



CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

January 17, 2025

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

Lillian Kuri, Commission Chair
Marka Fields, Interim Director



Cleveland City Planning Commission

P R E A M B L E

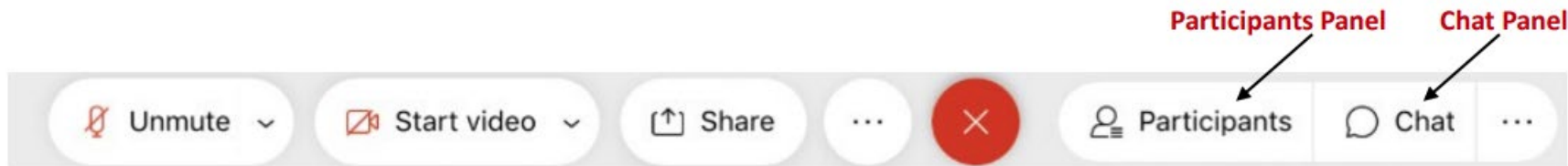
In compliance with notification requirements of Ohio's open meeting law and section 101.021 of the codified ordinances of Cleveland, Ohio, 1976, notice of this meeting has been publicly posted.

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

In order to ensure that everyone participating in the meeting has the opportunity to be heard, we ask that online participants use the raise hand feature before asking a question or making a comment. The raise hand feature can be found in the participants panel on the desktop and mobile version and activated by clicking the hand icon. Please wait for the chair or facilitator to recognize you and be sure to select unmute and announce yourself before you speak. When finished speaking, please lower your hand by clicking on the raise hand icon again and mute your microphone.

We will also be utilizing the chat feature to communicate with participants. The chat feature can be activated by clicking the chat button located on the bottom of the Webex screen.

CALL-IN USERS CAN UNMUTE BY USING *6



Jan 17, 2025

Cleveland City Planning Commission

P R E A M B L E

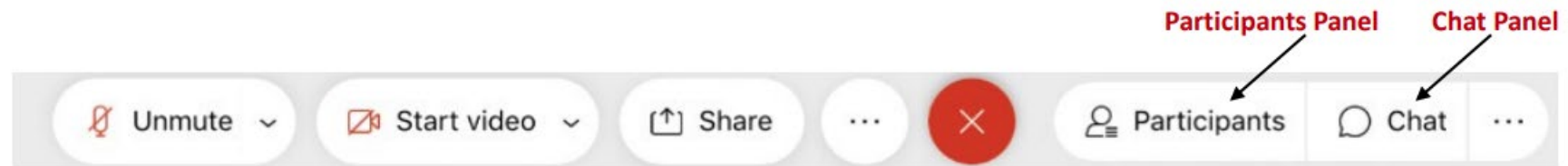
All meeting activity is being recorded via the Webex platform. these proceedings are also being live streamed via YouTube.

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

Communication with members of this body must follow proper channels for consideration. Any comments received by the **Wednesday 12:00 pm** deadline are collected by city planning staff and Disseminated to the commission members prior to any scheduled meeting.

Proper channels for public comment:

- Sending an e-mail to the cityplanning@clevelandohio.gov 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)



Jan 17, 2025

Cleveland City Planning Commission

Meeting Rules and Procedures

- The Chair will call each agenda item and then each applicant will be invited to proceed through their presentation.
- Each presentation should be completed prior to questions and comments from the Commission in order to facilitate a smooth presentation.
- Once the presentation has concluded, the Chair will ask Planning staff to summarize Design Review Advisory Committee recommendations (if applicable) and any public comments received.
- Public comments received through the proper channels by the deadline are distributed to Commission members prior to the meeting through Dropbox. Staff will also identify any members of the public present and scheduled to speak.
- Public comment is allowed at the discretion of the Chair and any individual providing public comment is permitted two (2) minutes to speak to the agenda item in which they have an interest.
- The Chair will then request a recommendation from staff, if applicable.
- The Commission will then begin deliberations and project review.
- Any Commission member, except the Chair, may make a motion at any point after an agenda item has been called.

Lillian Kuri, Chair

Jan 17, 2025

August Fluker, Vice Chair

Charles Slife, Council Member

Dr. Denise McCray-Scott

Erika Anthony

Andrew Sargeant

Cleveland City Planning Commission

Call to Order and Roll Call



CITY OF CLEVELAND
Mayor Justin M. Bibb

Jan 17, 2025

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting



CITY OF CLEVELAND
Mayor Justin M. Bibb

Jan 17, 2025

Cleveland City Planning Commission

Downtown/Flats Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

Jan 17, 2025

Downtown/Flats Design Review

DF2023-040 – *1300 Carnegie Demolition*

Jan 17, 2025

Project Address: 1300 Carnegie Avenue

Type: Demolition

Project Representative: James Ptacek, Larsen Architects

Approval Level: Final

Ward 5- Councilmember Starr

SPA: Downtown



SOUTHEAST CORNER OF LOT - LOOKING NORTHWEST



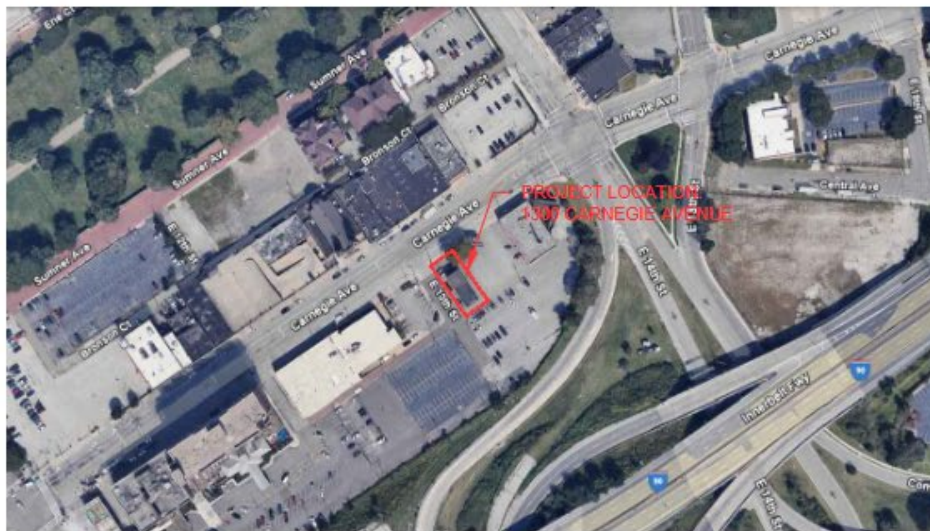
NORTHEAST CORNER OF LOT - LOOKING SW



SOUTHWEST CORNER OF LOT - LOOKING NORTHEAST



CORNER OF CARNEGIE AVENUE & EAST 13TH STREET - LOOKING SOUTHEAST



1300 CARNEGIE AVENUE
LOCATION PLAN
 SCALE: NOT TO SCALE

Project North 

 LARSEN ARCHITECTS 12815 DETROIT AVENUE T. 216.221.2350 F. 216.221.5670 LAKEWOOD, OHIO 44107 WWW.LARSENARCHITECTS.COM	1300 CARNEGIE AVENUE PROPOSED SITE MODIFICATION	
	Job Number: 24088 Issue: R6 Date: 1/9/2025	SK-0



INTERIOR- ROOF STRUCTURE AND DECK CONDITION



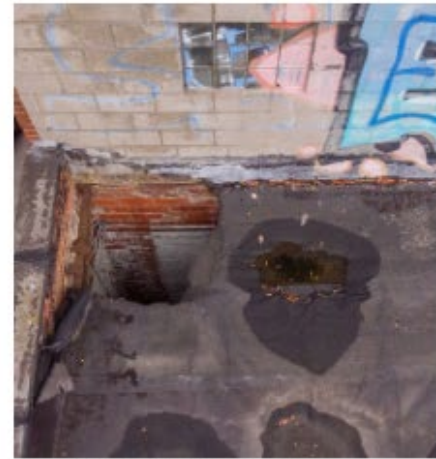
INTERIOR- WATER DAMAGE AND MOLD



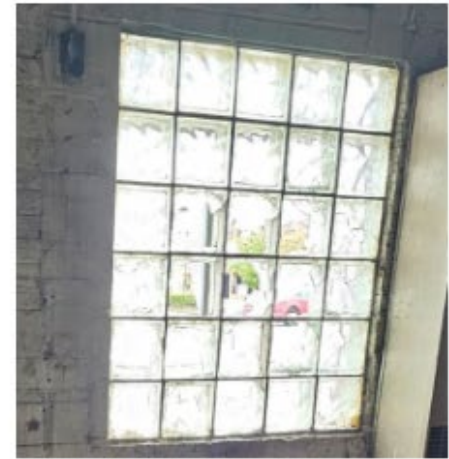
INTERIOR- ROOF STRUCTURE AND DECK CONDITION



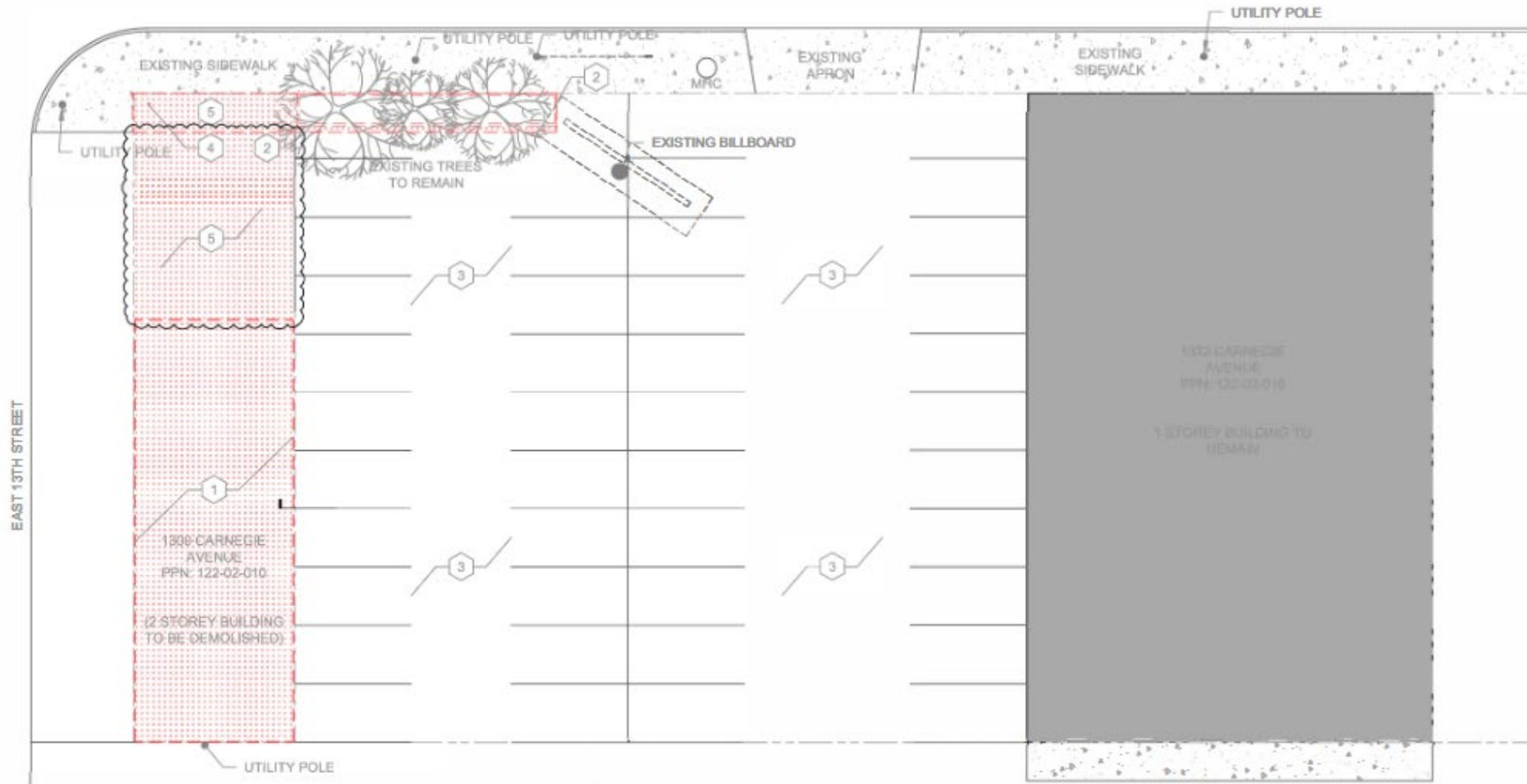
EXTERIOR- ROOF PENETRATIONS AND GRAFITTI



EXTERIOR- ROOF PENETRATIONS



EXTERIOR- ROOF PENETRATIONS



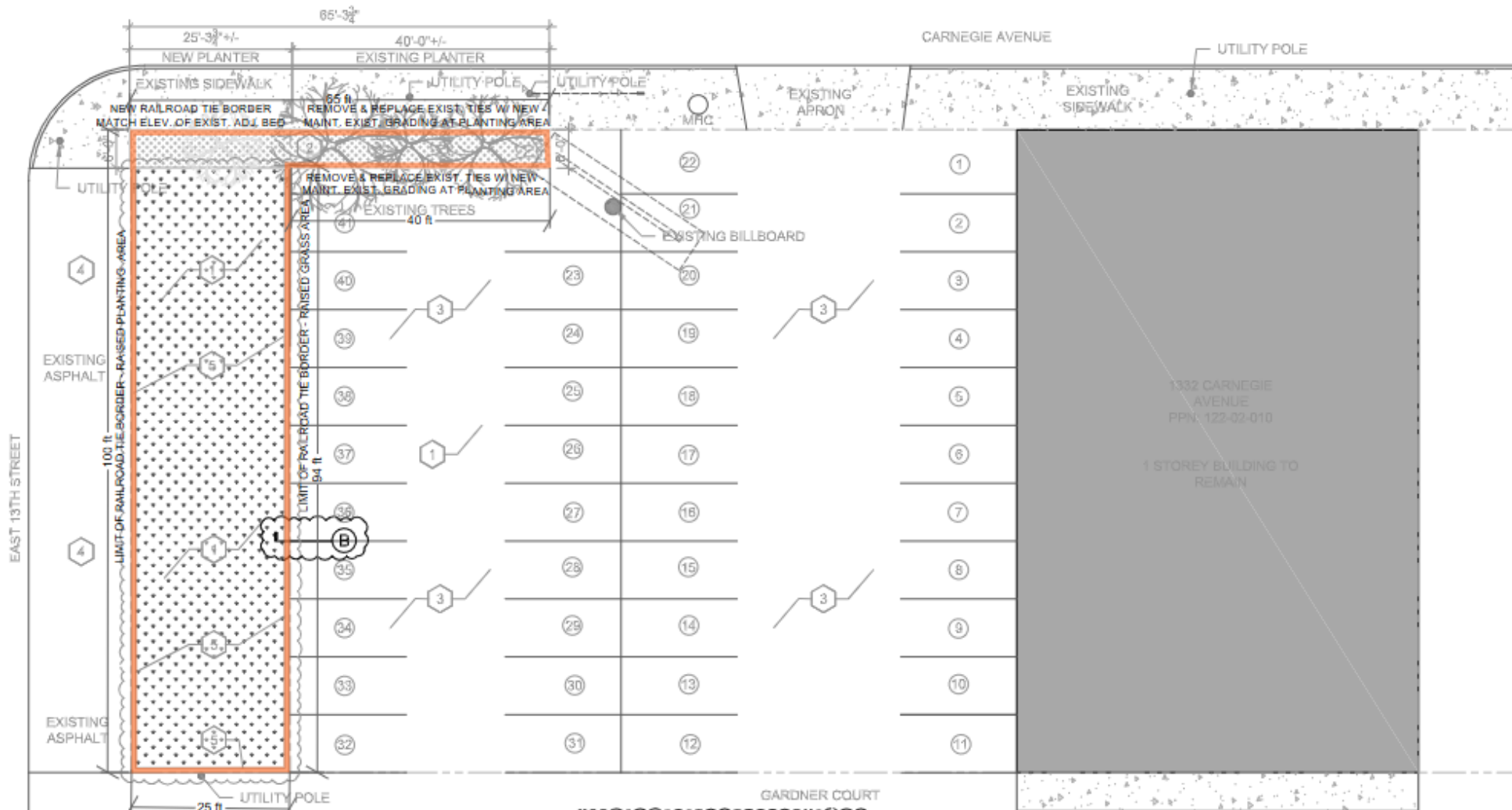
DEMOLITION KEY NOTES

- 1 DEMOLISH EXISTING MASONRY BUILDING - DISCARD ALL COMPONENTS LEGALLY.
- 2 PREPARE LANDSCAPE FOR EXPANSION. REMOVE EXIST. RR TIES - PREP AREA FOR REPLACEMENT & EXTENSION. SEE SK-4.
- 3 EXISTING STRIPING TO REMAIN.
- 4 REMOVE EXISTING PARKING SIGN - RETAIN FOR OWNER.
- 5 REMOVE EXISTING PAVEMENT. SEE SK-5 FOR EXTENTS.

A 1300 CARNEGIE AVENUE
DEMOLITION SITE PLAN OPTION B
 SCALE: 1/16" = 1'-0"

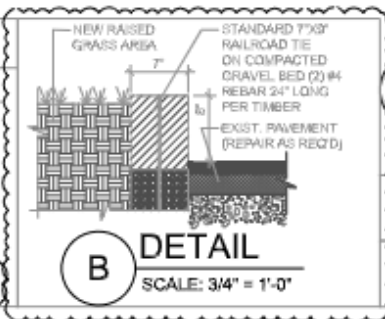


LARSEN ARCHITECTS 12815 DETROIT AVENUE T. 216.221.2350 F. 216.221.5870 LAKEWOOD, OHIO 44107 WWW.LARSENARCHITECTS.COM	1300 CARNEGIE AVENUE PROPOSED SITE MODIFICATION	
	Job Number: 24088 Issue: R6 Date: 1/9/2025	SK-4



SITE PLAN KEY NOTES

- 1 INFILL AND RE-GRADE LOCATION OF DEMOLISHED BUILDING. PROVIDE NEW GRASS
- 2 REMOVE PAVEMENT TO SIDEWALK FOR NEW PLANTER. PROVIDE SOIL AND MULCH AS REQUIRED. PLANTING AS SELECTED BY OWNER.
- 3 EXISTING PARKING LOT TO REMAIN.
- 4 EXISTING PAVEMENT TO REMAIN.
- 5 OWNER TO PROVIDE 8" RAILROAD TIES BORDERING GRASS TO PREVENT PARKING



A 1300 CARNEGIE AVENUE
PROPOSED SITE PLAN OPTION B
SCALE: 1/16" = 1'-0"



LARSEN ARCHITECTS 2815 DETROIT AVENUE T. 216.221.2350 F. 216.221.5670 LAKEWOOD, OHIO 44107 WWW.LARSENARCHITECTS.COM	1300 CARNEGIE AVENUE PROPOSED SITE MODIFICATION	
	Job Number: 24088 Issue: RB Date: 1/03/2025	SK-5

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

Jan 17, 2025



CITY OF CLEVELAND
Mayor Justin M. Bibb

Downtown/Flats Design Review District

Design Review Advisory Committee

Meeting Motion and Report Form

Meeting Location: City Hall Room 514, 601 Lakeside Avenue

Case Number: DF 2023-040

Meeting Date: 09/7/2023

Project Name: Demo 1300

Project Address: 1300 Carnegie

Contact Person: Firdeo Satka

Architect/Contractor: _____

General Description: demolition

Motion by Design Review Committee:

Approved with Conditions

Approve: Yablonsky, Bialosky, Bogart, Brown, Geist, Pesarchick, Schwartzberg, Soltis, Zarfoss

Disapprove:

Abstain:

Non-Voting Members: Joyce Pan Huang, Marka Fields

Approve with conditions that the applicant work with staff on the leave behind



City of Cleveland
Justin Bibb, Mayor
City Planning Commission



Joyce Pan Huang, Director
Cleveland City Hall
601 Lakeside Avenue, Room 501
Cleveland, Ohio 44114

T: (216) 664-2210 F: (216) 664-3281 | www.planning.city.cleveland.oh.us

Motion Form

Date: 9/15/2023

Design Review District: Downtown | Flats

Project: Proposed Demolition of a 2-Story Industrial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Location: 1300 Carnegie Avenue

Rationale: Uncomfortable being in the position of rewarding [neglect of the building over a long period of time].

Action: Motion for Disapproval and request that the property owner work with staff [before returning to the Commission].

ANTHONY NP

FLUKER: Y

KURI: NP

MCCRAY-SCOTT: Y

SARGEANT: 2

SLIFE: 1

"1" indicates that the member made the motion and voted to approve; "2" indicates that the member seconded the motion and voted to approve; "Y" indicates a yes vote; "N" indicates a no vote; "A" indicates abstention; "NP" indicates that member was not present; "R" indicates that member recused themselves

Motion APPROVED: X **Therefore item is Disapproved.**

APPROVED SUBJECT TO STATED AMENDMENT:

POSTPONED:

FAILED TO PASS:



Downtown/Flats Design Review – City Planning Commission

Staff Report

Friday Jan 17, 2025 | Cleveland City Hall, Virtual Webex | Begins: 9:00 AM

New Construction – Seeking Conceptual Approval

Project: DF 2023-040 – 1300 Carnegie Demolition *C
Demolition
Address: 1300 Carnegie
Representative: Jim “JP” Ptacek, Larsen Architects, Inc

Staff Recommendation:

- Greater vertical separation and/or use of physical or visual barriers, ie: fence, bollards, ornamental walls, piers, post & rope railing, plantings, planters, gabion walls, boulders, double-height rail road ties, etc.
- Consider visual appeal and functionality – picnic tables & trees for neighboring employee use

Overview & Background:

- Applicant no longer seeking surface parking, submission is for protected greenspace
- Application history:
 - Originally submitted as a demolition with no plans for reuse
 - D/F DR approved with conditions to work with Staff on leave behind
 - Applicant then indicated a desire to pave the lot
 - Codified Ordinances prohibit new or expanded surface lots in designated downtown areas, and the proposal did not meet those requirements
 - CPC disapproved with recommendations to work with Staff:
Discussion centered on not wanting to reward demolition by neglect

Staff has been adamant about two things:

1. Complying with code requirements - noting any other non-surface parking use is allowable, and renovation / new development is preferred
2. Separating this parcel from the surrounding parking lots, to prevent de facto parking usage

Additional Considerations:

- Setting the right precedent for the District (vibrancy, walkability, infill development, wrapped parking decks)
- Of key importance is to protect from the pressures of surrounding the Gateway Complex with surface parking lots – Note the series’ of important structures demolished for surface lots in the area to-date

Code requirements for surface parking in designated districts are attached

(d) *Prohibition.* Notwithstanding other provisions of the Zoning Code, no surface parking lot shall be established or expanded within the designated districts except as approved by the City Planning Commission in accordance with this section.

