



CITY OF CLEVELAND  
Mayor Justin M. Bibb

# Cleveland City Planning Commission

June 27, 2025

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

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

# AGENDA

## CONDITIONAL USES

- Large Residential Facility for 12 persons  
@ 4807 Denison Ave

## LOT SPLITS / CONSOLIDATIONS

- Lot Split @ 3807 John Ave

## FORM BASED CODE REVIEW

- Hough Senior Independent Living  
@ 8910 Hough Ave

## NORTHEAST DESIGN REVIEW

- NE2025-014 – St. Clair-Superior  
Wayfinding Sign Program (Final)
- NE2025-017 – Wade Park Station  
(Conceptual)

## DOWNTOWN/FLATS DESIGN REVIEW

- DF2025-023 – AC Marriot Signage (Final)
- DF2025-024 – LIV Cleveland Vinyl Window  
Graphics (Final)

## SPECIAL PRESENTATIONS – PUBLIC ART

- EC2025-014 – Murals Across the City –  
Larchmere (Final)
- NE2025-015 – Chocolate City Cleveland  
Mural Project (Final)
- DF2025-025 – Playhouse Square Artwalls  
(Final)

## LEGISLATION



# Cleveland City Planning Commission

## PREAMBLE

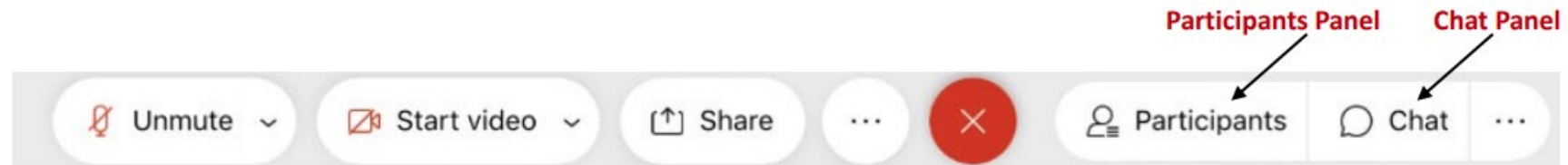
In compliance with notification requirements of Ohio's open meeting law and section 101.021 of the Codified Ordinances of Cleveland, Ohio, 1976, notice of this meeting has been publicly posted.

All boards and commissions under the purview of the City Planning department conduct their 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



June 27, 2025

# Cleveland City Planning Commission

## PREAMBLE

All meeting activity is being recorded via the Webex platform.

These proceedings are also being live streamed via YouTube.

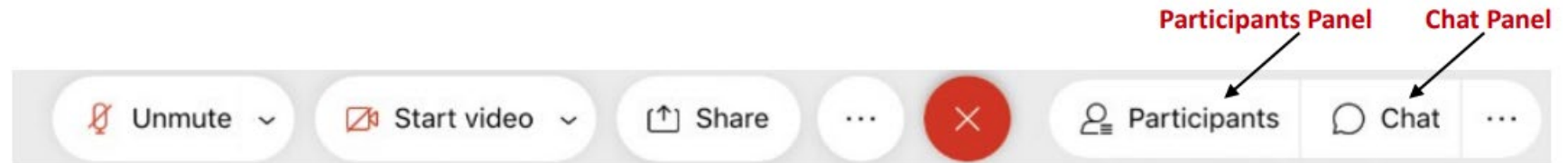
All requests to speak on a particular matter submitted through proper channels have been considered. We have also received emails from those who have provided written comment on a particular matter. Proper channels for comments are listed below.

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](mailto: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)



June 27, 2025

# Cleveland City Planning Commission

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## 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.

**Lillian Kuri, Chair**

June 27, 2025

**August Fluker, Vice Chair**

**Charles Slife, Council Member**

**Dr. Denise McCray-Scott**

**Erika Anthony**

**Andrew Sargeant**

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# Cleveland City Planning Commission

## Call to Order and Roll Call

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 27, 2025

# Cleveland City Planning Commission

## Approval of Minutes from Previous Meeting

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 27, 2025

# Cleveland City Planning Commission

## Conditional Uses

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 27, 2025

## **Large Residential Facility for 12 persons**

June 27, 2025

Project Address: 4807 Denison Ave

Presenter: Xavier Bay, City Planner

Project Representative: Ruben Robinette

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

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**4807 Denison Ave**

**Conditional Use Permit**

**City Planning Commission Hearing**

**June 27, 2024**



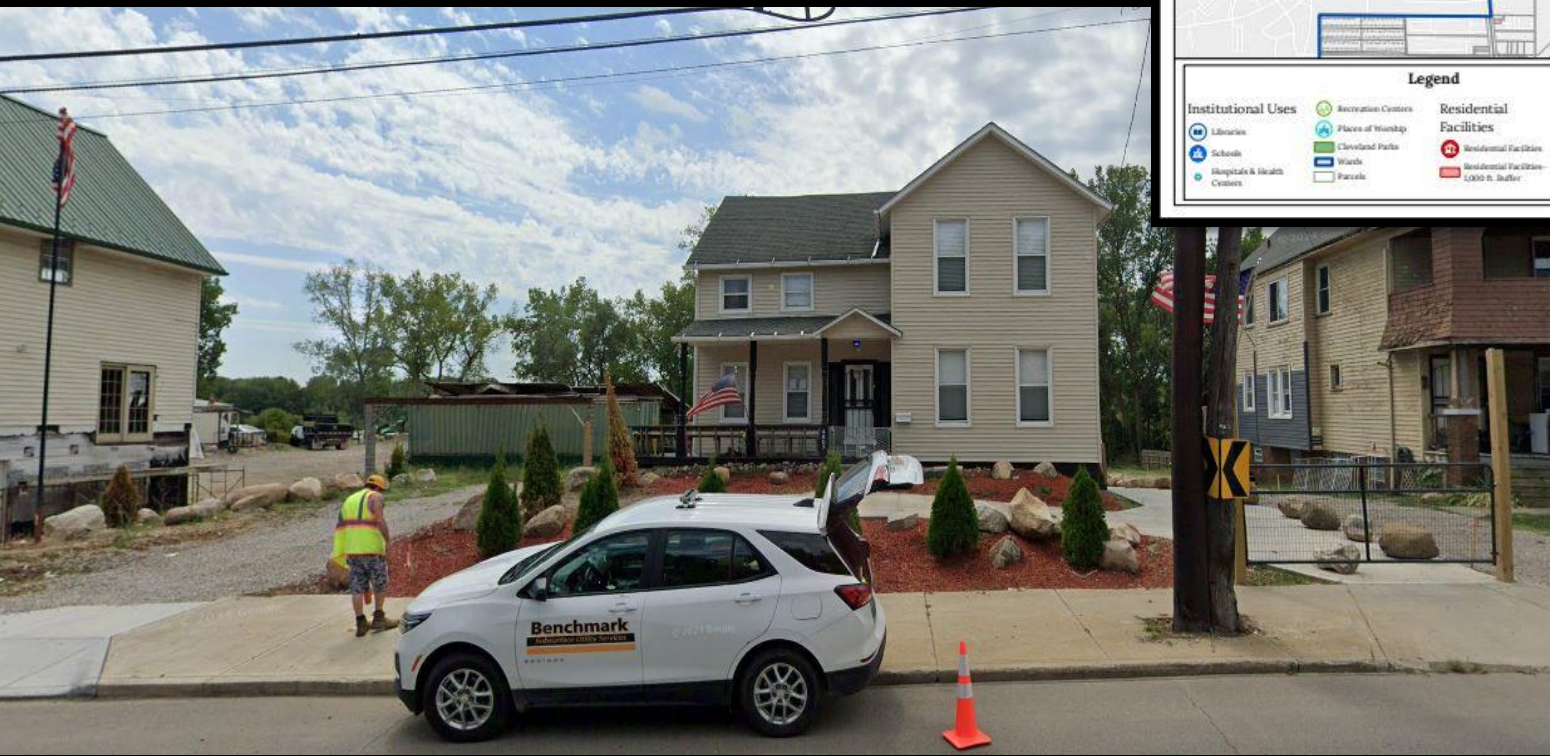
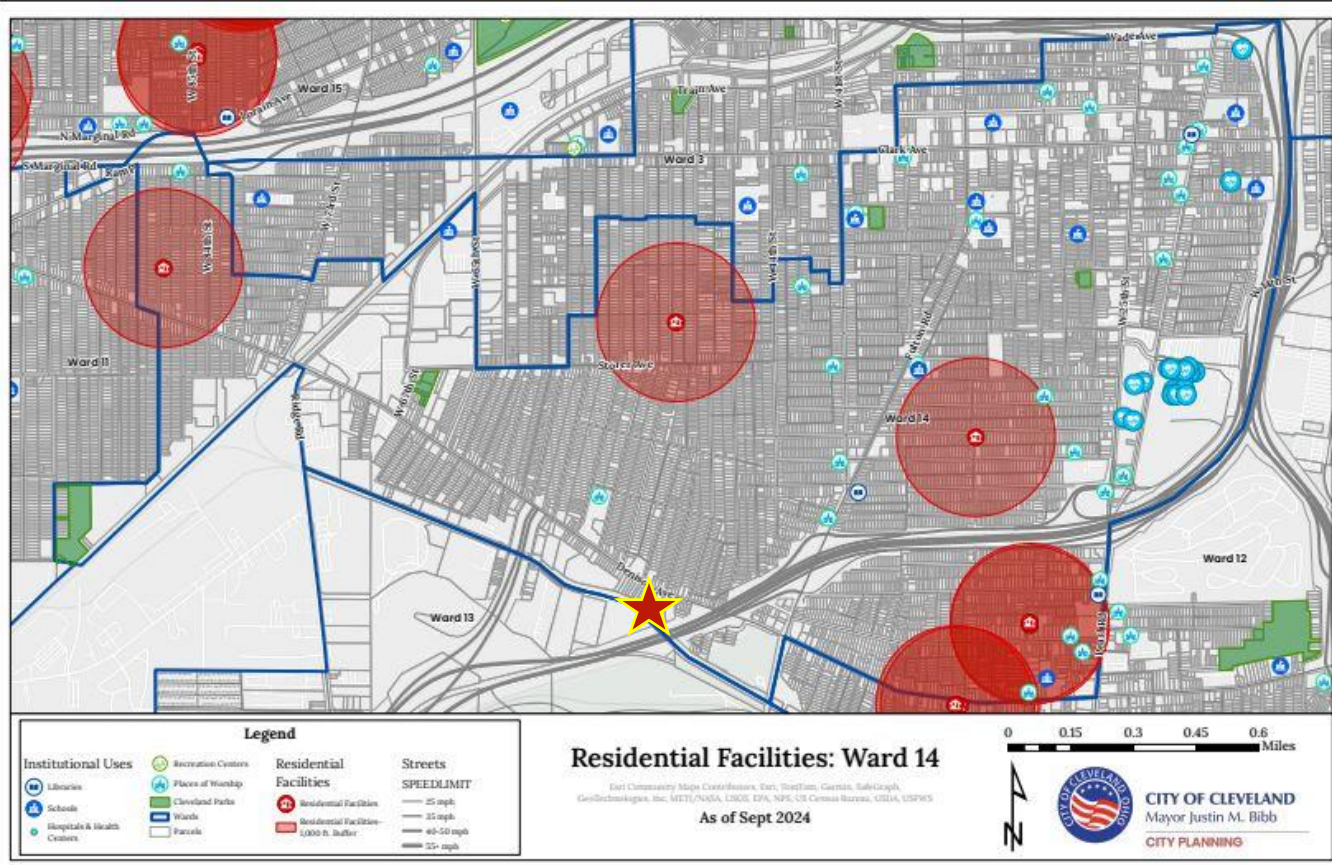
**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

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**CITY PLANNING COMMISSION**

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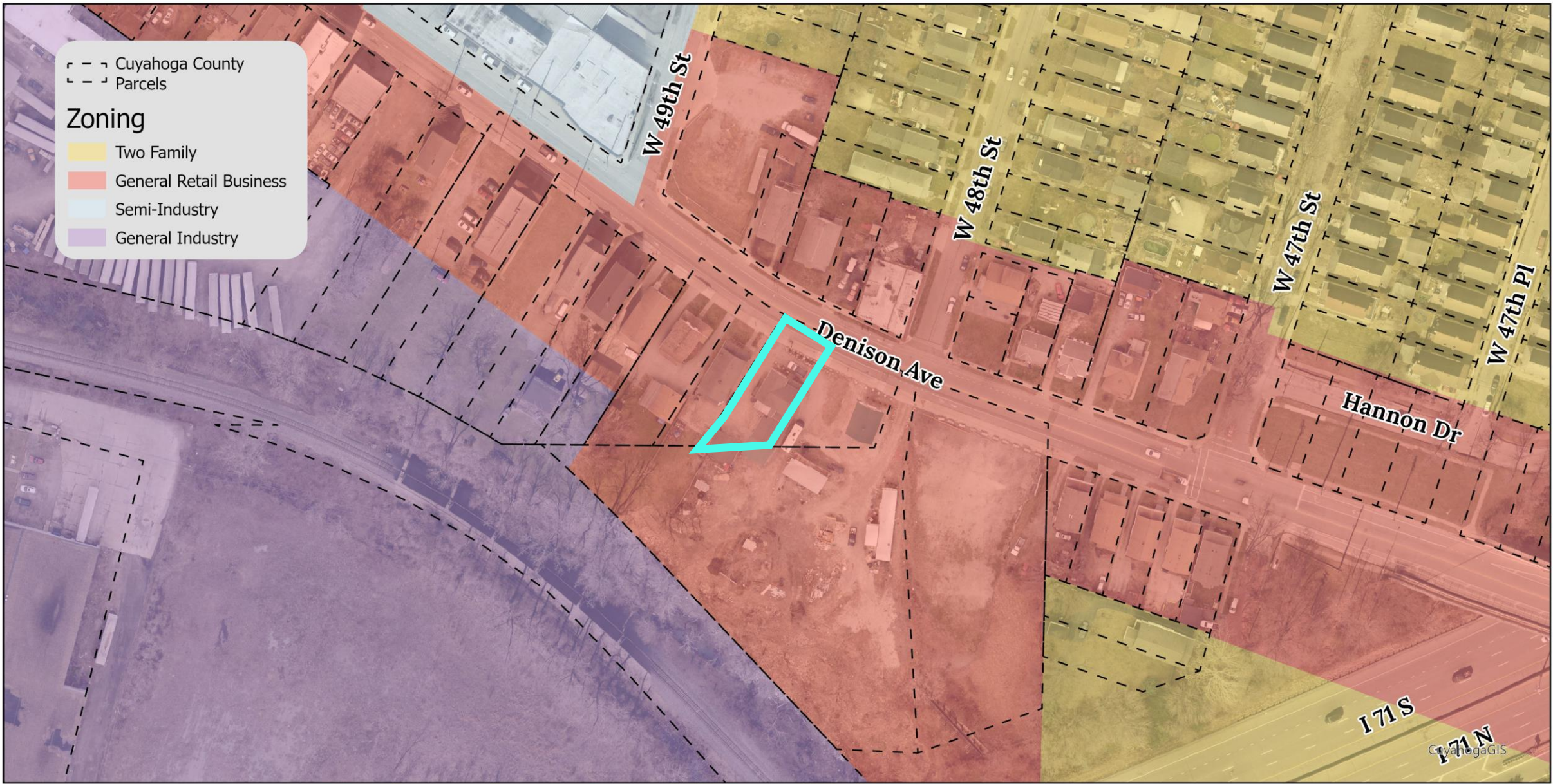
- **Current Zoning:** General Retail Business
- **Request:** Conditional use for large residential facility
- **Resident count proposed:** 12 persons
- **State Licensed:** Yes
- **Conditional Use Requirements:** 337.08 section (g)



- - - Cuyahoga County
- - - Parcels

### Zoning

- Two Family
- General Retail Business
- Semi-Industry
- General Industry

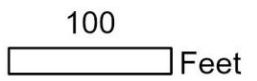


CuyahogaGIS



# Conditional Use Large Residential Facility

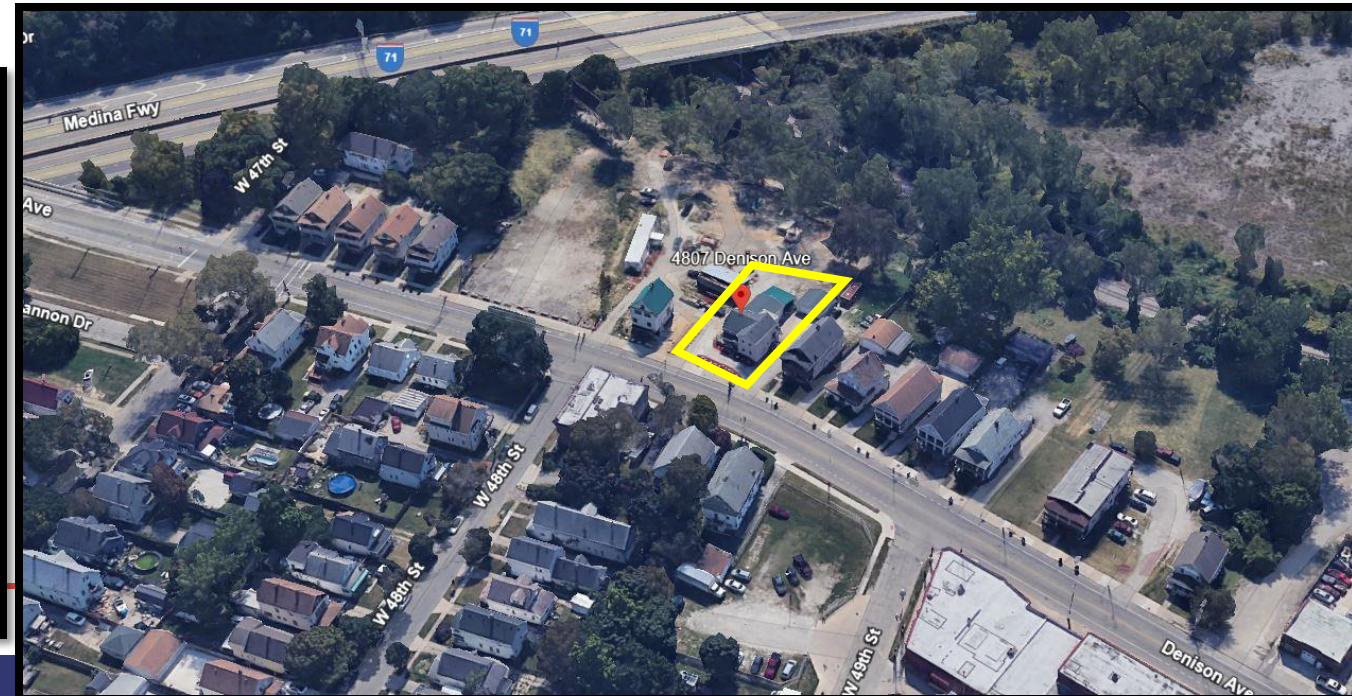
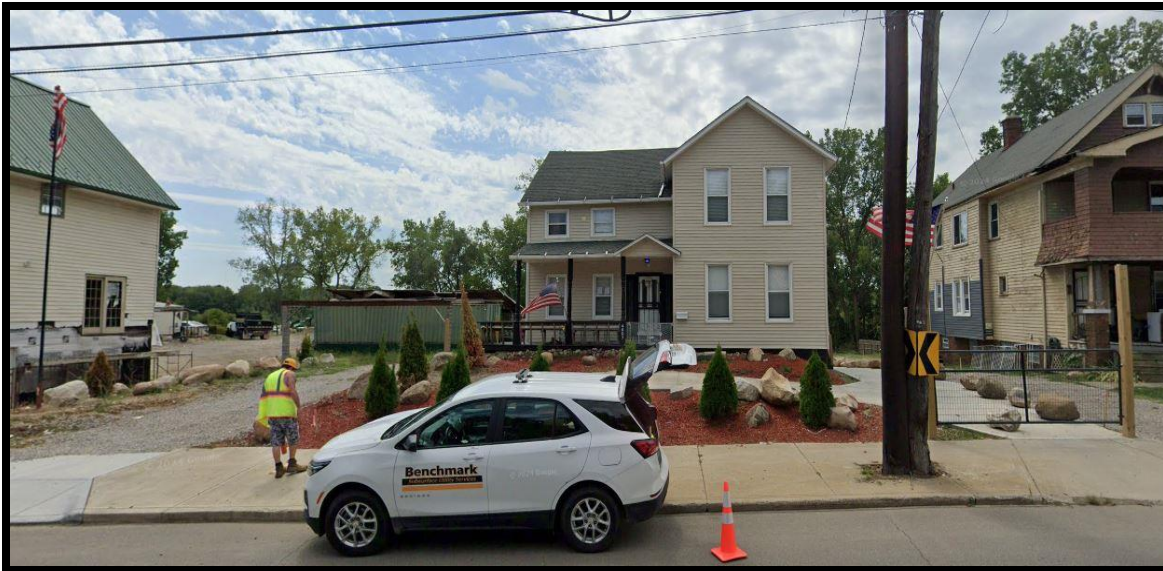
## 4807 Denison Ave

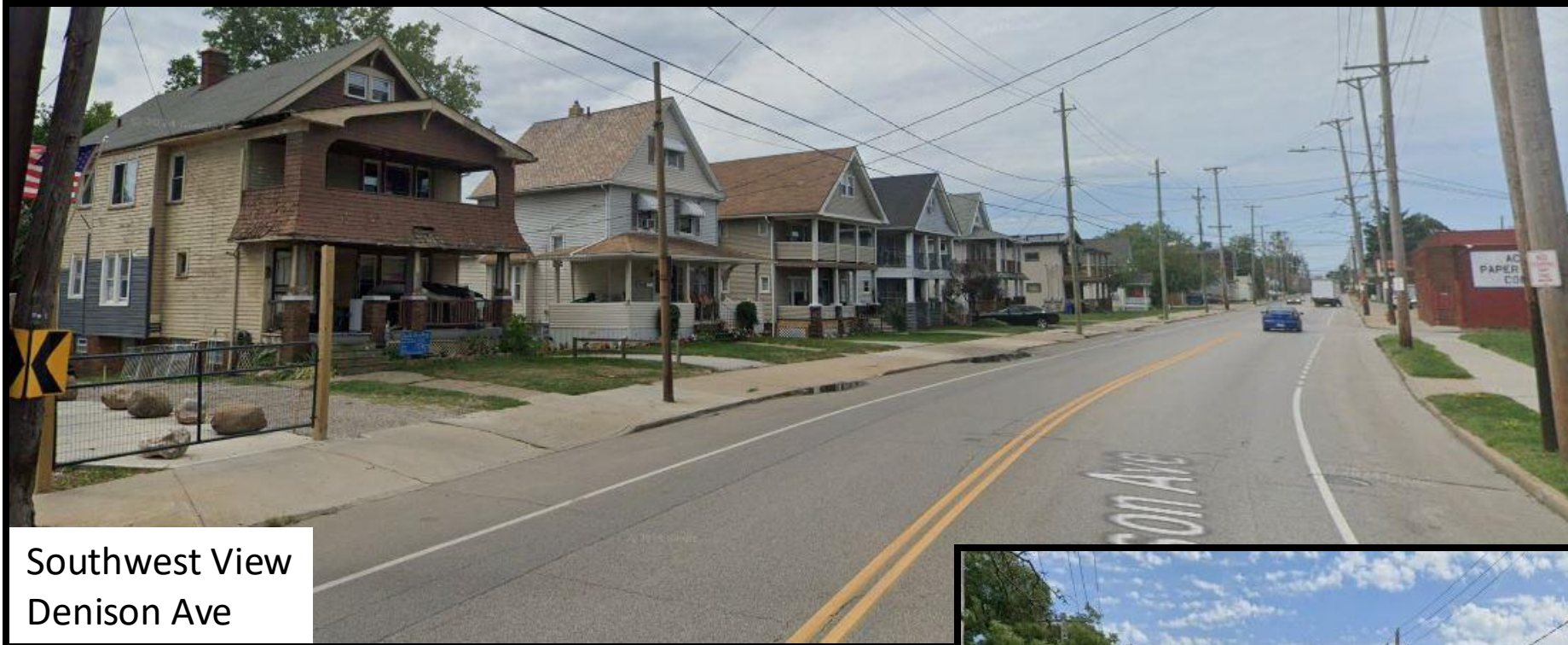


# Residential Facility Conditional Uses & Criteria (337.08 (g) (1&2))

The City Planning Commission may approve a large state licensed residential facility that is for 6-16 persons as a Conditional Use if the project meets the following criteria:

- **Facility is not located within 1,000 feet of another residential facility.**
- The architectural design and site layout of the home and the location, nature and height of any walls, screens, and fences ***are compatible with adjoining land uses and the residential character of the neighborhood.***
- **The facility meets all applicable yard, parking and sign regulations in the Zoning Code.**

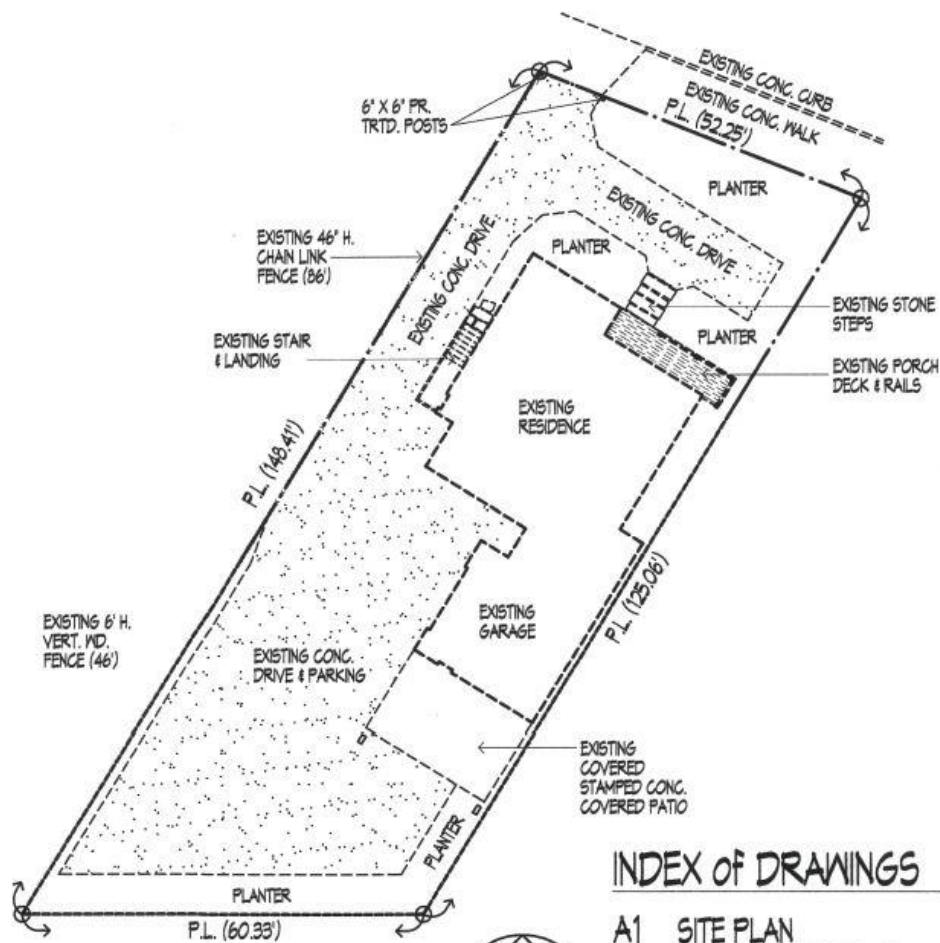




Southwest View  
Denison Ave



Southeast View  
Denison Ave & W 48<sup>th</sup> St



**SITE PLAN**  
SCALE: 1" = 20'



**INDEX of DRAWINGS**

- A1 SITE PLAN
- A2 FIRST FLOOR PLAN
- A3 SECOND FLOOR PLAN



ADULT CARE OF PARMA #4  
4708 DENISON AVE.  
CLEVELAND, OHIO 44102

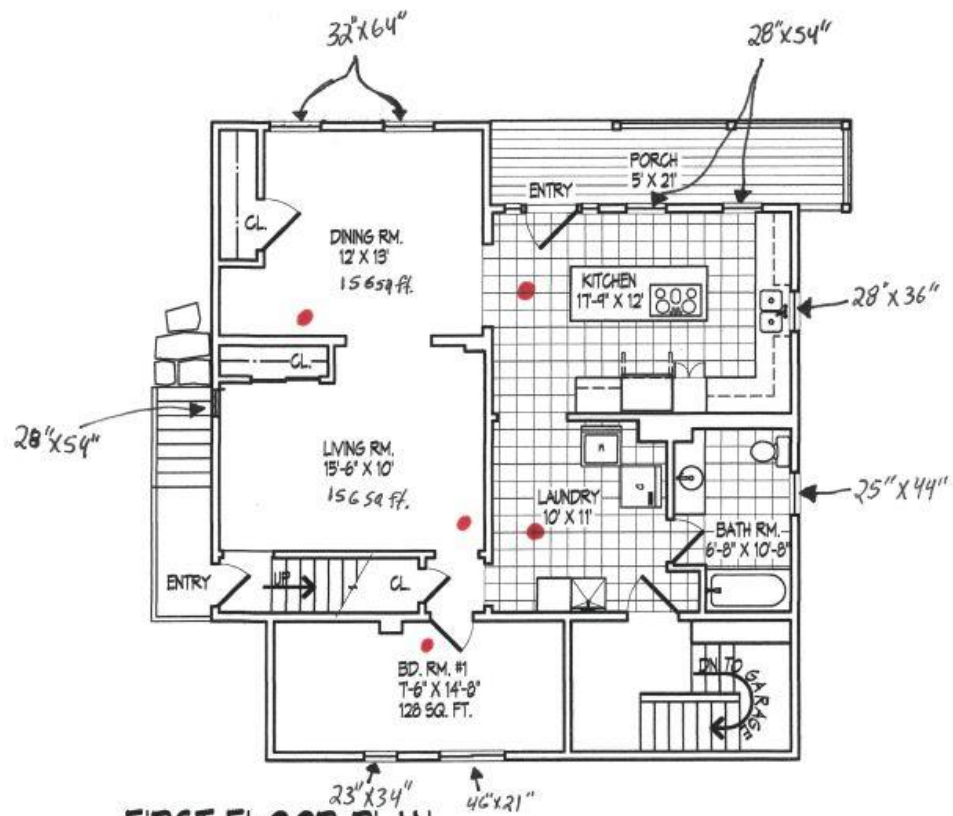
DHA ARCHITECTS, LTD.

7895 OAKHURST CIRCLE  
BRECKSVILLE, OHIO 44141  
PHONE: (440) 832-0003  
email: dharala@bcgjobat.net

REGISTRATION #6304  
EXPIRES: 12/31/25

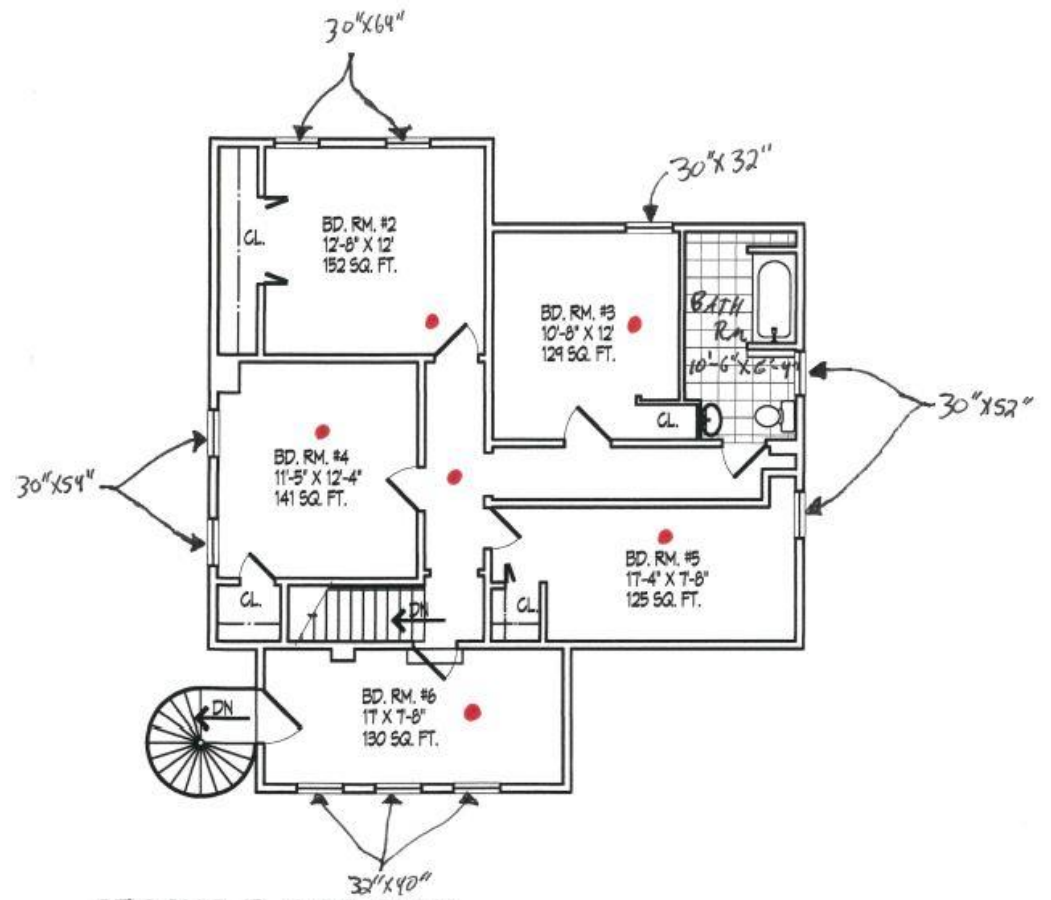


ISSUE	DATE
CLEVELAND BLDG.	5/6/25



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

Windows = L x H  
 • = smoke/co combined alarms



**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

Windows = L x H  
 • = smoke/co combined alarms

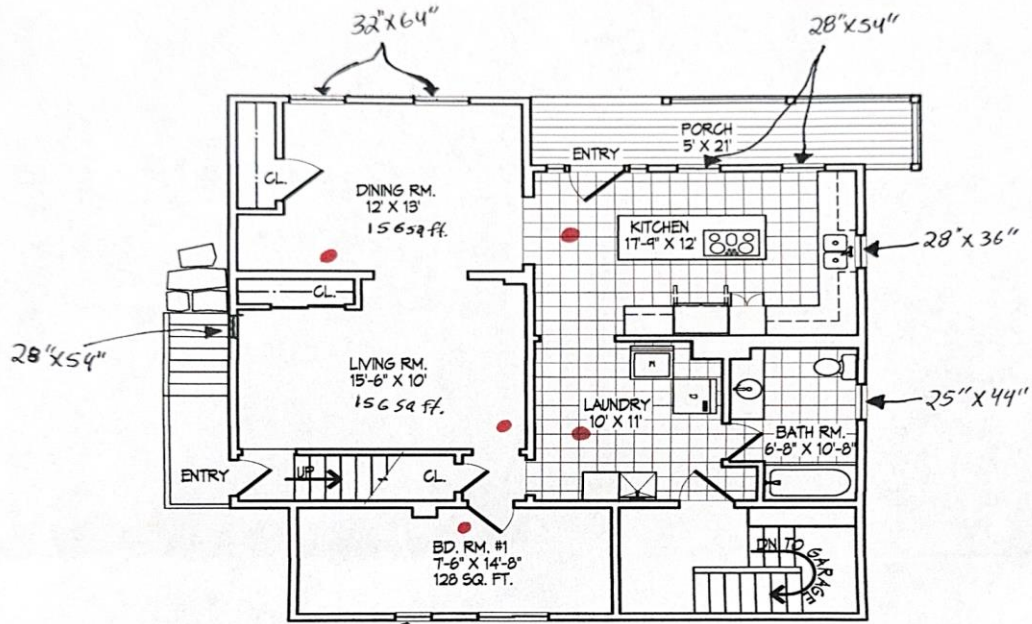
## Conditional Use Requirements

- **Facility is not located within 1,000 feet of other residential facility**
- The architectural design and site layout of the home and the location, nature and height of any walls, screens, and fences ***are compatible with adjoining land uses and the residential character of the neighborhood.***
- **The facility meets all applicable yard, parking and sign regulations in the Zoning Code.**

First permitted in Multi-Family Residential District with Conditional Use from CPC when not located within 1,000 feet of another facility.

