



Cleveland City Planning Commission

Friday, August 4, 2023

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

Lillian Kuri, Commission Chair

Joyce Pan Huang, Director

Michael Bosak, Administrator

Cleveland City Planning Commission

Preamble

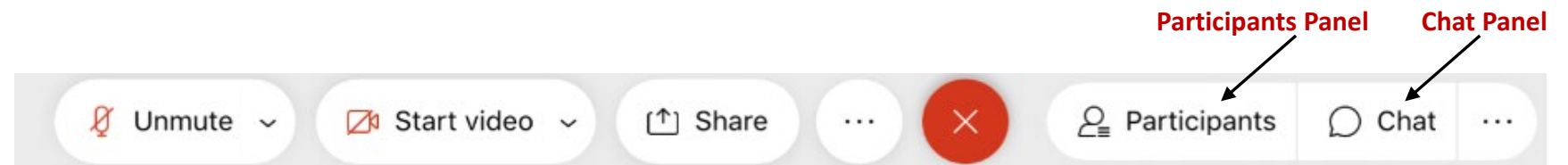
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

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. 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 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



August 4, 2023

Cleveland City Planning Commission

Preamble

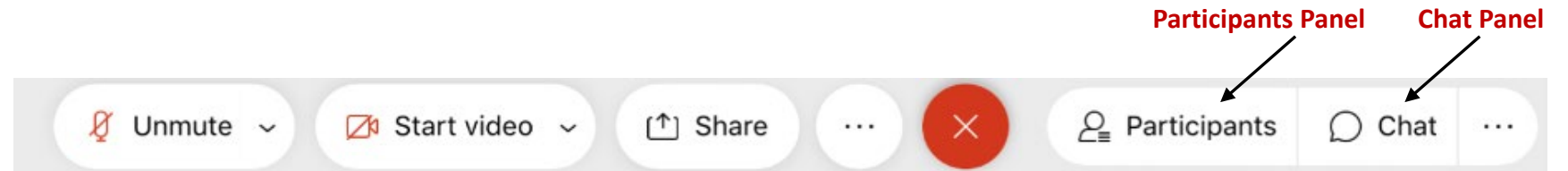
ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WebEx PLATFORM. THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YouTube.

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 STATED 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)



August 4, 2023

Cleveland City Planning Commission

Call to Order and Roll Call



August 4, 2023

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting



August 4, 2023

Cleveland City Planning Commission

Zoning Map Amendments



August 4, 2023

Zoning Map Text Amendments

August 4, 2023



Ordinance No. xxx-2023 (Ward 15/Councilmember Spencer):

Establishing a zero (0) foot and three (3) foot Mapped Building Setback from the property line along the west side of West 65th Street and the south side of Father Caruso Drive. **(MC 2672)**

Map Change 2672

City Planning Commission
August 4, 2023



Proposal

Establishing a zero (0) foot and three (3) foot Mapped Building Setback from the property line along the west side of West 65th Street and the south side of Father Caruso Drive (Map Change 2672)

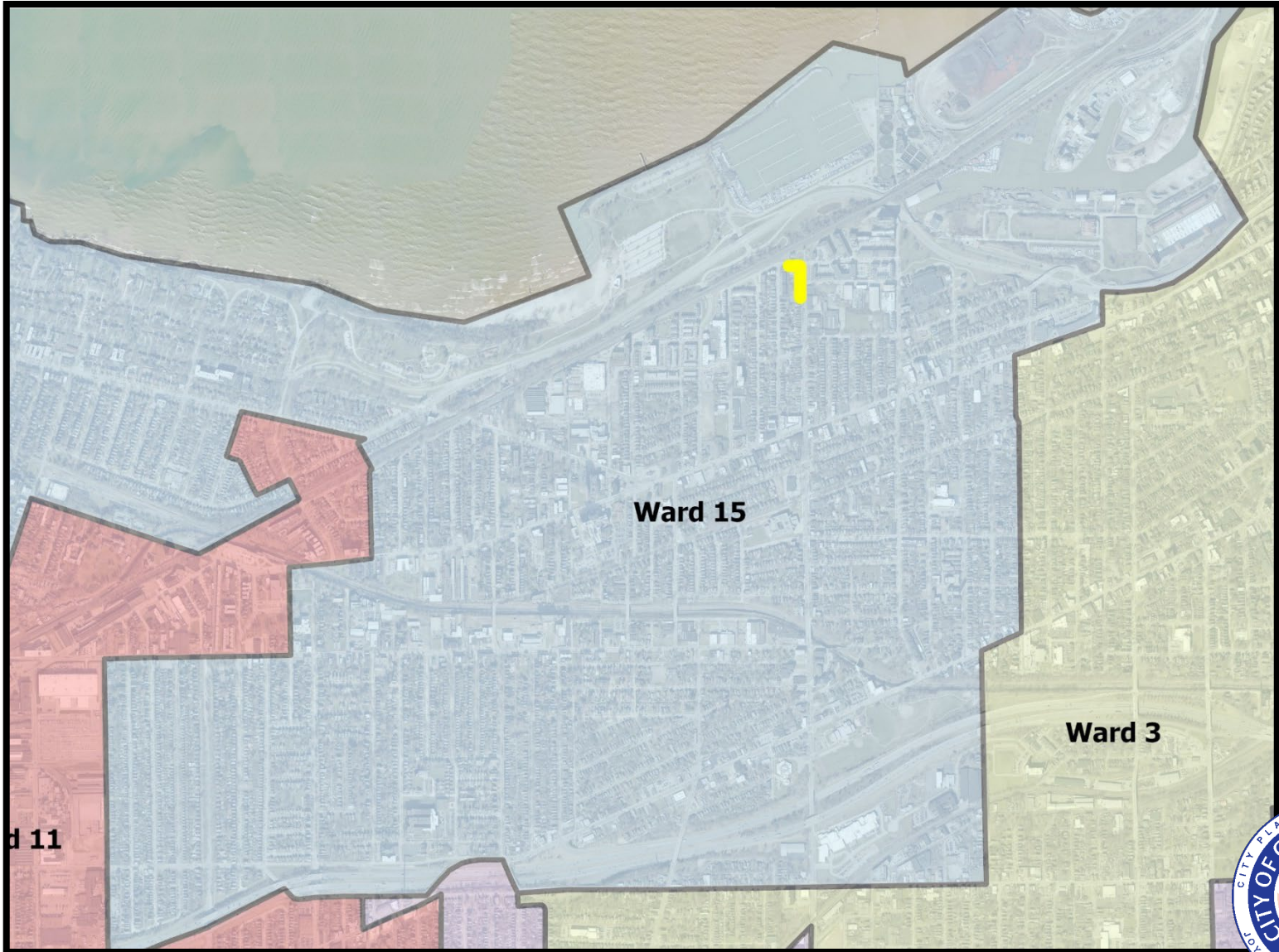
Purpose

- Promote walkability along West 65th Street by allowing buildings to be set closer to the right of way
- Without establishing a Mapped Setback, Board of Zoning Appeals will not be able to grant a variance from the required front yard setback.



Cleveland Context

Map Change 2672



Mapped Setbacks

A required front yard space in which no structures may be located, except where specifically allowed by Cleveland Zoning Code

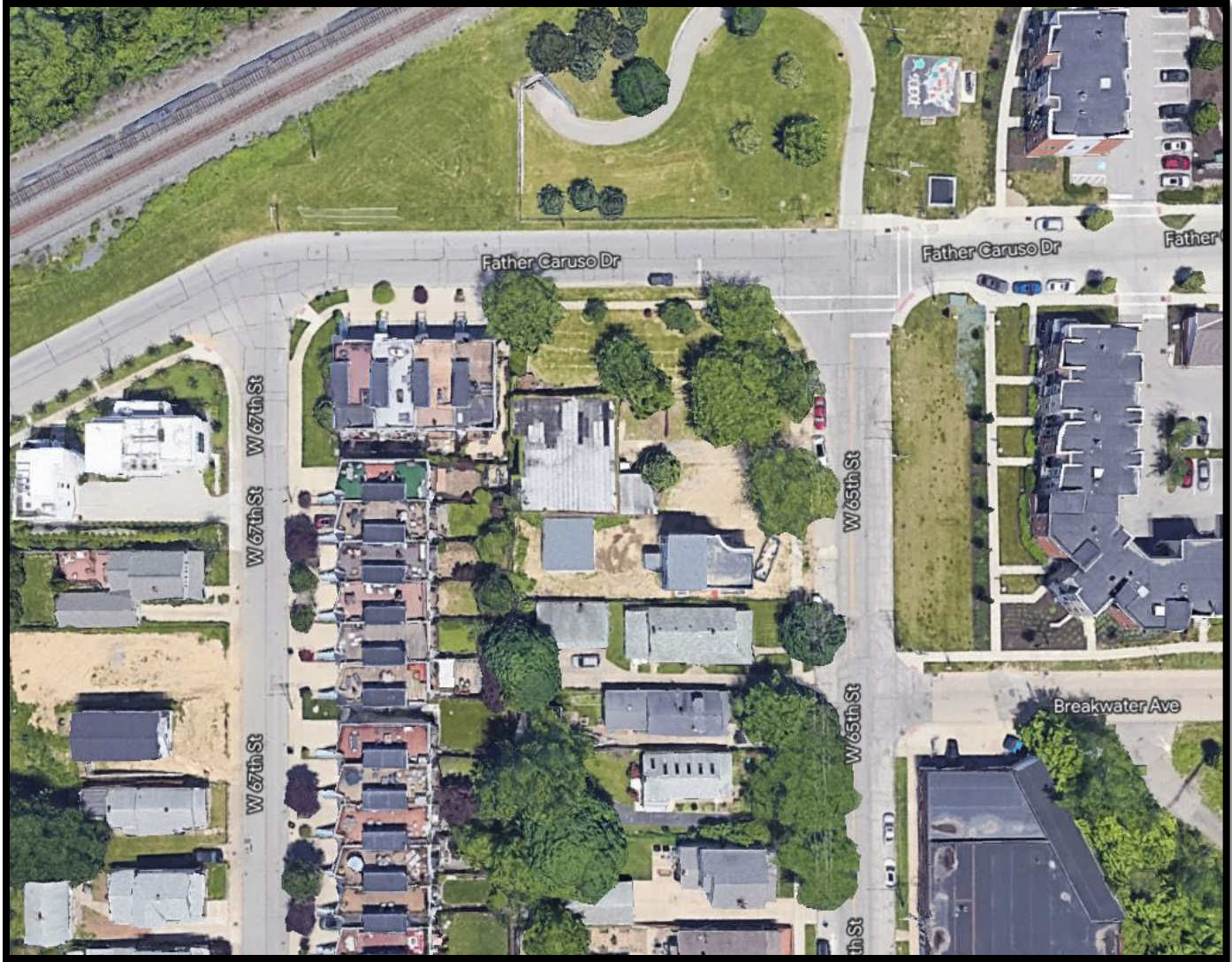
Indicated on Building Zone Maps of the City as from either the property line or the street centerline

Take precedence over all other setback regulations

Can only be changed with legislation



Existing Conditions



Existing Conditions

Eastern Facing View

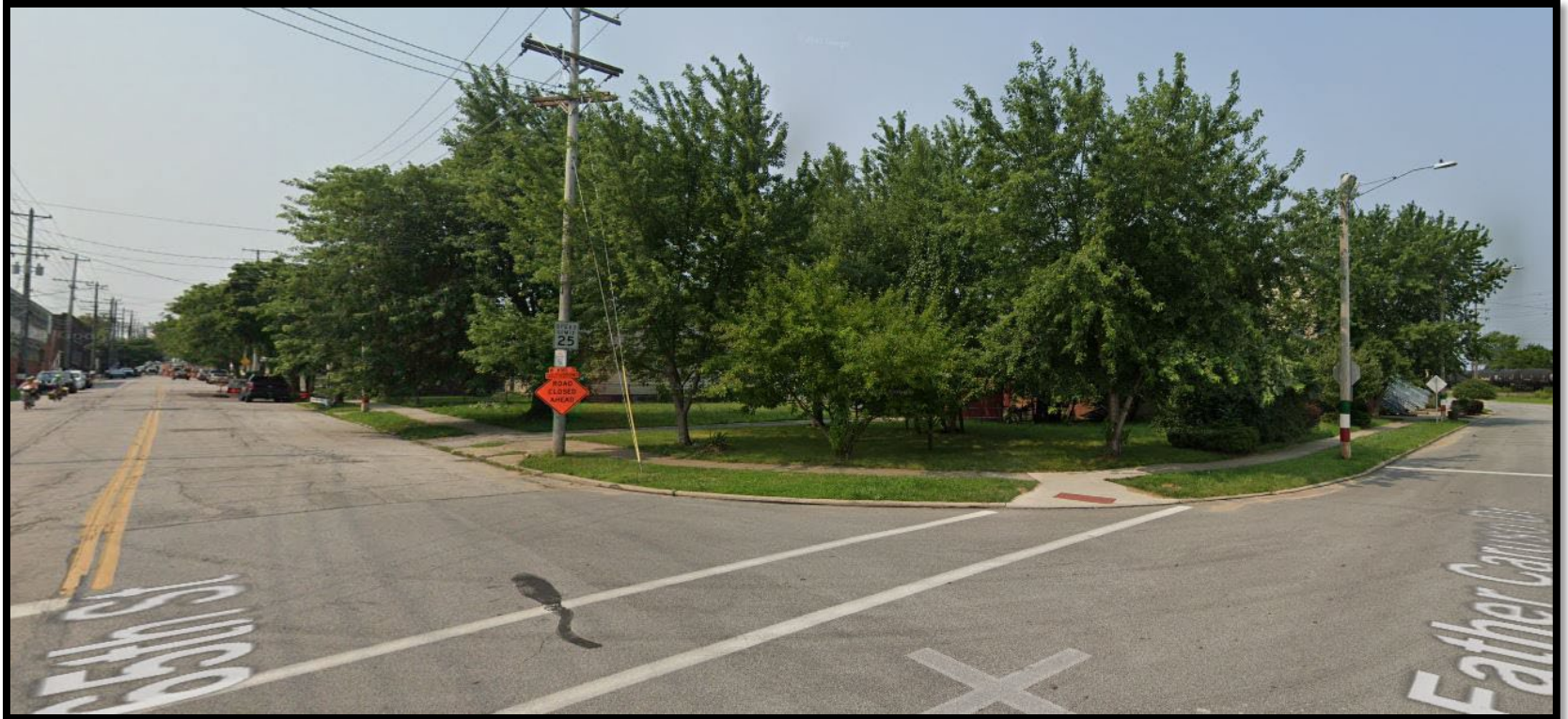


Southeastern Facing View



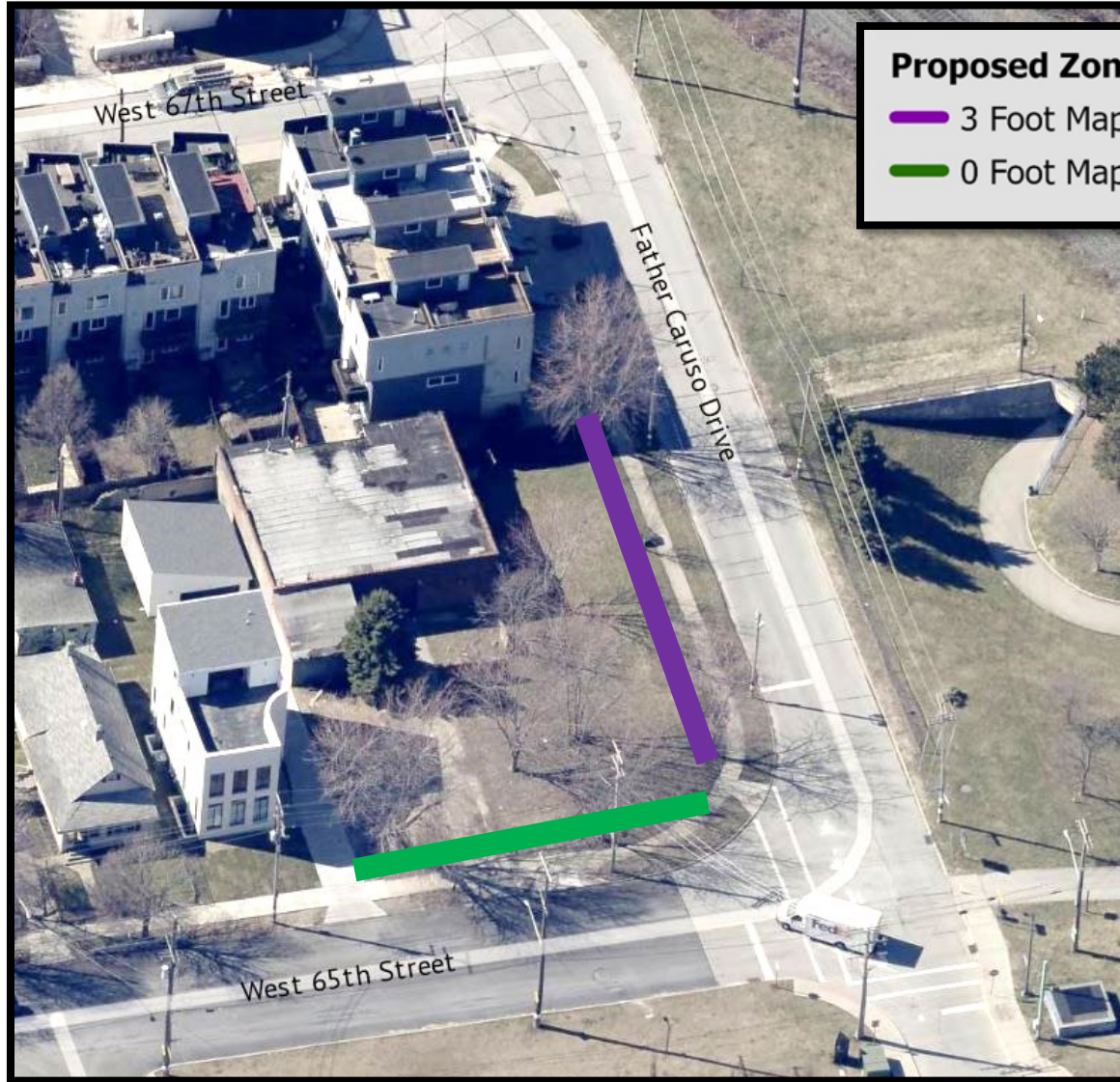
Existing Conditions

Southwestern
Facing View



Proposed Conditions

Western Facing
View



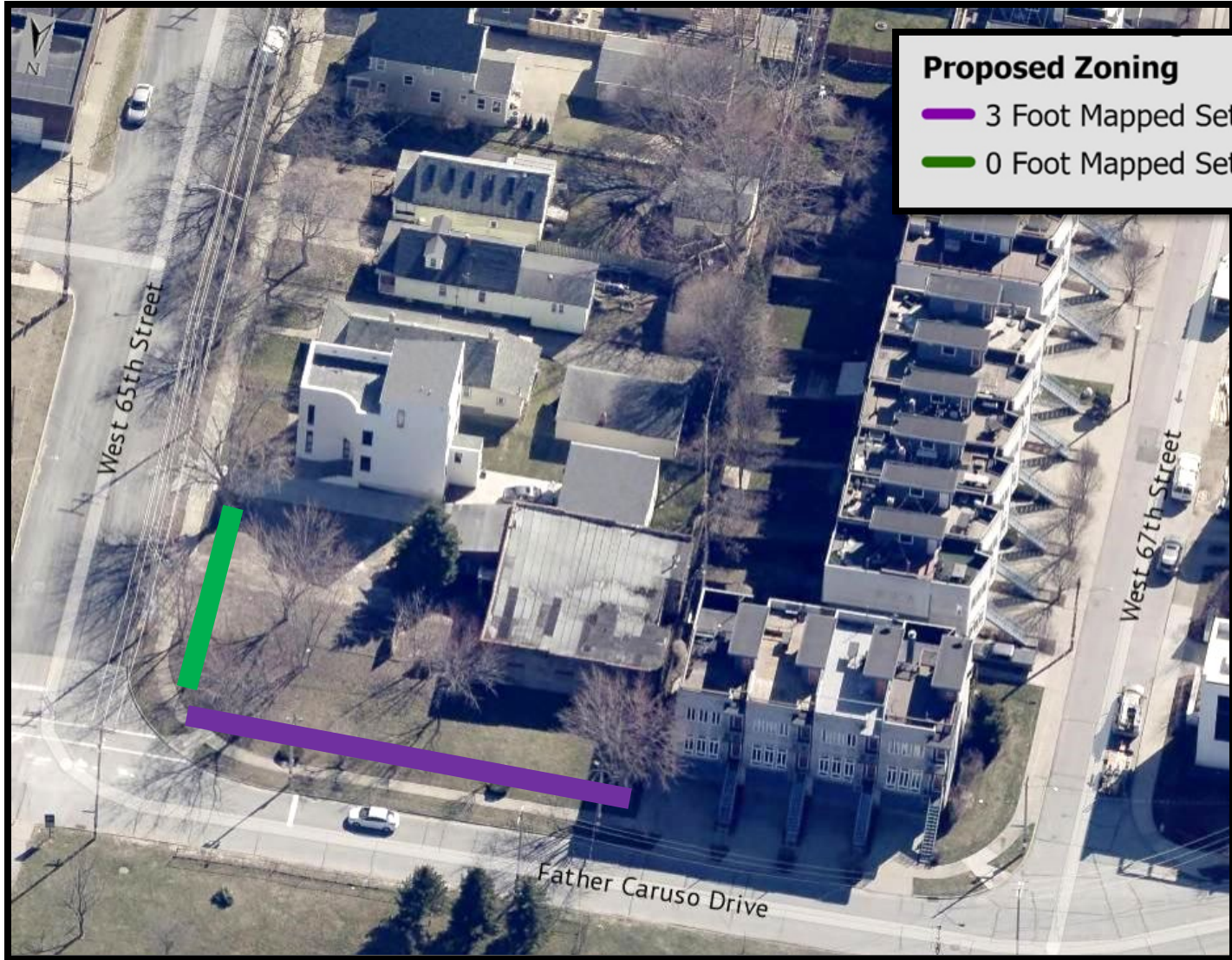
Proposed Zoning

3 Foot Mapped Setback

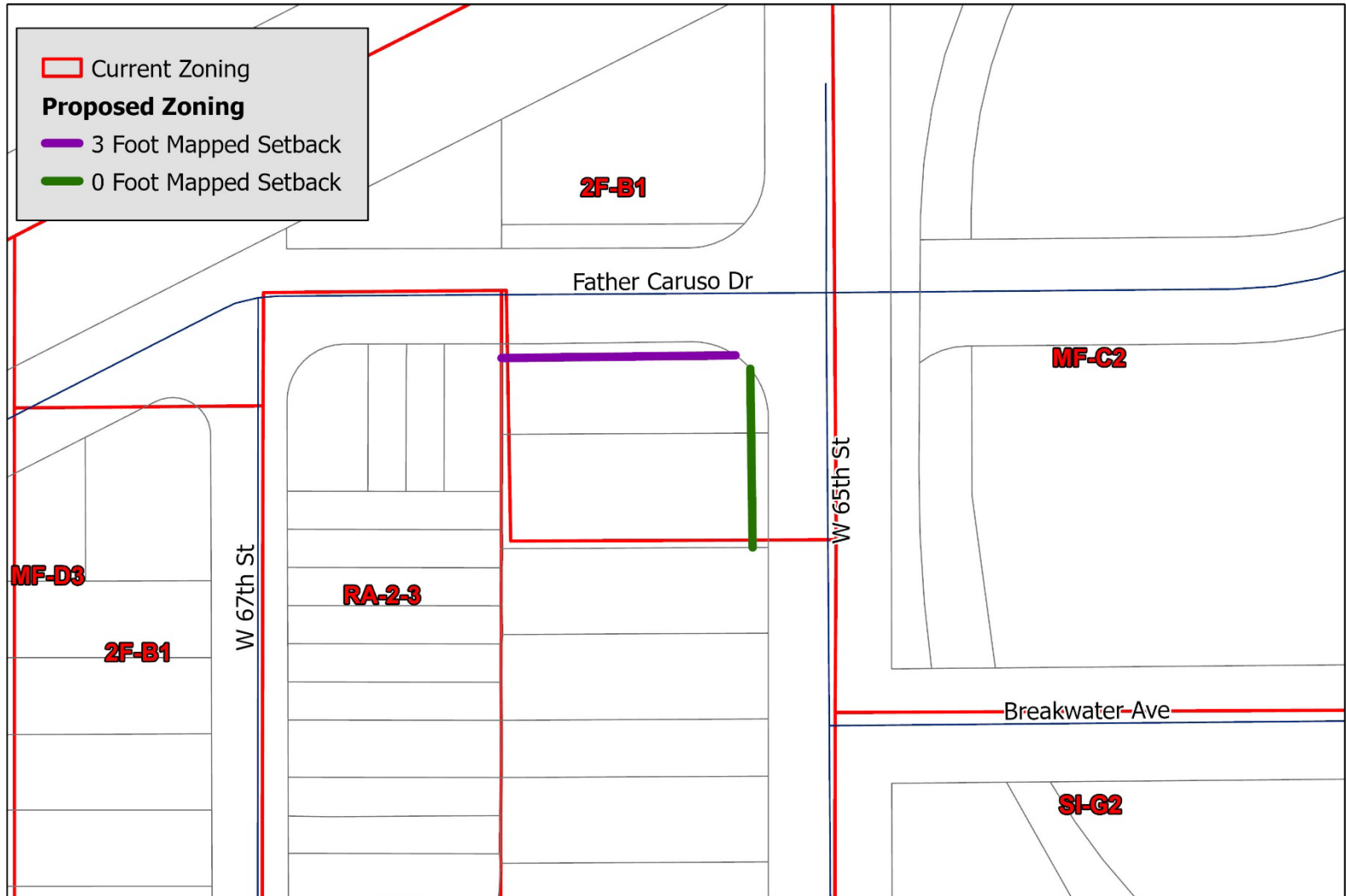
0 Foot Mapped Setback

Proposed Conditions

Southern Facing
View



Proposed Rezoning



Map Change 2672

Map Change 2672

Establishing a zero (0) foot and 3 (three) foot Mapped Building Setback from the property line along West 65th Street and Father Caruso Drive.



Cleveland City Planning Commission

Lot Consolidation / Splits



August 4, 2023

Lot Consolidation / Split



August 4, 2023

For PPN# 002-08-054 & -053

Location: West 65th Street and Father Caruso Drive

Representative: Brian Kauffman, AoDK



NEW DEVELOPMENT @ w.65TH & FATHER CARUSO

GENERAL DRAWING INDEX

t.s. COVER SHEET / SITE LOCATION / PROJECT OVERVIEW

CIVIL DRAWING INDEX

PLAT OF CONSOLIDATION

EXISTING SITE PLAN SURVEY

ARCHITECTURAL INDEX

- sp.0 EXISTING SITE PLAN w/ PROPOSED PARCEL SETBACKS
- sp.1 PROPOSED SITE PLAN
- sp.2 SITE PROXIMITY DIAGRAM
- sp.3 SITE RENDERING
- sp.4 SITE ARIEL RENDERING
- sp.5 SITE ELEVATION RENDERING
- sp.6 STREET PERSPECTIVE RENDERING
- sp.7 REAR PERSPECTIVE RENDERING
- sp.8 SITE ARIEL RENDERING
- sp.9 ROOF PATIO RENDERING

ARCHITECTURAL INDEX (GOMEZ RESIDENCE)

- a2.0 GROUND FLOOR AND BASEMENT PLANS / SITE PLAN
- a2.1 SECOND FLOOR AND THIRD FLOOR PLANS
- a2.2 ROOF PLAN
- a3.1 EXTERIOR ELEVATIONS
- a3.2 EXTERIOR ELEVATIONS

PROJECT OVERVIEW

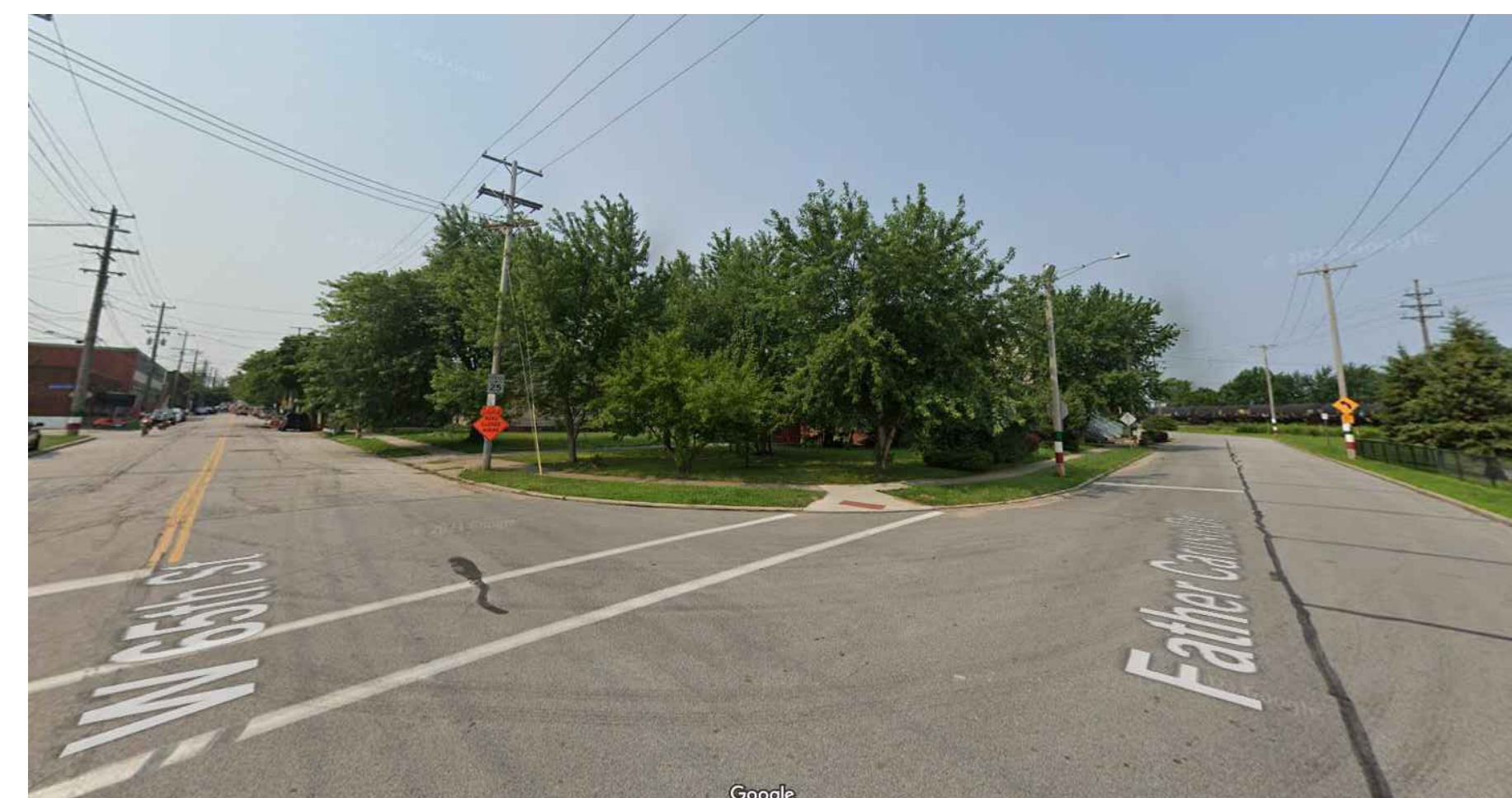
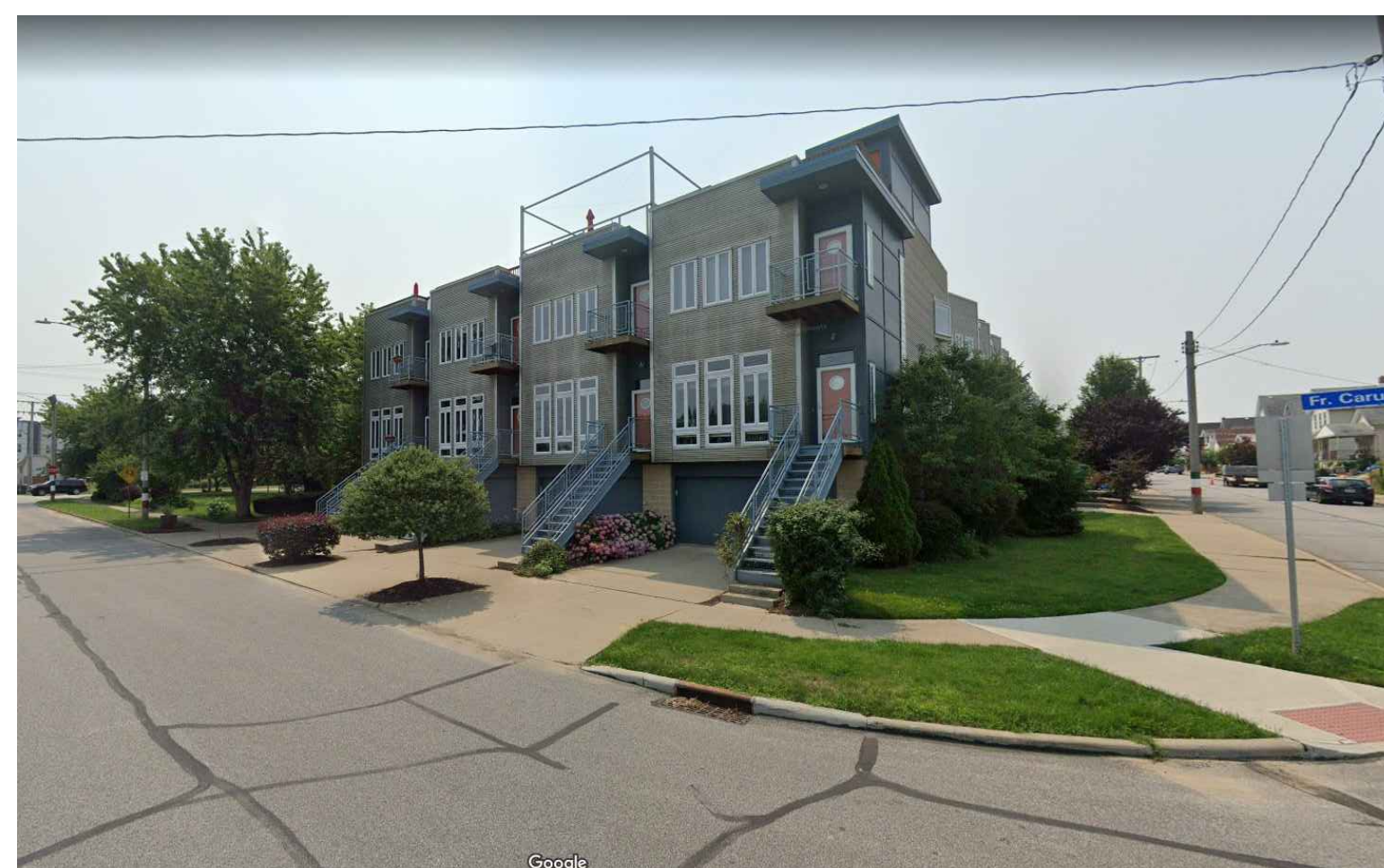
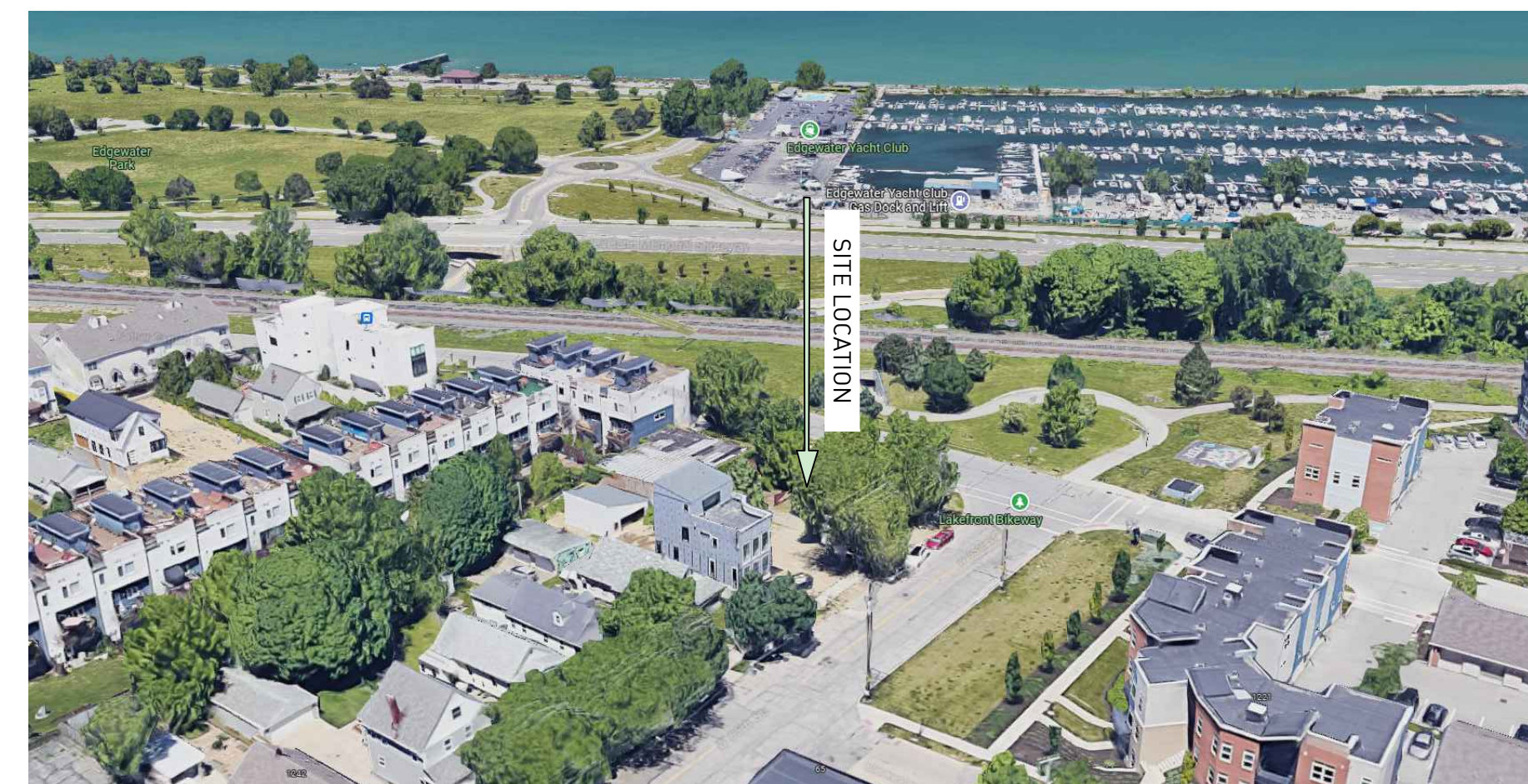
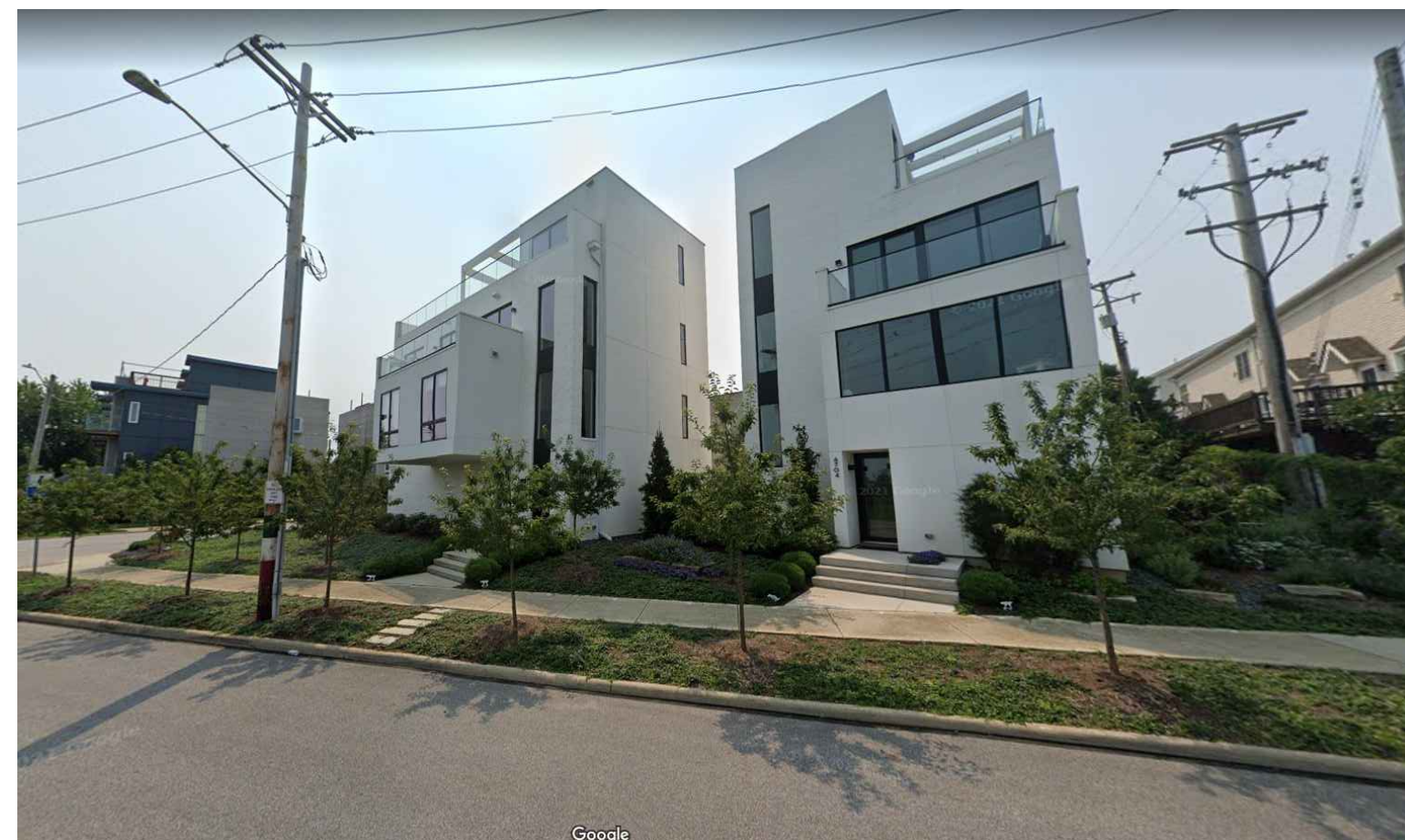
THE PROJECT ENTAILS DEVELOPING PARCELS 00208054 & 00208053 WITH THE GOAL OF DESIGNING AND BUILDING (4) INDIVIDUAL SINGLE-FAMILY HOMES WITH A MINIMUM OF 6'-0" SEPARATION BETWEEN EACH HOME. WE HAVE WORKED WITH CITY PLANNING AND HDRS AND HAVE DEVELOPED A SITE PLAN LAYOUT THAT WE ARE ALL PLEASED WITH. THE GOAL IN THIS EFFORT WAS TO MINIMIZE THE AMOUNT OF CURB-CUTS ALONG W.65TH AND FATHER CARUSO AND TO GIVE THE NEW RESIDENTS THE ABILITY TO PULL OUT ON EACH STREET WITHOUT BACKING UP. THIS SITE PLAN PROPOSAL ALSO AWARDS US A NICE BACKYARD FOR TWO OF THE UNITS, WHICH WE FEEL IS A VERY IMPORTANT FEATURE FOR THESE HOMES. BECAUSE OF THIS SITE'S PROXIMITY TO EDGEWATER PARK AND LAKE ERIE WE ALSO WOULD LIKE TO PROVIDE ROOF-TOP ACCESS FOR EACH HOME. THIS IS A PRECEDENT THAT HAS BEEN SET BY NUMEROUS OTHER TOWNHOMES IN THE AREA.

THE GOMEZ RESIDENCE (UNIT D) IS THE FIRST OF THE FOUR RESIDENCES THAT HAVE BEEN DESIGNED AND ARE IN THE PROCESS OF SUBMITTING FOR PERMIT. THE OTHER (3) HOMES ARE INTENTIONALLY SHOWN AS BLOCKS TO HELP UNDERSTAND THE SCALE OF EACH ON THE STREET.

THIS RESIDENCE IS A THREE-STORY DESIGN WITH ROOF TOP PATIO ACCESS RESULTING IN A ROOF-TOP INTERIOR SPACE.



ARCHITECTURE OFFICE: DAVID KREBS



AERIAL & STREET VIEW IMAGES

SITE LOCATION MAP

W 65TH DEVELOPMENT

PROJECT TITLE:

PROJECT: 1216 W 65 STREET CLEVELAND, OH 44102

PLANNING SUBMITTAL 06.28.2023

ISSUE/DATE:

THESE DRAWINGS, DESIGN, CONCEPT AND INFORMATION ARE THE EXCLUSIVE PROPERTY OF A°DK, INC. THEY ARE FOR CONSTRUCTION ONLY AT THE SITE INDICATED. UNAUTHORIZED USE, ALTERATION OR REPRODUCTION OF THE DOCUMENTS AND DESIGN IS PROHIBITED WITHOUT WRITTEN PERMISSION FROM A°DK, INC.

19.45

TITLE SHEET

T.S.

0.00' 0

0.00' 0

0.00' 0

0.00' 0

a.100

a.200

a.300

a.400

a.500

a.600

FATHER CARUSO DRIVE N.W. 50'
(DEDICATED VOL. 255, PG. 22 OF C.C.M.R.)
(A PUBLIC RIGHT-OF-WAY)

**PLAT OF CONSOLIDATION
OF
1216 WEST 65TH STREET
P.P.N. 002-08-053 AND -054
CREATING
PARCEL "C"
CITY OF CLEVELAND, OHIO**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being all of Sublot Nos. 58 and 59 and part of Sublot Nos. 60 and 61 in the J. Morrison Subdivision of part of the Original Brooklyn Township Lot No. 31, as shown by the plat recorded in Volume 1, Page 49 of Cuyahoga County Map Records.

OWNERS ACCEPTANCE

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

Gustave R. Molnar

NOTARY

State of _____ }
County of _____ }

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at _____ this _____ day of _____, 2023.

Notary Public

My commission expires _____

APPROVALS

This Plat of Consolidation is accepted and approved by the Planning Director of the City of Cleveland, Ohio this _____ day of _____, 2023.

Joyce Pan Huang - Planning Director

This Plat of Consolidation is accepted and approved by the Platting Commissioner of the City of Cleveland, Ohio this _____ day of _____, 2023.

Richard Switalski - Platting Commissioner

CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Preliminary for Review
December 9, 2022

Peter J. Gaurloff P.S. No. 8646 Date _____

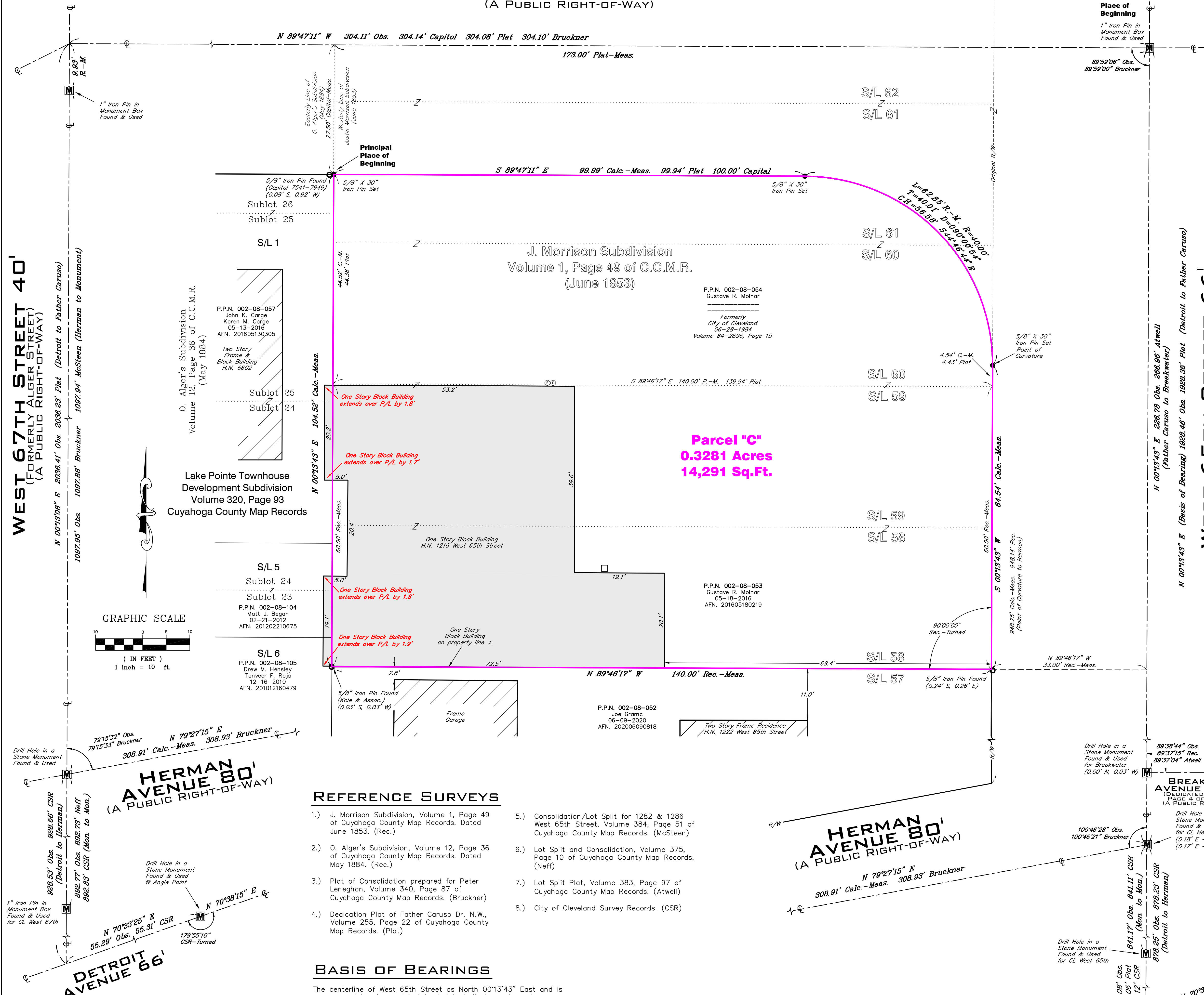
Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company - PS6747-PS8646"

LEGEND

- Ⓜ = Monument Box Found
- = Iron Pin Found
- = Iron Pipe Found
- = 5/8"x30" Iron Pin Set
- ⊙ = Drill Hole Set / Found
- ⊕ = P.K. Nail Set / Found
- ⊕ = Centerline

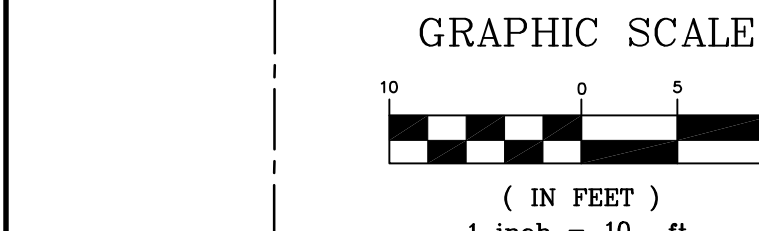


LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONEENGINEERING.COM



WEST 67TH STREET 40'
(FORMERLY ALGER STREET)
(A PUBLIC RIGHT-OF-WAY)

WEST 65TH STREET 66'
(FORMERLY JUNCTION STREET)
(FORMERLY GORDON AVENUE)
(A PUBLIC RIGHT-OF-WAY)



REFERENCE SURVEYS

- 1.) J. Morrison Subdivision, Volume 1, Page 49 of Cuyahoga County Map Records. Dated June 1853. (Rec.)
- 2.) O. Alger's Subdivision, Volume 12, Page 36 of Cuyahoga County Map Records. Dated May 1884. (Rec.)
- 3.) Plat of Consolidation prepared for Peter Leneghan, Volume 340, Page 87 of Cuyahoga County Map Records. (Bruckner)
- 4.) Dedication Plat of Father Caruso Dr. N.W., Volume 255, Page 22 of Cuyahoga County Map Records. (Plat)
- 5.) Consolidation/Lot Split for 1282 & 1286 West 65th Street, Volume 384, Page 51 of Cuyahoga County Map Records. (McSteen)
- 6.) Lot Split and Consolidation, Volume 375, Page 10 of Cuyahoga County Map Records. (Neff)
- 7.) Lot Split Plat, Volume 383, Page 97 of Cuyahoga County Map Records. (Atwell)
- 8.) City of Cleveland Survey Records. (CSR)

BASIS OF BEARINGS

The centerline of West 65th Street as North 00°13'43" East and is an assumed bearing and is intended to indicate angles only.

1216 WEST 65TH STREET P.P.N. 002-08-053 AND -054

SITE PLAN SURVEY

OF
1216 WEST 65TH STREET
P.P.N. 002-08-053 AND -054
CITY OF CLEVELAND, OHIO

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being all of Sublot Nos. 58 and 59 and part of Sublot Nos. 60 and 61 in the J. Morrison Subdivision of part of the Original Brooklyn Township Lot No. 31, as shown by the plat recorded in Volume 1, Page 49 of Cuyahoga County Map Records.

BASIS OF BEARINGS

The centerline of West 65th Street as North 001°3'43" East and is an assumed bearing and is intended to indicate angles only.

2 WORKING DAYS
BEFORE YOU DIG
 CALL TOLL FREE 800-362-2764 or 811
OHIO UTILITIES PROTECTION SERVICE

O.U.P.S. Reference No. A226902489
 Date: September 26, 2022

SEWER REFERENCE

Sewer Connection Data:
 City of Cleveland Father Caruso Drive NW
 Street Plan 2327, 2483, M-706 and Father Caruso Drive Extension Plans
 City of Cleveland West 65th
 Street Plan No. 2491, L-350 and NEORS Replacement Automated
 Regulator Plans
 Connection Book 8, Page 330
 There are connections list in the historical records.
 There are also no connections shown WFC or N.E.O.R.S. GIS Plans.

AREA TABLE

0.3281 Acres 14,291 Sq.Ft.

NOTE

Ownership of fences are unknown unless otherwise noted.

VERTICAL CONTROL MONUMENT AND T.B.M.

(VRS Virtual Reference Station 03-05-2015)

The horizontal component of the VRS network is based on the NAD83 (CORS96) reference frame. The vertical component of the VRS network is based on NAVD88 as determined by the NGS (National Geodetic Survey).

TBM No. 1 Elevation: 631.39' (NAVD 1988)
 Nail in utility pole located on the northerly right of way of Father Caruso Drive N.W. approximately 147 feet west of West 65th Street.

T.B.M. No. 2 Elevation: 634.00' (NAVD 1988)
 Nail in utility pole located on the westerly right of way of West 65th Street and fronting H.N. 1222 West 65th Street.

Definitions NAVD— North American Vertical Datum

SURVEYOR CERTIFICATION

CONTRACTOR TO VERIFY BEFORE STARTING CONSTRUCTION:

1. Finished Floor elevation & House sizes
2. Location and Elevations of existing utility connections
3. Sidewalks to be 4" thick concrete except at drive apron which is to be 6" thick concrete.
4. Existing sewer connections can only be used if they are in good working condition. The City shall decide on the condition of existing connections.
5. The contractor must obtain a sewer permit from the Cleveland, division of Water Pollution Control, before performing the sewer work.

