CITY OF CLEVELAND
Mayor Justin M. Bibb

# Cleveland City Planning Commission

June 6, 2025

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

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

# Cleveland City Planning Commission

**PREAMBLE**

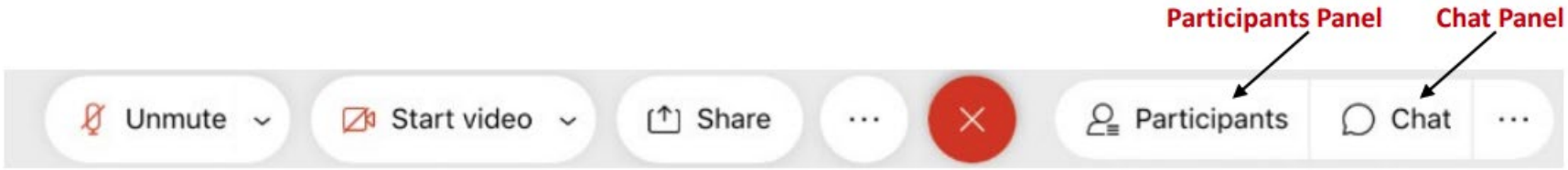
**In compliance with notification requirements of Ohio's open meeting law and section 101.021 of the codified ordinances of Cleveland, Ohio, 1976, notice of this meeting has been publicly posted.**

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

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

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

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



# Cleveland City Planning Commission

**PREAMBLE**

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

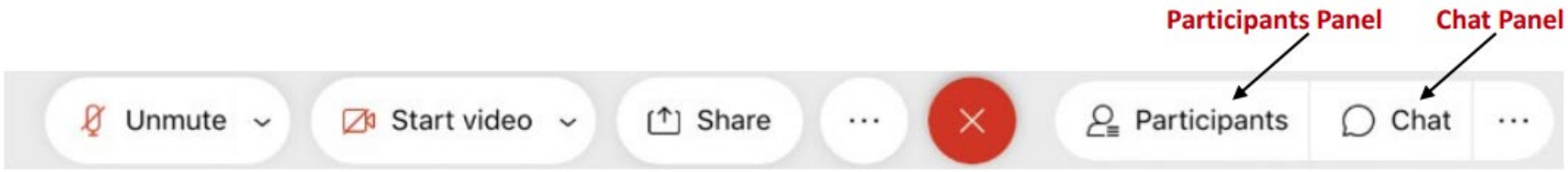
**All requests to speak on a particular matter submitted through proper channels have been considered. We have also received emails from those who have provided written comment on a particular matter. Proper channels for comments are listed below.**

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

**Any comments received by the Wednesday 12:00 pm deadline are collected by city planning staff and Disseminated to the commission members prior to any scheduled meeting.**

**Proper channels for public comment:**

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



# Cleveland City Planning Commission

## Meeting Rules and Procedures

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

# Commission Members

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

June 6, 2025

**Lillian Kuri, Chair**

**August Fluker, Vice Chair**

**Charles Slife, Council Member**

**Dr. Denise McCray-Scott**

**Erika Anthony**

**Andrew Sargeant**

# Cleveland City Planning Commission

## Call to Order and Roll Call

CITY OF CLEVELAND
Mayor Justin M. Bibb

June 6, 2025

# Cleveland City Planning Commission

## Approval of Minutes from Previous Meeting

CITY OF CLEVELAND
Mayor Justin M. Bibb

June 6, 2025

# Cleveland City Planning Commission

## Lot Splits / Consolidations

CITY OF CLEVELAND
Mayor Justin M. Bibb

June 6, 2025

# Lot Splits / Consolidations

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

June 6, 2025

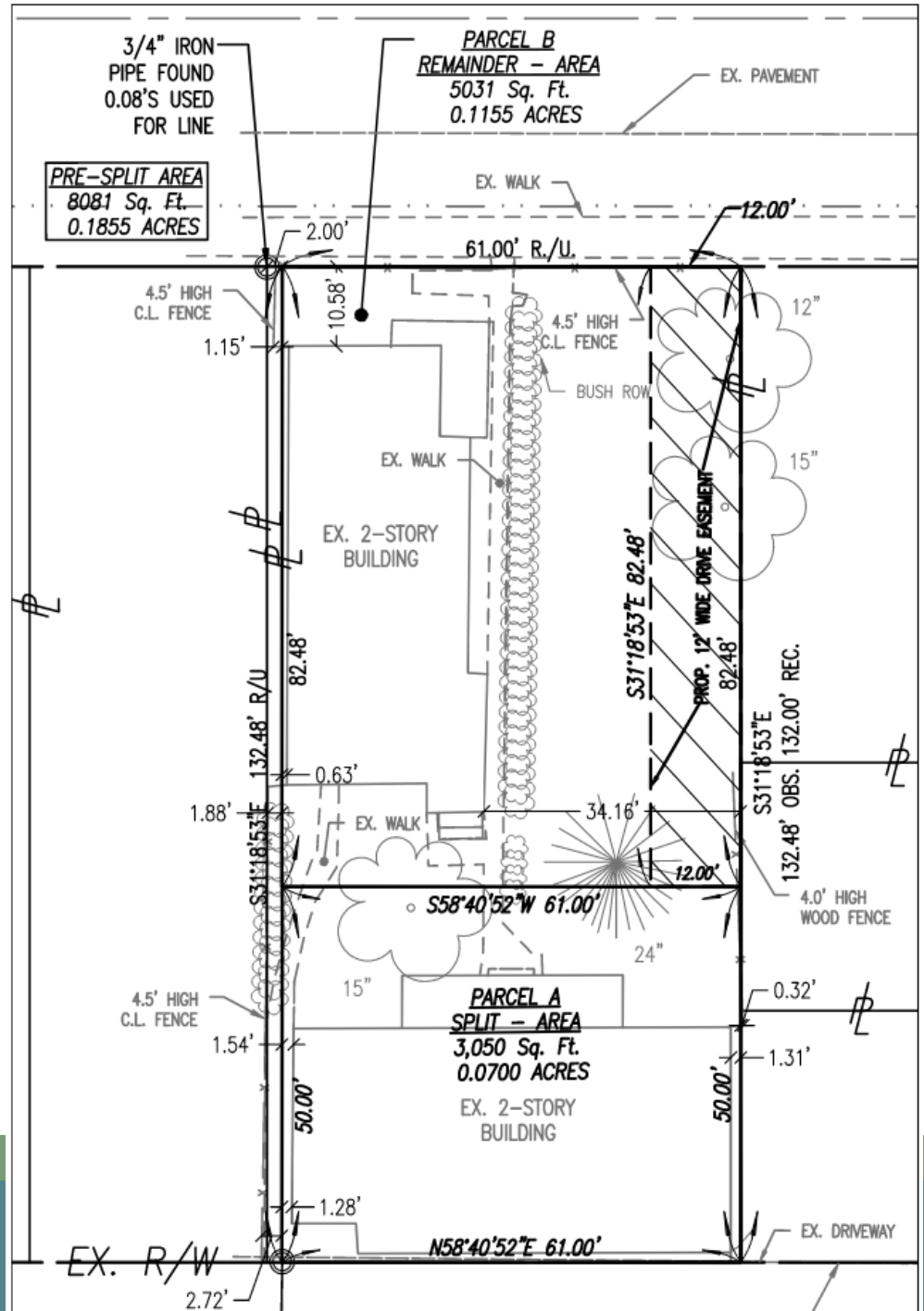
Project Address: 3807 John Ave

P.P.N.s: 003-30-070

Type: Lot Split

Project Representative: Benjamin Stafford, CVE Surveyor

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




CHAGRIN VALLEY ENGINEERING, LTD.

# 3807 John Ave. - Lot Split PPN 003-30-070

Benjamin Stafford P.S.
– Chagrin Valley Engineering

06/06/2025

# Aerial Map View:

3807 John Ave.

- Located between John Avenue (66' Right-of-way), John Court (16' R/W) and west of West 38th Street (66' R/W) at Woodbine Ave (66' R/W)
- Two apartment buildings on one parcel.
- Owners Joe Pobanz & Derek Holland
- Zoning Code: 2F-B1
- Use Dist.: Two Family
- Ohio City

# Ground View: John Ave

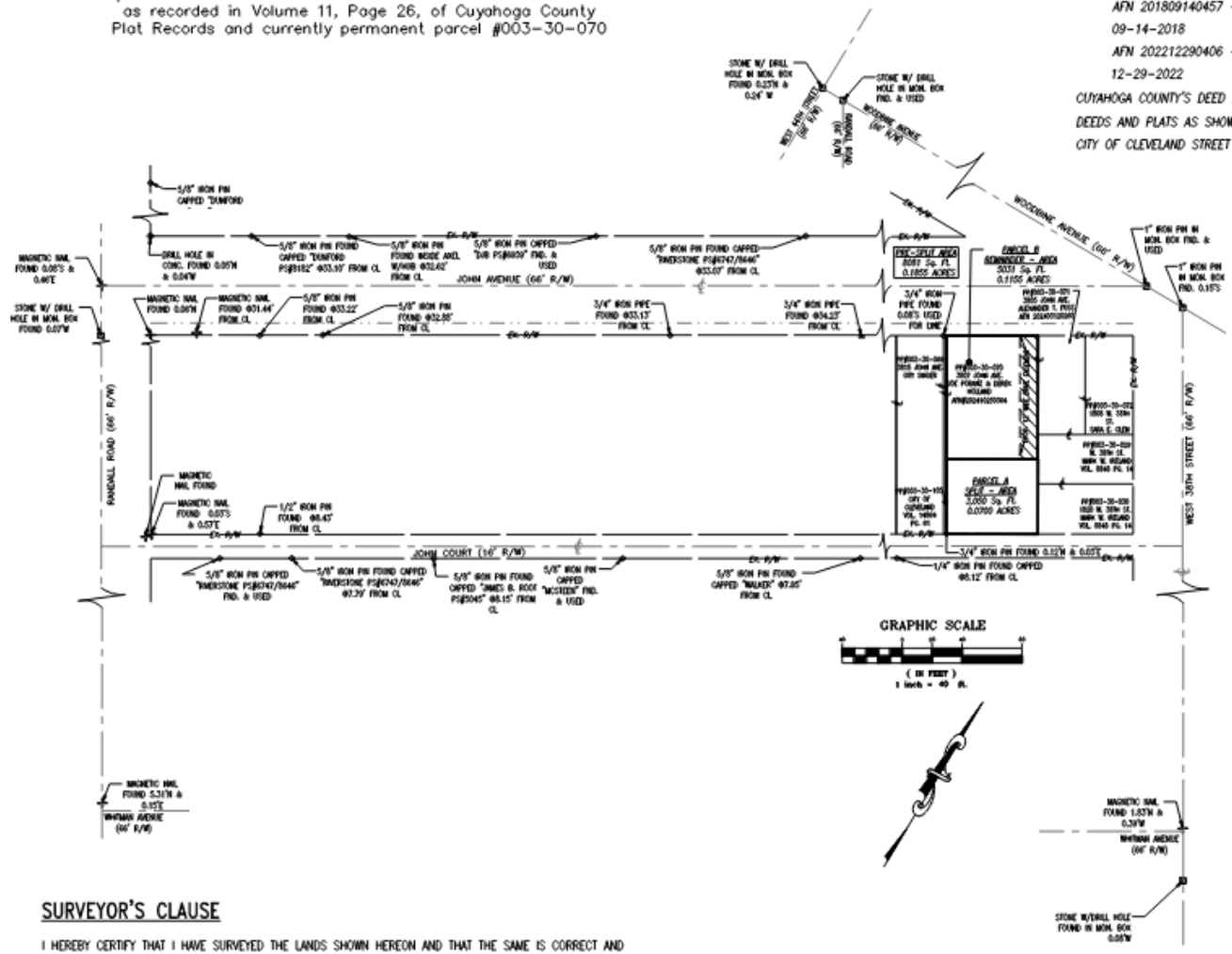
# Ground View: John Court

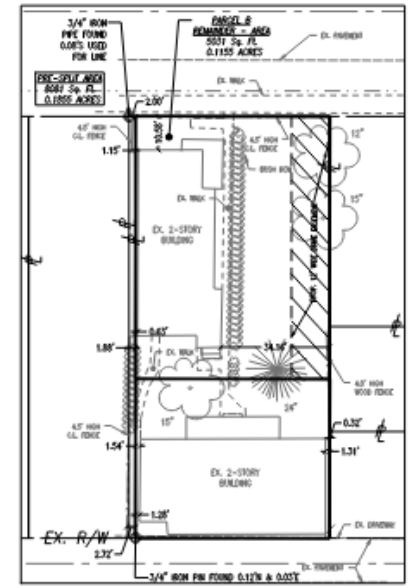
# Ground View: John Court

# LOT SPLIT PLAT

FOR JOE POBANZ & DEREK HOLLAND

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Original Brooklyn Township Lot Nos. 51, 52, 69, and 70 and known as being part of Sublot No. 666 in the Barber and Lord Subdivision as recorded in Volume 11, Page 26, of Cuyahoga County Plat Records and currently permanent parcel #003-30-070




## REFERENCES

CUYAHOGA COUNTY'S PLAT RECORDS

V.11 P.26 - BARBER & LORD SUBDIVISION - REC. 05-11-1840

V.239 P.11 - LOT SPLIT PLAT - REC. 08-14-1987

V.304 P.18 - LOT SPLIT & CONSOLIDATION PLAT - REC. 01-19-2000

V.377 P.78 - PLAT OF CONSOLIDATION - REC. 07-17-2014

AFN 201809140457 - PLAT OF LOT SPLIT & CONSOLIDATION - REC. 09-14-2018

AFN 202212290406 - MAP OF LOT SPLIT & CONSOLIDATION - REC. 12-29-2022

CUYAHOGA COUNTY'S DEED RECORDS

DEEDS AND PLATS AS SHOWN

CITY OF CLEVELAND STREET RECORDS

## APPROVALS

THIS LOT SPLIT PLAT IS APPROVED BY THE PLANNING DIRECTOR FOR THE CITY OF CLEVELAND THIS _____ DAY OF _____, 2025.

PLANNING DIRECTOR _____ PRINT NAME _____

THIS LOT SPLIT PLAT IS APPROVED BY THE PLATTING COMMISSIONER FOR THE CITY OF CLEVELAND THIS _____ DAY OF _____, 2025.

PLATTING COMMISSIONER _____ PRINT NAME _____

## ACCEPTANCE

THE UNDERSIGNED OWNER OF THE LANDS SHOWN HEREON, HEREBY ACKNOWLEDGE THIS PLAT TO BE OUR FREE ACT AND DEED AND HEREBY ACCEPT THIS LOT SPLIT PLAT OF THE SAME.

SIGNATURE _____ PRINT NAME/TITLE _____

COUNTY OF )
STATE OF OHIO )

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, WHO ACKNOWLEDGE THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED, THIS _____ DAY OF _____, 2025, IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, _____ (OH).

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

*INTENT OF THIS PLAT IS TO SPLIT A 0.1855 (SURVEYED) ACRE PARCEL INTO TWO PARCELS. PARCEL (A) A 0.0700 (SURVEYED) ACRE PARCEL & PARCEL (B) A 0.1155 (SURVEYED) ACRE PARCEL*

*THERE WAS NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.*

## SURVEYOR'S CLAUSE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS SHOWN HEREON AND THAT THE SAME IS CORRECT AND ACCURATE. THAT IRON PINS OR PIPES WERE FOUND OR SET AT POINTS INDICATED. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BASIS OF BEARING IS THE CENTERLINE OF JOHN AVENUE BEING S58°40'52"W AS EVIDENCED BY MONUMENTATION FOUND AND IS THE SAME AS CALCULATED AND REPRODUCED FROM THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3401 BY TIES TO THE O.D.O.T VRS NETWORK AND ARE USED TO INDICATE ANGLES ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF.

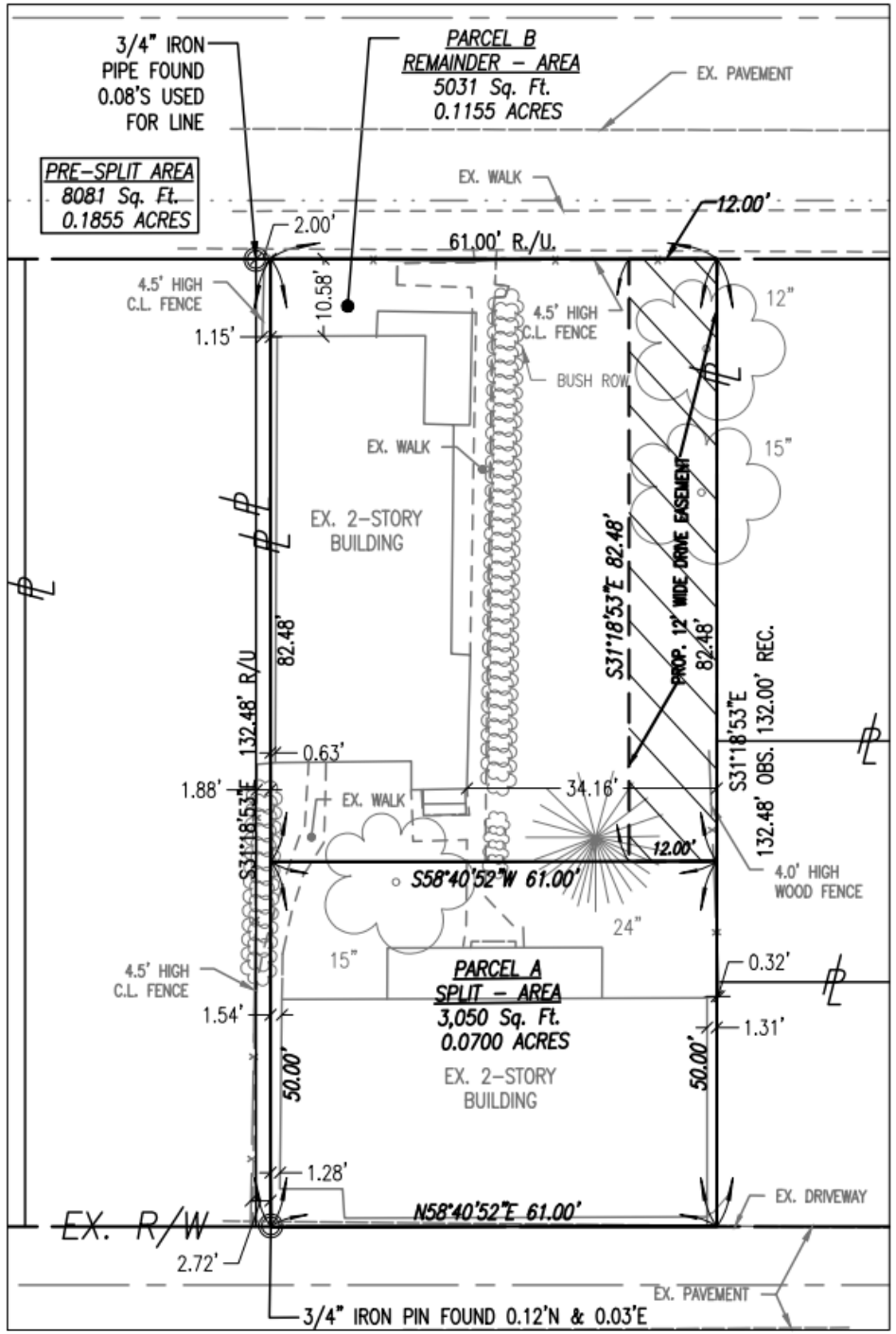
BENJAMIN A. STAFFORD P.S. NO. 8909

LEGEND

- ℄ = Centerline
- P = Property Line
- R/W = Right-of-Way
- L/A = Limited Access
- R/REC. = Record
- C/Calc. = Calculated
- OBS. = Observed
- M/Mea. = Measured
- U/Used. = Used
- F/Fnd. = Found
- Vol. = Volume
- Pg. = Page
- C.S.R. = Cleveland Street Records
- ○ = Existing Iron Pin or Pipe Found as noted
- □ = Indicates Monument Box Found as noted
- ✛ = Magnetic Nail Found
- ◆ = Drill Hole Found
- ● = I.P.S.* - 5/8"x30" Iron Pin Set (W/Cap "CVE LTD")

CVE #25186


CHAGRIN VALLEY ENGINEERING, LTD.
Creative Engineers, Intelligent Solutions.
32999 Fortune Road, Suite B Cleveland, Ohio 44146-5667
Phone ● 440.439.1999 Fax ● 440.439.1969 www.cvelimited.com


3/4" IRON PIPE FOUND 0.08'S USED FOR LINE
PARCEL B
REMAINDER – AREA
5031 Sq. Ft.
0.1155 ACRES
EX. PAVEMENT
PRE-SPLIT AREA
8081 Sq. Ft.
0.1855 ACRES
EX. WALK
12.00'
2.00'
61.00' R./U.
4.5' HIGH C.L. FENCE
10.58'
1.15'
4.5' HIGH C.L. FENCE
BUSH ROW
12"
15"
EX. WALK
EX. 2-STORY BUILDING
S31°18'53"E 82.48'
PROP. 12' WIDE DRIVE EASEMENT
82.48'
132.48' R/U
82.48'
S31°18'53"E 132.00' REC.
132.48' OBS.
0.63'
1.88'
S31°18'53"E
EX. WALK
34.16'
12.00'
S58°40'52"W 61.00'
4.0' HIGH WOOD FENCE
24"
15"
4.5' HIGH C.L. FENCE
PARCEL A
SPLIT – AREA
3,050 Sq. Ft.
0.0700 ACRES
0.32'
1.54'
1.31'
50.00'
50.00'
EX. 2-STORY BUILDING
1.28'
EX. R/W
N58°40'52"E 61.00'
EX. DRIVEWAY
2.72'
EX. PAVEMENT
3/4" IRON PIN FOUND 0.12'N & 0.03'E

# Cleveland City Planning Commission

## Near West Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

June 6, 2025

# Near West Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

June 6, 2025

**NW2025-006** – Hub 27

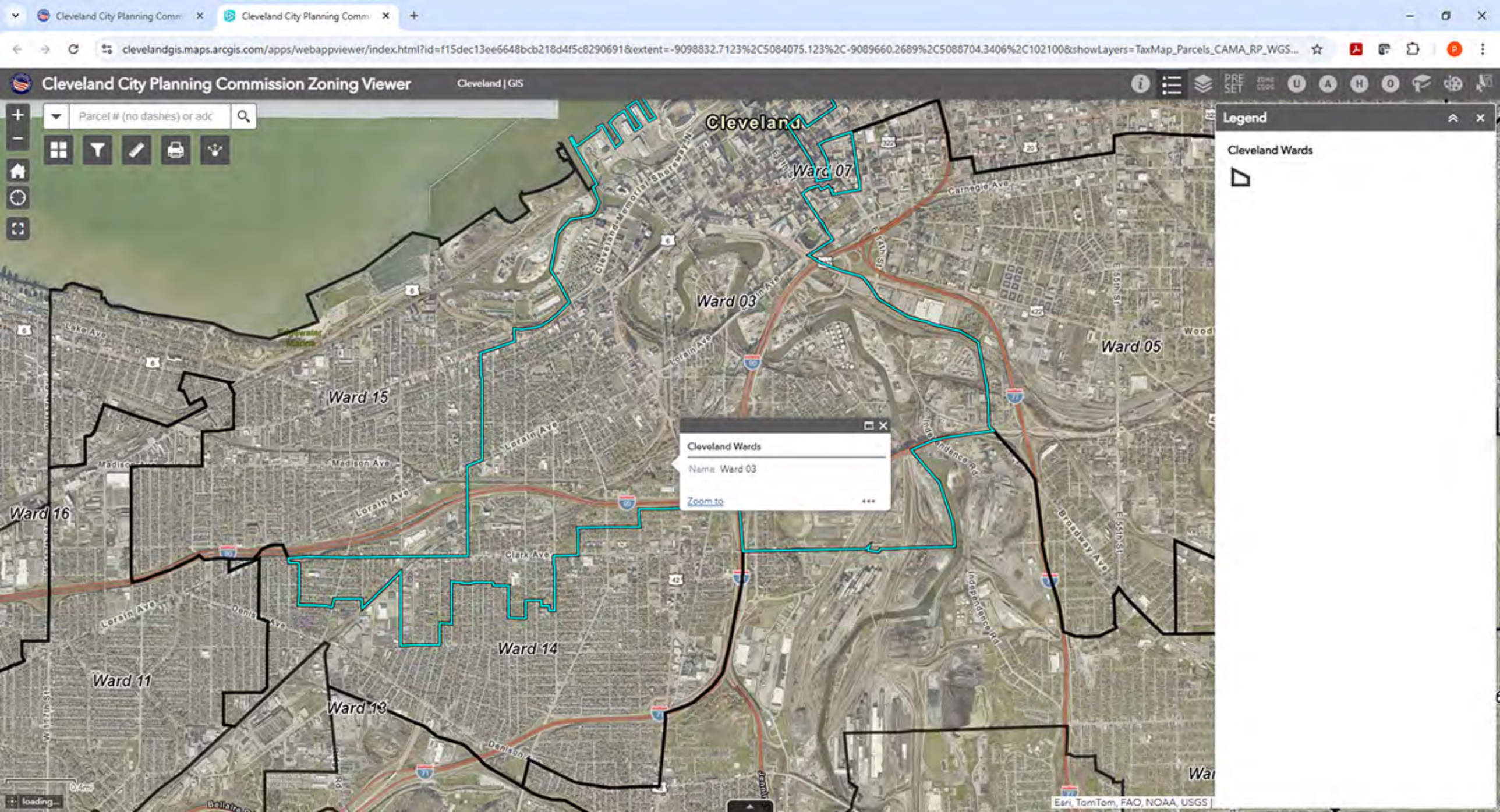
Project Address: 2500 W 27th St

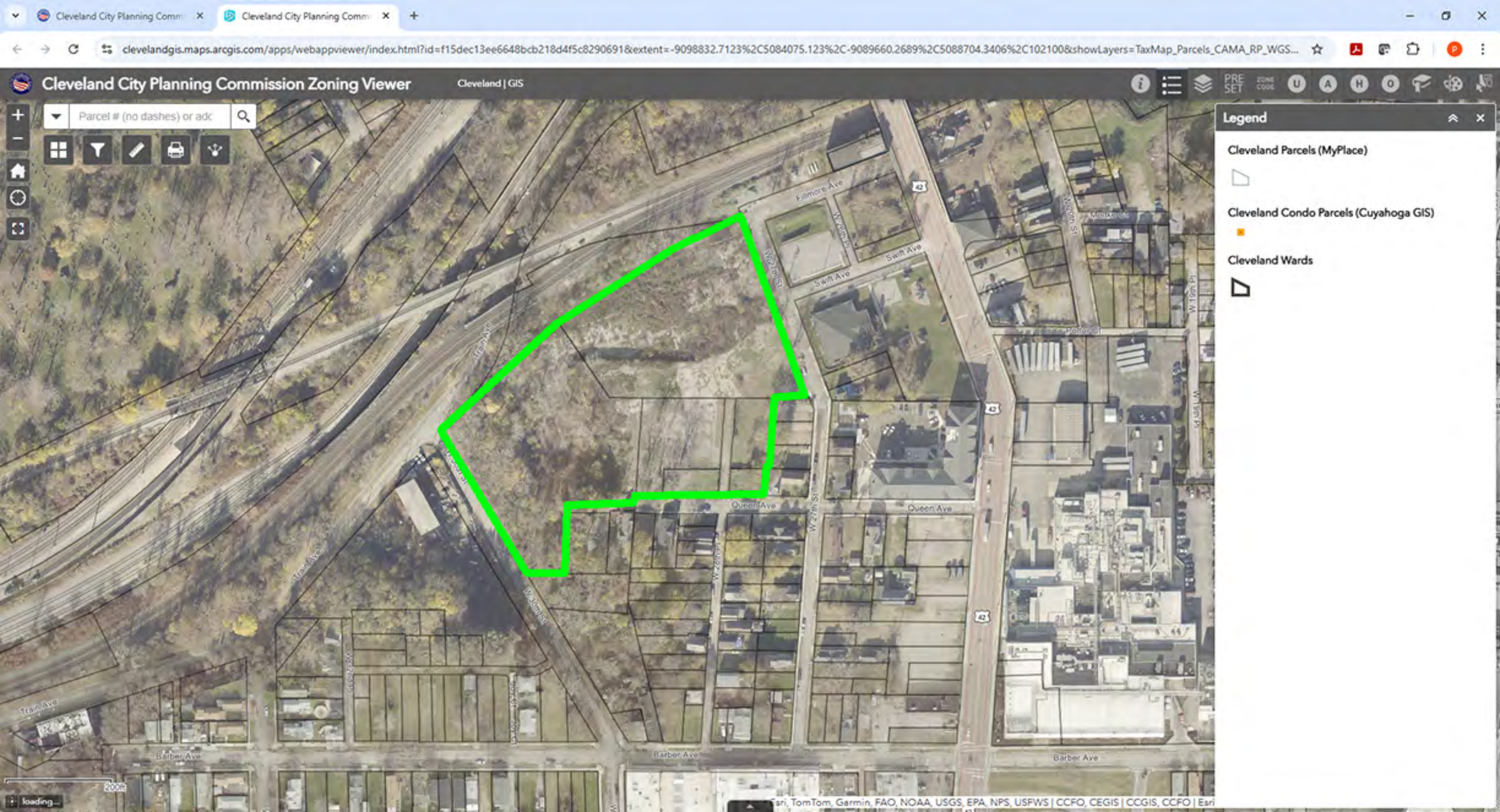
Type: New Construction

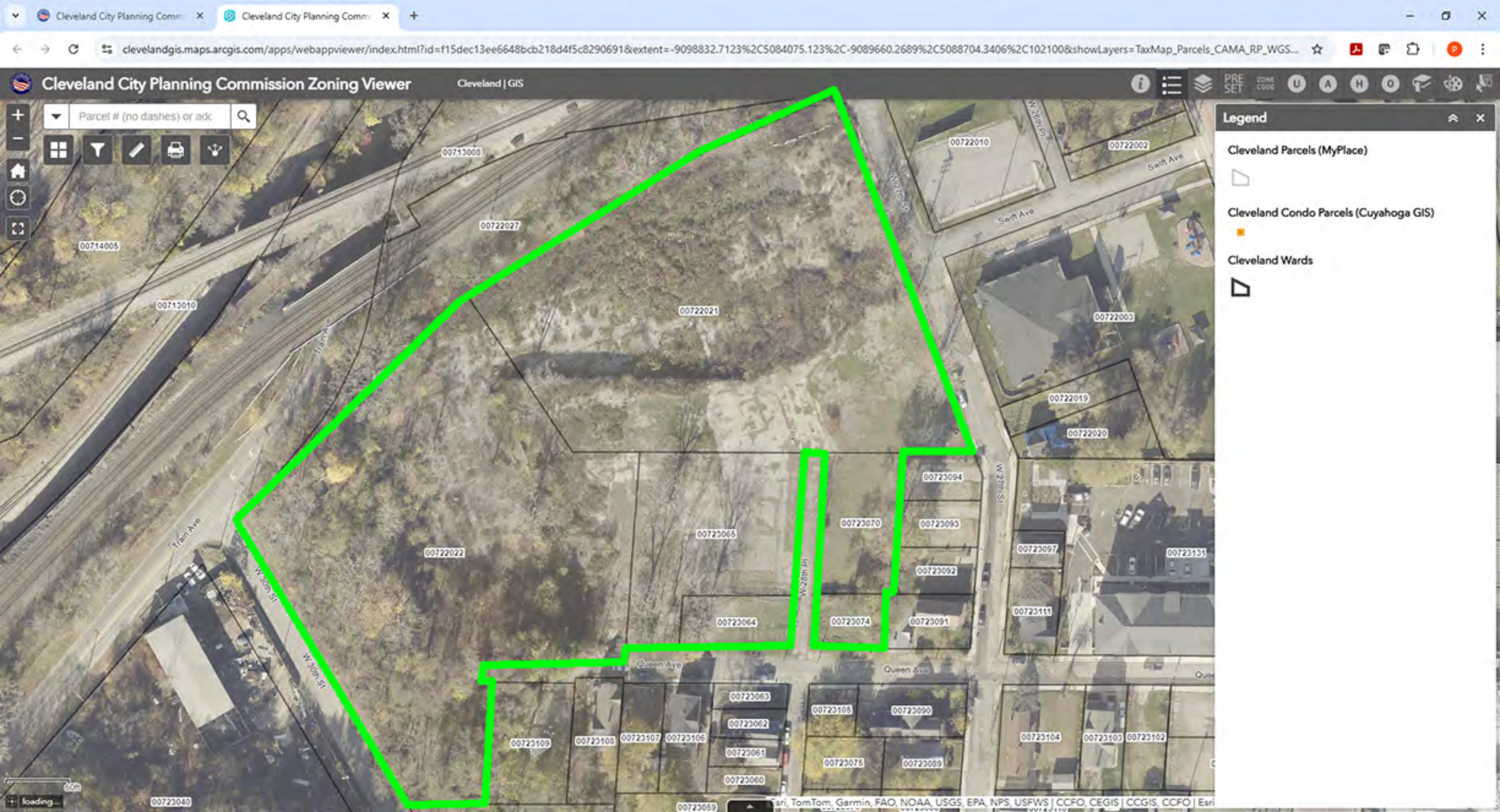
Project Representative: Pete Schwiegeraht, Pivotal

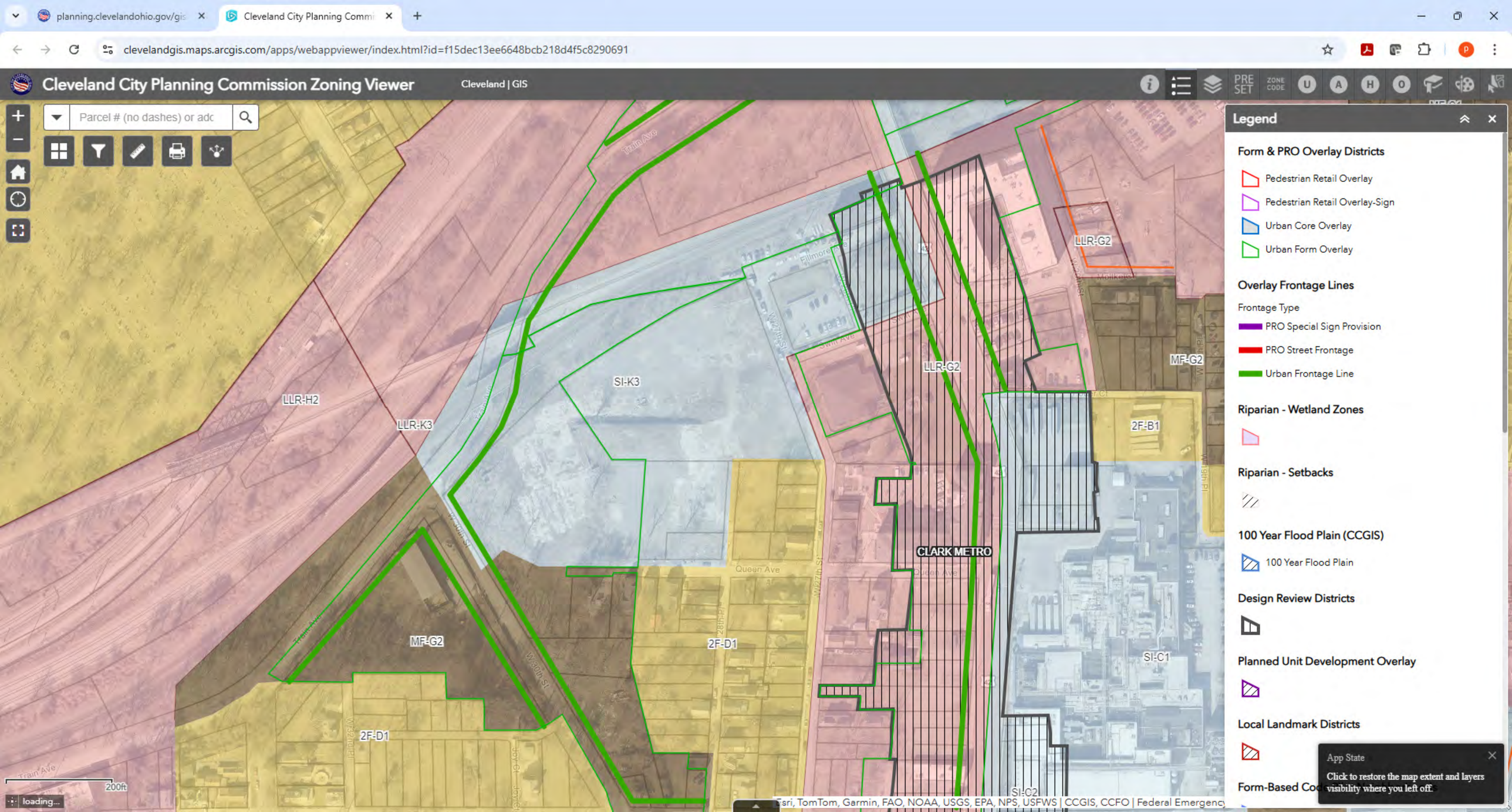
Approval: Schematic

**Ward 3 – Councilmember McCormack** | **SPA: Clark-Fulton**


Cleveland City Planning Commission Zoning Viewer
Cleveland | GIS
Parcel # (no dashes) or adc
Legend
Cleveland Wards
Cleveland Wards
Name Ward 03
Zoom to
Ward 03
Ward 07
Ward 05
Ward 15
Ward 16
Ward 14
Ward 11
Ward 13
Lorain Ave
Madison Ave
Clark Ave
Denis Ave
Carnegie Ave
E 55th St
Broadway Ave
Independence Rd
Esri, TomTom, FAO, NOAA, USGS


