



Cleveland City Planning Commission

Friday, February 18, 2022

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

Lillian Kuri, Commission Chair

Joyce Pan Huang, Director

Michael Bosak, Administrator

Cleveland City Planning Commission

Preamble

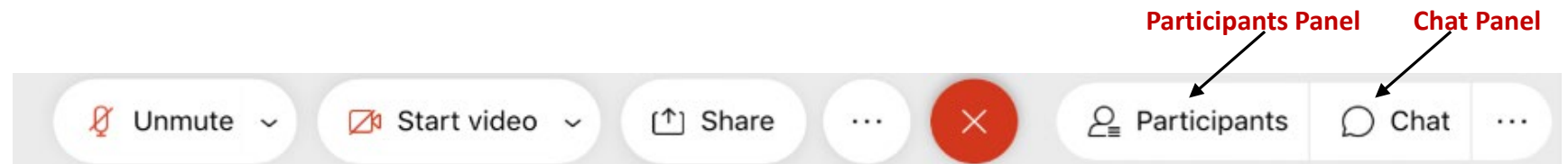
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. ABSTENTIONS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING OF ANY VOTE.

IN ORDER TO ENSURE THAT EVERYONE PARTICIPATING IN THE MEETING HAS THE OPPORTUNITY TO BE HEARD, WE ASK THAT YOU USE THE RAISE HAND FEATURE BEFORE ASKING A QUESTION OR MAKING A COMMENT. THE RAISE HAND FEATURE CAN BE FOUND IN THE PARTICIPANTS PANEL ON THE DESKTOP AND MOBILE VERSION AND ACTIVATED BY CLICKING THE HAND ICON. PLEASE WAIT FOR THE CHAIR OR FACILITATOR TO RECOGNIZE YOU AND BE SURE TO SELECT UNMUTE AND ANNOUNCE YOURSELF BEFORE YOU SPEAK. WHEN FINISHED SPEAKING, PLEASE LOWER YOUR HAND BY CLICKING ON THE RAISE HAND ICON AGAIN AND MUTE YOUR MICROPHONE.

WE WILL ALSO BE UTILIZING THE CHAT FEATURE TO COMMUNICATE WITH PARTICIPANTS. THE CHAT FEATURE CAN BE ACTIVATED BY CLICKING THE CHAT BUTTON LOCATED ON THE BOTTOM OF THE WEBEX SCREEN.

CALL-IN USERS CAN UNMUTE BY USING *6



February 18, 2022

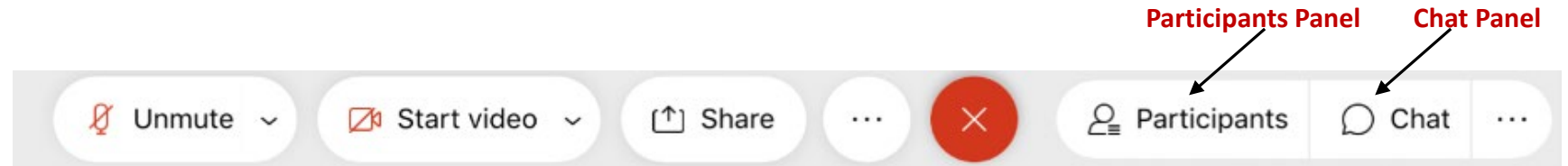
Cleveland City Planning Commission

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 VIA OUR WEBSITE AND EMAIL
HAVE BEEN CONSIDERED.**

**WE HAVE ALSO RECEIVED EMAILS FROM THOSE WHO HAVE PROVIDED WRITTEN
COMMENT ON A PARTICULAR MATTER.**



February 18, 2022

Cleveland City Planning Commission

Call to Order and Roll Call



February 18, 2022

Cleveland City Planning Commission

Zoning Map Amendments



February 18, 2022

Zoning Map Amendments

February 18, 2022

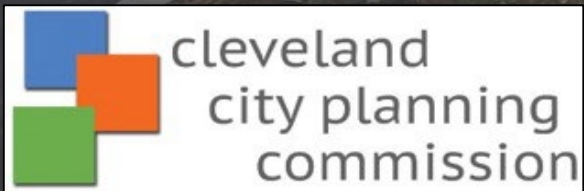


Ordinance No. xxx-2022(Ward 6/Council President Griffin):
Changing the Use, Area & Height Districts of parcels of land east of Edgehill Road to the western border of Cleveland Heights. (Map Change 2644)



Map Change 2644

City Planning Commission
February 18, 2022





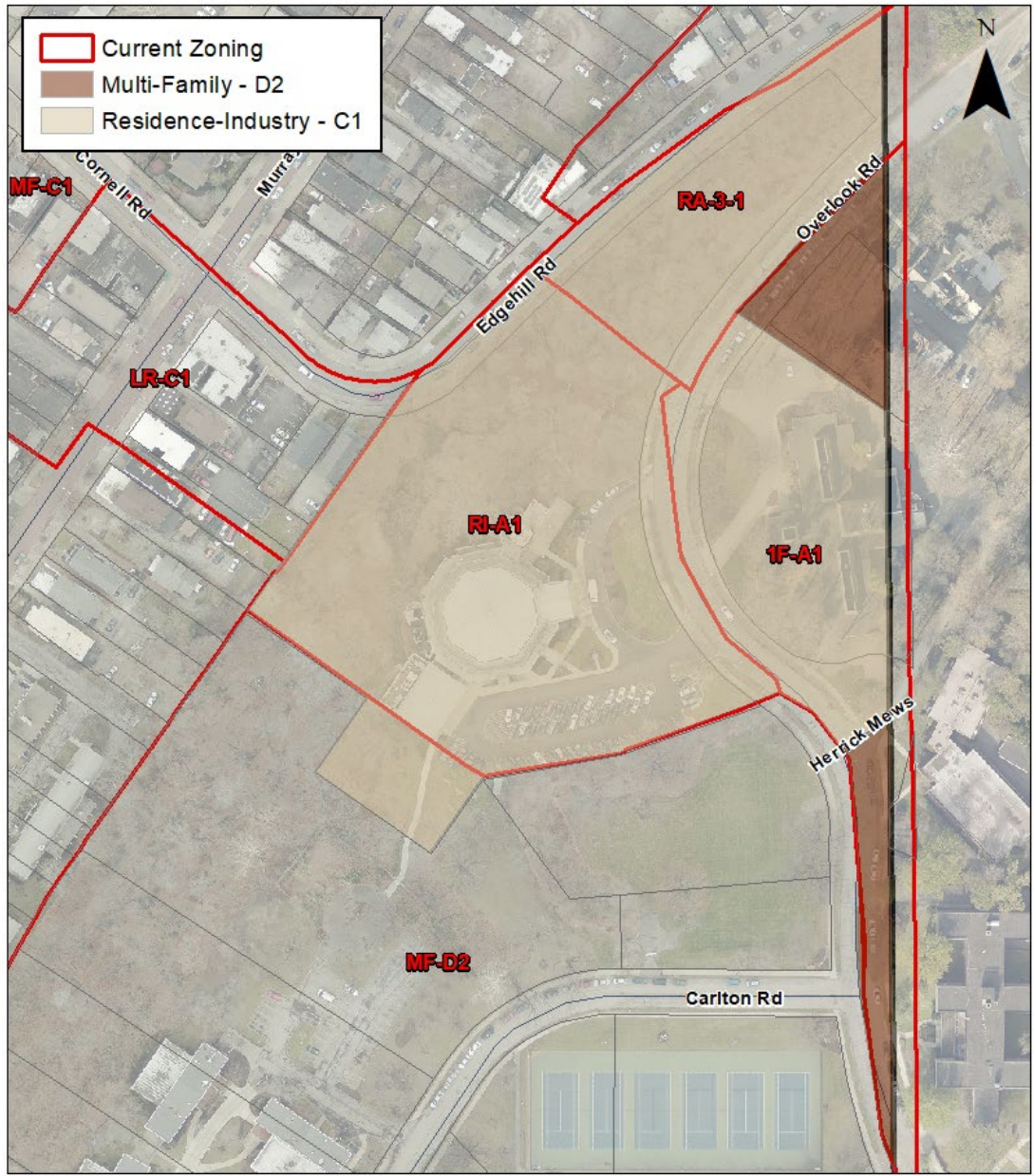
Proposal

Changing the Use, Area & Height Districts of parcels of land east of Edgehill Road to the western border of Cleveland Heights (Map Change 2644).

Purpose

- Facilitate the rehabilitation of the former Macgregor Assisted Living into an office extension for Nottingham-Spirk located across the street at 2200 Overlook
- Align existing and future land uses with zoning to enhance the character of the neighborhood
 - Bring split jurisdiction parcels into zoning alignment

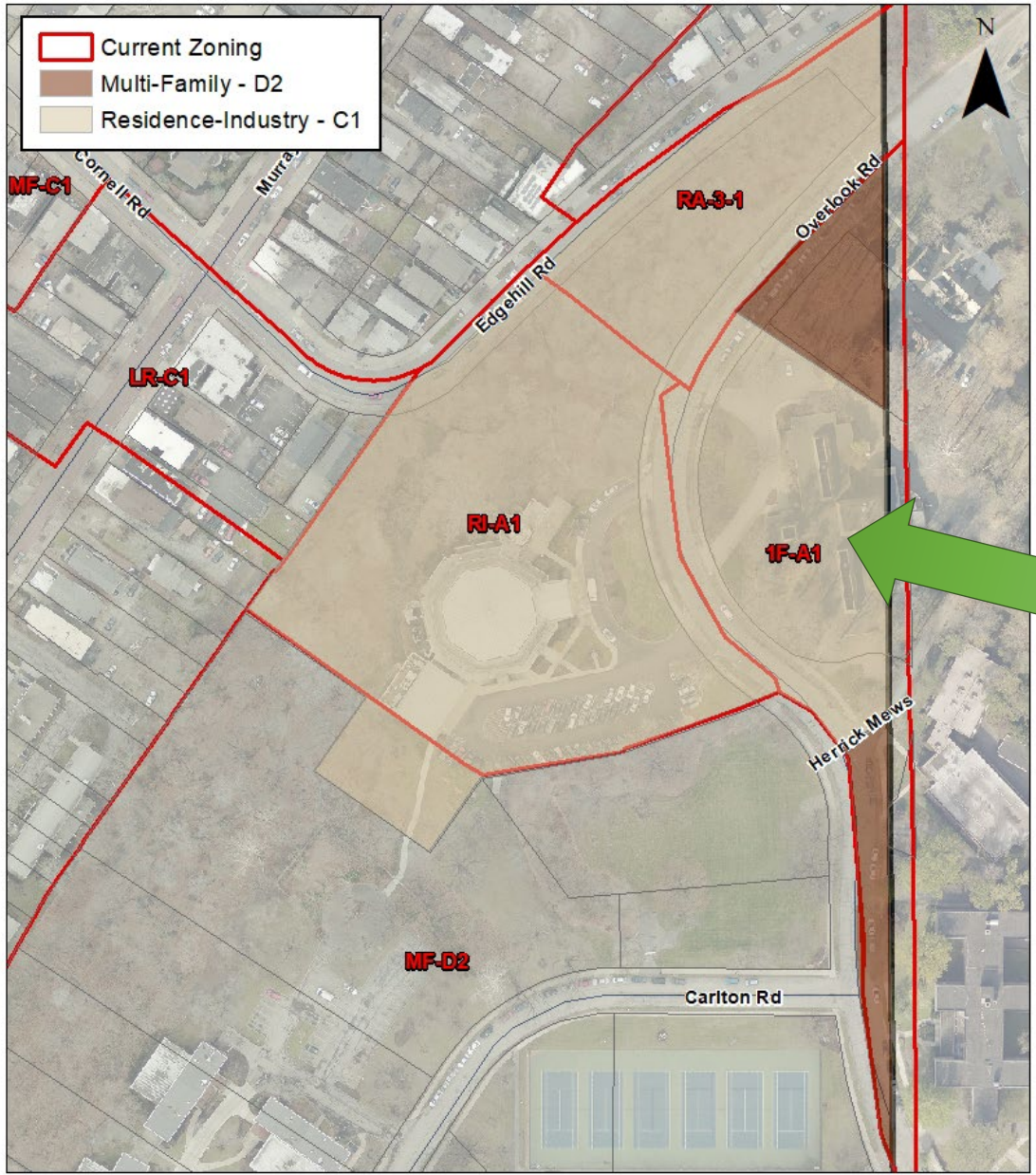




Map Change 2644
 Changing the Use, Area & Height Districts of parcels of land east of Edgehill Road to the western border of Cleveland Heights (Map Change 2644).
 Date: February 2, 2022

cpc cleveland city planning commission

100 Feet



Proposed New Districts

Residence-Industry – C1



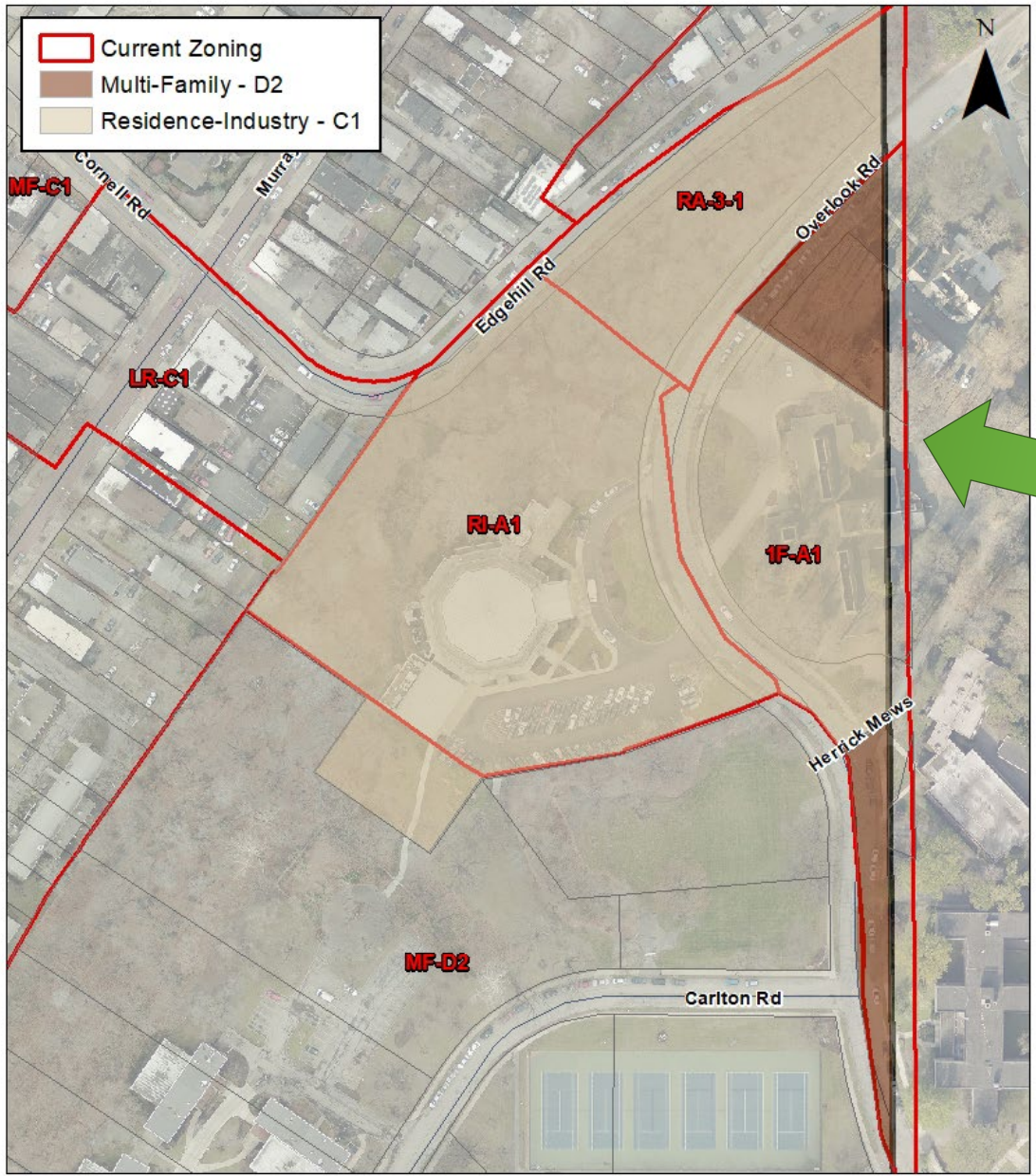
SOUTH ON OVERLOOK RD

NORTH ON OVERLOOK RD

Map Change 2644
 Changing the Use, Area & Height Districts of parcels of land east of Edgehill Road to the western border of Cleveland Heights (Map Change 2644).
 Date: February 2, 2022

cpc cleveland city planning commission

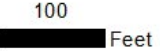
100 Feet

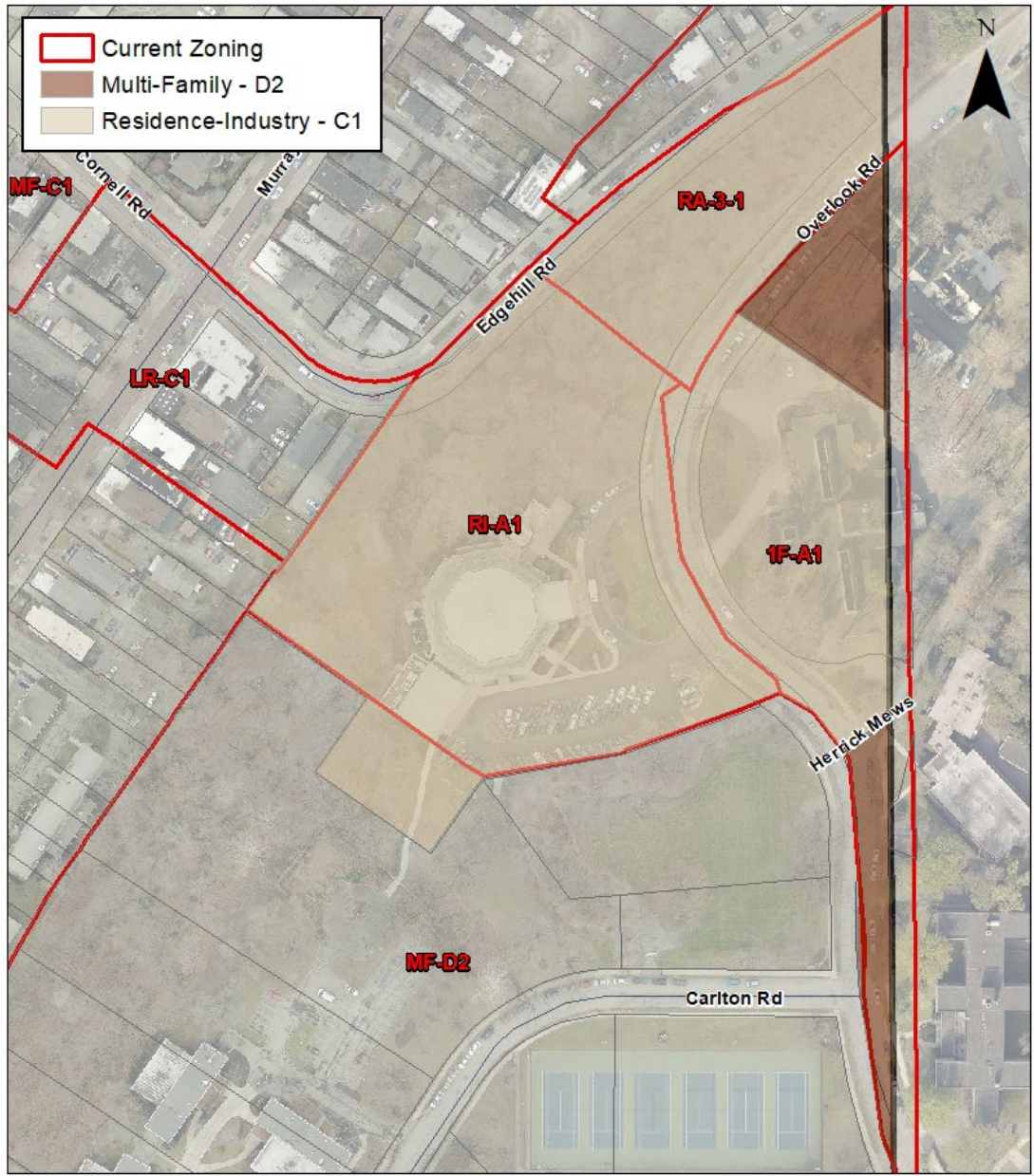


Proposed New Districts

Multi-Family – D2

Cleveland Heights Zoning Map





Map Change 2644
 Changing the Use, Area & Height Districts of parcels of land east of Edgehill Road to the western border of Cleveland Heights (Map Change 2644).
 Date: February 2, 2022

cpc cleveland city planning commission

100 Feet

Zoning Map Amendments

February 18, 2022



Ordinance No. xxx-2022(Ward 3/Councilmember McCormack):
Changing the Height District of parcels of land west of Quigley Road between Tichon Street
(Tremont Park Road) and Clark Avenue. (Map Change 2645)

The logo for Air Products, featuring the words "AIR PRODUCTS" in a bold, sans-serif font. To the right of the text is a stylized green icon consisting of three diagonal lines forming a triangular shape, with a small lightning bolt-like element at the top right.

Map Change 2645

City Planning Commission
February 18, 2022



2800 Quigley Rd

Apex Paper Box

City of Cleveland Vehicle Impound Unit

Air Products

Beachwood Packaging Corporation

Advanced Tire

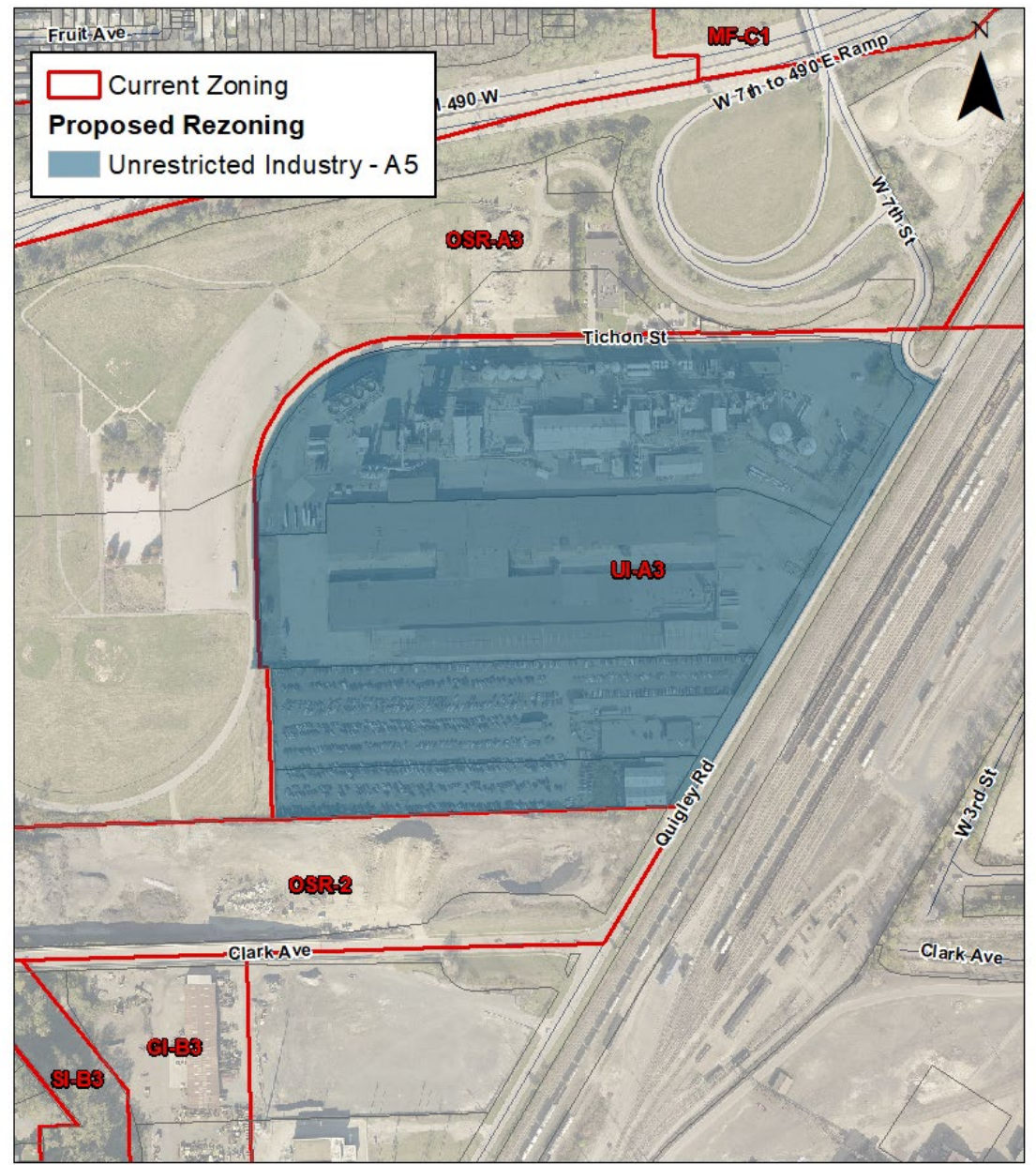
Proposal

Changing the Height Districts of parcels of land west of Quigley Road between Tremont Park and Clark Avenue (Map Change 2645).

Purpose

- Raising the Height Districts from 115' to 225' so that Air Products may expand & upgrade their business and build new cold storage towers without acquiring additional land.





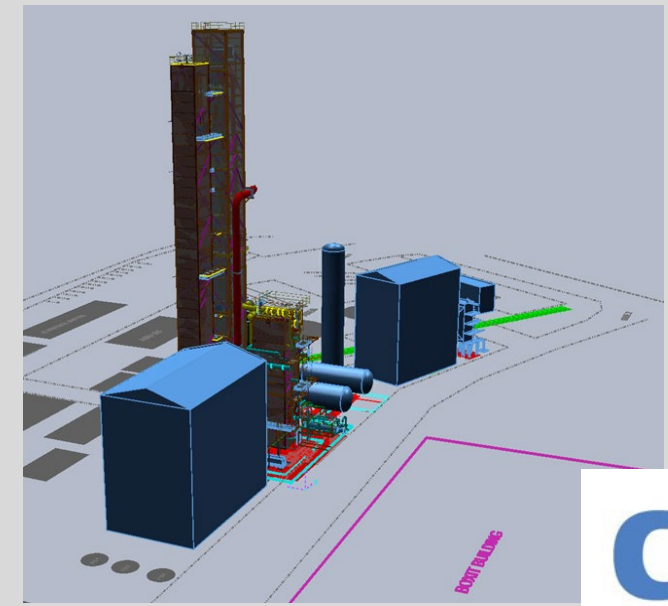
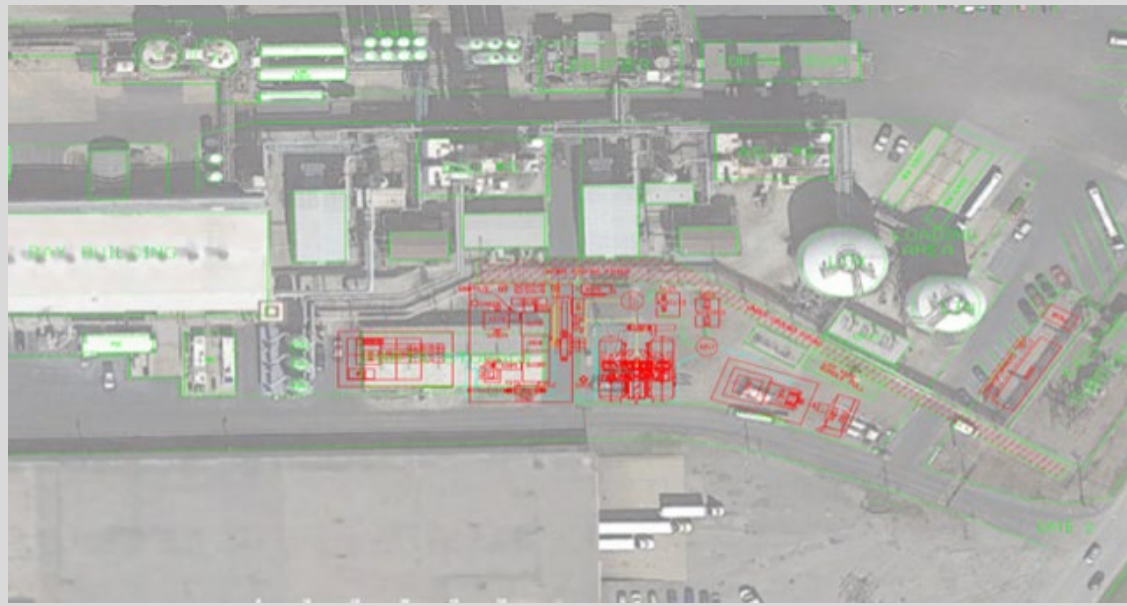
Map Change 2645

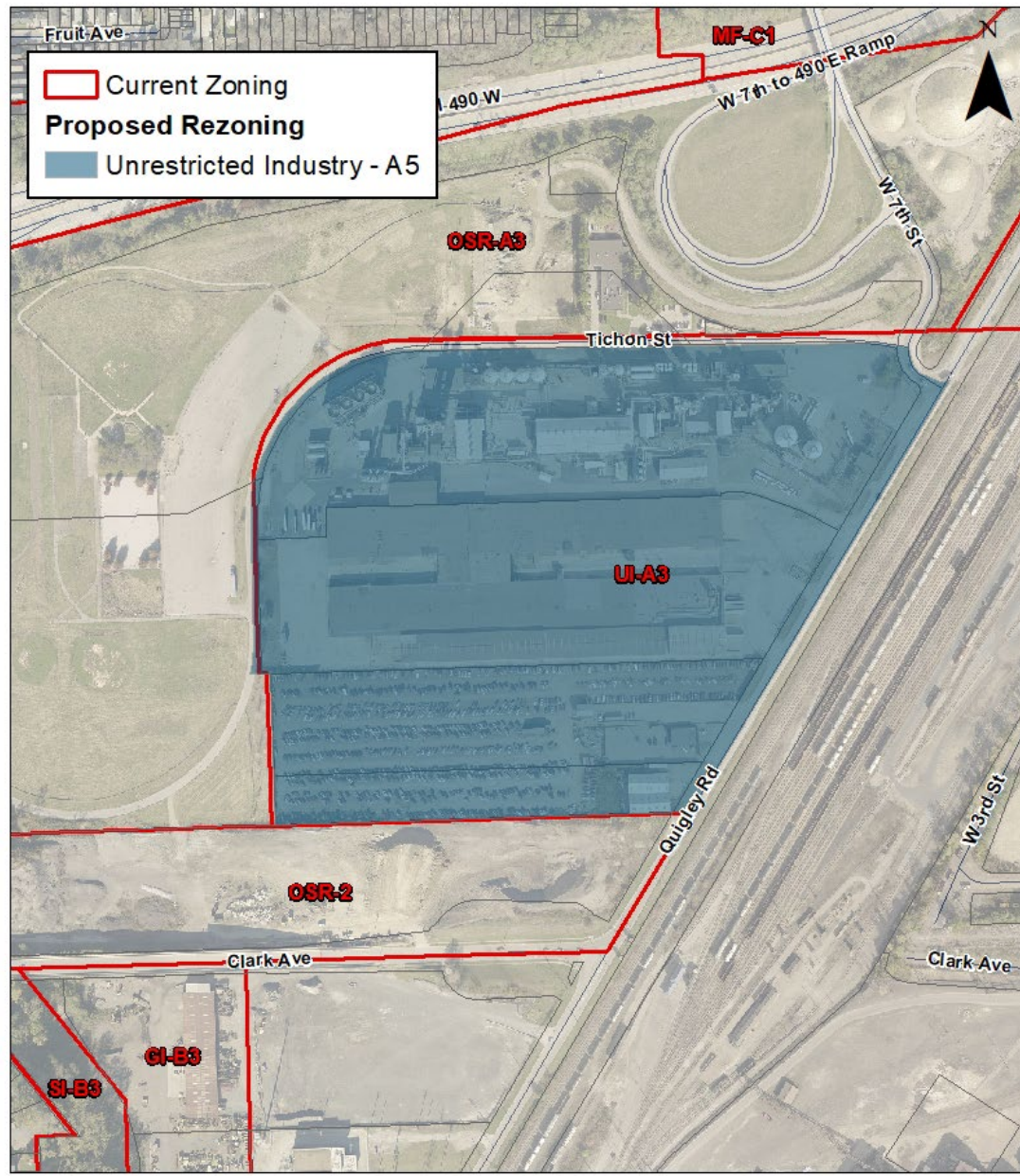
Changing the Height Districts of parcels of land west of Quigley Road between Tichon Street (Tremont Park Rd) and Clark Avenue (Map Change 2645).