(e) *Planning Commission Determination.* The City Planning Commission shall approve building permit applications for the establishment or expansion of surface parking lots in the designated districts only in accordance with the following provisions:

(1) *Temporary Parking Lots.* If the City Planning Commission or Landmarks Commission, as applicable, has approved demolition of a building within the designated district(s) and has approved, in accordance with the regulations of Sections 341.04 and 341.05 or Section 161.05, as applicable, plans for a new building or other non-parking use to replace such building, the subject property may be used as a surface parking lot for a maximum period of one (1) year following the demolition of the building. If all necessary redevelopment permits have not been obtained within one (1) year of the commencement of surface parking use, the property shall be landscaped as open space or shall be converted to another appropriate non-parking use in accordance with a site plan approved by the Commission.

The Commission may, however, approve a request by the owner to extend use of the parking lot for a single period not greater than one (1) year in duration if the Commission determines that the owner has made a “good faith effort” to secure the approved redevelopment. During the time period of such extension, the Commission and the owner shall undertake discussions regarding efforts to facilitate appropriate redevelopment of the property. At the conclusion of the extension period, the property either shall be landscaped as open space or shall be converted to another appropriate non-parking use in accordance with a site plan approved by the Commission or, alternatively, the owner may seek a variance from the Board of Zoning Appeals in accordance with the provisions of division (h) of this section.

(2) *Accessory Parking.* Establishment or expansion of a surface parking lot within the designated districts shall be permitted if the City Planning Commission determines that the lot will be used exclusively for accessory parking spaces to serve a new use or uses proposed for a development, expansion or redevelopment project which has been approved by the City Planning Commission or Landmarks Commission, as applicable, but which has not yet been completed. The number of parking spaces in such accessory lot shall not be greater than one hundred twenty percent (120%) of the number of spaces which would be required for such use by the City’s Zoning Code.

(3) *Action Areas.* The City Planning Commission shall approve an application for a surface parking lot if the subject property has been designated for surface parking as part of an “action area” (as defined in Section 315.03) of a community development plan adopted by Council in the manner set forth in Title V of the Codified Ordinances.

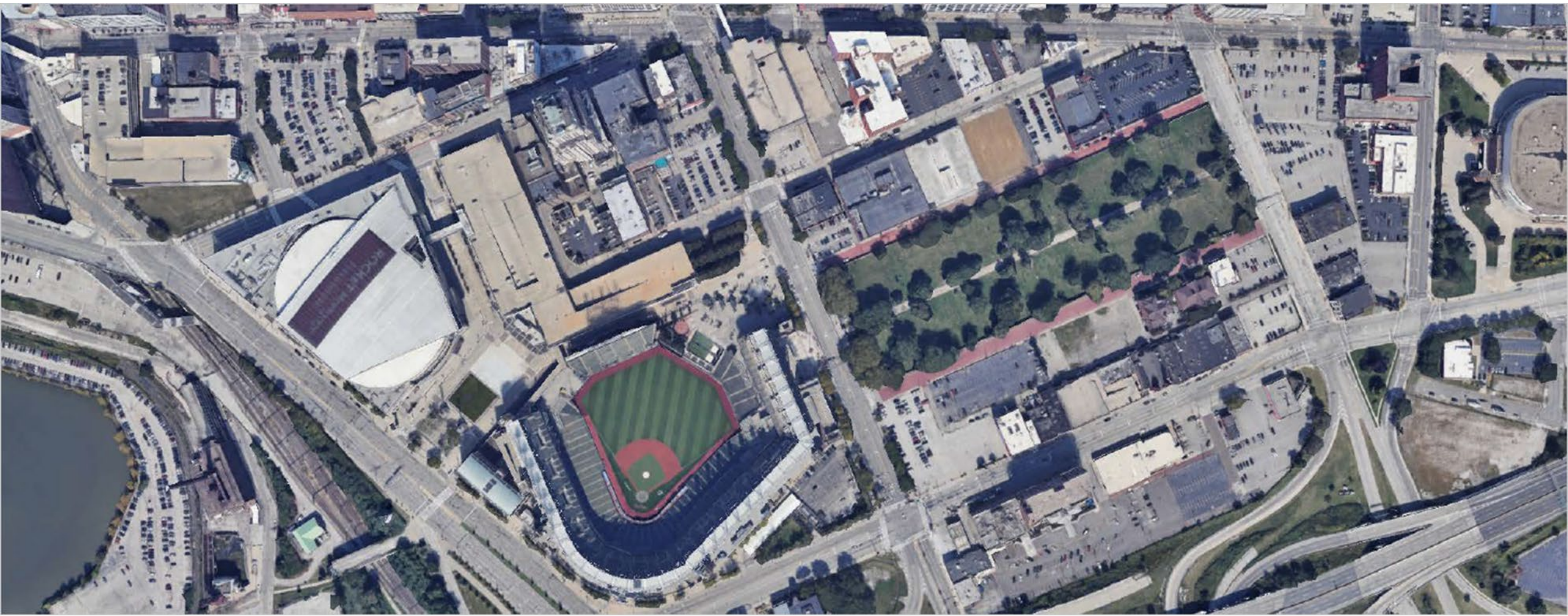
(4) *Vacant Lots.* On any vacant lot which was vacant on the initial effective date of this section, a surface parking lot shall be permitted, in accordance with all applicable City regulations.

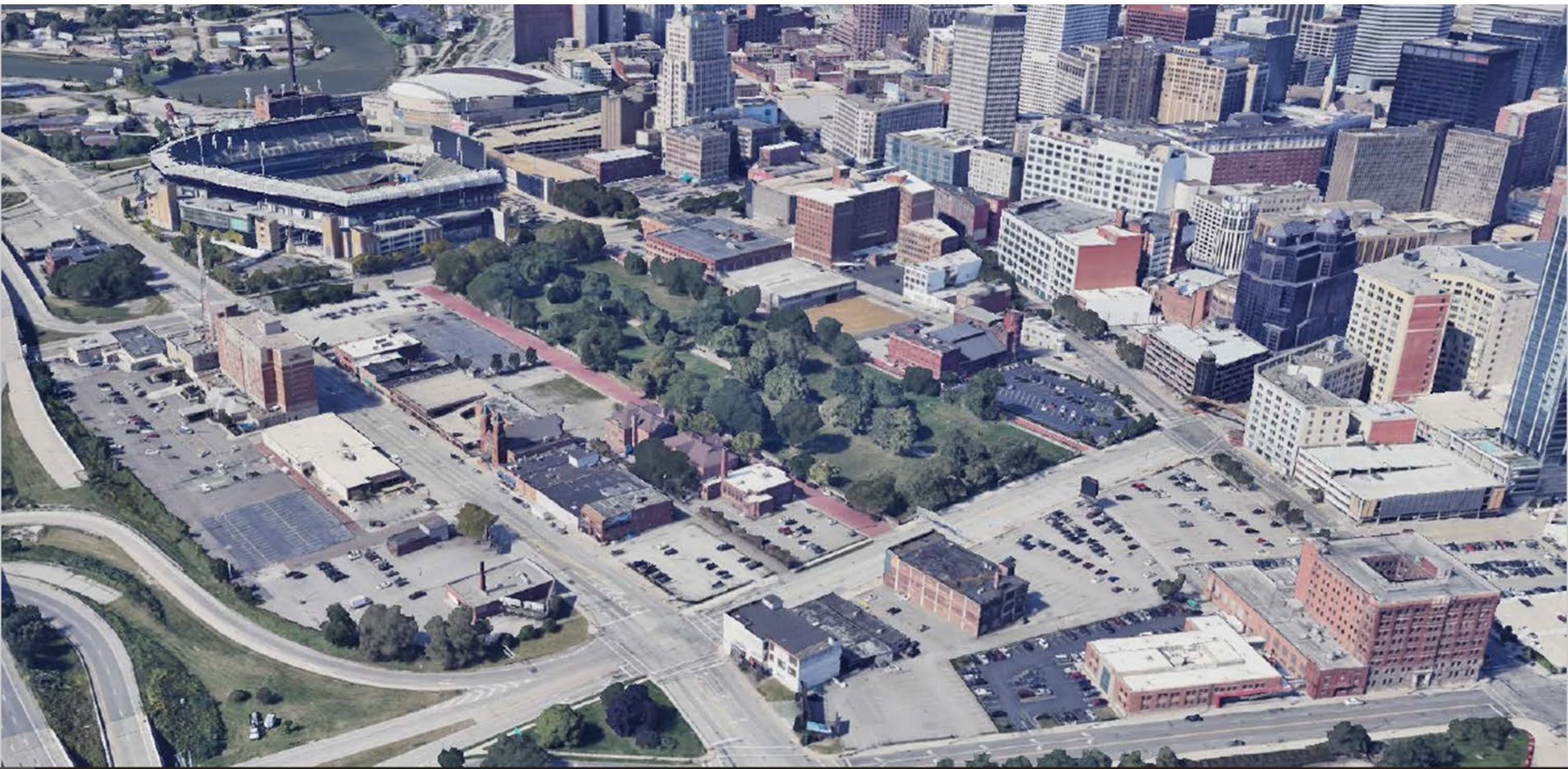
(f) *Existing Surface Lots.* Within the designated districts, surface parking lots legally established or approved prior to the initial effective date of this section shall be considered legal nonconforming uses and may be maintained, repaired and improved in accordance with otherwise applicable City regulations. No such lot shall be expanded without approval of the City Planning Commission, in accordance with the provisions of this section.

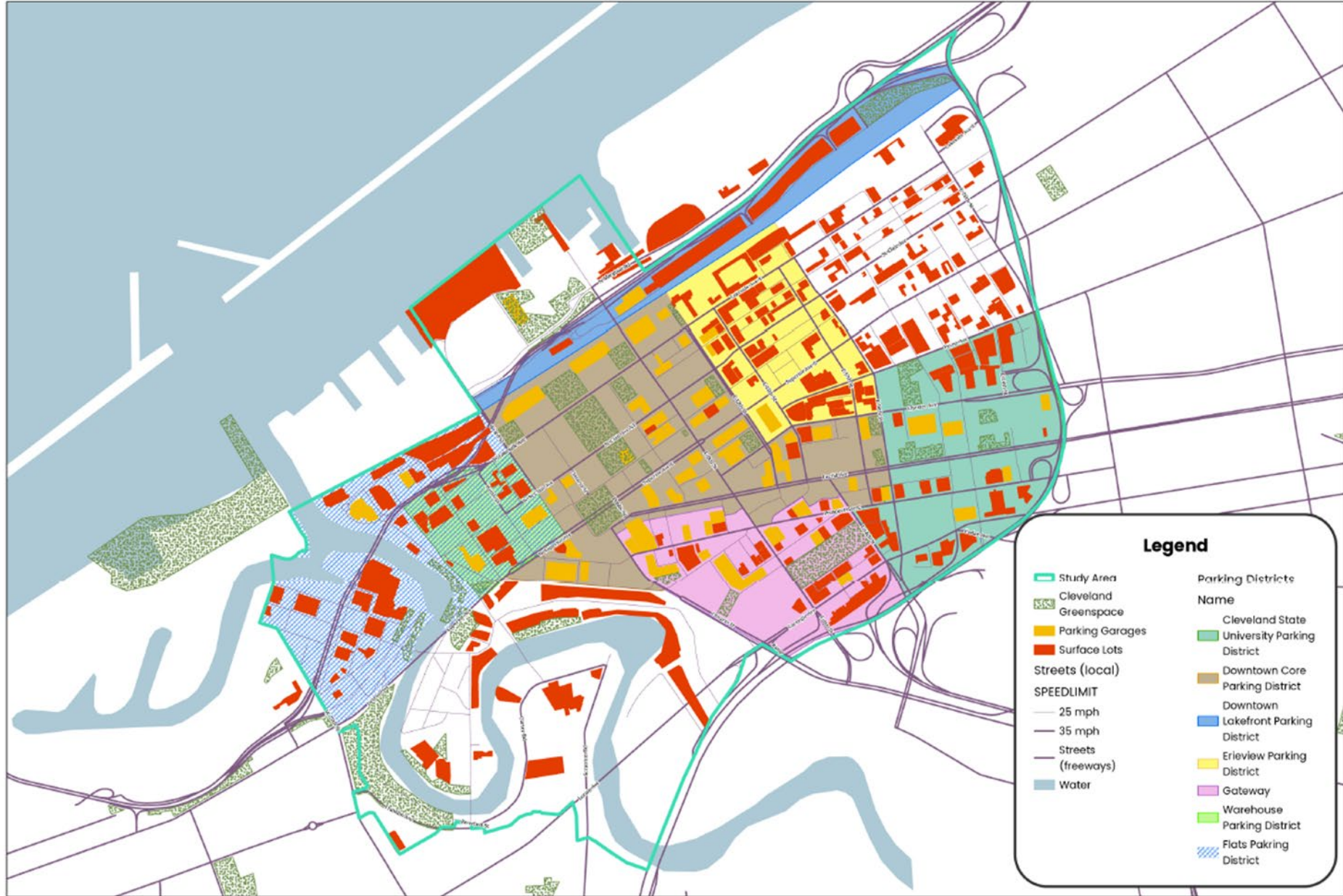
(g) *Variations for Establishment of Parking Lots.* In the case of a request for a variance to permit establishment of a surface parking lot which is prohibited by regulations of this section, the Board of Zoning Appeals shall grant such variance only if it determines that denial of the variance would deprive the owner of all reasonable economic use of the subject property. In making this determination, the Board may seek the advice of experts in relevant fields and shall consider the potential for long-term as well as short term economic gain.

(h) *Variations for Temporary Lots.* In the case of a request for a variance to extend the use of a parking lot approved under division (e)(1) of this section, the Board of Zoning Appeals shall grant such extension only if it determines that redevelopment of the subject property has been delayed by circumstances which are beyond the control of the owner and which would be present regardless of the particular ownership of the property. In such cases, the Board shall not grant an extension for a period greater than one (1) year in duration. The property owner may return to the Board for consideration of further extensions if said circumstances persist.

(Ord. No. 1465-97. Passed 12-15-97, eff. 12-22-97)







Downtown Cleveland Parking: Lots, Garages, and Parking Districts



CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING

Cleveland City Planning Commission

Lot Splits / Consolidations



CITY OF CLEVELAND
Mayor Justin M. Bibb

Jan 17, 2025

Lot Splits / Consolidations

P.P.N.s: 00403049 & 00403050 – splitting into 3 lots

Jan 17, 2025

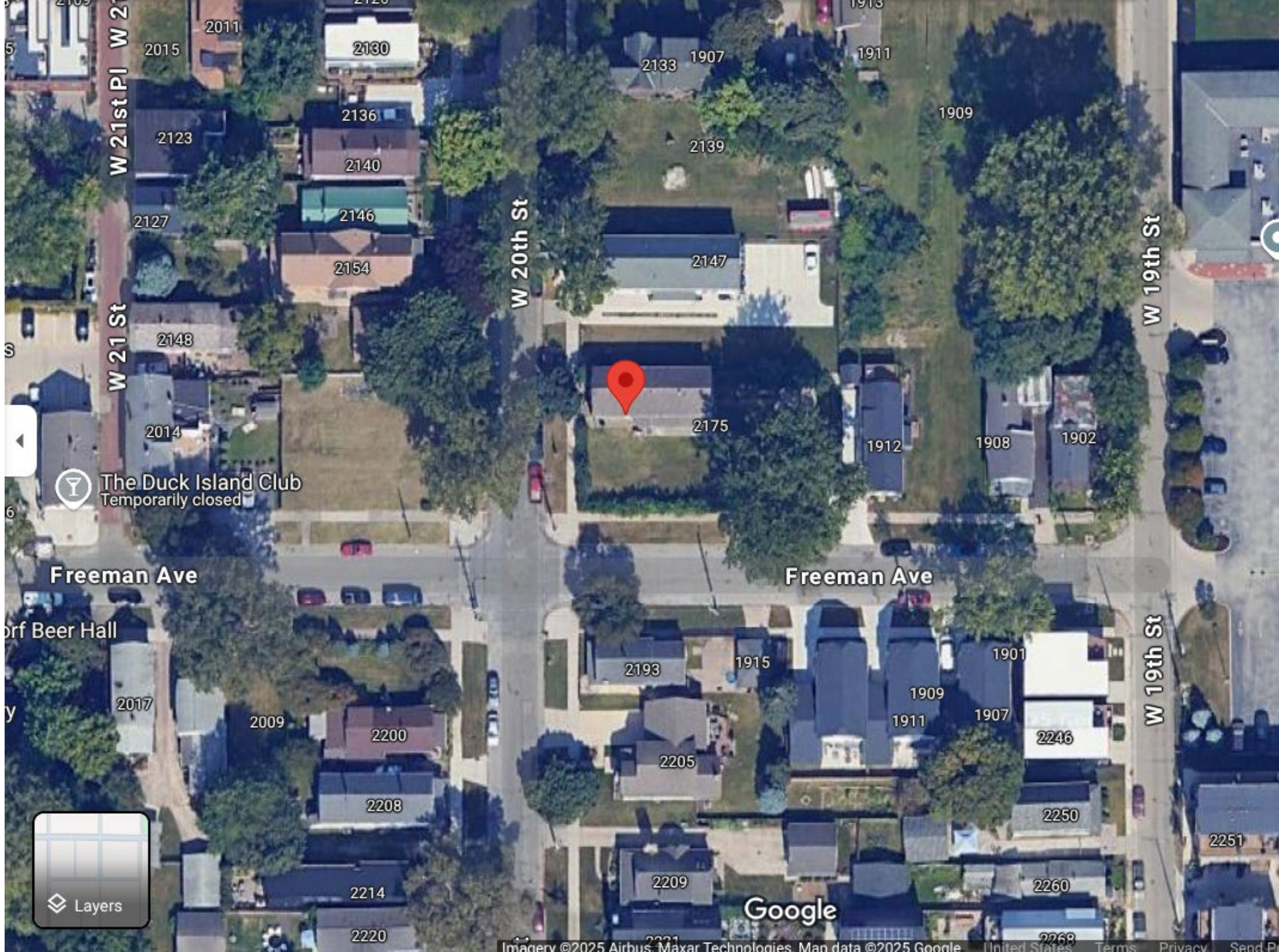
Project Addresses: 2167 W 20 St & 2175 W 20 St, Cleveland, OH, 44113

Project Representative: Mark Ebner

Proposed Lot Split and Consolidation

NE Corner of W 20th and Freeman Ave

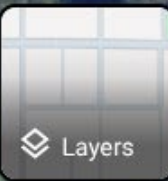
Presented by: Property Owner/Builder
Mark Ebner
440-666-2496
mde783@gmail.com