Cleveland City Planning Commission Zoning Viewer
Cleveland | GIS
Parcel # (no dashes) or adc
Legend
Cleveland Parcels (MyPlace)
Cleveland Condo Parcels (Cuyahoga GIS)
Cleveland Wards
Fillmore Ave
Swift Ave
Queen Ave
Barber Ave
Train Ave
W 27th St
W 28th Pl
W 19th Pl
Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, USFWS | CCFO, CEGIS | CCGIS, CCFO | Esri


Cleveland City Planning Commission Zoning Viewer
Cleveland | GIS
Parcel # (no dashes) or adc
Legend
Cleveland Parcels (MyPlace)
Cleveland Condo Parcels (Cuyahoga GIS)
Cleveland Wards
00713008
00722027
00714005
00713010
00722021
00722010
00722002
00722003
00722019
00722020
00723094
00723070
00723093
00723065
00722022
00723097
00723131
00723092
00723064
00723074
00723091
00723111
00723083
00723062
00723061
00723060
00723109
00723108
00723107
00723106
00723105
00723090
00723075
00723089
00723104
00723103
00723102
00723040
Train Ave
W 30th St
W 28th Pl
W 27th St
Swift Ave
Queen Ave
loading...


planning.clevelandohio.gov/gis
Cleveland City Planning Commi
clevelandgis.maps.arcgis.com/apps/webappviewer/index.html?id=f15dec13ee6648bcb218d4f5c8290691
Cleveland City Planning Commission Zoning Viewer
Cleveland | GIS
Parcel # (no dashes) or adc
Legend
Form & PRO Overlay Districts
Pedestrian Retail Overlay
Pedestrian Retail Overlay-Sign
Urban Core Overlay
Urban Form Overlay
Overlay Frontage Lines
Frontage Type
PRO Special Sign Provision
PRO Street Frontage
Urban Frontage Line
Riparian - Wetland Zones
Riparian - Setbacks
100 Year Flood Plain (CCGIS)
100 Year Flood Plain
Design Review Districts
Planned Unit Development Overlay
Local Landmark Districts
Form-Based Co
App State
Click to restore the map extent and layers visibility where you left off.
LLR-H2
LLR-K3
SI-K3
LLR-G2
MF-G2
2F-B1
CLARK METRO
2F-D1
SI-C1
SI-C2
Train Ave
Queen Ave
Fillmore Ave
Swift Ave
W 27th St
W 30th St
W 32nd Pl
W 19th Pl
200ft
loading...
Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, USFWS | CCGIS, CCFO | Federal Emergency

# HUB 27 - AFFORDABLE MULTI-GENERATIONAL HOUSING

# EXISTING CONDITIONS MAP

# ADDENDUM B:

# SITE PHOTOGRAPHS

View of site from the north

View of site from the northeast

View of site from the east

View of site from the southeast

View of site from the south

View of site from the southwest

View of site from the west

View of site from the northwest

North view from site

Northeast view from site

East view from site

Southeast view from site

South view from site

Southwest view from site

West view from site

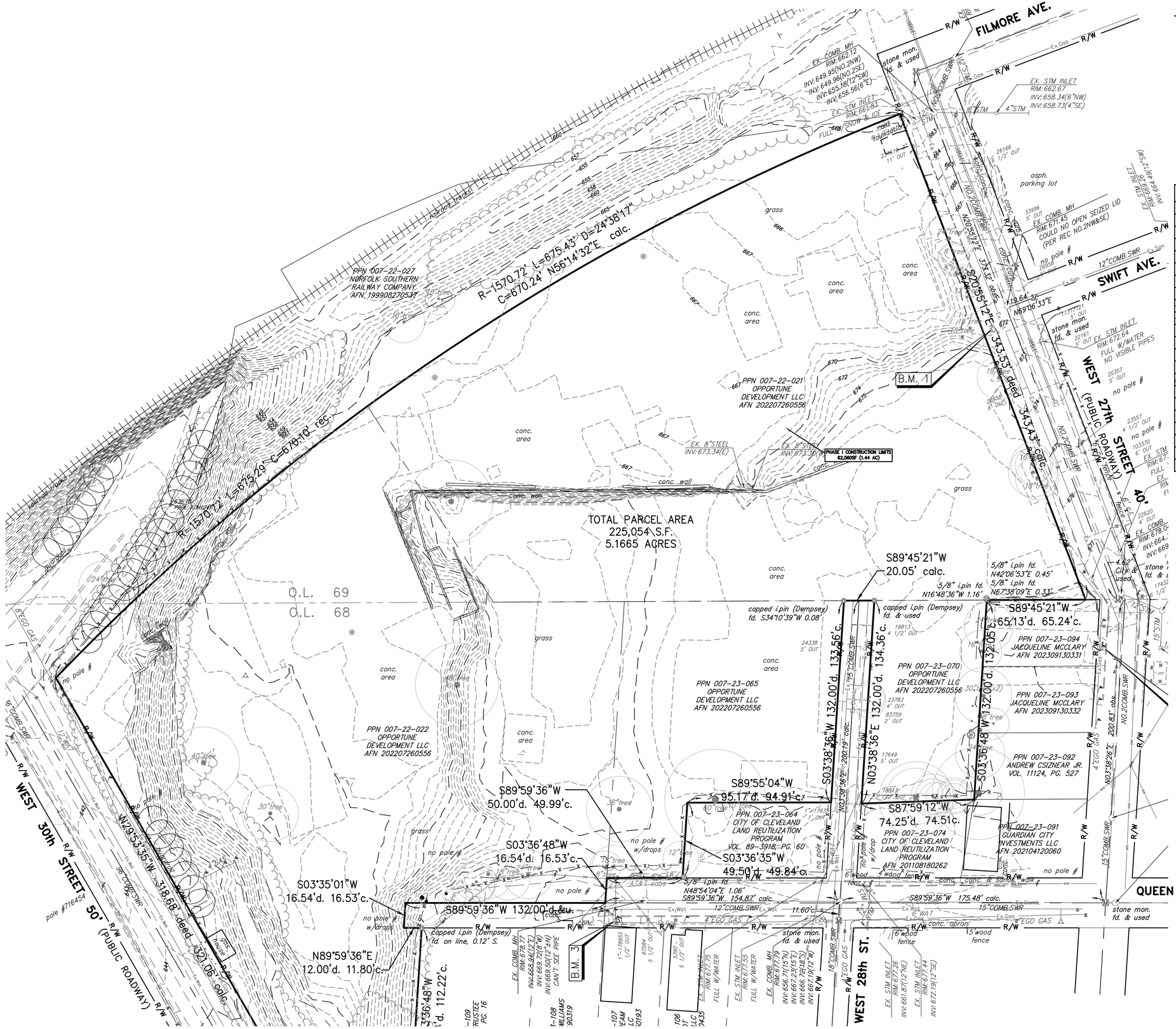
Northwest view from site

Streetscape: North view of West 27th Street

Streetscape: South view of West 27th Street

Streetscape: East view of Swift Avenue

Streetscape: West view of Swift Avenue




## ABBREVIATIONS

| | | | |
|---|---|---|---|
| AFN | AUTOMATED FILING NO. | SAN | SANITARY |
| ASPH | ASPHALT | STM | STORM |
| C. or CALC | CALCULATED | WAT | WATER |
| ℄ | CENTER LINE | INV | INVERT |
| CONC | CONCRETE | PVC | POLYVINYL CHLORIDE |
| C.D.R. | COUNTY DEED RECORD | VCP | VITRIFIED CLAY PIPE |
| C.M.R. | COUNTY MAP RECORD | RCP | REINFORCED CONCRETE PIPE |
| D | DEED | CMP | CORRUGATED METAL PIPE |
| EX. | EXISTING | GUT | GUTTER |
| FD | FOUND | TC | TOP OF CURB |
| FF EL | FINISH FLOOR ELEVATION | | |
| INSTR. | INSTRUMENT | | |
| L/A | LIMITED ACCESS | | |
| MON. | MONUMENT | | |
| O. or OBS. | OBSERVED | | |
| PG. | PAGE | | |
| ℙ or P/L | PROPERTY LINE | | |
| PVMT. | PAVEMENT | | |
| R. or REC. | RECORD | | |
| R/W | RIGHT OF WAY | | |
| U. | USED | | |
| VOL. | VOLUME | | |

## SYMBOL LEGEND (EX.)

| | | | |
|---|---|---|---|
| ℄ | CENTER LINE | CO | EXISTING CLEAN OUT |
| ℙ | PROPERTY LINE | LV | EXISTING WATER LINE VALVE |
| Z | CONSOLIDATED LOTS | | EXISTING WATER CORP STOP |
| | IRON PIN/PIPE FOUND | G | EXISTING GAS METER |
| | IRON PIN SET | W | EXISTING WATER METER |
| MB | MONUMENT BOX FOUND | E | EXISTING ELECTRIC METER |
| | DRILL HOLE FOUND | | EXISTING SQUARE INLET BASIN |
| | DRILL HOLE SET | | EXISTING ROUND INLET BASIN |
| | IRON NAIL FOUND | | EXISTING GUTTER INLET BASIN |
| | IRON NAIL SET | | EXISTING MANHOLE |
| | EXISTING FIRE HYDRANT | | EXISTING TELEPHONE MANHOLE |
| | EXISTING STAND PIPE | | EXISTING SIGNAL POLE |
| WV | EXISTING WATER VALVE | | EXISTING POWER POLE |
| GV | EXISTING GAS VALVE | | EXISTING GUY ANCHOR |
| R IC | EXISTING IRRIGATION CONTROL VALVE | | EXISTING LIGHT POLE |
| | EXISTING CABLE BOX | Ex.San | EX. SANITARY SEWER |
| | EXISTING UTILITY BOX (ELEC,TELE,) | Ex.Stm | EX. STORM SEWER |
| | EXISTING BOLLARD | Ex.Wat | EX. WATER LINE |
| | EXISTING TRAFFIC SIGN | -X—X- | EX. FENCE |
| | EXISTING TREE | Ex.Gas | EX. GAS LINE |
| | EXISTING HANDICAP PARKING | UEELEC | EX. UNDERGROUND ELECT. |
| | | UETELE | EX. UNDERGROUND TELE. |

40 20 10 0
SCALE
1 INCH = 20 FEET
24 x 36
SHEETS ONLY

NORTH

HUB 27 HOUSING, PHASE I

# EXISTING SITE CONDITIONS

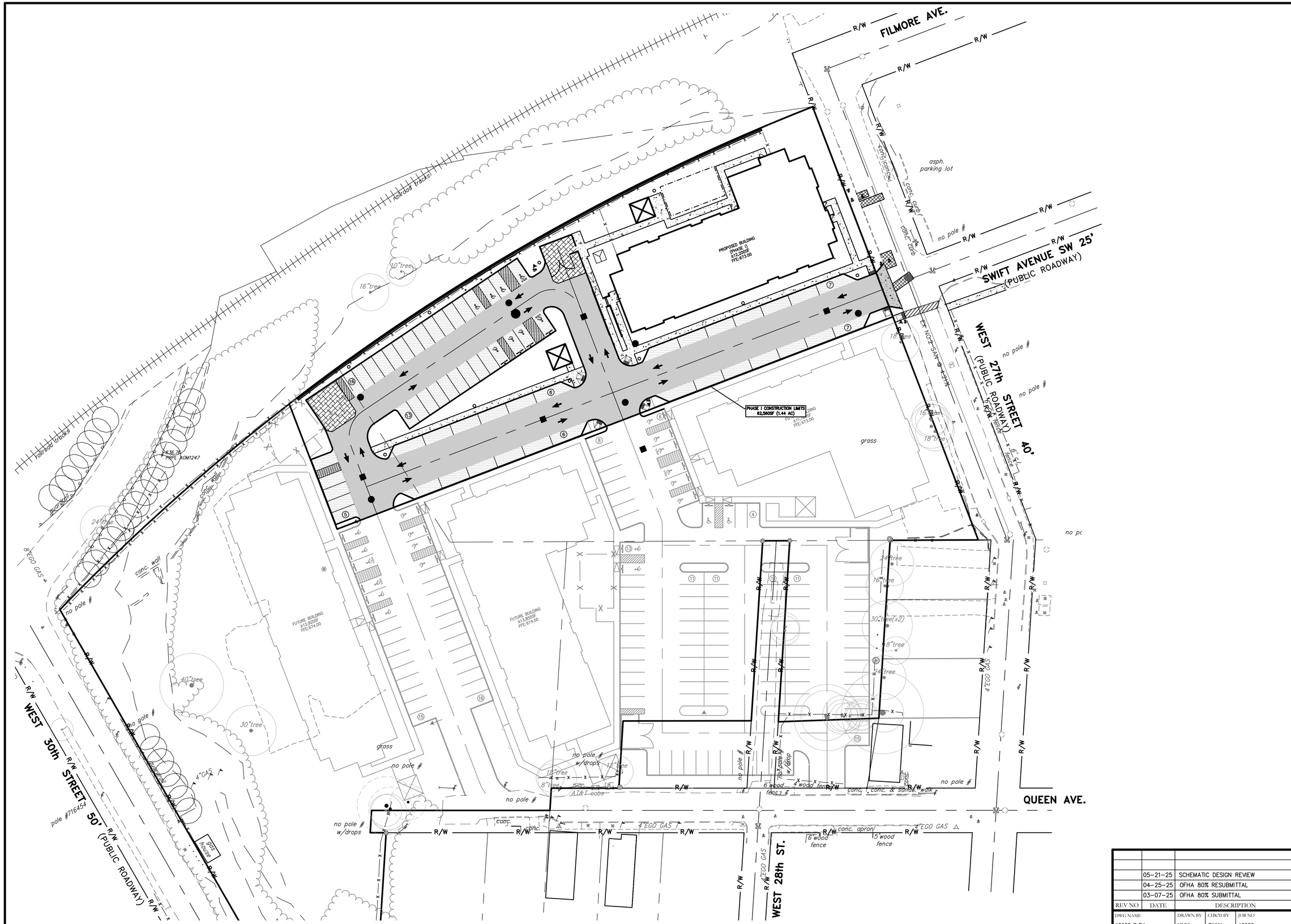
2700 27TH STREET, CITY OF CLEVELAND, COUNTY OF CUYAHOGA, STATE OF OHIO

NEFF & ASSOCIATES
Civil Engineers • Landscape Architects • Planners • Surveyors
6405 York Road Parma Heights, Ohio 44130
Tel: 440.884.3100 | Fax: 440.884.3104
www.neffassoc.com

| REV NO | DATE | DESCRIPTION |
|---|---|---|
| | 05-21-25 | SCHEMATIC DESIGN REVIEW |
| | 04-25-25 | OFHA 80% RESUBMITTAL |
| | 03-07-25 | OFHA 80% SUBMITTAL |

| DWG NAME | DRAWN BY | CHK'D BY | JOB NO |
|---|---|---|---|
| 15055-C-P1 | KMK | GHW | 15055 |

SHEET NO.
C1.0




NORTH

SCALE
1 INCH = 30 FEET
24 x 36
SHEETS ONLY

HUB 27 HOUSING, PHASE I

# SITE LAYOUT PLAN

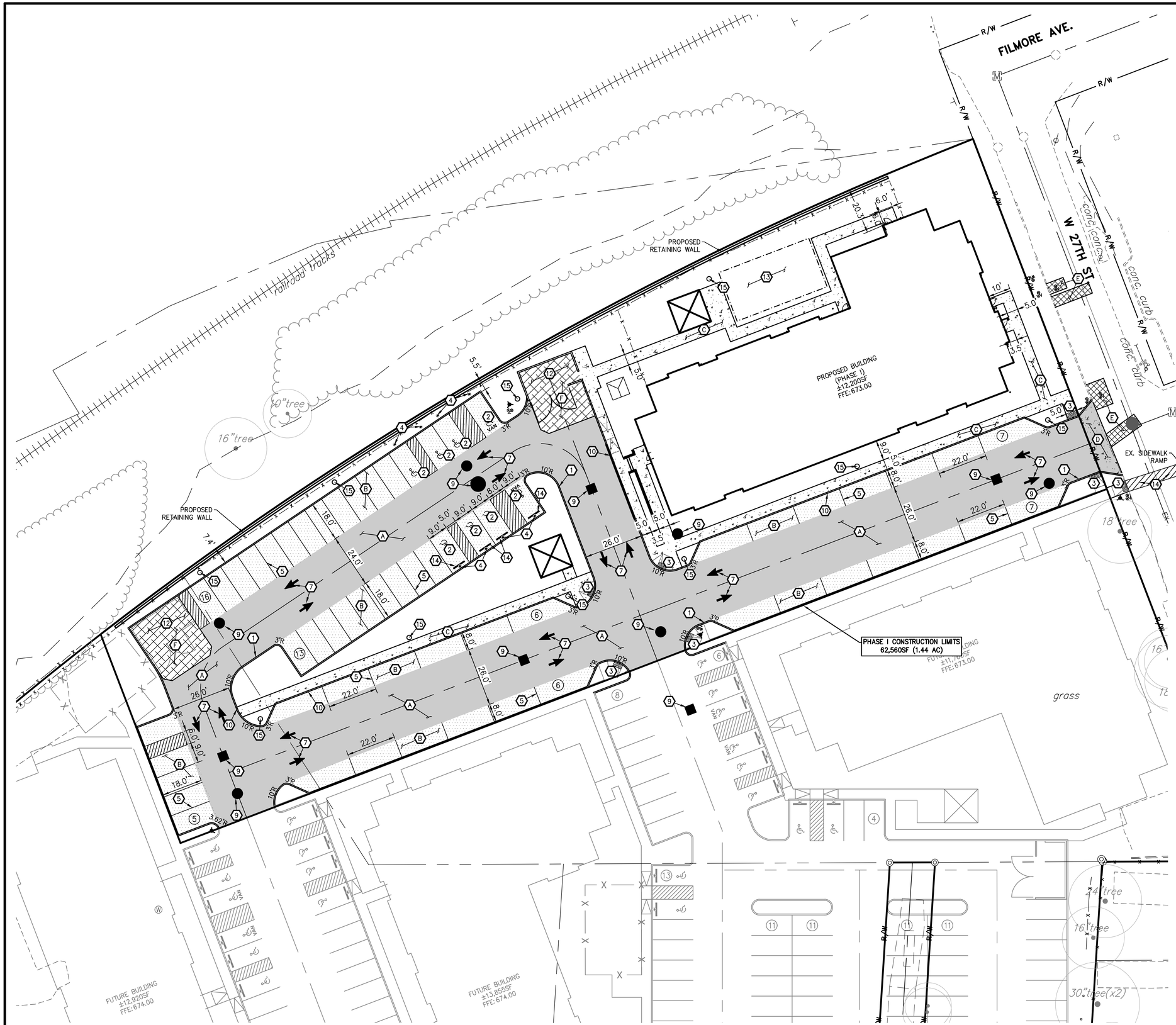
2700 27TH STREET, CITY OF CLEVELAND, COUNTY OF CUYAHOGA, STATE OF OHIO

NEFF & ASSOCIATES
Civil Engineers • Landscape Architects • Planners • Surveyors
6405 York Road | Parma Heights, Ohio 44130
Tel: 440.884.3100 | Fax: 440.884.3104
www.neff-assoc.com

| REV NO | DATE | DESCRIPTION |
|---|---|---|
| | 05-21-25 | SCHEMATIC DESIGN REVIEW |
| | 04-25-25 | OFHA 80% RESUBMITTAL |
| | 03-07-25 | OFHA 80% SUBMITTAL |

| DWG NAME | DRAWN BY | CHK'D BY | JOB NO |
|---|---|---|---|
| 15055-C-P1 | KMK | GHW | 15055 |

SHEET NO.
C5.0




## KEY NOTES

1. 6" VERTICAL CONCRETE CURB (DET 7, SHT C7.0)
2. ADA ACCESSIBLE PARKING SYMBOL (DET 10, SHT C7.0)
3. ADA ACCESSIBLE RAMP (DET 1, SHT C7.2)
4. ACCESSIBLE PARKING SIGN (DET 8, SHT C7.0)
5. PARKING STRIPE 4"WD. SOLID YELLOW
6. PEDESTRIAN CROSSWALK
7. LOT TRAFFIC FLOW ARROW (DET 10, SHT C7.0)
8. 30" STOP SIGN
9. UTILITY STRUCTURE, SEE SHEET C4.0
10. CURB AND WALK (DET 9, SHT C7.0)
11. LIGHT POLE
12. DUMPSTER ENCLOSURE, SEE ARCH PLANS.
13. PROPOSED PLAYGROUND, SEE ARCH PLANS.
14. CONCRETE WHEELSTOP, (DET 11, SHT C7.0)
15. PROPOSED LIGHT POLE FOUNDATION, SEE ELEC PLAN
16. 45° CROSSWALK STRIPING

- A — HEAVY DUTY ASPHALT PAVEMENT (DET 1, SHT C7.0)
- B — STANDARD DUTY ASPHALT PAVEMENT (DET 2, SHT C7.0)
- C — CONCRETE SIDEWALK (DET 3, SHT C7.0)
- D — CONCRETE PAVEMENT (DET 6, SHT C7.0)
- E — PAVEMENT REPAIR HEAVY DUTY CONCRETE (DET 4, SHT C7.0 & DET 5, SHT C7.1)
- F — HEAVY DUTY CONCRETE (DET 4, SHT C7.0)

NORTH

SCALE
1 INCH = 20 FEET
24 x 36 SHEETS ONLY

HUB 27 HOUSING, PHASE I

# PHASE I SITE LAYOUT PLAN

2700 27TH STREET, CITY OF CLEVELAND, COUNTY OF CUYAHOGA, STATE OF OHIO

NEFF & ASSOCIATES
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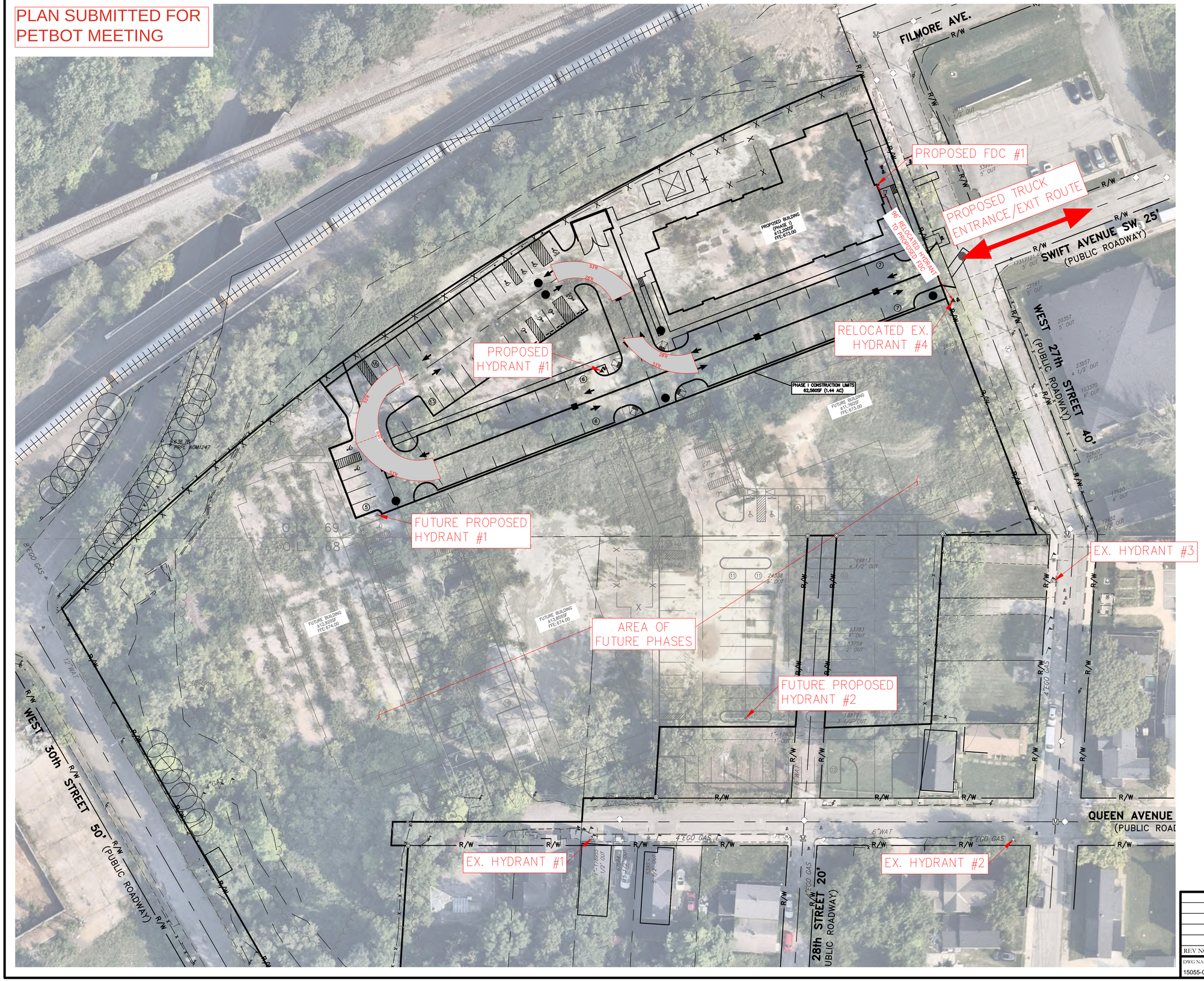
6405 York Road | Parma Heights, Ohio 44130
Tel: 440.884.3100 | Fax: 440.884.3104
www.neff-assoc.com

| REV NO | DATE | DESCRIPTION |
|---|---|---|
| | 05-21-25 | SCHEMATIC DESIGN REVIEW |
| | 04-25-25 | OFHA 80% RESUBMITTAL |
| | 03-07-25 | OFHA 80% SUBMITTAL |

| DWG NAME | DRAWN BY | CHK'D BY | JOB NO |
|---|---|---|---|
| 15055-C-P1 | KMK | GHW | 15055 |

SHEET NO.
C5.1

PLAN SUBMITTED FOR PETBOT MEETING




NORTH

SCALE
1 INCH = 30 FEET
24 x 36
SHEETS ONLY

HUB 27 HOUSING, PHASE I

# TRUCK TURNING MOVEMENT EXHIBIT

2700 27TH STREET, CITY OF CLEVELAND, COUNTY OF CUYAHOGA, STATE OF OHIO

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| DWG NAME | DRAWN BY | CHK'D BY | JOB NO |
|---|---|---|---|
| 15055-C-P1 | KMK | GHW | 15055 |

SHEET NO.
TTM-1

## KEY NOTES

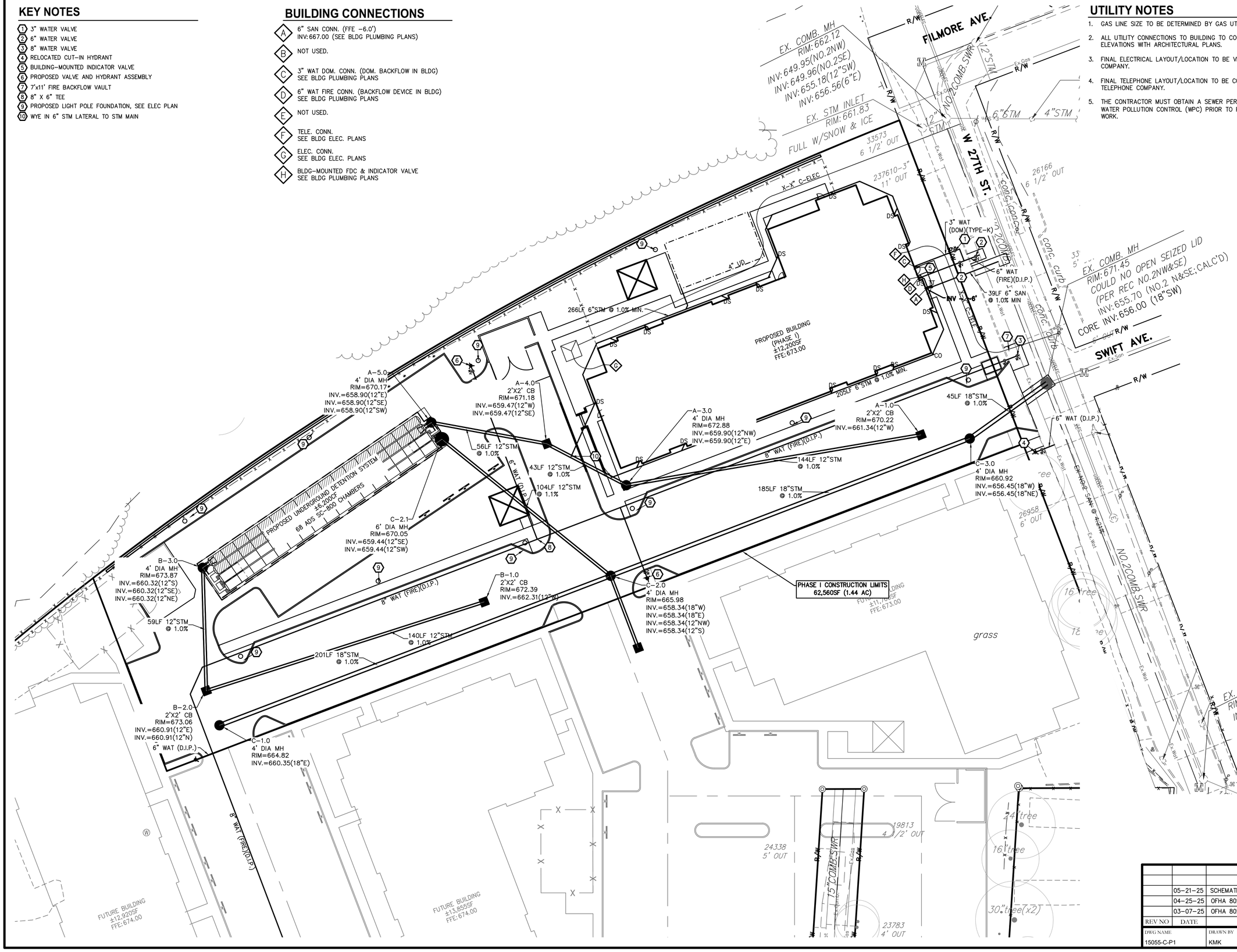
1. 3" WATER VALVE
2. 6" WATER VALVE
3. 8" WATER VALVE
4. RELOCATED CUT-IN HYDRANT
5. BUILDING-MOUNTED INDICATOR VALVE
6. PROPOSED VALVE AND HYDRANT ASSEMBLY
7. 7'x11' FIRE BACKFLOW VAULT
8. 8" X 6" TEE
9. PROPOSED LIGHT POLE FOUNDATION, SEE ELEC PLAN
10. WYE IN 6" STM LATERAL TO STM MAIN

## BUILDING CONNECTIONS

- A: 6" SAN CONN. (FFE -6.0') INV:667.00 (SEE BLDG PLUMBING PLANS)
- B: NOT USED.
- C: 3" WAT DOM. CONN. (DOM. BACKFLOW IN BLDG) SEE BLDG PLUMBING PLANS
- D: 6" WAT FIRE CONN. (BACKFLOW DEVICE IN BLDG) SEE BLDG PLUMBING PLANS
- E: NOT USED.
- F: TELE. CONN. SEE BLDG ELEC. PLANS
- G: ELEC. CONN. SEE BLDG ELEC. PLANS
- H: BLDG-MOUNTED FDC & INDICATOR VALVE SEE BLDG PLUMBING PLANS

## UTILITY NOTES

1. GAS LINE SIZE TO BE DETERMINED BY GAS UTILITY COMPANY.
2. ALL UTILITY CONNECTIONS TO BUILDING TO COORDINATE LOCATIONS AND ELEVATIONS WITH ARCHITECTURAL PLANS.
3. FINAL ELECTRICAL LAYOUT/LOCATION TO BE VERIFIED WITH ELECTRIC COMPANY.
4. FINAL TELEPHONE LAYOUT/LOCATION TO BE COORDINATE & VERIFIED WITH TELEPHONE COMPANY.
5. THE CONTRACTOR MUST OBTAIN A SEWER PERMIT FROM THE DIVISION OF WATER POLLUTION CONTROL (WPC) PRIOR TO PERFORMING THE SEWER WORK.




SCALE
1 INCH = 20 FEET
24 x 36 SHEETS ONLY

NORTH

HUB 27 HOUSING, PHASE I

# PHASE I UTILITY PLAN

CITY OF CLEVELAND, COUNTY OF CUYAHOGA, STATE OF OHIO

2700 27TH STREET, CITY OF CLEVELAND, COUNTY OF CUYAHOGA, STATE OF OHIO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(440) 884-1001 | Fax (440) 884-1434
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| REV NO | DATE | DESCRIPTION |
|---|---|---|
| | 05-21-25 | SCHEMATIC DESIGN REVIEW |
| | 04-25-25 | OFHA 80% RESUBMITTAL |
| | 03-07-25 | OFHA 80% SUBMITTAL |

| DWG NAME | DRAWN BY | CHK'D BY | JOB NO |
|---|---|---|---|
| 15055-C-P1 | KMK | GHW | 15055 |

SHEET NO.
C4.1

N:\LAND DEVELOPMENT\Proj\15055-Hub 27 Housing\Acad\15055-C-P1.dwg, C4.1, 5/19/2025 7:13:19 AM

Northeast Ohio
Regional Sewer District

Mr. Grant Weirich, P.E.
Neff & Associates
6405 York Road
Parma Heights, OH 44130

***Re:*** ***Hub 27 – Cleveland, Ohio***
***Title IV Review Applicability Determination***

Dear Mr. Weirich,

The Title IV Combined Sewer Code of the Northeast Ohio Regional Sewer District's (NEORSD) Code of Regulations provides the NEORSD with the authority to control combined sewer overflows (CSOs) from the combined sewer system and to control peak flows from local combined sewer systems at the point of connection into sewers owned by the NEORSD or a member community. Therefore, the NEORSD has the authority to review all requests for connection approval within the combined sewer system.

Based on preliminary information, the referenced project:

- ☑ Will be subject to review by the NEORSD under Title IV – Combined Sewer Code. The proposed stormwater management design for the site must meet the current NEORSD Title IV Combined Sewer Code requirements, detailed in the attached guidance document, ***Submittal Requirements for Connections to the Combined Sewer System – Guidelines for Review and Approval.***
- ☐ Will not be subject to review by the NEORSD under Title IV – Combined Sewer Code.

If you have any questions, please feel free to contact me at ext. 6881.