Proposal & Impact

Air Products proposes to construct a new, efficient cold storage box to fulfill a long-term industrial gasses contract with Cleveland Cliffs with additional investment to support growth in their merchant business

- This will allow Air Products to meet the demand for oxygen and nitrogen and to serve the hospitals and health care facilities in the region
- 40% increase in full time employment (truck drivers, technicians, management and administrative support)





Map Change 2645

Changing the Height Districts of parcels of land west of Quigley Road between Tichon Street (Tremont Park Rd) and Clark Avenue (Map Change 2645).



Date: February 8, 2022

300



Feet

Cleveland City Planning Commission

Lot Consolidation / Splits



February 18, 2022

Lot Consolidation / Split

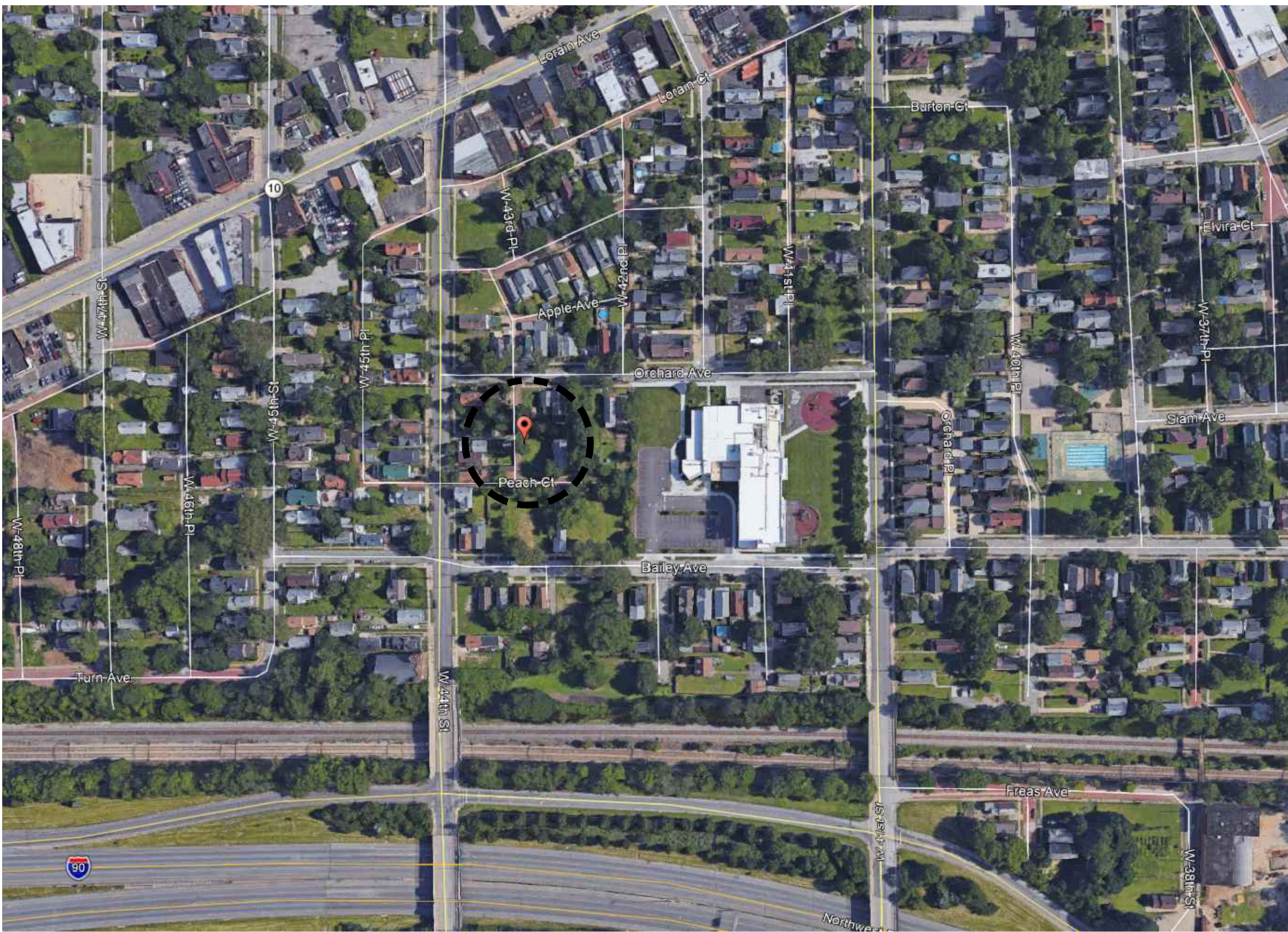


February 18, 2022

For PPN# 007-02-039

Location: Orchard Avenue and West 43rd Place

Presenter: Larry Apple, Property Owner



SITE LOCATION MAP
N.T.S.



Orchard Ave Lot Split & Residences

ISSUE	DATE	DESCRIPTION
1	02.02.22	zoning review

- ZONING CODE NOTES:**
- 355.04 (a) - THE MINIMUM LOT AREA FOR A SINGLE FAMILY DWELLING IN A "B" AREA DISTRICT IS 4,000 SF. PROPOSED LOT AREA IS APPROXIMATELY 2,640 SF
 - MAXIMUM GROSS FLOOR AREA IN A "B" AREA DISTRICT SHALL NOT EXCEED 1/3 THE LOT AREA. COMBINED GSF OF ALL FLOORS TOTALS 1514 GSF
 - 351.08 - DEPTH OF REQUIRED REAR YARD SHALL BE NOT LESS THAN THE HEIGHT OF THE MAIN BUILDING. BUILDING HEIGHT: 13'-6" PROPOSED REAR YARD: 40'-0"
 - 341.02 (b) - CITY PLANNING APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

PROPOSED LANDSCAPING VEGETATION



HOSTA



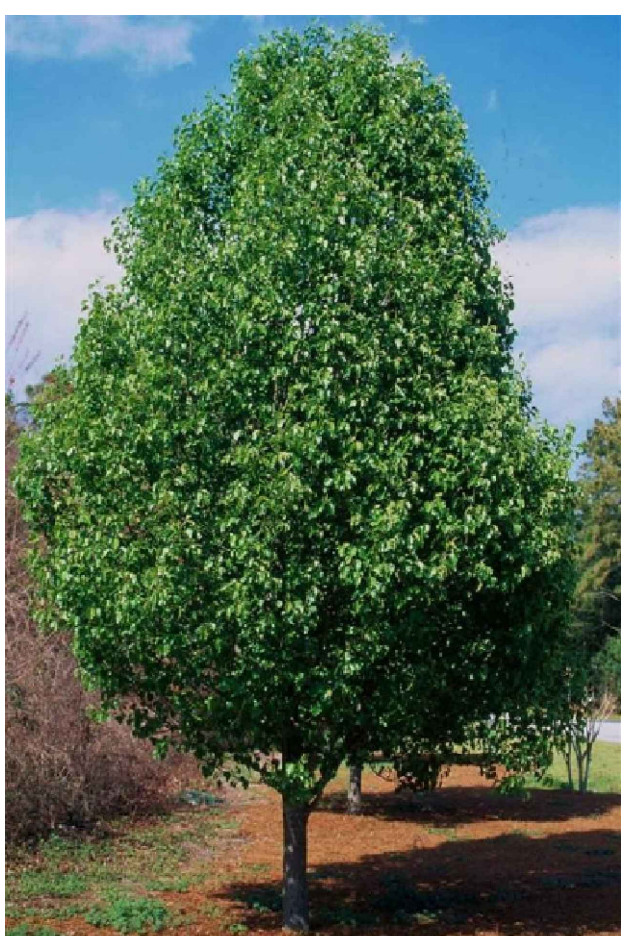
LITTLE BLUESTEM



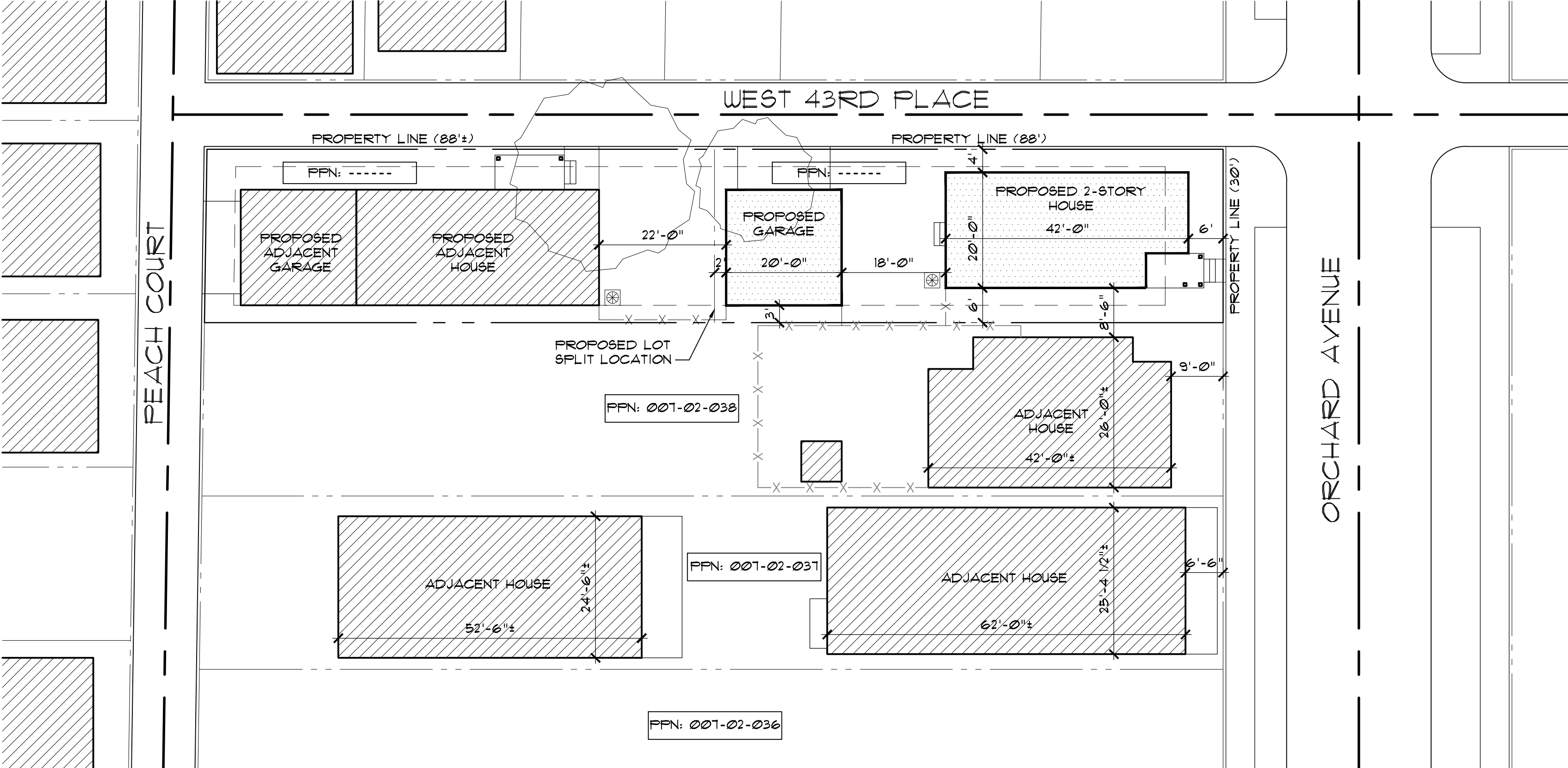
BLACK EYED SUSAN



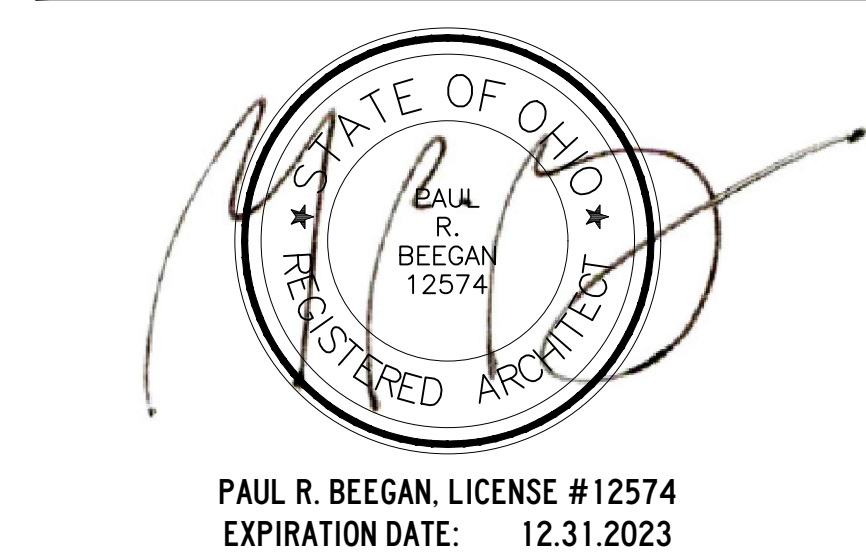
DOGWOOD



CLEVELAND SELECT PEAR (SPRING, SUMMER, FALL)



SITE PLAN
1" = 16'-0"



BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

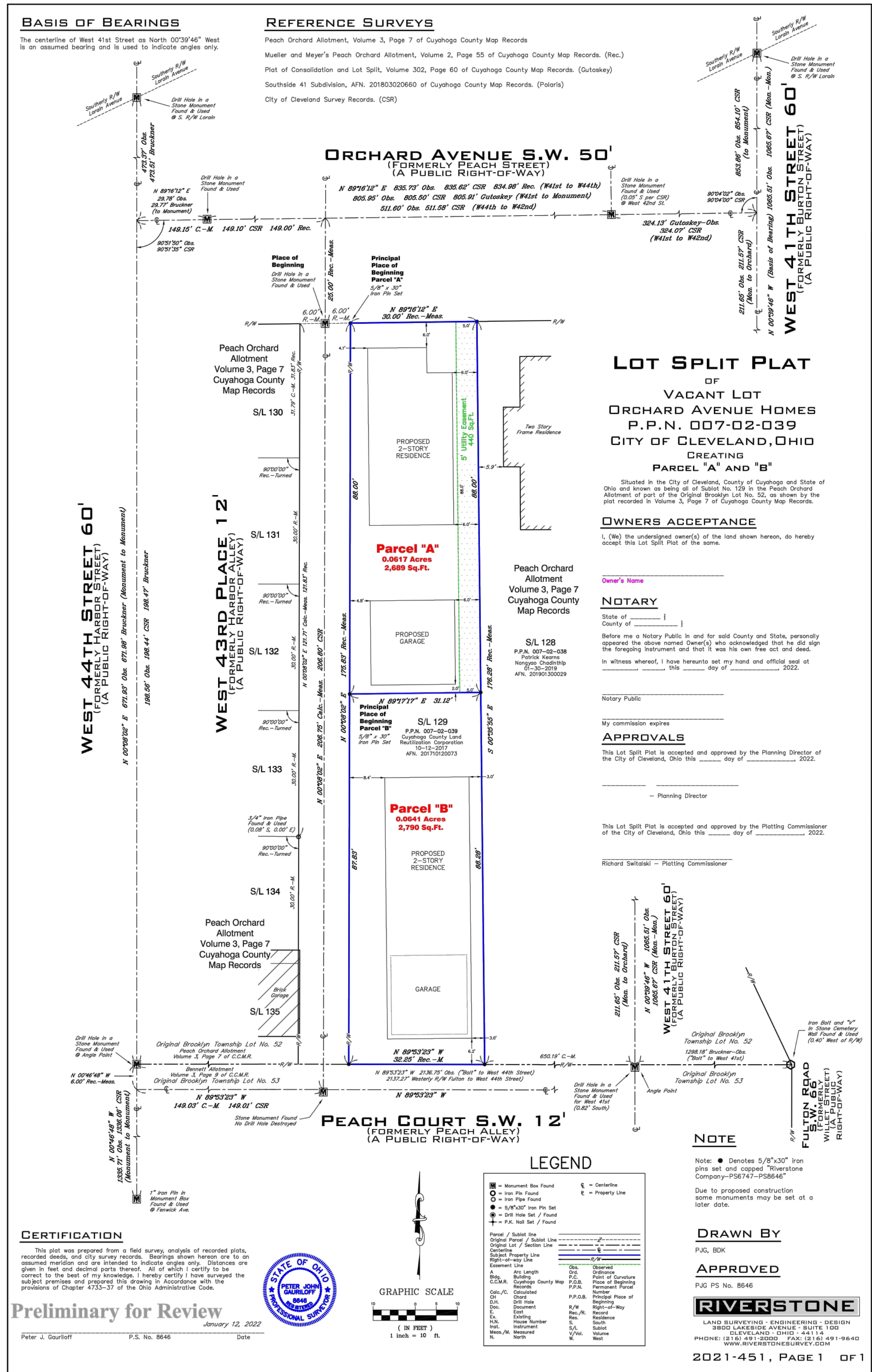
project no. 21-019

Elmhurst Homes, LLC
--- Orchard Avenue
PPN: ---
--- orchard avenue
cleveland, ohio 44113

Architectural Site Plan
House 'A'

A0

ISSUE	DATE	DESCRIPTION
1	02.02.22	zoning review



EXISTING SITE & ADJACENT HOUSES



NORTH END OF SITE



SOUTH END OF SITE



PAUL R. BEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2023

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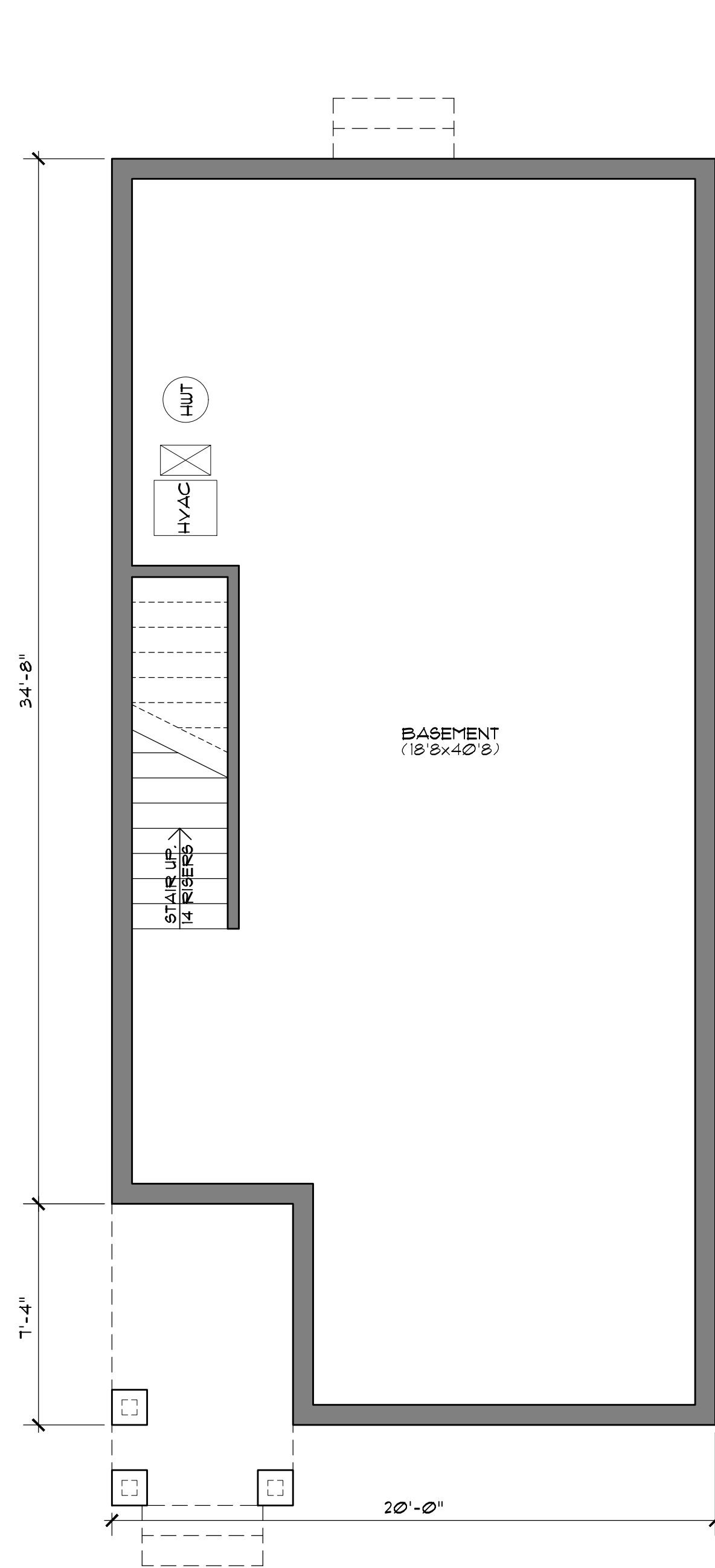
Elmhurst Homes, LLC
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PPN: ---

--- orchard avenue
cleveland, ohio 44113

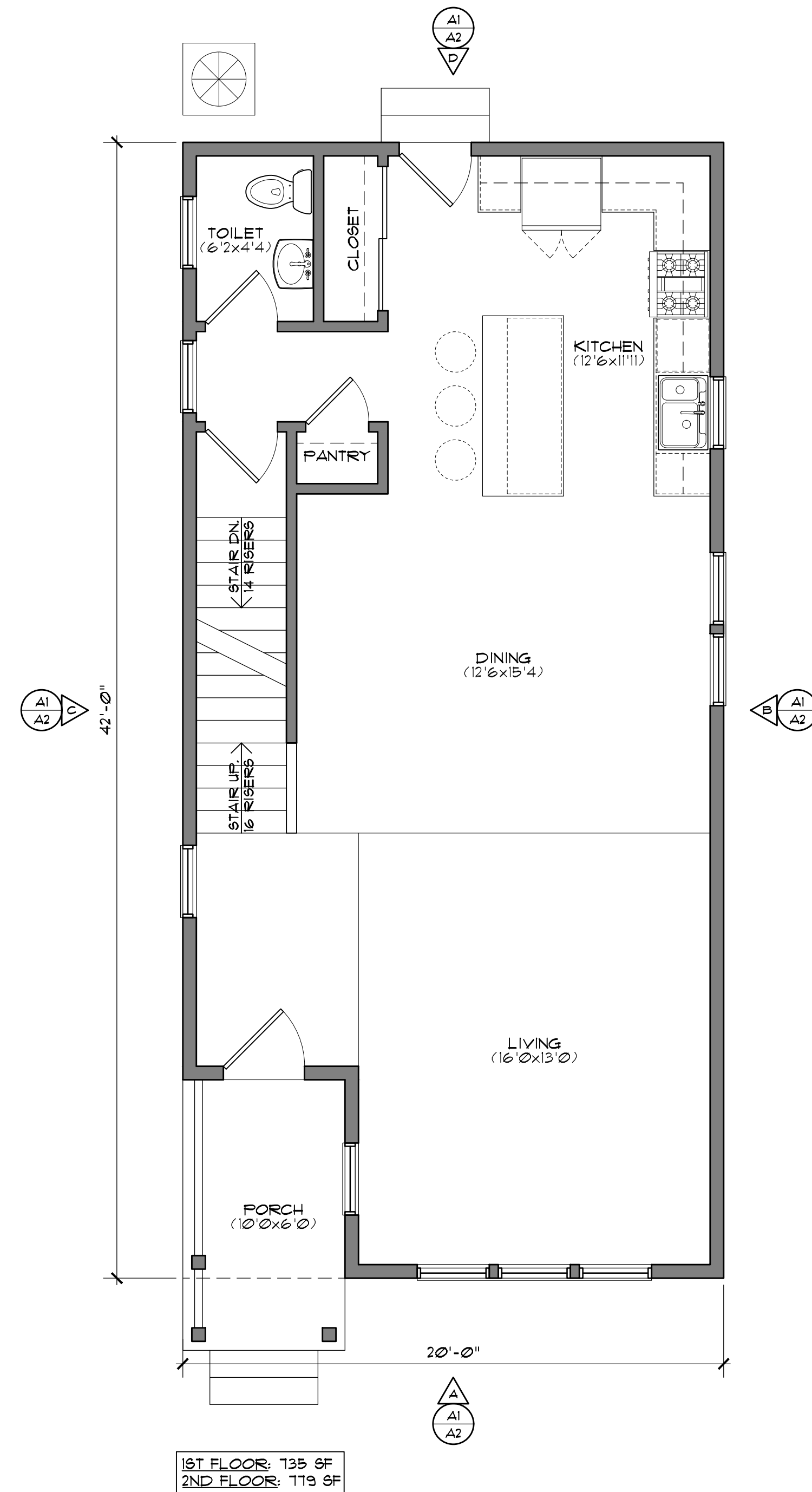
Plat of Lot Split & Pictures House 'A'