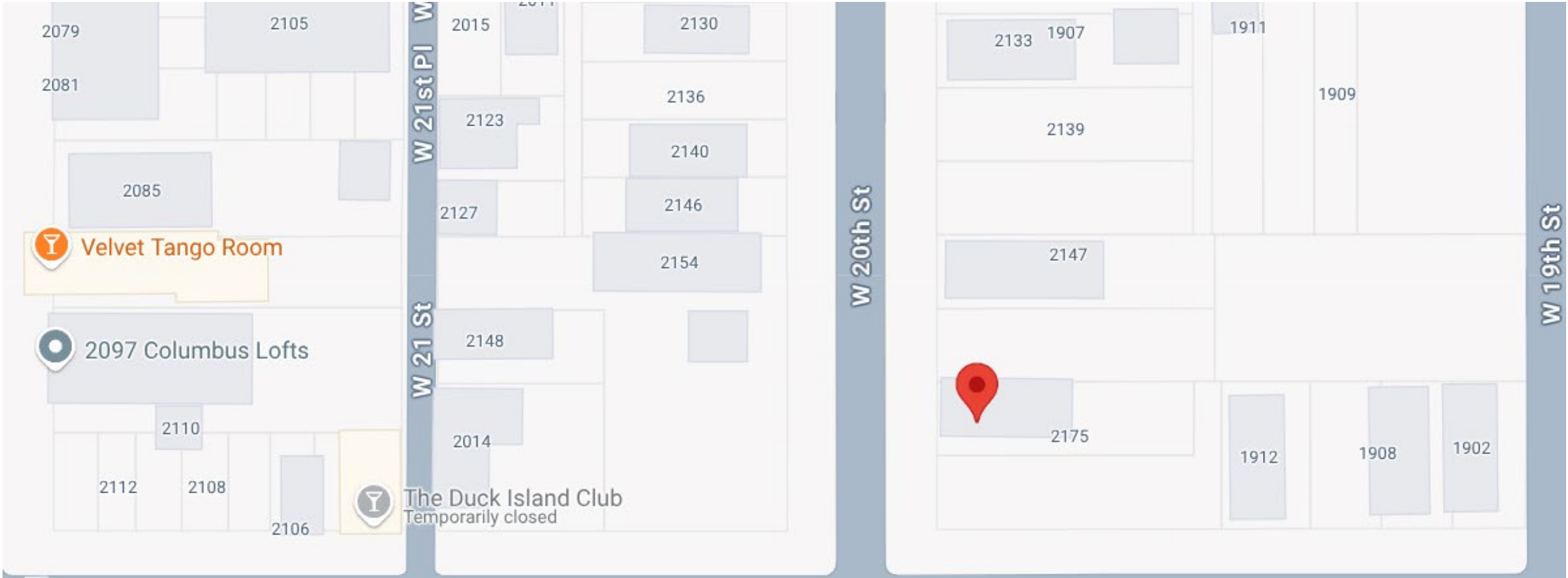
The Duck Island Club
Temporarily closed

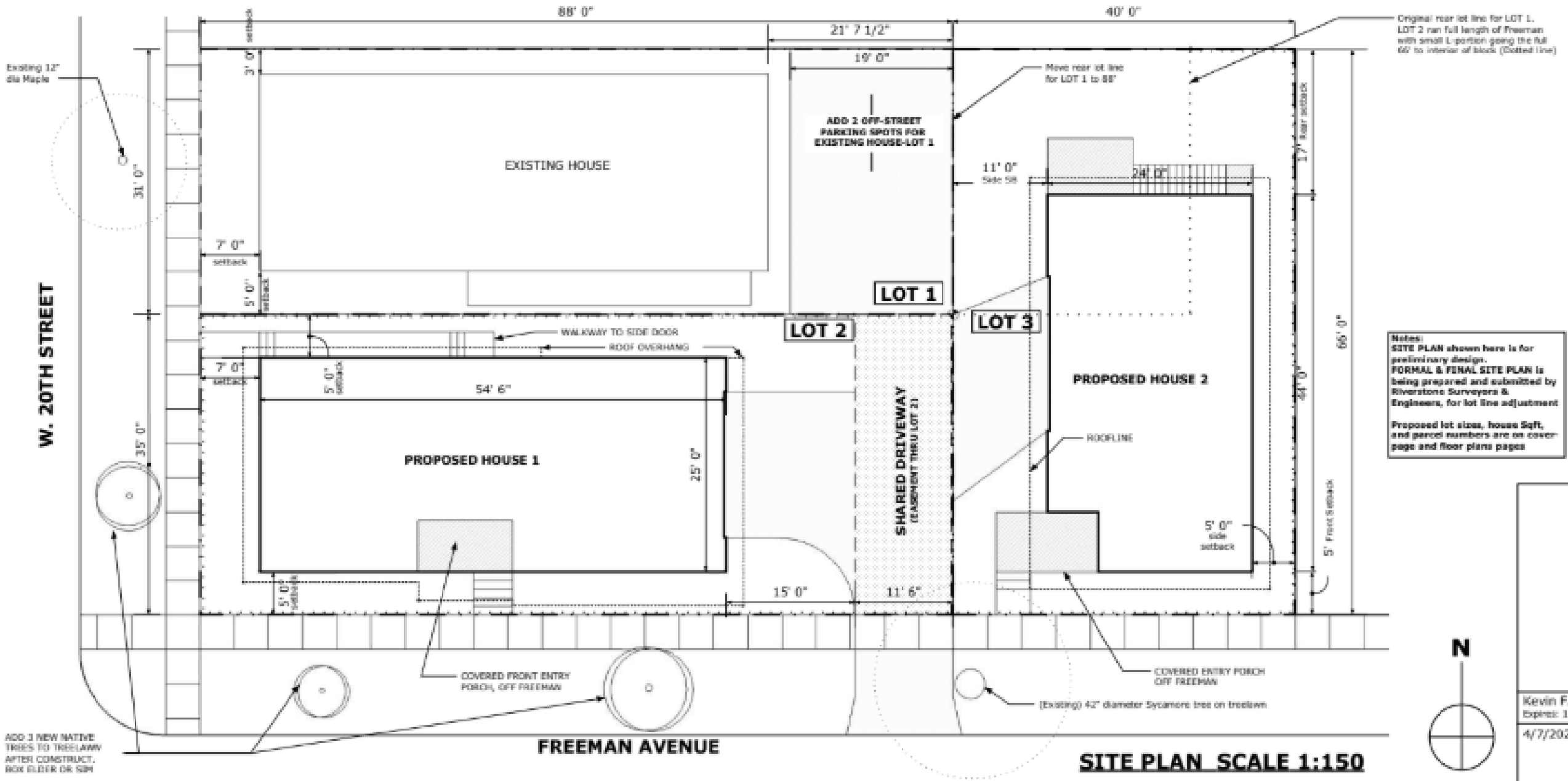
Freeman Ave

Freeman Ave



Google





Notes:
 SITE PLAN shown here is for preliminary design.
 FORMAL & FINAL SITE PLAN is being prepared and submitted by Riverstone Surveyors & Engineers, for lot line adjustment
 Proposed lot sizes, house Sqft, and parcel numbers are on cover page and floor plans pages

ADD 3 NEW NATIVE TREES TO TREELAWY AFTER CONSTRUCT. BOX OLDER OR SIM

Kevin F.
 Expires: 12/31/2024

4/7/2024

SITE PLAN SCALE 1:150

TOTAL LAND AREA
0.2944 Acres 0.407 Sd/F

BASIS OF BEARINGS

The bearings of West 20th Street on North 37°37'37" East is an assumed meridian and are intended to indicate angles only.

COLUMBUS ROAD 80'

WEST 20TH STREET 66'
(A PUBLIC RIGHT-OF-WAY)

ABBEY AVENUE S.W. 66'
(FORMERLY ABBEY STREET)
(A PUBLIC RIGHT-OF-WAY)

**PLAT OF LOT SPLIT
AND
CONSOLIDATION
CREATING**

PARCEL 1, 2 AND 3
P.P.N. 004-03-049
P.P.N. 004-03-050
CITY OF CLEVELAND, OHIO

Shaded in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Sublot No. 302 in the Willeyville Allotment of part of the Original Breaker Township Lot No. 89, as shown by the plat recorded in Volume 2, Page 16 of Cuyahoga County Map Records.

OWNERS ACCEPTANCE

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

Mark Ebner - Owner

Stacy Ebner - Owner

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 of _____, 2025.

Notary Public

My commission expires _____



GRAPHIC SCALE



Note: Section 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

RIVERSTONE

LAND SURVEYING ENGINEERS - REG. OH
2850 LANSBURG AVENUE - SUITE 100
CLEVELAND, OHIO 44114
PHONE: (216) 481-8000 FAX: (216) 481-9440
WWW.RIVERSTONEENGINEERS.COM

REFERENCE SURVEYS

- 1) Willeyville Allotment, Volume 2, Page 16 of Cuyahoga County Map Records. (Rec.-File)
- 2) Willey & Gray's Re-Alignment, Volume 2, Page 11 of Cuyahoga County Map Records. (Rec.-Case)
- 3) Standard & Carter Land Dedication, Volume 24, Page 26 of Cuyahoga County Map Records. (Rec.-810)
- 4) Plat of Partition, Volume 284, Page 18 of Cuyahoga County Map Records. (Division)
- 5) Plat of Consolidation & Partition, Volume 301, Page 80 of Cuyahoga County Map Records. (Division)
- 6) Dedication Map of Smith Court S.W. Opening, Volume 180, Page 81 of Cuyahoga County Map Records. (Private)
- 7) Plat of Lot Split, Volume 376, Page 21 of Cuyahoga County Map Records. (Private)
- 8) Plat of Survey for Five Industrial Related Company by Garrett & Associates, Inc., dated December 1998. (Garrett)
- 9) S.E. Hartwell's 1880 Survey of the Bradley and Corral Estates, City of Cleveland Record 104-228. (Survey)
- 10) City of Cleveland Survey Records (CSR)

CITY APPROVALS

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

Joyce Pan Huang - Planning Director

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

Richard Sotolosa - Planning Commissioner

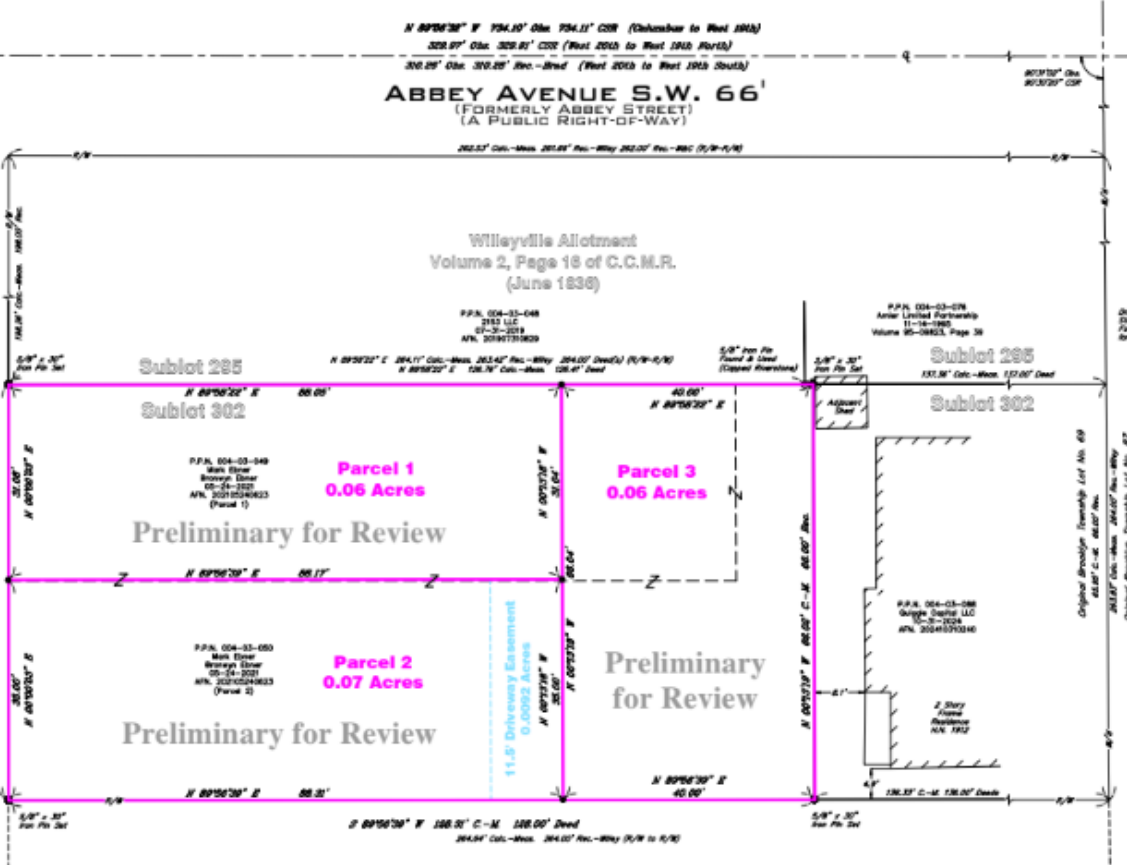
FREEMAN AVENUE 66'
(FORMERLY FREEMAN STREET)
(A PUBLIC RIGHT-OF-WAY)

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

Brian Seibert
P.S. No. 8740
Date: January 14, 2025



LEGEND

- = Monument Not Found
- = Iron Pin Found
- = Iron Pipe Found
- = 5/8" x 10" Iron Pin Set
- = 1/2" Hole Set / Found
- = 1/4" Hole Set / Found
- = Detail

5/8" x 30"
Iron Pin Set

Sublot 295

N 89°58'22" E 264.11' Calc.—Meas. 263.42' Rec.—Wiley 264.00' Deed(s) (R/W-R/W)
N 89°58'22" E 126.76' Calc.—Meas. 126.41' Deed

Found & Used
(Capped Riverstone)

N 89°58'22" E 88.05'

Sublot 302

40.00'
N 89°58'22" E

31.08'
N 00°00'23" E

P.P.N. 004-03-049
Mark Ebner
Bronwyn Ebner
05-24-2021
APN. 202105240623
(Parcel 1)

Parcel 1
0.06 Acres

Parcel 3
0.06 Acres

Preliminary for Review

31.04'
N 00°13'18" W

N 89°58'39" E 88.17'

68.04'

35.00'
N 00°00'23" E

P.P.N. 004-03-050
Mark Ebner
Bronwyn Ebner
05-24-2021
APN. 202105240623
(Parcel 2)

Parcel 2
0.07 Acres

35.00'
N 00°13'18" W

Preliminary
for Review

Preliminary for Review

11.5' Driveway Easement
0.0092 Acres

R/W N 89°58'39" E 88.31'

N 89°58'39" E
40.00'

N 00°13'18" W 68.02' C.-M. 68.00' Rec.





Google Street View

Aug 2024 [See more dates](#)







New house beside
owners, current house



6/16/2016

VIEW FROM W. 20TH



PERPSECTIVE FROM SW ALONG FREEMAN

Shared driveway to access existing home &
two proposed residences



VIEW ALONG FREEMAN AVENUE

Aug. 27th, 2024

Board of Zoning Appeals
City Hall
601 Lakeside Avenue, Room 516
Cleveland, Ohio 44114-1071



RE: 2175 W 20th Street and 1916 Freeman Ave, Cleveland, OH 44113

Dear BZA Members,

I am writing on behalf of the Duck Island Block Club to indicate our support of granting variances for codes §357.07 and §357.08 (b) at 2175 W20th Street and 1916 Freeman Ave.

At our August meeting, the Block Club voted unanimously in favor of supporting the Ebners' variances. We thank you for your time and consideration.

Sincerely,

Stephanie Filar
Chair, Duck Island Block Club

Cleveland City Planning Commission

Zoning Map Amendments



CITY OF CLEVELAND
Mayor Justin M. Bibb

Jan 17, 2025

Ordinance No. xxx-2025 (Ward 3/Councilmember McCormack):

Jan 17, 2025

**Changing the Use, area & Height Districts of parcels of land north of
West 26th Street between Chatham Avenue and Monroe Avenue (Map
Change 2689)**

Presenter: Xavier Bay, Zoning Planner

Map Change 2689

City Planning Commission Hearing

January 17, 2025



CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

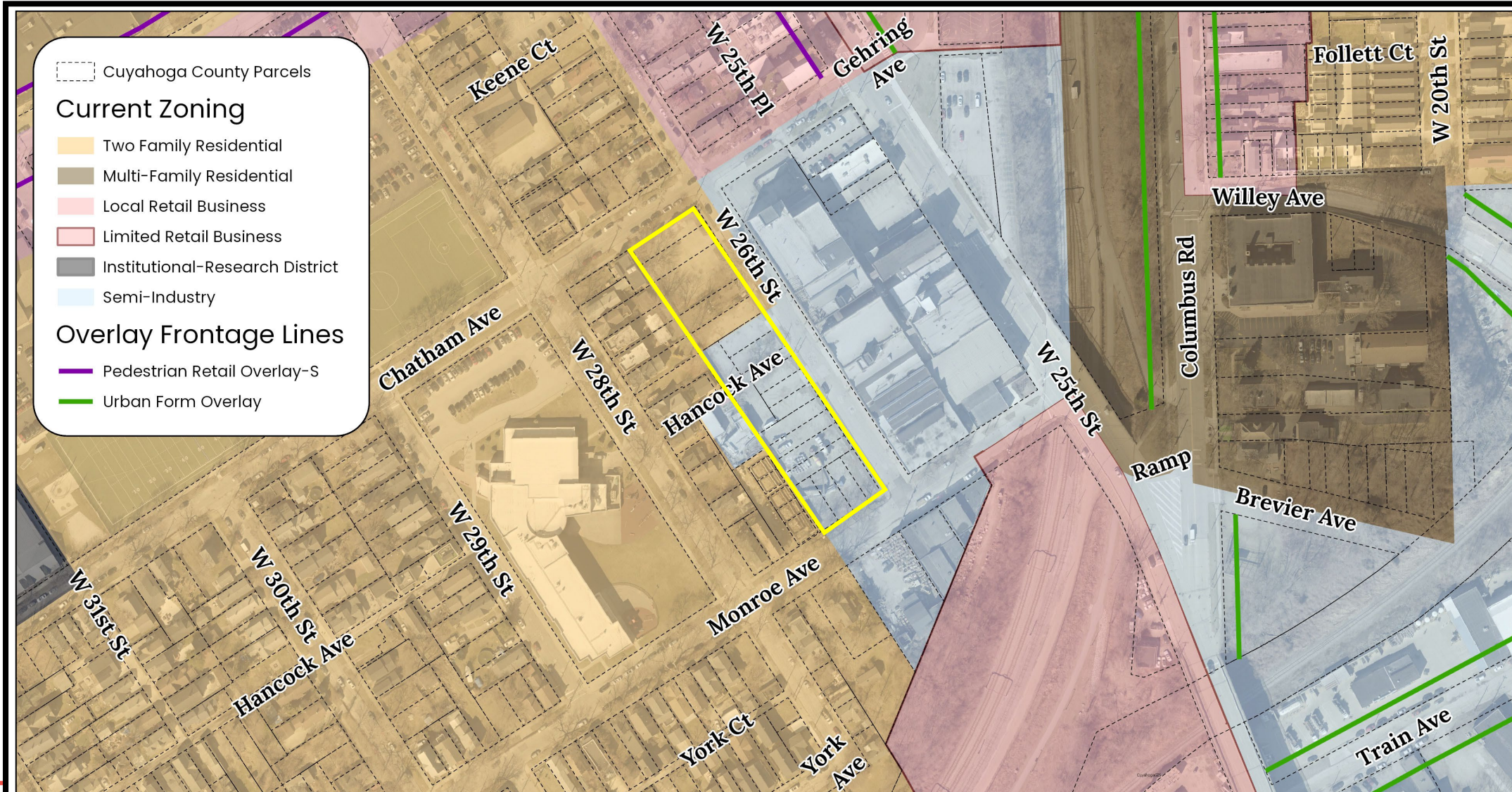
Proposal

Changing the use, area & height districts of parcels of land north of West 26th Street between Chatham Avenue and Monroe Avenue.

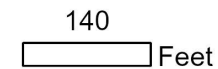
(Map Change 2689)

Purpose

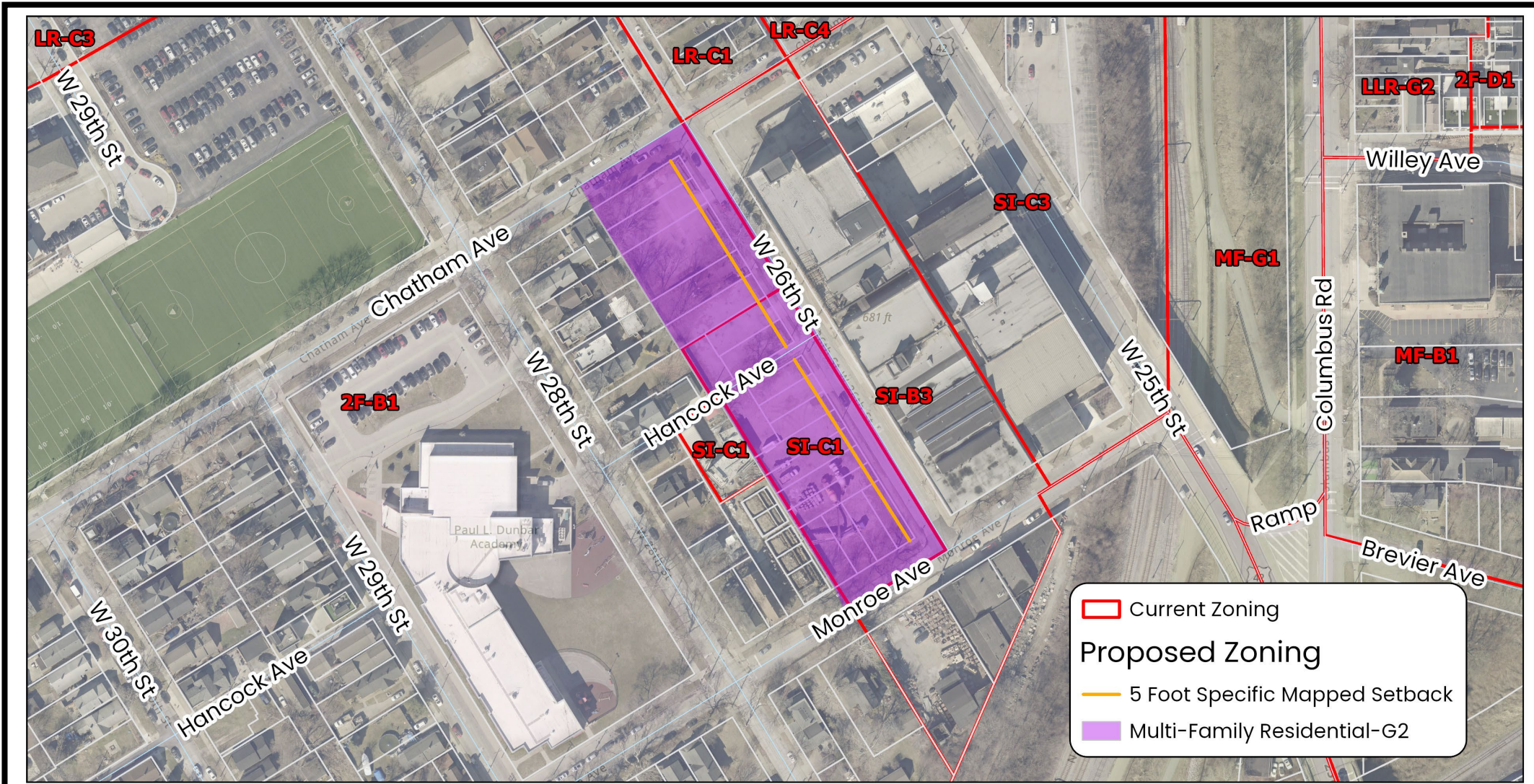
To promote walkability and support a diversity of housing typologies which is in alignment with the Connecting Cleveland 2020 comprehensive citywide plan.