Kind Regards,

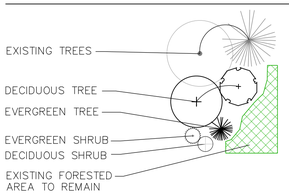
Jeffrey Jowett,
Community Discharge Permit Program Manager

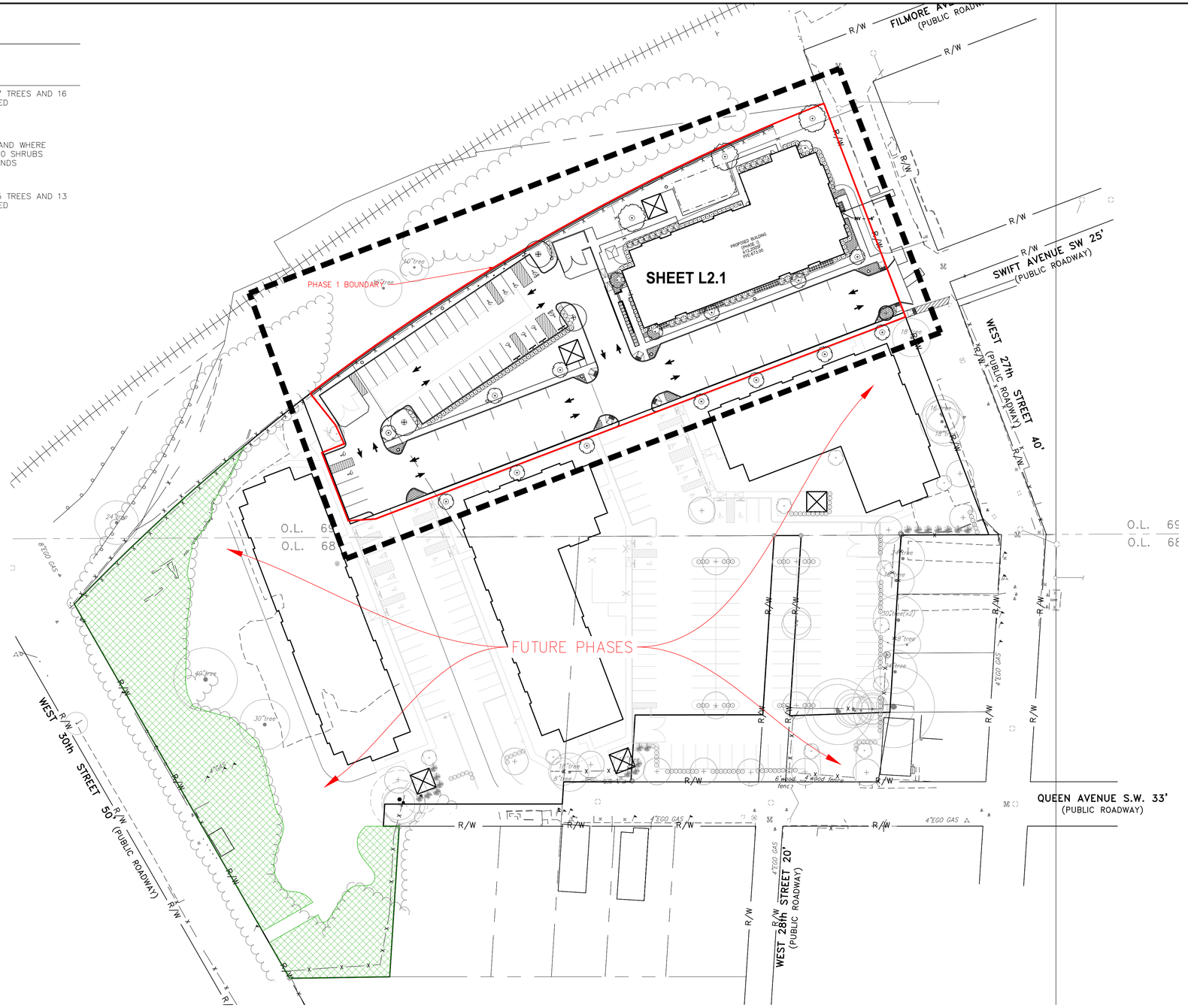
cc:
Elie Ramy, Cleveland WPC
Adam Davenport, Cleveland City Planning Commission

## CITY CODIFIED ORDINANCE (FULL SITE)

| CODE | | REQUIRED | PROVIDED |
|---|---|---|---|
| 352.10 | PERIMETER PARKING LOT LANDSCAPING | ANY PARKING LOT WITH 100 OR MORE SPACES SHALL PROVIDE A MEDIUM DENSITY FRONTAGE STRIP. 6 FT WIDTH, 1 TREE PER 40 LF, MINIMUM 2.5 SCREENING THAT SCREENS AT 50%, 1 SHRUB PER 16 LF. (242LF = 6.5 TREES 15.1 SHRUBS) | A MINIMUM OF 7 TREES AND 16 SHURBS PROVIDED |
| 352.10 | INTERIOR PARKING LOT LANDSCAPING | ANY PARKING LOT WITH 100 OR MORE SPACES SHALL PROVIDE A LIGHT DENSITY ISLAND STRIP. 4 FT WIDTH, 1 TREE PER 50 LF, AND 1 SHRUB PER 20 LF. ( 352.11(a) – AT LEAST 1 TREE PER ISLAND) | 1 TREE PER ISLAND WHERE FEASIBLE AND 60 SHRUBS PROVIDE IN ISLANDS |
| 352.08<br>352.08 | TRANSITION STRIP – MULTIFAMILY TO SINGLE FAMILY | LIGHT DENSITY TRANSITION STRIP REQUIRED.4 FT WIDTH, 1 TREE PER 50 LF, AND 1 SHRUB PER 20 LF. (250 = 5 TREE, 13 SHRUBS) | A MINIMUM OF 5 TREES AND 13 SHURBS PROVIDED |

## PLANT LEGEND




NORTH

SCALE
1 INCH = 40 FEET
24 x 36
SHEETS ONLY

HUB 27 HOUSING, PHASE I

# OVERALL SITE LANDSCAPE PLAN

2700 27TH STREET, CITY OF CLEVELAND, COUNY OF CUYAHOGA, STATE OF OHIO

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Tel: 440.884.3100 | Fax: 440.884.3104
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| REV NO | DATE | DESCRIPTION |
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| | 05/21/25 | SCHEMATIC DESIGN REVIEW |
| | 04/25/25 | OFHA 80% RESUBMITTAL |
| | 03/07/25 | OFHA 80% SUBMITTAL |

| DWG NAME | DRAWN BY | CHK'D BY | JOB NO |
|---|---|---|---|
| 15055-L | JWM | GHW | 15055 |

SHEET NO.
L2.0

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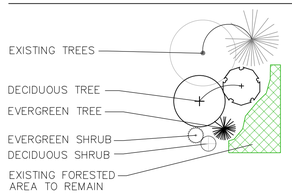
## PLANT LEGEND




## KEY NOTES

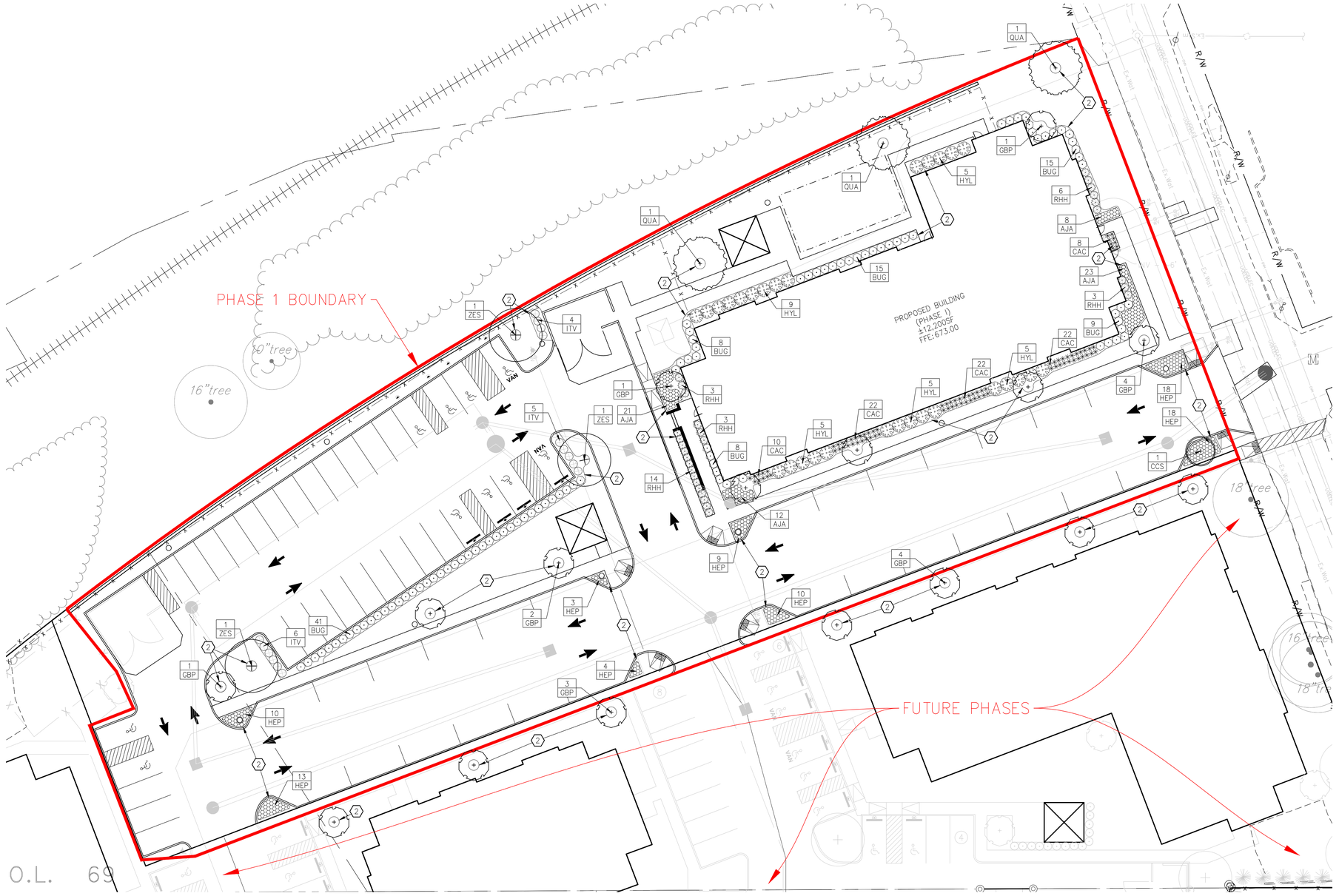
1. SEED
2. HARDWOOD MULCH

## LAWN SEED MIX

RATE: 5-6 LBS PER 1000 SF

| GRASS TYPE | PERCENT |
|---|---|
| EVERGLADE KENTUCKY BLUEGRASS | 25% |
| AWARD KENTUCKY BLUEGRASS | 25% |
| PANGEA GLR PERENNIAL RYEGRASS | 25% |
| STELLAR 3GL PERENNIAL RYEGRASS | 25% |

*OR APPROVED SIMILAR




## PLANT LIST

| KEY | BOTANICAL NAME | COMMON NAME | SIZE | COND. | SPACING | TOTAL |
|---|---|---|---|---|---|---|
| TREES | | | | | | |
| ZES | ZELKOVA SERRATA | ZELKOVA | 2.5" CAL. | B&B | AS SHOWN | 3 |
| QUA | QUERCUS ALBA | WHITE OAK | 2.5" CAL. | B&B | AS SHOWN | 3 |
| GBP | GINKGO BILOBA 'PRINCETON SENTRY' | PRINCETON SENTRY GINKGO | 2.5" CAL. | B&B | AS SHOWN | 16 |
| SHRUBS | | | | | | |
| BUG | BUXUS X 'GREEN MOUNTAIN' | GREEN MOUNTAIN BOXWOOD | 24" HT. | B&B | AS SHOWN | 96 |
| ITV | ITEA VIRGINICA | LITTLE HENRY SWEETSPIRE | 18" HT. | B&B | AS SHOWN | 15 |
| HYL | HYDRANGEA PANICULATA 'LIMELIGHT PRIME' | LIMELIGHT PRIME HYDRANGEA | 24" HT. | B&B | AS SHOWN | 29 |
| RHH | RHODODENDRON 'HERBERT' | HERBERT AZALEA | No. 3 | CONT. | AS SHOWN | 29 |
| PERENNIALS | | | | | | |
| AJA | ASTILBE JAPONICA 'AUGUST LIGHT' | AUGUST LIGHT ASTILBE | No. 1 | CONT. | 24" O.C. | 64 |
| HEP | HEMEROCALLIS 'PARDON ME' | PARDON ME DAYLILY | No. 1 | CONT. | 24" O.C. | 88 |
| CAC | CALAMAGROSTIS ACUTIFLORA | KARL FOERSTER FEATHER REED GRASS | No. 1 | CONT. | AS SHOWN | 76 |

## LANDSCAPE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND VERIFYING ALL PLANT MATERIAL SHOWN ON THE PLANS. ANY PLANT MATERIAL SUBSTITUTIONS TO BE VERIFIED AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
2. CONTRACTOR TO PROVIDE DOUBLE SHREDDED MULCH PER DETAILS AND SPECIFICATIONS AT ALL PLANTING BEDS. PROVIDE A MIN. 3' DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE LOCATED IN MANICURED LAWN/SEED AREAS UNLESS TREES ARE INCORPORATED IN A PLANTING BED. FOR TREES LOCATED IN A WILDFLOWER PLANTING AREAS, PROVIDE A MIN. 5' DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE. MULCH COLOR SHALL BE NATURAL AND NOT DYED, AND MATCH EXISTING BEDS UNLESS OTHERWISE SPECIFIED BY THE OWNER. CONTRACTOR SHALL SUBMIT MULCH SAMPLES TO OWNER FOR APPROVAL PRIOR TO ORDERING.
3. ONCE FINAL GRADE IS ESTABLISHED, ALL PLANTING BEDS SHALL RECEIVE 6" DEPTH OF PLANTING SOIL MIX PER THE SPECIFICATIONS AND DETAILS. ALL SEEDED AREAS TO RECEIVE A MINIMUM OF 2" OF TOPSOIL PER THE SPECIFICATIONS. SALVAGED OR EXISTING TOPSOIL CAN BE RE-USED IF SPECIFICATIONS ARE MET AND IS APPROVED BY OWNER.
4. PLACEMENT OF PLANTING MATERIALS SHALL NOT AFFECT THE EXISTING DRAINAGE PATTERN ON SITE. THIS INCLUDES BUT IS NOT LIMITED TO PLACING PLANT MATERIALS IN OR NEAR SWALES OR CREATING MOUNDS THAT BLOCK THE INTENDED SURFACE DRAINAGE PATTERN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL AND SEEDED AREAS UNTIL SUBSTANTIAL COMPLETION OF PROJECT. SLOW RELEASE WATERING BAGS SHOULD BE USED ON ALL TREES.
6. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED UTILITY ROUTINGS AND LOCATING ALL EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
14. APPLY A PRE-EMERGENT HERBICIDE, PENDIMETHALIN OR OXADIAZON OR APPROVED SIMILAR, TO TREE, SHRUB, AND GROUNDCOVER AREAS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS. DO NOT APPLY TO SEEDED AREAS.

80 / 40 / 20 / 0
NORTH
SCALE
1 INCH = 40 FEET
24 x 36
SHEETS ONLY

HUB 27 HOUSING, PHASE I

# PHASE 1 - SITE LANDSCAPE PLAN

2700 27TH STREET, CITY OF CLEVELAND, COUNTY OF CUYAHOGA, STATE OF OHIO

| REV NO | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | 05/21/25 | SCHEMATIC DESIGN REVIEW |
| | 04/25/25 | OFHA 80% RESUBMITTAL |
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| DWG NAME | DRAWN BY | CHK'D BY | JOB NO |
|---|---|---|---|
| 15055-L | JWM | GHW | 15055 |


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SHEET NO.
L2.1


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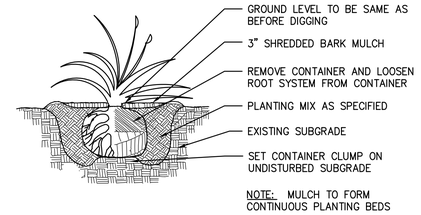
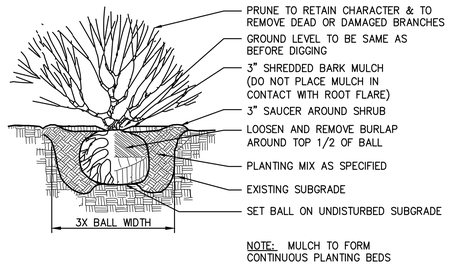
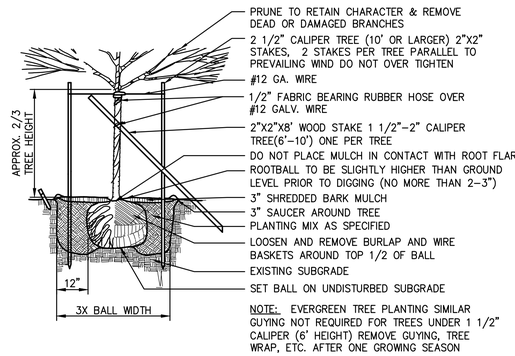


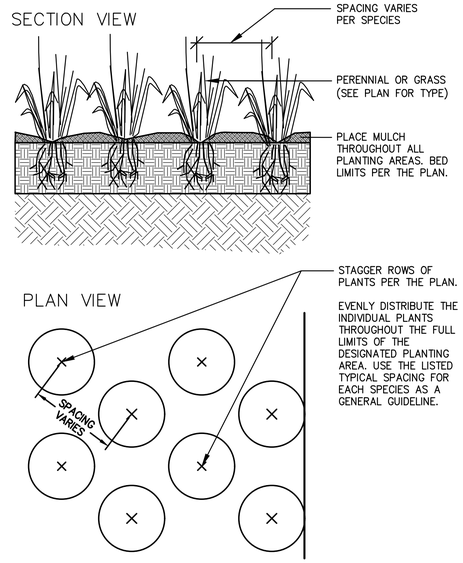

1 TYPICAL PERENNIAL PLANTING DETAIL
NOT TO SCALE



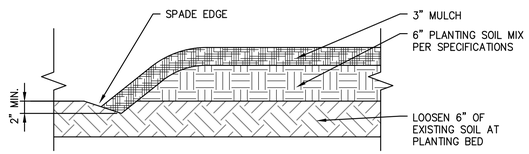

2 TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE



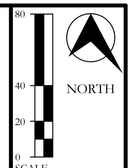

3 TYPICAL TREE PLANTING DETAIL
NOT TO SCALE




4 SHRUB AND PERENNIAL SPACING
NOT TO SCALE




5 LANDSCAPE BED EDGE/SOIL DEPTH (TYP.)
NOT TO SCALE




SCALE
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24 x 36
SHEETS ONLY

HUB 27 HOUSING, PHASE I

# SITE LANDSCAPE DETAILS

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|---|---|---|---|
| 15055-L | JWM | GHW | 15055 |

SHEET NO.
L3.0

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## TREE PRESERVATION LEGEND

- TOTAL LIMITS OF DISTURBANCE
- TREES TO BE REMOVED DURING PHASE 1
- TREES TO BE PRESERVED DURING PHASE 1 BUT REMOVED DURING FUTURE PHASES
- TREES TO BE PRESERVED DURING PHASE 1 AND 2
- FORESTED AREA TO BE PRESERVED DURING ALL PHASES (23,892 SF)
- FORESTED AREA TO BE REMOVED DURING PHASE 1 (428 SF)

80 40 20 0
NORTH
SCALE
1 INCH = 40 FEET
24 x 36
SHEETS ONLY

## TREE INVENTORY AND STATUS

| TREE # | BOTANICAL NAME | COMMON NAME | TRUNK SIZE | CRZ SIZE | STATUS |
|---|---|---|---|---|---|
| | | | | RADIUS (FEET) | REMOVE / PRESERVE |
| 1 | POPULUS DELTOIDES | EASTERN COTTONWOOD | 24 | 24 | REMOVE |
| 2 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 8 | 8 | REMOVE |
| 3 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 8 | 8 | REMOVE |
| 4 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 8 | 8 | REMOVE |
| 5 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 12 | 12 | REMOVE |
| 6 | POPULUS DELTOIDES | EASTERN COTTONWOOD | 18 | 18 | REMOVE |
| 7 | POPULUS DELTOIDES | EASTERN COTTONWOOD | 18 | 18 | REMOVE |
| 8 | POPULUS DELTOIDES | EASTERN COTTONWOOD | 18 | 18 | REMOVE |
| 9 | POPULUS DELTOIDES | EASTERN COTTONWOOD | 16 | 16 | REMOVE |
| 10 | POPULUS DELTOIDES | EASTERN COTTONWOOD | 16 | 16 | REMOVE |
| 11 | POPULUS DELTOIDES | EASTERN COTTONWOOD | 18 | 18 | REMOVE |
| 12 | POPULUS DELTOIDES | EASTERN COTTONWOOD | 18 | 18 | REMOVE |
| 13 | MORUS SPP. | MULBERRY TREE | 16 | 16 | REMOVE |
| 14 | ACER RUBRUM | RED MAPLE | 24 | 24 | PRESERVE |
| 15 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 16 | 16 | PRESERVE |
| 16 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 30 | 30 | PRESERVE |
| 17 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 8 | 8 | PRESERVE |
| 18 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 24 | 24 | PRESERVE |
| 19 | ACER RUBRUM | RED MAPLE | 45 | 45 | PRESERVE |
| 20 | ACER RUBRUM | RED MAPLE | 14 | 14 | PRESERVE |
| 21 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 10 | 10 | REMOVE |
| 22 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 8 | 8 | REMOVE |
| 23 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 10 | 10 | REMOVE |
| 24 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 12 | 12 | REMOVE |
| 25 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 14 | 14 | REMOVE |
| 26 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 12 | 12 | REMOVE |
| 27 | ROBINIA PEUSDOACACIA | BLACK LOCUST | 22 | 22 | REMOVE |
| 28 | ROBINIA PEUSDOACACIA | BLACK LOCUST | 10 | 10 | REMOVE |
| 29 | ACER RUBRUM | RED MAPLE | 60 | 60 | REMOVE |
| 30 | ROBINIA PEUSDOACACIA | BLACK LOCUST | 12 | 12 | REMOVE |
| 31 | ROBINIA PEUSDOACACIA | BLACK LOCUST | 18 | 18 | REMOVE |
| 32 | ROBINIA PEUSDOACACIA | BLACK LOCUST | 8 | 8 | REMOVE |
| 33 | ACER RUBRUM | RED MAPLE | 36 | 36 | REMOVE |
| 34 | ROBINIA PEUSDOACACIA | BLACK LOCUST | 24 | 24 | REMOVE |
| 35 | ROBINIA PEUSDOACACIA | BLACK LOCUST | 18 | 18 | REMOVE |
| 36 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 22 | 22 | REMOVE |
| 37 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 20 | 20 | REMOVE |
| 38 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 8 | 8 | REMOVE |
| 39 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 16 | 16 | REMOVE |
| 40 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 12 | 12 | REMOVE |
| 41 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 16 | 16 | REMOVE |
| 42 | ROBINIA PEUSDOACACIA | BLACK LOCUST | 20 | 20 | REMOVE |
| 43 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 26 | 26 | REMOVE |
| 44 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 30 | 30 | PRESERVE |
| 45 | ROBINIA PEUSDOACACIA | BLACK LOCUST | 40 | 40 | REMOVE |
| 46 | ROBINIA PEUSDOACACIA | BLACK LOCUST | 48 | 48 | REMOVE |
| 47 | ROBINIA PEUSDOACACIA | BLACK LOCUST | 48 | 48 | REMOVE |
| 48 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 8 | 8 | REMOVE |
| 49 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 8 | 8 | REMOVE |
| 50 | ROBINIA PEUSDOACACIA | BLACK LOCUST | 26 | 26 | REMOVE |
| 51 | ROBINIA PEUSDOACACIA | BLACK LOCUST | 18 | 18 | REMOVE |

## EXTRA NOTES

1. SOME TREES SHOW OFFSITE DUE TO THE POSSIBILITY OF IMPACT FROM ONSITE CONSTRUCTION

# OVERALL SITE TREE PRESERVATION PLAN

HUB 27 HOUSING, PHASE I
2700 27TH STREET, CITY OF CLEVELAND, COUNY OF CUYAHOGA, STATE OF OHIO

NEFF & ASSOCIATES
Civil Engineers • Landscape Architects • Planners • Surveyors
6405 York Road | Parma Heights, Ohio 44130
P 440.884.5656 | F 440.884.5654
www.neffassoc.com

| REV NO | DATE | DESCRIPTION |
|---|---|---|
| | 05/21/25 | SCHEMATIC DESIGN REVIEW |
| | 04/25/25 | OFHA 80% RESUBMITTAL |
| | 03/07/25 | OFHA 80% SUBMITTAL |

| DWG NAME | DRAWN BY | CHK'D BY | JOB NO |
|---|---|---|---|
| 15055-L | JWM | GHW | 15055 |

SHEET NO.
L1.1

N:\LAND DEVELOPMENT\Proj\15055 Hub 27 Housing\AutoCAD\15055-L.dwg, 5/20/2025 11:19:33 AM, DWG To PDF.pc3

**Site Amenities**

Pavilion

Playground area

Site benches

Site Trash Receptacles

Site Bike Racks

Dog Waste Stations

Pubic Grills

Site Picnic Tables

City of Cleveland
Justin M. Bibb, Mayor
City Planning Commission
Joyce Pan Huang, Director
601 Lakeside Avenue, Room 501, Cleveland, OH. 44114
T: (216) 664-2210 F: (216) 664-3281 I www.planning.city.cleveland.oh.us

# Near West Design Review Advisory Committee
# Meeting Motion and Report Form

Meeting Location: Virtual, 8:30 AM

**Case Number:** NW2025-006
**Meeting Date:** 3/12/25
**Project Name:** Hub 27
**Ward #:** 3
**Project Address:** 2500 W 27th St
**Project Rep. :** Pete Schwiegeraht
**Existing Use:** Vacant industrial
**Proposed Use:** residential - APT
**Project Scope:** New construction OLIHTC phase 1 project – 5 story, 54 unit development

---

**Design Review Level Applied For:** Conceptual

**Motion by Design Review Committee:**

Approve *(as presented)* ○ Approve *(with stated conditions)* ◉ *Disapprove* ○ *Table* ○

Conditions:

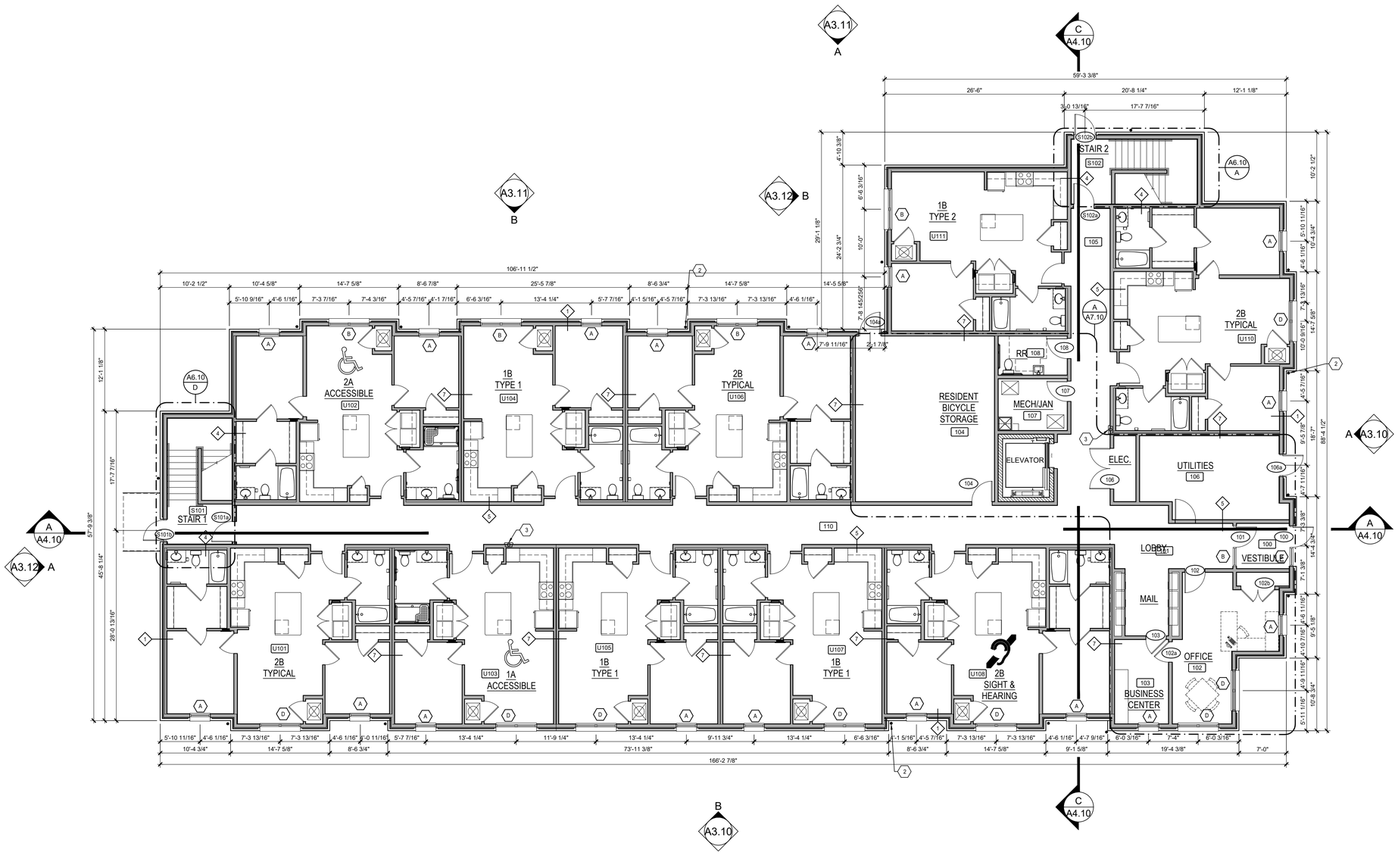
- Clean up of W 30th overgrowth and overall site removal of garbage
- Enhancement of green space on phase 5 parcel, and incorporating interactive use
- Roof top deck and/or balconies
- Flipping site plan layout of buildings one and four to increase unity and community among the buildings in "courtyard-like" fashion as they remain separated by the street, currently cold and distant layout facing outwards away from each other
- Community green space on Queen, reduction of parking; TDM Zone
- Changing the narrative and stigma of Train Ave. in general, low-income housing by the train tracks where no one wants to go

---

**Committee Action:** (1 = First; 2 = Second; R = Recusal Yea = Yes; Nay = No; Abst. = Abstain; Pres. = Present)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Contreras | ☐Yea | ☐ Nay | ■ Abst. ■ Pres. | Madera | ■ Yea | ☐ Nay | ☐ Abst. ☐ Pres. |
| Esposito | ☐ Yea | ☐ Nay | ☐ Abst. ☐ Pres. | Rakaukas | ☐ Yea | ■ Nay | ☐ Abst. ☐ Pres. |
| Gallagher | ■ Yea | ☐ Nay | ☐ Abst. ☐ Pres. | Sandoval | ☐ Yea | ☐ Nay | ☐ Abst. ☐ Pres. |
| Gardin | ■ Yea | ☐ Nay | ☐ Abst. ☐ Pres. | | ☐ Yes | ☐ No | ☐ Abst. ☐ Pres. |
| Hart | ■ Yea | ☐ Nay | ☐ Abst. ☐ Pres. | Schmidt | ☐ Yes | ☐ No | |
| Jurca | ■ Yea | ☐ Nay | ☐ Abst. ☐ Pres. | | | | |

**Applicant Signature & Date:** **Virtual Meeting – No Signature Required**




first floor plan

1/8" = 1'-0"

## GENERAL FLOOR PLAN NOTES

A. SEE SHEETS A0.40 - A0.44 FOR LIFE SAFETY PLANS

B. REFER TO WALL TYPES SCHEDULE AND PARTITION NOTES ON SHEET A0.50

C. REFER TO ENLARGED UNIT PLANS ON SHEETS A5.10, A5.20, A5.30, A5.40, A5.50, A5.60

D. EXTERIOR WALL DIMENSIONS ARE TAKEN FROM EXTERIOR FACE OF WOOD STUD, OUTSIDE FACE OF BRICK, AND BUILDING CENTER LINES.

E. SEE EXTERIOR ELEVATIONS FOR LOCATIONS AND TAGS OF EXTERIOR FINISHES

F. REFER TO UNIT PLANS FOR DOOR AND WINDOW TAGS

G. PROVIDE SOLID BLOCKING WITHIN WALL CAVITY SEGMENTS BEHIND ALL EXTERIOR LIGHTS AND SIGNAGE

H. FACE OF SLAB SHALL NOT BE EXPOSED AT SLOPED EXTERIOR PAVING CONDITIONS. COORDINATE EXTERIOR PAVING CONDITIONS WITH CIVIL PACKAGE, TYPICAL

I. ALL CAULKING TO MATCH ADJACENT SURFACES

J. DRAFTSTOPPING IS REQUIRED TO BOTTOM OF FLOOR DECK ABOVE AT EACH DWELLING UNIT SEPARATION WALL. DRAFTSTOPPING IN ATTICS IS REQUIRED TO BOTTOM OF ROOF DECK AT EVERY TWO DWELLING UNITS. DRAFTSTOPPING IS A MINIMUM OF 3/8" O.S.B. OR 1/2" GYPSUM WALLBOARD APPLIED TO ONE SIDE OF FLOOR OR ROOF TRUSS

K. SEE CIVIL, STRUCTURAL, AND MEP DRAWINGS FOR ADDITIONAL INFORMATION

## SYMBOL LEGEND

- WALL TYPE. REFER TO SHEET A0.50
- FIRE EXTINGUISHER CABINET. SEE 1/A7.12
- ROOM NUMBER. SEE FINISH SCHEDULES ON SHEETS A7.20-24
- WINDOW TYPE. SEE WINDOW SCHEDULE ON SHEET A9.10
- DOOR NUMBER. SEE DOOR SCHEDULE ON SHEET A 9.10

## FLOOR PLAN CODED NOTES

1. PROVIDE KNOX BOX ENTRY SYSTEM
2. DOWNSPOUT TIED INTO STORM SYSTEM
3. FIRE EXTINGUISHER CABINET

BDCL architects

PIVOTAL

HUB 27

W 27TH ST, CLEVELAND, OH

FIRST FLOOR PLAN

ISSUE DATE:
04-25-2025

JOB NUMBER:
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REVISIONS

A2.10

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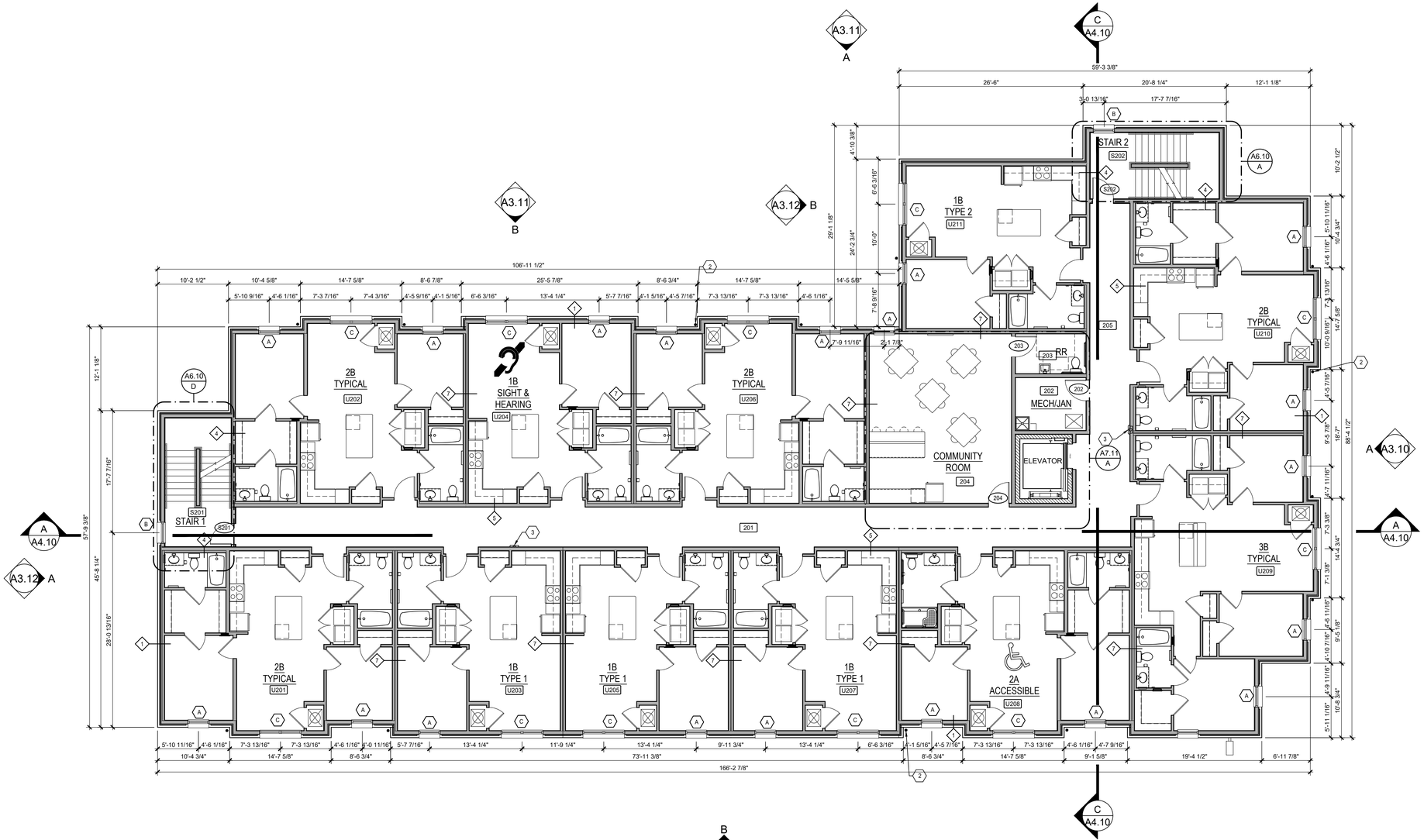


## second floor plan

1/8" = 1'-0"

## GENERAL FLOOR PLAN NOTES

A. SEE SHEETS A0.40 - A0.44 FOR LIFE SAFETY PLANS

B. REFER TO WALL TYPES SCHEDULE AND PARTITION NOTES ON SHEET A0.50

C. REFER TO ENLARGED UNIT PLANS ON SHEETS A5.10, A5.20, A5.30, A5.40, A5.50, A5.60

D. EXTERIOR WALL DIMENSIONS ARE TAKEN FROM EXTERIOR FACE OF WOOD STUD, OUTSIDE FACE OF BRICK, AND BUILDING CENTER LINES.

E. SEE EXTERIOR ELEVATIONS FOR LOCATIONS AND TAGS OF EXTERIOR FINISHES

F. REFER TO UNIT PLANS FOR DOOR AND WINDOW TAGS

G. PROVIDE SOLID BLOCKING WITHIN WALL CAVITY SEGMENTS BEHIND ALL EXTERIOR LIGHTS AND SIGNAGE

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K. SEE CIVIL, STRUCTURAL, AND MEP DRAWINGS FOR ADDITIONAL INFORMATION