Property is located within a General Retail Business District and is not within 1,000ft of another residential facility.

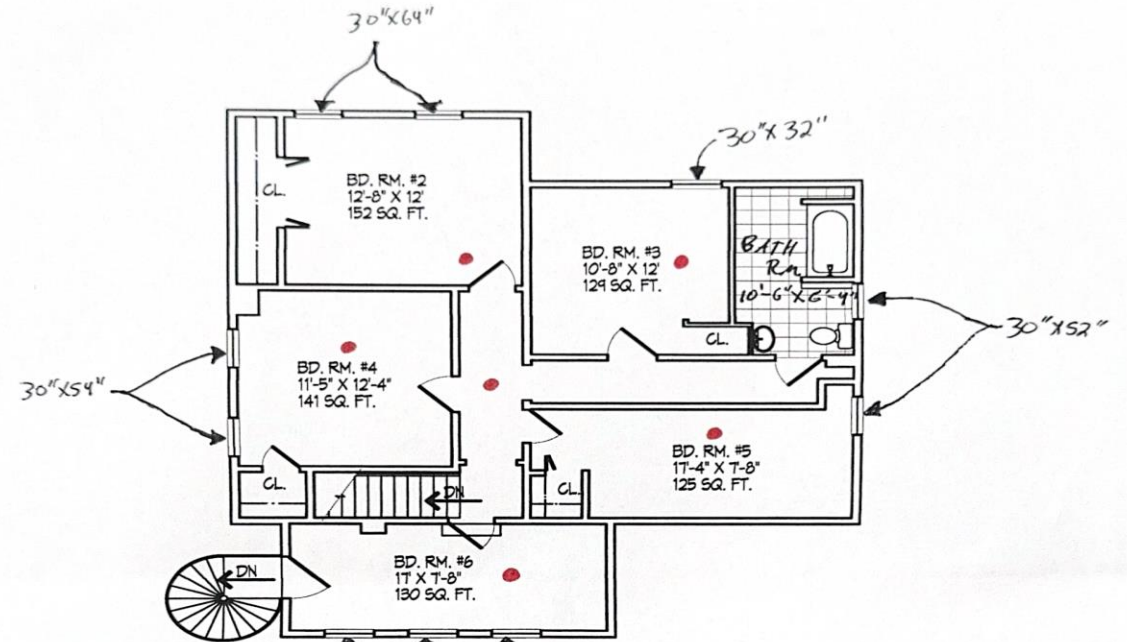
# 4807 Denison Ave



**FIRST FLOOR PLAN**

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

Windows = L x H  
 • = smoke/co combined alarms



**SECOND FLOOR PLAN**

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

Windows = L x H  
 • = smoke/co combined alarms

dha  
A2

DHA ARCHITECTS, LTD.

1835 OAKHURST CIRCLE  
 BRECKSVILLE, OHIO 44141  
 PHONE: (440) 832-0003  
 email: dharala@sbcglobal.net

dha  
A4

DHA ARCHITECTS, LTD.

1835 OAKHURST CIRCLE  
 BRECKSVILLE, OHIO 44141  
 PHONE: (440) 832-0003  
 email: dharala@sbcglobal.net



## *INTENT OF RESIDENTIAL CARE FACILITY:*

- To provide a safe and comfortable home for individuals that have mental health diagnosis and need placement.
- Many facilities are being shut down and licenses revoked due to unsafe living conditions and mistreatments of residents.
- A good quality home will prevent residents from going back to the streets. Residents in my facilities will ALWAYS get the proper support they need.
- Friends and families of residents will have peace of mind that they are in a great home and they are safe.

## *IDEAL LOCATION:*

- Facility would be located on a main street with less neighbors as opposed to a side street.
- Bus lines 18, 25, and 71 are all within walking distance for residents; Sav-Way Food Mart, Dollar General, Dave's Market, several gas stations are also all within walking distance.
- There will be employment opportunities for locals.
- This facility would support local businesses through outings/catering from local restaurants.
- Location is ideal for case managers from all agencies with highway access right down the street.

## *SERVICES THAT WILL BE PROVIDED:*

- Administering of medications- meds will always be supervised; all meds will be centrally locked and secured with only staff having access.
- There will be 24/7 staffing to ensure state rules are met.
- Residents will go through an interview process to ensure they are a good fit for the home.
- Three (3) nutritious meals a day with snacks in between meals.
- Laundry services for all residents on a weekly basis.
- Cable, Wi-Fi, and streaming services will be provided to all residents.
- Monthly outings such as bowling, movies, golden corral, cookouts, etc.
- Added safety and security measures such as security cameras and monitored fire alarm system.

# EXTERIOR PHOTOS:



# INTERIOR PHOTOS:



*Thank you for your time!*

# Cleveland City Planning Commission

## Lot Splits / Consolidations

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 27, 2025

# Lot Splits / Consolidations

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Project Address: 3807 John Ave

June 27, 2025

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

Type: Lot Split

Project Representative: Benjamin Stafford, CVE Surveyor

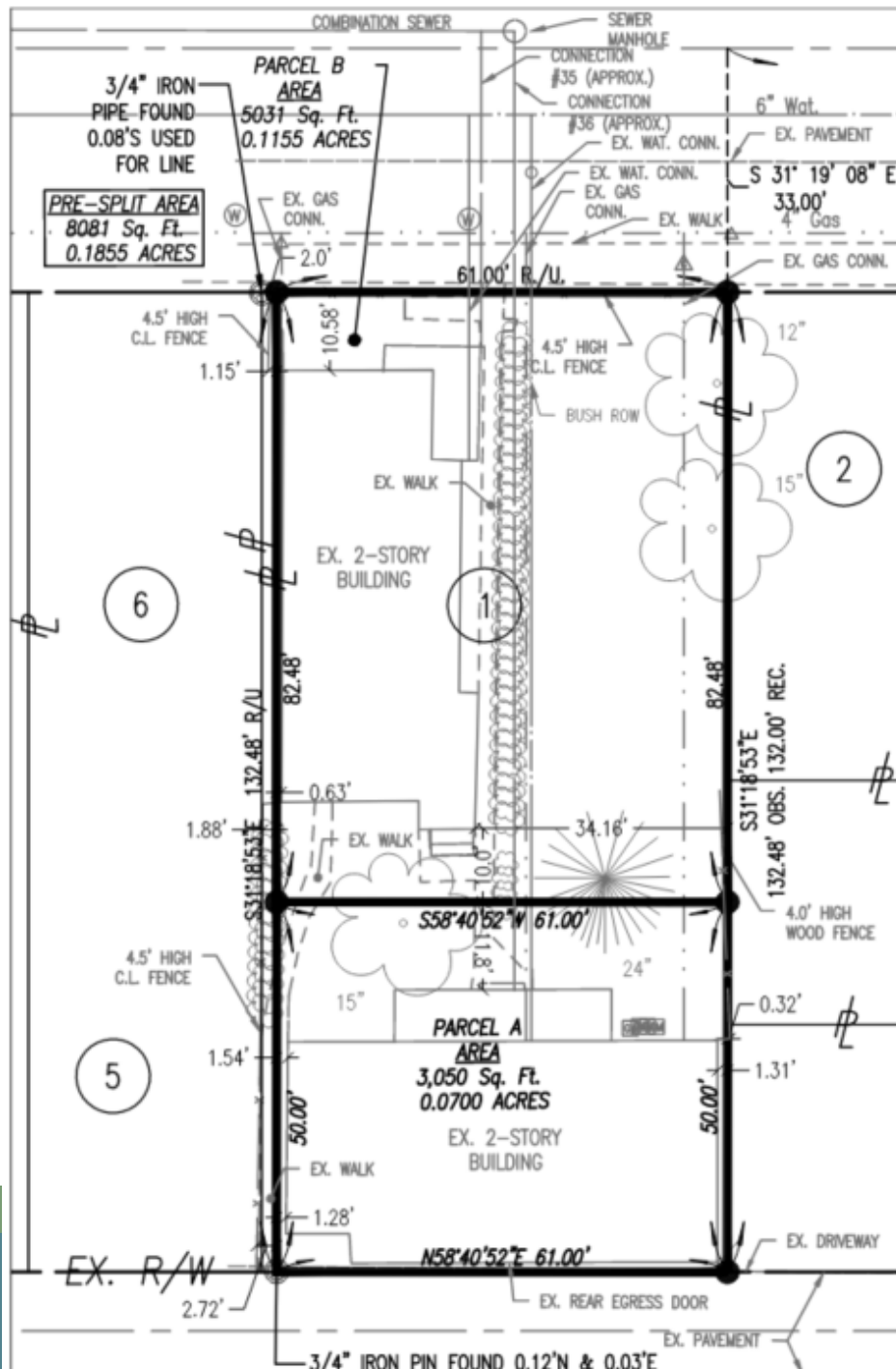
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**Ward 3 – Councilmember McCormack | SPA: Ohio City**

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

Benjamin Stafford  
- Chagrin Valley Engineering

06/27/2025



# 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



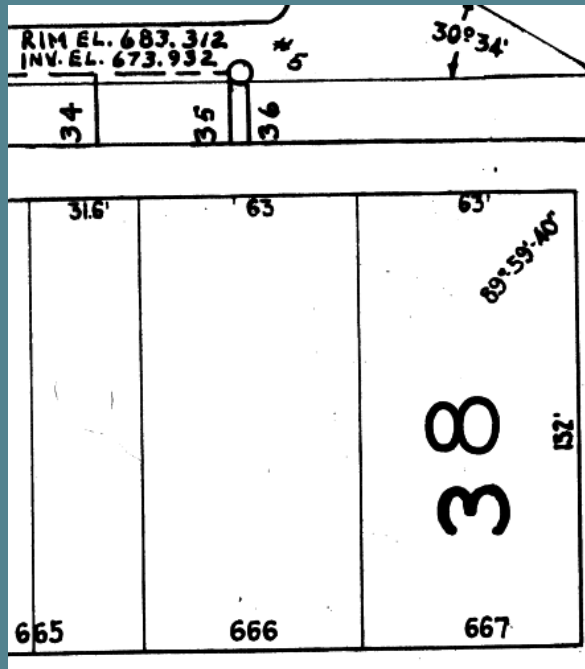
# Ground View: John Court



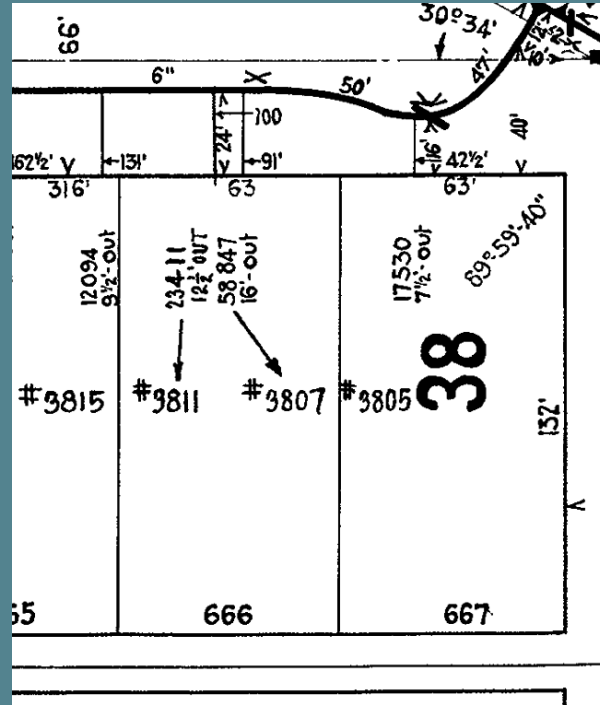
# Ground View: John Court



# Ground View: John Court



SEPARATED SEWER  
CONNECTIONS – 1973 CLE.  
DIV. OF PUBLIC WORKS



SEPARATED WATER  
CONNECTIONS – CLEVELAND  
WATER – JOHN AVE.



RECENTLY INSTALLED  
SEPARATED GAS SERVICE  
CONNECTIONS – (NO PLANS)

# 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 Sublot No. 666 in the Barber and Lord Subdivision as recorded in Volume 11, Page 26 of Cuyahoga County Plat Records, part of Original Brooklyn Township Lot Nos. 51, 52, 69, and 70

### 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 AND PLAT ARE ACCEPTED & APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF CLEVELAND, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

GALLEY MERSMANN - PLANNING DIRECTOR

THIS LOT SPLIT AND PLAT ARE ACCEPTED & APPROVED BY THE PLATING COMMISSIONER OF THE CITY OF CLEVELAND, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

ROBERT SWITALSKI - PLATING COMMISSIONER

### ACCEPTANCE

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

SIGNATURE \_\_\_\_\_ FIRST NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_ FIRST NAME \_\_\_\_\_

COUNTY OF OHIO }  
STATE OF OHIO }

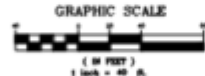
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, WHO ACKNOWLEDGE THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025, IN WITNESS WHEREOF I HAVE HEREIN SET MY HAND AND OFFICIAL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

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

INTENT OF THIS PLAT IS TO SPLIT A 0.1885 (SURVEYED) ACRE PARCEL INTO TWO PARCELS, PARCEL (A) A 0.0900 (SURVEYED) ACRE PARCEL & PARCEL (B) A 0.0985 (SURVEYED) ACRE PARCEL.

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

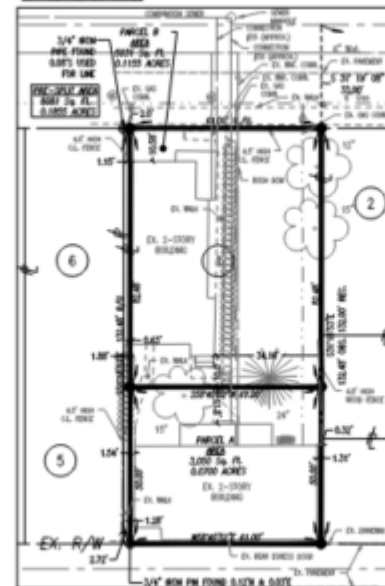


OWNERSHIP INFORMATION			
NUMBER	PPN	NAME	RECORD
1	003-30-070	JOE POBANZ & DEREK HOLLAND	AFN 202410250369
2	003-30-071	ALEXANDER T. FUSS	AFN 202403120265
3	003-30-029	MARK W. IRELAND	VOL 8848 PG. 14
4	003-30-030	MARK W. IRELAND	VOL 8848 PG. 14
5	003-30-105	CITY OF CLEVELAND	VOL 14864 PG. 61
6	003-30-069	GUY SINGER	N/A

### 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 ON APRIL 10 & 11, 2025 AND IS THE SAME AS CALCULATED AND REPRODUCED FROM THE OHIO COUNTY COORDINATE SYSTEM, BY THIS TO THE O.D.T.V.S 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. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 "STANDARDS FOR BOUNDARY SURVEYS."

### LOT DETAIL - 20 SCALE



- Centerline
- Property Line
- Right-of-Way
- L/A = Limited Access
- R/REC = Record
- C/Calc = Calculated
- Obs = Observed
- M/Mod = Measured
- U/Und = Unfound
- F/Find = Found
- Vol = Volume
- Pg = Page
- C.S.R. = Cleveland Survey Records
- Existing Iron Pin or Pipe Found as noted
- Indicates Measurement Box Found as noted
- Magnetic Nail Found
- Old Nail Found
- U.P.S. = 5/16" x 3/8" Iron Pin Set (N) below Cap (THE LOT)

# Lot Splits / Consolidations – Staff Report

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Project Address: 3807 John Ave

June 27, 2025

City Planning Commission previously postponed this lot split on 6/6/25:

- Applicant to return with site plan for site improvements, easement access, and fire access plan

Plats & Surveys Staff reviewed and recommended approval of this lot split conditionally given a plan review for separate utilities & fire separation distance through the Building and Housing permitting process.

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# Cleveland City Planning Commission

## Form Based Code Review

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 27, 2025

## **Hough Senior Independent Living**

June 27, 2025

Project Address: 8910 Hough Ave

Type: New Construction

Project Representative: Gabriela Allende, HD+S Architects

Approval: Final

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

**Form-Based Code: Hough Senior**  
**City Planning Commission Hearing**  
**June 27, 2025**



**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

**CITY PLANNING COMMISSION**

## Why is CPC seeing this project?

	Administrator	TRC	PC	Appeal Body
Level 1: Zoning Clearance Review (up to 5 units/5,000 SF)	■			[BZA]
Level 2: Technical Plan Review (6 to 20 units/5,001-20,000 SF)	■	□		[BZA]
Level 3: Planning Commission Review (20+ units/20,000+ SF)	□	□	[■]	[BZA]
Conditional Use Permit	□		[■]	[BZA]
Written Interpretations	■			[BZA]

■ = Decision

□ = Recommendation

[ ] = Public Hearing

BZA = Board of Zoning Appeals

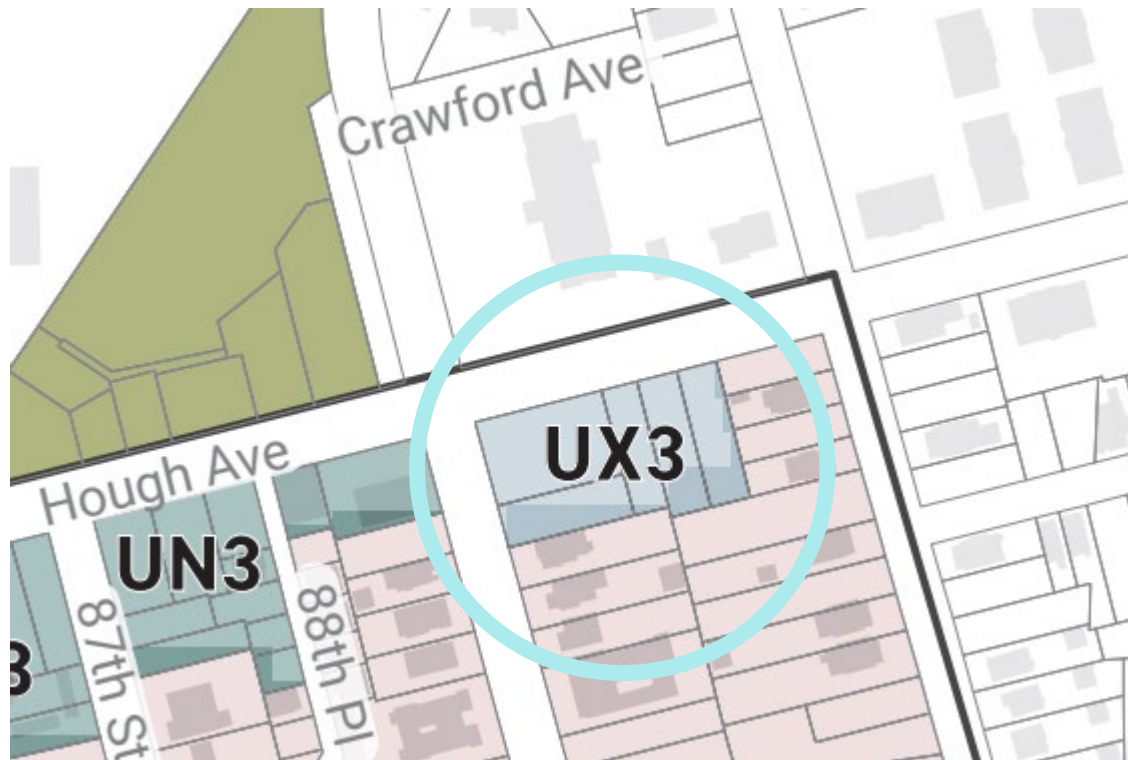
PC = Planning Commission

TRC = Technical Review Committee

**HOUGH SENIOR: 55 UNITS, ~50,000 SF**

- Contact with FBC Admin
- TRC (PetBOT) completed
- Plans Updated
- Non-Conformities addressed
- CPC Decision

## Current Zoning: Urban Flex 3 (UX3)



### **INTENT:**

**Moderate intensity mixed-use, office and residential buildings intended to accommodate a variety of residential, retail, service and commercial uses in a vibrant, pedestrian-friendly environment.**

# Current Conditions: 8910 Hough Ave



# Current Conditions: 8910 Hough Ave



# Current Conditions: 8910 Hough Ave

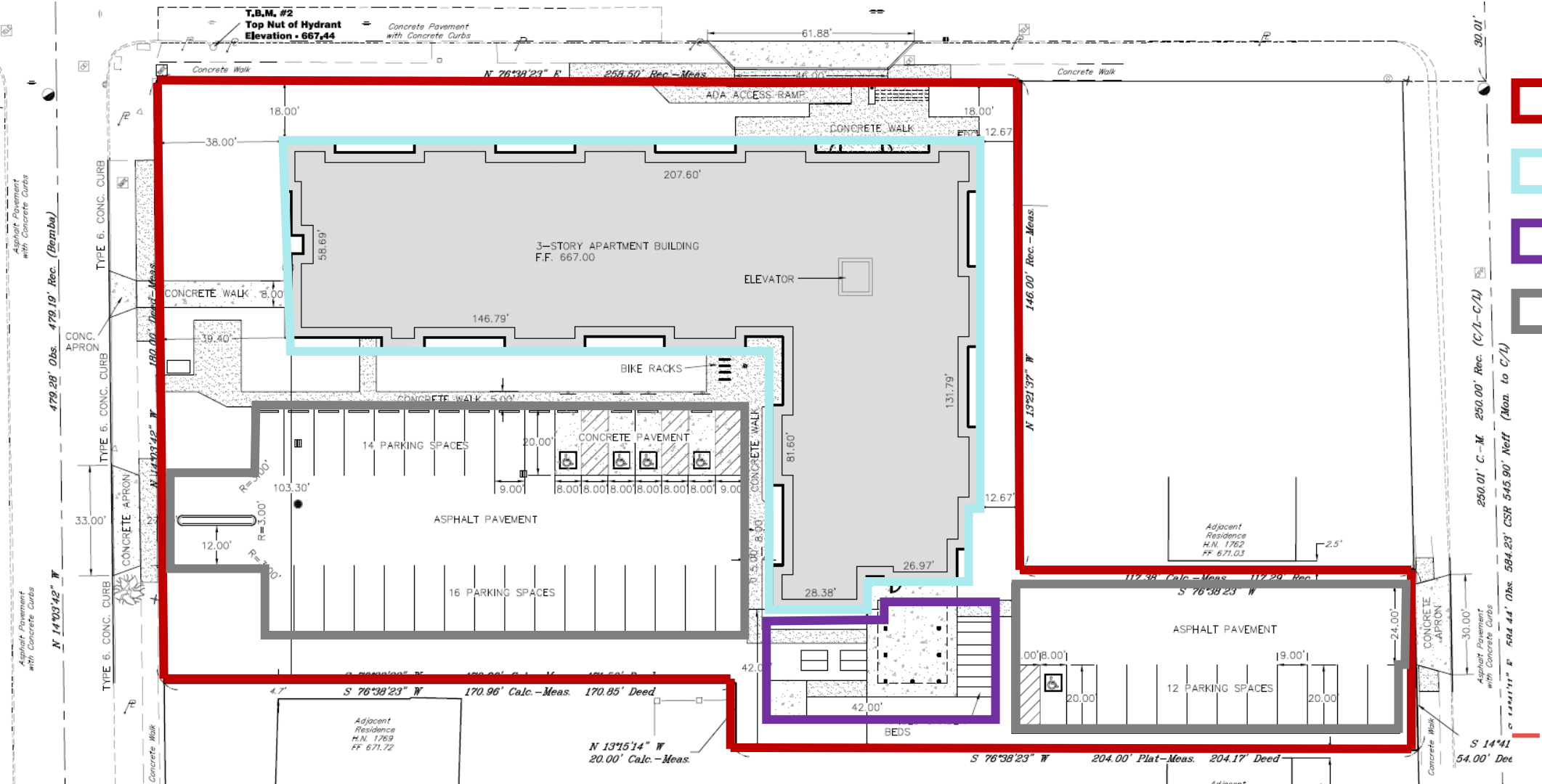


## Current Conditions: 8910 Hough Ave



## Plan Evolution Pt. 1

**EAST 89TH STREET 60'**  
(FORMERLY BOLTON STREET)  
(A PUBLIC RIGHT-OF-WAY)



- Site Boundary
- Bldg. Footprint
- Amenity Space
- Parking Lot



## Hough Senior Plan is FBC Compliant (with granted relief), looking for CPC final approval.

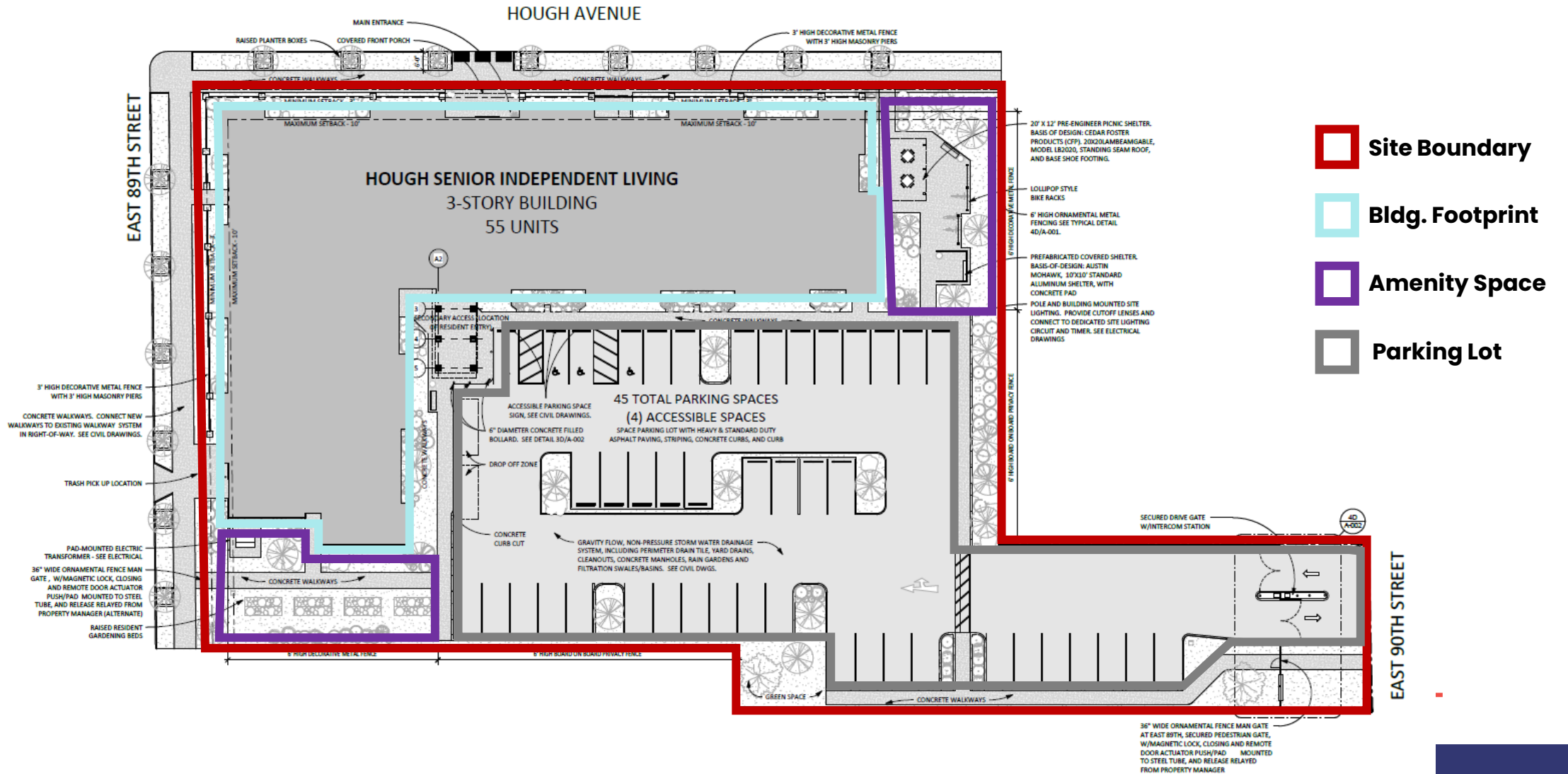
### Relief Items:

- Minimum Active Depth along Side Street (E 89<sup>th</sup>) (FBC Administrator may grant up to 20% relief)
    - Maximum inactive use SF = 235 SF, 247 SF proposed, 282 SF relief available
  - Maximum spacing of street-facing entry (FBC Administrator may grant up to 15% relief)
    - 75' spacing maximum, 76.3' spacing proposed along Primary Street (Hough Ave), 86.25' relief available
-

## Approval Criteria:

1. Meets all Cleveland Code requirements.
  2. Meets Design Review Guidelines.
  3. Will not adversely effect the context of the neighborhood (traffic, parking, public health, safety, and welfare).
  4. Will not result in destruction/damage of any natural or historic sites/features.
-

## Final Proposed Plan



Presentation to: Planning Commission  
Euclid Corridor/Buckeye

# HOUGH SENIOR

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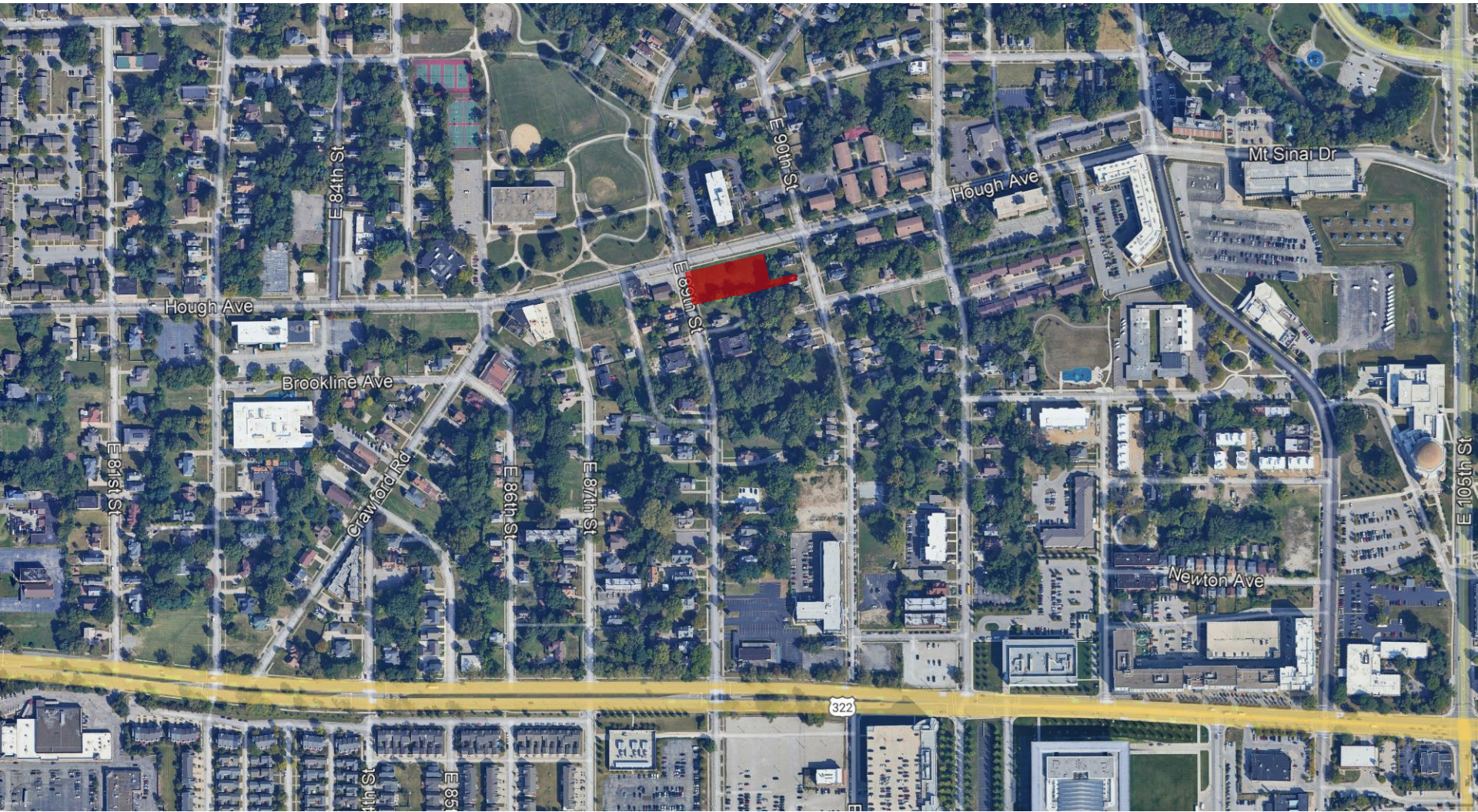
## *Independent Living*



