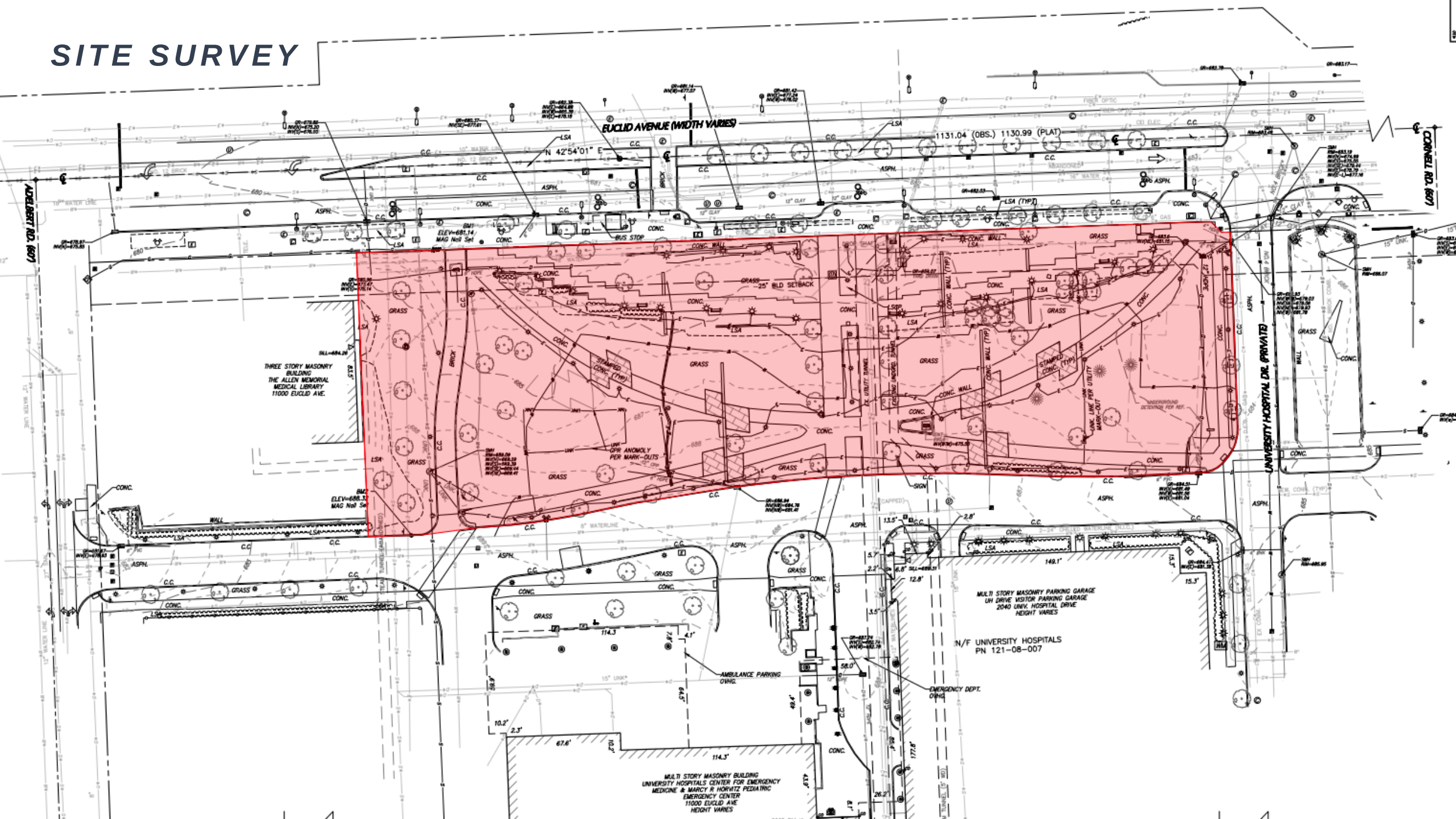


Design Parti

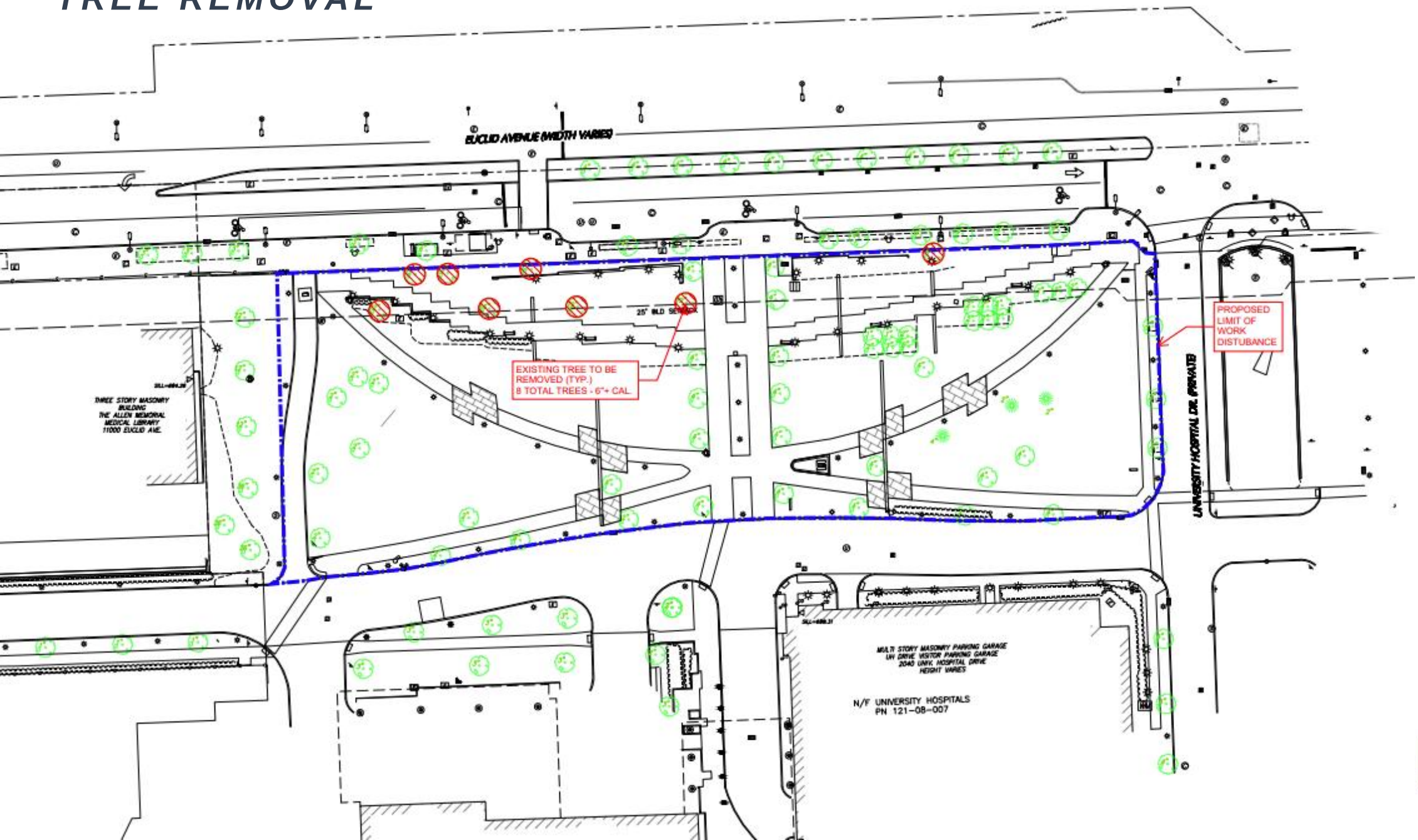
- 1.786 Acre Site
- Protect signature UH View Corridor to Lerner Tower
- Avoid MCCo Steam Tunnel
- Locate 40,000 gsf Building setback to match Allen Library and Seidman Cancer Center

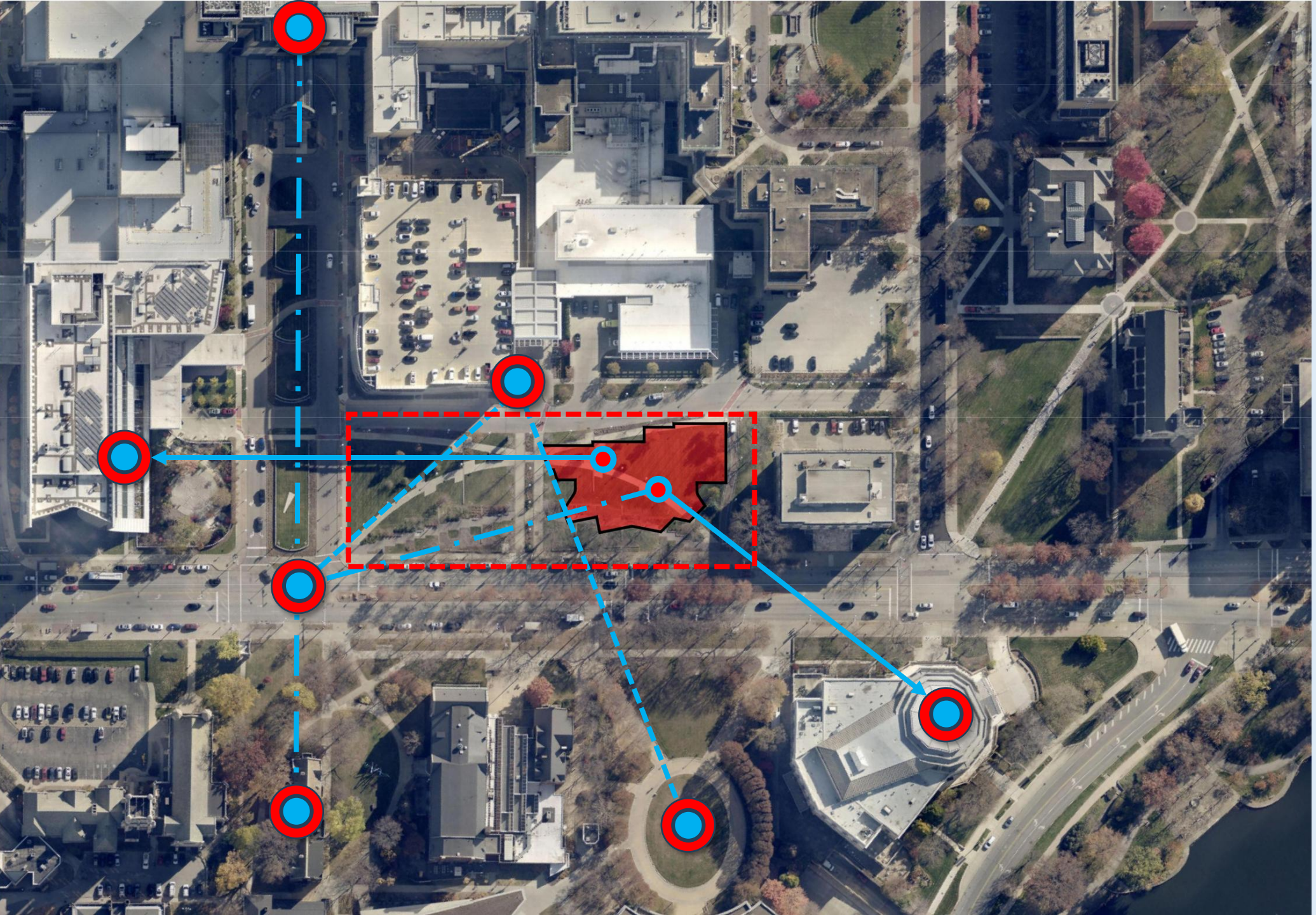
SIGNATURE VIEW CORRIDOR TO LERNER TOWER

SITE SURVEY


EUCLID AVENUE (WIDTH VARIES)
ADELBERT RD. (60')
CONNELL RD. (60')
UNIVERSITY HOSPITAL DR. (PRIVATE)
N 42°54'01" E
1131.04 (OBS.) 1130.99 (PLAT)
25' BLD SETBACK
THREE STORY MASONRY BUILDING
THE ALLEN MEMORIAL MEDICAL LIBRARY
11000 EUCLID AVE.
MULTI STORY MASONRY PARKING GARAGE
UH DRIVE VISITOR PARKING GARAGE
2040 UNIV. HOSPITAL DRIVE
HEIGHT VARIES
N/F UNIVERSITY HOSPITALS
PN 121-08-007
AMBULANCE PARKING OVHG.
EMERGENCY DEPT. OVHG.
MULTI STORY MASONRY BUILDING
UNIVERSITY HOSPITALS CENTER FOR EMERGENCY MEDICINE & MARCY R HORWITZ PEDIATRIC EMERGENCY CENTER
11000 EUCLID AVE
HEIGHT VARIES

TREE REMOVAL

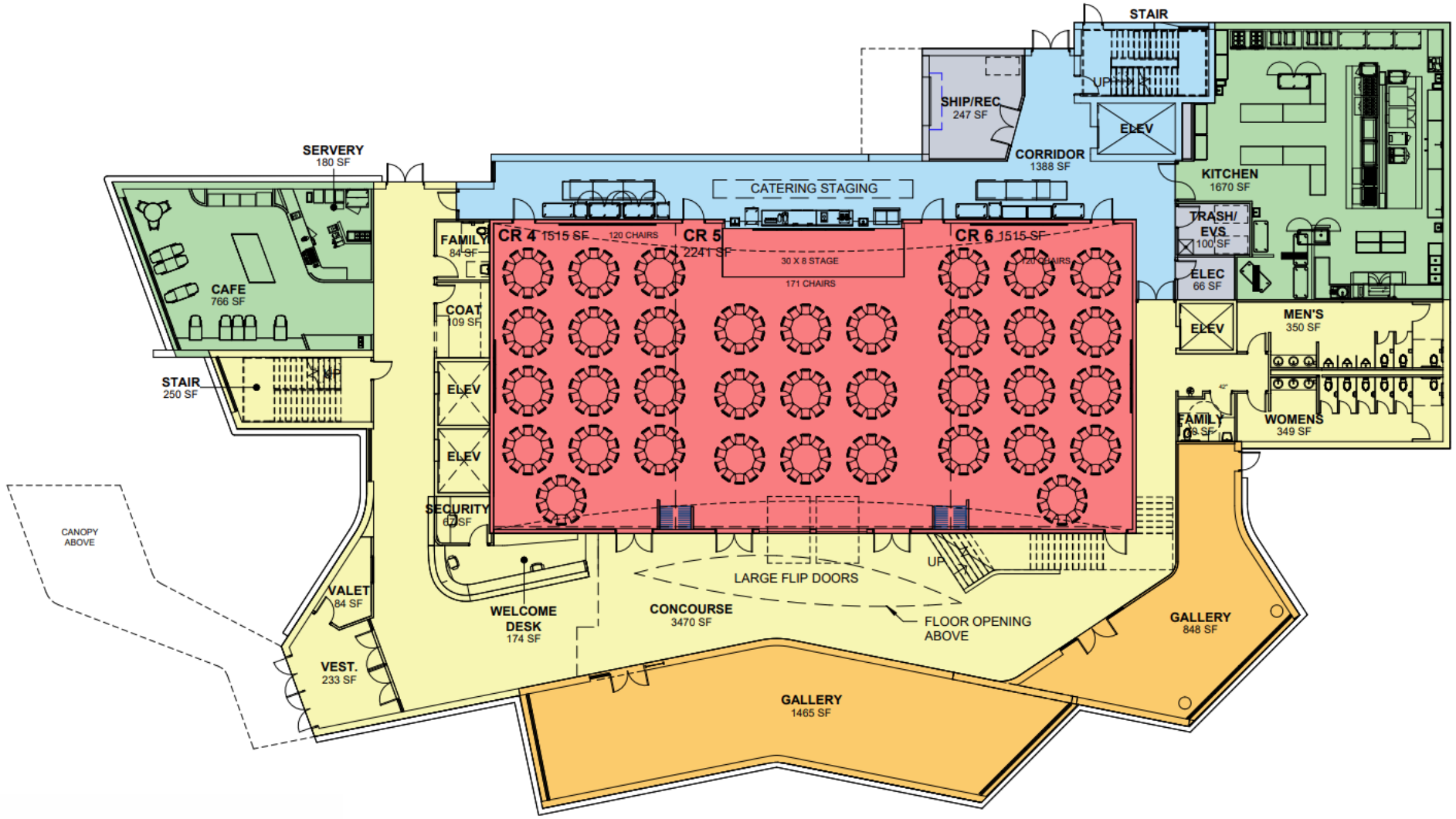




Design Parti

- Connection to Euclid Intersection
- Boardroom, Café, and Sim Ctr orientation to Seidman
- Art Gallery views to Severance
- Preserve sightline edge between Parking Garage tower and Kelvin Smith Library Oval
- Create new dynamic from Parking Garage Tower to Euclid

IRIS S. and BERT L. WOLSTEIN CENTER – FIRST FLOOR



University Hospitals

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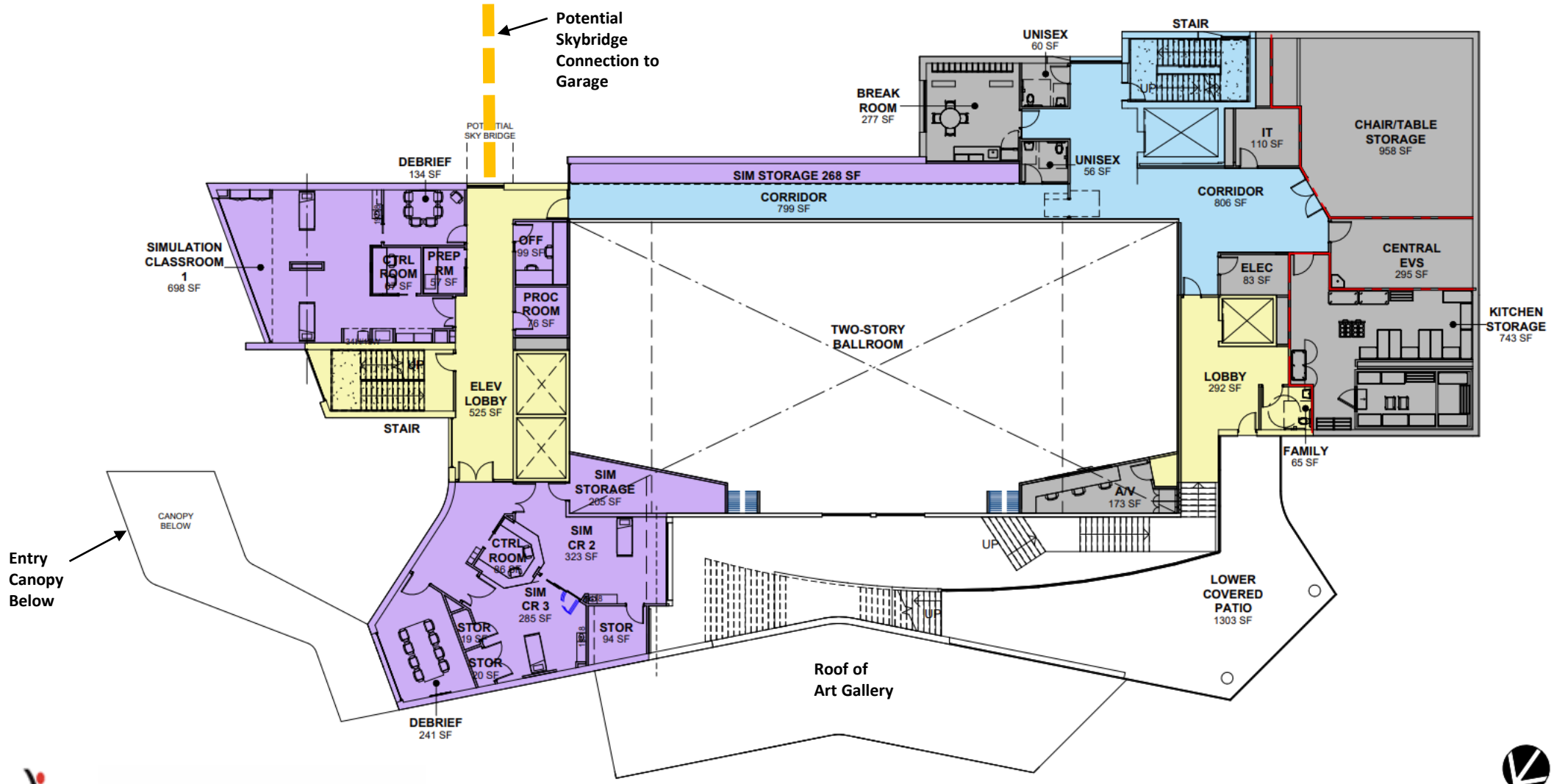
MAIN CONCOURSE

ART GALLERY – LEVEL 1 – VIEW TOWARDS SEVERANCE

ART GALLERY – LEVEL 1 – VIEW TO SEVERANCE

IRIS S. and BERT L. WOLSTEIN CENTER – SECOND LEVEL – SIM CENTER



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LOWER PATIO – LEVEL 2 – VIEW TO SIEDMAN AND CHURCH OF COV

IRIS S. and BERT L. WOLSTEIN CENTER – THIRD LEVEL – CONF CTR

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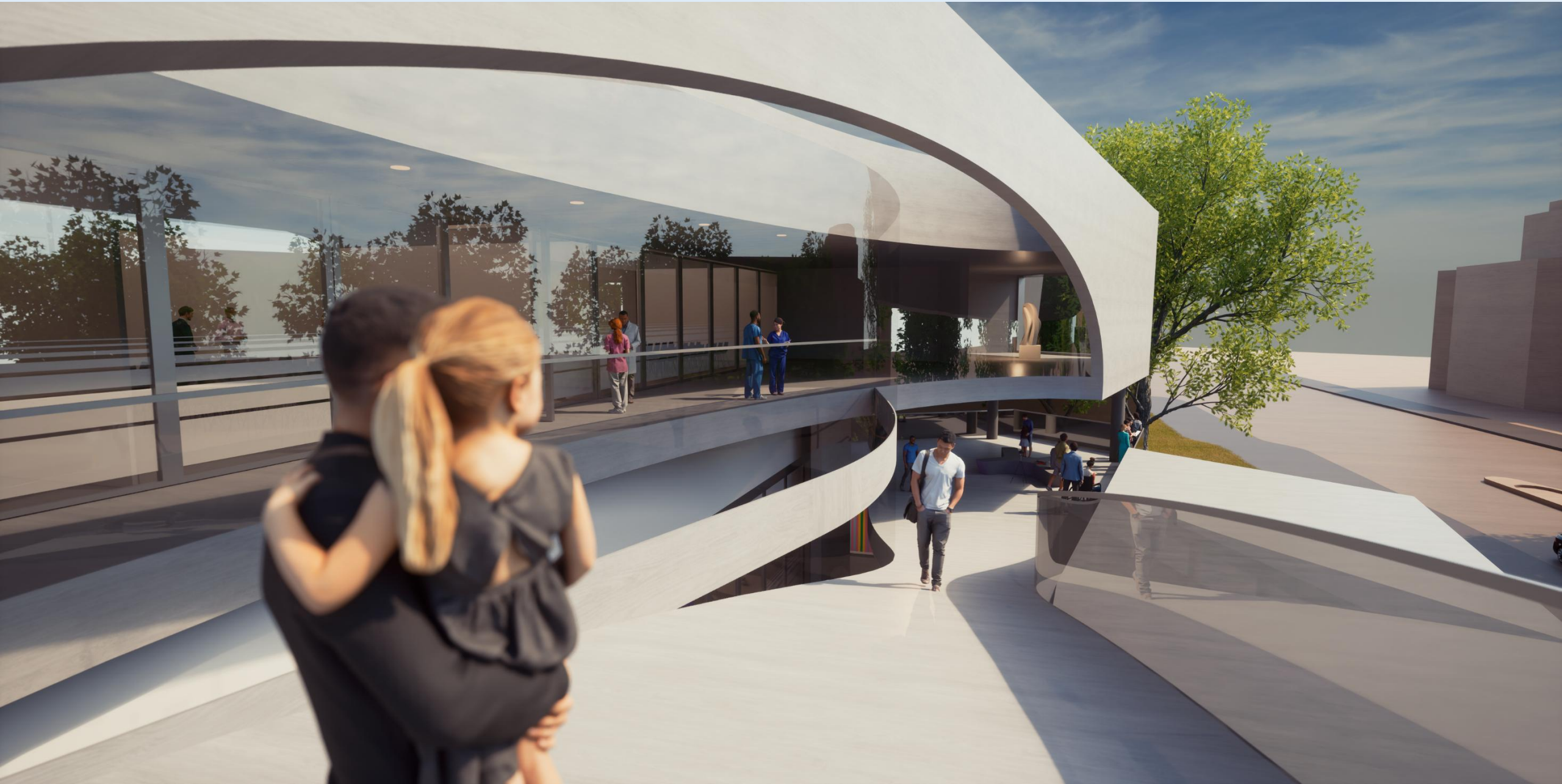
CONFERENCE CENTER – LEVEL 3

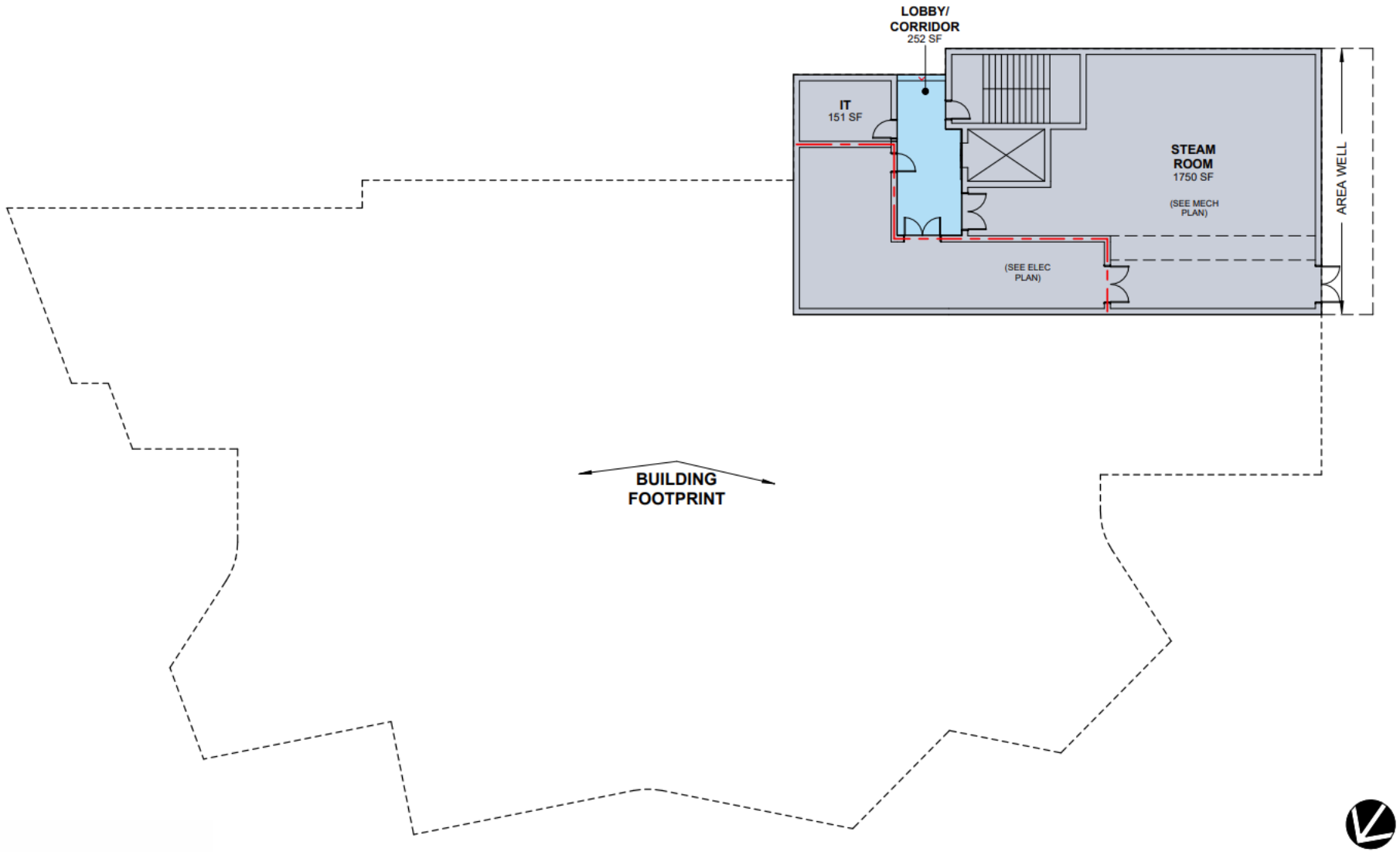
EXHIBITION GALLERY – LEVEL 3 – VIEW TO SEVERANCE