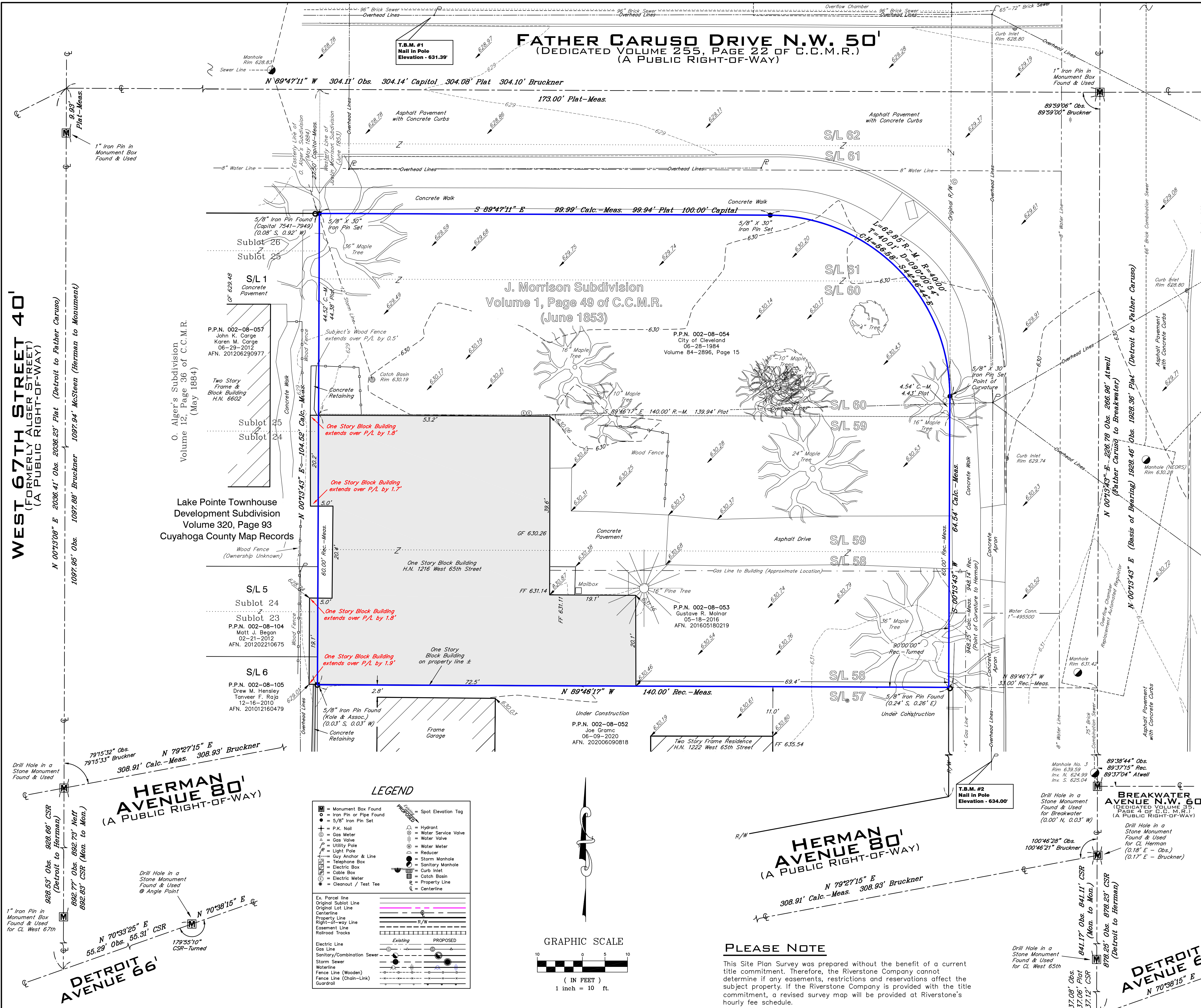
Utility Provider source information from plans provided by the client, the title company and the utility provider and on ground utility markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted.

Dimensions shown on this plan are expressed in feet and decimal parts thereof, all of which I declare to be correct to the best of my knowledge and belief. Bearings are to an assumed meridian and are used to denote angles only.

Peter J. Gaurloff P.S. No. 8646 Date: December 9, 2022



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



WEST 67TH STREET 40'
 (FORMERLY ALGER STREET)
 (A PUBLIC RIGHT-OF-WAY)

WEST 65TH STREET 66'
 (FORMERLY JUNCTION STREET)
 (FORMERLY GORDON AVENUE)
 (A PUBLIC RIGHT-OF-WAY)

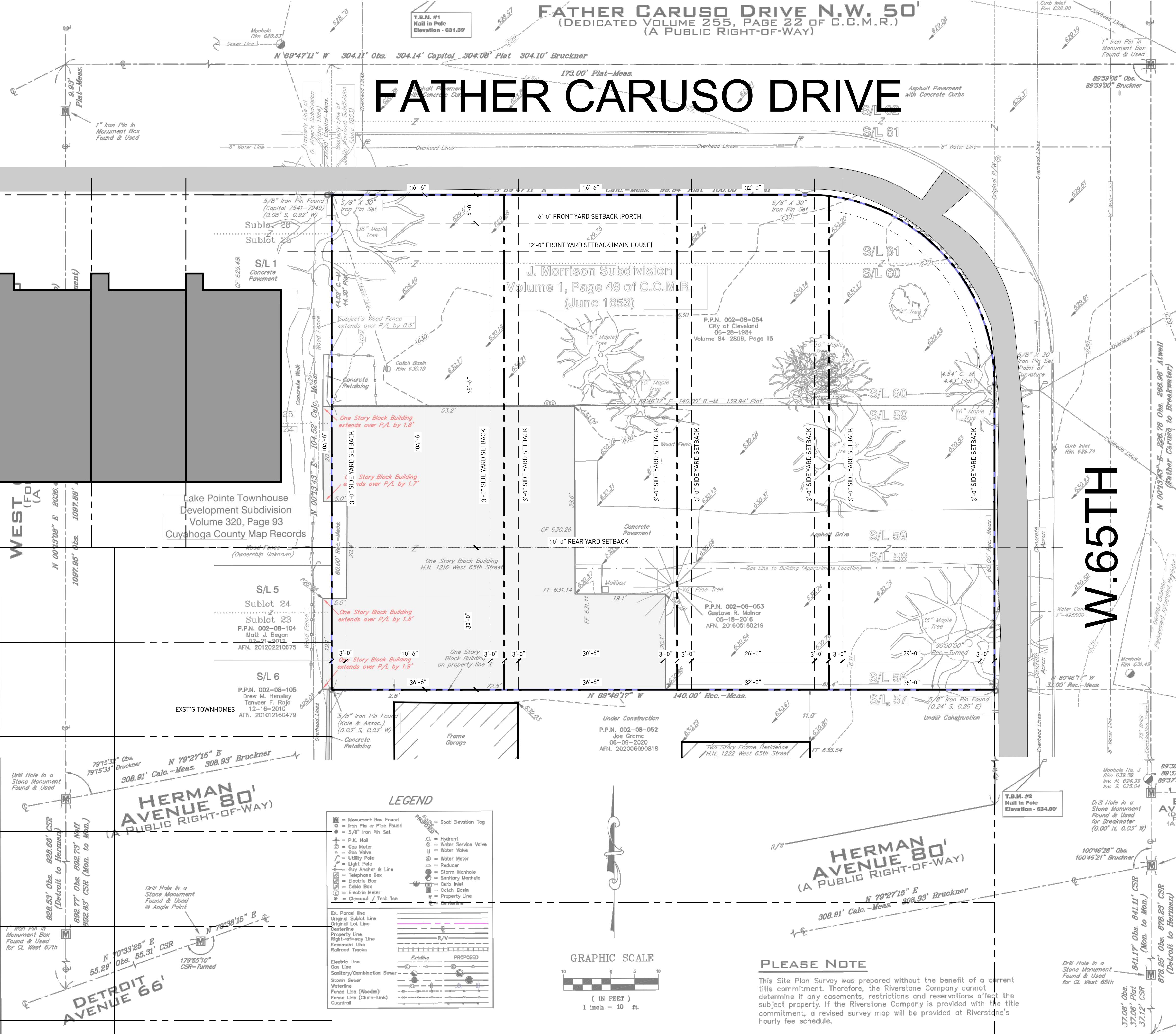
WEST 67TH STREET 40'
 (FORMERLY ALGER STREET)
 (A PUBLIC RIGHT-OF-WAY)

FATHER CARUSO DRIVE N.W. 50'
(DEDICATED VOLUME 255, PAGE 22 OF C.C.M.R.)
(A PUBLIC RIGHT-OF-WAY)

FATHER CARUSO DRIVE

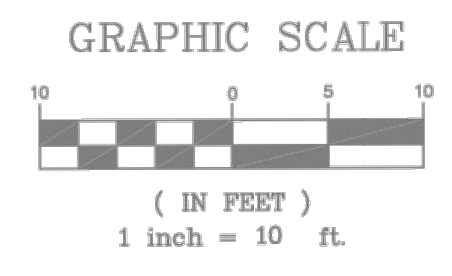
J. Morrison Subdivision
Volume 1, Page 49 of C.C.M.R.
(June 1853)

W.65TH



LEGEND

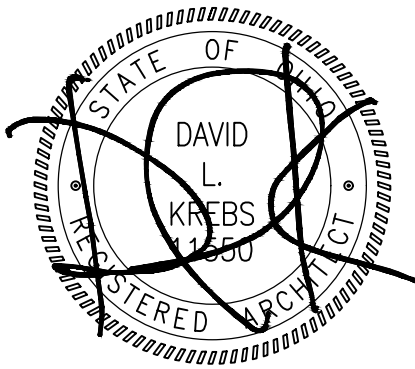
○	Monument Box Found	●	Spot Elevation Tag
⊙	Iron Pin or Pipe Found	⊕	Hydrant
⊙	5/8" Iron Pin Set	⊕	Water Service Valve
⊕	P.K. Nail	⊕	Water Valve
⊕	Gas Meter	⊕	Water Meter
⊕	Gas Valve	⊕	Reducer
⊕	Utility Pole	⊕	Storm Manhole
⊕	Light Pole	⊕	Sanitary Manhole
⊕	Telephone Box	⊕	Curb Inlet
⊕	Telephone Line	⊕	Catch Basin
⊕	Electric Box	⊕	Property Line
⊕	Electric Line	⊕	Centerline
⊕	Cable Box		
⊕	Electric Meter		
⊕	Cleanout / Test Tee		



PLEASE NOTE

This Site Plan Survey was prepared without the benefit of a current title commitment. Therefore, the Riverstone Company cannot determine if any easements, restrictions and reservations affect the subject property. If the Riverstone Company is provided with the title commitment, a revised survey map will be provided at Riverstone's hourly fee schedule.

EXISTING SITE PLAN
SCALE: 1" = 20'-0"



DAVID KREBS :: LICENSE NO. :: 11550
EXPIRATION DATE :: 12-31-2023

ARCHITECTURE OFFICE :: DAVID KREBS

W 65TH DEVELOPMENT

PROJECT TITLE: W 65TH DEVELOPMENT
PROJECT: 1216 W 65 STREET CLEVELAND, OH 44102

PLANNING SUBMITTAL 06-28-2023

ISSUE DATE:

THESE DRAWINGS, DESIGN, CONCEPT AND INFORMATION ARE THE EXCLUSIVE PROPERTY OF AD&K, INC. THEY ARE FOR CONSTRUCTION ONLY AT THE SITE INDICATED. UNAUTHORIZED USE, ALTERATION OR REPRODUCTION OF THE DOCUMENTS AND DESIGN IS PROHIBITED WITHOUT WRITTEN PERMISSION FROM AD&K, INC.

19-45

EXISTING SITE PLAN

sp.0



100%

100%

100%

100%

1100

1200

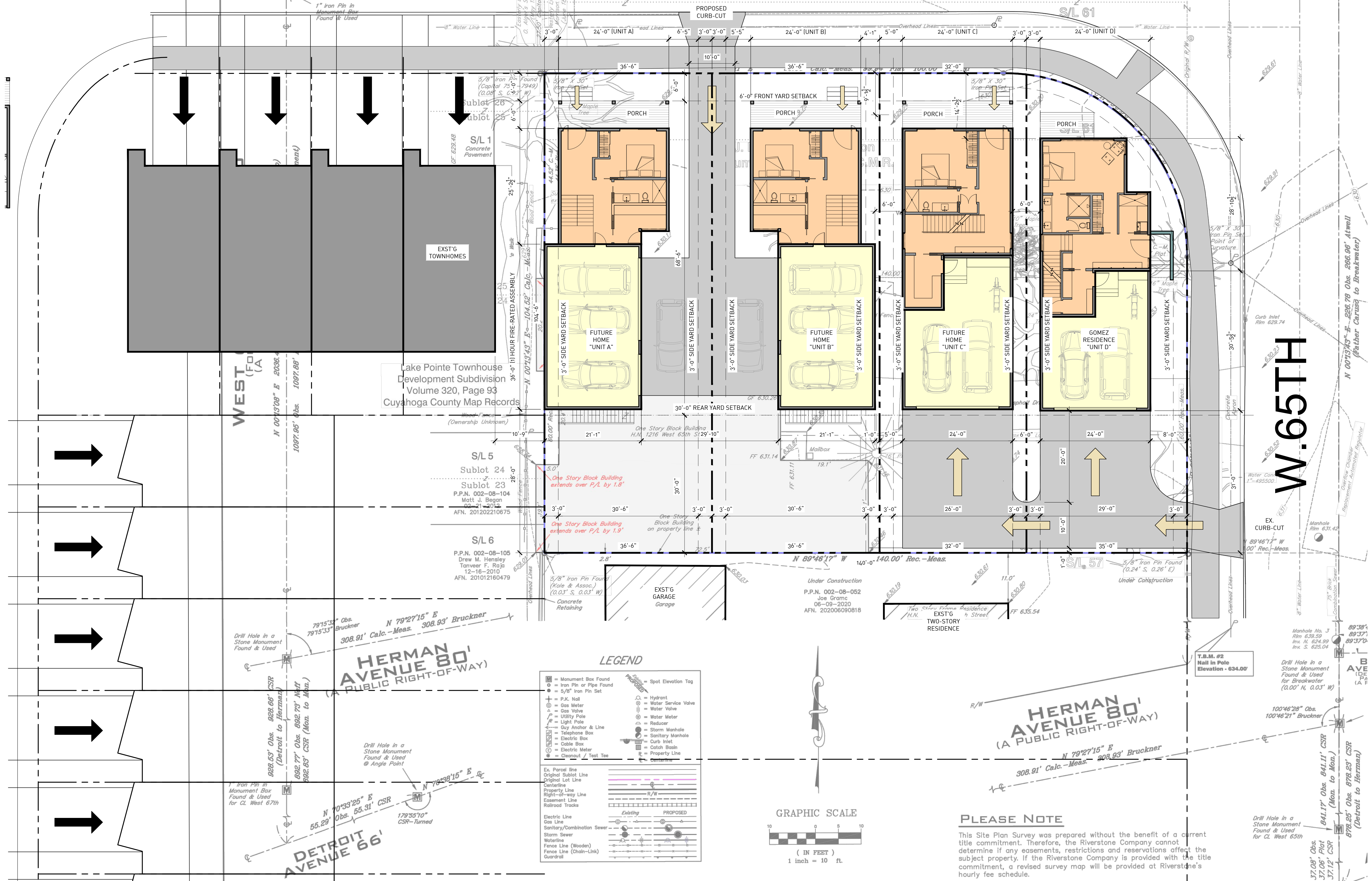
1300

1400

1500

1600

FATHER CARUSO DRIVE

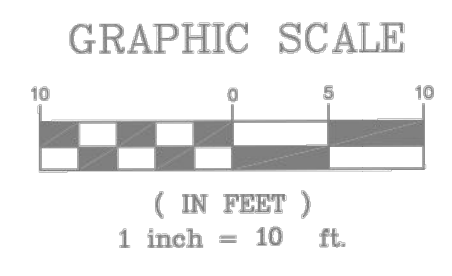


W. 65TH

HERMAN AVENUE 80'
(A PUBLIC RIGHT-OF-WAY)

LEGEND

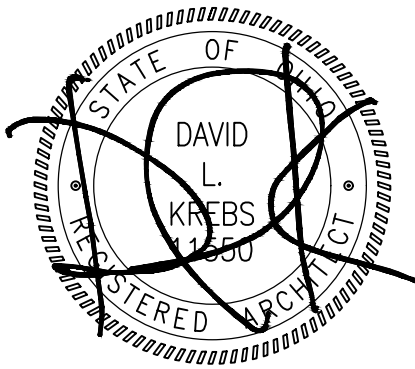
○ = Monument Box Found	○ = Spot Elevation Tag
● = Iron Pin or Pipe Found	○ = Hydrant
○ = 5/8" Iron Pin Set	○ = Water Service Valve
○ = P.K. Nail	○ = Water Valve
○ = Gas Meter	○ = Water Meter
○ = Gas Valve	○ = Reducer
○ = Utility Pole	○ = Storm Manhole
○ = Light Pole	○ = Sanitary Manhole
○ = Telephone Box	○ = Curb Inlet
○ = Electric Box	○ = Catch Basin
○ = Cable Box	○ = Property Line
○ = Electric Meter	○ = Centerline
○ = Cleanout / Test Tee	



PLEASE NOTE

This Site Plan Survey was prepared without the benefit of a current title commitment. Therefore, the Riverstone Company cannot determine if any easements, restrictions and reservations affect the subject property. If the Riverstone Company is provided with the title commitment, a revised survey map will be provided at Riverstone's hourly fee schedule.

PROPOSED SITE PLAN
SCALE: 1" = 20'-0"



DAVID KREBS :: LICENSE NO. :: 11550
EXPIRATION DATE :: 12-31-2023

ARCHITECTURE OFFICE :: DAVID KREBS

W 65TH DEVELOPMENT

PROJECT TITLE:
PROJECT:
1216 W 65 STREET
CLEVELAND, OH 44102

PLANNING SUBMITTAL 06.28.2023

ISSUE DATE:
DATE:

THESE DRAWINGS, DESIGN, CONCEPT AND INFORMATION ARE THE EXCLUSIVE PROPERTY OF ADK, INC. THEY ARE FOR CONSTRUCTION ONLY AT THE SITE INDICATED. UNAUTHORIZED USE, ALTERATION OR REPRODUCTION OF THE DOCUMENTS AND DESIGN IS PROHIBITED WITHOUT WRITTEN PERMISSION FROM ADK, INC.

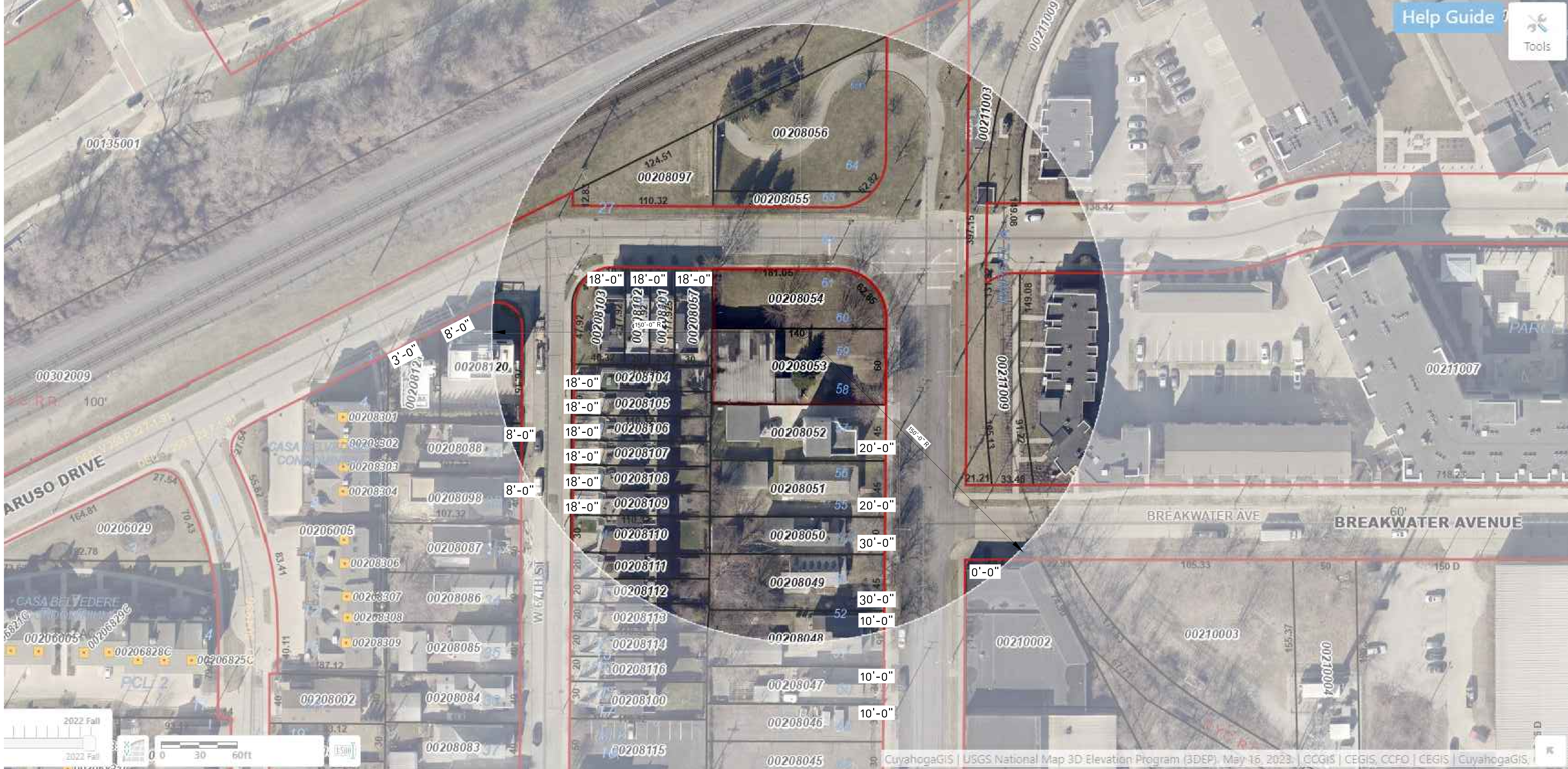
19.45

SHEET TITLE: PROPOSED SITE PLAN

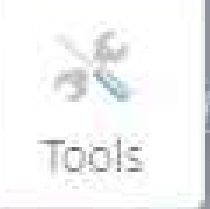
sp.1



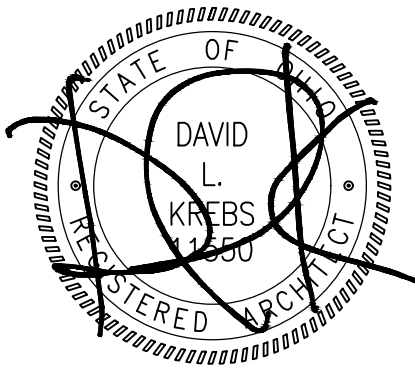
DATE: 06/28/2023



Help Guide



addk



DAVID KREBS :: LICENSE NO. :: 11550
EXPIRATION DATE :: 12.31.2023

ARCHITECTURE OFFICE - DAVID KREBS

PROJECT TITLE: **W 65TH DEVELOPMENT**

PROJECT: 1216 W 65 STREET
CLEVELAND, OH 44102

PLANNING SUBMITTAL 06.28.2023

ISSUE DATE: _____
AUTHORIZATION: _____

JOB NO.: 19.45

SHEET TITLE: JOB NO.:
SITE PROXIMITY DIAGRAM

SHEET NO.: **sp.2**

1 SITE PROXIMITY DIAGRAM
sp.2 SCALE: N.T.S.



NORTH

THESE DRAWINGS, DESIGN, CONCEPT AND INFORMATION ARE THE EXCLUSIVE PROPERTY OF ADDK, INC. THEY ARE FOR CONSTRUCTION ONLY AT THE SITE INDICATED. UNAUTHORIZED USE, ALTERATION OR REPRODUCTION OF THE DOCUMENTS AND DESIGN IS PROHIBITED WITHOUT WRITTEN PERMISSION FROM ADDK, INC.

DATE: 06/28/23 06:28:23

0 30 60ft | 1:100 | 1:200 | 1:300 | 1:400 | 1:500 | 1:600



W. 65TH

FATHER CARUSO DRIVE

EXIST'G CURB-CUT

NEW CURB-CUT

6'-0"

6'-0"

6'-0"

17'-10"

10'-9"

GÓMEZ RESIDENCE "UNIT D"

FUTURE HOME "UNIT C"

FUTURE HOME "UNIT B"

FUTURE HOME "UNIT A"

DATE

DATE

DATE

DATE

0 100

0 200

0 300

0 400

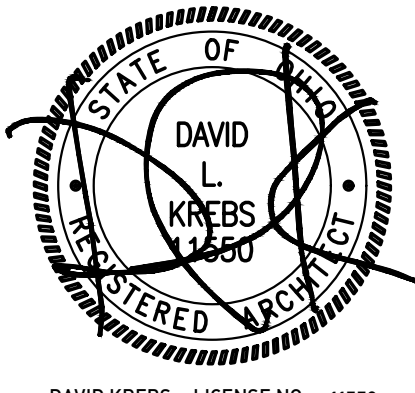
0 500

0 600

1 SITE RENDERING
sp.3 SCALE: N.T.S.



adk



DAVID KREBS :: LICENSE NO. :: 11550
EXPIRATION DATE :: 12-31-2023

ARCHITECTURE OFFICE :: DAVID KREBS

W 65TH DEVELOPMENT

PROJECT TITLE:

PROJECT: 1216 W 65 STREET
CLEVELAND, OH 44102

PLANNING SUBMITTAL 06.28.2023

ISSUE DATE:

THESE DRAWINGS, DESIGN, CONCEPT AND INFORMATION ARE THE EXCLUSIVE PROPERTY OF ADDK, INC. THEY ARE FOR CONSTRUCTION ONLY AT THE SITE INDICATED. UNAUTHORIZED USE, ALTERATION OR REPRODUCTION OF THE DOCUMENTS AND DESIGN IS PROHIBITED WITHOUT WRITTEN PERMISSION FROM ADDK, INC.

AUTHORIZATION:

JOB NO.:

19.45

SHEET TITLE:

SITE RENDERING

sp.3



W. 65TH

GOMEZ
RESIDENCE
"UNIT D"

FUTURE
HOME
"UNIT C"

FUTURE
HOME
"UNIT B"

FUTURE
HOME
"UNIT A"

NEW CURB-CUT

FATHER CARUSO DRIVE

DATE

DATE

DATE

DATE

0 100

0 200

0 300

0 400

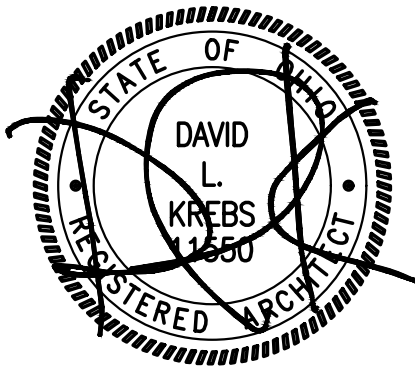
0 500

0 600

1 SITE RENDERING
sp.4 SCALE: N.T.S.



adk



DAVID KREBS :: LICENSE NO. :: 11550
EXPIRATION DATE :: 12-31-2023

ARCHITECTURE OFFICE :: DAVID KREBS

PROJECT TITLE:
W 65TH DEVELOPMENT

PROJECT:
1216 W 65 STREET
CLEVELAND, OH 44102

PLANNING SUBMITTAL 06.28.2023

ISSUE/DATE:

THESE DRAWINGS, DESIGN, CONCEPT AND INFORMATION ARE THE EXCLUSIVE PROPERTY OF ADDK, INC. THEY ARE FOR CONSTRUCTION ONLY AT THE SITE INDICATED. UNAUTHORIZED USE, ALTERATION OR REPRODUCTION OF THE DOCUMENTS AND DESIGN IS PROHIBITED WITHOUT WRITTEN PERMISSION FROM ADDK, INC.

JOB NO.: 19-45

SHEET TITLE: SITE RENDERING

sp.4

ADK, INC. (A: 14294, District Avenue, Lakewood, OH 44102) (P: 216.771.9201) (F: 216.771.9791) (W: www.addkinc.com)



FATHER CARUSO DRIVE

DATE

DATE

DATE

DATE

0 100

200

300

400

500

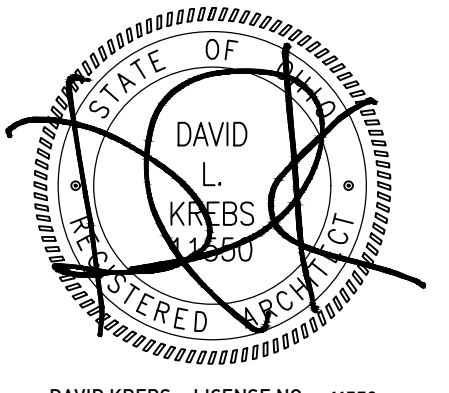
600

1
sp.5

SITE RENDERING
SCALE: N.T.S.



adk



DAVID KREBS :: LICENSE NO. :: 11550
EXPIRATION DATE :: 12-31-2023

ARCHITECTURE OFFICE :: DAVID KREBS

W 65TH DEVELOPMENT

PROJECT TITLE:

PROJECT:

1216 W 65 STREET
CLEVELAND, OH 44102

PLANNING SUBMITTAL 06.28.2023

ISSUE DATE:

THESE DRAWINGS, DESIGN, CONCEPT AND INFORMATION ARE THE EXCLUSIVE PROPERTY OF ADDK, INC. THEY ARE FOR CONSTRUCTION ONLY AT THE SITE INDICATED. UNAUTHORIZED USE, ALTERATION OR REPRODUCTION OF THE DOCUMENTS AND DESIGN IS PROHIBITED WITHOUT WRITTEN PERMISSION FROM ADDK, INC.

JOB NO.:

19.45

SHEET TITLE:

SITE RENDERING

sp.5



00'0"

00'0"

00'0"

00'0"

0 100

0 200

0 300

0 400

0 500

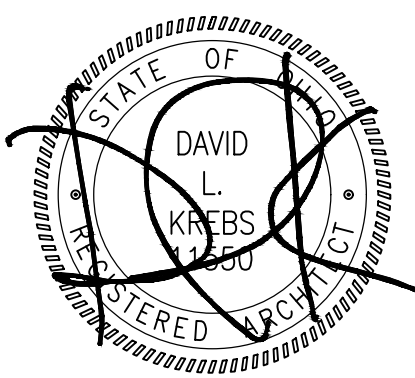
0 600

1
sp.6

SITE RENDERING
SCALE: N.T.S.



adk



DAVID KREBS :: LICENSE NO. :: 11550
EXPIRATION DATE :: 12-31-2023

ARCHITECTURE OFFICE :: DAVID KREBS

W 65TH DEVELOPMENT

PROJECT TITLE:

PROJECT:

1216 W 65 STREET
CLEVELAND, OH 44102

PLANNING SUBMITTAL 06.28.2023

ISSUE DATE:

THESE DRAWINGS, DESIGN, CONCEPT AND INFORMATION ARE THE EXCLUSIVE PROPERTY OF ADDK, INC. THEY ARE FOR CONSTRUCTION ONLY AT THE SITE INDICATED. UNAUTHORIZED USE, ALTERATION OR REPRODUCTION OF THE DOCUMENTS AND DESIGN IS PROHIBITED WITHOUT WRITTEN PERMISSION FROM ADDK, INC.

JOB NO.:

19.45

SHEET TITLE:

SITE RENDERING

SHEET NO.:

sp.6



NEW DRIVE OFF
CLUB CUTTING
W. 65TH

00'0"

00'0"

00'0"

00'0"

0 100

0 200

0 300

0 400

0 500

0 600

1
sp.7

SITE RENDERING
SCALE: N.T.S.



ADDK, INC. - [A: 14284, Darch Avenue, Lakewood, OH 44139] - [P: 216.771.9800] - [F: 216.771.9971] - [W: www.addkinc.com]



ARCHITECTURE OFFICE: DAVID KREBS

W 65TH DEVELOPMENT

PROJECT TITLE:

PROJECT:

1216 W 65 STREET
CLEVELAND, OH 44102

PLANNING SUBMITTAL 06.28.2023

ISSUE DATE:

AUTHORIZATION:

THESE DRAWINGS, DESIGN, CONCEPT AND INFORMATION ARE THE EXCLUSIVE PROPERTY OF ADDK, INC. THEY ARE FOR CONSTRUCTION ONLY AT THE SITE INDICATED. UNAUTHORIZED USE, ALTERATION OR REPRODUCTION OF THE DOCUMENTS AND DESIGN IS PROHIBITED WITHOUT WRITTEN PERMISSION FROM ADDK, INC.

JOB NO.:

19-45

SHEET TITLE:

SITE RENDERING

SHEET NO.:

sp.7



DATE

DATE

DATE

DATE

0.100

0.200

0.300

0.400

0.500

0.600

1
sp.8

SITE RENDERING
SCALE: N.T.S.



sp.8

ADDK, INC. (A: 14284, District Avenue, Lakewood, OH 44130) (P: 216.771.9800) (F: 216.771.9991) (W: www.addkinc.com)



ARCHITECTURE OFFICE: DAVID KREBS

W 65TH DEVELOPMENT

PROJECT TITLE:

PROJECT:

1216 W 65 STREET
CLEVELAND, OH 44102

ISSUE DATE:

PLANNING SUBMITTAL 06.28.2023

AUTHORIZATION:

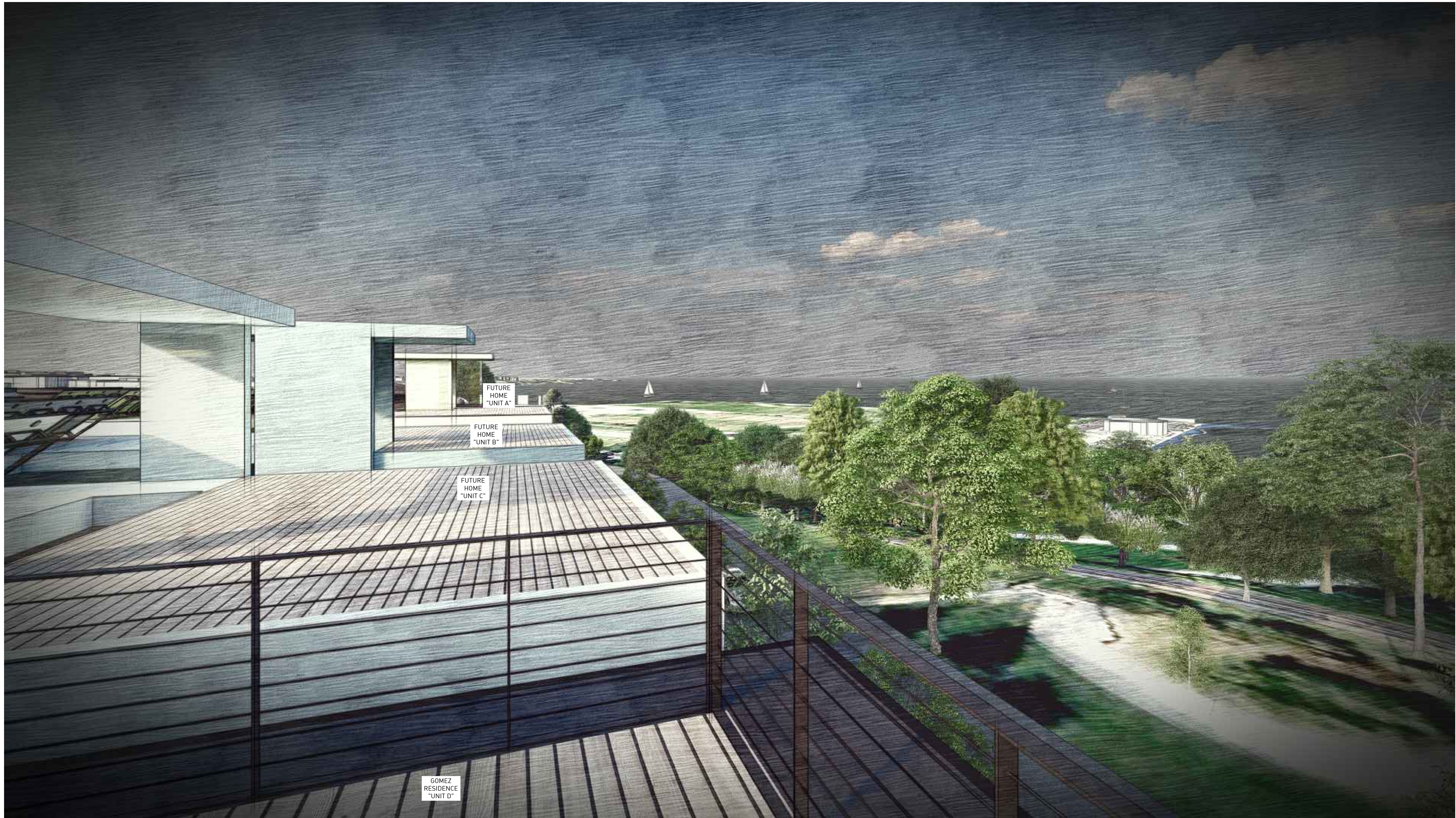
THESE DRAWINGS, DESIGN, CONCEPT AND INFORMATION ARE THE EXCLUSIVE PROPERTY OF ADDK, INC. THEY ARE FOR CONSTRUCTION ONLY AT THE SITE INDICATED. UNAUTHORIZED USE, ALTERATION OR REPRODUCTION OF THE DOCUMENTS AND DESIGN IS PROHIBITED WITHOUT WRITTEN PERMISSION FROM ADDK, INC.

JOB NO.:

19.45

SHEET TITLE:

SITE RENDERING



00'0"

00'0"

00'0"

00'0"

0 100

0 200

0 300

0 400

0 500

0 600

1
sp.9

SITE RENDERING
SCALE: N.T.S.



ADDK, INC. - [A: 14284, Darch Avenue, Lakewood, OH 44122] - [P: 216.771.9200] - [F: 216.771.1997] - [W: www.addkinc.com]



ARCHITECTURE OFFICE: DAVID KREBS

W 65TH DEVELOPMENT

PROJECT TITLE:

PROJECT:

1216 W 65 STREET
CLEVELAND, OH 44102

PLANNING SUBMITTAL 06.28.2023

ISSUE DATE:

AUTHORIZATION:

THESE DRAWINGS, DESIGN, CONCEPT AND INFORMATION ARE THE EXCLUSIVE PROPERTY OF ADDK, INC. THEY ARE FOR CONSTRUCTION ONLY AT THE SITE INDICATED. UNAUTHORIZED USE, ALTERATION OR REPRODUCTION OF THE DOCUMENTS AND DESIGN IS PROHIBITED WITHOUT WRITTEN PERMISSION FROM ADDK, INC.

JOB NO.:

19.45

SHEET TITLE:

SITE RENDERING

SHEET NO.:

sp.9

Lot Consolidation / Split



August 4, 2023

For PPN# 004-21-164 & - 165

Location: 2563 West 10th Street / 926 Fruit Avenue

Representative: Greydon Petznick, Cleveland DRAW

RUTHERFORD LOT SPLIT-CONSOLIDATION

Issued for Planning Commission

PREPARED FOR:
OWNER:

SEANA RUTHERFORD
2563 W 10 TH STREET
CLEVELAND, OHIO 44113
T: 216.704.1425

PREPARED BY:
ARCHITECT:

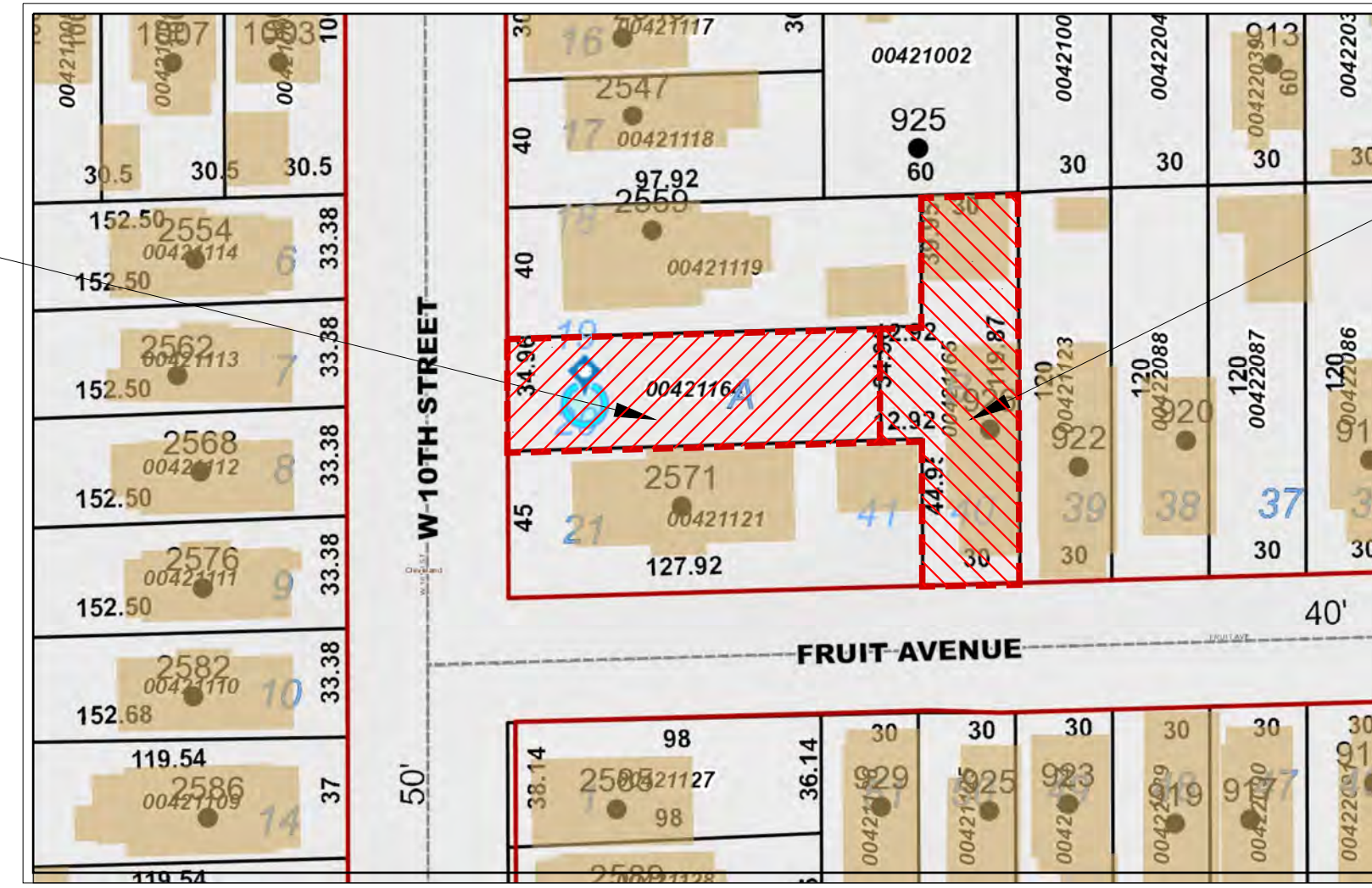
CLEVELAND DRAW
3342 AVALON ROAD
SHAKER HEIGHTS, OHIO 44120
T: 216.548.5335

CIVIL ENGINEER/SURVEYOR:

RIVERSTONE COMPANY ENGINEERING
3800 LAKESIDE AVENUE, SUITE 100
CLEVELAND, OHIO 44114
T: 216.491.2000

EXISTING SITE LOCATION:

Site Location:
2563 W 10th Street
Cleveland, OH
PPN: 004-21-164



Site Location:
926 Fruit Avenue
Cleveland, OH
PPN: 004-21-165

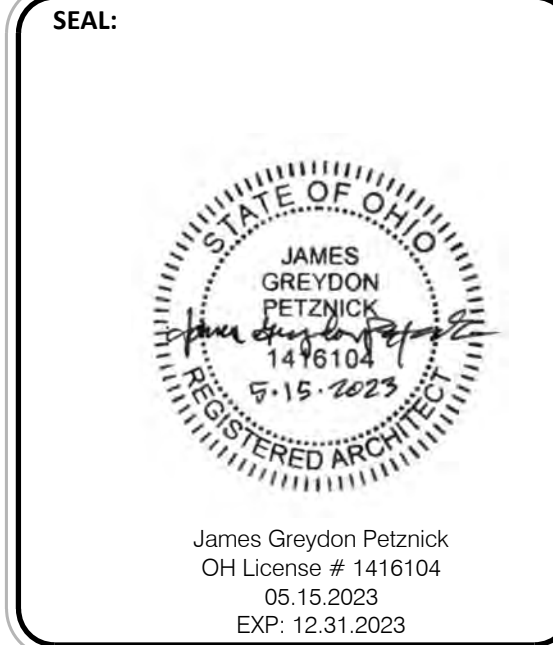
SUMMARY:

THIS IS A PROPOSED LOT SPLIT-CONSOLIDATION OF 2563 W10TH STREET (PPN 004-21-164) AND 925 FRUIT AVENUE (PPN 004-21-165).

THESE LOTS WERE RECONFIGURED FROM THE ORIGINAL PLAT IN 2019 AS PARCEL 'A' - AFN 201906120360 AND PARCEL 'B' - AFN 201906120360. IN THIS 2019 RECONFIGURATION, 926 FRUIT AVENUE GAINED THE EASTERMOST PORTION OF 2563 W10TH'S LOT (12.92' X 35').

THIS PROPOSED PLOT CONSOLIDATION RETURNS THE 12.92' X 35' TO ITS ORIGINAL LOT AT 2563 W10TH ST.

- A NEW HOUSE IS BEING BUILT AT 2563 W10TH STREET UNDER PERMIT B21014642. THE RECONFIGURATION OF THE LOT LENGTHENS THE REAR SETBACK.
- THE OWNER PURCHASED 926 FRUIT AVENUE FROM THE PREVIOUS OWNER AS AN IN-PROCESS CONSTRUCTION PROJECT. THE INTERIOR HAS BEEN DEMO'ED OUT AND SOME WORK HAS BEEN PERFORMED ON THE EXTERIOR PRIOR TO OWNERSHIP. THE RECONFIGURATION OF THE LOT AFFECTS THE WEST LOT LINE MAKING THE SETBACK A CONSTANT 8.2' SETBACK. THE HOUSE IS CURRENTLY 1.5' FROM THE EAST PROPERTY LINE AND IS EXISTING. NON-CONFORMING AS IT HAS BEEN SINCE IT WAS BUILT. THE LOT RECONFIGURATION DOES NOT AFFECT THIS PROPERTY LINE. LONG RANGE PLANS INCLUDE THE DEMOLITION OF THIS HOUSE FOR REDEVELOPMENT



SYMBOL LEGEND:

	EARTH	TYPICAL DESIGNATION TAGS
	ROOM NAME & ROOM NUMBER	
	DOOR TYPE DESIGNATION	
	WALL TYPE DESIGNATION	
	FINISH DESIGNATION	
	FIXTURE TYPE DESIGNATION	
	KEY NOTE DESIGNATION	
	PROPOSED NEW COLUMN LINE	
	EXISTING COLUMN LINE	
	INTERIOR ELEVATION TAG	
	SHEET DESIGNATION	
	ELEVATION DESIGNATION	
	EXTERIOR ELEVATION TAG	
	ELEVATION DESIGNATION	
	SECTION TAG	
	SECTION DESIGNATION	
	SHEET DESIGNATION	
	INTERIOR ELEVATION TAG	
	SHEET DESIGNATION	
	ELEVATION DESIGNATION	
	EXTERIOR ELEVATION TAG	
	FLOOR DESIGNATION	
	ELEV. HEIGHT DESIGNATION	
	REVISION CLOUD & REV. DESIGNATION	

PROJECT SCOPE & DATA:

2563 W10th Street BUILDING INFO (UNDER CONSTRUCTION B21014642):

ADDRESS	2563 W 10TH ST CLEVELAND, OH. 44113
PPN:	004-21-164
EXISTING LOT AREA:	35' X 115' (4,020 SF)
PROPOSED LOT AREA:	35' X 127.92' (4,471 SF)
LAND USE:	(5000) R - RES VACANT LAND
LEGAL DESCRIPTION:	PARCEL 'A' - AFN 201906120360 NEIGHBORHOOD 02155
PROPOSED BUILDING USE:	R, SINGLE FAMILY RESIDENTIAL VB (NON-SPRINKLERED)
CONSTRUCTION TYPE:	
ZONING:	2F--RESIDENTIAL TWO FAMILY
AREAS:	FIRST FLOOR 884 GSF (813 NSF) SECOND FLOOR 879 GSF (809 NSF)
BASEMENT COVERED PORCH DECKS	793 NSF 161 GSF 198 GSF
GROSS FLOOR AREA IS 2,556 SF > 2,010 SF (50% EXTG LOT AREA (2,235 SF PROPOSED))	
VARIANCE GRANTED FOR FINISHED BASEMENT UNCHANGED REQUIREMENT BY PROPOSED ADDITIONAL LOT AREA	

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

BLOCK CLUB APPROVAL JUNE 21, 2021
ECONOMIC DEVELOPMENT COMMITTEE APPROVAL JULY 1, 2021
BOARD OF ZONING APPEALS AUGUST 2, 2021

GENERAL NOTES:

- GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS. ANY DISCREPANCIES SHOULD BE REPORTED DURING THE BIDDING PROCESS AND BEFORE START OF CONSTRUCTION. EXTRAS WILL NOT BE ALLOWED FOR UN-VERIFIED EXISTING JOB CONDITIONS. CONTRACTOR TO VERIFY ALL DIMENSIONS, NEW AND EXISTING, IN THE FIELD AND NOTIFY ARCHITECT OF ANY SUBSTANTIAL VARIANCES FROM THE CONSTRUCTION DOCUMENTS.
 - THE CONSTRUCTION DOCUMENTS AS DEFINED BY THE DRAWING INDEX ARE ALL NECESSARY TO DEFINE THE TOTAL PROJECT. PARTIAL PLANS SHOULD NOT BE ISSUED BY THE GENERAL CONTRACTOR FOR BIDDING OR CONSTRUCTION. THE GENERAL CONTRACTOR & SUB-CONTRACTOR'S ARE RESPONSIBLE FOR THE ENTIRE DRAWING SET.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMAN LIKE MANNER AND IN NO WAY SHALL DAMAGE OR WEAKEN THE INTEGRITY OF THE BUILDING. ALL DAMAGES SHALL BE IMMEDIATELY REPAIRED AT NO ADDITIONAL COST TO THE OWNER. IN ADDITION, THE G.C. IS RESPONSIBLE TO ENSURE THE FOLLOWING:
 - ALL WORK SHALL BE PERFORMED TO THE HIGHEST INDUSTRY STANDARDS FOR QUALITY WORKMANSHIP - ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS - MATERIALS AND METHODS SHALL CONFORM TO APPROPRIATE NATIONAL TRADE PUBLICATIONS.
 - CODE COMPLIANCE: EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE OHIO BUILDING CODE, CURRENT EDITION, AND WITH ALL OTHER CODES AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER HIS PORTION OF WORK. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH HIS PORTION OF THE WORK. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES, LOCAL AND STATE RESTRICTIONS INCLUDING ADA ACCESSIBILITY STANDARDS, PERMITS, FEES AND TAXES; THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, LICENSES AND DEPOSITS AND BE LIABLE FOR ALL STATE AND FEDERAL SALES TAXES, AND ALL OBLIGATIONS UNDER THE FEDERAL SECURITY ACT. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN CERTIFICATES OF COMPLIANCE, APPROVAL OR ACCEPTANCE FORM ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK AND DELIVER THESE CERTIFICATES TO THE OWNER ALONG WITH OFFICIAL RECEIPTS FOR THE SAME.
 - ALL WORK SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY OR REPLACE ANY FAULTY, IMPROPER OR INFERIOR MATERIAL

926 Fruit Avenue BUILDING INFO:

ADDRESS	926 FRUIT AVENUE CLEVELAND, OH. 44113
PPN:	004-21-165
EXISTING LOT AREA:	30' X 120' IRREGULAR (4,046 SF)
PROPOSED LOT AREA:	30' X 119.82' (3,593 SF)
LAND USE:	(5100) R - 1 FAMILY PLATTED LOT
LEGAL DESCRIPTION:	PARCEL 'B' - AFN 201906120360 NEIGHBORHOOD 02155
EXISTING BUILDING USE:	R, SINGLE FAMILY RESIDENTIAL VB (NON-SPRINKLERED)
CONSTRUCTION TYPE:	
ZONING:	2F--RESIDENTIAL TWO FAMILY
AREAS:	FIRST FLOOR 1096 GSF (AUDITOR) SECOND FLOOR 460 GSF (AUDITOR)
BASEMENT COVERED PORCH	0 GSF (AUDITOR) 80 GSF (AUDITOR)
BUILDING SETBACKS	FRONT YARD SETBACK: 20'-7 3/4" REAR YARD SETBACK: 49'-11 3/4" NEW PROPOSED REAR YARD SETBACK: 62'-10 3/4"
REAR YARD SETBACK:	13'-9 1/2"
REAR YARD SETBACK:	48'-8 1/2"
SIDEYARD SETBACK AND FIRE SEPARATION DISTANCE (NORTH):	3'-3 1/4"
PER TABLE R302.1, FIRE RESISTANCE RATED REQUIRED. ONE HOUR CONSTRUCTION. DISTANCE IS GREATER THAN 2' AND LESS THAN 5' REFERENCE A1-01	
PROPOSED DOES NOT CHANGE SETBACK	
SIDEYARD PROJECTION SETBACK AND FIRE SEPARATION DISTANCE (NORTH):	2'-3 1/4"
PER TABLE R302.1, FIRE RESISTANCE RATED REQUIRED. ONE HOUR CONSTRUCTION AT THE UNDERSIDE. DISTANCE IS EQUAL TO OR GREATER THAN 2' AND LESS THAN 5'.	
PROPOSED DOES NOT CHANGE SETBACK	
SIDEYARD OPENINGS IN WALLS (NORTH) AREA MEETS REQUIREMENTS OF MAXIMUM 25% NO RESTRICTION ON PENETRATIONS	13.5% OF WALL
PROPOSED DOES NOT CHANGE SETBACK	
SIDEYARD SETBACK (SOUTH):	10'-5"
PROPOSED DOES NOT CHANGE SETBACK	
SIDEYARD PROJECTION SETBACK (SOUTH):	9'-5"
PROPOSED DOES NOT CHANGE SETBACK	

TITLE SHEET / GENERAL:

TO-00	TITLE SHEET, GENERAL NOTES, SHEET INDEX & PROJECT DATA
TO-00	AERIAL CONTEXT
SR-02	2019 LOT SPLIT CONSOLIDATION - EXISTING CONDITION
ARCHITECTURAL DRAWINGS:	
SP-01	ARCHITECTURAL SITE PLAN- EXISTING
SP-02	ARCHITECTURAL SITE PLAN- PROPOSED
TITLE SHEET / GENERAL:	
TO-00	TITLE SHEET, GENERAL NOTES, SHEET INDEX & PROJECT DATA
TO-00	AERIAL CONTEXT
SR-02	2019 LOT SPLIT CONSOLIDATION - EXISTING CONDITION
ARCHITECTURAL DRAWINGS:	
SP-01	ARCHITECTURAL SITE PLAN- EXISTING
SP-02	ARCHITECTURAL SITE PLAN- PROPOSED

SHEET INDEX:

TO-00	TITLE SHEET, GENERAL NOTES, SHEET INDEX & PROJECT DATA
TO-00	AERIAL CONTEXT
SR-02	2019 LOT SPLIT CONSOLIDATION - EXISTING CONDITION
ARCHITECTURAL DRAWINGS:	
SP-01	ARCHITECTURAL SITE PLAN- EXISTING
SP-02	ARCHITECTURAL SITE PLAN- PROPOSED

Building and Housing Review	05.15.2023
Planning Commission Review	07.27.2023

CLEVELAND DRAW

DESIGN & RESTORATION
ARCHITECTURE WORKSHOP

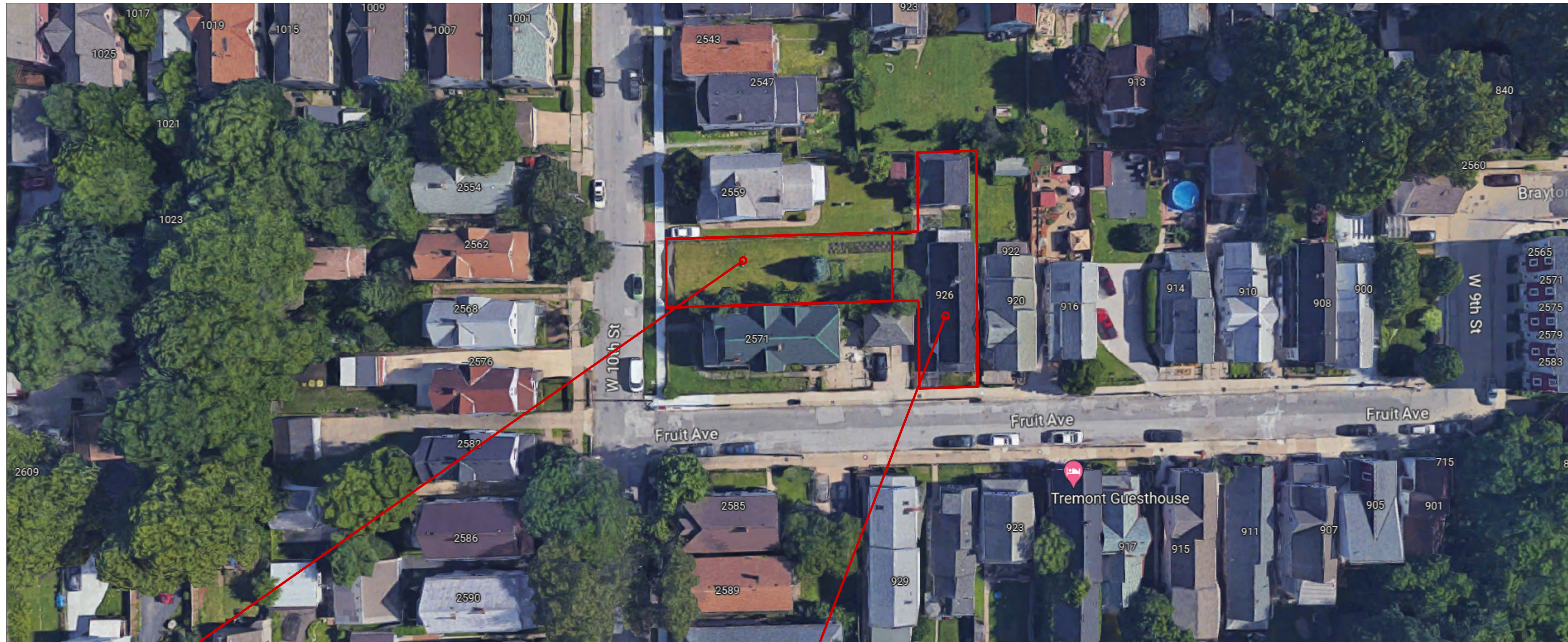
Lot Split and Consolidation W10th St - Fruit Avenue 2563 W10th Street - 926 Fruit Avenue Cleveland, Ohio

TITLE: TITLE SHEET

ISSUE: 05-02-2023

SHEET: TO-00

RUTHERFORD LOT SPLIT-CONSOLIDATION



AERIAL CONTEXT: 2563 W 10TH STREET / 926 FRUIT AVENUE



2563 W 10TH STREET (UNDER CONSTRUCTION)



926 FRUIT AVENUE - AS PURCHASED

SEAL:



James Greydon Petznick
OH License # 1416104
05.15.2023
EXP: 12.31.2023

Building and Housing Review 05.15.2023
Planning Commission Review 07.27.2023

CLEVELAND
DRAW
DESIGN & RESTORATION
ARCHITECTURE WORKSHOP

Lot Split and Consolidation
W10th St - Fruit Avenue

2563 W10th Street - 926 Fruit Avenue
Cleveland, Ohio

TITLE:
CONTEXT SHEET

ISSUE: _____ DATE: 05-02-2023

SHEET:
T0-01

Line Table		
Line #	Length	Bearing
L1	12.92'	S 88° 18' 45" W
L2	12.92'	S 88° 18' 45" W

REFERENCE SURVEYS

Starkweather - West 8th Street Lot Split and Consolidation Plat, Volume 364, Page 47 of Cuyahoga County Map Records. (Reitz)

Plat of Lot Split & Consolidation, AFN. 201906120360 of C.C.R. (Casey)

Henry R. Hadlow's Allotment, Volume 8 Page 34 of Cuyahoga County Map Records. (Rec.)