**HOUGH SENIOR INDEPENDENT LIVING**



# Location Map



**HOUGH SENIOR INDEPENDENT LIVING**

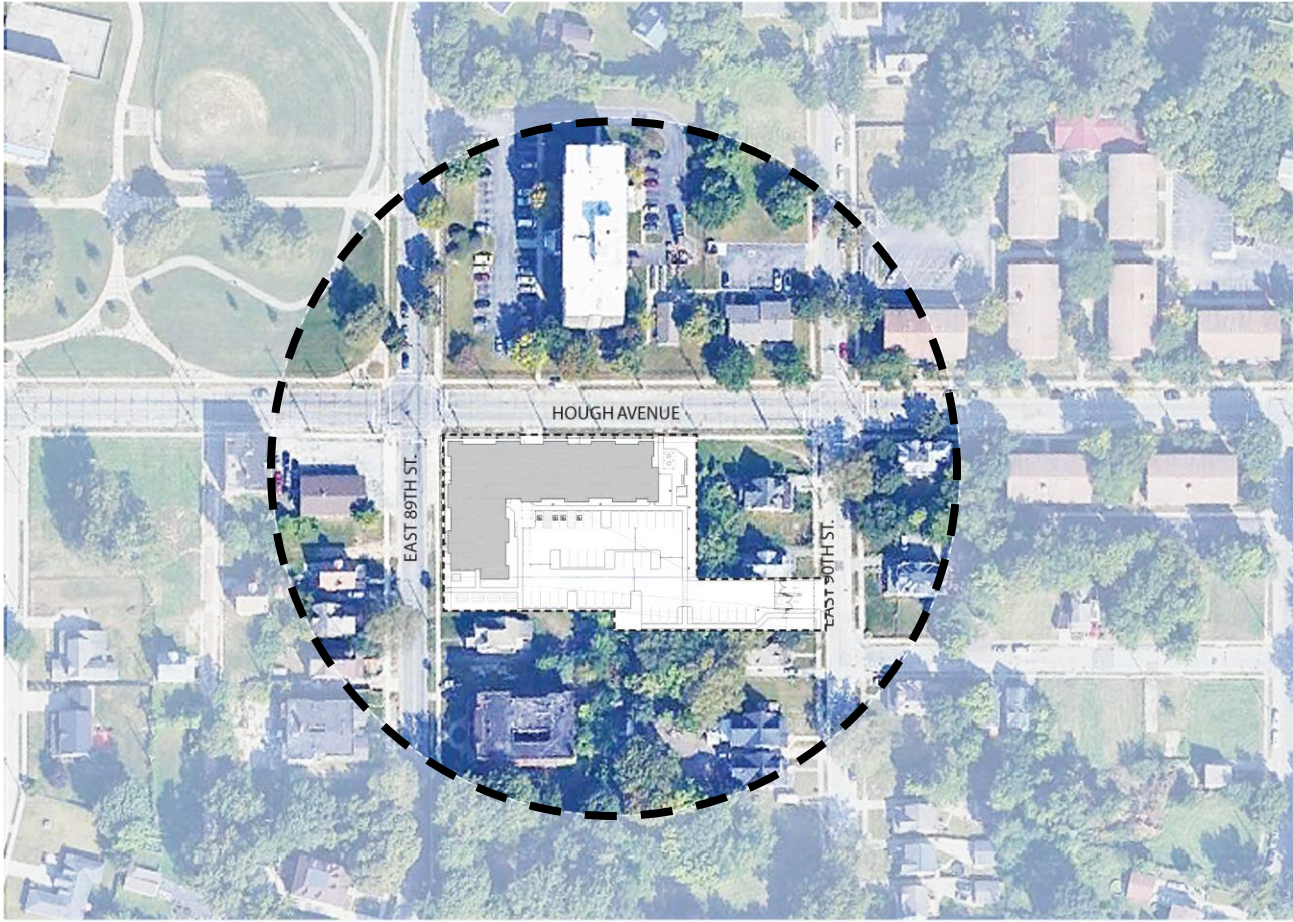


# Context Map

Multi-family residential



Single-family Residences



**HOUGH SENIOR INDEPENDENT LIVING**



# Context Map



## LEGEND

- COMMERCIAL/PUBLIC
- MIXED USE
- RESIDENTIAL
- PROPOSED DEVELOPMENT
- BIKE PARKING LOCATIONS
- BUS STOP LOCATIONS
- CLEVELAND RTA BUS ROUTE
- TRAFFIC LIGHT



**HOUGH SENIOR INDEPENDENT LIVING**



# Existing Site | Hough Ave. w/ East 89<sup>th</sup> St.



**HOUGH SENIOR INDEPENDENT LIVING**

# Context – Hough Avenue



Kingsbury Tower – Apartment building



Park Village Community – Community development



C Town Food and Deli– Grocery store

**HOUGH SENIOR INDEPENDENT LIVING**



# Context – East 89<sup>th</sup> Street



East 89<sup>th</sup> St. Urban composition



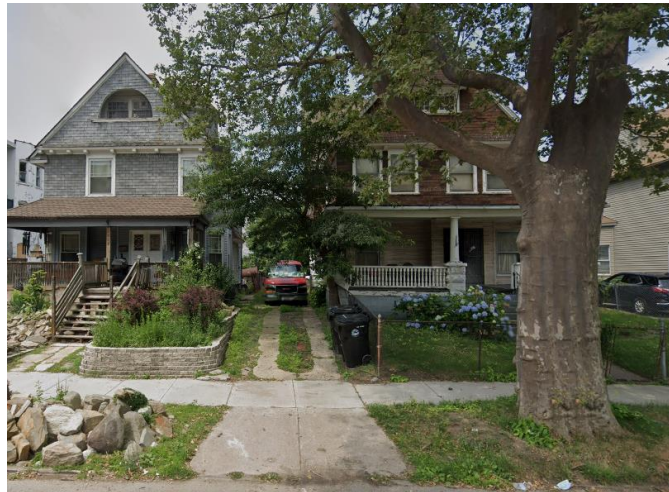
Single-family residence



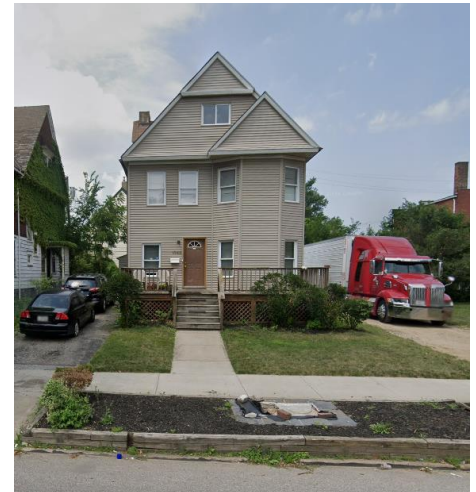
Abandoned apartment building



Havyn Apartments



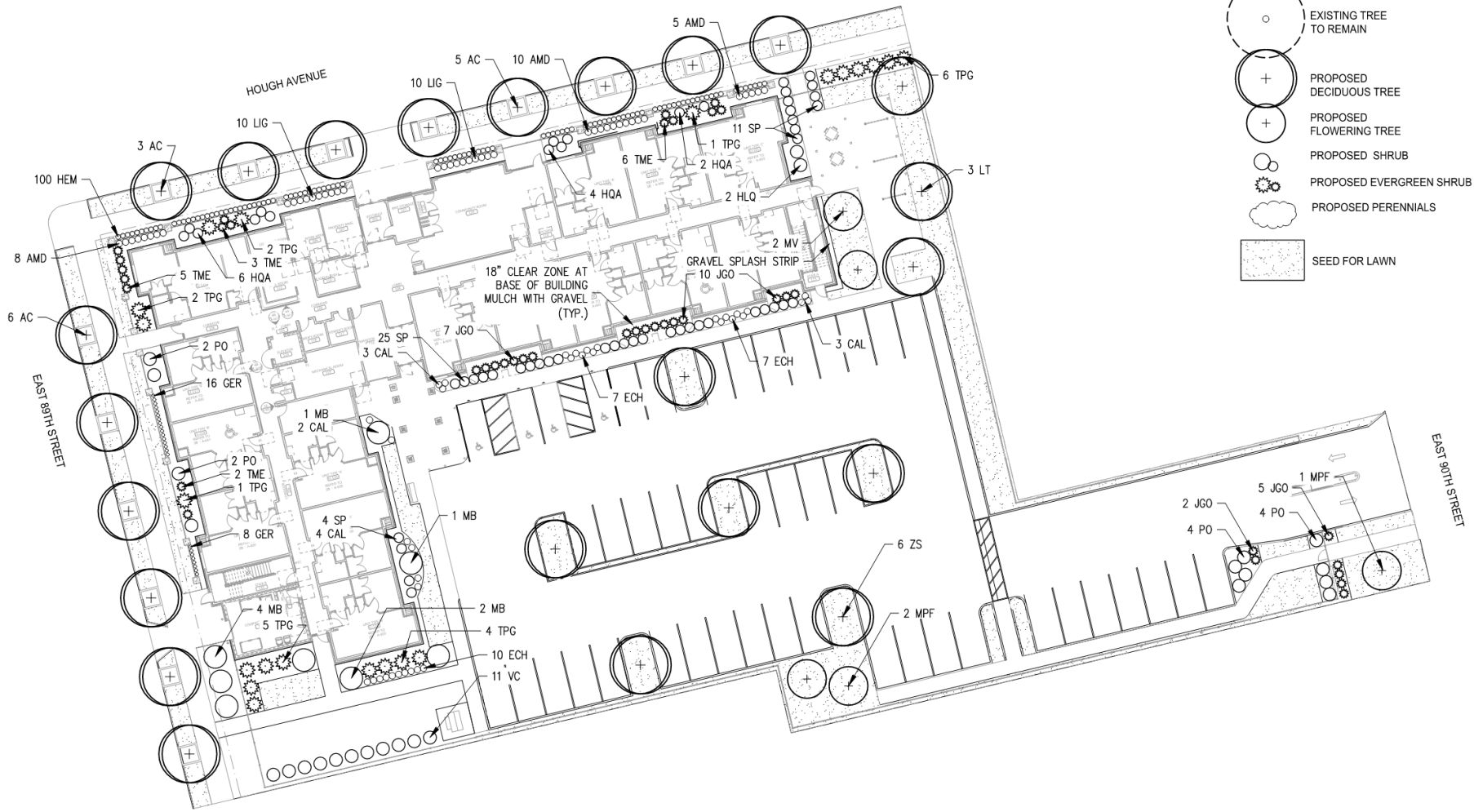
Single-family residence



Single-family residence



# Landscape Plan



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

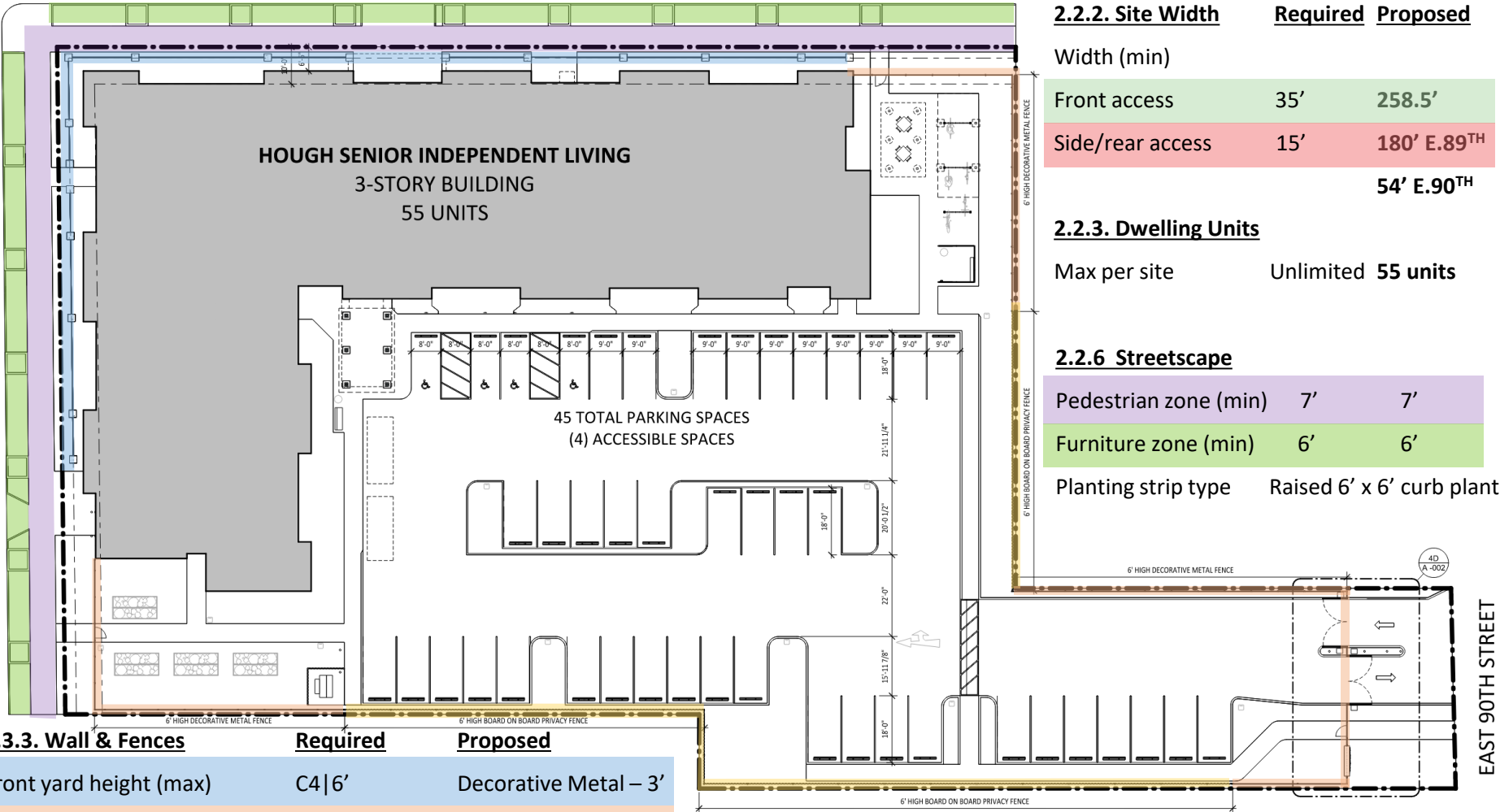
**HOUGH SENIOR INDEPENDENT LIVING**



# Code Requirements

HOUGH AVENUE

EAST 89TH STREET



2.2.2. Site Width	Required	Proposed
Width (min)		
Front access	35'	258.5'
Side/rear access	15'	180' E.89 <sup>TH</sup> 54' E.90 <sup>TH</sup>

2.2.3. Dwelling Units	Required	Proposed
Max per site	Unlimited	55 units

2.2.6 Streetscape	Required	Proposed
Pedestrian zone (min)	7'	7'
Furniture zone (min)	6'	6'
Planting strip type		Raised 6' x 6' curb planter

4.3.3. Wall & Fences	Required	Proposed
Front yard height (max)	C4   6'	Decorative Metal – 3'
Side street yard height (max)	C4   6'	Decorative Metal – 6'
Side/rear yard height (max)	C6   8'	Board on Board – 6'

## HOUGH SENIOR INDEPENDENT LIVING

# Code Requirements

## 2.2.4. Amenity Space

Required

Proposed

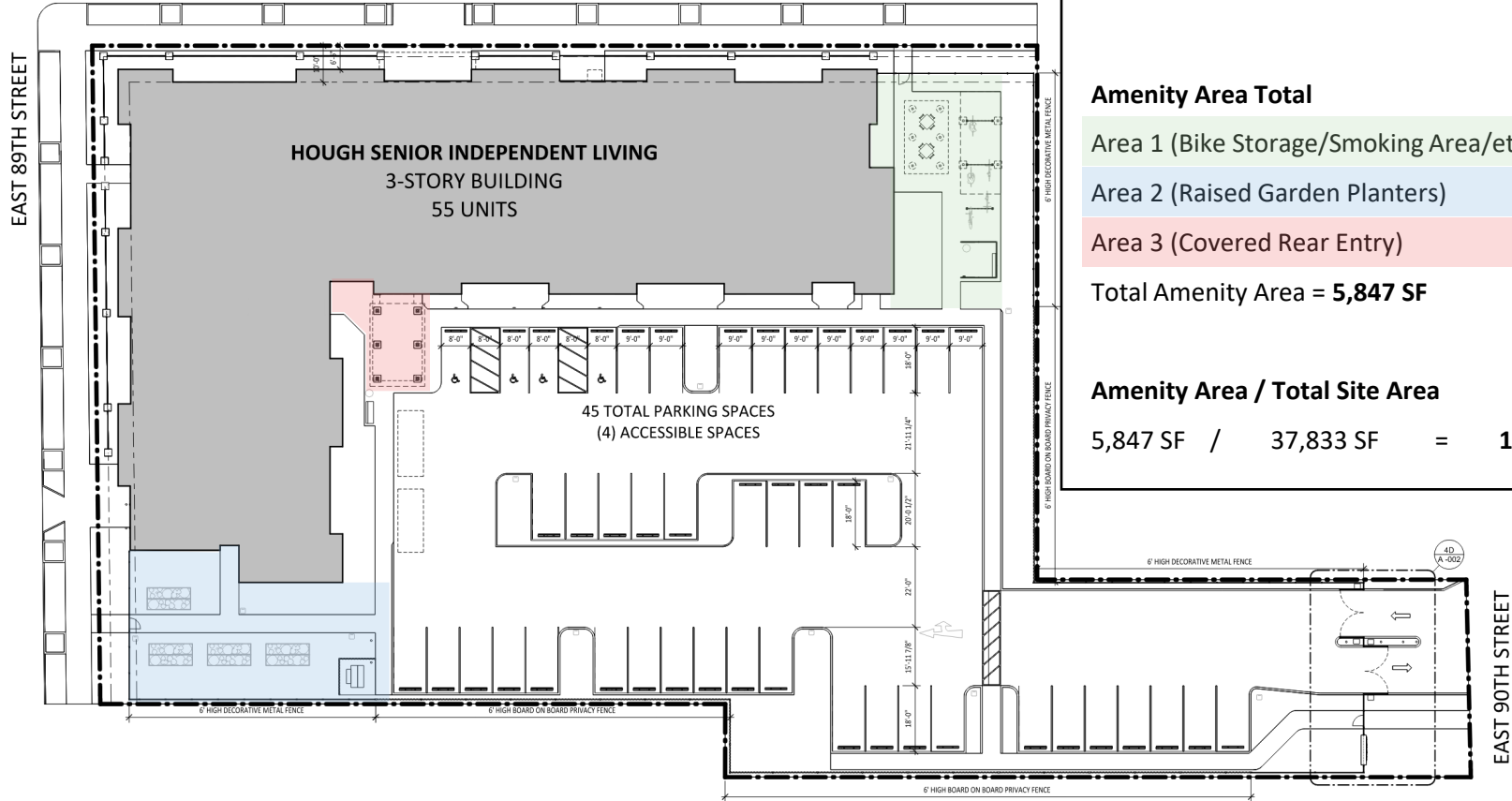
Minimum Outdoor

Amenity Space

10%

**15.45%**

HOUGH AVENUE



Total Property Area- Building Footprint = Total Site Area  
 $54,404 - 16,571 = 37,833 \text{ SF}$

### Amenity Area Total

Area 1 (Bike Storage/Smoking Area/etc.) = **2276 SF**

Area 2 (Raised Garden Planters) = **3061 SF**

Area 3 (Covered Rear Entry) = **510 SF**

Total Amenity Area = **5,847 SF**

### Amenity Area / Total Site Area

$5,847 \text{ SF} / 37,833 \text{ SF} = 15.45\%$

# Code Requirements

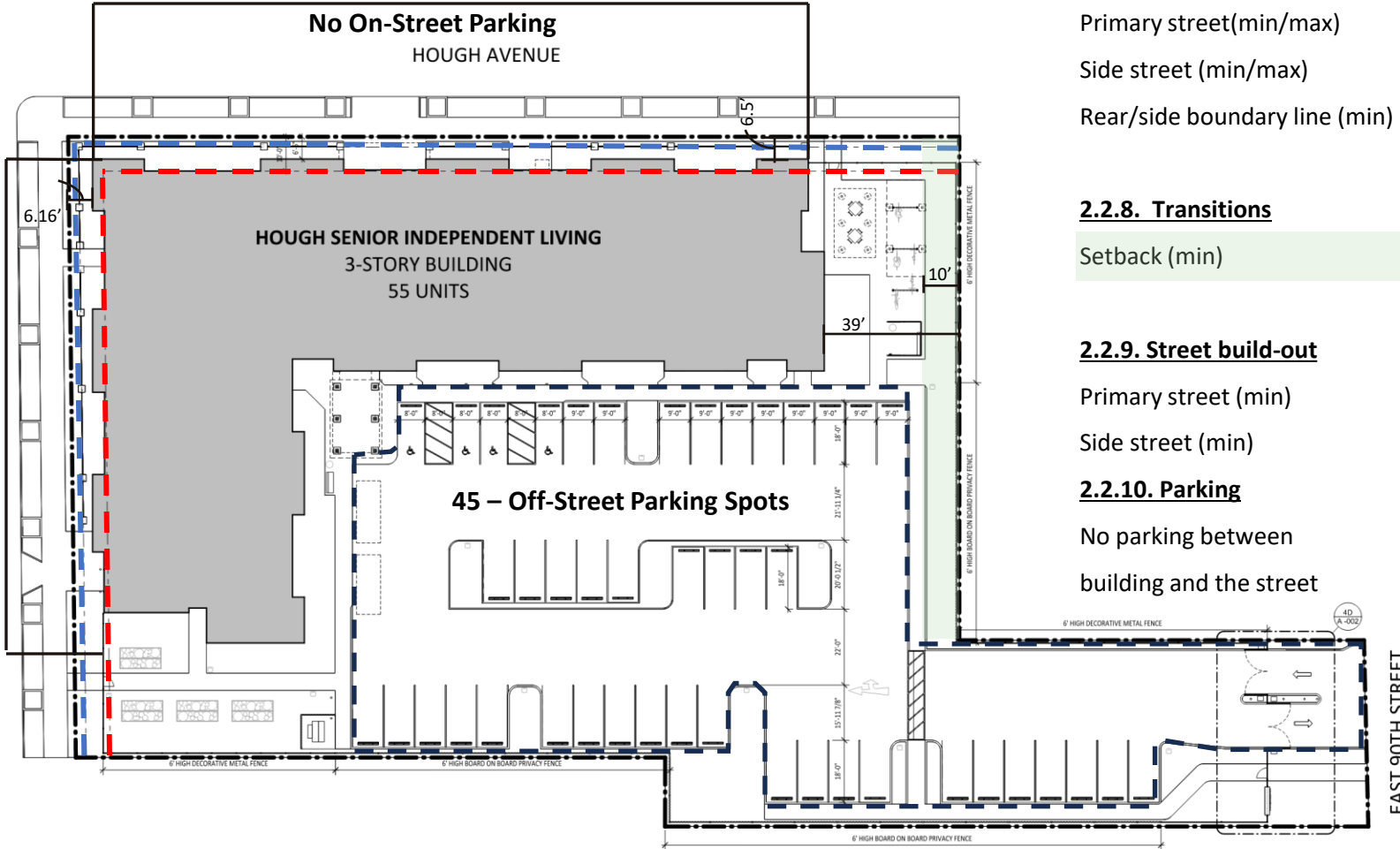
98% Build-Out

No On-Street Parking  
HOUGH AVENUE

HOUGH SENIOR INDEPENDENT LIVING  
3-STORY BUILDING  
55 UNITS

45 – Off-Street Parking Spots

95% Build-Out



## 2.2.7. Setbacks

**Proposed**

Primary street(min/max)	<u>3'/10'</u>	6'-6"
Side street (min/max)	<u>3'/10'</u>	6'-2"
Rear/side boundary line (min)	0'	33'

## 2.2.8. Transitions

Setback (min)	10'	10'
---------------	-----	-----

## 2.2.9. Street build-out

Primary street (min)	75%	-- 98%
Side street (min)	45%	-- 95%

## 2.2.10. Parking

No parking between building and the street	45 Off-Street Parking Spaces
--	------------------------------

# Code Requirements



## 1. Building

### Proposed

Height (max stories/feet)	3/42'	3/40' 10 ¾"
Width (max)	275'	207' 7 ¼"
Active depth (min)		N/A
Primary street	15'	27' 3 ¾"
Side street	9'	13' 11 ¾"

## 2. Story Height

-

Ground story height (min)		11' 10 7/8"
Residential	10'	11' 10 7/8" (Relief 12')
Nonresidential	12'	11' 10 7/8"
Ground floor elevation (min/max)		
Residential	2'/5.5'	N/A
Nonresidential	-2'/5.5'	0'-0"

## 3. Window

### Primary Side

### Proposed

### Ground story (min)

			<b>Hough</b>	<b>E. 89<sup>th</sup> St.</b>
Residential	35%	30%	49%	36%
Nonresidential	50%	35%	50%	

### Upper story (min)

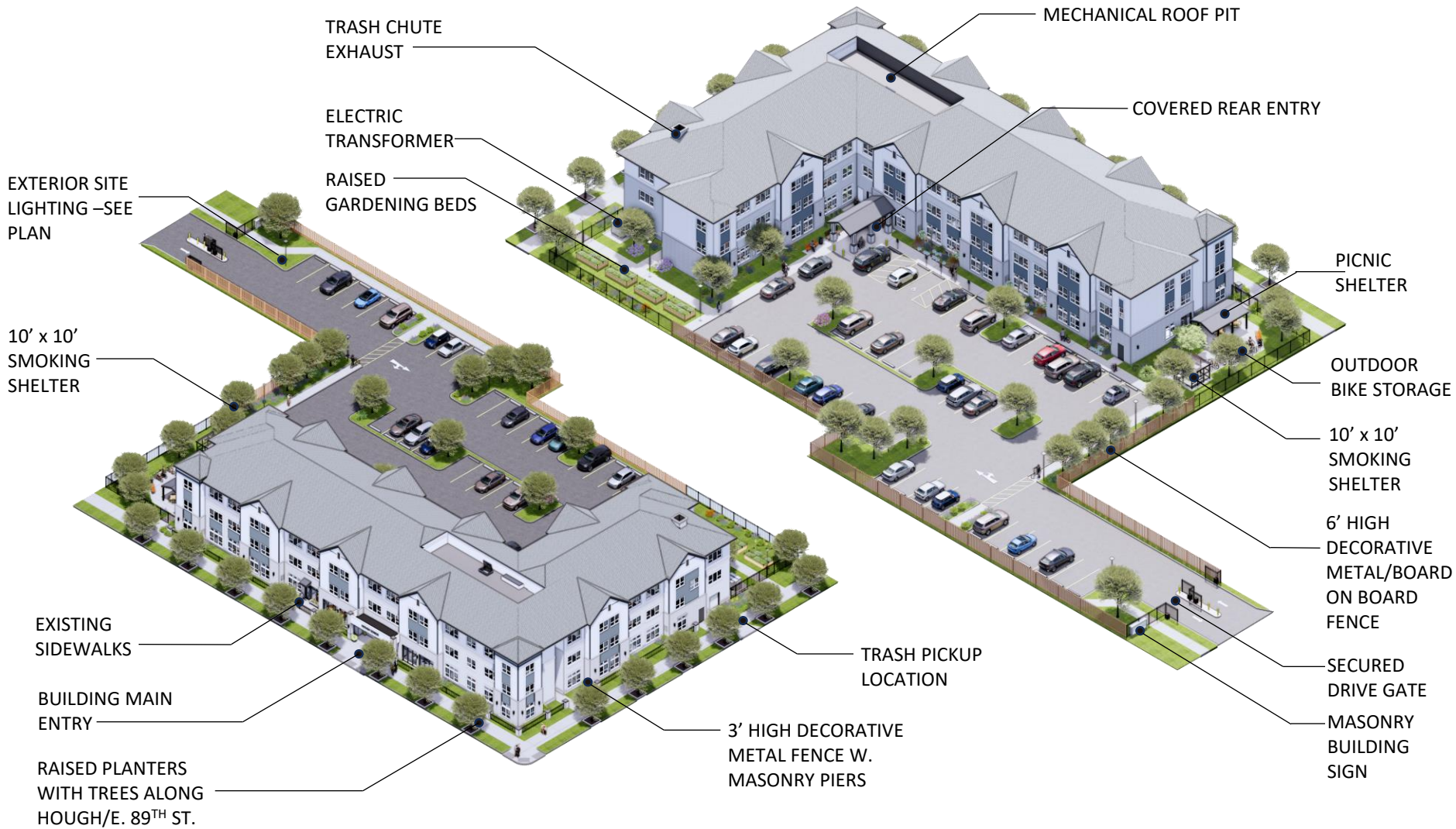
### Blank wall width (max)

## 4. Doors

Street-facing entry	75'	100'	<b>80'-2"</b>	26'
spacing (max)		<b>82.5'</b>		
		<b>(Relief)</b>		

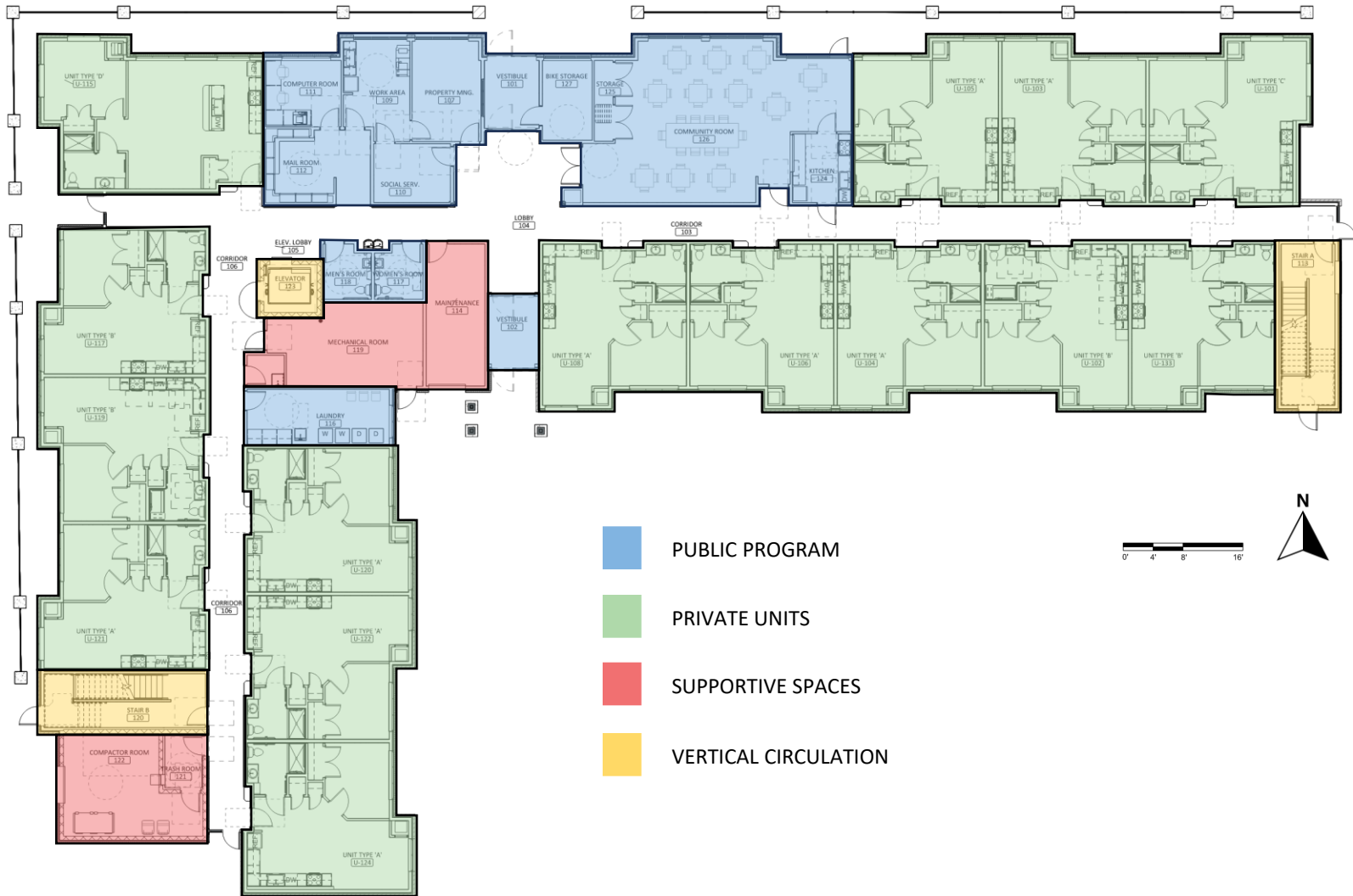
	Visible Light Transmittance	External Reflectance
Ground story	More than 60%	Less than 20%
Upper story	More than 30%	Less than 40%