## SYMBOL LEGEND

- WALL TYPE. REFER TO SHEET A0.50
- FIRE EXTINGUISHER CABINET. SEE 1/A7.12
- ROOM NUMBER. SEE FINISH SCHEDULES ON SHEETS A7.20-24
- WINDOW TYPE. SEE WINDOW SCHEDULE ON SHEET A9.10
- DOOR NUMBER. SEE DOOR SCHEDULE ON SHEET A 9.10

## FLOOR PLAN CODED NOTES

1. PROVIDE KNOX BOX ENTRY SYSTEM
2. DOWNSPOUT TIED INTO STORM SYSTEM
3. FIRE EXTINGUISHER CABINET

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PIVOTAL

# HUB 27

W 27TH ST, CLEVELAND, OH

SECOND FLOOR PLAN

ISSUE DATE:
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- ROOM NUMBER. SEE FINISH SCHEDULES ON SHEETS A7.20-24
- WINDOW TYPE. SEE WINDOW SCHEDULE ON SHEET A9.10
- DOOR NUMBER. SEE DOOR SCHEDULE ON SHEET A 9.10

## FLOOR PLAN CODED NOTES

1. PROVIDE KNOX BOX ENTRY SYSTEM
2. DOWNSPOUT TIED INTO STORM SYSTEM
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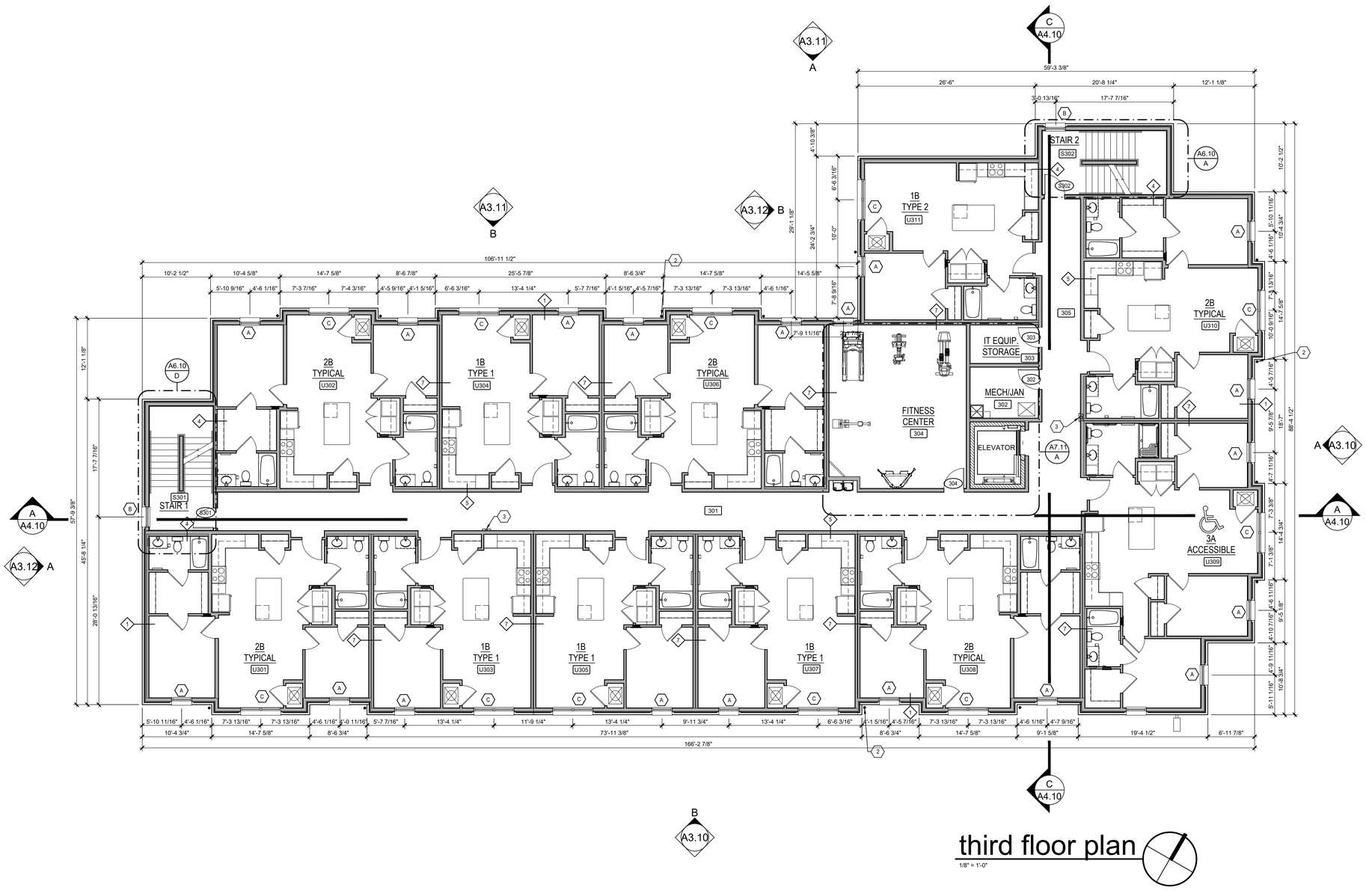


third floor plan

1/8" = 1'-0"

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HUB 27

W 27TH ST, CLEVELAND, OH

THIRD FLOOR PLAN

ISSUE DATE:
04-25-2025

JOB NUMBER:
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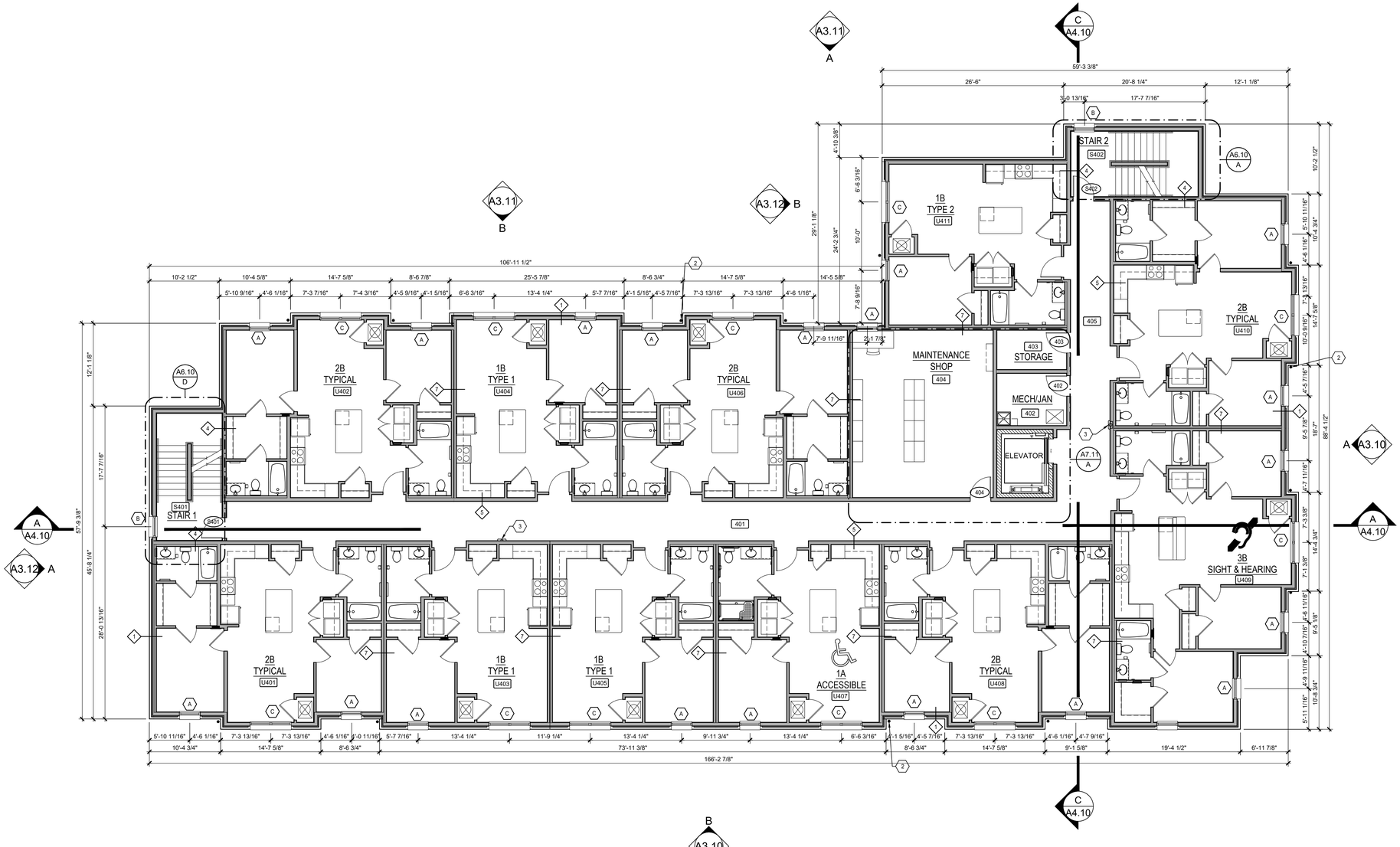


# fourth floor plan

1/8" = 1'-0"

## GENERAL FLOOR PLAN NOTES

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## SYMBOL LEGEND

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- DOOR NUMBER. SEE DOOR SCHEDULE ON SHEET A 9.10

## FLOOR PLAN CODED NOTES

1. PROVIDE KNOX BOX ENTRY SYSTEM
2. DOWNSPOUT TIED INTO STORM SYSTEM
3. FIRE EXTINGUISHER CABINET

BDCL architects

PIVOTAL

HUB 27

W 27TH ST, CLEVELAND, OH

FOURTH FLOOR PLAN

ISSUE DATE:
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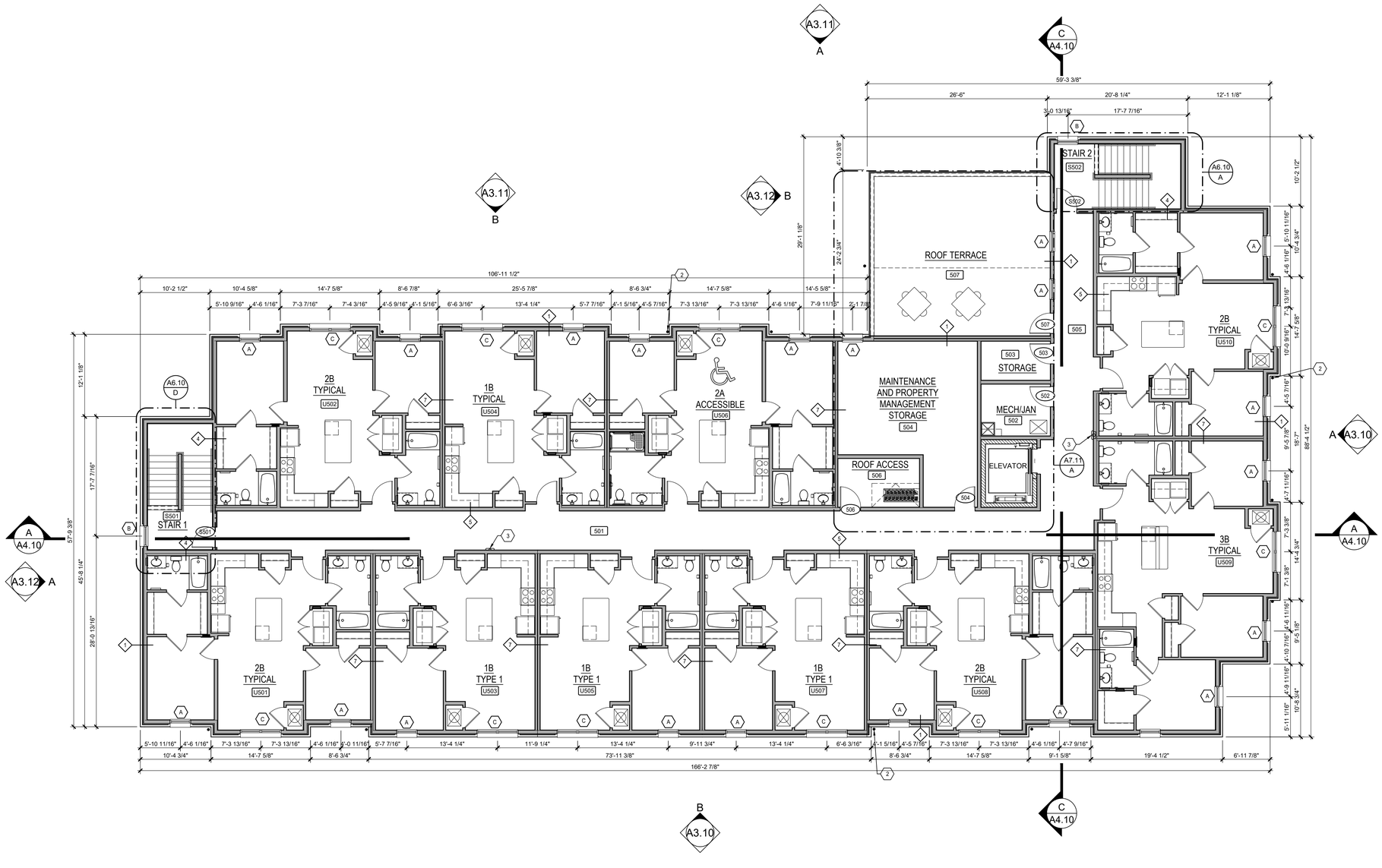


## fifth floor plan

1/8" = 1'-0"

## GENERAL FLOOR PLAN NOTES

A. SEE SHEETS A0.40 - A0.44 FOR LIFE SAFETY PLANS

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E. SEE EXTERIOR ELEVATIONS FOR LOCATIONS AND TAGS OF EXTERIOR FINISHES

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K. SEE CIVIL, STRUCTURAL, AND MEP DRAWINGS FOR ADDITIONAL INFORMATION

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- WALL TYPE. REFER TO SHEET A0.50
- FIRE EXTINGUISHER CABINET. SEE 1/A7.12
- ROOM NUMBER. SEE FINISH SCHEDULES ON SHEETS A7.20-24
- WINDOW TYPE. SEE WINDOW SCHEDULE ON SHEET A9.10
- DOOR NUMBER. SEE DOOR SCHEDULE ON SHEET A 9.10

## FLOOR PLAN CODED NOTES

1. PROVIDE KNOX BOX ENTRY SYSTEM
2. DOWNSPOUT TIED INTO STORM SYSTEM
3. FIRE EXTINGUISHER CABINET

BDCL architects

PIVOTAL

# HUB 27

W 27TH ST, CLEVELAND, OH

FIFTH FLOOR PLAN

ISSUE DATE:
04-25-2025

JOB NUMBER:
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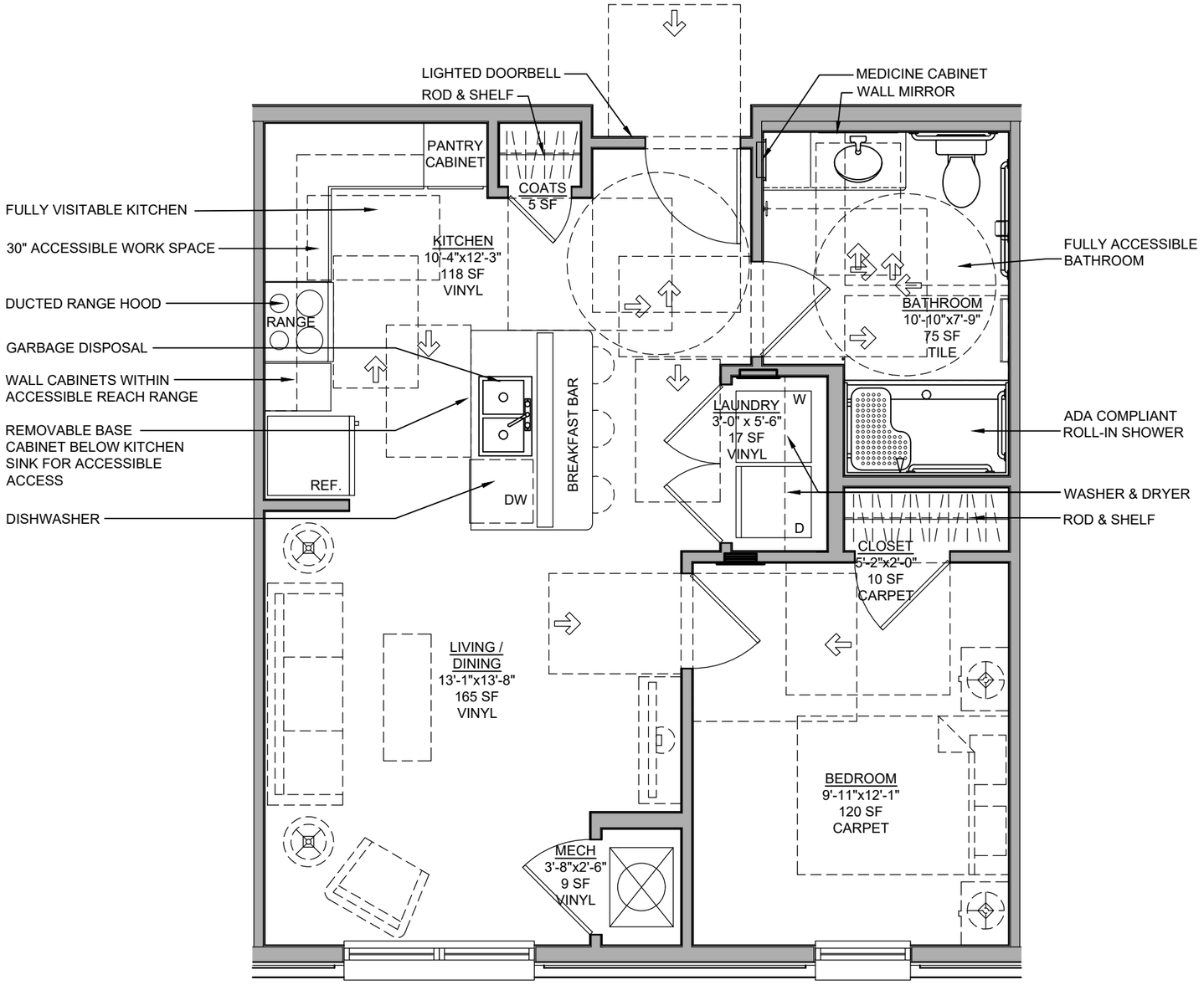
# 1 BR / 1 BATH
# 1A ACCESSIBLE UNIT
# DWELLING NET SF: 603 sf
# DWELLING MIN SF: 550 sf

WASHER AND DRYER, GARBAGE DISPOSALS, AND DISHWASHERS ARE PROVIDED IN EACH UNIT. ALL REFRIGERATORS, DISHWASHERS, WASHERS, AND DRYERS ARE ENERGY STAR CERTIFIED.




## unit plan

1/4"=1'-0"

PIVOTAL HOUSING PARTNERS

**HUB 27**
cleveland, oh

**1A accessible unit plan**

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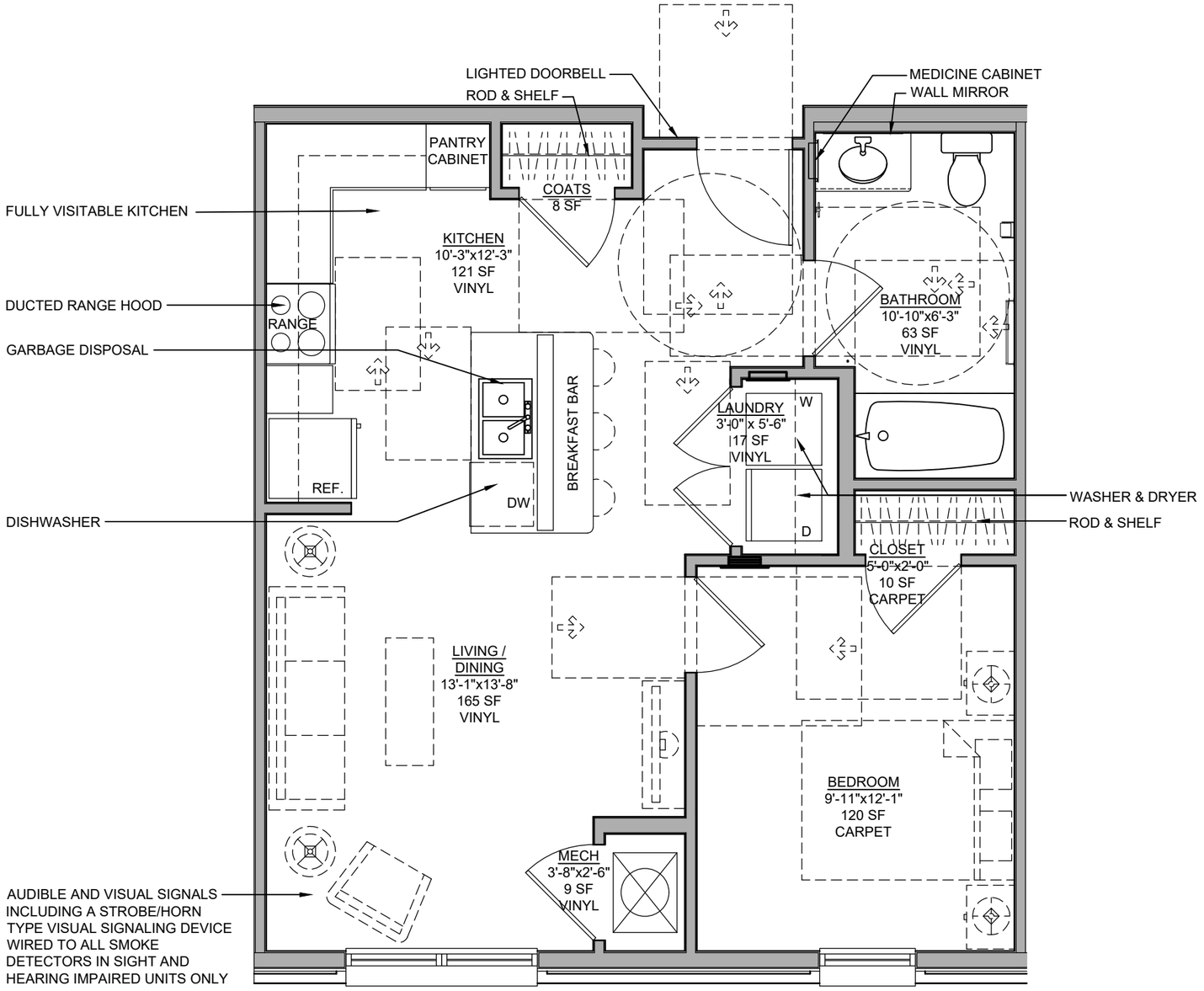


# 1 BR / 1 BATH
# 1B / SIGHT & HEARING UNIT
# DWELLING NET SF: 603 sf
# DWELLING MIN SF: 550 sf

WASHER AND DRYER, GARBAGE DISPOSALS, AND DISHWASHERS ARE PROVIDED IN EACH UNIT. ALL REFRIGERATORS, DISHWASHERS, WASHERS, AND DRYERS ARE ENERGY STAR CERTIFIED.

NOTE: THE 1 BEDROOM SIGHT & HEARING IMPAIRED UNIT IS SIMILAR TO THE 1B UNIT SHOWN. ALL SIGHT AND HEARING UNITS INCLUDE THE ELEMENTS PRESCRIBED IN ICC/ANSI A117.1- 2017 SECTION 1006 "UNITS WITH ACCESSIBLE COMMUNICATION FEATURES"

## unit plan

1/4"=1'-0"

PIVOTAL HOUSING PARTNERS

**HUB 27**
cleveland, oh

**1B / sight & hearing unit plan**

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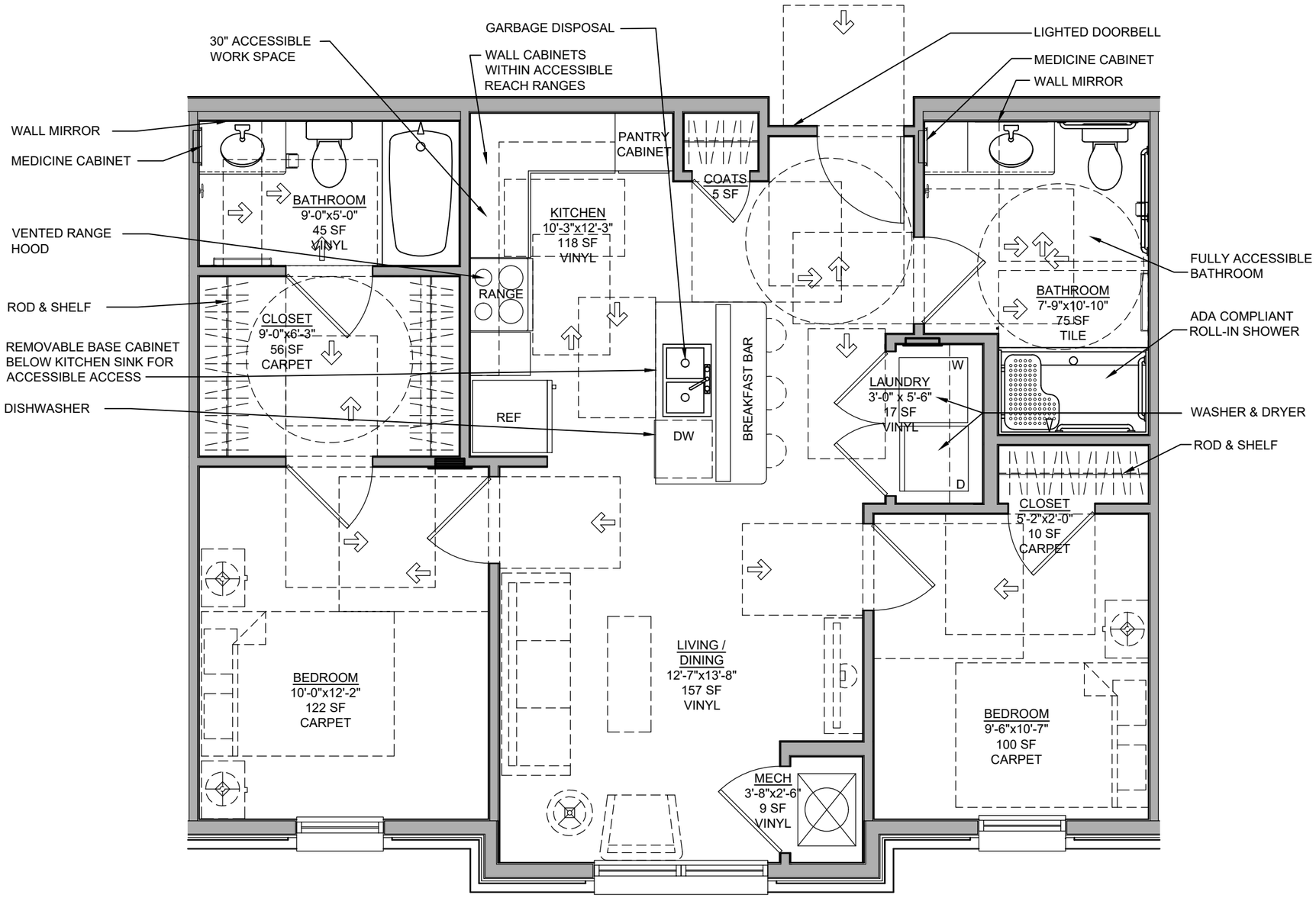
# 2 BR / 2 BATH
# 2A ACCESSIBLE UNIT
# DWELLING NET SF: 813 sf
# DWELLING MIN SF: 750 sf

WASHER AND DRYER, GARBAGE DISPOSALS, AND DISHWASHERS ARE PROVIDED IN EACH UNIT. ALL REFRIGERATORS, DISHWASHERS, WASHERS, AND DRYERS ARE ENERGY STAR CERTIFIED.




## unit plan

1/4"=1'-0"

PIVOTAL HOUSING PARTNERS

**HUB 27**
cleveland, oh

**2A accessible unit plan**

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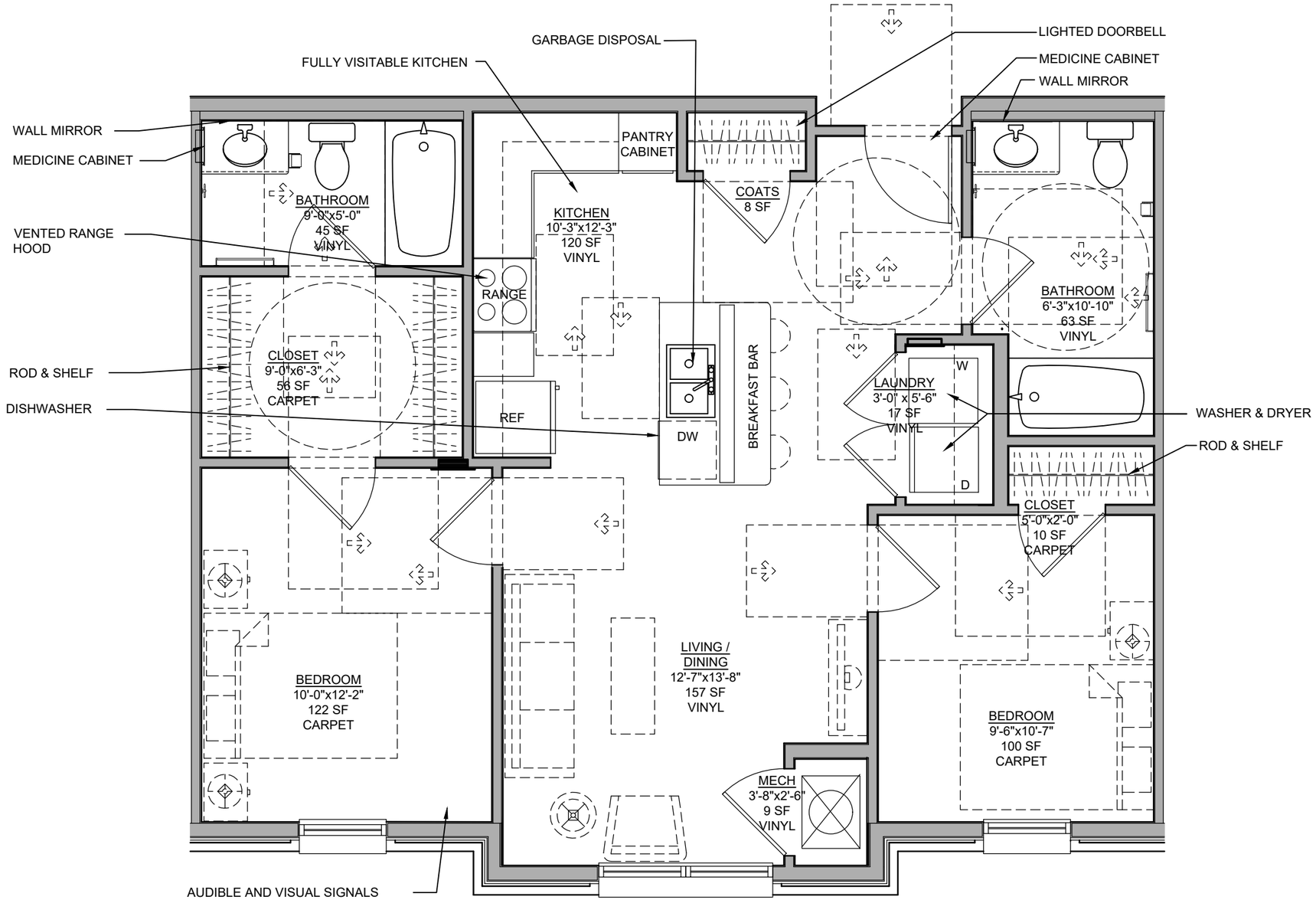
# 2 BR / 2 BATH
# 2B / SIGHT & HEARING UNIT
# DWELLING NET SF: 813 sf
# DWELLING MIN SF: 750 sf

WASHER AND DRYER, GARBAGE DISPOSALS, AND DISHWASHERS ARE PROVIDED IN EACH UNIT. ALL REFRIGERATORS, DISHWASHERS, WASHERS, AND DRYERS ARE ENERGY STAR CERTIFIED.

NOTE: THE 2 BEDROOM SIGHT & HEARING IMPAIRED UNIT IS SIMILAR TO THE 2B UNIT SHOWN. ALL SIGHT AND HEARING UNITS INCLUDE THE ELEMENTS PRESCRIBED IN ICC/ANSI A117.1- 2017 SECTION 1006 "UNITS WITH ACCESSIBLE COMMUNICATION FEATURES"




## unit plan

1/4"=1'-0"

PIVOTAL HOUSING PARTNERS

**HUB 27**
cleveland, oh

**2B / sight & hearing unit plan**

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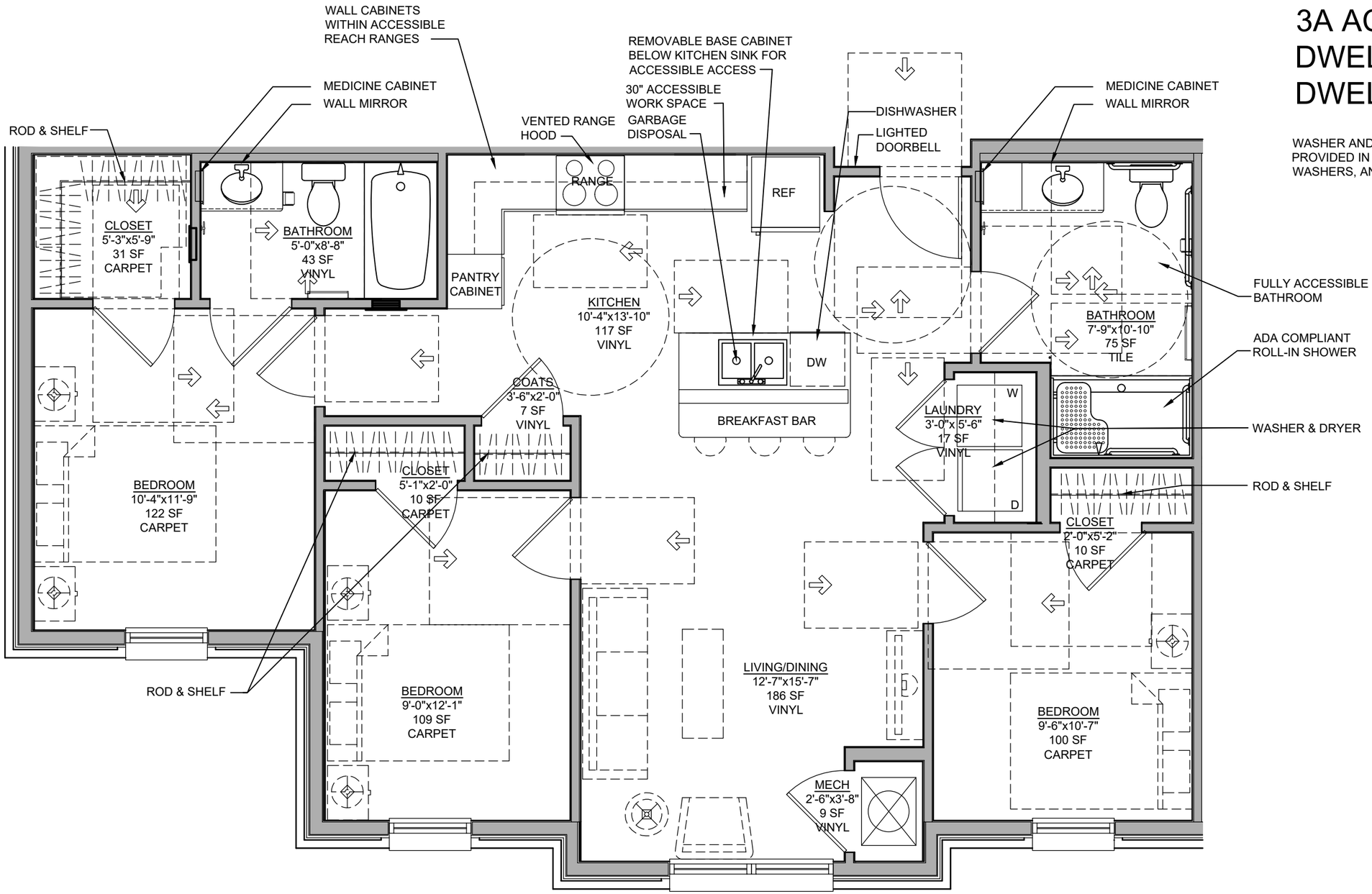
# 3 BR / 2 BATH
# 3A ACCESSIBLE UNIT
# DWELLING NET SF: 974 sf
# DWELLING MIN SF: 950 sf

WASHER AND DRYER, GARBAGE DISPOSALS, AND DISHWASHERS ARE PROVIDED IN EACH UNIT. ALL REFRIGERATORS, DISHWASHERS, WASHERS, AND DRYERS ARE ENERGY STAR CERTIFIED.