Current Zoning

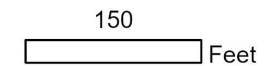


Map Change 2689



Map Change 2689

Changing the use area & height districts of parcels of land west of West 26th Street between Monroe Ave and Chatham Ave



N



Mapped Setbacks

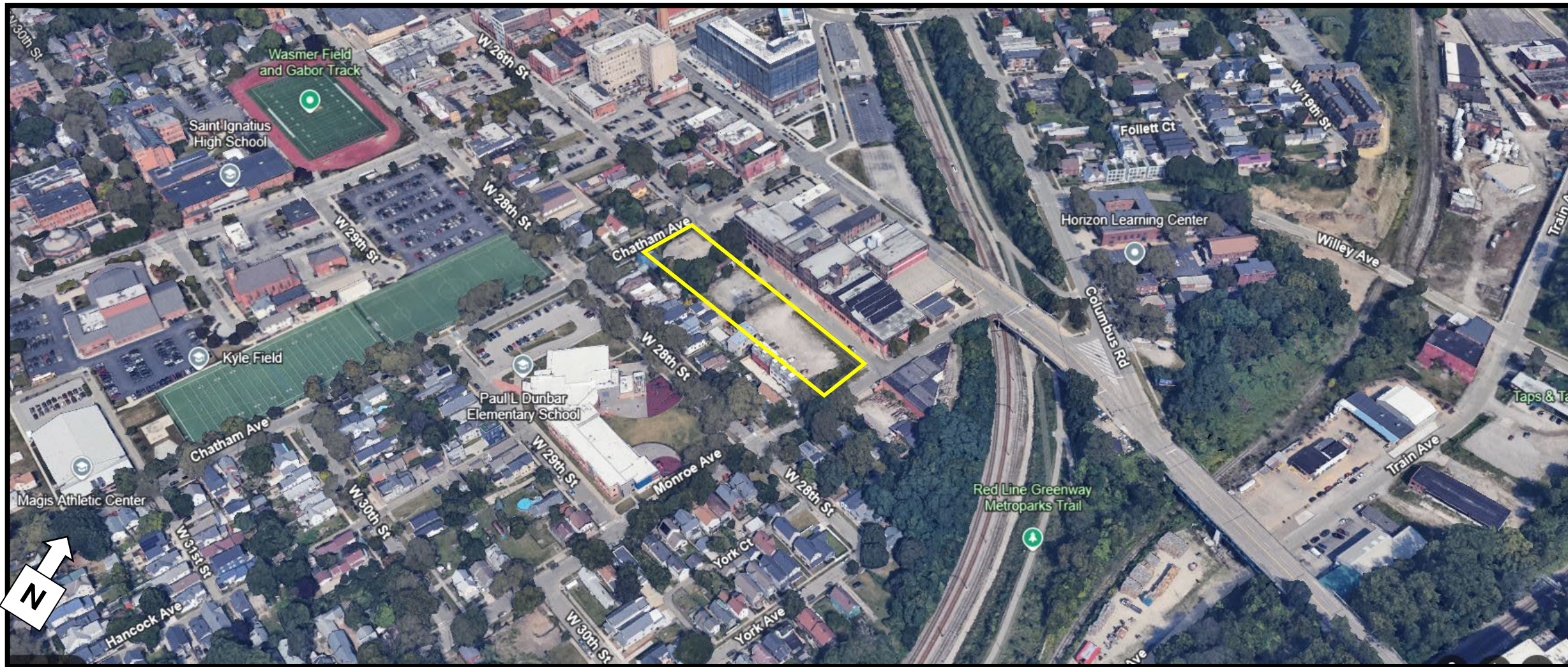
A required front yard space in which no structures may be located, except where specifically allowed by Cleveland Zoning Code

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

Current Context



West 26th St & Chatham Ave
Southern View



West 26th St & Hancock Ave
Southern View



PROJECT DATA

APARTMENT BUILDING

STORIES	4
UNITS	108
STUDIO	28
1 BED/1 BATH	54
2 BED/2 BATH	24
3 BED/2 BATH	2

AREAS

LOBBY & AMENITY	3,684 gsf
ROOF TERRACE	3,162 gsf
PRIVATE GARAGE	8,662 gsf
CIRCULATION & UTILITY	12,446 gsf
RESIDENTIAL	84,874 rsf

OVERALL FLOOR AREAS

FIRST FLOOR	27,134 gsf
SECOND FLOOR	28,834 gsf
THIRD FLOOR	28,834 gsf
FOURTH FLOOR	25,671 gsf
TOTAL	110,473 gsf

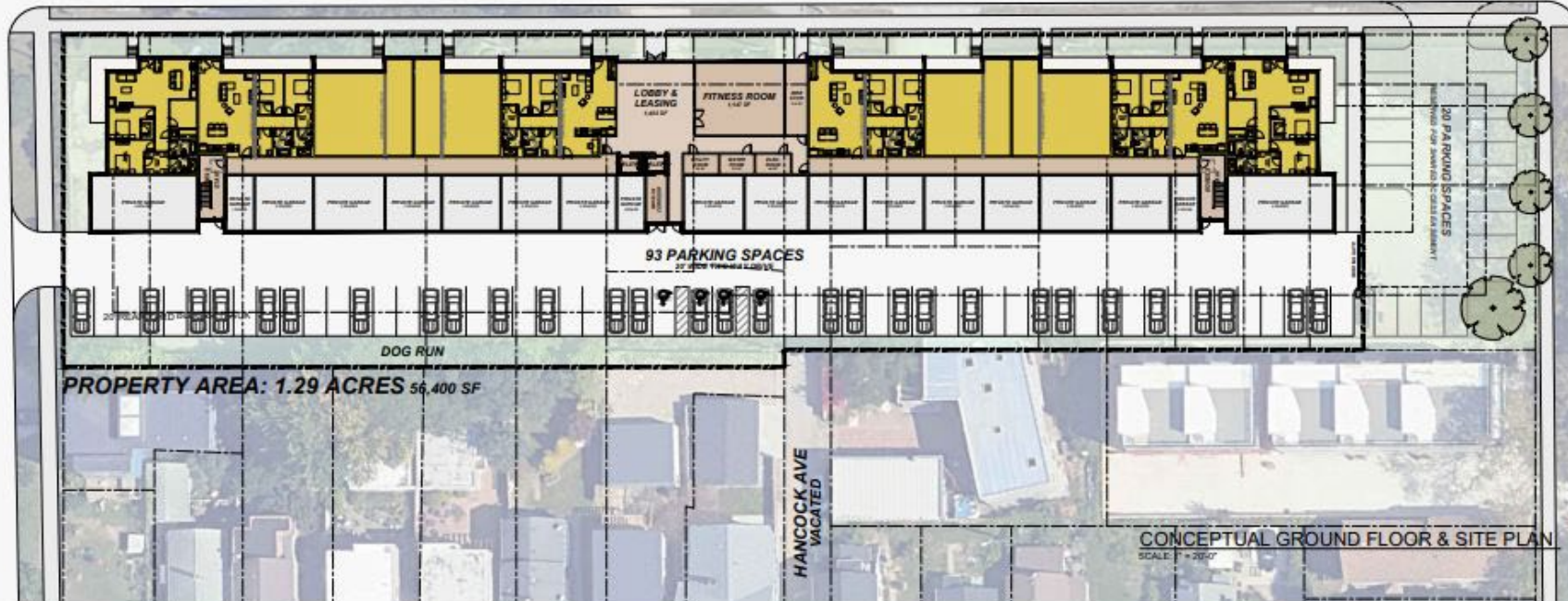
PARKING

PROVIDED PARKING	93
PRIVATE GARAGE SPACES	39
SURFACE APARTMENT SPACES	54
PARKING RATIO	0.86 SPCS/UNIT

W 26TH STREET

46 EXISTING STREET PARKING SPACES

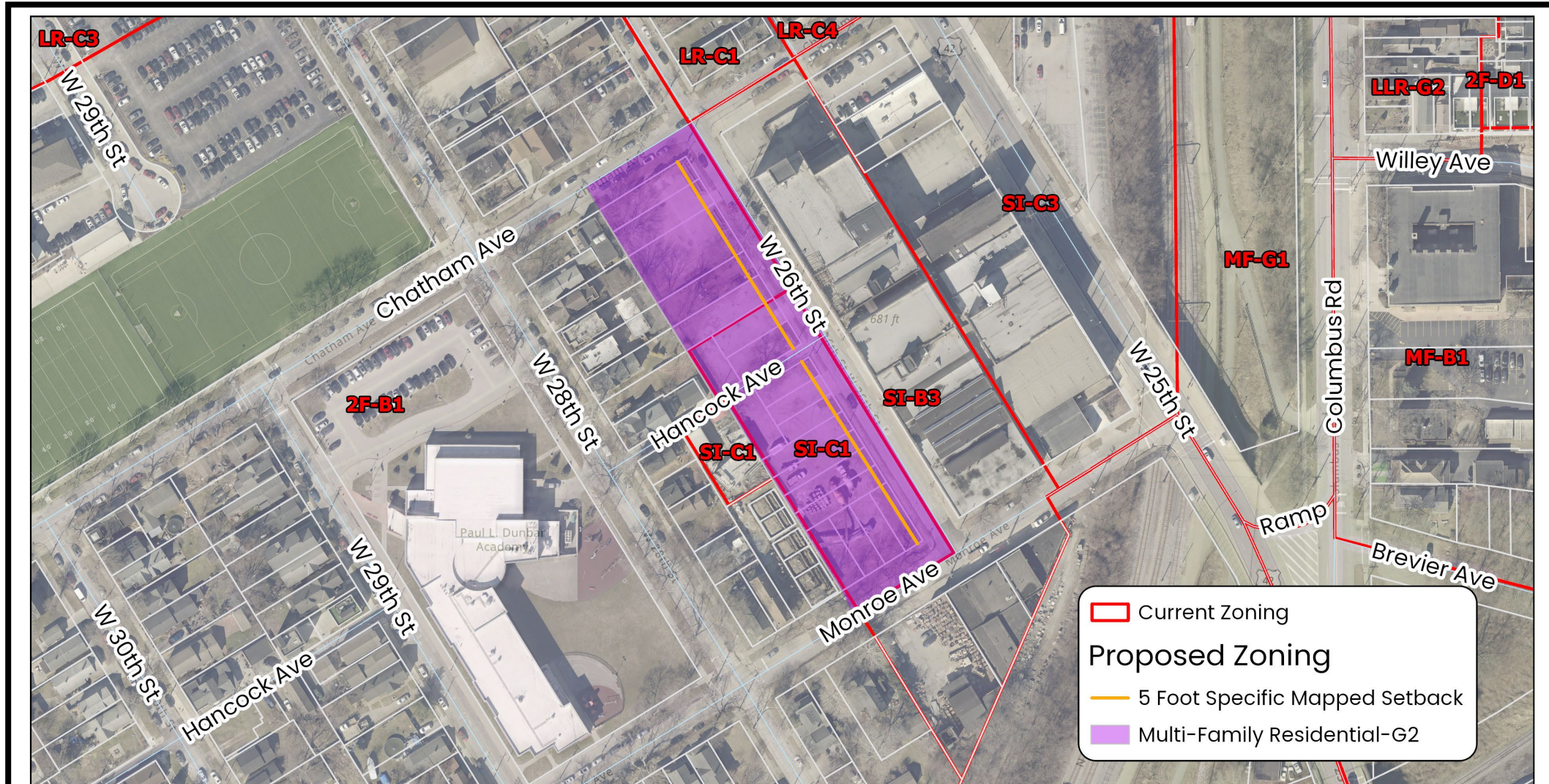
CHATHAM AVE
11 EXISTING STREET PARKING SPACES




MONROE AVE
19 EXISTING STREET PARKING SPACES


CONCEPTUAL GROUND FLOOR & SITE PLAN
SCALE: 1" = 200'


Map Change 2687



 Current Zoning

Proposed Zoning

 5 Foot Specific Mapped Setback

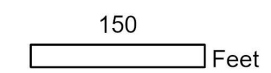
 Multi-Family Residential-G2



Date: 12/18/2024

Map Change 2689

Changing the use area & height districts of parcels of land west of West 26th Street between Monroe Ave and Chatham Ave



Cleveland City Planning Commission

Central Southeast Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

Jan 17, 2025

Central Southeast Design Review

Jan 17, 2025

CSE2024-012 – *Convenience Store*

Project Address: 4475 Lee Rd

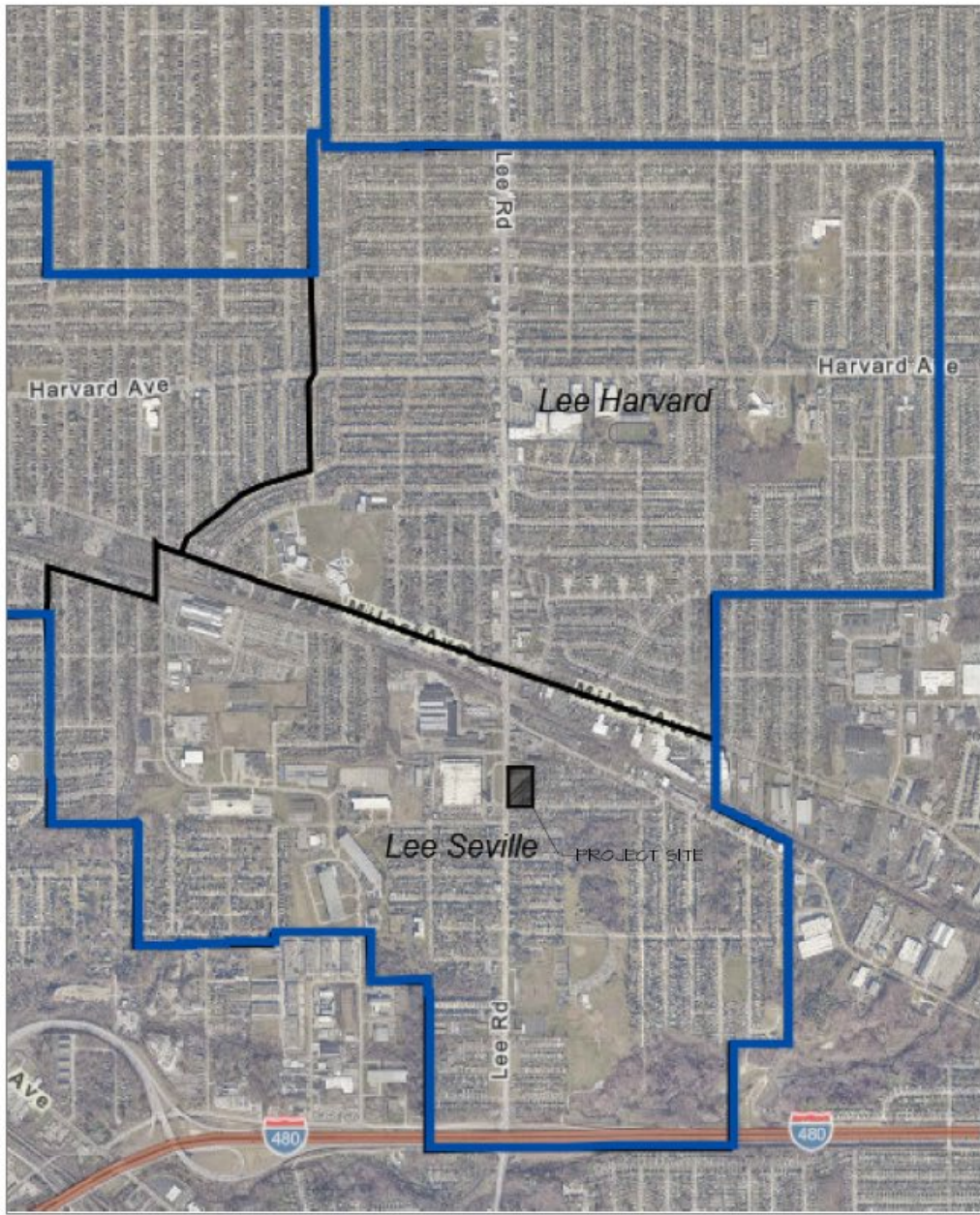
Type: New Construction

Project Representative: Warren Richardson

Approval: Schematic

Ward 1 – Councilmember Jones

SPA: Lee-Seville



DISTRICT PLAN
SCALE: 1" = 100'



SITE CONTEXT PLAN
SCALE: 1" = 100'

SUPER ONE CONVENIENT STORE

4475 LEE RD
CLEVELAND, OHIO 44128

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DATE DRAWN BY: MDS
DATE REVISIONS BY: MDS
CONTRACTOR: SMALL
CHECK ALL DIMENSIONS IN FIELD

SITE CONTEXT PLAN
DISTRICT PLAN

SP-0



SITE

AERIAL VIEW
SCALE: NTS



EXISTING LOCATION

VIEW
SCALE: NTS ②



SITE

VIEW
SCALE: NTS ④



SITE

VIEW
SCALE: NTS ①



SITE

VIEW
SCALE: NTS ⑤

SUPER ONE CONVENIENT STORE
4475 LEE RD
CLEVELAND, OHIO 44128

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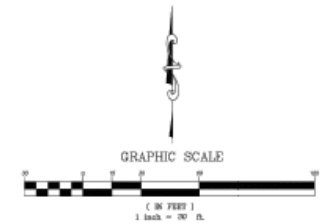
DATE DRAWN BY: MJK
DATE REVISION BY: MJK
CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD

SITE CONTEXT

SP-0.1

**LOT CONSOLIDATION PLAT
FOR
DONNA M. SNEAD-JONES**

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA, AND STATE OF OHIO, AND KNOWN AS BEING ALL OF SUBDIVISION NOS. 106, 107, 108, AND 109 IN WILLIAM J. LANG'S LEE HEIGHTS ALLOTMENT OF PART OF ORIGINAL WAINWESVILLE TOWNSHIP LOT NOS. 83, 84, 92, AND 93 AS SHOWN BY THE RECORDED PLAT IN VOLUME 88, PAGE 16 OF CUYAHOGA COUNTY MAP RECORDS.



REFERENCE SURVEYS

1. CSR, BOOK 107, PAGE 28-29
 2. CSR, BOOK 124, PAGE 154
 3. CSR, BOOK 115, PAGE 160-161
 4. CSR, BOOK 82, PAGE 159
 5. CSR, BOOK 95, PAGE 90-91
 6. VOLUME 88, PAGE 16 OF C.C.M.R.
- P.P.N. 143-13-009
P.P.N. 143-13-010
P.P.N. 143-13-011
P.P.N. 143-13-012
DONNA M. SNEAD-JONES
AFN 202110130529

PARCEL "A"
24,000 SQ. FT.
0.5510 ACRES

OWNERS ACCEPTANCE:
I, THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON DO HEREBY ACCEPT THIS LOT CONSOLIDATION PLAT OF THE SAME.

OWNER:
DONNA M. SNEAD-JONES

NOTARY:
STATE OF OHIO
COUNTY OF CUYAHOGA
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED OWNERS WHO ACKNOWLEDGE SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR OWN FREE ACT AND DEED, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND OFFICIAL SEAL AT _____ OHIO, THIS ____ DAY OF _____ 2023.

NOTARY PUBLIC

BY COMMISSION EXPIRES

APPROVALS:
THIS LOT CONSOLIDATION PLAT IS ACCEPTED AND APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF CLEVELAND, STATE OF OHIO, THIS ____ DAY OF _____ 2023.

JOYCE PAN HUANG PLANNING DIRECTOR

THIS LOT CONSOLIDATION PLAT IS ACCEPTED AND APPROVED BY THE PLATING COMMISSIONER OF THE CITY OF CLEVELAND, STATE OF OHIO, THIS ____ DAY OF _____ 2023.

RO-AND SWITALSKI PLATTING COMMISSIONER

CERTIFICATION:
THIS SURVEY CONFORMS TO OAC 4733-27, MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, ALL TO THE BEST OF MY KNOWLEDGE, INFORMATION AND PERSONAL BELIEF, WHICH I HEREBY STATE TO BE CORRECT.

ELTON K. COOPER, SR. PS 8671 DATE 08/25/2023

NOTE: BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DETERMINE ANGLES ONLY.