# Hough Senior - Axonometric View

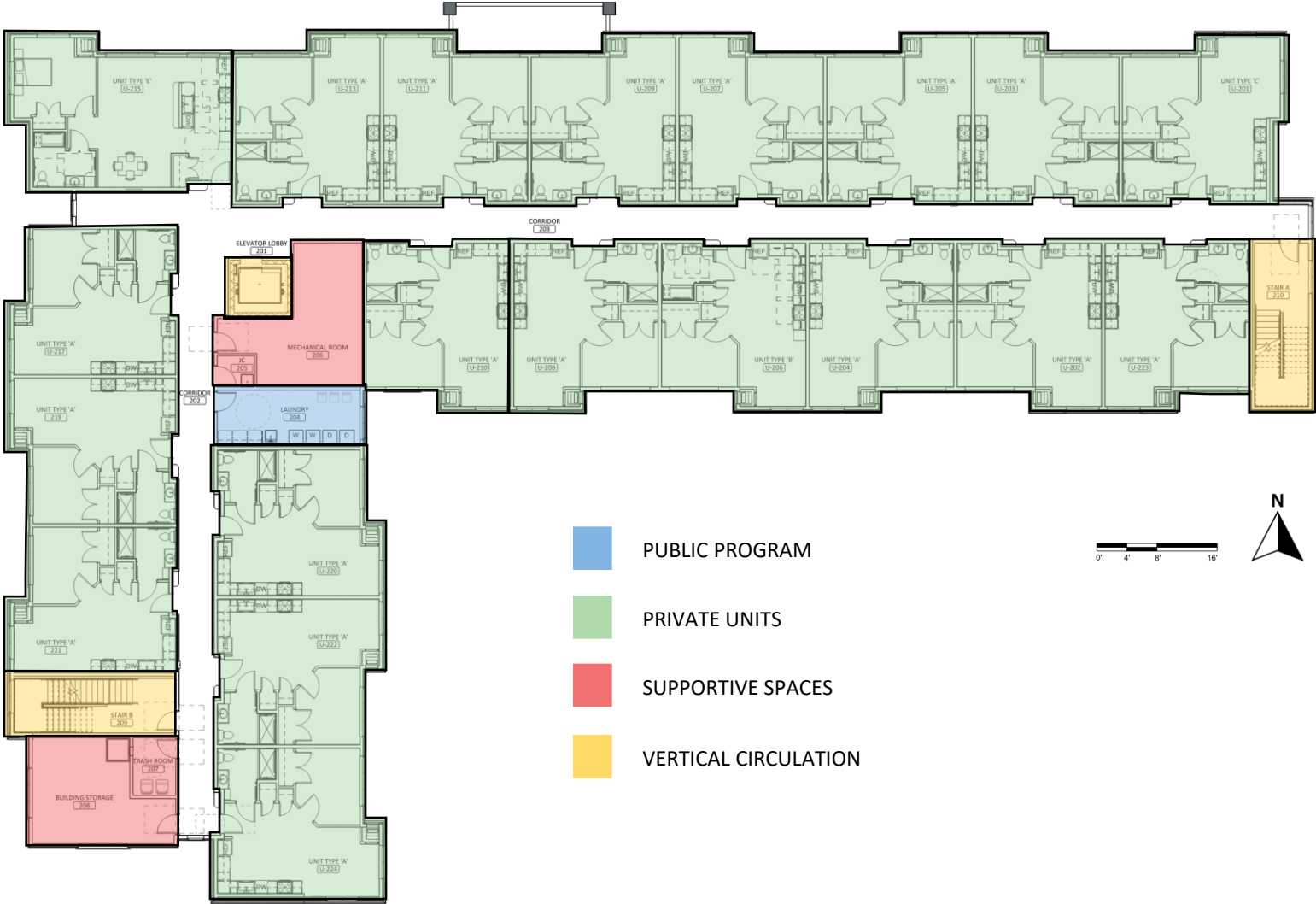


**HOUGH SENIOR INDEPENDENT LIVING**

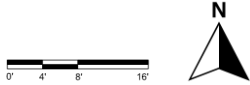
# First Floor Plan



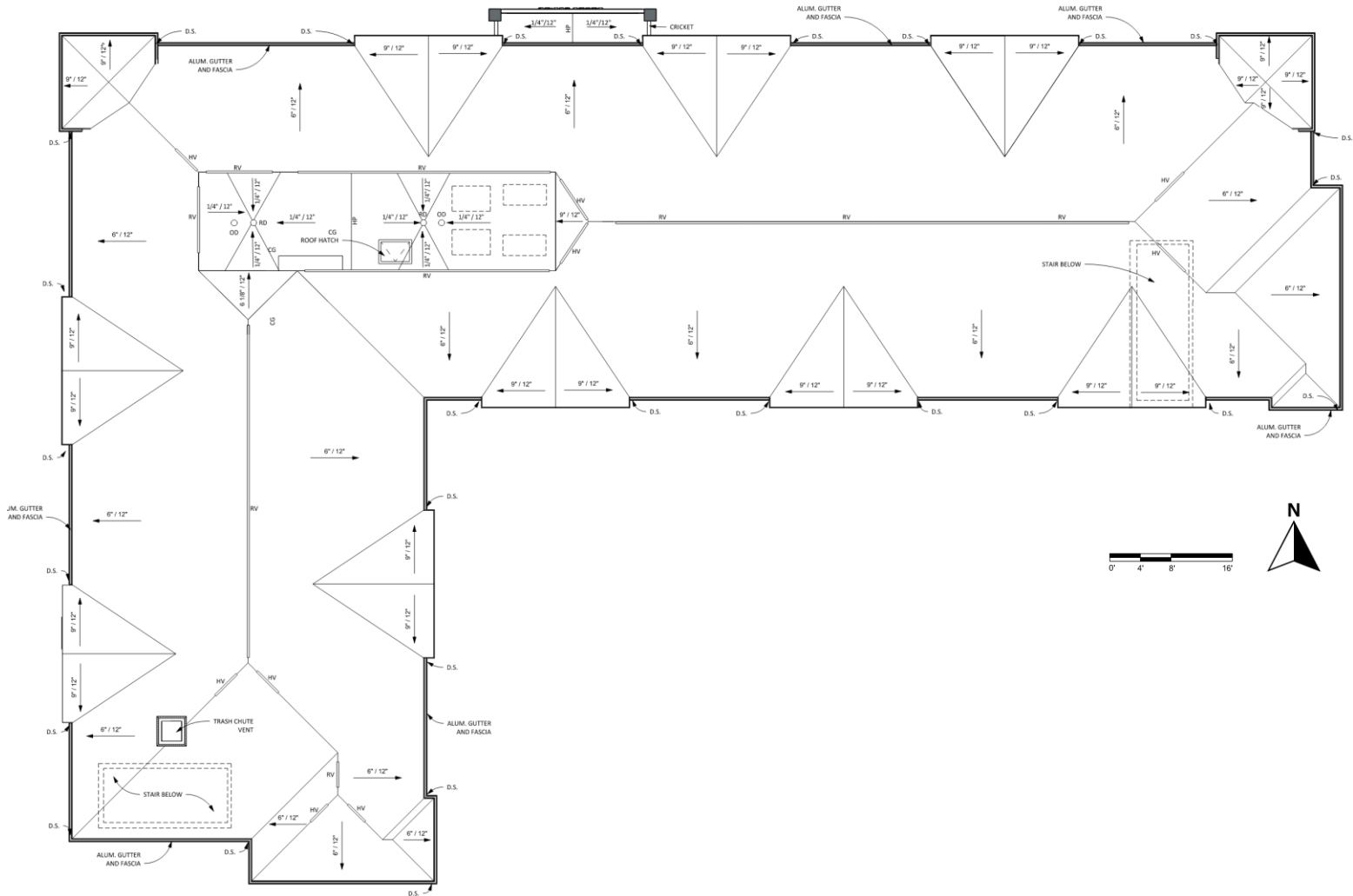
# Upper Floor Plan



- PUBLIC PROGRAM
- PRIVATE UNITS
- SUPPORTIVE SPACES
- VERTICAL CIRCULATION



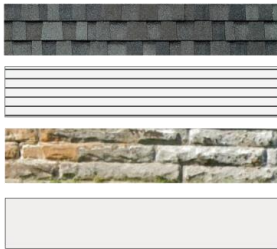
# Roof Plan



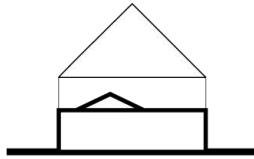
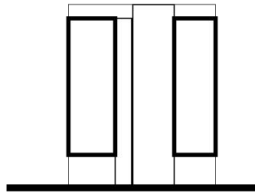
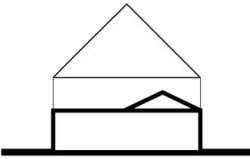
# Context – Color and Massing Analysis



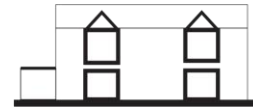
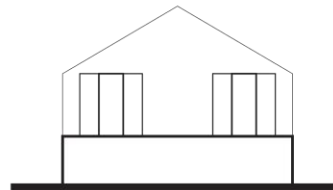
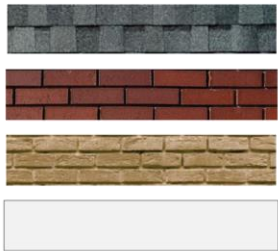
PALETTE | COLOR & MATERIAL



MASSING | PORCH



# Context – Color and Massing Analysis



# Hough Avenue - North Elevation



EAST 90TH ST.

EAST 89TH ST.

NO RTH ELEVATION PROFILE | HOUGH AVENUE



**HOUGH SENIOR INDEPENDENT LIVING**



# East 89<sup>th</sup> Street - West Elevation



HOUGH AVENUE



WEST ELEVATION PROFILE | EAST 89TH ST.

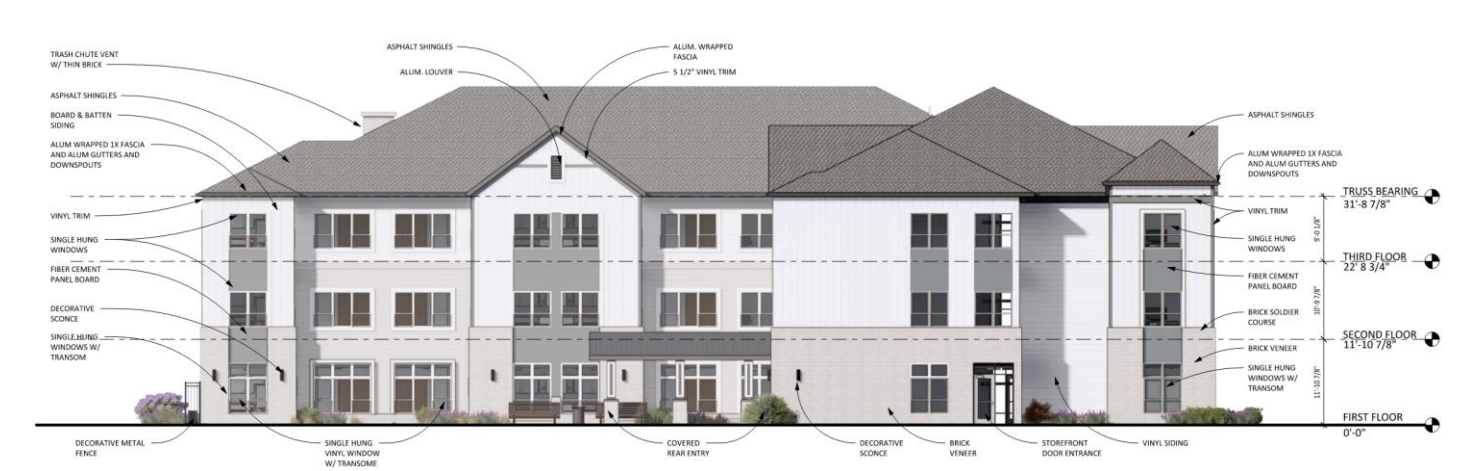
**HOUGH SENIOR INDEPENDENT LIVING**



# South Elevation



# East 90<sup>th</sup> Street– East Elevation



**HOUGH SENIOR INDEPENDENT LIVING**

**CHN**  
Housing Partners  
The Power of a Permanent Address.™

**hd+s**  
HITI  
DIFRANCESCO  
+ SIEBOLD  
ARCHITECTURE + INTERIOR DESIGN + PLANNING

# Materials Board



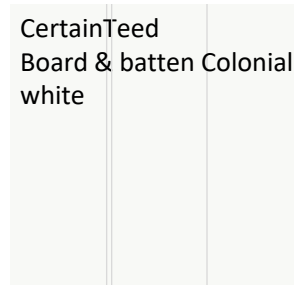
Cooper Lighting – Invue



WAC Lighting – Millennium lighting Amster 16”



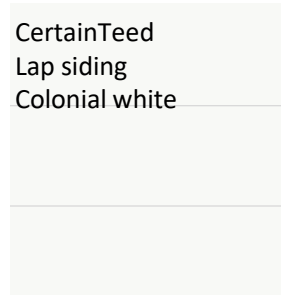
Pella – 250 Series - White



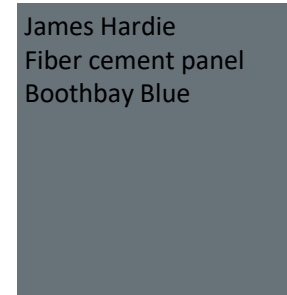
CertainTeed Board & batten Colonial white



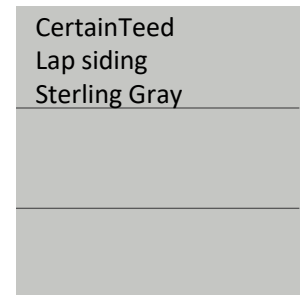
GAF Timberland HD – Pewter Gray



CertainTeed Lap siding Colonial white



James Hardie Fiber cement panel Boothbay Blue



CertainTeed Lap siding Sterling Gray



Belden– Dustyngrey sanded rustic

# EXTERIOR RENDERINGS



**HOUGH SENIOR INDEPENDENT LIVING**

# Landscape Planting List



CB  
Carpinus betulus | European  
hornbeam



CV  
Chionanthus virginicus | White  
Fringetree



AZ  
Evergreen Girard's Fuchsia



HLQ  
Little Quick Fire Hydrangea



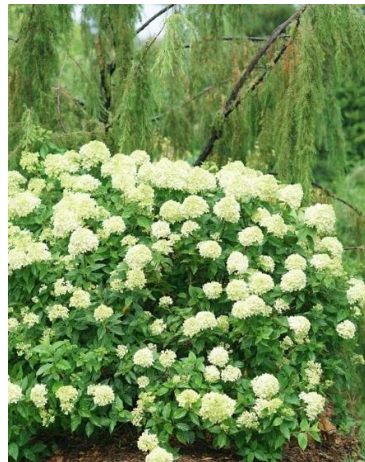
PO  
Tiny Wine Ninebark



TGG  
Green Giant Western Arborvitae



TS  
SterLing Silver Linden



HLL  
Little Lime Hydrangea



IT  
Little Henry Dwarf Sweetspire



SP  
Anthony Waterer Spirea

# Landscape Planting List



TME  
Everlow Yew



AQU  
Columbine



ECH  
Purple Coneflower



LIG  
Leopard Plant



TOE  
Elegantissima Arborvitae



CAL  
Feather Reed Grass



HOS  
Great Expectations Plantain Lily

Presentation to: Planning Commission  
Euclid Corridor/Buckeye

# HOUGH SENIOR

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## *Independent Living*



HOUGH SENIOR INDEPENDENT LIVING



# Cleveland City Planning Commission

## Northeast Design Review

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 27, 2025

**NE2025-014** – St. Clair–Superior Wayfinding Sign Program

June 27, 2025

Project Address: St. Clair–Superior Neighborhood

Type: Signage

Project Representative: Kevin Fromet, Guide Studio

Approval: Final

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**Ward 7 – Councilmember Howse-Jones** | **SPA: St Clair-Superior**

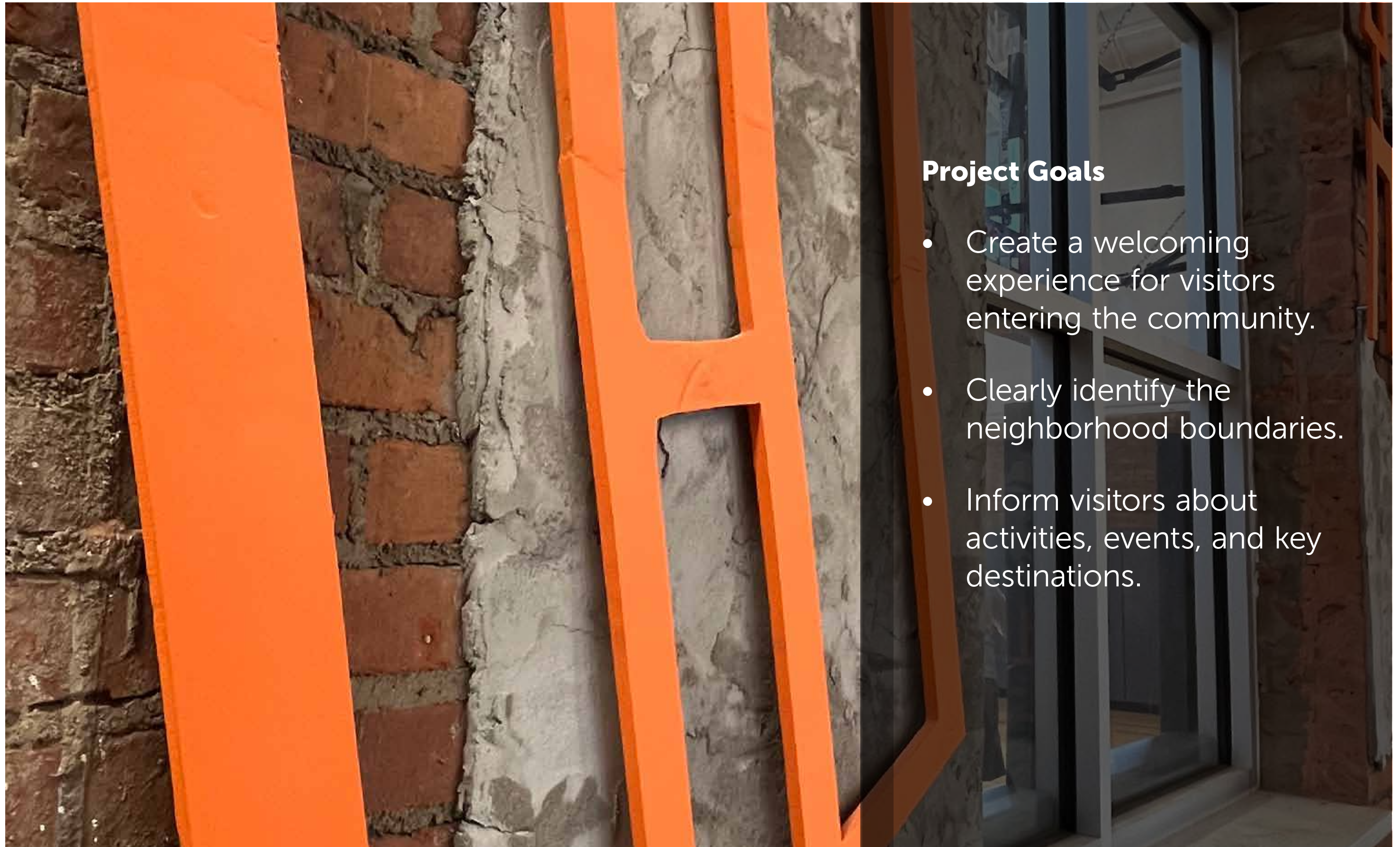


Design Review Presentation

# St. Clair Superior

SCSD1833 | JUNE 2025

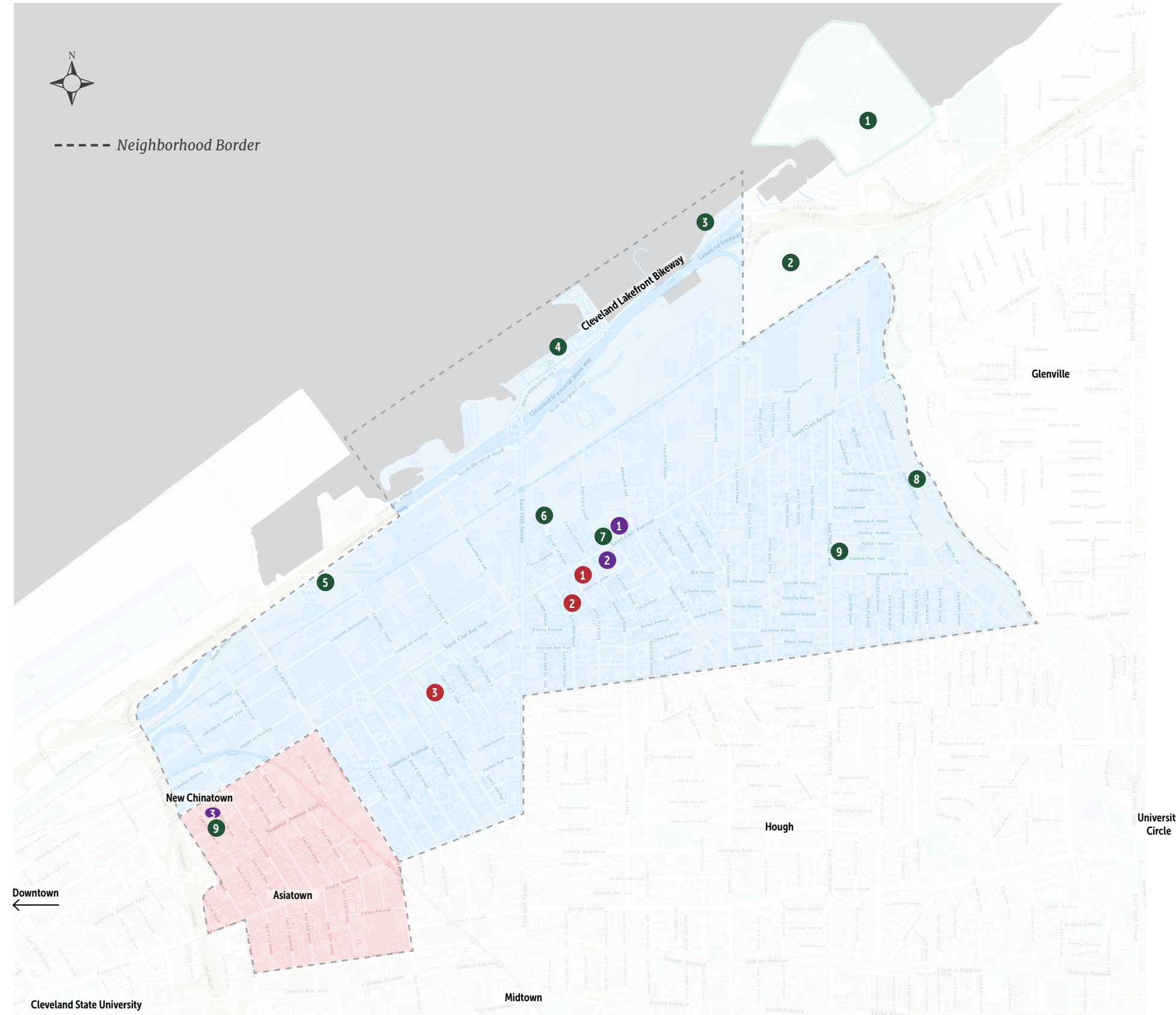
# Project Goals



## Project Goals

- Create a welcoming experience for visitors entering the community.
- Clearly identify the neighborhood boundaries.
- Inform visitors about activities, events, and key destinations.

# Neighborhood Map



## DESTINATIONS

### Venues

- 1 Slovenian National Home
- 2 Ed Kovacic Rec Center
- 3 Sterling Rec Center

### Parks

- 1 Cleveland Lakefront Nature Preserve
- 2 Gordon Park
- 3 Lakefront Reservation E 72nd Fishing Area
- 4 Cleveland Metroparks E 55th Marina Fishing Area
- 5 Kirtland Park
- 6 Grdina Park
- 7 St. Clair Plaza
- 8 Cultural Gardens
- 9 Carrie Cain Playground

### Education

- 1 Saint Martin de Porres High School
- 2 St. Vitus Church/Village
- 3 Ohio Technical College

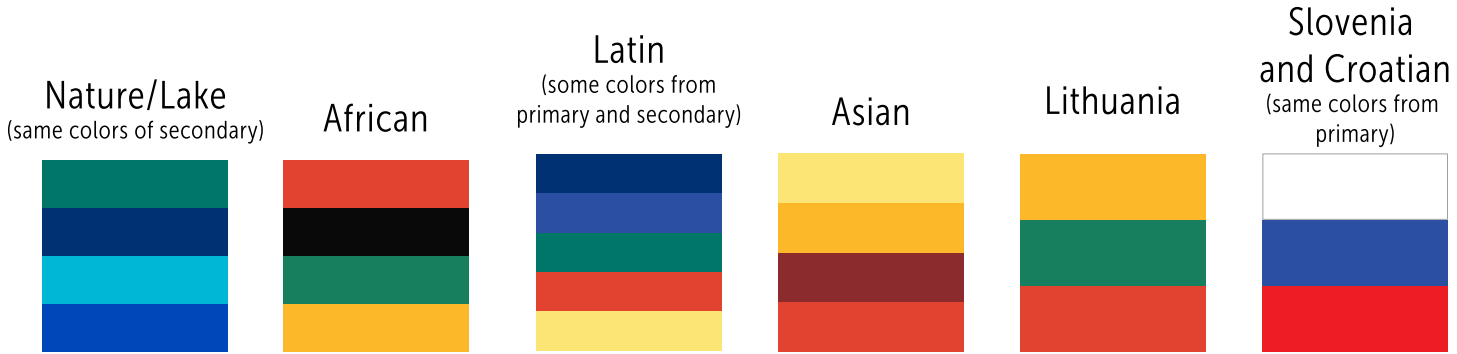


St. Clair Superior is a diverse **community** in many respects like ethnicities, cultures, land-use, industry types, etc - and a community with many assets - its people, landmarks, and Lake Erie.

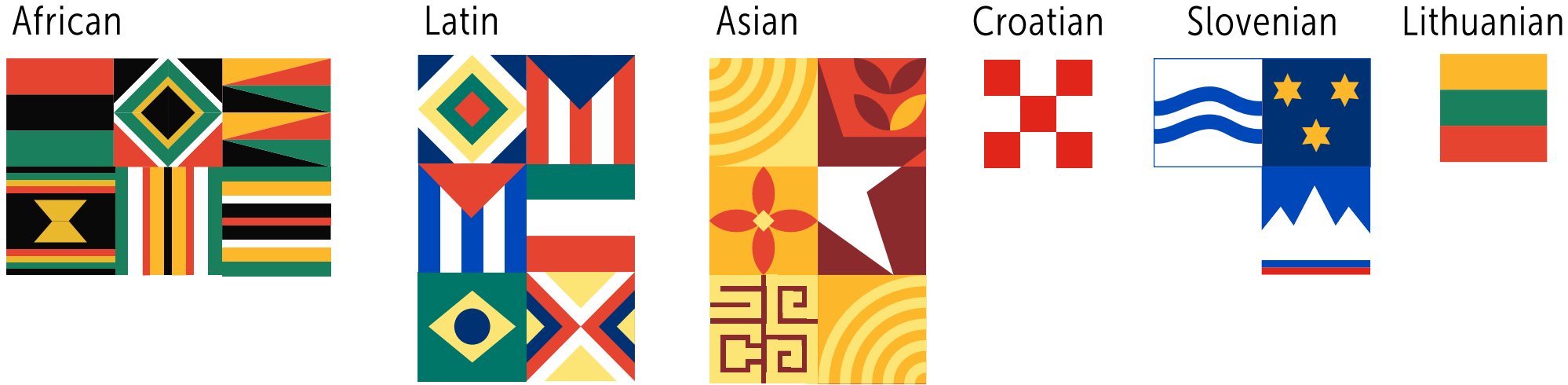
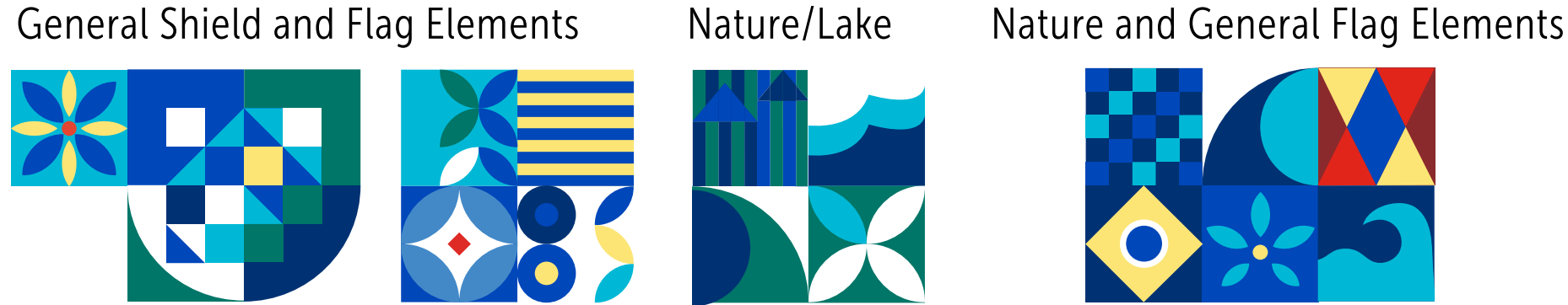
The pattern is intended to **represent the diversity and assets of the community.**

SCSDC and Guide Studio assembled advisors and gathered data over the past year to create the mosaic that is **both figurative and literal** in depicting elements and cultures existing in the St. Clair Superior service area.

**Pattern Cultural Color References**



**Sections of Meaning and Symbolism**



# Materials and Colors

## PRIMARY COLORS

C1 WHITE

C2 BLUE

C3 GREY

## SECONDARY COLORS

C4 YELLOW

C5 GREEN

C6 TEAL

C7 DARK BLUE

C8 RED

## ADDITIONAL PATTERN COLORS

C9 PATTERN LIGHT RED

C10 PATTERN BLACK

C11 PATTERN GREEN

C12 PATTERN GOLD

C13 PATTERN LIGHT YELLOW

C14 PATTERN DARK RED

C15 PATTERN RED

C16 TONE ON TONE DARKEST BLUE

C7 TONE ON TONE SCS DARK BLUE (SAME FROM SECONDARY PALETTE)

C2 TONE ON TONE SCS BLUE (SAME FROM PRIMARY PALETTE)

C19 TONE ON TONE MEDIUM BLUE

## MATERIALS

M1 ALUMINUM

M2 CONCRETE

Fabricator to provide engineer-grade quality materials.