## unit plan

1/4"=1'-0"

PIVOTAL HOUSING PARTNERS

**HUB 27**
cleveland, oh

**3A accessible unit plan**

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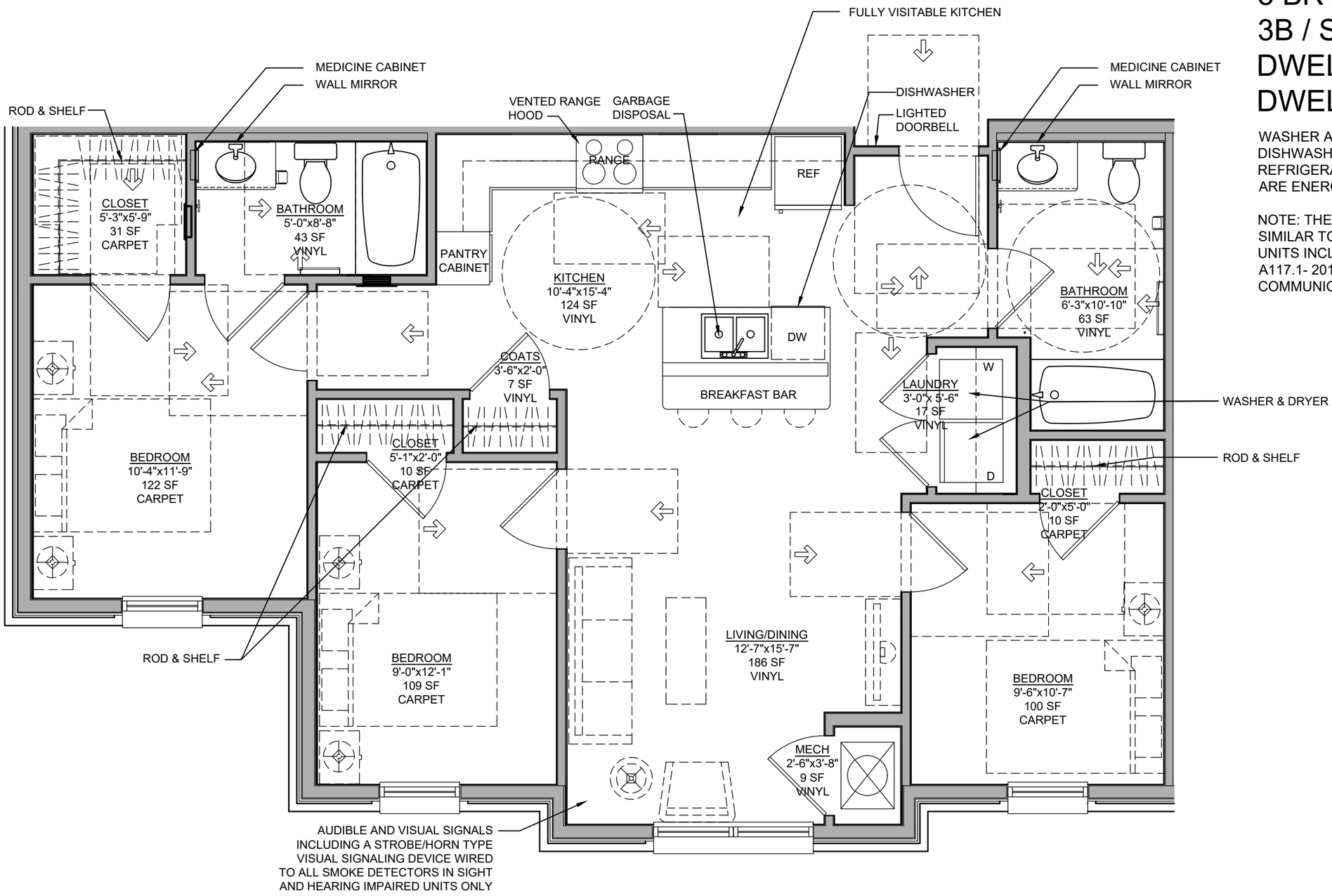
# 3 BR / 2 BATH
# 3B / SIGHT & HEARING UNIT
# DWELLING NET SF: 974 sf
# DWELLING MIN SF: 950 sf

WASHER AND DRYER, GARBAGE DISPOSALS, AND DISHWASHERS ARE PROVIDED IN EACH UNIT. ALL REFRIGERATORS, DISHWASHERS, WASHERS, AND DRYERS ARE ENERGY STAR CERTIFIED.

NOTE: THE 3 BEDROOM SIGHT & HEARING IMPAIRED UNIT IS SIMILAR TO THE 3B UNIT SHOWN. ALL SIGHT AND HEARING UNITS INCLUDE THE ELEMENTS PRESCRIBED IN ICC/ANSI A117.1- 2017 SECTION 1006 "UNITS WITH ACCESSIBLE COMMUNICATION FEATURES"




## unit plan

1/4"=1'-0"

PIVOTAL HOUSING PARTNERS

**HUB 27**
cleveland, oh

**3B / sight & hearing unit plan**

© 2025 Pivotal Housing Partners LLC

south elevation B A3.10
1/8"=1'-0"

east elevation A A3.10
1/8"=1'-0"

## EXTERIOR FINISH LEGEND

- FACE BRICK VENEER. GLEN-GERY MODULAR BRICK. COLOR: GARRISON GREY
- MAC METAL ARCHITECTURAL PANELS. WOOD COLLECTION. COLOR: BLACK WALNUT
- FIBER CEMENT PANEL SIDING, (FC-1, FC-2, FC-3). LIFETIME WARRANTY. JAMES HARDIE FIBER CEMENT WITH 'H' JOINT. COLOR: PER CODED NOTES BELOW

SHEET METAL FLASHING AND TRIM: ALL PRE-FINISHED METAL DOWNSPOUTS, FASCIAS, ETC., TO BE BY DIMENSIONAL METALS INC. NOTE: REFER TO SPECS FOR EQUAL MANUFACTURERS ACCEPTABLE FOR USE.

## GENERAL ELEVATION NOTES

A. REFER TO WINDOW TYPE SCHEDULE ON SHEET A9.10 FOR WINDOWS TYPES NOTED WITH A LETTER DESIGNATION ON PLANS OR ELEVATIONS THUS: ⬡ Ⓣ INDICATES TEMPERED GLASS

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## ELEVATION CODED NOTES ⬡

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2. CONCRETE FOUNDATION - SEE STRUCTURAL
3. BRICK VENEER
4. BRICK ROWLOCK
5. BRICK HEADER
6. BRICK SILL
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21. STAIR CANOPY. REFER TO F/A4.32
22. BLADE SIGN, REFER TO 1/A3.11
23. 6" FIBER CEMENT TRIM

BDCL architects

PIVOTAL

HUB 27

W 27TH ST, CLEVELAND, OH

EXTERIOR ELEVATIONS

ISSUE DATE:
04-25-2025

JOB NUMBER:
BDCL25001

REVISIONS

A3.10

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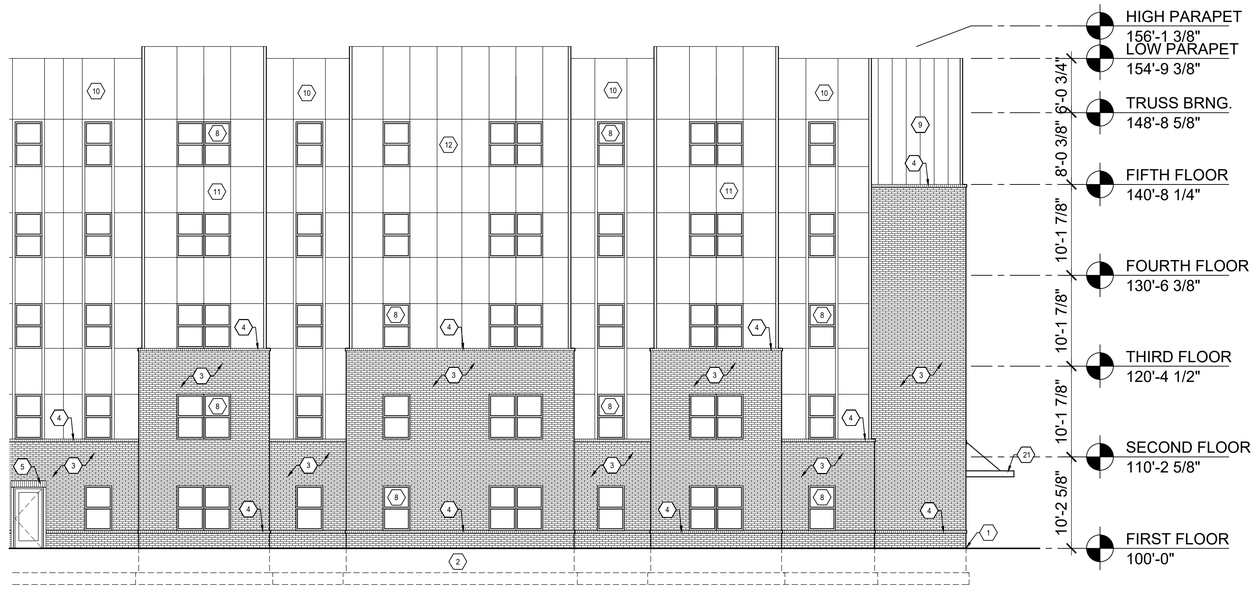


north inset elevation

1/8"=1'-0"

B
A3.11

north elevation

1/8"=1'-0"

A
A3.11

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BDCL architects

PIVOTAL

# HUB 27

W 27TH ST, CLEVELAND, OH

EXTERIOR ELEVATIONS

ISSUE DATE:
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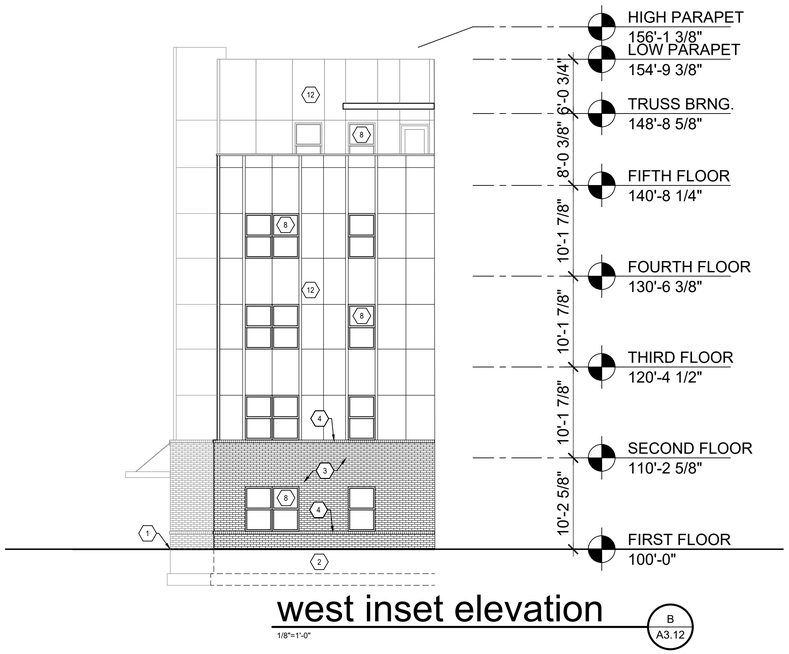
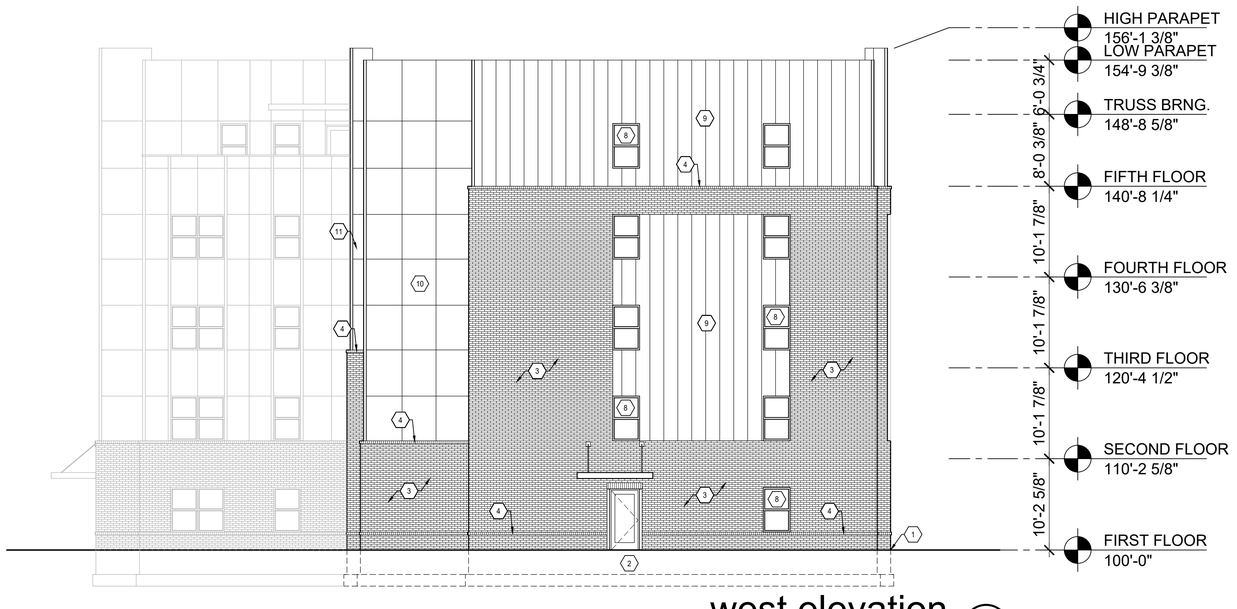



west inset elevation

1/8"=1'-0"

B
A3.12

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BDCL architects

PIVOTAL

HUB 27

W 27TH ST, CLEVELAND, OH

EXTERIOR ELEVATIONS

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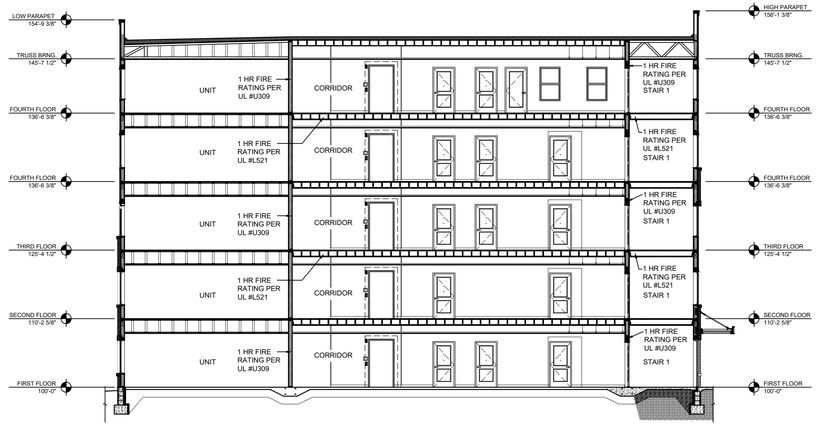
HUB 27

VISIONS BY GRANT Artist Rendering - Concept Only

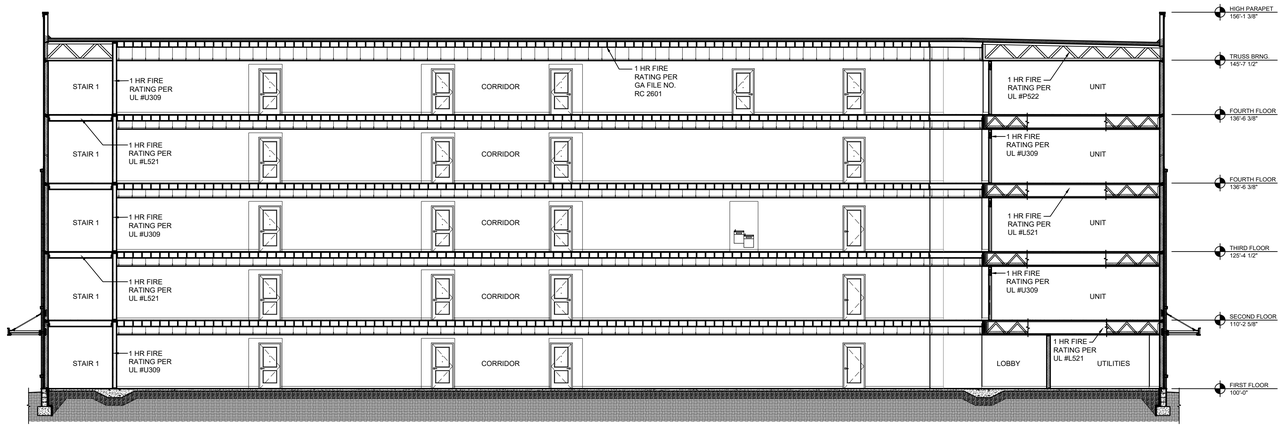
PIVOTAL HOUSING PARTNERS




## building section

3/32"=1'-0"

B
A4.10

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A4.10

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BDCL architects

PIVOTAL

# HUB 27

W 27TH ST, CLEVELAND, OH

BUILDING SECTIONS

ISSUE DATE:
04-25-2025

JOB NUMBER:
BDCL25001

REVISIONS

A4.10

YOU ARE INVITED TO:

# HUB 27 PHASE 1

## HUB 27 Development Project Meeting

Join us to discuss the upcoming development
of a 53-unit workforce housing project
at 2500 W. 27th St, Cleveland.

**WHEN:**
**THURSDAY, MAY 8, 2025**
**PRESENTATION BEGINS AT 6:30 PM**
**WHERE:**
**THE HORIZON EDUCATION CENTER**
**2500 W. 27TH STREET, CLEVELAND.**

All are welcome — come learn more, ask questions, and share your input!

For more information Contact Nick DeLeon at 216-961-9073 x215

METRO WEST
COMMUNITY DEVELOPMENT ORGANIZATION

PIVOTAL

# Cleveland City Planning Commission

## Staff Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

June 6, 2025

# Near West Design Review – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

**NW2025-006** – Hub 27

June 6, 2025

NWDRAC recommended schematic approval with conditions on 5/28/25:

- Plan for the current area awarded
- Masterplan for the whole potential site with consideration of community and more greenspace for future phases
- Entry way needs to be more pronounced, as a noticeable entryway
- Looking into the rear area into making it a usable area (seating, pavilion, etc?)
- Traffic slowing methods in the private streets
- Color reduction in the materials
- Fencing materials and heights needed
- More landscaping around the area for trees and fence softening
- Way-finding signage around the site (Playground, lobby, parking, additional seating)
- No smoking signage around the building, especially at the playground area
- Expand 4 ft fence around the paly area to give more usable space

# Cleveland City Planning Commission

## Far West Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

June 6, 2025

# Far West Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

June 6, 2025

**FW2021-023** – 4666 W. 130th Street Demolition

Project Address: 4666 W. 130th St

Type: Demolition

Project Representative: Jillian Bolino, City of Cleveland

Approval: Final

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

# 4666 W. 130th Street

Proposal for Nuisance Abatement Demolition
of a Mixed Use Structure

CITY OF CLEVELAND
Mayor Justin M. Bibb

# 4666 W. 130th Street, 44135

PPN: *020-04-007*

CITY OF CLEVELAND
Mayor Justin M. Bibb

CONFIDENTIAL

# Property Information

## 01 Owner

Paz Holdings, LLC

- Owner since 2016
- Property taxes are delinquent – total due is $26,479.27

## 02 Complaints & Board-ups

Front structure condemned on 3/29/2019

Rear structure condemned on 11/11/2024

24 complaints since 2019
14 complaints since April 2024 alone

13 board-ups since February 2019

## 03 Legal Issues

None, the demolition bureau is in contract for demolition for both the front and rear structures.

## 04 Vacancy & Background

Property has been vacant since at least 2019.

Owner attempted to pull permits in 2022, but did not complete the application.

A fire occurred in 2024 and there are squatters accessing the front structure.

CPD recently arrested someone they believe was attempting to set fire to the structure.



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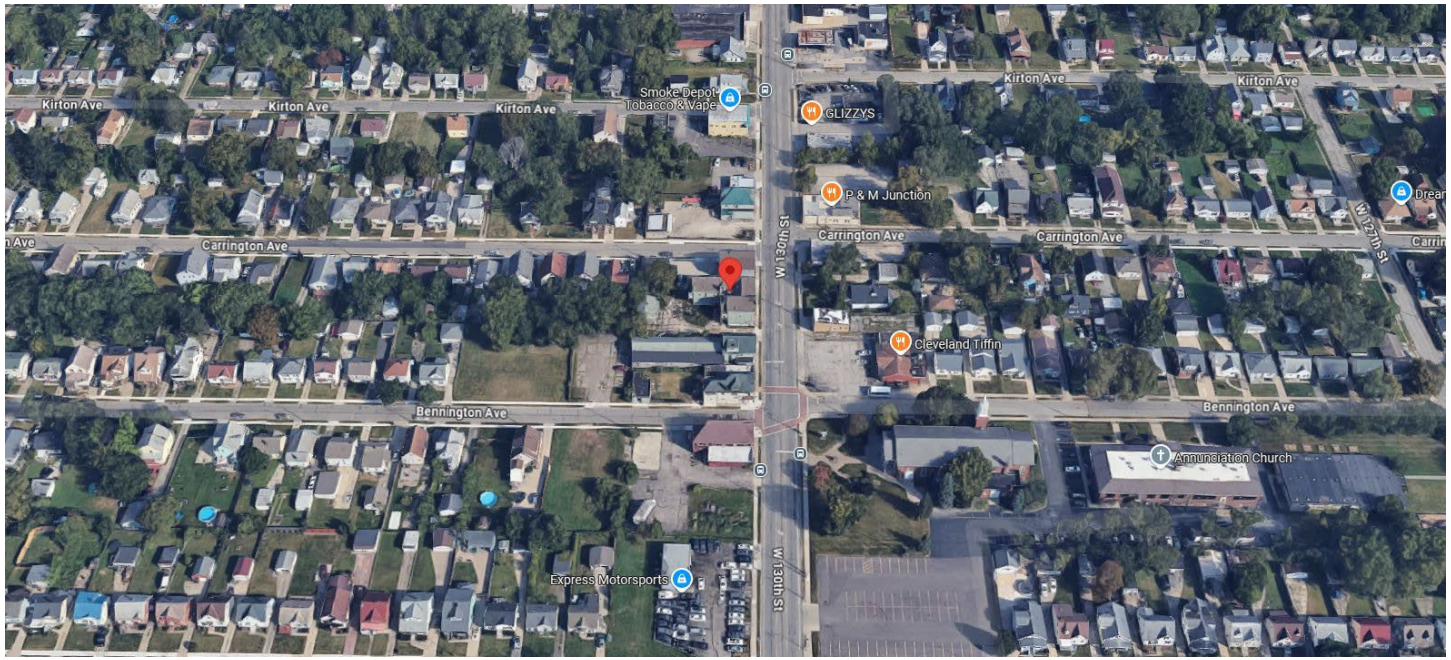
# Site Location

Situated on the west side of W. 130th Street Carrington & Bennington

Property is on a commercial corridor.

Property has a retail store on the first floor and apartments on the second floor.

The rear structure is a small residential unit.




CITY OF CLEVELAND
Mayor Justin M. Bibb

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# Site Context

Properties to the north and south are mixed use with a storefront on the 1st floor and apartments on the 2nd floor.

Properties to the rear are residential.

Properties across the street are a mix of residential and small commercial stores.

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# Exterior Photos

# Exterior Photos

CONFIDENTIAL

# Exterior Photos

# Exterior Photos

CONFIDENTIAL

# Interior Photos

# Interior Photos

# Rear Structure

# Rear Structure

CONFIDENTIAL

# Rear Structure

CONFIDENTIAL

# Rear Structure

CONFIDENTIAL

# Rear Structure

# Rear Structure

CONFIDENTIAL

# Adjacent Structures

West side of W. 130th Street

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# Street Opposite 4666 W. 130th Street

East side of W. 130th Street

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# Site Plan & Finish

- Demolish the structure
- Remove all foundation and subgrade material
- Level the site with clean backfill
- Topsoil, seed, and straw.

## Final Comments

Property has been the subject of numerous complaints in the last year.
We believe there may be squatters occupying.
A person was recently arrested because for attempting to start a fire.

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CITY OF CLEVELAND

Mayor Justin M. Bibb

# Cleveland City Planning Commission

## Staff Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

June 6, 2025

# Far West Design Review – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

**FW2021-023** – 4666 W. 130th Street Demolition

June 6, 2025

FWDRAC gave final approval

(with no conditions) on 12/2/2020.

Zappone's Tavern, 4666-4674 West 130th Street. May 1947. Courtesy of the Dominic Vadini Family.

# Far West Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

June 6, 2025

**FW2025-07** – West Cleveland Veterans Housing

Address: 3311 West 73rd Street

Type: New Construction

Representative: Bryan Grambort, HD+S

Approval Level: Final

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

## Presentation to: Planning Commission

3311 73rd Street.

# CLEVELAND WEST VETERANS

***Permanent Supportive Housing***

## Cleveland West Veterans

June 06, 2025

CHN Housing Partners

hd+s HITI DIFRANCESCO +SIEBOLD

# Location Map

3311 73rd Street.

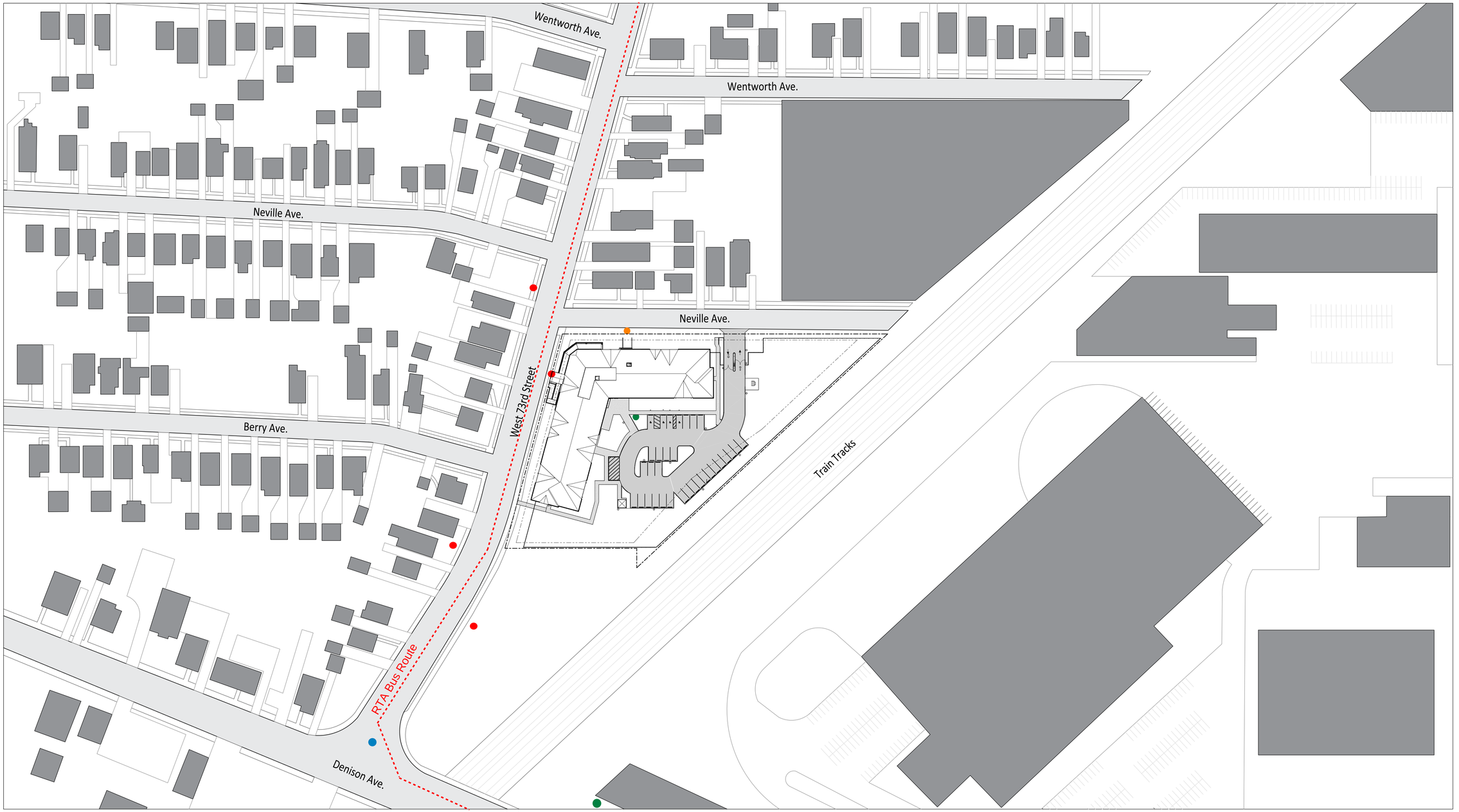
## Cleveland West Veterans

June 06, 2025

CHN Housing Partners

hd+s HITI DIFRANCESCO +SIEBOLD

# Context Map




RTA Bus Stops  Bike Parking Locations  Traffic Light Locations  Trash Pickup (Friday)

# Cleveland West Veterans

June 06 , 2025

CHN Housing Partners

hd+s HITI DIFRANCESCO +SIEBOLD

# Context

Residential Homes

Residential Homes

West 73rd. Street

Residential Homes

Residential Homes

# Cleveland West Veterans

June 06, 2025

CHN Housing Partners

hd+s HITI DIFRANCESCO +SIEBOLD

# Context

Neville Ave.