A1

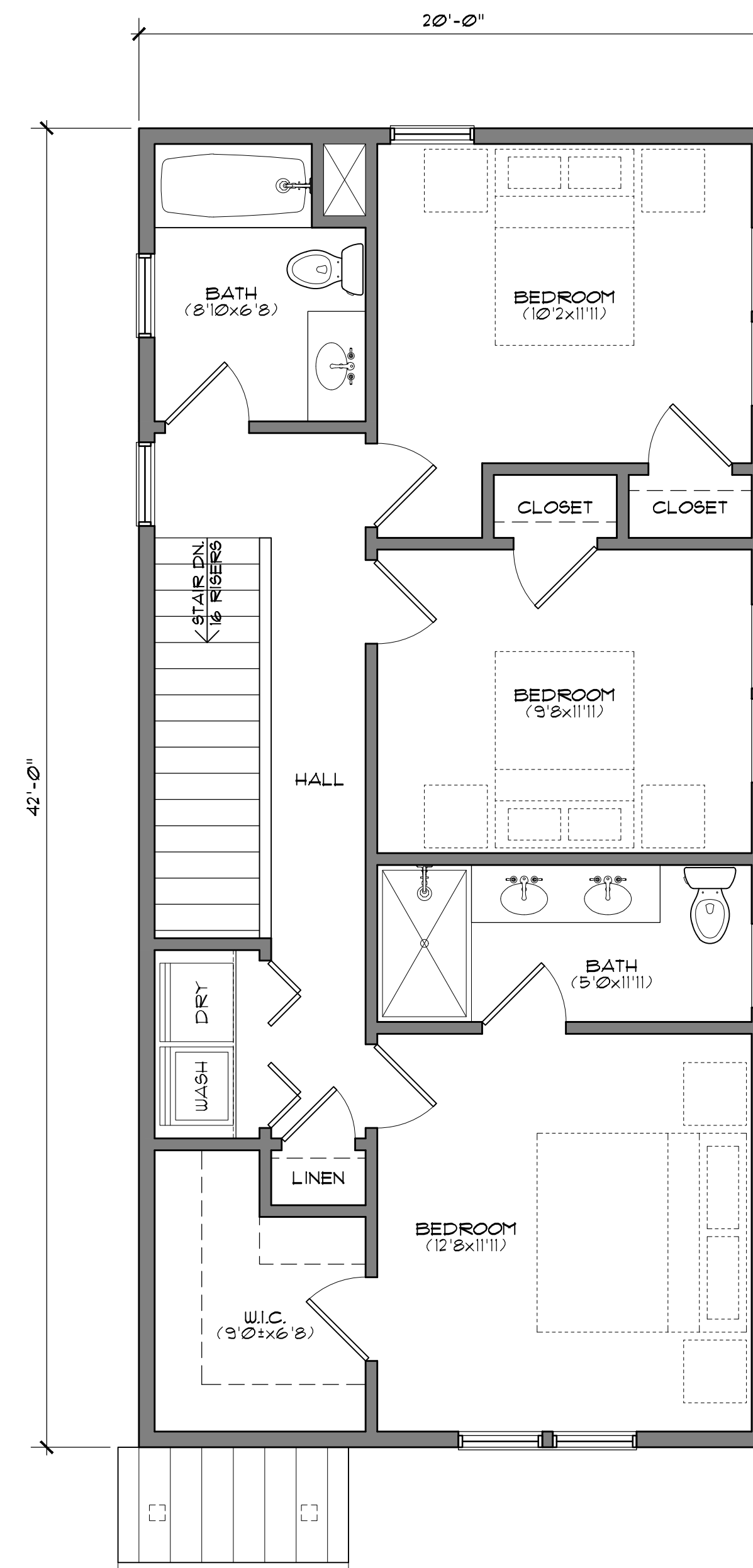
ISSUE	DATE	DESCRIPTION
1	02.02.22	zoning review



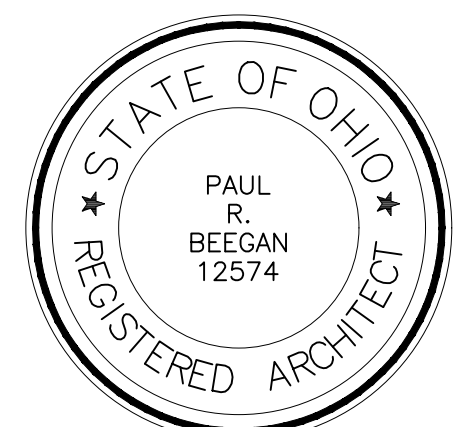
HOUSE A
 BASEMENT FLOOR PLAN 2
 1/4" = 1'-0"
 GRAPHIC SCALE (FEET)
 NORTH



HOUSE A
 FIRST FLOOR PLAN 3
 1/4" = 1'-0"
 GRAPHIC SCALE (FEET)
 NORTH



HOUSE A
 SECOND FLOOR PLAN 4
 1/4" = 1'-0"
 GRAPHIC SCALE (FEET)
 NORTH



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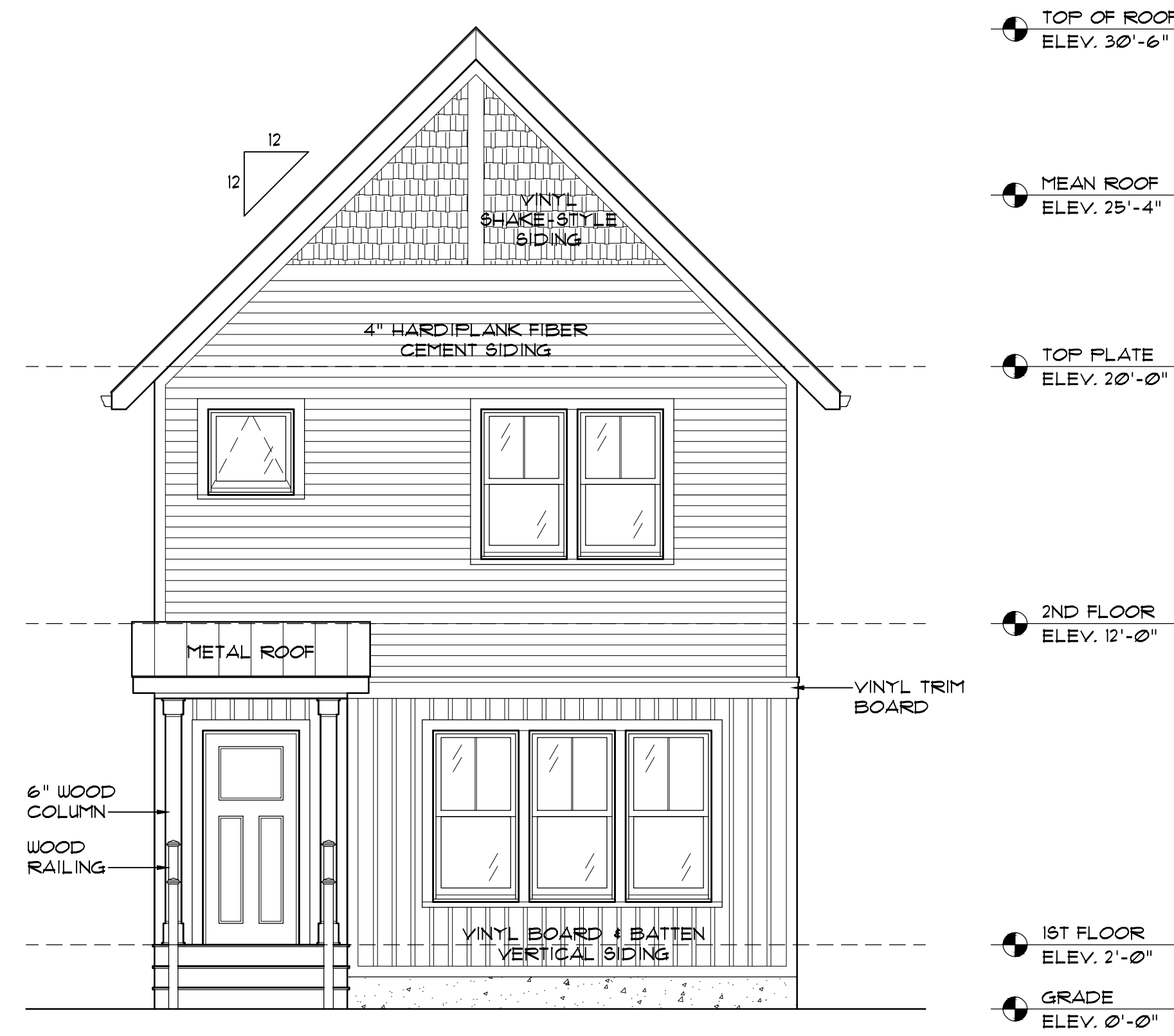
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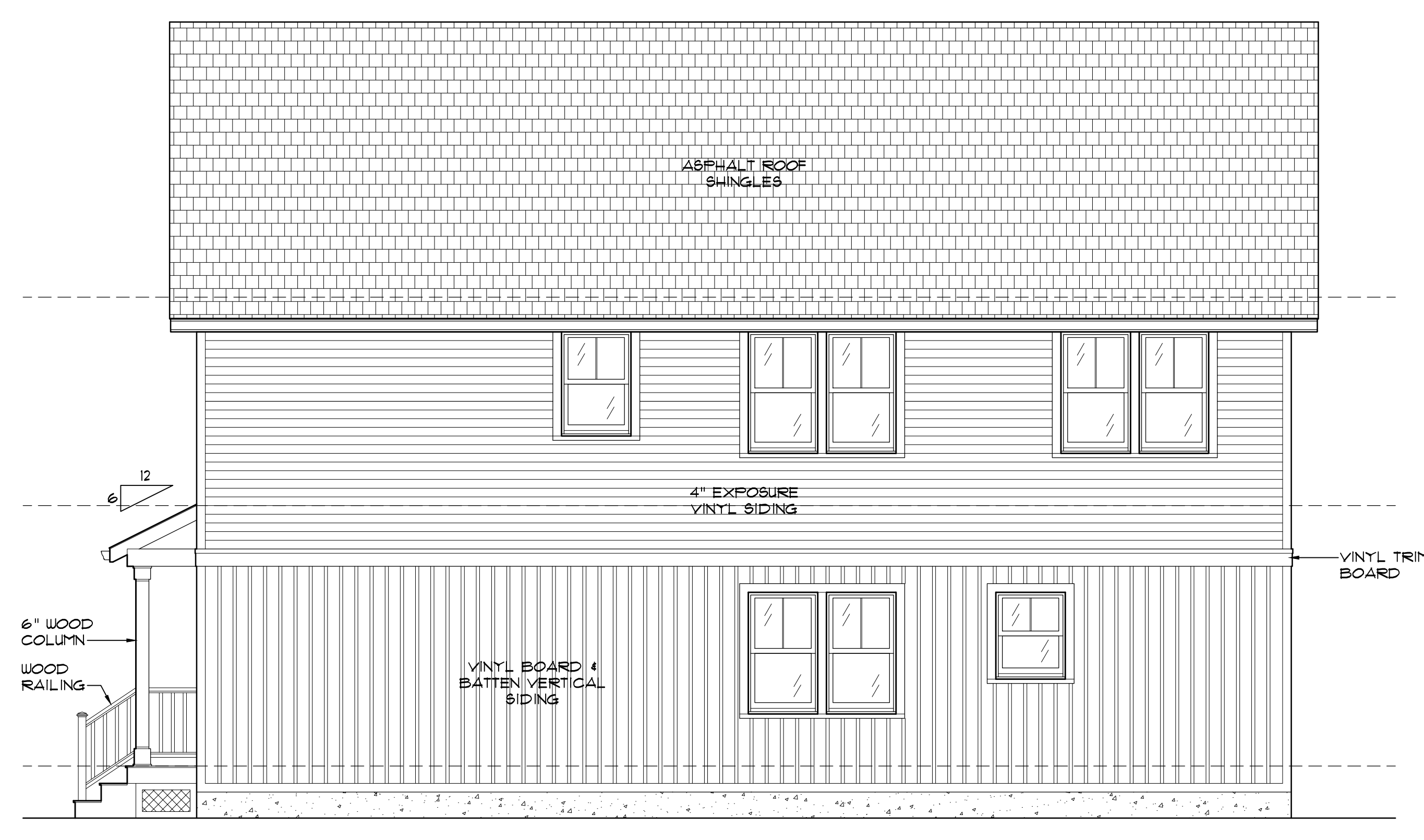
Floor Plans -
 House 'A'

A2

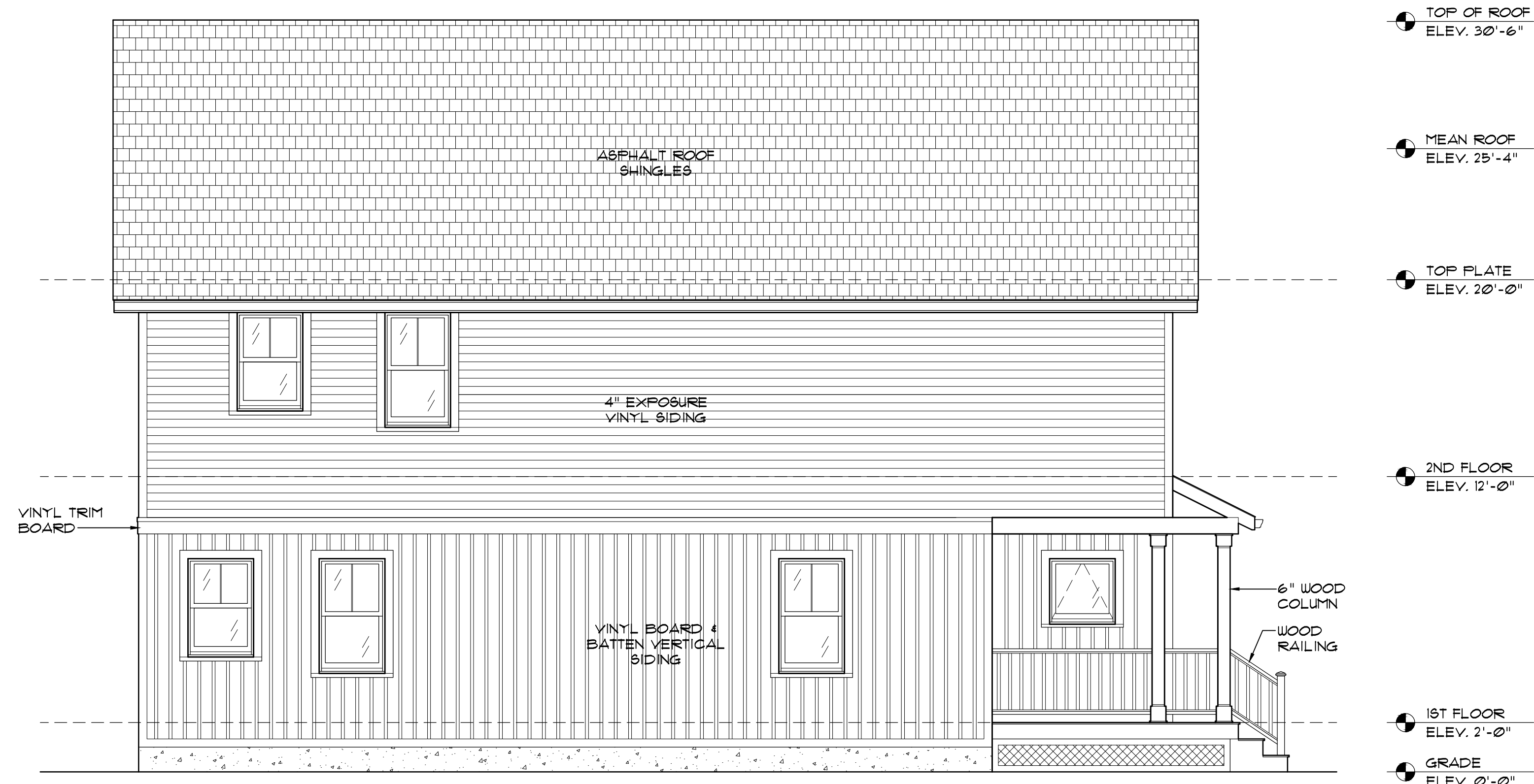
ISSUE	DATE	DESCRIPTION
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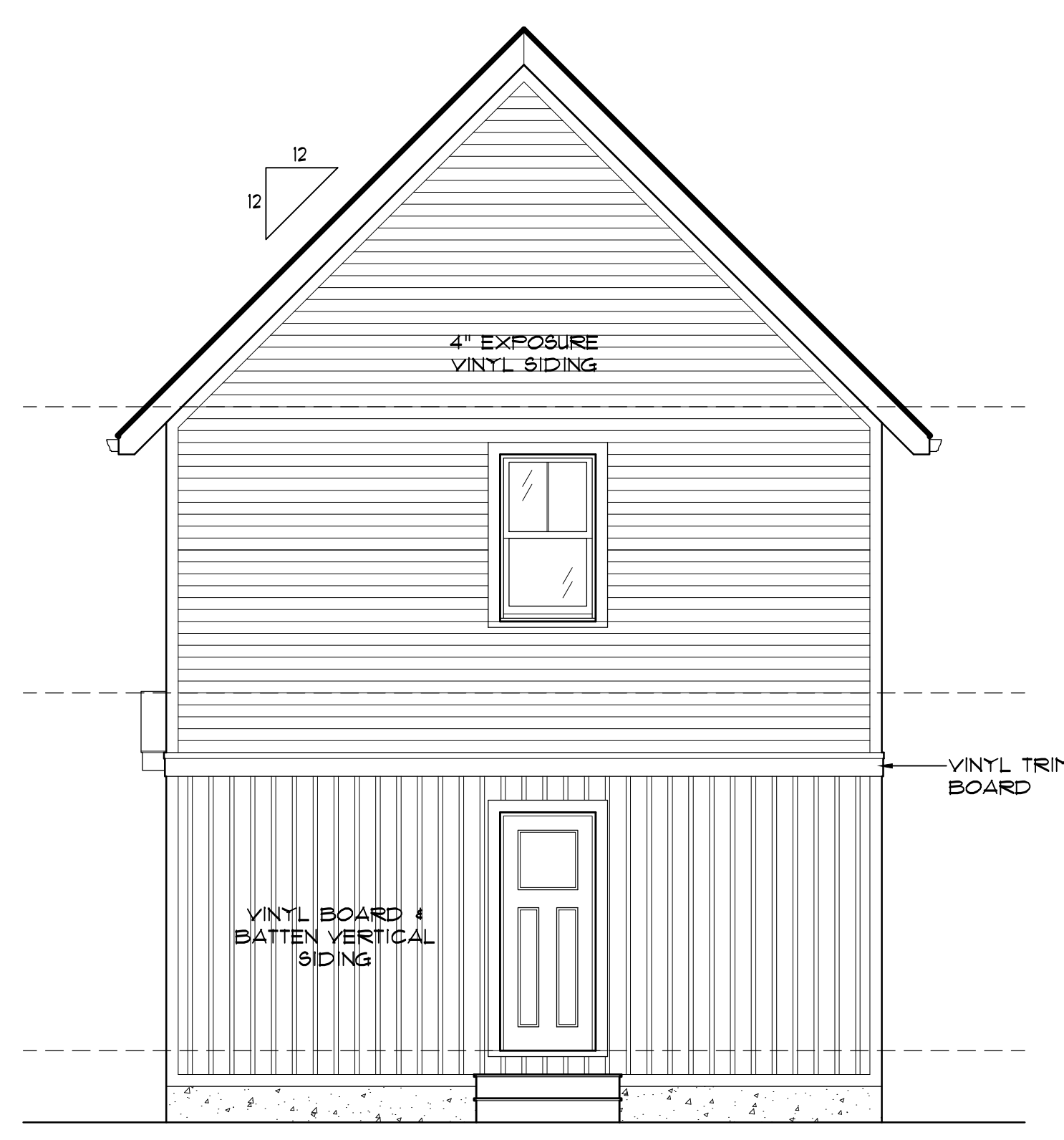
HOUSE A
FRONT ELEVATION
1/4" = 1'-0"
A
A1/A2



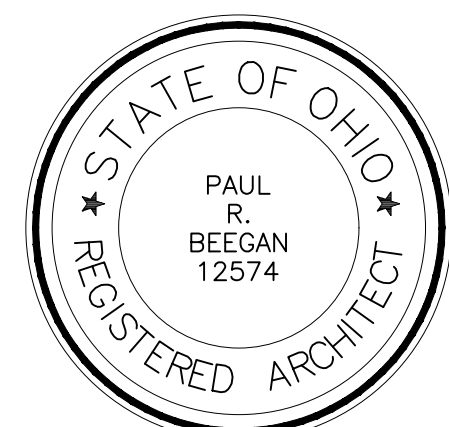
HOUSE A
RIGHT SIDE ELEVATION
1/4" = 1'-0"
B
A1/A2