## Typefaces

T1 Interstate Regular  
available at [fonts.adobe.com](https://fonts.adobe.com)

Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn Oo  
Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz  
1 2 3 4 5 6 7 8 9 0

T2 ClearviewHwy-2-W  
available at [terminaldesign.com](https://terminaldesign.com)

Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn  
Oo Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz  
1 2 3 4 5 6 7 8 9 0

# Signage Family

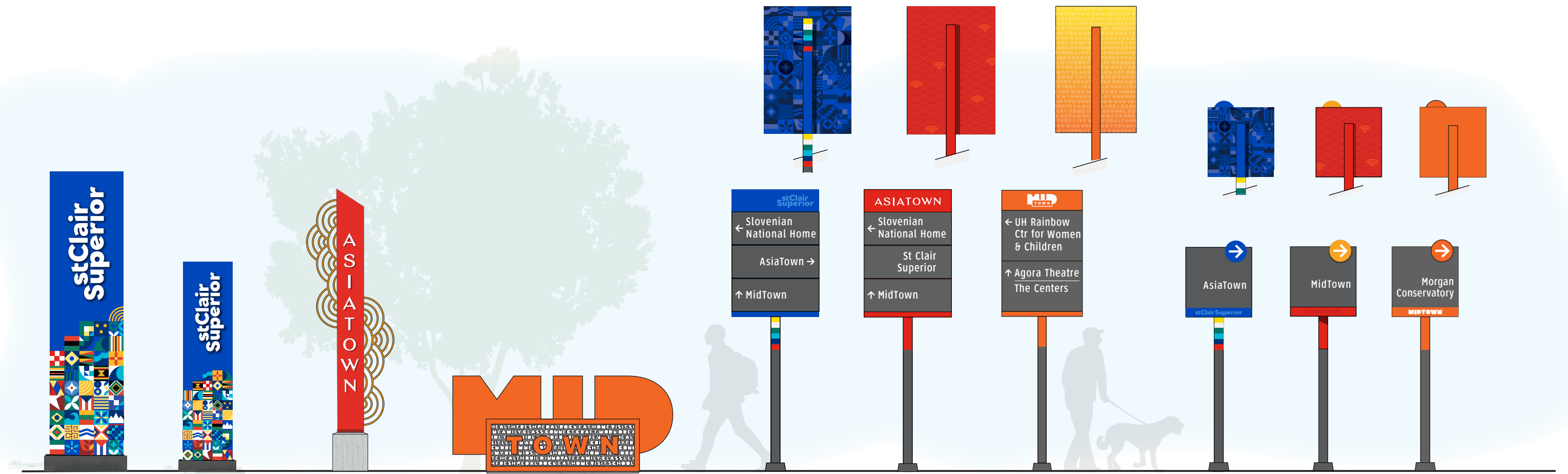


SCALE: 1/4" = 1'



SCALE: 1/4" = 1'

**ST. CLAIR SUPERIOR SIGNAGE FAMILY**



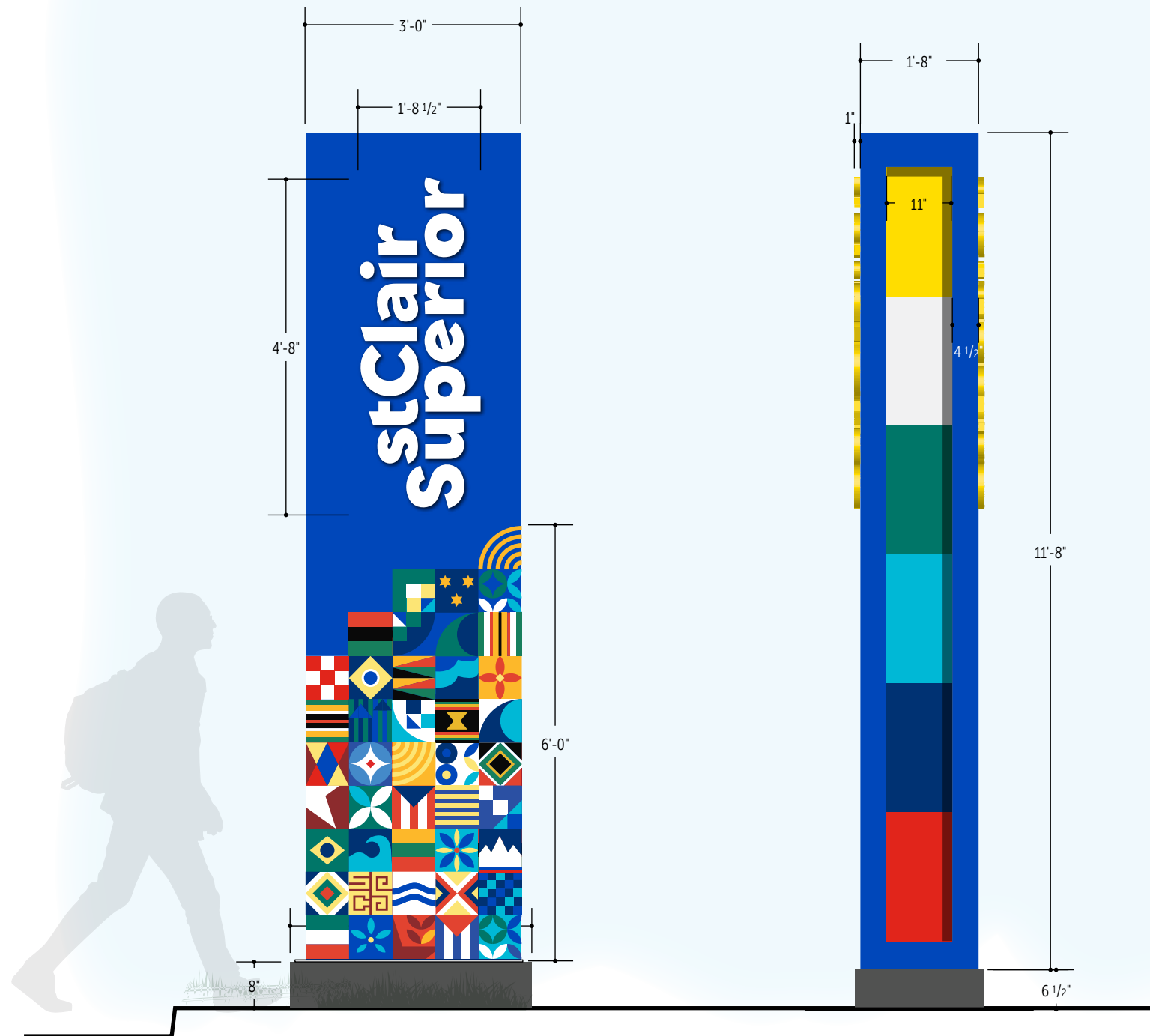
SCALE: 1/4" = 1'



SCALE: 1/4" = 1'

**NEIGHBORING SIGNAGE FAMILIES ALL TOGETHER**

# Sign Types

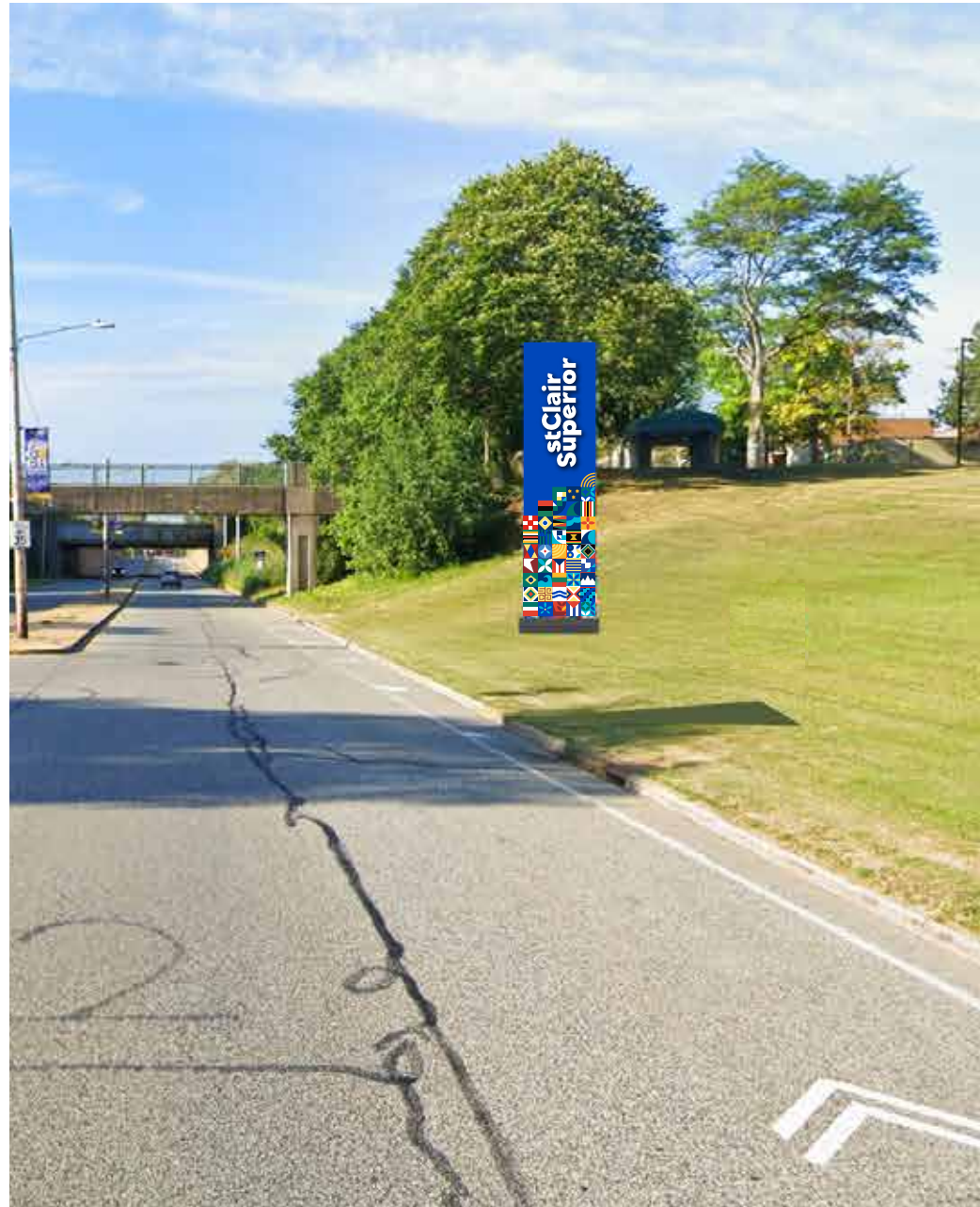


REFERENCE INSET PANEL RETURN

SCALE: 1/2" = 1'

**A1: PRIMARY GATEWAY**

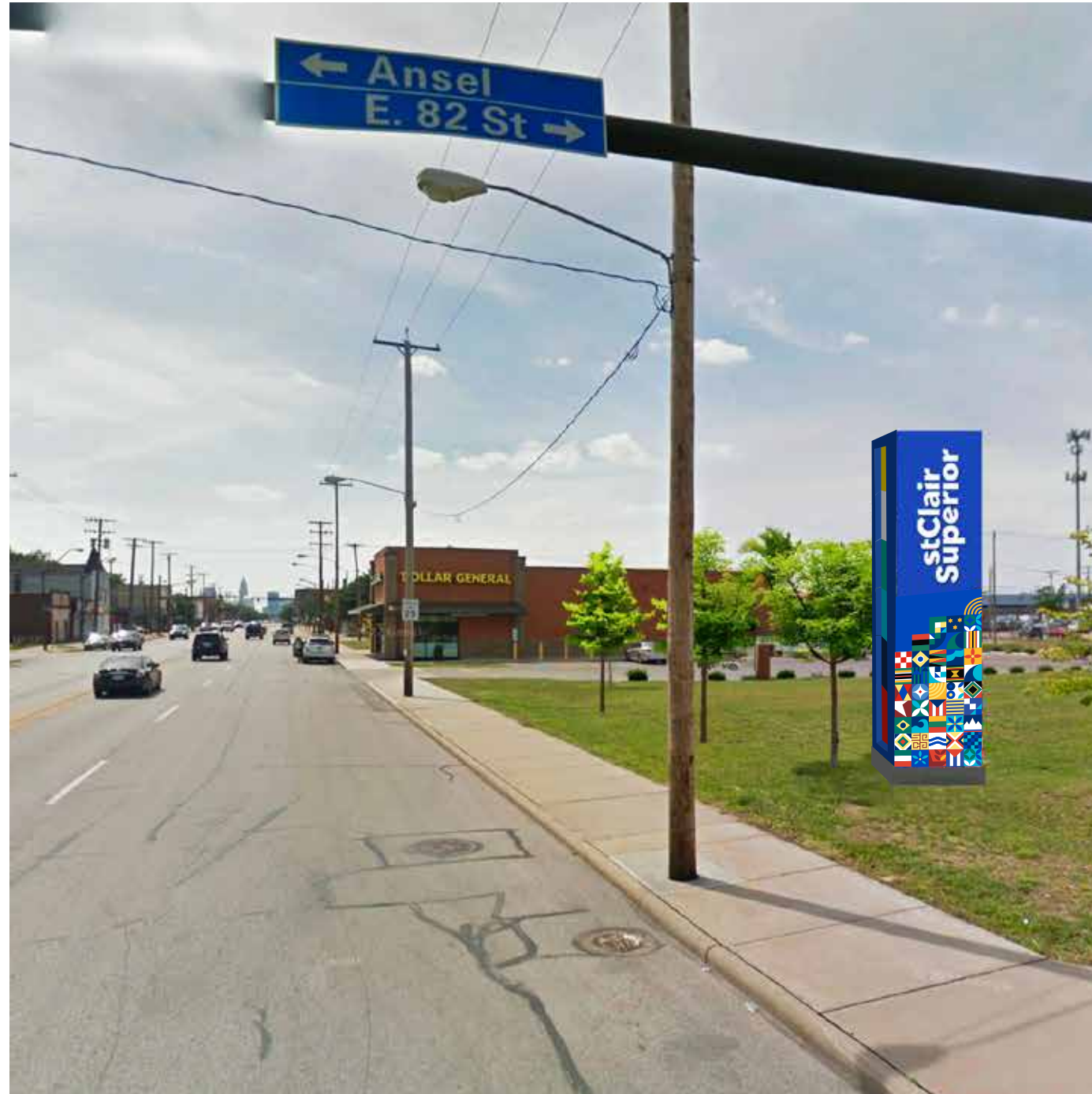
**RIGHT SIDE VIEW**



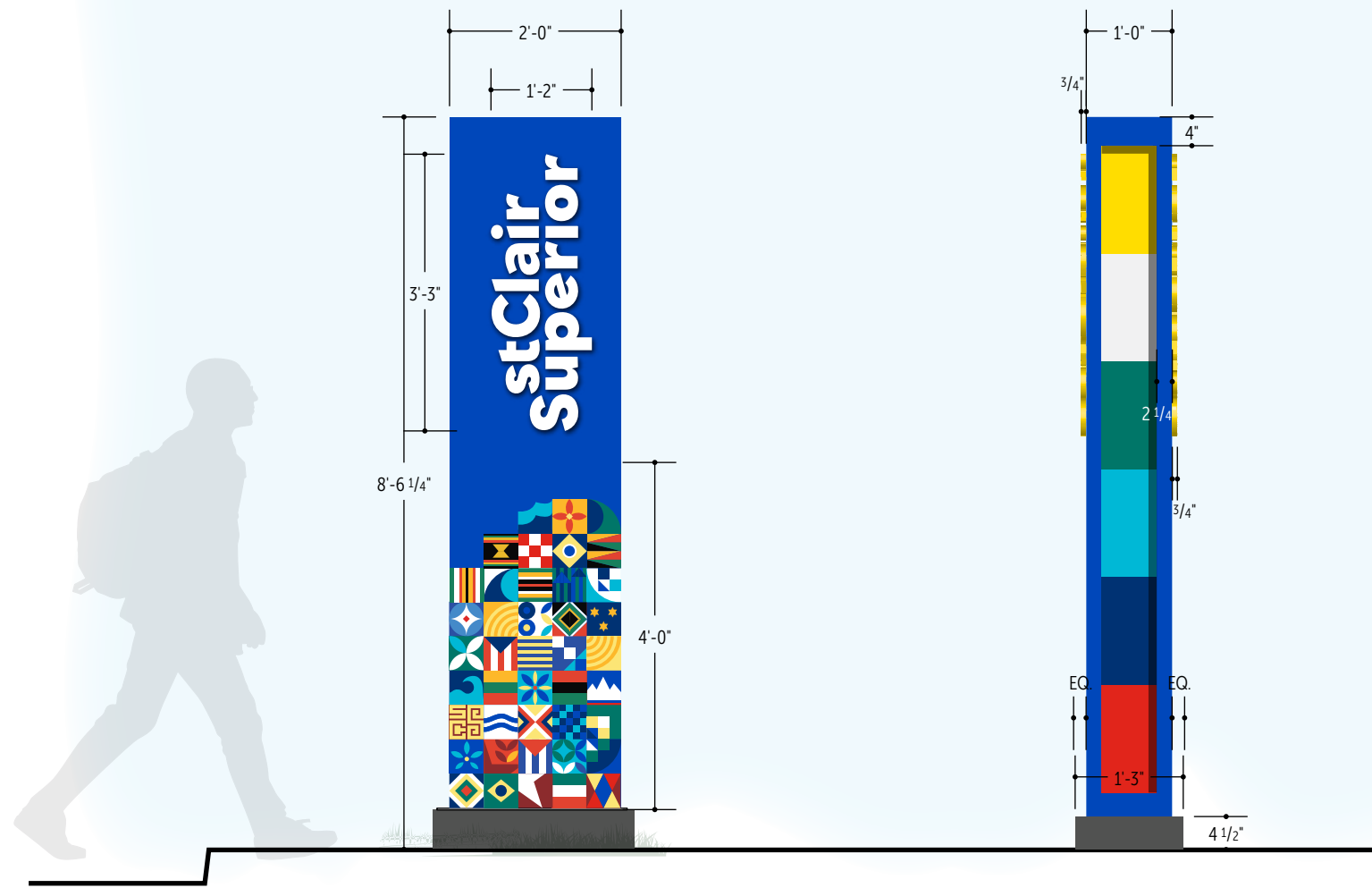
**A: GATEWAY - IN CONTEXT - ST. CLAIR AND E 72ST**



**A: GATEWAY - ISOMETRIC VIEW**  
NOT TO SCALE



**A: GATEWAY - IN CONTEXT - ST. CLAIR AND E 82ST**



SCALE: 1/2" = 1'

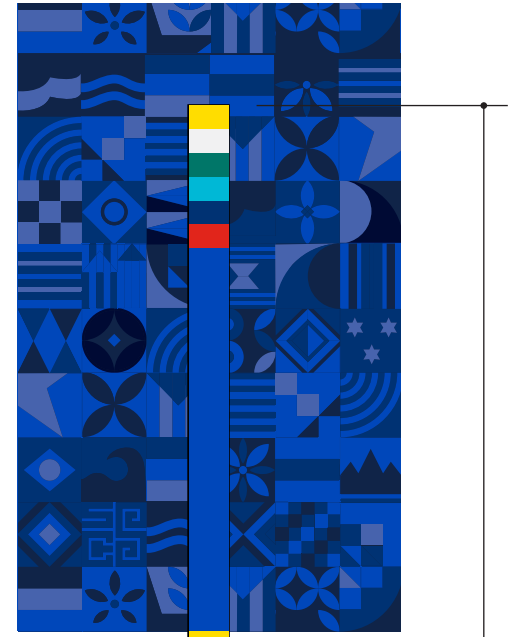
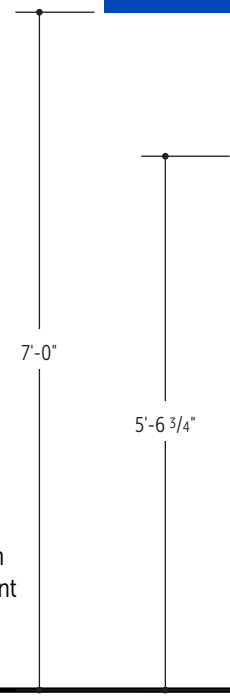
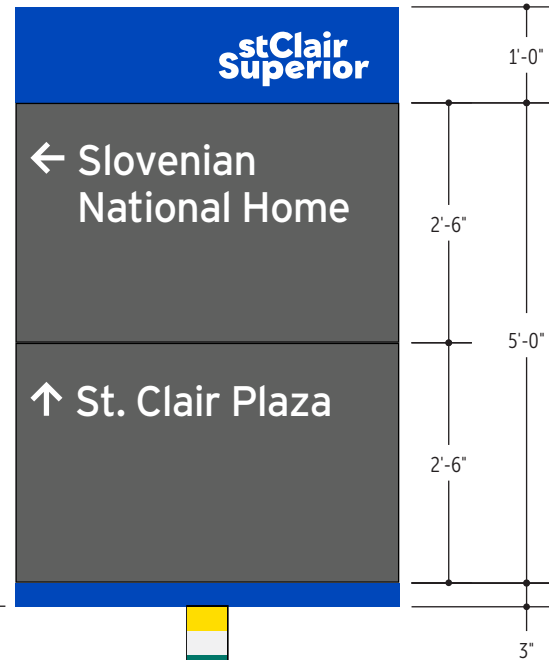
RIGHT SIDE VIEW

**A2: SECONDARY GATEWAY - SMALLER VERISON OF SINGLE PILLAR**

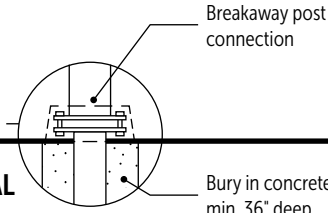
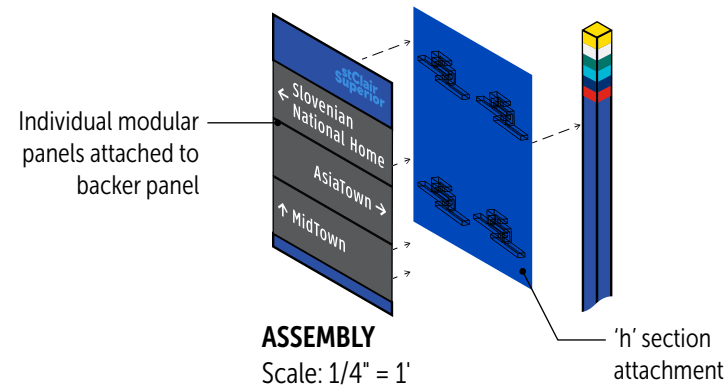


**MOUNTED TO EXISTING UTILITY POLE**  
Scale: 1/2" = 1'

\*All other dimensions & specifications match Sign Type B1



12'-3 1/2"

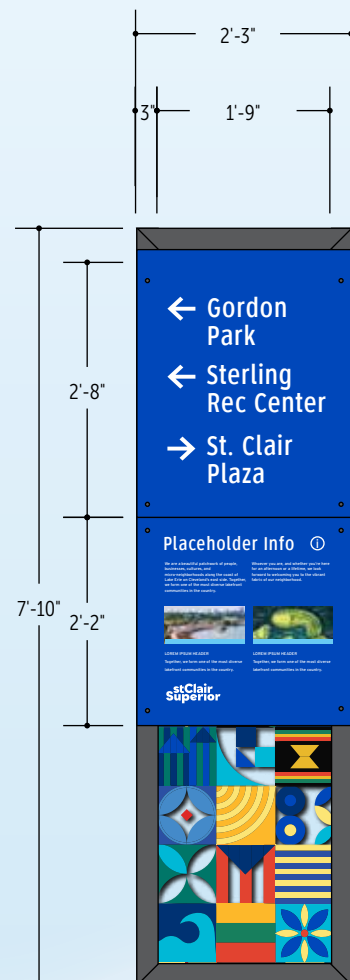


**B2 | SECONDARY DIRECTIONAL**  
Scale: 1/2" = 1'

**B2 | BACK**

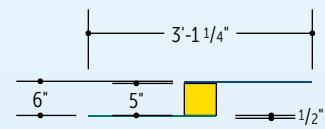


DETAIL SHOWING DIRECTIONS, CULTURAL INFO, AND CUT-TO-SHAPE PATTERN

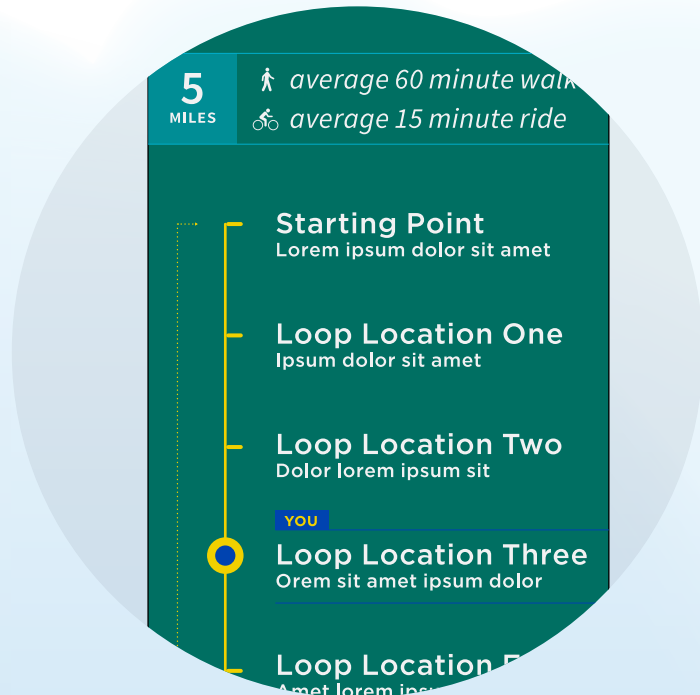
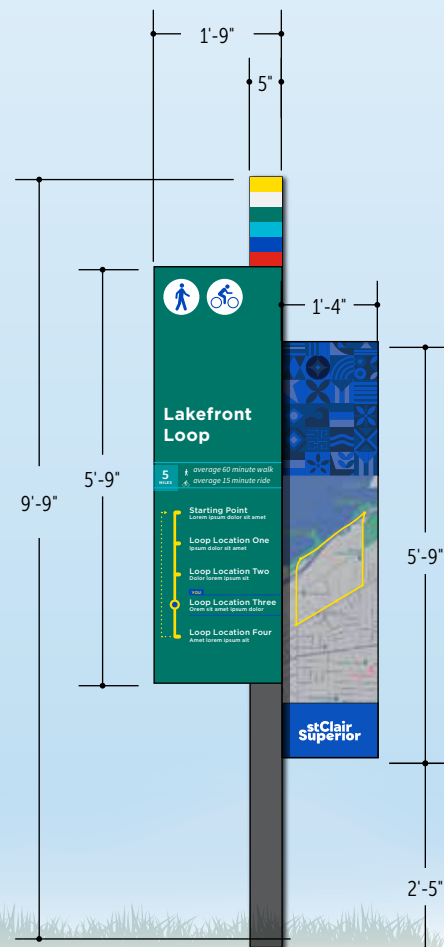


SCALE: 1/2" = 1'

D: PEDESTRIAN DIRECTIONAL



TOP

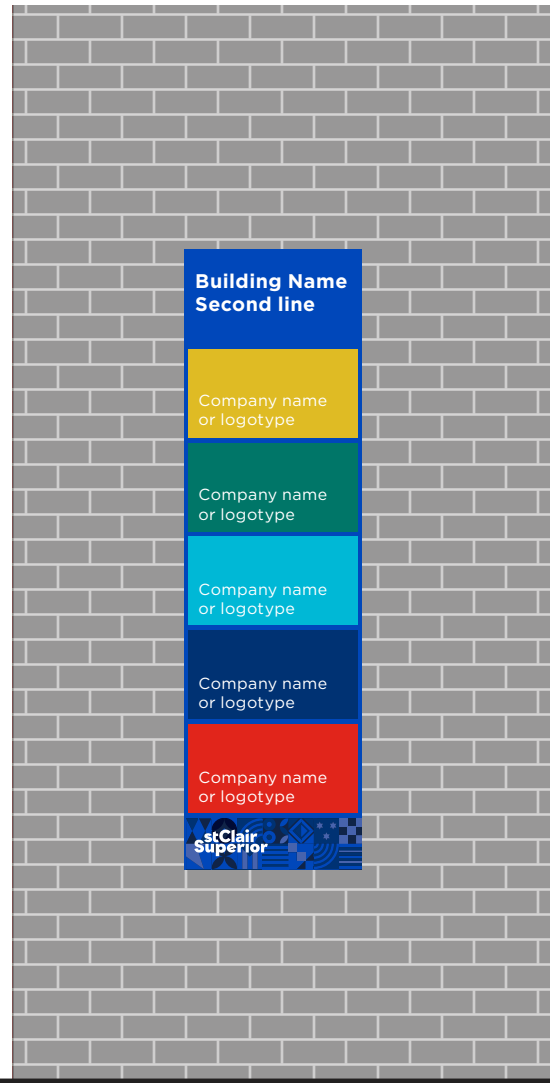


DETAIL SHOWING SIMPLIFIED LOOP POINTS



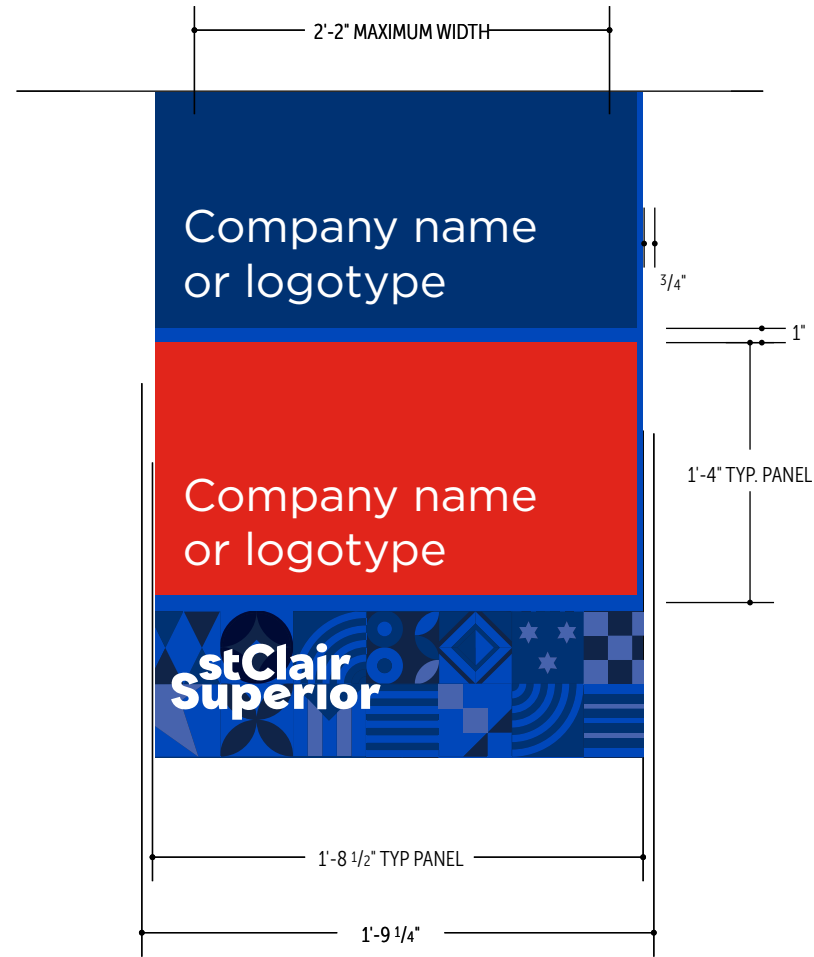
SCALE: 1/2" = 1'

**E: LAKEFRONT LOOP**



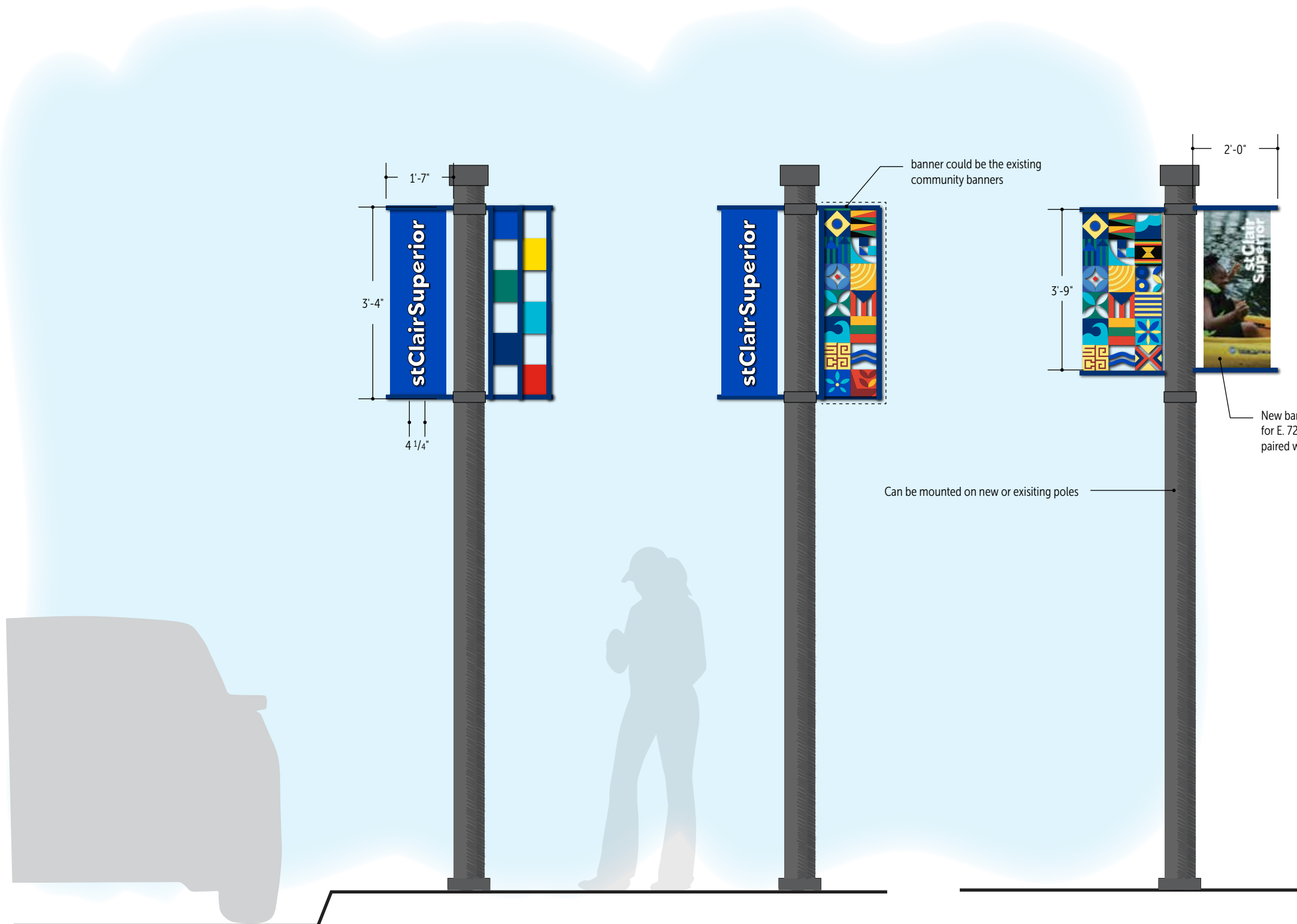
SCALE: 1/2" = 1'

**BUILDING DIRECTORIES**



SCALE: 1" = 1'