Residential Homes

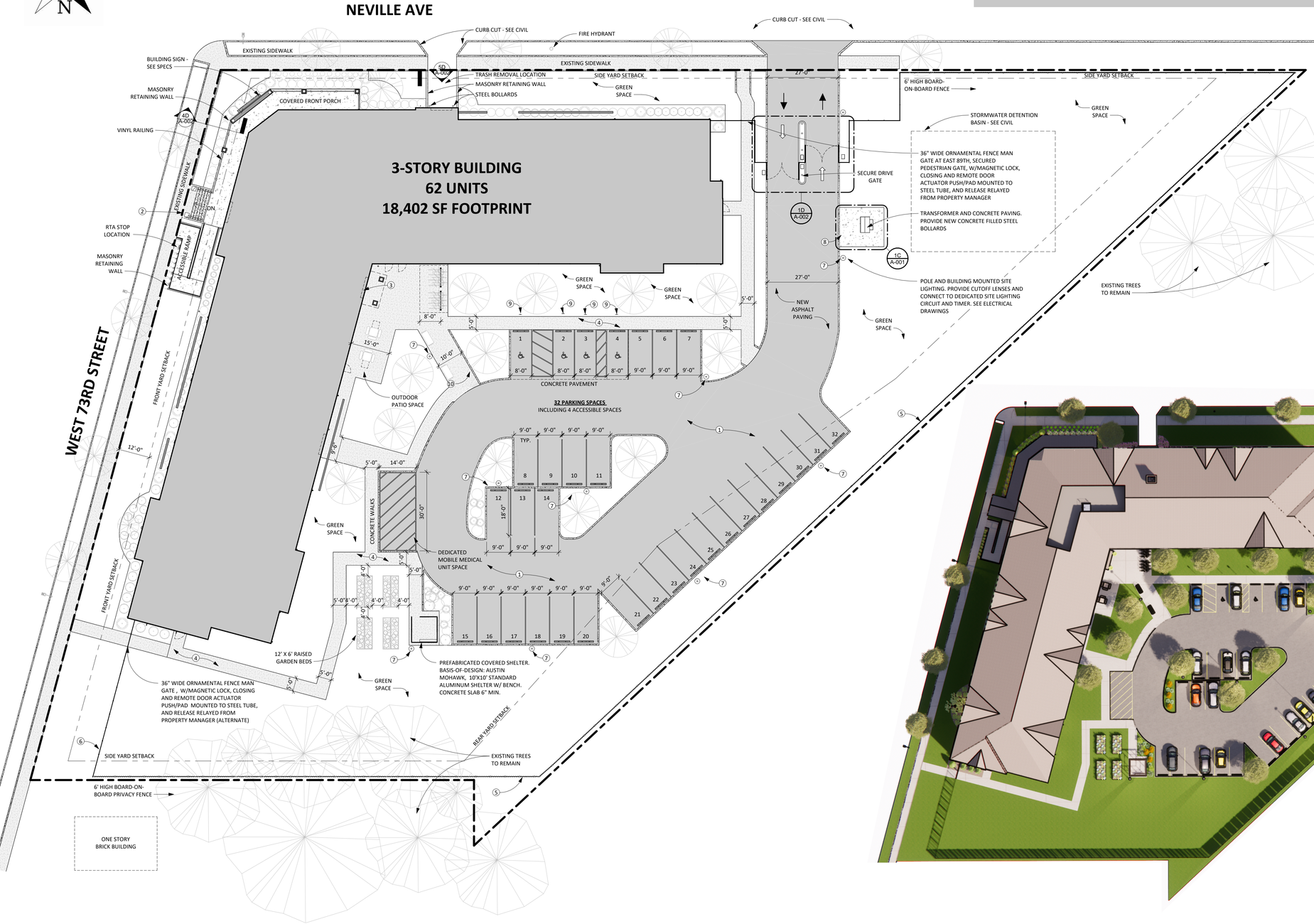
# Cleveland West Veterans

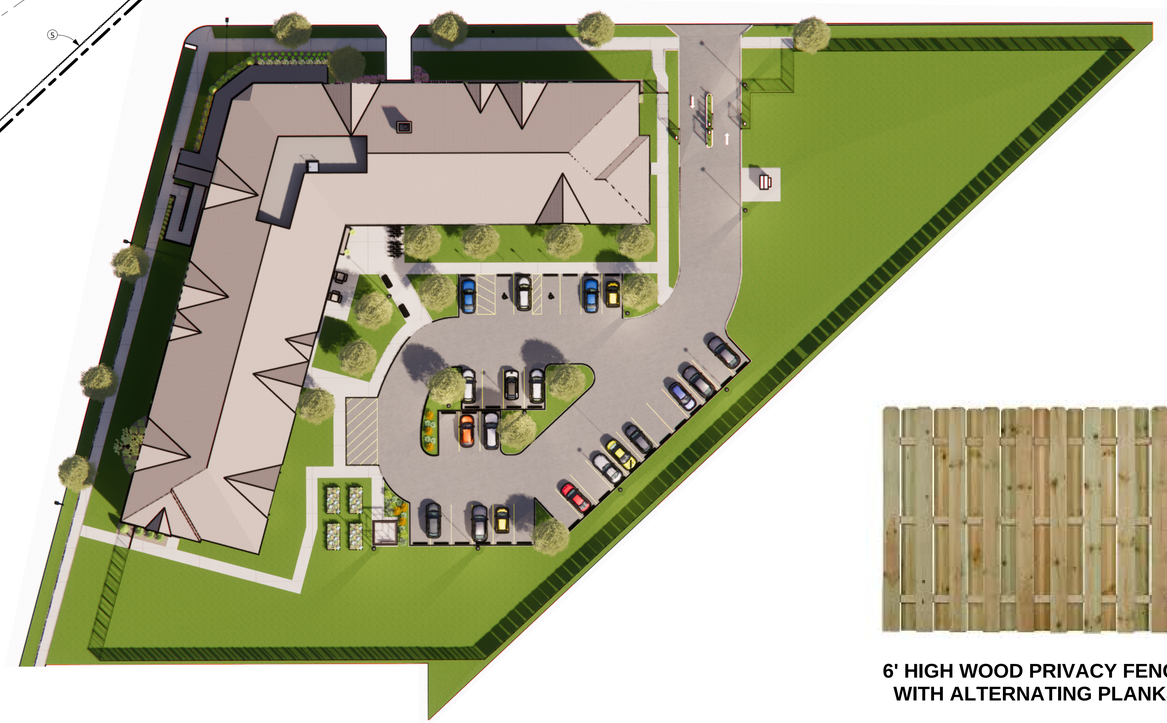
June 06, 2025

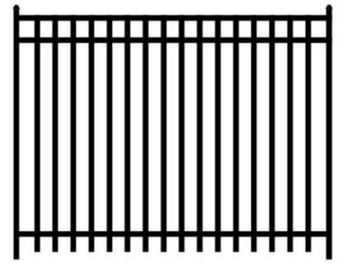
CHN Housing Partners

hd+s HITI DIFRANCESCO +SIEBOLD

# Site Plan





AMERISTAR MONTAGE PLUS
6' HIGH ORNAMENTAL METAL FENCE



6' HIGH WOOD PRIVACY FENCE WITH ALTERNATING PLANKS

# Cleveland West Veterans

June 06, 2025

CHN Housing Partners

hd+s HITI DIFRANCESCO +SIEBOLD

# Amenity Plan

**WABASH VALLY**
**SIGNATURE SQUARE ADA TABLE**
**STEEL/ALUMINUM BENCH**

**DERO BIKE RACK**
**LOLLIPOP STYLE**
**APPROX. 15 OUTDOOR SPACES**
**APPROX. 10 INDOOR SPACES**

**WABASH VALLY**
**HERITAGE SERIES**
**STEEL/ALUMINUM BENCH**

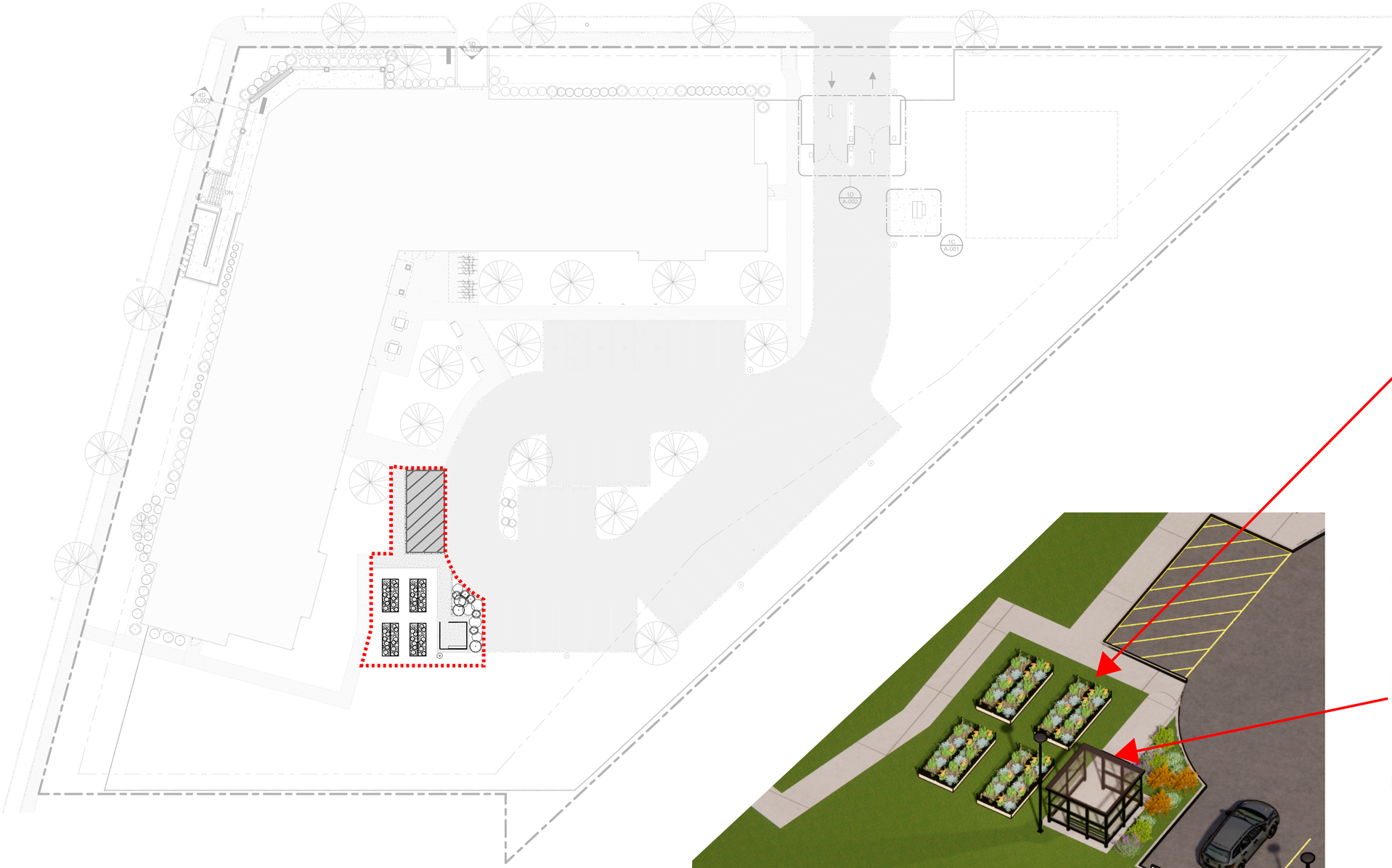
## Cleveland West Veterans

May 28, 2025

CHN Housing Partners

hd+s HITI DIFRANCESCO +SIEBOLD

# AMENITY PLAN



**12" RAISED GERDENING BED**
**APPROX. 5 SF PER RESIDENT**

**AUSTIN MOHAWK**
**10' X 10' ALUMINUM/GLASS**
**SMOKING SHELTER**

## Cleveland West Veterans

June 06, 2025

CHN Housing Partners

hd+s HITI DIFRANCESCO +SIEBOLD

# AMENITY PLAN

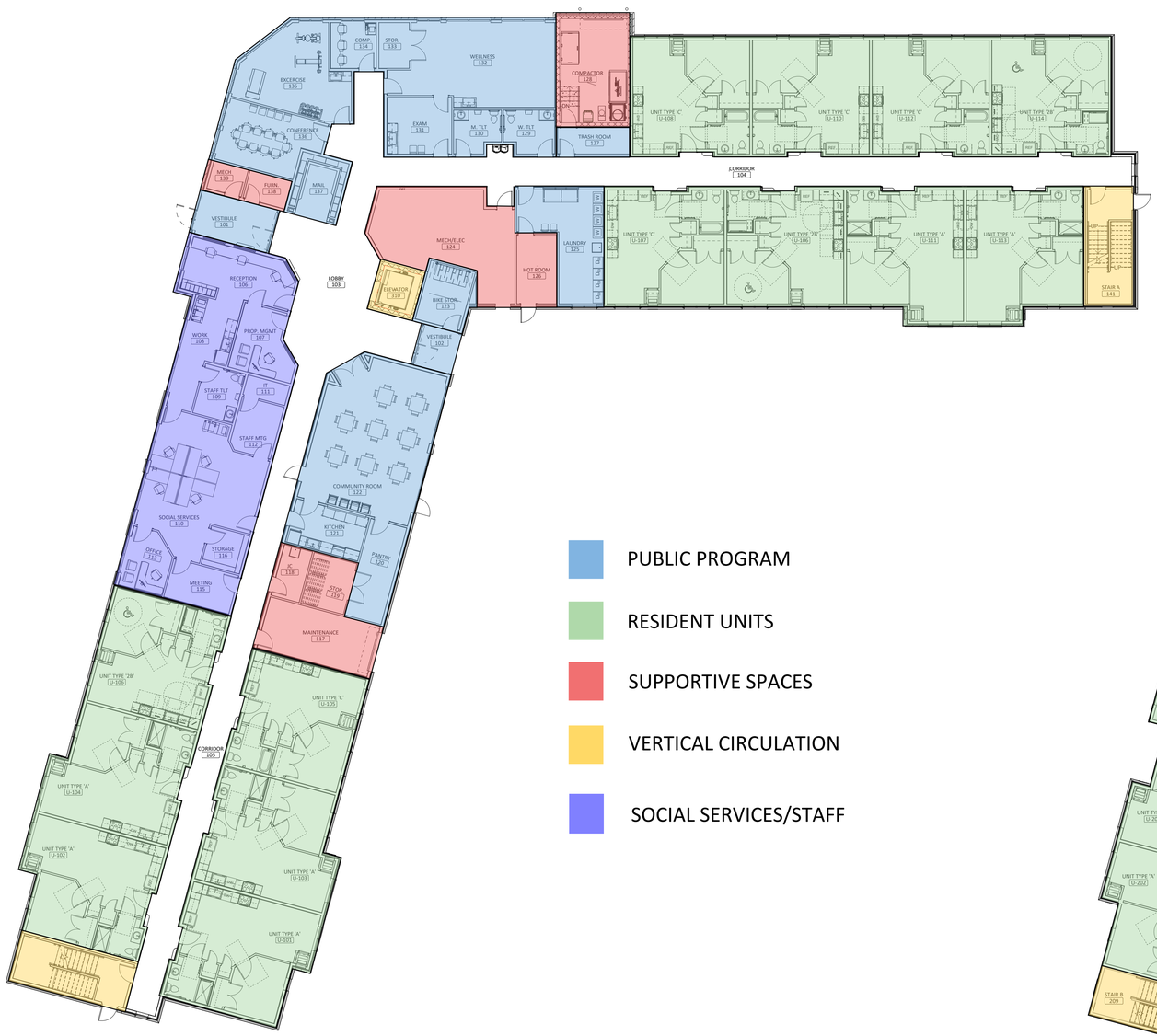
## Cleveland West Veterans

June 06, 2025

CHN Housing Partners

hd+s HITI DIFRANCESCO +SIEBOLD

# Floor Plans



PUBLIC PROGRAM

RESIDENT UNITS

SUPPORTIVE SPACES

VERTICAL CIRCULATION

SOCIAL SERVICES/STAFF

## UNIT DISTRIBUTION

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

0' 4' 8' 16'

N

# Cleveland West Veterans

June 06, 2025

CHN Housing Partners

hd+s HITI DIFRANCESCO +SIEBOLD

# Renders with Context

Neville Ave. - Render

West 73rd - Render

## Cleveland West Veterans

June 06, 2025

CHN Housing Partners

hd+s HITI DIFRANCESCO +SIEBOLD

# South Render

West 73rd - Render

## Cleveland West Veterans

June 06, 2025

CHN Housing Partners

hd+s HITI DIFRANCESCO +SIEBOLD

# Elevations

North Elevation

West Elevation

# Cleveland West Veterans

June 06, 2025

CHN Housing Partners

hd+s HITI DIFRANCESCO +SIEBOLD

# Elevations

East Elevation

South Elevation

## Cleveland West Veterans

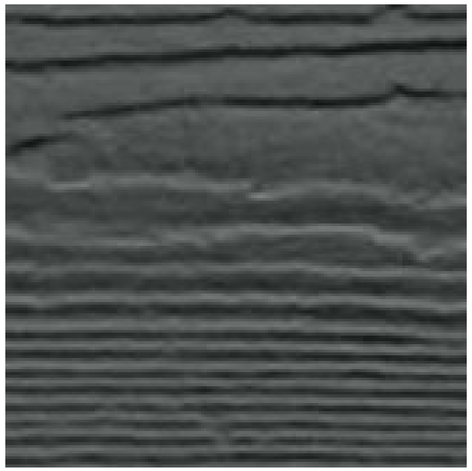
June 06, 2025

CHN Housing Partners

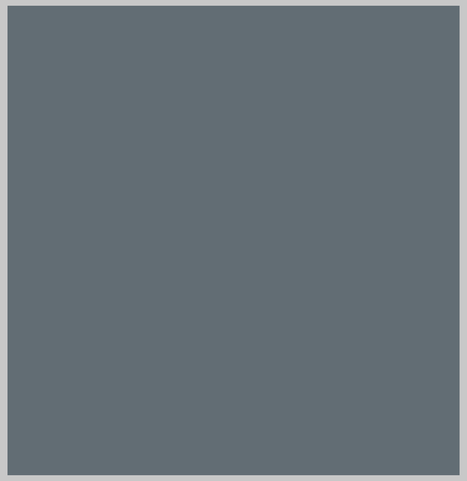
hd+s HITI DIFRANCESCO +SIEBOLD

# Materials Board

Pella 250 Series - White



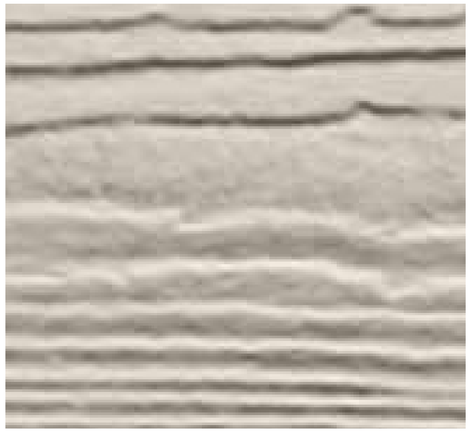
Fiber-Cememt Trim Board
James Hardie
Iron Gray



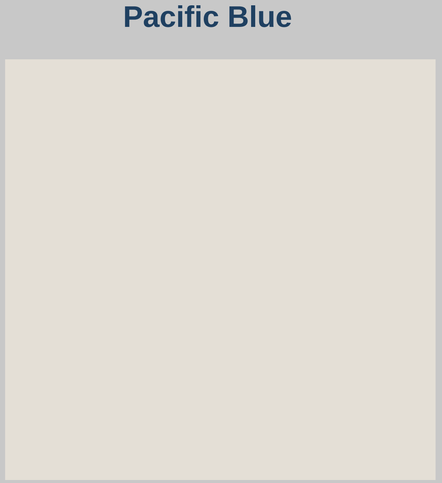
Horizontal Vinyl Siding
CertainTeed
Pacific Blue

GAF - Timberline HDZ -
Mission Brown

Typical Brick
Glen-Gary
Mountain Shadow Smooth



Fiber Cement Board and Batten
James Hardie
Cobblestone



Horizontal Vinyl Siding
CertainTeed
Herringbone

Stone Sill/Transition

## Cleveland West Veterans

June 06, 2025

CHN Housing Partners

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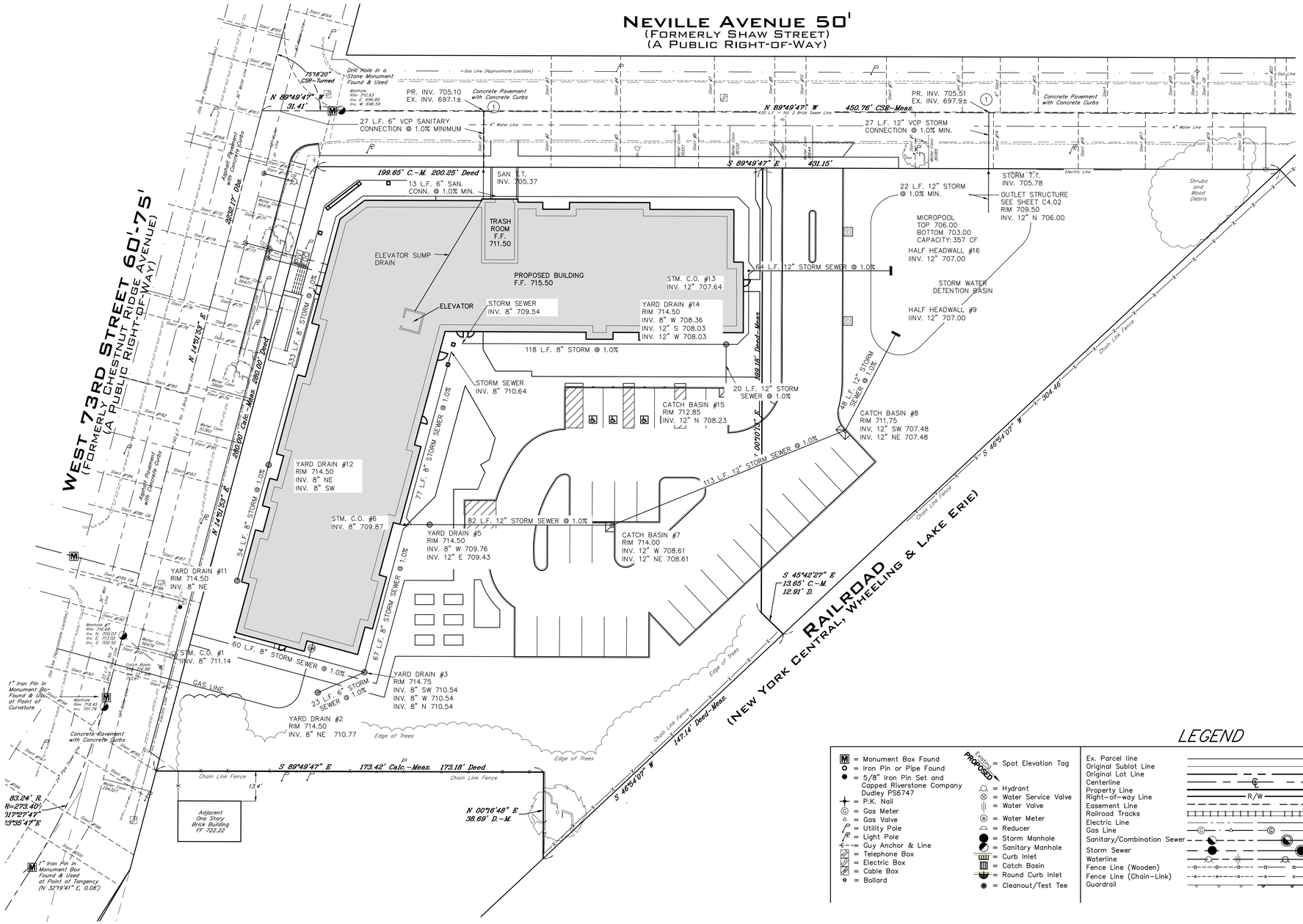
# Stormwater Management Plan




## LEGEND

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| M = Monument Box Found | Existing / PROPOSED = Spot Elevation Tag | Ex. Parcel line | | Ac. Acres | L.C.A. Limited Common Area |
| = Iron Pin or Pipe Found | = Hydrant | Original Sublot Line | | Adj. Adjacent | Meas./M. Measured |
| = 5/8" Iron Pin Set and Capped Riverstone Company Dudley PS6747 | = Water Service Valve | Original Lot Line | | Asp. Asphalt | MH Manhole |
| = P.K. Nail | = Water Valve | Centerline | | B.F. Basement Floor | Obs. Observed |
| = Gas Meter | = Water Meter | Property Line | | Calc./C. Calculated | Pg. Page |
| = Gas Valve | = Reducer | Right-of-way Line | R/W | CB Catch Basin | P.P.N. Permanent Parcel Number |
| = Utility Pole | = Storm Manhole | Easement Line | | C.C.M.R. Cuyahoga County Map Records | ℙ Property Line |
| = Light Pole | = Sanitary Manhole | Railroad Tracks | | ℄ Centerline | Rec./R. Record |
| = Guy Anchor & Line | = Curb Inlet | Electric Line | | C.L.F. Chain-link Fence | R/W Right-of-way |
| = Telephone Box | = Catch Basin | Gas Line | | Clr. Clears | San. Sanitary |
| = Electric Box | = Round Curb Inlet | Sanitary/Combination Sewer | | Conc. Concrete | S.F. Square Feet |
| = Cable Box | = Cleanout/Test Tee | Storm Sewer | | Conn. Connection | S/L Sublot |
| = Bollard | | Waterline | | D.H. Drill Hole | Stm. Storm |
| | | Fence Line (Wooden) | | D.I.W.M. Ductile Iron Water Main | T.B.M. Temporary Bench Mark |
| | | Fence Line (Chain-Link) | | Elec Electric | TBR To Be Removed |
| | | Guardrail | | Encr. Encroaches | Tele Telephone |
| | | | | Ex. Existing | T.F. Top Footer |
| | | | | F.F. Finished Floor | Vol. Volume |
| | | | | | Wat Water |

GRAPHIC SCALE
20 0 10 20 30
( IN FEET )
1 inch = 20 ft.

# Cleveland West Veterans

June 06, 2025

CHN Housing Partners

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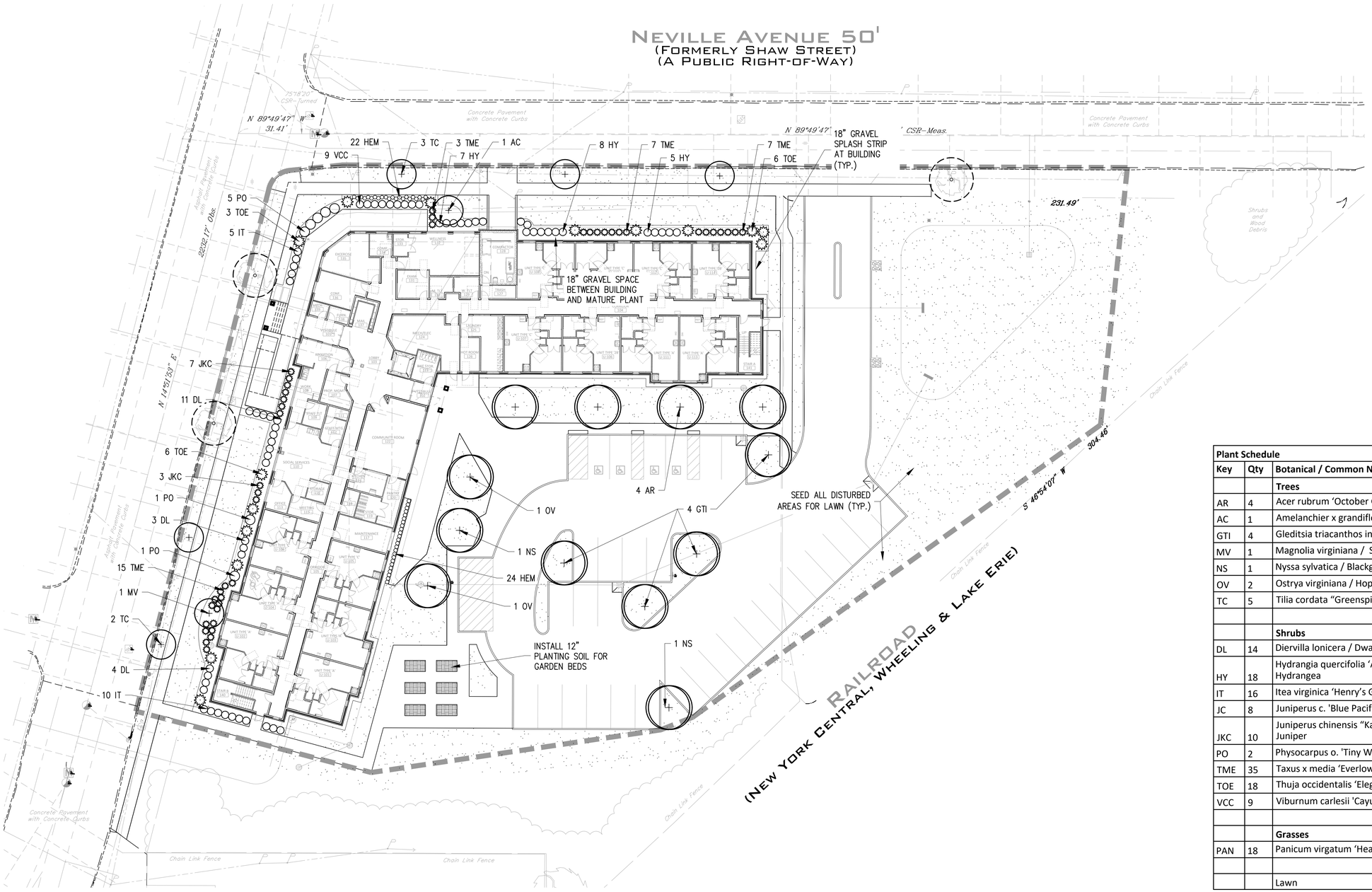
# Landscape Plan




KEY

- EXISTING TREE TO REMAIN
- PROPOSED DECIDUOUS TREE
- PROPOSED FLOWERING TREE
- PROPOSED SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED PERENNIALS
- SEED FOR LAWN

**Plant Schedule**

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

# Cleveland West Veterans

June 06, 2025

CHN Housing Partners

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# Landscape Planting List

**Tree - AR**
**October Glory/ Red Maple**

**Tree - AG**
**Autumn Brilliance Serviceberry**

**Tree - GTI**
**Skyline Honeylocust**

**Tree - MV**
**Sweetbay Magnolia**

**Tree - NS**
**Blackgum**

**Tree - OV**
**Hophornbeam**

**Tree - TC**
**Littleleaf Linden**

**Grass - PAN**
**Heavy Metal**
**Switch Grass**

**Cleveland Emerald Senior** June 06, 2025

CHN Housing Partners

EDEN Housing is Our Foundation

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# Landscape Planting List

**Shrub - DL**
**Dwarf Bush Honeysuckle**

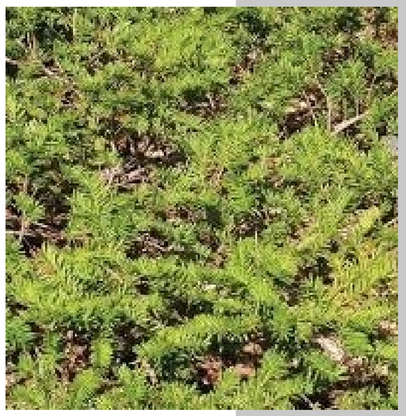
**Shrub - HY**
**Applause Oakleaf Hydrangea**

**Shrub - IT**
**Virginia Sweetspire**

**Shrub - JC**
**Blue Pacific Juniper**

**Shrub - JKC**
**Kallay's Compact Juniper**

**Shrub - PO**
**Tiny Wine**



**Shrub - TME**
**Everlow Yew**

**Shrub - TOE**
**Elegantissima Arborvitae**

**Shrub - VCC**
**Cayuga Viburnum**

**Cleveland Emerald Senior**

**June 06, 2025**

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IS OUR FOUNDATION

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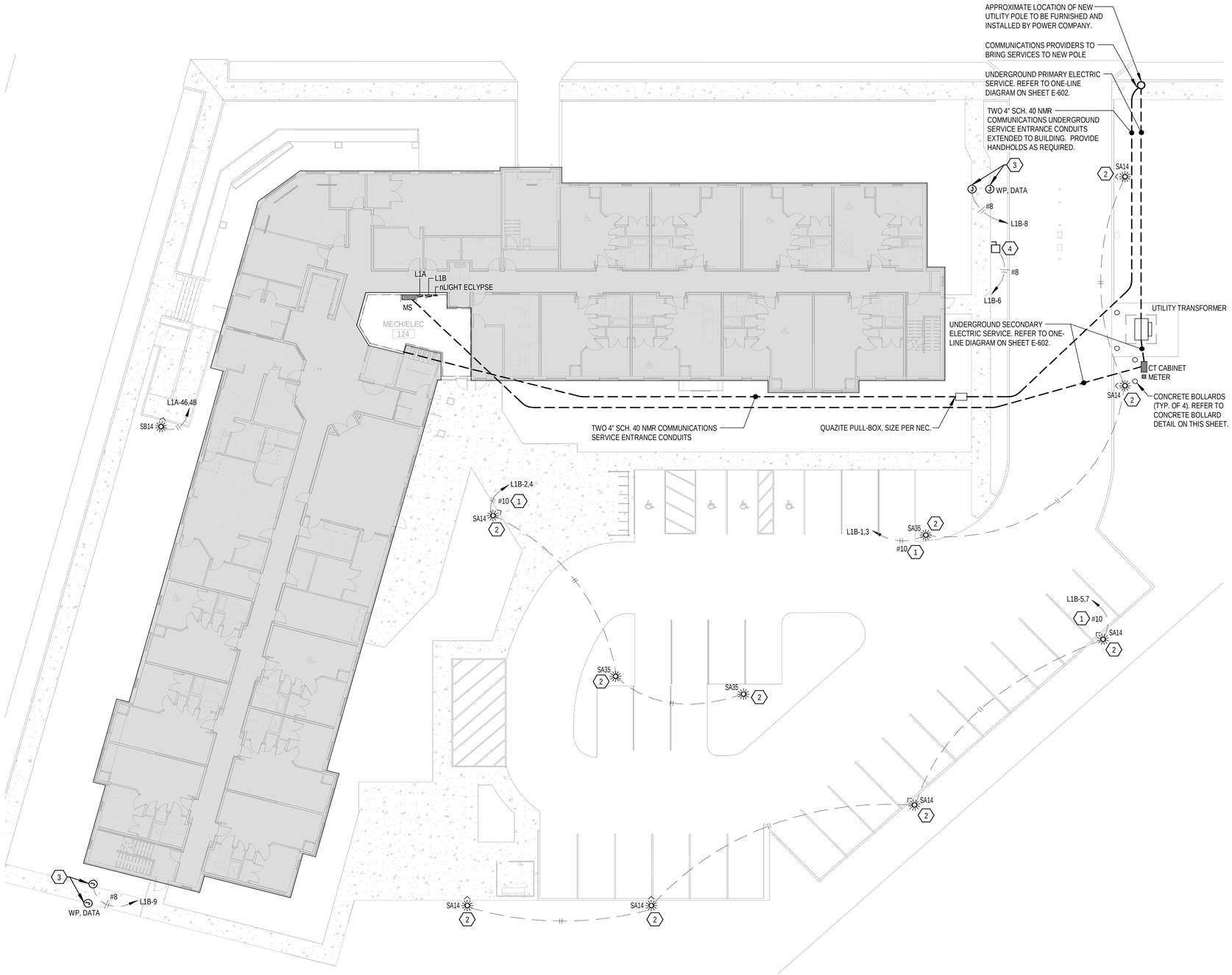
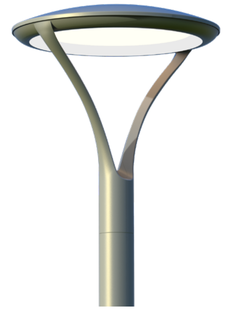
# Site Lighting



**Teron Lighting**
**Exterior Wall Sconce**



**Lithonia Lighting**
**Exterior Site Lighting**

**Lithonia Lighting**
**Exterior Radean Bollard**

Thorson · Baker + Associates
CONSULTING ENGINEERS

## Cleveland West Veterans

June 06, 2025

CHN Housing Partners

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## Presentation to: Planning Commission

# CLEVELAND WEST VETERANS

***Permanent Supportive Housing***

## Cleveland West Veterans

June 06, 2025

CHN Housing Partners

hd+s HITI DIFRANCESCO +SIEBOLD

# Cleveland City Planning Commission

## Staff Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

June 6, 2025

# Far West Design Review – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

## **FW2025-07** – West Cleveland Veterans Housing

June 6, 2025

FWDRAC gave final approval (with no conditions) on 6/4/25, with the following recommendations:

- Recommendation to add oak trees or other shade trees along the rear property line near railroad tracks, along north property line, and add cowcumber trees along front yard (West 73rd St) to help soften the building height.
- Recommendation to consider tan instead of white vinyl windows.

# Cleveland City Planning Commission

## Special Presentations – Public Art

CITY OF CLEVELAND
Mayor Justin M. Bibb

June 6, 2025

# Special Presentations – Public Art

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

June 6, 2025

**DF2025-019** – The Story of Us in Cleveland 2025

Project Address: Lakeside Ave, in ROW, between E. and W. Mall Drive

Type: Public Art - Temporary

Project Representative: Wei Soo, COO, The Stories of Us, Inc.

Approval: Final

**Ward 3 – Councilmember McCormack** | **SPA: Downtown**

THE STORIES OF US
CLEVELAND 2025
DESIGN BOARD REVIEW

# THE STORIES OF US

## IN MALL C
## CLEVELAND
## June 10 - August 14 2025

**We are delighted to share this introduction to The Stories of Us and the program we are bringing to Cleveland, Ohio from June to August 2025.**

**Founded by Ashley Shaw Scott Adjaye and Dennis Marcus, The Stories of Us has been conceived and developed in the context of 2026, when the United States marks 250 years since the Declaration of Independence was signed. We create storytelling spaces and platforms that explore the equity and solidarity at the core of the Declaration of Independence. One of the reasons our progress towards those ideals has been limited is because the stories that have been told about the journey of America have been so limited.**

**So if we're going to make those ideals of equity and solidarity a reality, we need a much more expansive, diverse range of stories about what these ideals mean and could be. That's what we do - we increase civic engagement by inviting everyone to share their stories and be part of the conversation and work of making the equity and solidarity a reality.**

**We are bringing our exhibition of large-scale sculptures to Cleveland in time for the 160th anniversary of Juneteenth.**

**At the heart of our program will be an exhibition of large sculptures that take the public on our narrative framework - ten themes that give us the opportunity to learn from our past, understand our present and reimagine a future we can create together. As part of the exhibition, we will commission 10 sculptures by Cleveland-based artists to powerfully speak to Cleveland's context and experience. The other sculptures have been created by artists in Detroit as part of our 2024 launch exhibition.**

**Visitors can experience the exhibition on a standalone basis, discovering the vision and profile of artists online and through an audio tour.**

## THE PROPOSAL

**WHAT:** An exhibition of 10 sculptures, with two additional triangular interpretation columns.

- 10 newly commissioned sculptures created bu Cleveland-based artist, then replaced in July by
- 10 Sculptures created by New Orleans & New York based artists.

**DATES:**

- **Installation:** Monday June 16, 2025
- **Replacement of sculptures:** July 21, 2025
- **Deinstallation:** Thursday August 14 2025

**PROPOSED LAYOUT HERE**

**SCULPTURE SPECIFICATIONS & INSTALLATION METHODOLOGY**

Working with local partners, including the City of Cleveland and Bedrock, we will endeavor to create a program of connected activations that will showcase the incredible work already underway in Cleveland for equality and solidarity. Any such activations would be additional and incremental to the exhibition, and as such would be subject to their own permits, if required - and do not affect this request.

FOUNDING PARTNER | PolicyLink

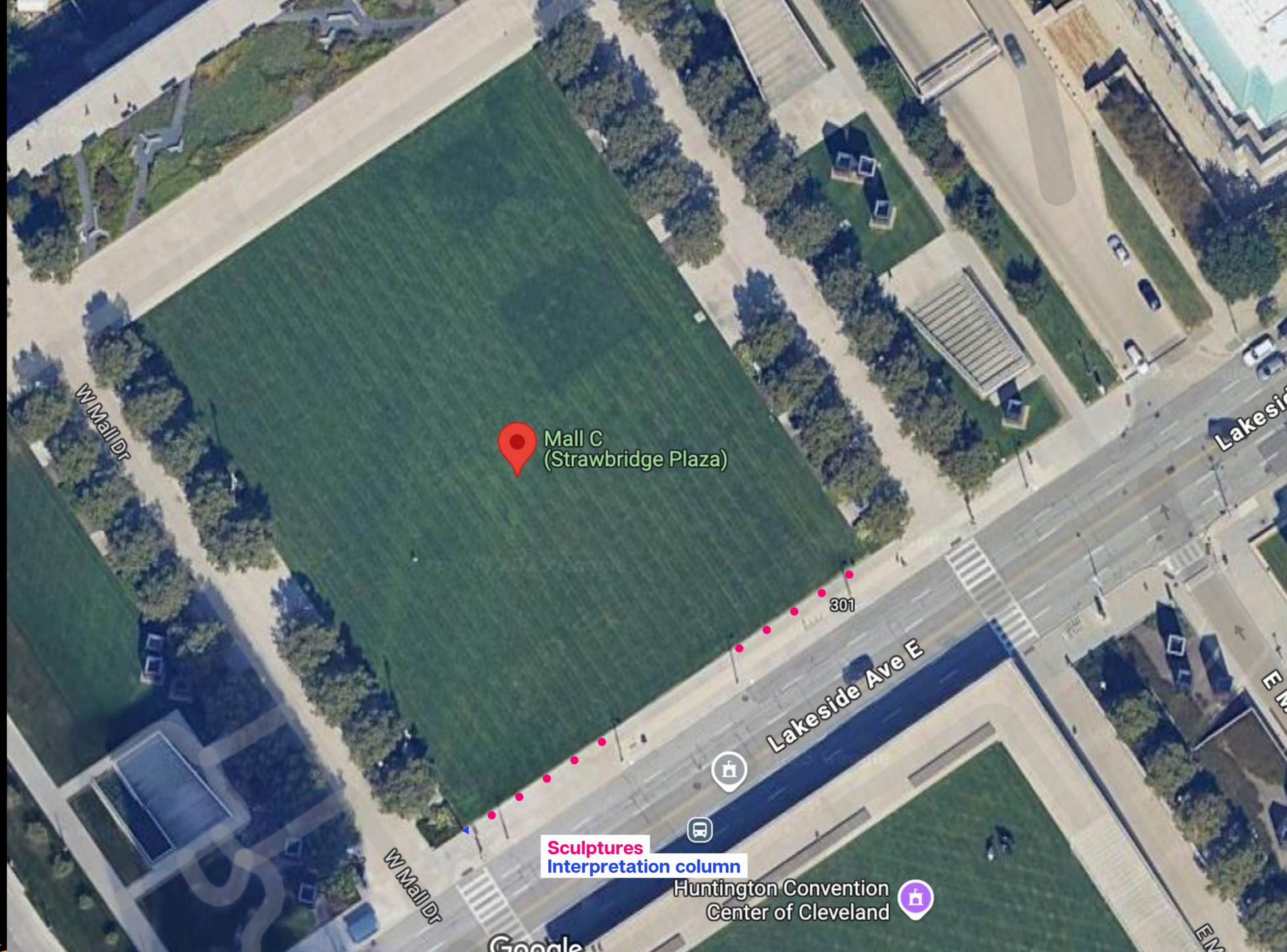
CLEVELAND HOST PARTNER | BEDROCK

UNITED NATIONS HOST PARTNER | FORD FOUNDATION

# THE STORIES OF US

## PROPOSED EXHIBITION LAYOUT

12' between sculptures
77' gap in center

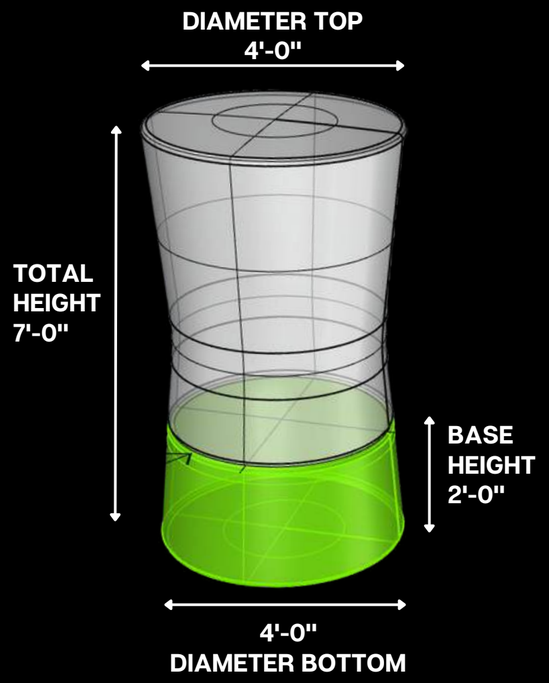


View of 5 sculptures on west side of the sidewalk

Please note -
scale is indicative

# THE STORIES OF US

# TECHNICAL SPECIFICATION & INSTALLATION




## THE SCULPTURE

**Dimensions**
Each sculpture is an identical drum shape, with the following maximum dimensions:

- Height: 7'
- Diameter: 4'

**Weight:**

- Sculpture Weight: approx 100lbs
- Ballast Weight: 1,100lbs per sculpture

**Sculpture Manufacture Materials:**

- Primer: Duratech EZ Sanding Grey
- Bodyfiller: Bondo Icing
- Gel Coat: GEXT HI-UV Clear 5GI-PI
- Fiberglass: Mat 2oz. 50" BEH Fiberglass, with CORVE-8441 vinylester fire retardant resin, mixed with Noroz Mekp-925 Clear GI-JG Catalyst

**Sculpture Connection:**
The base and top of the sculpture is connected securely in the following way:

- There is an aluminum ring securely fastened into the bottom of the top of the sculpture, with an overhang.
- There is an aluminum ring securely fastened into the top of the bottom of the sculpture.
- These steel rings slot together when the top is placed on the bottom.
- 4 security screws are screwed through to connect the two aluminum rings.
- A safety cap is installed as the security screws are inserted.