● = 5/8"X33" IRON PIN SET AND CAPPED P.S. NO. 8671



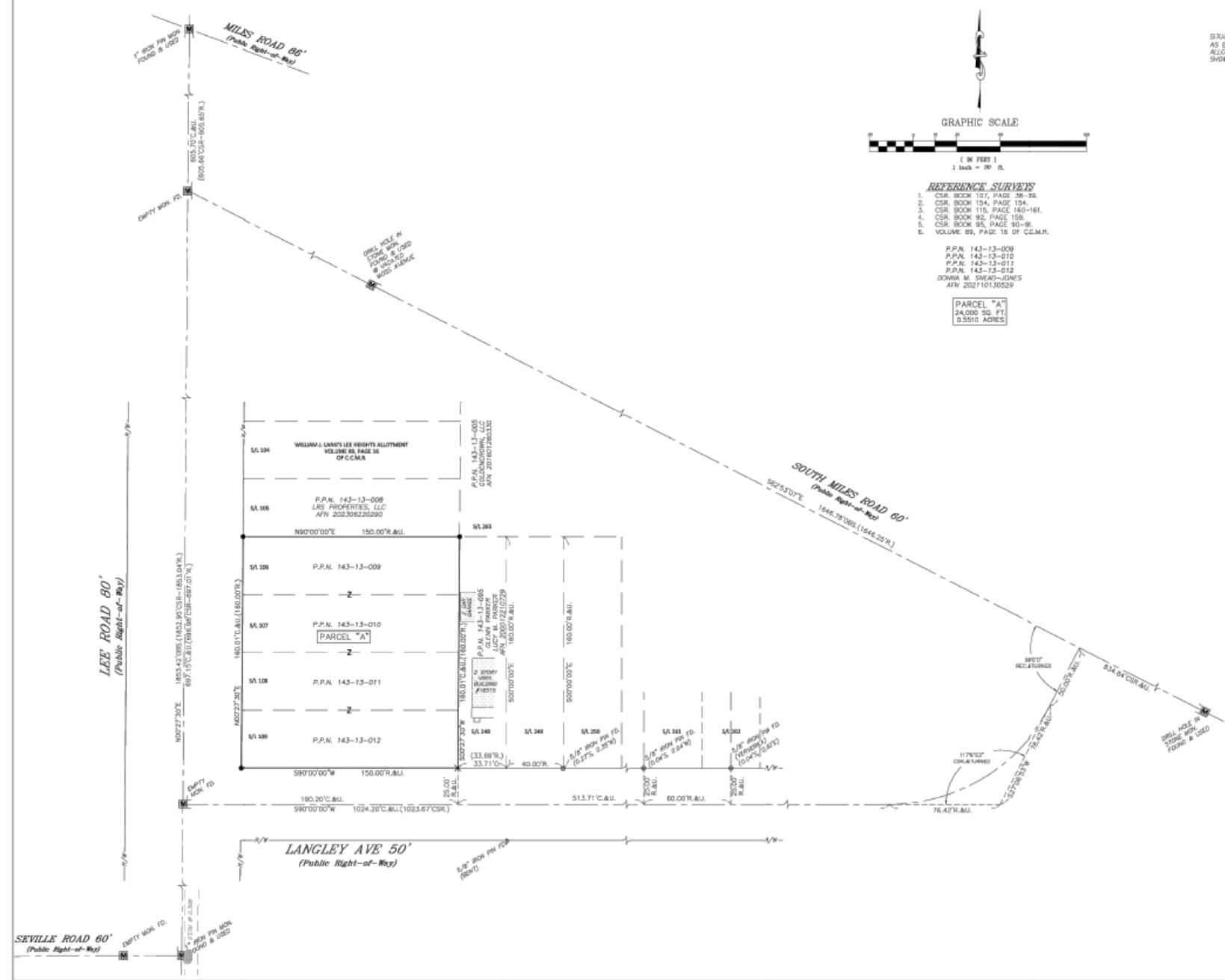
LEGEND

- IRON PIN SET
 - IRON PIPE/PIPE FOUND
 - MONUMENT BOX FOUND
 - + MAG. ANA. SET
 - REC. R. RECORD
 - MEAS./M. MEASURED
 - CALC./C. CALCULATED
 - DBS. OBSERVED
 - VEL. BEARING
 - PO. PAGE
 - AC. ACRES
 - SQ. FT. SQUARE FEET
 - C.C.M.R. CUYAHOGA COUNTY MAP RECORDS
 - CSR. CLEVELAND SURVEY RECORDS
 - E.C.T.P. BUILD CORRIDOR CENTERLINE PLAT
 - P.P.N. REMAINDER AND REMAINDER NUMBER
- OWNER LINE: _____
RIGHT OF WAY LINE: _____
PROPERTY LINE: _____
ADJACENT PROPERTY LINE: _____
ORIGINAL LOT LINE: _____



CLEVELAND SURVEYING AND MAPPING, INC.
18028 HAWARD AVENUE, UNIT 20972
CLEVELAND, OHIO 44128
(216) 751-4668 OFFICE
(877) 792-4668 FAX

DRAWN BY E.K.C.	SCALE 1"=30'	DATE 08/18/2023
CHECK BY E.K.C.	JOB NO. 23-012	PAGE 1 OF 1



NOTES

1. PROTECT EXISTING TREES TO REMAIN.

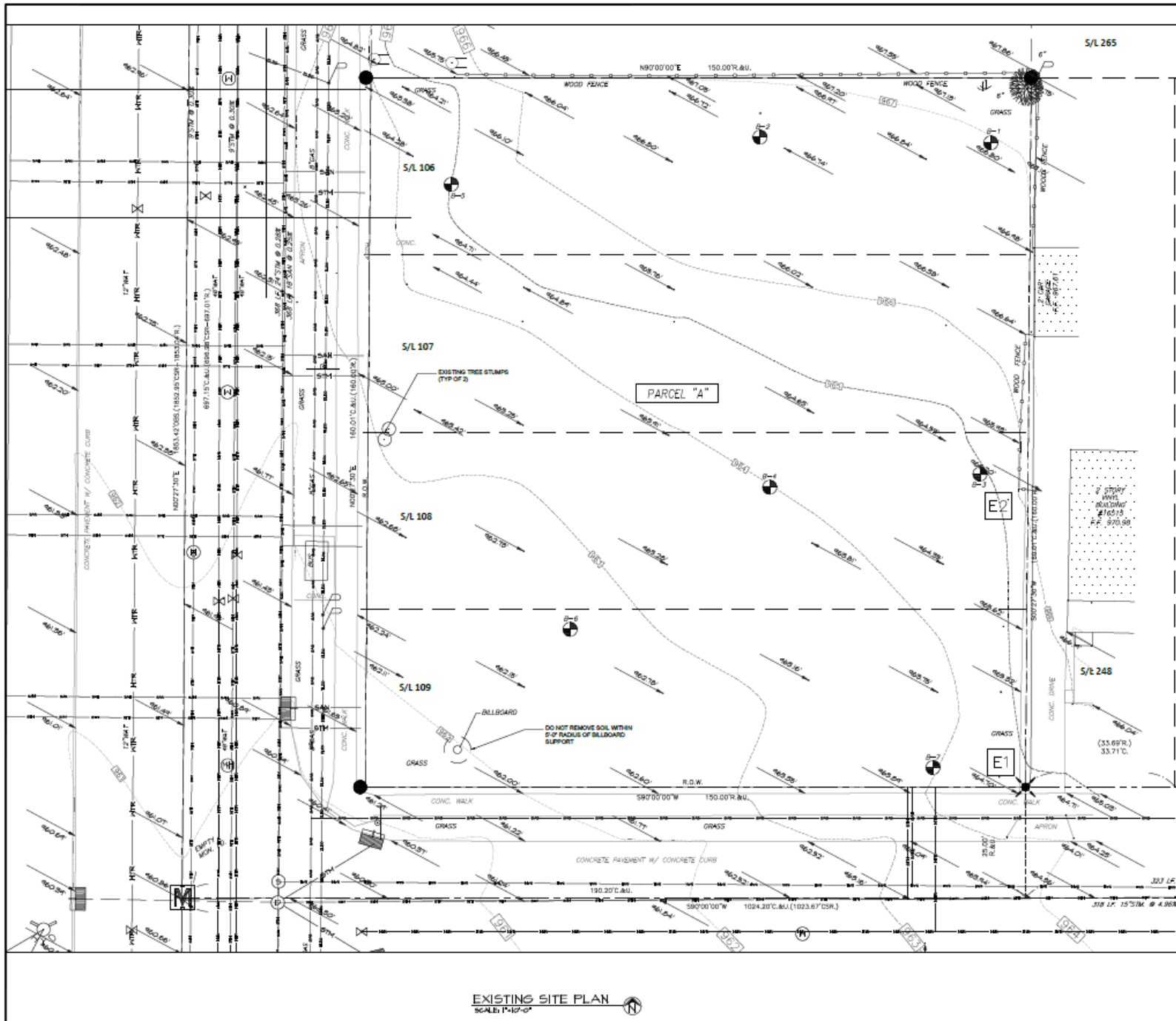
SUPER ONE CONVENIENT STORE
4475 LEE RD
CLEVELAND, OHIO 44128

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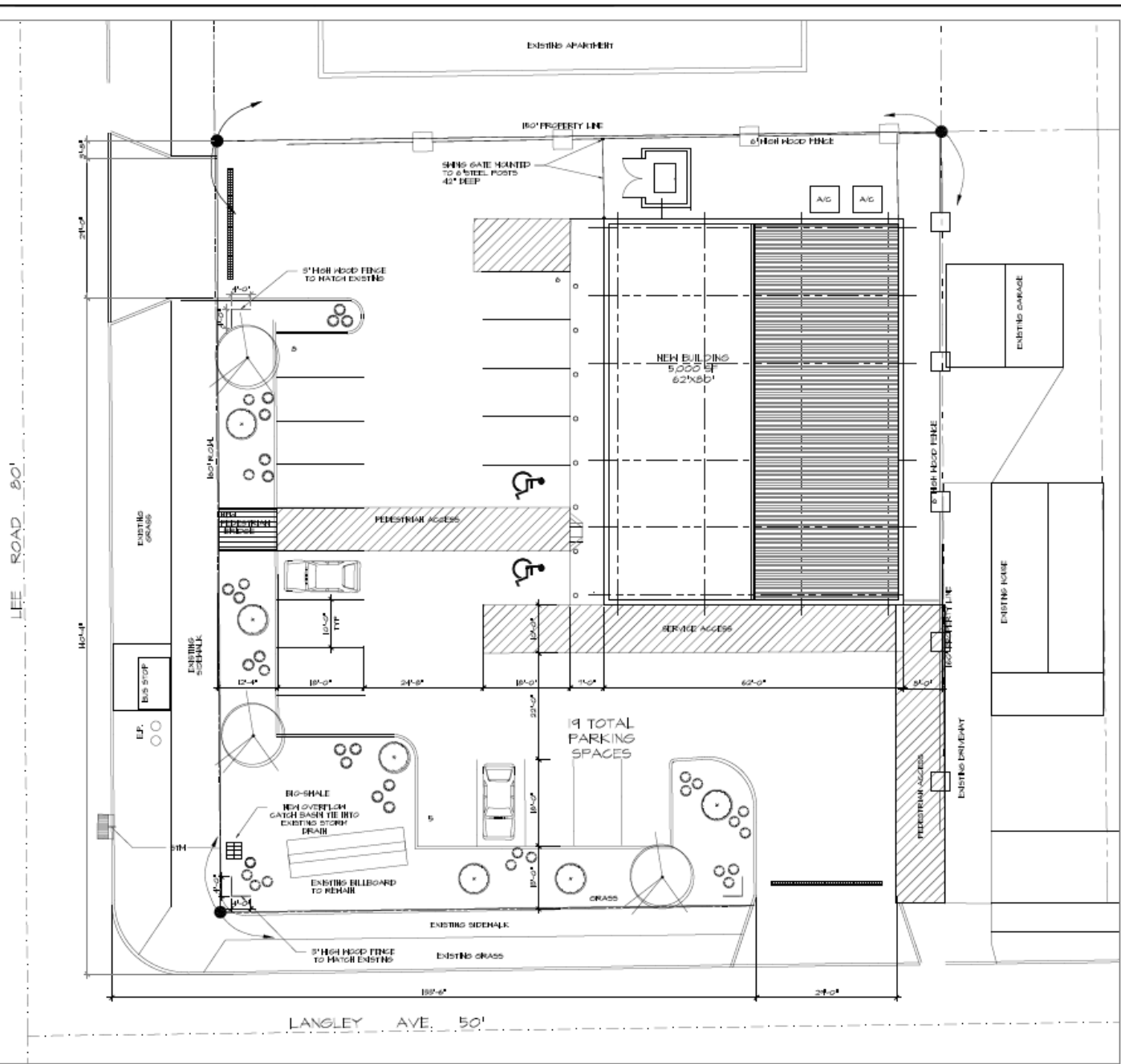
DATE DRAWN BY: MCR
DATE CHECKED BY: MCR
CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD.

EXISTING SITE PLAN WITH TOPO

SP-1



EXISTING SITE PLAN
SCALE: 1/4" = 10'-0"



PROPOSED SITE PLAN
 SCALE: 1" = 10'-0"

SUPER ONE CONVENIENT STORE
 4475 LEE RD
 CLEVELAND, OHIO 44128

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DATE: 01-20-18
 DRAWN BY: JH
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PROPOSED SITE PLAN



AMERICAN SENTRY LINDEN



ARBOR VITAE



TORTUGA JUNIPER



TREX COMPOSITE FENCING



RECYCLED PLASTIC PEDESTRIAN BRIDGE - BY MODIE OUTDOOR PRODUCTS

UDS
 URBAN DESIGN STUDIO
 14577 CLEAR RD. STE
 100 SOUTH COLUMBIA,
 OHIO 43176
 PHONE (440) 852-1270
 FAX (440) 852-1270
 WWW.UDSSTUDIO.COM

SUPER ONE CONVENIENT STORE
 4475 LEE RD
 CLEVELAND, OHIO 44128

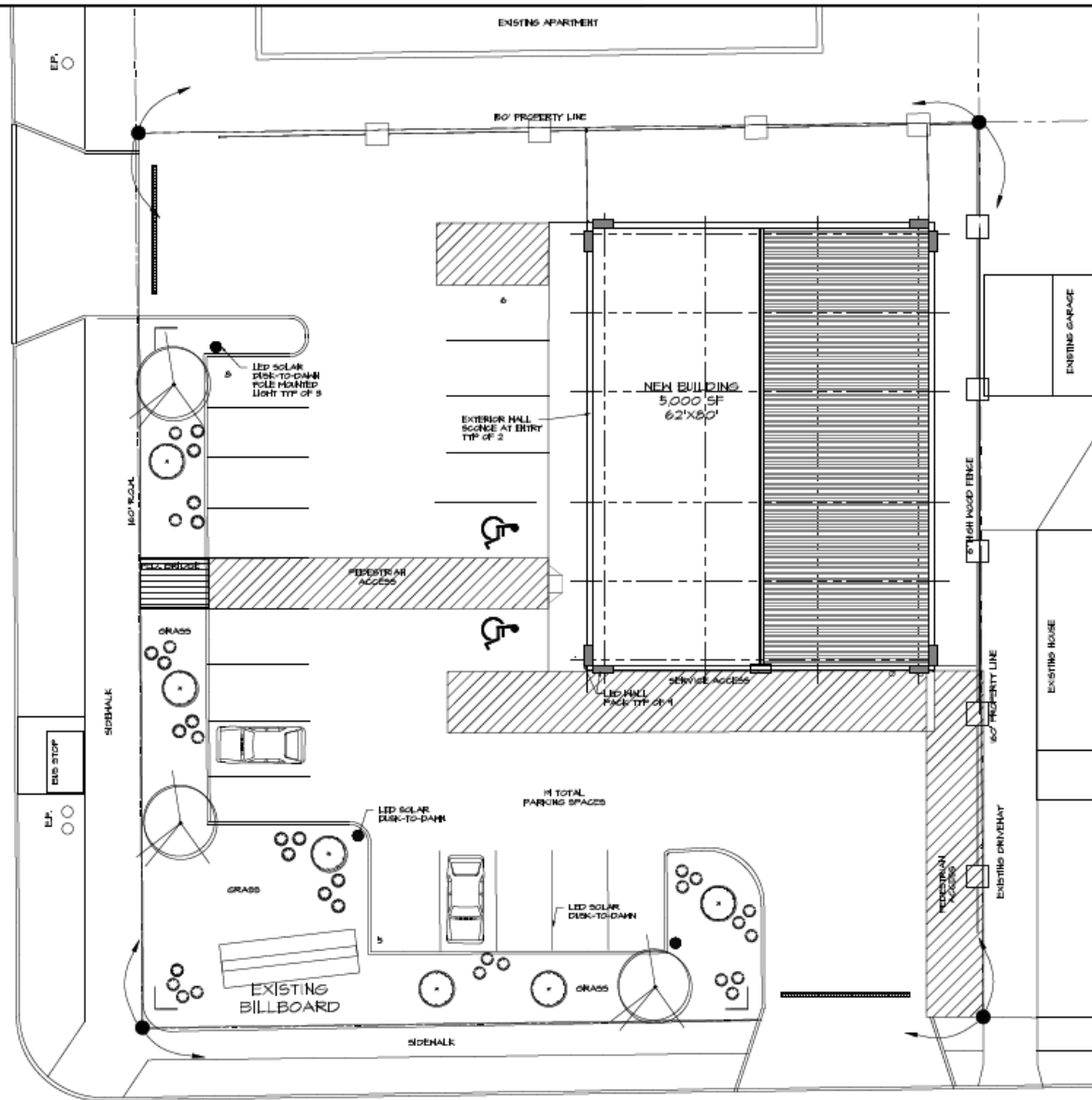
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DRAWN BY: JCB
 CHECKED BY: JCB
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD

EXTERIOR FURNISHING
 AND MATERIALS

L-1.1

LEE ROAD 80'



LANGLEY AVE. 50'

PROPOSED LIGHTING PLAN
SCALE: 1" = 32'-0"

LED SOLAR DUSK-TO-DAWN LIGHTS (Slipfitter Mount)

FEATURES:

- No wires needed and can be mounted onto wall or pole
- High quality
- Turns on and off automatically. Night sensor comes on at dusk. Press the switch once to turn on.
- Must be charged directly under the sun
- Aluminum alloy body
- Excellent heat dissipation
- Pole is not included

WARRANTY & LISTINGS:

- 2 year warranty
- IP 65 Waterproof
- 25,000 hour rated life

WORKING TIME:

Approximately 3 rights on a full charge. Data is based on charging 8 hours in direct sunlight. Working time may change depending on installation area, seasons, environments, and the direction.

HOW IT WORKS:

- Charge in direct sunlight for at least 8 hours
- Hour 1: 50% output with motion detection light comes to 300% brightness
- Hour 2-3: 40% output with motion detection light comes to 70% brightness
- Hour 4-7: 30% output with motion detection light comes to 40% brightness
- Hour 8-12: 20% output with motion detection light comes to 40% brightness
- At full charge the fixture will run up to 3 rights while operating in mostly 50% dim mode.
- Dusk-To-Dawn and motion sensor come standard and cannot be disabled or overriden.

WARRANTY & LISTINGS:

- 2 year warranty
- IP 65 Waterproof
- 25,000 hour rated life

Press switch once to turn on **Mount on wall or pole** **Charge directly under the sun** **Turn on at night**
Turns off at dawn **Motion activated**

SUPERIOR LIGHTING HIGH POLE MOUNTED SOLAR DUSK-TO-DAWN PARALLEL LOT LIGHT (TYP OF 3) COLOR - CHROME

Z-1080 LED Wall Mounted Vertical Only • Wet Location Listed • **PROGRESS LED**

Specifications:

- White acrylic Diffuser
- Beautiful acrylic shades attach into a rectangular form, hidden from view and not for LED replacement
- Modern acrylic shades for indoor or outdoor spaces
- Transform the mundane everyday with the sophisticated styling of this LED outdoor luminaire. A uniquely integrated frame with a metallic grey finish accentuates the design and creates a modern aesthetic perfect for indoor or outdoor spaces. Beautiful acrylic shades attach into a rectangular form, hidden from view for simple maintenance of each shade for a superior finish. Vertical mount only.

Specifications:

- White acrylic Diffuser
- Beautiful acrylic shades attach into a rectangular form, hidden from view and not for LED replacement
- Modern acrylic shades for indoor or outdoor spaces
- Transform the mundane everyday with the sophisticated styling of this LED outdoor luminaire.
- Ideal for walkways, balconies, window awnings or patios
- Perfect for residential, modern, or contemporary settings
- Maximum height will be 20' (6.7m) high
- Uses non-fragrant LED (1' or less)
- Compatible with most 3000K drivers (see drawing for details)
- Includes insulation and weathering hardware
- Program lighting modes or designed for exceptional quality, reliability, and functionality
- Dimmable at 10% brightness (see drawing for details)
- Shades come in a choice of 3 material finishes: 3030, 3030, 3030, 3030, 3030, 3030
- Shades come in a choice of 3 material finishes: 3030, 3030, 3030, 3030, 3030, 3030

SUPERIOR LIGHTING SURFACE MOUNTED HALL SCENE (TYP OF 2) COLOR - CHROME

LED WALL PACK SECURITY LIGHTS

SEARCH CODE: SC9700

FEATURES:

- Die-Cast aluminum housing
- Finish: Dark bronze
- Suitable for both indoor and outdoor applications
- Install to junction box or with conduit using side brackets
- No wiring
- Low maintenance
- Wiring selectable on select models

WARRANTY & LISTINGS:

- 5 year warranty
- UL Listed
- DLC
- Heat Rated
- Operating temperature: 0°-113°F

ELECTRICAL:

- 90/60Hz
- Voltage: 120V-277V

ACCESSORIES:

Not available for all wallpacs

PROTECT **80' Minimum** **Impregnable**

SUPERIOR LIGHTING SURFACE MOUNTED HALL PACK (TYP OF 4) COLOR - CHROME

SLOAN GRASSHOPPER RATED LIGHTED BOLLARD 150/PI COLOR - CHROME

UDS
URBANE DESIGN STUDIO
14077 CLEVELAND RD. STE 200
CLEVELAND, OHIO 44128
PHONE: (440) 833-1270
EMAIL: INFO@UDSSTUDIO.COM
WWW.UDSSTUDIO.COM

SUPER ONE CONVENIENT STORE
4475 LEE RD
CLEVELAND, OHIO 44128

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PROPOSED LIGHTING PLAN

L-2



PROPOSED INTERIOR VIEW



PROPOSED FRUIT AND VEGETABLE STAND BY GLOBAL SOURCES

HALL LEGEND:

	0.14" METAL TIES @ 18" O.C. HORIZONTAL AND 24" VERTICAL WITH 1/2" AIR SPACE WITH 1/2" APA RATED SHEATHING WITH WEATHER RESISTIVE INSULATION BARRIER OR 2x4 STUDS @ 16" O.C. FILLED WITH R-50 BATT INSULATION AND 2 LAYERS OF 5/8" DRYWALL INTERIOR SIDE WITH 2 COATS OF PRIMER AND PAINTED.
	2x4 STUDS @ 16" O.C. WITH EXTERIOR HEATHER RESISTIVE INSULATION AND CAVITY TO BE FILLED WITH SOUND ATTENUATION INSULATION AND 5/8" DRYWALL ON EACH SIDE WITH 2 COATS PRIMER AND PAINTED L.I.C.