UPPER PATIO – LEVEL 3 – VIEW TO SEVERANCE



EXECUTIVE BOARDROOM – LEVEL 3

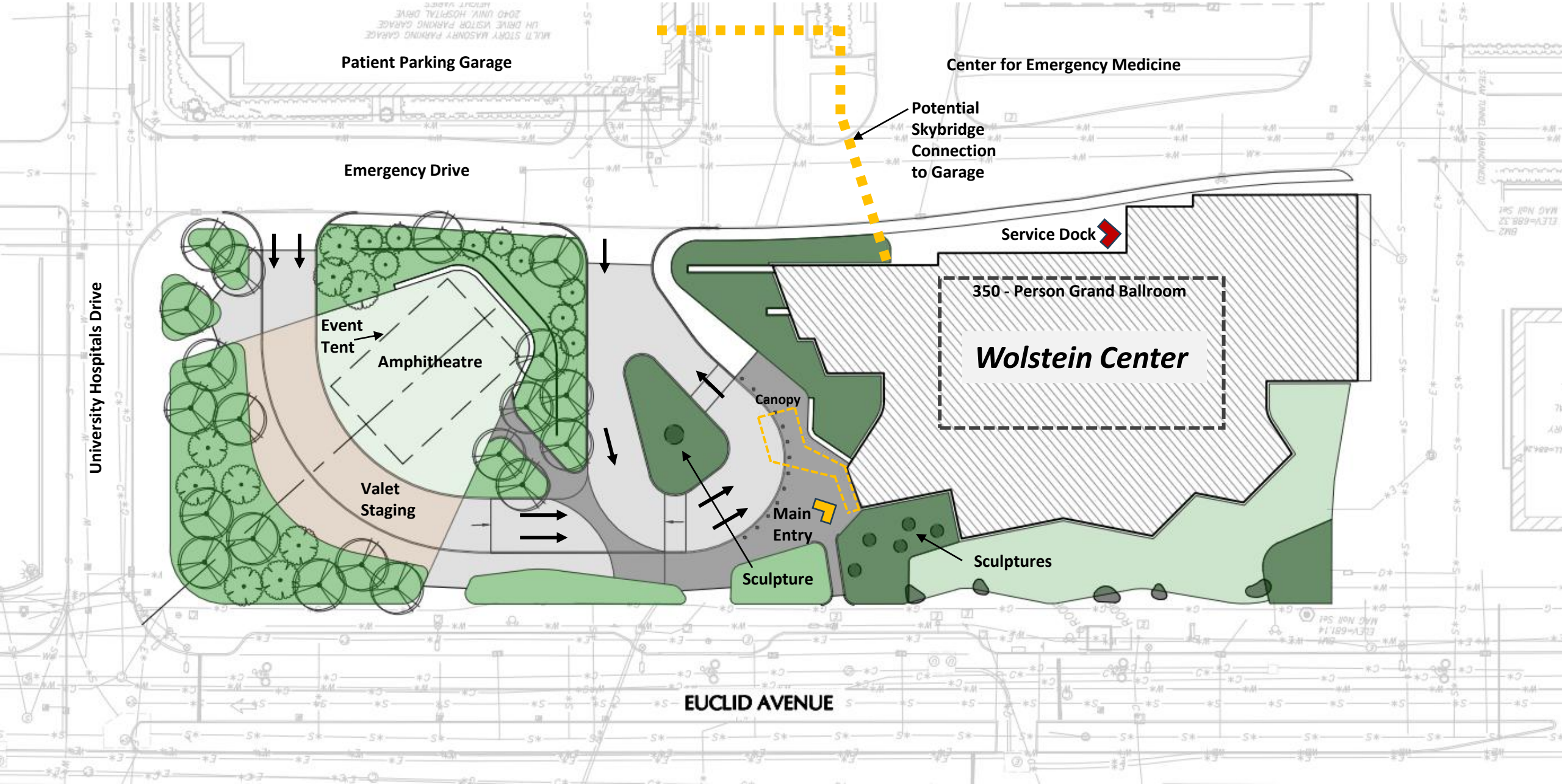
IRIS S. and BERT L. WOLSTEIN CENTER – BASEMENT – MEP



University Hospitals

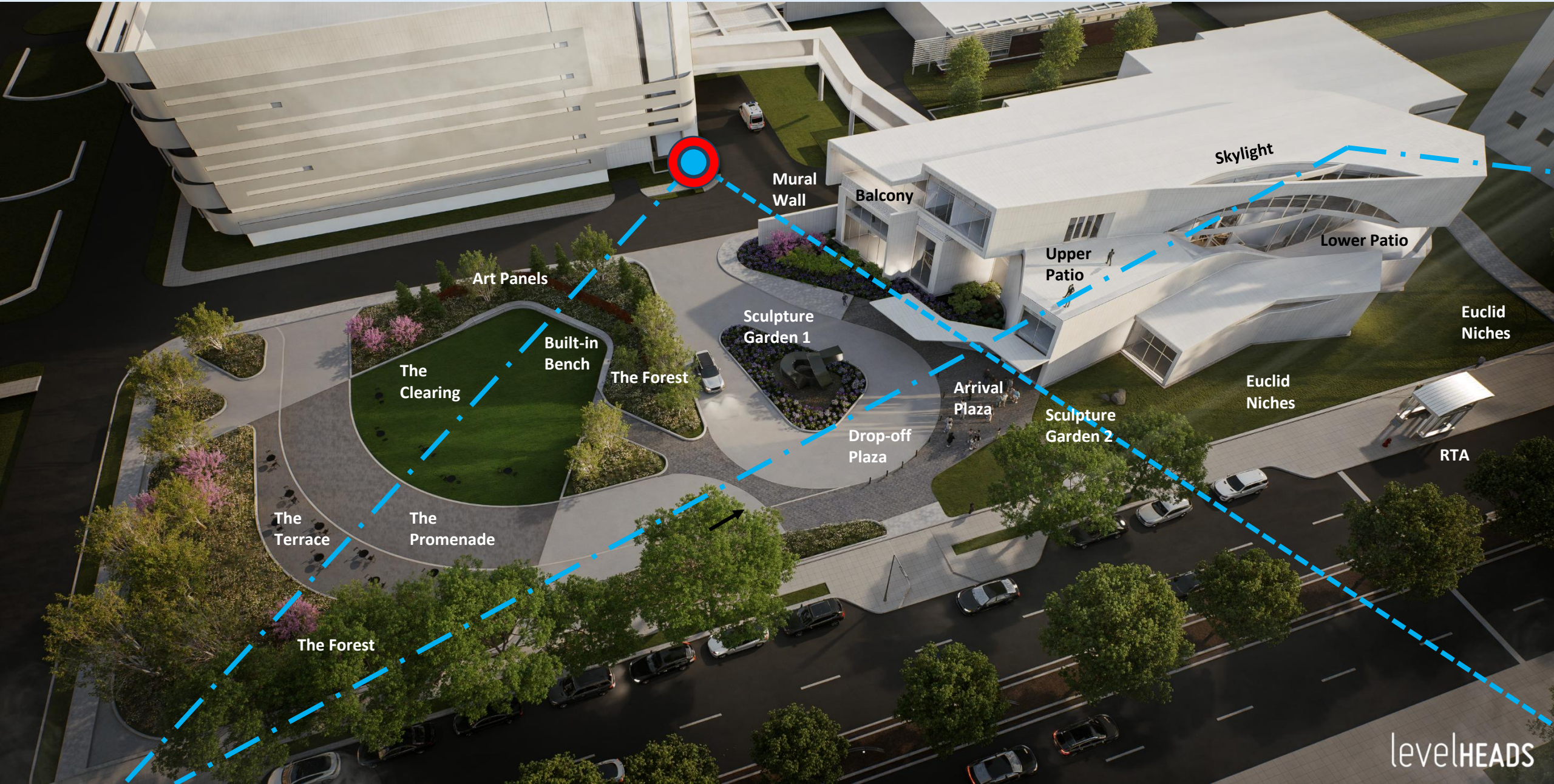
levelHEADS

SITE PLAN - FEATURES



SITE ISOMETRIC

SITE ISOMETRIC



SCULPTURES

Clement Meadmore Sculpture

Tony Smith Sculptures (5) – “Stepping Stones”

University Hospitals

levelHEADS

Utilization

- Park Setting for UH employees and public
- Wedding Venue
- Concerts
- Art Walk
- Food trucks
- Farmer’s Market
- UH Dedication Ceremonies

WEDDING VENUE

CONCERT VENUE

EAST ELEVATION

EUCLID AVENUE VIEW

MAIN ENTRANCE – ARRIVAL - VALET

ENTRY CANOPY CONCEPT

EUCLID AVENUE ELEVATION – FROM SEVERANCE

EXTERIOR MATERIALS –FAÇADE - EQUITONE

EQUITONE®
Fibre cement facade materials

Type 1 - Natura

Type 2 - Linea

- **Rainscreen** approach
- **Monolithic** building appearance - seamless
- Concrete/Stone look
- Stands out from rest of UH buildings
- Backdrop of layered parking garage metal panel ribbons

University Hospitals

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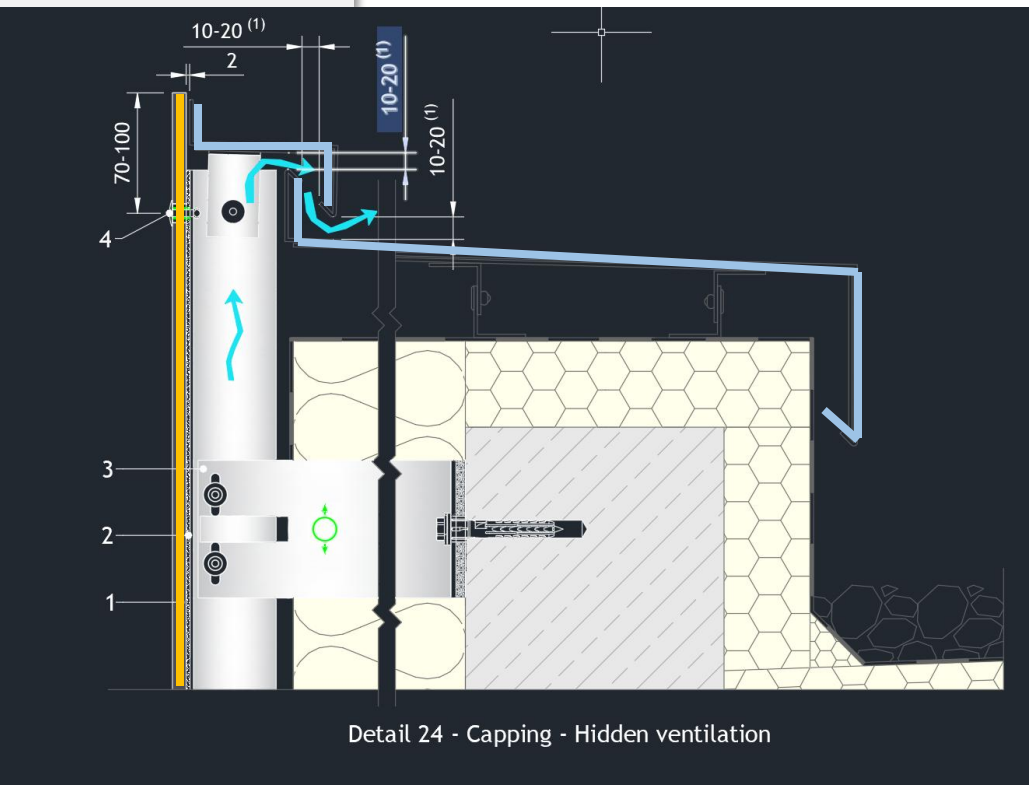
EXTERIOR MATERIALS –FAÇADE - EQUITONE

EQUITONE®
Fibre cement facade materials

COPING DETAIL

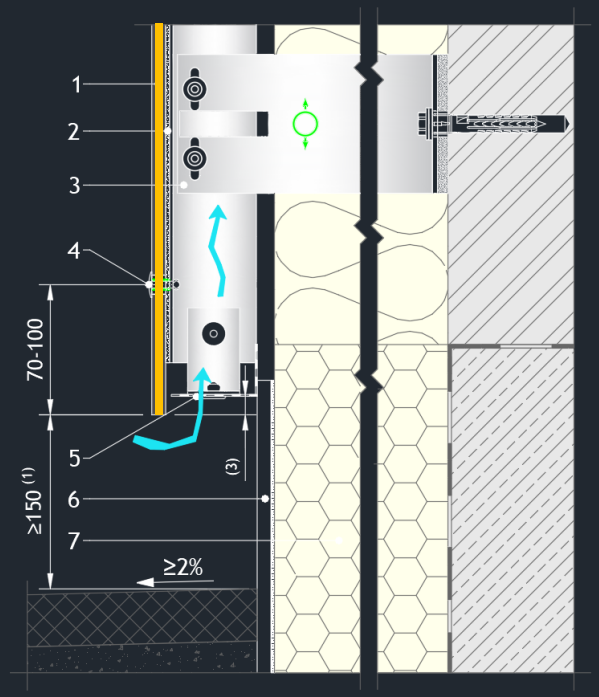


Detail 24 - Capping - Hidden ventilation

SILL DETAIL

1. EQUITONE facade panel
2. Foam tape
3. Metal support frame
4. UNI-Rivet
5. Perforated closure
6. Skirting(2) in EQUITONE [tectiva], EQUITONE [pictura], EQUITONE [textura]
7. Hard insulation suitable for use below ground level

Free air flow



Detail 8 - Base detail - Ground floor

- **Waterfall coping**
  No visible horizontal coping line
- **Rainscreen**
  w/vented, concealed coping

University Hospitals

levelHEADS

EXTERIOR MATERIALS – Miscellaneous

KAWNEER
AN ARCONIC COMPANY

Glass patio guardrails

Mapes Canopies

Storefront/curtainwall

- **Curtainwall System** – 1600 Wall – 8” Depth
- **Storefront System** – TriFab VersaGlaze 601T
- Standard Aluminum Finish
- Fire rated at egress stairs

Mech Louvres

HPA High Polished Aluminum

RF Reflective

HLZ Aluminum

Corrugated panels

University Hospitals

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EXTERIOR MATERIALS – ROOFING

TPO Roofing Membrane

Ballasted Roof – *Above art gallery*

Roof Paver System

Roofing:

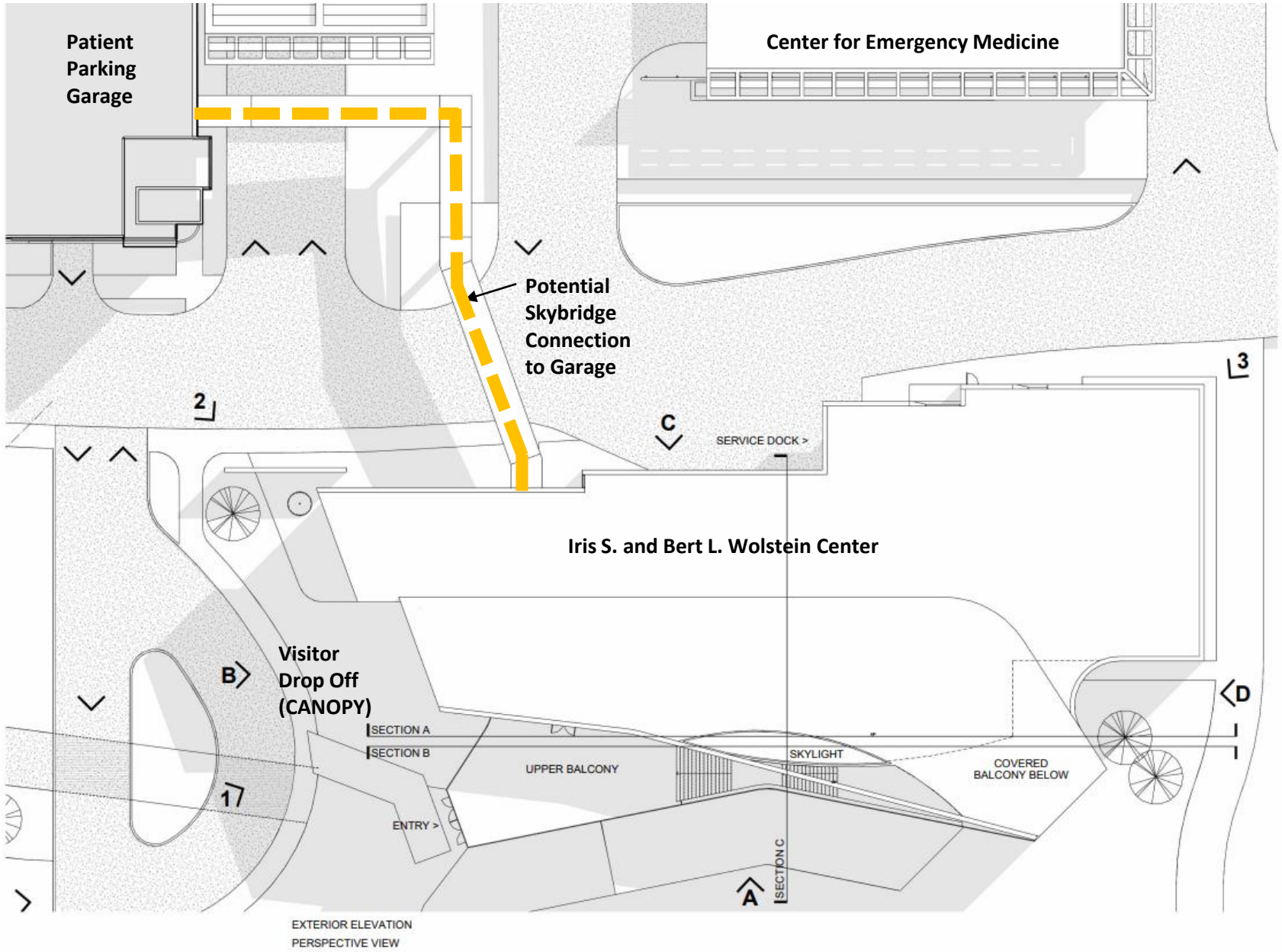
- **Fully-adhered** TPO roofing membrane. White or Grey
- **Polyiso** staggered insulation, R-30 min (2 layers of 2.6”)
- Metal Deck o/Coverboard
- Coping – concealed, vented

University Hospitals

Tile Tech Pavers
Paving America one step at a time.

levelHEADS

BRIDGE AERIAL - SITE PLAN



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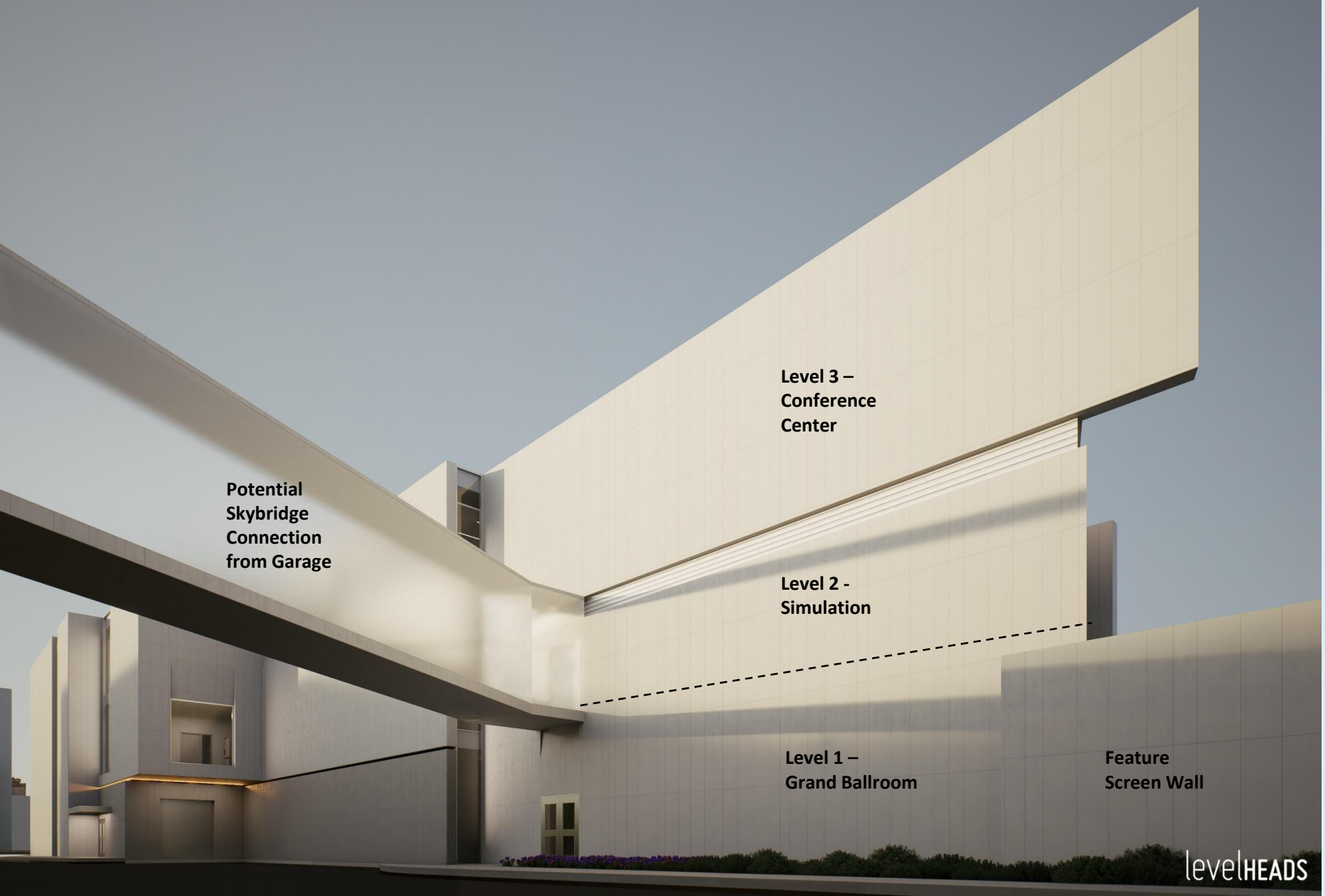
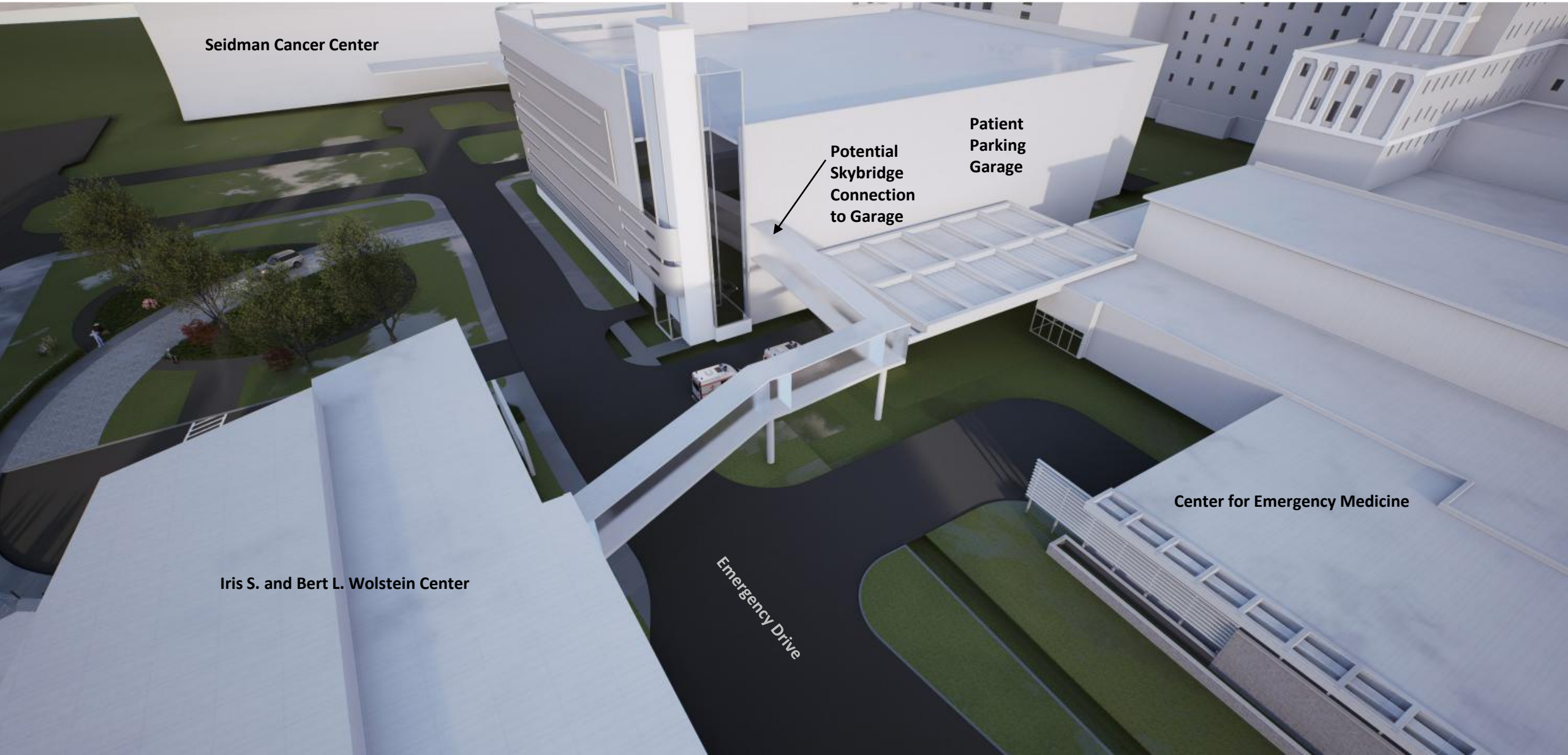
BRIDGE CONNECTION TO SECOND LEVEL - SIM



EMERGENCY DRIVE VIEW – SERVICE ACCESS

BRIDGE AERIAL - ISOMETRIC



BRIDGE ISOMETRIC

UH WOLSTEIN CENTER

LANDSCAPE CONCEPT | 5/5/2025

LANGAN

LANDSCAPE CONCEPT

1 THE CLEARING
- Artificial turf
- Space for 40'x60' tent
- Sunken 18"

2 THE FOREST
- Tree grove mounds
- No-mow grass understory
- Color-changing uplights

3 THE TERRACE
- Permeable pavers
- Space for moveable tables and chairs

4 SCULPTURE GARDEN
- Colorful planting
- Sculpture

5 BUILT-IN BENCH

6 ART PANELS
- Perforated metal 'ribbons'
- Emergency drive screening
- Illuminated

7 THE PROMENADE
- Permeable pavers
- Car queing + food trucks

8 DROP-OFF PLAZA
- Flush curb with bollards
- Crosswalk connection to lawn

9 ARRIVAL PLAZA
- Upgraded paving
- Built-in bench
- Accessible entry

10 EUCLID NICHES
- Sculptural 'pebble' seating and crash barrier
- Additional bus stop seating
- Lawn around building

LANDSCAPE CONCEPT – OVERALL CHARACTER

levelHEADS

ART PANELS – CORTEN STEEL

PLANT MATERIAL PALETTE – TREES + SHRUBS

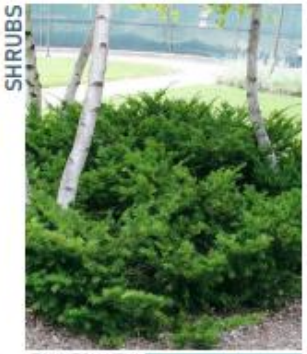
TREES

QUAKING ASPEN
Populus tremuloides

REDBUD
Cercis canadensis

NIGRA ARBORVITAE
Thuja occidentalis 'Nigra'

SHRUBS



TAUNTON YEW
Taxus x media 'Tauntonii'

IVORY HALO DOGWOOD
Cornus alba 'Bailhalo'

BOBO HYDRANGEA
Hydrangea paniculata 'ILVOBO'

KODIAK FRESH DIERVILLA
Diervilla lonicera 'Kodiak Fresh'

UH WOLSTEIN CENTER
LANDSCAPE CONCEPT | 5/5/2025

PLANT MATERIAL PALETTE | TREES + SHRUBS

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PLANT MATERIAL PALETTE - UNDERSTORY

MOUND AREAS

NO-MOW FESCUE W/
NATURALIZED SPRING BULBS

ENTRY GARDEN

CAESAR'S BROTHER IRIS
Iris siberica 'Caesars Brother'

VICTORIA FALLS IRIS
Iris germanica 'Victoria Falls'

DESCHAMPSIA + ASTILBE

HEUCHERA 'PRIMO WILD ROSE'