Vacation Plat of Part of West 9th Street and Clarence Court S.W., Volume 216, Page 16 of Cuyahoga County Map Records.

Plat of Consolidation creating Parcel "A", Volume 358, Page 81 of Cuyahoga County Map Records.

Consolidation plat for Sutton Builders, Volume 351, Page 95 of Cuyahoga County Map Records.

Consolidation plat for the Cleveland Housing Network, Volume 312, Page 06 of Cuyahoga County Map Records.

City of Cleveland Survey Records (CSR)
 - City of Cleveland Survey No. 54, Dated February 1972. (SURVEY #54)
 - City of Cleveland West 7th Plat, Dated April 2012.

BASIS OF BEARINGS

The centerline of Starkweather Avenue as North 88°16'51" East as shown in the Plat of Lot Split and Consolidation as recorded in AFN. 202001220550 of Cuyahoga County Map Records.

CERTIFICATION

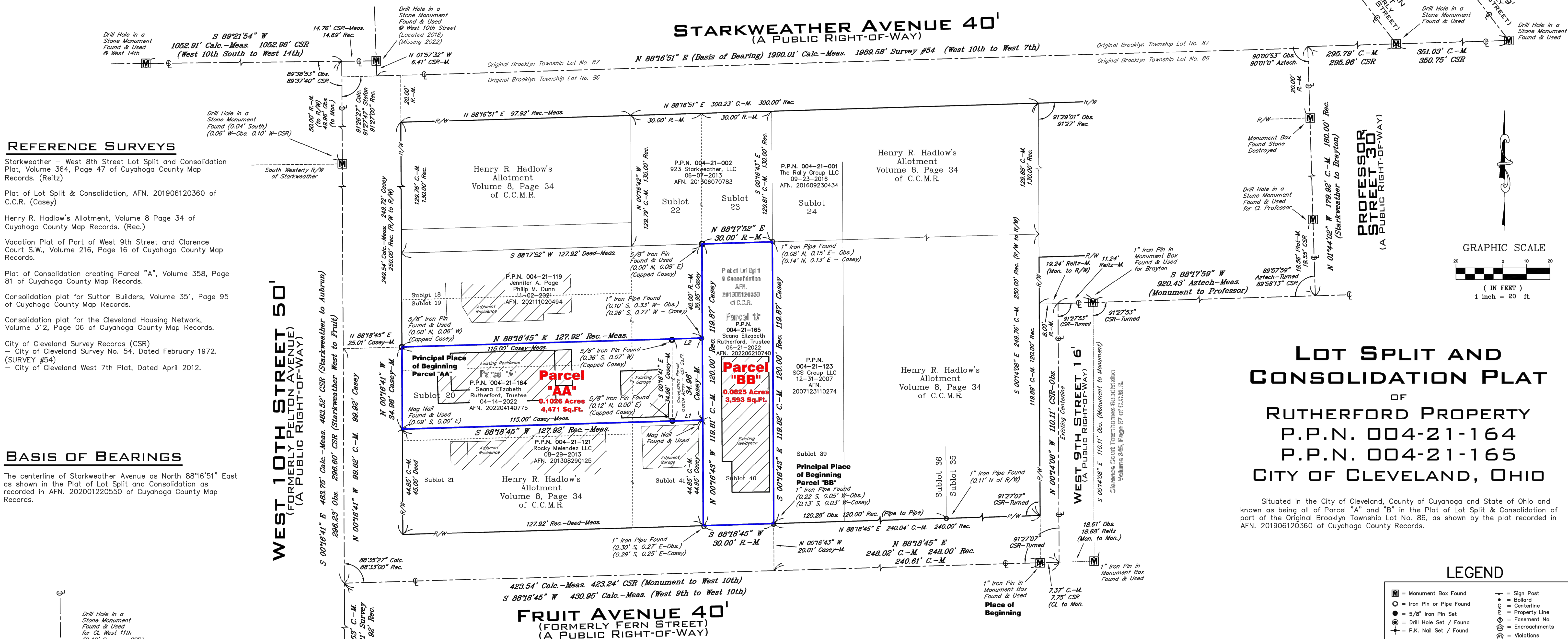
This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in Accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.



City Comments - December 5, 2022
 November 10, 2022

Peter J. Gaurloff P.S. No. 8646 Date

STARKWEATHER AVENUE 40'
 (A PUBLIC RIGHT-OF-WAY)



LOT SPLIT AND CONSOLIDATION PLAT
 OF
RUTHERFORD PROPERTY
 P.P.N. 004-21-164
 P.P.N. 004-21-165
 CITY OF CLEVELAND, OHIO

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being all of Parcel "A" and "B" in the Plat of Lot Split & Consolidation of part of the Original Brooklyn Township Lot No. 86, as shown by the plat recorded in AFN. 201906120360 of Cuyahoga County Records.

LEGEND

MB	Monument Box Found	SP	Sign Post
IP	Iron Pin or Pipe Found	BL	Bollard
5/8"	5/8" Iron Pin Set	CL	Centerline
DH	Drill Hole Set / Found	PL	Property Line
PK	P.K. Nail Set / Found	ES	Easement No.
		EN	Encroachments
		VI	Violations

Parcel Line	---	Z	Zone
Original Sublot Line	---		
Original Lot / Section Line	---		
Centerline	---		
Property Line	---		
Right-of-way Line	---		
Easement Line	---		

Abb.	Meaning	Abb.	Meaning
Adj.	Adjacent	N.	North Obs.
Asph.	Asphalt Pavement	O.R.	Official Record
Bot.	Bottom of Retaining Wall	Ord.	Ordinance
Bldg.	Building	P.F.N.	Permanent Parcel Number
Calc./C.	Calculated	P.O.B.	Place of Beginning
C.C.M.R.	Cuyahoga County Map Records	P.P.O.	Principal Place of Beginning
Prop.	Proposed	Prop.	Proposed
Conc.	Concrete	Por.	Porch
Dr.	Drain	Pa.	Passage
Enc.	Encroachment	R/W	Right-of-Way
CL.F.	Chain Link Fence	Res.	Residence
Doc.	Document	R/W	Right-of-Way
D.V.	Deed Volume	Rec./R.	Record
Enc.	Encroachment	Subl.	Sublot
Elec.	Electric	Sq.Ft.	Square Feet
Est.	East	Sq.	Square
Frm.	Frame	S.S.	South
Gar.	Garage	Sta.	Station
H.N.	House Number	Tab.	Table
Inst.	Instrument	Tele.	Telephone
L.S.	Landscape	Top.	Top of Retaining Wall
L.C.A.	Limited Common Area	Vol.	Volume
Meas./M.	Measured	W.	West

FRUIT AVENUE 40'
 (FORMERLY FERN STREET)
 (A PUBLIC RIGHT-OF-WAY)

OWNERS ACCEPTANCE

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

Seana Elizabeth Rutherford, Trustee

NOTARY

State of _____ }
 County of _____ }

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at _____ this _____ day of _____, 2023.

Notary Public _____

My commission expires _____

APPROVALS

This Plat of Lot Split and Consolidation is accepted and approved by the Planning Director of the City of Cleveland, Ohio this _____ day of _____, 2023.

Joyce Pan Huang - Planning Director

This Plat of Lot Split and Consolidation is accepted and approved by the Platting Commissioner of the City of Cleveland, Ohio this _____ day of _____, 2023.

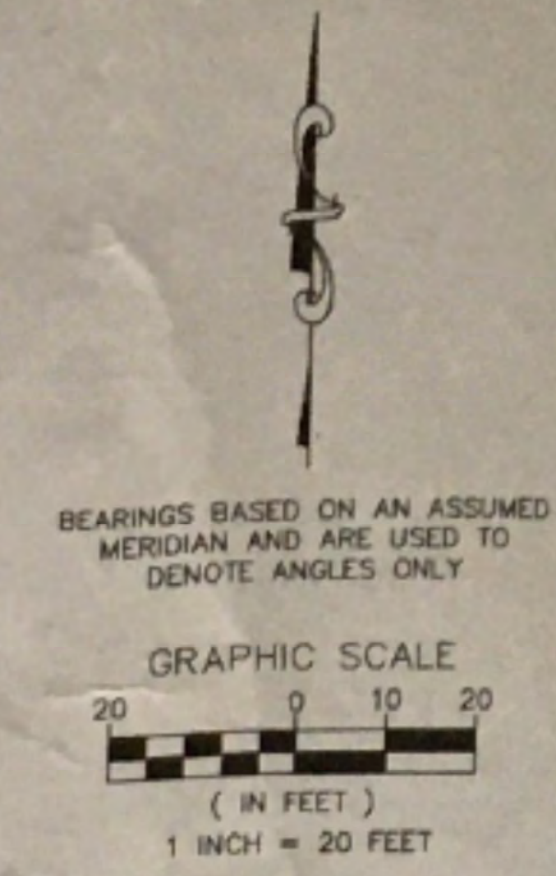
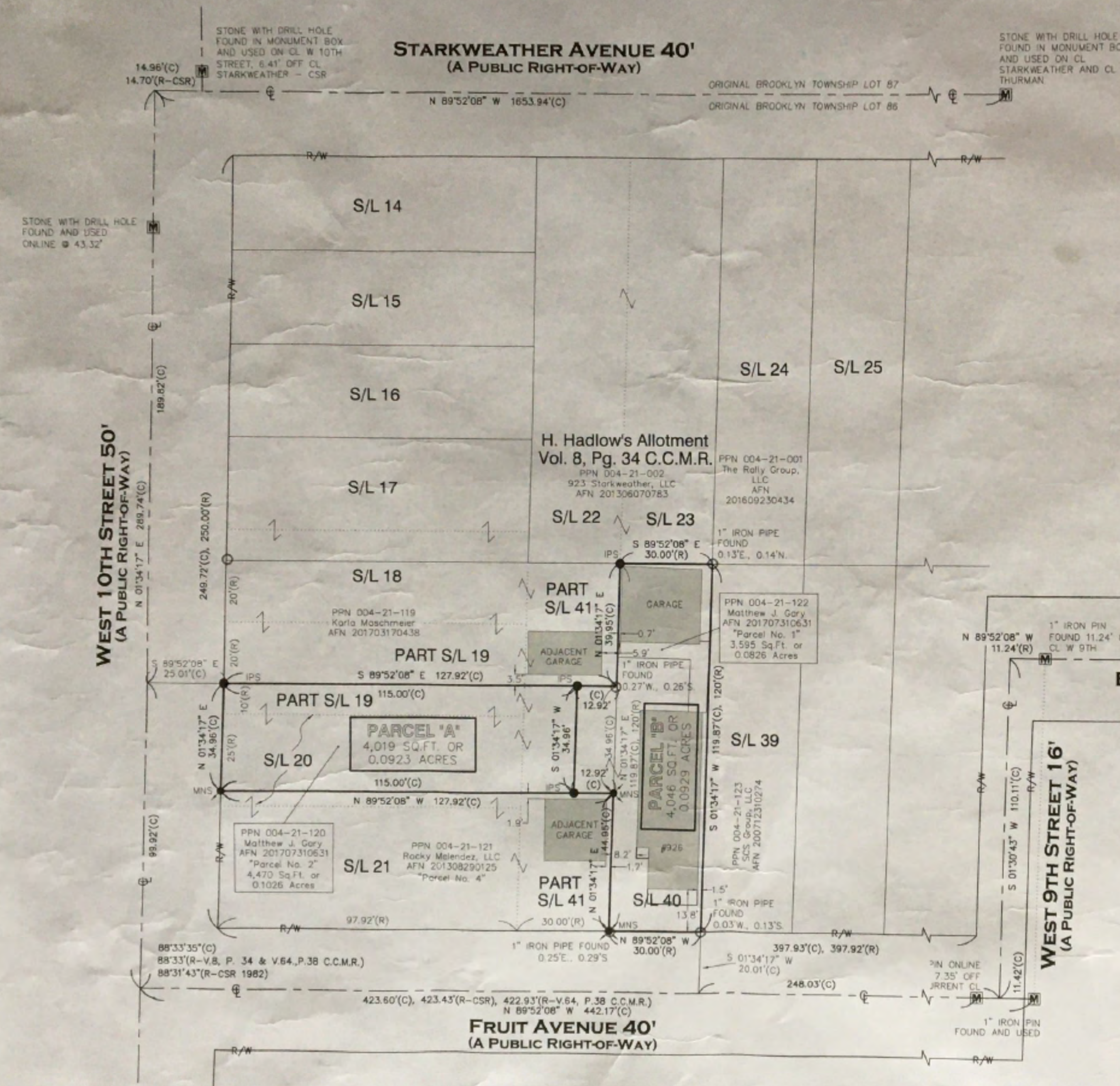
Richard Switaski - Platting Commissioner



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

PLAT OF LOT SPLIT & CONSOLIDATION
OF
PPN's 004-21-120 & 122
CITY OF CLEVELAND, COUNTY OF CUYAHOGA, STATE OF OHIO

KNOWN AS PART OF SUBLT NOS. 19, 20 AND 41 AND ALL OF SUBLT NO. 40 IN H. HADLOW'S
ALLOTMENT OF PART OF ORIGINAL BROOKLYN TOWNSHIP LOT NO. 86 AS SHOWN BY THE
RECORDED PLAT IN VOLUME 8, PAGE 34 OF THE CUYAHOGA COUNTY MAP RECORDS AND
CONVEYED TO MATTHEW J. GARY VIA DEED RECORDED IN APN 201707310631.



ACCEPTANCE

I, MATTHEW J. GARY, THE OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF LOT AND CONSOLIDATION OF THE SAME.

MATTHEW J. GARY

NOTARY CLAUSE

STATE OF _____ }
COUNTY OF _____ } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR _____ COUNTY AND THE STATE OF _____ PERSONALLY APPEARED _____

WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND SEAL AT _____ THIS _____ DAY OF _____ 2019.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

APPROVALS

THIS PLAT OF LOT SPLIT AND CONSOLIDATION IS ACCEPTED AND APPROVED BY THE PLATTING COMMISSIONER OF THE CITY OF CLEVELAND, OHIO.

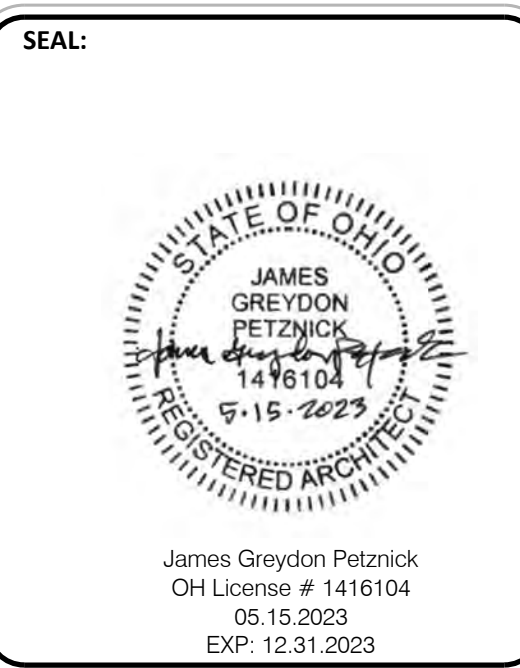
THIS _____ DAY OF _____ 2019.

PLATTING COMMISSIONER _____

THIS PLAT OF LOT SPLIT AND CONSOLIDATION IS ACCEPTED AND APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF CLEVELAND, OHIO.

THIS _____ DAY OF _____ 2019.

PLANNING DIRECTOR _____



Building and Housing Review	05.15.2023
Planning Commission Review	07.27.2023

CLEVELAND
DRAW
DESIGN & RESTORATION
ARCHITECTURE WORKSHOP

Lot Split and Consolidation
W10th St - Fruit Avenue
2563 W10th Street - 926 Fruit Avenue
Cleveland, Ohio

TITLE:
2019 LOT SPLIT / CONSOLIDATION EXISTING CONDITION

ISSUE: _____ DATE: 05-02-2023

SHEET:
SR-01

- REFERENCE DOCUMENTS:**
- 1) CITY OF CLEVELAND SURVEY RECORDS.
 - 2) CUYAHOGA COUNTY TAX MAPS AND GIS
 - 3) OTHER REFERENCES AS SHOWN HEREON

LEGEND

<ul style="list-style-type: none"> ■ = MONUMENT BOX FOUND ○ = IRON PIN OR PIPE FOUND ● = 5/8" X 30" IRON PIN SET & CAPPED "CASEY PS 8219" ⊙ = M&S NAIL SET ⊗ = PK NAIL FOUND ⊕ = CENTERLINE 	<ul style="list-style-type: none"> — = CENTERLINE — = PROPERTY LINE — = RIGHT-OF-WAY LINE — = ORIGINAL SUBLT LINE — = PARCEL LINE 	<ul style="list-style-type: none"> APN = AUDITOR'S FILE NUMBER CCM.R = CALCULATED CUYAHOGA COUNTY MAP RECORDS E = EAST M = MEASURED N = NORTH PPN = PERMANENT PARCEL NUMBER PLAT = FILED OR RECORDED PG. = PAGE 	<ul style="list-style-type: none"> R/W = RIGHT-OF-WAY REC = RECORD S = SOUTH S/L = SUBLT SA = SURFACE AREA W = WEST
---	--	---	---

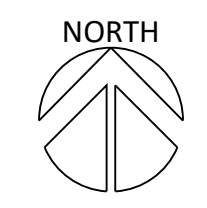
I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF A SURVEY DONE BY MYSELF ON SEPTEMBER 26TH, 2017 AND MAY 15TH OF 2019 IN ACCORDANCE WITH O.A.C. 4733.37. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

STATE OF OHIO
SCOTT J. CASEY
PROFESSIONAL SURVEYOR
8219
MAY 24, 2009
SCOTT J. CASEY P.S. 8219

Casey Professional Services, LLC
159 Halston Avenue, Cleveland, OH 44119
26-78-6544 ext 8 fax 216-299-8555 mobile
www.caseyps.com

JOB NO. 17087
PREPARED FOR Matthew Gary
SCALE: P.S.
DRAWN BY SAC
FIELD WORK DATE: 05-02-2023

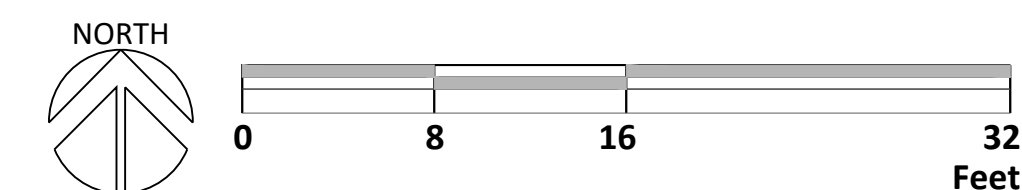
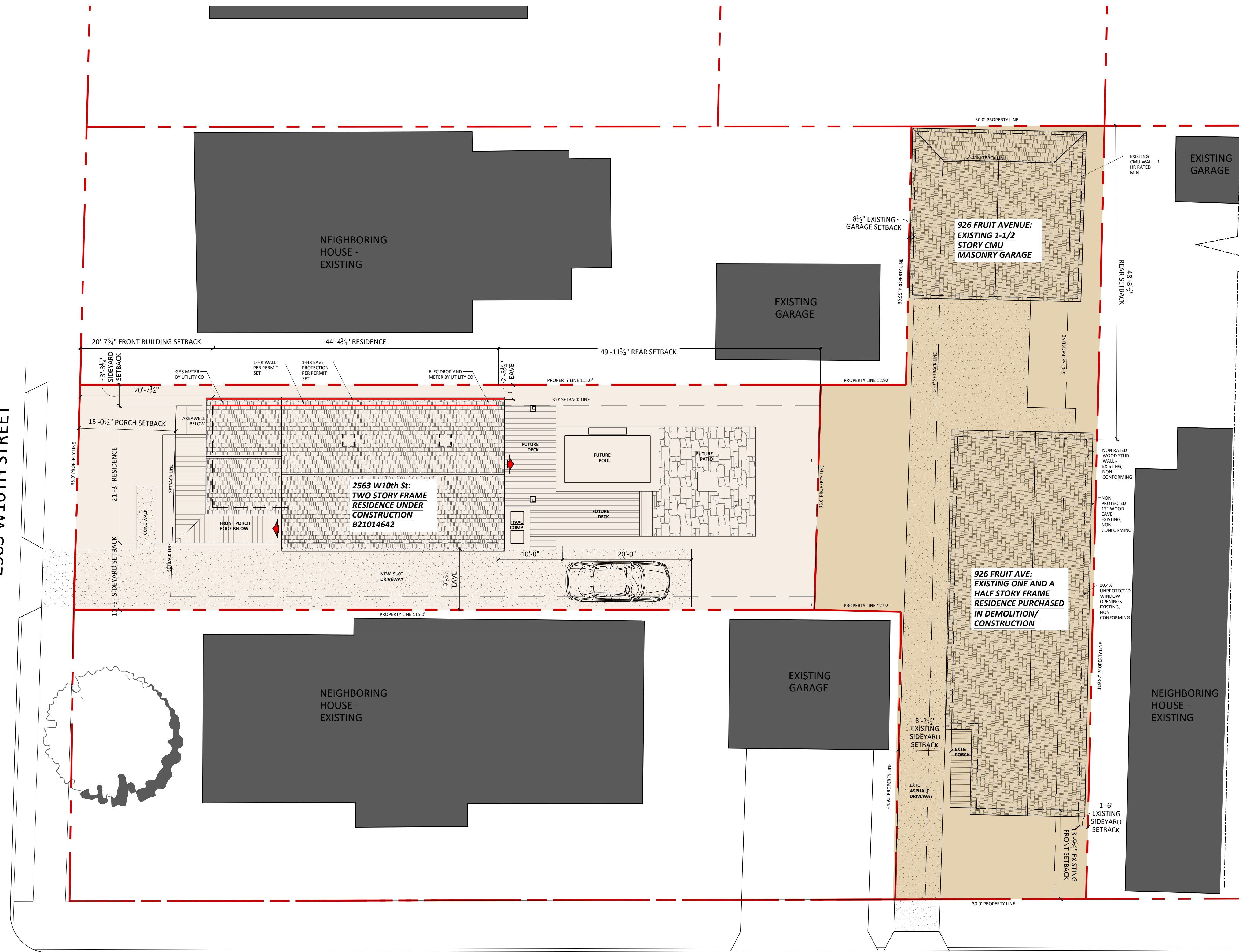
2019 - LOT SPLIT CONSOLIDATION: EXISTING CONDITION
2563 W 10TH STREET / 926 FRUIT AVENUE



EXISTING CONDITION: 2563 W 10TH STREET / 926 FRUIT AVENUE

2563 W10TH STREET

926 FRUIT AVENUE



SEAL:

James Greydon Petznick
OH License # 1416104
05.15.2023
EXP. 12.31.2023

Building and Housing Review	05.15.2023
Planning Commission Review	07.27.2023

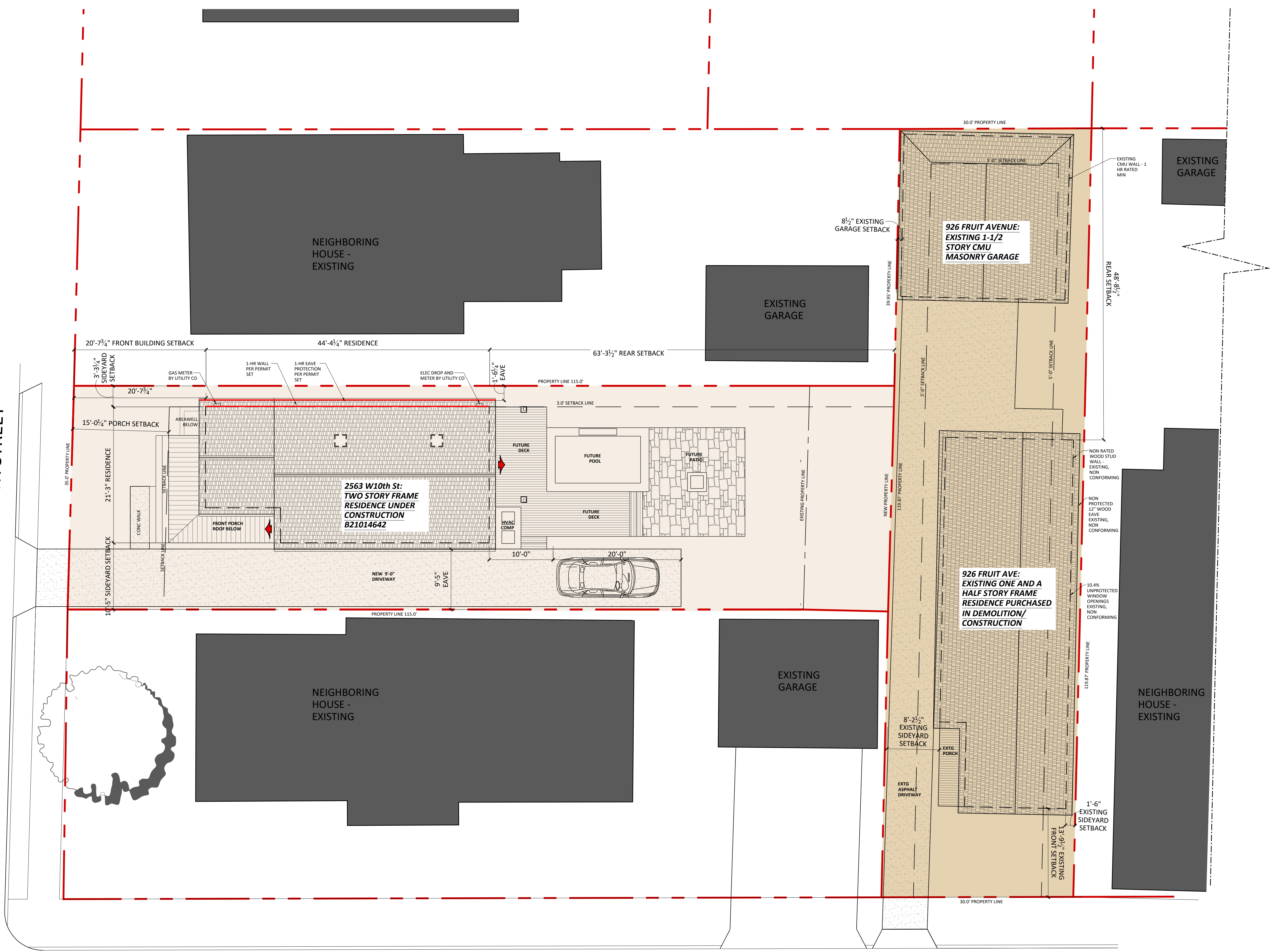
CLEVELAND
DRAW
DESIGN & RESTORATION
ARCHITECTURE WORKSHOP

Lot Split and Consolidation
W10th St - Fruit Avenue
2563 W10th Street - 926 Fruit Avenue
Cleveland, Ohio

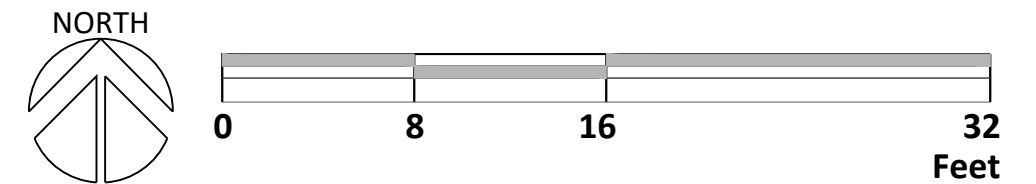
TITLE:
EXISTING SITE PLAN

ISSUE: _____ DATE: 05-02-2023

SHEET:
SP-01



PROPOSED LOT SPLIT CONSOLIDATION: 2563 W 10TH STREET / 926 FRUIT AVENUE



SEAL:
 STATE OF OHIO
 JAMES GREYDON PETZNIACK
 1416104
 5-15-2023
 REGISTERED ARCHITECT
 James Greydon Petznick
 OH License # 1416104
 05.15.2023
 EXP. 12.31.2023

Building and Housing Review 05.15.2023
 Planning Commission Review 07.27.2023

CLEVELAND
DRAW
 DESIGN & RESTORATION
 ARCHITECTURE WORKSHOP

Lot Split and Consolidation
W10th St - Fruit Avenue
 2563 W10th Street - 926 Fruit Avenue
 Cleveland, Ohio

TITLE:
PROPOSED SITE PLAN
 ISSUE: _____ DATE: 05-02-2023
 SHEET:
SP-02

Lot Consolidation / Split



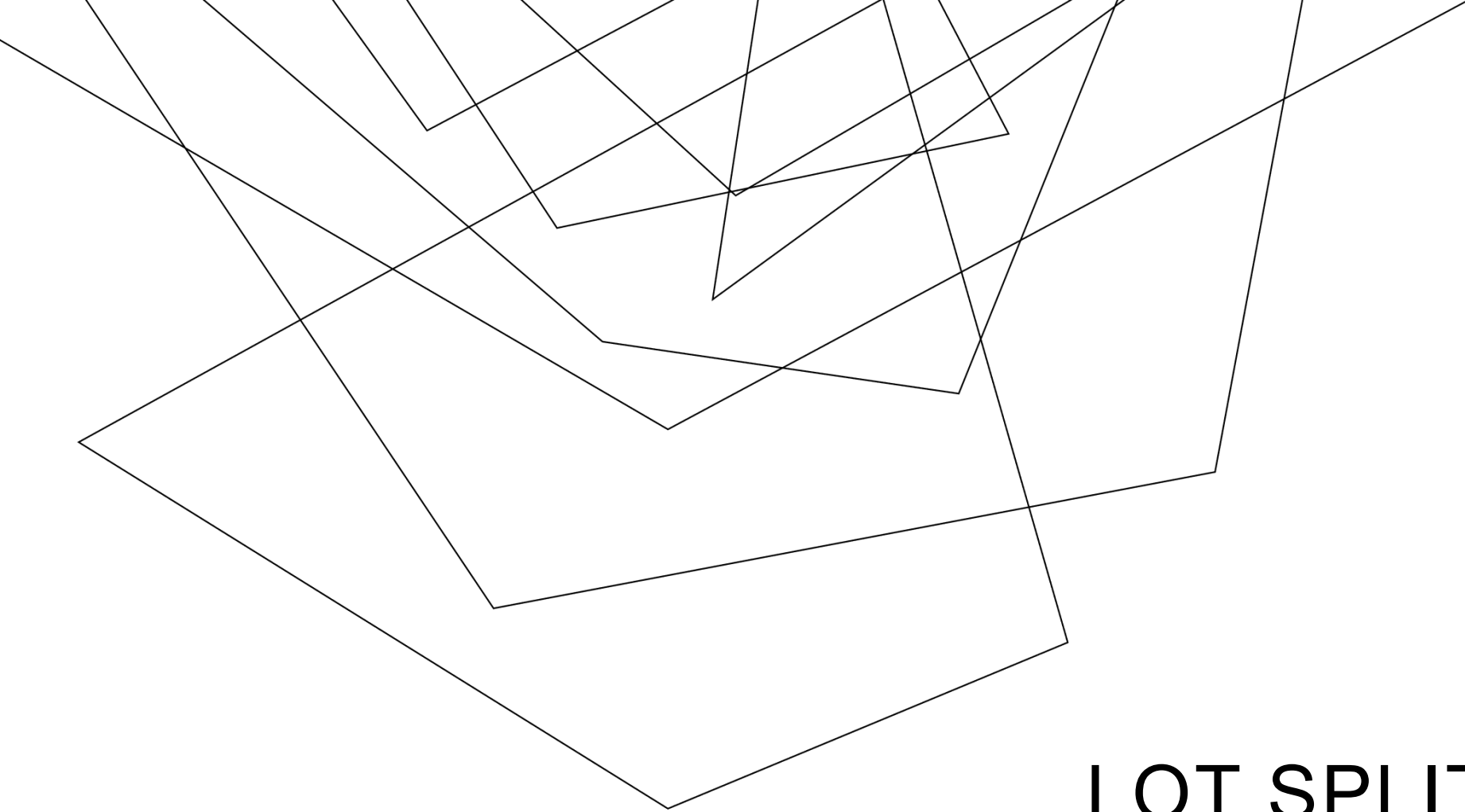
August 4, 2023

For PPN# 120-14-066

Location: 1511 East 123rd Street

Representative: Vineet Punia, Property Owner

Ward 9 - Councilmember Conwell | SPA: Glenville



LOT SPLIT PRESENTATION

1511 E 123rd Street

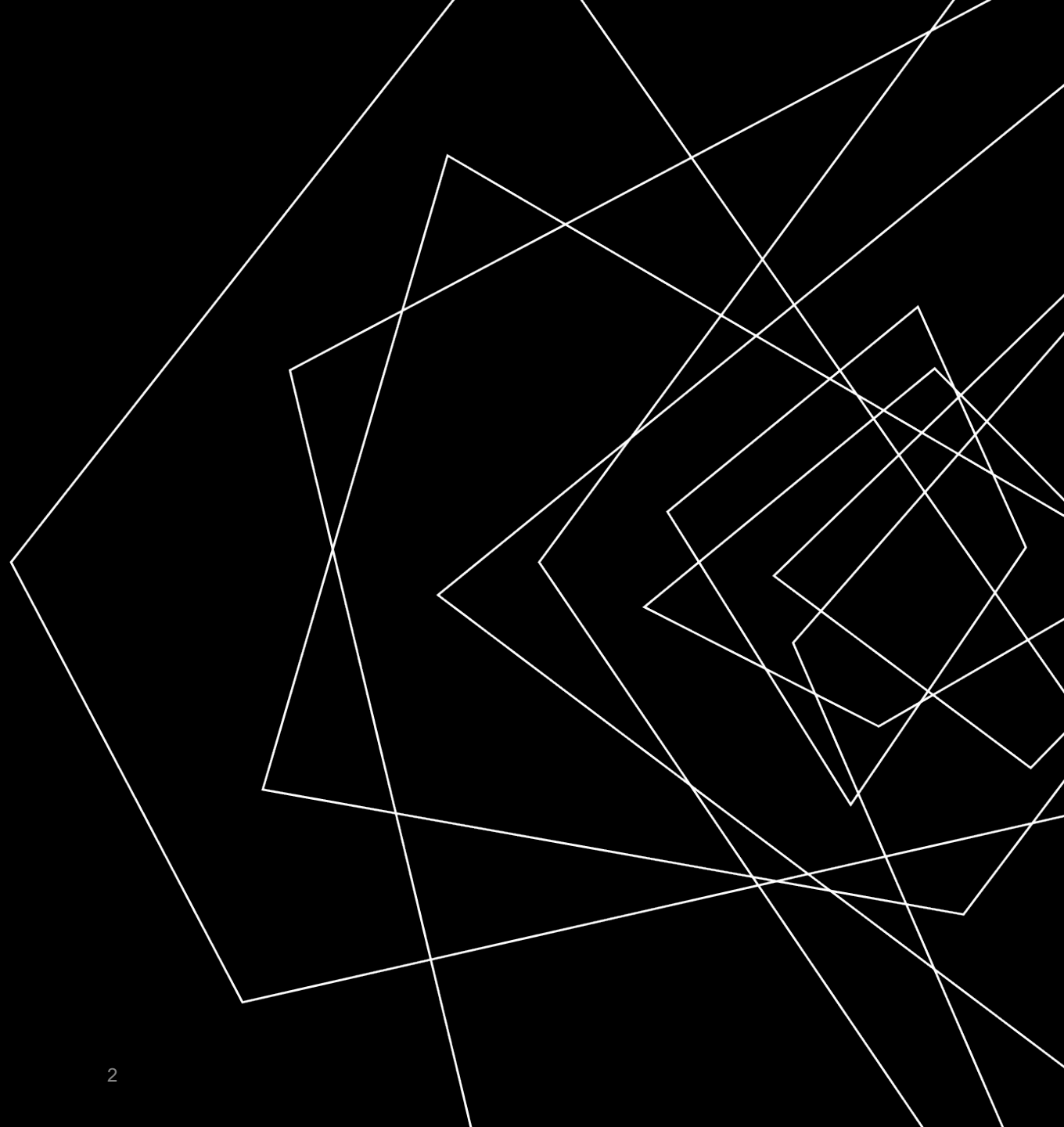
ITEMS

Existing Condition

Survey

Aerial View

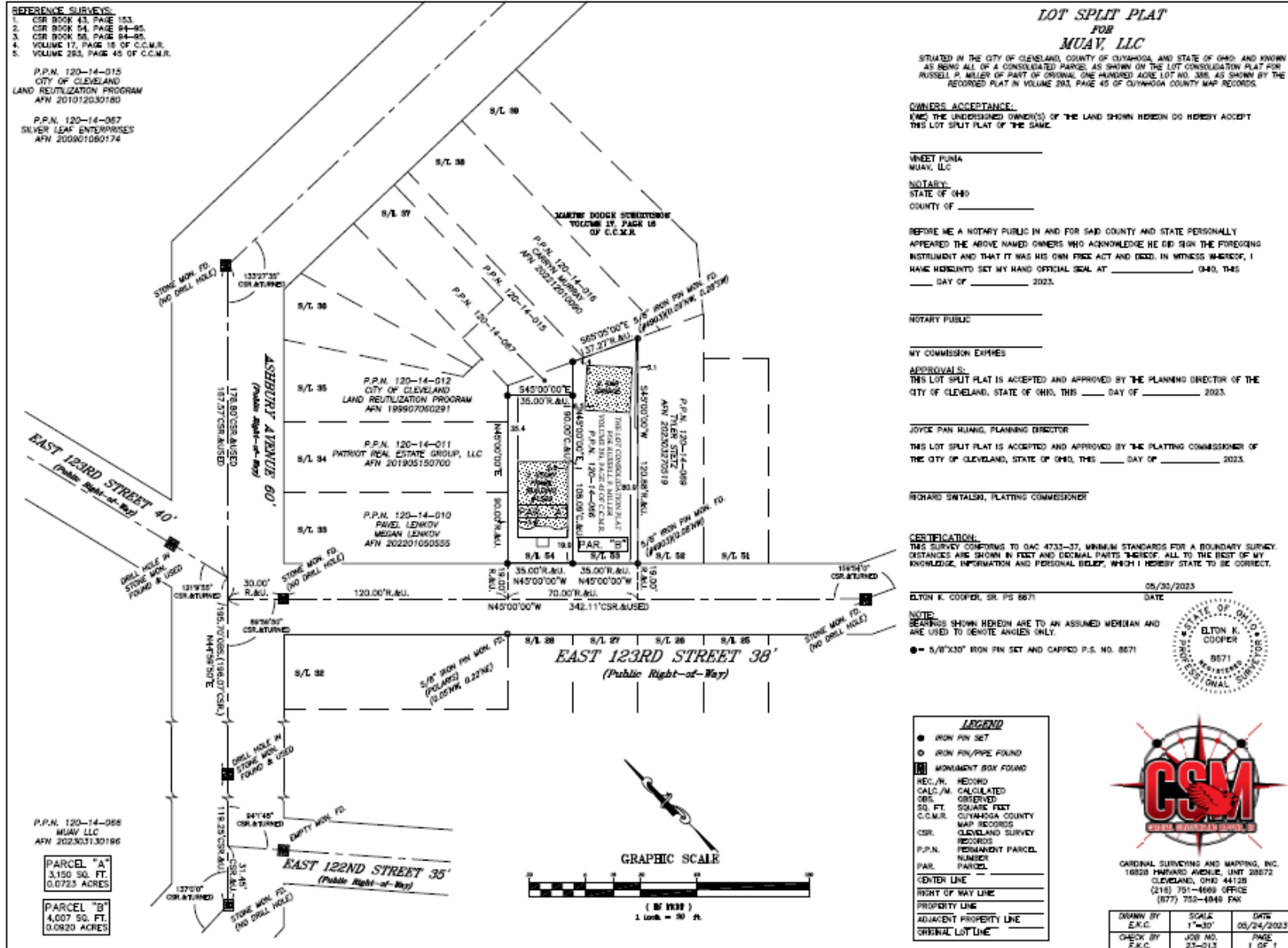
Conceptual Site Plan



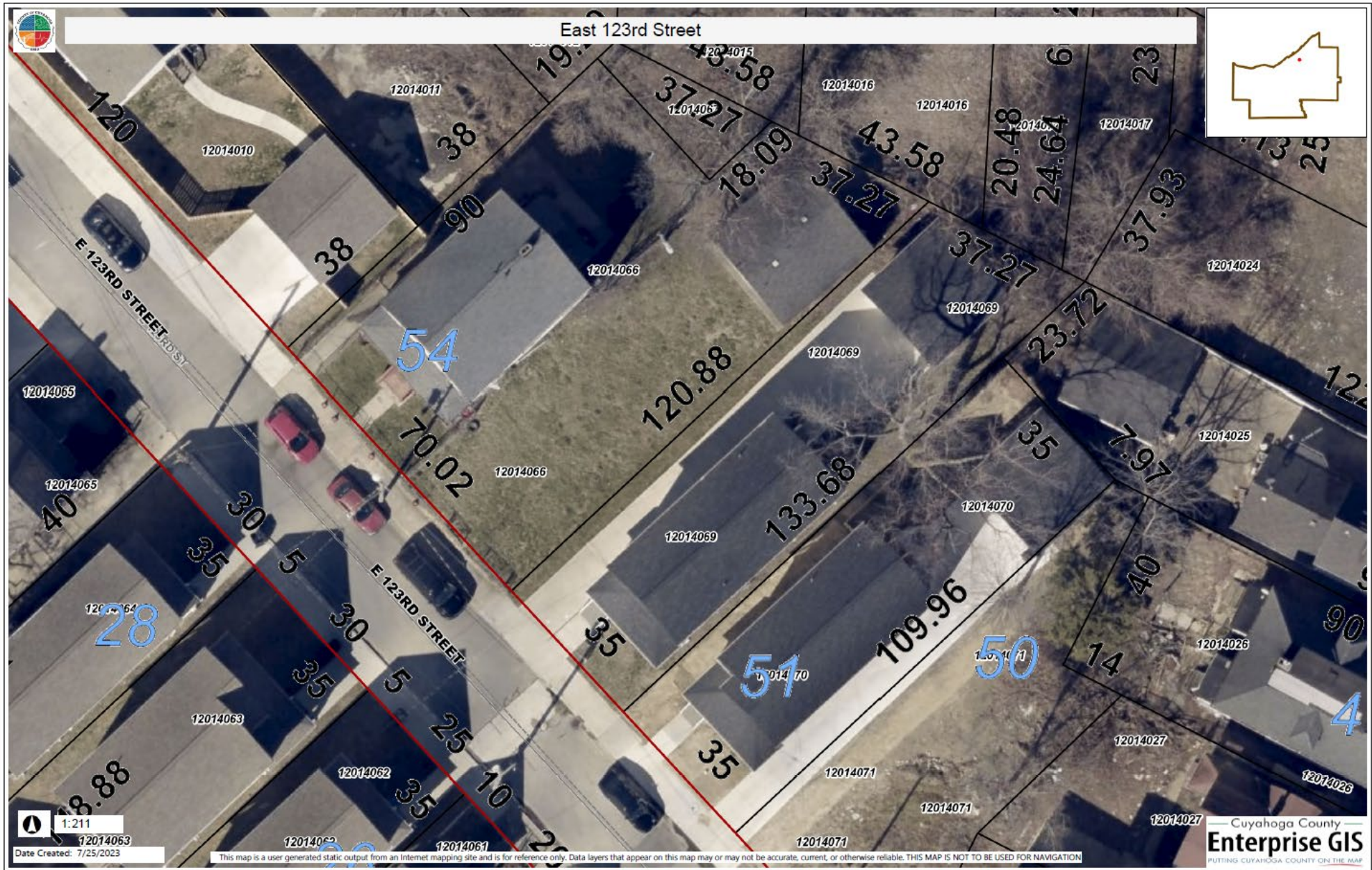
EXISTING CONDITION



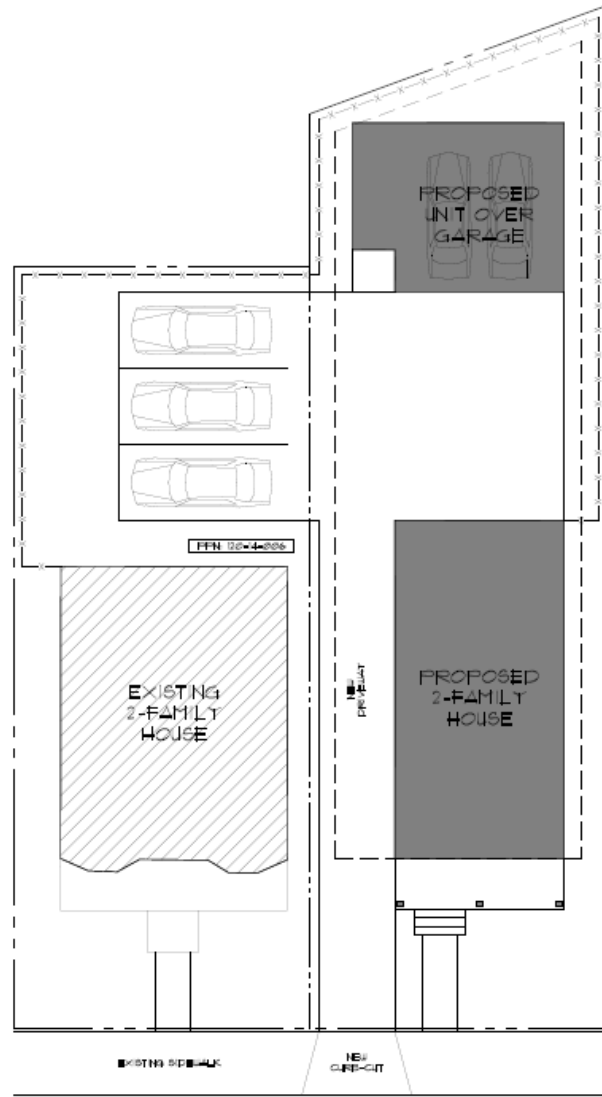
SURVEY



AERIAL VIEWS



CONVERT TOAL SITE PLAN



EAST 123RD STREET

SITE PLAN





THANK YOU

Vineet Punia

MUAV LLC

Cleveland City Planning Commission

Design Review Cases



August 4, 2023

Near West Design Review Case



August 4, 2023

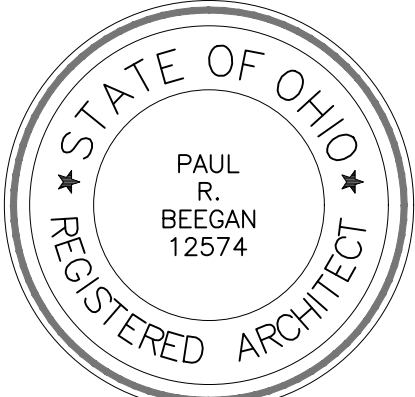
NW2023-012 – Columbus Road Townhomes New Construction: Seeking Final Approval

Project Address: 2165 Columbus Road

Project Representative: Paul Beegan, Beegan Architectural Design

ISSUE	DATE	DESCRIPTION
1	04.13.23	near west review
2	06.05.23	revisions
3	07.03.23	Near West - Final Approval
3	07.26.23	CPC

Christoff



PAUL R. BEGAN, 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

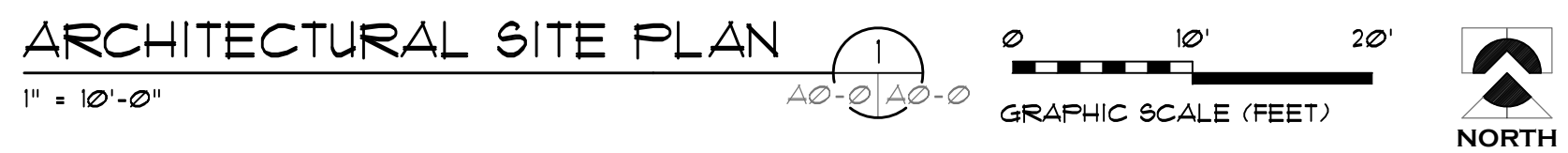
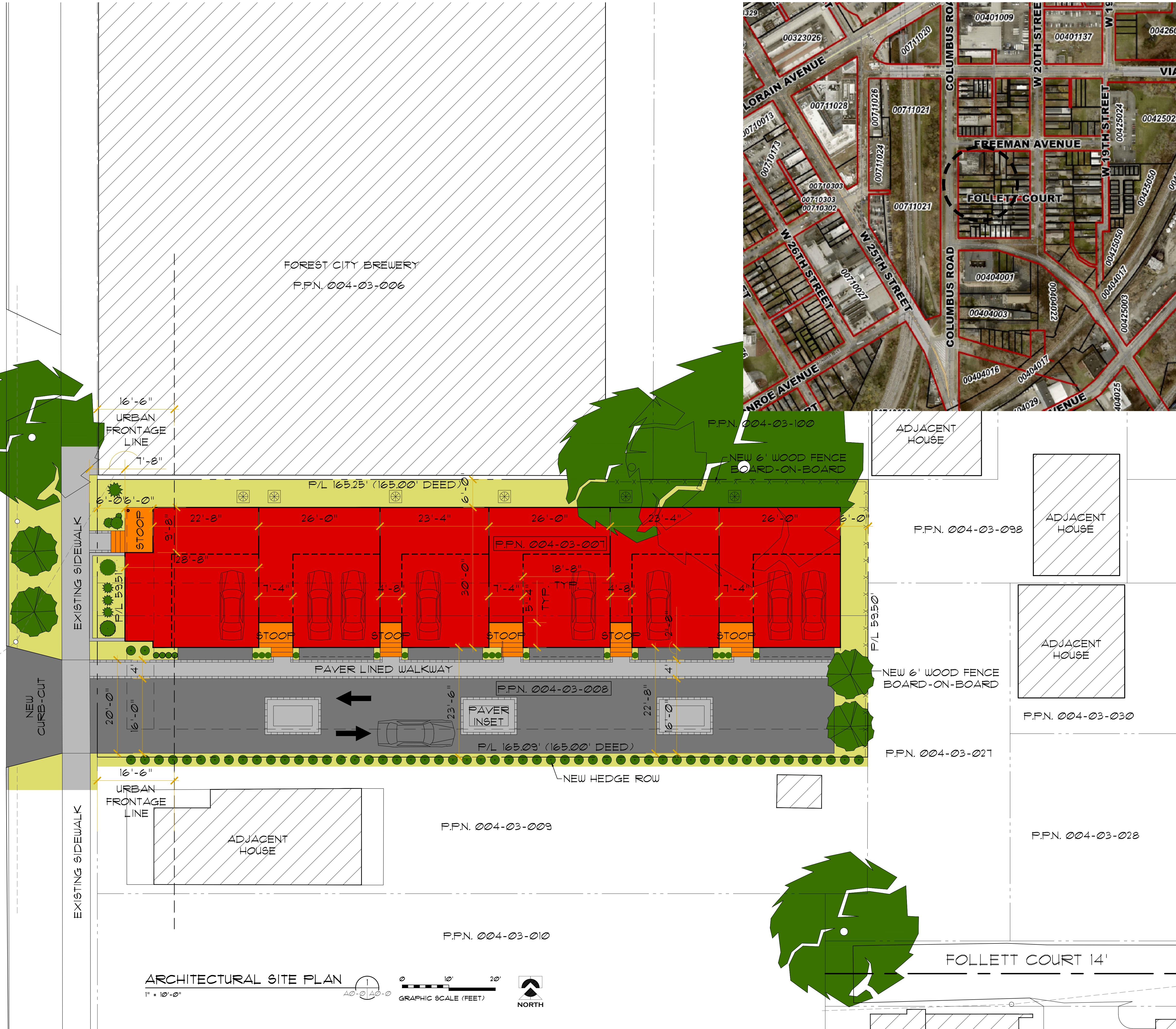
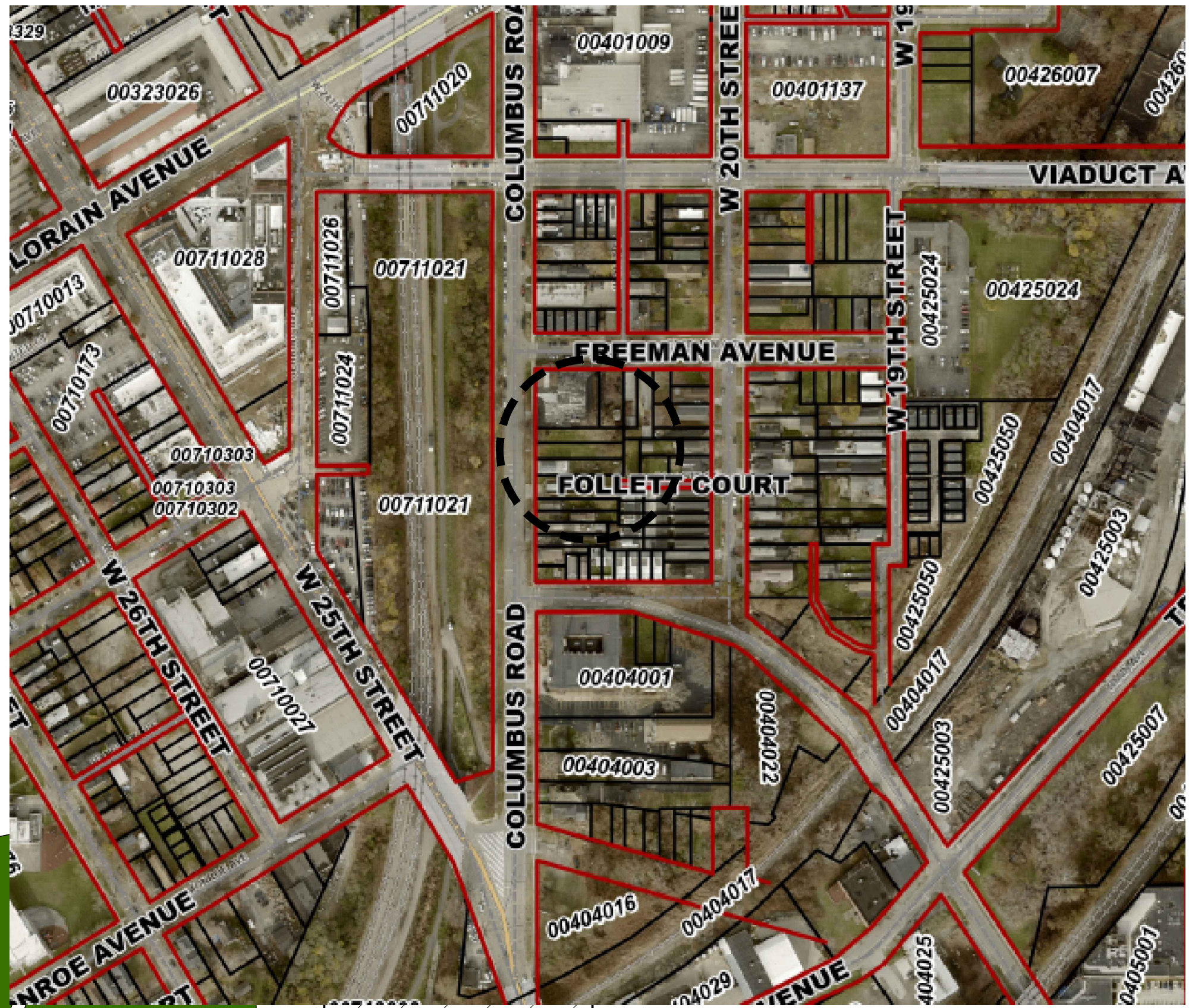
project no. 22-060

HC Columbus LLC
6-Unit Townhouse
Development

2165 columbus road
cleveland, oh 44113

Architectural Site Plan

A0





EXISTING SITE CONDITIONS
N.T.S.