# Placemaking

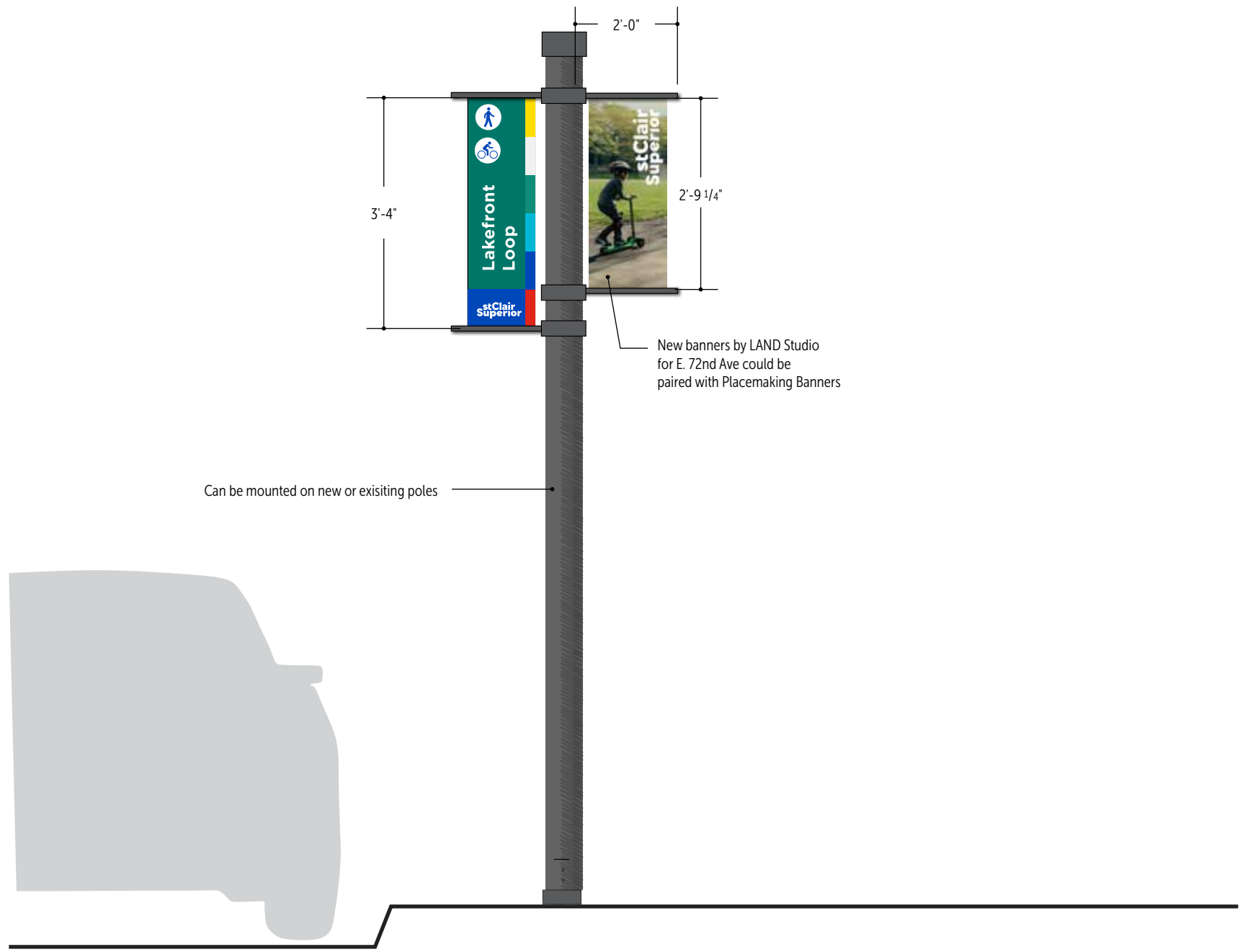


ALTERNATIVE LARGE CUT-TO-SHAPE PATTERN BANNERS

EXAMPLE WITH E. 72ND BANNERS BY LAND STUDIO

SCALE: 3/8" = 1'

**D: PLACEMAKING BANNERS**



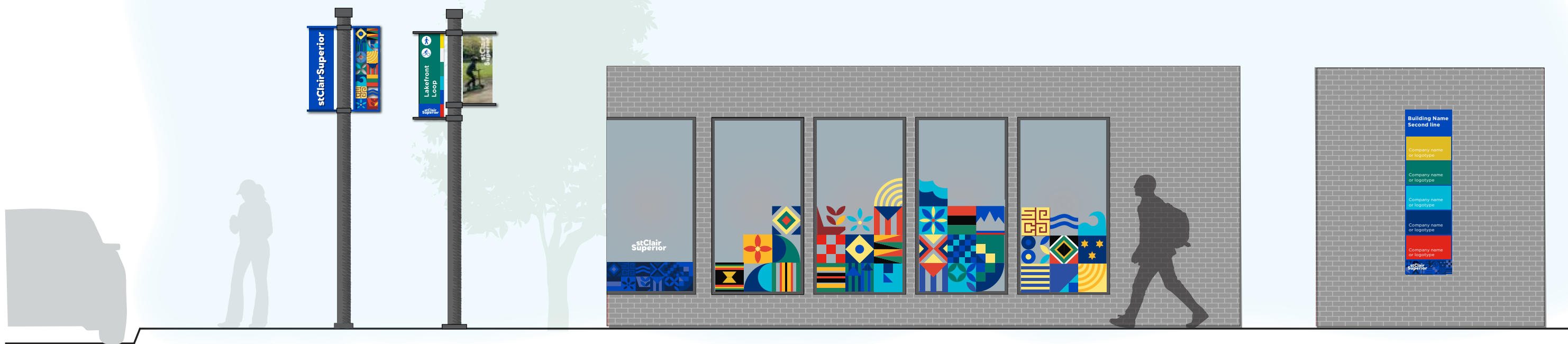
SCALE: 1/2" = 1'

**LAKEFRONT LOOP AND PLACEMAKING BANNERS**





SCALE: 1/4" = 1'



SCALE: 1/4" = 1'

**ST. CLAIR SUPERIOR SIGNAGE FAMILY**

# Cleveland City Planning Commission

## Staff Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 27, 2025

## **NE2025-014** – St. Clair–Superior Wayfinding Sign Program

June 27, 2025

NEDRAC gave final approval with conditions on 6/18/25:

- Consider adding seating to the Gateway options, if the proposed location is near a sidewalk.
-

**NE2025-017** – Wade Park Station

June 27, 2025

Project Address: 12308 Wade Park Avenue

Type: New Construction

Project Representative: Winston Hung, RDL Architects

Approval: Conceptual

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**Ward 9 - Councilmember Conwell** | **SPA: Glenville**



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# WADE PARK STATION

12308 WADE PARK AVENUE,  
CLEVELAND, OHIO 44106

CITY PLANNING COMMISSION  
CONCEPTUAL REVIEW  
JUNE 27, 2025



# WALLICK

Opening doors to homes, opportunity, and hope.



DEVELOPMENT • CONSTRUCTION • AFFORDABLE HOUSING • SENIOR LIVING

## OUR CAPABILITIES

### DEVELOPMENT

From site selection to acquisition to design to financing, Wallick leverages decades of expertise, partnerships and know-how to turn concepts into communities.

### CONSTRUCTION

From new construction to renovations to historic preservation, Wallick builds peace of mind into every multi-family home and senior-living community.

### PROPERTY MANAGEMENT

From financial performance to site inspections to compliance to reporting, Wallick optimizes the day-to-day operations to maximize results, minimize turnover and improve efficiencies.

### ASSET MANAGEMENT

From maximizing cash flow to restructuring debt to providing resident services, Wallick protects, preserves and promotes performance, stability and sustainability.



# OUR PRESENCE

**Affordable Housing, Workforce Housing and Senior Living redefined – at Wallick, it's all in a day's work.**

From site selection to acquisition to design to financing, Wallick leverages decades of expertise, partnerships and know-how to turn plans into communities.

And because our portfolio of development projects dates back to 1969, Wallick is one of the most experienced developers of housing for low-income families, middle-income families and seniors in the country.

*Values-Driven. Value-Added.  
Redefining the Standard.*

# PROJECT OVERVIEW

## 2024

- Hoke Street 4% (NC)
- Harvey Square 9% (KY)
- Abbott Crossing 9% (NC)
- Zachary Pointe 9% (NC)
- Stow Kent Gardens 9% (OH)
- Central Park (OH)
- Corners Crossing (MI)
- The Ashford at Berkshire (OH)

## 2023

- Linton Apartments 9% (IN)
- Northfield Acres 9% (KY)
- Northside Apts 9% (KY)
- Overbrook Park 9% (OH)
- Marion Village 9% (OH)

2,706  
TOTAL  
UNITS

## 5-YEAR PROJECT SUMMARY

32  
TOTAL  
COMMUNITIES  
DEVELOPED

## 2020

- Fenner Ridge 9% (OH)
- Ronez Manor 4% (OH)
- Indian Hills 9% (KY)
- Delaware Village 9% (OH)
- The Crescent (OH)

## 2022

- Four Pointe 9% (KY)
- The Landings at Delta Crossing 9% (OH)
- Norton Village 4% (OH)
- Pinehurst 4% (OH)
- Franklin Cove 9% (IN)
- Greentree Village 9% (OH)

## 2021

- Meyers Senior I 9% (MI)
- Meyers Senior II 4% (MI)
- Summergrove 4% (OH)
- Oakview at Siler City 9% (NC)
- Harding Village 9% (OH)
- Vandalia Townhomes 4% (OH)
- Vandalia Village 9% (OH)
- The Ashford of Beavercreek (OH)
- Meadow Valley (MI)

- LIHTC - New (year awarded)
- LIHTC - Rehab (year awarded)
- TMUD - New (year awarded)
- Workforce Housing - New
- Senior Living

# LOCATION

**12308 WADE PARK AVENUE**

PARCEL # 12025007

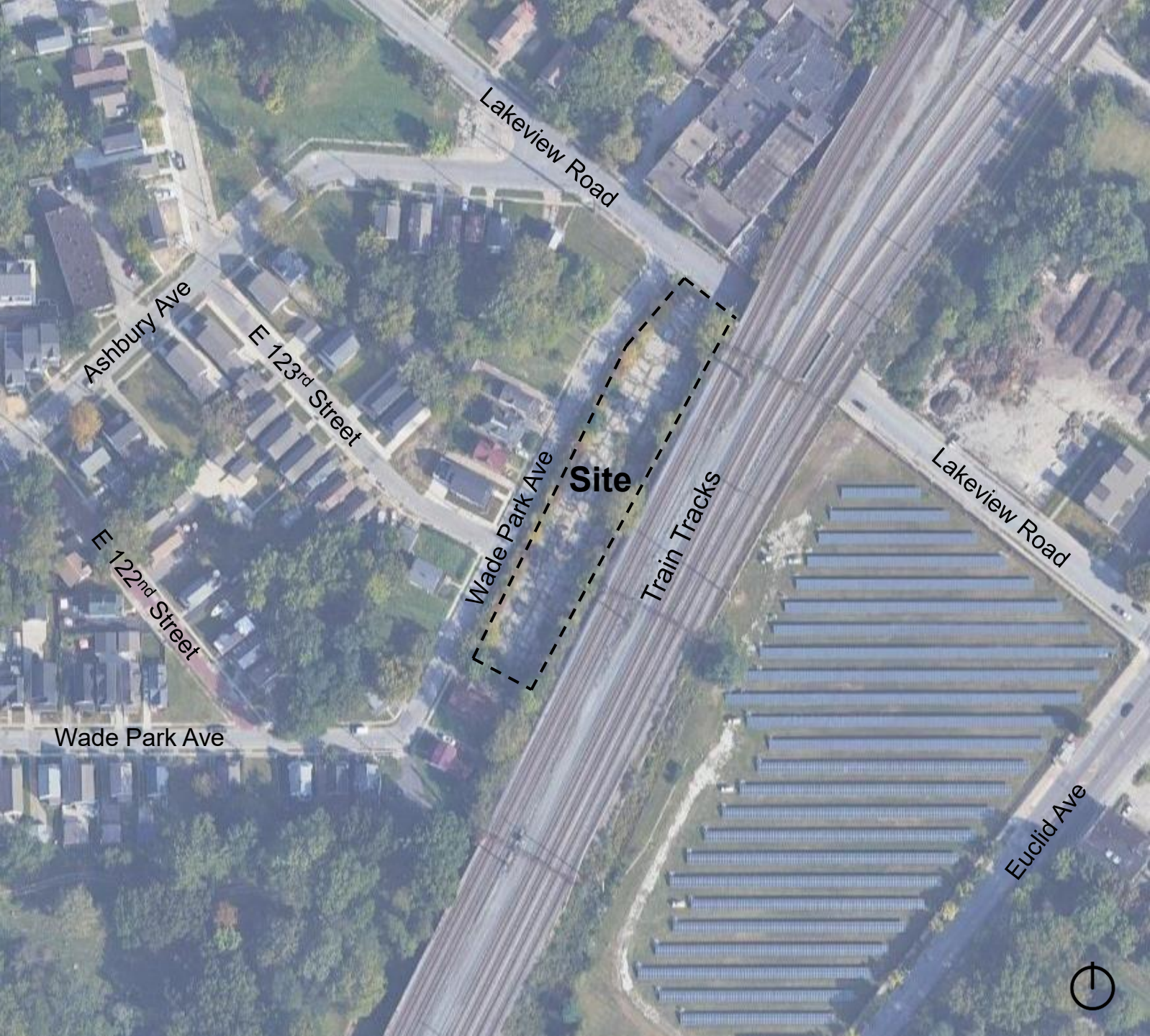
## ACREAGE

+/- 42,678-SF, 0.98-ACRES

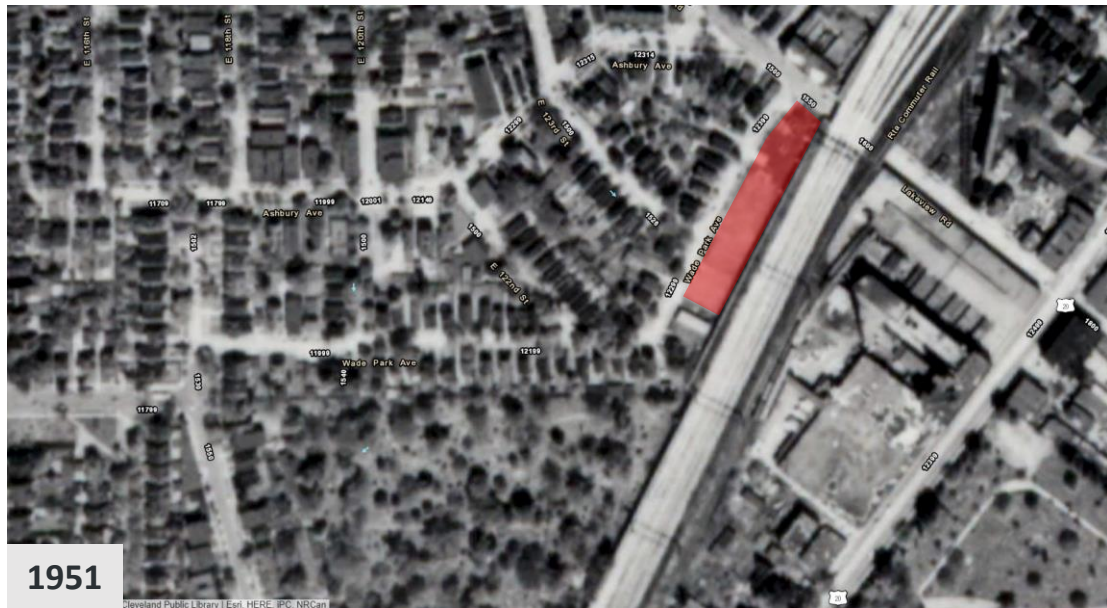
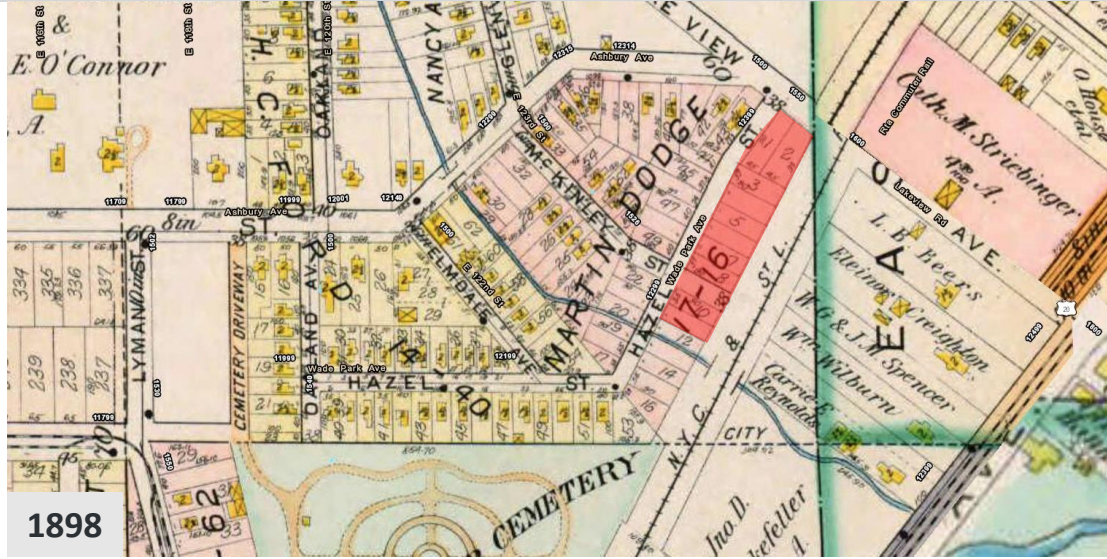
## ZONING

MF-D1, MULTI-FAMILY

TRANSIT ORIENTED DEVELOPMENT ZONE



# AERIAL VIEWS



# HISTORICAL CONTEXT



Lakeview Rd. North of Train Tracks - 1928



On Lakeview Rd. looking at "The Star Bakery" - 1929



Wade Park Ave. looking North at Lakeview Rd. and "The Star Bakery" - 1922

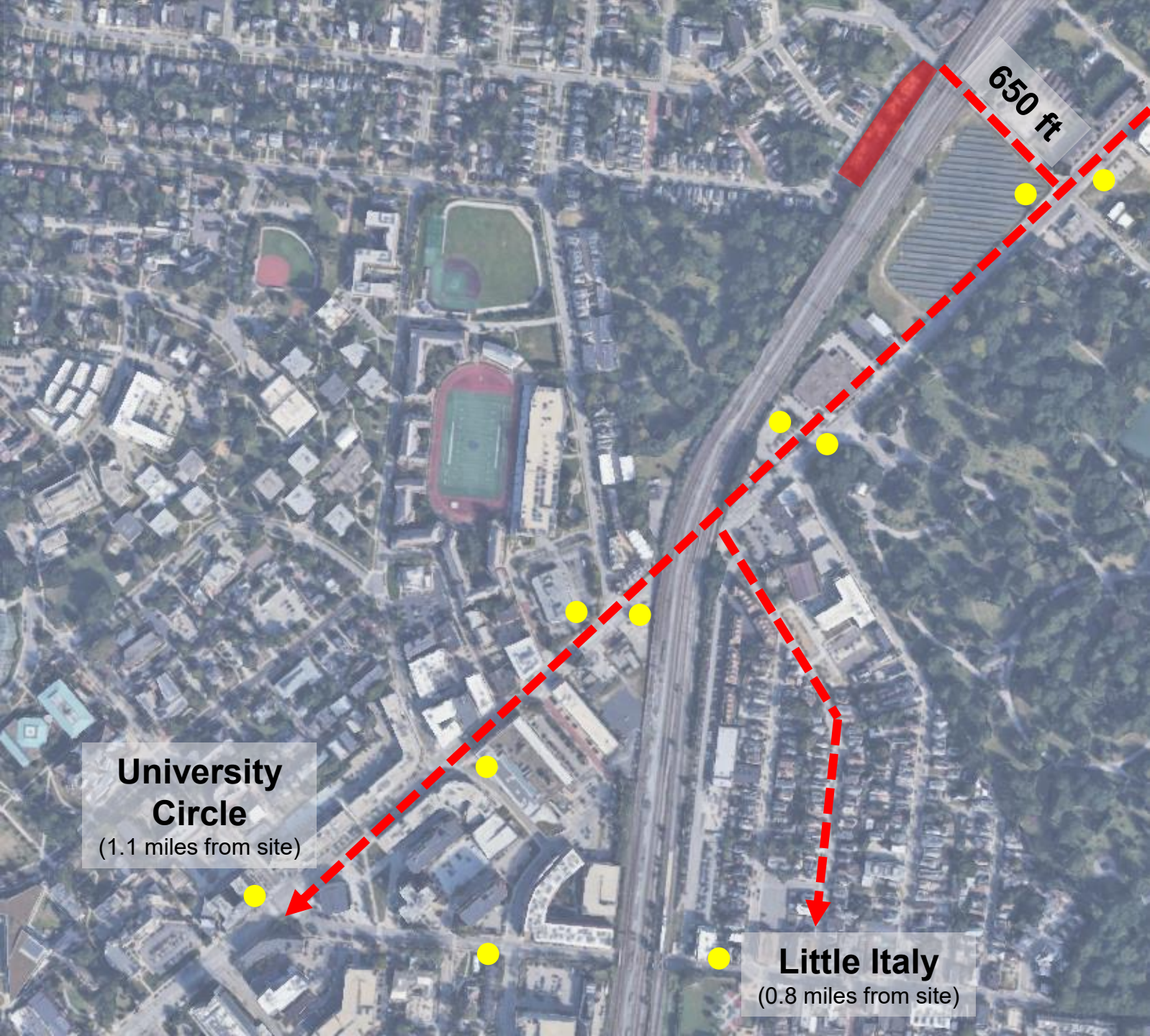
# LOCATION/CONTEXT

## UNIVERSITY CIRCLE

- 4 MINUTES BY CAR
- 10 MINUTES TOTAL BY BUS (HEALTHLINE)
- 20 MINUTES WALKING

## LITTLE ITALY

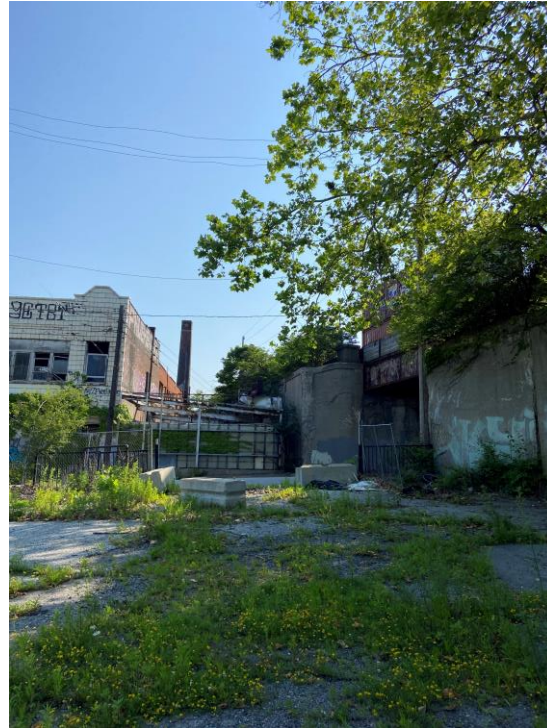
- 3 MINUTES BY CAR
- 15 MINUTES TOTAL BY BUS (HEALTHLINE)
- 20 MINUTES WALKING



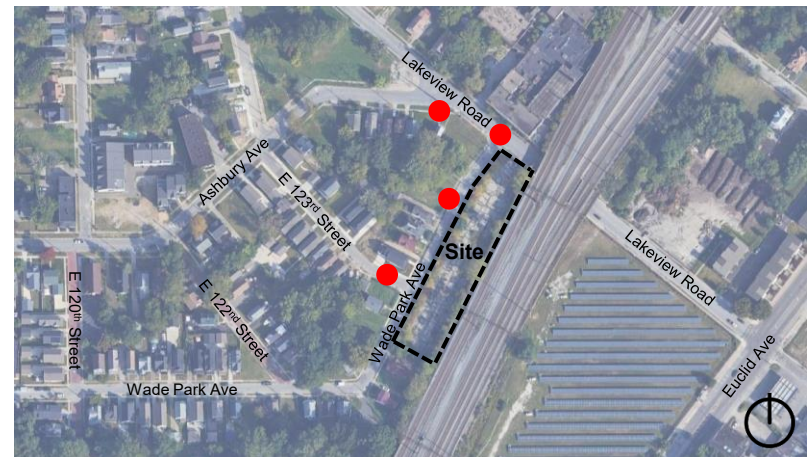
**University Circle**  
(1.1 miles from site)

**Little Italy**  
(0.8 miles from site)

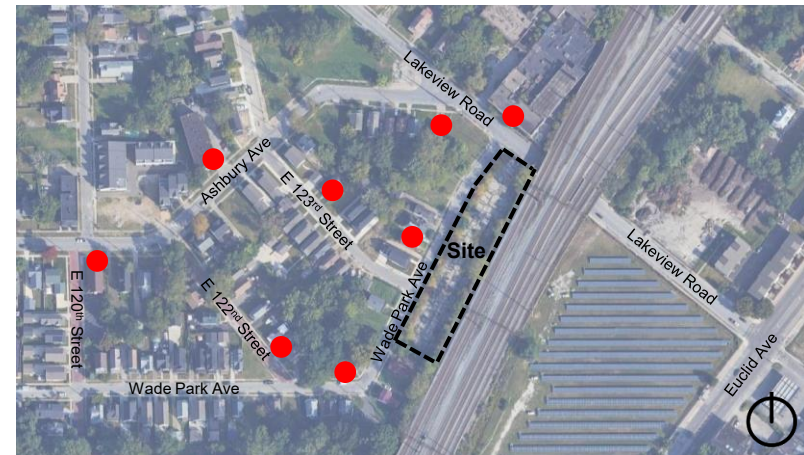
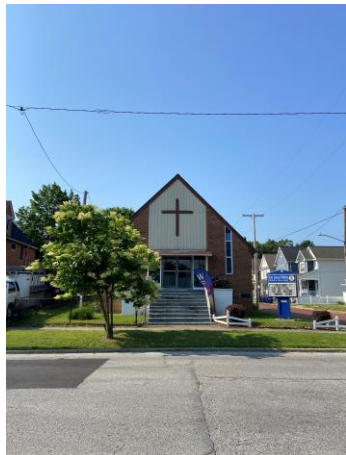
# SITE PHOTOS (SITE CONDITION)



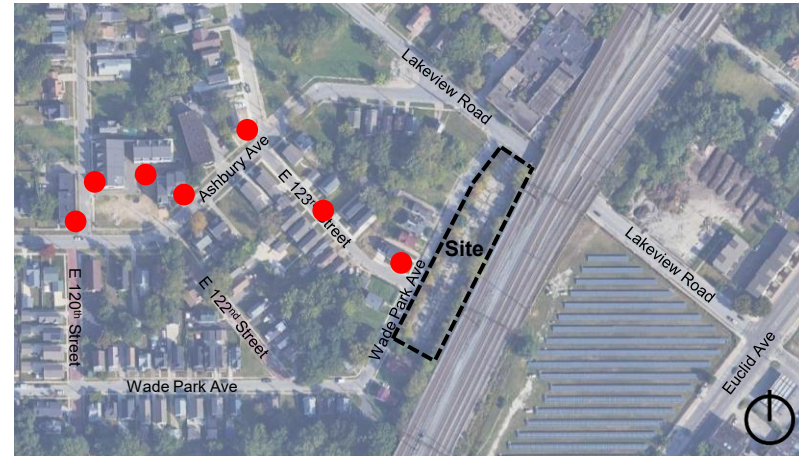
# SITE PHOTOS (STREET VIEWS)



# SITE PHOTOS (EXISTING BUILDINGS)



# SITE PHOTOS (RECENT CONSTRUCTION)



# CONCEPTUAL SITE PLAN

## PROPOSED

3-STORY APARTMENT BUILDING  
INDEPENDENT SENIOR LIVING  
40 UNITS

## PARKING

22 SPACES + 2 ADA SPACES  
24 PARKING SPACES TOTAL

## ACCESS

MAIN VEHICULAR ACCESS FROM S WADE  
PARK AVENUE

MAIN PEDESTRIAN ACCESS FROM W WADE  
PARK AVENUE AND LAKEVIEW ROAD

## OPEN SPACE

GREEN SPACE AROUND THE BUILDING  
400-SF OF PATIO SPACE WITH 50%  
COVERED

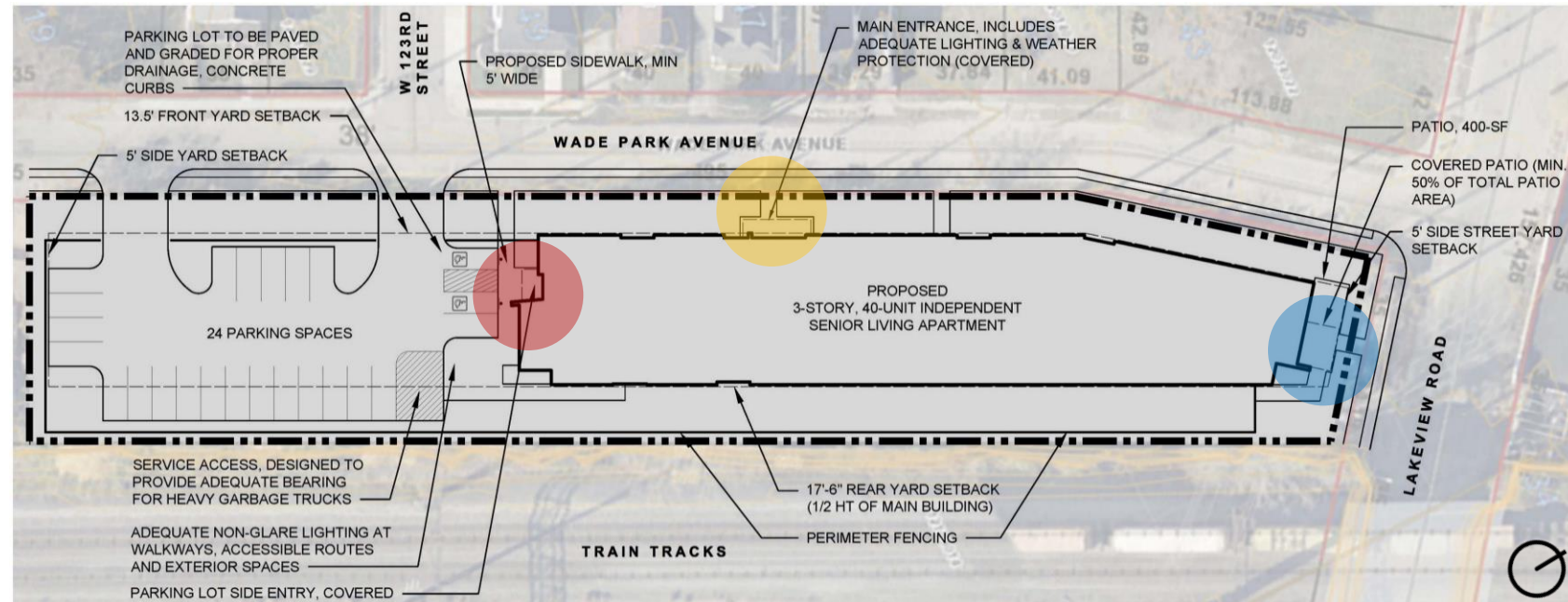
ZONING MAP:



SITE DATA:

ZONING	MF-D1, MULTI-FAMILY TRANSIT ORIENTED DEVELOPMENT ZONE
PROPOSED USE	3-STORY INDEPENDENT SENIOR LIVING
ACREAGE	+/- 0.98-AC (42,678-SF)
UNIT COUNT	40 UNITS (27 ONE-BEDROOMS, 13 TWO-BEDROOMS)

	PERMITTED	PROVIDED
MAX GROSS FL AREA ("D")	LOT AREA = 42,678-SF	42,000-SF
BUILDING HEIGHT ("I")	35'	35'
FRONT YARD SETBACK	13.5' (15% LOT DEPTH)	13.5'
STREET SIDE YARD SET.	5'	23'
INTERIOR SIDE YARD SET.	7'	190'
REAR YARD SETBACK	20'	20'
OFF-STREET PARKING	1 SPACE / 3 DU 14 SPACES REQ.	0.6 SPACES/DU 24 SPACES SHOWN
PARKING STALL	180-SF	9'x20'
DRIVE AISLE	24'	24'



# CONCEPTUAL PLAN

## FIRST FLOOR

15,130-SF

2,475-SF OF COMMON SPACE  
(COMMUNITY ROOM, OFFICES,  
EXERCISE ROOM)

## UNIT MIX

8 ONE-BEDROOM UNITS

2 TWO-BEDROOM UNITS

10 UNITS TOTAL

## OVERALL BUILDING INFORMATION

3-STORY APARTMENT BUILDING

GENERAL POPULATION

40 UNITS

44,584-SF

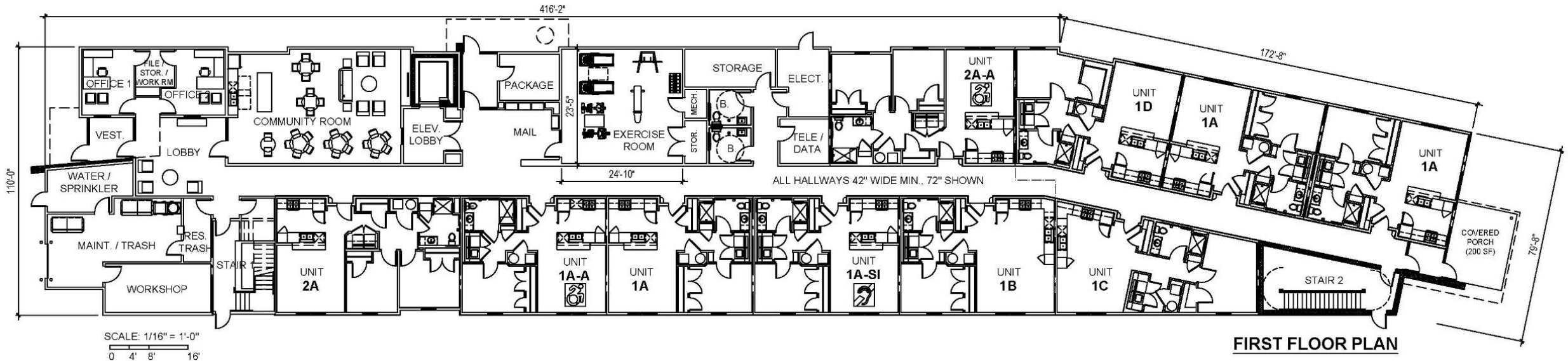
## OVERALL UNIT MIX

30 ONE-BEDROOM UNITS

10 TWO-BEDROOM UNITS

40 UNITS TOTAL

(4 UNITS WILL BE TYPE A ACCESSIBLE)