SEPTEMBER CHARM ANEMONE

SPRING BULB MIX:
DUTCH IRIS, DAFFODIL, ALLIUM, SURPRISE LIL

UH WOLSTEIN CENTER
LANDSCAPE CONCEPT | 5/5/2025

PLANT MATERIAL PALETTE | UNDERSTORY

LANGAN

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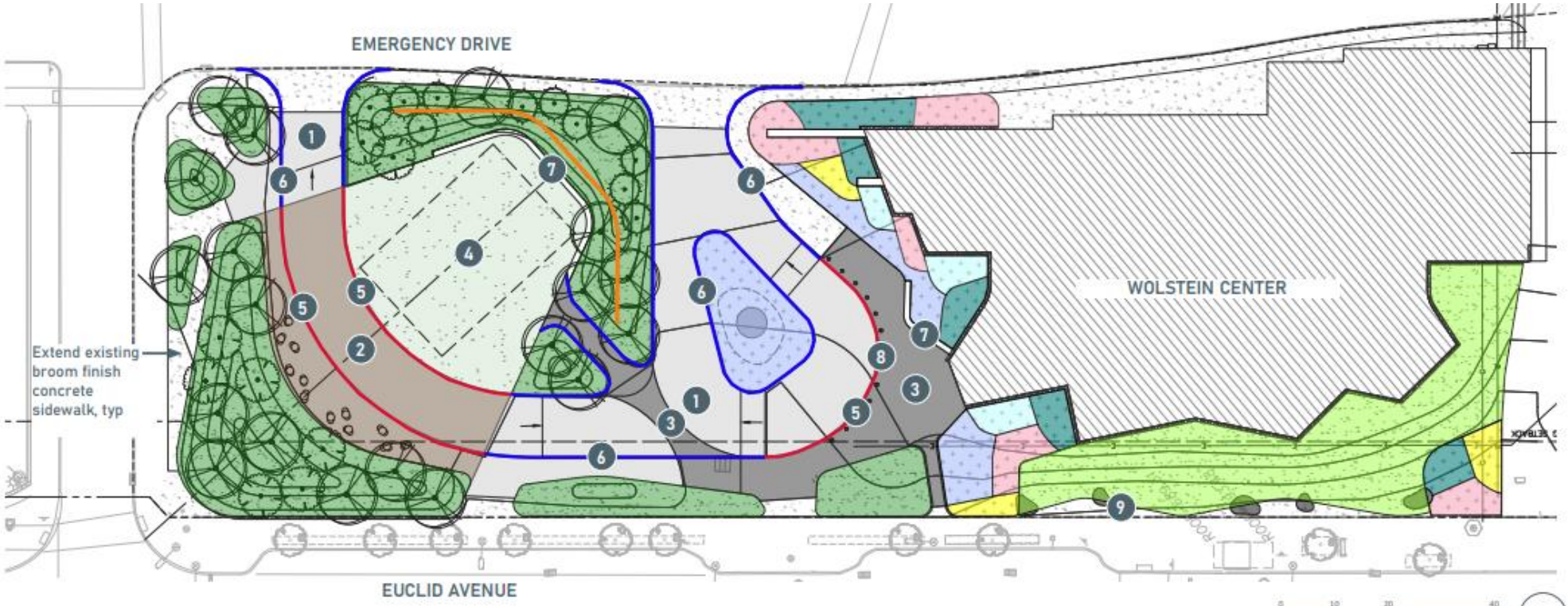
LANDSCAPE CONCEPT – HARDSCAPE MATERIALS



PAVING MATERIALS

1 EXPOSED AGGREGATE AND BROOM FINISH CONCRETE

2 PERMEABLE PAVERS
County Materials 'H20 Pro' - Timeless

3 STAMPED CONCRETE
Stone-look

4 ARTIFICIAL TURF
SYN Augustine 347

VERTICAL HARDSCAPE

5 FLUSH CURB

6 RAISED CURB

7 WOOD BUILT-IN BENCH

8 BOLLARD
Forms + Surfaces 'Helio'

9 PRECAST 'PEBBLE'
Polished finish

UH WOLSTEIN CENTER
LANDSCAPE CONCEPT | 5/5/2025

HARDSCAPE MATERIALS

LANGAN

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IRIS S. and BERT L. WOLSTEIN CENTER – EUCLID AVENUE ELEVATION

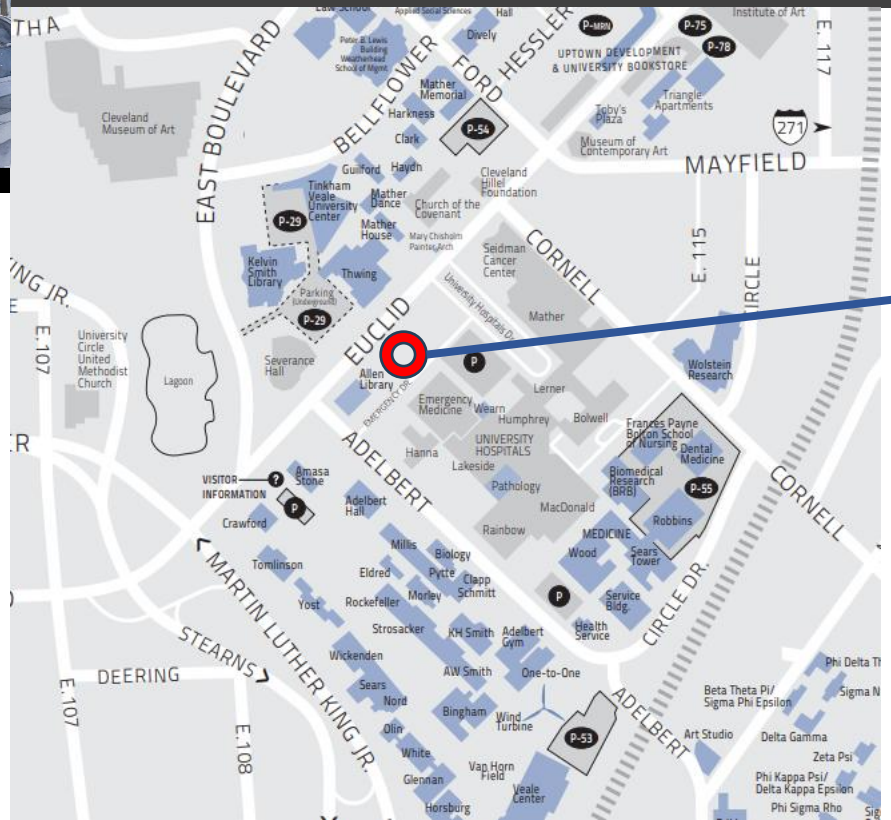
May 8th, 2025

Cleveland Medical Center Campus

IRIS S. AND BERT L. WOLSTEIN CENTER

SCHEMATIC DESIGN SUBMITTAL *for*

Euclid Corridor-Buckeye Region Design Review



QUICK FACTS:

40,000 GSF
3-Stories/basement
45’ parapet height
Enclosed penthouse
1.786-acre site

University Hospitals

levelHEADS

Cleveland City Planning Commission

Staff Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 16, 2025

Euclid Corridor Buckeye Design Review – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-013 – Iris S. and Bert L. Wolstein Center

May 16, 2025

ECDRAC gave schematic approval with conditions on 5/15/25:

- Continue developing the landscape plan between the Wolstein building and the Allen library
- Look at how to maximize landscape material on the site with a potential reduction of hardscape
- Study protection of valet drive area with removable bollards or planters
- Return with lighting plan
- Return with signage plan
- See representation of how lighting is controlled into the gallery from the outside to the inside

Cleveland City Planning Commission

Special Presentations – Public Art

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 16, 2025

Special Presentations – Public Art

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

May 16, 2025

DF2025-017 - NOACA Building Mural Project

Project Address: 1299 Superior Ave

Type: Public Art

Project Representative: Lindy Burt, NOACA

Approval: Final

Ward 7: Councilmember Howse-Jones | **SPA: Downtown**

NOACA BUILDING MURAL PROJECT

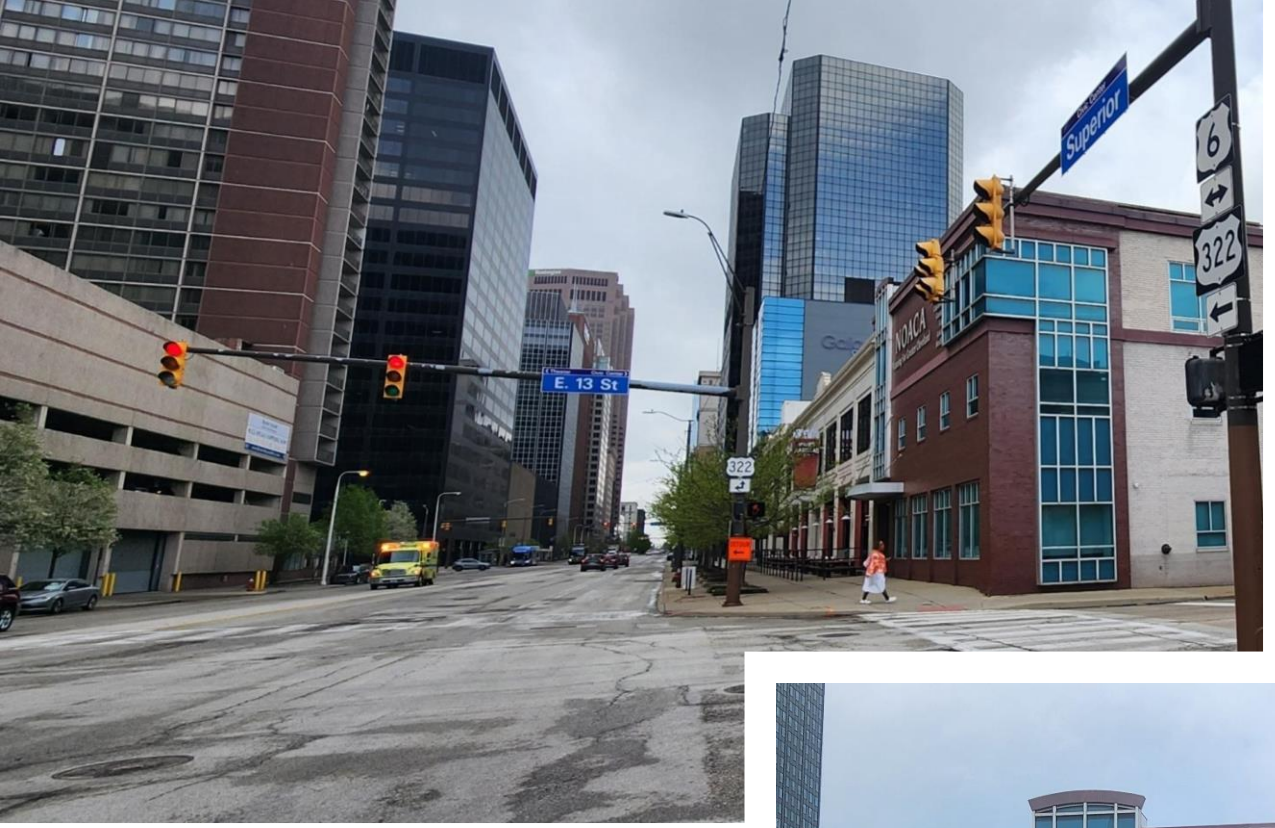
Cleveland City Planning Commission

May 16, 2025

GENERAL INFORMATION

- Sponsor: Northeast Ohio Areawide Coordinating Agency (NOACA)
- Location: 1299 Superior Avenue
  - NW corner of E. 13th & Superior
  - Owner-occupied, office building

NOACA
Northeast Ohio Areawide Coordinating Agency


E. 13 St
Superior
6
322
322
NOACA

Superior
6
322
322
NOACA

1299
MASTHEAD
1299

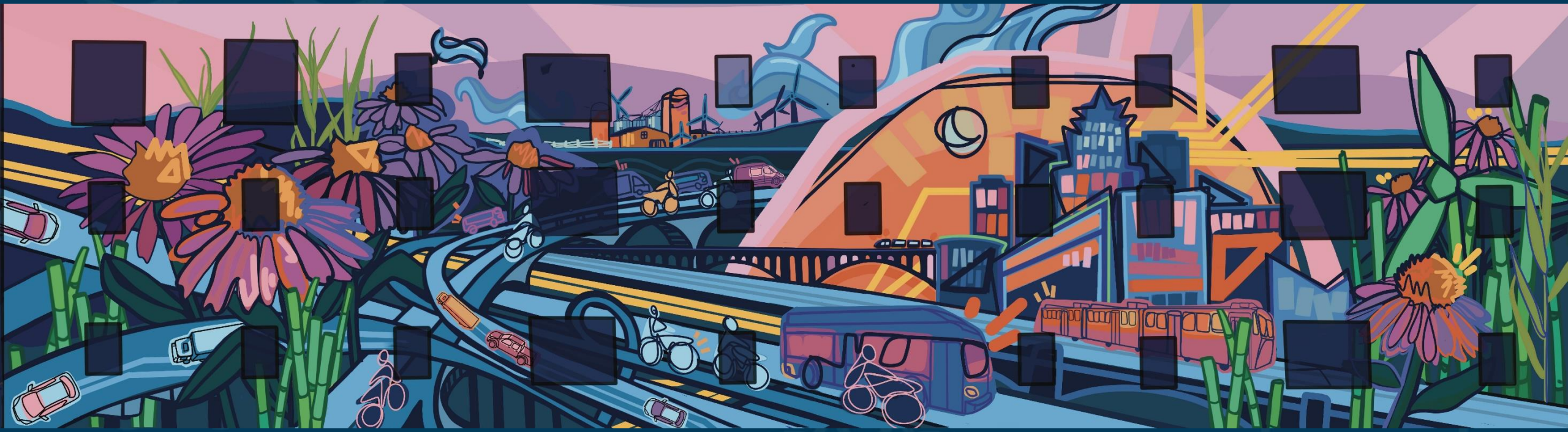
NOACA
Planning For Greater Cleveland
Counties of:
Cuyahoga
Geauga
Lake
Lorain
Medina
YIELD

MURAL CANVAS

PROJECT INFORMATION

- Call-for-Artists - Awarded artist Lizzie Aronhalt
- Mural will wrap east and north sides of the building
- Application – exterior paint
- Maintenance budgeted annually

NOACA
Northeast Ohio Areawide Coordinating Agency



NEXT STEPS

- City permitting and safety plan for right-of-way
- Installation summer 2025

Cleveland City Planning Commission

Staff Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 16, 2025

Downtown/Flats Design Review – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

DF2025-017 - NOACA Building Mural Project

May 16, 2025

DFDRAC gave final approval with conditions on 5/8/25:

- Verify exterior grade quality of chosen paint

Special Presentations – Public Art

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

May 16, 2025

Friends of Impett Park Pool Deck Mural

Project Address: 3207 W. 153rd St.

Type: Public Art

Project Representative: Nora Kelley, Friends of Impett Park

Approval: Final

Ward 17: Councilmember Slife | **SPA: Kamm's**

FRIENDS OF IMPETT PARK

STEWARDSHIP & COMMUNITY BUILDING IN WEST PARK

Pool Deck Mural Project

Summer 2025

Nora Kelley, project coordinator; Bernadette Glorioso, artists

friendsofimpettpark@gmail.com & norakelley@gmail.com

About the project

Friends of Impett Park is a resident led initiative to improve the conditions and build community at Impett. Over the past three-years, residents have identified public art as priority. **This mural project will build on the successful installation of the pool house mural last summer.** The pool house mural brought together more than 300 hundred volunteer in partnership with our lead artist Bernadette Glorioso.

Why are we tackling this project?

Impett Park is a 35-acre city park located on the southwest corner of West 153rd and Montrose Avenue. While the park has incredible potential it has unfortunately suffered from deferred maintenance for a number of years. Friends of Impett Park (FOIP) is a resident-led effort committed to making Impett the park that residents deserve.

The two core priorities of FOIP are:

COMMUNITY ENGAGEMENT: Bring FOIP members together in the planning and execution of this project. FOIP will build community and foster a sense of ownership and stewardship among neighbors. Centering neighbors around this goal will forge relationships across lines of social and political differences and reduce feelings of social isolation.

RECLAIM PUBLIC SPACE: The mural will reactivate and beautify public space for people of all ages to enjoy together. The mural design will be the product of several rounds of resident feedback.

Look Back:
2024 Pool House Mural

Join Our Painting Party!

FRIENDS OF IMPETT PARK

12-7PM Friday August 16th

12-7PM Sunday August 18th

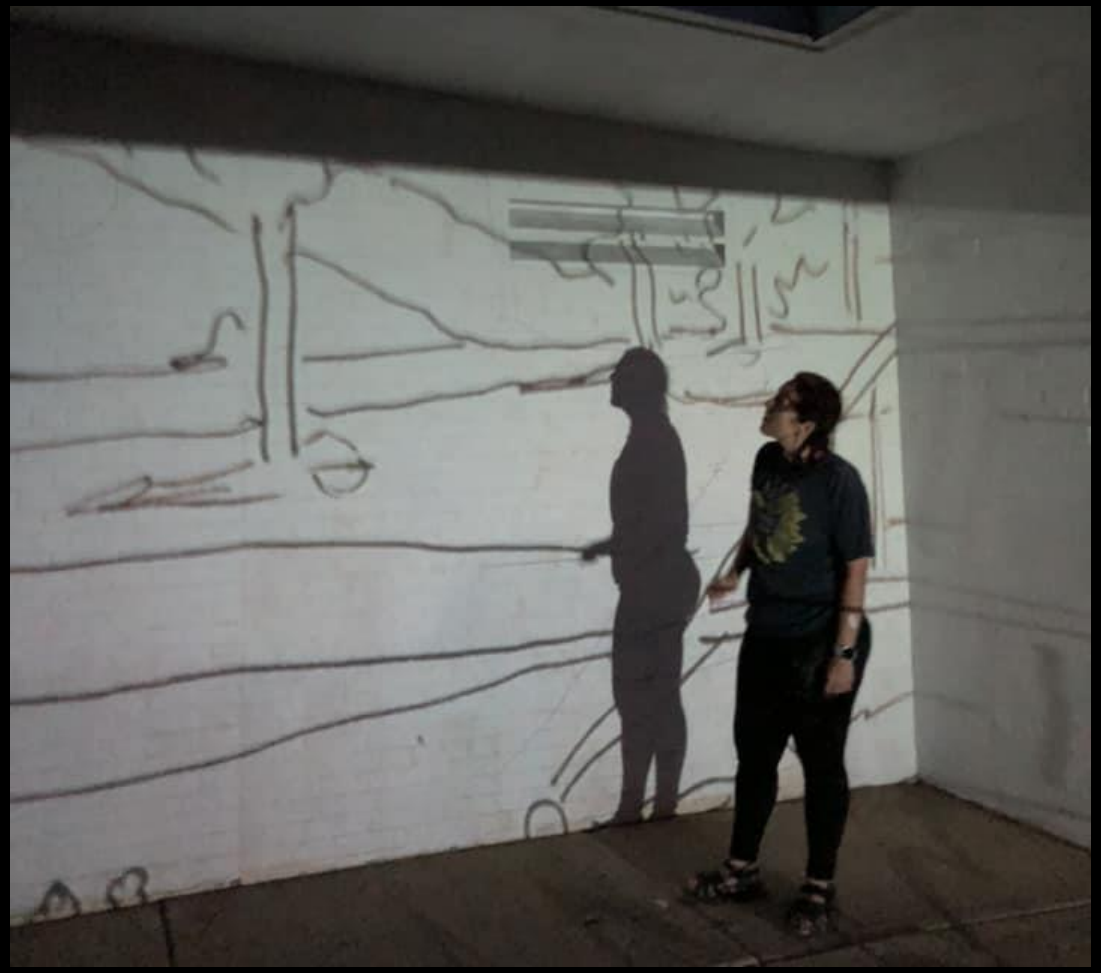
12-7PM Wednesday August 21st

No experience necessary!

SIGN UP!

https://bit.ly/impettmuralsignup

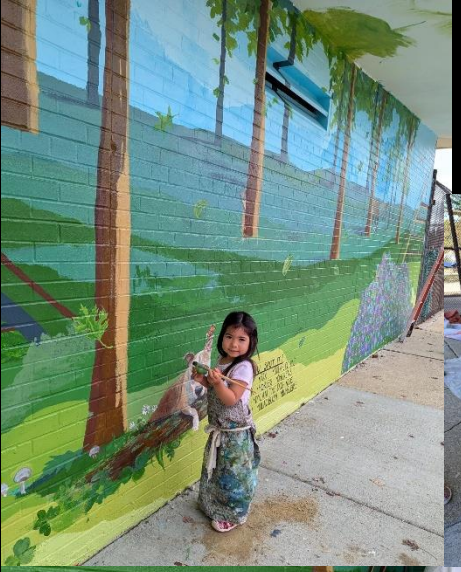
2024 Pool House Mural



2024 Pool House Mural

2024 Pool House Mural

2024 Pool House Mural

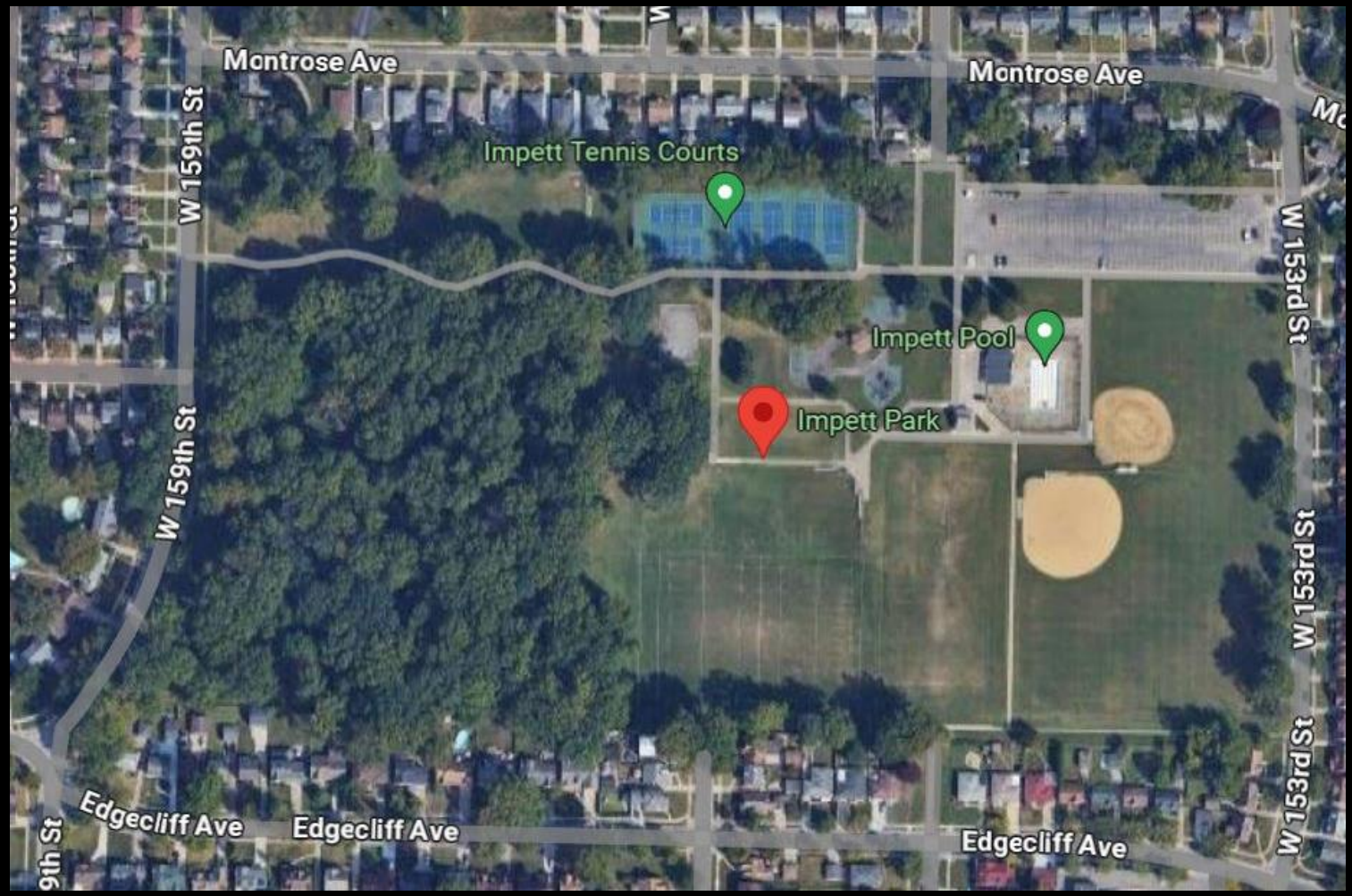


2024 Pool House Mural

2024 Pool House Mural

2024 Pool House Mural

Contextual picture series: ariel shot

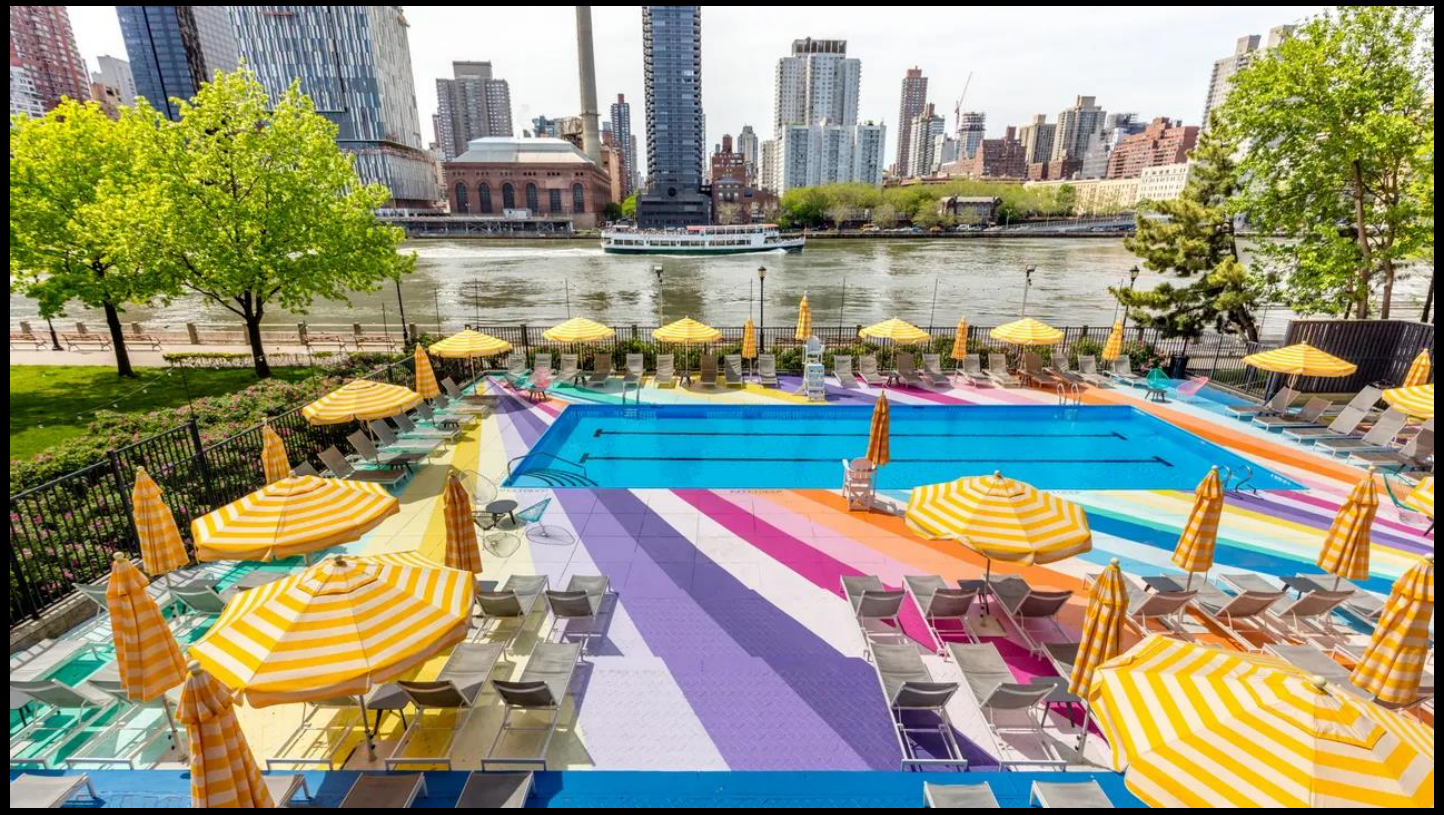


Impett Park is a 35-acre city park located on the southwest corner of W. 153rd and Montrose Avenue in the West Park neighborhood of Cleveland.