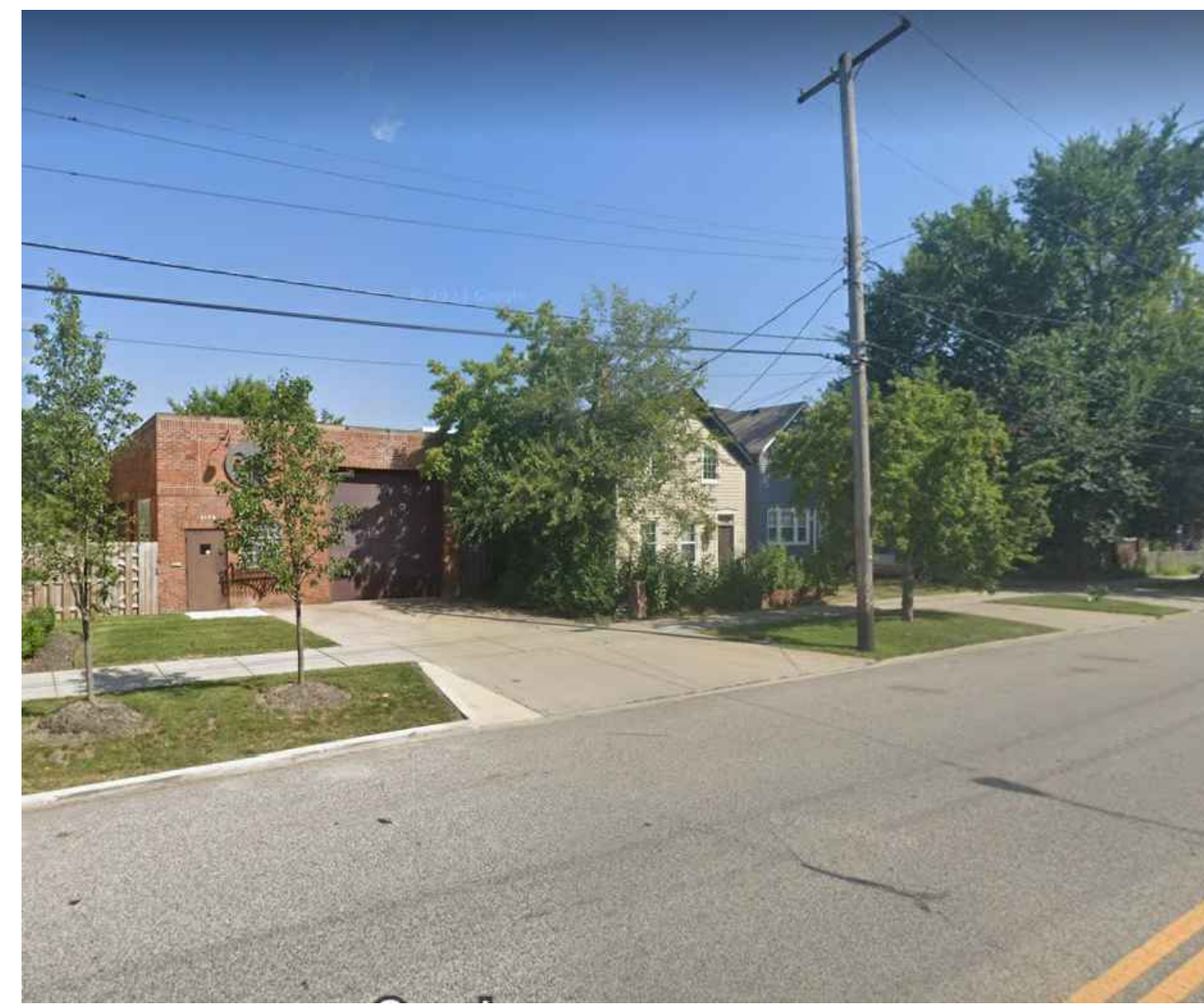


PROPOSED STREET VIEW
N.T.S.

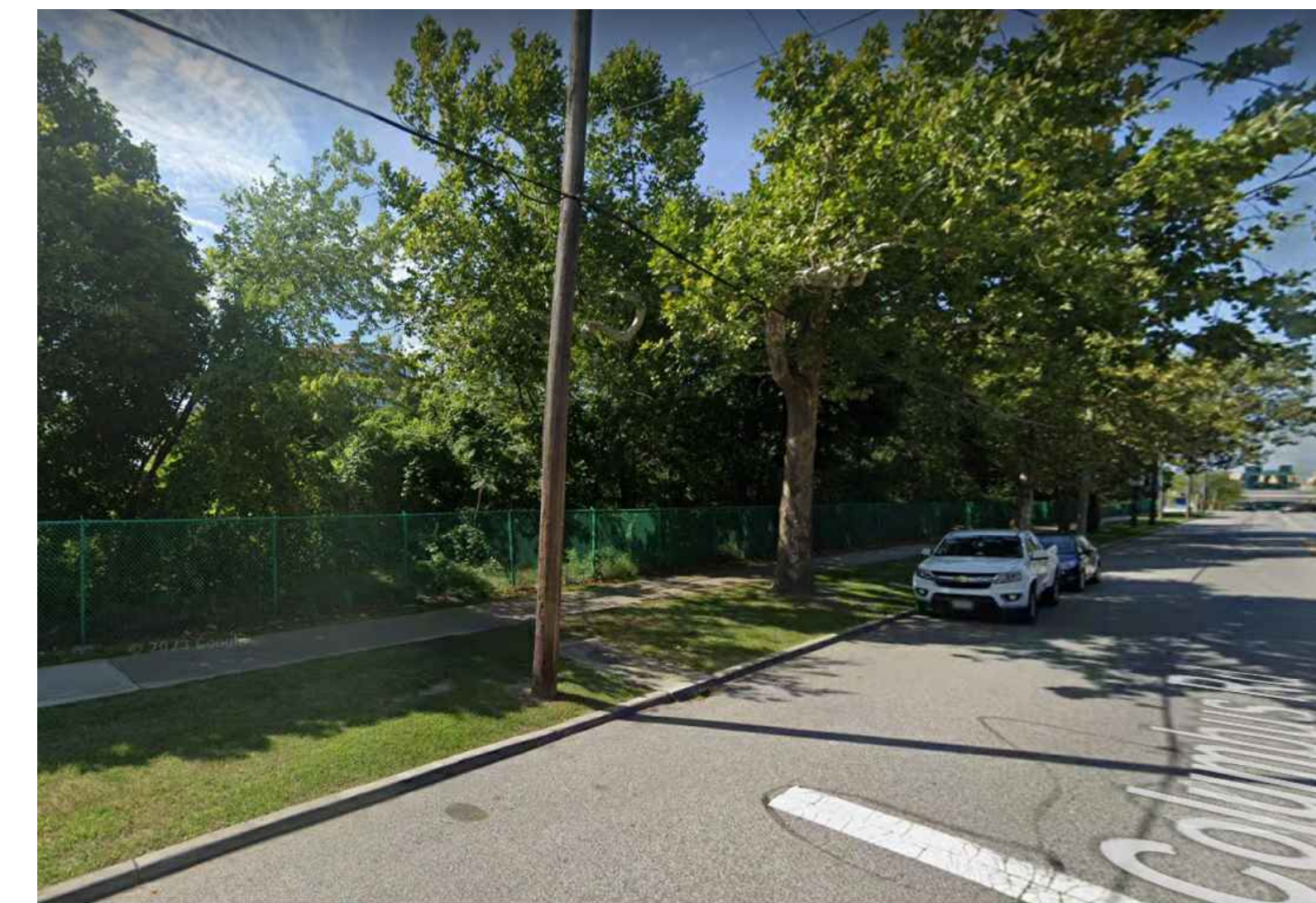
ISSUE	DATE	DESCRIPTION
1	04.13.23	near west review
2	06.06.23	revisions
3	07.03.23	Near West - Final Approval
4	07.12.23	revisions
5	07.26.23	CPC



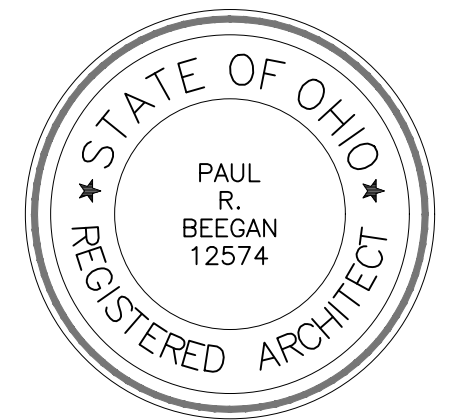
NORTH ALONG COLUMBUS RD
N.T.S.



SOUTH ALONG COLUMBUS RD
N.T.S.



WEST SIDE OF COLUMBUS RD
N.T.S.



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

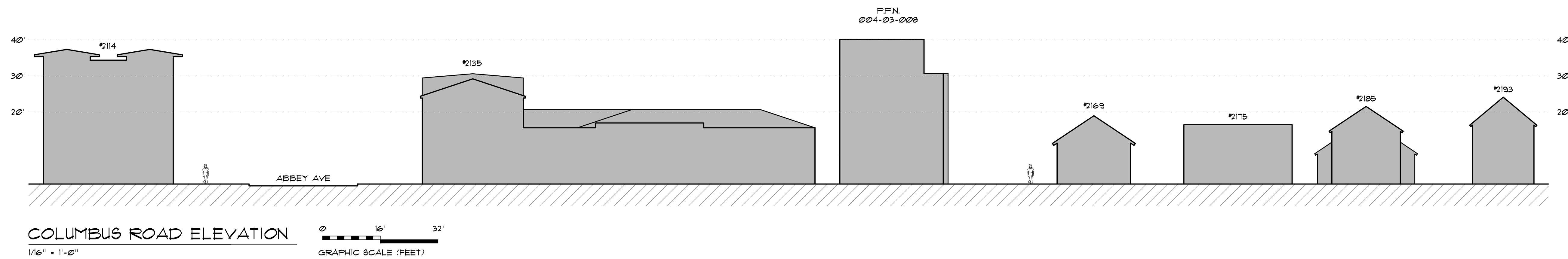
project no. 22-060

HC Columbus LLC
6-Unit Townhouse
Development

2165 columbus road
cleveland, oh 44113

Existing Conditions

A0-1

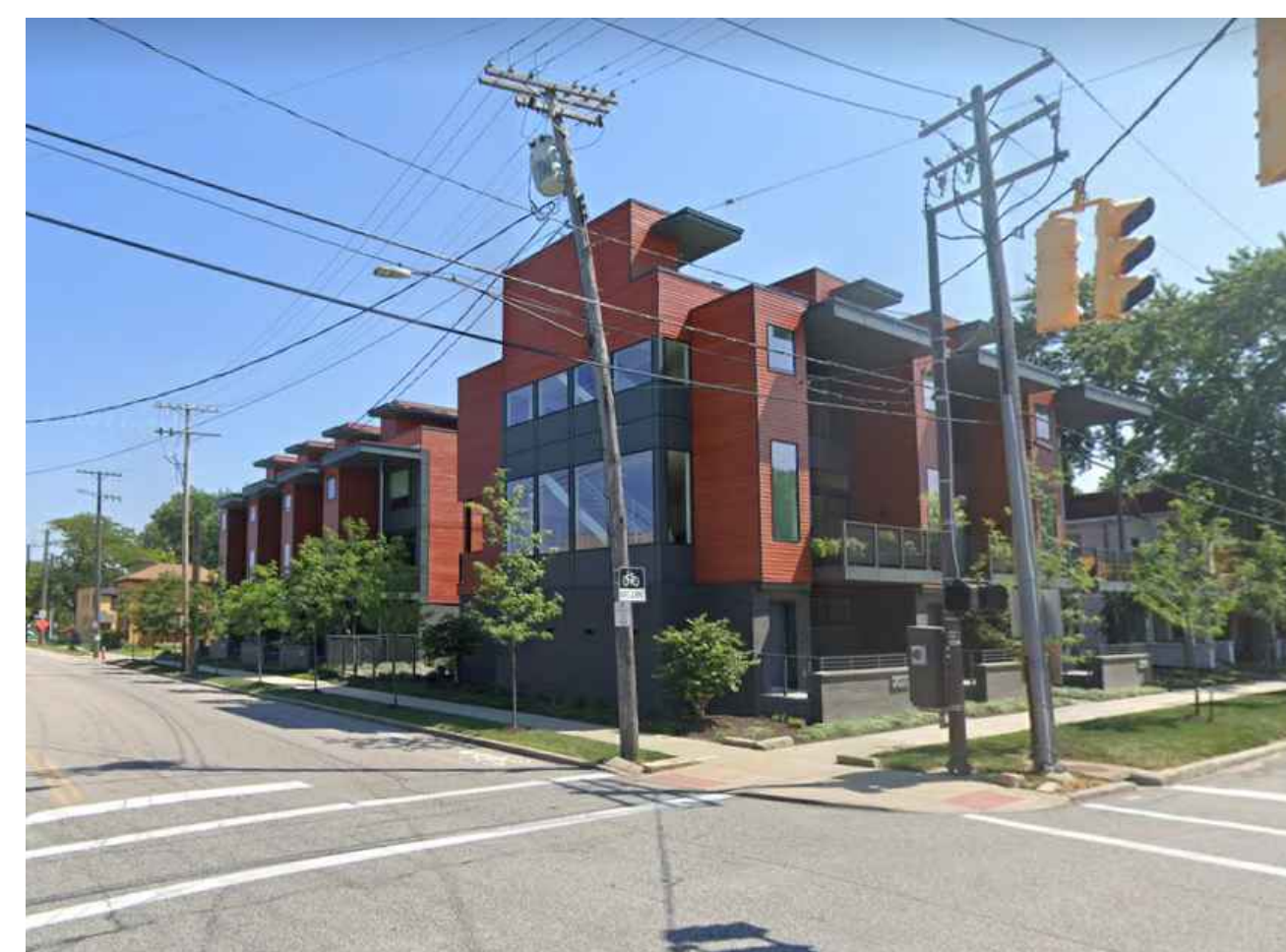




PROPOSED VIEW FROM COLUMBUS ROAD - SOUTH
N.T.S.



PROPOSED VIEW FROM COLUMBUS ROAD - NORTH
N.T.S.



ABBAY AVE AND COLUMBUS ROAD
N.T.S.



19TH STREET
N.T.S.

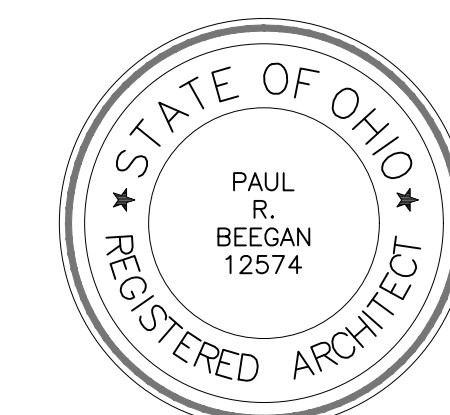


19TH ST AND FREEMAN
N.T.S.



2112 FREEMAN AVE & COLUMBUS ROAD
N.T.S.

ISSUE	DATE	DESCRIPTION
1		near west review
2	07.03.23	Near West - Final Approval
3	07.12.23	revisions
4	07.26.23	CPC



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. 22-060

HC Columbus LLC 6-Unit Townhouse Development

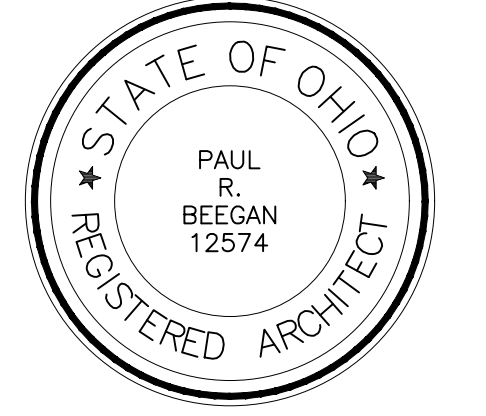
2165 columbus road
cleveland, oh 44113

Neighborhood Context

A0-2

ISSUE	DATE	DESCRIPTION
1	04.04.23	design review
2	06.05.23	revisions
3	07.03.23	Near West - Final Approval
4	07.24.23	revisions
5	07.26.23	CPC

Christoff



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

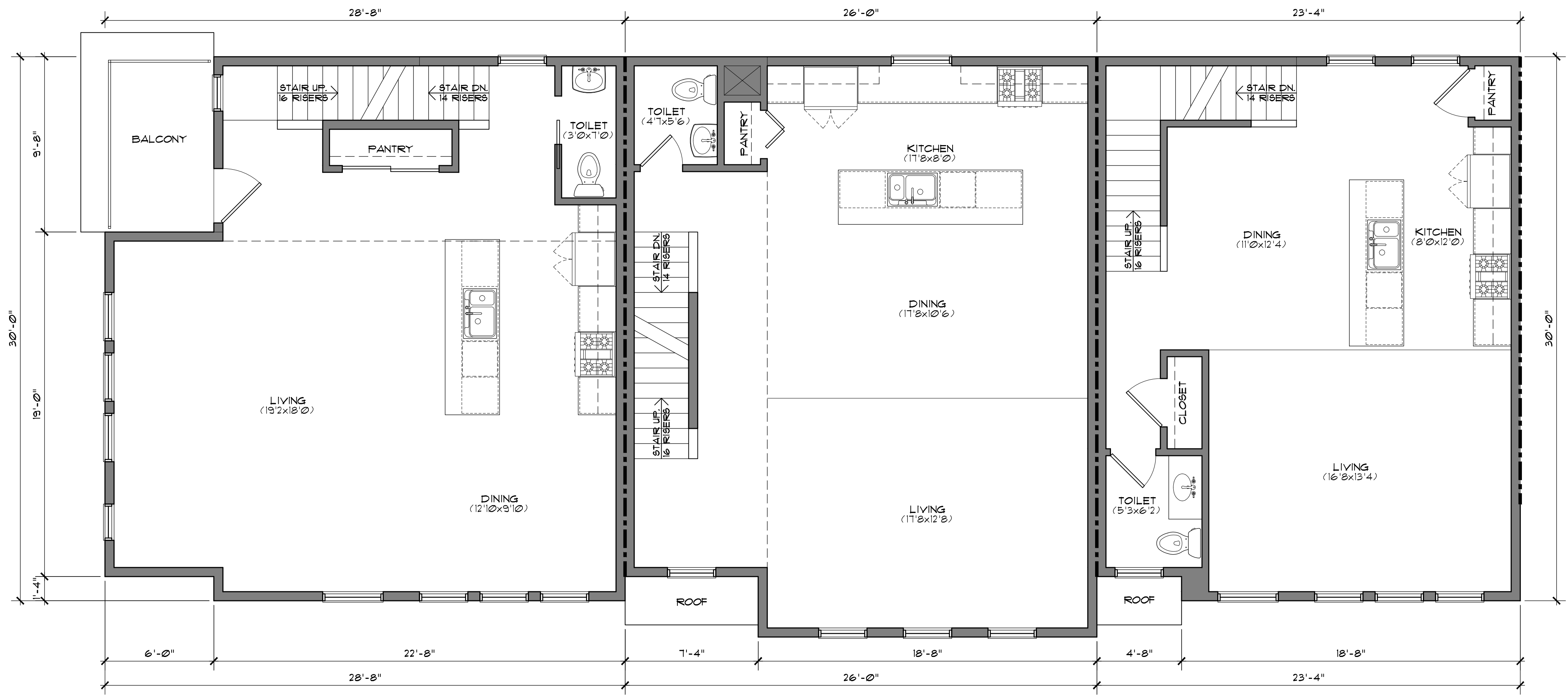
project no. 22-060

HC Columbus LLC
6-Unit Townhouse
Development

2165 columbus road
cleveland, oh 44113

Floor Plans
Units 1-6

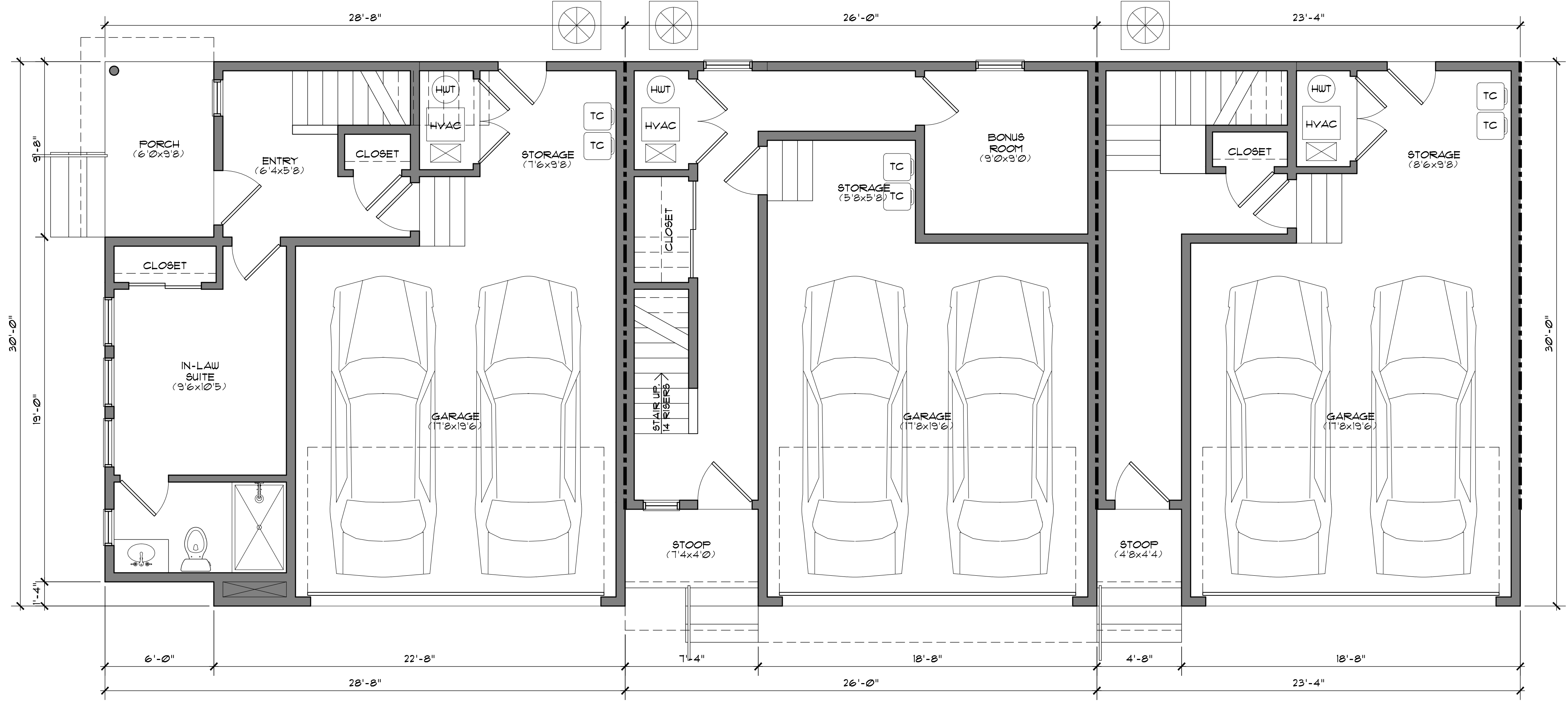
A1



AREA SUMMARY:
2ND FLOOR 194 GSF / 136 NSF
2ND FLOOR PLAN - UNIT 1
1/4" = 1'-0"

AREA SUMMARY:
2ND FLOOR 183 GSF / 126 NSF
2ND FLOOR PLAN - UNITS 2, 4, 6
1/4" = 1'-0"

AREA SUMMARY:
2ND FLOOR 678 GSF / 626 NSF
2ND FLOOR PLAN - UNITS 3, 5
1/4" = 1'-0"



AREA SUMMARY:
1ST FLOOR 428 GSF / 371 NSF
1ST FLOOR PLAN - UNIT 1
1/4" = 1'-0"

AREA SUMMARY:
1ST FLOOR 375 GSF / 325 NSF
1ST FLOOR PLAN - UNITS 2, 4, 6
1/4" = 1'-0"

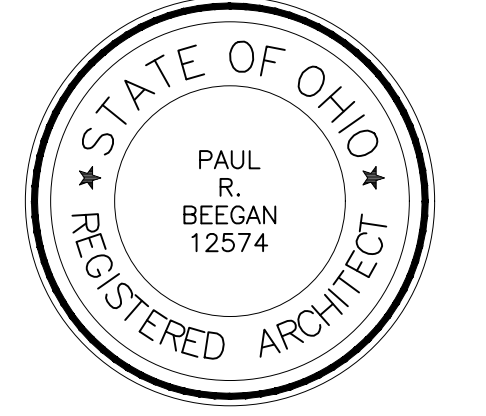
AREA SUMMARY:
1ST FLOOR 309 GSF / 262 NSF
1ST FLOOR PLAN - UNITS 3, 5
1/4" = 1'-0"

AREA SUMMARY:

UNIT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
UNIT 1	428 GSF / 371 NSF	194 GSF / 136 NSF	194 GSF / 136 NSF	500 GSF / 450 NSF	2,516 GSF / 2,293 NSF
UNITS 2, 4, 6	375 GSF / 325 NSF	806 GSF / 750 NSF	806 GSF / 750 NSF	540 GSF / 486 NSF	2,521 GSF / 2,311 NSF
UNITS 3, 5	309 GSF / 262 NSF	678 GSF / 626 NSF	678 GSF / 626 NSF	521 GSF / 470 NSF	2,218 GSF / 2,016 NSF

ISSUE	DATE	DESCRIPTION
1	04.13.23	near west review
	06.05.23	revisions
3	07.03.23	Near West - Final Approval
4	07.24.23	revisions
5	07.26.23	CPC

Christoff



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

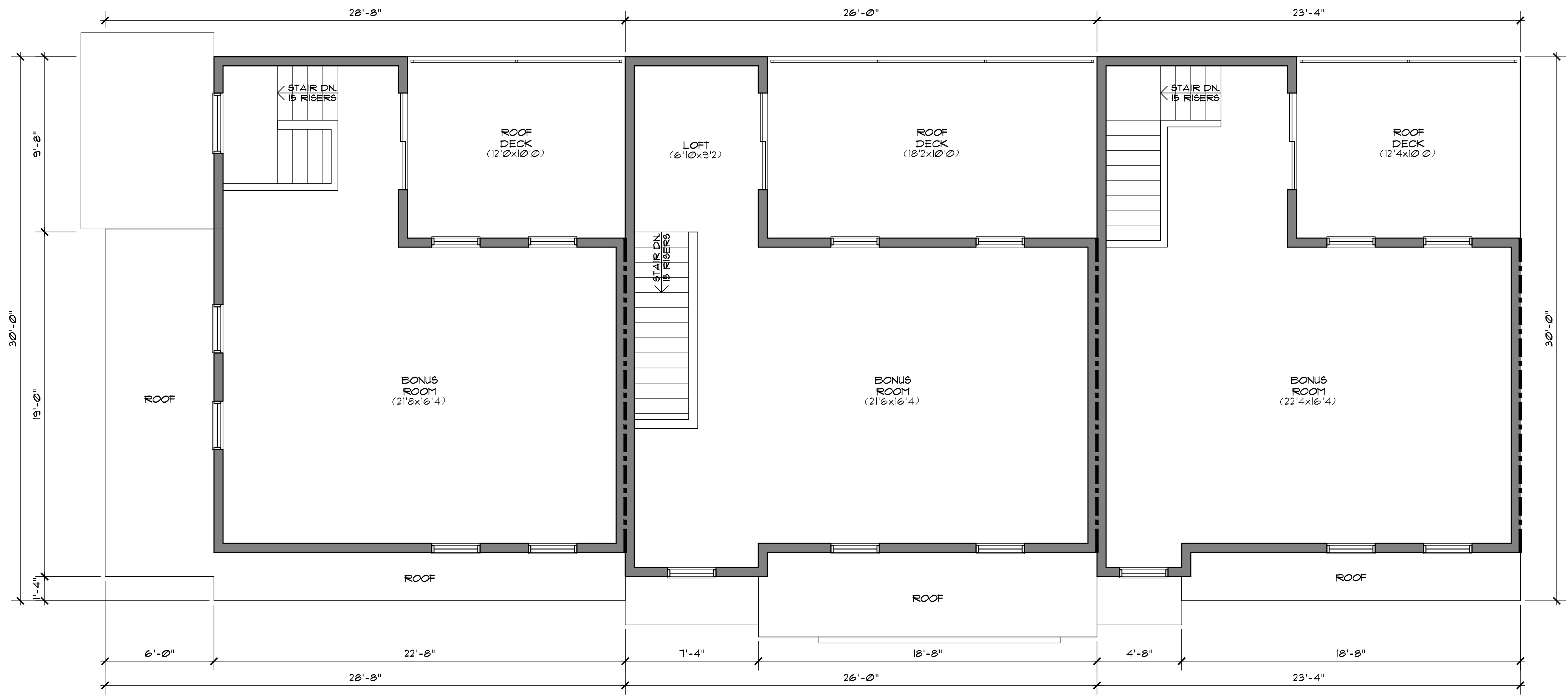
project no. 22-060

HC Columbus LLC
6-Unit Townhouse Development

2165 columbus road
cleveland, oh 44113

Floor Plans
Units 1-6

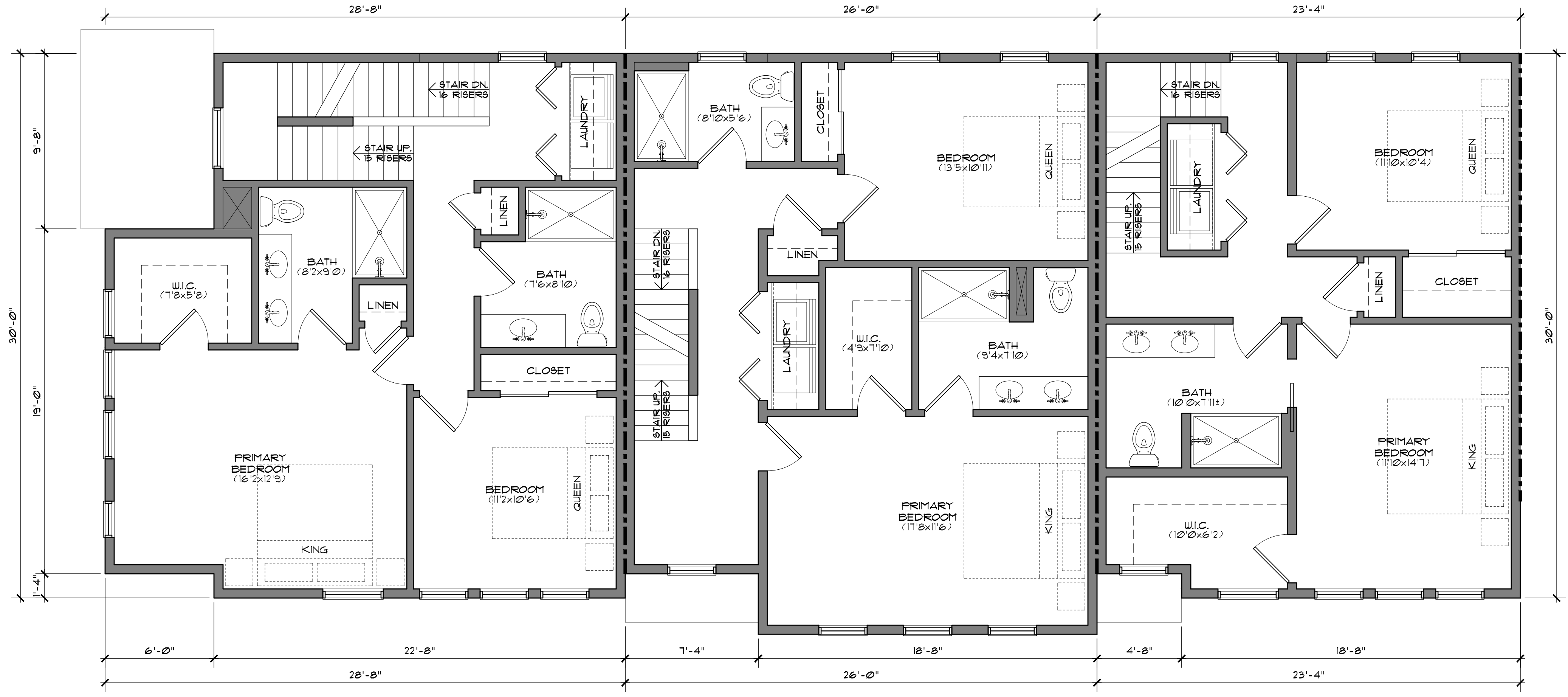
A2



AREA SUMMARY:
4TH FLOOR 500 GSF / 450 NSF
4TH FLOOR PLAN - UNIT 1
1/4" = 1'-0"

AREA SUMMARY:
4TH FLOOR 540 GSF / 486 NSF
4TH FLOOR PLAN - UNITS 2, 4, 6
1/4" = 1'-0"

AREA SUMMARY:
4TH FLOOR 521 GSF / 470 NSF
4TH FLOOR PLAN - UNITS 3, 5
1/4" = 1'-0"



AREA SUMMARY:
3RD FLOOR 794 GSF / 736 NSF
3RD FLOOR PLAN - UNIT 1
1/4" = 1'-0"

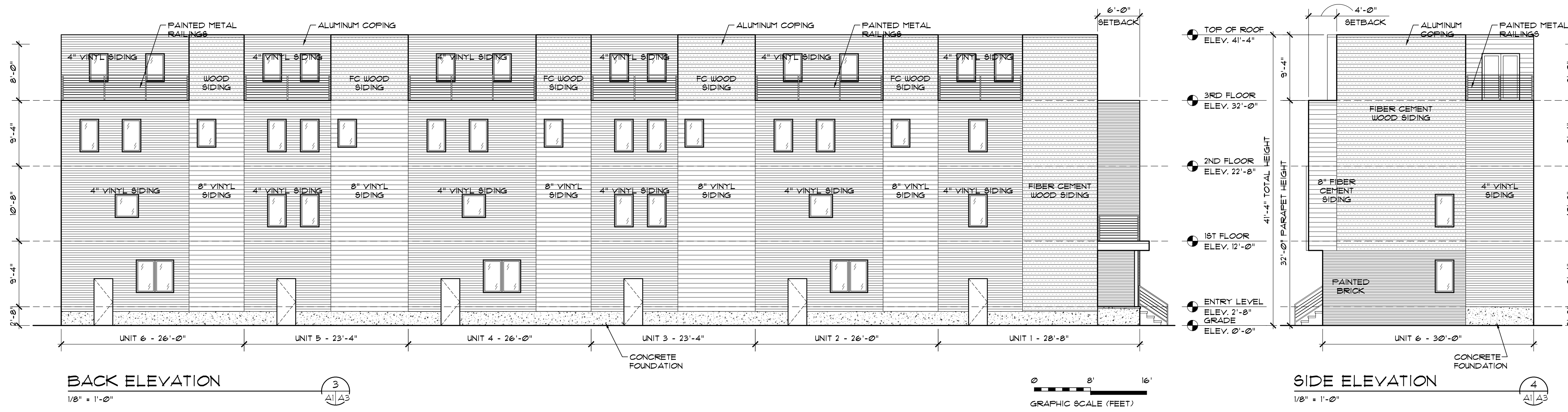
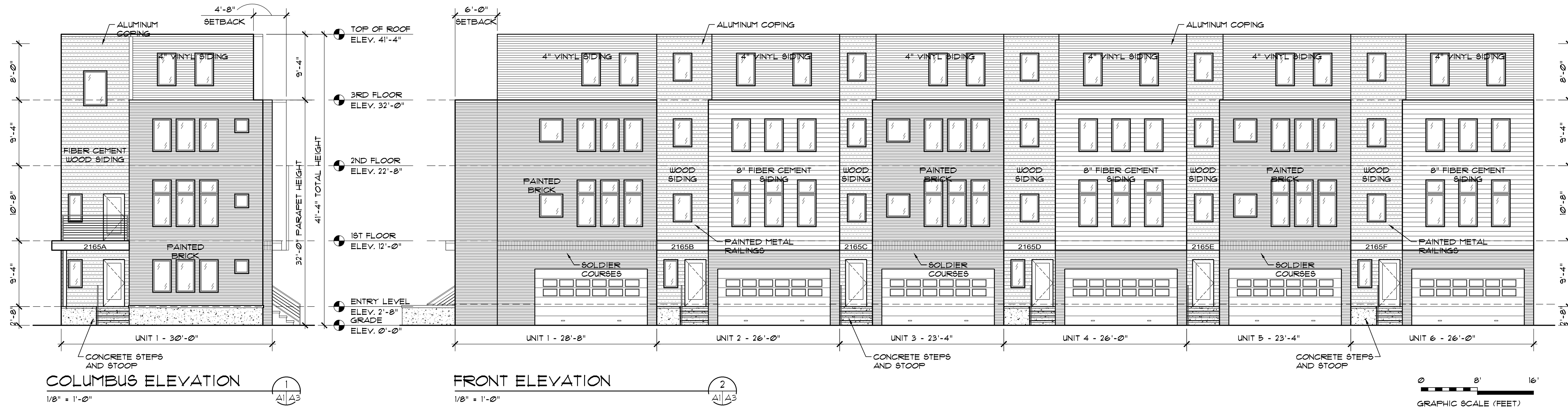
AREA SUMMARY:
3RD FLOOR 783 GSF / 726 NSF
3RD FLOOR PLAN - UNITS 2, 4, 6
1/4" = 1'-0"

AREA SUMMARY:
3RD FLOOR 678 GSF / 626 NSF
3RD FLOOR PLAN - UNITS 3, 5
1/4" = 1'-0"

AREA SUMMARY:

UNIT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
UNIT 1	428 GSF / 371 NSF	194 GSF / 136 NSF	194 GSF / 136 NSF	500 GSF / 450 NSF	2,516 GSF / 2,293 NSF
UNITS 2, 4, 6	375 GSF / 325 NSF	806 GSF / 750 NSF	806 GSF / 750 NSF	540 GSF / 486 NSF	2,527 GSF / 2,311 NSF
UNITS 3, 5	309 GSF / 262 NSF	694 GSF / 642 NSF	694 GSF / 642 NSF	521 GSF / 470 NSF	2,218 GSF / 2,016 NSF

ISSUE	DATE	DESCRIPTION
1	04.13.23	near west review
2	06.05.23	revisions
3	07.03.23	Near West - Final Approval
4	07.24.23	revisions
5	07.26.23	CPC



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

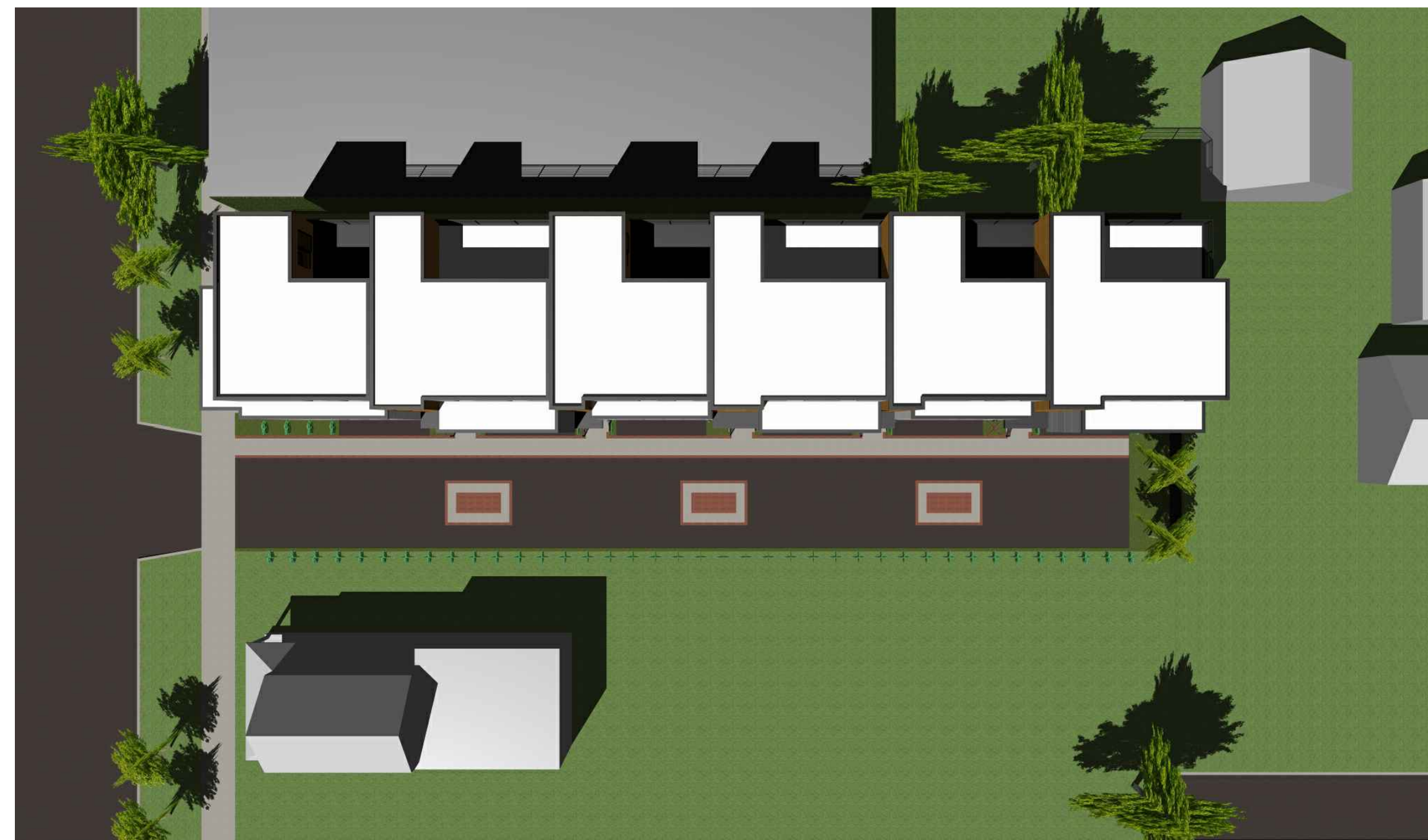
project no. 22-060

HC Columbus LLC
6-Unit Townhouse
Development

2165 columbus road
cleveland, oh 44113

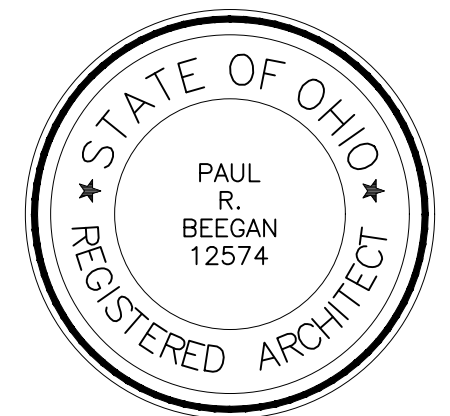
Exterior Elevations

A3



ISSUE	DATE	DESCRIPTION
1	04.13.23	near west review
2	06.06.23	revisions
3	07.03.23	Near West - Final Approval
4	07.12.23	revisions
5	07.26.23	CPC

Christoff



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

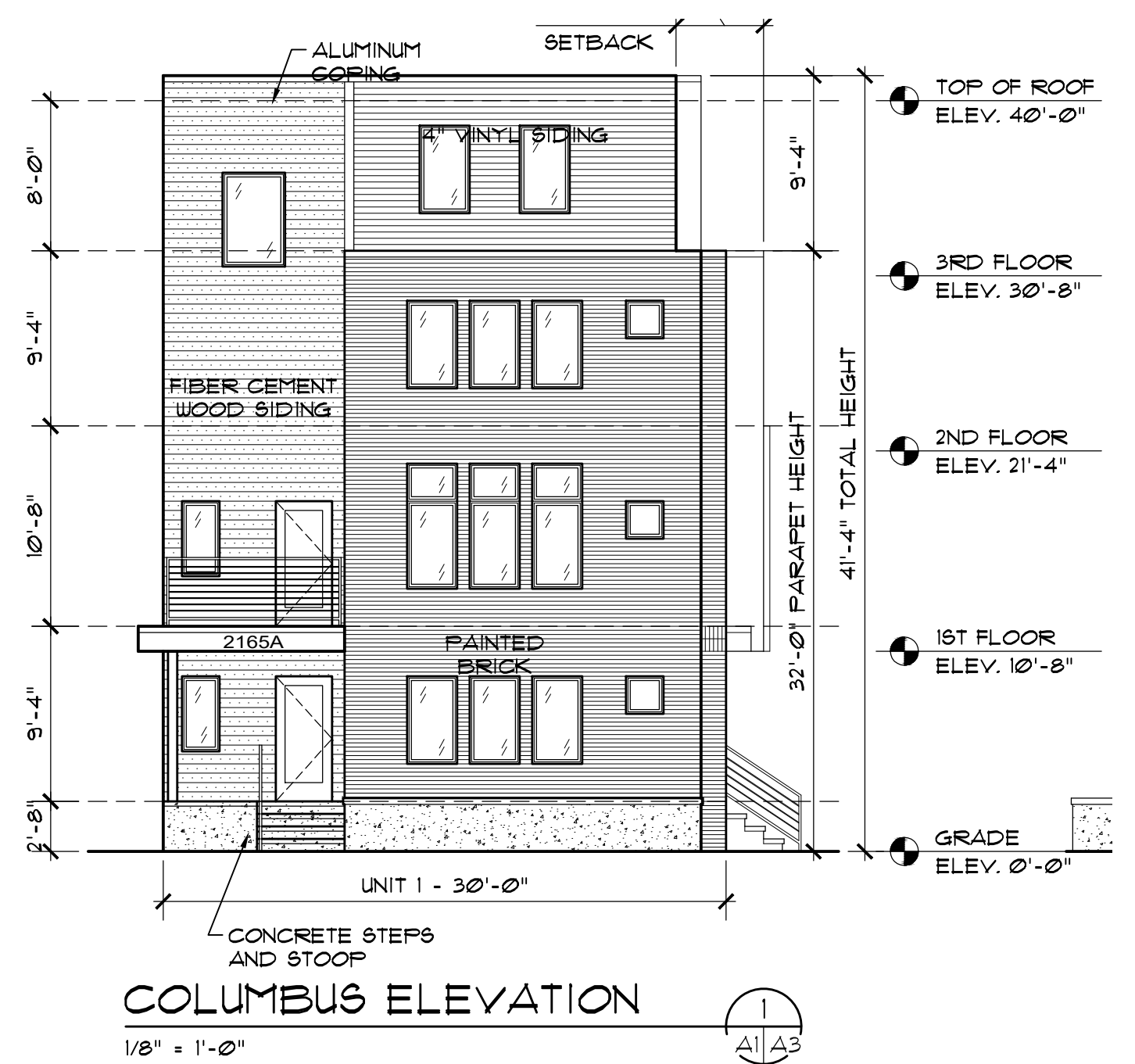
project no. 22-060

HC Columbus LLC
6-Unit Townhouse
Development

2165 columbus road
cleveland, oh 44113

Exterior Renderings

A4



ISSUE	DATE	DESCRIPTION
1	07.03.23	Near West - Final Approval
2	07.12.23	revisions
3	07.26.23	CPC



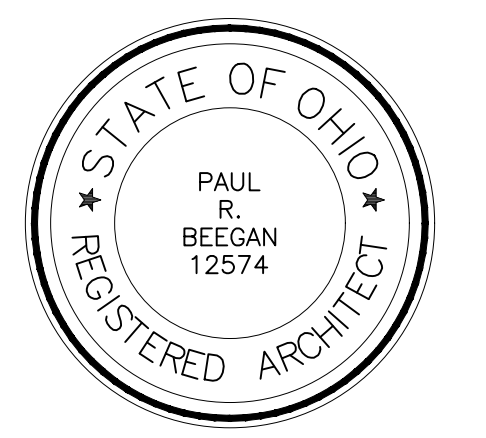
FULL BRICK
N.T.S.



FIBER CEMENT WOOD LOOK SIDING
N.T.S.



4" VINYL SIDING
N.T.S.



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



STEEL GARAGE DOOR
N.T.S.



ENTRY LIGHTING
N.T.S.

project no. 22-060
HC Columbus LLC
6-Unit Townhouse Development
2165 columbus road
cleveland, oh 44113

Exterior Finishes

A4-1



IS-L IVORY SILK LILAC



BG-BB BABY GEM BOXWOOD SHRUB



JM-JF TAMS JUNIPER

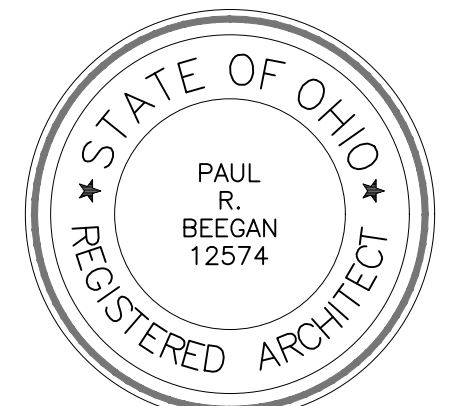
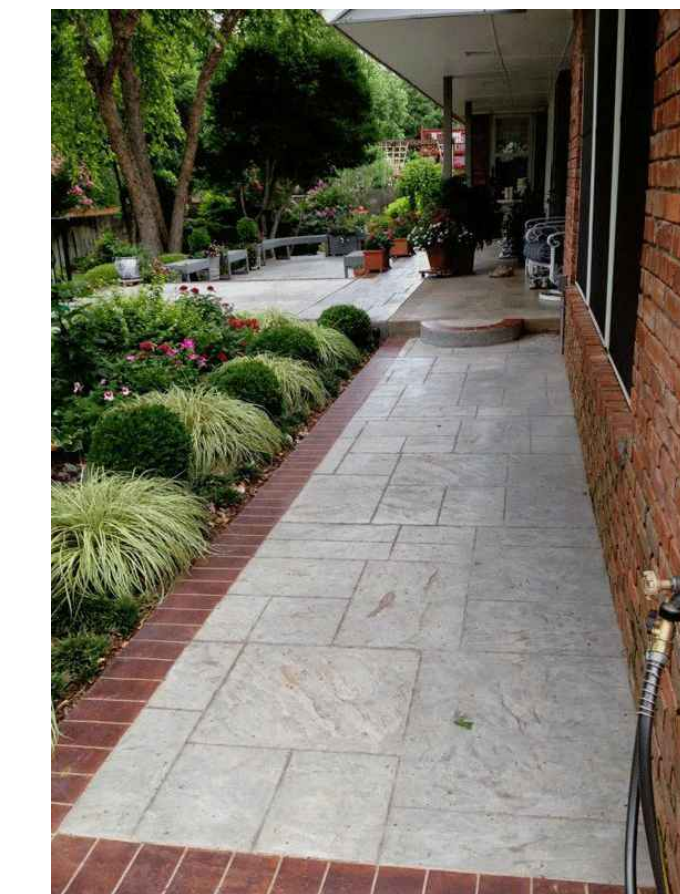
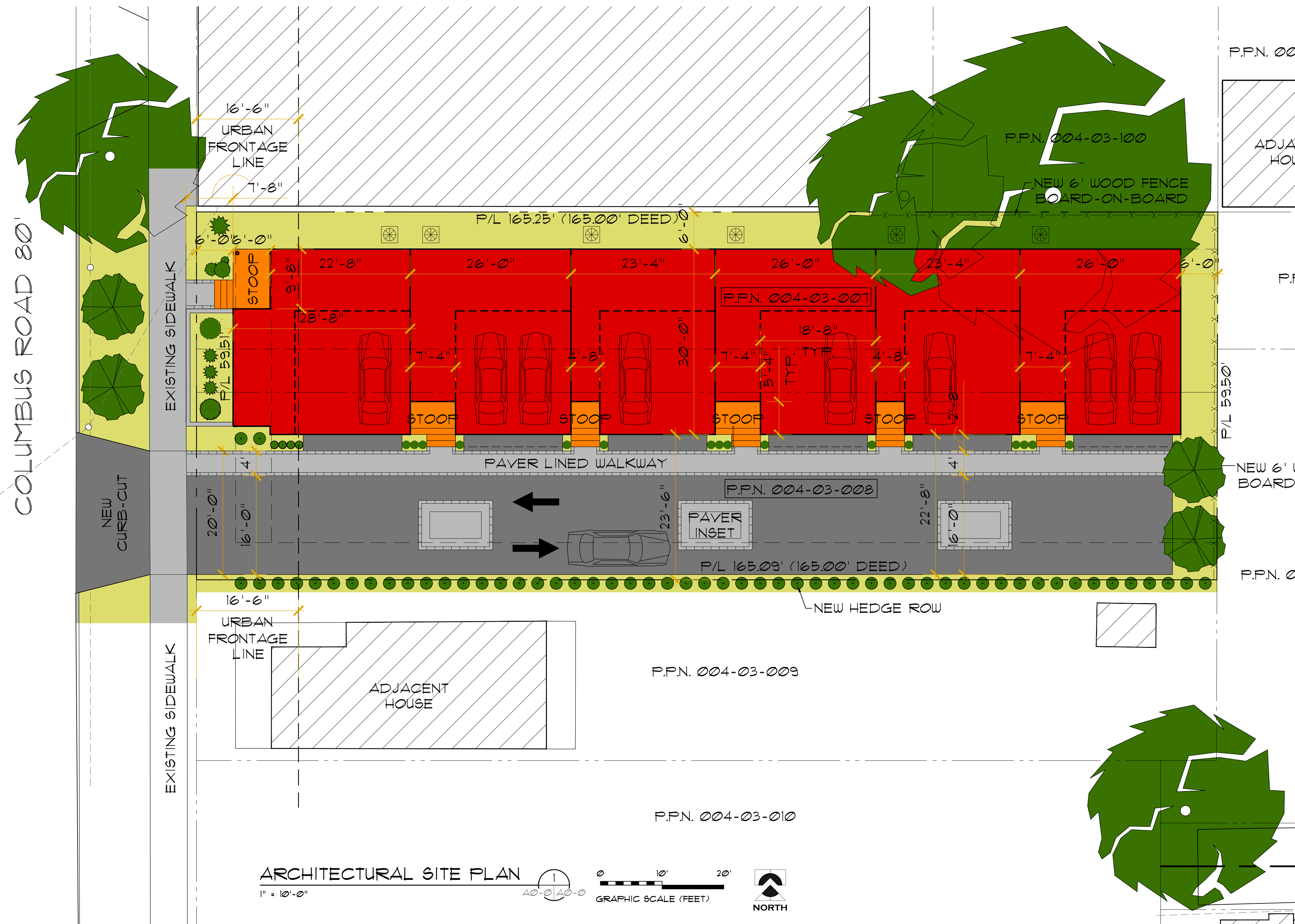


WR-RS WINE AND ROSES



IK-B INKBERRY

ISSUE	DATE	DESCRIPTION
1	04.13.23	near west review
2	06.06.23	revisions
3	07.03.23	Near West - Final Approval
4	07.26.23	CPC



PAUL R. BEGAN, 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. 22-060

HC Columbus LLC
6-Unit Townhouse
Development

2165 columbus road
cleveland, oh 44113

Preliminary Landscape
Plan

L1

Cleveland City Planning Commission

Staff Report



August 4, 2023



Committee Recommendation: Approved as Presented with 2 No votes.