FIRST FLOOR PLAN



# CONCEPTUAL PLAN

## SECOND FLOOR

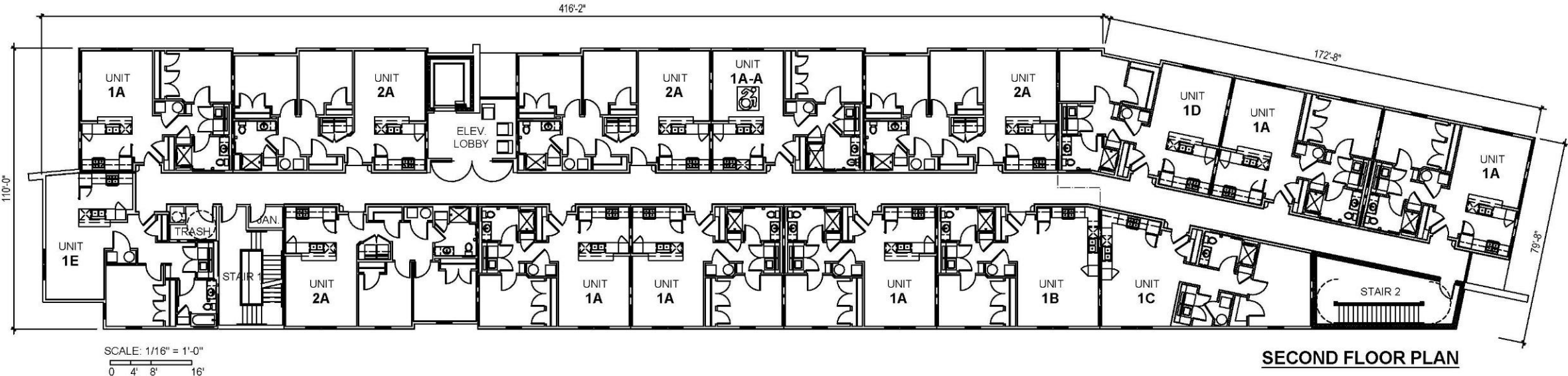
14,727-SF

### UNIT MIX

11 ONE-BEDROOM UNITS

4 TWO-BEDROOM UNITS

15 UNITS TOTAL



SECOND FLOOR PLAN



# CONCEPTUAL PLAN

## THIRD FLOOR

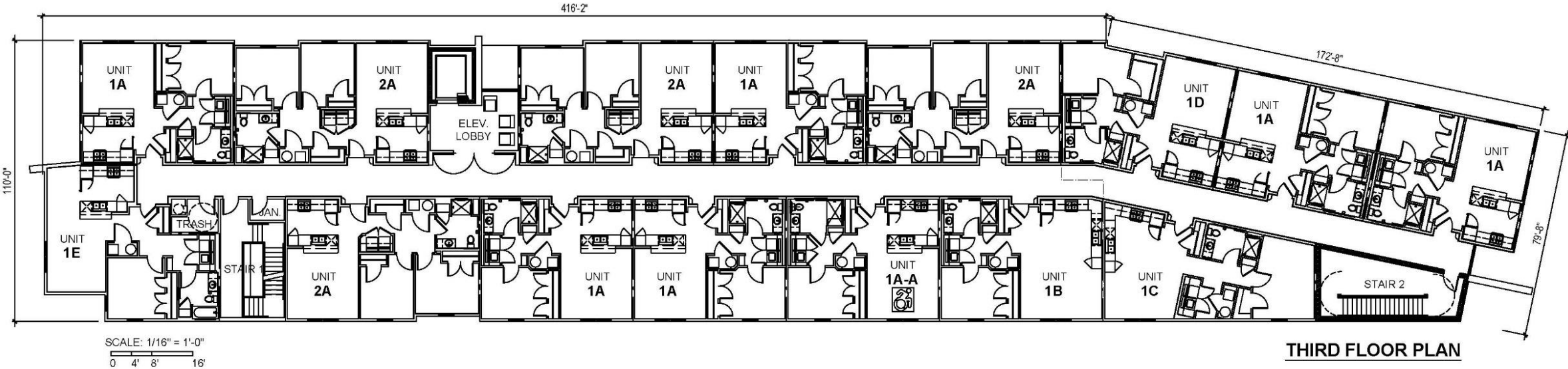
14,727-SF

### UNIT MIX

11 ONE-BEDROOM UNITS

4 TWO-BEDROOM UNITS

15 UNITS TOTAL

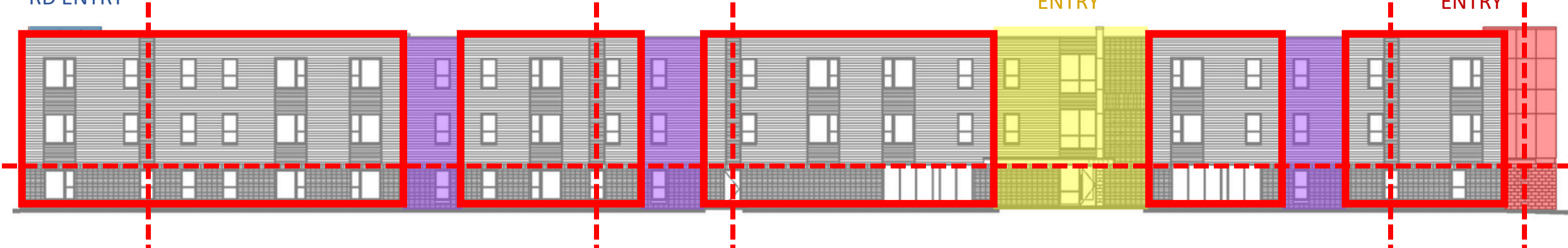


# ELEVATION MASSING DIAGRAM

PATIO /  
LAKEVIEW  
RD ENTRY

STREET  
ENTRY

PARKING  
ENTRY



NORTH ELEVATION (WADE PARK AVENUE)



# COLOR ELEVATION



WADE PARK AVENUE ELEVATION



LAKEVIEW ROAD ELEVATION

# ENTRY ELEVATION



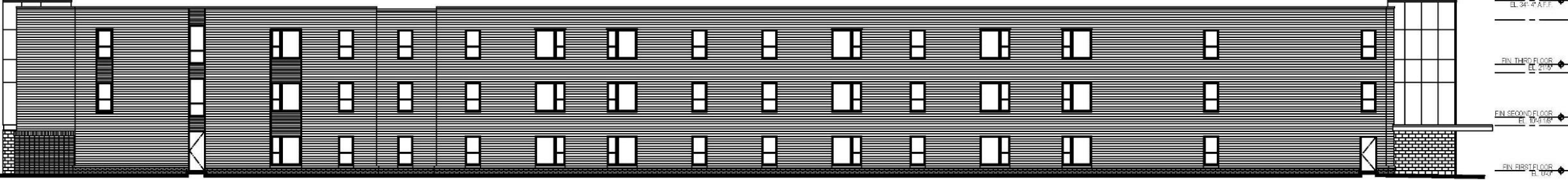
ENLARGED ENTRY ELEVATION  
(WADE PARK AVENUE ENTRY)

# ENTRY ELEVATION



ENLARGED ENTRY ELEVATION  
(LAKEVIEW ROAD ENTRY)

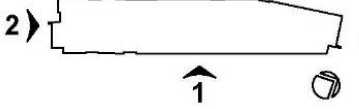
# BUILDING ELEVATIONS



**1** SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



**2** WEST ELEVATION  
SCALE: 1/16" = 1'-0"



## **TO DO:**

### **ARCHITECTURAL:**

CONTINUE TO DEVELOP THE DESIGN & BUILDING ELEVATIONS

### **CIVIL:**

CONTINUE WORK ON SITE & UTILITY INVESTIGATION

### **LANDSCAPE:**

KICK-OFF LANDSCAPE ARCHITECT

### **GEOTECH:**

ADDITIONAL BORINGS BASED ON CURRENT PLAN

## **TIMELINE:**

SUMMER '25 :

CONTINUE TO WORK THROUGH THE DESIGN, DESIGN APPROVALS, AND VARIANCES

SPRING '26:

SUBMIT PERMIT SET FOR CITY REVIEW

SUMMER '26:

CLOSING / START CONSTRUCTION

**THANK YOU!**

# Cleveland City Planning Commission

## Staff Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 27, 2025

## **NE2025-017** – Wade Park Station

June 27, 2025

NEDRAC gave conceptual approval with conditions on 6/18/25:

- Investigate the grading of the site (take sections of the site to see the scale of things).
  - Celebrate the wall with murals to activate the space and make it more inviting.
  - Explore plantings in the small space to make it inviting.
  - Consider wrapping the seating on the porch around the corner and adding seating on the West end.
-

# Cleveland City Planning Commission

## Downtown/Flats Design Review

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 27, 2025

**DF2025-023** – AC Marriot Signage

June 27, 2025

Project Address: 629 Euclid Ave

Type: Signage

Project Representative: Joseph Del Re, MRN LP

Approval: Final

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

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# AC Marriott Hotel

## 629 Euclid Ave

# City Planning Commission Hearing

## June 27, 2025



CITY OF CLEVELAND  
Mayor Justin M. Bibb

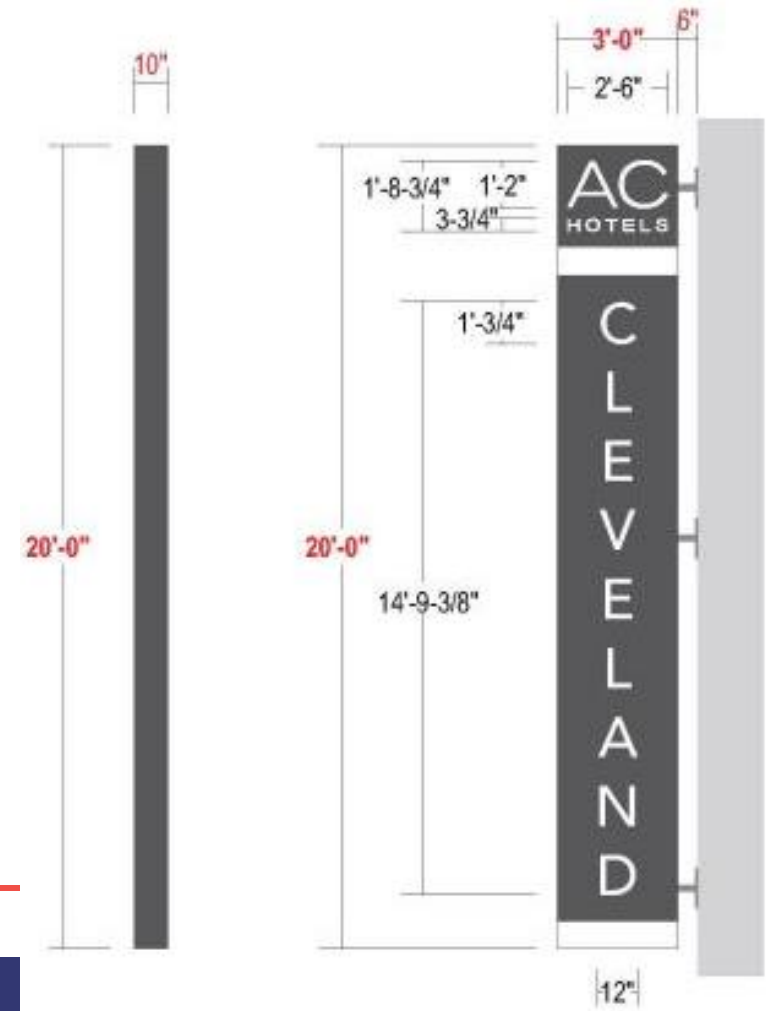
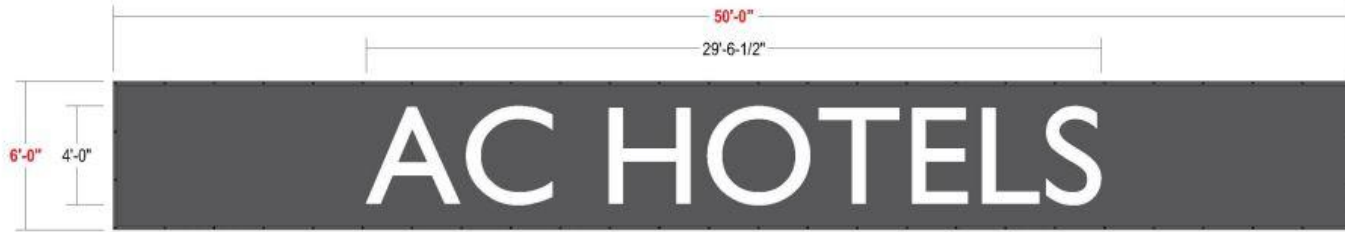
---

CITY PLANNING COMMISSION

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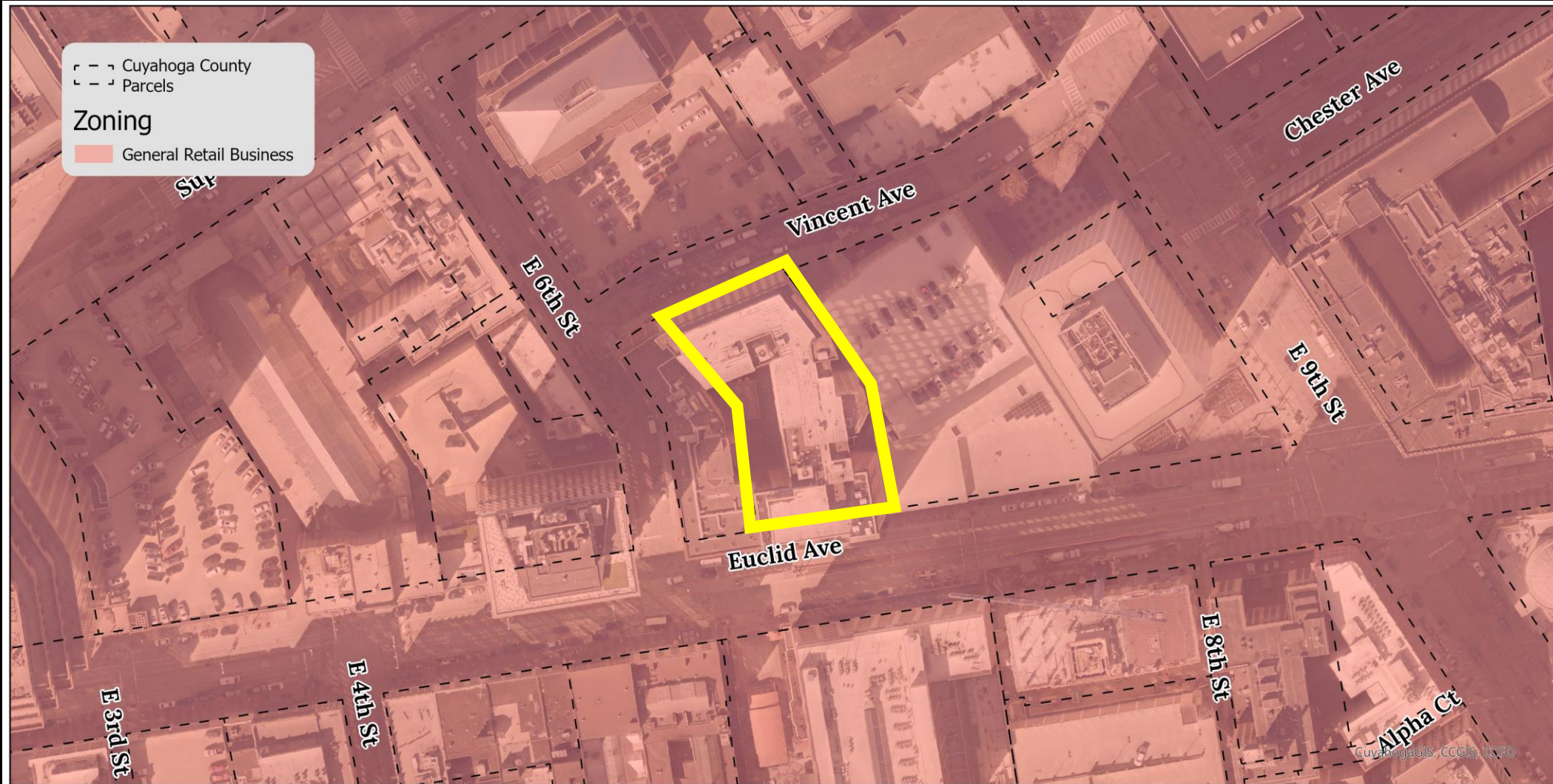
# Proposal

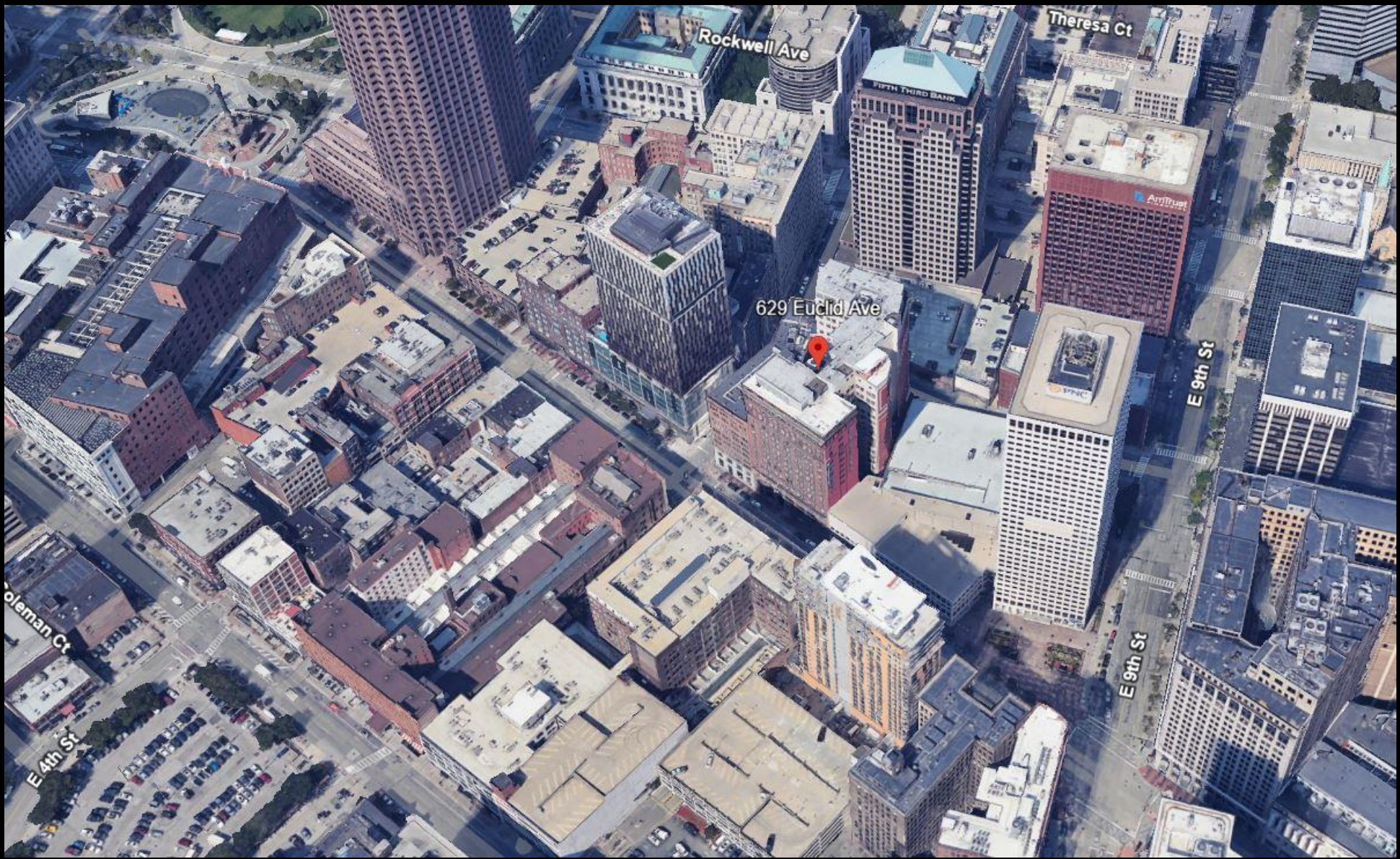
Applicant occupying 629 Euclid Ave is proposing three business identification wall signs.



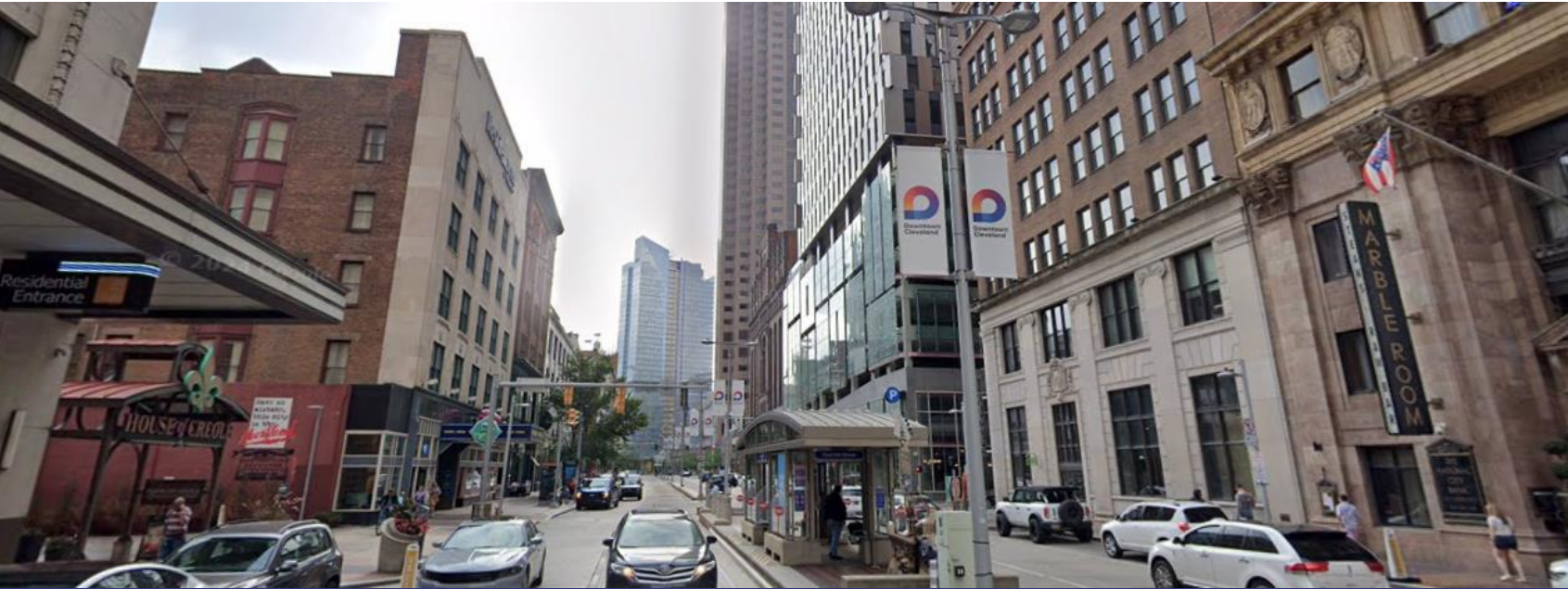
## Existing Zoning

General Retail Business  
Zoning District





Euclid Ave  
Eastern View



Euclid Ave  
Western View

# Why City Planning Commission?

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- §350.16 gives City Planning Commission the jurisdiction to vary the Sign Code to either more strict or less strict regulations than what §350 requires based on a specific set of criteria: (*Administrative approval does not apply*)
    - **Design Compatibility:** may vary only if such variation will result in signage which is better suited to the design of the subject property or nearby properties of architectural or historic significance
    - **Design Guidelines:** any variation from regulations shall be approved only in accordance with applicable design guidelines adopted by CPC & City Council
    - **Minimum Variation:** Any variation shall be the **MINIMUM** necessary to ensure design compatibility
-

# Variances Required

## Business Identification Projecting Blade Sign:

- **137.5 sf max permitted for projecting signs.**
  - **Proposing 148.9 sq.ft.**
  - **Require variance for 11.4 sq.ft.**

Signage Represents  
18.4 sq.ft.



Signage Represents  
12.5 sq.ft.



Signage Represents  
118 sq.ft.

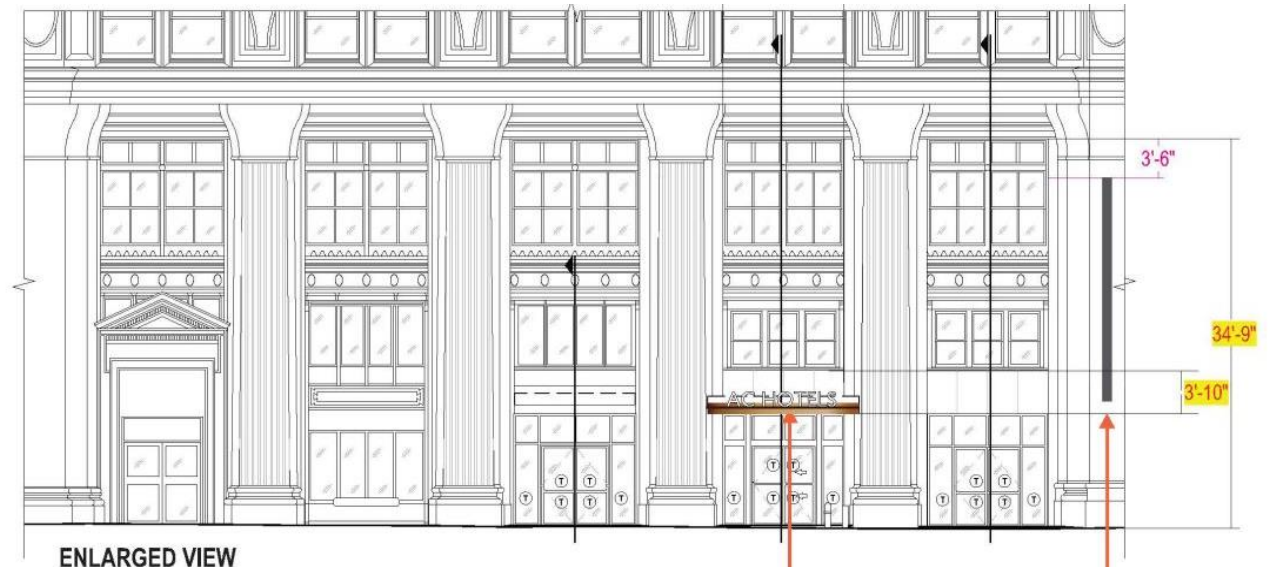


# Considerations

- ❖ Does this result in signage that is better suited to the design of the subject property or nearby properties? (*Design Compatibility*)
- ❖ Does this result in signage that follows CPC's standard of *approved design guidelines*?
- ❖ **Are these variances the *minimum necessary* to ensure design compatibility with surrounding properties and residential neighbors?**



E01



ENLARGED VIEW

E03

E02

The image shows the exterior of a building with a classical architectural style, featuring large, fluted columns. A sign above the entrance reads "AC HOTELS". The scene is dimly lit, suggesting dusk or dawn. In the foreground, there are some plants and a few people near the entrance.

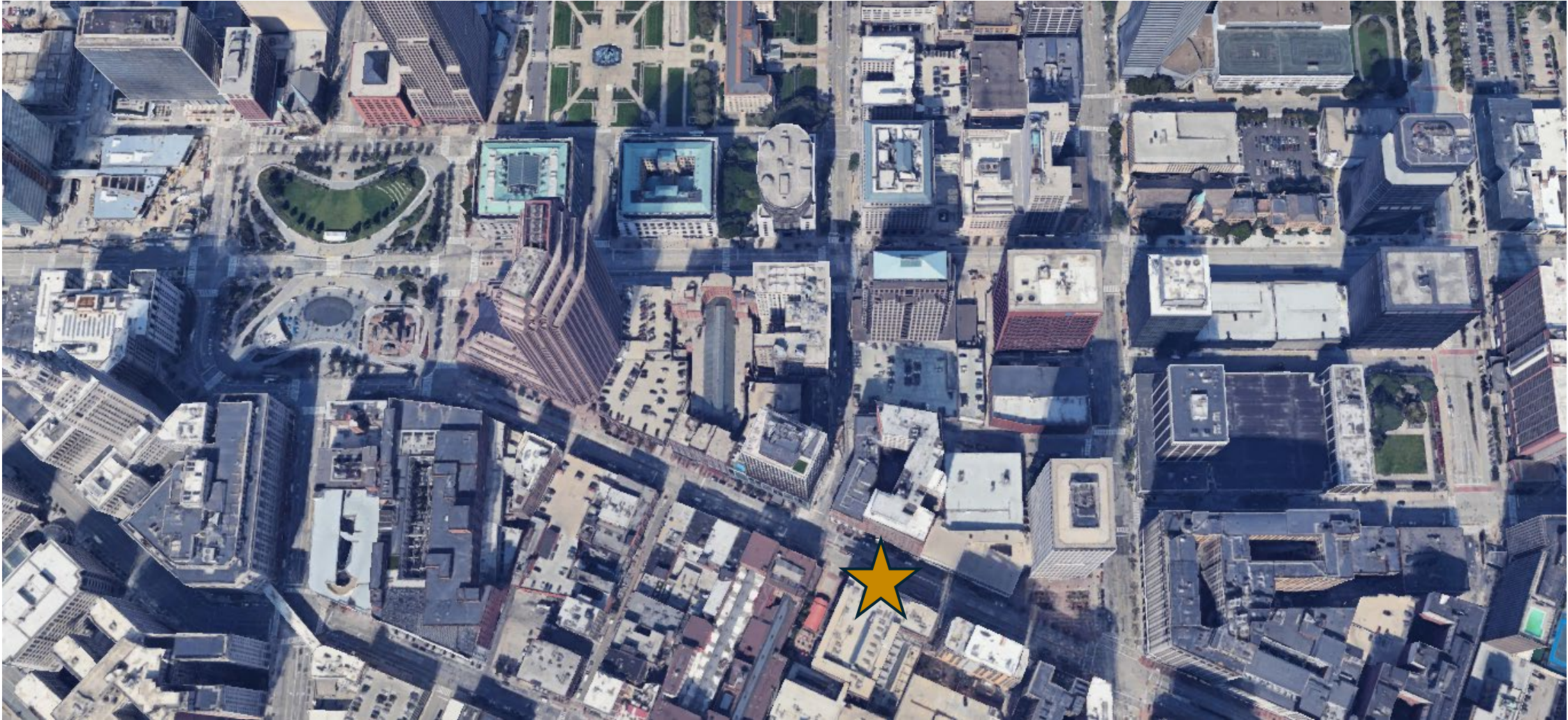
AC HOTELS

# AC Marriott Conversation

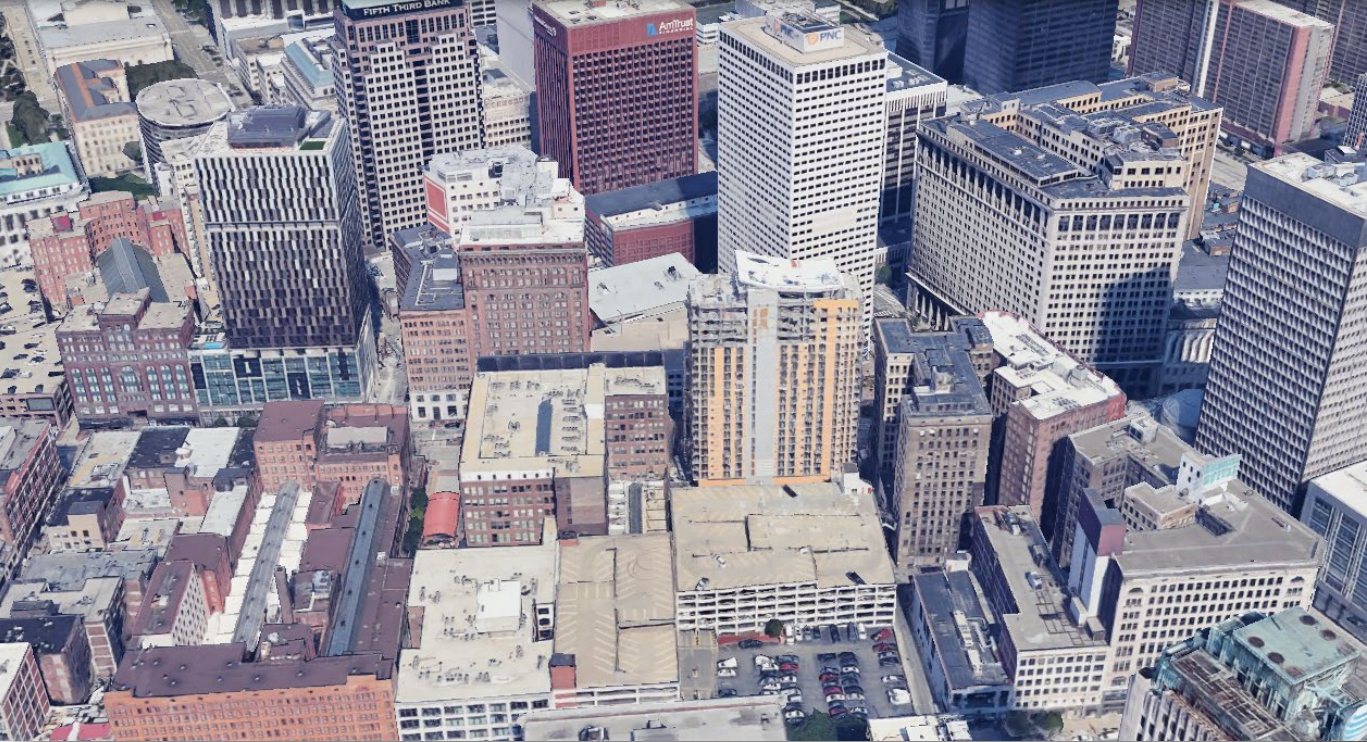
# Project Summary

- We are proposing to convert the Holiday Inn Express located at 629 Euclid Avenue into an AC Marriott hotel. This work will mostly involve interior modifications.
- Work scope will include the renovation of the ground floor into a grand lobby for the hotel. 1<sup>st</sup> floor and mezz dining serves will be relocated to the ground floor, and a new kitchen will be provided in the former restaurant space. A new bar will be provided in the lobby space as well.
- As a part of this renovation, a new front entry way will be added on Euclid Avenue, centered on the building, in the location as the original entrance.