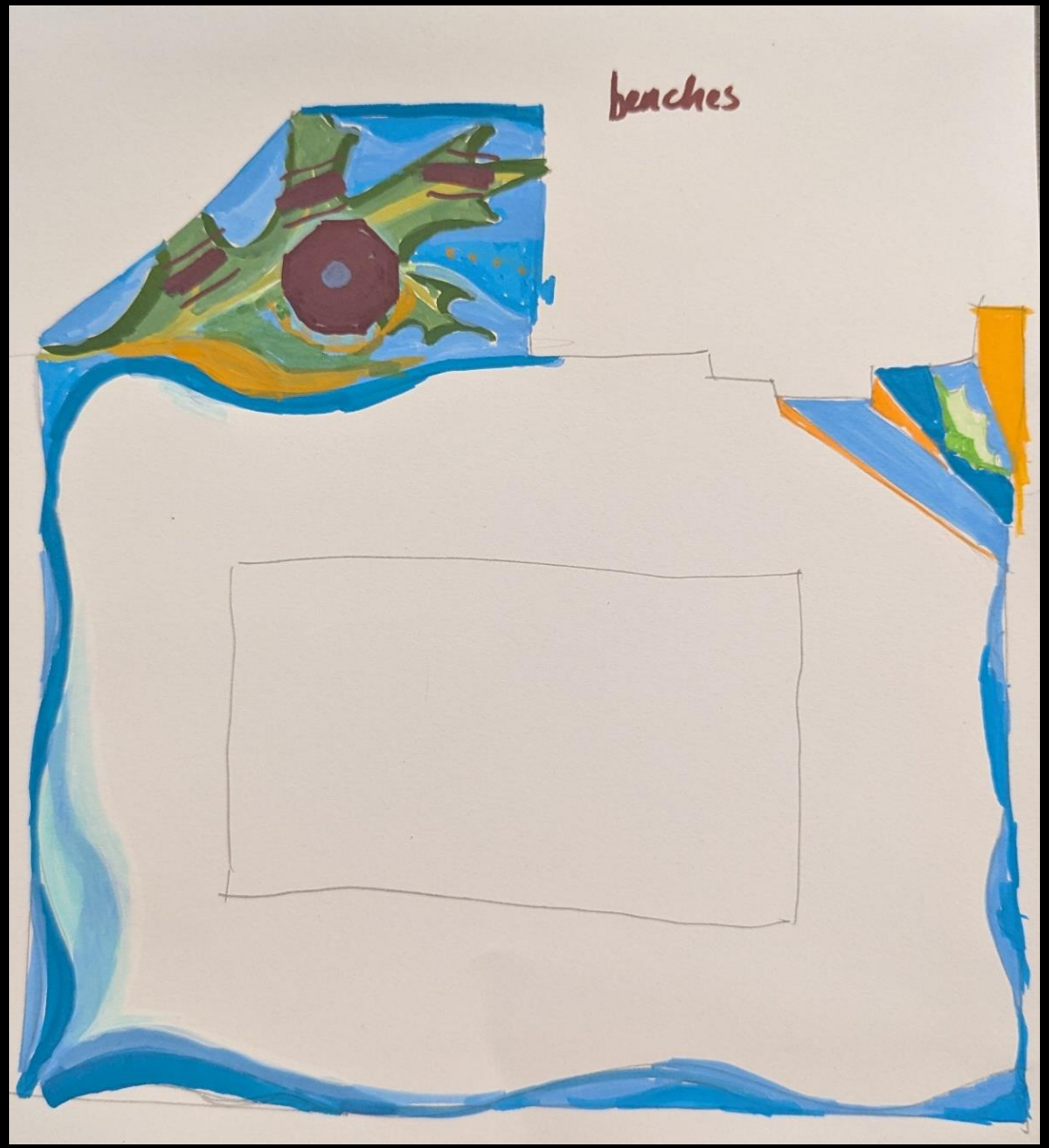
Contextual series: surrounding area

Contextual series 2025: pool deck

2025 Pool Deck Mural Inspiration



Rendering Pool Deck Mural



Paint & Sealant Products

- Dyco Pool Deck Waterborne Acrylic Stain - Tint Base, 5 Gallons, Concrete Stain for Pool Decks, Spa Areas, Patios, Walkways and Lanais, Resistant to Harsh Pool Chemicals;

- COOL by the Bundle - Cool Pool Deck Coating, TripleCrown, SealBack

Special Presentations – Public Art

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

May 16, 2025

EC2025-011 - For Those Who Call Here Home TAF Project

Project Address: 3236 Payne Ave.

Type: Public Art

Project Representative: Jordan Wong, Lead Artist and Grace Chin, The Sculpture Center

Approval: Final

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

Full Project – Concept/Design Review

FOR THOSE WHO CALL HERE HOME

Transforming AsiaTown with an Outdoor Community Space

THE SCULPTURE CENTER | WONGFACE | CITY OF CLEVELAND TRANSFORMATIVE Arts Fund 2024

Cleveland-based artist Jordan Wong (WONGFACE) and The Sculpture Center, recipients of the Transformative Arts Fund, are collaborating with MidTown Cleveland, urban and environmental designer Marika Shioiri-Clark, and other organizations to create new public art and installations for AsiaTown and a future community park!

This new vibrant space, seamlessly blending art and creativity with design and utility, is dedicated to fostering community gatherings, elevating neighborhood safety and experience, celebrating the rich culture, ethnicity, and history of its residents, and inspiring the next generation of Asian artists.

We envision a thriving AsiaTown where its residents, families, and visitors have access to spaces that enable them to…

- Celebrate each other through cultural performances and art.
- Honor the history of Chinese immigrants who courageously built the foundation for today's AsiaTown community.
- Partake in outdoor recreation – e.g. Chinese square dancing, Tai Chi, ping pong, etc.
- Organize community pop-up events – e.g. maker markets, mahjong tournaments, etc.
- Enjoy a safe, well-lit neighborhood, a place to live where families can take walks with no concerns.

JORDAN WONG | Lead Artist

Jordan Wong (WONGFACE) is an artist native to Pittsburgh and currently based out of Cleveland. As a Chinese American whose childhood was filled with anime, manga, and video games, Jordan creates visual work and installations to contemplate the hero's journey, the game theory of leveling up throughout actual life, and the Ultimate Self. He has exhibited at the Children's Museum of Pittsburgh (2024 – 2025 and 2020), Massillon Museum (2023), and Akron Art Museum (2021 – 2022). Jordan has work in the collections of Meta (the parent company of Facebook), Akron Art Museum, Children's Museum of Pittsburgh, Cleveland Public Library, University Hospitals, Laura and Fred Bidwell, and other private collectors.

MARIKA SHIOIRI-CLARK | Collaborator

Marika Shioiri-Clark is a seasoned design strategist, environments designer, and leader in the field of design for the public good. She trained as an architect as well as an urban designer and co-founded the architectural nonprofit MASS Design Group during graduate school at Harvard Design School.

THE SCULPTURE CENTER | Institutional Partner

Founded in 1989, The Sculpture Center (TSC) is one of the only 501(c)(3) cultural institutions providing critical resources to sculptors along their journey. TSC's Spotlight series engages an artist to collaborate with diverse Cleveland communities in a two-part exhibition both in the gallery and at an outdoor site. The narratives that occur between art and site contribute to national conversations on today's social issues affecting our lives and communities.

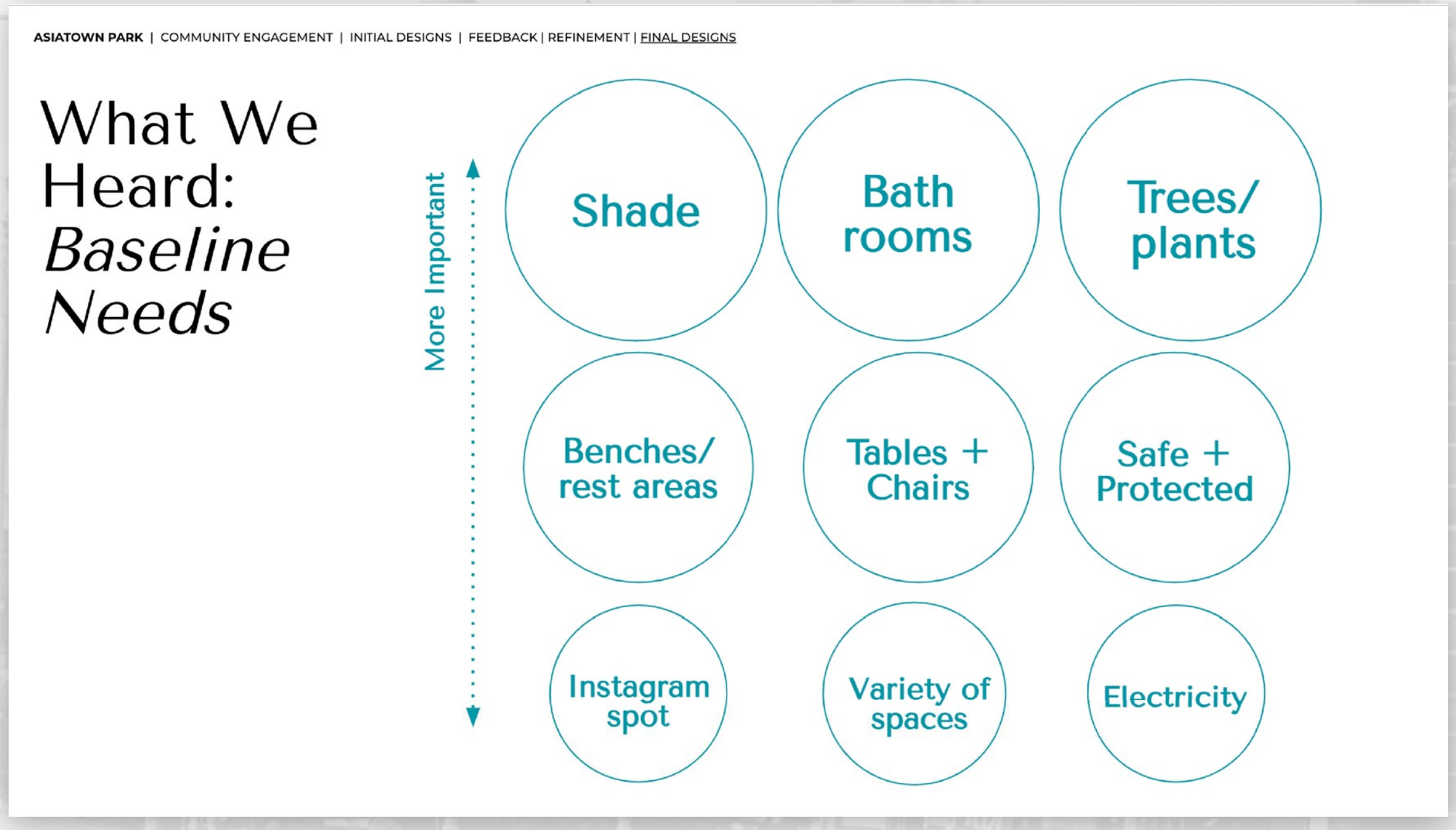
This project builds upon the community engagement sessions conducted by Marika Shioiri-Clark, Chunyan Zheng/Cleveland Urban Design Collaborative, and MidTown Cleveland in 2022.

ASIATOWN PARK | COMMUNITY ENGAGEMENT | INITIAL DESIGNS | FEEDBACK | REFINEMENT | FINAL DESIGNS

Engaging with the Community

Excerpts from community engagement sessions – Marika Shioiri-Clark, Chunyan Zheng/Cleveland Urban Design Collaborative, and MidTown Cleveland in 2022.

This project builds upon the community engagement sessions conducted by Marika Shioiri-Clark, Chunyan Zheng/Cleveland Urban Design Collaborative, and MidTown Cleveland in 2022.



Excerpts from community engagement sessions – Marika Shioiri-Clark, Chunyan Zheng/Cleveland Urban Design Collaborative, and MidTown Cleveland in 2022.

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Excerpts from community engagement sessions – Marika Shioiri-Clark, Chunyan Zheng/Cleveland Urban Design Collaborative, and MidTown Cleveland in 2022.

Addt'l. Community Engagement

Further community engagement: AsiaTown Mid-Autumn Festival 2024 (photos above), AsiaTown Community Meeting 11/20/24, and Lunar New Year 2025.

Installation Site

AsiaTown Square Dancing Parking Lot | 3236 Payne Ave, Cleveland, OH 44114

Image – Google (Maps) Street View

Installation Site

AsiaTown Square Dancing Parking Lot | 3236 Payne Ave, Cleveland, OH 44114

Image – Google (Maps) Street View

Five New Public Artwork/Installations

PLAYFUL SEATING
PING-PONG TABLES
PLANTERS
ENTRANCE GATE

Final Design Review

LARGE-SCALE LIGHTBOX

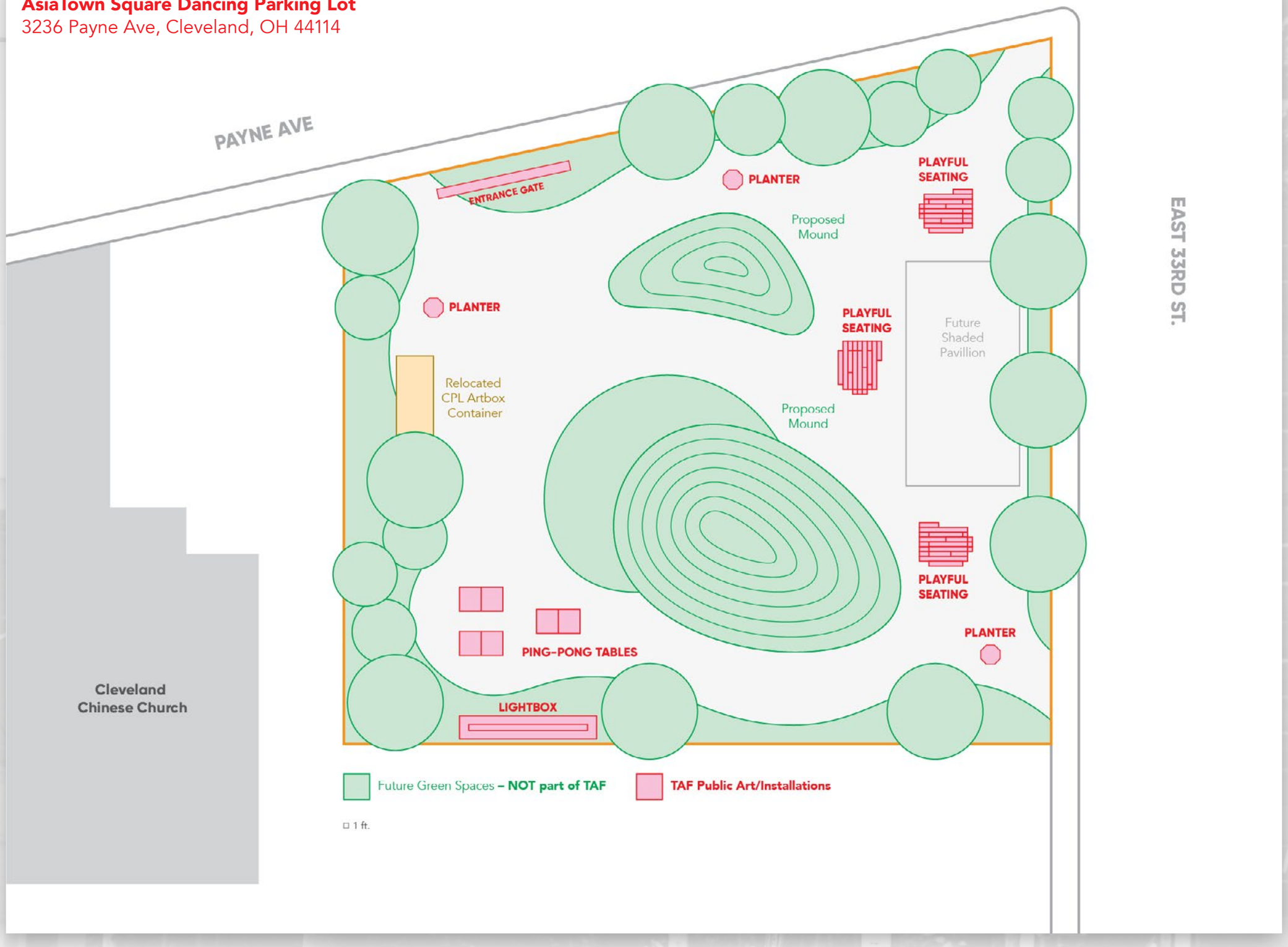
Final Design Review

FOR THOSE WHO CALL HERE HOME Transforming AsiaTown with an Outdoor Community Space

Site Plan

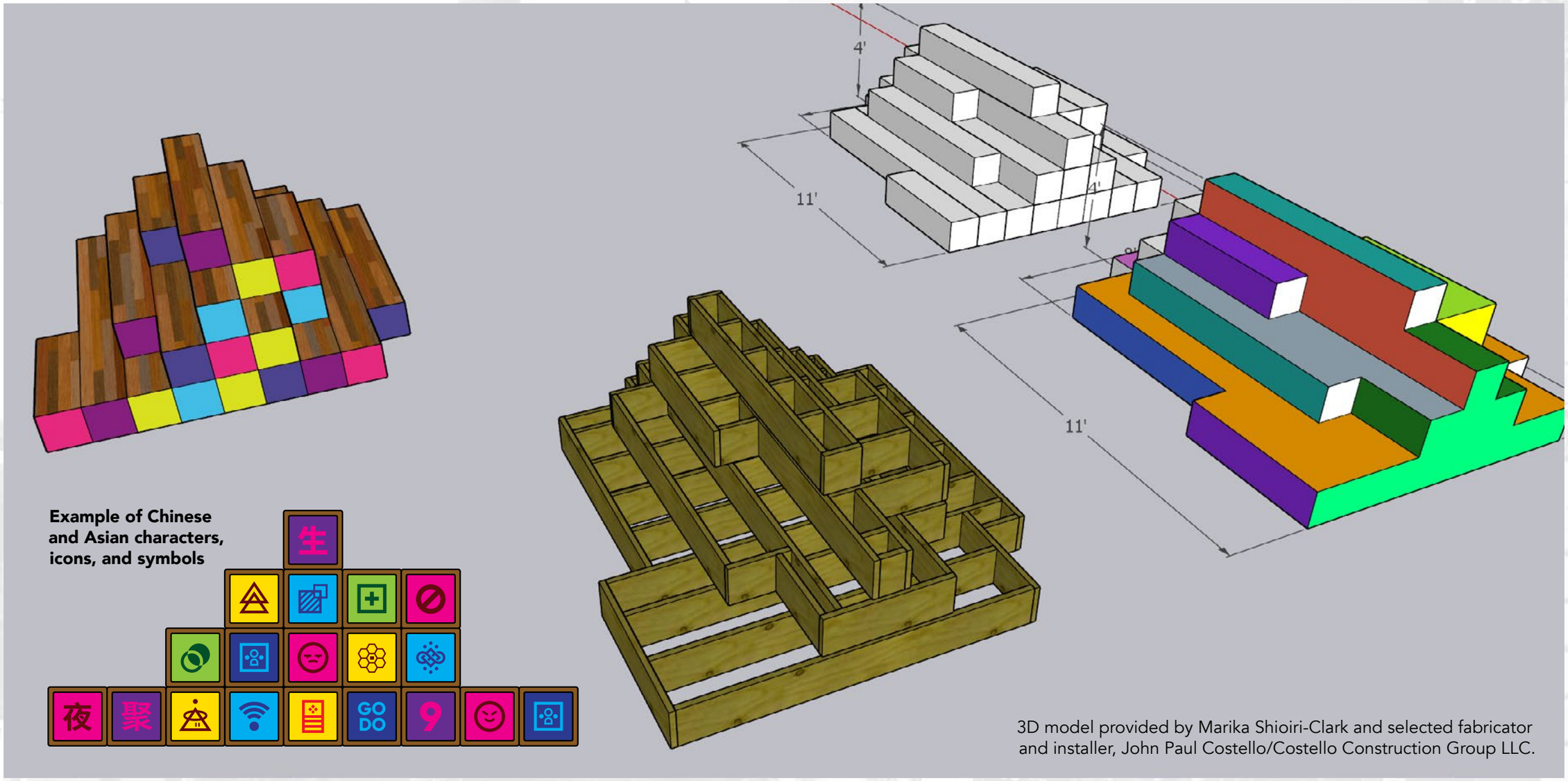
THE SCULPTURE CENTER | WONGFACE | CITY OF CLEVELAND TRANSFORMATIVE ArtsFund 2024

AsiaTown Square Dancing Parking Lot
3236 Payne Ave, Cleveland, OH 44114



Playful Seating

The Playful Seating installations will offer a vibrant, welcoming space for rest, gathering, and imagination. Built on site by John Paul Costello of Costello Construction Group LLC, each tiered structure will be thoughtfully crafted from treated wood and composite decking, designed for durability and comfort. A mix of colorful end caps—featuring engraved Asian characters, symbols, and icons inspired by artist Jordan Wong's visual language—will add a dynamic visual layer, revealing playful details that encourage curiosity and discovery.



3D model provided by Marika Shioiri-Clark and selected fabricator and installer, John Paul Costello/Costello Construction Group LLC.

These graphic elements reflect themes of growth, movement, and transformation—inviting moments of reflection and sparking creativity in visitors of all ages. Like the entrance gate, the seating blends utility with artistry, transforming everyday structures into meaningful, interactive experiences that reflect the spirit and imagination of AsiaTown.

Ping-Pong Tables

The outdoor community ping-pong tables will bring energy and play to AsiaTown, creating fun, active spaces for families, children, and visitors to connect. Each table will be visually distinct, with UV-printed vinyl artwork on the playing surface—produced by WestCamp Press—and custom-designed steel nets featuring die-cut artwork, powder-coated in vibrant colors. The nets and table legs will be fabricated and finished by The Rustbelt Welding Company.

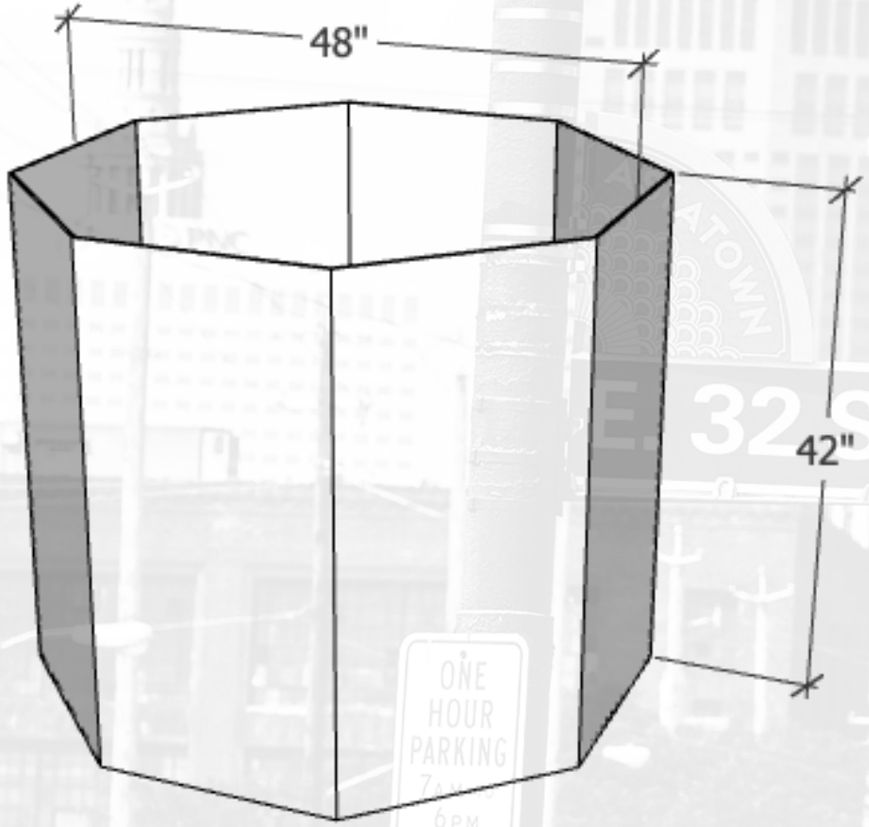
Example Artwork for Laser-cut Net

Outdoor-grade ping-pong table supplier: KETTLER USA

Each of the three tables will reflect a unique concept and associated element: Fluidity of Play (water), Fiery Passion (fire), and Peaks and Valleys of Growth (earth). These thoughtful design details will transform the tables from simple recreational objects into artistic landmarks—blending function and imagination to foster a spirit of play and possibility throughout the neighborhood.

Planters

Inspired by the AsiaTown community's need for more green spaces, three brand-new aluminum planters (fabricated by The Rustbelt Welding Company) will feature UV-printed vinyl artwork (printed and installed by WestCamp) created by our selected emerging Asian artists: Thao Nguyen, Lydia Guan, and Nick Lee!



Each planter will be inspired by the Chinese character 同 **(tóng)** — meaning "together," "unity," or "shared," symbolizing community, inclusivity, and togetherness. Our selected artists are free to integrate the character into into their artwork in the best way they see fit, or they may use another character/symbol from their own heritage with a similar meaning.

SELECTED EMERGING ASIAN ARTISTS

Thao Nguyen
Instagram
@thaon_art

Lydia Guan
Instagram
@waak.wah

Nick Lee
Instagram
@sirnicklee

SELECTED EMERGING ASIAN ARTISTS

Thao Nguyen
Instagram
@thaon_art

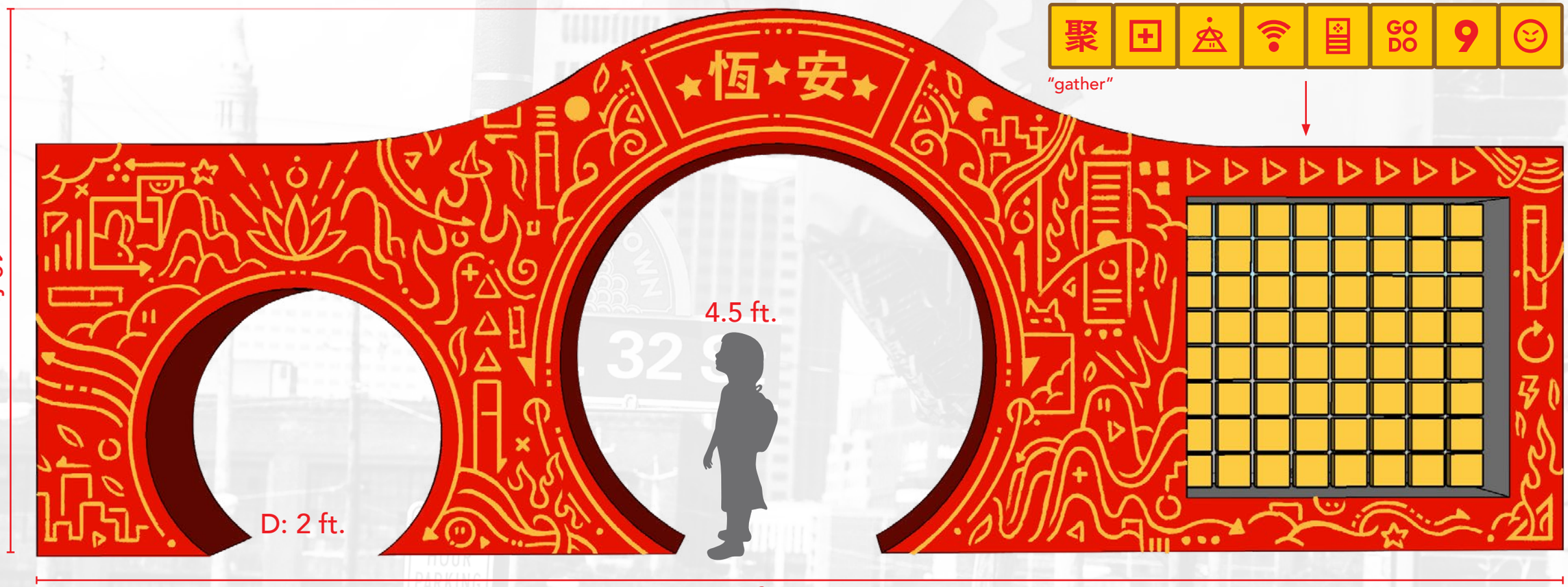
Lydia Guan
Instagram
@waak.wah

Nick Lee
Instagram
@sirnicklee

The entrance gate—fabricated and installed by Signature Sign—will be a bold, playful landmark that welcomes visitors into the outdoor community space while celebrating AsiaTown's identity as a culturally rich and resilient neighborhood. Spanning 10 by 28 feet, it will feature vivid red aluminum panels with yellow-gold linework and interactive spinnable tiles adorned with Chinese and Asian characters, icons, and symbols—inviting curiosity, movement, and delight.