**Artist Materials:**

- Exterior: MuralGuard Anti-graffiti varnish or an equivalent product
- Interior:
  - Paint (as applied by artists - acrylic paint / Posca pens etc)
  - Vinyl - 3M 180CV3

## INSTALLATION METHODOLOGY

**Key Tools Required**

- **Transport**
  - 1-2 x Truck/Van(s) to transport the sculptures to the exhibition site
  - 4 x Pallet truck, to move the sculpture off the truck/van and to move them to the exhibition site (using pallets)
  - 2 x Gorilla Landscape Cart, with wide-wheeled pneumatic tires, to move ballast from van to sculpture position.
- **Ballast:**
  - 1100 lbs in sandbags per sculpture**.**
- **Tools to fasten sculptures**
  - Coach Screws
  - Safety Caps
  - 2 x Battery operated power impact drivers, to screw the sculpture top to the bottom

**Methodology**

- **Exhibition Site Secured**
  - Cordon placed around exhibition and loading site.
- **Sculpture Locations Marked**
  - Precise locations marked as agreed
- **Van/Truck(s) arrive with sculptures**
- **Unload sculptures; sandbags and all tools and materials**
  - Pallet trucks used to unload sculptures and all materials
- **Place bottom of sculptures in agreed locations for exhibition (one by one)**
- **Insert sandbag ballasts into base of sculptures**
- **Place and secure top of sculptures onto the filled bases**
- **Clear exhibition site**
  - **Load all tools & equipment onto truck**
  - **Clear cordons and make site accessible**

**For deinstallation, the procedure is essentially reversed.**

**For Maintenance, the sculptures will be regularly visited by an artist who will clean the sculptures and touch up any damage to the sculptures.**

THE STORIES OF US

NEW SCULPTURES CURRENTLY BEING CREATED BY CLEVELAND BASED ARTISTS - JUNE-JULY IN MALL C

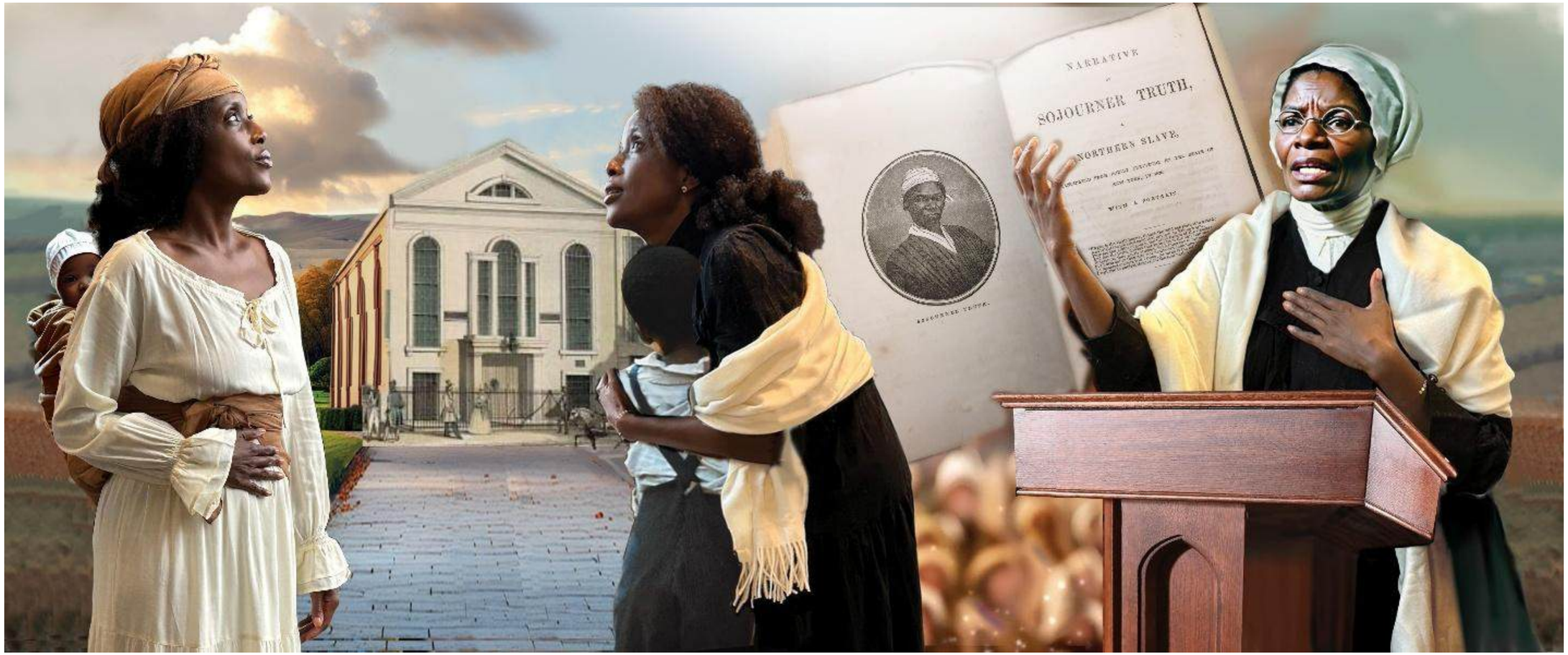
# ALICIA VASQUEZ

## Honoring My Ancestors

NEW SCULPTURES CURRENTLY BEING CREATED BY CLEVELAND BASED ARTISTS - JUNE-JULY IN MALL C

# LEIGH BROOKLYN

## The Story of Sojourner Truth



NEW SCULPTURES CURRENTLY BEING CREATED BY CLEVELAND BASED ARTISTS - JUNE-JULY IN MALL C

# ISAIAH WILLIAMS (STARBEING)

## The Light of Emancipation

NEW SCULPTURES CURRENTLY BEING CREATED BY CLEVELAND BASED ARTISTS - JUNE-JULY IN MALL C

# DONAL BLACK JR

## They Was Playing Jail

NEW SCULPTURES CURRENTLY BEING CREATED BY CLEVELAND BASED ARTISTS - JUNE-JULY IN MALL C

# JEROME T. WHITE

## Terminal of Wings

NEW SCULPTURES CURRENTLY BEING CREATED BY CLEVELAND BASED ARTISTS - JUNE-JULY IN MALL C

# GINA WASHINGTON

## Sweet Freedom Rising

NEW SCULPTURES CURRENTLY BEING CREATED BY CLEVELAND BASED ARTISTS - JUNE-JULY IN MALL C

# DA'SHAUNAE MARISA

## Sunday Best

NEW SCULPTURES CURRENTLY BEING CREATED BY CLEVELAND BASED ARTISTS - JUNE-JULY IN MALL C

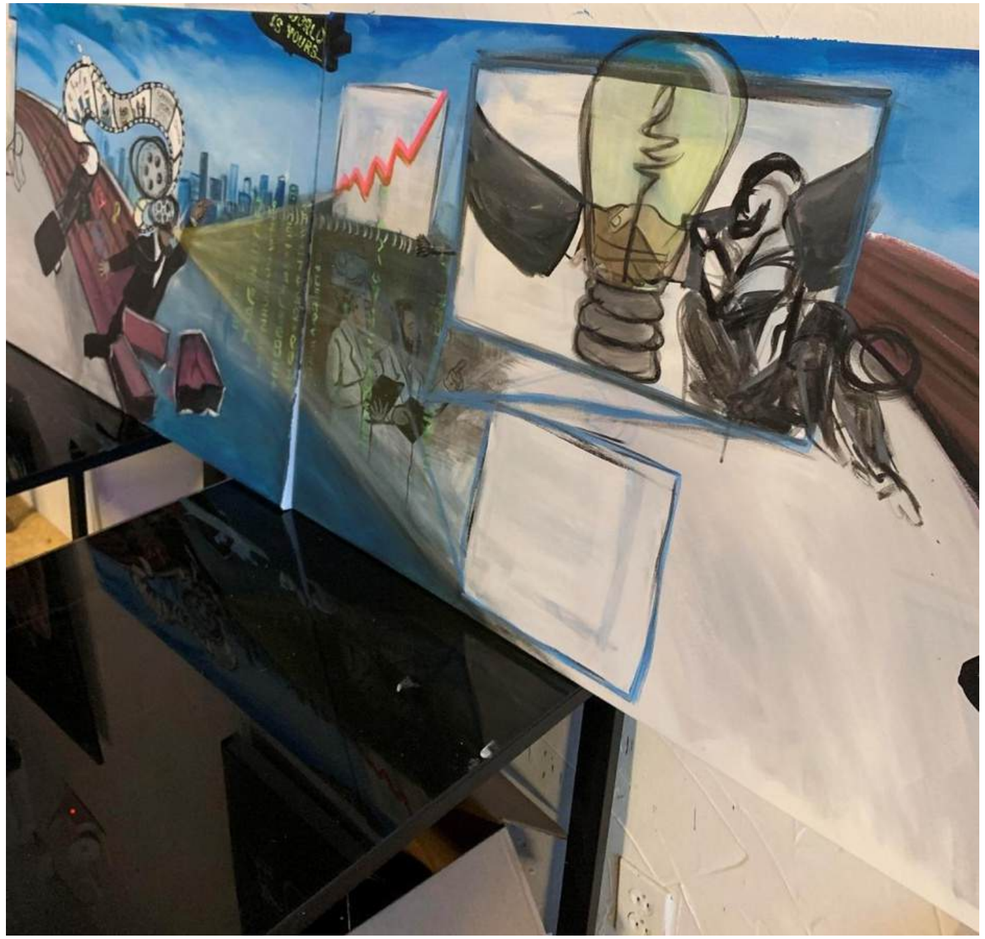
# NATHALIE BERMUDEZ

## Whispers of Home

NEW SCULPTURES CURRENTLY BEING CREATED BY CLEVELAND BASED ARTISTS - JUNE-JULY IN MALL C

# BRANDON GRAVES

## Chains To Change: Unlocking The Vision



NEW SCULPTURES CURRENTLY BEING CREATED BY CLEVELAND BASED ARTISTS - JUNE-JULY IN MALL C

# ALYSSA LIZZINI

## Tapestry of Life

## JULY-AUGUST SCULPTURES

# LÁOLÚ
# Afromations

Growing up in Nigeria, my grandmother was a huge part of my life. With her passions, she introduced me to the wonder of Yoruba culture: its mythology, its art, its oral history, its oriki – our tradition of poetry and songs of praise.

She gave me the gift of origins – a deep connection and grounding. We all carry imprints of the experiences of the generations before us. I think you see it when people of the African diaspora come to, and experience, West Africa for the first time and just cry. It is a sense of unburdening, of you without pretense. Understanding our origins is so valuable to our sense of self and what in Yoruba mythology is called ori – our soul, essence and instincts.

And I believe when you tap into your ori, you can move mountains.

That is what I offer in the sculpture Afromations – the language and spirit of Yoruba ancestors. Throughout the piece you'll be able to spot important symbols, from the eye that represents wisdom to the heart that represents love and the chord that represents unity of purpose.

In the interweaving of ancient and modern symbols, you can see the culture of our ancestors does not belong in the past, but firmly in the present. It is also not a culture and visual language that is limited by time or geography. I have met Yoruba people across the world who carry it with them. I have also learned about cultures far from West Africa that share some of our philosophies, stories and patterns.

The piece also features a collective of Black diasporans who have contributed to the social and cultural preservation of Black identity. By celebrating who we are, we honour our shared heritage and forge a deeper connection to our roots and to each other.

It also honours those who have been taken from us as a direct result of systemic racism and prejudice. This has become a very important part of my consciousness since I started living outside of West Africa, where I had never experienced the everyday prejudice that exists elsewhere. The memories of those who have become ancestors too soon call on us to stand for and with one another to demand and work for change.

In many ways, this sculpture is inspired by our ancestors. They bring us together and empower us. They help us understand our identities now. But it is also inspired by the simple idea that we are ancestors in the making – so what are we going to make of it?

All of our stories are valid. Our cultures are valid. Let us discover them
in all their complexity. Let us express them, unapologetically. Let us share them, unreservedly.

Every time we do, we strengthen our individual and collective *ori*.

THE STORIES OF US

## JULY-AUGUST SCULPTURES

# LEASHO JOHNSON

# Man Standing In The Cane Fields

What is Emancipation? How do people who are oppressed survive? How do we cope? How do we thrive? What is the moment, the state, the journey of metamorphosis – of transformation – that we have to experience as people and communities to be free and to flourish?

Those are the questions that I explore with Man Standing In The Cane Fields. It is a journey across three states of becoming, reflected in three abstracted portraits of flowing energy, colours and your imagination.

The portraits show the journey of a silhouette transforming amidst the cane fields – a setting of real meaning to me. I grew up in Westmoreland, Jamaica – a rural part of the country known for white sandy beaches and expansive sugar cane fields. I feel deeply connected to this region as my grandmother worked in these fields. I never saw her do it, but we are left with the echoes as we think of the countless souls bound to the crop, labouring in the blackened stalks, their bodies as property of industry. The cane fields speak to the physical reality of my ancestors, as well as the reality I've experienced as a black queer man, shaped by stereotypes and prejudices that endure with real life consequences.

The first portrait is *Man Standing In The Cane Fields*, in which the silhouette is surrounded and almost overcome by the sugar cane. It is man, but not quite man belonging to himself – the body is a property of industry.

The upright position speaks to a moment of contemplation and consciousness of our own self-worth that sparks awareness of and desire for self-realisation and to live a life of dignity.

The second portrait is Emerging From The Cane Fields, in which he is leaving but tied to it. Even in looking back, he's still carrying that history with him. It speaks to the journey of transformation that is never immediate – it is an emergence. It is processing and facing the past, in order to move forward.

This leads us to the final portrait: Jaw-bone (Man Looking Back at the Cane Fields). This portrait – and its title – is inspired by the iconic dancehall artist King Yellowman. He is someone who faced different stigmas growing up – being poor and albinism – and a lot of challenges later in life, including a cancer that forced life-saving but disfiguring surgeries, which included the removal of a big part of his jaw. And yet I see him as someone that erupts with inner value and strength that you experience in how his music creates space for joy, irreverence and the awakening of our bodies – for people to become something more than they are. For me, he is the embodiment of our ability as people to transcend what the stereotypes and current realities expect of us, rooted in our dignity and self-worth.

It is emancipation as an ongoing, never-ending opportunity.

I hope your journey around this sculpture encourages you to consider other ways to see yourself and others, to go beyond the surface – where there is always something deeper, and it is wonderful.

THE STORIES OF US

## JULY-AUGUST SCULPTURES

# FRANCKS DECEUS

## Carib-Olympics

The swimming competition you see in front of you is filled with joy, challenge, desire and hopes. As you'll see from the flags of the caps, the swimmers represent different countries. In this particular race, the protagonist is a Haitian swimmer, raising his hand out of the water and pointing to the sky. It speaks to the historic moment of the Haitian revolution .

This sculpture celebrates the powerful and successful movements across the world that have worked – and continue to work – to dismantle systems of racial injustice in the hopes of creating a new reality.

It does so by focusing on a key moment in global history that is often overlooked: the Haitian Revolution.

I was born in Cap-Haïtien, which used to be called Cap-Français. It was there in 1793 that the Emancipation Proclamation declared "a new order of things will be born" and that the "old servitude will disappear". It was there in 1804 that the independent state of Haiti came into existence.

The uprising, which began in 1791, is the only known uprising by enslaved people in human history that led to the founding of a state that was both free from enslavement and ruled by non-whites and former enslaved people. It was also a critical moment in the broader abolition, emancipation and independence movement, from the United Kingdom's Act for the Abolition of the Slave Trade in 1807 and Abraham Lincoln's 1865 Emancipation Proclamation to the independence movements across the Caribbean, Americas and West Africa in the 20th & 21st centuries.

Haiti has repeatedly been dealt a difficult hand. The historic enslavement of its people left the new independent nation unbearably poor. But this painting reminds us that anything is achievable if we pull together and come together, under one banner.

That's represented by the swimmers in the Jamaican caps, close to the Haitian swimmer – for people like Dutty Boukman, enslaved in Jamaica, who played a key role in the struggle for independence for Haiti, ultimately sacrificing his life for it.

At first glance, the work suggests a state of free flow and exhilaration. But the context of water is important. In part, the water holds a particular meaning to anyone descended from the millions of people who were enslaved and forced onto ships, crossing the Middle Passage to come to the Americas. Many didn't survive the enforced journey. The context of the swimming pool specifically speaks to the more modern segregation enforced in public spaces that prohibited a lot of Black people from accessing opportunity.

It's why you see the cautionary tape in black and white at the bottom, speaking to the barriers and challenges of our circumstances.

I want to reclaim the water. The swimming pool shows that when the barriers of segregation come down and there is opportunity, breakthrough success follows. And I believe that "if you touch the ocean, you touch the world" – because these bodies of water connect all of us. The water is ours. That's why you see a state of free flow and exhilaration, inspired by our Haitian ancestors. It is not a uniform journey but a dynamic one.

The overflowing floating tubes are needed by some for support, but not by most, while others play with them. It is about the individual finding their own path in our joint endeavour to be liberated. To overcome our obstacles and fears and experience freedom. And even as we have a shared direction, we have our own journeys, and it is through the learning of those different experiences that we discover empathy and solidarity.

I hope more people learn about the earth-shaking and history-making event that was the Haitian Revolution. I also hope this work inspires you to be curious about the journey of others, which I believe is the foundation and animating spirit of solidarity.

# ALANIS FORDE
## Infinite Journey

I am not who I was a decade ago. In a decade, I will not be who I am now. We never stay entirely still - we evolve and we change as we travel through our lives.

In this sculpture, you see a journey of transformation. The changes you can see represent the cellular changes within. As we change and transform ourselves internally, one can witness it externally.

A lot of my work features self-portraits as I believe it makes possible the self discovery that is the beginning of transformation. We are never done learning or evolving, it is the infinite journey of our lives. And a very personal journey. So as this is an act of discovery for me, I hope it invites you to reflect on your own journey.

The way I present this is through the use of blue dots. This way of painting has been an evolution in itself for me - first as a way to create texture, and then as a way to explore and transform in a way that feels connected to the organic nature of my island home - Barbados - as well as the cellular nature of our souls, personalities and physical selves.

My work explores how our environment shapes who we are, both mentally and physically.

In this work you see two mirrored figures – self-portraits – lying in relaxed states. In a vivid, organic yet fantastical setting, the pose is both lucid and dreamlike. The subject is gazing at their phone. Often the impact of phones and technology on people is criticised as detrimental. This work explores how the phone and technology has actually, for many of us, been a tool of positive transformation.

This is especially the case for me, as someone who grew up in a small island state in Barbados. I'm filled with pride in my country – as I am surrounded by the flowers that I grew up amongst. And yet technology has made it possible for us to connect beyond borders, imagine and bring to life visions otherwise beyond our reach, and explore and express the different identities that exist within us. This is represented in the warm orange glow behind the head, speaking to the continuous transformations of the mind through sunrise and sunset.

Across the mirrored, repeated figures, you see the internal transformation manifested through the external transformation of the blue dotted skin.

For me the blue dots and transformations have meant both self realisation and the use of an organic armor, of scales, that help me thrive in different settings - speaking to the transformation I also experience as I leave and come back to Barbados. Sometimes we are one thing in one space and something else in another. How can we be our authentic, best selves in all spaces? The digital world allows us to explore that.

As the blue dots merge with my body, they show how we bring new shape and light to who we truly are through how we use technology to transform our horizons, no matter how far we go.

I hope that as you see my journey, it invites you to consider your own - and the opportunity you have to transform into the person you want to be? The infinite journey of our lives.

THE STORIES OF US

## JULY-AUGUST SCULPTURES

# MARRYAM MOMA
# Melanin Machina

When we imagine, reimagine and dream of the future, we often think of the destination – the world and daily life we seek to create. In reflecting on the concept of 'ubuntu' – I am who I am because of who we all are – I wanted to explore who will do the reimagining, the dreaming and the doing. What it means to build community and transformation of the world we live in through transformative solidarity.

I bring to it my own journey: the daughter of a Tanzanian mother and a Nigerian father, who has lived across cultures and continents – now living in Atlanta, Georgia. My mother is an architect and she made life so dreamy as she opened her brain into new possibilities, rooted in joy. That's informed my own journey as an artist, exploring the connective tissue of community building and the relationship between progress, individual transformation and collective action.

That exploration is what you see in Melanin Machina: an intergenerational portrait of those who have made and are making the future of my hometown Atlanta.

You'll see the portrait of a young John Lewis, the iconic civil rights activist. From when he was a young man walking alongside Martin Luther King Jr., his dreams expanded our horizons, and he dedicated his life to bringing those horizons closer to being. Though he is no longer with us, his dreams and work stay with us as an inspiration to get into what he would call "good trouble".

You can also see the curator of African Art at the High Museum in Atlanta, Lauren Tate Baeza. Simply by being in that space and role, she gives us the gift of seeing a Black woman in the such an important cultural role – extending the idea of "you can be what you can see".

That is achievement in its own right. But the reason she's in the role is that through her work, with her skill and expertise, she is creating new spaces and visual environments for us all to live in, shaping our understanding of the world to be richer and more interesting than it was before.

Because ultimately it is about the future, you also see portraits of young luminaries Zoey and Nola Jones, sisters, who I have no doubt will light up our futures in ways I can't even imagine yet.

The subjects are presented as hybrid forms that embrace technological advances, while prioritising our health, well-being and security. There is often a lot of fear when it comes to technology and how rapidly it is changing the world. In this moment of transformation, we have to embrace and direct technology so that it serves us.

Technology is not our master, but we must master it as a tool of human advancement. In that path lies liberation.

Some features to highlight:

- The circuit board backdrop is a metaphorical foundation for our interconnected future.
- The bringing together of organic forms and shapes with mechanical components symbolises the crucial balance between technological advances and stewardship of our planet.
- The golden bursts echo solar energy and sustainable power sources, as well as the flourishing and prosperity we can experience when all is interconnected and working toward a shared purpose.

And finally, one subject featured in Melanin Machina that I haven't yet mentioned: me. My role is creating the future is as an artist, to spark reflection and conversation, to document and to invite; to teach and to liberate. I believe that my role will be valuable and spread hope and power.

We all have a role to play in creating the future. What will your role be?

## NEW SCULPTURES CURRENTLY BEING CREATED - JULY-AUGUST SCULPTURES

# ASHLEY TEAMER

## We Are The Descendants

# ANNIE MORAN

## CoinCoin

## NEW SCULPTURES CURRENTLY BEING CREATED - JULY-AUGUST SCULPTURES

# TENEILLE PROSPER

## She Walks With Them

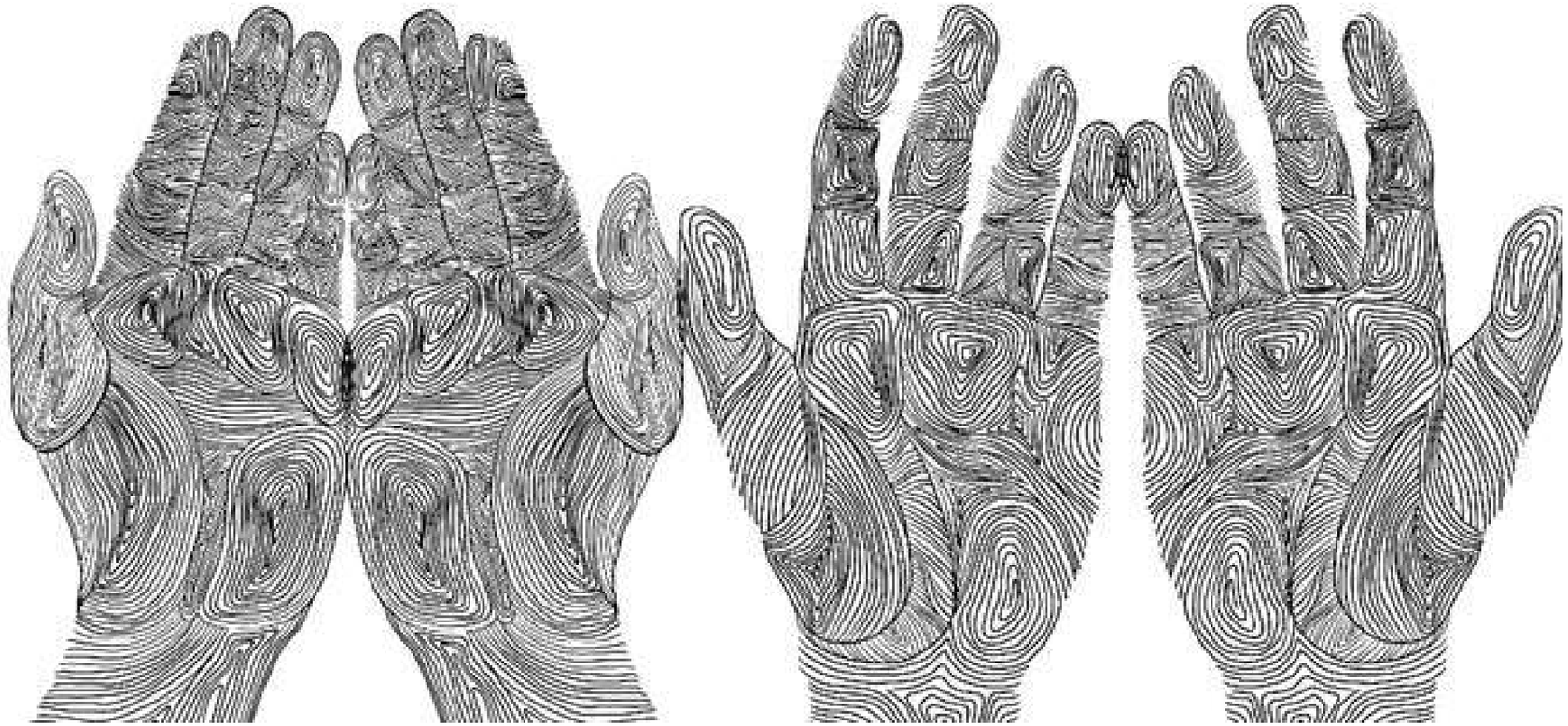
## NEW SCULPTURES CURRENTLY BEING CREATED - JULY-AUGUST SCULPTURES

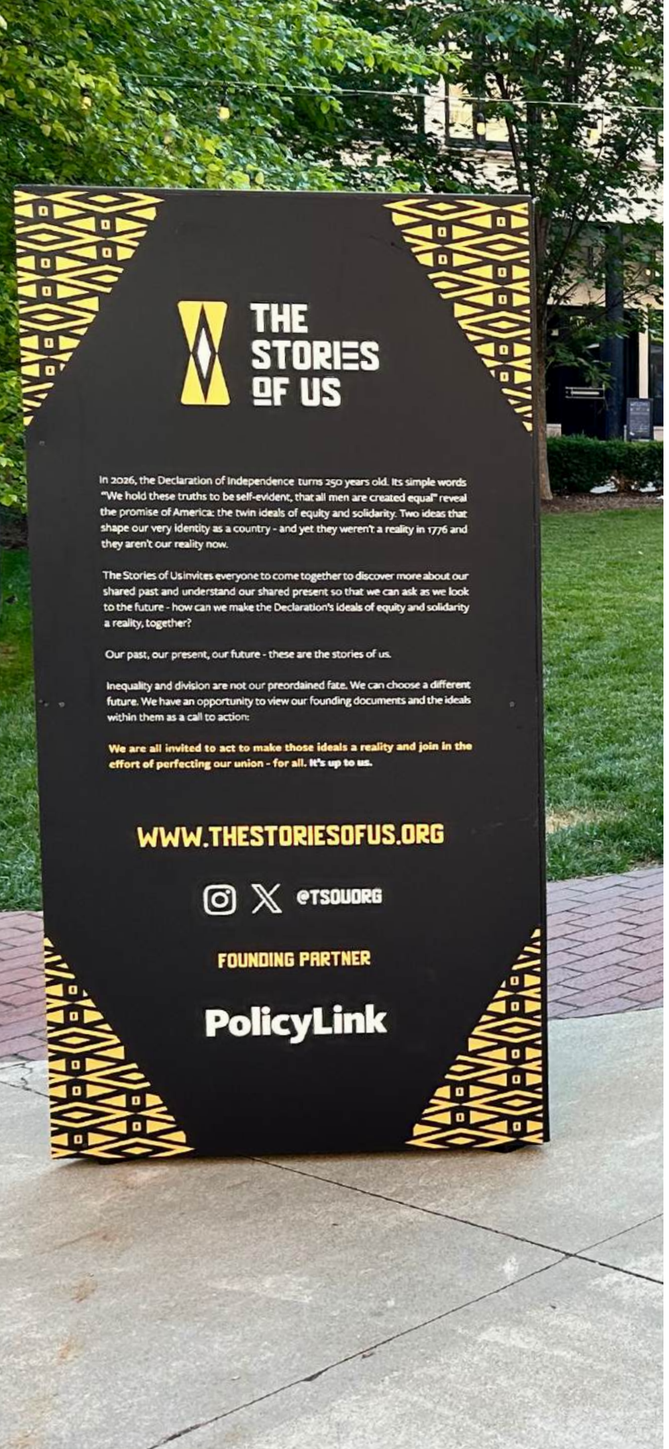
# AYO SCOTT

## Echos of the Spirit

# MONIQUE LORDEN

## Carry Us Home






# INTERPRETATION COLUMN CONTENT

# COLUMN

## SIDE 1

<logo>

In 2026, the Declaration of Independence turns 250 years old. Its simple words "We hold these truths to be self-evident, that all men are created equal" reveal the promise of America:

- we are all equal; and
- we are all in this together.

Two ideals that shape our very identity as a country - and yet they weren't a reality in 1776 and, though we've mad progress, they aren't our reality now.

The Stories of Us invites everyone to come together to discover more about our shared past and understand our shared present so that we can ask as we look to the future - how can we make the Declaration's ideals of equality and solidarity a reality, together?

Our past, our present, our future - these are the stories of us.

Inequality and division are not our preordained fate. We can choose a different future.

We have an opportunity to view our founding documents and the ideals within them as a call to action:

We are all invited to act to make those ideals a reality and join in the effort of perfecting our union - for all. It's up to us.

www.thestoriesofus.org
<Social Links>
<Partner Logos: Bedrock, PolicyLink, ESSENCE, Descendants Truth & Reconciliation Foundation>

## SIDE 2

<LOGO>

THEMES
We are our stories. The stories we are told. The stories we tell. They shape who we are and what we do individually and together. Stories define the reality we create for ourselves and each other. Our 10 themes center the Black experience to help all of us to deepen our understanding of our shared past and present, so that we can create a future of equity for all, together.

Vol. 1 Origins
Origins explores the principal peoples and cultures that history brought together in the founding and evolution of what we now know as the United States.

Vol. 2 We Hold These truths
We Hold These Truths asks us to consider the contrast between the high ideals and the reality of oppression and enslavement of the founding and early formation of the United States.

Vol. 3 Emancipation
Emancipation examines a key chapter in the story of the United States. It was progress, but it was messy – full of complicated motivations, realities and repercussions.

Vol. 4 Ripples Across Generations
Ripples Across Generations makes clear the direct consequences that enslavement has had on every generation of Americans, including the society we live in today.

Vol. 5 Good Trouble
Good Trouble charts the long march towards equity since Emancipation, with the Civil Rights Movement in the United States at its heart.

<QR CODE>

## SIDE 3

<LOGO>

Vol. 6 Still We Rise
Still We Rise celebrates and tells the story of Black people who have transformed the universe of the possible through their impact across our society, from the everyday spaces of our lives to the global stage.

Vol. 7 The Culture
The Culture honors the creativity and expression of African-American and African diaspora communities that represents the very fabric of our everyday lives.

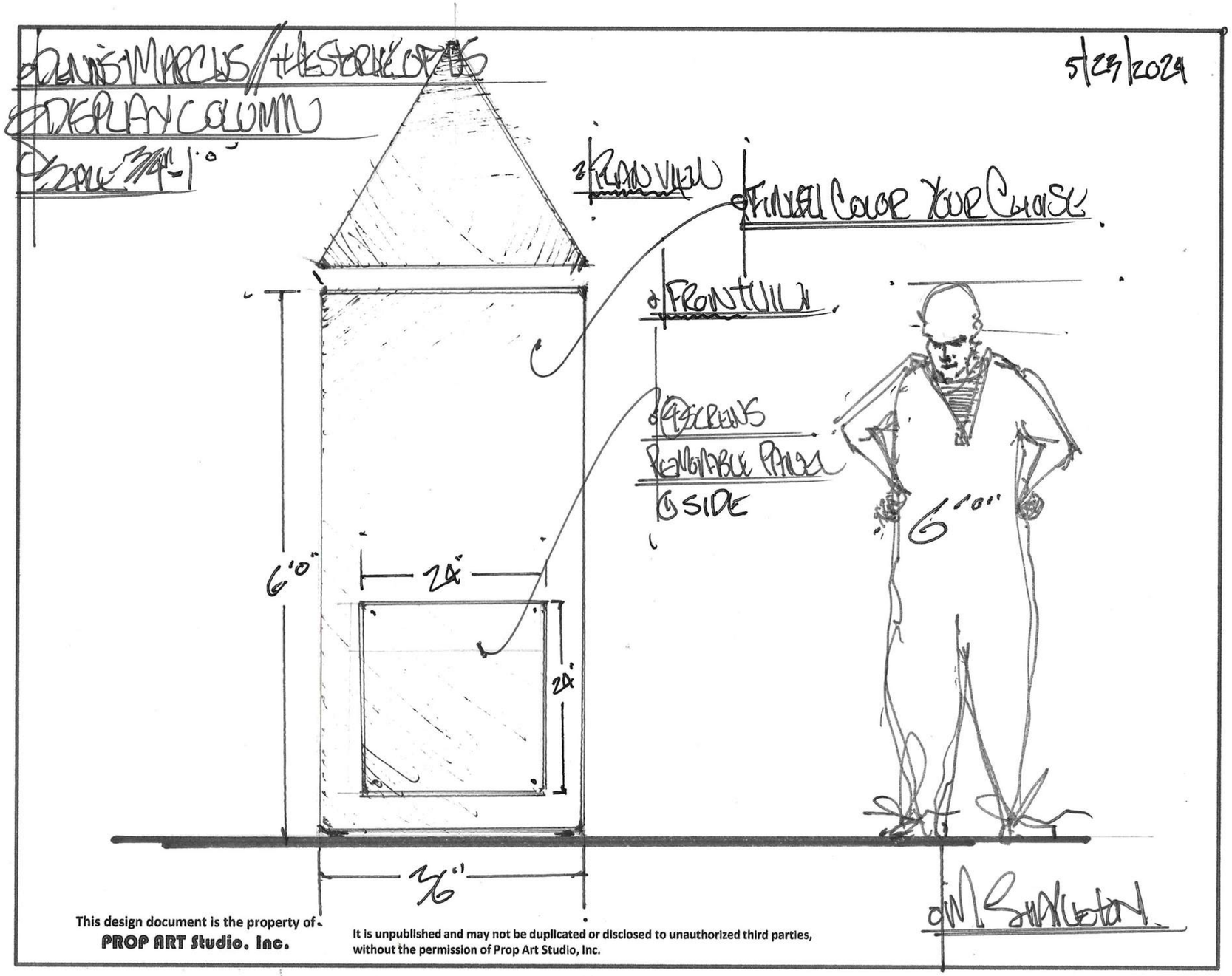
Vol. 8 A More Perfect Union
A More Perfect Union highlights that the Black experience is deeply intertwined with and stands alongside intersectional pursuits to realize the ideals of America for ALL.

Vol. 9 Me Reimagined
Change starts with and within each of us. Me Reimagined is an invitation to reimagine who we want to be and the impact we can have. No matter our starting point, what becomes possible if we step into the spirit of transformative solidarity?