Recommendation:

- applicant should ensure that at least one tree remains viable after construction.

Euclid Corridor Design Review Case



August 4, 2023

EC2023-011 – The Company Inc. New Construction: Seeking Final Approval

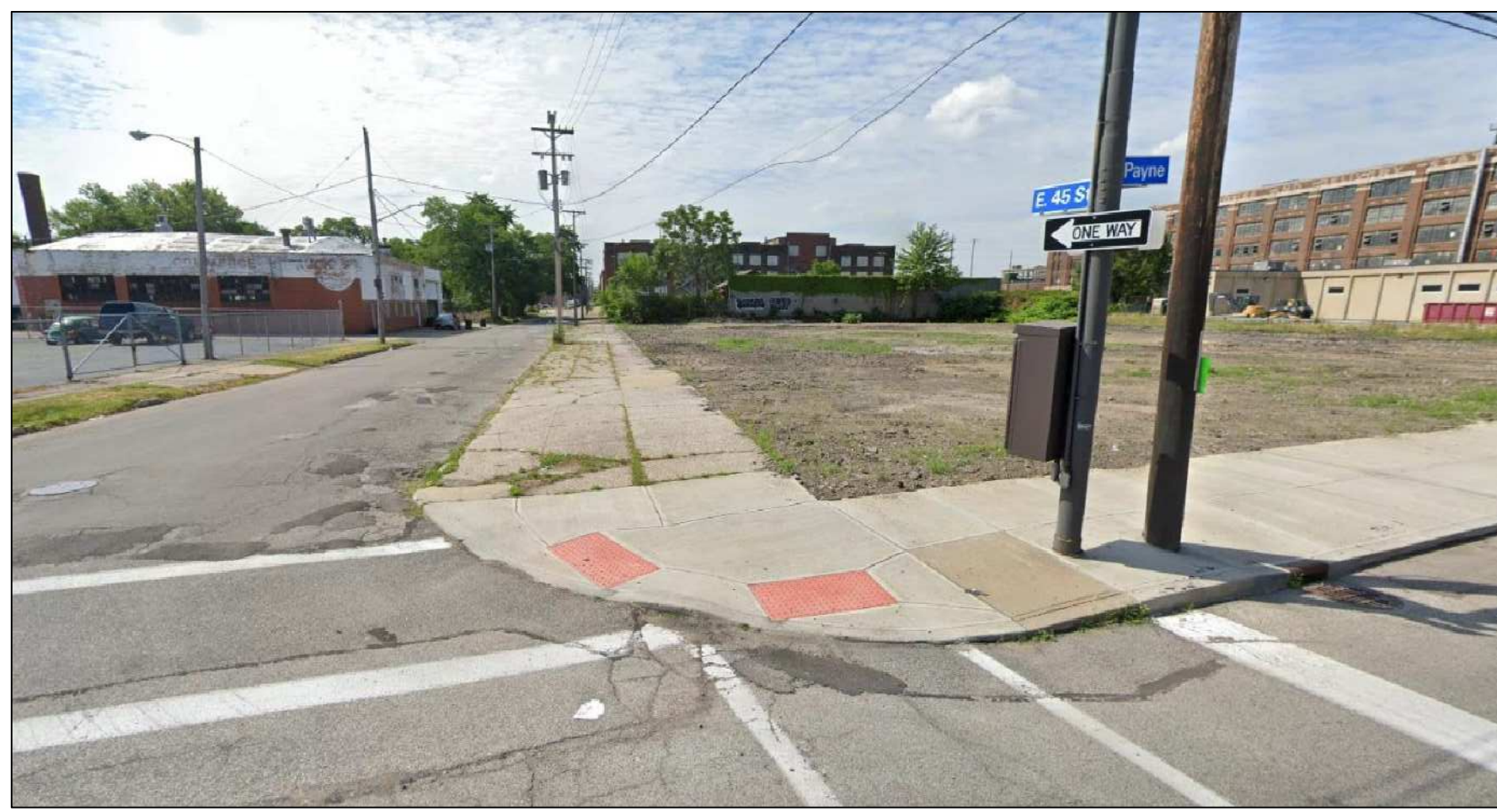
Project Address: 4420 Payne Avenue

Project Representative: Leon Sampat, LS Architects

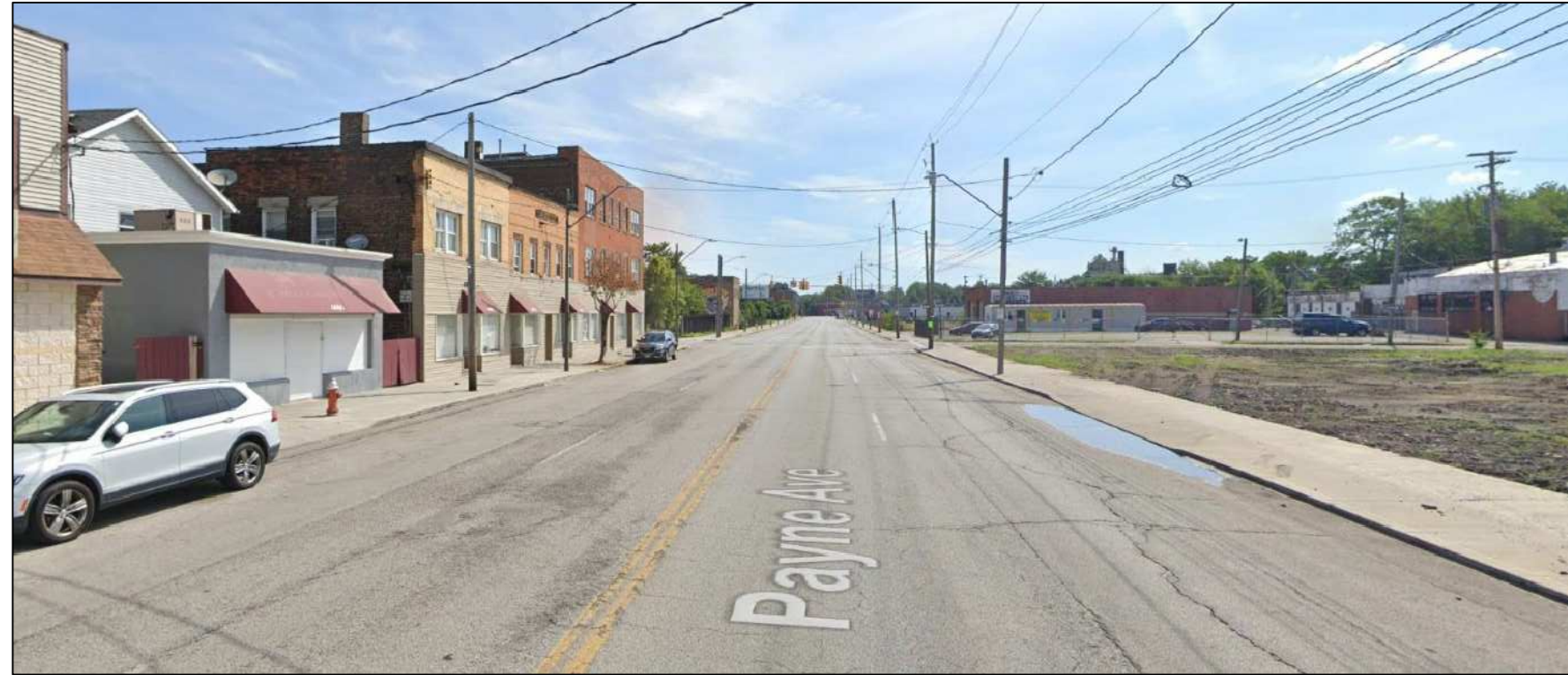
Ward 7 - Councilmember Howse



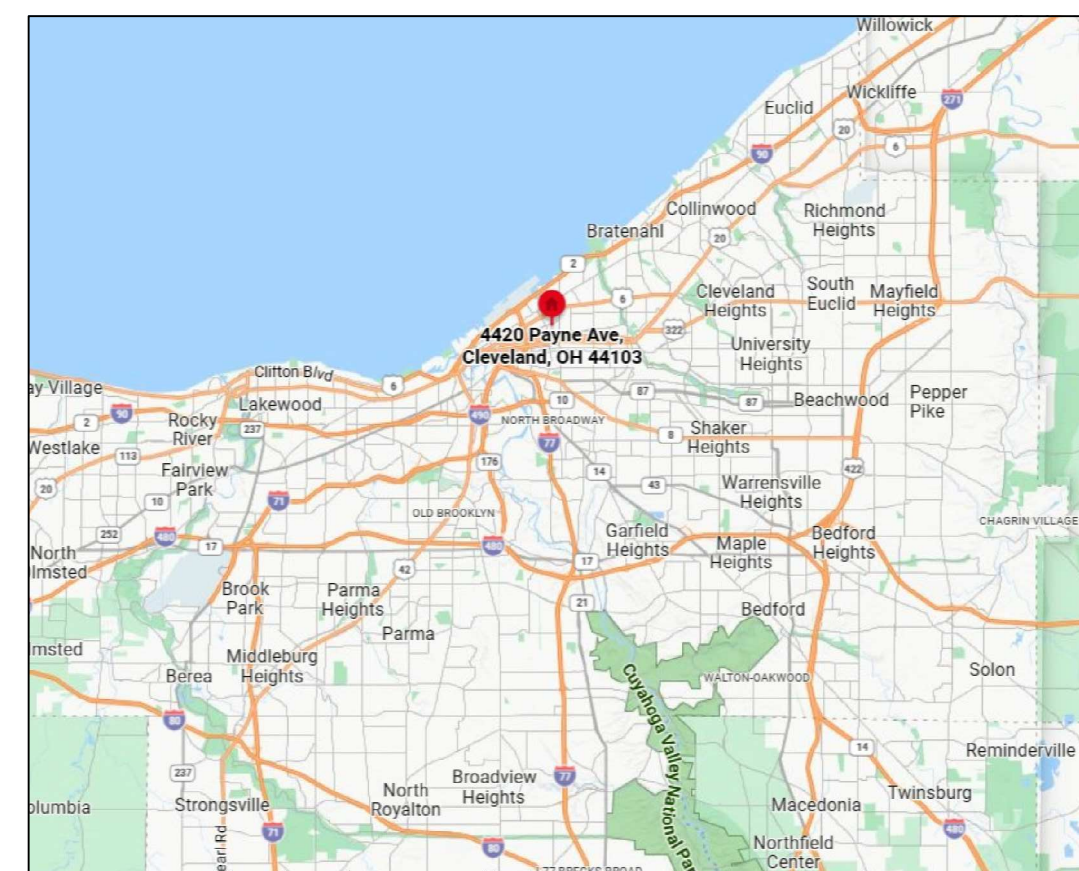
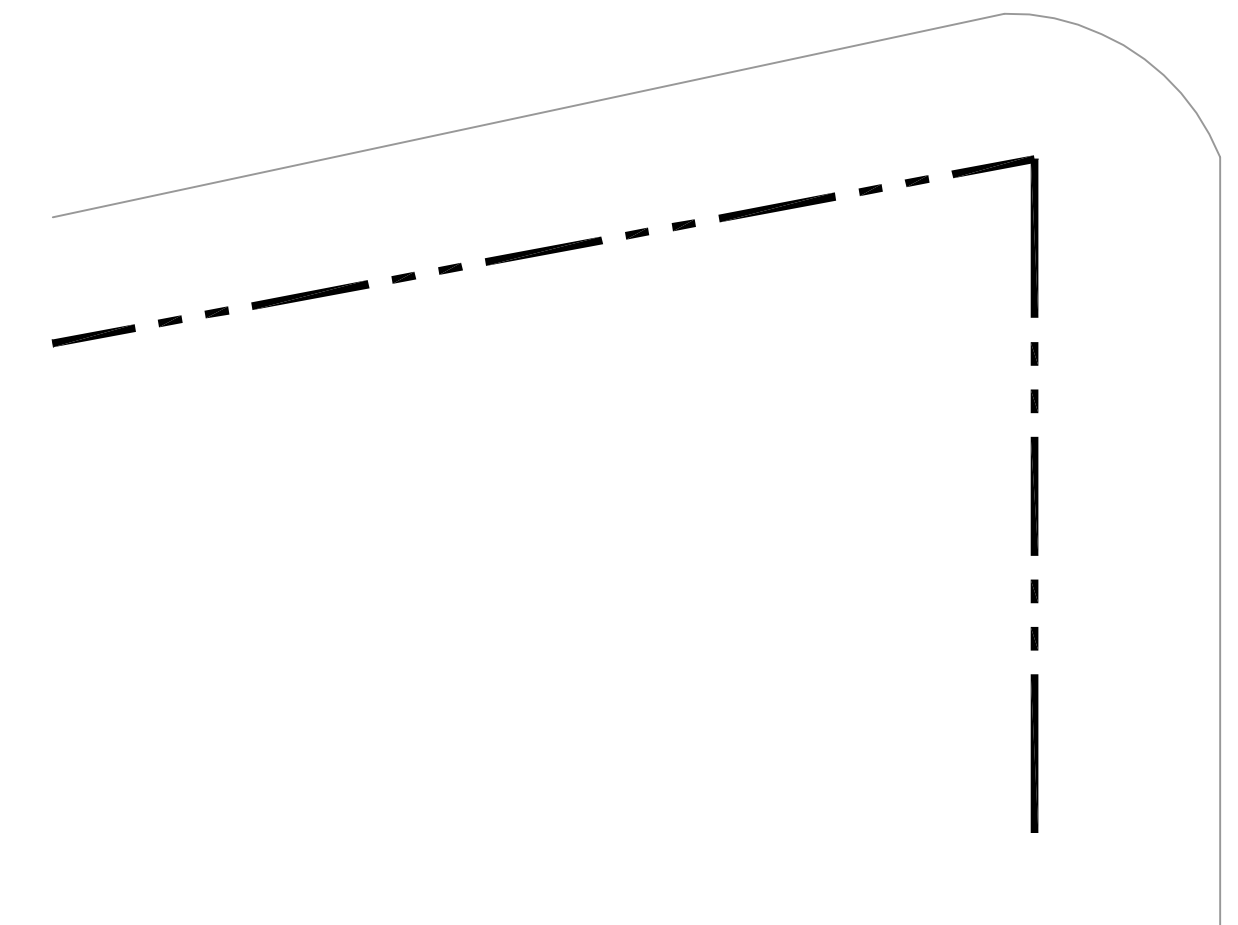
SPA: Goodrich-Kirtland Park



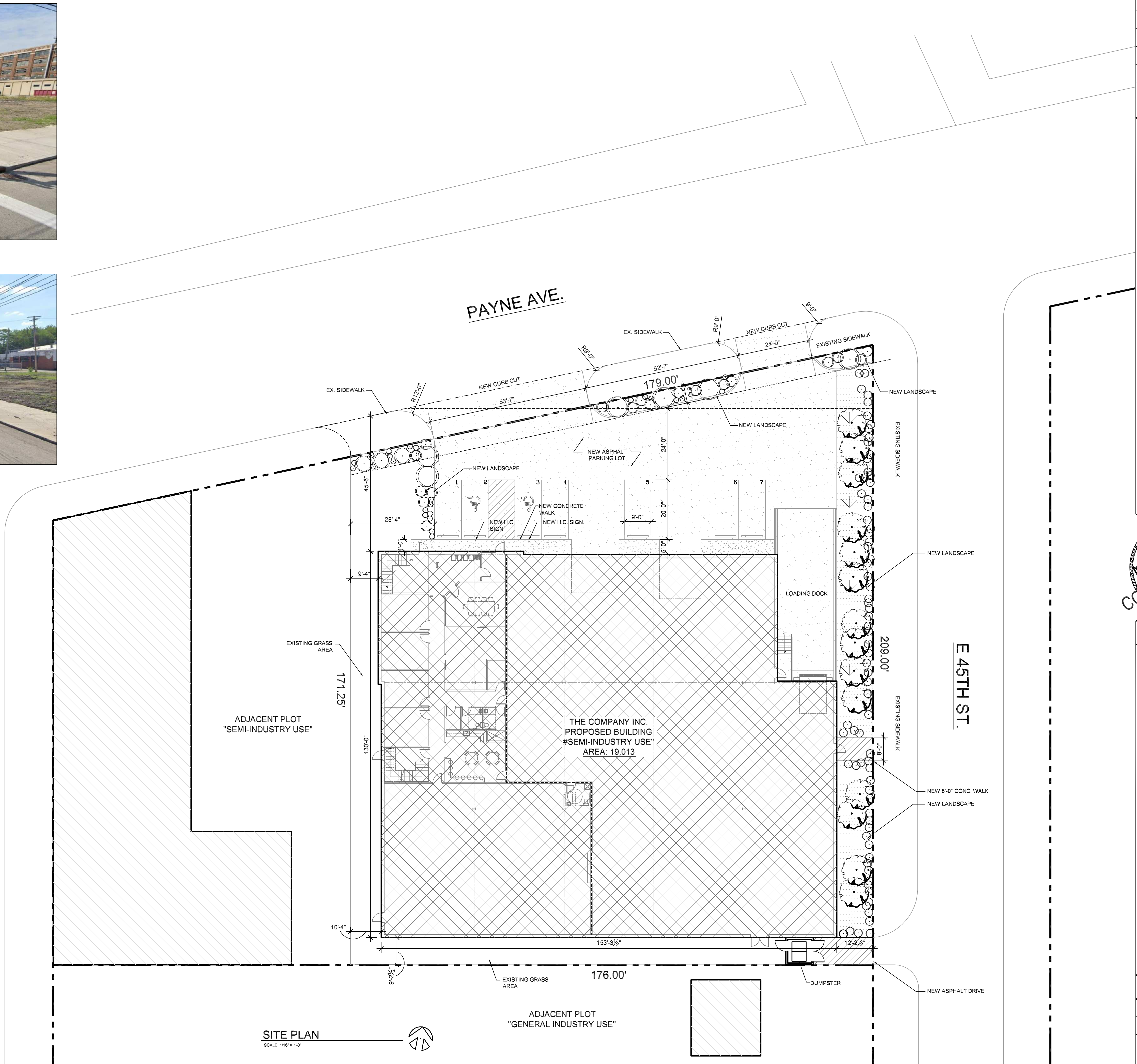
EXISTING ADJACENT STRUCTURES (EAST)



EXISTING ADJACENT STRUCTURES (NORTH)



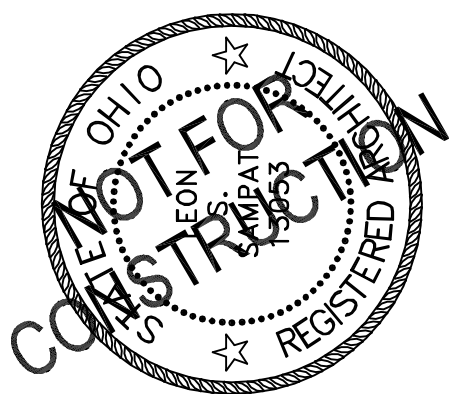
LOCATION PLAN
N.T.S.



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

REV.	DATE

LS ARCHITECTS
 28088 LORAN ROAD
 FAIRVIEW PARK, OHIO 44128
 PHONE 28-403-8664 FAX 440-76-8667

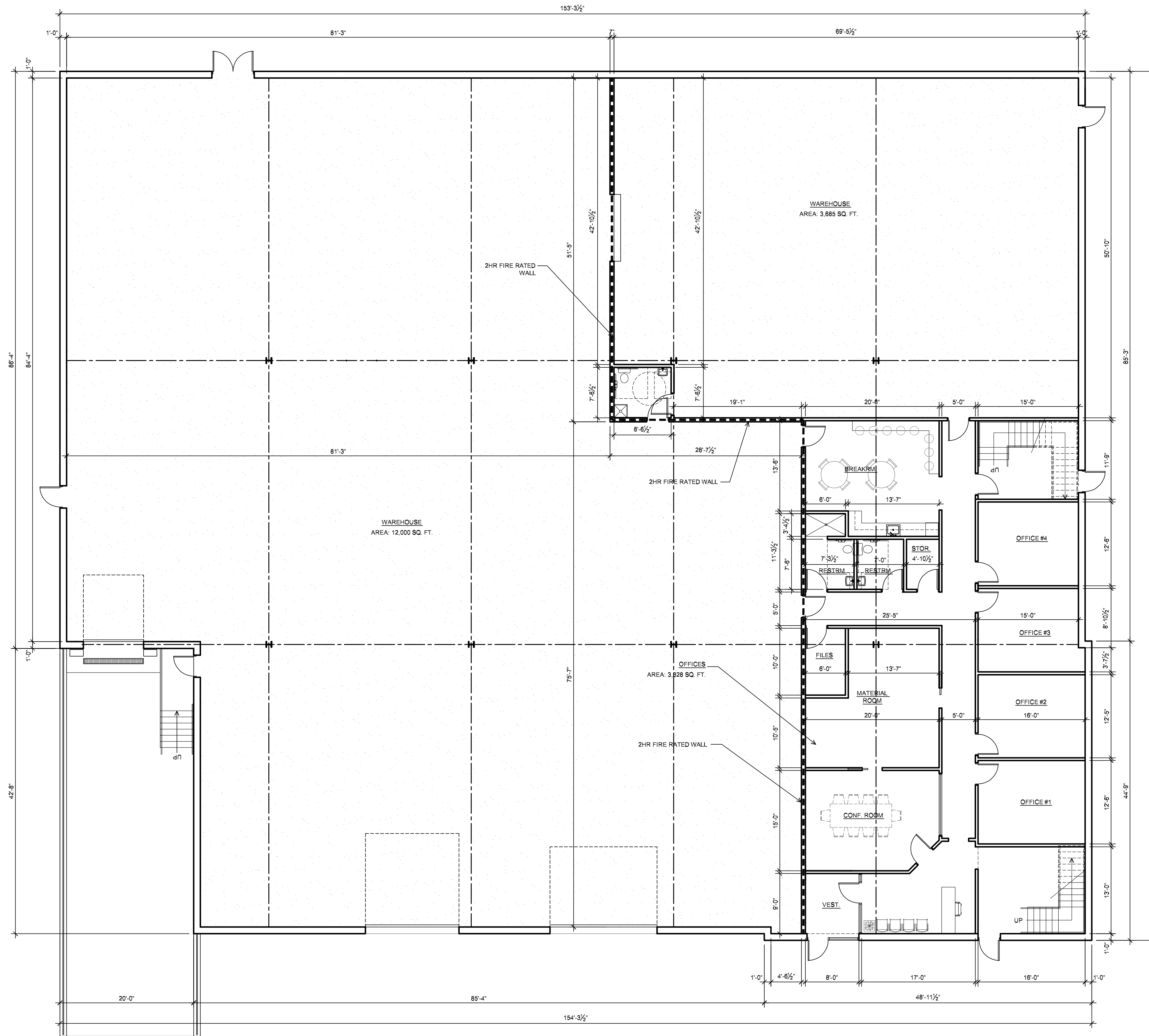


LEON S. SAMPAT
 LICENSE # 15053
 EXPIRATION DATE 12/31/2023

NEW CONSTRUCTION FOR:
THE COMPANY INC.
 4420 PAYNE AVE.
 CLEVELAND, OHIO

JOB NO: 23-065
 DATE: 07.10.2023
 ISSUE: PERMIT
 SHEET:

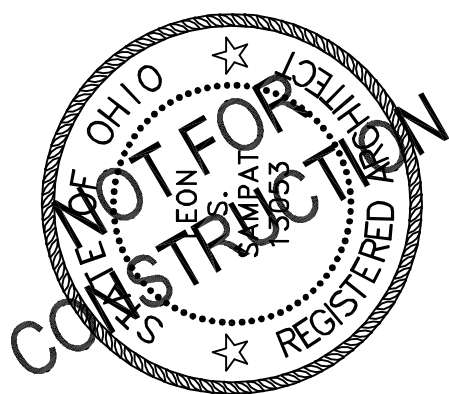
SD1.1



1 PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"
TOTAL AREA: 19,013 SQ. FT.

REV.	DATE

LS ARCHITECTS
 28088 LORAN ROAD
 FAIRVIEW PARK, OHIO 44128
 PHONE: 264-403-8664 FAX: 440-718-8687

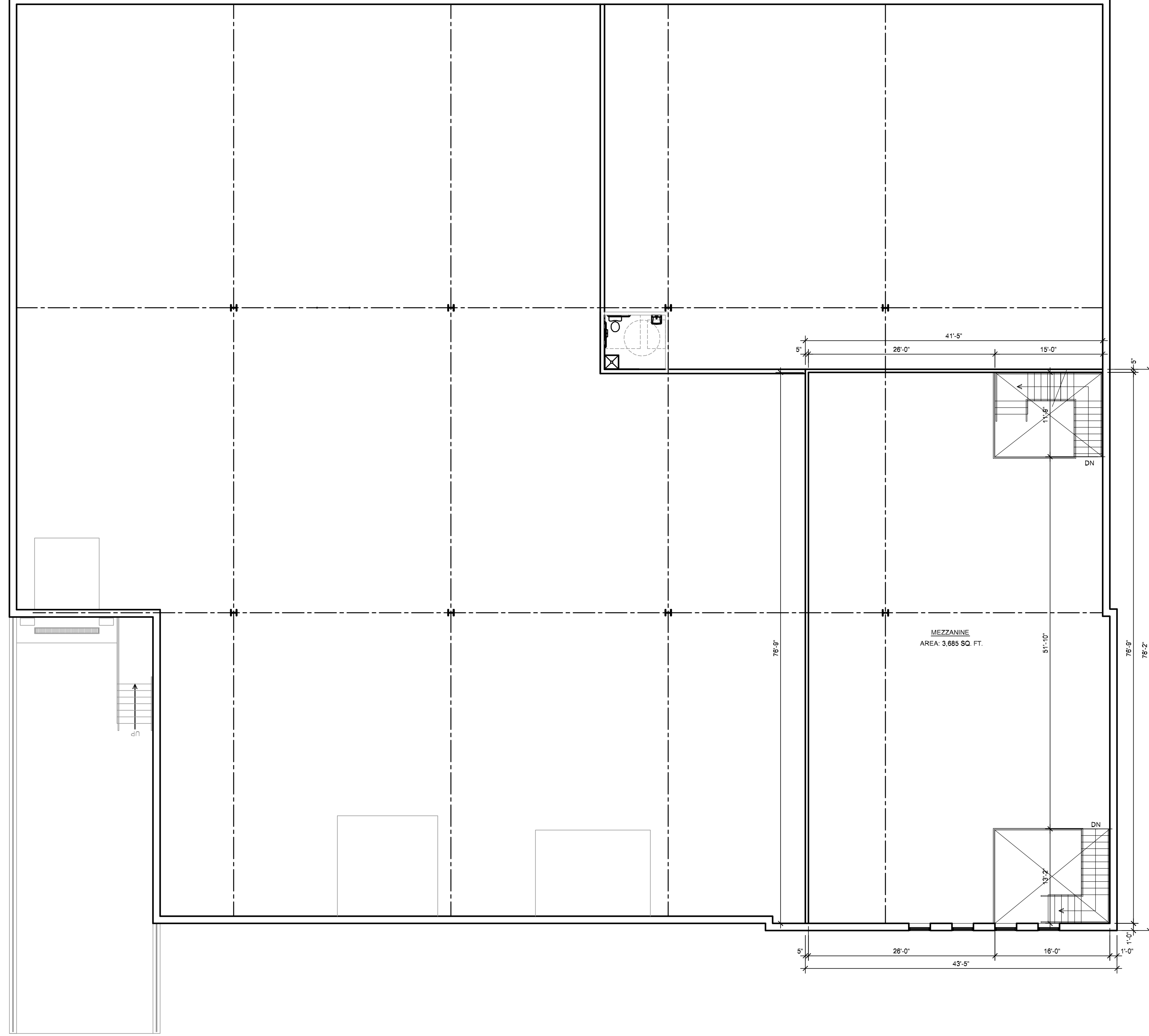


LEO S. SAMPAT
 LICENSE# 15053
 EXPIRATION DATE 12/31/2023

NEW CONSTRUCTION FOR:
THE COMPANY INC.
 4420 PAYNE AVE.
 CLEVELAND, OHIO

JOB NO: 23-065
 DATE: 07.10.2023
 ISSUE: PERMIT
 SHEET:

A1.1



2 PROPOSED MEZZANINE PLAN
 SCALE: 1/8" = 1'-0"
 TOTAL AREA: 2,973 SQ. FT.

REV.	DATE

LS ARCHITECTS
 22082 LORAN ROAD
 FAIRVIEW PARK, OHIO 44126
 PHONE 26-403-9664 FAX 440-76-8687



LEO S. SAMPAT
 LICENSE# 15053
 EXPIRATION DATE 12/31/2023

NEW CONSTRUCTION FOR:
THE COMPANY INC.
 4420 PAYNE AVE.
 CLEVELAND, OHIO

JOB NO: 23-065

DATE: 07.10.2023

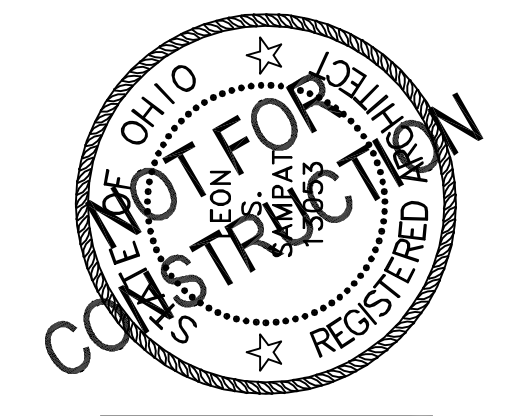
ISSUE: PERMIT

SHEET:

A1.2

REV.	DATE

LS ARCHITECTS
 28088 LORAN ROAD
 FAIRVIEW PARK, OHIO 44126
 PHONE 28-403-8664 FAX 440-718-8687

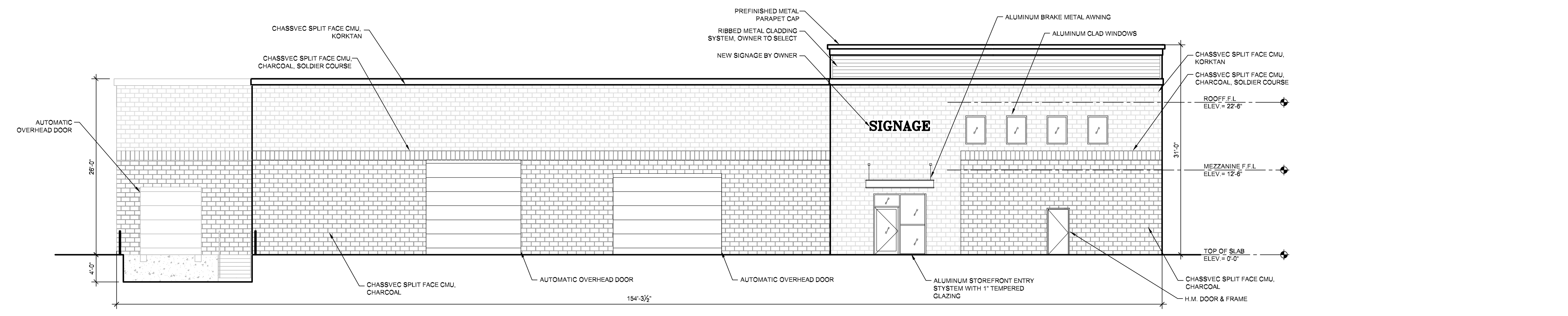


LEON S. SAIPAT
 LICENSE# 15053
 EXPIRATION DATE 12/31/2023

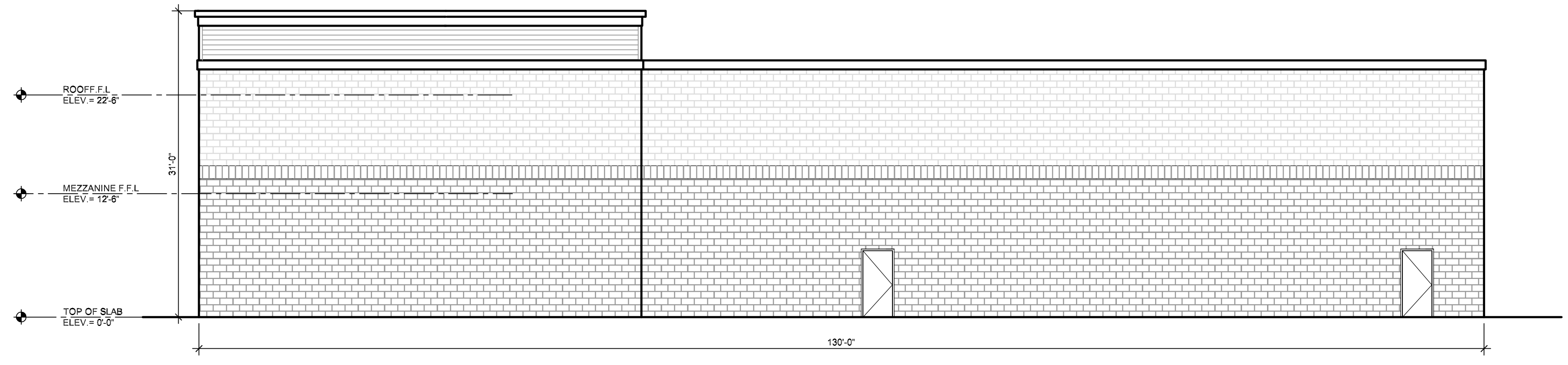
NEW CONSTRUCTION FOR:
THE COMPANY INC.
 4420 PAYNE AVE.
 CLEVELAND, OHIO

JOB NO: 23-065
 DATE: 07.10.2023
 ISSUE: PERMIT
 SHEET:

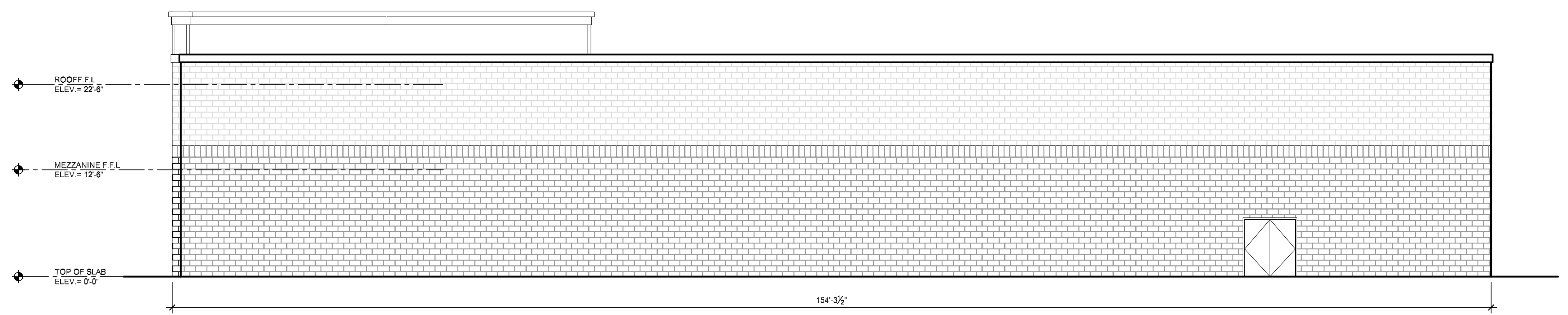
A2.1



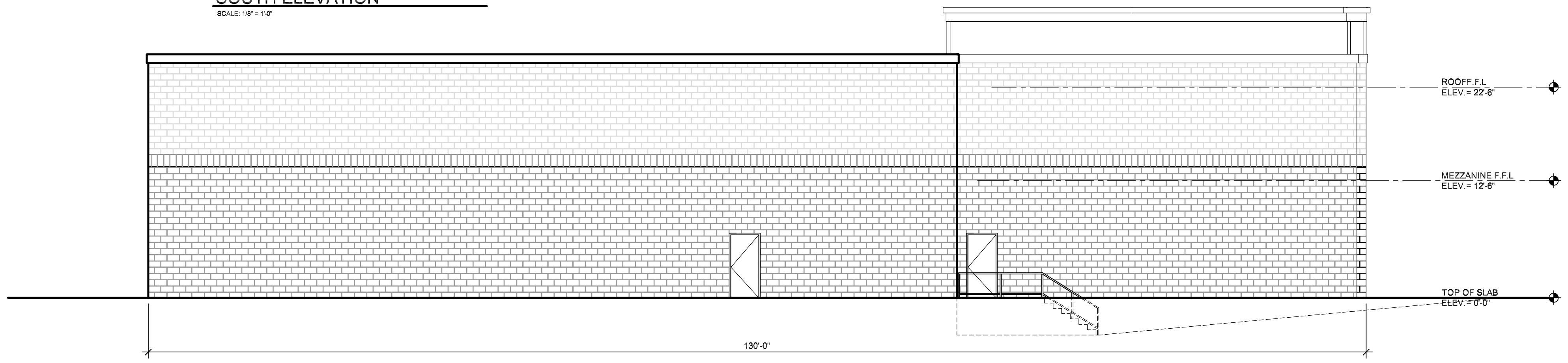
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



REV.	DATE

US ARCHITECTS
 22082 LORAN ROAD
 FAIRVIEW PARK, OHIO 44126
 PHONE 26-403-9654 FAX 440-719-8637



LEON S. SAMPAT
 LICENSE# 13053
 EXPIRATION DATE 12/31/2023

NEW CONSTRUCTION FOR:
THE COMPANY INC.
 4420 PAYNE AVE.
 CLEVELAND, OHIO

JOB NO: 23-065
 DATE: 07.10.2023
 ISSUE: PERMIT

SHEET:
R-1



REV.	DATE

US ARCHITECTS

22082 LORAIN ROAD
 FAIRVIEW PARK, OHIO 44126
 PHONE 26-403-9654 FAX 440-719-8637



LEON S. SAMPAT
 LICENSE# 13053
 EXPIRATION DATE 12/31/2023

NEW CONSTRUCTION FOR:
THE COMPANY INC.
 4420 PAYNE AVE.
 CLEVELAND, OHIO

JOB NO: 23-065

DATE: 07.10.2023

ISSUE: PERMIT

SHEET:

R-2



REV.	DATE

US ARCHITECTS
 22082 LORAN ROAD
 FAIRVIEW PARK, OHIO 44126
 PHONE 26-403-9654 FAX 440-719-8637



LEON S. SAMPAT
 LICENSE# 13053
 EXPIRATION DATE 12/31/2023

NEW CONSTRUCTION FOR:
THE COMPANY INC.
 4420 PAYNE AVE.
 CLEVELAND, OHIO

JOB NO: 23-065
 DATE: 07.10.2023
 ISSUE: PERMIT

SHEET:
R-3

Cleveland City Planning Commission

Staff Report



August 4, 2023

Committee Recommendation: Approved with **Conditions:**

1- Add clearstory window on front elevation for interior lobby

2 - Move canopy up slightly

3- Insure elevations match rendering

4- Return for signage or wayfinding program

Euclid Corridor Design Review Case



August 4, 2023

EC2023-019 – Proposed Amenity Building New Construction: Seeking Final Approval

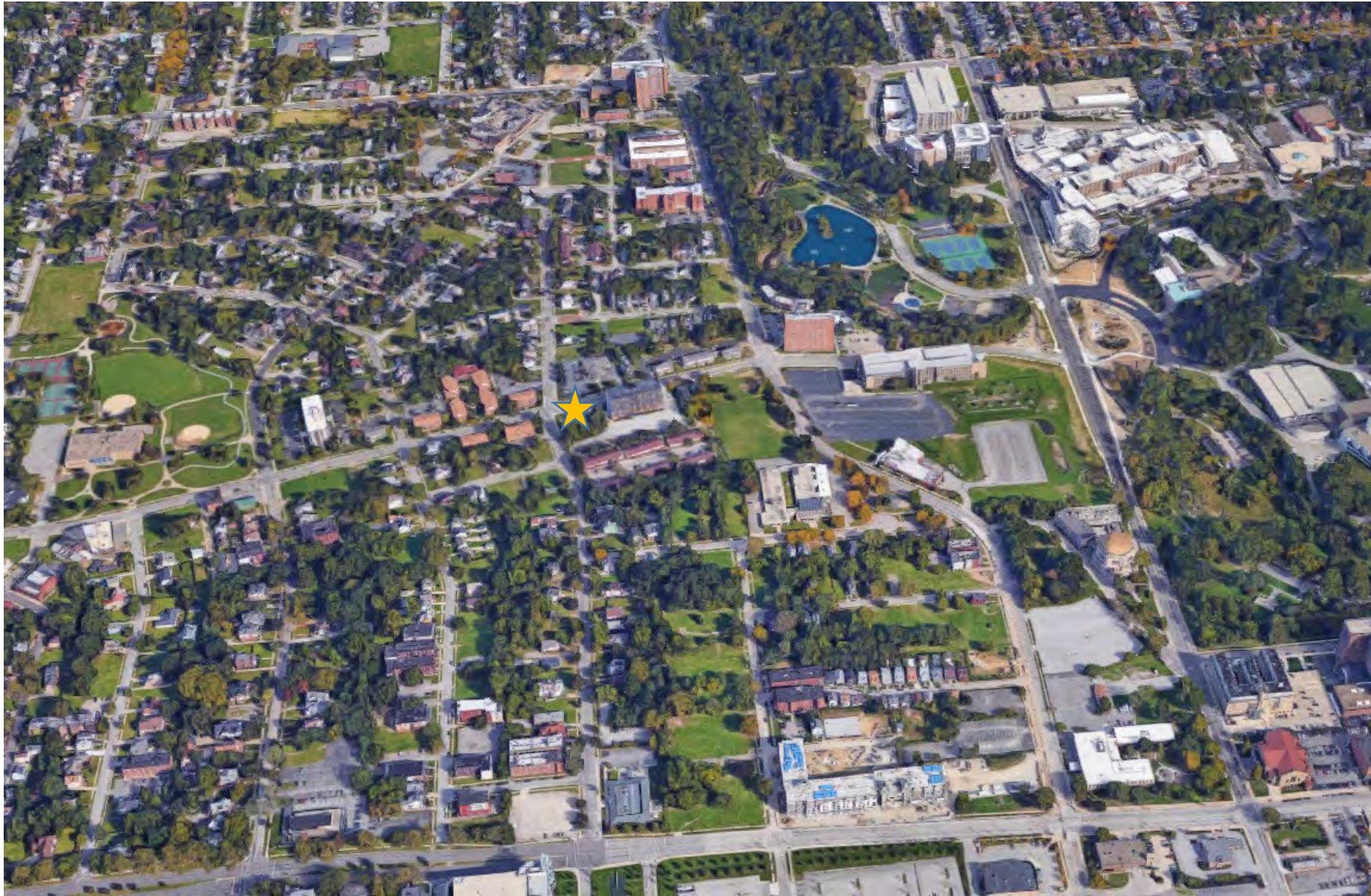
Project Address: 9310 Hough Avenue

Project Representative: Christina Tayman, RDL Architects

9310 HOUGH AVE. CLUBHOUSE

PROPOSED AMENITY BUILDING FOR 9410 HOUGH AVE.
9310 HOUGH AVE.

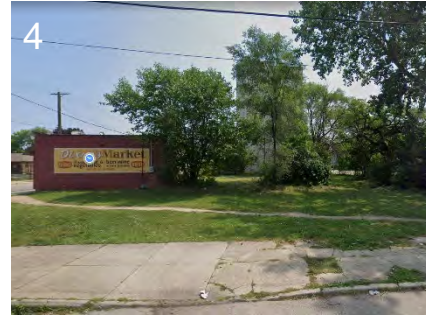
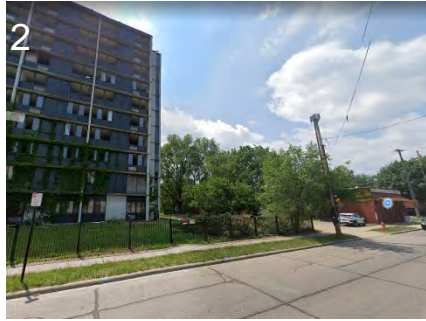
SUBMISSION FOR
EUCLID COORIDOR DESIGN REVIEW COMMITTEE /
CLEVELAND PLANNING COMMISSION



NEIGHBORHOOD CONTEXT

9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO



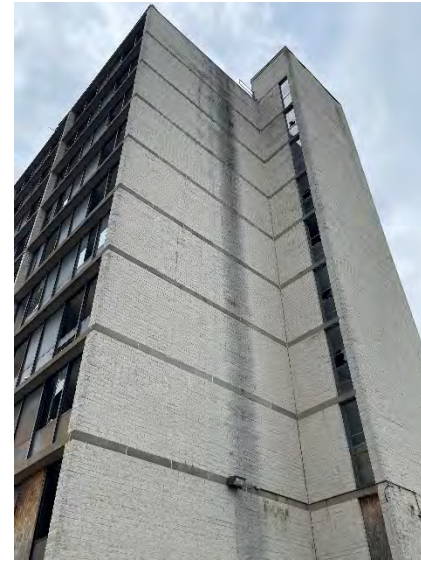


CONTEXT MAP
HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO



SITE
LOCATION





CONTEXT – EXISTING BUILDING

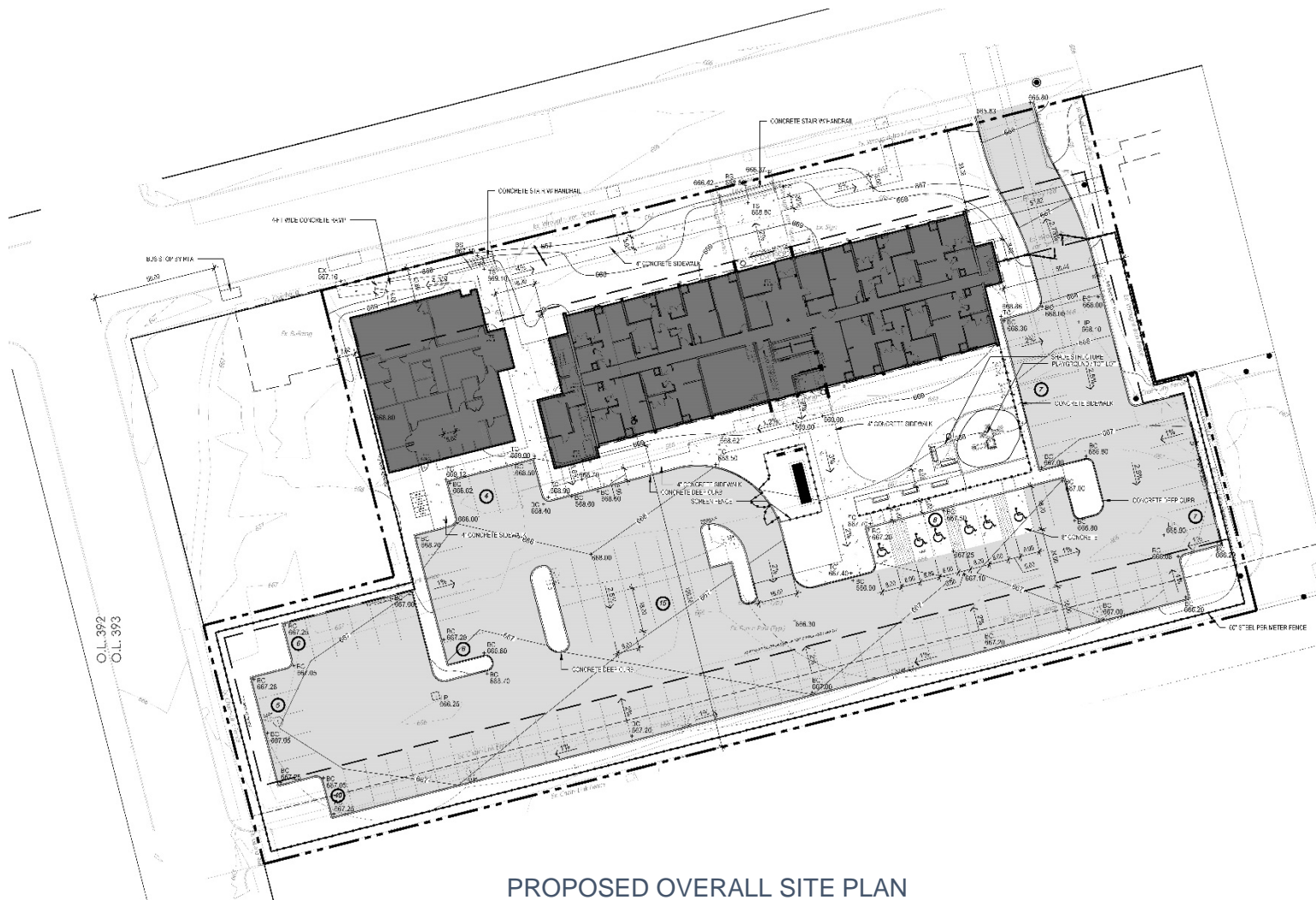
9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO



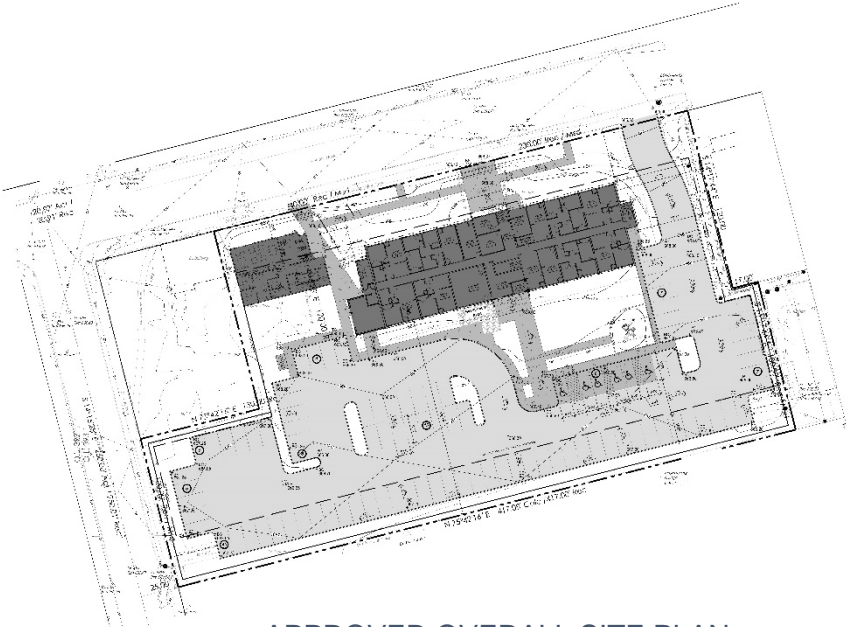


EXISTING CONDITIONS – SITE SURVEY
 9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO



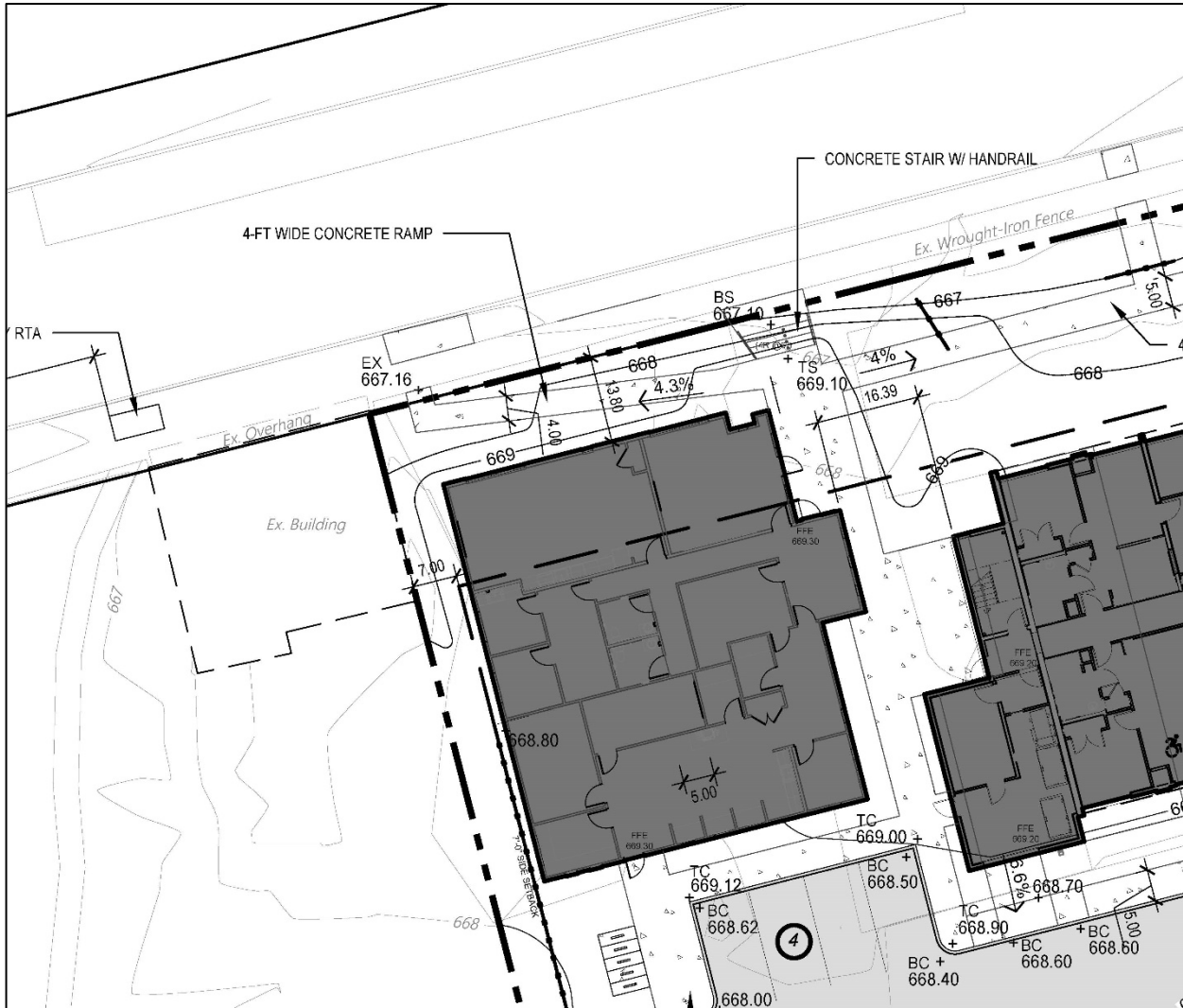


PROPOSED OVERALL SITE PLAN



APPROVED OVERALL SITE PLAN



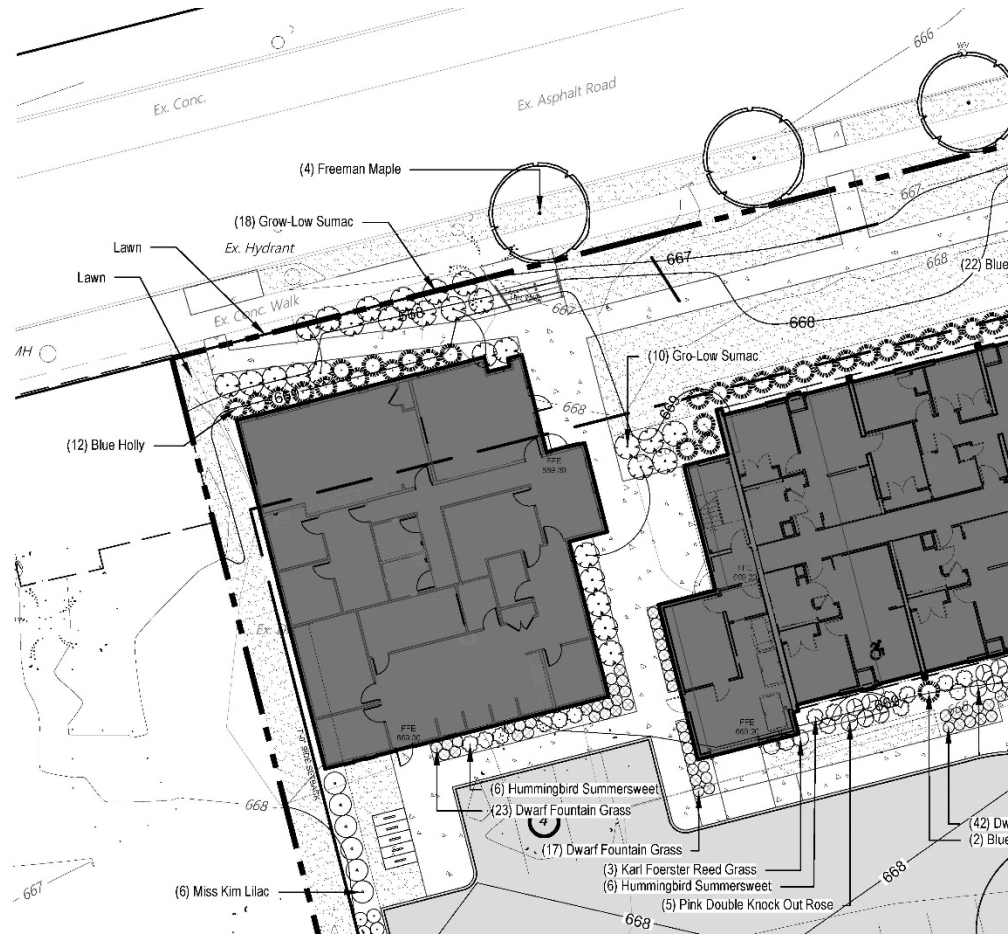


PROPOSED SITE PLAN



APPROVED SITE PLAN

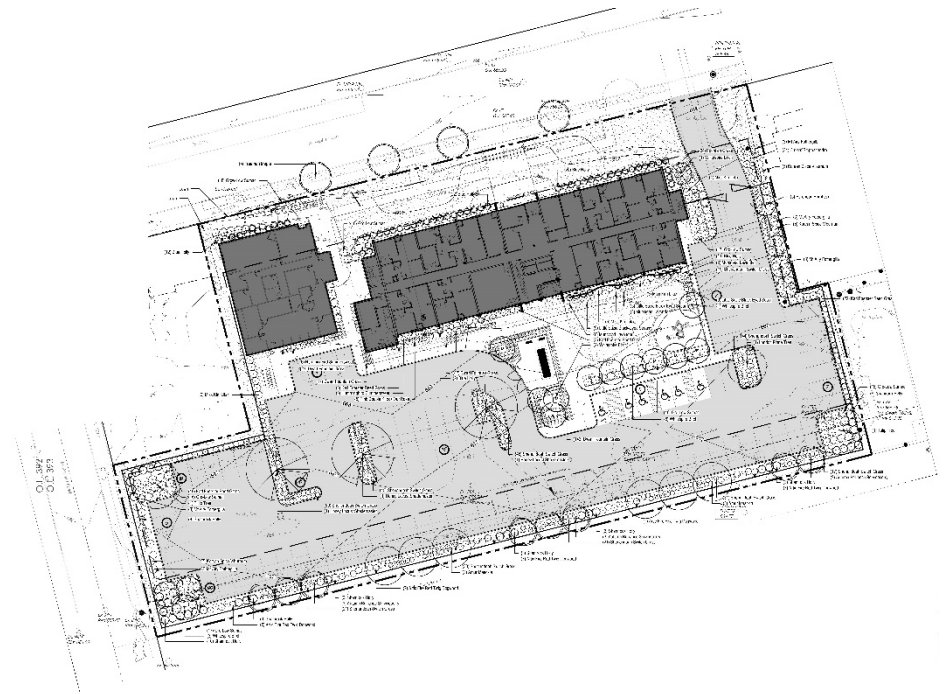




OVERALL LANDSCAPE PLAN

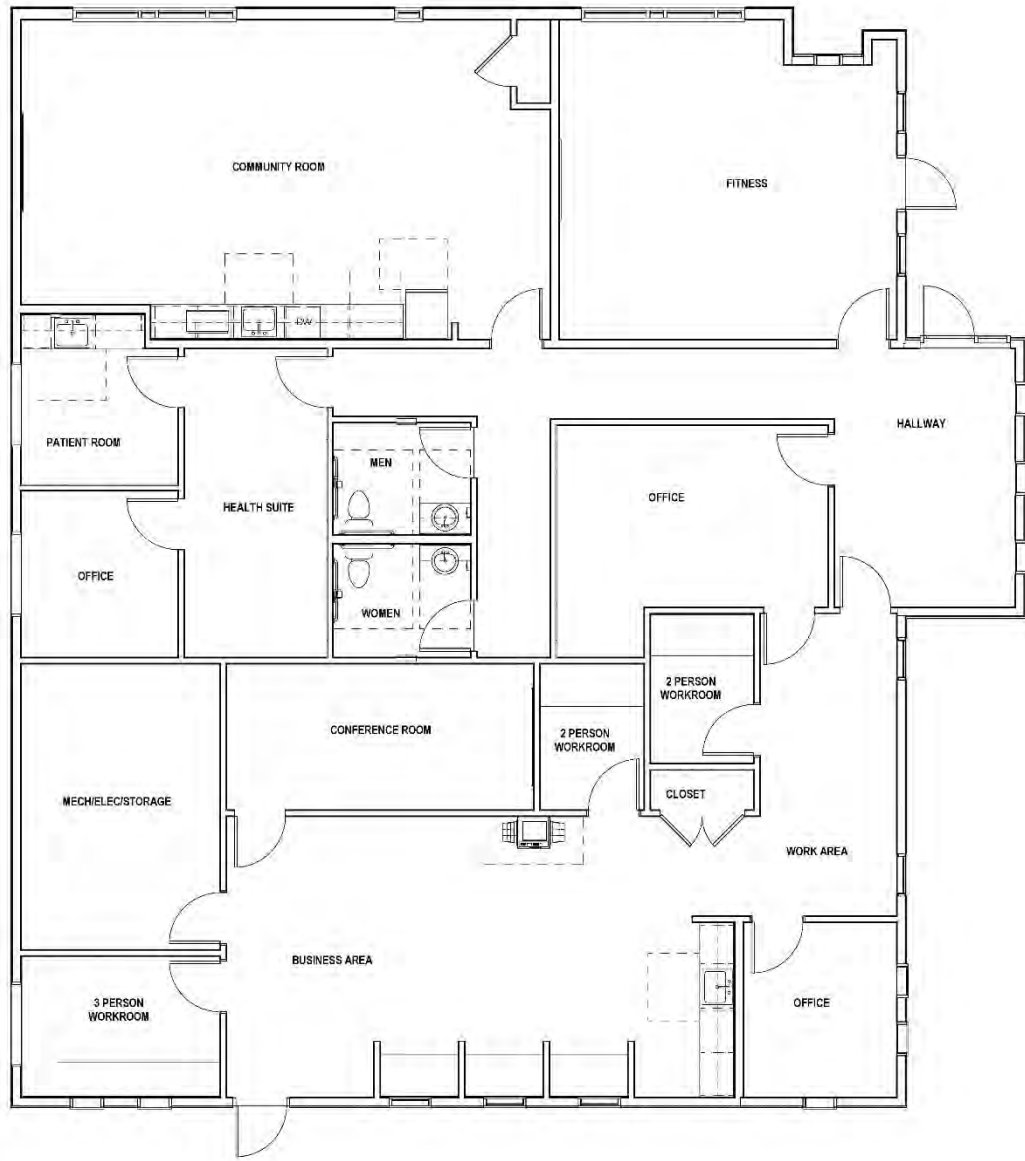
Plant list

- Freeman Maple
- Blue Holly
- Grow-Low Sumac
- Miss Kim Lilac
- Hummingbird Summersweet
- Dwarf Fountain Grass

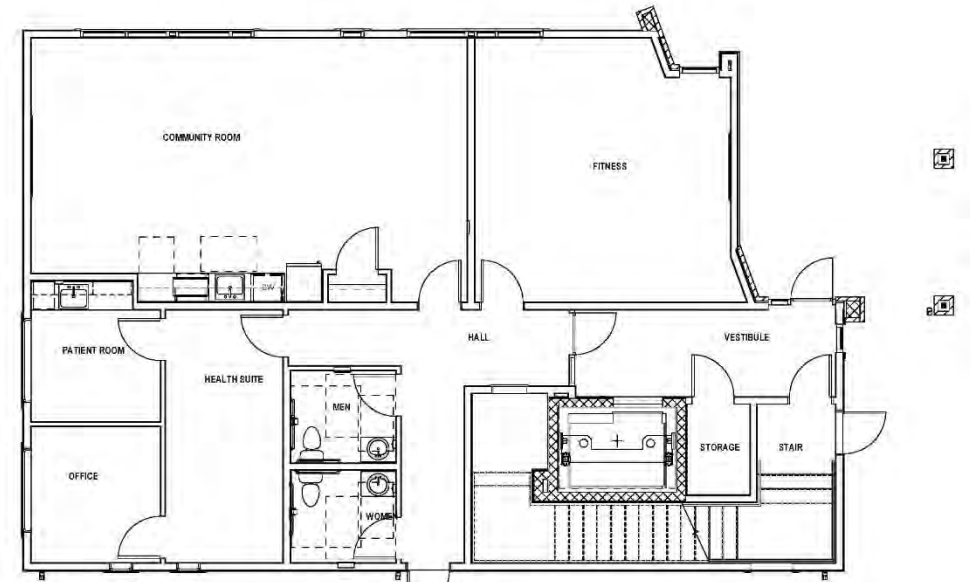


OVERALL LANDSCAPE PLAN

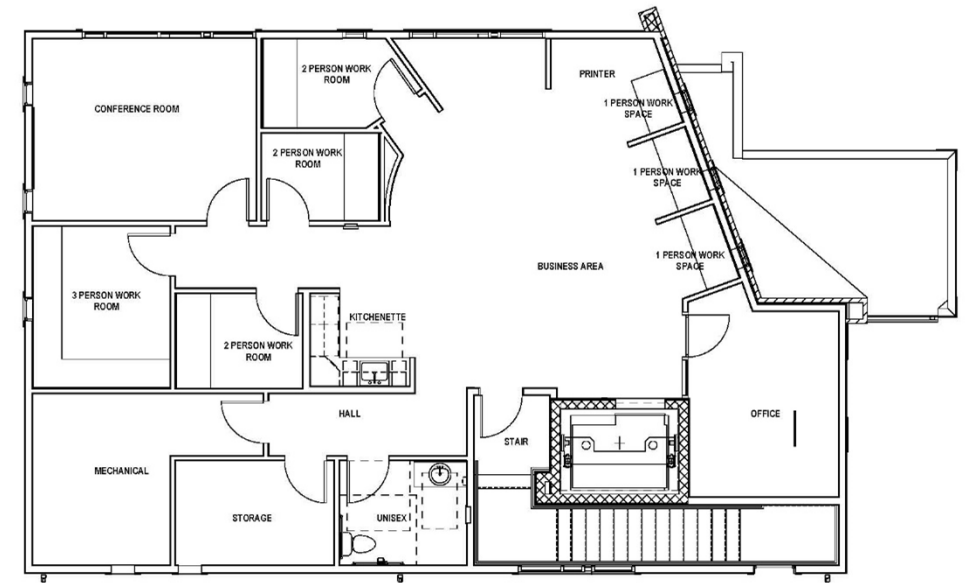




PROPOSED FLOOR PLAN



APPROVED FIRST FLOOR PLAN

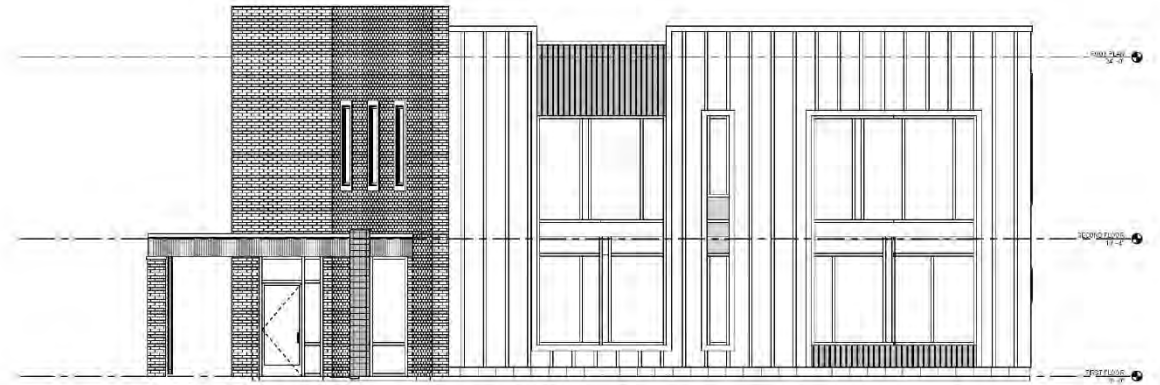


APPROVED SECOND FLOOR PLAN

FIRST FLOOR PLAN

9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO





APPROVED NORTH ELEVATION

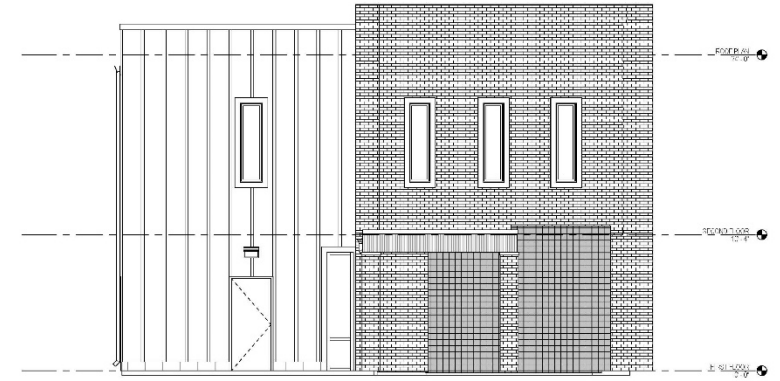


NORTH ELEVATION

NORTH ELEVATION

9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO





APPROVED EAST ELEVATION

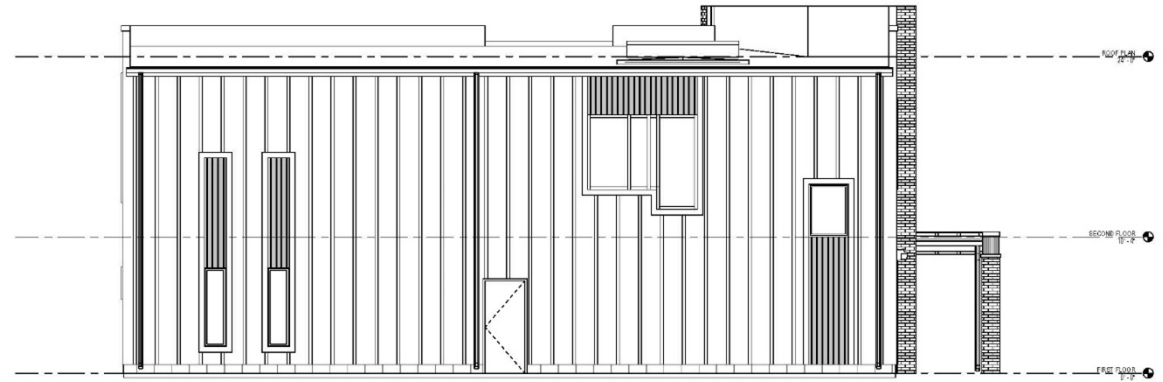


EAST ELEVATION

EAST ELEVATION

9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO





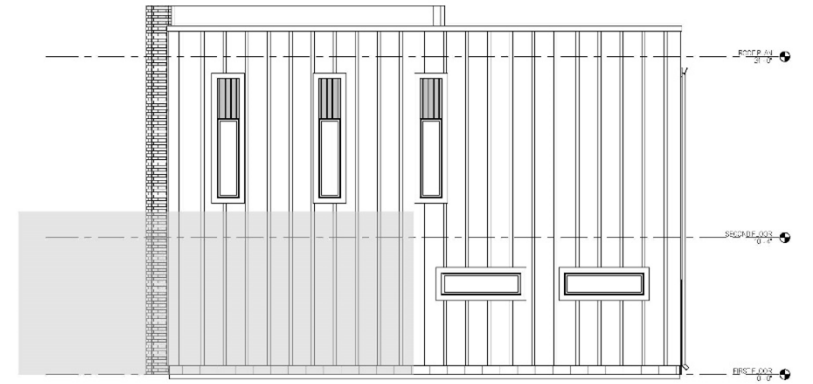
APPROVED SOUTH ELEVATION



SOUTH ELEVATION

SOUTH ELEVATION
9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO





APPROVED WEST ELEVATION

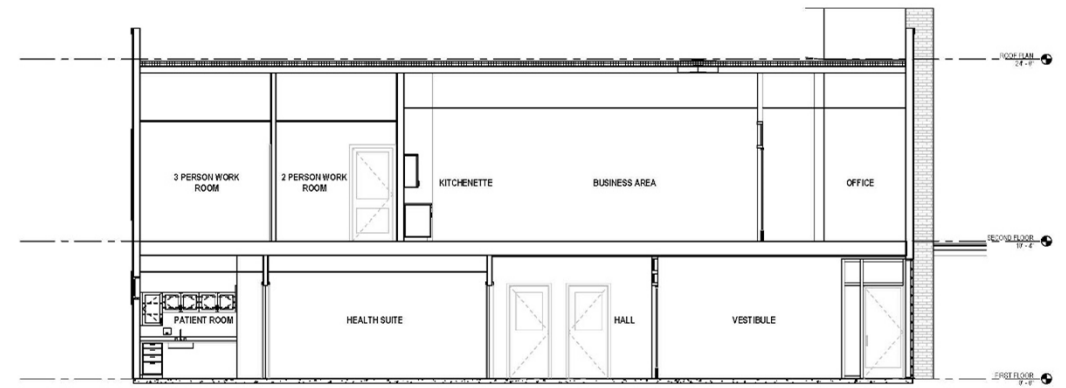


WEST ELEVATION

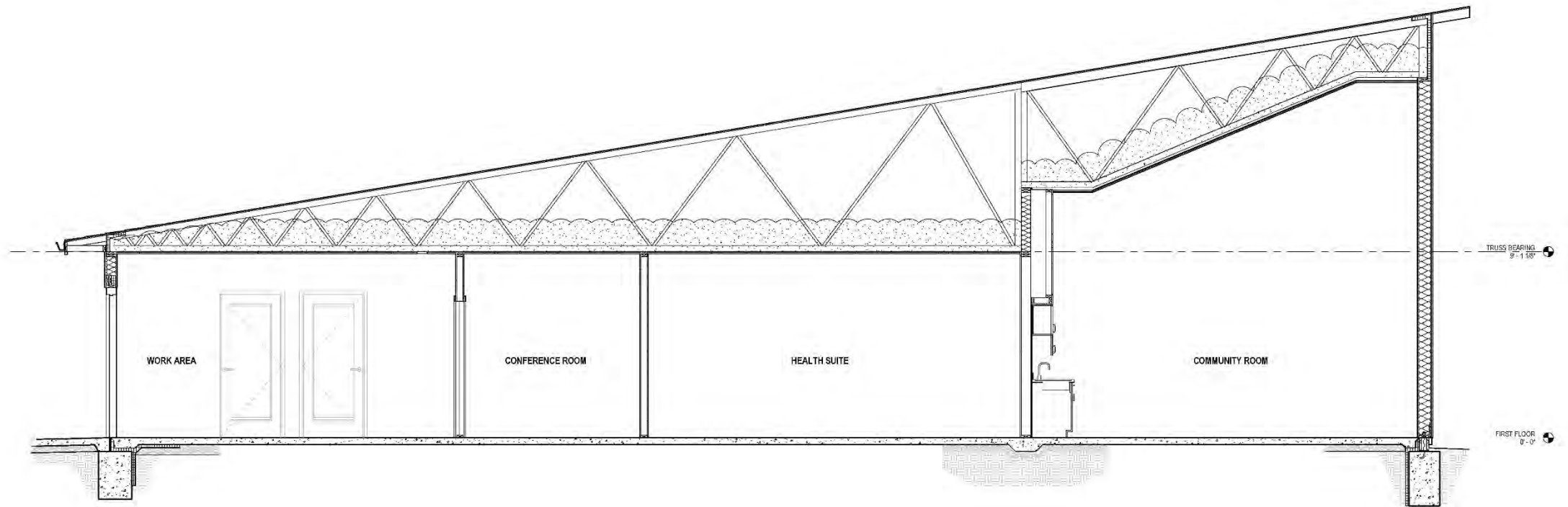
WEST ELEVATION

9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO



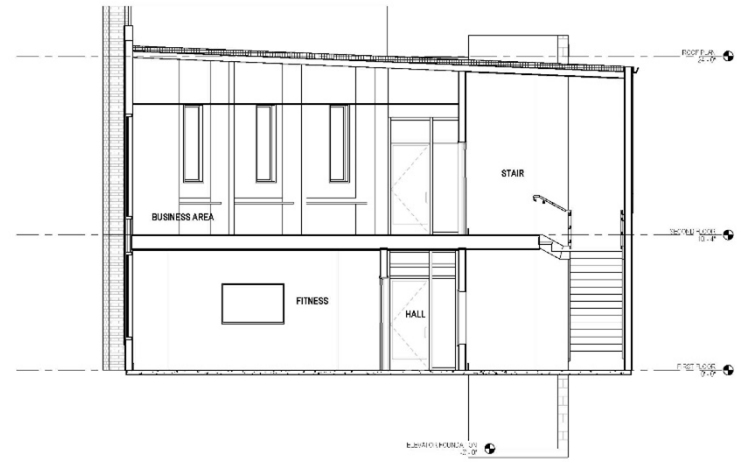


APPROVED SECTION 1

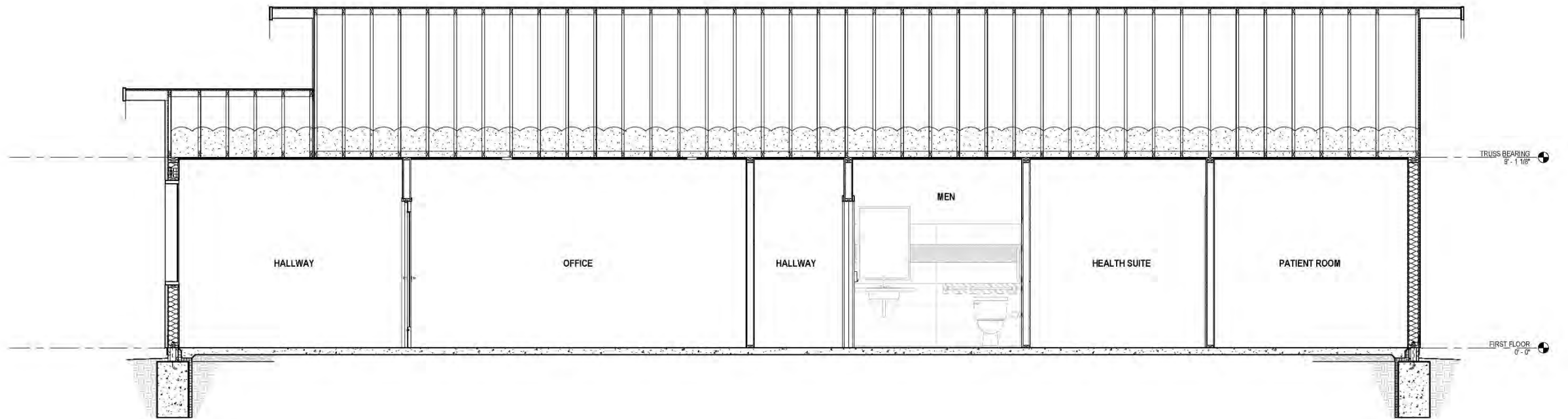


SECTION 1
 9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO





APPROVED SECTION 2



SECTION 2
 9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO





RENDERING

9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO



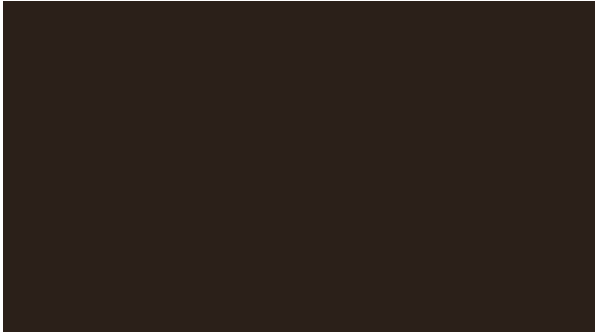


RENDERING

9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO

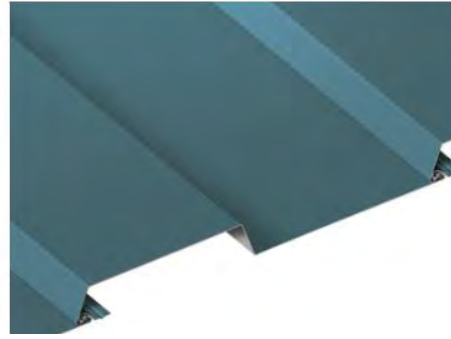


WOJAN WINDOW AND KAWNEER DOOR
FRAMES

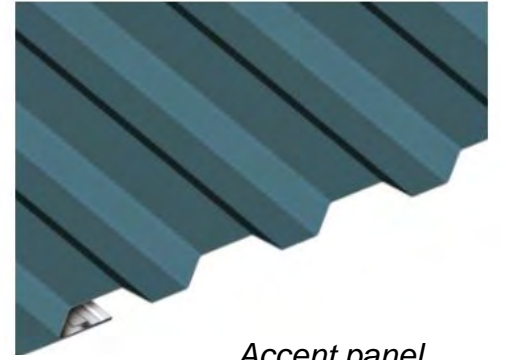


Dark Bronze

METAL PANEL PROLIFE



Main panel

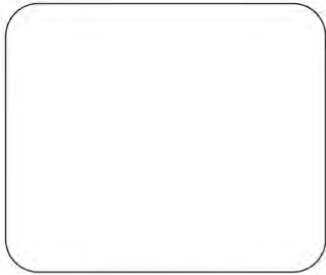


Accent panel

WOJAN WINDOW PANELS



*Sandstone**



*Bone White**

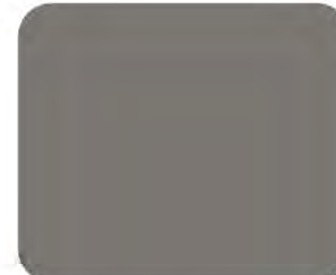


Concord Cream

METAL PANELS COLORS



*Sandstone**



*Slate Grey**

Cleveland City Planning Commission

Staff Report



August 4, 2023

Euclid Corridor Design Review Case

August 4, 2023



Committee Recommendation: Approved as Presented.

Cleveland City Planning Commission

Mandatory Referrals



August 4, 2023



August 4, 2023

Ordinance No. 787-2023

(Introduced by Councilmembers McCormack, Hairston and Griffin – by departmental request):
Authorizing the Director of Economic Development to enter into a development agreement with Cleveland LD LLC, or its designee, successors and assignees, to plan and execute a development and financing strategy to maximize public and private use along Cleveland’s riverfront, including Tower City, property between Huron Road and the riverfront, and property between Ontario Street and the riverfront.



August 4, 2023

Ordinance No. 788-2023

(Introduced by Councilmembers McCormack, Hairston and Griffin – by departmental request):
Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by Apartment 92-The Apollo, LLC, and/or its designee, located at 1250 Riverbed Street, for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code for the Kaplan Shanman Building Mixed Use Development Project.

Apt Development Group

The Apollo

Property Information

- Property Address: 1250 Riverbed St., Cleveland, OH
- Proposed Use: Multi-Family Residential
- Tax Lot ID: 003-19-007
- Proposed Residential Units: 70
- Proposed Commercial Units: 1
- Total Square Feet of Proposed Residential Units: 30,639
- Total Square Feet of Proposed Commercial Units: 2,741

The Apollo

SITE DATA:	
ZONING USE DIST.	LLR: LIMITED RETAIL BUSINESS WITH URBAN FORM OVERLAY
AREA DISTRICT:	K (6x LOT AREA)
HEIGHT DISTRICT:	5 (250 FT. MAX)
PROPOSED USE	RESIDENTIAL, OFFICE
ACREAGE	+/- 0.253 ACRES (11,020 SF)
PROPOSED UNITS	70 UNITS
TOTAL FL AREA	+/- 53,644 GSF
BUILDING FOOTPRINT	+/- 11,379 SF (100% COVERAGE)
ON-SITE PARKING	1 PER DWELLING UNIT = 70 SPACES 1 PER 500 SF OFFICE = 3 SPACES 75% REDUCTION PER UF OVERLAY .25 X 73 = 19 SPACES REQ'D NONE PROVIDED, VARIANCE APPROVED FOR ADJACENT PARKING LOT LONG TERM LEASE
OFF-STREET PARKING	ADJACENT PARKING LOT PER ZONING APPEAL APPROVAL
HISTORIC DISTRICT:	CLEVELAND CENTRE NATIONAL HISTORIC DISTRICT LISTED CONTRIBUTING STRUCTURE

GROSS AREA SUMMARY:		
	BUILDING GROSS AREA	
	EXISTING BUILDING	PROPOSED BUILDING
1ST FLOOR	11,208 GSF	11,172 GSF
2ND FLOOR	11,208 GSF	11,208 GSF
3RD FLOOR	11,208 GSF	11,208 GSF
4TH FLOOR	11,208 GSF	11,208 GSF
5TH FLOOR	2,741 GSF	6,071 GSF
6TH FLOOR	2,741 GSF	2,741 GSF
TOTALS	50,314 GSF	53,608 GSF

Total Project Cost: \$17,808,489.00

Total Per Unit Cost: \$254,406.99

Cost per Square Foot: \$509.29

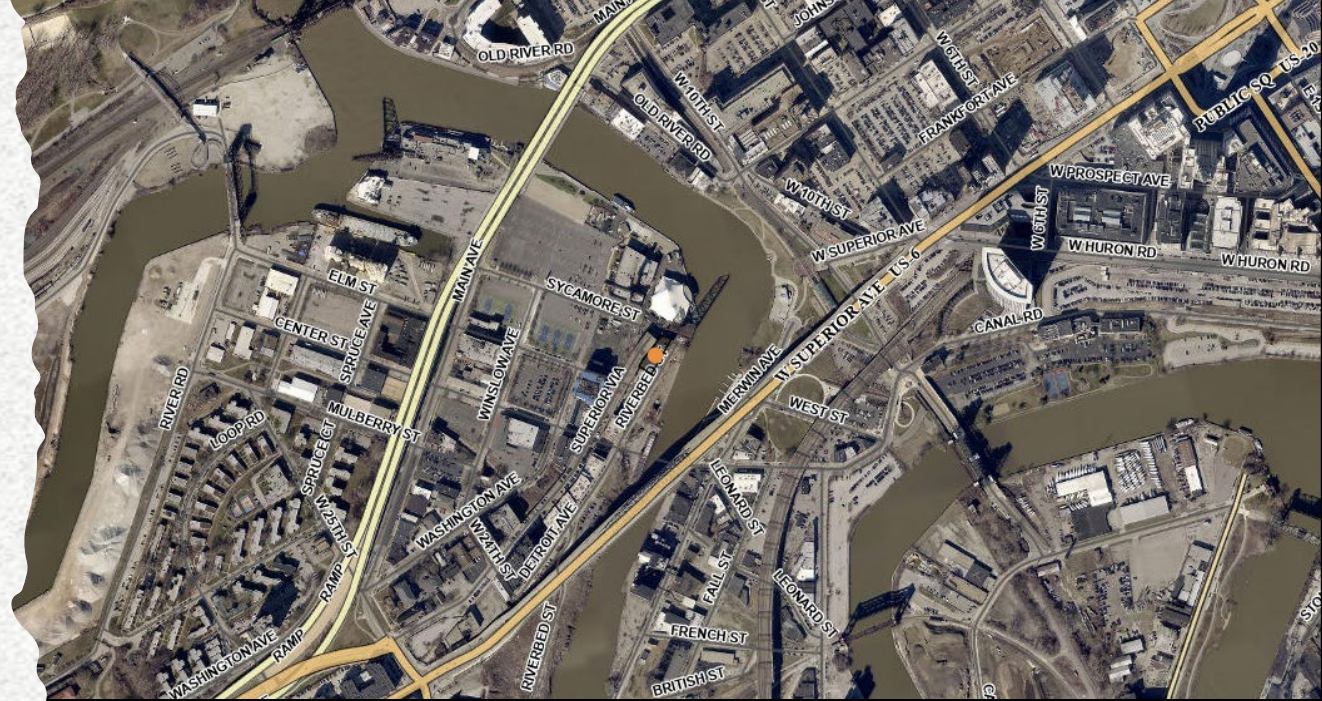
The Apollo - History

- The historic building consumes the entirety of the parcel (PPN # 003-19-007).
- Originally built in 1887 as a two-story building for Lyman, Strong & Co.; two stories were added to the building in 1913 for the Kaplan-Shanman Company; and later an additional six-story building was connected to the north.
- More recently, the building experienced a failed attempt at housing and has been vacant for over a decade.
- The property was purchased by the current owner in 2021.



The Apollo - Site

- 1250 Riverbed St.
- PPN: 003-19-007
- Flats West Bank



The Apollo - Project

- State/Federal Historic Tax Credits (\$3.4 million)
- Cleveland Housing Trust Fund HOME (\$600k)
- Seeking CPACE financing
- 2020 Enterprise Green Communities Certified



Ohio

Historic Preservation
Tax Credit





- Current Property Status: Vacant
- Project: Adaptive Reuse and Historical Preservation

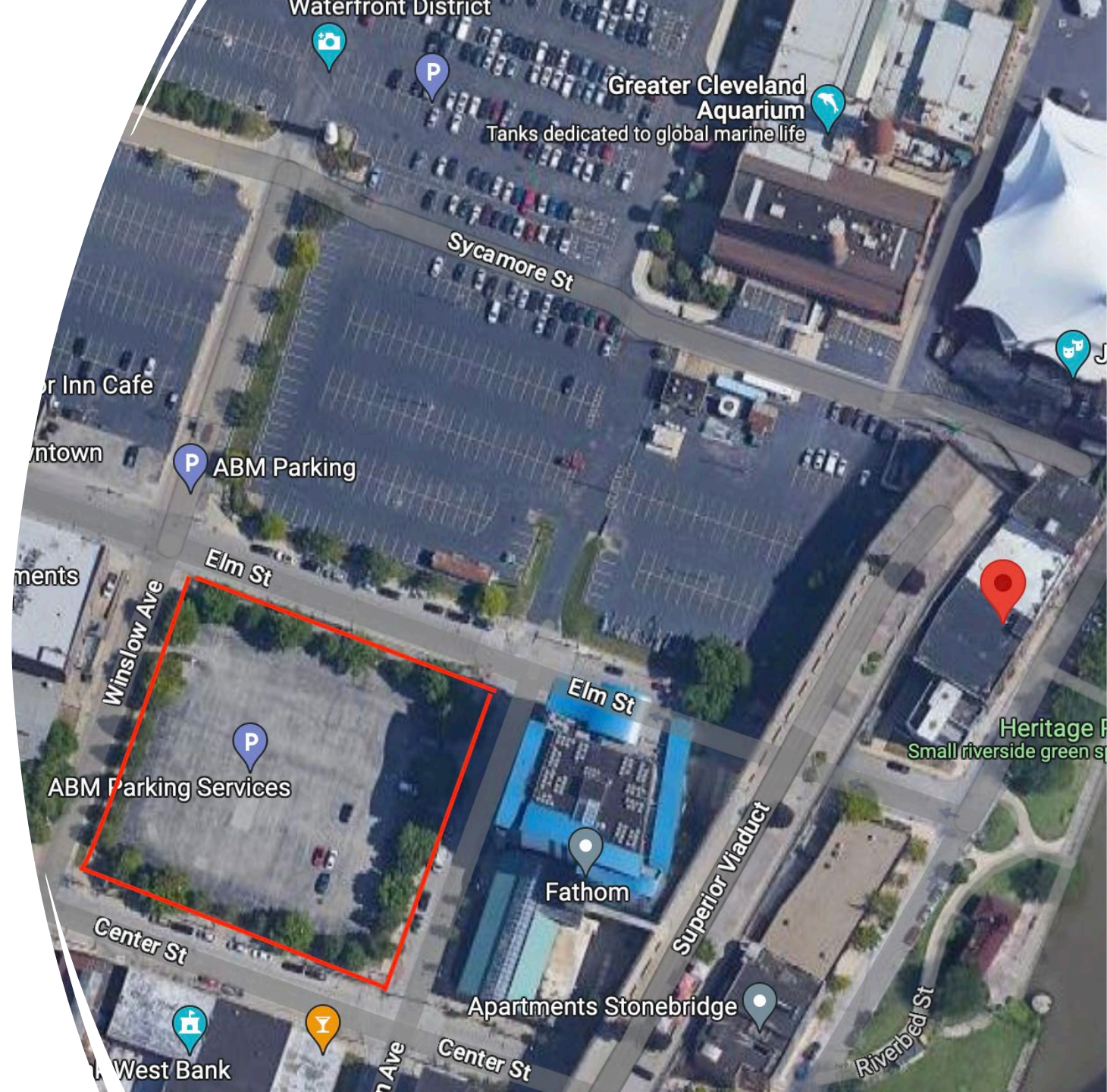
Historic Preservation

- Masonry repair
- Steel windows replacement; First Floor window and door replacement; New windows, reopen windows to masonry openings and introduce new openings
- Leave some balconies and repair
- New Canopy over door
- Contemporary compatible storefront system with canopy over entry
- New roof and rebuild parapet
- Proposed new deck, limited public sightlines
- Remove Freight elevator in four-story, does not reach all floors and has windows at the façade
- Replace elevator mechanics, cabs and call buttons in 6-story Freight
- LVT- non-grain on First floor or polished concrete
- Upper floors level, and top to meet code separation and sound ratings - Engineered wood
- Repaint and leave unpainted where exist for columns, beam, walls
- Expose ceilings/decking/beams and paint, 4th floor insulate and finish ceiling to meet energy code
- Exposed Mechanical, painted to match exposed/painted surfaces



Long-Term Parking Lot Lease with Nautica Entertainment

- Up to 30 spaces
- Up to 15 years
- Enter through Viaduct. > 1 minute walk
- Additional parking along Heritage Park





Existing Exterior Conditions



Exterior Existing Conditions

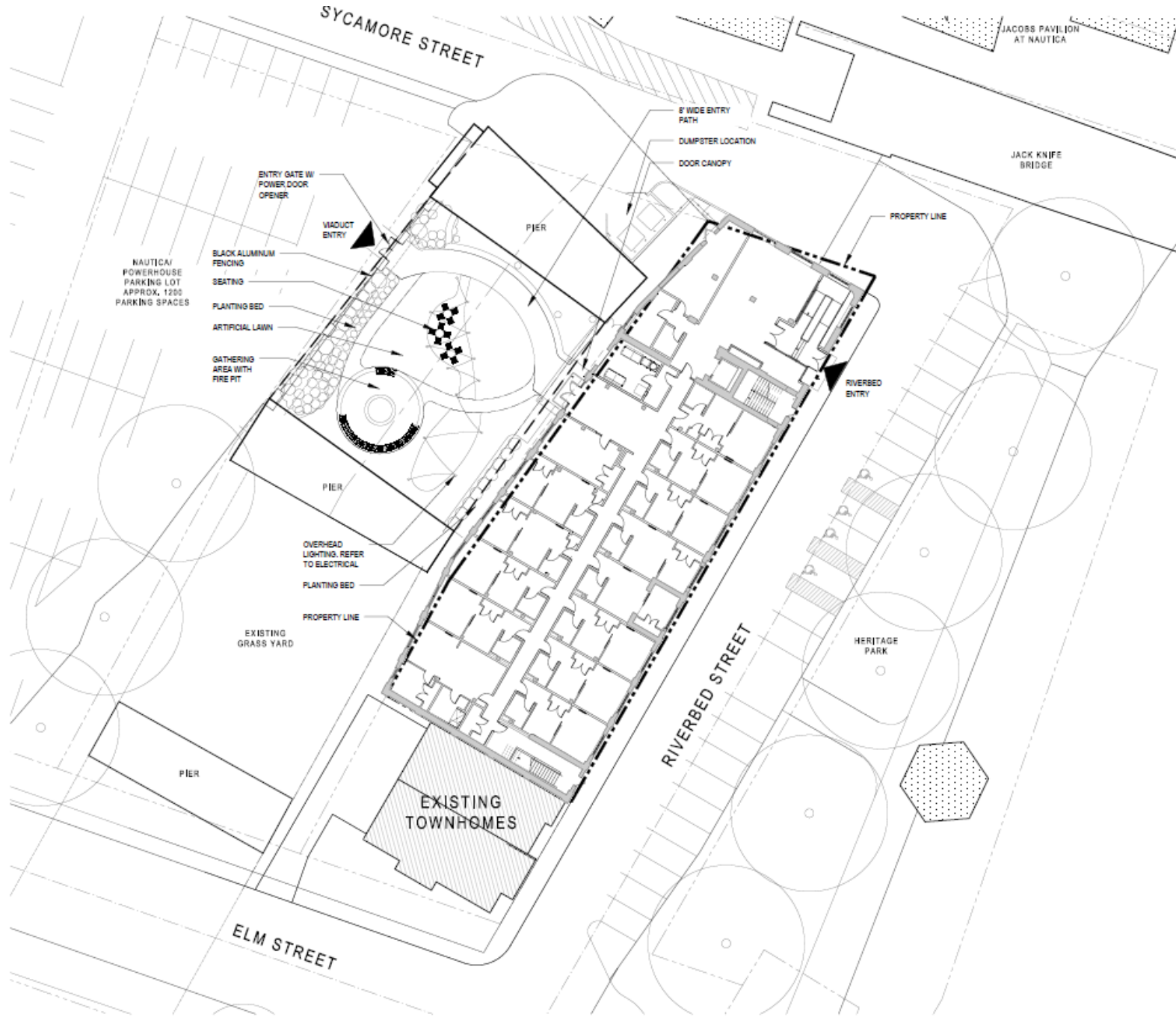


Existing Interior Conditions

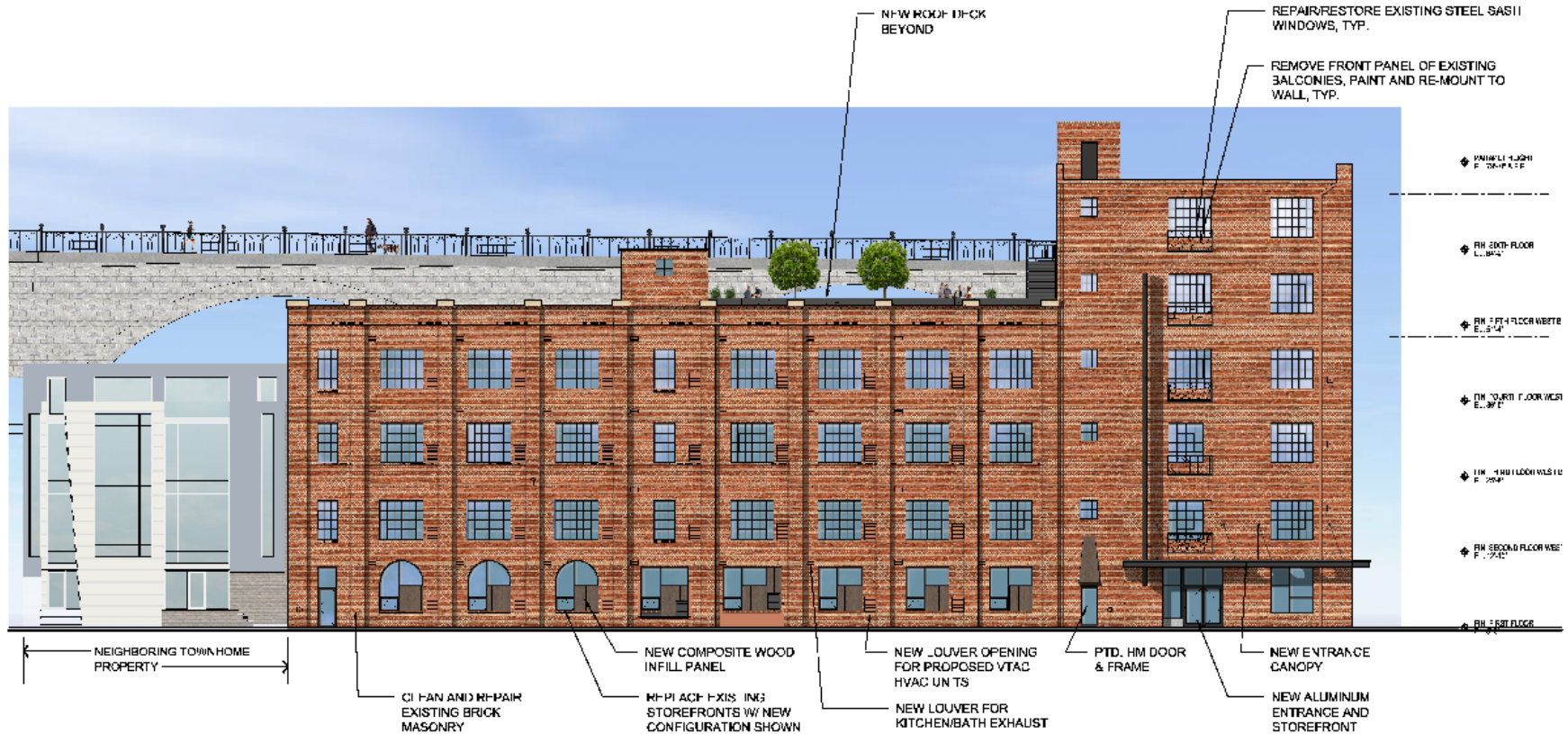


Existing Interior Conditions

Proposed Design: Site Plan



Proposed Design: East Elevation

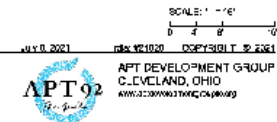


A2.11 EAST ELEVATION - RIVERBED STREET - PROPOSED RENOVATIONS

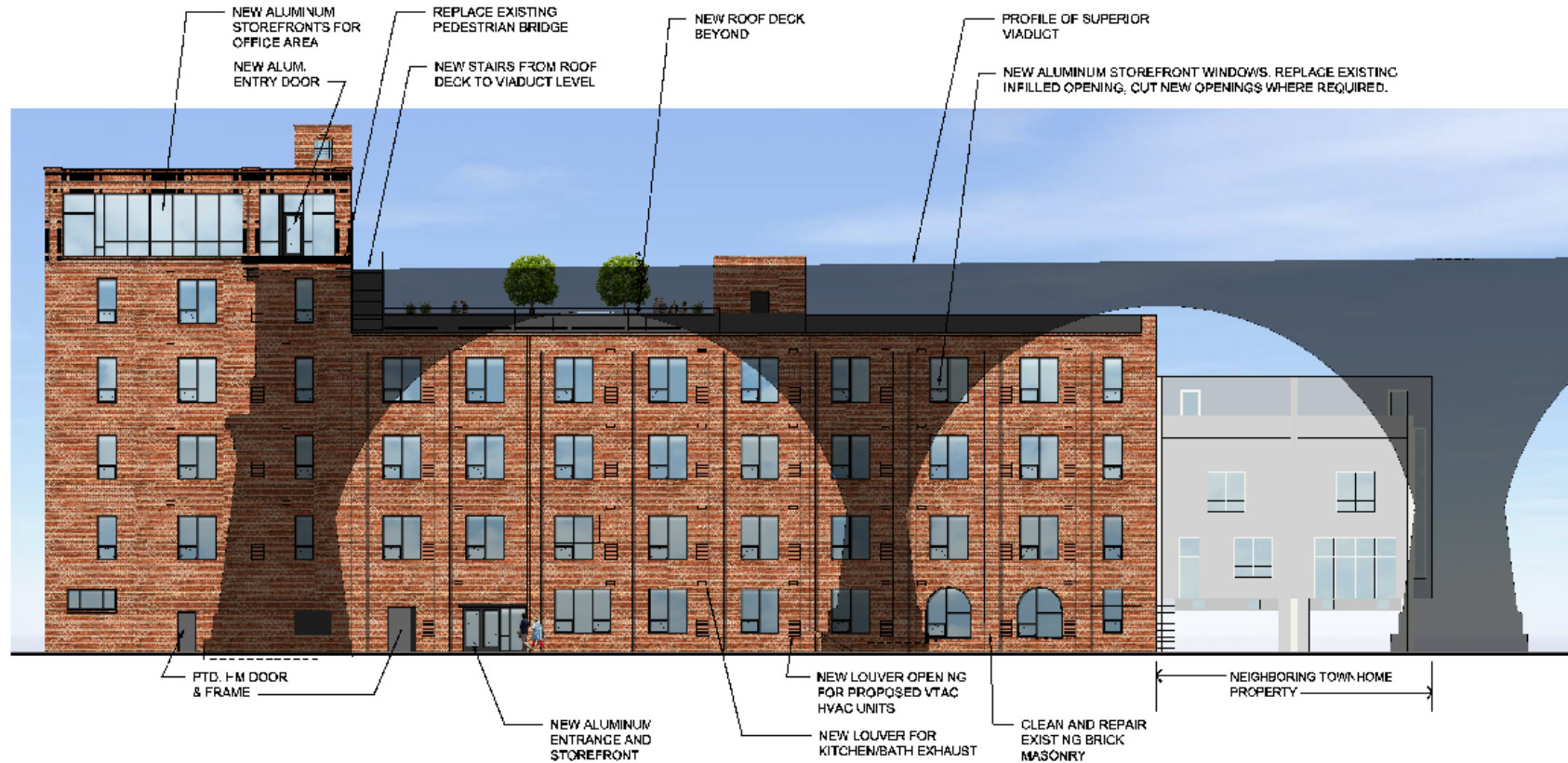


RDL ARCHITECTS
 16102 Chegryn Blvd., Suite 200
 Shaker Heights, Ohio 44120
 T: 216-752-4300 F: 216-752-1301
 www.rdlarchitects.com

APOLLO APARTMENTS
 1250 RIVERBED STREET
 CLEVELAND, OHIO



Proposed Design: West Elevation



A2.21 WEST ELEVATION - PROPOSED RENOVATIONS



RDL ARCHITECTS
 16102 Chagrin Blvd, Suite 200
 Shaker Heights, Ohio 44120
 T: 216-752-4300 F: 216-752-4301
 www.rdlarchitects.com

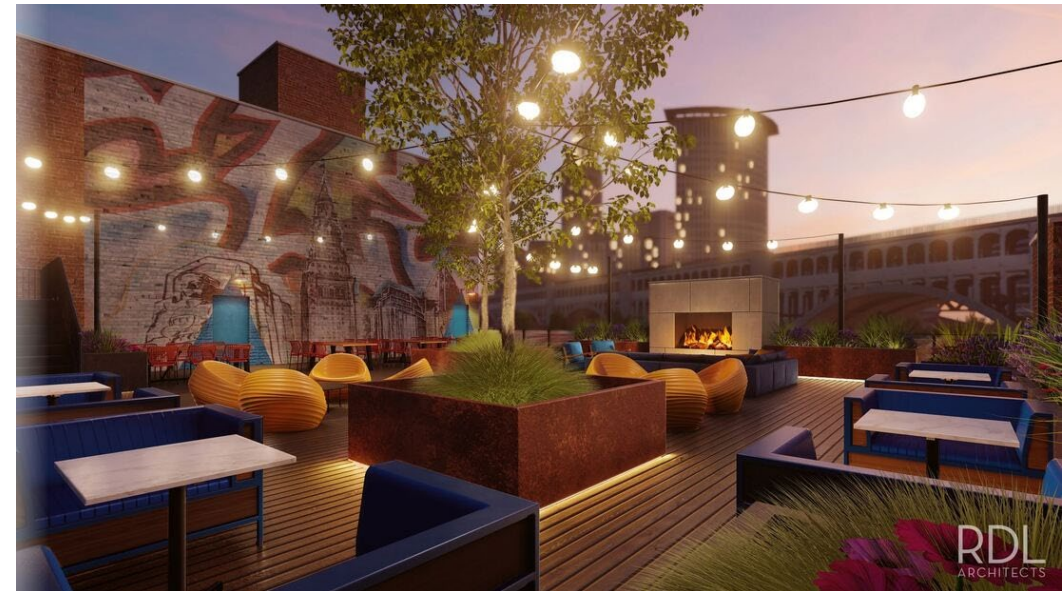
APOLLO APARTMENTS
 1250 RIVERBED STREET
 CLEVELAND, OHIO



Proposed Design: Common Spaces



Main Building Lobby Rendering



Rooftop Deck Rendering



Proposed Design: Unit Layout



Proposed Design: Unit Interior



Proposed Design: Viaduct Courtyard



August 4, 2023

Ordinance No. 789-2023

(Introduced by Councilmembers McCormack, Hairston and Griffin – by departmental request):
Authorizing the Director of Economic Development to enter into an Enterprise Zone Agreement with Erievue Holdings, LLC, and/or its designee, to provide for tax abatement for certain real property improvements as an incentive to revitalize Erievue Tower.