HOUSE A
LEFT SIDE ELEVATION
1/4" = 1'-0"
C
A1/A2



HOUSE A
REAR ELEVATION
1/4" = 1'-0"
D
A1/A2



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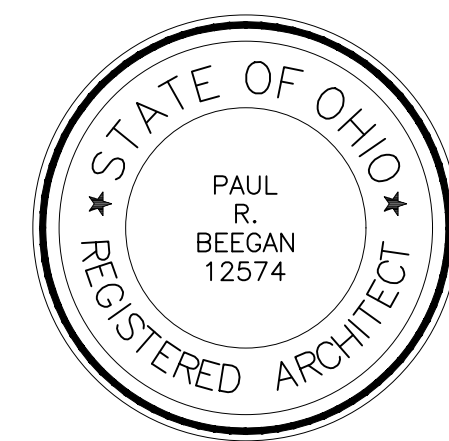
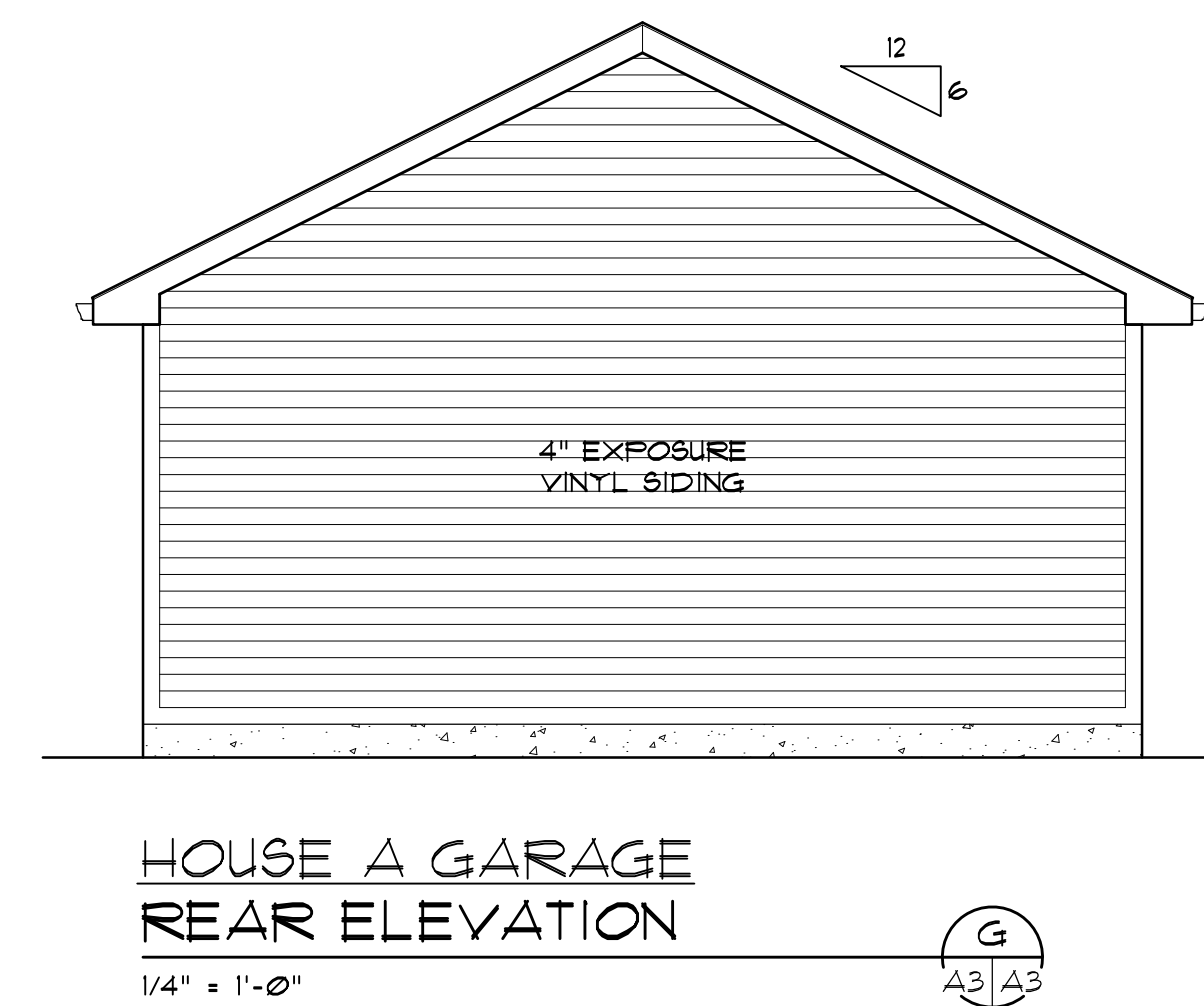
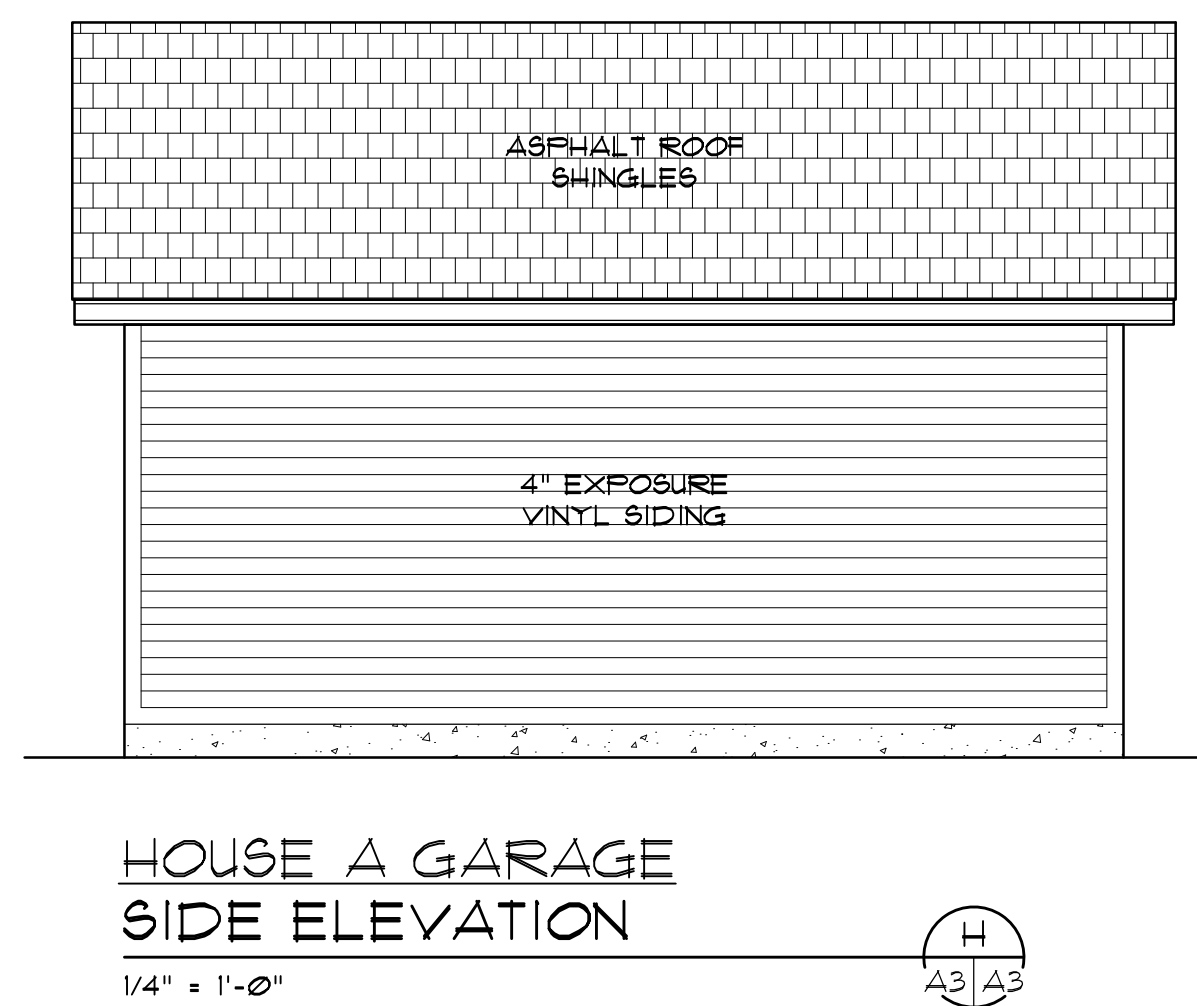
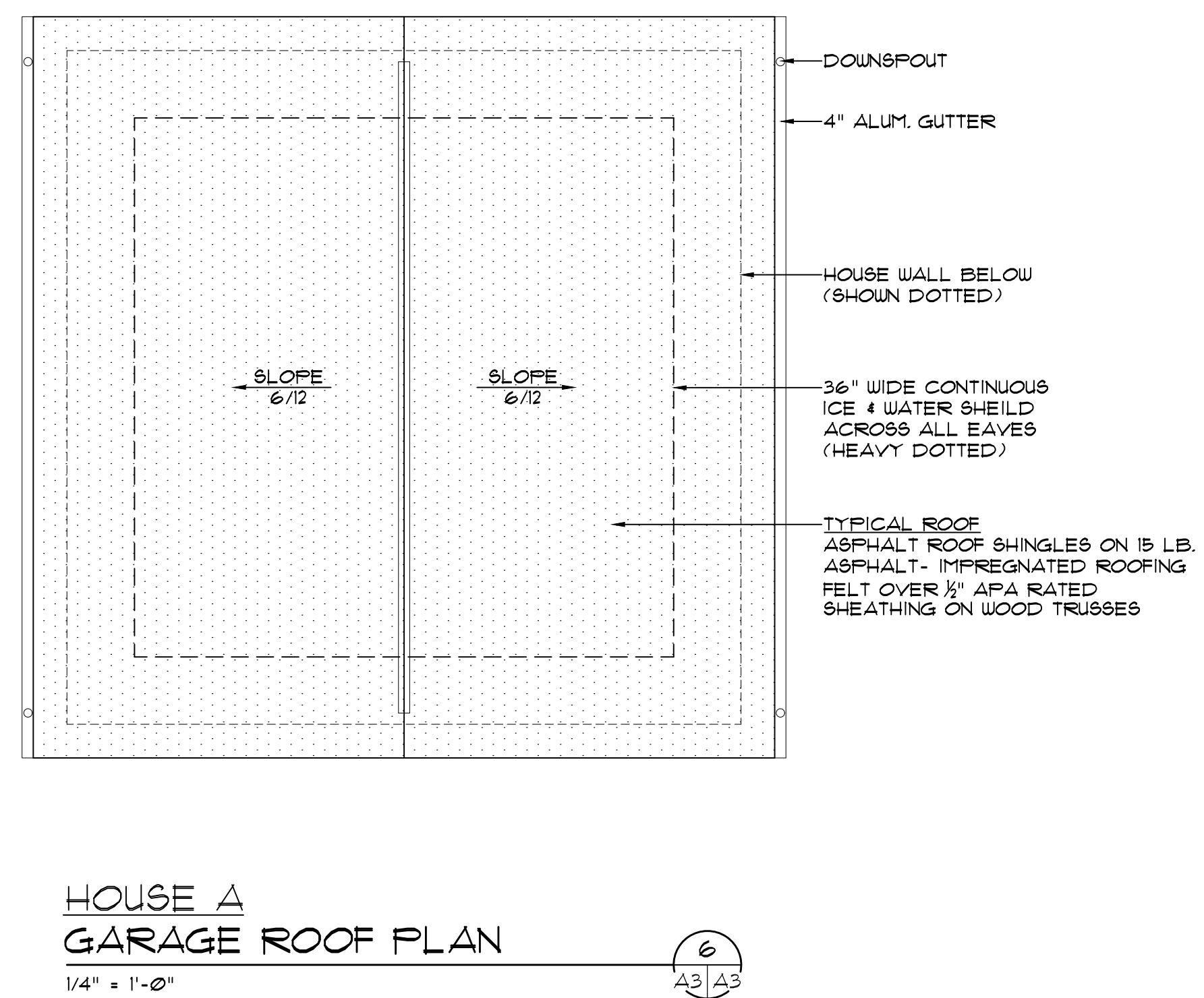
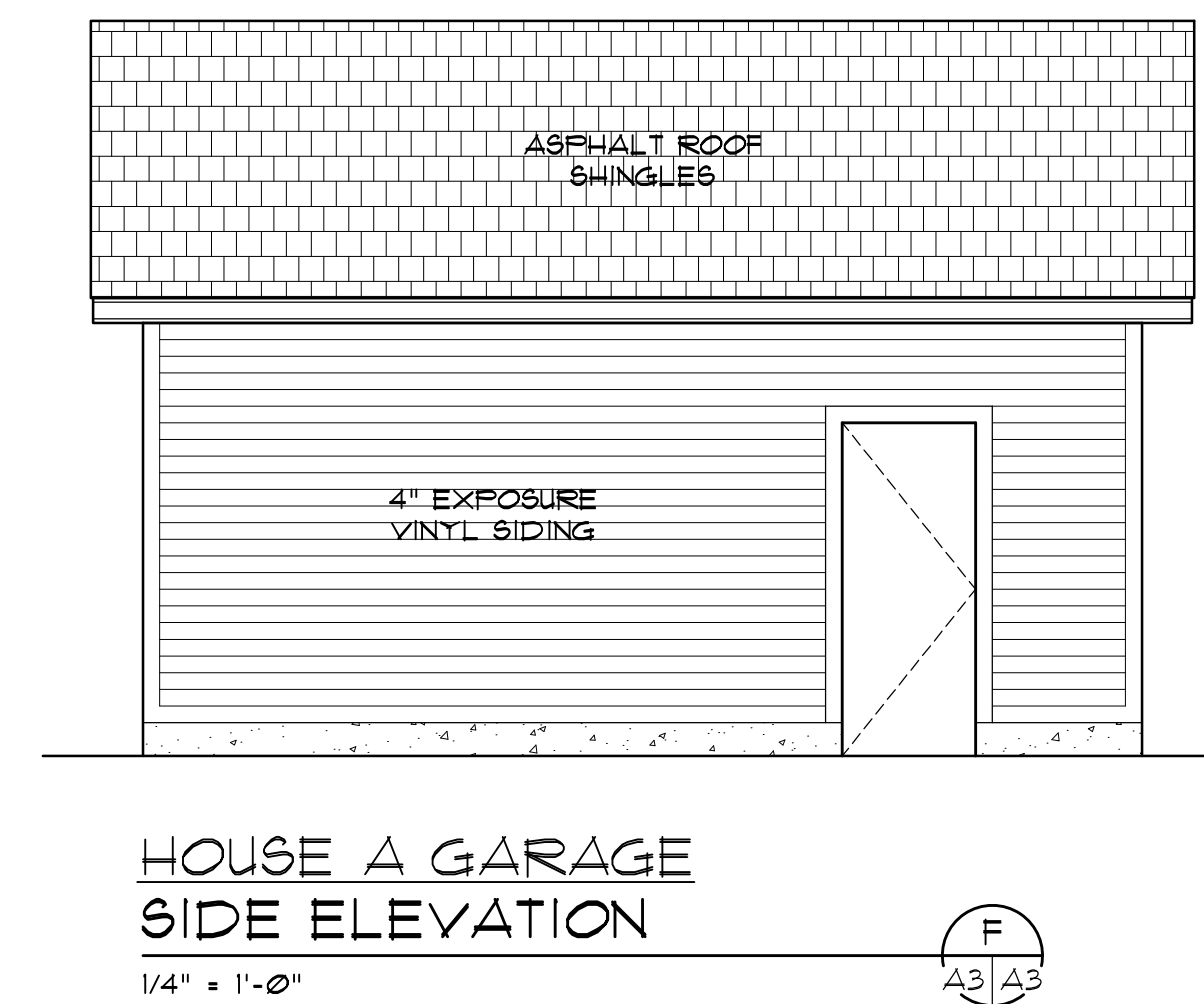
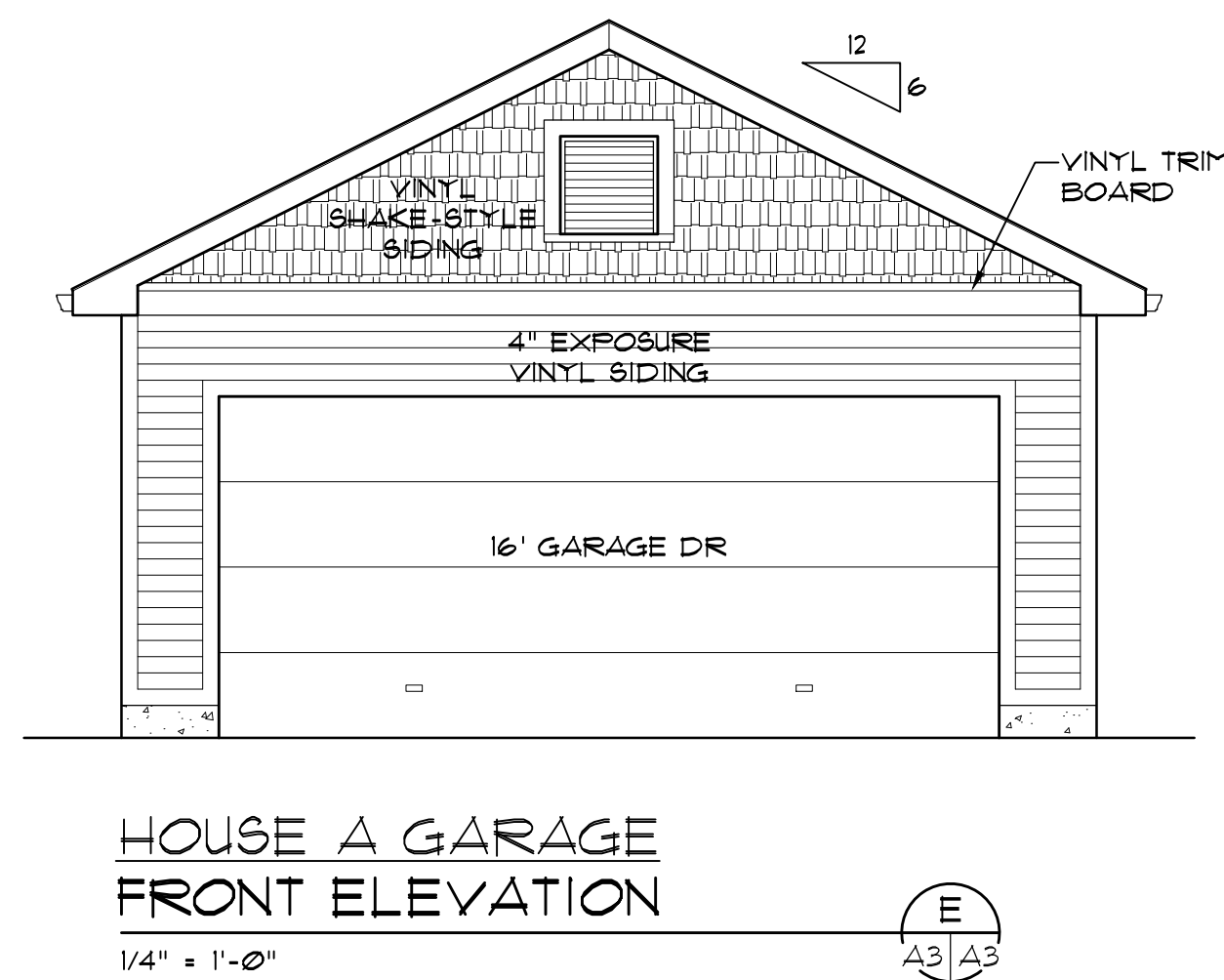
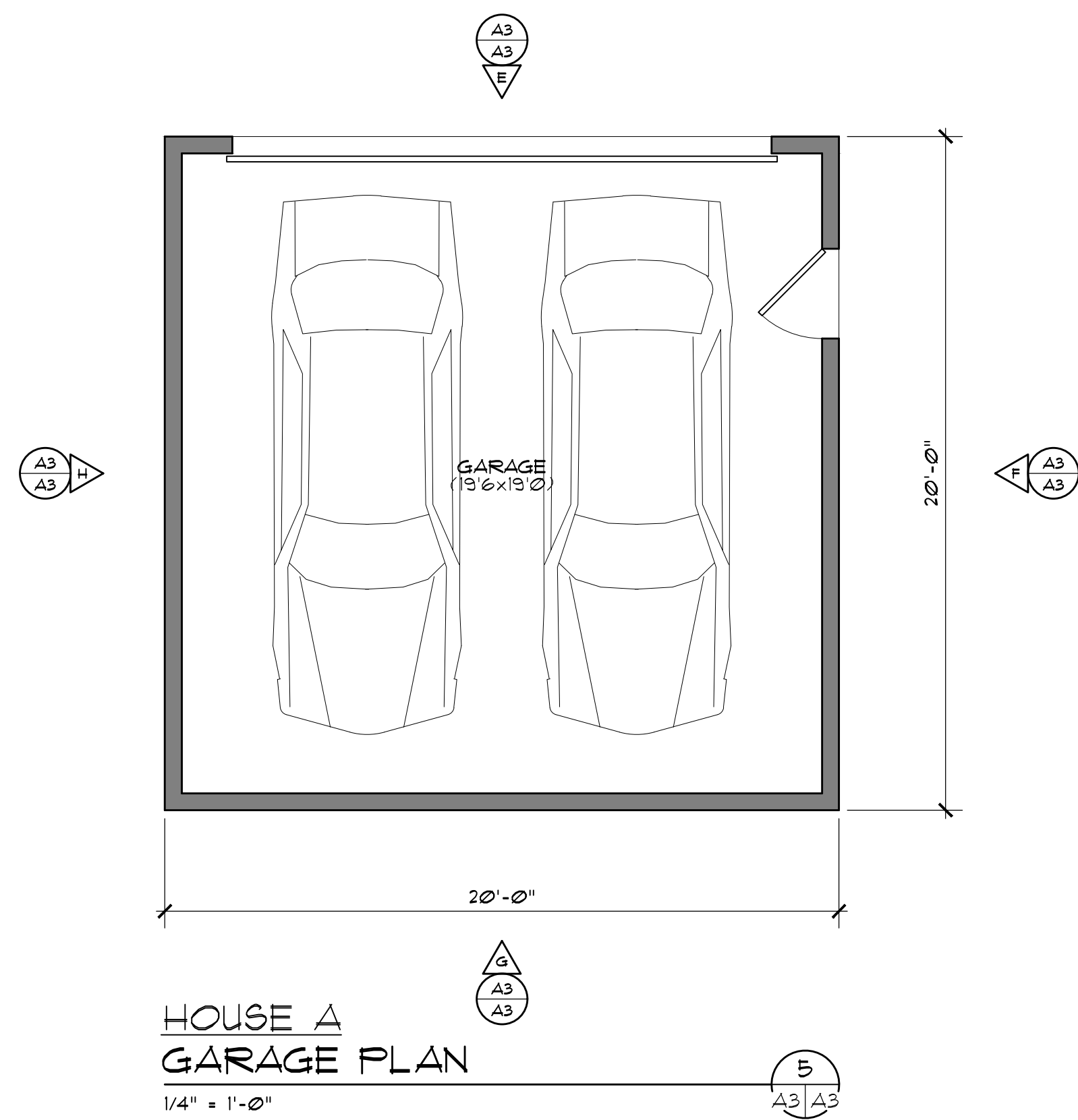
Elmhurst Homes, LLC
--- Orchard Avenue
PPN: ---

--- orchard avenue
cleveland, ohio 44113

Exterior Elevations -
House 'A'

A3

ISSUE	DATE	DESCRIPTION
1	02.02.22	zoning review



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EXPIRATION DATE: 12.31.2023

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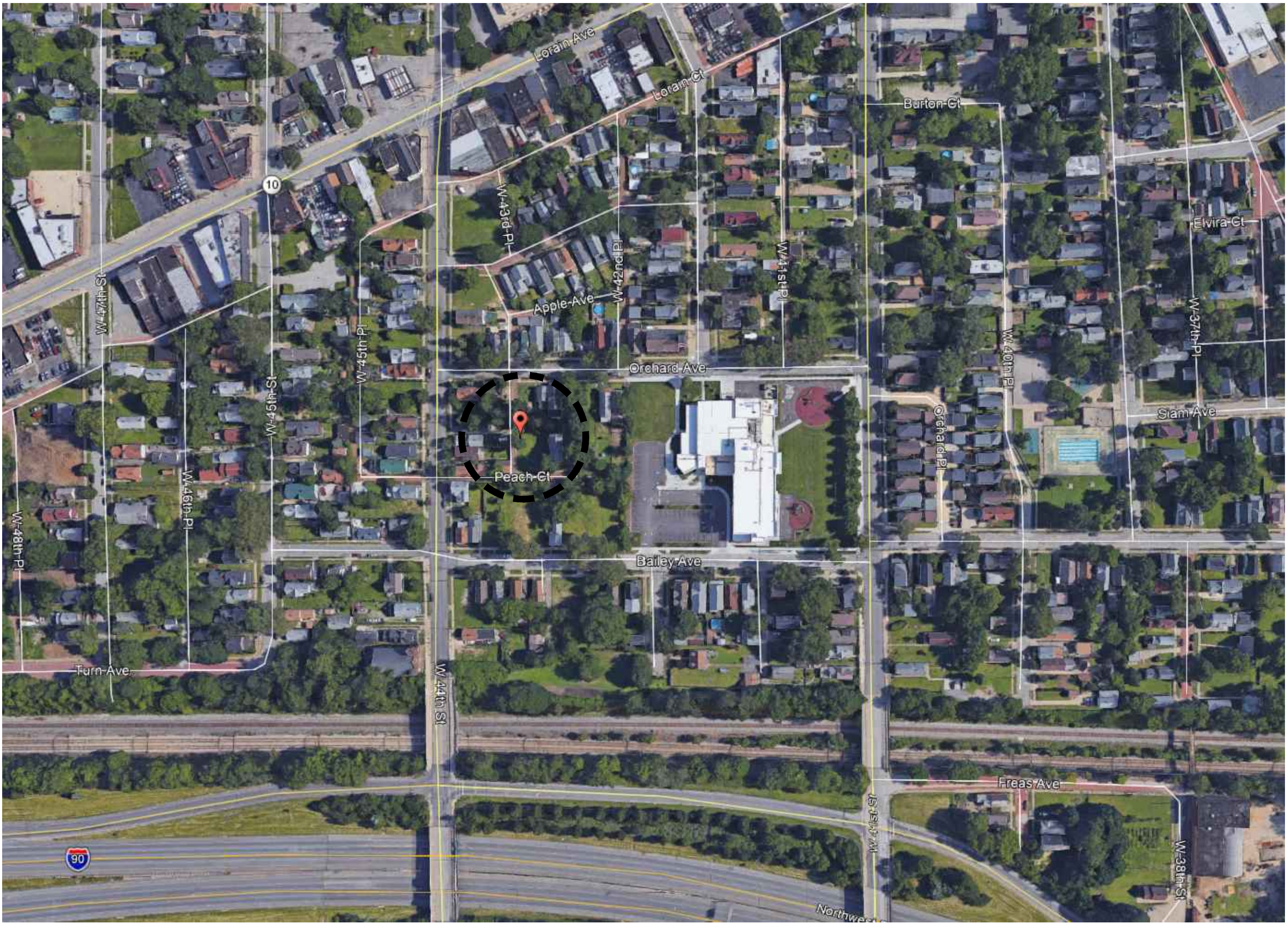
--- orchard avenue
cleveland, ohio 44113

Exterior Elevations -
Garage 'A'

A4

ISSUE	DATE	DESCRIPTION
1	02.02.22	zoning review

Orchard Ave Lot Split & Residences



SITE LOCATION MAP
N.T.S.

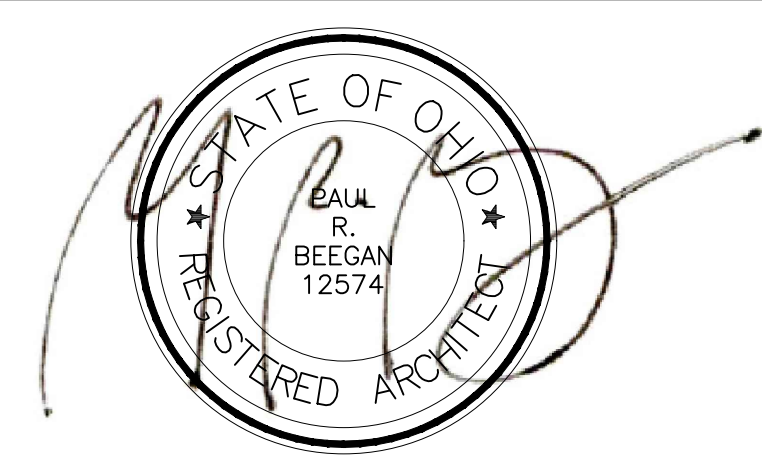
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 - MAXIMUM GROSS FLOOR AREA IN A "B" AREA DISTRICT SHALL NOT EXCEED 1/3 THE LOT AREA. COMBINED GSF OF ALL FLOORS TOTALS 1558 SF
 - 351.08 - DEPTH OF REQUIRED REAR YARD SHALL BE NOT LESS THAN THE HEIGHT OF THE MAIN BUILDING. BUILDING HEIGHT: ±30'-6" PROPOSED REAR YARD: 20'-0" - HOUSE 'B'
 - 341.02 (b) - CITY PLANNING APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

PROPOSED LANDSCAPING VEGETATION

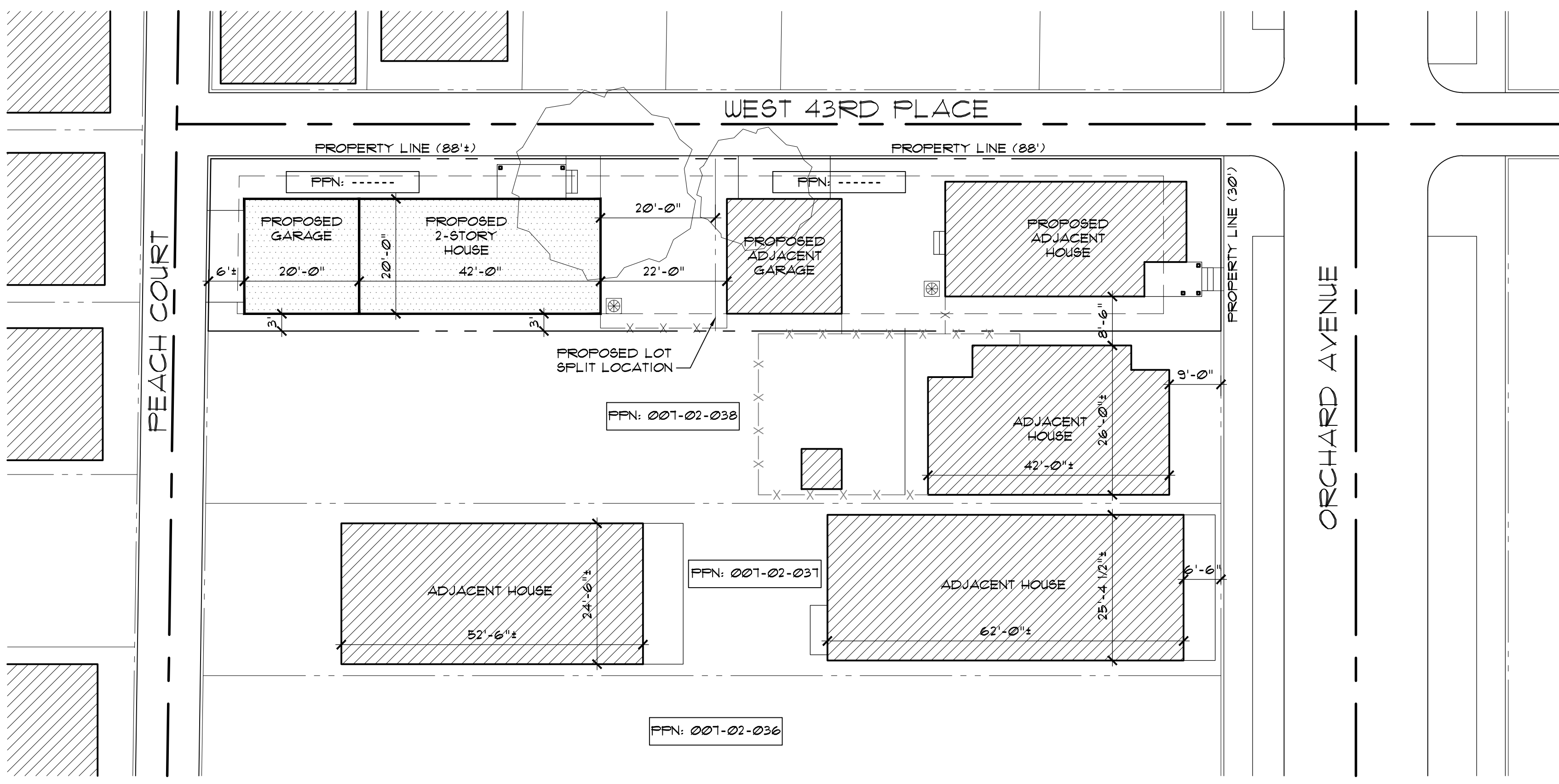


HOSTA

LITTLE BLUESTEM



PAUL R. BEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2023



SITE PLAN

1" = 16'-0"



BLACK EYED SUSAN



DOGWOOD



CLEVELAND SELECT PEAR (SPRING, SUMMER, FALL)

BEEGAN ARCHITECTURAL DESIGN

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project no. 21-019

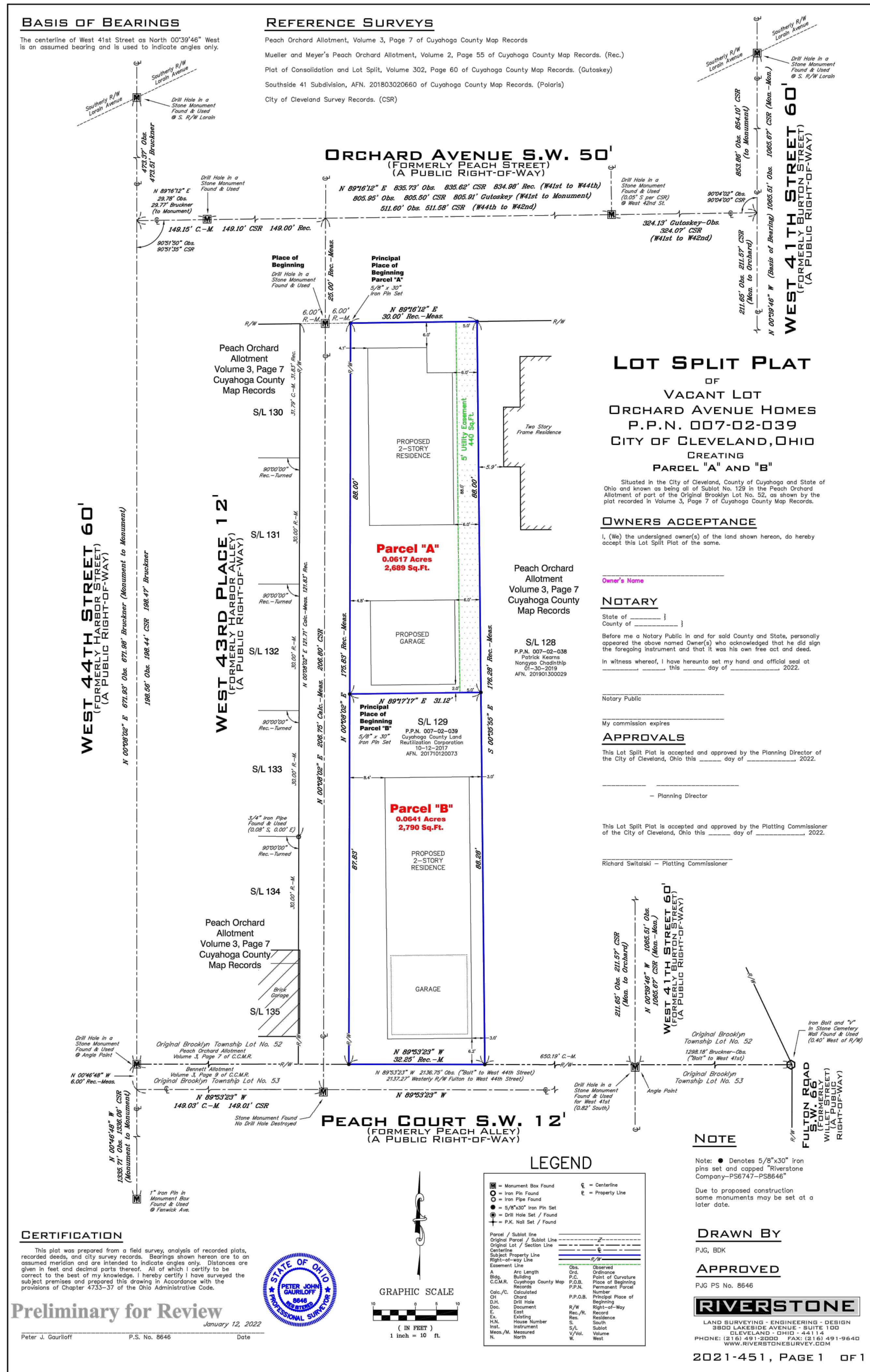
Elmhurst Homes, LLC
--- Orchard Avenue
PPN: ---

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cleveland, ohio 44113

Architectural Site Plan
House 'B'