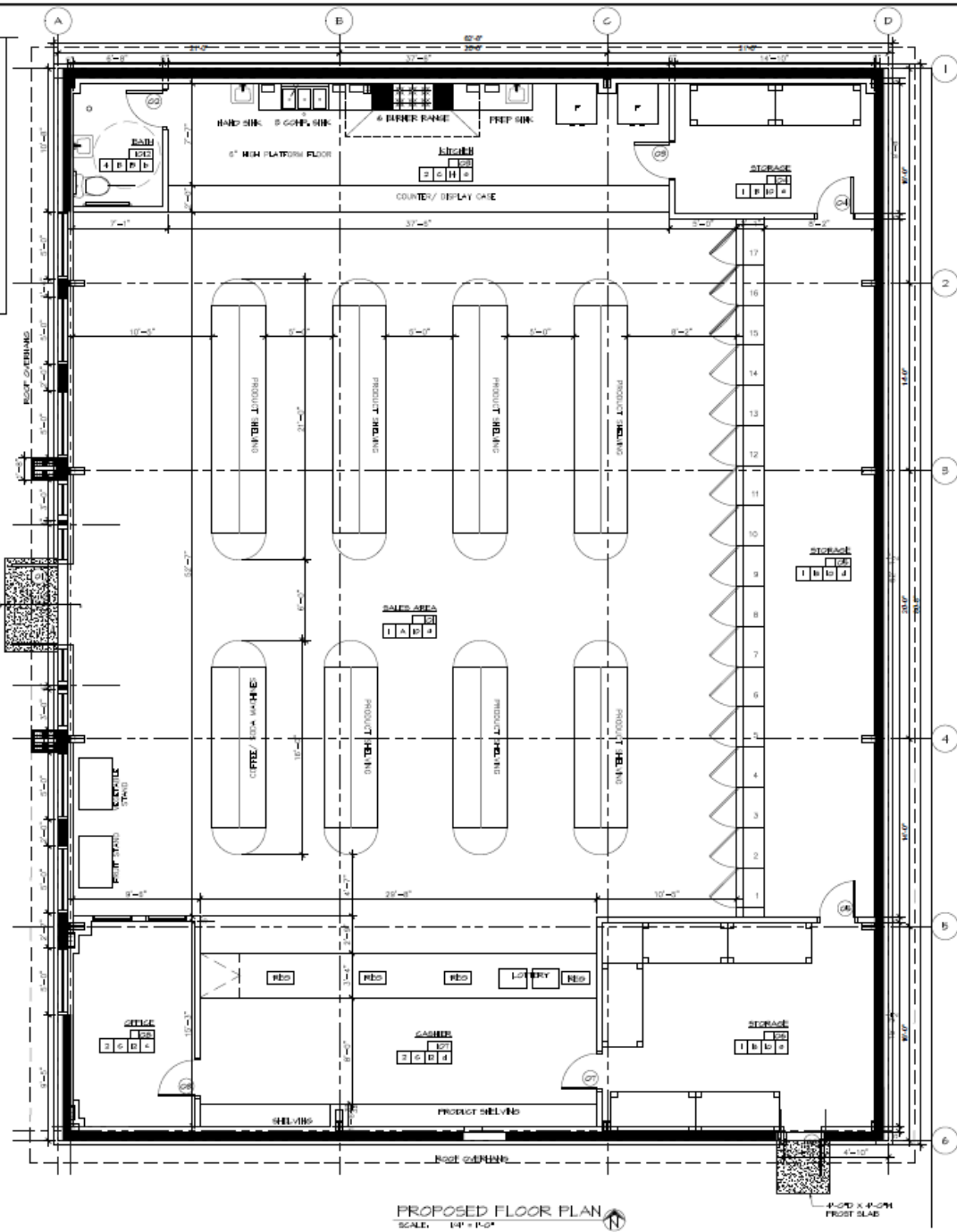
ROOM FINISH SCHEDULE

FLOOR	BASE	WALLS	CEILING
1 STAINED CONCRETE	A HOOD	10 5/8" GYP. BO. PAINTED	9 5/8" ACT. G20 LAY-IN
2 WHITE FLOOR	B LAHRATE	11 5/8" GYP. BO. PAINTED	10 DRYWALL
3 CONCRETE	C 4" REECON	12 5/8" GYP. BO. N. NR	11 5/8" ACT. 2x4 LAY-IN
4 CERAMIC	D CERAMIC	13 CERAMIC TILE	12 OPEN TO STRUCTURE
5 FINISHED	E NONE	14 FRP OR DRYWALL	13 FRP

ROOM FINISH KEY

1 2 3 4 5

NOTE:
 1- ALL WALL PAINTS SHALL BE SATIN FINISH.
 2- ALL PAINT SHALL BE LOW VOLATILE ORGANIC COMPOUND (V.O.C.).



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

SUPER ONE CONVENIENCE STORE
 4475 LEE RD
 CLEVELAND, OHIO 44128

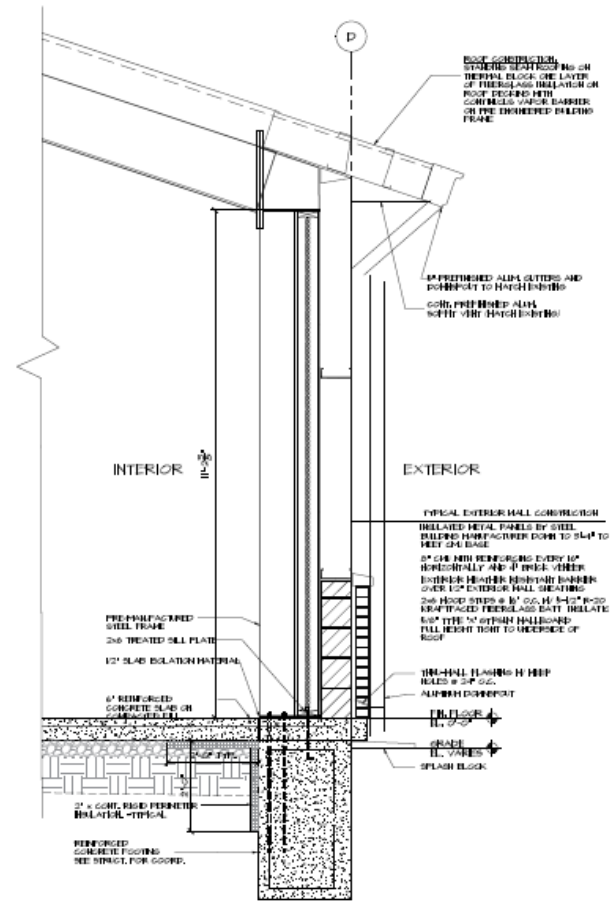
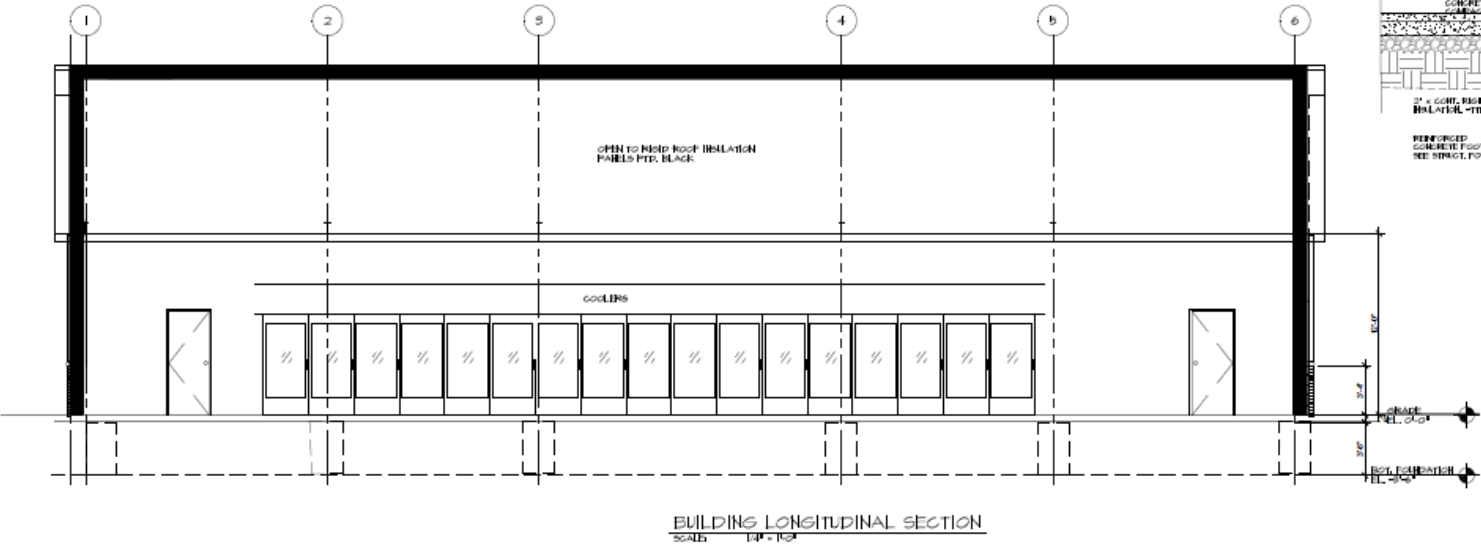
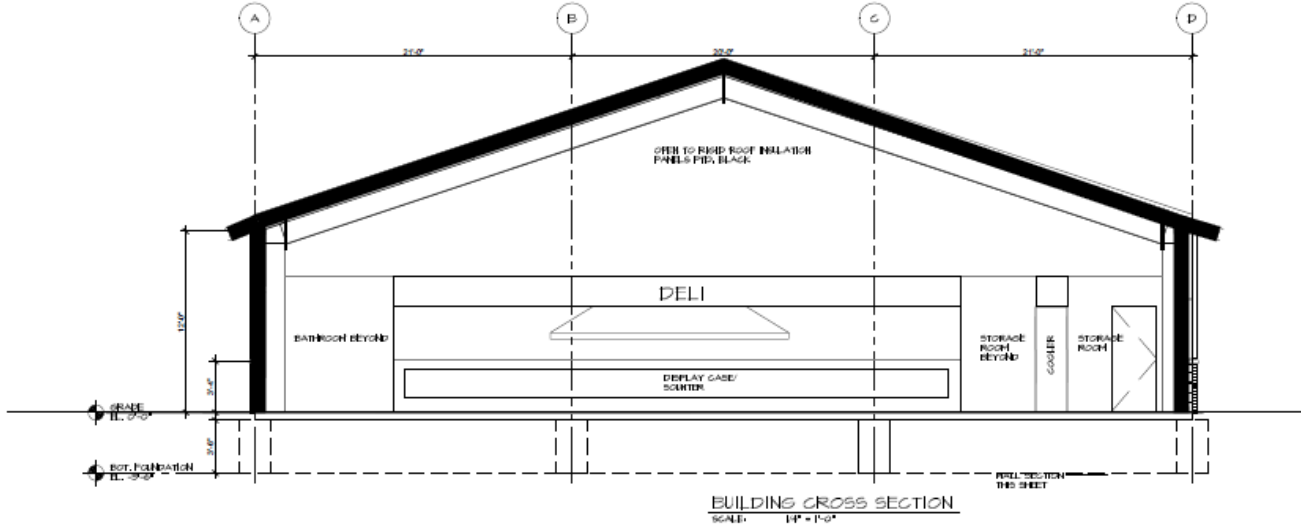
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PROPOSED FLOOR PLAN

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DATE: DRAWN BY: MS
CHECKED BY: MS
CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD



ROOF CONSTRUCTION
STEEL ROOFING ON INTERNAL BLOCK ONE LAYER OF FIBERGLASS INSULATION ON ROOF DECAINS WITH CORROSION-INHIBITING BARRIER OR THE ENGINEERED DESIGN PER.

PRE-FABRICATED STEEL FRAME
2ND TREATED SILL PLATE
12" SLAB ISOLATION MATERIAL
6" REINFORCED CONCRETE SLAB OR EQUIVALENT

2" x 6" CORR. RESIST. FERROUS INSULATION-TYPICAL
REINFORCED CONCRETE FOOTING
SEE DETAIL FOR CORR.

EXTERIOR WALL CONSTRUCTION
INSULATED METAL PANELS BY STEEL BUILDING MANUFACTURER DOWN TO 3/4" TO MET. JOINT EDGE
3" x 6" MET. REINFORCING EVERY 16" HORIZONTALLY AND 4" VERTICALLY
EXTERIOR FINISH: MINIMUM 1/2" BARRIER OVER 1/2" EXTERIOR WALL SHEATHING
2ND FLOOR STUDS @ 16" O.C. IN 34" x 34" ROOF JOIST SPACE FIBERGLASS BATT INSULATION
6" x 6" TYPE "A" STEEL HOLLOWPIPE SHALL BE SET TO THE UNDERFACE OF ROOF

PRE-FINISHED ALUM. GUTTERS AND DOWNSPOUT TO MATCH FINISH
CORR. PRE-FINISHED ALUM. ROOF VENT MATCH FINISH

INTERIOR
EXTERIOR

TYPICAL EXTERIOR WALL CONSTRUCTION
INSULATED METAL PANELS BY STEEL BUILDING MANUFACTURER DOWN TO 3/4" TO MET. JOINT EDGE
3" x 6" MET. REINFORCING EVERY 16" HORIZONTALLY AND 4" VERTICALLY
EXTERIOR FINISH: MINIMUM 1/2" BARRIER OVER 1/2" EXTERIOR WALL SHEATHING
2ND FLOOR STUDS @ 16" O.C. IN 34" x 34" ROOF JOIST SPACE FIBERGLASS BATT INSULATION
6" x 6" TYPE "A" STEEL HOLLOWPIPE SHALL BE SET TO THE UNDERFACE OF ROOF

VINYL-HAL. FINISHING IN REEF
RAILS @ 24" O.C.
ALUMINUM DOWNSPOUT
FLASHING
GRADE
SPLASH BLOCK



VIEW FROM LEE RD ENTRY



VIEW FROM LANGLEY ENTRY

SUPER ONE CONVENIENT STORE
4475 LEE RD
CLEVELAND, OHIO 44128

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DATE DRAWN BY: WJS
DATE REVISION BY: WJS
CONTRACT NO.: 11-11-11-11-11
SHEET NO.: 11-11-11-11-11

PERSPECTIVE VIEWS

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

Jan 17, 2025

Central Southeast Design Review Case Detail Report

Project Information

Central Southeast CASE # CSE 2024-012

Project Name: **Super One Convenience Store**

Address: **4475 Lee Rd**

Contact: **Warren Richardson**

Company: **Urbane Design Studio**

Owner/Rep: **Warren Richardson**

Architect/Contractor:

Phone:

Email: **urbanedesignstudio@att.net**

General Description:
New Convenience Store

Notes:

ACTIONS/APPROVALS/DISAPPROVALS

Action (Not Final)	
Action Date:	March 19, 2024
Committee:	Staff
Action Type:	Initial Plan Submission
Notes:	
Action (Final)	
Action Date:	March 26, 2024
Committee:	Local Design Review Committee
Action Type:	Conceptual Approval

Cleveland City Planning Commission

Mandatory Referrals



CITY OF CLEVELAND
Mayor Justin M. Bibb

Jan 17, 2025

Ord. No. 40-2025 (introduced by Council Members Starr, Bishop, Hairston, and Griffin – by departmental request) Authorizing the Directors of Public Works and Economic Development to enter into a ground lease with Rust Belt Riders Composting, LLC for the use and occupancy of property located at 3270 East 79th Street to consolidate its composting facility operations and to install a retail operation at the location, for a period of ten years with two ten-year options to renew, exercisable by the Directors of Public Works and Economic Development.

Jan 17, 2025

FEED PEOPLE, NOT LANDFILLS

RUST BELT RIDERS

An inconvenient story of food waste

Project Drawdown

PAUL HAWKEN

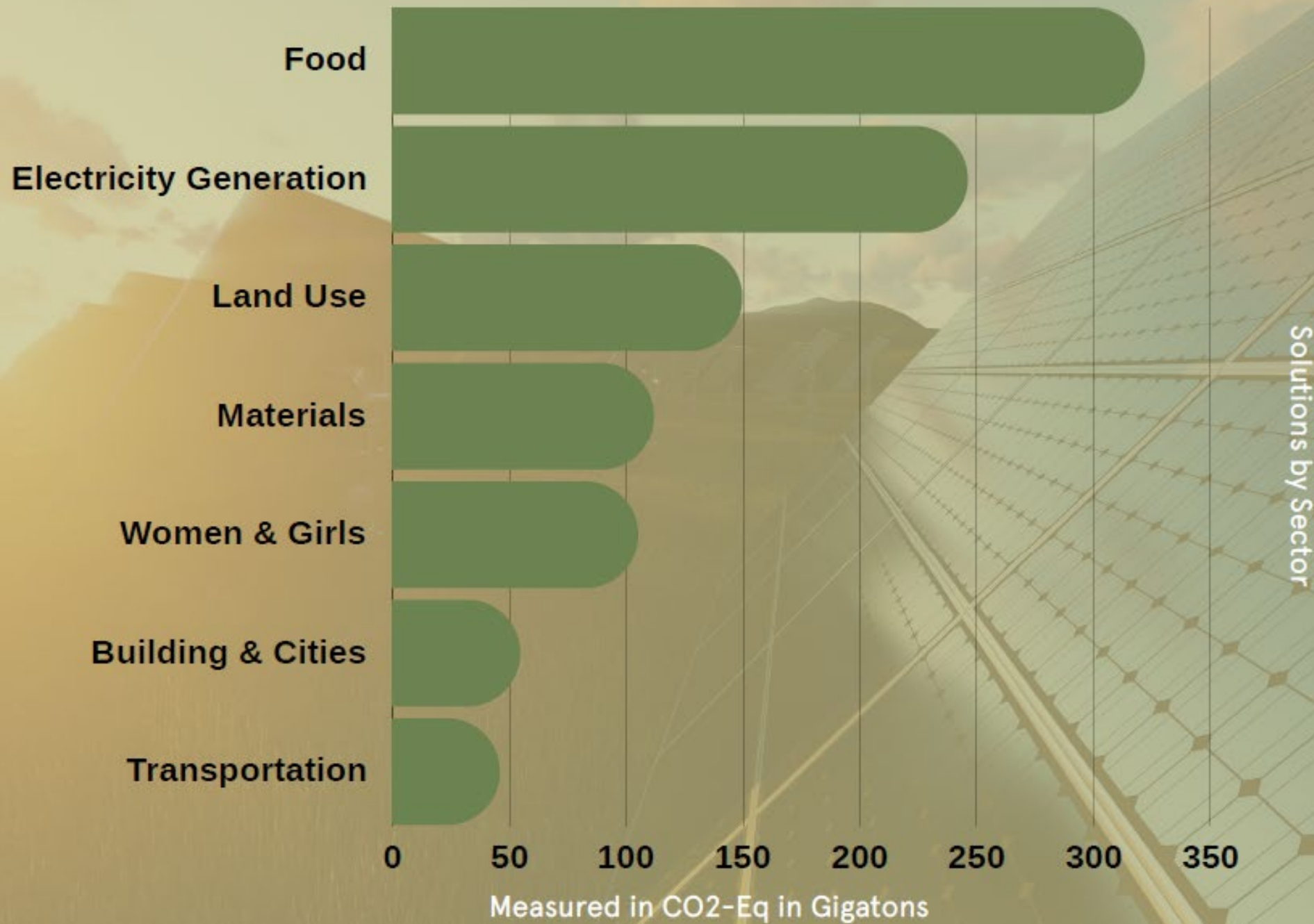
The Most comprehensive plan ever
proposed to reverse global warming.

NEW YORK TIMES BESTSELLER

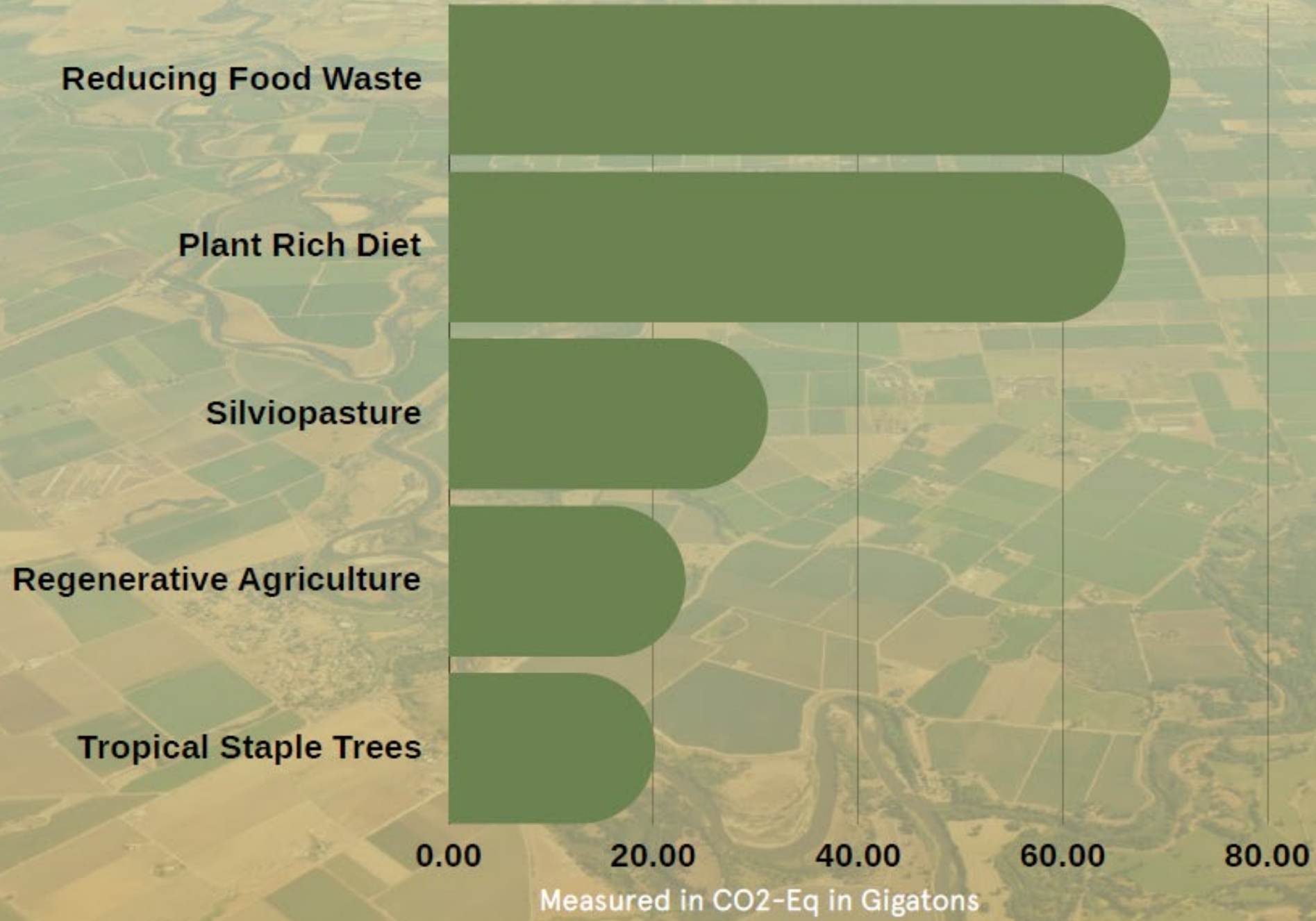
DRAWDOWN

THE MOST COMPREHENSIVE
PLAN EVER PROPOSED TO
REVERSE GLOBAL WARMING
EDITED BY PAUL HAWKEN





Solutions by Tactic



Reducing Food Waste

Plant Rich Diet

Silviopasture

Regenerative Agriculture

Tropical Staple Trees

0.00

20.00

40.00

60.00

80.00

Measured in CO2-Eq in Gigatons



40%

OF ALL FOOD IN THE U.S.
IS WASTED

#1

THE SINGLE LARGEST
COMPONENT OF OUR
NATIONS LANDFILLS

Who wastes all of this?