Vol. 10 Us Reimagined
Having taken this path together, Us Reimagined invites us to envision the community, society and world we can create if we embrace transformative solidarity and prioritize full dignity and justice for all.

Scan me to find out more about the exhibition and The Stories of Us
<QR Code>

VISIT TOWER CITY TO DISCOVER THE MORE SCULPTURES FROM THE STORIES OF US!




## THE INTERPRETATION COLUMN

**Dimension**
Three sides:
- Height: 6'
- Width on each of three sides: 3'

**Weight:**
- Column Weight: approx 50lbs
- Ballast Weight: 400lbs

**Materials:**
- Column: Wood
- Boards: Sintra boards screwed into the sculpture

**Installation methodology**

- Column placed in correct location.
- Ballast placed inside column through trap door.
- Trap door screwed shut
- Boards screwed to column.

THE STORIES OF US

# ADDITIONAL INFORMATION

# 10 THEMES, COUNTLESS STORIES, ONE NARRATIVE

**Our narrative framework - on which all of our work is built - creates space for us to explore our past, understand our present and reimagine our future.**

VOL 1.
**Origins**

VOL 2.
**We Hold These Truths**

VOL 3.
**Emancipation**

VOL 4.
**Ripples Across Generations**

VOL 5.
**Good Trouble**

VOL 6.
**Still We Rise**

VOL 7.
**The Culture**

VOL 8.
**A More Perfect Union**

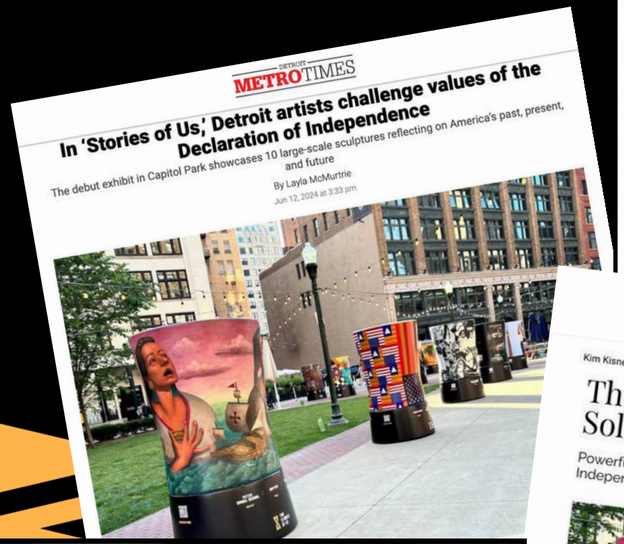
VOL 9.
**Me Reimagined**

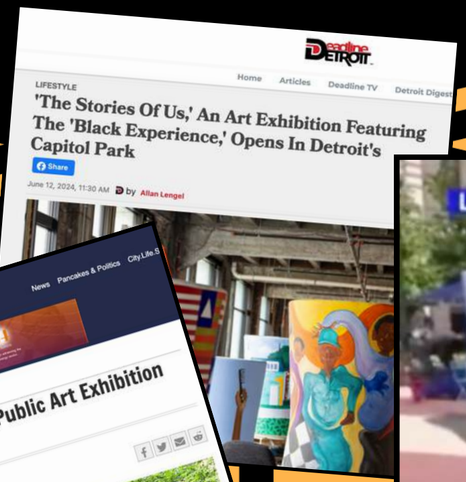
VOL 10.
**Us Reimagined**

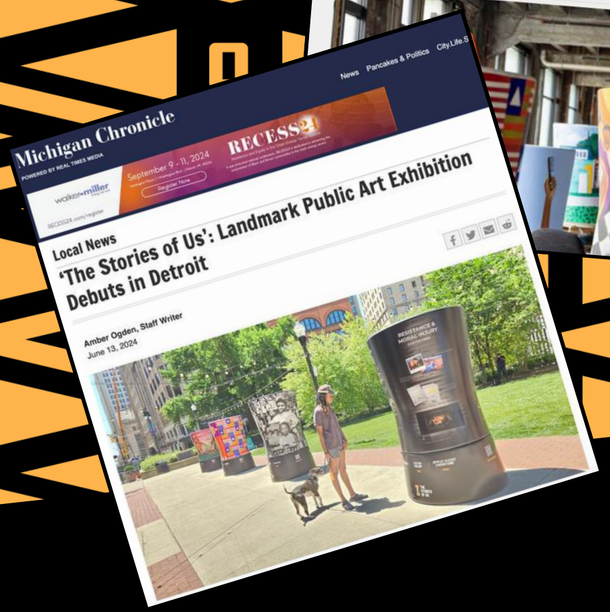
# LAUNCHING IN DETROIT
## JUNETEENTH 2024

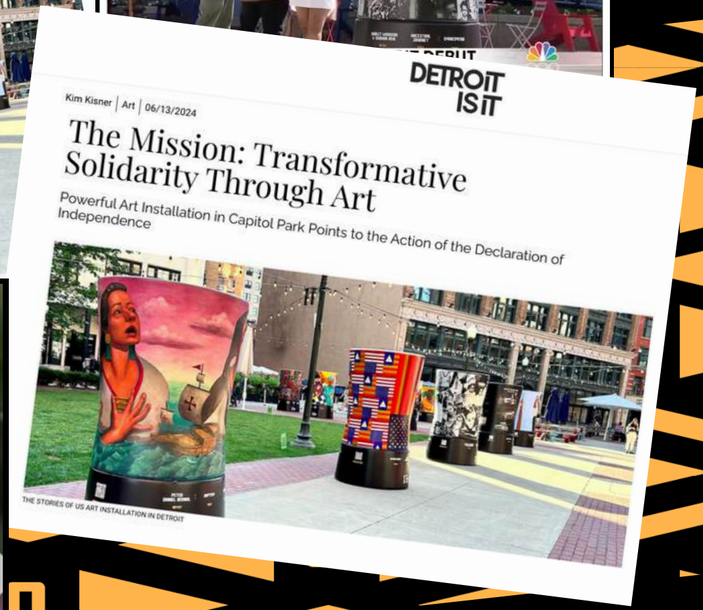
The pictures and media included in this document are from our launch exhibition in Detroit, Michigan. On Juneteenth 2024, we were part of a day of celebrations organized by our Host City Partner Bedrock Detroit. The event featured guided tours with an artist meet and greet, as well as stalls for community organizations, creative engagement, dance classes, as well as poetic, dance and drumming performances.

We had extraordinary feedback, typified by this comment form Sarah K.:
**"I'm reflecting on the fact everybody has a story and when you are listening to other people's stories, you can find threads that you can relate to. In that storytelling, it breaks barriers. What this exhibit does is it gives space for people to connect beyond race, beyond location - it creates connection through stories."**








**CLICK TO WATCH**

ehmann

THE STORIES OF US
WWW.THESTORIESOFUS.ORG
@TSOUORG
FOUNDING PARTNER
PolicyLink

# OUR LEADERSHIP

## ASHLEY SHAW SCOTT ADJAYE
### CO-FOUNDER & CO-CEO

A native Californian with Bajan and Yoruba roots, Ashley is known for promoting the representation of those not in the room and creating conversations that generate action towards equality. Before co-founding The Stories of Us, she was the Artistic Director of The World Reimagined and the Global Head of Research at Adjaye Associates, an award-winning international architectural firm committed to community engagement through civic projects.

She holds a BA in Philosophy and Visual Art from Stanford University, an MBA from INSEAD, and a MSc from the Gender Institute at London School of Economics. Currently, Ashley sits on the Africa Futures Institute Advisory Board and The King's Trust International Africa Advisory Board.

## DENNIS MARCUS
### CO-FOUNDER & CO-CEO

Before The Stories of Us, Dennis co-founded The World Reimagined, the largest art education programme for racial justice in UK history. He also co-founded the social impact agency Ubuntu London, working with leading politicians, global NGOs, and high profile activists, including honouring Nelson Mandela's co accused Denis Goldberg, Ahmed Kathrada and Andrew Mlangeni. He was previously the Executive Director of Robert F. Kennedy Human Rights UK, an educational charity that works to inspire people to make human rights a reality in their everyday lives.

Dennis also managed Patricia Scotland QC's successful 2015 bid to become the first female Secretary-General of the Commonwealth. He is a member of the Strategic Council of the Patchwork Foundation and the Committee for the Cherry Groce Memorial.

## WEI SOO
### CHIEF OPERATING OFFICER

Wei is a seasoned Senior Executive with 10+ years global experience in founding and scaling Global Citizen from start-up to global organization. As co-founder, he transformed a 3 person, $300K operation to a $80M global operation with 100+ employees, spanning offices in Berlin, Johannesburg, London, Melbourne, New York City and Toronto.

Prior to joining the founding team of The Stories of Us, Wei was Chief of Staff to the General Counsel at a NASDAQ listed Fintech, providing strategic operations counsel and support to the General Counsel and other Senior Executives across the legal, compliance and operational functions.

Wei holds a Bachelor of Laws and a Bachelor of Commerce (Finance).

## MAYA PETERSON
### CHIEF PARTNERSHIPS OFFICER

Maya is an award-winning creative executive, cultural expert and independent board director who leverages her 20+ year career in youth culture strategy and insights to advise campaigns, brands and nonpartisan organizations on harnessing the power of storytelling and culture. Since 2020 Maya has been the lead partnerships and influencer strategist for Influence Change, an organization that leverages the collective power of artists and creators to drive voting actions, founded by actress and activist Kerry Washington. Concurrently, Maya was VP of Global Strategy and Fan Insights at UMG from 2020-2024. Prior to that she led youth-centered consumer insight strategy for MTV Scratch at Viacom.

Maya received her B.A. in American Studies from Wellesley College and M.B.A. from University of Southern California. She was born and raised in Oakland, California and currently lives in Washington, D.C.

PETER
DANIEL BERNAL
ARTIST
BAPTISM
TITLE
DISCOVER MORE
THE STORIES OF US
INDOCTRINATION
THE STORIES OF US

# Cleveland City Planning Commission

## Staff Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

June 6, 2025

# Special Presentations – Public Art – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

**DF2025-019** – The Stories of Us in Cleveland 2025

June 6, 2025

DFDRAC gave final approval (with no conditions) on 5/22/25.

# Special Presentations – Public Art

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

June 6, 2025

## TAF Art Garden "Severed Solace" Mural

Project Address: 6501 Barberton Ave

Type: Public Art

Project Representative: Luis Rivas, Metro West CDO

Approval: Final

**Ward 14 – Councilmember Santana** | **SPA: Stockyards**

*Support from:*

COUNCILWOMAN Jasmin Santana WARD 14

METRO WEST

CITY OF CLEVELAND
Mayor Justin M. Bibb

BLACK BRAIN GROUP

# THE ART GARDEN

art trail beauty to uplift the human spirit

BLACK BRAIN GROUP

*Support from:*

COUNCILWOMAN Jasmin Santana WARD 14

METRO WEST

CITY OF CLEVELAND
Mayor Justin M. Bibb

BLACKBRAIN GROUP

# Summary of Project

**Art Garden: Cultivating Sustainable Art for Cleveland**

**Public Art (Mural): 6501 BARBERTON AVE, CLEVELAND, OH, 44102**

BlackBrain Group's *Art Garden* is a transformative public art initiative supported by Mayor Bibb's **Transformative Arts Fund (TAF)** in partnership with Metrowest CDC. This project aims to extend its impact through murals and sculptures across the city. Focused on **growth, real-world experience, and community**.

The **murals serve as visual narratives**, blending ancient and modern symbols (Cleveland's industrial scene, migration stories, and more) to reflect the city's diverse culture, history, and social evolution.

We aim to bring **beautification of neighborhoods through art**, and enhances neighborhood identity.

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# Severed Solace MURAL

#09

**Severed Solace**

"Severed Solace" is a hauntingly beautiful figure-based mural installation that embodies the tension between fracture and flourishing, grief and grace. Standing as a surreal fusion of divine femininity and mechanical reconstruction, the central figure appears draped in a flowing robe of spectral blues and silvers—her presence ethereal, yet grounded by visceral elements.

Her face is hidden beneath a veil of luminous white hair, adorned with a crown of marigolds, violets, and carnations—symbols of mourning, memory, and eternal love. Cradled in her golden prosthetic arms are vibrant clusters of flora—lavender, pomegranate, and blue forget-me-nots—each flower selected for its layered meanings: healing, rebirth, and remembrance.

The defining visual rupture of the piece is the exposed mechanized spine, serpentine and gilded, curling from her abdomen and extending downward like a hybrid tail or ancestral root. This spinal motif, part armor and part jewelery, suggests both beloved humanity and emotional unraveling. It evokes the vulnerability of being seen in pain, while also honoring the resilience required to carry it.

Emanating from the bouquet are wild neon glyphs—pink, violet, and acid green—appearing like encoded memories or prayers erupting from the soul. They flicker in opposition to the otherwise soft, organic palette, and gesture toward unseen spiritual circuitry—inner code meeting outer loom.

"Severed Solace" sits at the intersection of mythology, cyborgian futurism, and grief rituals. It challenges viewers to reconcile the beauty that grows from rupture. It is a visual ode to those who grieve with dignity, those who rebuild from trauma, and those who turn their pain into gardens.

| | |
|---|---|
| **Address** | 6501 Barberton Ave Cleveland, OH 44102 |
| **Active Wall Dimension** | 20'x 75' |
| **Materials** | Exterior Masonry paint as base. Aerosol paint.<br>Clear sealant |
| **Recommended Maintenance** | Apply a layer of clear every 3 years |
| **Lifespan** | 3–5 years prime \| up-to 10 with maintenance |

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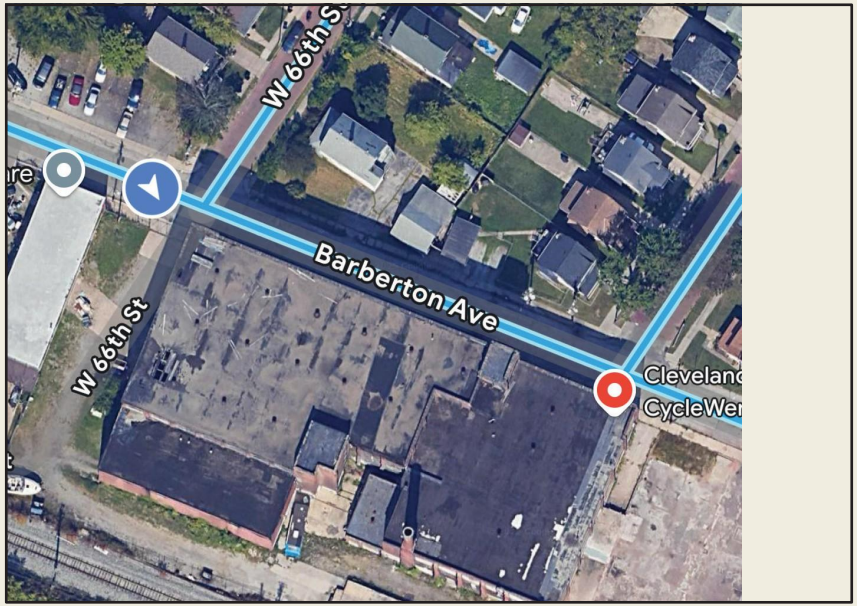


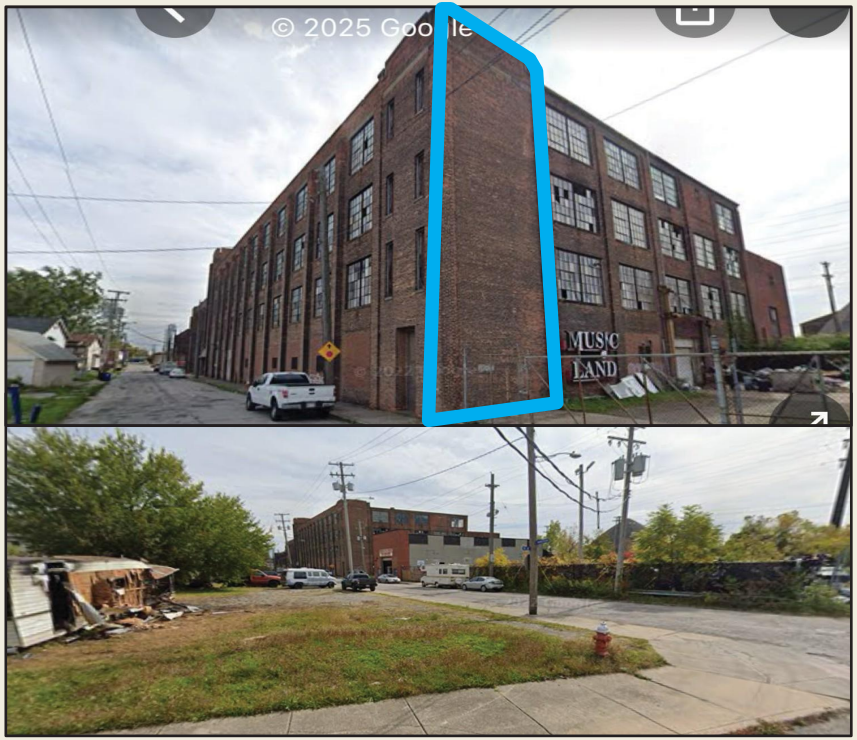

**StockYard Neighborhood**

The Lorain Avenue corridor is a vibrant yet gritty stretch with a mix of historic storefronts, residential buildings, and industrial remnants. The architecture is marked by early 20th-century brick facades, some adorned with fading signs of bygone businesses, juxtaposed with modern renovations and eclectic retail shops. While portions of the avenue showcase signs of revitalization, much of it retains a raw, urban character.

Graffiti is a defining feature of Lorain Avenue, with its walls serving as a canvas for both street art and tagging. Vintage murals and layers of graffiti tell a story of artistic expression amidst urban decay. These works coexist with more hastily scrawled tags, reflecting the area's role as a hub for underground creativity. The street art creates a dynamic visual narrative, adding color and energy to an otherwise subdued cityscape.

At key intersections, utility poles and bus stops mark hubs of pedestrian activity, though foot traffic is uneven, with some blocks bustling and others eerily quiet. The prevalence of graffiti, especially in alleyways and on vacant buildings, underscores the area's ongoing struggle with neglect and its potential for transformation through artistic initiatives.

Lorain Avenue stands as a reflection of Cleveland's cultural dichotomy—its challenges interwoven with a resilient community spirit and a profound opportunity for creative and economic rejuvenation.




**Address:**
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# 67th & Baberton

## CONTEXT

**Address:**
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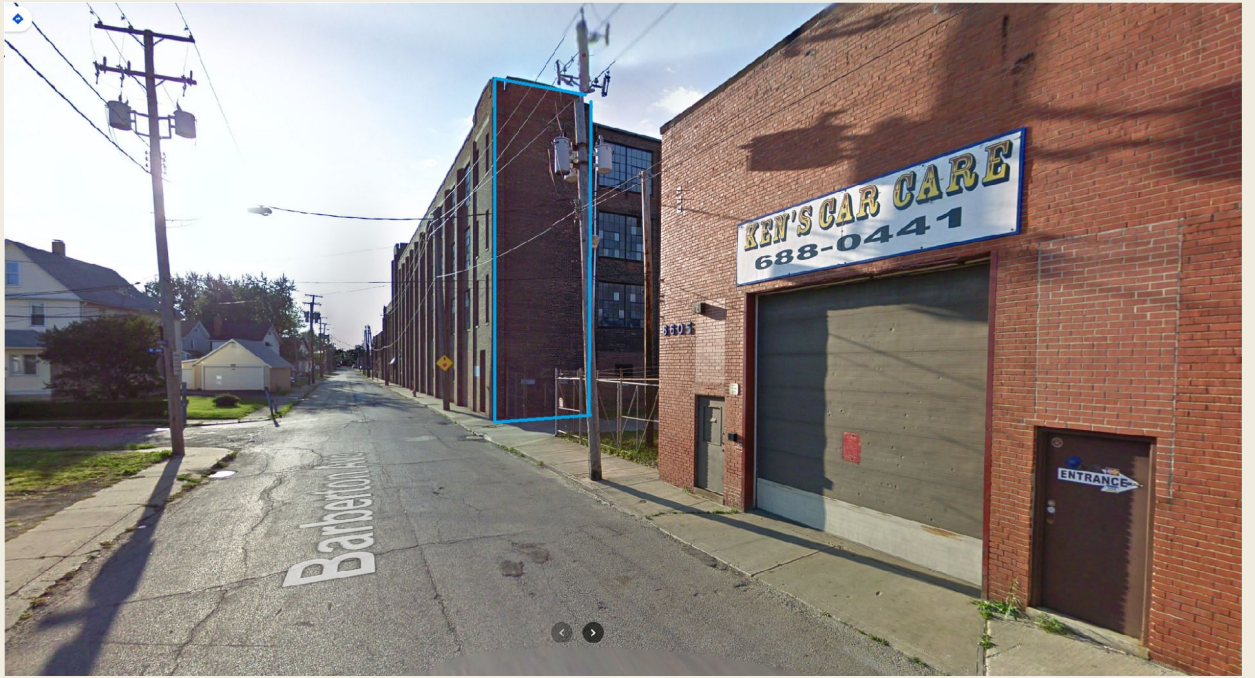
# West Bound on Baberton




CONTEXT

**Address:**
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# W. 66th View

# CONTEXT

**Address:**
**6501 BARBERTON AVE, CLEVELAND, OH, 44102**

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# East Bound

**Address:**
**6501 BARBERTON AVE, CLEVELAND, OH, 44102**

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| | |
|---|---|
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# Cleveland City Planning Commission

## Mandatory Referrals

CITY OF CLEVELAND
Mayor Justin M. Bibb

June 6, 2025

# Mandatory Referrals



June 6, 2025

**Ord. No. 726-2025** (introduced by Mayor Bibb) To amend Sections 352.01, 352.13, 401.34, 457.01 to 457.04, 457.09, 457.12, and 457.99 of the Codified Ordinances of Cleveland, Ohio, 1976, as amended by various ordinances; to supplement the codified ordinances by enacting new Section 457.991; and to repeal Section 457.05, as enacted by Ordinance No. 1684-76, passed June 29, 1976, all relating to public garages and parking lots.

# Paid Parking Facility Legislation

2025

CITY OF CLEVELAND
Mayor Justin M. Bibb

# Situation

**Downtown Cleveland has experienced steady year-over-year growth in visitors, reaching nearly 40 million in 2024. Many of them parked at paid parking facilities. Ensuring a safe environment for all is essential to sustaining growth and building vibrancy downtown.**

**From a safety perspective, most reported incidents in parking facilities are crimes of opportunity and vehicle-related offenses, such as car thefts and break-ins, often involving multiple vehicles at once.**

# Situation

**It is evident that owners and operators of paid parking facilities play a vital role in maintaining a secure environment and upholding operational standards that safeguard both individuals and property.**

**In conversation with parking facility owner / operators and other downtown stakeholders on the issue of safety, there is a clear desire and alignment around increased standards and accountability.**

# Scope

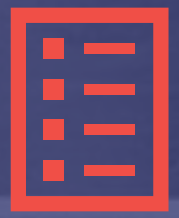
There are over 300 parking facilities across the City of Cleveland, including garages and surface lots. Downtown has about 165 of the total facilities across the city.

The proposed legislative revisions include important citywide enhancements, while specifically targeting downtown parking facilities as a pilot for the security plan provision.

# Revisions

**Specific standard lighting requirements to ensure sufficient and adequate illumination during all operating hours as well as the safety of users and staff.** *(1 - 2.5 footcandles, Illuminating Engineering Society) (10 footcandles stairwells)*

**Licensees must take reasonable steps to ensure that all parking fees are paid directly to the authorized operator and not to any unauthorized or fraudulent parties.**



**As part of the license application process, parking facility operators applying for a permit or renewal downtown are now required to submit a safety plan for review by the Cleveland Division of Police. This plan must include key contact information, sufficient operational staffing, details of facility infrastructure, and other implemented security measures.**

# Enforcement

For downtown parking facilities, if Cleveland Police identify three or more nuisance or criminal violations within six months, the operator must submit an updated safety plan. If the plan is inadequate or no agreement on additional security measures is reached, a hearing may be held, and the license could be revoked. This is in addition to the City's authority to declare the facility a nuisance under Chapter 630.

For operating without a proper license, a civil penalty of $1,000 (1st offense) or $3,000 (subsequent offenses) will be levied. Additional penalties of $200 could be issued for other provisional offenses.

# Operationalization

**The goal is to have the legislation adopted in July, as the license renewal process begins in August, with yearly permits expiring October 31st annually.**

**A communications rollout strategy and coordinated enforcement effort planning are underway to ensure policy awareness, smooth adoption, and effectiveness.**

# Cleveland City Planning Commission

## Administrative Approvals

CITY OF CLEVELAND
Mayor Justin M. Bibb

June 6, 2025

# Administrative Approvals



June 6, 2025

**Ord. No. 657-2025** (introduced by Council Members McCormack and Griffin – by departmental request) Authorizing the Director of Port Control to enter into an amendment to lease agreement CT3001-LS2024-0010 with Jets Postal Road LLC, to expand the leasehold territory at and near 6045 Postal Road.

# Administrative Approvals



June 6, 2025

**Ord. No. 667-2025** (introduced by Council Members Bishop and Hairston – by departmental request) Authorizing the Directors of Parks and Recreation, Public Works, Community Development, and Public Safety to execute various deeds of easement and various temporary deeds of easement granting to the Northeast Ohio Regional Sewer District certain easement rights in property located within various City owned properties and declaring the easement rights not needed for the City's public use.

# Administrative Approvals



June 6, 2025

**Res. No. 669-2025** (introduced by Council Members Spencer, Hairston, and Griffin – by departmental request) Approving the creation of the Gordon Square Arts District – Cleveland Improvement District as a Special Improvement District in the City; accepting petitions from owners of properties in the District; approving a new plan for public services; declaring it necessary to provide maintenance, security, marketing, and other services for the District; and providing for the assessment of the cost of such work upon benefited properties in the District; and declaring an emergency.

***Reviewed and approved by CPC on 5/16/25***

# Administrative Approvals



June 6, 2025

**Ord. No. 670-2025** (introduced by Council Member Howse-Jones) Changing the Use, Area, and Height Districts of parcels of land north and south of Payne Avenue between East 32nd Street and East 38th Street, as shown on the attached map (Map Change 2692).

***Reviewed and approved by CPC on 5/16/25***

# Administrative Approvals



June 6, 2025

**Ord. No. 671-2025** (introduced by Council Members Polensek, Bishop, and Griffin – by departmental request) Giving consent of the City of Cleveland to the County of Cuyahoga for the reconstruction of Neff Road from CSX Railroad bridge to Bella Drive; to apply for and accept an allocation of County Motor Vehicle License Tax Funds for the improvement; and authorizing the Director of Capital Projects to enter into any relative agreements in making of the improvement.

***Reviewed and approved by CPC on 5/16/25***

# Administrative Approvals



June 6, 2025

**Ord. No. 672-2025** (introduced by Council Members Harsh, 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 Old Brooklyn Community Development Corporation, and/or its designee, located at the intersection of Memphis Avenue and Pearl Road in the Old Brooklyn neighborhood for the purpose of entering into the chain-of-title prior to the adoption of the tax increment financing legislation authorized under Section 5709.41 of the Revised Code for the Memphis and Pearl Project.

***Reviewed and approved by CPC on 5/16/25***

# Administrative Approvals



June 6, 2025

**Ord. No. 711-2025** (introduced by Council Members Bishop, Hairston, McCormack, and Griffin – by departmental request) Authorizing the Directors of City Planning, Capital Projects, and Public Works to apply for and accept grants from the Ohio Department of Transportation for the implementation of the multimodal transportation Cleveland Moves plan; authorizing the Directors of City Planning, Capital Projects, and Public Works or appropriate Director, to enter into contracts to implement the grants; determining the method of making the public improvements of constructing safety and multimodal improvements on several roadway segments and authorizing contracts to make the improvements; to apply for and accept any gifts or grants from any public or private entity; authorizing the Commissioner of Purchases and Supplies to acquire, accept, and record real property and easements that are necessary for the improvement; and authorizing other agreements.

***Reviewed and approved by CPC on 5/16/25***

# Administrative Approvals



June 6, 2025

**Res. No. 737-2025** (introduced by Council Members McCormack, Hairston, and Griffin – by departmental request) Approving the creation of the Downtown Cleveland Improvement District as a Special Improvement District in the City; accepting petitions from owners of property in the District; approving the amended Articles of Incorporation of the Downtown Cleveland Improvement Corporation; approving a new plan for public services; declaring it necessary to provide maintenance, security, marketing, and other services for the District; providing for the assessment of the cost of such work upon benefited properties in the District; authorizing the Director of City Planning to enter into a contract with Downtown Cleveland Improvement Corporation; and declaring an emergency.

***Reviewed and approved by CPC on 5/16/25***

# Administrative Approvals



June 6, 2025

**Ord. No. 738-2025** (introduced by Council Members Starr, Hairston, and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell certain City-owned property no longer needed for the City's public use located at 5701 Carnegie Avenue, Cleveland, Ohio 44103 and known as the Warner and Swasey building to Pennrose Holdings, LLC, or its designee, for the purposes of affordable housing and commercial development; authorizing the Director of Economic Development to enter into a forgivable or non-forgivable loan agreement with Pennrose Holdings, LLC, or its designee, to provide assistance to partially finance the redevelopment of the Warner and Swasey and other associated costs necessary to redevelop the property.

***Reviewed and approved by CPC on 5/16/25***

# Administrative Approvals



June 6, 2025

**Ord. No. 739-2025** (introduced by Council Members McCormack, Hairston, and Griffin – by departmental request) Amend Ordinance No. 42-2025, passed February 10, 2025, relating to the interdepartmental property transfer for 4242 Lorain Avenue, Cleveland, Ohio 44113, the former McCafferty Health Center, and the sale or ground lease of the property to Pennrose Holdings, LLC, or its designee.

# Cleveland City Planning Commission

## Director's Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

June 6, 2025

# Director's Report – Portland Loos

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

June 6, 2025

## Why Public Toilets?

- Human Dignity
- Full Participation in Public Life
- Livable, Walkable Communities

## What is a Portland Loo?

**The Portland Loo is a nationally and internationally celebrated public restroom that focuses on access, safety, and durability.**

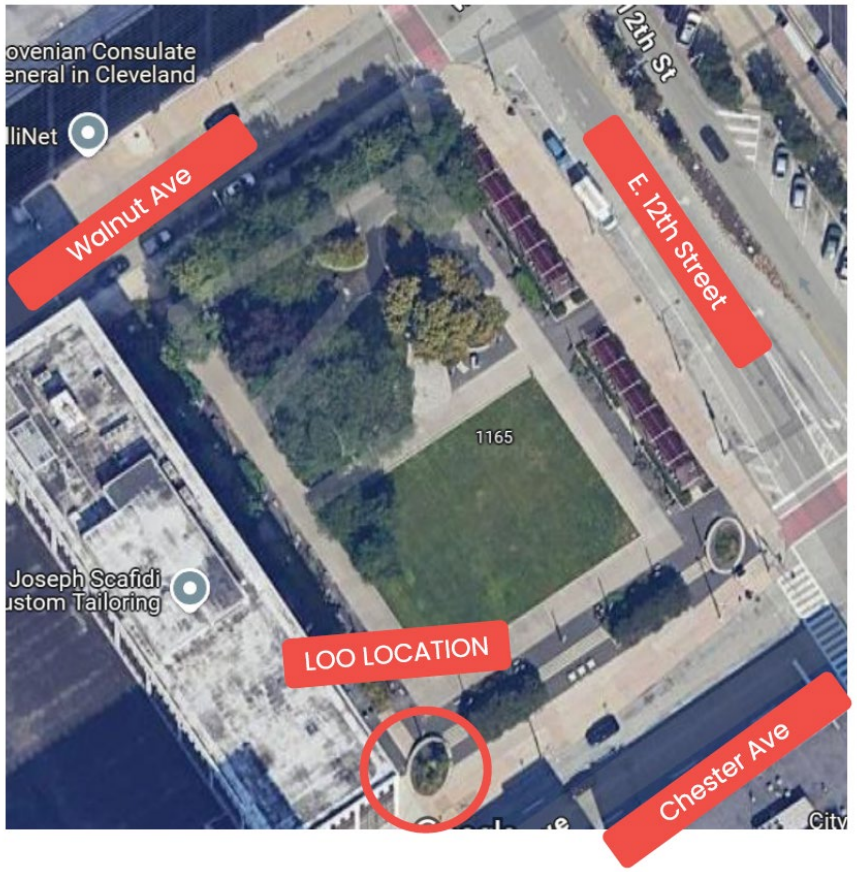
### Structure and Functionality

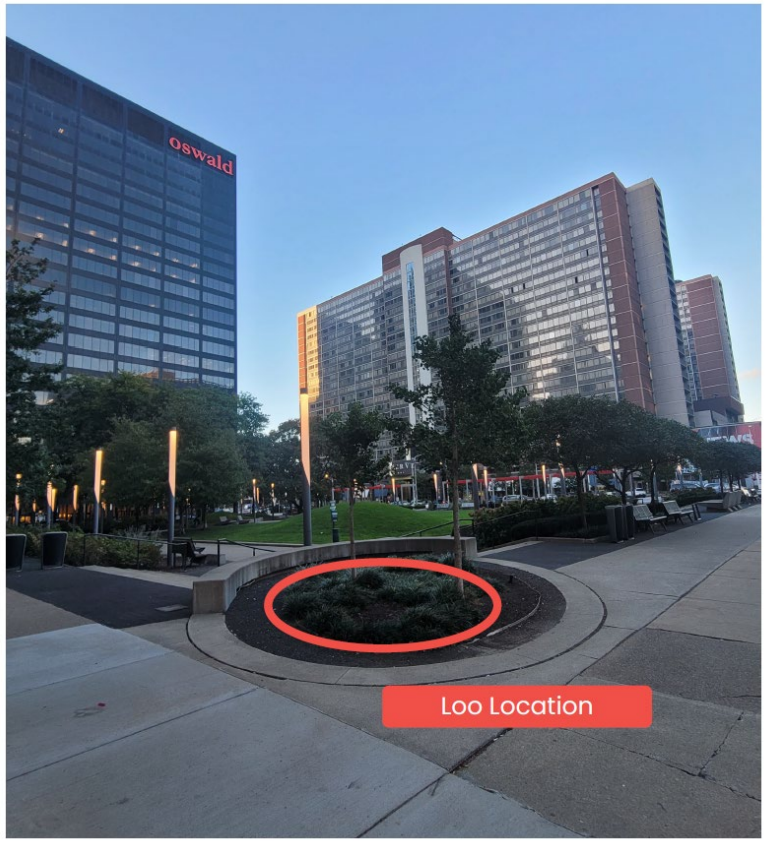
- Stainless steel structure with anti-graffiti finish
- Open bottom and top allow sight lines and sounds to carry outside the restrooms while maintaining privacy
- Exterior handwashing station
- Built-in hose and cleaning cabinet
- Able to function year-round
- Sustains 300 flushes/ day
- Elegant design that fits the aesthetic of downtown

# Director's Report – Portland Loos @ Perk Plaza

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

June 6, 2025

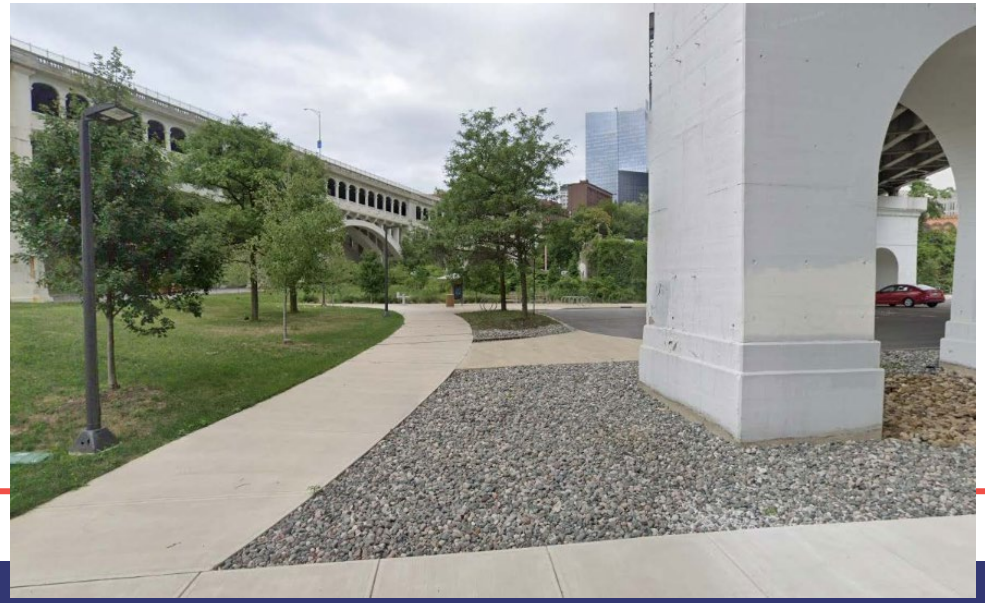


# Director's Report – Portland Loos @ Canal Basin Park



June 6, 2025



# Cleveland City Planning Commission

## Adjournment

CITY OF CLEVELAND
Mayor Justin M. Bibb

Next Meeting: June 27, 2025