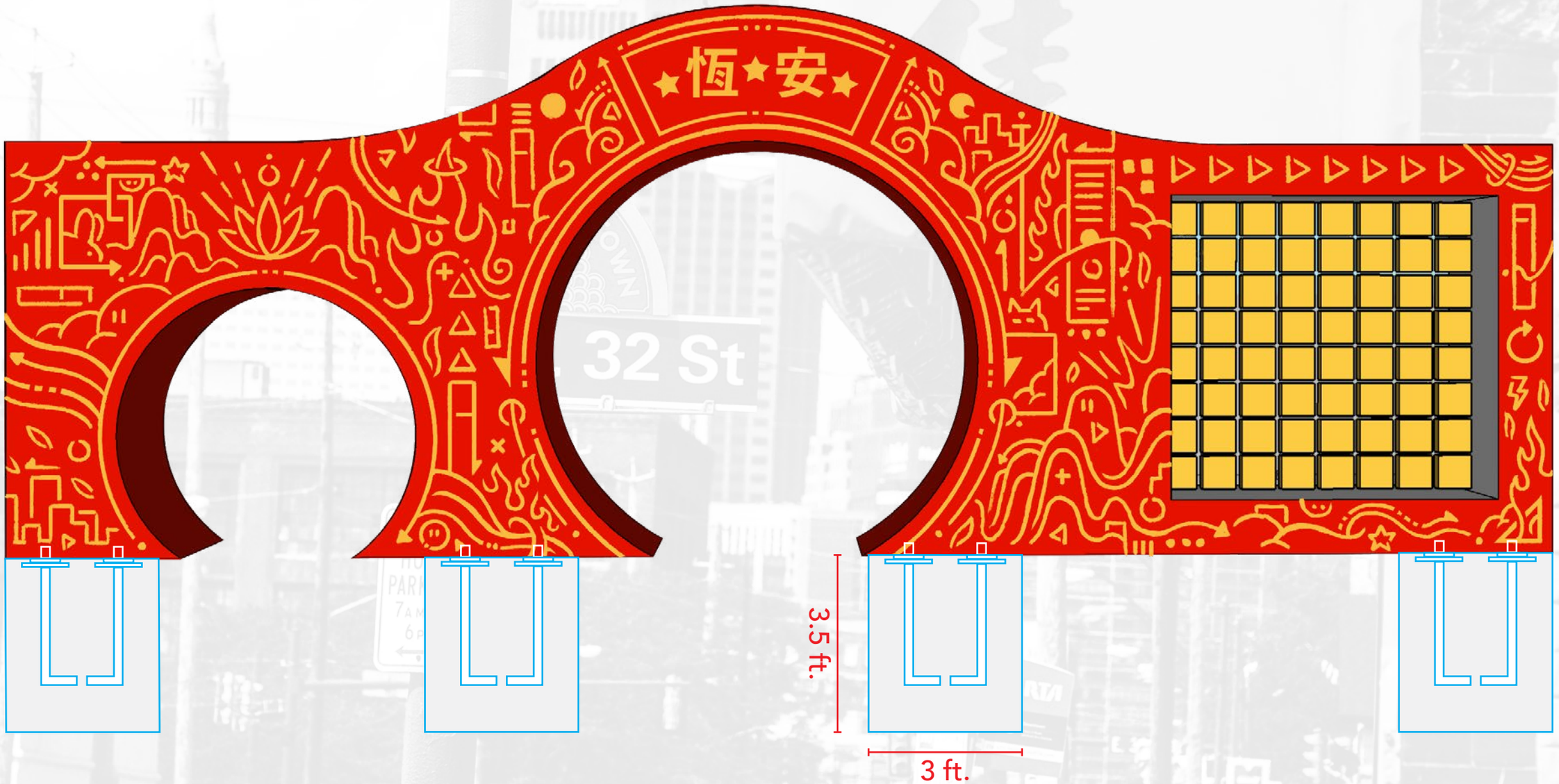
Example of Chinese and Asian characters, icons, and symbols

"gather"



Crowning the central portal, the Chinese characters 恆 (héng – "perseverance") and 安 (ān – "peace")—chosen through community input and a public survey—reflect the neighborhood's strength and collective vision. Three stylized stars represent the traditional Sanxing 三星 (Fu 福, Lu 禄, and Shou 寿), symbols of fortune, success, and longevity. Inspired by natural and cultural motifs, the flowing linework draws on Jordan Wong's visual language to create a dynamic tapestry that honors the past and looks boldly toward the future.

Installation Plan | 4 Augered Footers with Concrete and Anchor Rods (Signature Sign)



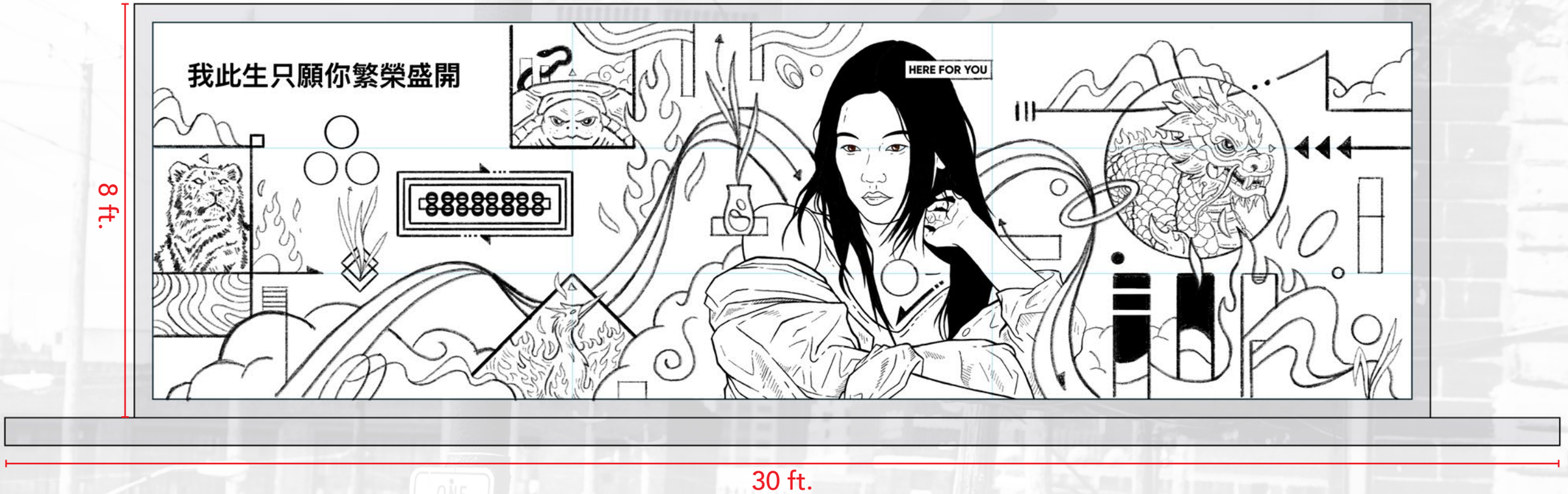
(4) 3 ft. x 3.5 ft. deep augered holes
(4) 2 ft. x 2 ft. 0.5 in. aluminum plates
(4) 0.5 in. x 30 in. S.S. J-bolts each

Image created from drawing provided by Signature Sign

Mock-up of Entrance Gate at AsiaTown Square Dancing Parking Lot

Our selected fabricator and installer, WestCamp, will be designing, fabricating, and installing a large-scale lightbox to illuminate AsiaTown and help create a brighter, safer neighborhood. While the illuminated graphic can be replaced in the event of damage or future updates, the structure itself is not intended to be relocated. This is due to its construction—a steel-reinforced concrete pad with integrated vertical supports, designed for long-term durability.

Preliminary Drawing

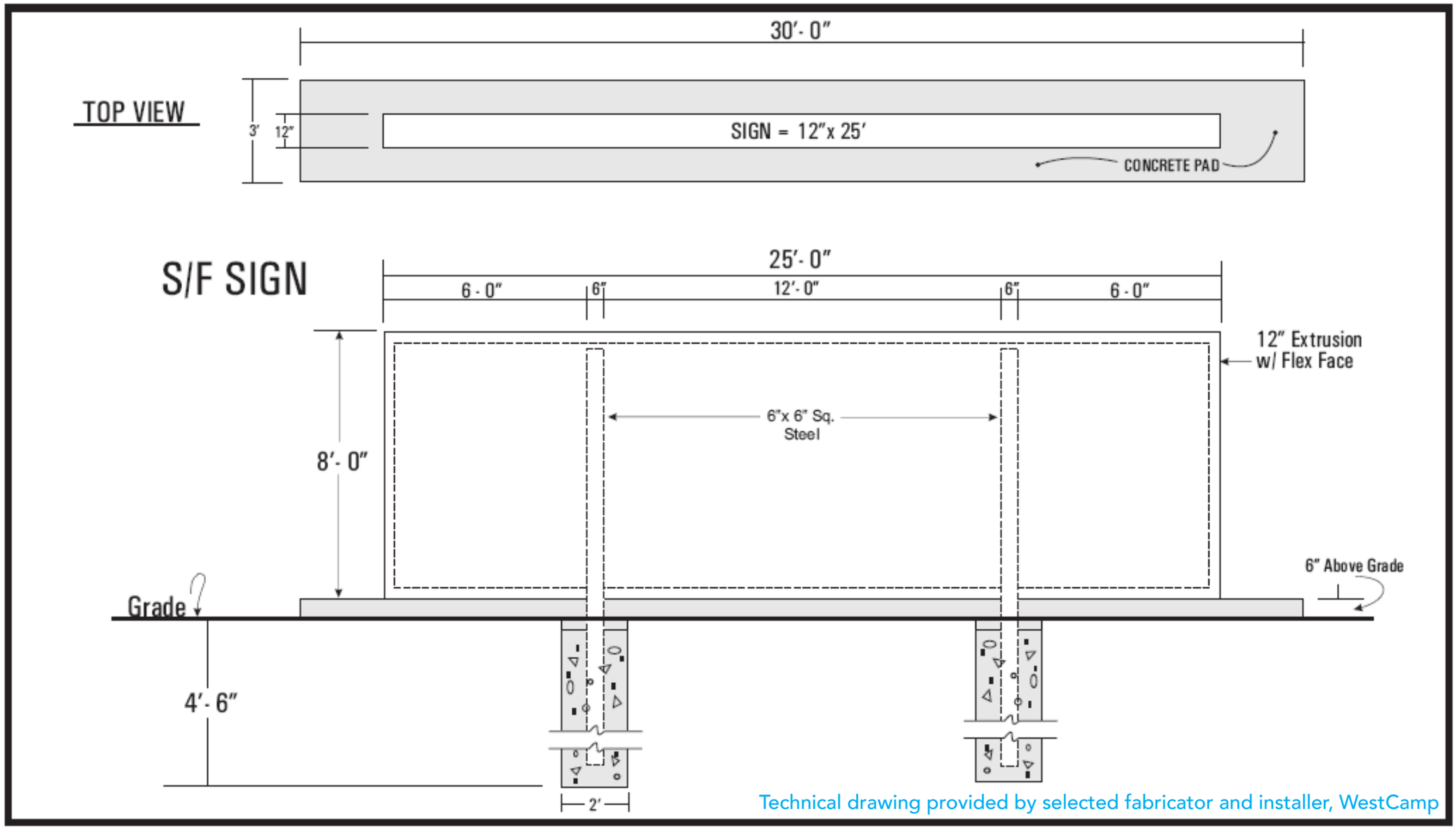


This large-scale lightbox will shine as a beacon of hope, growth, and cultural pride in the heart of AsiaTown. At its center is Guanyin, a prominent mythological figure in Chinese and other Asian cultures known for compassion and mercy. Her presence is reimagined through the figure of a contemporary Asian woman, grounding the mythology in present-day strength and care. Surrounding her are the Four Symbols of Chinese mythology—the Azure Dragon (East), Vermilion Bird (South), White Tiger (West), and Black Tortoise (North)—offering guidance through life's many directions. Flowing clouds, water, and ribbons symbolize change, flexibility, and perseverance, while auspicious numbers and cultural icons highlight blessings and possibility. Anchored by the phrase "我此生只願你繁榮盛開 – All I want in this life is for you to blossom into prosperity," the piece invites reflection, resilience, and imagination.

Examples of Color Palette for Lightbox

The following artwork are **ONLY EXAMPLES OF COLOR – NOT FINAL ARTWORK**

Technical Drawing | Dimensions + Installation Plan (WestCamp)



Technical drawing provided by selected fabricator and installer, WestCamp

LET'S BRING A BRIGHTER FUTURE TO CLEVELAND'S ASIATOWN TOGETHER!

Full Project – Concept/Design Review

FOR THOSE WHO CALL HERE HOME

Transforming AsiaTown with an Outdoor Community Space

THE SCULPTURE CENTER | WONGFACE | CITY OF CLEVELAND TRANSFORMATIVE Arts Fund 2024

Cleveland City Planning Commission

Staff Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 16, 2025

Euclid Corridor Buckeye Design Review – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-011 - For Those Who Call Here Home TAF Project

May 16, 2025

ECDRAC gave final approval (with no conditions) on 5/15/25.

Special Presentations – Public Art

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

May 16, 2025

More Alike Than Different Mural Expansion

Project Address: Railroad bridge underpass wall on Puritas, just east of W. 161st St

Type: Public Art

Project Representative: Melissa Miller, Jefferson-Puritas West Park CDC

Approval: Final

Ward 16: Councilmember Kazy | **SPA: Bellaire-Puritas**

‘More Alike than Different Mural Expansion

Puritas Murals Area Map

Design Review Submittal 4/25/25

‘More Alike than Different’ Mural

Design Review Submittal 4/25/25

JEFFERSON PURITAS
WEST PARK CDC

‘More Alike than Different’ Mural – Detail Location A

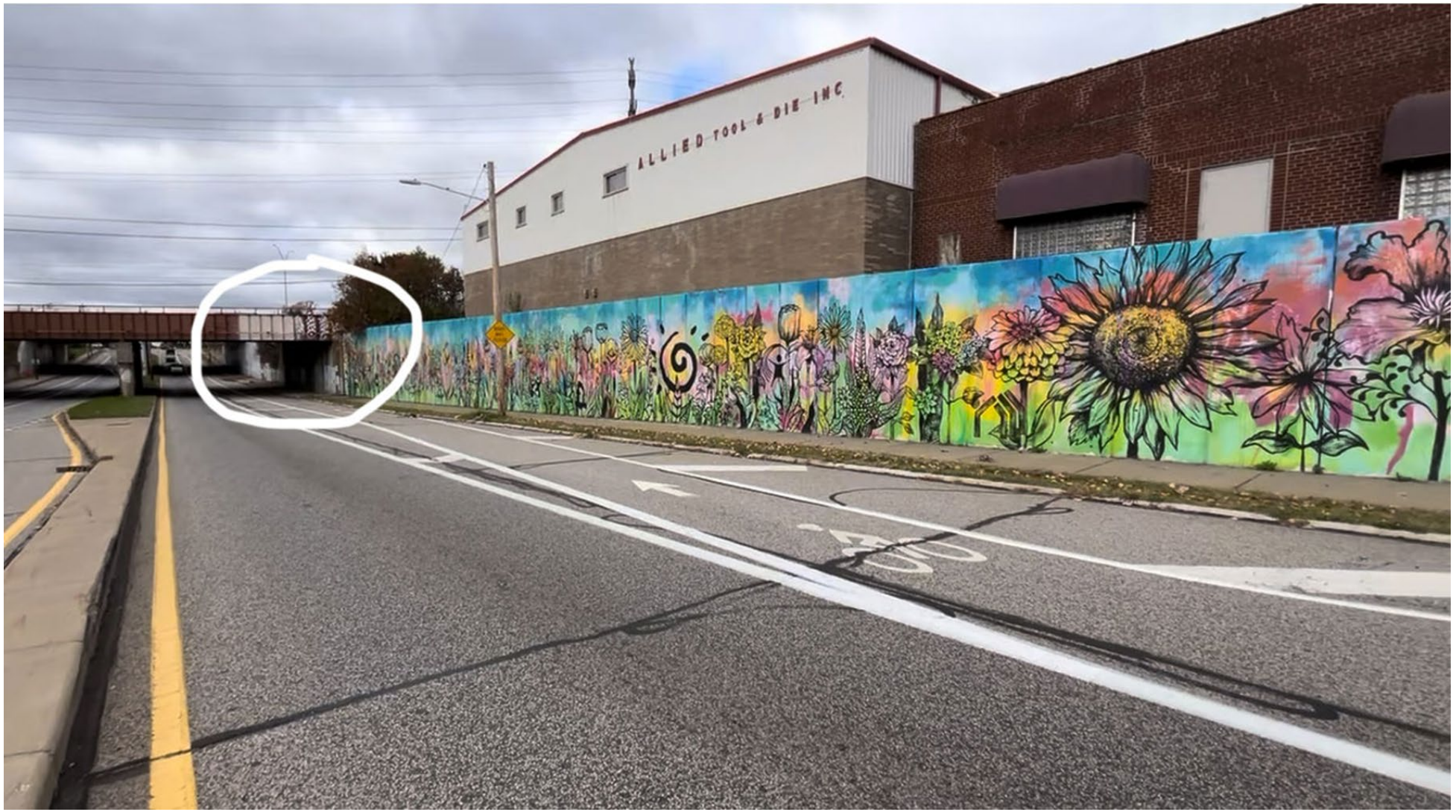
Design Review Submittal 4/25/25

JEFFERSON PURITAS
WEST PARK CDC

‘More Alike than Different’ Mural Wall Before

Review Submittal 4/25/25

JEFFERSON PURITAS
WEST JASK CDC



'More Alike than Different' Mural Proposed Expansion Area – looking west

Design Review Submittal 4/25/25

JEFFERSON PURITAS

‘More Alike than Different’ Mural Proposed Expansion Area – looking east

Design Review Submittal 4/25/25

JEFFERSON PURITAS
WEST JASK CDC

‘More Alike than Different’ Mural Proposed Expansion Area

Design Review Submittal 4/25/25

More Alike than Different’ Mural Proposed Rendering

Design Review Submittal 4/25/25

JEFFERSON PURITAS
WEST JASK CDC

‘More Alike than Different’ Mural Proposed Additions Location A

Design Review Submittal 4/25/25

JEFFERSON / PURITAS
WEST JASK CDC

View of the south side of Puritas Avenue from the ‘More Alike than Different’ Mural

Design Review Submittal 4/25/25

JEFFERSON / PURITAS
WEST PARK CDC

Special Presentations – Public Art

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

May 16, 2025

Trent Park Basketball Court Mural

Project Address: 3850 Newark Ave, Cleveland, OH 44109

Type: Public Art

Project Representative: Pam Frasco, Cleveland Cavaliers

Approval: Final

Ward 14: Councilmember Santana | **SPA: Clark-Fulton**

DESIGN REVIEW

Summary

The Cleveland Cavaliers, in collaboration with community partner Eleva, will renovate and enhance two basketball courts at Trent Park (3850 Newark Ave, Cleveland, OH 44109). The project includes full resurfacing of the courts and the installation of a vibrant, professionally designed mural that celebrates community, sport, and culture. The initiative aims to improve the park's infrastructure while fostering civic pride and visual identity through public art.

Contextual Photos

Paint Type & Application Method

- Surface preparation: Full resurfacing with two applications of MFMA-approved acrylic resurfacer (SportMaster or Acrytech).
- Artwork method: Hand-painted directly onto the new surface with at least two coats per color for maximum coverage and vibrancy.
- Paint type: High-durability outdoor acrylic paint suitable for sports surfaces (SportMaster or equivalent).
- Lines: Official game lines will be applied after mural completion.

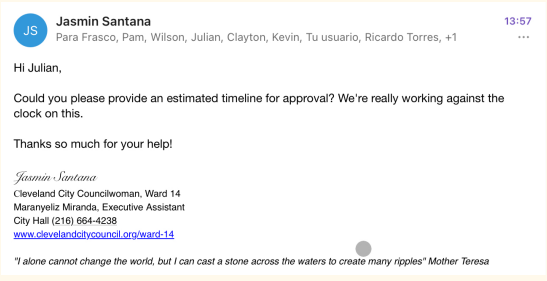
Mounting / Wall Prep

Not applicable. This mural is painted directly on the repaved basketball court surface, not on a building or wall.

Rendering of the Art

The combined total surface area is approximately 9,850 square feet.

Evidence of Support



Jasmin Santana 13:57
Para Frasco, Pam, Wilson, Julian, Clayton, Kevin, Tu usuario, Ricardo Torres, +1

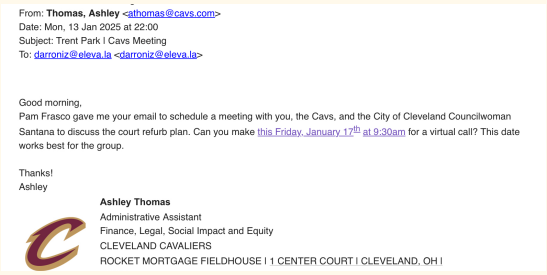
Hi Julian,

Could you please provide an estimated timeline for approval? We're really working against the clock on this.

Thanks so much for your help!

Jasmin Santana
Cleveland City Councilwoman, Ward 14
Maranyeliz Miranda, Executive Assistant
City Hall (216) 664-4238
www.clevelandcitycouncil.org/ward-14

"I alone cannot change the world, but I can cast a stone across the waters to create many ripples" Mother Teresa

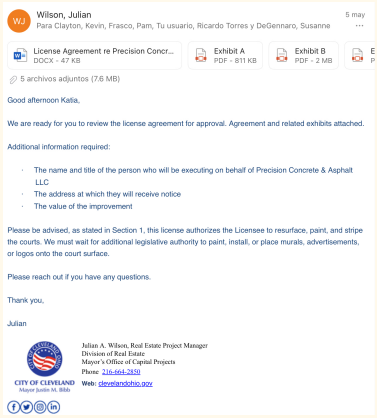


From: **Thomas, Ashley** <athomas@cavs.com>
Date: Mon, 13 Jan 2025 at 22:00
Subject: Trent Park I Cavs Meeting
To: darroniz@eleva.la <darroniz@eleva.la>

Good morning,
Pam Frasco gave me your email to schedule a meeting with you, the Cavs, and the City of Cleveland Councilwoman Santana to discuss the court refurb plan. Can you make this Friday, January 17th at 9:30am for a virtual call? This date works best for the group.

Thanks!
Ashley

Ashley Thomas
Administrative Assistant
Finance, Legal, Social Impact and Equity
CLEVELAND CAVALIERS
ROCKET MORTGAGE FIELDHOUSE I 1 CENTER COURT I CLEVELAND, OH I



Wilson, Julian 5 may
Para Clayton, Kevin, Frasco, Pam, Tu usuario, Ricardo Torres y DeGennaro, Susanne

License Agreement re Precision Concr... DOCX · 47 KB
Exhibit A PDF · 811 KB
Exhibit B PDF · 2 MB
5 archivos adjuntos (7.6 MB)

Good afternoon Katia,

We are ready for you to review the license agreement for approval. Agreement and related exhibits attached.

Additional information required:

- The name and title of the person who will be executing on behalf of Precision Concrete & Asphalt LLC
- The address at which they will receive notice
- The value of the improvement

Please be advised, as stated in Section 1, this license authorizes the Licensee to resurface, paint, and stripe the courts. We must wait for additional legislative authority to paint, install, or place murals, advertisements, or logos onto the court surface.

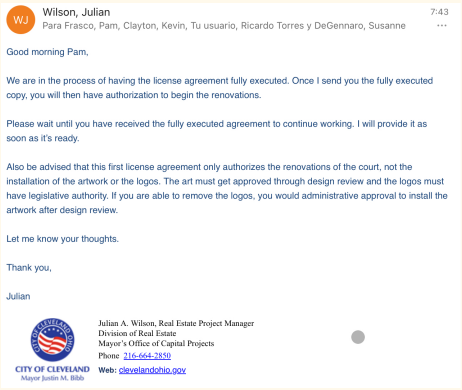
Please reach out if you have any questions.

Thank you,

Julian

Julian A. Wilson, Real Estate Project Manager
Division of Real Estate
Mayor's Office of Capital Projects
Phone 216-664-2850
Web: clevelandohio.gov
CITY OF CLEVELAND
Mayor Justin M. Bibb

Proof of permission



Wilson, Julian 7:43
Para Frasco, Pam, Clayton, Kevin, Tu usuario, Ricardo Torres y DeGennaro, Susanne

Good morning Pam,

We are in the process of having the license agreement fully executed. Once I send you the fully executed copy, you will then have authorization to begin the renovations.

Please wait until you have received the fully executed agreement to continue working. I will provide it as soon as it's ready.

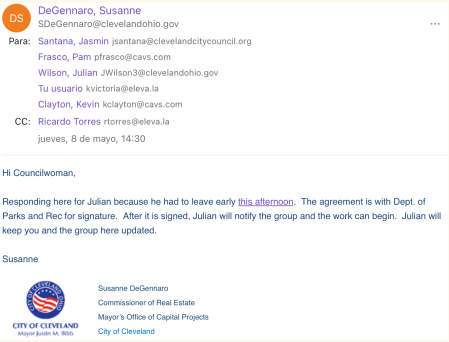
Also be advised that this first license agreement only authorizes the renovations of the court, not the installation of the artwork or the logos. The art must get approved through design review and the logos must have legislative authority. If you are able to remove the logos, you would administrative approval to install the artwork after design review.

Let me know your thoughts.

Thank you,

Julian

Julian A. Wilson, Real Estate Project Manager
Division of Real Estate
Mayor's Office of Capital Projects
Phone 216-664-2850
Web: clevelandohio.gov
CITY OF CLEVELAND
Mayor Justin M. Bibb



DeGennaro, Susanne
SDeGennaro@clevelandohio.gov
Para: Santana, Jasmin jsantana@clevelandcitycouncil.org
Frasco, Pam pfrasco@cavs.com
Wilson, Julian JWilson3@clevelandohio.gov
Tu usuario kvictoria@eleva.la
Clayton, Kevin kclayton@cavs.com
CC: Ricardo Torres rtorres@eleva.la
jueves, 8 de mayo, 14:30

Hi Councilwoman,

Responding here for Julian because he had to leave early this afternoon. The agreement is with Dept. of Parks and Rec for signature. After it is signed, Julian will notify the group and the work can begin. Julian will keep you and the group here updated.

Susanne

Susanne DeGennaro
Commissioner of Real Estate
Mayor's Office of Capital Projects
City of Cleveland
CITY OF CLEVELAND
Mayor Justin M. Bibb

Maintenance Plan & Expected Lifespan

- Expected lifespan of the mural is 5–10+ years, depending on weather and foot traffic.
- At this time, there is no formal maintenance or repainting agreement in place for the mural.

Other Notes

- The mural design **includes** the **Cleveland Cavaliers** and **Ohio CAT logos** as part of the visual composition. These logos represent the key stakeholders who made this community revitalization project possible. They are integrated into the overall artwork and are not presented as standalone advertising elements. **We are open to any guidance** the Planning Commission may have regarding the treatment of these logos and whether an additional signage variance may be required
- '*Somos Arte*' is neither a logo nor a business name.
- This court mural is a one-off contribution.
- No architectural features are affected, as it is ground-level work.

Cleveland City Planning Commission

Mandatory Referrals

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 16, 2025

Mandatory Referrals

May 16, 2025

Ord. No. 569-2025 (introduced by Council Members Conwell, Bishop, and Hairston – by departmental request) Authorizing the Director of Capital Projects to issue a permit to the Cleveland Public Library, Martin Luther King, Jr. branch to encroach into the public right-of-way of Euclid Avenue by installing, using, and maintaining a free-standing monument sign.

CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission

Richard Switalski, PE

Administrative Manager

Mayor's Office of Capital Projects

Division of Engineering & Construction

Friday, May 16th 2025

Ordinance No. 569-2025

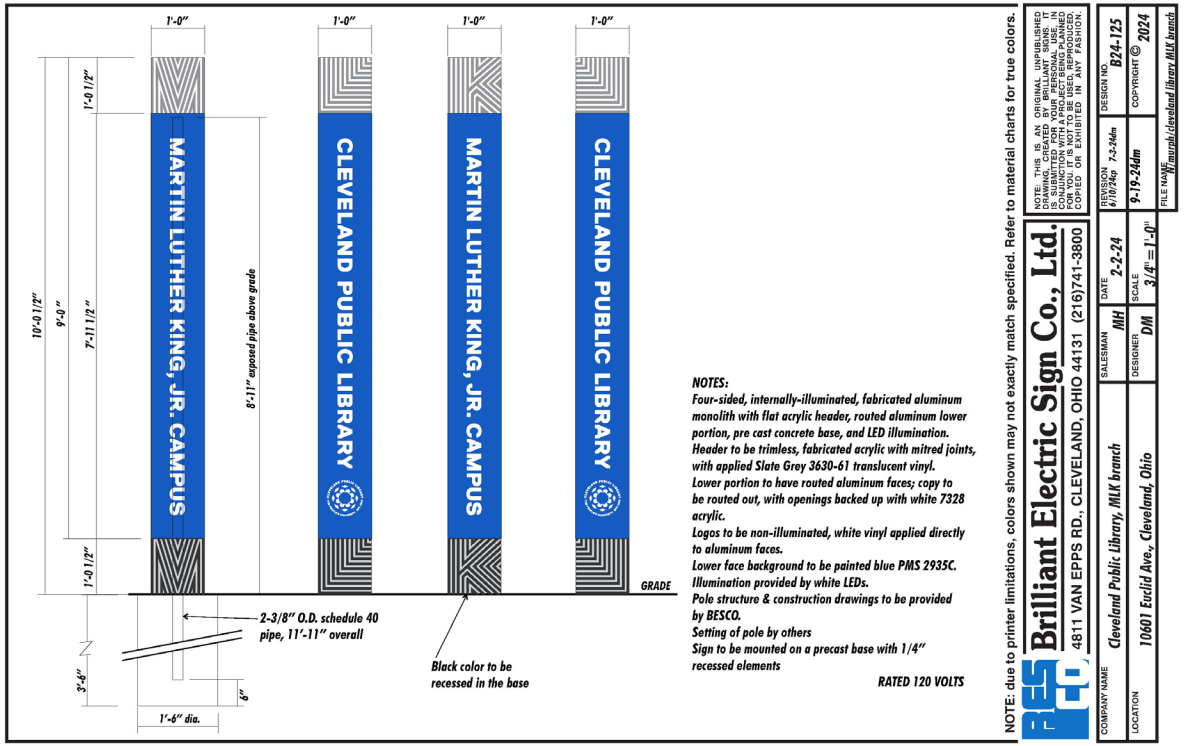
Encroachment permit

Authorizes the Director of Capital Projects to issue a permit to Cleveland Public Library to encroach into the public right-of-way of Euclid Avenue

Encroachment permit is for installing, using and maintaining a parking monument sign.