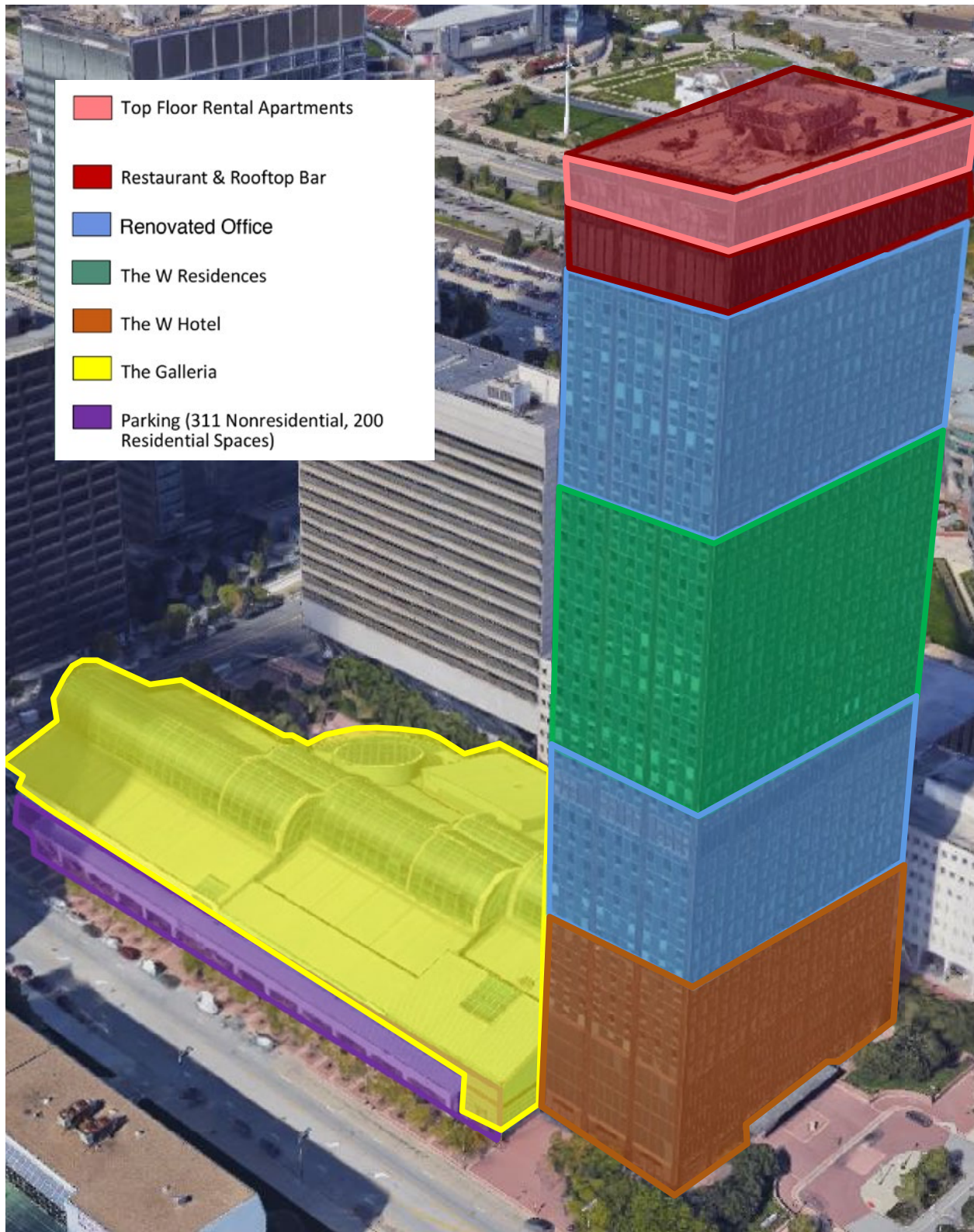
The Need in Cleveland:

**ERIEVIEW
& GALLERIA
REDEVELOPMENT**

August 4, 2023



Galleria at Erieview | Design & Planning Concepts | May 2, 2023



Revised Stacking Plan as of August 1, 2023

demolition notes:

- A. THESE DRAWINGS AS PART OF THE DOCUMENTS SHALL BE VIEWED AND CONSIDERED AS A GENERAL GUIDELINE. ALL DRAWING INFORMATION PROVIDED IS BASED UPON FIELD DIMENSIONAL INFORMATION PROVIDED BY OTHERS - OWNERS INFORMATION AND PRELIMINARY DESIGN DOCUMENTS. THEREFORE SINCE SUCH PREPARED DRAWINGS ARE BASED UPON A REASONABLE LEVEL OF VERIFICATION OF EXISTING CONDITIONS INCLUDING FINISHES ETC., IN THE EVENT DIMENSIONAL VARIATIONS, OBSERVED CONDITIONS NOT READILY VIEWED OR ACCESSIBLE UNTIL THE DEMOLITION PROCEEDS HAS BEGUN, OR FINISH VARIATIONS ARE DISCOVERED - SUBSTANTIAL VARIATIONS SHALL BE REPORTED IMMEDIATELY WITH THE ARCHITECT'S OFFICE. HOWEVER, MINOR FRACTIONAL VARIATIONS SHALL BE REGARDED AS A MATTER OF COURSE AND DISPATCHED IN AN ORDINARY FASHION BY THE OWNERS REPRESENTATIVE AND OTHER FIELD PERSONNEL.
- B. THE DEMOLITION DRAWINGS ARE TO PROVIDE GENERAL DEMOLITION GUIDELINES ONLY AND MAY NOT BE INCLUSIVE OF ALL ITEMS, MATERIALS, SYSTEMS, ETC., REQUIRED TO BE REMOVED IN ORDER TO COMPLETE THE SCHEDULED NEW CONSTRUCTION. IN THE EVENT THAT SYSTEMS/ITEMS DISCOVERED DURING DEMOLITION REQUIRE REMOVAL FOR IMPLEMENTATION OF THE NEW WORK, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLETE SUCH REMOVAL AND COORDINATE PROPOSED NEW CONSTRUCTION WITH SAID REMOVAL.
- C. GENERAL SCOPE OF DEMOLITION WORK SHALL INCLUDE REMOVAL OF ALL EXISTING CONSTRUCTION FINISHES, MECHANICAL/ELECTRICAL/PLUMBING SYSTEMS, ETC. AS REQUIRED FOR IMPLEMENTATION OF NEW PLAN AND FINISHES.
- D. THE CONTRACTOR SHALL ENSURE THE TOTAL SAFETY, HEALTH, AND WELFARE OF ALL INDIVIDUALS WITHIN THE BUILDING PORTIONS IN WHICH DEMOLITION AND SUBSEQUENT RECONSTRUCTION IS SCHEDULED TO OCCUR. PROVIDE ALL NECESSARY BARRICADES, PROTECTIVE SCREEN SHORING, ETC. AS NECESSARY. CONTRACTOR SHALL MAINTAIN EGRESS FOR ALL OCCUPANTS OF THE BUILDING THROUGHOUT CONSTRUCTION.
- E. ALL DEBRIS EXISTING OR RESULTING FROM SCHEDULED CONSTRUCTION DURING THE COURSE OF THE WORK SHALL BE REMOVED FROM THE PROJECT AREA ON A DAILY BASIS. ALL SPACES INCLUDING STAIRS AND CORRIDORS SHALL BE MAINTAINED AND LEFT IN A BROOM CLEAN CONDITION DAILY.
- F. ALL FIXTURES AND EQUIPMENT REMOVED AS SCHEDULED SHALL BE CONSIDERED TO THE GENERAL CONTRACTOR FOR REUSE AS SALVAGEABLE MATERIALS OR DISPOSAL AS REQUIRED. ALL INTERIOR DOORS, LIGHT FIXTURES, BUILT-IN CABINETS AND ANY ITEMS WHICH MAY BE DESIGNATED AS SALVAGEABLE DURING THE CONSTRUCTION PERIOD, SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CATALOGUE AND PROVIDE STORAGE AND PROTECTION FOR ALL SUCH MATERIALS INTENDED FOR REUSE.
- G. ALL EXISTING ELECTRICAL, PLUMBING, AND HEATING SYSTEMS SCHEDULED TO BE REMOVED SHALL BE REMOVED, GAPPED, OR SEALED AS REQUIRED FOR THE CONTRACTOR TO IMPLEMENT THE NEWLY SCHEDULED WORK. SEE ELECTRICAL, HVAC, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- H. IN THE EVENT THAT UNCOVERED CONDITIONS ARE CONSIDERED DEFECTIVE OR OTHERWISE DISSIMILAR TO ANTICIPATED CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY AND FOLLOW WITH A WRITTEN MEMORANDUM PRIOR TO PROCEEDING WITH ANY BALANCE OF SCHEDULED WORK IN ANY GIVEN AREA. THE ARCHITECT/ENGINEER SHALL PERFORM INVESTIGATION SUFFICIENT TO DETERMINE STRUCTURAL INTEGRITY OF THE GIVEN COMPONENT.
- I. ALL EXISTING WALL AREAS WHICH WERE PREVIOUSLY INTERSECTED BY OTHER WALLS, ETC. SHALL BE REPAIRED. REMOVE OLD MATERIALS TO A POINT WHERE NEW FINISH MATERIAL CAN EFFECTIVELY BE APPLIED TO A SOUND FIRM BASE. ALL OTHER CRACKED AND DAMAGED WALL AREAS SHALL BE REPAIRED SIMILARLY PRIOR TO THE APPLICATION OF FINAL WALL FINISHES. CONSIDER SPECIFICALLY REMOVAL OF ANY DRYWALL TO FRAME PRIOR TO PROCEEDING WITH FINAL FINISHES.
- J. ALL FLOOR AREAS UPON WHICH PREVIOUS WALLS WERE LOCATED SHALL BE REPAIRED BY THE REMOVAL OF LOOSE DEBRIS (FOLLOWING PARTITION REMOVAL) AND RESURFACED TO CAUSE THE NEW FINISH FLOOR LEVEL TO BE A SMOOTH TRANSITION BETWEEN MAINTAINED FLOOR AREAS AND REPAIRED PORTS.
- K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND STRUCTURES BOTH VISIBLE AND OBSERVED BY OTHER ASSEMBLIES, SUCH AS PAVEMENT, PLANTINGS, EARTHEN STRUCTURES, BUILDING, ETC., AND SHALL BE FINANCIALLY RESPONSIBLE FOR ANY AND ALL PREPARATION REQUIREMENTS WHICH MAY RESULT FROM DAMAGE DURING THE CONSTRUCTION OF THE WORK SCHEDULED BY THE DEVELOPER'S PLANS.
- L. ALL DEMOLITION SCHEDULED BY THESE DOCUMENTS OR AS MAY OTHERWISE BE REQUIRED BY PREVIOUSLY INFORMED CONDITIONS, SHALL BE COORDINATED BY THE GENERAL CONTRACTOR WITH ALL TRADESMAN, AND WITH FINAL DRAWINGS OR MODIFICATIONS THERETO, TO DETERMINE THE TRUE AND FINAL EXTENT OF THE REQUIRED WORK.
- M. ALL EXISTING MEANS OF EGRESS AND ALL FIRE PROTECTION FEATURES ARE TO BE MAINTAINED DURING ALL PHASES OF WORK.
- N. ANY DEMOLITION THAT INVOLVES REFRIGERANT OR OTHER HAZARDOUS MATERIALS SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS OVER THE REMOVAL, CONTAINMENT AND DISPOSAL OF HAZARDOUS MATERIALS. REMOVE, STORE AND DISPOSE OF REFRIGERANT ACCORDING TO 40 CFR 82 AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION INCLUDING ALL EPA REGULATIONS AND PROCEDURES.
- O. CONTRACTOR TO ENSURE THAT ALL HISTORIC ELEMENTS INCLUDING BUT NOT LIMITED TO FABRIC FINISHES, MATERIAL COMPONENTS, ETC. SHALL BE PROTECTED FROM DAMAGE DURING THE DEMOLITION AND/OR CONSTRUCTION PROCESS. ANY DAMAGE AS A RESULT OF HISTORIC ELEMENTS NOT BEING PROPERLY PROTECTED FROM DAMAGE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR TRADES RESPONSIBLE FOR THE DAMAGE. ALL DAMAGED HISTORIC ELEMENTS SHALL BE PLACED IN LIKE NEW DEFECT FREE CONDITION WITH NO COST INCURRED BY THE OWNER.
- P. ALL NEW AND EXISTING THROUGH PENETRATIONS AT FIRE RATED ASSEMBLIES (FLOOR/CEILING AND/OR WALL ASSEMBLIES) SHALL BE PROTECTED WITH APPROVED FIRESTOPPING MATERIAL.

coded notes - demo AD.200

- 5 EXISTING SPANDRELITE TO BE REMOVED AND REPLACED WITH VIBRON PANEL. SEE SHEET A.855 - 4TH FLOOR ONLY - FINISHES/SP. APPROVAL.
- 48 PORTION OF EXISTING ALUMINUM STOREFRONT SYSTEM TO BE REMOVED
- 49 PORTION OF EXISTING ORIGINAL CURTAIN WALL SYSTEM TO BE REMOVED

elevation legend - demo

NOTE: COORDINATE FLOOR AND WALL ASSEMBLIES WITH TYPES ON SHEET A002



historic preservation exterior scope

general notes:

THE FOLLOWING NARRATIVE DESCRIPTION IS BASED ON THE HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 - DESCRIPTION OF REHABILITATION SUBMISSION FOR ERIEVIEW TOWER - WBS NUMBER FORTHG03NS. THE HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 NARRATIVES ARE TO BE CONSIDERED AN INTEGRAL PART OF THE CONSTRUCTION DOCUMENTS.

1. CURTAIN WALL SYSTEM, BLACK GRANITE PLASTER PANELS, AND STOREFRONT WINDOW SYSTEM SCOPE OF WORK:
 - a. EXISTING CURTAIN WALL SYSTEM TO BE INSPECTED FOR STRUCTURAL DAMAGE. ALL LOCATIONS SHALL BE LOCATED AND IDENTIFIED ON ARCHITECTURAL ELEVATIONS VIA NOTATIONS AND PHOTOGRAPHIC DOCUMENTATION. GENERAL CONTRACTOR SHALL PROVIDE A COMPLETE RECORD OF STRUCTURAL DAMAGE TO THE ARCHITECT OF RECORD AND OWNER'S FIELD REPRESENTATIVE FOR EVALUATION AND REMEDIATION.
 - b. EXISTING INTERIOR AND EXTERIOR OF CURTAIN WALL SYSTEM SEALANT TO BE REMOVED IN ITS ENTIRETY WITHOUT DAMAGE TO THE EXISTING CURTAIN WALL SYSTEM - INCLUDING BUT NOT LIMITED TO LOCATIONS WITH DISSIMILAR MATERIALS.
 - c. PROVIDE NEW BACKER ROD (AS NEEDED) AND SEALANT (TO MATCH EXISTING COLOR) AT ALL DISSIMILAR MATERIALS. REFER TO ARCHITECTURAL DETAILING AND SPECIFICATIONS FOR SEALANT REQUIREMENTS.
2. EXTERIOR CLEANING:
 - a. GENERAL CONTRACTOR SHALL PROVIDE THE ARCHITECT OF RECORD WITH THREE (3) TEST PANELS FOR REVIEW PRIOR TO CONDUCTING ANY WORK. REVIEW BY ARCHITECT OF RECORD WILL INCLUDE A FORMAL SUBMISSION TO THE STATE HISTORIC PRESERVATION OFFICE (SHPO) AND NATIONAL PARK SERVICE. PROVIDE A MINIMUM OF 15-DAYS FOR REVIEW AND FINAL APPROVAL OF SUBMITTED SAMPLES.
 - b. CLEANING OF EXTERIOR CURTAIN WALL AND STOREFRONT SYSTEMS, INCLUDING OF GLAZING, SPANDREL PANEL, GRANITE PANELS, FRAME, ETC. TO BE COMPLETED USING A PRESSURE WASHER SET TO A MAXIMUM OF 200 PSI AT A MINIMUM OF 3'-0" AWAY FROM THE EXISTING MATERIAL(S) TO PREVENT ANY DAMAGE FROM OCCURRING TO THE EXISTING MATERIAL(S).
 1. SAMPLE ONE: PROVIDE CLEANING USING PRESSURE WASHER AND WARM WATER.
 2. SAMPLE TWO: PROVIDE CLEANING USING A MARM SOAP SOLUTION WITH NATURAL/NON-COURSE BRISTLE BRUSHES.
 3. SAMPLE THREE: PROVIDE CLEANING USING A NON-IONIC/ACIDIC RESTORATION CLEANER (SEE SPECIFICATIONS) AND NATURAL/NON-COURSE BRISTLE BRUSHES.
3. ROOFING:
 - a. EXISTING ROOF TO REMAIN.
 - b. CLEAR ALL DEBRIS FROM EXISTING ROOF. GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF RECORD AND OWNER'S FIELD REPRESENTATIVE OF ANY DEFICIENCIES OF ROOF MEMBRANE.
 - c. ROOF DRAINS: GENERAL CONTRACTOR CLEAN/CLEAR ALL EXISTING ROOF DRAINS.
 - d. REMOVE AND REPLACE EXISTING PARAPET CAP MASTIC/SEALANT. NEW MASTIC/SEALANT TO MATCH EXISTING.
4. ENTRY DOOR SYSTEM:
 - a. ALL DOORS TO BE PLACED IN GOOD WORKING ORDER. DOORS ARE TO RECEIVE NEW ADA COMPLIANT THRESHOLDS (SET IN CONTINUOUS SEALANT), SEALS AND ADA COMPLIANT HARDWARE.
 - b. DOOR CLEANING: REFER TO EXTERIOR CLEANING METHODS.

ERIEVIEW TOWER

1301 E 9TH ST., CLEVELAND, OH

© 2018 BY: BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS. ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION.

NOTE: 1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS. 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THEIR ENTIRETY, THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY TO EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED BY THE CONTRACTOR OR BIDDERS TO REPARATE THE DOCUMENTS. THEY DO SO AT THEIR OWN RISK AND EXPENSE. 3. ADDITIONALLY, SEE GENERAL INFORMATION ON "NO SHEETS". 4. THE CLIENT ACKNOWLEDGES THE CONSULTANT (ARCHITECT) DRAWINGS AND SPECIFICATION INCLUDING ALL DOCUMENTS OF ELECTRICAL, MECHANICAL AND PLUMBING PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSMISSION, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS. 5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED DATA OR DRAWINGS WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS. 6. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. LOCATIONS OR COORDINATE REQUIREMENTS, THE DRAWINGS SHALL NOT BE SEALED EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION PROVIDED DIRECTLY TO CONSULTANTS BY ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

REVIEW SET

DATE: 05/18/2022
PROJECT #: 18159

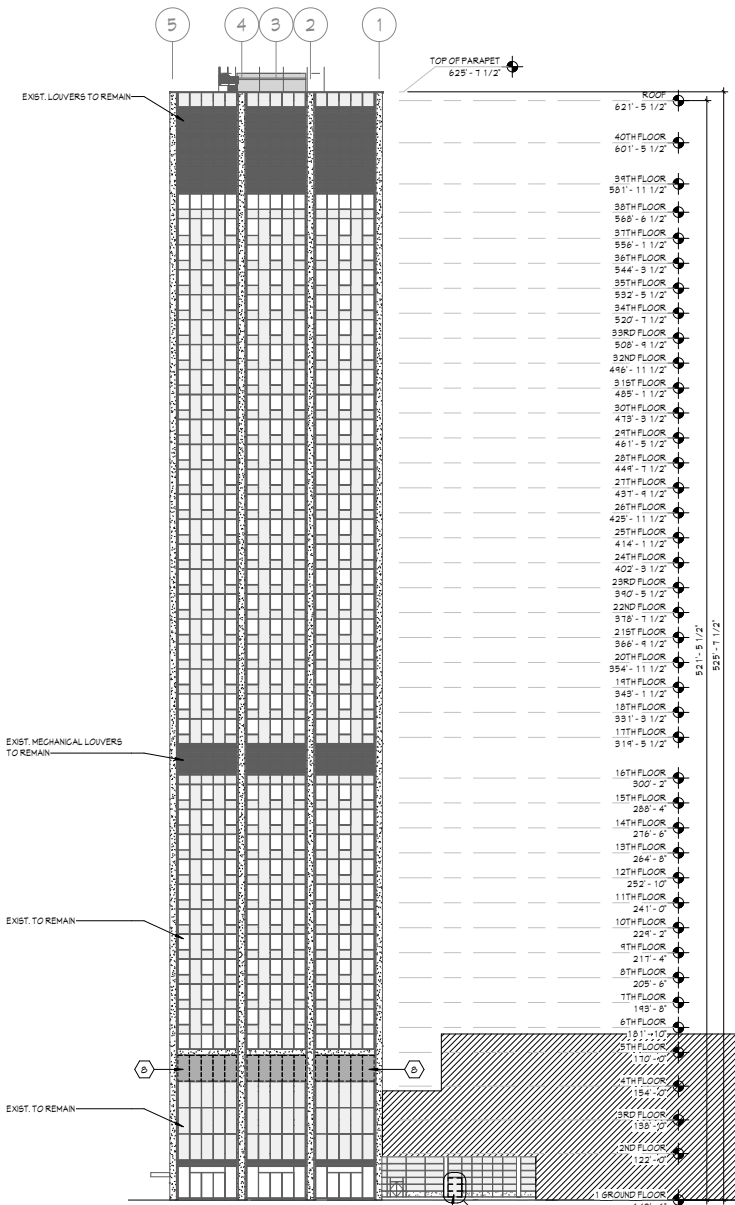
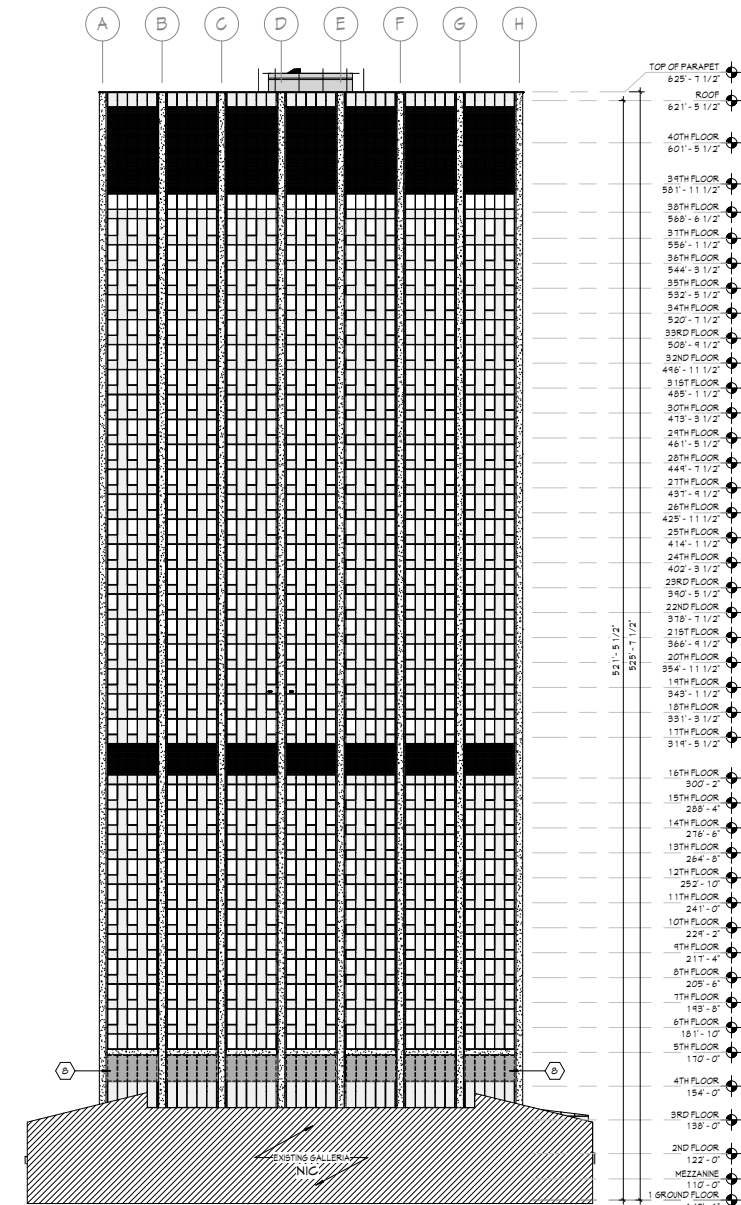
Description Date

NOT FOR CONSTRUCTION

DEMOLITION ELEVATION

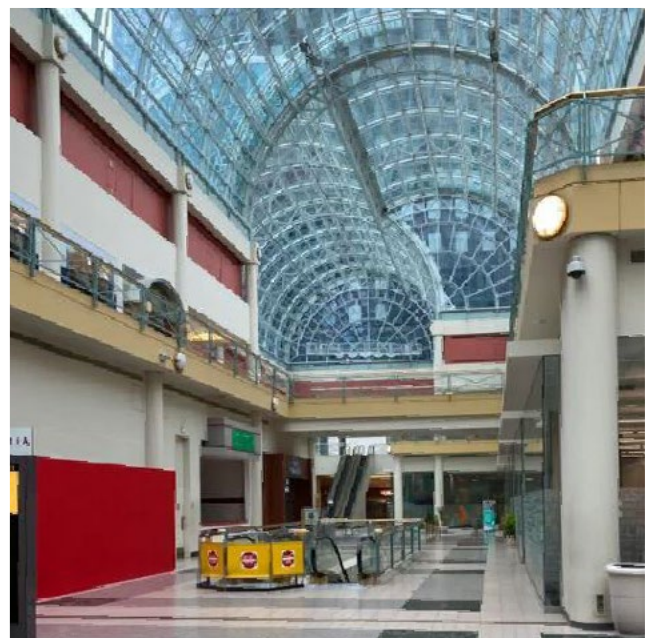
AD201

BERARDI+ ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1888 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1815 | berardipartners.com





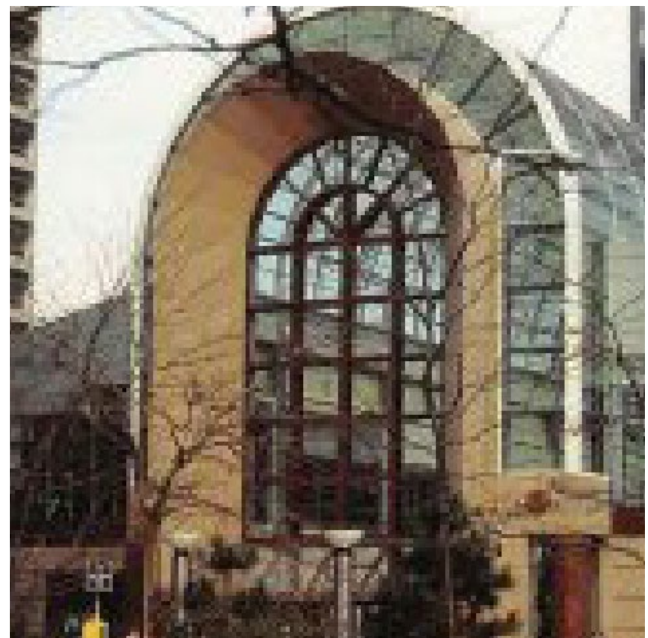
Proposed



Current



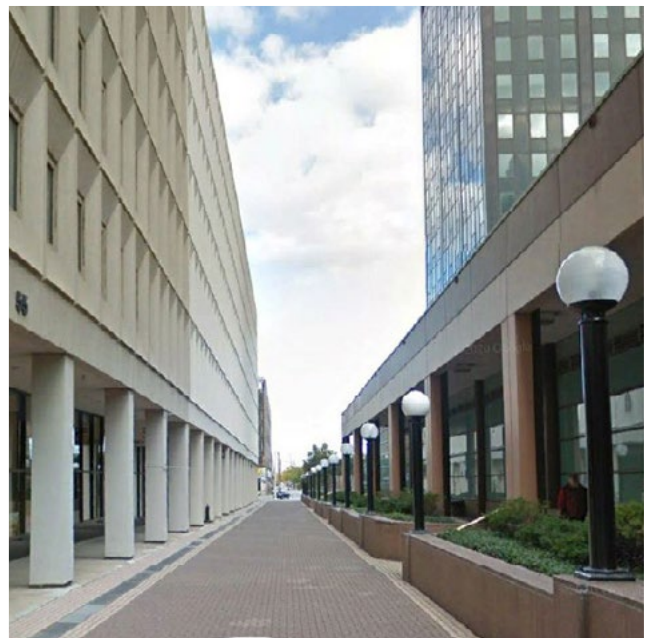
Proposed



Current



Proposed



Current



Proposed



August 4, 2023

Ordinance No. 790-2023

(Introduced by Councilmembers Bishop and Griffin – by departmental request):

Authorizing the Director of Capital Projects, on behalf of the Office of Sustainability, to enter into one or more contracts with Volta Charging, LLC for a publically accessible electric charging station network in the public right-of-way and on City-owned property, for a period of ten years, with one five-year option to renew, exercisable by the Director of Capital Projects; authorizing the Director to apply for and accept any gifts, grants, or services from any private or public entities.

Citywide

Public Electric Vehicle Charging RFP

Mayor's Office of Sustainability & Climate Justice



CITY OF CLEVELAND
Mayor Justin M. Bibb

Why?

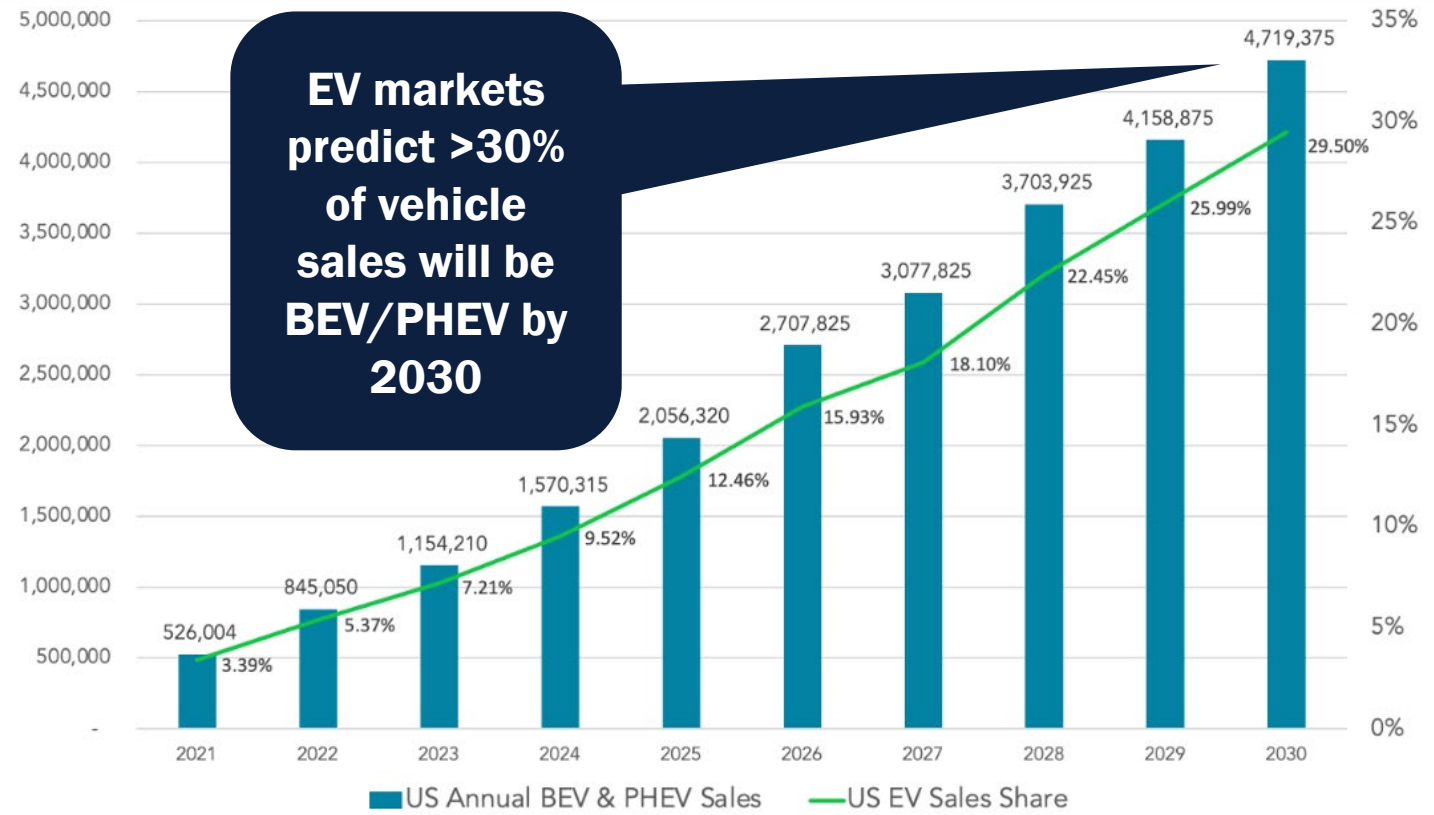
Planning for EV Market Growth in Cleveland

Air quality benefits

Noise pollution reduction benefits

Carbon emissions goals

US EVs (BEV & PHEV) Sales & Sales Share Forecast: 2021-2030



EV markets predict >30% of vehicle sales will be BEV/PHEV by 2030

Historical Sales Data: GoodCarBadCar.net, InsideEVs, IHS Markit / Auto Manufacturers Alliance, Advanced Technology Sales Dashboard | Research & Chart: Loren McDonald/EVAdoption

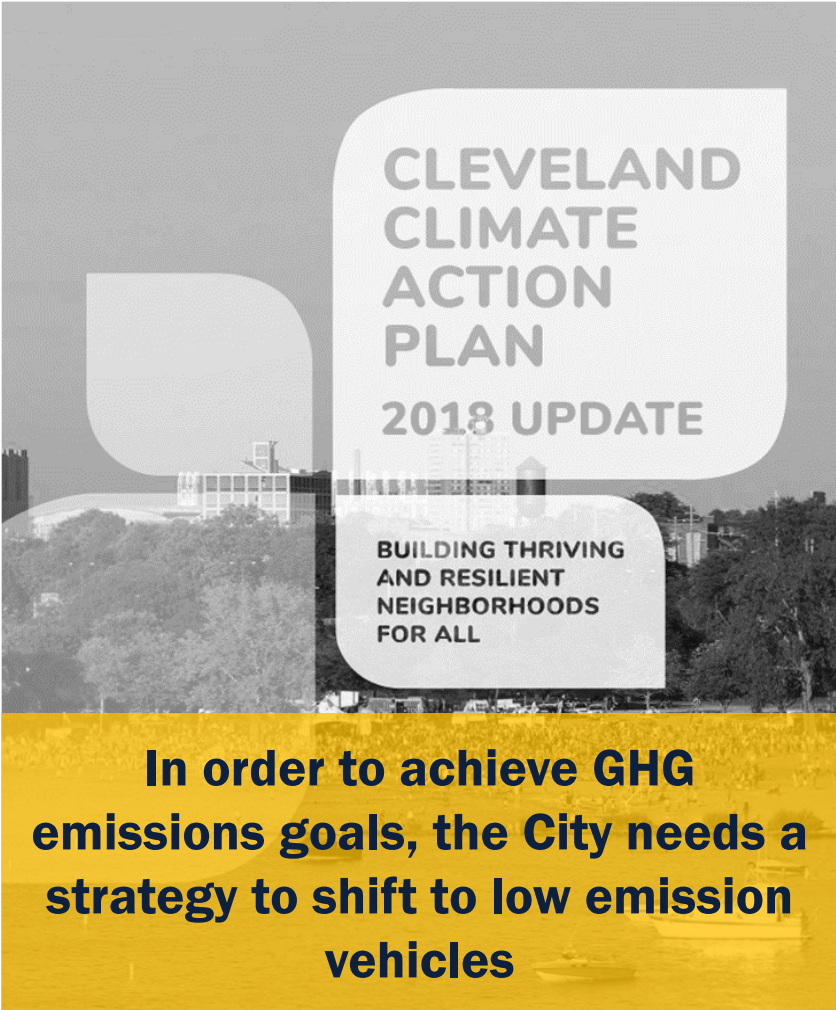
Transportation Emissions & CAP Commitments

Citywide emission reduction commitments:

- 16% from 2010 to 2020
- 40% from 2010 to 2030
- 80% from 2010 to 2050

On road transportation makes up 15% of total emissions

Passenger vehicles account for 80% of on road transportation emissions



Project Goals

Public EV Charging RFP

- 1** Provide EV charging services to residents & visitors at no cost to the City
- 2** Encourage citywide adoption of EVs by providing supporting infrastructure
- 3** Encourage EV owners to spend time (and money!) in Cleveland neighborhoods
- 4** Decrease air pollution, noise pollution, and greenhouse gas emissions

RFP Overview – Vendor Scope of Services

Planning

- Charging station siting plan in coordination with City departments
- Grant/external funding support
- Engineering & design
- Utility coordination

Implementation

- Equipment procurement
- Installation, including electrical upgrades
- Wayfinding & signage

Operation

- 24/7 access, with min. 97% uptime
- Networked, identified on EV resource sites
- Usage data shared with City
- Revenue sharing with City

RFP Overview – City Scope of Services

Planning

- Coordination, input, approval of siting plan
- Serve as grant applicant as needed
- Streamlined coordination with CPP

Implementation

- Exclusive ROW access & lease agreements for selected vendor
- Wayfinding & signage guidance

Operation

- (Vendor operates system)
- Revenue share of fees collected by vendor

VOLTA

in partnership with Kimley-Horn & Powerhouse



- Direct experience with charging in high traffic, public right of way locations
- Charging subsidized by ad revenue
- Specialized engineering & construction expertise via Kimley-Horn and Powerhouse
- Extensive in-house planning/station siting tool
- Financial backing from Shell

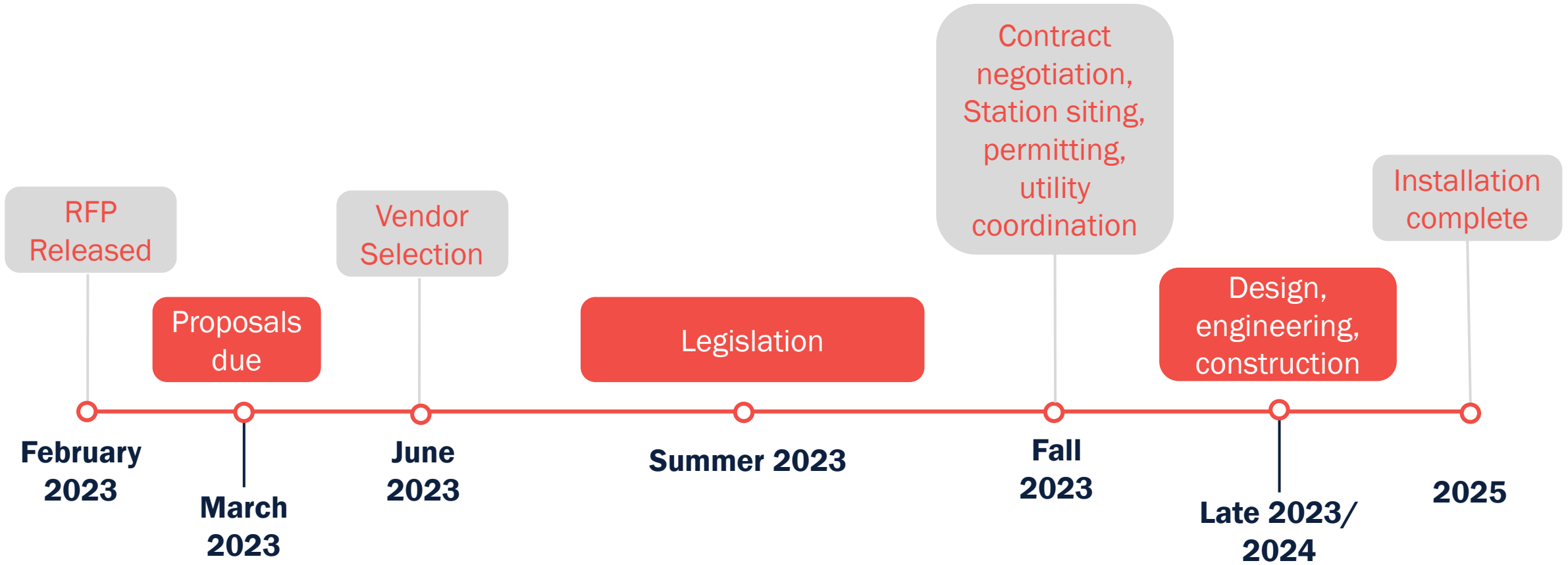


Proposal Highlights

Volta Charging

- ➔ Free L2/Low Cost DCFC Charging
- ➔ Proposed sites include on-street parking locations in Disadvantaged Communities and on Alt. Fuel Corridors. Siting plan to be finalized in coordination with City.
- ➔ 18 Level 2, 6 DCFC Chargers proposed
- ➔ Monthly rent paid to City (amount to be specified in contract)

Project Timeline





Ordinance No. 801-2023

(Introduced by Councilmembers McCormack, Hairston and Griffin – by departmental request):

To supplement the Codified Ordinances of Cleveland, Ohio, 1976, by enacting new Sections 301.01 to 301.09 relating to transit oriented development and transportation demand management; and to amend Section 341.02, as amended by Ordinance No. 1872-08, passed February 9, 2009, and Section 349.11, as amended by Ordinance No. 1236-A-67, passed June 28, 1971, relating to applicability and exceptions to minimum parking requirements.

Building the 15- minute city in Cleveland

TOD Policy & TDM Program



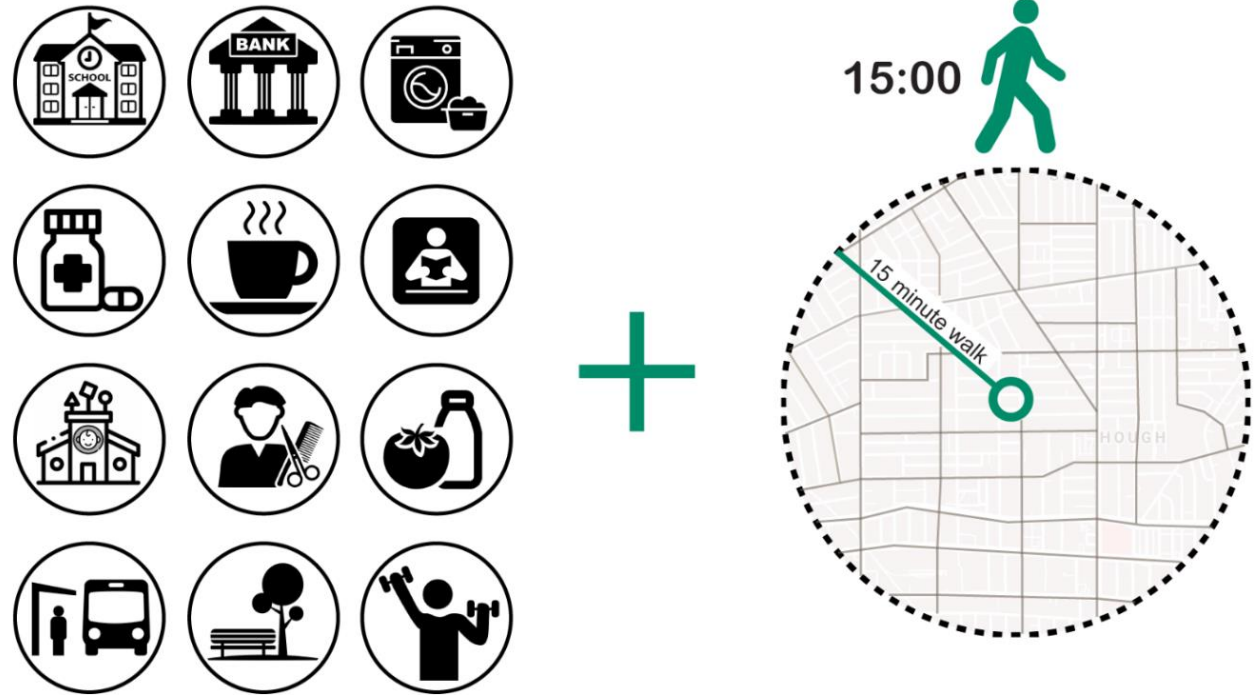
CITY OF CLEVELAND

Mayor Justin M. Bibb

The 15-Minute City

A vision of Cleveland where every resident can thrive, accessing needs and amenities within a 15-minute walk, bike ride, transit trip, or car ride.

Cleveland is already accessible within a 15-minute car ride, so the focus must be on walking, biking, and public transit.



What is TOD?

Transit-Oriented Development is a land use pattern that centers mixed-use, walkable developments around transit infrastructure. It prioritizes mobility for people and reduces dependency on cars as the only reliable or convenient mode of transportation.

TOD in Cleveland is a focus for new investment, but permitting TOD along our existing transit corridors makes it easier to maintain and renovate existing buildings.

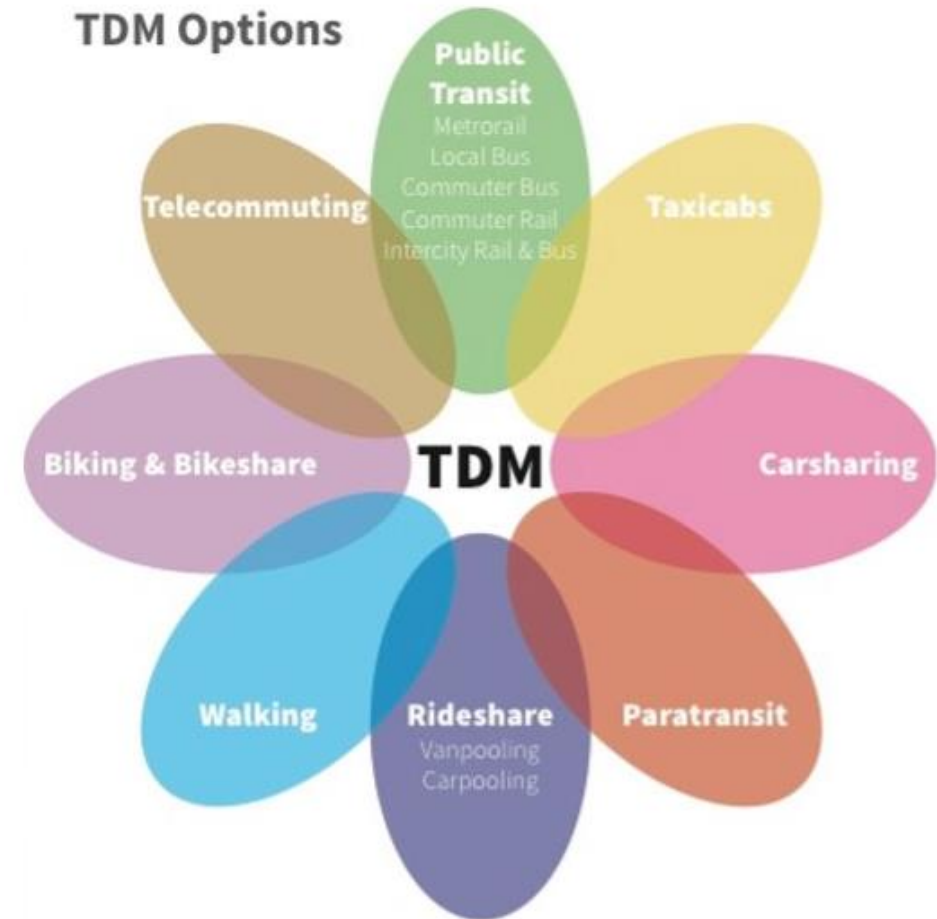


What is TDM?

Transportation Demand Management (TDM) focuses on understanding how people make transportation decisions and influencing people's behavior to use existing transportation infrastructure in more efficient ways.

TDM guides the design of transportation and infrastructure so that options other than driving are naturally encouraged and transportation systems are better balanced

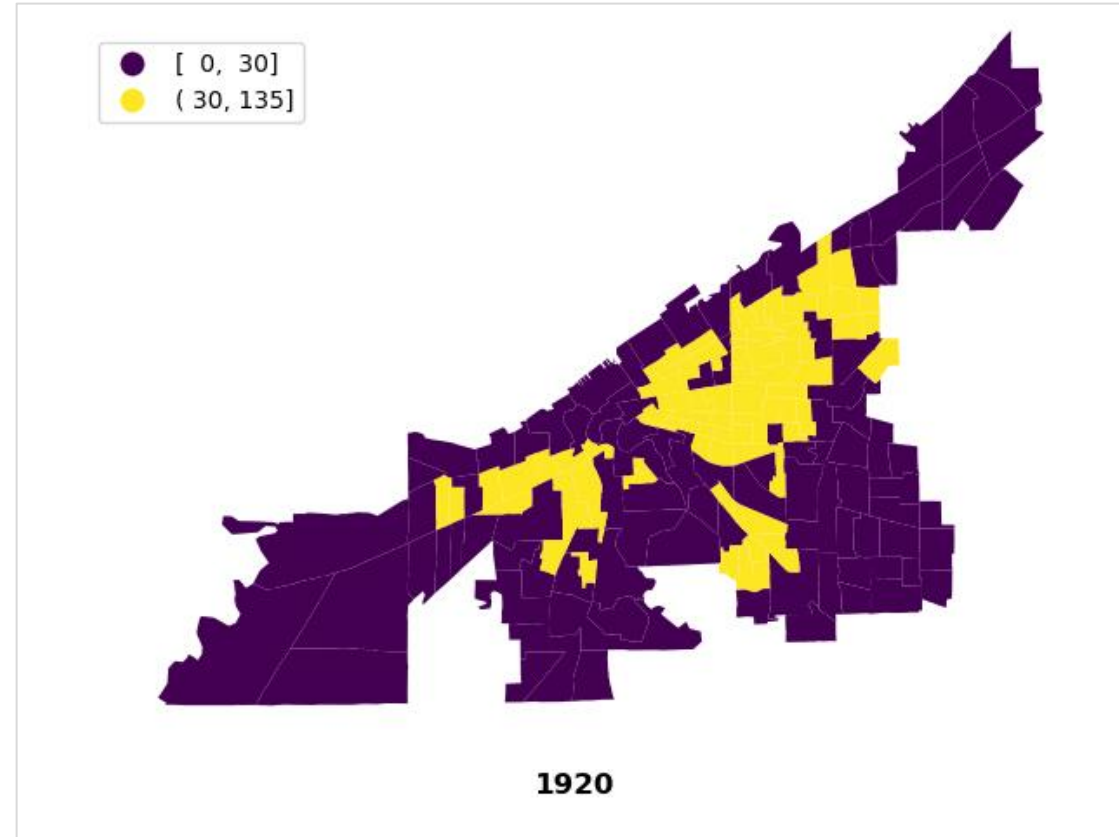
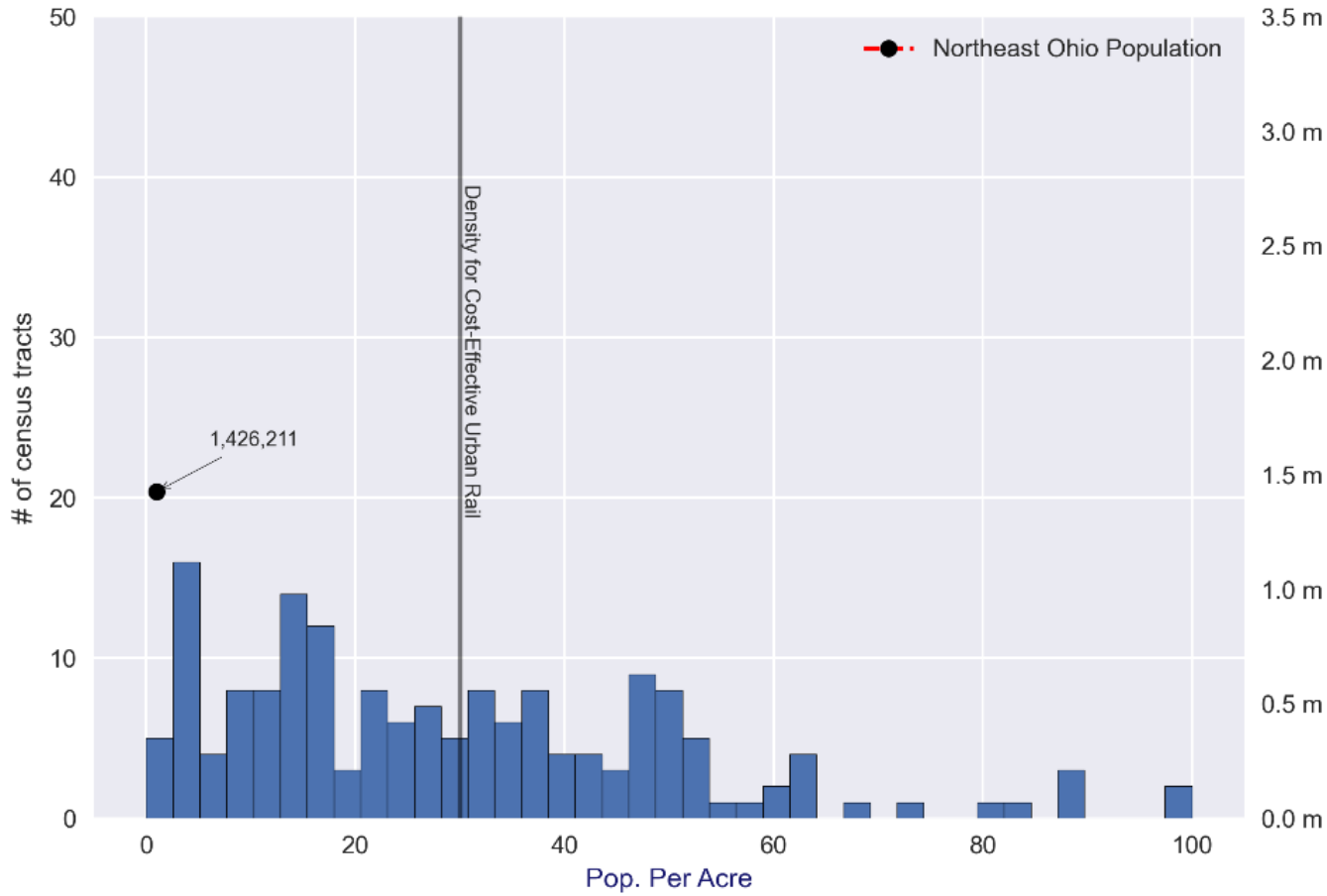
Simply put, it is a set of strategies aimed at maximizing traveler choice



Cleveland's Past

1920

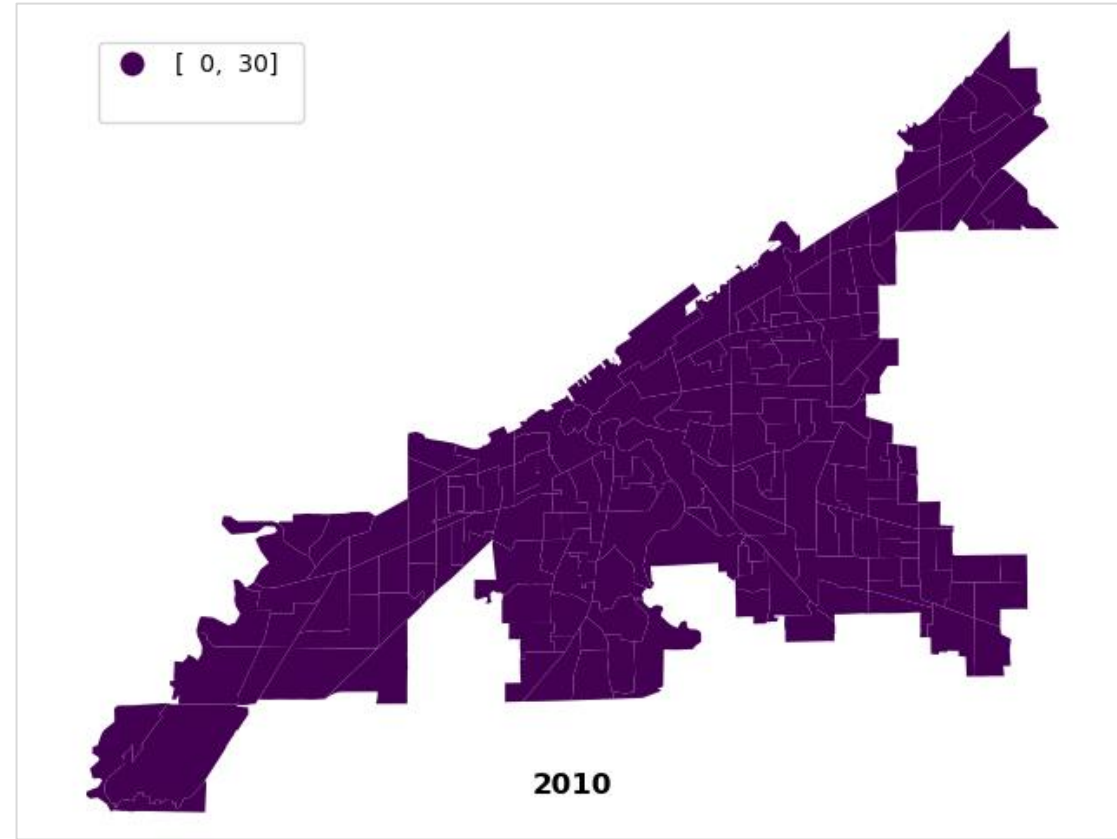
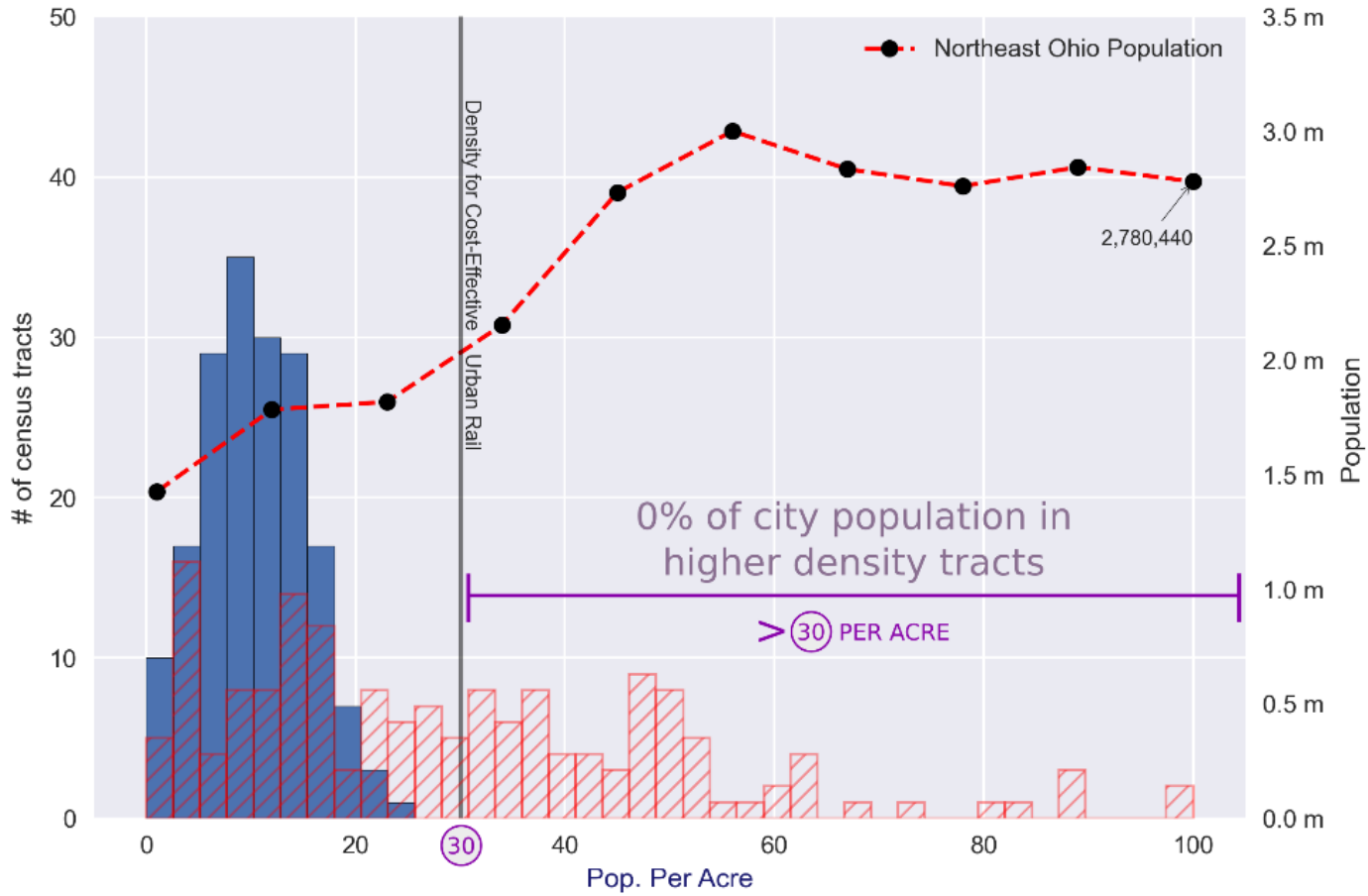
City of Cleveland Tracts Only



Cleveland's Present

2010

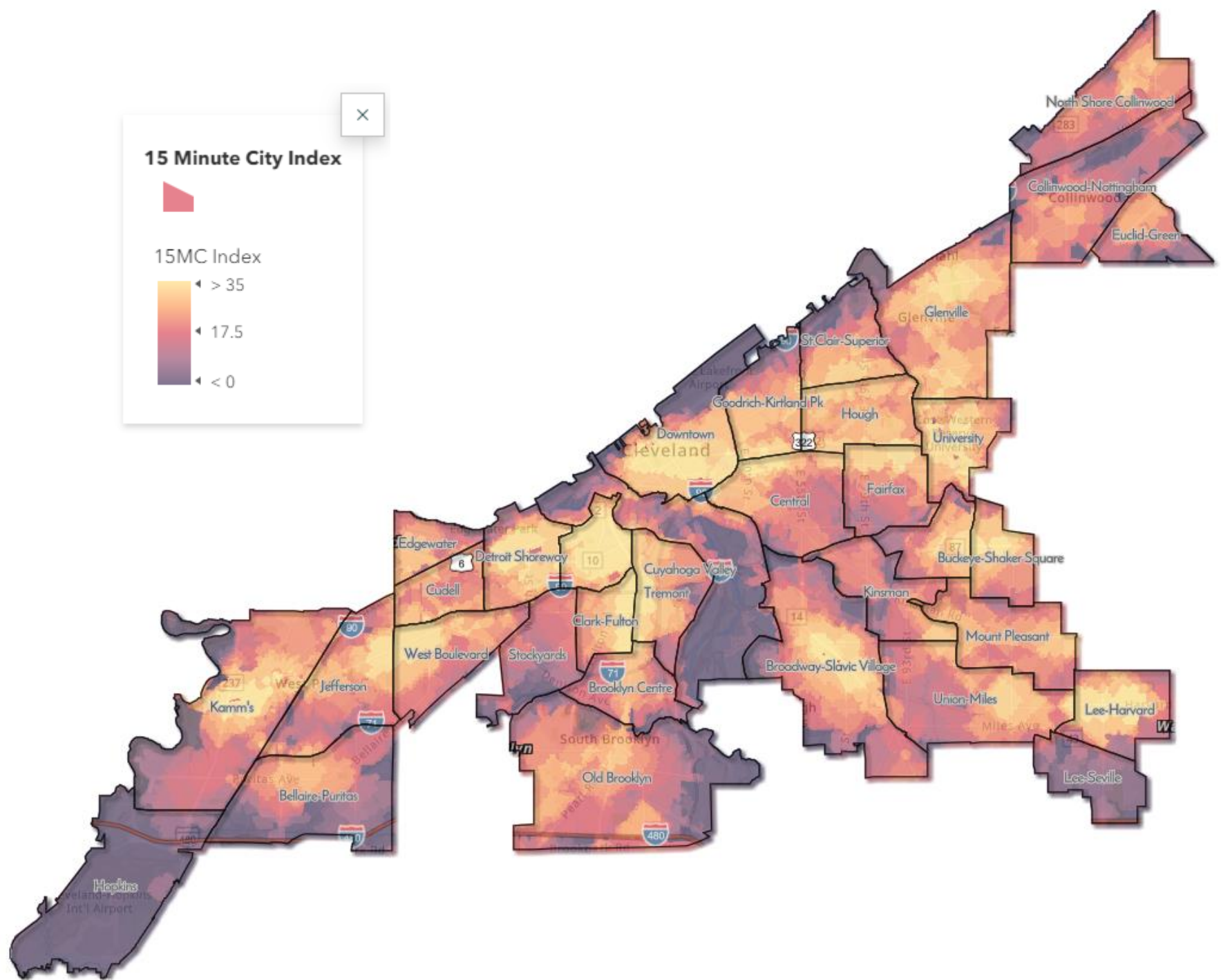
City of Cleveland Tracts Only



TOD and TDM as an expression of the 15-Minute City Framework

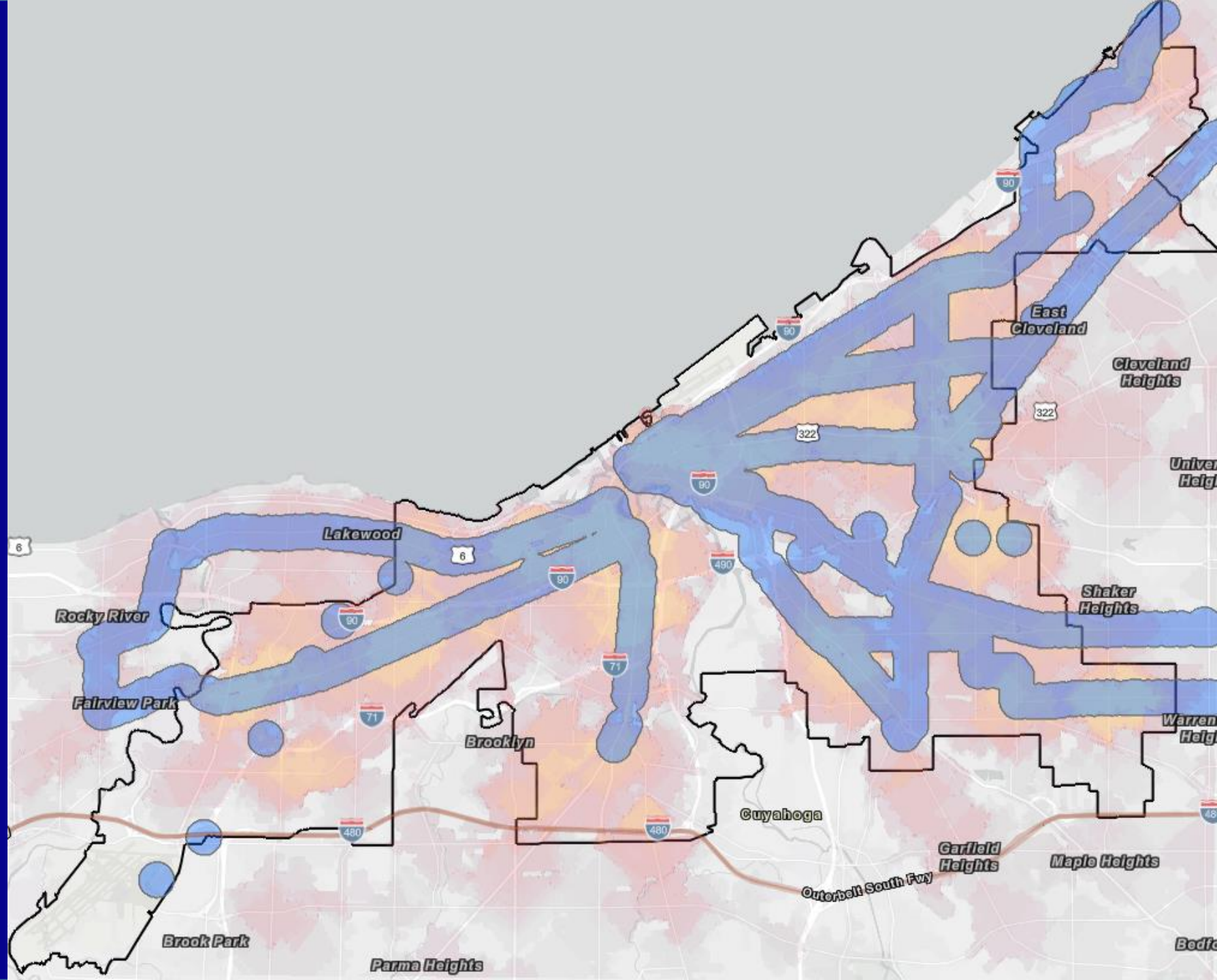
Goal:

Permit and support vibrant, dynamic neighborhoods where residents can meet their needs and desires within a 15-minute walk, bike ride, or transit trip.