Households

43%



Businesses

40%



Farms

16%

Customized solutions for any organization type.



RUST BELT RIDERS
COMMUNITY SUPPORTED COMPOSTING PROGRAM

DROP-OFF

CONVENIENT COMMUNITY ACCESS

- \$12 PER MONTH
- 24/7 ACCESS TO CONVENIENT DROP-OFF LOCATIONS
- DISCOUNTS ON ALL TILTH SOIL PRODUCTS
- ACCESS TO WORKSHOPS + PERKS



RUST BELT RIDERS
COMMUNITY SUPPORTED COMPOSTING PROGRAM

DROP-OFF

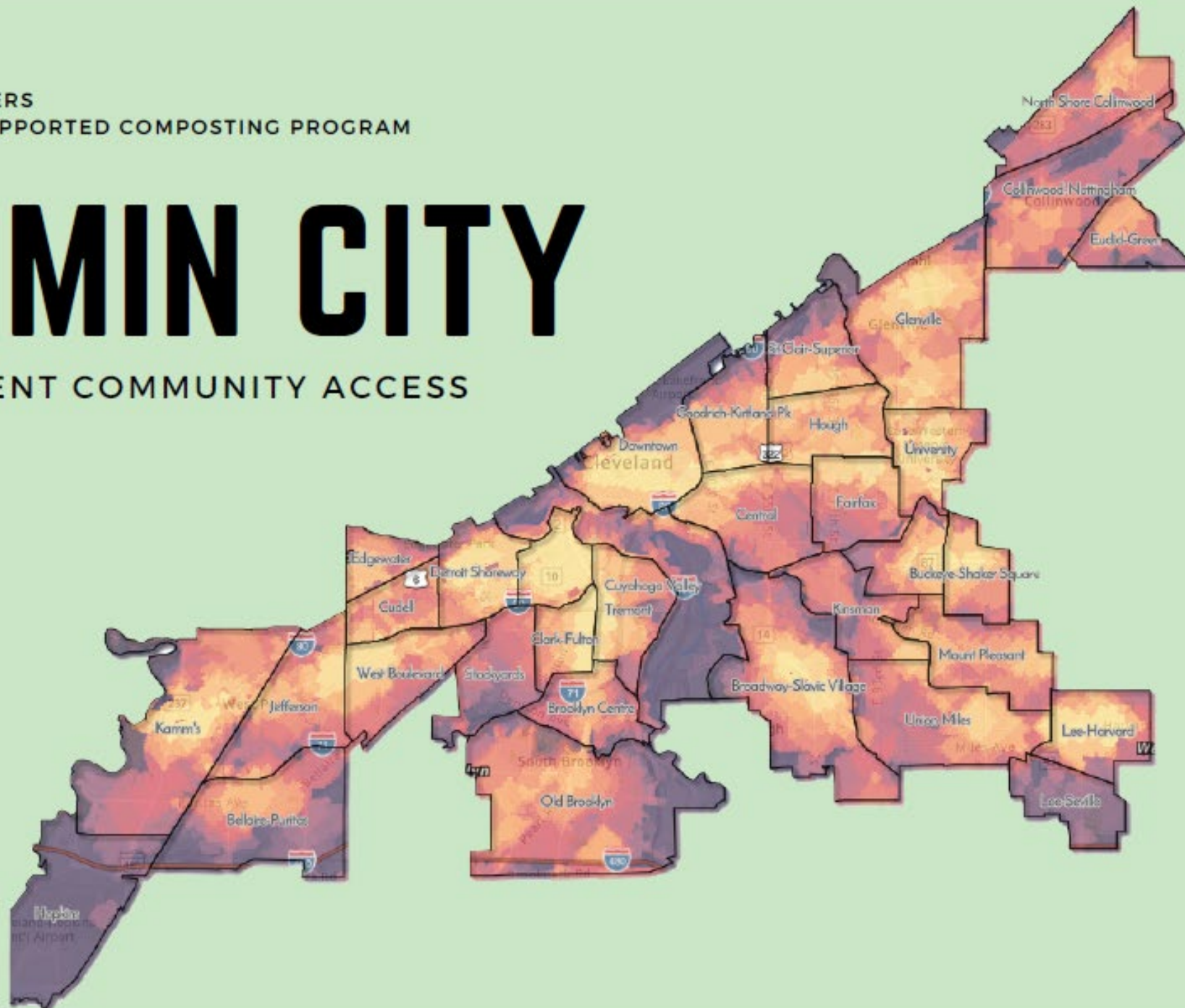
CONVENIENT COMMUNITY ACCESS - 35 LOCATIONS AND GROWING



RUST BELT RIDERS
COMMUNITY SUPPORTED COMPOSTING PROGRAM

15-MIN CITY

CONVENIENT COMMUNITY ACCESS



tilth.



made from
food scraps



made in
Cleveland

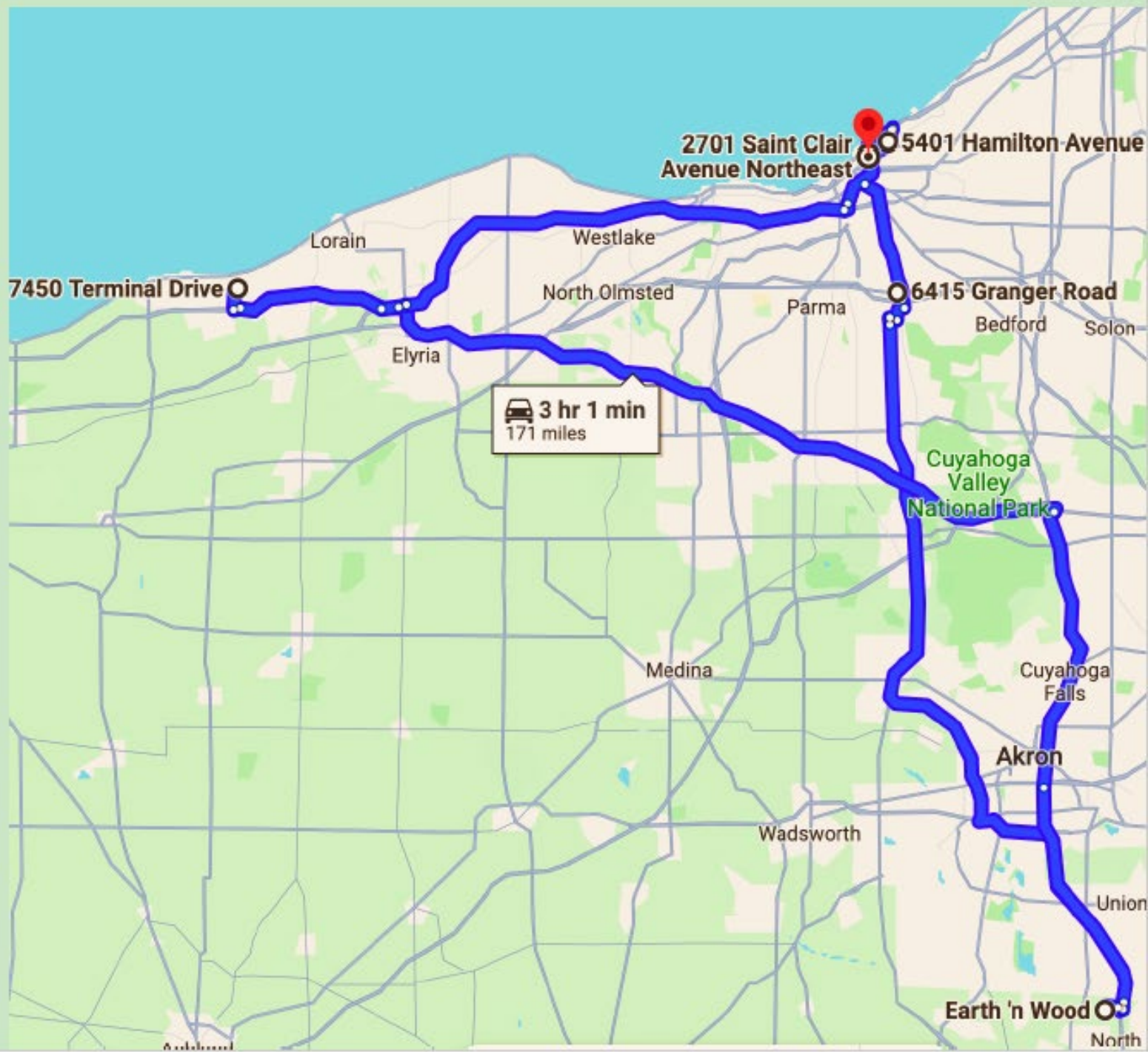


made by
Rust Belt Riders

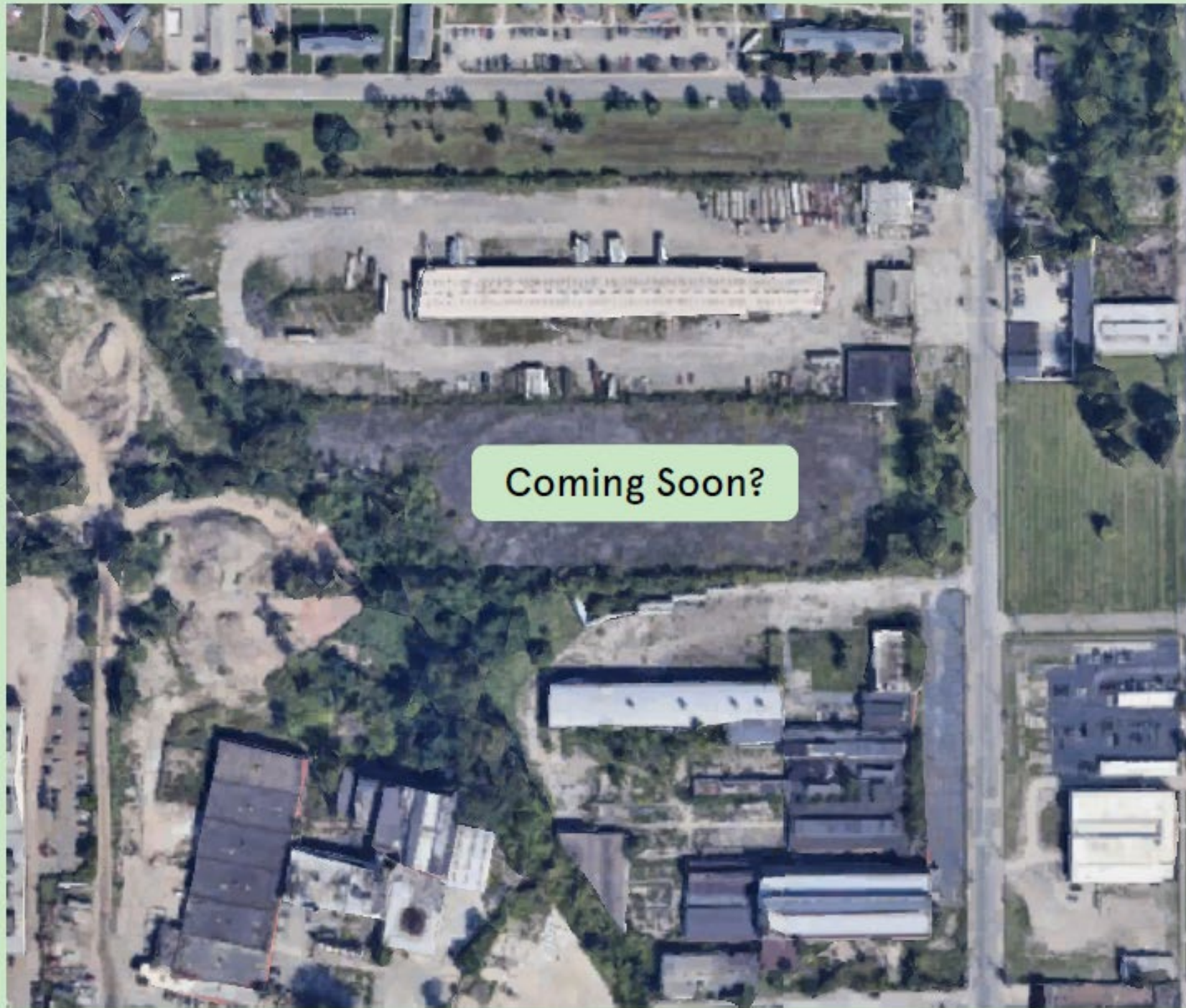
WASTEFUL

(AND VERY EXPENSIVE)

- **\$19/TON**
 - TO DROP MATERIAL IN INDEPENDENCE
- **\$335/TRIP**
 - TO TRANSPORT MATERIAL FROM INDEPENDENCE TO N. CANTON
- **\$512/TRIP**
 - TO TRANSPORT FINISHED COMPOST FROM N. CANTON TO LORAIN.
- **\$50/YARD**
 - THE COST TO CURRENTLY PRODUCE A CUBIC YARD OF COMPOST



tilth.



made from
food scraps



made in
Cleveland



made by
Rust Belt Riders

ASSETS TO WORK

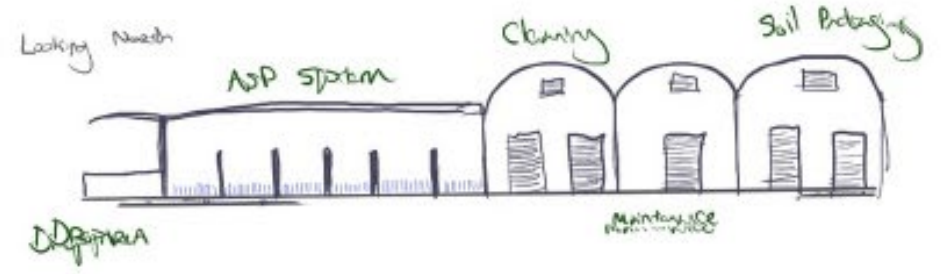
BUILDING ON HISTORY

- **FORMER PUBLIC WORKS FACILITY**
 - SITE HAS BEEN VACANT FOR UPWARDS OF 30 YEARS.
 - FORMER TRANSFER STATION.
- **PROXIMITY TO ELDER**
 - LESS THAN ONE MILE AWAY FROM RID-ALL AND THE URBAN AGRICULTURE INNOVATION ZONE.
 - STRENGTHEN PARTNERSHIPS
- **POSITIONED FOR GROWTH**
 - ZONED LIGHT-INDUSTRIAL.
 - MEETS SET BACK REQUIREMENTS FOR CLASS II FACILITY.



tilth.





tilth.

tilth.



tilth.





tilth.

HIGHLIGHTS

- 2018: University of Kentucky names “Sprout” one of the best organic seed starting mixes in the U.S.
 - 2019: Best Small Scale Composter in the US by US Composting Council.
 - 2022: Nathan Rutz appointed to Ohio Organics Council
 - 2023: Nathan Rutz becomes second person in Ohio to complete Compost Facility Operators Training program.
 - 2024: Tilth Soil becomes RBR’s largest source of revenue.
-



ADVANCING THE CIRCULAR ECONOMY

Feed People, Not Landfills

www.RustBeltRiders.com

[@RustBeltRiders](https://twitter.com/RustBeltRiders)

info@RustBeltRiders.com

www.TilthSoil.com

[@Tilth.Soil](https://twitter.com/Tilth.Soil)

info@TilthSoil.com

Ord. No. 42-2025 (introduced by Council Members McCormack, Conwell, Hairston, and Griffin – by departmental request) Authorizing the Director of Public Health to transfer property located at 4242 Lorain Avenue to the control, possession, and use of the Department of Community Development or Economic Development; authorizing the sale or lease of the property to Pennrose Holdings, or its designee, for future redevelopment; and authorizing the Directors of Public Health, Community Development, and Economic Development and Pennrose Holdings to enter into a development agreement relating to this ordinance.

Jan 17, 2025

Lorain Avenue Affordable Housing Development: Transfer Legislation

Cleveland Planning Commission | January 17, 2025

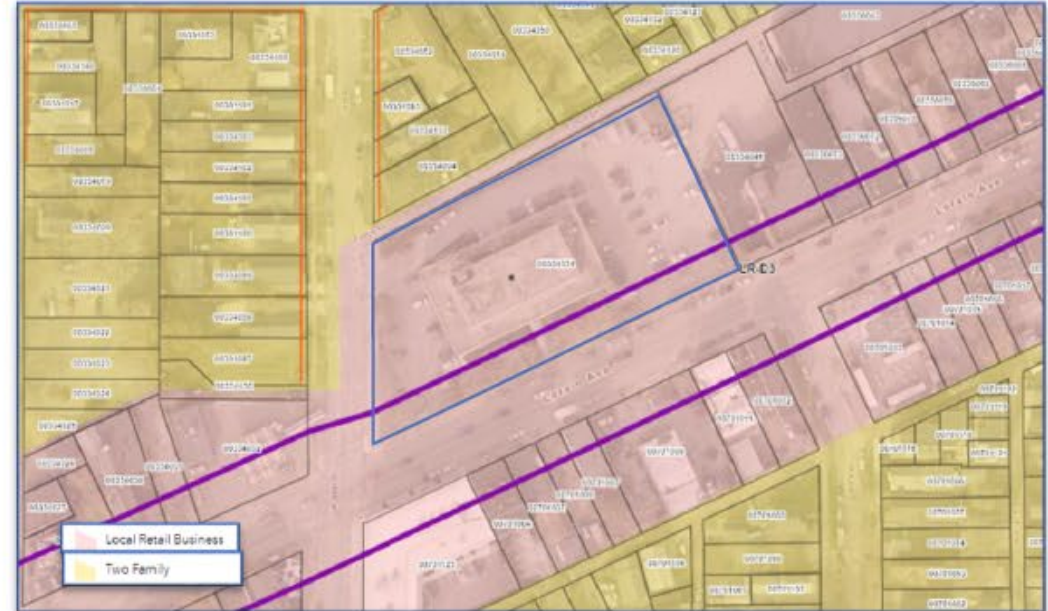


Site Information

Former McCafferty Health Center

4242 Lorain Avenue | Ohio City | Ward 3

Approx. 1.3 Acres | Historic Ohio City Design Review Region



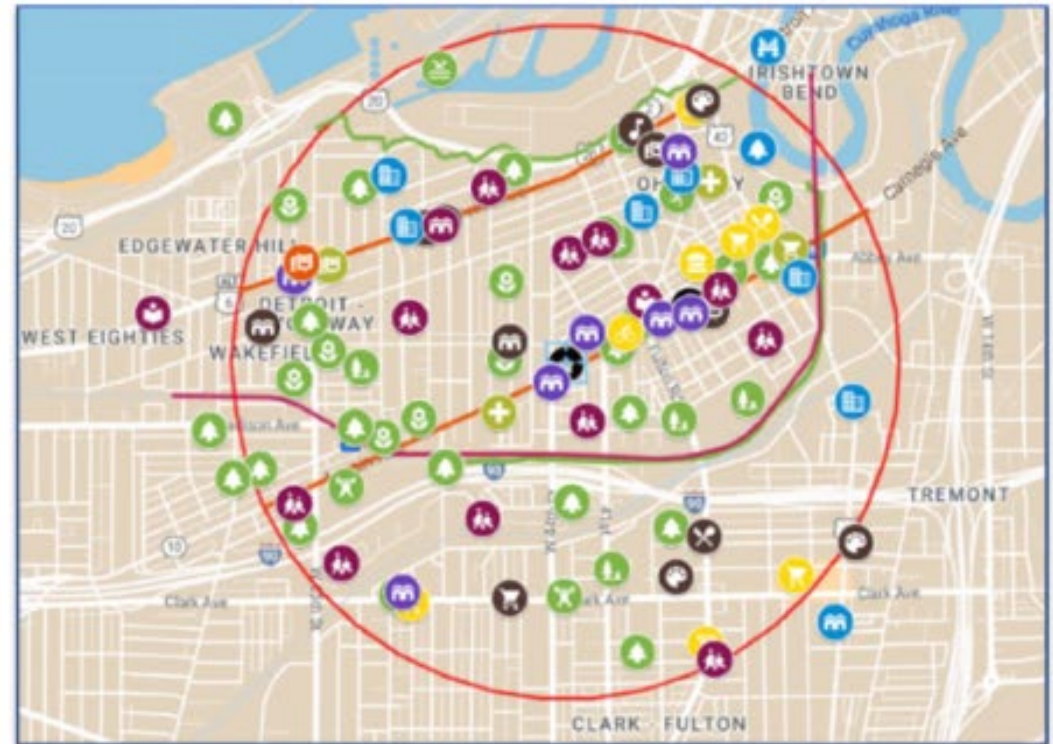
Site Information

Proximity to Downtown

~2 miles from downtown



Asset Map



Request for Qualifications Scope

Affordable Housing & Ground Floor Social Service Uses

- **AFFORDABLE HOUSING.** A non-negotiable use of this site will be affordable housing. This growing need in the Ohio City neighborhood has been articulated through the Councilman's vision, [Ohio City's Strategic Plan](#) and the Cleveland 2030 Equity Housing Plan. Team(s) will be responsible for reviewing these plans to guide their vision for the site.
- **NON-PROFIT/SOCIAL SERVICE SPACE.** Team(s) must designate ground floor space for nonprofit or social services that support neighborhood residents. Services offered should prioritize low-income individuals and families.
- **PUBLIC AMENITY SPACE.** Team(s) will be responsible for designing, constructing and maintaining an amenity space that provides opportunities for the public to gather. The amenity space should be collaboratively designed with input from residents.
- **ENGAGEMENT & COMMUNITY COLLABORATION.** Team(s) must address community priorities articulated through the Community Values Survey and additional, past engagement completed by Ohio City Inc. and Councilman McCormack. Teams will be responsible for developing and delivering a comprehensive community and stakeholder engagement process throughout the design and development phases to inform the final proposed project(s).
- **CSB/MBE/FBE PARTICIPATION.** The City of Cleveland is firmly committed to assisting Minority Business Enterprises (MBEs), Female Business Enterprises (FBEs), and Cleveland-area Small Businesses (CSBs) by providing and enhancing economic opportunities in City contracts. The successful Team(s) for this RFQ will share that commitment.
- **Development Teams will be required to enter into a Community Benefits Agreement. Other City Design Requirements & Regulations Apply.**