Ordinance No. 569-2025

Authorizes the Director of Capital Projects to issue a permit to Cleveland Public Library to encroach into the public right-of-way of Euclid Avenue



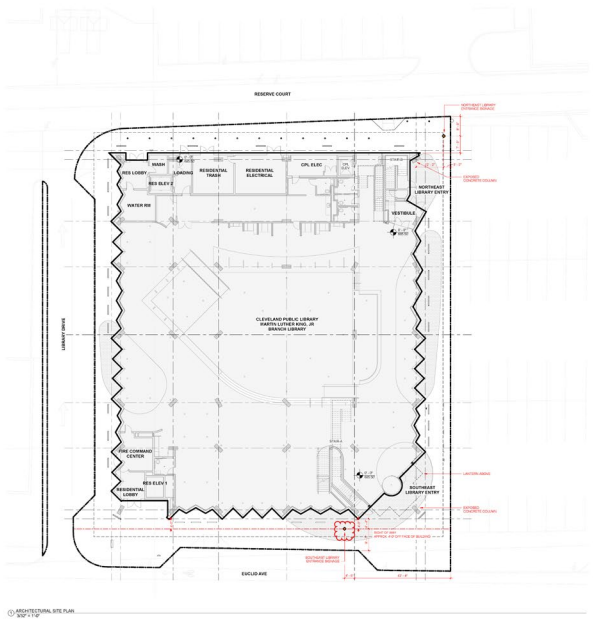
N+S

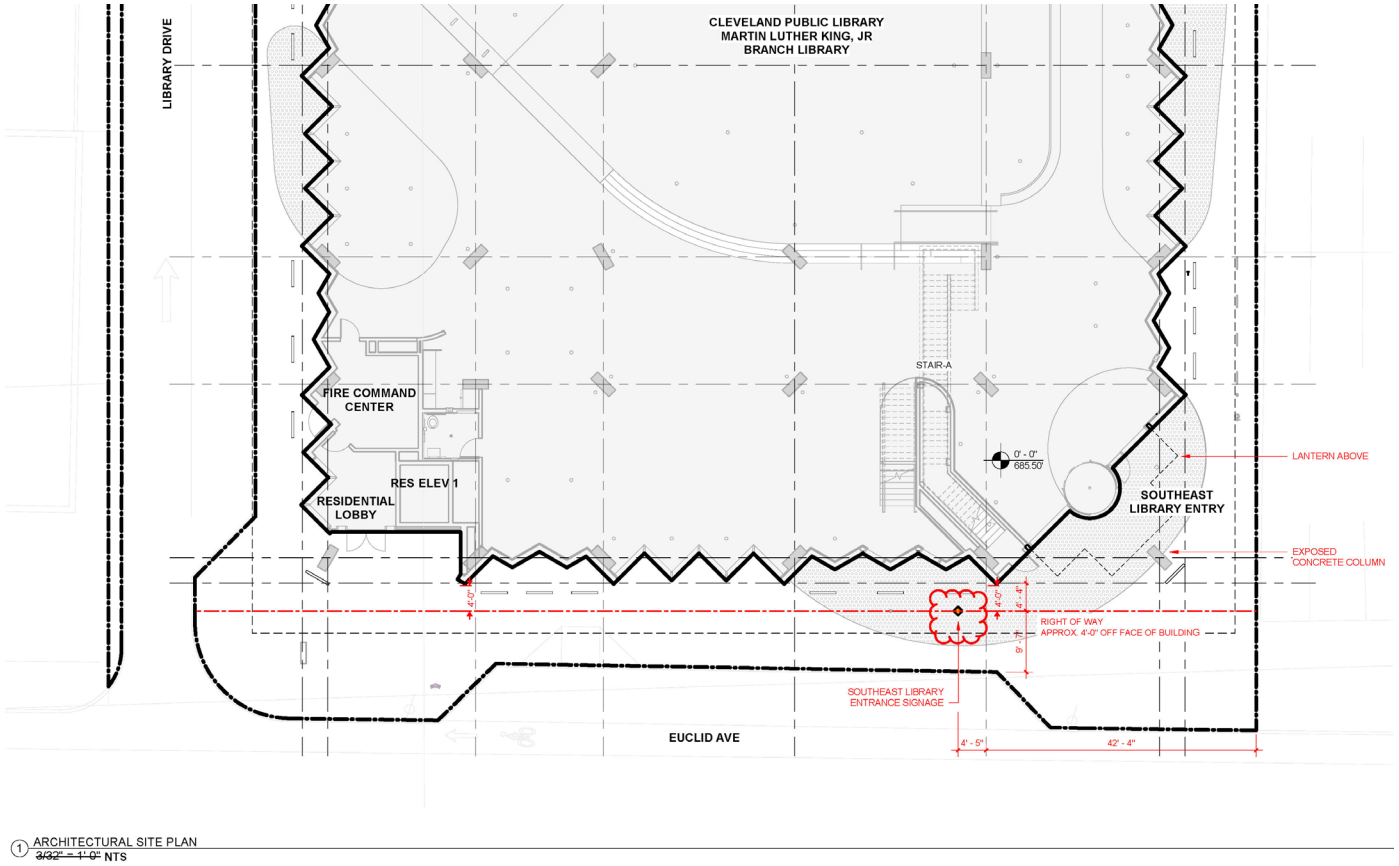
Southeast Entry (CPL Blue Monolith) 11.20.24

Ordinance No. 569-2025

Authorizes the Director of Capital Projects to issue a permit to Cleveland Public Library to encroach into the public right-of-way of Euclid Avenue

Approximate area of encroachment





1 ARCHITECTURAL SITE PLAN
~~3/32" = 1'-0"~~ NTS

Ordinance No. 569-2025

Authorizes the Director of Capital Projects to issue a permit to Cleveland Public Library to encroach into the public right-of-way of Euclid Avenue

Sign location

Questions & Feedback?

Mandatory Referrals

May 16, 2025

Ord. No. 636-2025 (introduced by Council Members Conwell, Bishop, and Griffin – by departmental request) Determining the method of making the public improvement of constructing recreational improvements to Rockefeller Park under the Back to Basics City-Wide Infrastructure Improvement Program, including making site improvements and appurtenances; and authorizing the Directors of Parks and Recreations or Capital Projects, as appropriate, to enter into one or more public improvement contracts, professional services, and other contracts; to apply for, accept and expend grants and gifts; and authorizing the direct employment of the necessary labor, for the Department of Parks and Recreation and Office of Capital Projects.

MARTIN LUTHER KING JR BOULEVARD

10701001

E 105TH STREET

1166.91

Mandatory Referrals

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

May 16, 2025

Ord. No. XXX-2025 – Authorizing a Resolution of Necessity and Establishment of the Gordon Square Arts District-Cleveland Improvement Corporation (Gordon Square SID).

GORDON SQUARE.

arts district

Special Improvement District (2026 – 2030)

Cleveland Planning Commission Presentation

May 16th, 2025

GORDON SQUARE.
arts district

General Information

- **Formed:** 2010
- **Renewed:** 2016 & 2021
- **Assessment Methodology:** 100% Linear Front Footage
- **Annual Budget (2026 – 2030):**
  - Assessed at $38.38 per front footage of serviceable area
  - $158,176.65 beginning in 2026 (year 1) with a 2.5% annual increase year over year, resulting in an annual budget of $174,597.42 by Year 5 of the Plan.
- **Total District Front Footage:** 4,121.33 ft
- **Total Parcels in District:** 55
- **Exempt:** City of Cleveland Parking Lots & Our Lady of Mt. Carmel Church

GORDON SQUARE.
arts district

Boundary Map

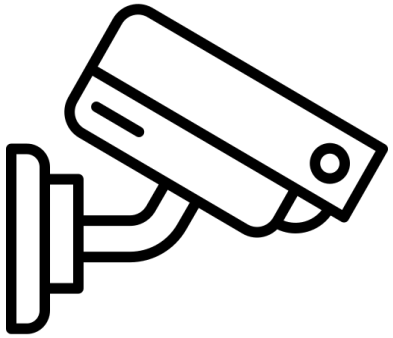
GORDON SQUARE.
arts district

Service Categories

Maintenance

(45% of Budget)
Estimated $71,000+ Yearly

Security & Hospitality

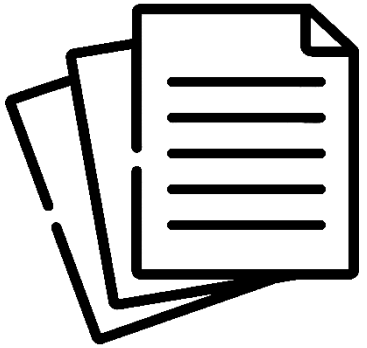


(25% of Budget)
Estimated $39,000+ Yearly

Marketing & Events

(15% of Budget)
Estimated $23,000+ Yearly

Administration

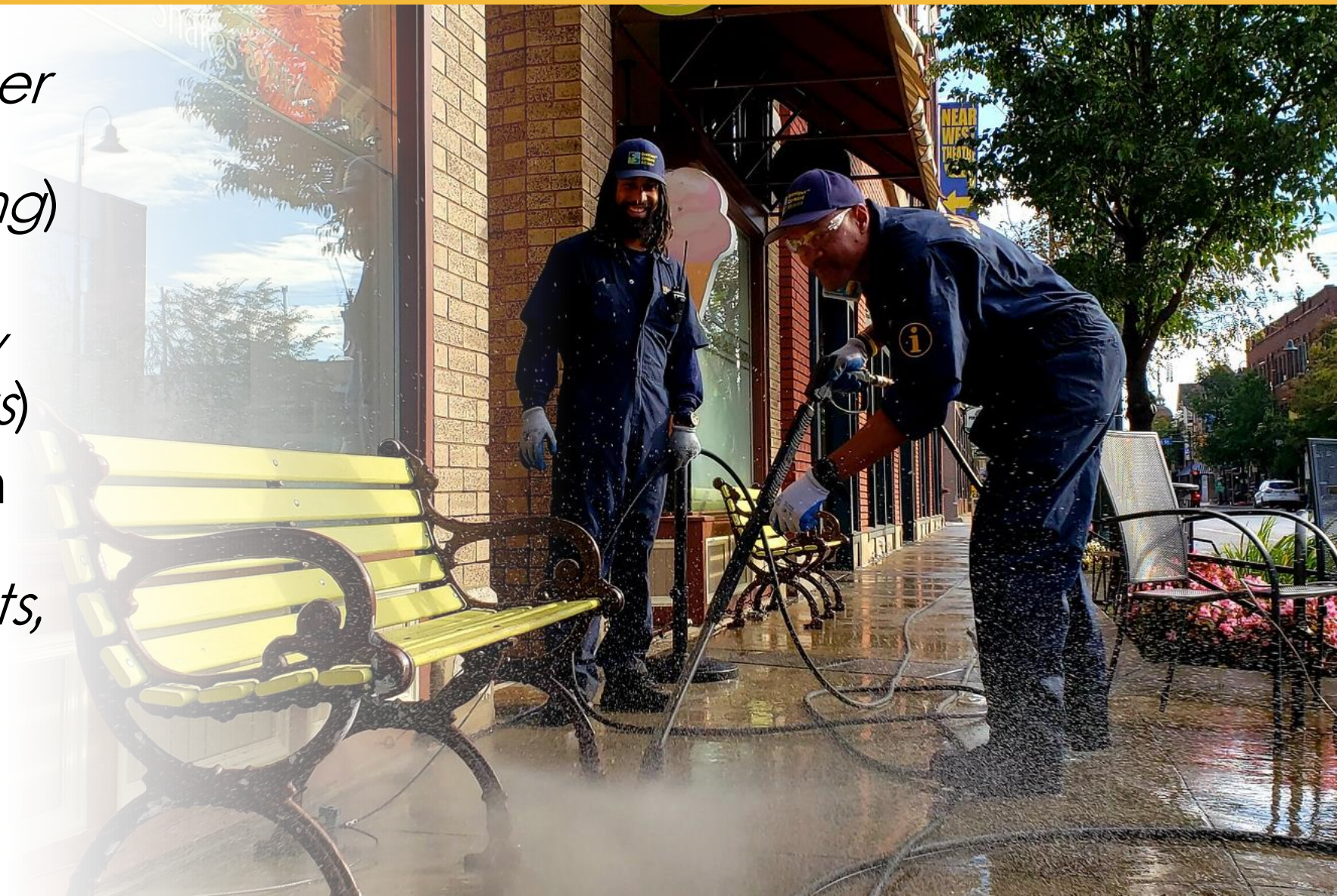


(15% of Budget)
Estimated $23,000+ Yearly

GORDON SQUARE.
arts district

Maintenance Services

- **Landscaping** (*Planter Boxes, Irrigation Systems, Tree Pruning*)
- **Snow Removal** (*Sidewalks and City Owned Parking Lots*)
- **Amenity Installation and Repair** (*Bike Racks, Holiday Lights, Signage*)
- **District Power Washing**



GORDON SQUARE.
arts district

Hospitality & Security Services

- **Business and Security Check-Ins**
- **Security Cameras** *(For District and Public Parking Lots)*
- **Hospitality Interactions** *(Escorts to Parking Lots, Directions, Etc.)*
- **Graffiti Removal**

GORDON SQUARE.
arts district

Marketing Services

- **Event Support** *(Historic Haunts and Día De Muertos)*
- **Promo Materials** *(Videos, Flyers, and Other Marketing Materials)*
- **Social Media and Website**
- **Monthly E-Newsletter**

GORDON SQUARE.
arts district

Importance of the GSAD SID

Key Numbers *(Since 2020)*

- **Business Check-Ins:** 1,938
- **Graffiti Removed:** 373
- **Gum Spots Removed:** 423
- **Hazardous Waste Clean-up:** 24
- **Hospitality Assistance:** 1,337
- **Panhandling Interventions:** 62
- **Power Washing (hours):** 117
- **Safety Escorts:** 5
- **Security Check-Ins:** 2,620
- **Trash (lbs):** 208,842

Mandatory Referrals

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

May 16, 2025

Ord. No. XXX-2025 – Authorizing a Resolution of Necessity and Establishment of the Downtown Special Improvement District (Downtown Cleveland Improvement District).

Downtown Cleveland Improvement District

Cleveland City Planning Commission

May 16, 2025

Downtown Cleveland Improvement District (DCID) History

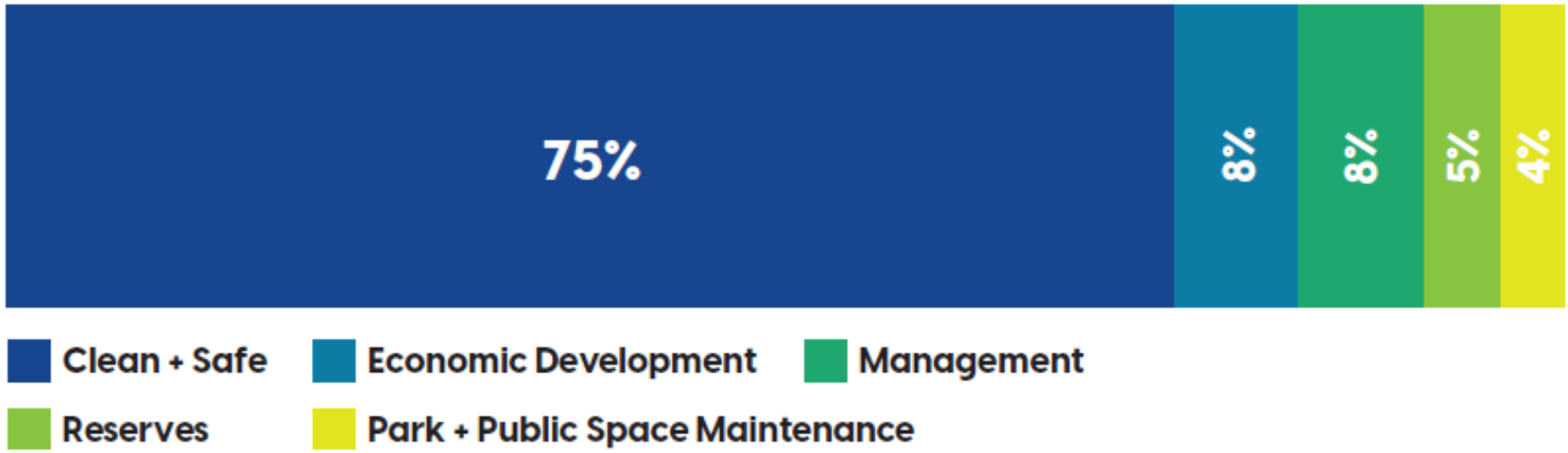
- Formed in 2005 to provide clean and safe services
- Renewed every 5 years since then
- This is the fourth renewal, and this term will be 7 years (2026-2032)

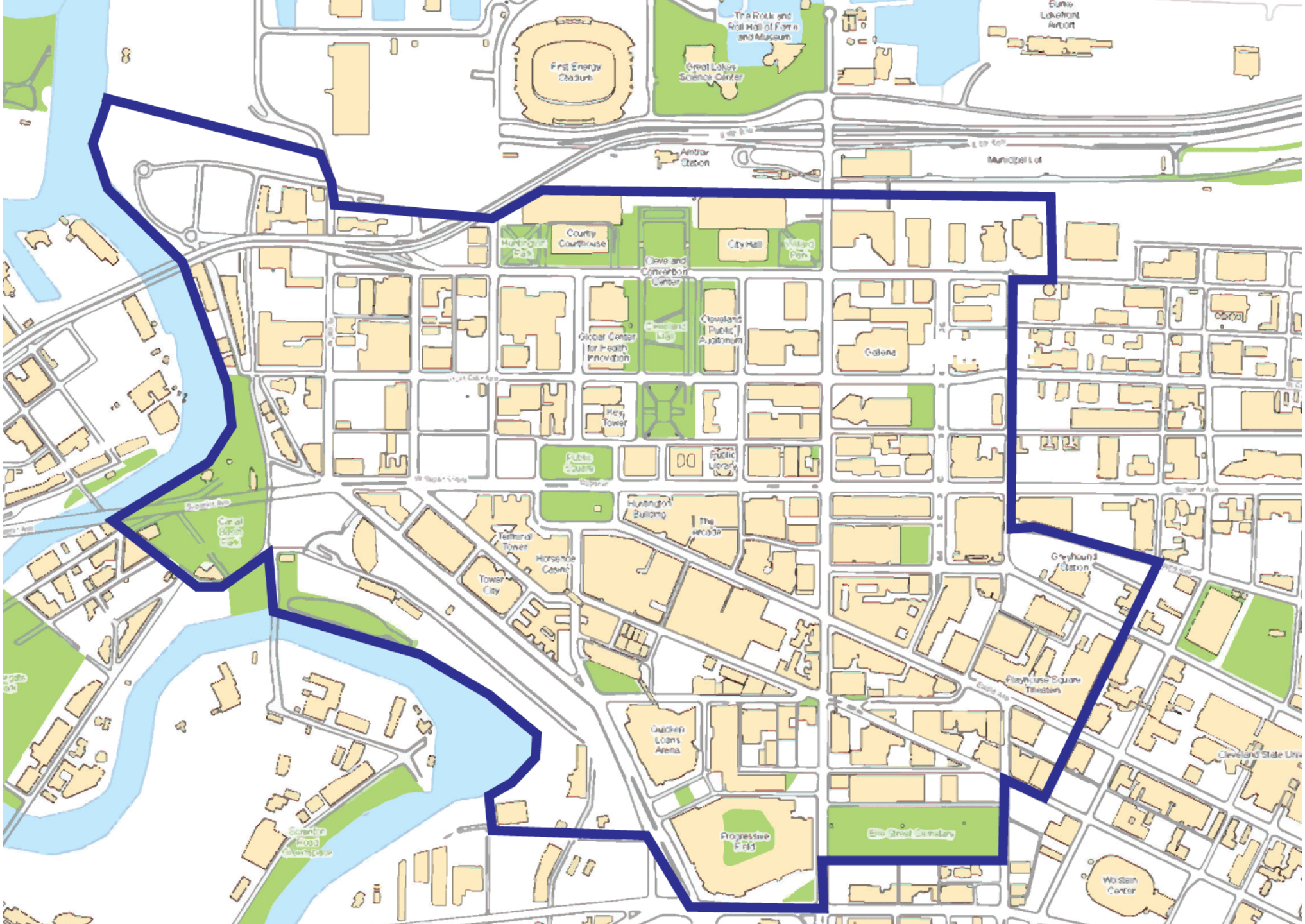
DCID Background: 2026-2032 Term

- First year assessment revenue: $5.8M
  - 2.35 annual percent increase for remaining years of term
  - Assessment revenue total over term: $43.5M
- Total district front footage: 134,072 ft.
- Total parcels: 1,338
- Formula for assessments: combination of linear front footage serviced and total certified value

Use and Leveraging of DCID Assessments

DCID assessments are incorporated as part of the Cuyahoga County property tax bill. During the upcoming term of the DCID 92026-2032), the assessment will generate $5,800,000. An example of how the 2026 budget may be allocated is below.




First Energy Stadium
The Rock and Roll Hall of Fame and Museum
Great Lakes Science Center
Amtrak Station
Municipal Lot
County Courthouse
City Hall
Cleveland Public Auditorium
Galleria
Key Tower
Huntington Building
The Arcade
Terminal Tower
Tower City
Horseshoe Casino
Quicken Loans Arena
Progressive Field
Greyhound Station
Playhouse Square Theaters
Wolstein Center

DCID Services

1. **Clean & Safe**
- Litter disposal
- Graffiti removal
- Safety escorts
- Motor vehicle assistance
- Biohazard removal
- Unsheltered outreach

2. **Public Space Maintenance & Operations**

3. **Economic Development Marketing**

Impact

- 741,882 pounds of trash collected in 2024
- 2243 graffiti tags removed in 2024
- 27,044 hospitality assists in 2024
- 152 food truck and live music events in 2024

- $1.6B of investment completed or underway
- 4.5M average monthly visits
- 21,000 residents
- 61.5% average Return-to-Office Rate

Mandatory Referrals

May 16, 2025

Ord. No. XXX-2025 – Memphis & Pearl TIF Project: Authorizing the Director of Economic Development to acquire and re-convey certain parcels from/to Old Brooklyn Community Development Corporation or designee, in order to enter in the chain-of-title prior to the institution of a TIF.

5/16/25

MEMPHIS & PEARL

MAIN STREET OF CLEVELAND'S LARGEST MIDDLE NEIGHBORHOOD REIMAGINED

Prepared For:

CLEVELAND CITY PLANNING COMMISSION

OLD BROOKLYN CLEVELAND

TIPPING POINT

desmone

TABLE OF CONTENTS

01. Project Background

02. Our Shared Vision

03. Community Engagement Summary

04. Execution Realities

05. Future Impact

BACKGROUND

OLD BROOKLYN COMMUNITY DEVELOPMENT CORPORATION LED TRANSFORMATIVE CHANGE IN THE NEIGHBORHOOD.

2014

United Church of Christ abandoned St. Luke's Church building & OBCDC started leading the redevelopment.

2019

OBCDC received the former St. Luke's building as a donation and explored development opportunities.

2021

OBCDC engaged Pearl Road United Methodist Church for potential partnership & acquired the Greenline Building, increasing site size.

2021

OBCDC's master planning study led to a developer RPF + a failed attempt to secure state tax credits for a LIHTC project.

2022

OBCDC and PRUMC engaged with Desmone on a bold development project, including the reuse of two historic structures linked with new construction.

TOGETHER WE RAISED

$27,489,638.

Mar 2023

OBCDC partners with Tipping Point for capital structuring and to begin capital campaign.

Jul 2023

Cuyahoga County Council awards $250,000 in ARPA to fund predevelopment and unlock addition sources.

Aug 2023

City of Cleveland awards project $3 million in Community Development Grant.

Sept 2023

City of Cleveland City Council awards $2.5 million to OBCDC exclusively for predevelopment and to prepare project for financial closing.

Oct 2023

Tipping Point secures $19 million term sheet from financial institution on behalf of AFL/CIO pension fund, and loan will be HUD insured.

Aug 2024

OBCDC receives $2,042,027 of Ohio Brownfield Remediation grant dollars via Cuyahoga County Land Bank application.

LOCAL VISION

CREATING VIBRANCY ON MAIN STREET TO CATALYZE FUTURE INVESTMENT

FOR A NEIGHBORHOOD THAT HASN'T SEEN NEW INVESTMENT IN OVER 100 YEARS

Current Memphis & Pearl Site

Future Memphis & Pearl Site

TRANSFORMING THE HEART OF OLD BROOKLYN

MISSION

To positively transform the commercial corridor of Old Brooklyn's Main Street through a community-driven, catalytic real estate development on the intersection of Memphis and Pearl.

GOALS

- Introduce **86** new units of market rate housing options to establish a new type of product missing in the neighborhood, reflect emerging market of younger families, and build a **pipeline of potential homeowners** in the City of Cleveland.

- **Preserve a historically significant churches**, the St. Luke's original footprint and Pearl Road United Methodist Church, while ensuring PRUMC develops / manages space that responds directly to community needs.

- Establish a **community / public / private investment model** to replicate throughout Cleveland and Old Brooklyn.

- Maximize **Community Benefits Agreement** (CBA) and **Transit-Oriented Development Standards**.

Current Memphis & Pearl Site

Future Memphis & Pearl Site

MAJOR ANCHOR FOR FUTURE PEARL ROAD BUS RAPID TRANSIT SYSTEM

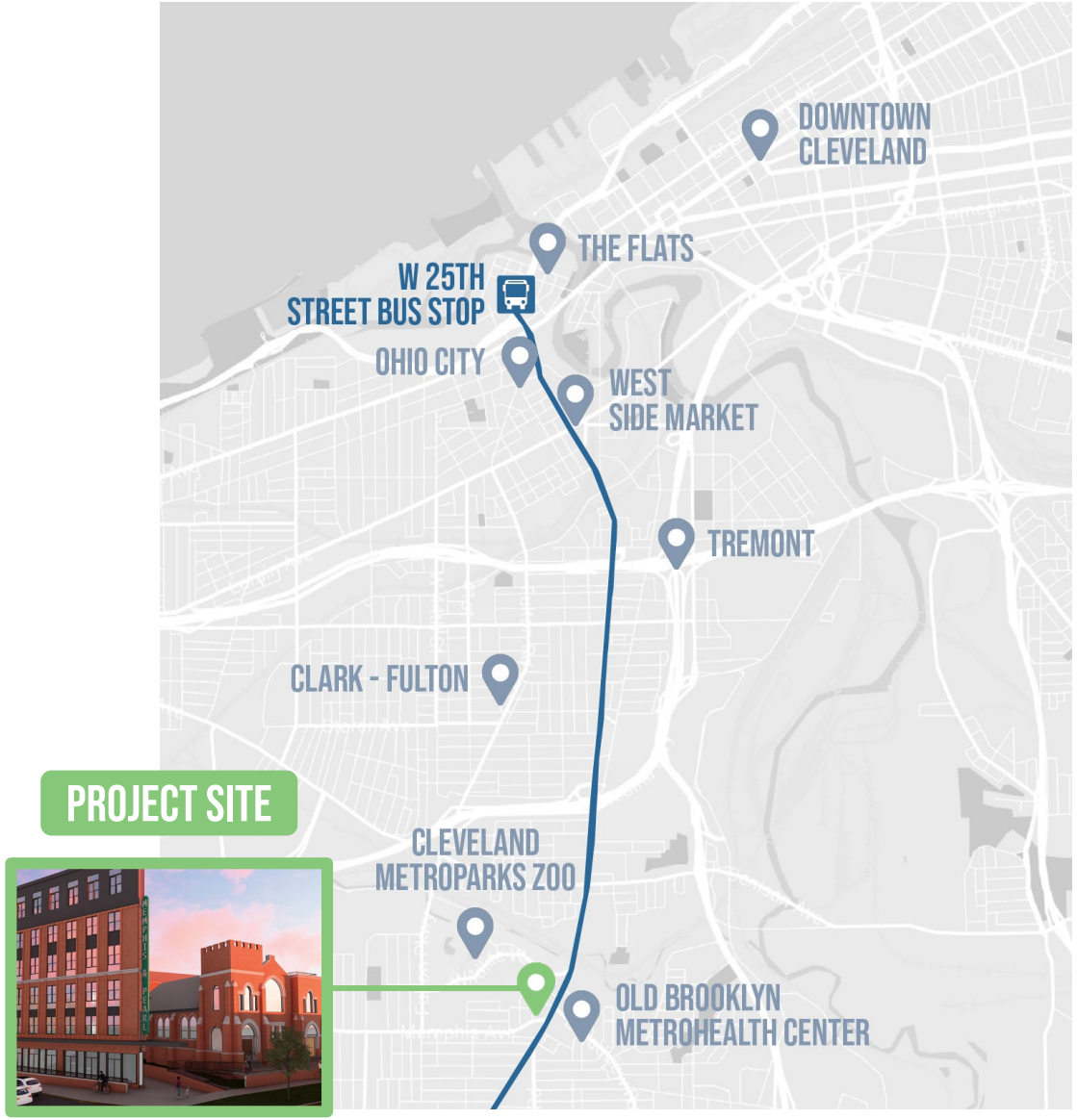
The project is located along the **second most trafficked transit corridor** in Cleveland – W 25th / Pearl Road – and is soon to be GCRTA Bus Rapid Transit System.