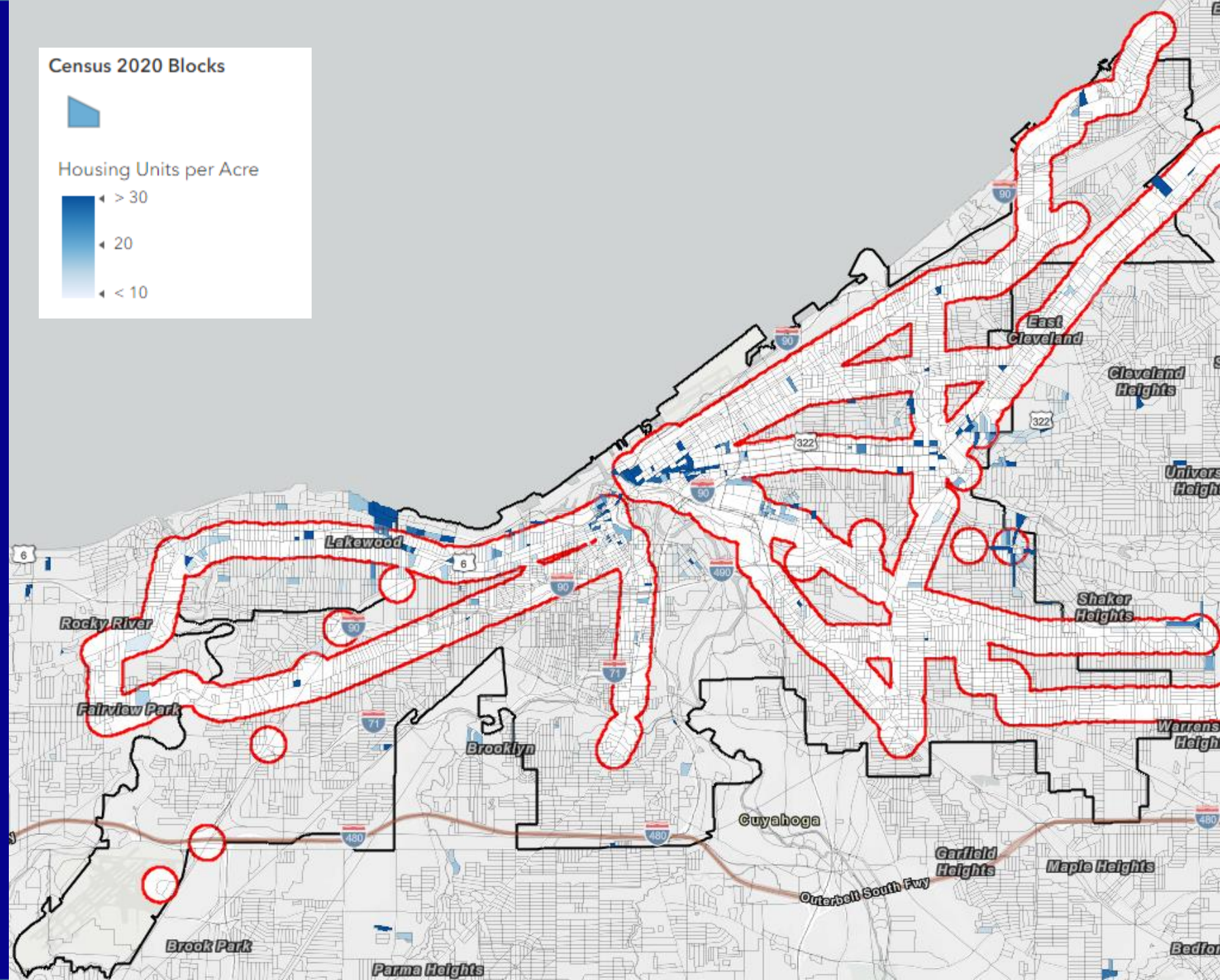
High Frequency Transit Corridors act as the “TOD Zone”

The area within ¼ mile radius (5 min. walk) of a high-frequency transit (15-min. or less) transit stop



High Frequency Transit Corridors act as the “TOD Zone”

The area within ¼ mile radius (5 min. walk) of a high-frequency transit (15-min. or less) transit stop



47% POPULATION

73% Non-white / Latinx population

40% OF CITY BY LAND

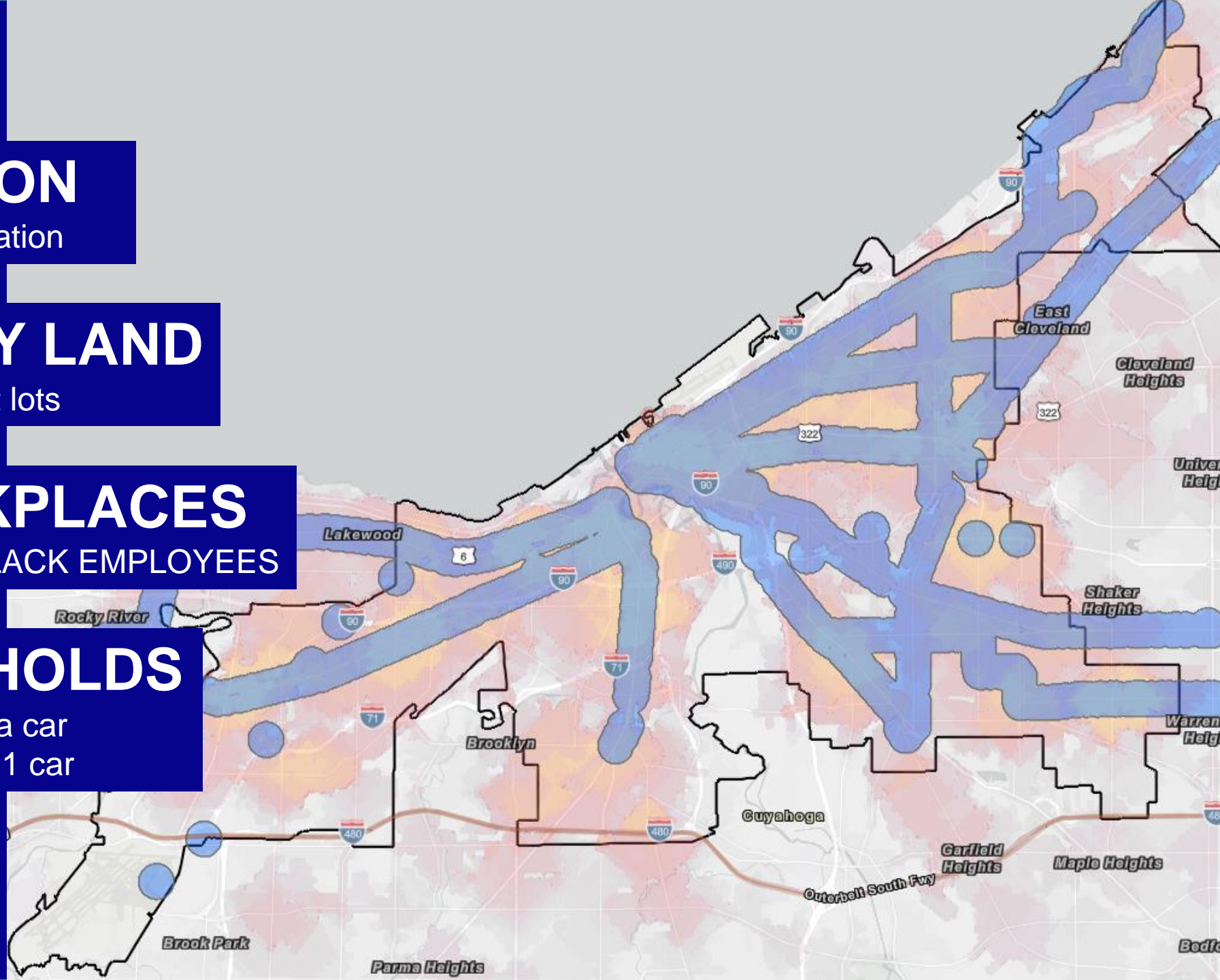
56% Cleveland-owned vacant lots

78% ALL WORKPLACES

80% WORKPLACES FOR BLACK EMPLOYEES

23% of HOUSEHOLDS

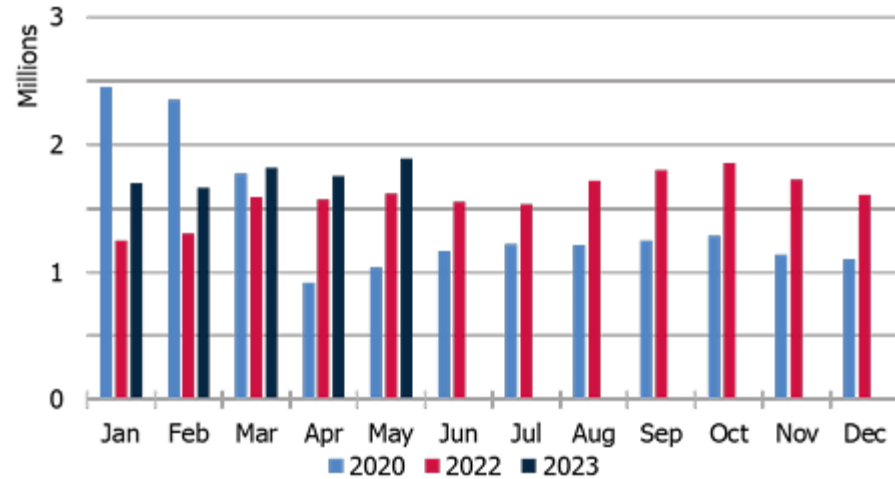
in the TOD zone do not have a car
70% of households have 0 or 1 car



Transit Use

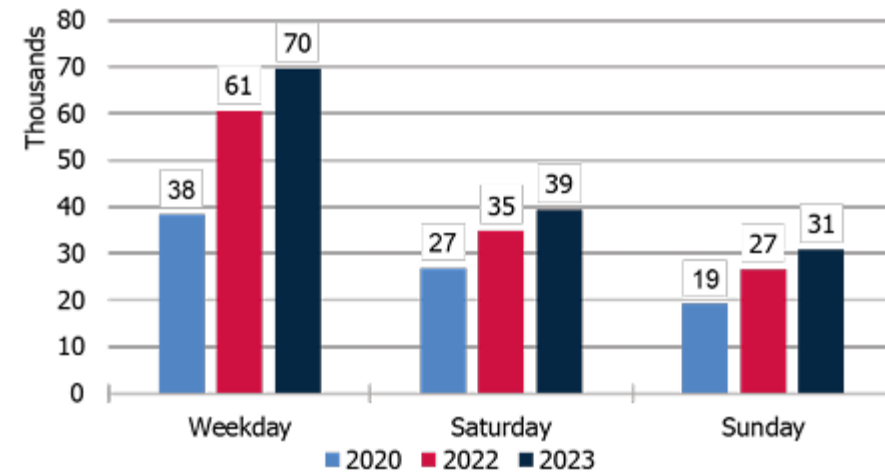
~8% of employed residents commute via public transit (ACS 2021, 5-year estimates)

System Ridership by Month



RTA Ridership Report (May 2023)

May Avg. Ridership by Day Type (no Paratransit)



Strategies

- 01** Swap out mandatory off-street parking requirements for TDM in the TOD Zone
 - Applies to new construction, but also new uses/change of use for existing buildings
 - Easier to build new, easier to reuse old
- 02** Establish TDM Program and necessary processes

Later:

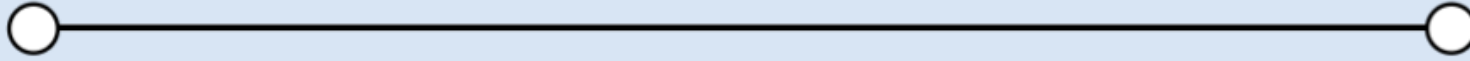
- 03** Zoning Map Updates: permit a mix of uses by-right near high frequency transit stops
 - Often the areas around HF stops are zoned for only single/two-family uses



Fifteen Minute City Score Filter

Adjusting this slider will filter out for areas with more or less access to 15-minute city amenities in our model

0 35



TOD Zone Filter

■ Inside TOD Zone

□ Outside TOD Zone

The TOD Zone is 1/4 mile as the crow flies from high-frequency transit stops 🚇

Reset



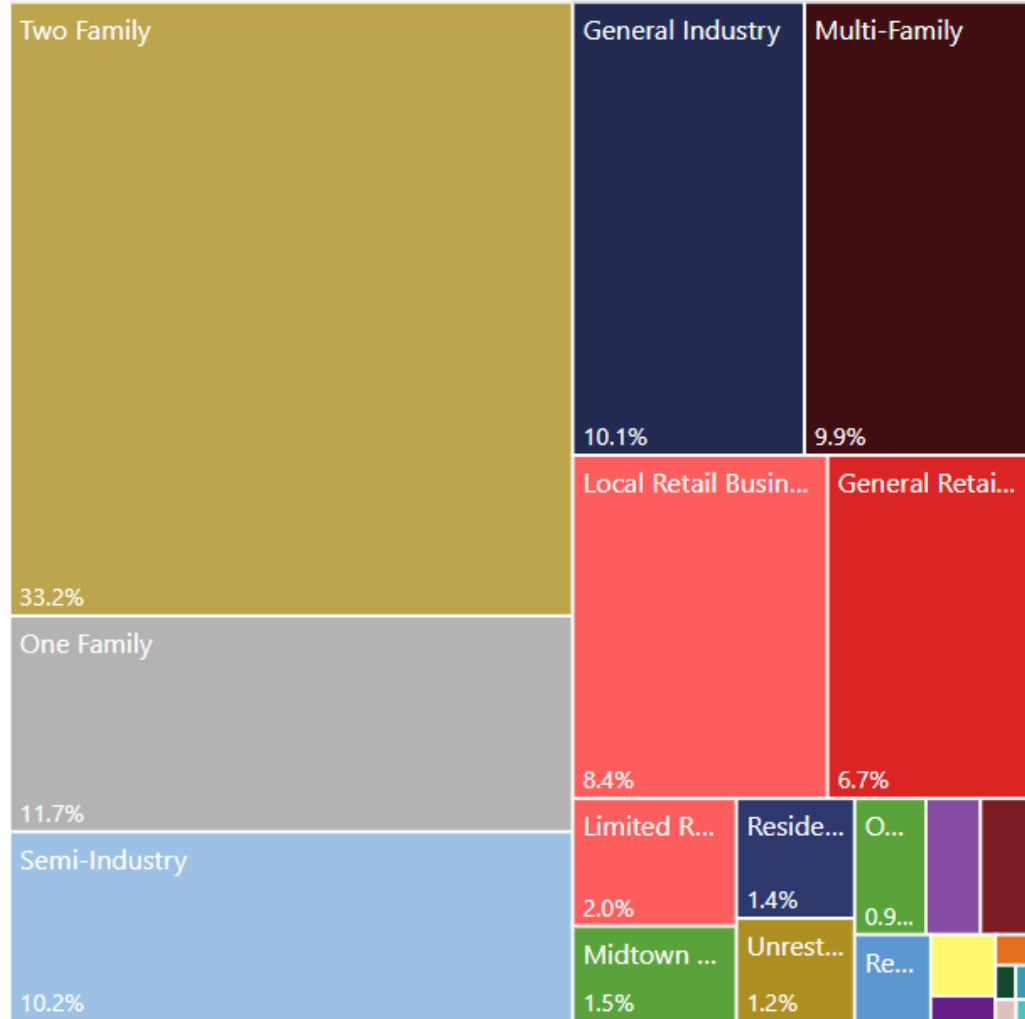
31.2

Sq Mi Selected

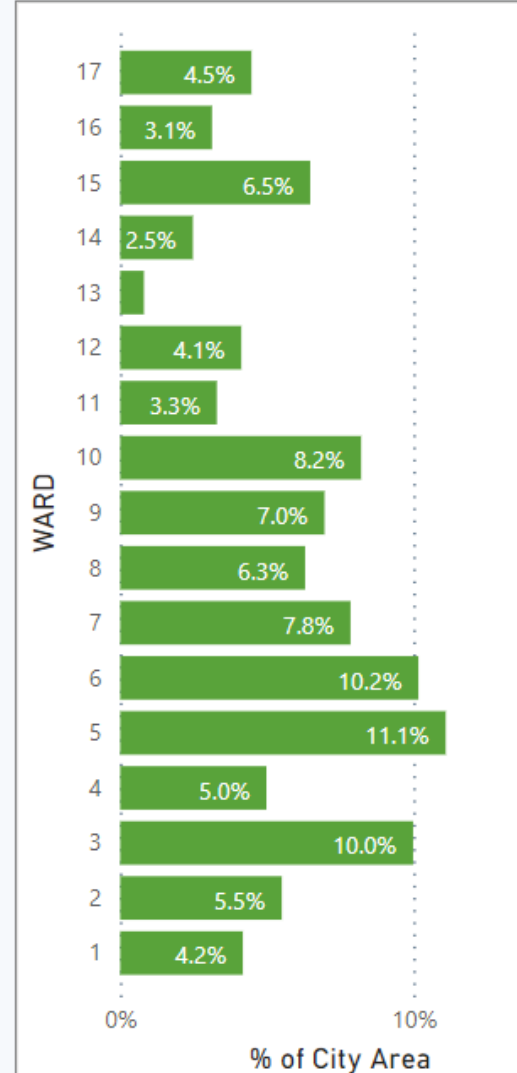
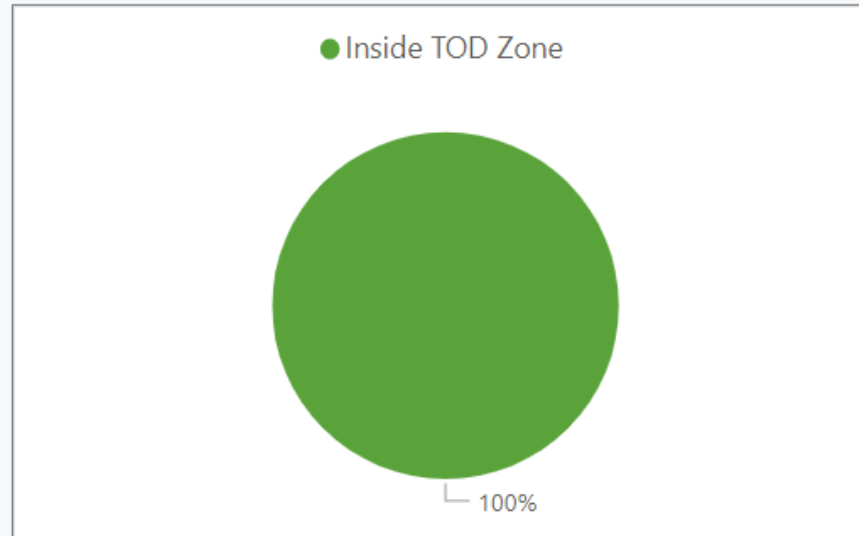
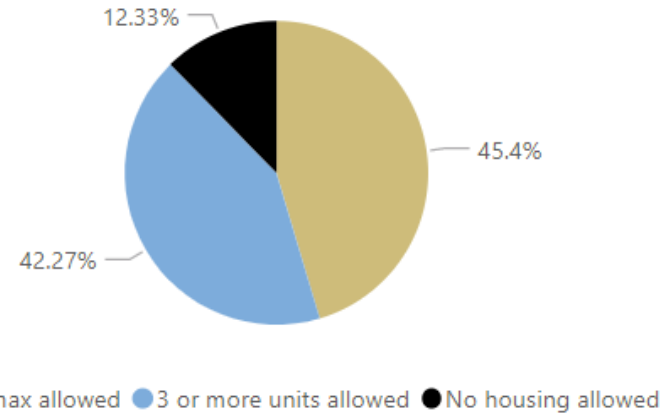
40%

of City

Zoning Breakdown



What kind of land use are we permitting by right?



Key Takeaways

- 01** Zoning on ~60% of the land within a 5-minute walk of HF Transit does not permit more than 2 units of housing to be built.
- 02** Over 17,000 vacant lots are within the TOD Zone (5-minute walk of HF Transit)
 - Flexibility is needed here on housing: from ADUs Missing Middle to large-scale Multi-Family
- 03** This condition is a public emergency – intersecting public health, climate, municipal finance, and human thriving.



Why Parking?

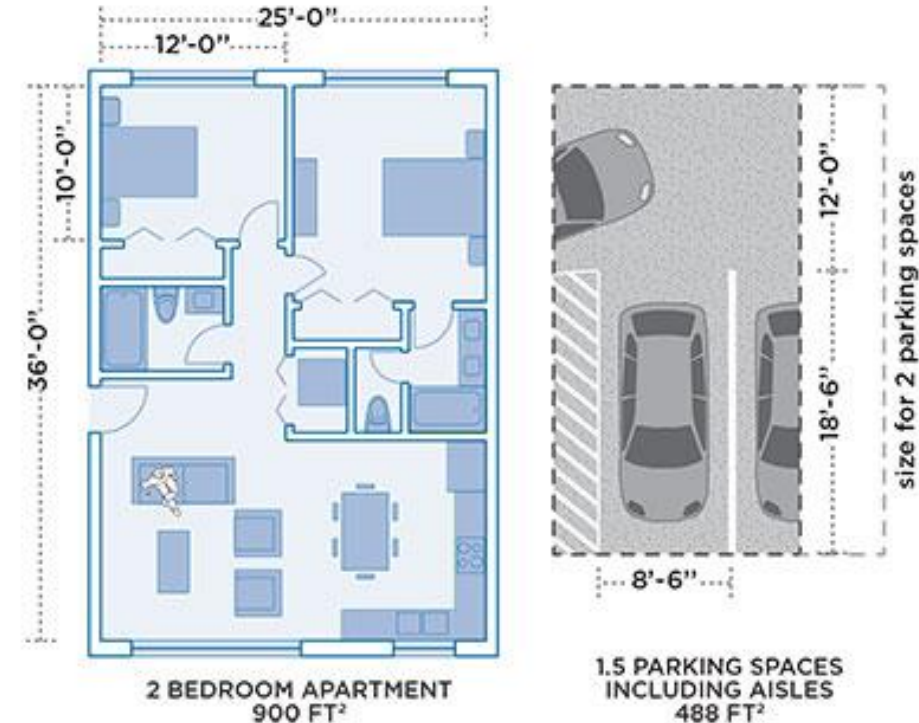
Parking is required by driving – it pushes land uses farther from each other, making it harder and less convenient to walk, roll, bike, or use transit.

Equity

- ~25% of Cleveland households do not have a car
 - 70% of households within a 5-minute walk of HF Transit have 0 or 1 car
- ~20% of Clevelanders are too young to drive - Mandatory parking requirements are exclusionary

Opportunity

- Over 200,000 jobs are within a 5-minute walk of HF Transit
- More than 75% of people who work in Cleveland work within the TOD Zone
- More 2,800 acres of vacant land within TOD Zone



Transportation Demand Management

STRATEGY	STRATEGY SUMMARY	TDM Points Earned
TRANSIT-A	Subsidize transit passes at 100%	8
TRANSIT-B	Subsidize transit passes at 75%	6
TRANSIT-C	Subsidize transit passes at 50%	5
TRANSIT-D	Subsidize transit passes 25%-49%	4
TRANSIT-E	Transit stop investments	3
INFO-A	Transportation information kiosk	3
INFO-B	Pedestrian and Cyclist Wayfinding	3
ACTIVE-A	Streetscape improvements	7
ACTIVE-B	Bicycle parking	3
ACTIVE-C	Long-term Bicycle Facilities	5
ACTIVE-D	Host and subsidize shared mobility at 100%	6
ACTIVE-E	Host and subsidize shared mobility at 50%	3
ACTIVE-F	Bicycle repair station	2
ACTIVE-G	Bicycle maintenance services	3
ACTIVE-H	Bicycle fleet	6
ACTIVE-I	Bicycle valet	4
PARKING-A	Parking supply reduction	2-10
PARKING-B	Unbundle parking	5
PARKING-C	Parking cash out: non-residential	6
PARKING-D	Short-term parking provision	6
CAR-A	Car-share	4
CAR-B	Car-share membership	6
HOV-A	Vanpool services	6
HOV-B	Shuttle services	6
HOUSING-1	10% low-income units or 5% very low-income units	4
HOUSING-2	20% low-income units or 10% very low-income units	6
HOUSING-3	30% low-income units or 15% very low-income units	8
HOUSING-4	100% of units are affordable	10
FAMILY-A	On-site child-care	7
FAMILY-B	Family amenities and storage	7
DELIVERY-A	Delivery area	5
DELIVERY-B	Delivery services	7

Example 1: Stokes West Project

- Tier Placement
 - 261 dwelling units = Placed in Tier 4 (>100 dwelling unit threshold).
 - Requires **30 TDM Points** to fulfill TDM Program requirements
 - Mandatory parking minimums waived

Strategy	Points	Description
TRANSIT-D	4	Subsidize transit passes at 40% for tenants
ACTIVE-A	7	Streetscape improvements that prioritize pedestrians, bicyclists, and transit riders
ACTIVE-C	5	Provide secure, long-term bicycle parking on-site
ACTIVE-F	2	Provide a bicycle repair station for tenants
ACTIVE-H	6	Provide a bicycle share fleet for tenants
PARKING-B	5	Unbundle parking spaces from tenant rent
ACTIVE-E	3	Provide shared mobility hub (scooters, bikes) on-site
TOTAL	32	



TDM Requirement Tiers

Tiers are determined by any project attribute crossing that tier's threshold.

TDM Tiers	Applicability		Project Characteristics			TDM Points required
	New Construction	Change of Use/Expansion	Dwelling units	Retail Square Footage	On-site Employees	
Tier 1	X		10-25	>5,000	>12	10 points
Tier 2	X	X	25-60	>10,000	>25	15 points
Tier 3	X	X	60-100	>15,000	>100	20 points
Tier 4	X	X	>100	>20,000+	>150	30 points

¹ On-site employees is a total count of all employees physically present at the proposed project location at least three days a week.

Example: Stokes West Development

UCI Development | Stokes West

Cleveland, Ohio





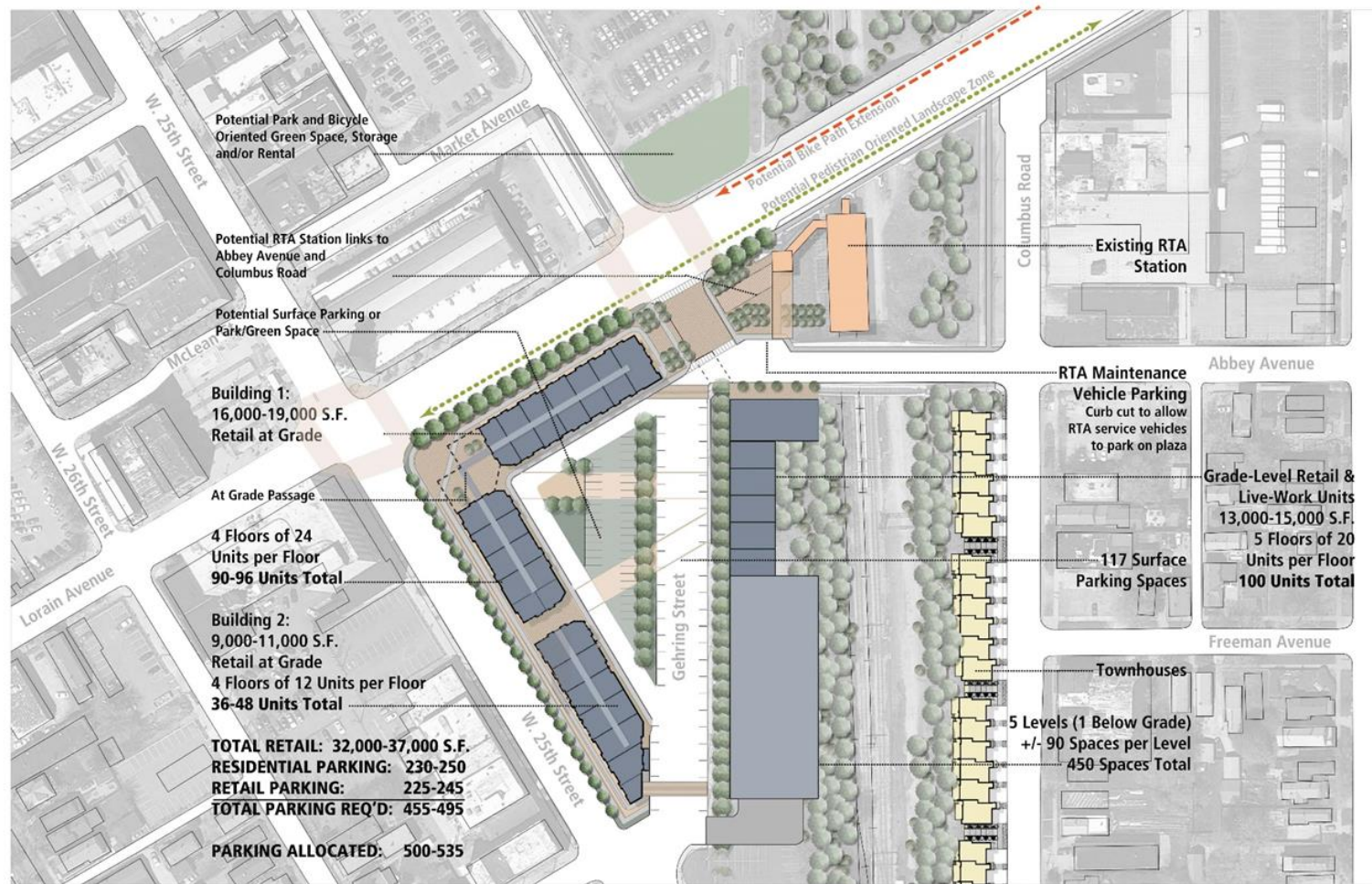
Applicant Requirements

TDM Plan:

1. Application
2. Demonstrative site plans
3. Supportive documentation
 - Justification for TDM measures
 - Implementation and maintenance plan
 - Monitoring and reporting plan
4. TDM Registration via the Division of Licenses and Assessments
 - Requires annual renewal for the first 3 years, followed by a requirement of every 3 years assuming consistent compliance
 - Fee set by Board of Control



Demonstrative Site Plans

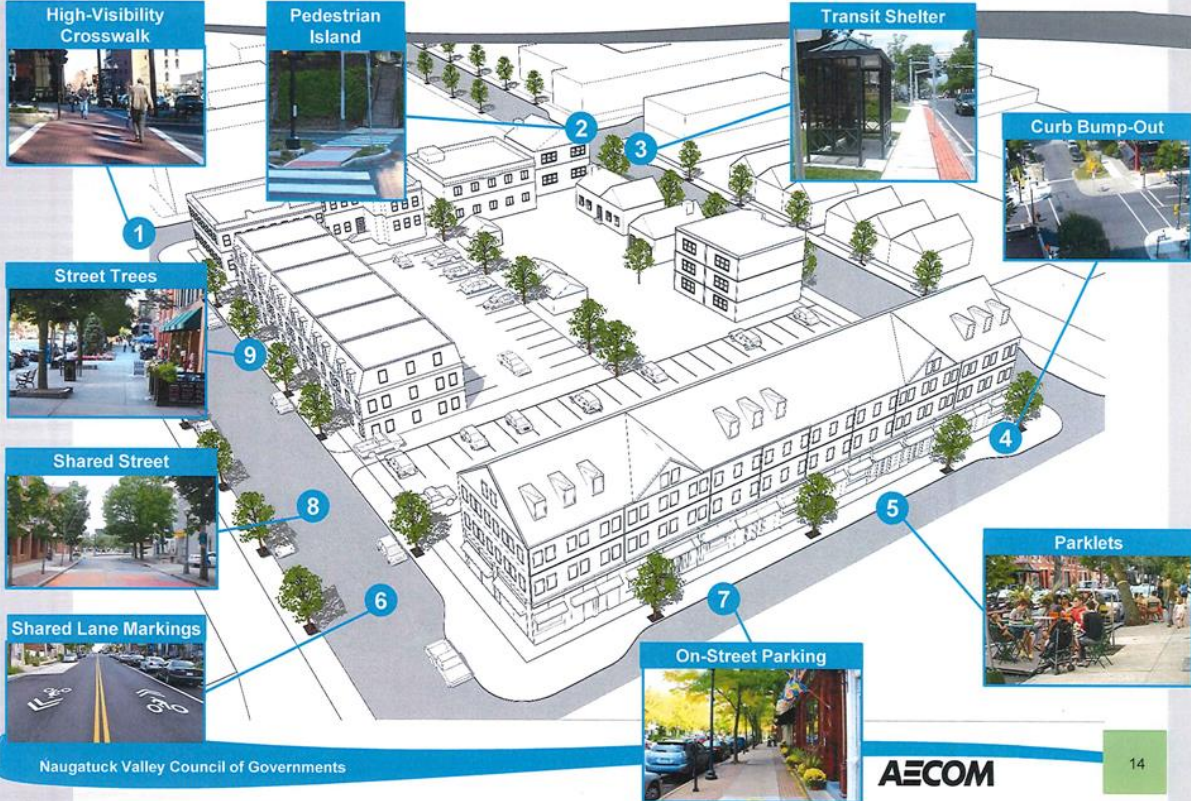


TOD- W. 25th Street RTA Station and District PHASE 3B - GEHRING REMAINS
Ohio City District in Cleveland, Ohio

dimitarchitects, llc
March 18, 2013



Complete Streets: Key Features



Complete Streets: Key Features and Benefits

1 High-Visibility Crosswalk

Wide crosswalks improve pedestrian safety. Crosswalks should also be highly illuminated, raised, and have pedestrian count-down signals.

2 Transit Shelter

Bus shelters protect & comfort transit-riders and should include LED lighting, benches, maps, & dynamic messaging signs.

3 Pedestrian Refuge Island

Refuge islands in center of streets protect bicyclists and pedestrians in crosswalks. They also 'calm' traffic by reducing the perceived operating width of roadways.

4 Curb Bump-Outs

Bump-outs extend curb-lines into streets to reduce crosswalk distances. Safety is enhanced because people in Bump-outs are more visible to motorists.

5 Parklets

Parklets use on-street parking spaces for seating, sidewalk cafes or bicycle parking. They can be privately constructed and maintained. They attract people to the street and serve to calm traffic.

6 Shared Lane Markings

Shared-lane markings (sharrows) are painted in travel lanes that are too narrow to allow formal bicycle lanes. Sharrows remind motorists to share the street with bicyclists.

7 On-Street Parking

On-street parking is critical to meet the parking needs of businesses; it also buffers pedestrians from traffic and increases activity on downtown streets, which encourages strolling and shopping.

8 Shared Street

Shared streets prioritize pedestrians and bicyclists and require motorists to operate at very slow speeds. This tool is best for low-volume streets that serve residential areas.

9 Street Trees

Street trees create greener public spaces. The vertical tree trunks and overhead canopy of trees enclose the street, cause motorists to slow down, and provide shade for pedestrians.



What is built vs. what becomes possible



What is built vs. what becomes possible



What is built vs. what becomes possible



Case Study

Buffalo, New York – Unified Development Ordinance (Green Code) 2017

- Eliminated parking minimums citywide
- Required TDM for new construction (>5,000 sf) and renovations with change of use (>50,000 sf)

Key Insights:

- Rather than building parking, developers shared parking
- Even new parking became shared parking
- Transit Oriented Development got a boost (new mixed-use projects popped up in transit-friendly areas that were previously uncommon in the City. The added costs of old parking requirements had served as a deterrent to new development).
- Adaptive reuse projects became more viable

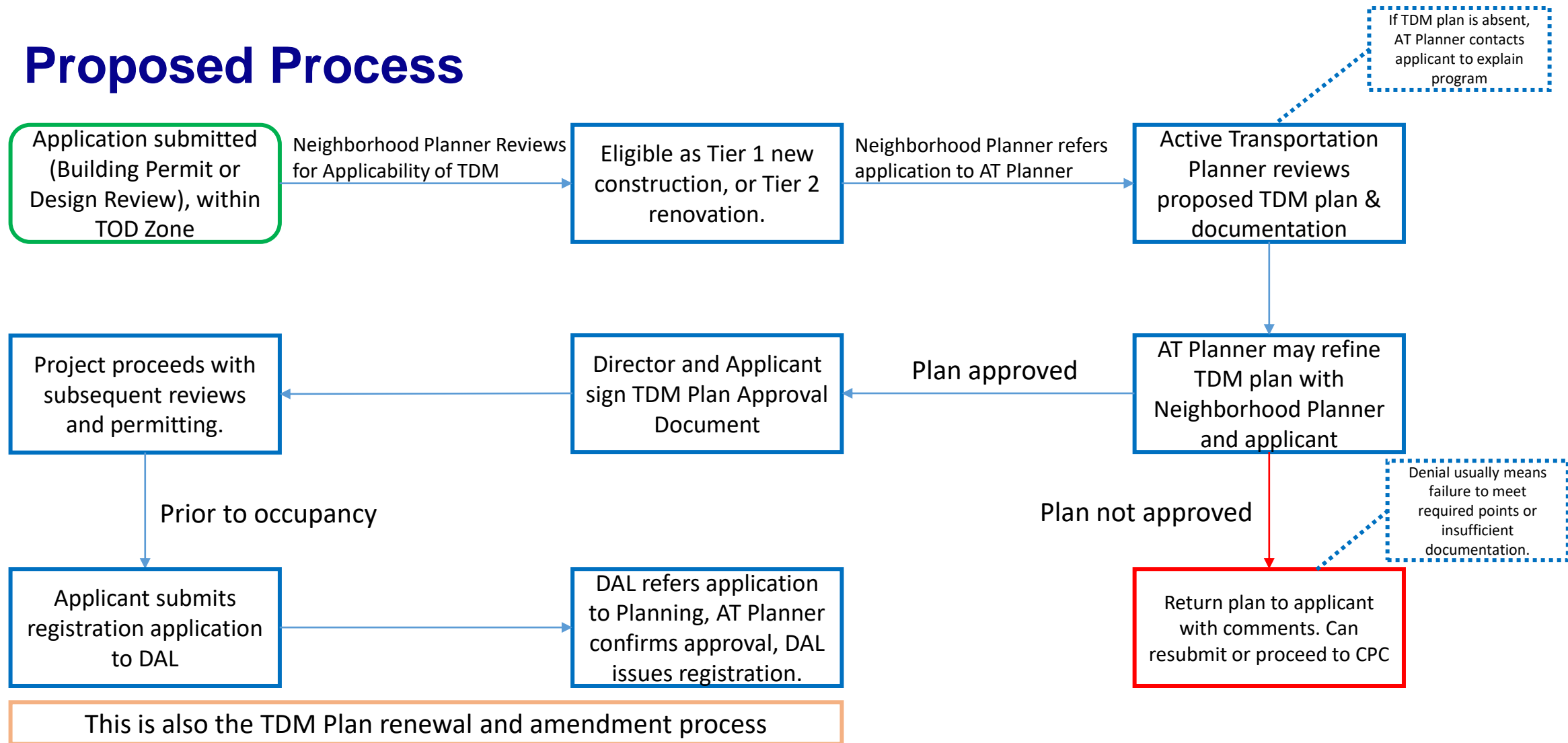


Outcomes

- Permit more affordable housing products
 - Surface parking spaces can cost upwards of \$5,000/space.
 - Garage parking can cost \$25,000/space, \$35,000 for below-ground garages.
 - +17% - additional cost of a unit's rent attributed to parking.
- “Legalize” many of our treasured commercial and cultural districts
 - Many existing mixed-use areas are not allowed under the current zoning code, and do not meet currently mandated parking requirements.
 - Support small businesses in opening – currently they are punished by expensive parking requirements or onerous variance processes.
- Enable more services and amenities within a 15-minute walk, bike ride, or transit trip
 - Building the 15-Minute City.



Proposed Process



Questions?

Thanks to all the colleagues that made this work possible

Dro Sohrabian, Michele King, Joyce Pan Huang, Shannan Leonard, Calley Mersmann, Austin Davis, Stephanie Melnyk, Mary Cornely, Tim Dehm, LaRhonda Talton, Maribeth Feke, Patrick Hewitt, David Margolius, Sarah O’Keeffe, Tim Kovach, Jeff Epstein, and other members of the TOD Working Group.



CITY OF CLEVELAND

Mayor Justin M. Bibb

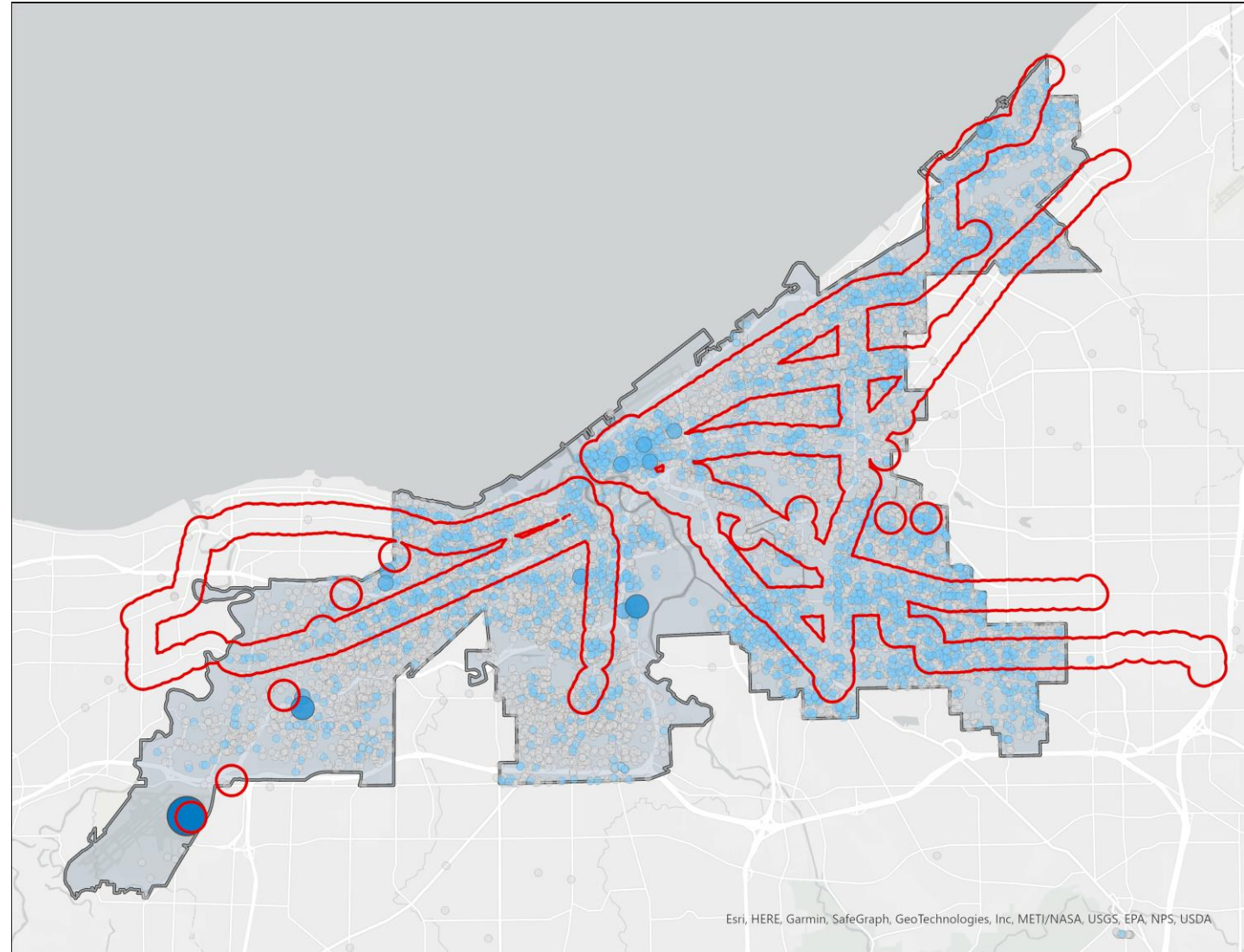
601 Lakeside Avenue • Cleveland, Ohio, 44114

216.664.2000 | mayor.clevelandohio.gov



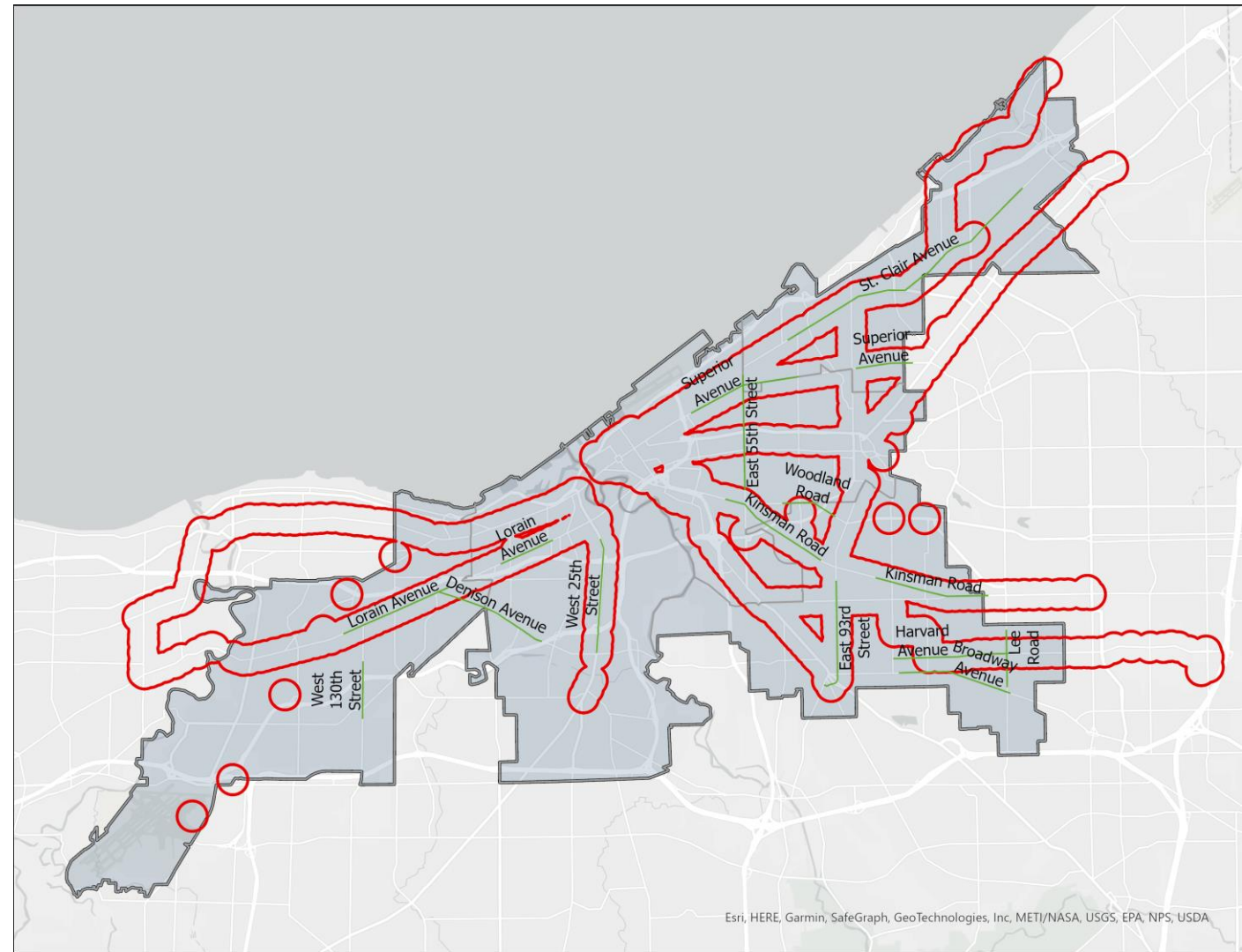
Crime and Safety

- Out of 25,076 crime incidents (2022), ~14,369 occurred within TOD Zone (~57%).



Crime and Safety

- All but one high-crash segment (2017-2021) is within the TOD Zone.



Cleveland City Planning Commission

Administrative Approvals



August 4, 2023



August 4, 2023

Ordinance No. 747-2023-2023

(Introduced by Councilmembers Bishop and Griffin – by departmental request): Authorizing the Director of Public Works to continue to lease or otherwise make available certain space located in the Ticket House building adjacent to Cleveland’s Historic League Park in the Negro League Baseball Legends of Fame Inc. dba Baseball Heritage Museum for the purpose of storing and displaying historical baseball memorabilia relevant to League Park, for a period of up to five years with two one-year options to renew, exercisable by the Director of Public Works.



August 4, 2023

Ordinance No. 796-2023

(Introduced by Councilmembers Hairston and Griffin - by departmental request):

Approving the addition or property located at the intersection of East 97th Street and Lamont Avenue to the Northeast Ohio Advanced Energy District; accepting and approving a petition and plan from a property owner in the District identifying a special energy improvement project; declaring it necessary to conduct the special energy improvement project; providing for the assessment of the cost of such special energy improvement project; authorizing the Director of Economic Development to enter into an Energy Project Cooperative Agreement and a Special Assessment Agreement to implement the project; and declaring an emergency.

Cleveland City Planning Commission

Director's Report



August 4, 2023

Cleveland City Planning Commission

Adjournment



August 4, 2023