A0

ISSUE	DATE	DESCRIPTION
1	02.02.22	zoning review



EXISTING SITE & ADJACENT HOUSES



NORTH END OF SITE



SOUTH END OF SITE



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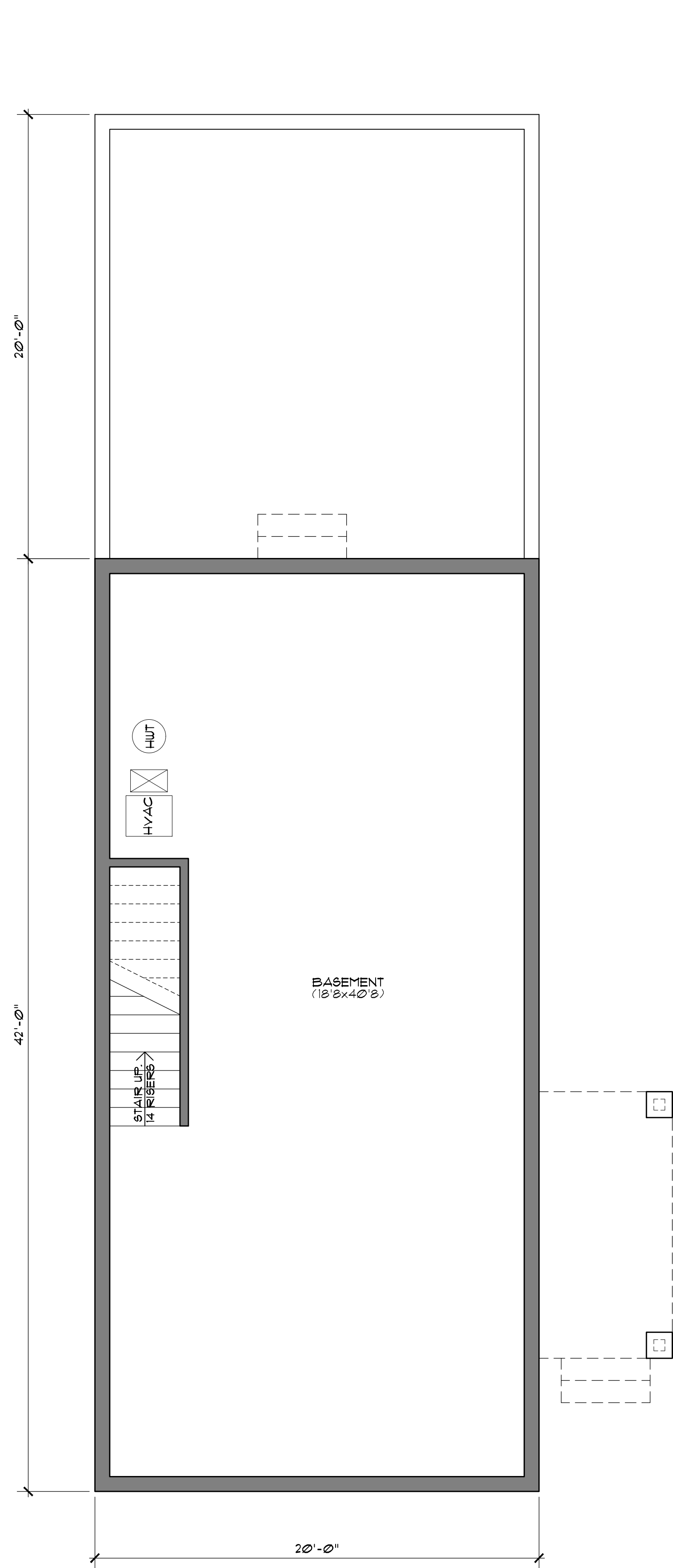
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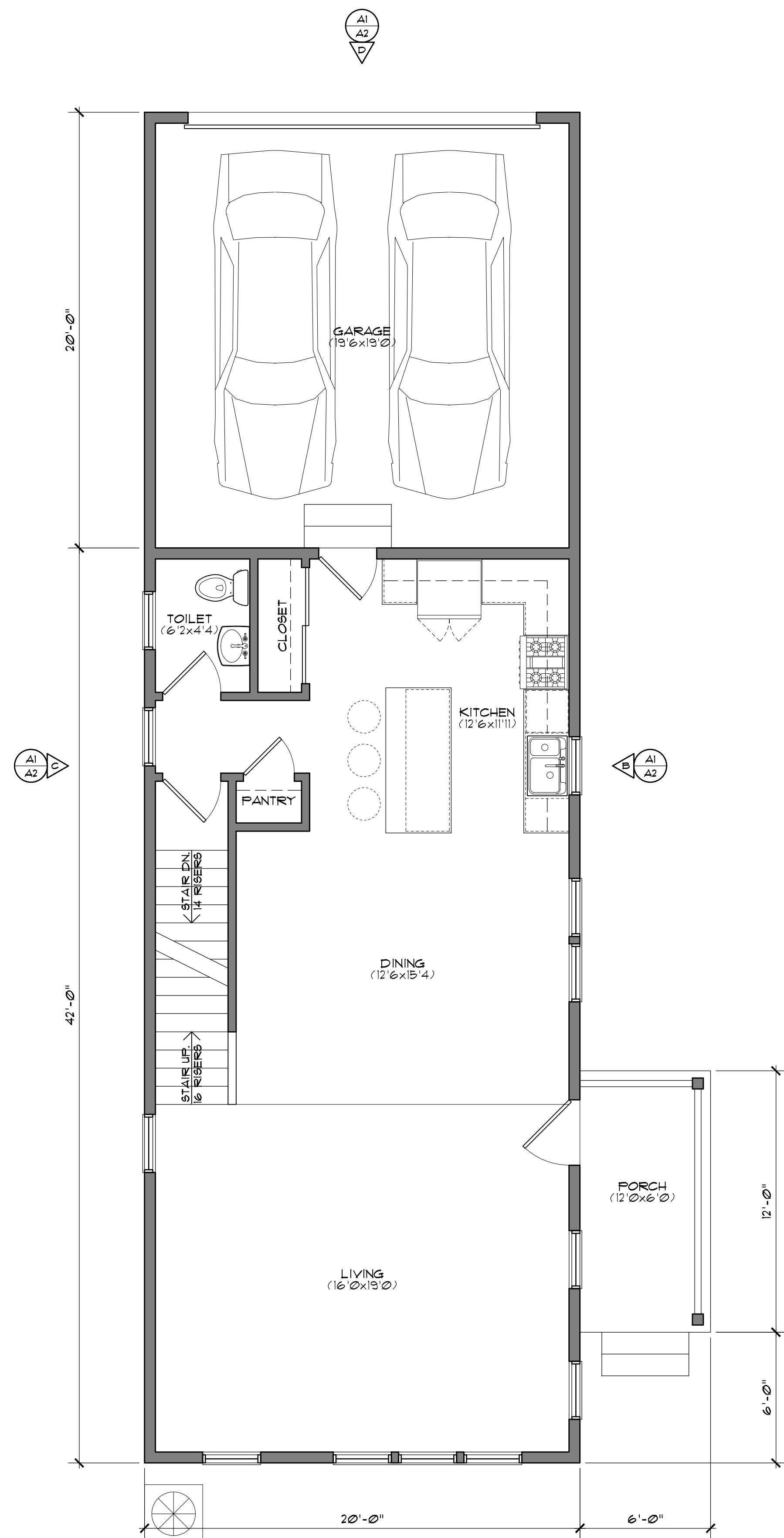
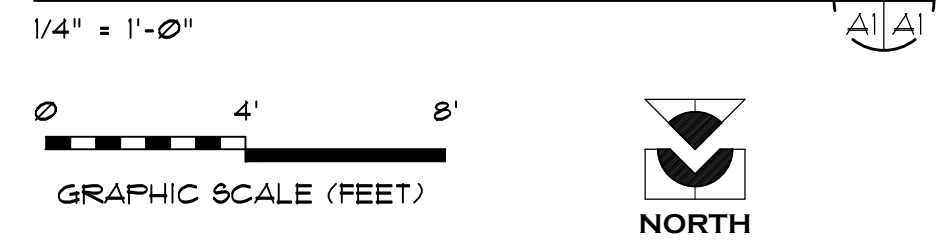
Plat of Lot Split & Pictures House 'B'

A1

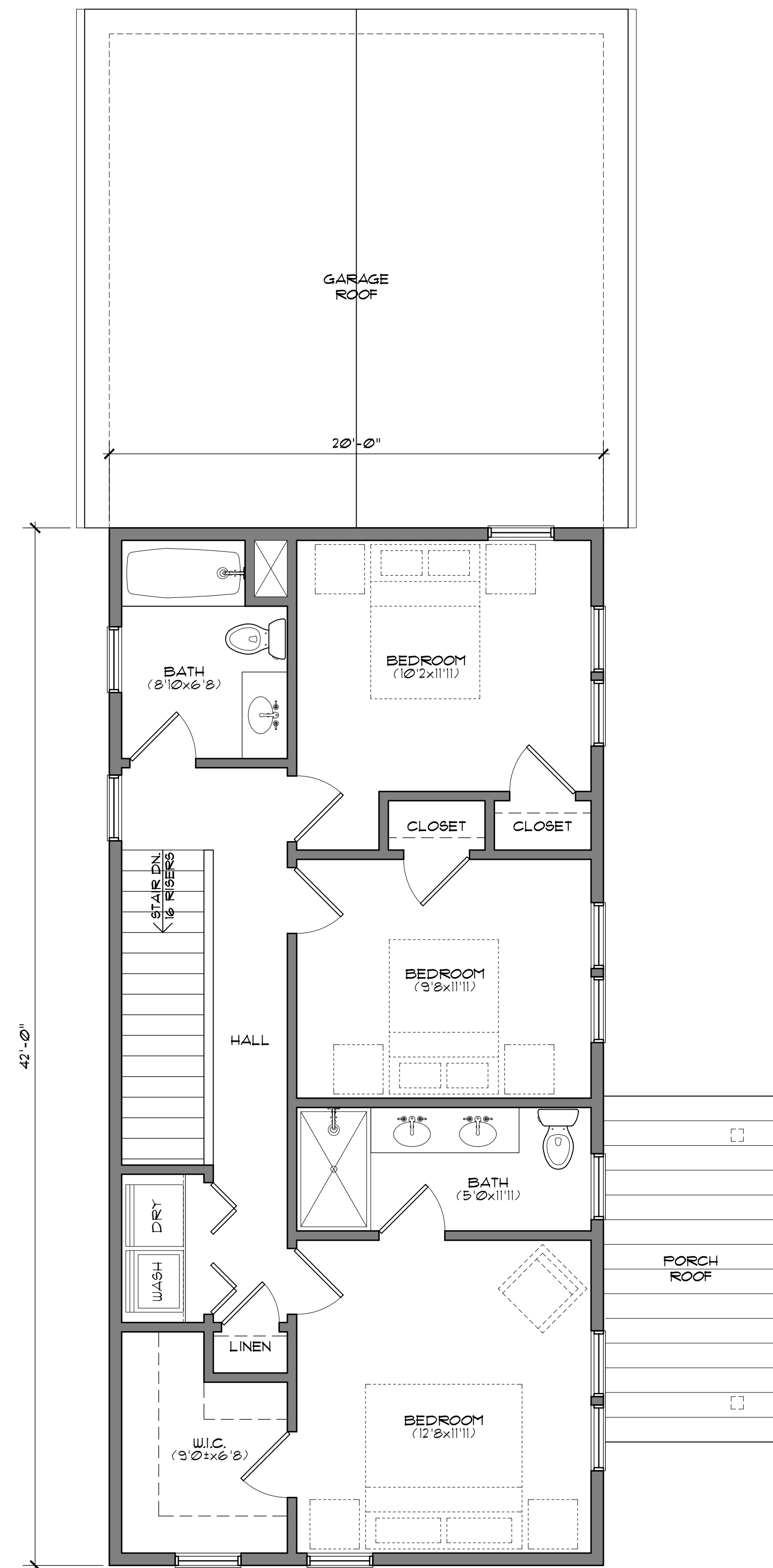
ISSUE	DATE	DESCRIPTION
1	02.02.22	zoning review



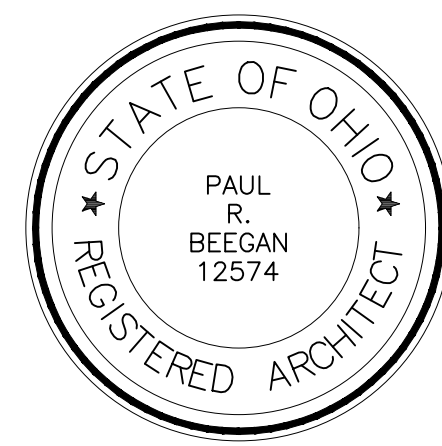
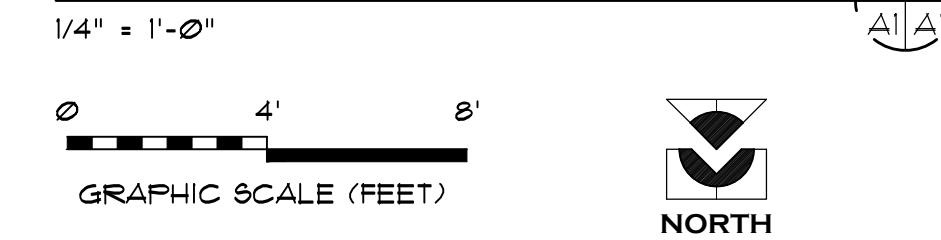
HOUSE B
BASEMENT FLOOR PLAN 2



HOUSE B
FIRST FLOOR PLAN 3



HOUSE B
SECOND FLOOR PLAN 4



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project no. 21-019

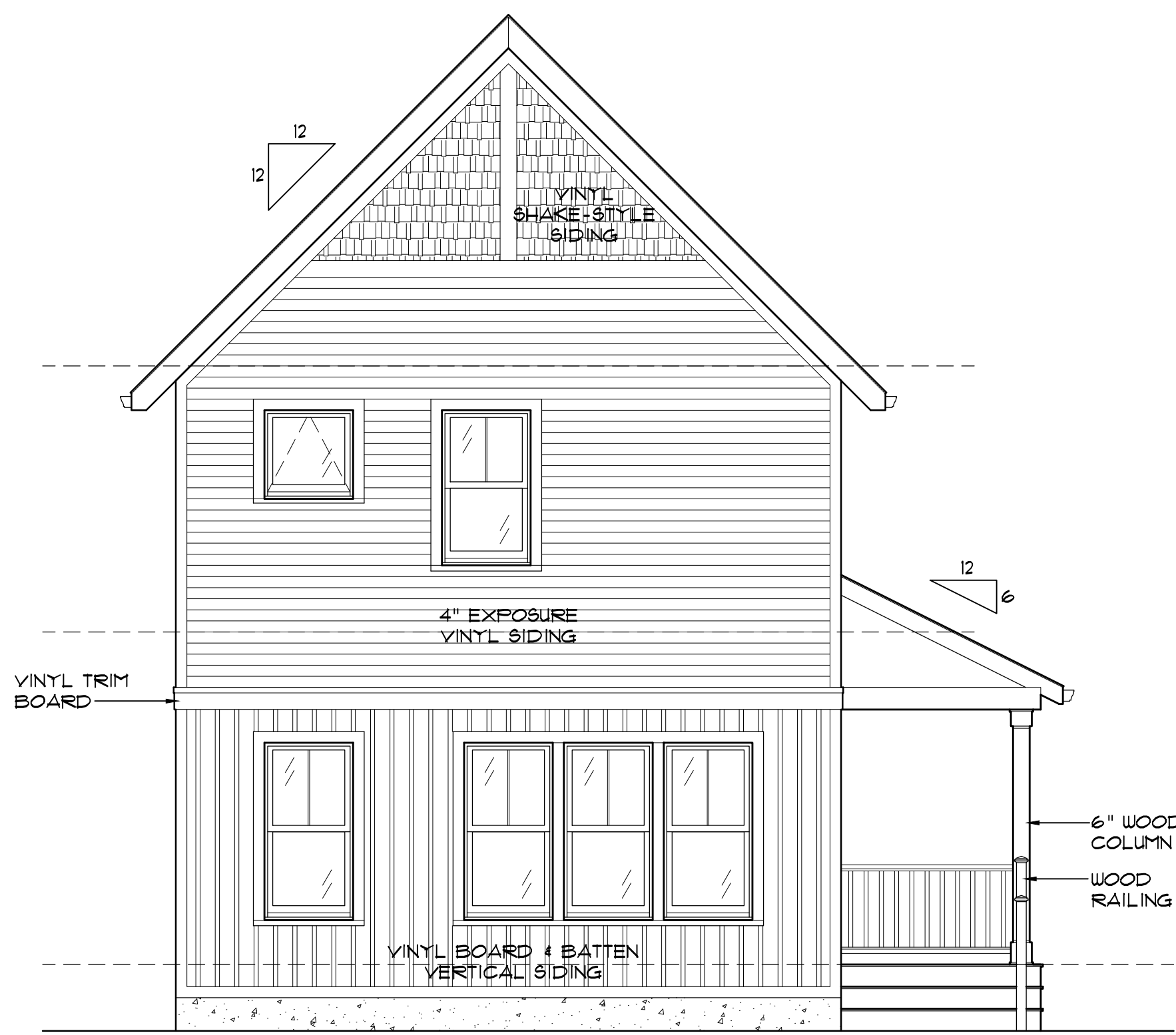
Elmhurst Homes, LLC
--- Orchard Avenue
PPN: ---

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cleveland, ohio 44113

Floor Plans -
House 'B'

A2

ISSUE	DATE	DESCRIPTION
1	02.02.22	zoning review



HOUSE B
LEFT SIDE ELEVATION

1/4" = 1'-0" A

- TOP OF ROOF
ELEV. 30'-6"
- MEAN ROOF
ELEV. 25'-4"
- TOP PLATE
ELEV. 20'-0"
- 2ND FLOOR
ELEV. 12'-0"
- 1ST FLOOR
ELEV. 2'-0"
- GRADE
ELEV. 0'-0"



HOUSE B
FRONT ELEVATION

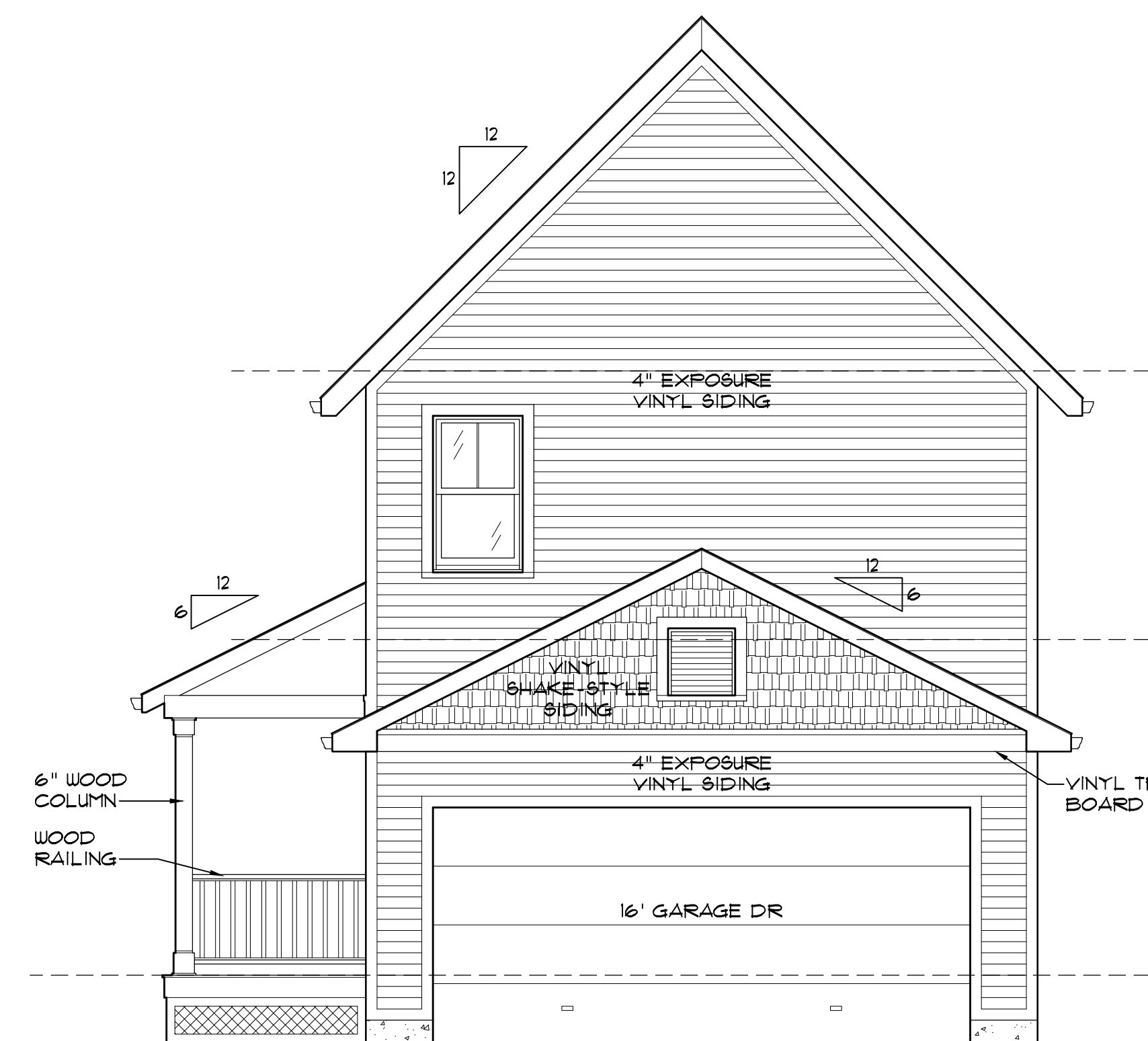
1/4" = 1'-0" B



HOUSE B
REAR ELEVATION

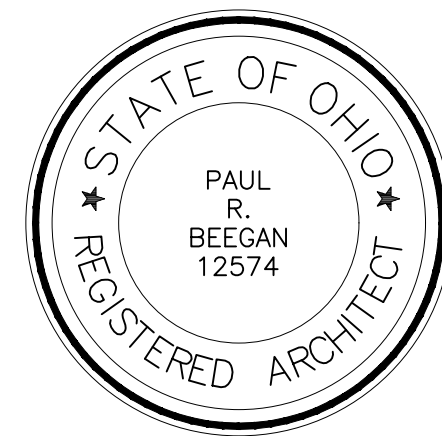
1/4" = 1'-0" C

- TOP OF ROOF
ELEV. 30'-6"
- MEAN ROOF
ELEV. 25'-4"
- TOP PLATE
ELEV. 20'-0"
- 2ND FLOOR
ELEV. 12'-0"
- 1ST FLOOR
ELEV. 2'-0"
- GRADE
ELEV. 0'-0"



HOUSE B
RIGHT SIDE ELEVATION

1/4" = 1'-0" D



PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2023

BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 21-019

Elmhurst Homes, LLC
--- Orchard Avenue
PPN: ---

--- orchard avenue
cleveland, ohio 44113

Exterior Elevations -
House 'B'

A3

Cleveland City Planning Commission

Administrative Approvals



February 18, 2022



Ordinance No. 137-2022 (Ward 3/Councilmember McCormack):

Authorizing the Director of Public Works, or other appropriate director, to lease certain space located within City Hall to Cleveland Neighborhood Progress for the purpose of conducting Huntington Bank's Entrepreneur in Residence Program which will, among other things, assist and help advance small businesses on Cleveland's southeast side, for a term of one year, and automatically renewing annually upon mutual agreement by the parties.



Ordinance No. 149-2022 (Ward 3/Councilmember McCormack):

Authorizing the Director of Capital Projects to issue a permit to 3004 St Clair, LLC to encroach into the public right-of-way of Kenilworth Avenue by installing, using, and maintaining a concrete step and stoop, awning and planter.



Ordinance No. 150-2022 (Ward 3/Councilmember McCormack):

Authorizing the Director of Community Development to enter into one or more agreements with Dan Dureiko for the exchange of easements; authorizing the Director to execute deeds of easement granting to Dan Dureiko certain driveway access and utility easement rights in various properties; declaring the easement rights not needed for the City's public use; and authorizing the Director to accept from Dan Dureiko certain easement rights in various properties needed for mutual driveway access and utilities.

Cleveland City Planning Commission

Design Review Cases



February 18, 2022



NW2021-036 – Harbor Row Townhomes New Construction

(i.e., Townhome element of Harbor 44 Phase 2 Project): Seeking Final Approval

Project Address: 2035 West 44th Street

Project Representative: Antonia Marinucci, Architect

Note: the entire project (Harbor 44 Phase II Townhomes and Apartment Building) received

Schematic Design Approval with Condition: applicant to investigate ways of improving drive court, by the Planning Commission on November 19, 2021.