This is the first opportunity for the City of Cleveland, Cuyahoga County, and GCRTA to **maximize implementation of planned TOD standards** in corridor.

Location also provides visitors access to a hub for food and commercial goods **minutes away from the Cleveland Metroparks Zoo**.

15-minute walk, bus, or bike ride from many major staple amenities like:

- Healthcare
- Drug Stores
- Schools
- Churches
- Post Office
- Recreation Centers
- Parks
- Bars & Restaurants
- Library
- Small Businesses & More!



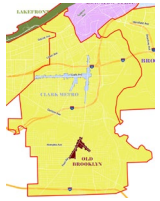
COMMUNITY ENGAGEMENT

OVER 800 COMMUNITY MEMBERS ENGAGED

FOR THE MEMPHIS & PEARL REDEVELOPMENT

12.15.2022

Community Input on RFP Submissions **(267 Responses)**



4.26.2023

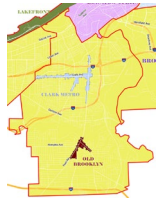
NWDR Conceptual Design Approval

5.9.2023

Input on Desmone Proposal, Design & Uses **(162 Responses)**

11.14.2024

Open House on Demolition Package **(15 Responses)**



11.27.2024

NWDR Approval of Demolition Package

12.6.2024

CPC Approval of Demolition Package

1.8.2025

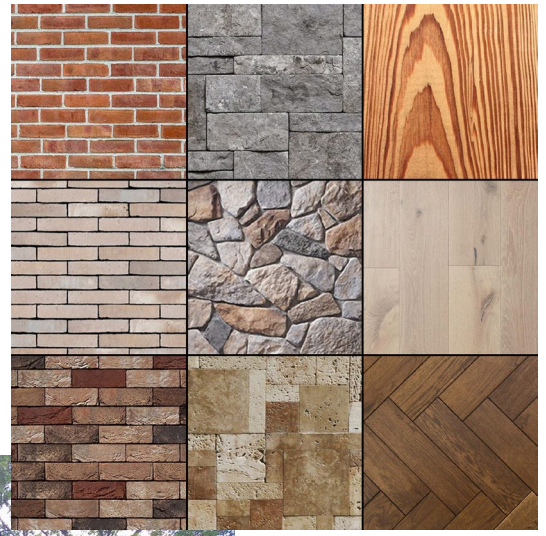
Community Input on Programming at PRUMC Space **(231 Responses)**

4.30.2025

Community Input on Contextual Design **(145 Responses)**

COMMUNITY'S PREFERENCES FOR NEW BUILDING

2025 CONTEXTUAL DESIGN SURVEY RESULTS



Top Preferred Look & Feel of Building

1. **Warm & Textured (Wood-Stone-Brick) (63%)**
2. Lights to Celebrate Historic Buildings (27%)
3. Clean & Modern (Metal–Glass) (14%)

Top Building Materials

1. **Brick (85%)**
2. Wood (43%)
3. Glass (35%)

Top Exterior Landscaping Priorities

1. **Incorporation of Trees and Shade (73%)**
2. Lights to Enhance Historic Buildings at Night (63%)
3. Well Maintained Planters (54%)

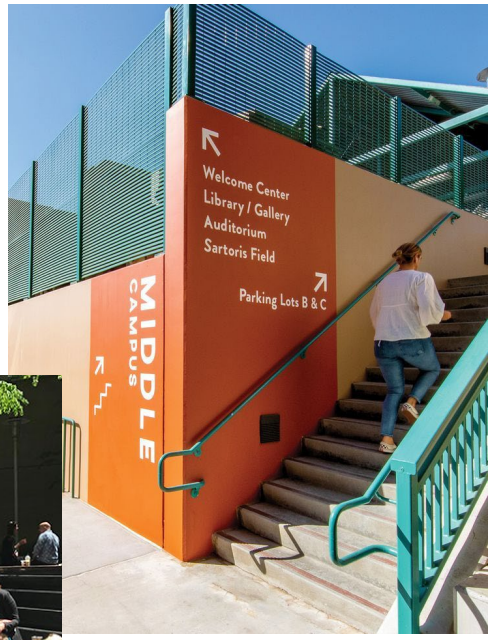
COMMUNITY'S PREFERRED AMENITIES

2025 CONTEXTUAL DESIGN SURVEY RESULTS

Top Exterior Amenities

1. Outdoor Seating / Areas to Rest (74%)

2. Open Grassy Area for Flexible Programming (69%)
3. Playground (23%)



Top Enhancements for Pedestrian Safety

1. Slow Down Speed of Traffic (50%)

2. Wayfinding, Signage, Lighting (49%)
3. Wider Sidewalks (38%)

Top Programming Preferences

1. Flexible Event Space (74%)

2. Exercise / Wellness (57%)
3. Youth Programs (42%)

TOP INSPIRATIONAL IMAGES

2025 CONTEXTUAL DESIGN SURVEY RESULTS

106

RESPONSES

103

RESPONSES

95

RESPONSES

87

RESPONSES

EXPENSIVE SITE CHALLENGES

OVERCOMING SITE CHALLENGES

Over 150-Year Period, Site has had Construction on All Corners of the Property Lines

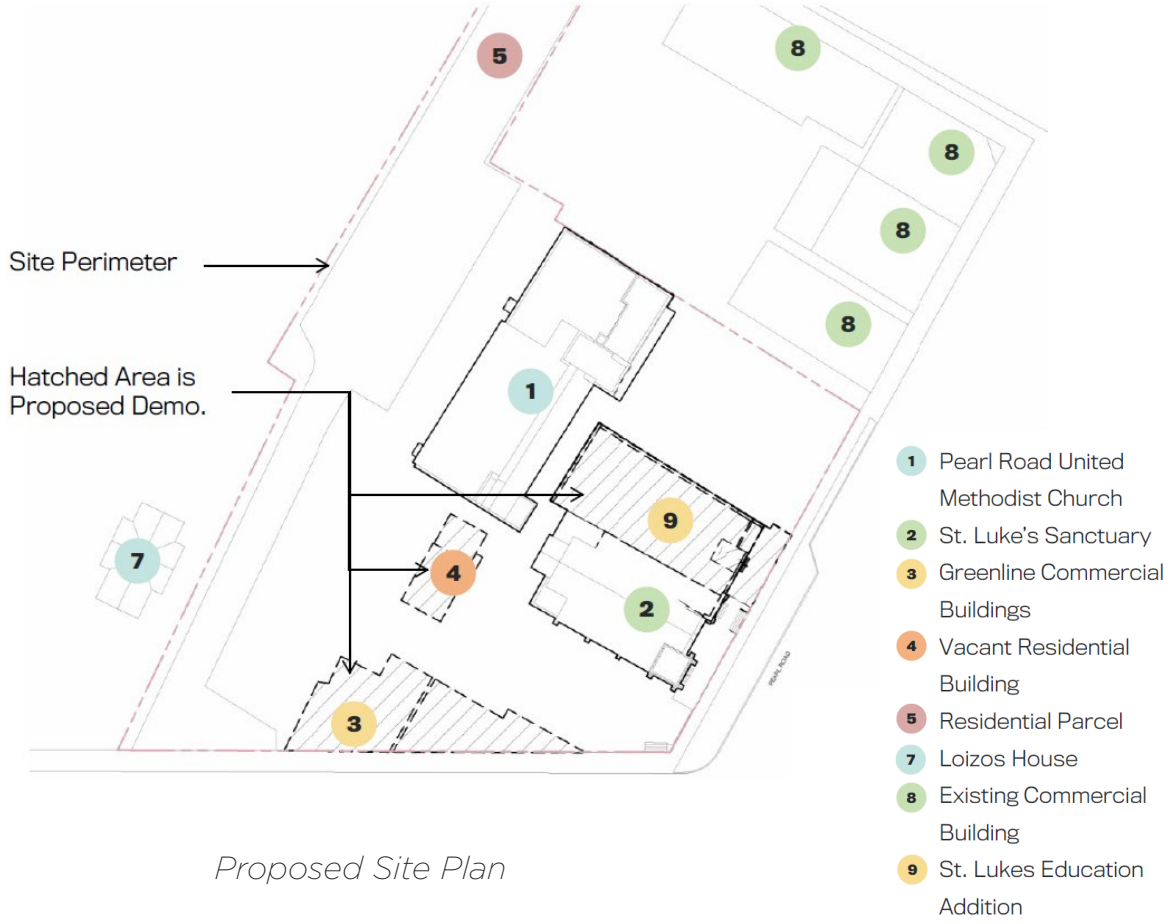
Loose Soil / Fill Conditions

Significant Environmental Remediation
Fuel Tank Underneath Greenline Building

Need to Completely Gut and Upgrade Infrastructure of Both Church Buildings

Extensive Masonry Work
Window Replacements, New Roof

Volatile Construction Prices



Proposed Site Plan

FUNDING STRATEGY

COMMITTED FUNDING SOURCES

1st Position Debt	**$ 14,455,200**
Per PGIM Real Estate Term Sheet on behalf of AFL/CIO dated 2/12/24	
City of Cleveland – Middle Community Legislation	**$ 2,500,000**
Actively trying to close on funds, and must be spent on all soft costs	
Community Development ARPA Grant	**$ 3,000,000**
Commitment Letter Obtained from Community Development, Regular Reporting	
Councilman Harsh Casino Funds Earmark	**$ 150,000**
Committed by Councilman Harsh	
Cuyahoga County ARPA Grant – Marty Sweeny	**$ 250,000**
Funds secured and earmarked for predevelopment / closing costs	
Deferred Developer Fee	**$ 1,957,168**
Committed by Development Entity	
Investor Cash Equity	**$ 3,135,243**
Will Be Committed by Final Investors of Dev. Entity, Required for AFL/CIO	
Ohio Demolition & Remediation Program	**$ 2,042,027**
Total Award Committed from State via Cuyahoga County Landbank	

PENDING FUNDS TO CLOSE

Tax Abatement	**$ TBD**
TIF	**$ TBD**

Projected Total Budget:	**$ 42,304,309**
Committed Sources:	**$ 27,489,638**
Potential Gap to Close:	**$ 14,814,671**

CONSTRUCTION COSTS WITH CONTINGENCY

FOR END OF YEAR CLOSING

***Construction Costs w/ Contingency:**	**$33,609,727**
***Potential Site Acquisition:**	**$2,420,000**
***Tenant Improvement Allowance:**	**$176,220**
***Architecture/Engineering:**	**$1,715,985**
***Other Technical Diligence, Environmental:**	**$1,742,236**
***Projected Financial Costs, Fees, Interest Reserves:**	**$2,640,141**

TOTAL BUDGET

$42,304,309

**NOTE:* *In recent months, the project budget and HUD's under-writing parameters have fluctuated often, sometimes daily. At the time of this presentation (5/16/2025) our current HUD-insured loan is sized at $14,455,200 at a $42,304,309 total budget.*

FUTURE IMPACT

LET'S CREATE A COMMUNITY INVESTMENT MODEL THAT CAN BE REPLICATED THROUGHOUT CLEVELAND.

OBCDC / Non-Profit Takes Risk Acquiring Land, Engages Community in Development Process

+

Derisks Development Plan by Receiving & Strategically Deploying Subsidy

=

Transformative Community-Driven Development Plan Attractive to Private Capital

Current Memphis & Pearl Site

Future Memphis & Pearl Site

Pearl Road, Old Brooklyn

When communities do not receive investment for decades, private capital will typically pass over properties marketed by CDC's and municipalities because land values are so low, which reduces borrowing power. Old Brooklyn CDC is leveraging its public partnerships to create a development plan to ensure the neighborhood's top experiences are integrated into what private capital will ultimately invest in. We believe this model can and should be replicated in other neighborhoods throughout Cleveland.

THANK YOU.

In-Person Attendees

Charles Kennick

Neighborhood Development Director, OBCDC
216.459.1000 ext.203
charlesk@oldbrooklyn.com

Joy Fenton-Jones

Pearl Road United Methodist Church
216.702.7730
fentonjonesj@gmail.com

Geoff Aiken

Regional Vice President, Desmone
216.372.9649
gaiken@desmone.com

Eric Heinowitz

Director of Construction, Tipping Point
201.961.2850
eheinowitz@tippingpointdev.com

Virtual Attendees

Amber Jones

Interim Executive Director, OBCDC
216.459.1000 ext.204
amberj@oldbrooklyn.com

Jim Ambrose

President, Tipping Point
412.260.5470
jambrose@tippingpointdev.com

Mandatory Referrals

May 16, 2025

Ord. No. XXX-2025 – Authorizing the Director of Capital Projects to issue a permit to the Cleveland Clinic Foundation to encroach into and over the public right-of-way of East 96th Street by installing, using and maintaining a new canopy and columns.

CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission

Richard Switalski, PE

Administrative Manager

Mayor's Office of Capital Projects

Division of Engineering & Construction

Friday, May 16th 2025

Ordinance No. XX-2025

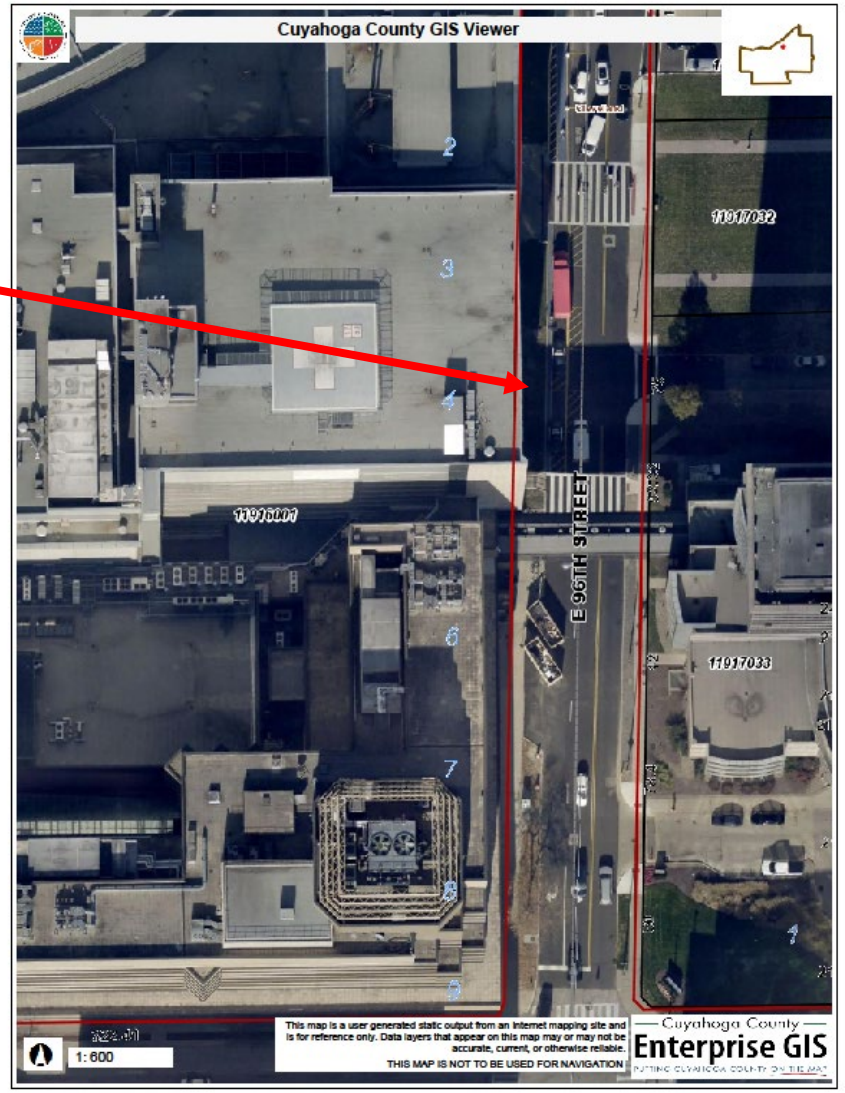
Encroachment permit

Authorizes the Director of Capital Projects to issue a permit to Cleveland Clinic Foundation to encroach into the public right of way of East 96th Street.

Encroachment permit is for installing, using and maintaining a new canopy and columns

Ordinance No. XX-2025

Location of sign: 2050 East 96th St.



Ordinance No. XX-2025

Canopy Conceptual Design

Questions & Feedback?

Mandatory Referrals

May 16, 2025

Ord. No. XXX-2025 – To supplement the Codified Ordinances of Cleveland, Ohio, 1976 to authorize the operation of under-speed or utility vehicles or mini-trucks on a public street or highway; and to authorize the Director of Public Safety to inspect and license such vehicles and promulgate rules and regulations related to the use of such vehicles.

CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission

Underspeed Vehicles

05/16/2025

Underspeed Vehicles: Overview

- **“Underspeed vehicles” includes golf carts**

- **Golf cart-related business opportunities**
    - Concierge, taxi, ride share, limo
    - Tours

- **Allow underspeed vehicles in bike lanes**

- **Goals: Promote Accessibility and Opportunity**
    - Allow for people to travel longer distances to meet their needs
    - Increase available modes of transportation
    - Greater access to leisurely activities

- **Equivalent legislation in Columbus**

Legislation Components

1. Allowing **operation and licensing** of underspeed vehicles for businesses
2. **Licensing requirements** for businesses
    - Fees and application
    - License issuance
    - Expiration, renewal, revocation, discontinuance of use as a vehicle for hire, transfer of license
    - Liability protection and insurance
    - Annual report of claims filed and judgements rendered against business
3. Set out **standards and safety** requirements
    - For business and drivers
4. Annual **inspections** by Sheriff's Office
5. Operation **regulations**
    - Limit underspeed vehicles to certain hours, roads, and neighborhoods
    - Permissability for golf carts in bike lanes
6. Permit **advertisements** on underspeed vehicles
7. **Fare rate** posting
8. **Penalties**

Business Applications

- **Golf Cart Concierge: Chris Taylor**
  - Eco-friendly transport and concierge in downtown Cleveland
  - Fills short-distance travel gaps near entertainment venues and sporting events
  - Offers tours, shuttles, and convenience services
  - Targets eco-conscious young professionals and visitors

- **Cleveland Tours: Bob Polk**
  - Offers tours, shuttles, and convenience services
  - Tours of Downtown, Ohio City, and Tremont
  - Expands upon Bob's Bike Tour business in the same neighborhoods
    - Will use same route: Public Square → Ohio City → Gordon Square → Little Italy → Edgewater Community → Downtown Cleveland

Columbus Equivalency Ch.586-587, 589, 591

- **Equivalency to Columbus code**

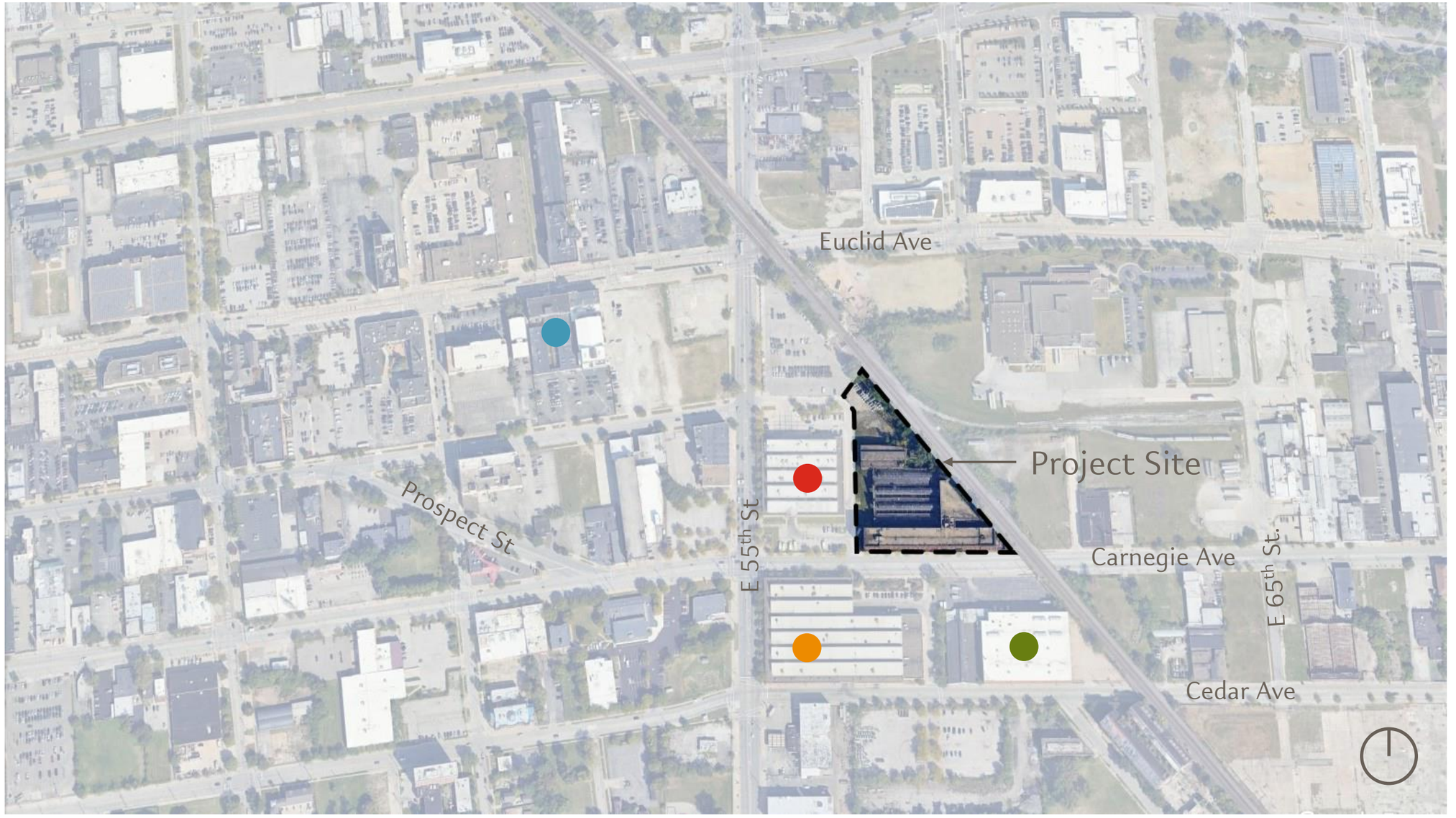
- **Columbus Chapters:**
  - Chapter 586 MICRO-TRANSIT VEHICLES (underspeed vehicles)
  - Chapter 587 VEHICLE FOR HIRE *OWNER'S* LICENSE
  - Chapter 589 VEHICLE FOR HIRE *DRIVER'S* LICENSE
  - Chapter 591 TAXICABS

Mandatory Referrals

May 16, 2025

Ord. No. XXX-2025 – Authorizing the Director of Community Development to enter into a contract to provide loan to Warner and Swasey LLC in an amount not to exceed $3,000,000 from funds received from the Vesta Corporation in exchange for the sale and assignment of a bond passed under Ord. 1226-02 as amended by Ord. 1865-01; seeking authority to transfer 5701 Carnegie Avenue to Warner and Swasey LLC for $2,236,134 and to reinvest that $2,236,134 as a loan to support the project.

Project Location



- Cleveland Equipment Service Station
- City of Cleveland Building – Waste Management
- Self Storage Building
- Agora Theater

Mandatory Referrals

May 16, 2025

Ord. No. 604-2025 (introduced by Council Members McCormack and Griffin – by departmental request) Determining the method of making the public improvement of designing and constructing a surface parking facility at Cleveland Hopkins International Airport; authorizing the Director of Port Control to enter into one or more contracts for the making of the improvement.

Mandatory Referrals

May 16, 2025

Ord. No. 621-2025 (introduced by Council Members McCormack and Griffin – by departmental request) Determining the method of making the public improvement of designing and constructing one or more transportation facilities, which includes, but not limited to: a parking garage structure, ground transportation center, and a rapid transit station at Cleveland Hopkins International Airport; authorizing the Director of Port Control to enter into one or more contracts for the making of the improvement.

CLEVOLUTION

A BOLD DEPARTURE

CLEVOLUTION

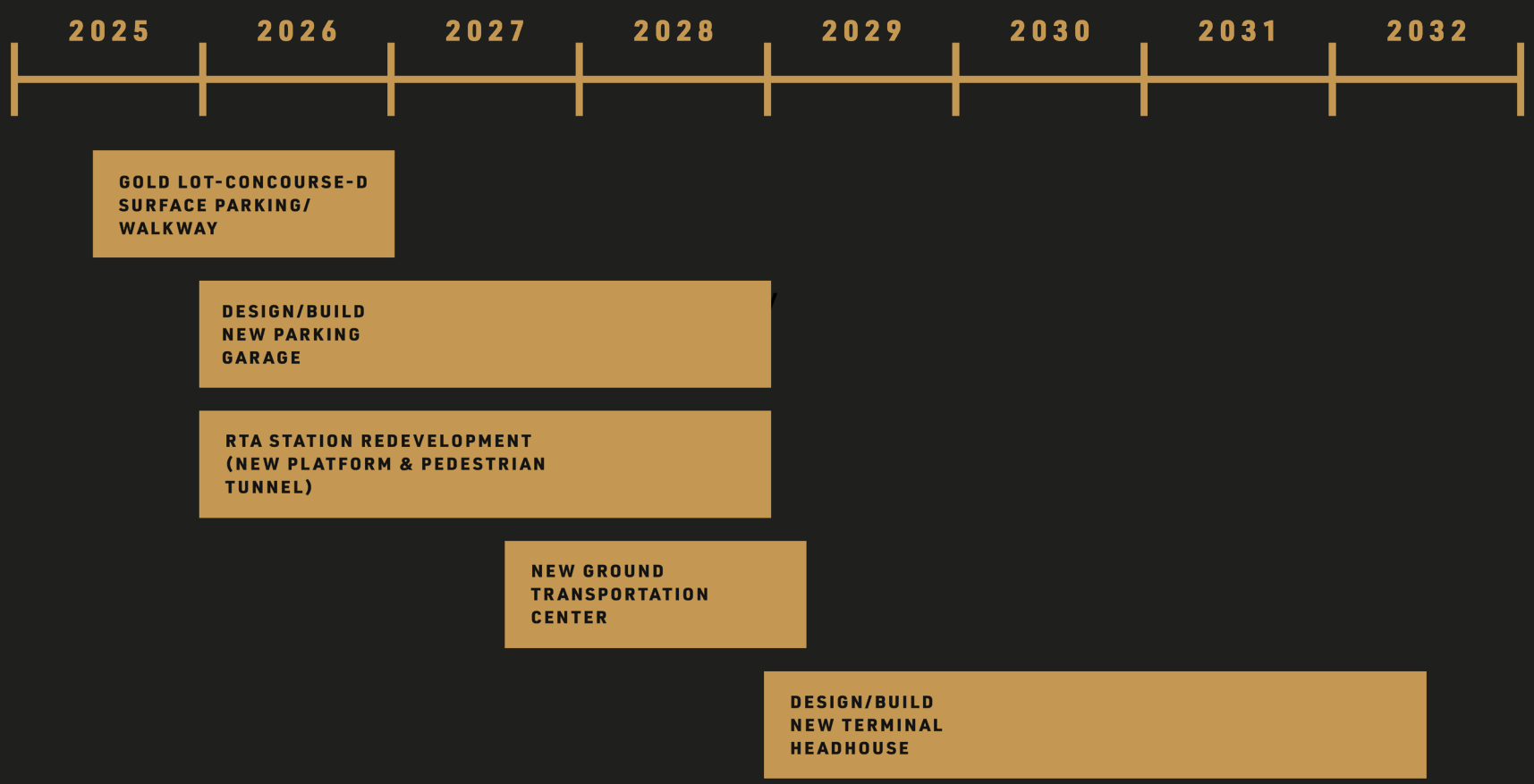
The campaign to transform Cleveland Hopkins International Airport

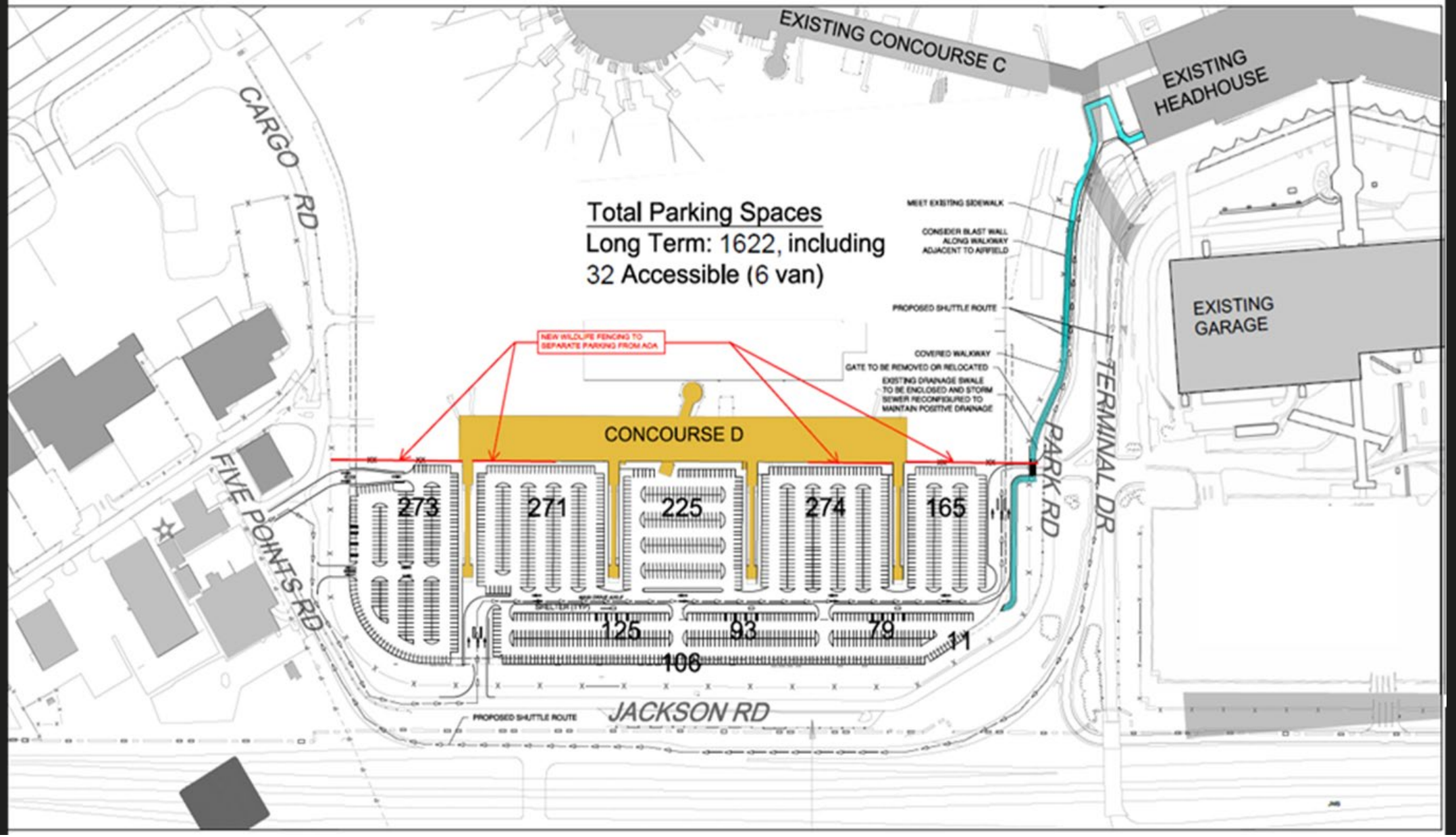
Coinciding with our upcoming 100th anniversary celebration, the launch of **CLE**VOLUTION**: The Campaign to Transform Cleveland Hopkins International Airport**, marks a major investment to modernize CLE over the next decade. The evolution of this critical regional asset will not only revolutionize the air travel experience for local residents and visitors alike but also position Northeast Ohio for future growth and greater economic prosperity.