RFQ Schedule:

RFQ Released:
August 29, 2024

Virtual Information Session:
September 6, 2024 11 PM
([RSVP](#))

Questions Due:
September 11, 2024

RFQ Submissions Due:
October 1, 2024

Short List Notifications:
October 16, 2024

Final Selection:
November 1, 2024

CONTACT
AssetDevelopment@clevelandohio.gov
clevelandohio.gov

REQUEST FOR QUALIFICATIONS

**Lorain Avenue Affordable Housing
Redevelopment Opportunity**

1.3 Acres of Land Available for Redevelopment
4242 Lorain Avenue
Cleveland, Ohio 44113

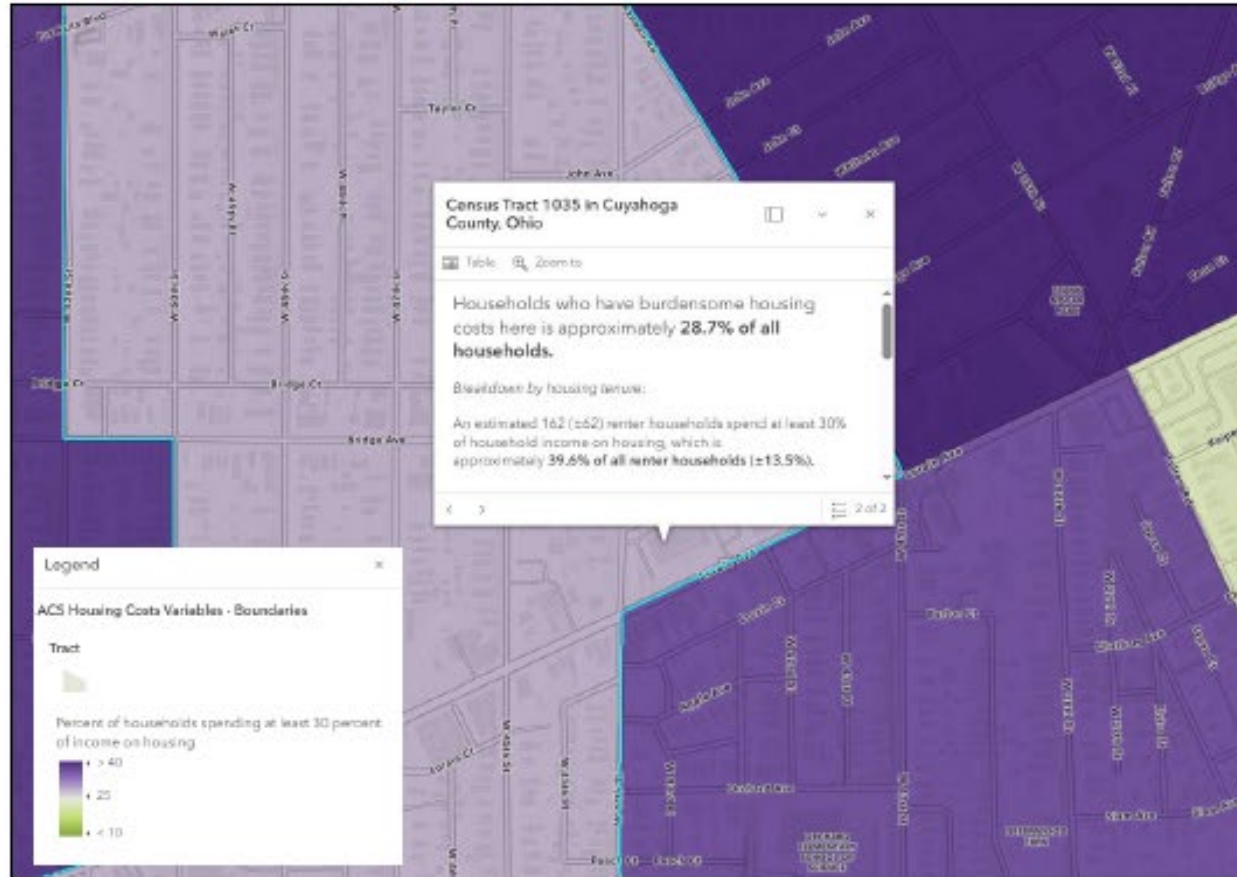


FOR RELEASE August 29, 2024



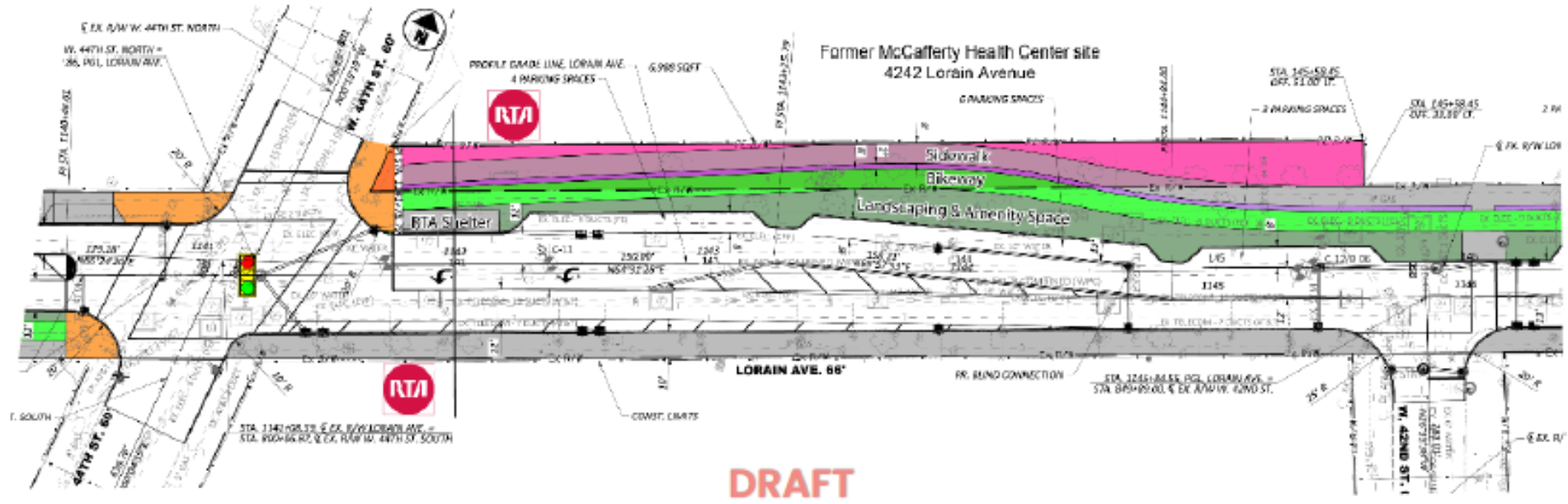
The Need for Affordable Housing

Recognizing Housing Cost Burden



Site Information

Lorain Midway: Proposed Public ROW Adjustment



Community Values Survey + Ohio City, Inc. Partnership

Content

- Community Values
- Gaps in Services & Amenities
- Values --> Investment
- Barriers to Accessing Affordable Housing
- Important Amenities in Affordable Housing
- Who Needs Affordable Housing?
- Amenities that Encourage Safety
- Inclusivity & Community Health
- Demographics

Distribution

- [Co.Urbanize](#)
- Flyers & Postcards
 - Lorain Avenue Businesses
 - Spanish American Committee
 - May Dugan
 - West Side Catholic Center
 - Young Latino Network



Awarded Proposal

Lorain Ave Affordable Housing Development

- Development Team
 - Pennrose, LLC: Lead Developer, Co-Owner
 - Ohio City Incorporated (OCI): Co-Developer, Co-Owner
- Pursuing Low-Income Housing Tax Credits (LIHTC) funding through OHFA's 9% Tax Credit Program
- 72-unit senior building with rents between 30% - 70% AMI, Mixed-Use Development with ground floor office space for non-profit use
- Emphasis on environmental sustainability to reduce utility costs, TOD, programmed community spaces
- Design Team: City Architecture, John G. Johnson Construction, Innova Services Co.
- Managed By: Pennrose Management Company
- Transfer Legislation required for OHFA's 9% LIHTC Application
- Project will go before Landmarks for all Design Review approvals



Tentative Project Timeline:

- February 2025:
 - Site Control Secured
 - 9% LIHTC Application submitted to Ohio Housing Finance Agency (OHFA)
- May 2025: OHFA Announces 9% Awards
- June 2025-January 2026:
 - Design moves from Conceptual to Schematic
 - Design Review Approval
 - Additional Financing Secured/Equity LOI Executed
 - Construction Plans Completed
 - Building Permit Submission/Approval
- February 2026: Financial Closing & Site Transfer or Ground Lease
- June 2027: Construction Complete
- December 2027: 100% Occupied



Legislation to enable Transfer of City-Owned Site at 4242 Lorain Avenue for the Purposes of Developing Affordable Housing



Ord. No. 44-2025 (introduced by Council Members Bishop and Hairston – by departmental request) Upon vacation of old West Boulevard, to revoke the existing encroachment permit to the Tamir Rice Foundation for the Tamir Rice Memorial; authorizing the Mayor and the Commissioner of Purchases and Supplies to execute a deed of easement over the revoked encroachment permit property granting to the Tamir Rice Foundation certain easement rights to improve and maintain the Tamir Rice Memorial; granting easements to utility providers for any existing facility through or under the right-of-way of vacated old West Boulevard; and declaring that the easement rights granted are not needed for the City’s public use.

Jan 17, 2025



CITY OF CLEVELAND
Mayor Justin M. Bibb

Ordinance No. 44-2025

New Permanent Easement Tamir Rice Memorial at Cudell Commons

January 17, 2025



Tamir Rice Memorial Historic Context

December 9, 2020 – Ordinance No. 883-2020

- City Council authorized an Encroachment Permit (red line) to the Tamir Rice Foundation to encroach into the right-of-way of the old West Boulevard between Detroit Avenue and Madison Avenue within Cudell Commons to create the Tamir Rice Memorial



Tamir Rice Memorial Historic Context

June 7, 2021 – Ordinance No. 247-2021

- City Council authorized a Permanent Easement (red line) to the Tamir Rice Foundation for a portion of Permanent Parcel No. 001-29-084 (formerly Parcel No. 001-29-081).



Tamir Rice Memorial Historic Context

Collectively, the Encroachment Permit Area & Permanent Easement Area comprise the Tamir Rice Memorial (red line).

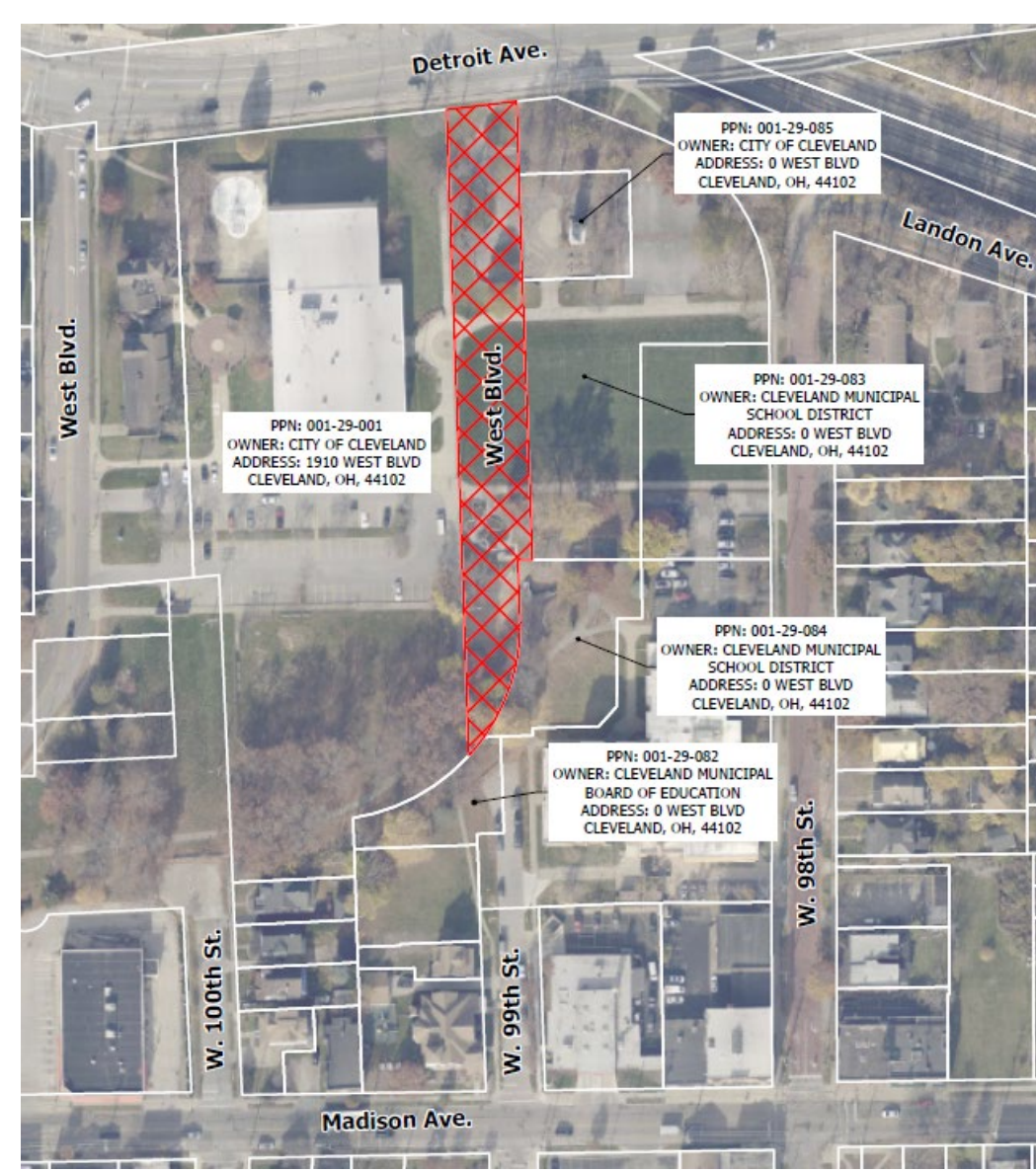


Old West Boulevard Right-of-Way Vacation (Resolution 1354-2024)

December 2, 2024 – City Council Read and Referred to Administrative Review

January 14, 2025 – Approved by City Council

- At the request of the Tamir Rice Foundation, the City’s intent is to vacate the old West Boulevard right-of-way in order to provide easement rights to the Tamir Rice Memorial to remain in Cudell Commons in perpetuity.



Ordinance No. 44-2025

January 6, 2025 – City Council Read and Referred to Administrative Review

January 17, 2025 – Planning Commission Review

- Upon vacation of the old West Boulevard right-of-way, Ordinance No. 44-2025 would revoke the Encroachment Permit authorized by Ordinance No. 883-2020 and replace it with a Permanent Easement to the Tamir Rice Foundation (yellow shading); and
- Utility providers would be granted an easement for any existing facility located in the vacated right-of-way



QUESTIONS?



Tamir Rice Memorial - Photo by Diane Jones Allen, 2022 from The Cultural Landscape Foundation at www.tclf.org/tamir-rice-memorial



Jan 17, 2025

Ord. No. 95–2025 (introduced by Council Members McCormack, Hairston, and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire an re-convey properties presently owned by TDG Franklin North LLC, and/or its designee, located at 3210 Franklin Boulevard, Cleveland, OH 44113 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 Franklin Yards North Project.

Jan 17, 2025

Ord. No. 96-2025 (introduced by Council Members 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 TDG Franklin Realty, LLC, and/or its designee, located at 3105 Franklin Boulevard, Cleveland, OH 44113 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 Franklin Yards South Project.



City of
CLEVELAND
ECONOMIC DEVELOPMENT

City Planning Commission:
Franklin Yards TIF
January 17, 2025

DEVELOPER BACKGROUND

- Two special purpose entities formed to develop and hold Franklin Yards: TDG Franklin Realty LLC and TDG Franklin North LLC.
- Partnership of Dalad Group and Property Advisors Group, both based out of Northeast Ohio.
- Project team led by Mr. Neil Viny and Mr. Richard Nosan.
- High Pointe Commerce Park, Worthington Yards, and the 2320 Lofts are examples of developments in Greater Cleveland completed by members of the project team.



PROPERTY BACKGROUND

- PPNs: 003-32-01, 003-31-004, 003-31-063, and 003-26-132
- Total acreage: 1.55
- 2F-B1: Two-family residential zoning.
- Property South of Franklin contains structures with historical uses including as a YWCA branch and housing. Structures vacant for no less than 5 years.
- Property North of Franklin is utilized for a surface parking lot and has served as such for over 20 years.
- Surrounding neighborhood primarily characterized by public greenspace and amenities, housing of varying intensities, and local commercial activity.

STRUCTURES TO BECOME RESIDENCES



Former YWCA Structures

Former Residential Mansion



“RED BARN” TO BECOME COMMERCIAL



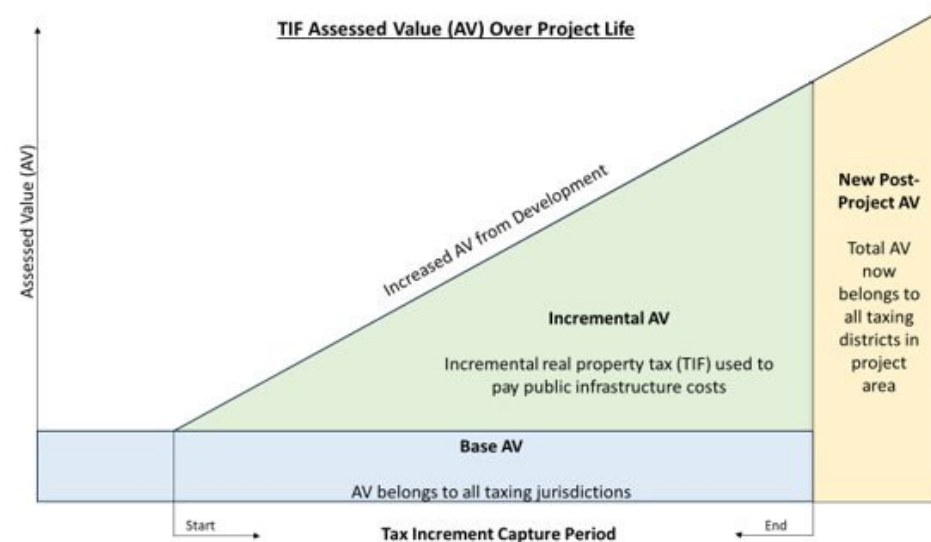
PROJECT SUMMARY

- Redevelopment of the existing structures on the South site into 38 market rate residential apartments.
- Development of a new multi-story apartment building comprising 29 market-rate units.
- Potential redevelopment of “red barn” structure for commercial end-user, such as a café.
- 67 total new residential units. Unit mix includes 1- and 2-bedroom units.
- Creation of 3 new jobs, \$80,000 of annual payroll through the management of the new residential community.



TAX INCREMENT FINANCING (TIF) BASICS

- Project TIF (ORC 5709.41)
- Value generated from the appreciation that occurs on the project site can be used for public and private improvements, including to finance the development project itself.
- Taxes continue to be paid to regular taxing entities at the same amount as when the TIF is put in place – TIF is only on property taxes from the increased value to the property
- For both types of TIFs, there is only TIF revenue generated if property values increase, and only that increase is what is applied to the improvements.



FRANKLIN YARDS TIF

- Provides 100% non-school TIF over a 30-year period.
 - Median annual TIF value to Developer in years 16-30: \$130,424.
 - Estimated value of 30-year TIF at \$1,966,331.
 - CMSD to benefit from \$3,699,727 in total new income over the course of the TIF.
 - Creation of 3 jobs providing approximately \$2,500 in new annual income tax.

ESTIMATED NET INCREASE OF ~~+\$3,774,727~~ IN TAX REVENUE AND PAYMENTS IN LEIU OF TAXES TO CMSD OVER 30 YEARS.

SUMMARY OF COMMUNITY BENEFITS

- **Minority, Female, and Small Business Participation:** The Developer commits to supporting local and historically underserved business entities through construction and post-project hiring, with a planned spend of **\$2,865,630 on MBE, \$1,337,294 on FBE, and \$1,528,336 on CSB participation.**
- **Mentor-Protégé Program Participation:** The Developer will identify **3 MBE/FBE firms to mentor on capacity-building to compete for and perform on large scale construction projects.**
- **Workforce Utilization Goals:** The Developer will aim to meet workforce goals, including **20% City of Cleveland residents and 4% low-income individuals employed during the construction phase.**
- **Job Skill Development Opportunities:** The Developer will provide job skill development opportunities for Cleveland residents, aiming for **at least two paid internships, and three apprenticeships for Cleveland residents.**
- **Community Engagement:** The Developer will **meet with community stakeholders no less than 3 times** to gain input on the development project.

Cleveland City Planning Commission

Administrative Approvals



CITY OF CLEVELAND
Mayor Justin M. Bibb

Jan 17, 2025

Jan 17, 2025

Ord. No. 45–2025 (introduced by Council Members Bishop, Hairston, and Griffin – by departmental request) To supplement Ordinance No. 746–2024, passed August 7, 2024, relating to the Bedrock .41 TIF District by adding three new whereas clauses and Sections 9a, 9b, 9c, 9d, 9e, and 9f; to repeal Section 9 and to amend Section 10, relating to authorizing the Director of Economic Development to enter into a tax increment financing agreement and the Director of Capital Projects to enter into one or more construction–management agreements with Cleveland LD, LLC for various public improvements; and authorizing other agreements and documents.

Cleveland City Planning Commission

Director's Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

Jan 17, 2025

Cleveland City Planning Commission

Adjournment



CITY OF CLEVELAND
Mayor Justin M. Bibb

Jan 17, 2025