HARBOR 44

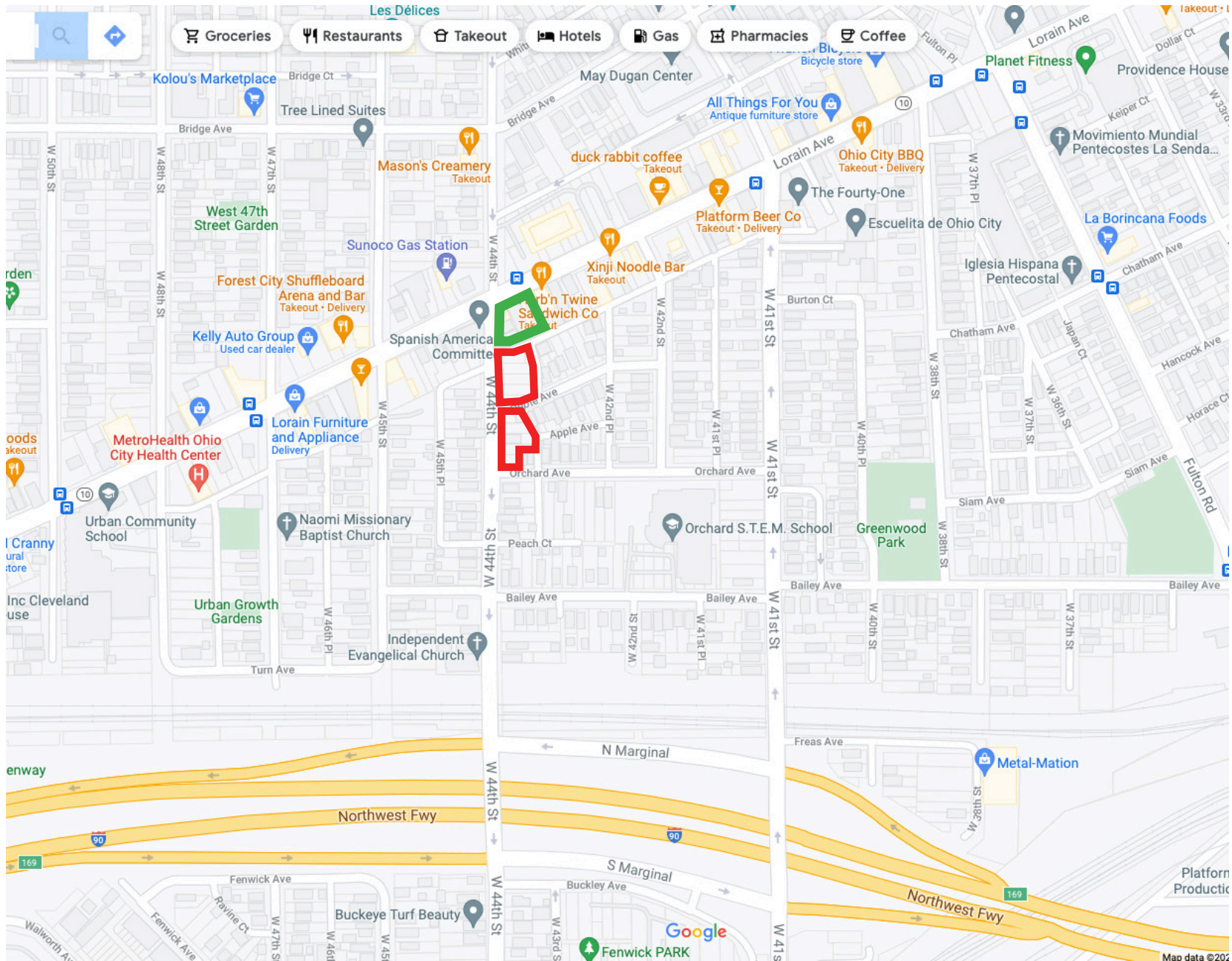
PHASE 2

Harbor Row

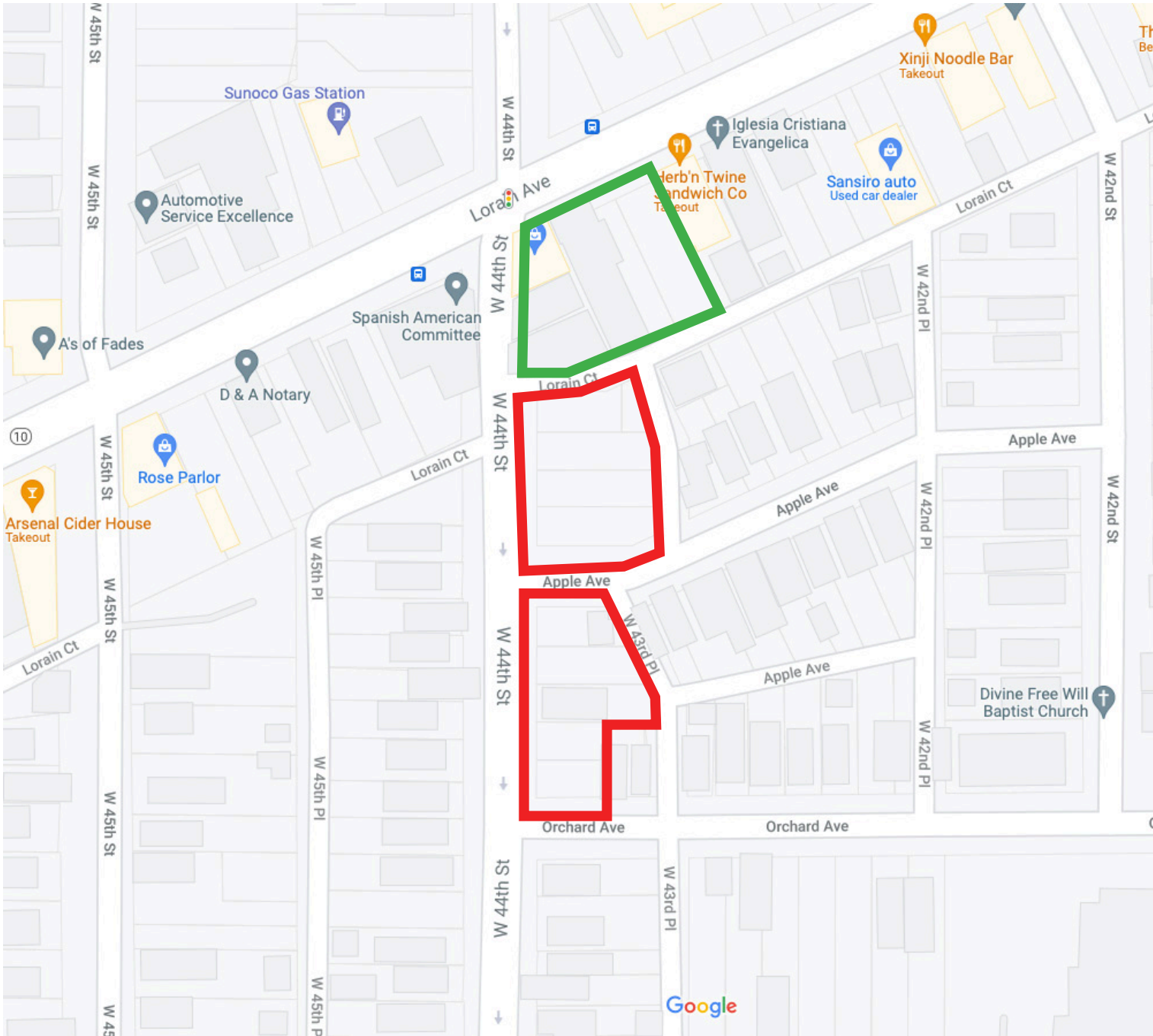
Final Approval



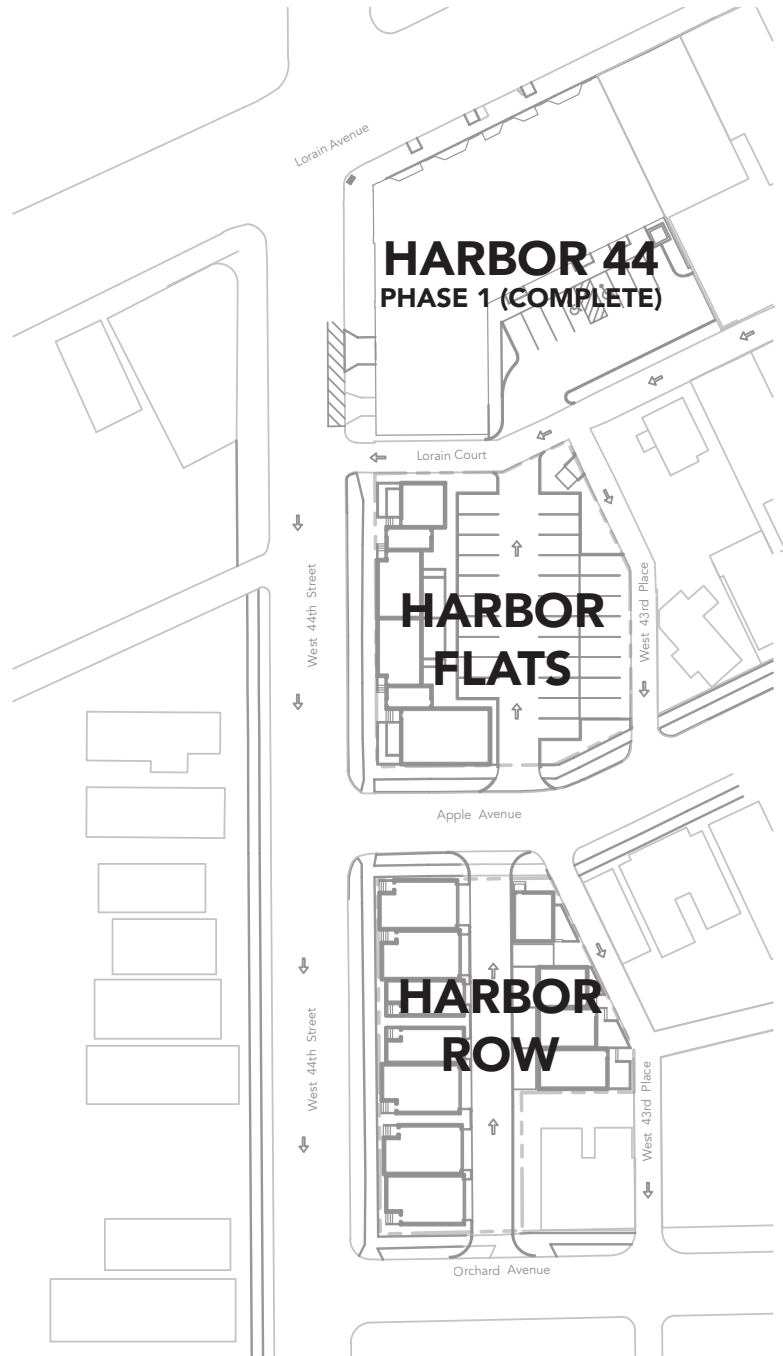
the architetta



Site location



Site location



1 SITE PLAN (OVERVIEW) NTS



Site overview

the architetta



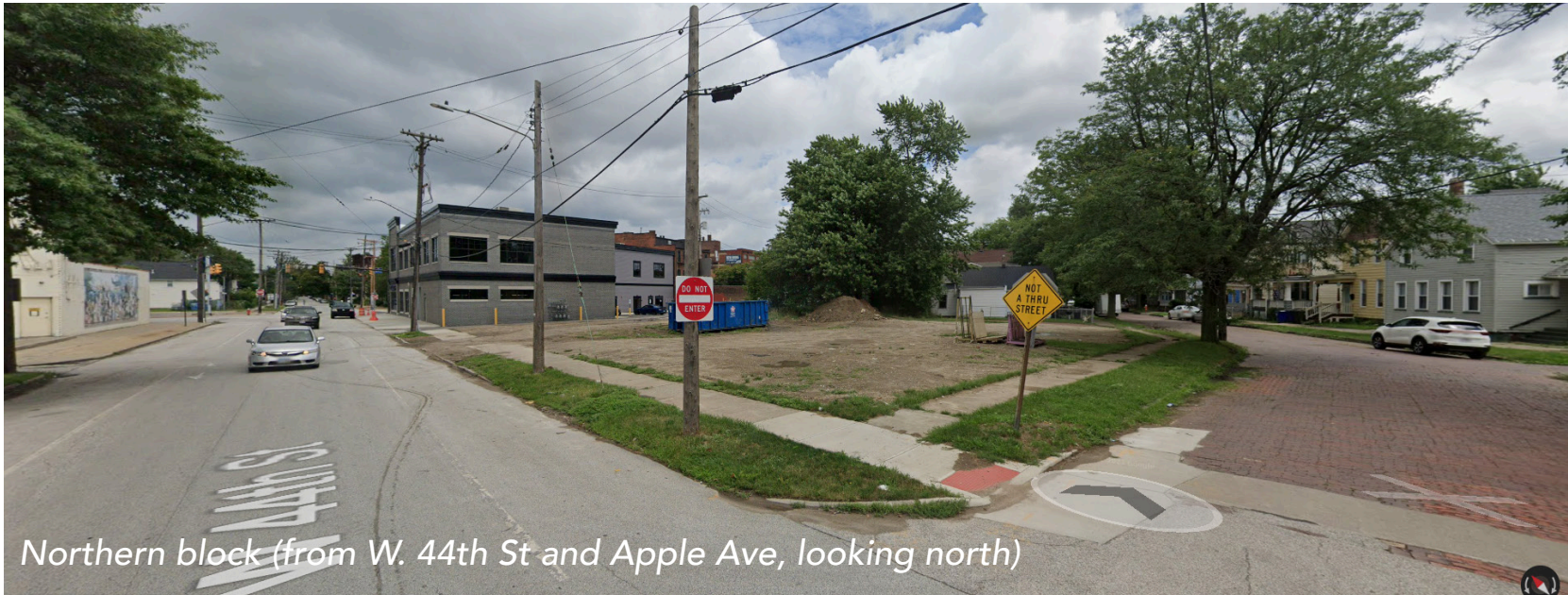
Phase 1 - Harbor 44 (Lorain Ave and W. 44th St, looking south)



Phase 1 - Harbor 44 (looking north from W. 44th St at Lorain Ct)



Northern block



Northern block (from W. 44th St and Apple Ave, looking north)



Southern block (looking south at W. 44th St and Apple Ave)

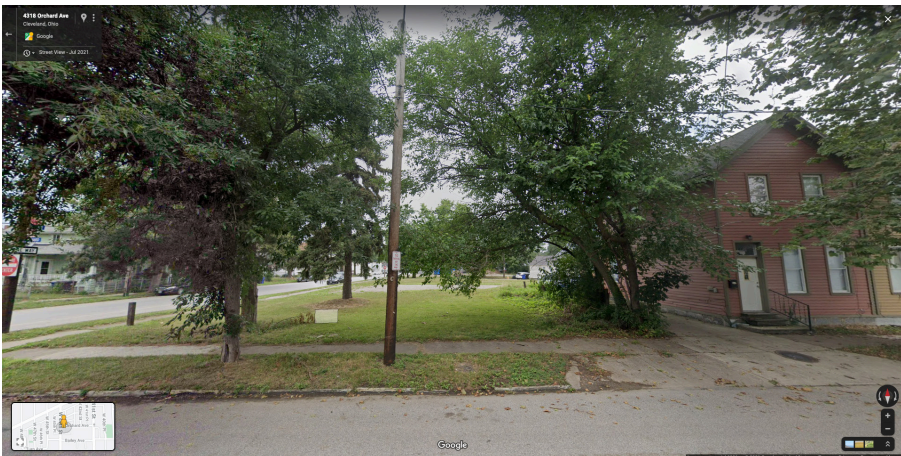


Southern block (looking north at W. 44th St and Orchard Ave)



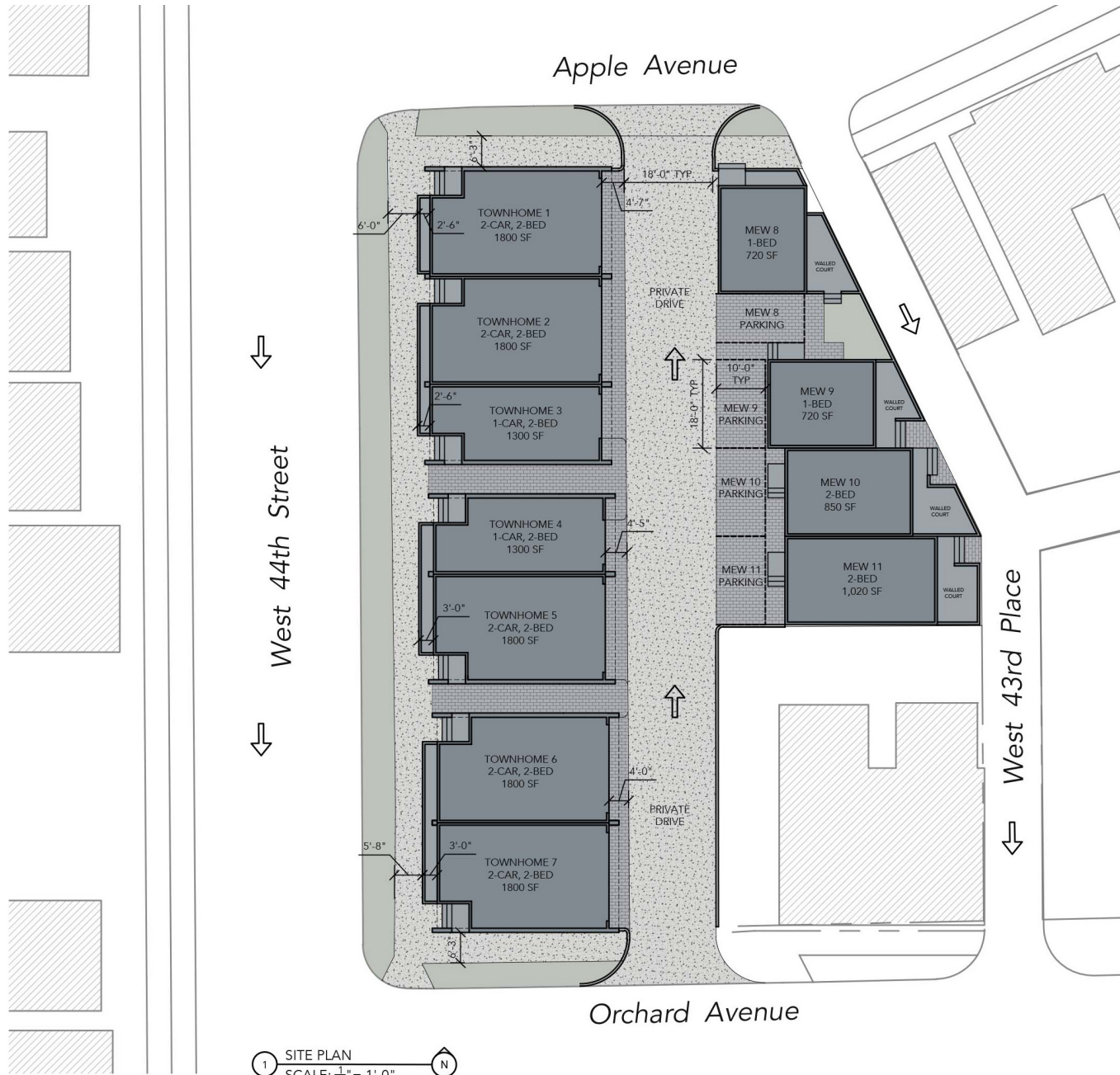
Context - W. 44th


the architetta



Context - Neighboring residential

the architetta



1 SITE PLAN
 SCALE: 1/32" = 1'-0" 



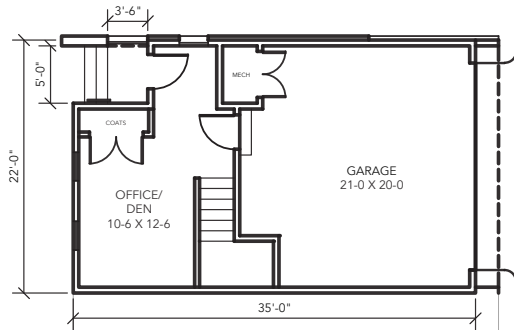
1 TOWNHOMES - WEST ELEVATION
SCALE: $\frac{1}{16}'' = 1'-0''$



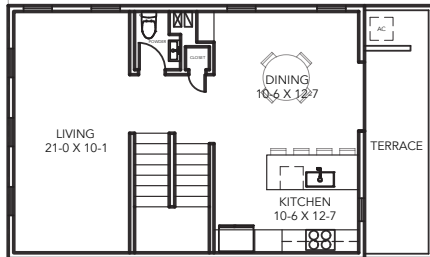
2 TOWNHOMES - EAST ELEVATION
SCALE: $\frac{1}{16}'' = 1'-0''$



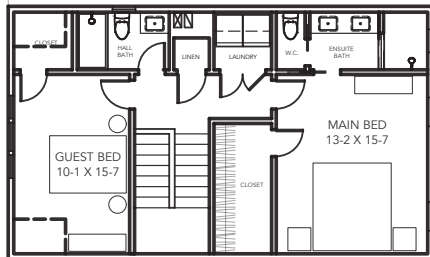
3 TOWNHOMES - NORTH/SOUTH ELEVATION
SCALE: $\frac{1}{16}'' = 1'-0''$



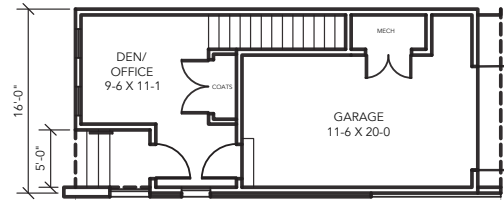
① 22' UNIT - FIRST FLOOR
SCALE: $\frac{1}{16}'' = 1'-0''$



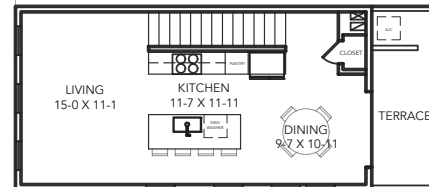
② 22' UNIT - SECOND FLOOR
SCALE: $\frac{1}{16}'' = 1'-0''$



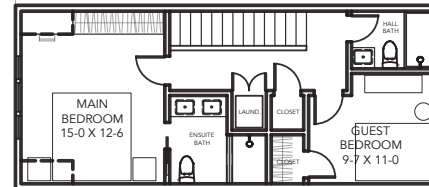
③ 22' UNIT - THIRD FLOOR
SCALE: $\frac{1}{16}'' = 1'-0''$



① 16' UNIT - FIRST FLOOR
SCALE: $\frac{1}{16}'' = 1'-0''$



② 16' UNIT - SECOND FLOOR
SCALE: $\frac{1}{16}'' = 1'-0''$



③ 16' UNIT - THIRD FLOOR
SCALE: $\frac{1}{16}'' = 1'-0''$



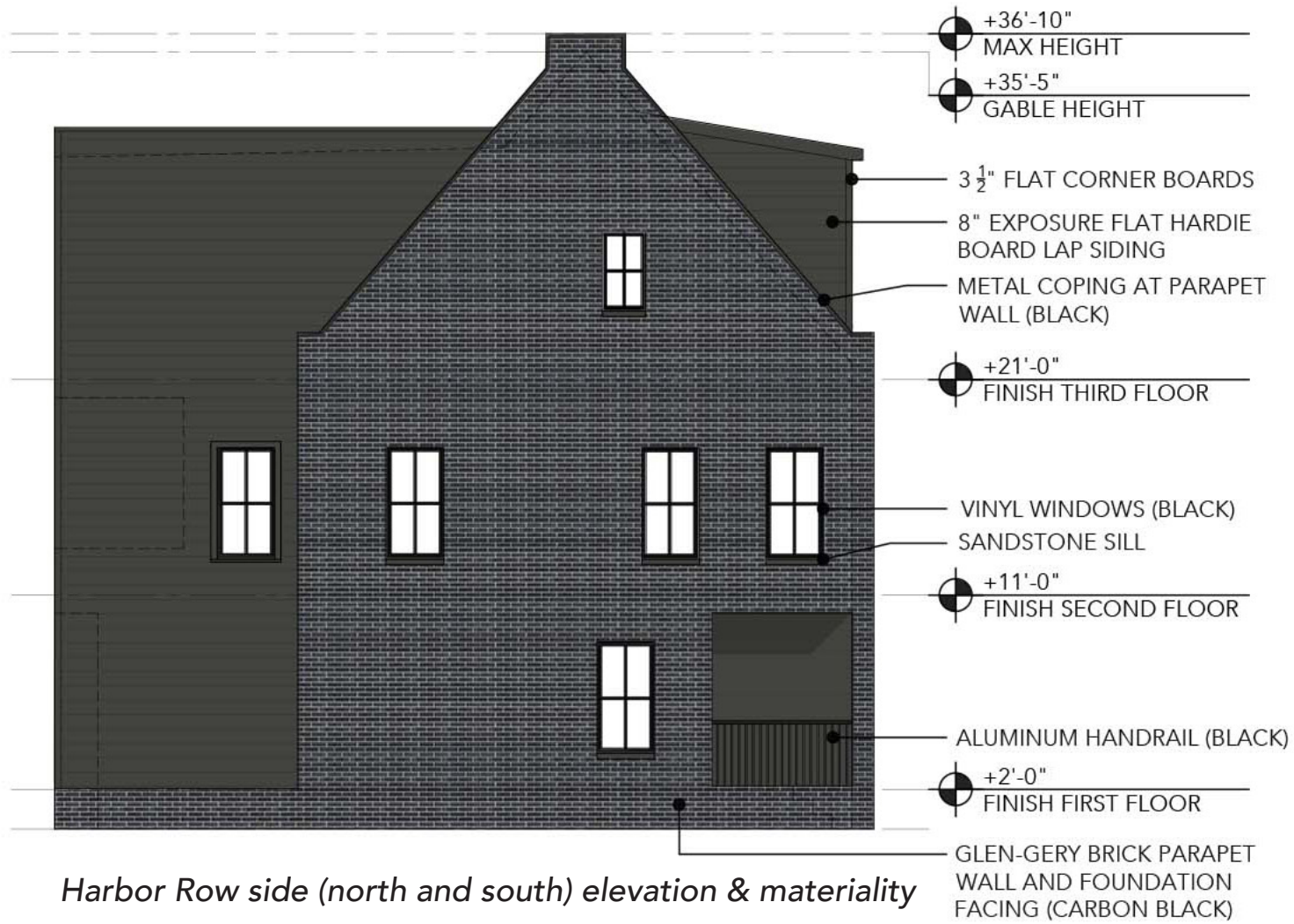
Harbor Row front (west) elevation - fronting W. 44th St



Harbor Row front (west) elevation & materiality



Harbor Row rear (east) elevation & materiality





Glen-Gery nominal brick in "Carbon Black"



Atas Colonial Seam panel roofing in "Black"



Unilock Eco-Line pavers in "Smooth-Natural" at internal pedestrian paths and garage entry



Hardie lap siding in smooth finish, 8" exposure in SW7069 "Iron Ore"



Jeld-Wen V-4500 Simulated Divided Lite Vinyl window in "Black"



Thermatru Classic Craft 3/4 lite entry door in "Acorn"



Hinkley Cordillera lantern at front entry in "Burnished Bronze"



Trex Signature Aluminum Rail Panel with Square Balusters in "Charcoal Black"



Glen-Gery nominal brick in "Carbon Black"



Atas Colonial Seam panel roofing in "Black"



Unilock Eco-Line pavers in "Smooth-Natural" at internal pedestrian paths and garage entry



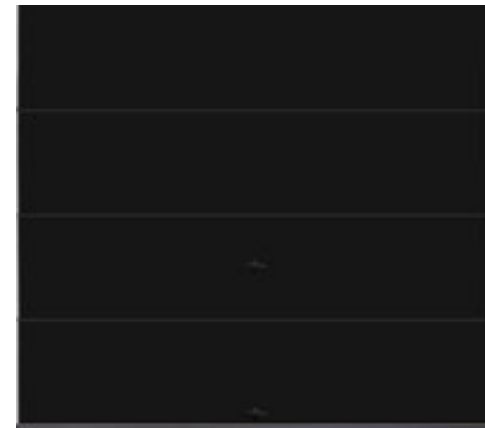
Hardie lap siding in smooth finish, 8" exposure in SW7069 "Iron Ore"



Jeld-Wen V-4500 Simulated Divided Lite Vinyl window in "Black"



Hinkley Mist lantern at pedestrian paths and garage door in "Satin Black"



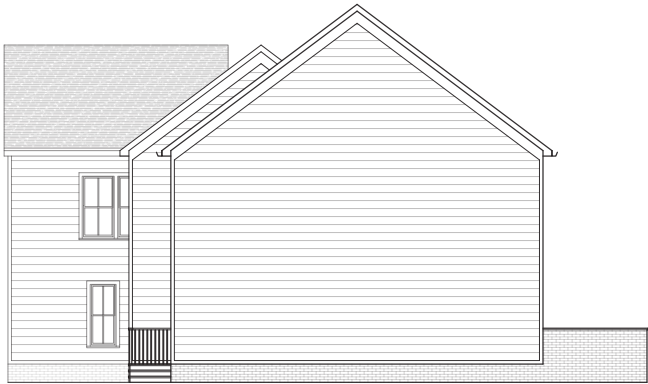
C.H.I. Skyline Flush garage door in "Black"



1 MEWS - NORTH ELEVATIONS
SCALE: $\frac{1}{16}'' = 1'-0''$



2 MEWS - EAST ELEVATIONS
SCALE: $\frac{1}{16}'' = 1'-0''$

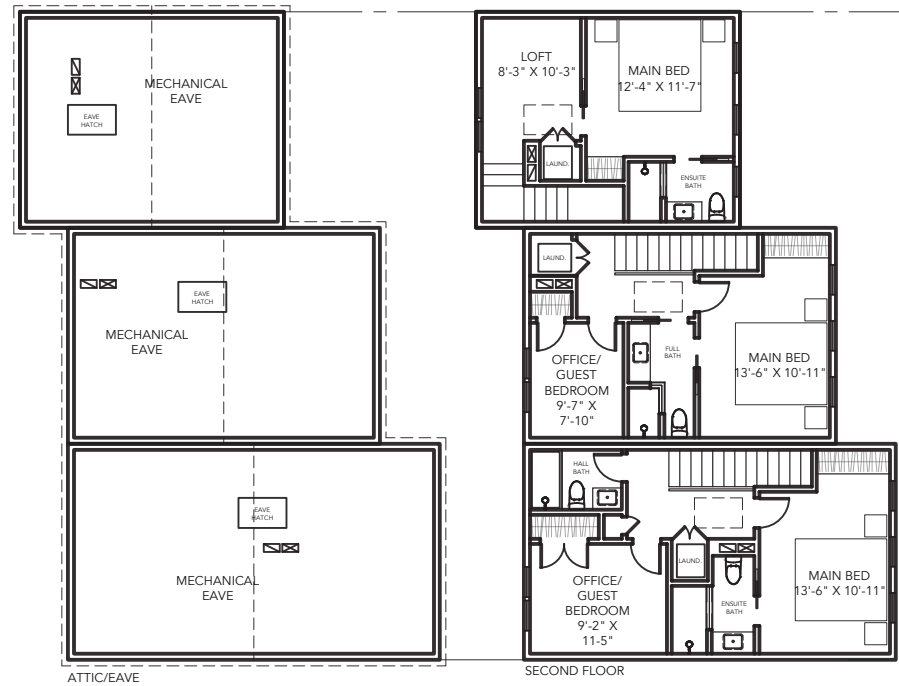
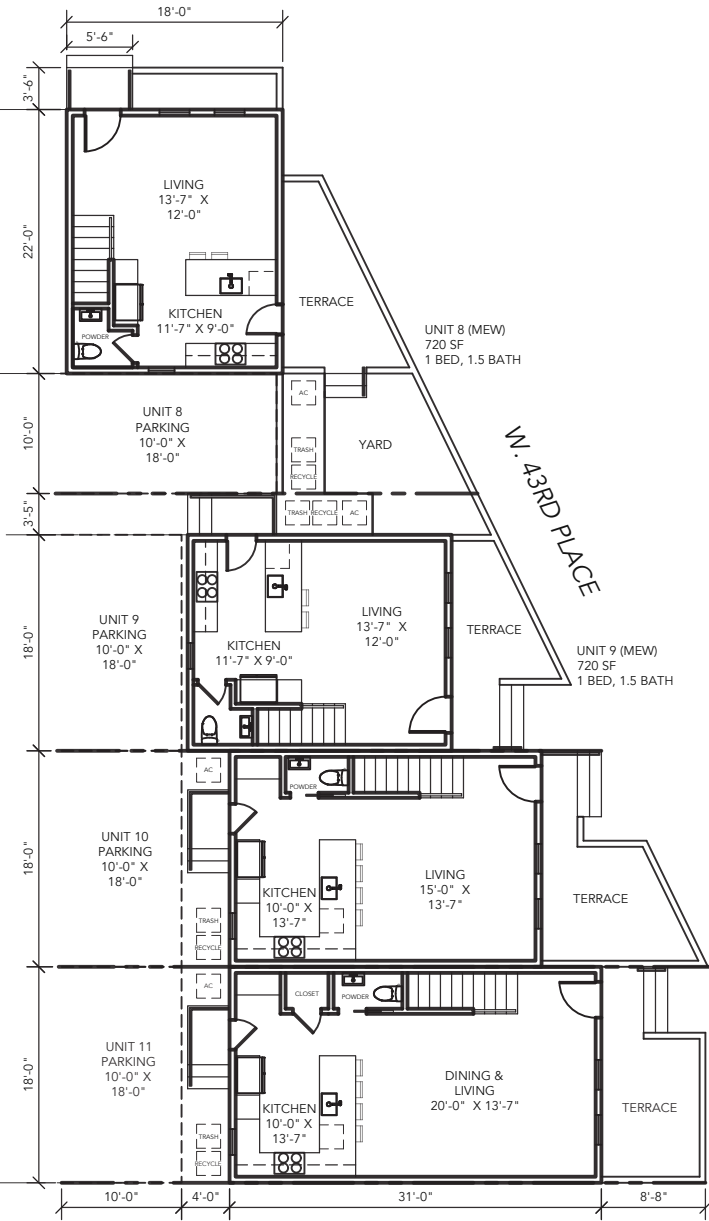
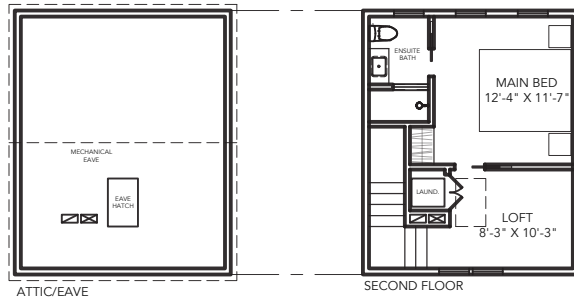


3 MEWS - SOUTH ELEVATIONS
SCALE: $\frac{1}{16}'' = 1'-0''$



4 MEWS - WEST ELEVATIONS
SCALE: $\frac{1}{16}'' = 1'-0''$

APPLE AVENUE



PRIVATE COURT

W. 43RD PLACE



Harbor Row & Mews - north facade & context



Mews - east facade & context

the architetta



Harbor Row - south th facade & context



Mews - front elevations & materiality



Mews - rear elevations & materiality



Glen-Gery nominal brick in "Carbon Black"