CLE is preparing to depart on a bold journey, one that will deliver a new level of guest experience upon arrival. Our airport serves as a gateway, connecting the region to a world of opportunity. An airport that doesn't just take us places, but transforms the way we welcome the future.

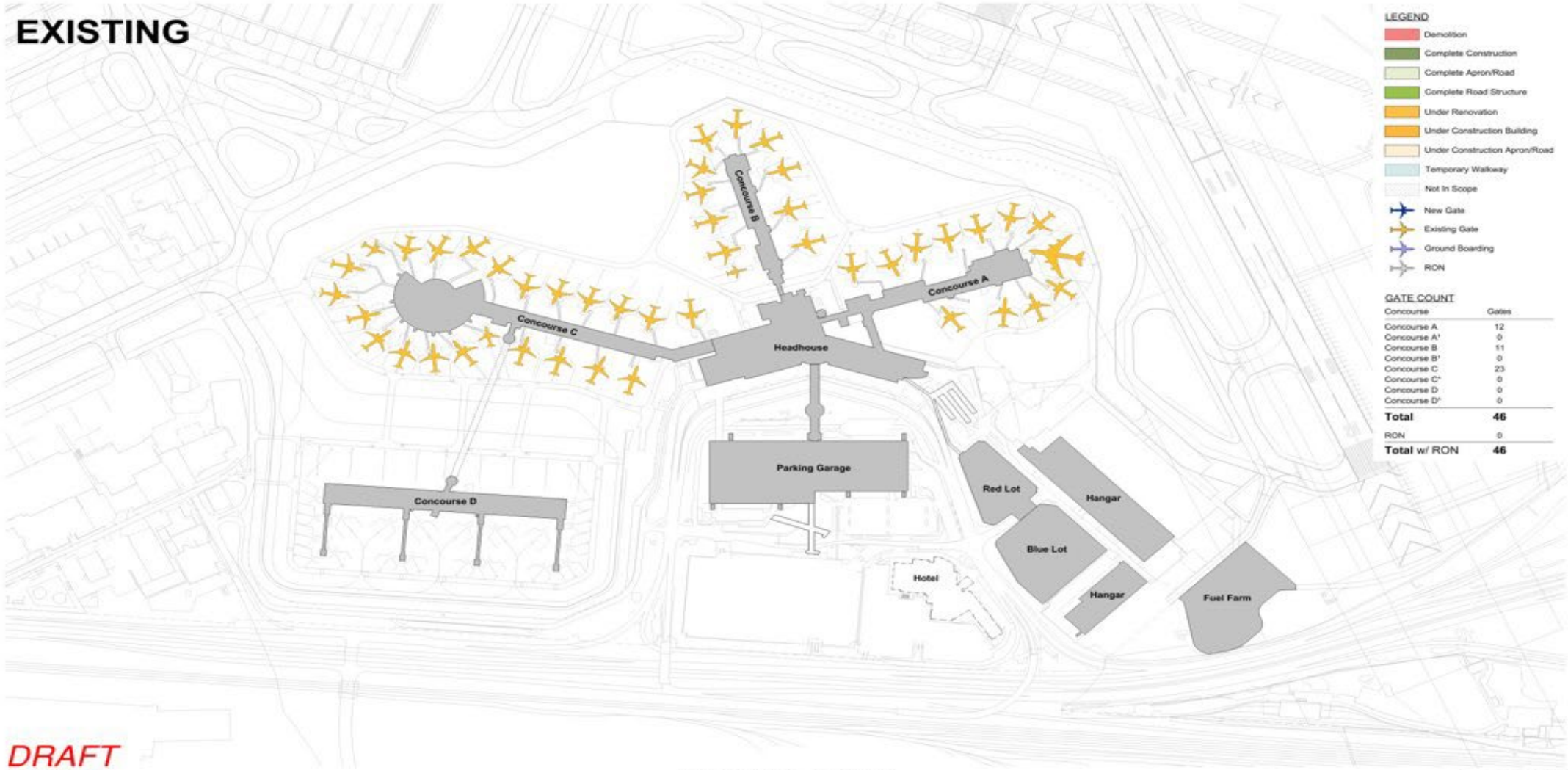
We're leading a **CLEvolution**.

CLEVOLUTION: TIMELINE




EXISTING CONCOURSE C
EXISTING HEADHOUSE
CARGO RD
Total Parking Spaces
Long Term: 1622, including
32 Accessible (6 van)
MEET EXISTING SIDEWALK
CONSIDER BLAST WALL ALONG WALKWAY ADJACENT TO AIRFIELD
PROPOSED SHUTTLE ROUTE
EXISTING GARAGE
NEW WILDLIFE FENCING TO SEPARATE PARKING FROM AOA
COVERED WALKWAY
GATE TO BE REMOVED OR RELOCATED
EXISTING DRAINAGE SWALE TO BE ENCLOSED AND STORM SEWER RECONFIGURED TO MAINTAIN POSITIVE DRAINAGE
CONCOURSE D
TERMINAL DR
PARK RD
FIVE POINTS RD
273
271
225
274
165
125
93
79
11
106
PROPOSED SHUTTLE ROUTE
JACKSON RD

EXISTING



LEGEND

- Demolition
- Complete Construction
- Complete Apron/Road
- Complete Road Structure
- Under Renovation
- Under Construction Building
- Under Construction Apron/Road
- Temporary Walkway
- Not In Scope
- New Gate
- Existing Gate
- Ground Boarding
- RON

GATE COUNT

Concourse	Gates
Concourse A	12
Concourse A*	0
Concourse B	11
Concourse B*	0
Concourse C	23
Concourse C*	0
Concourse D	0
Concourse D*	0
Total	**46**
RON	0
Total w/ RON	**46**

DRAFT
03/14/2025

PHASING PLAN - EXISTING

PASLAY GROUP

CLE

TERMINAL MODERNIZATION DEVELOPMENT PROJECT

CORGAN

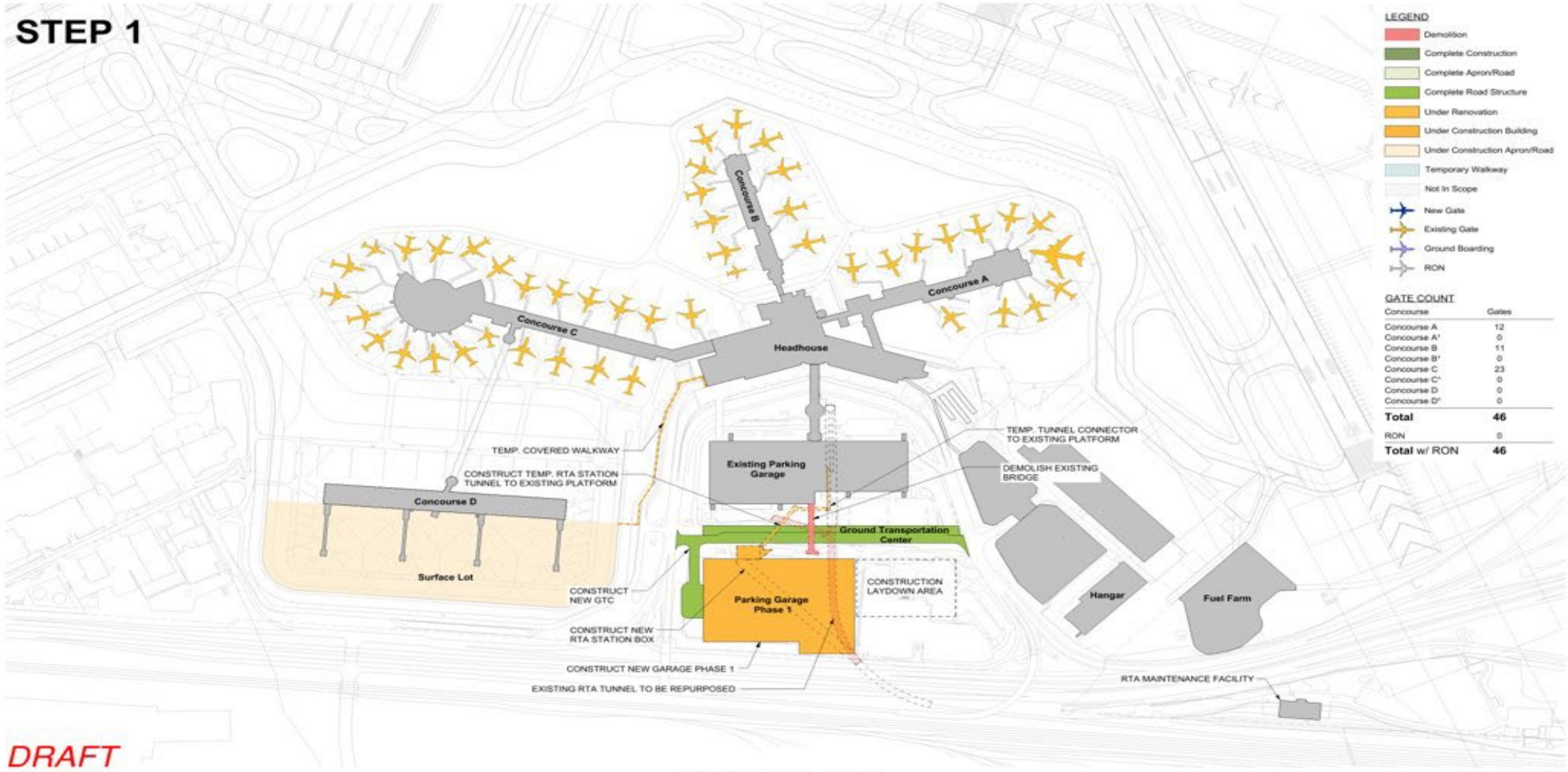
OSBORN ENGINEERING

ROBERT P. MADISON INTERNATIONAL, INC

DVA ARCHITECTURE

CMT

STEP 1



DRAFT
03/14/2025

PHASING PLAN - STEP 1

PASLAY GROUP

CLE

TERMINAL MODERNIZATION DEVELOPMENT PROJECT

CORGAN

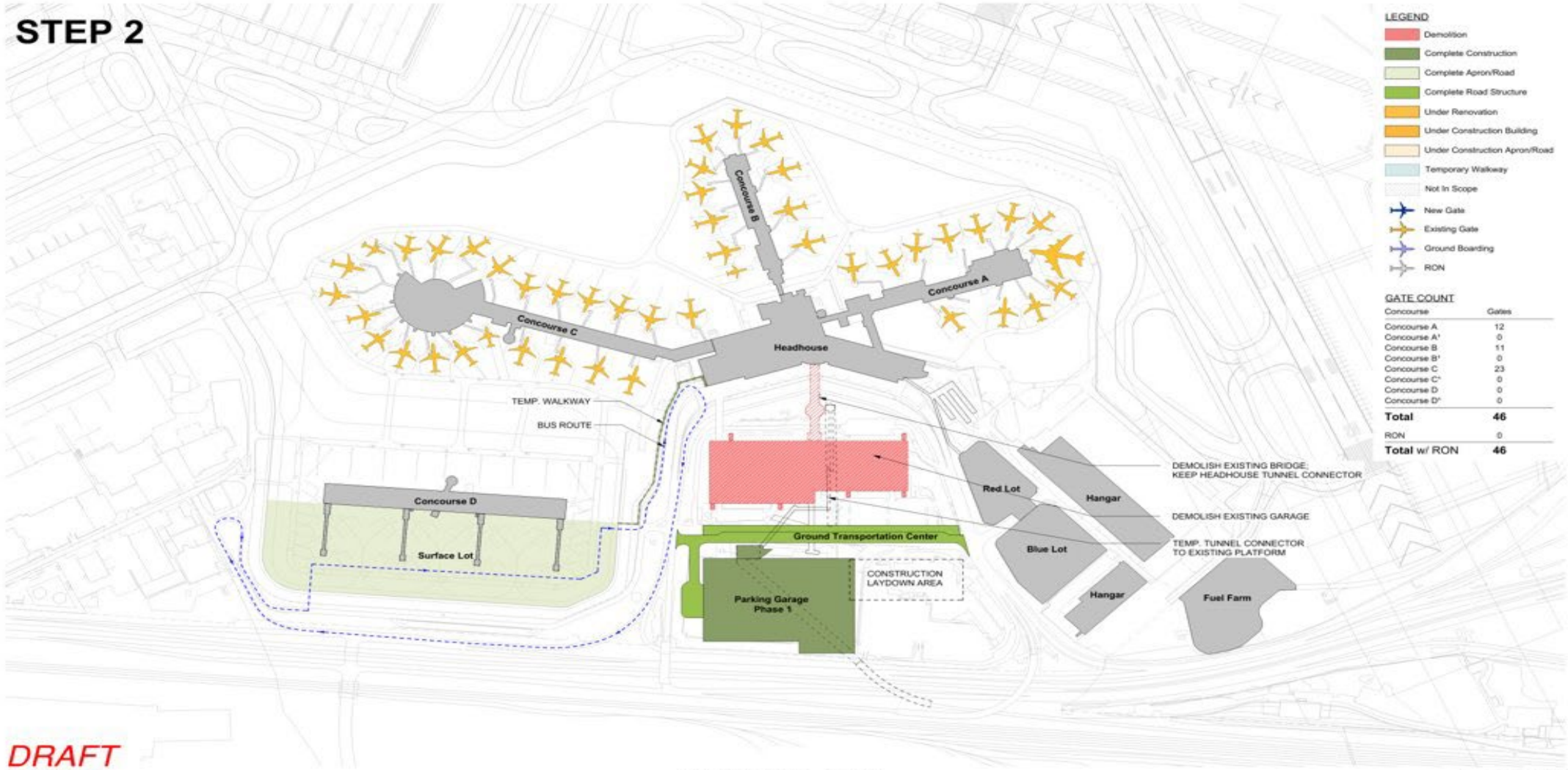
OSBORN ENGINEERING

ROBERT P. MADISON INTERNATIONAL, INC

DVA ARCHITECTURE

CMT

STEP 2



DRAFT
03/14/2025

PHASING PLAN - STEP 2

PASLAY GROUP

CLE

TERMINAL MODERNIZATION DEVELOPMENT PROJECT

CORGAN

OSBORN ENGINEERING

ROBERT P. MADISON INTERNATIONAL, INC

DVA ARCHITECTURE

CMT

Cleveland City Planning Commission

Administrative Approvals

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 16, 2025

Administrative Approvals

May 16, 2025

Ord. No. 603-2025 (introduced by Council Members Hairston and Griffin - by departmental request) Authorizing the Director of Community Development to transfer Permanent Parcel Nos. 121-22-003, 121-22-004, and 121-22-005 located along the Opportunity Corridor at the intersection of Woodhill Road and Quincy Avenue, to the control, possession, and use of the Department of Economic Development Industrial Commercial Land Bank for future redevelopment.

Administrative Approvals

May 16, 2025

Ord. No. 622-2025 (introduced by Council Members Hairston and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell certain City-owned property no longer needed for the City's public use located on Millcreek Boulevard in Highland Hills, to DBL Millcreek LLC, or its designee, for purposes of industrial redevelopment.

Administrative Approvals

May 16, 2025

Ord. No. XXX-2025 – An amendment to Ordinance 1085-2023, passed October 30, 2023, to allow the expenditure of funds from W140th Street from Puritas Ave to Lakewood Hts Blvd; County ID 1383.

Administrative Approvals

May 16, 2025

Ord. No. XXX-2025 – To grant consent to the County to apply for and accept an allocation of County Motor Vehicle License Tax Funds and authorizing the Director of Mayor's Office of Capital Projects to enter into one or more contracts with the County for the construction, design, and any relative agreements in making of the improvement on Neff Road from the CSX Tracks to Bella Drive; from any and all funds as authorized by the Director of Finance necessary to fund the improvement.

Administrative Approvals

May 16, 2025

Ord. No. XXX-2025 – Authorizing the Director of City Planning, or appropriate Director, to apply for and accept grants from the United States Department of Transportation, the Ohio Department of Transportation, and the Northeast Ohio Areawide Coordinating Agency for the purpose of implementing the Cleveland Moves multimodal transportation plan; authorizing the Director of City Planning, or appropriate Director, to enter into contracts to implement the grants; determining the method of making the public improvements of constructing safety and mobility improvements as described in the Cleveland Moves multimodal transportation plan and authorizing contracts to make the improvements; to apply for and accept any gifts or grants from any public or private entity; authorizing the Commissioner of Purchases and Supplies to acquire, accept and record real property and easements that are necessary for the improvement; and authorizing other agreements.

Cleveland City Planning Commission

Director's Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

May 16, 2025

Director's Report

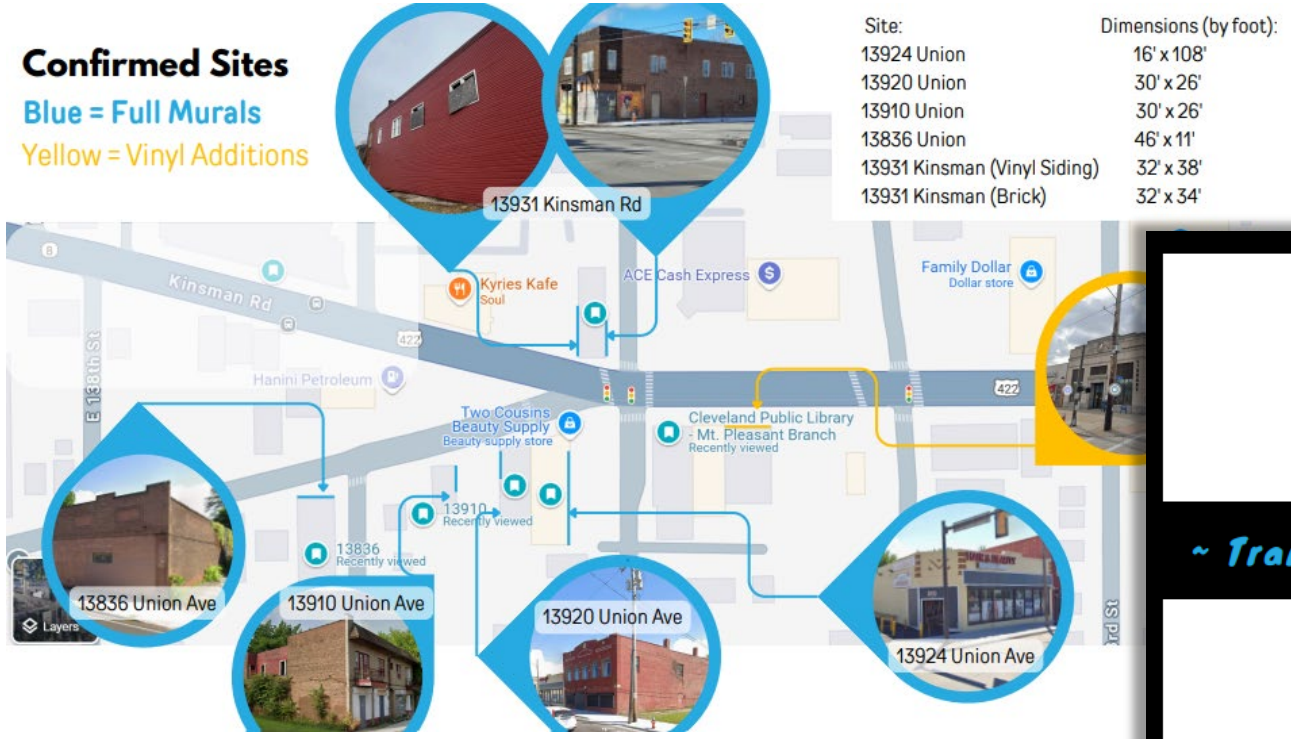
CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

May 16, 2025

EC2025-010 - IMPART216 Mural designs approved at ECDRAC on 5/15/25:

Confirmed Sites
Blue = Full Murals
Yellow = Vinyl Additions

Site:	Dimensions (by foot):
13924 Union	16' x 108'
13920 Union	30' x 26'
13910 Union	30' x 26'
13836 Union	46' x 11'
13931 Kinsman (Vinyl Siding)	32' x 38'
13931 Kinsman (Brick)	32' x 34'



Overall Theme for the Mt. Pleasant Community via Public Art

~ Transformation ~ Rejuvenation ~ Revitalization ~ Migration ~

We aim for this project to be a catalyst for more murals and public art in this area. We hope to be a spark for the community.

6 Sites
Teams
Designs

Director's Report

May 16, 2025

EC2025-010 - IMPART216 Mural designs approved at ECDRAC on 5/15/25:

Location → **13924 Union Ave**

Team → **Kwesi Nana Agyare + Dr. Tameka Ellington**

Dimensions → **16' x 108'**

May 16, 2025

EC2025-010 - IMPART216 Mural designs approved at ECDRAC on 5/15/25:

Location
→ **13931 Kinsman Rd**
(Brick) (Street Side)

Team →
Nathalie Bermudez + Jurnee Ta'Zion

(Portion chosen to reflect best condition and owner preferences)

Dimensions → **32' x 34'**

Director's Report

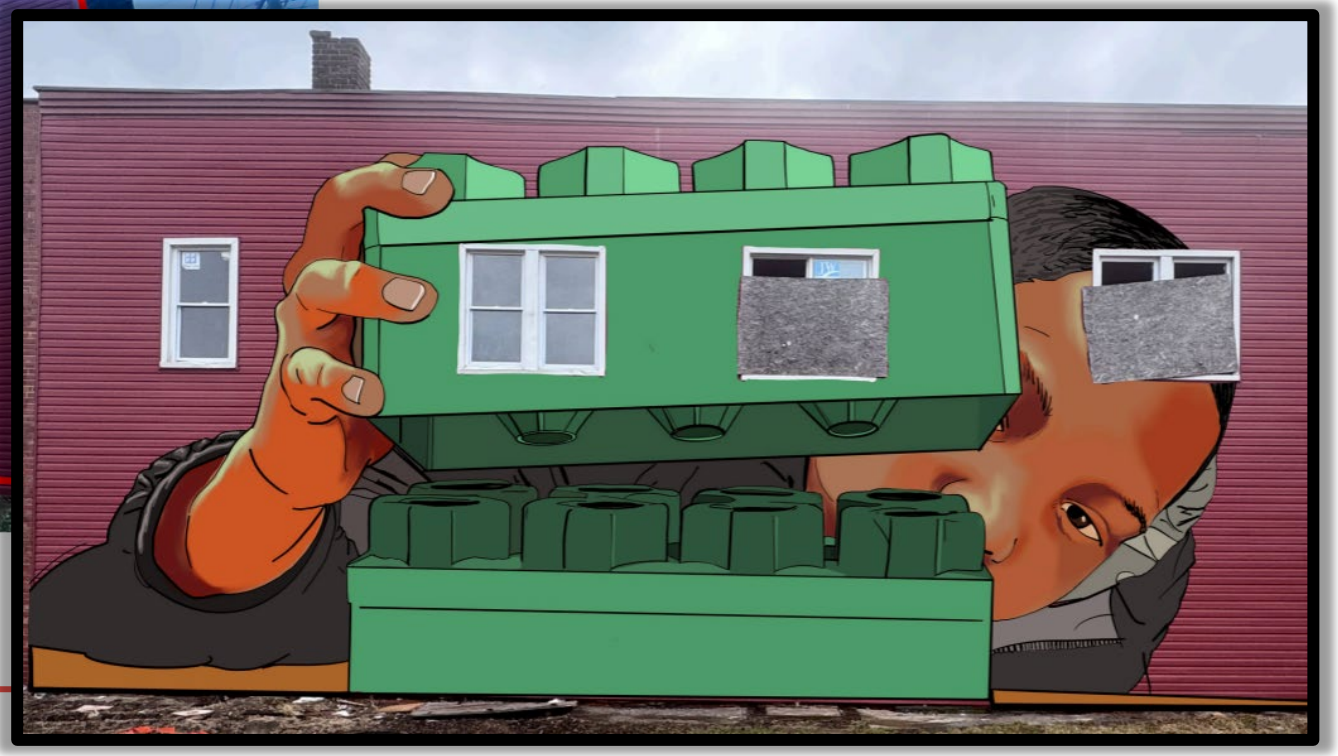
CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

May 16, 2025

EC2025-010 - IMPART216 Mural designs approved at ECDRAC on 5/15/25:

Location
→ **13931 Kinsman Rd**
(Vinyl) (Lot Side)

Team →
Darius Steward + Lolita Wilson



Dimensions → **32' x 38'**

Director's Report

May 16, 2025

EC2025-010 - IMPART216 Mural designs approved at ECDRAC on 5/15/25:

Location → **13920 Union Ave**

Team → **Alicia Vasquez + Santanna Watson Stokes**

Dimensions → **30' x 26'**

Director's Report

May 16, 2025

EC2025-010 - IMPART216 Mural designs approved at ECDRAC on 5/15/25:

Location → **13910 Union Ave**

Team → **Rickey Lewis + Christa Freehands**

Dimensions → **30' x 26'**

Director's Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

May 16, 2025

EC2025-010 - IMPART216 Mural designs approved at ECDRAC on 5/15/25:

Location → **13836 Union Ave**

Team → **Dayz Whun + Lacy Talley**

I AM
I AM
I AM

Cleveland City Planning Commission

Adjournment

CITY OF CLEVELAND
Mayor Justin M. Bibb

Next Meeting: June 6, 2025