Hardie lap siding in smooth finish, 8" exposure



SW2818 "Renwick Heather"



SW2819 "Downing Slate"



SW2811 "Rookwood Blue Green"



GAF Timberline in "Charcoal"



Jeld-Wen V-4500 Simulated Divided Lite Vinyl window in "Black"



Thermatru Classic Craft 3/4 lite entry door in "Acorn"



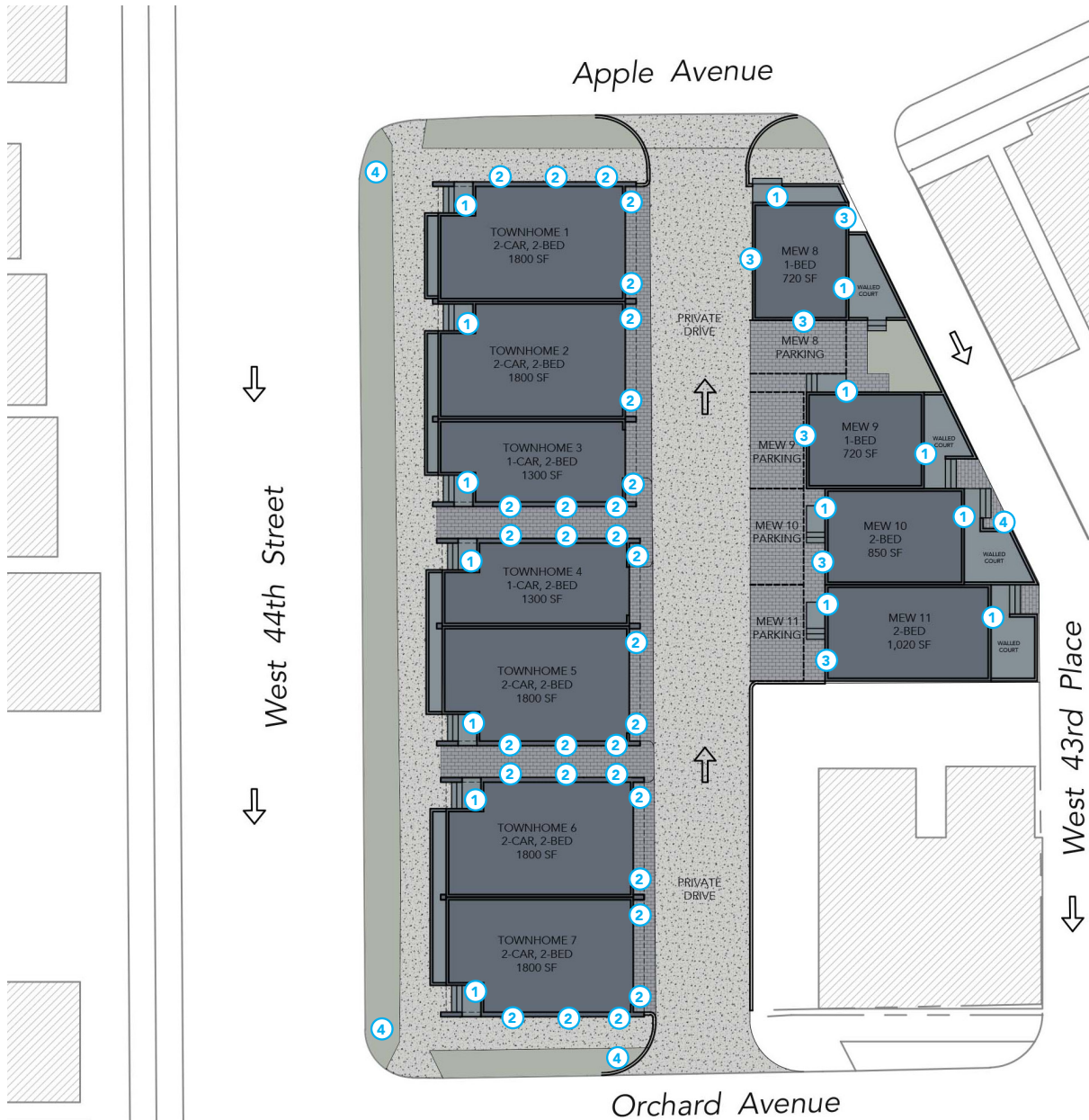
Hinkley Cordillera lantern at front and rear entries in "Burnished Bronze"



Trex Signature Aluminum Rail Panel with Square Balusters in "Charcoal Black"



Unilock Eco-Line pavers in "Smooth-Natural" at new entries and parking



Lighting Legend

1



Hinkley Cordillera lantern in "Burnished Bronze"

2



Hinkley Mist lantern at garage door in "Satin Black"

3

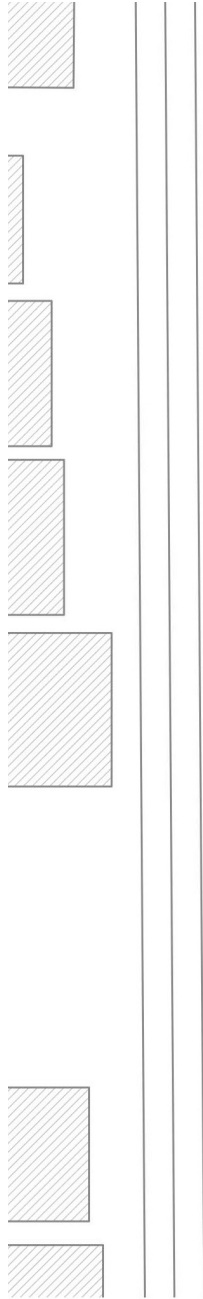


Lutec Outdoor LED Wall Mount Flood Light

4

City Street Light


1 SITE PLAN
SCALE: 1/32" = 1'-0" N




1 SITE PLAN
 SCALE: $\frac{1}{32}'' = 1'-0''$

Planting Legend

- 

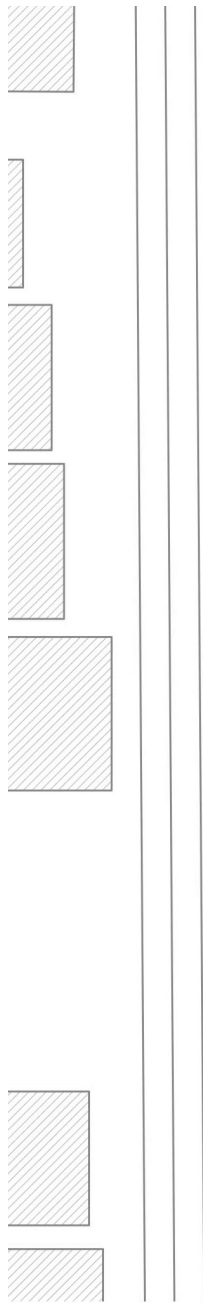
Bonanza Gold Barberry
- 

American Boxwood
- 

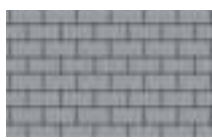
Blue Hill Sage
- 

Trident Maple
- 

Field Maple



Paving Legend



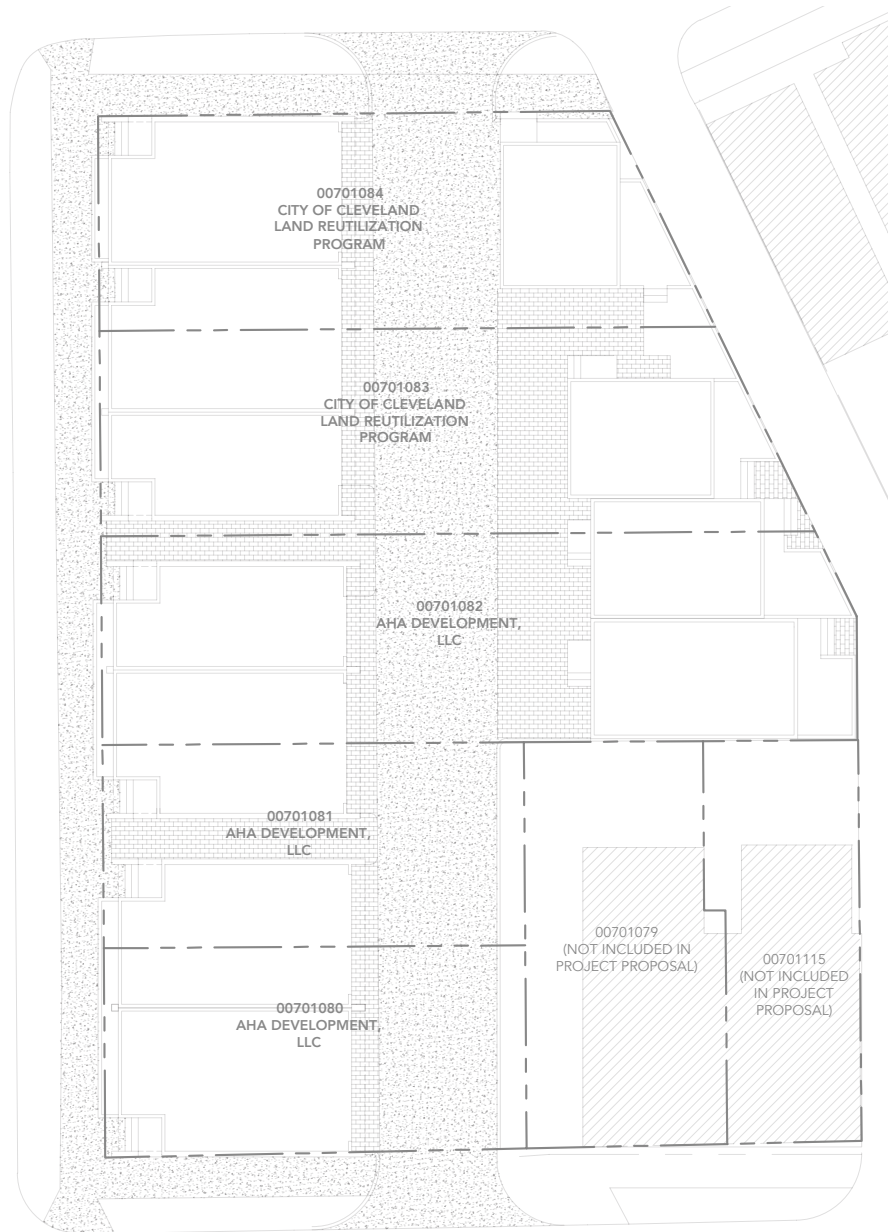
Unilock Eco-Line pavers in "Smooth-Natural" at internal pedestrian paths, mew entries, and private parking



Concrete public sidewalks and driveway aprons; concrete or asphalt private driveway

1 SITE PLAN
SCALE: 1/32" = 1'-0" N

Harbor Row - existing parcel layout

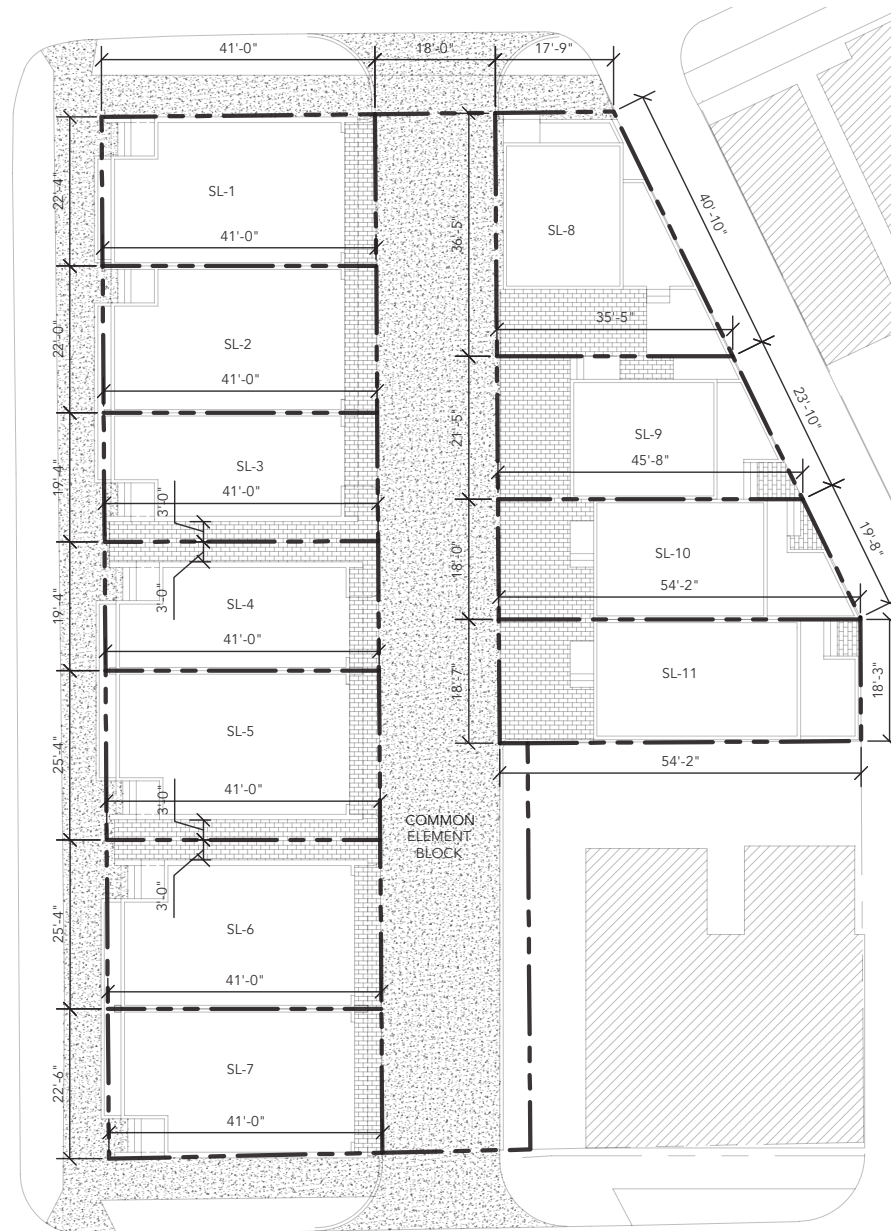


1 EXISTING PARCEL MAP
SCALE: $\frac{1}{32}'' = 1'-0''$

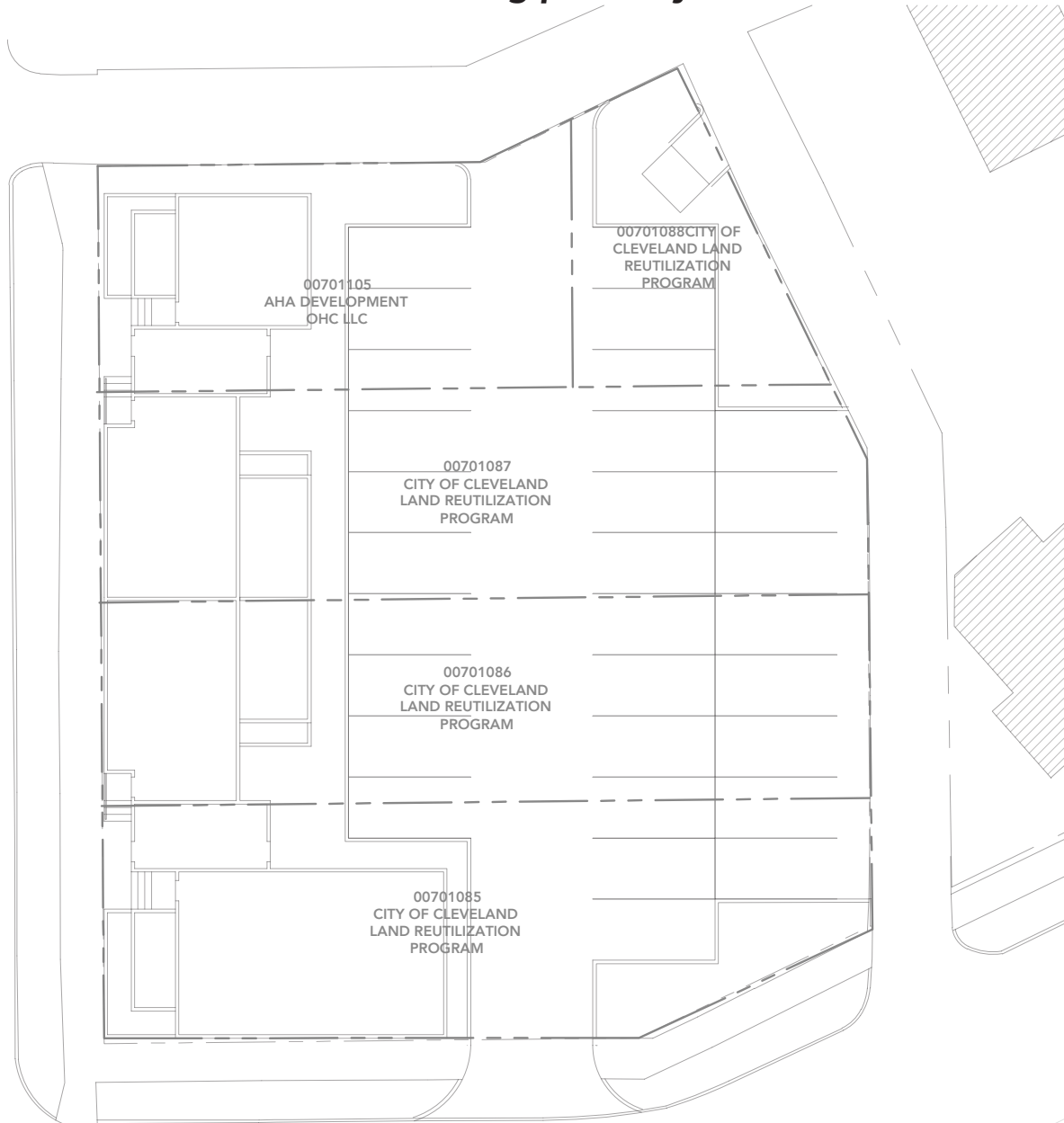
Note: existing lots are currently empty/undeveloped

the architetta

Harbor Row - proposed parcel layout



Harbor Flats - existing parcel layout

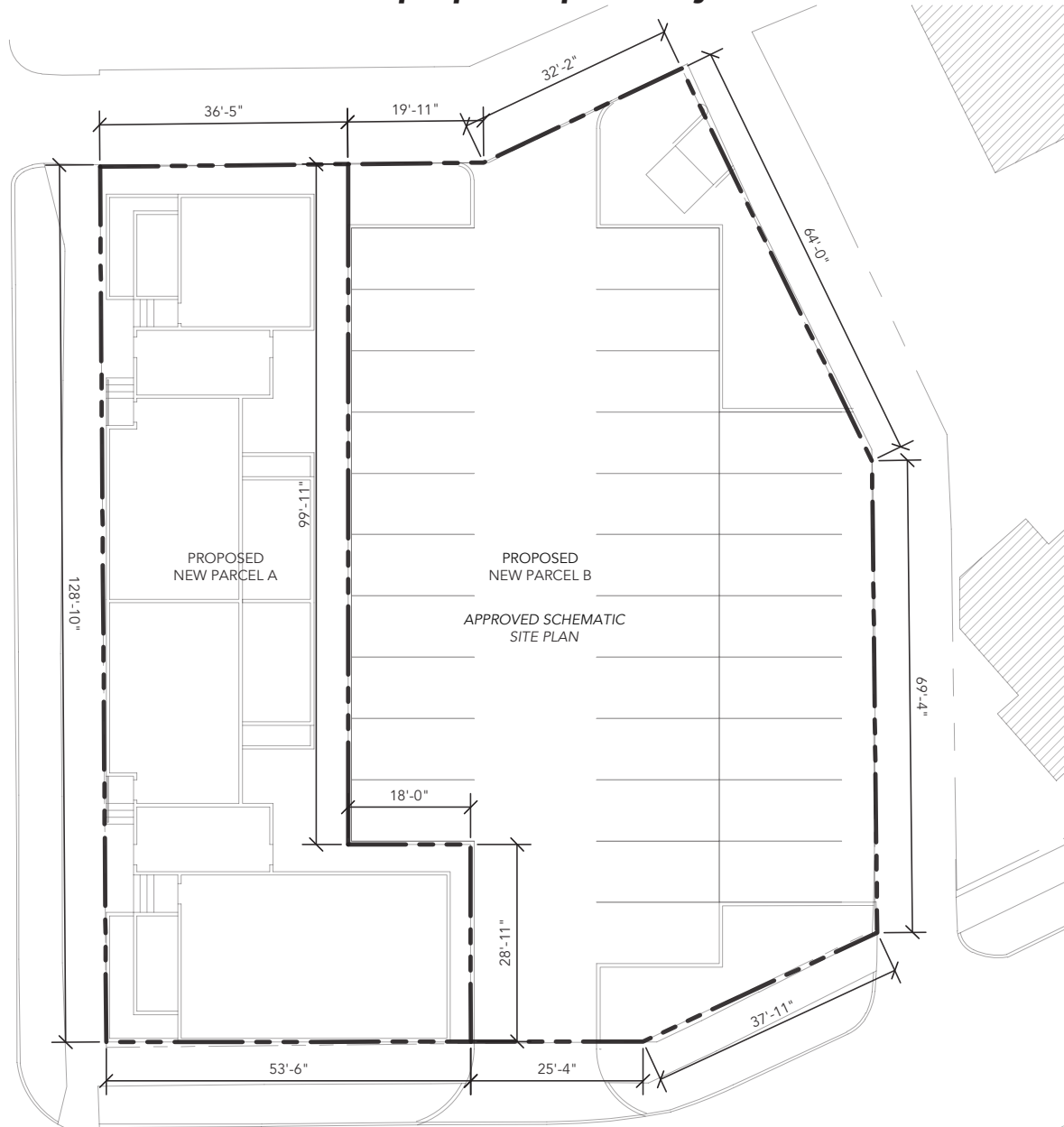


Note: existing lots are currently empty/undeveloped

1 EXISTING PARCEL MAP
SCALE: $\frac{1}{32}'' = 1'-0''$

the architetta

Harbor Flats - proposed parcel layout



1 PROPOSED PARCEL RECONFIGURATION
 SCALE: $\frac{1}{32}'' = 1'-0''$

Note: dimensions are a close proximity for Architectural site representation; engineered survey to confirm

the architetta

HARBOR 44

PHASE 2

Harbor Row

Final Approval



the architetta



February 18, 2022

NW2021-042 – Abbey Avenue Apartments and Townhomes New Construction:
Seeking Final Approval

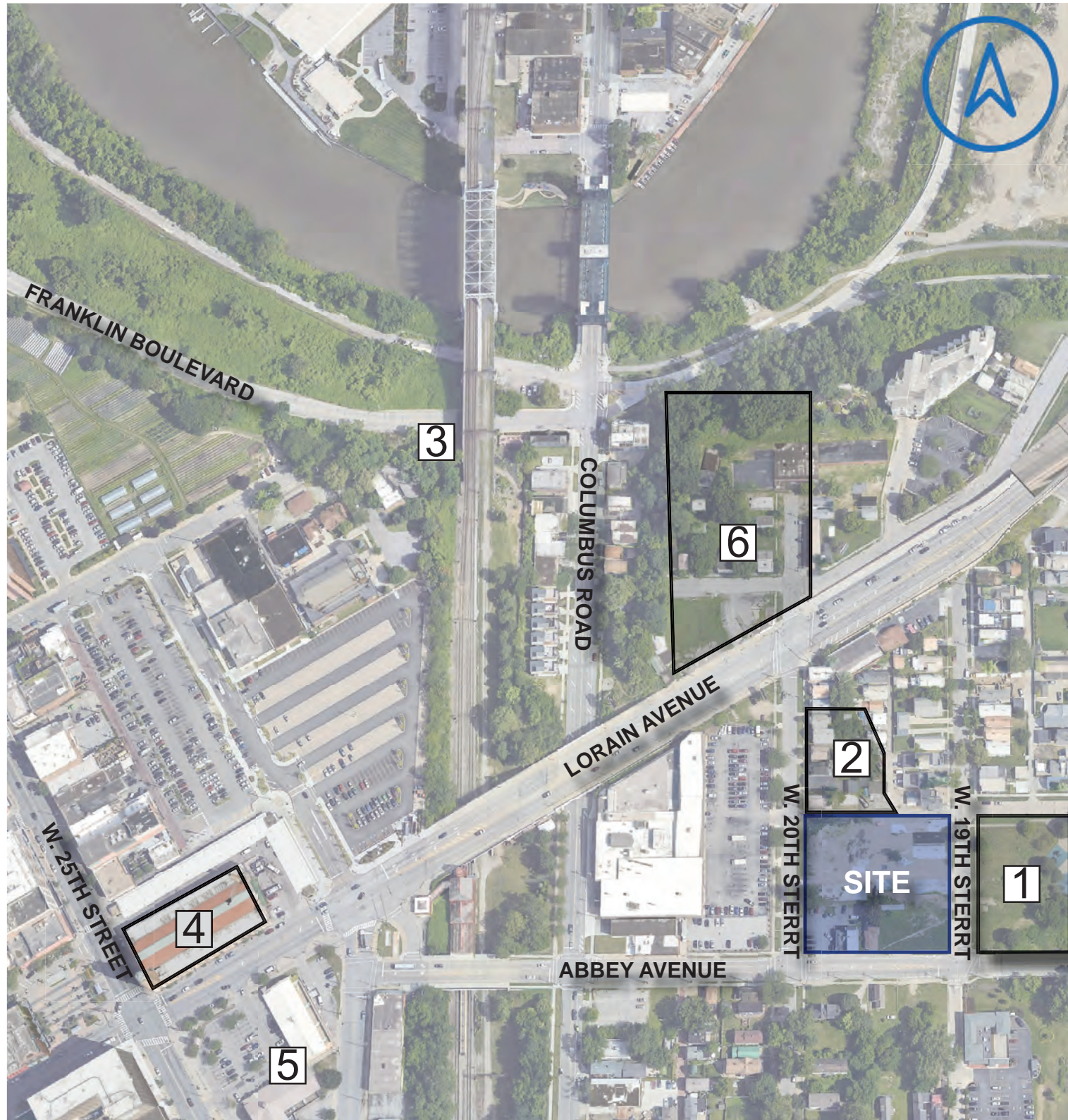
Project Address: 1910 Abbey Avenue

Project Representative: Brandon Kline, Geis Companies

Note: the Planning Commission granted Schematic Design Approval to this project on January 21, 2022 with the following preference: that applicant direct all vehicular egress from the site onto West 20th Street.



NEIGHBORHOOD SITE PLAN - OVERALL
ABBAY AVENUE APARTMENTS | CLEVELAND OHIO



W. 20TH & SMITH TOWNHOMES



ABBEY PARK



WESTSIDE MARKET



METROPARKS RED LINE GREENWAY



WATERFORD BLUFFS



HARBOR BAY - INTRO

SITE CONTEXT


ABBEY AVENUE APARTMENTS | CLEVELAND OHIO





EXISTING SITE CONTEXT
ABBEY AVENUE APARTMENTS | CLEVELAND OHIO






 GREY ARROW INDICATE FUTURE CIRCULATION
 PLANNED EXIT PROVISION, WORKING WITH
 COUNCILMAN, SEPARATE FROM PROJECT APPROVAL

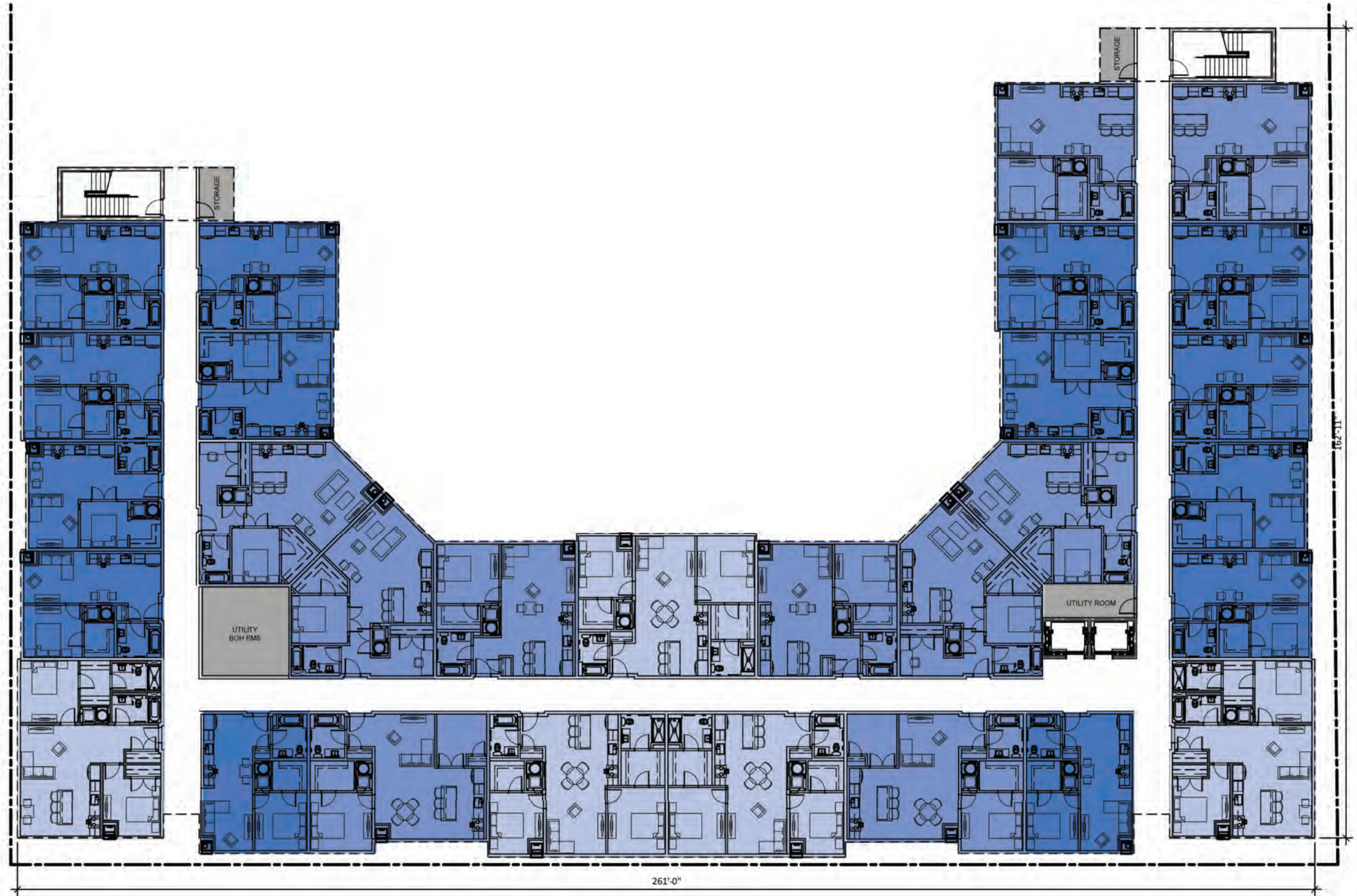
CIRCULATION + CONCEPTUAL SITE MAP
 ABBEY AVENUE APARTMENTS | CLEVELAND OHIO





LEGEND

-  STUDIO UNIT
(1) FULL BATH
-  1 BEDROOM UNIT
(1) FULL BATH
-  2 BEDROOM UNIT
(2) FULL BATH

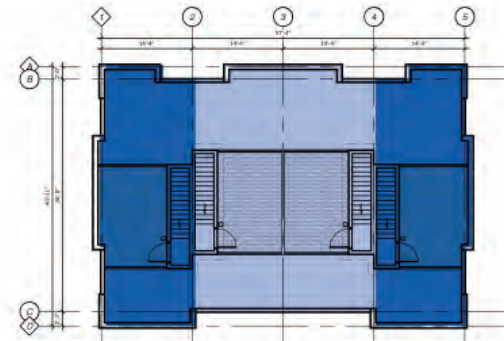


2ND - 5TH FLOOR APARTMENT PLANS
ABBAY AVENUE APARTMENTS | CLEVELAND OHIO

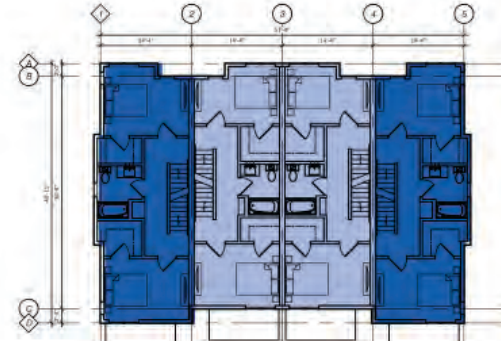
LEGEND

 END TOWNHOUSE 2 BED / 2½ BATH + PENTHOUSE

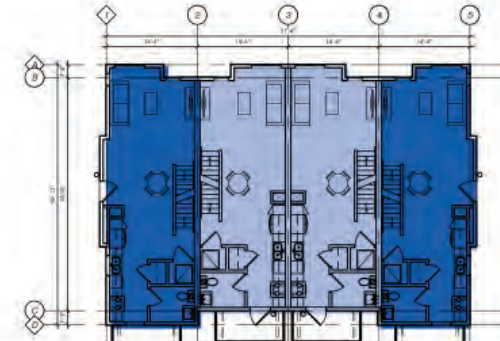
 TYPICAL TOWNHOUSE 2 BED / 2½ BATH + PENTHOUSE



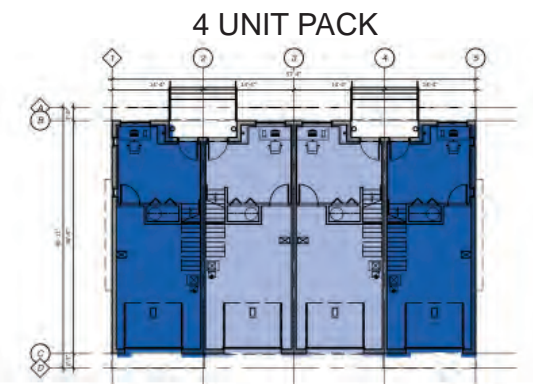
BUILDING 'A' ROOF PLAN



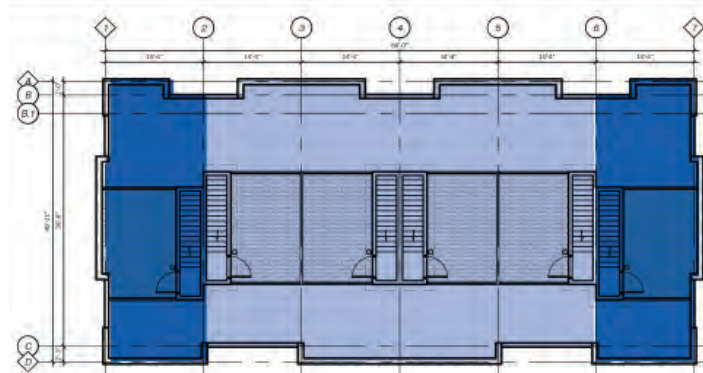
BUILDING 'A' 2ND FLOOR PLAN



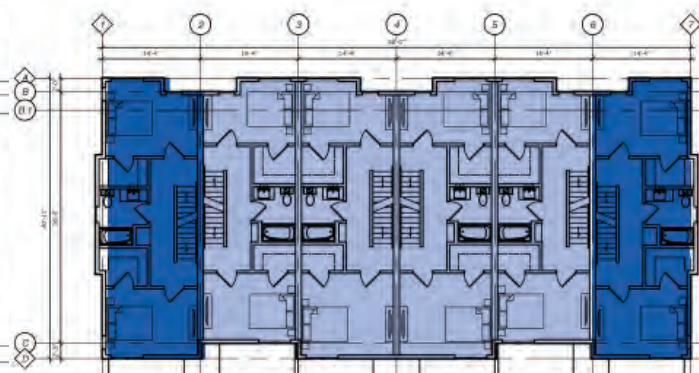
BUILDING 'A' 1ST FLOOR PLAN



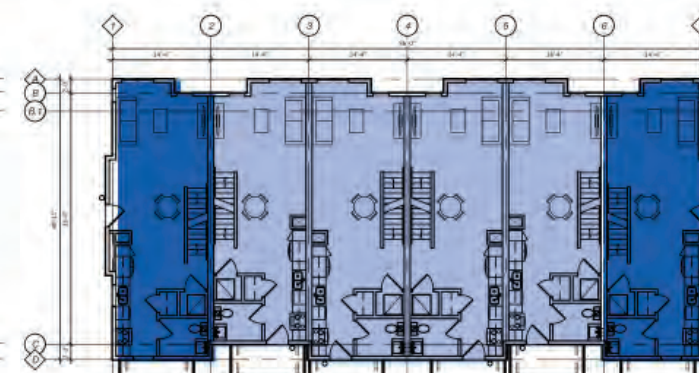
BUILDING 'A' GROUND FLOOR PLAN



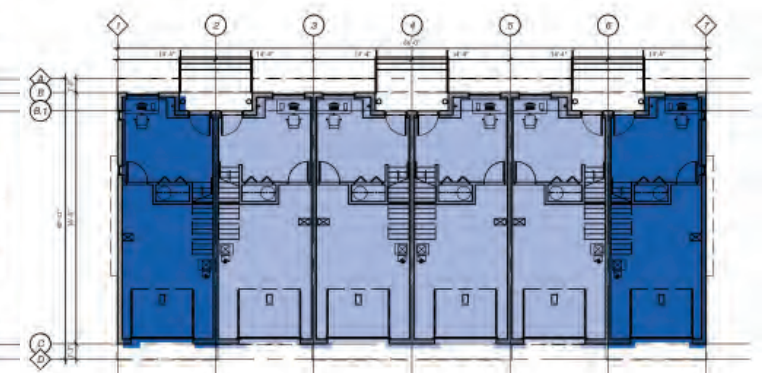
BUILDING 'B' ROOF PLAN



BUILDING 'B' 2ND FLOOR PLAN



BUILDING 'B' 1ST FLOOR PLAN



BUILDING 'B' GROUND FLOOR PLAN





RENDERING - LOOKING NORTHWEST ON ABBEY AVENUE AND W. 19TH STREET
ABBAY AVENUE APARTMENTS | CLEVELAND OHIO





RENDERING - LOOKING NORTHEAST ON ABBEY AVENUE AND W. 20TH STREET
ABBAY AVENUE APARTMENTS | CLEVELAND OHIO





RENDERING - STREETVIEW - ABBEY AVENUE AND WEST 20TH STREET
ABBAY AVENUE APARTMENTS | CLEVELAND OHIO



RENDERING - STREETVIEW - SMITH COURT AND WEST 19TH STREET
ABBAY AVENUE APARTMENTS | CLEVELAND OHIO

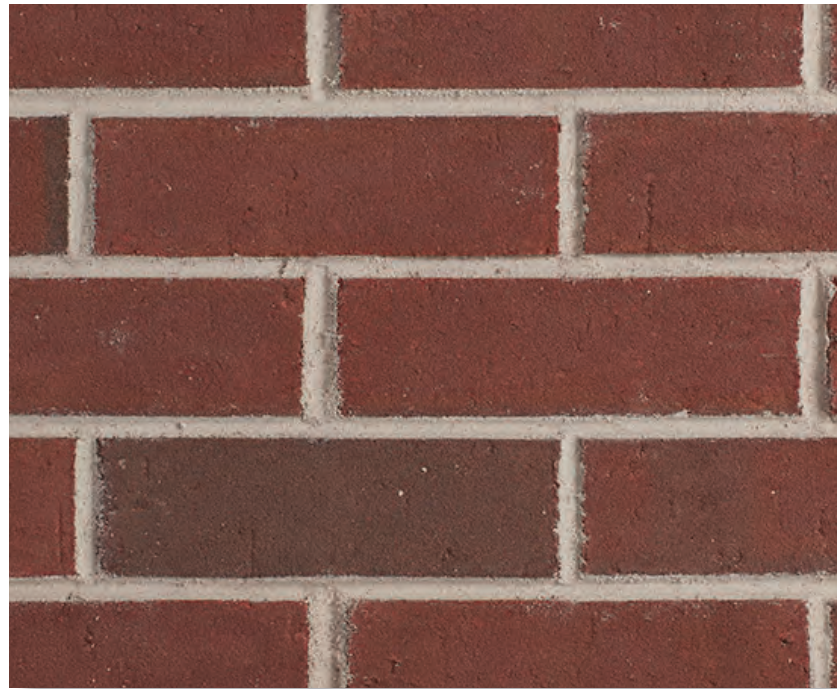


RENDERING - LOOKING SOUTHWEST ON SMITH COURT AND W. 19TH STREET
ABBAY AVENUE APARTMENTS | CLEVELAND OHIO





RENDERING - LOOKING SOUTHEAST ON SMITH COURT AND W. 20TH STREET
ABBAY AVENUE APARTMENTS | CLEVELAND OHIO



UTILITY BRICK,
GLEN-GERY, WINGATE

3/4" CAPTURED PLANK TRIM
COLORMATCH MATERIAL

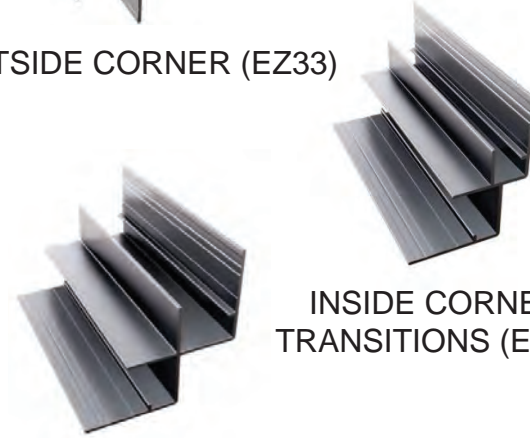


OUTSIDE CORNER (EZ33)

5/16" CAPTURED PANEL TRIM
COLORMATCH MATERIAL

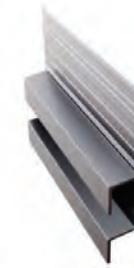


OUTSIDE CORNER (EZ13)

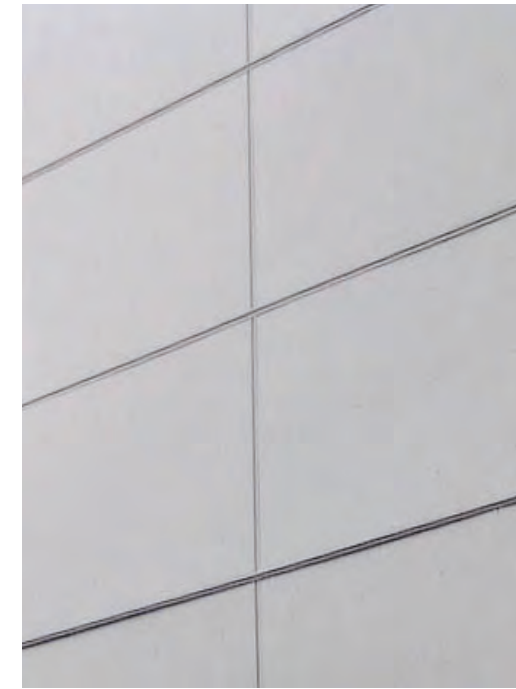


INSIDE CORNER
TRANSITIONS (EZ17)

INSIDE CORNER (EZ36)



REVEAL (EZ5)



CAPTURED FIBER CEMENT
PANELS WITH REVEAL DETAIL



BALCONY/RAILING
ANODIZED ALUMINUM
"BLACK"



ANDERSON
SLIDING DOOR
"BLACK"



ANDERSON
WINDOW SYSTEM
"BLACK"



ALUMINUM
WINDOW SYSTEM
"BLACK"



WOODGRAIN METAL SIDING
"TORRIFIED"



FIBER CEMENT
LAP SIDING
"AGED PEWTER"



FIBER CEMENT PANEL
WITH REVEALS
"IRON GRAY"



FIBER CEMENT PANEL
WITH REVEALS
"AGED PEWTER"



EXTERIOR FINISH BOARD

ABBAY AVENUE APARTMENTS | CLEVELAND OHIO



W. 20TH STREET LOOKING EAST



W. 19TH STREET - LOOKING WEST



STREET ELEVATIONS
ABBAY AVENUE APARTMENTS | CLEVELAND OHIO



EAST ELEVATION - W. 19TH STREET



WEST ELEVATION - W. 20TH STREET



SOUTH ELEVATION - ABBEY AVENUE



BUILDING 'C' ELEVATIONS - 132 APARTMENT UNITS
ABBAY AVENUE APARTMENTS | CLEVELAND OHIO



EAST ELEVATION - COURTYARD PARKING



WEST ELEVATION - COURTYARD PARKING



NORTH ELEVATION PERSPECTIVE VIEW - SMITH COURT



BUILDING 'C' ELEVATIONS - 132 APARTMENT UNITS
ABBAY AVENUE APARTMENTS | CLEVELAND OHIO



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

SOUTH ELEVATION

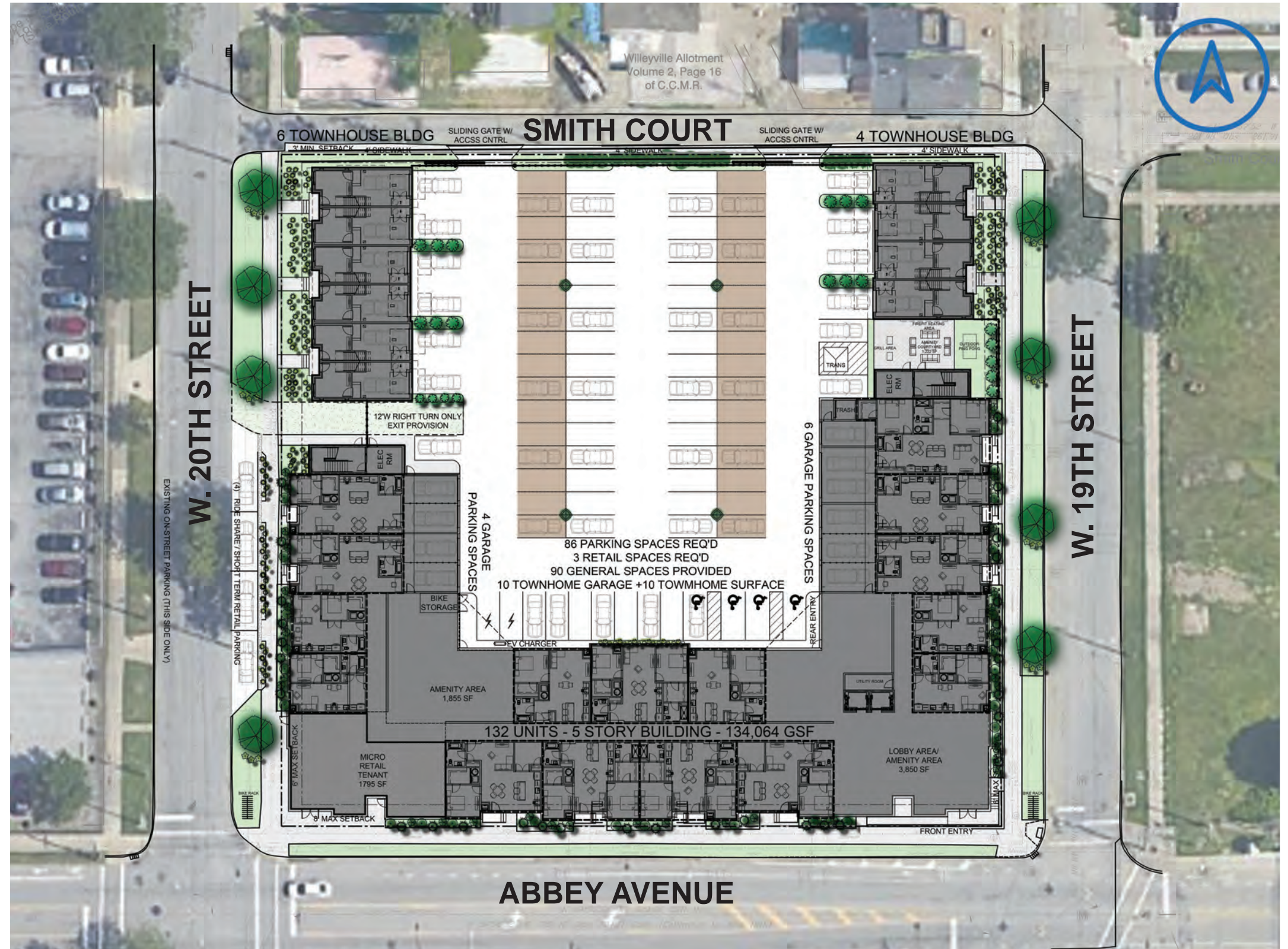


EAST ELEVATION

NORTH ELEVATION

LEGEND

-  **ORNAMENTAL TREES**
- 15' MAX. HEIGHT, 15' FROM UTILITY POLES
- 2" CALIPER
- CRABAPPLE, REDBUD, CHERRY, TREE LILAC
-  **SMALL ORNAMENTAL TREE**
- MAGNOLIA, SERVICEBERRY, JAPANESE MAPLE
-  **SHRUBS - LARGE 30"-36"**
- DENSE YEW, VIBURNUM, JUNIPER, LILAC, NINEBARK
-  **SHRUBS - SMALL 18"-24"**
- SWEETSPIRE, BOXWOOD, JUNIPER, SPIRAEA, BARBERRY
-  **GRASSES/PERENNIALS/ GROUNDCOVER - 1 GAL**
- DAYLILY, CATMINT, DWARF FOUNTAIN GRASS, WINTER CREEPER



SITE LANDSCAPE PLAN
 ABBEY AVENUE APARTMENTS | CLEVELAND OHIO



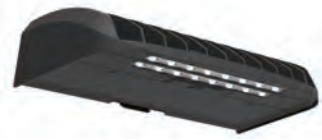
"A" ●
SITE LIGHTING POLE
LUMARK LIGHTING - LED PRV



"B" (NOT SHOWN) ●
SITE LIGHTING SCENCE
WESTINGHOUSE - MAYSCLICK
(TYPICAL AT BALCONY)



"C" ●
SITE LIGHTING CANOPY
HE WILIAMS 4DR 4.5" DOWNLIGHT
(TYPICAL)



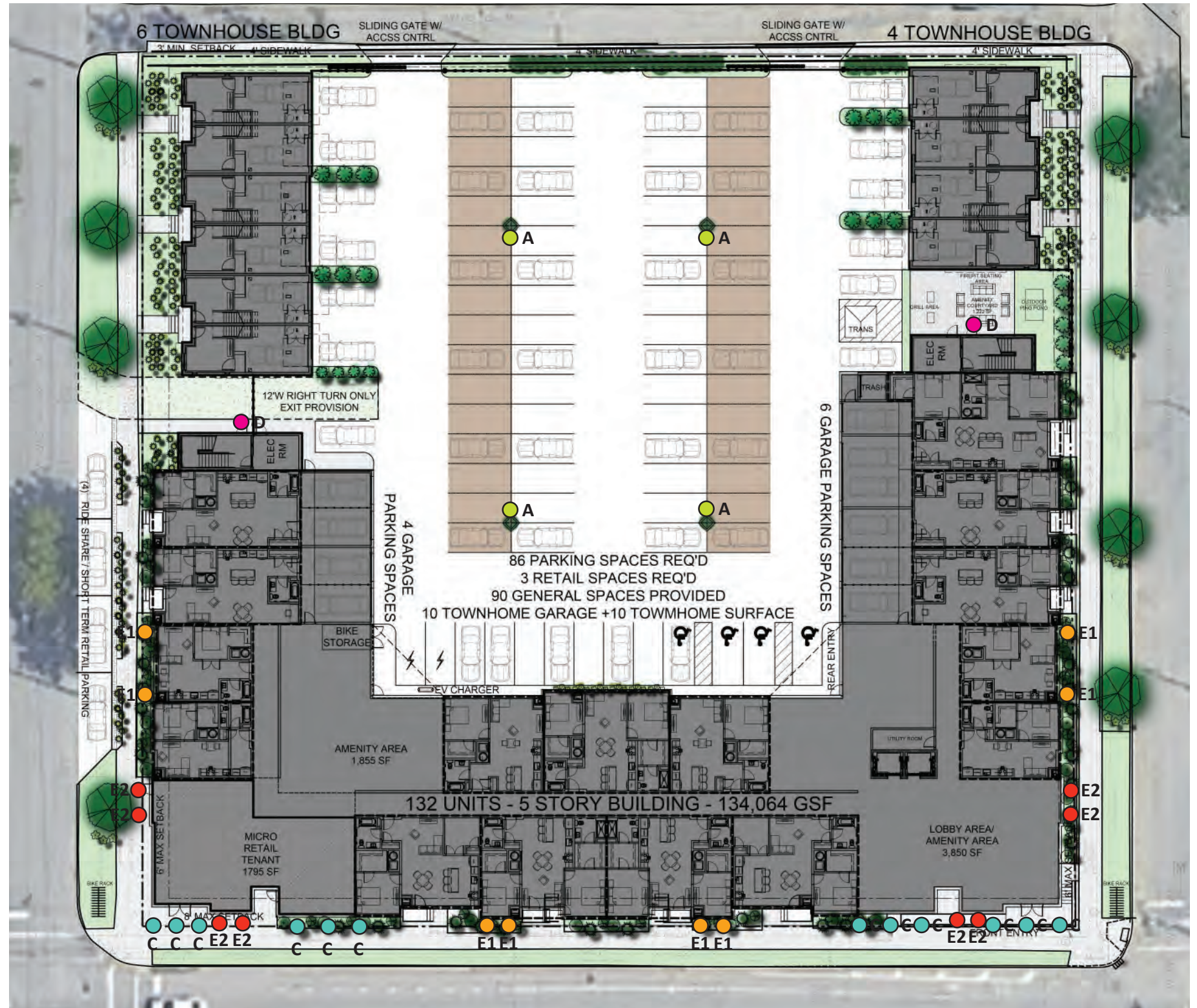
"D" ●
SITE LIGHTING WALL PACK
LSI-MIRADA
(TYPICAL)

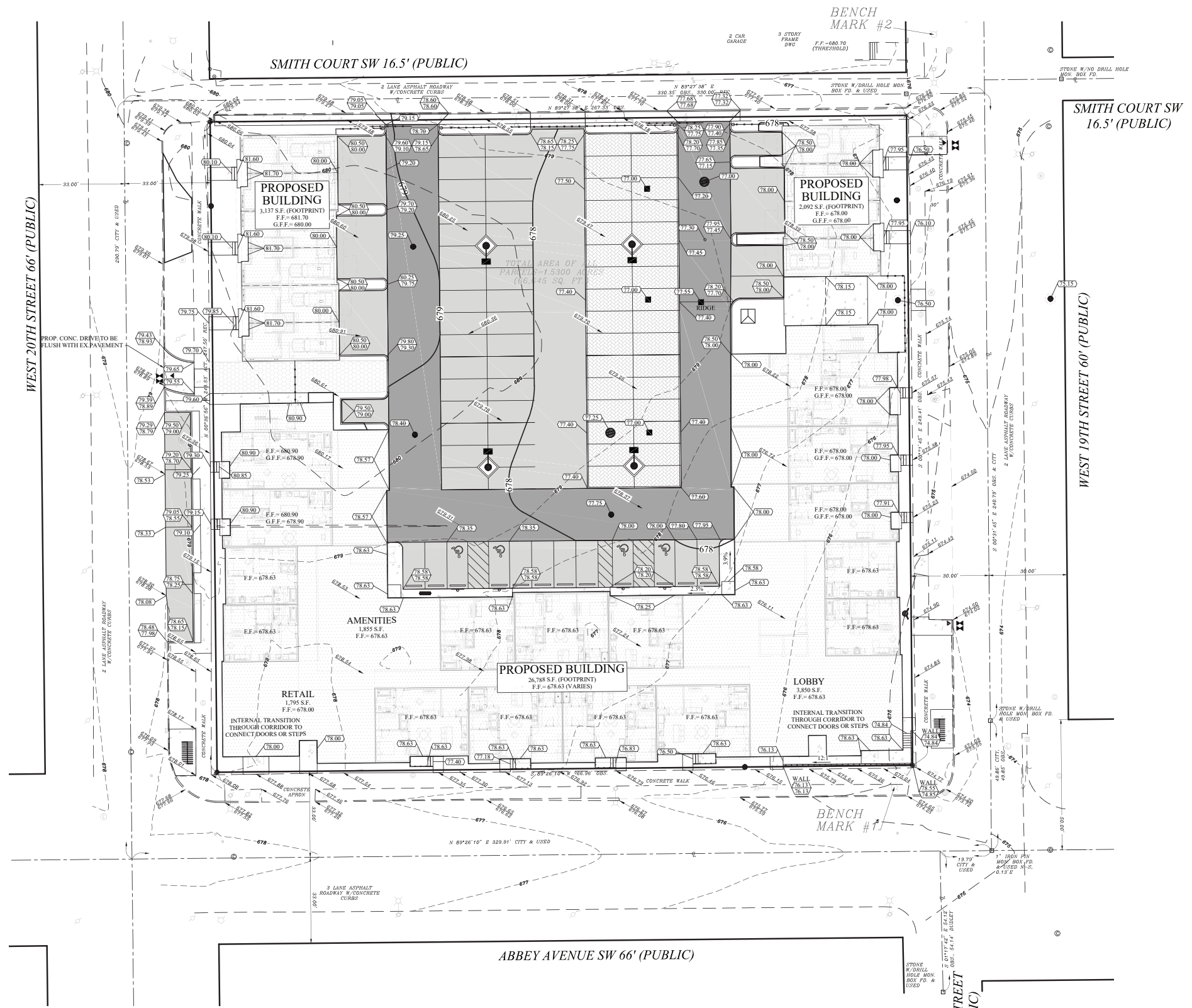


"E1" ●
SITE LIGHTING 5" ROUND SPOTLIGHT
FC OUTDOOR LIGHTING
FCF1105 SERIES



"E2" ●
SITE LIGHTING 26" WIDE SPOTLIGHT
SOLID STATE LUMINARES
LAZER SERIES





SITE BENCH MARK	SITE BENCH MARK
BENCH MARK #1 TOP NUT ON HYDRANT	BENCH MARK #2 TOP NUT ON HYDRANT
ELEVATION = 677.97	ELEVATION = 680.08

LEGEND

ITALICS TEXT REPRESENTS EXISTING CONDITION
NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION

PROPOSED SPOT GRADE
 PROPOSED GRADE AT CURB
 EXISTING SPOT GRADE



SITE GRADING PLAN

ABBEY AVENUE APARTMENTS | CLEVELAND OHIO

Cleveland City Planning Commission

Adjournment



February 18, 2022