# Site Location Map



# Site Context Plan



# Existing Conditions

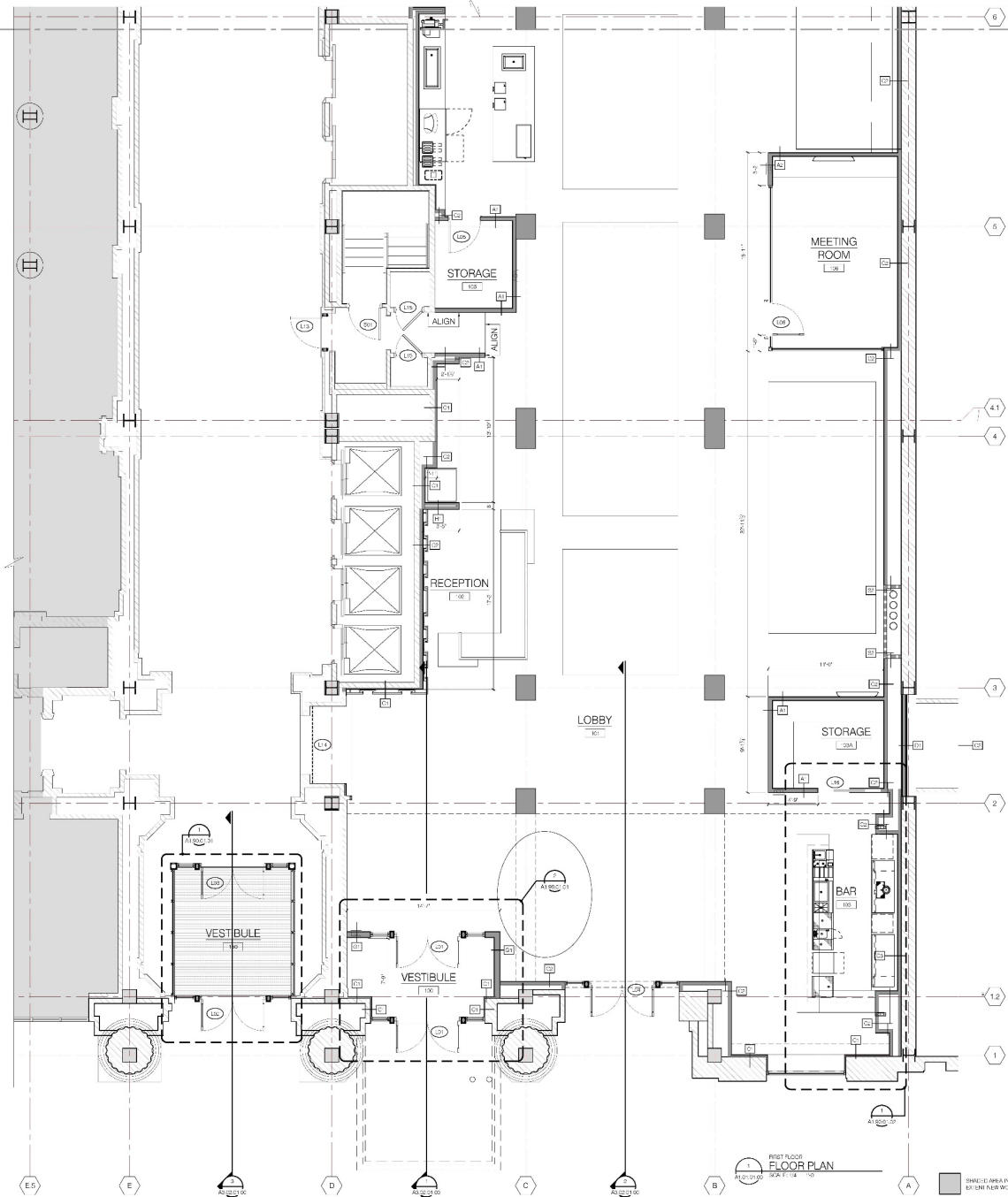


# Euclid Entrance – Proposed Changes



MATCH LINE  
SEE SHEET  
A1.01.02.00

MATCH LINE  
SEE SHEET  
A1.01.02.00



- GENERAL NOTES**
1. DIMENSIONS ARE TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. HOLD MINIMUM CLEARANCES AS SHOWN.
  2. ELECTRICAL OUTLETS SHOWN ON THIS FLOOR PLAN AND ON BELOW ARE FOR DESIGN PURPOSES AND THIS SET SPECIFIED OPTIONAL OUTLETS MAY BE REQUIRED BY LOCAL REGULATIONS.
  3. ALL EUP EX ROOFING IS TO BE INSTALLED @ 18" AFF LIND TR.
  4. ALL TO PROTECT DOORS AND/OR STAIRWAYS FOR ALL INTERNAL AND EXTERNAL BRICKWORK TO BE IN PLACE.
  5. FOR FINISHES AND FURNITURE INFO SEE ARCHITECTURAL DRAWINGS.
  6. WINDOW SCHEDULES SEE ARCHITECTURAL DRAWINGS.
  7. REFER TO NOTES OF PROJECT AND/OR SPECIFICATION (PDS) FOR ROOM FINISHES AND PRODUCTS.
- SYMBOLS**
- (101) ROOM TAG - SEE SHEET A1.01.01.01
  - (A1) INVERTION TAG - SEE SHEET A1.01.01.01







HISTORIC SET

M.R.N. LIMITED: NEW ENGLAND BUILDING  
 NATIONAL CITY AC MARRIOTT HOTEL  
 629 Euclid Avenue | Cleveland, Ohio 44114

REVISION	DATE	BY	DESCRIPTION

1ST FLOOR PLAN SOUTH

A1.01.01.00

05/02/2025

FILE: C:\Users\jdoyle\OneDrive\Documents\Projects\New England Building\National City AC Marriott Hotel\1st Floor\1st Floor Plan\_South.dwg  
 DATE: 05/02/2025 10:30:00 AM

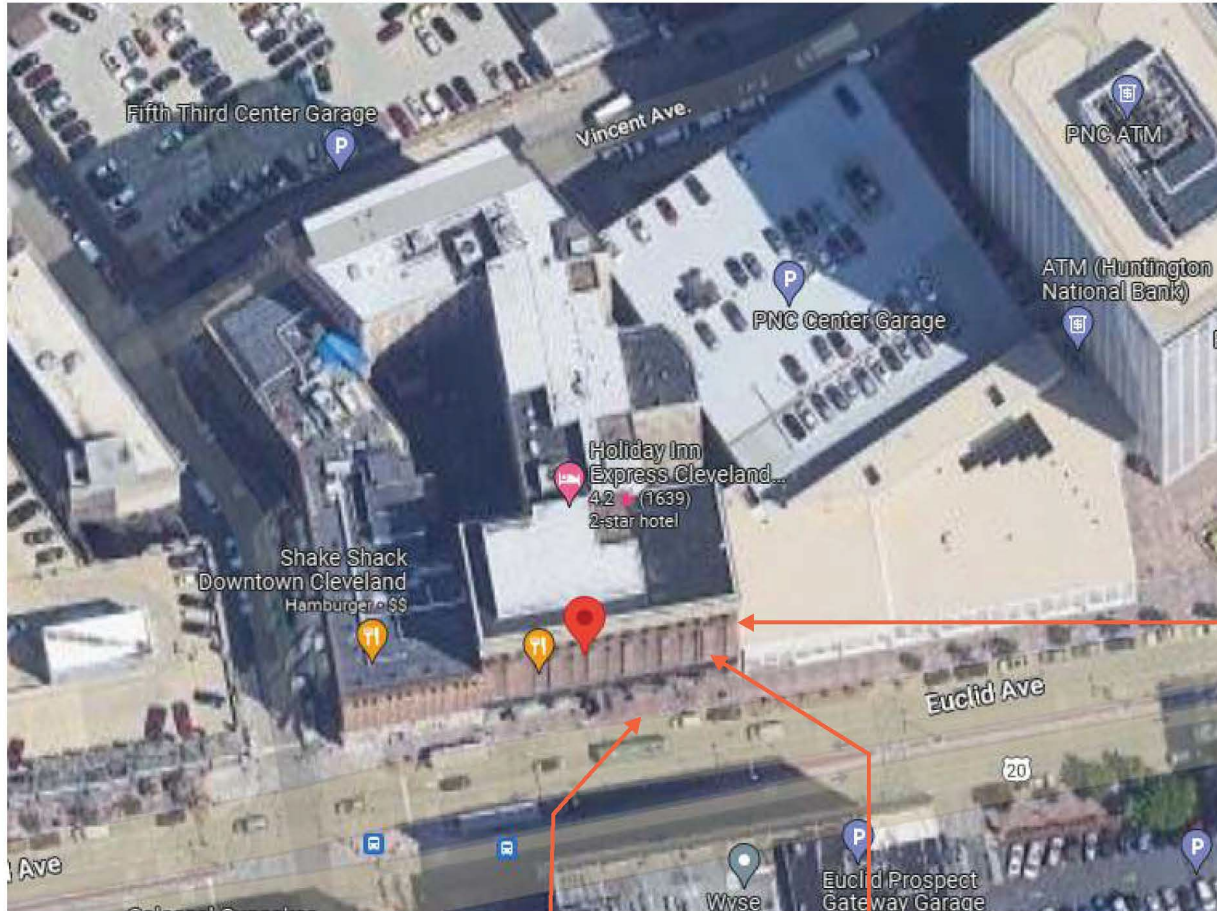
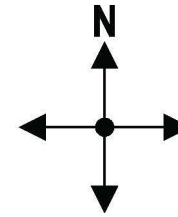
1ST FLOOR FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 DATE: 05/02/2025

THIS SET OF DRAWINGS IS THE PROPERTY OF M.R.N. LIMITED. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS SET OF DRAWINGS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF M.R.N. LIMITED.

# Proposed Signage

# SITE PLAN

Scale: NOT TO SCALE



Sign #	Part #	Description
E01		S/F Banner
E02		D/F Illuminated Blade Sign
E03		Face lit channel letters

# Stratus®

onestratus.com  
 8959 Tyler Boulevard  
 Mentor, Ohio 44060  
 888.503.1569

CLIENT: **AC HOTELS MARRIOTT**  
 ADDRESS: 629 EUCLID AVE CLEVELAND, OH 44114  
 PAGE NO.: 2

ORDER NUMBER: N/A  
 PROJECT NUMBER: 85881  
 SITE NUMBER: N/A  
 PROJECT MANAGER: WILLIE FIELDS  
 ELECTRONIC FILE NAME: G:\ACCOUNTS\MMARRIOTT\AC HOTEL\2023\OH\AC\_Cleveland\AC\_Cleveland\_Sales\_R12.cdr

Rev #	Req #	Date/Artist	Description
Original	420648	03/10/23 AS	
Rev 1	422400	03/21/23 KO	Added E04
Rev 2	424883	04/06/23 Z-AV	
Rev 3	434800	09/24/24 Z-SA	
Rev 4	495900	09/26/24 BS	
Rev 5	496069	09/30/24 DS	
Rev 6	497737	10/11/24 DS	

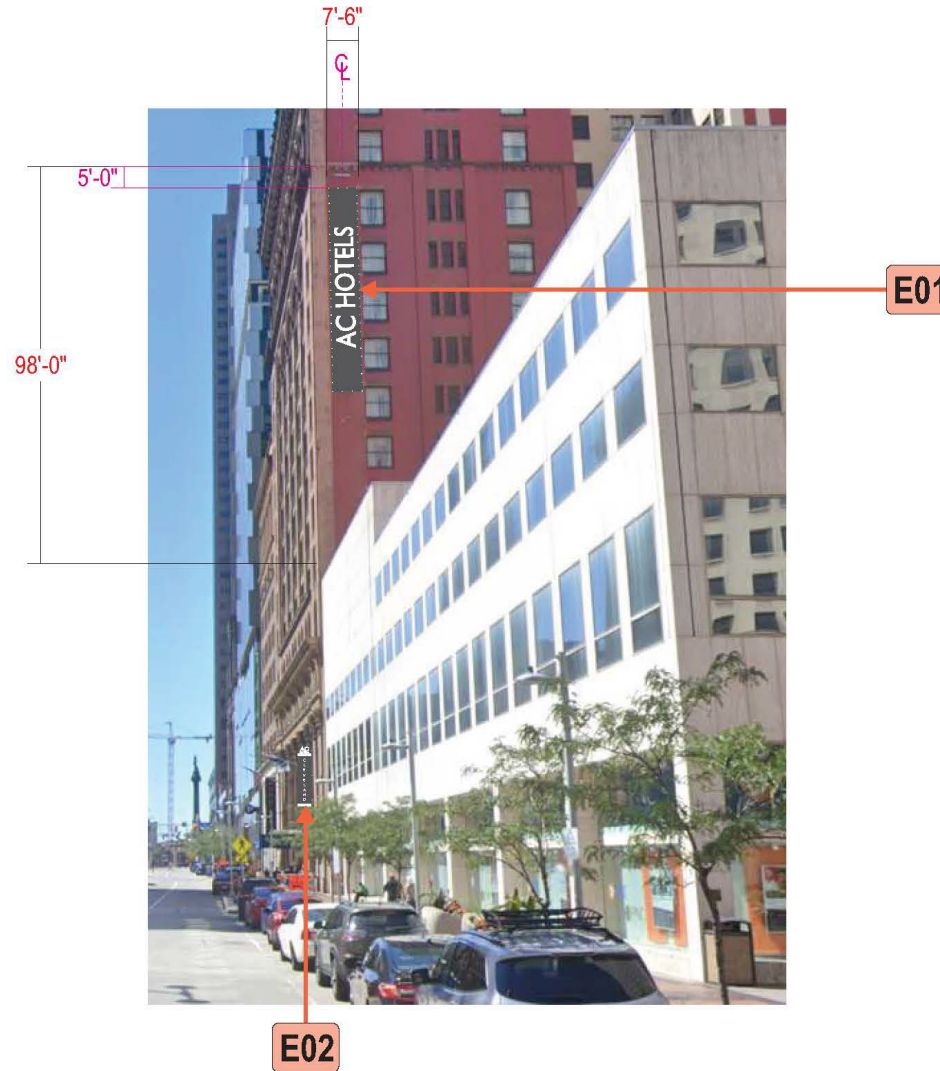
Rev #	Req #	Date/Artist	Description
Rev 7	511434	01/23/25 BLB	Updated site plan & TOC
Rev 8	512141	01/28/25 Z-SH	
Rev 9	516285	02/24/25 Z-KE	
Rev 10	520054	03/13/25 JCH	
Rev 11	528266	04/25/25 DS	
Rev 12	529942	05/05/25 DS	

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E01

# EAST ELEVATION

Scale: 1/32"=1'-0"



## EXISTING CONDITIONS



# Stratus®

onstratus.com

8959 Tyler Boulevard

CLIENT:



ORDER NUMBER:

N/A

PROJECT NUMBER:

85881

SITE NUMBER:

N/A

PROJECT MANAGER:

WILLIE FIELDS

ADDRESS:

820 EUCLID AVE

PAGE NO.:

ELECTRONIC FILE NAME:

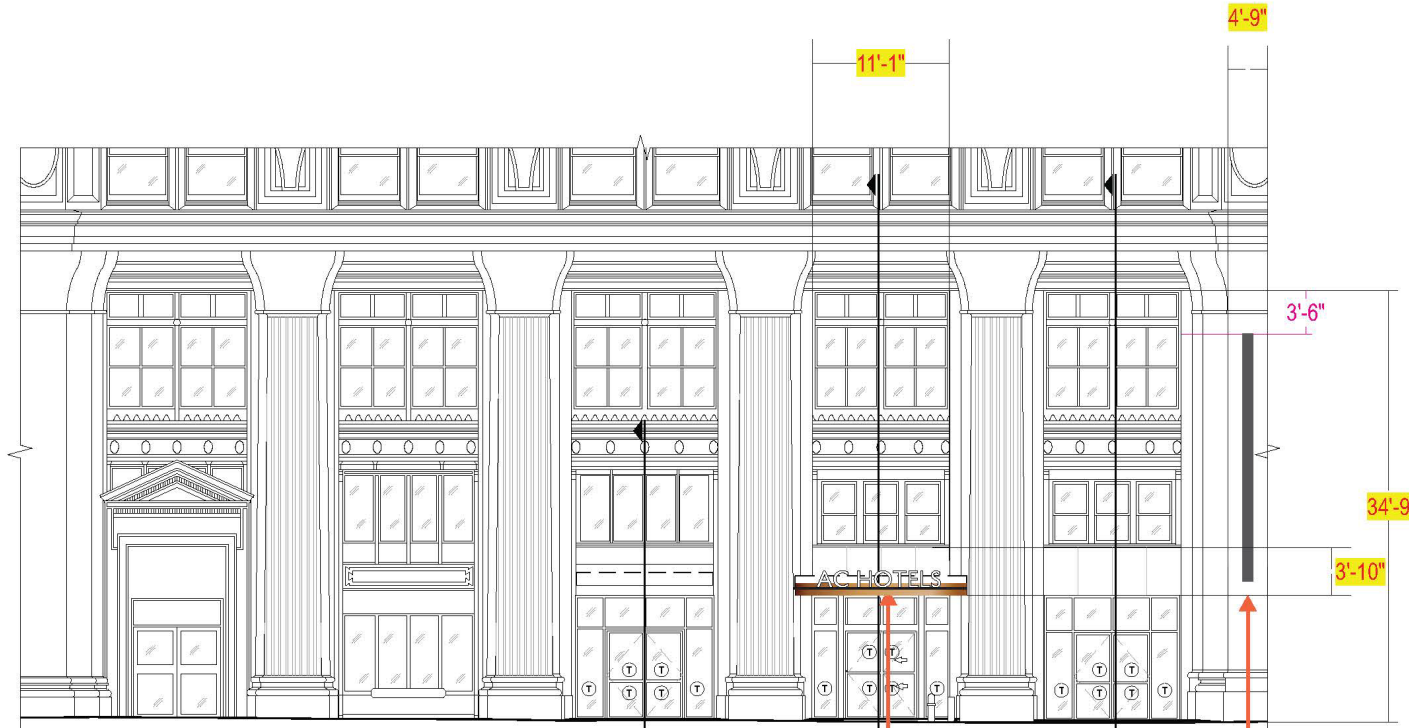
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	420648	03/10/23 AS		Rev 7	511434	01/23/25 BLB	Corrected copy to read AC HOTELS
Rev 1	422400	03/21/23 KO		Rev 8	512141	01/28/25 Z-SH	
Rev 2	424883	04/06/23 Z-AV	Revised artwork	Rev 9	516285	02/24/25 Z-KE	
Rev 3	494860	09/24/24 Z-SA	Revised artwork	Rev 10	520054	03/13/25 JCH	
Rev 4	495900	09/26/24 BS		Rev 11	528266	04/25/25 DS	
Rev 5	496069	09/30/24 DS		Rev 12	529942	05/05/25 DS	

# STOREFRONT ELEVATION

Scale: 3/32"=1'-0"



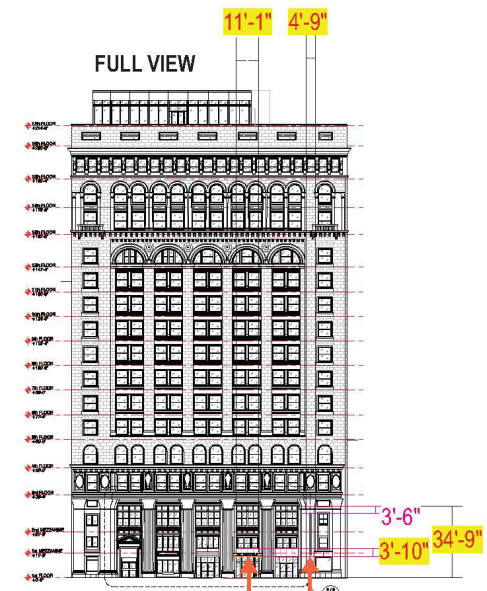
ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN



ENLARGED VIEW

E03

E02



Scale: 1/64"=1'-0"

E03

E02

# Stratus®

onestratus.com

8959 Tyler Boulevard

Mentor, Ohio 44060

888.503.1569

CLIENT:



ADDRESS:

629 EUCLID AVE  
CLEVELAND, OH 44114

PAGE NO.:

4

ORDER NUMBER:

N/A

SITE NUMBER:

N/A

ELECTRONIC FILE NAME:

G:\ACCOUNTS\MARRIOTT\AC HOTEL\2023\OH\AC\_Cleveland\AC\_Cleveland\_Sales\_R12.cdr

PROJECT NUMBER:

85881

PROJECT MANAGER:

WILLIE FIELDS

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	420648	03/10/23 AS		Rev 7	511434	01/23/25 BLB	Updated elevation
Rev 1	422400	03/21/23 KO		Rev 8	512141	01/28/25 Z-SH	Revised sign placement
Rev 2	424883	04/06/23 Z-AV		Rev 9	516285	02/24/25 Z-KE	
Rev 3	494860	09/24/24 Z-SA		Rev 10	520054	03/13/25 JCH	
Rev 4	495900	09/26/24 BS	Updated sign a	Rev 11	528266	04/25/25 DS	
Rev 5	496069	09/30/24 DS		Rev 12	529942	05/05/25 DS	
Rev 6	497737	10/11/24 DS	Revised canopy details. Removed E01 and renumbered				

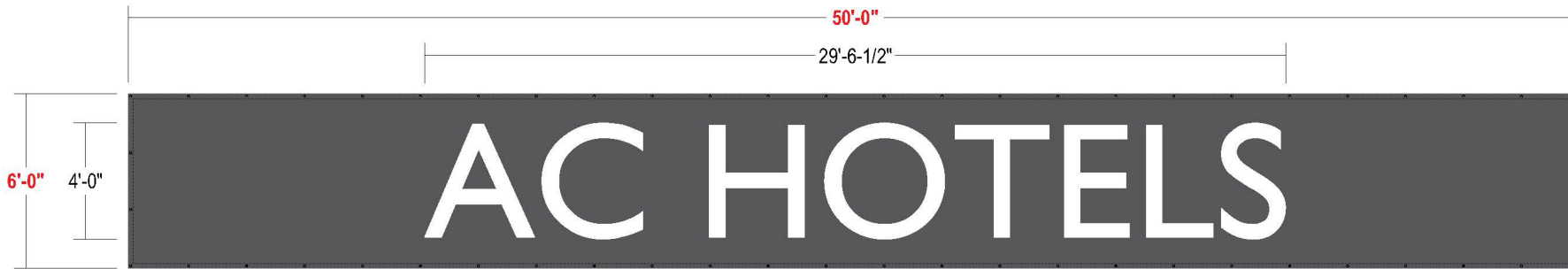
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E01

S/F BANNER

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

300 square feet



**BANNER:** Heavy duty white banner material hemmed and grommeted as required

**GRAPHICS:** Digitally printed gray background

**INSTALL:** Attached to wall with appropriate mechanical fasteners

**QUANTITY:** (1) ONE REQUIRED FOR EAST ELEVATION

COLOR PALETTE



All paint finishes to be Satin unless otherwise noted

# Stratus®

onestratus.com  
8959 Tyler Boulevard  
Mentor, Ohio 44060  
888.503.1569



ADDRESS: 629 EUCLID AVE  
CLEVELAND, OH 44114

PAGE NO.: 5

ORDER NUMBER: N/A

SITE NUMBER: N/A

PROJECT NUMBER: 85881

PROJECT MANAGER: WILLIE FIELDS

Rev #	Req #	Date/Artist	Description
Original	420648	03/10/23 AS	
Rev 1	422400	03/21/23 KO	
Rev 2	424883	04/06/23 Z-AV	Revised artwork
Rev 3	494860	09/24/24 Z-SA	
Rev 4	495900	09/26/24 BS	
Rev 5	496069	09/30/24 DS	
Rev 6	497737	10/11/24 DS	

Rev #	Req #	Date/Artist	Description
Rev 7	511434	01/23/25 BLB	Corrected copy to read AC HOTELS
Rev 8	512141	01/28/25 Z-SH	
Rev 9	516285	02/24/25 Z-KE	
Rev 10	520054	03/13/25 JCH	
Rev 11	528266	04/25/25 DS	
Rev 12	529942	05/05/25 DS	

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

E02

# D/F ILLUMINATED BLADE SIGN

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

41.8 square feet



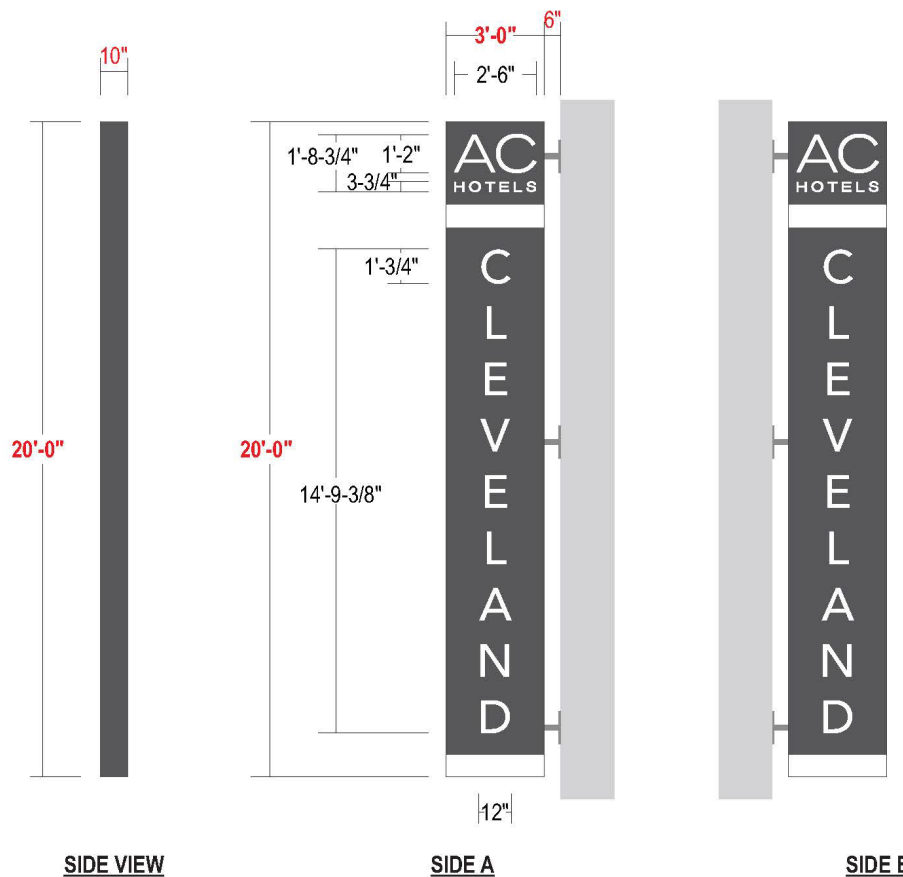
### COLOR PALETTE

- Pantone 425 Gray
- Pantone 423 Gray
- 3M 3630-20 White  
3M 3635-70 Diffuser

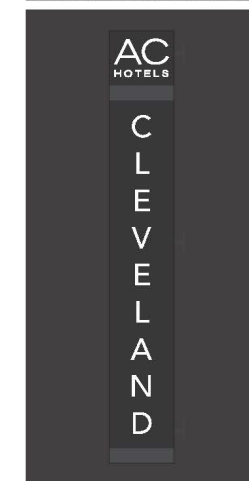
All paint finishes to be Satin unless otherwise noted

### ALL SPECS TBV

- CABINET:** 10" deep .090 fab'd aluminum cabinet painted dark gray
- FACES:** .125 routed aluminum faces painted dark gray
- GRAPHICS:** Routed from aluminum face with 3/4" thick clear acrylic with surface applied translucent white vinyl and second surface applied diffuser
- FONT:** Avenir LT Std 65 Medium
- ILLUM.:** White LEDs as required by manufacturer;  
**Power supplies housed in cabinet**
- WALL MAT.:** Not available at this time
- INSTALL:** Mounted with aluminum tubes and mounting plates painted light gray;  
Thru bolted using all thread into blocking as required;  
12" standard length of threaded rod will be supplied unless otherwise noted;  
3/8" threaded rod into blocking or Stratus approved equivalent  
*All connections to the building will be made through masonry mortar joints*



### SIMULATED NIGHT VIEW



ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.8(A) (1) OF THE NATIONAL ELECTRIC CODE.

QUANTITY: (1) ONE REQUIRED FOR STOREFRONT ELEVATION

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CLIENT:

ADDRESS: 629 EUCLID AVE  
CLEVELAND, OH 44114

PAGE NO.: 6

ORDER NUMBER: N/A

SITE NUMBER: N/A

ELECTRONIC FILE NAME: G:\ACCOUNTS\M\MARRIOTT\AC HOTEL\2023\OH\AC\_Cleveland\AC\_Cleveland\_Sales\_R12.cdr

PROJECT NUMBER: 85881 23

PROJECT MANAGER: WILLIE FIELDS

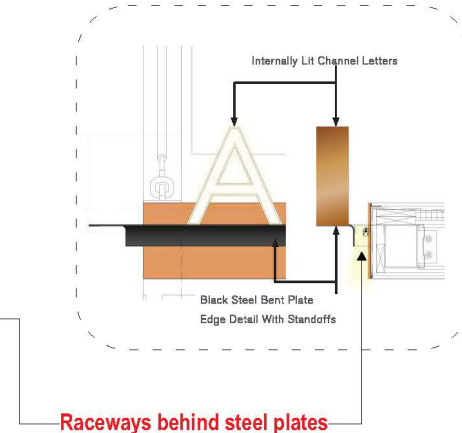
Rev #	Req #	Date/Artist	Description
Original	420648	03/10/23 AS	
Rev 1	422400	03/21/23 KO	
Rev 2	424883	04/06/23 Z-AV	
Rev 3	494860	09/24/24 Z-SA	
Rev 4	495900	09/26/24 BS	
Rev 5	496069	09/30/24 DS	
Rev 6	497737	10/11/24 DS	

Rev #	Req #	Date/Artist	Description
Rev 7	511434	01/23/25 BLB	
Rev 8	512141	01/28/25 Z-SH	
Rev 9	516285	02/24/25 Z-KE	Updated artwork
Rev 10	520054	03/13/25 JCH	Added install note/masonry joints
Rev 11	528286	04/25/25 DS	
Rev 12	529942	05/05/25 DS	

E03

FACE-LIT CHANNEL LETTERS | CANOPY

Scale: 3/4"=1'-0"



NEW CANOPIES BY CUSTOMER TO BE FIELD VERIFIED

- FACES:** 1/8" #7328 White acrylic
- TRIMCAP:** 1" Silver jewelite
- RETURNS:** 5" deep .040 bronze aluminum  
White L.E.P. insides
- BACKS:** .063 alum. backs - insides pre finished White;  
Outside to have bronze aluminum
- ILLUM.:** GE Tetra White LED's;  
*Power supplies to be housed within raceway*
- INSTALL:** Mounted on top of canopy using 3"x3"x1/4" vertical tubes, 2"x2"x.188 horizontal tubes, & a 5.5" x 3.5" extruded aluminum raceway - *all painted Pantone 2707 - COLOR TBD*  
**PENDING CUSTOMER APPROVAL**  
*INSTALLATION AND ENGINEERING DETAILS TO BE VERIFIED*
- QUANTITY:** (1) ONE LETTERSET REQUIRED

COLOR PALETTE

- #7328 White Acrylic
- bronze aluminum Finish
- RACEWAY/ ELEC. BRIDGE:**  
Pantone 2707  
Color TBD Pending Customer approval

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.5(A) (1) OF THE NATIONAL ELECTRIC CODE.

**Stratus**

onstratus.com  
8859 Tyler Boulevard  
Mentor, Ohio 44060  
888.503.1569

<b>CLIENT:</b>	
<b>ADDRESS:</b>	629 EUCLID AVE CLEVELAND, OH 44114
<b>PAGE NO.:</b>	7

<b>ORDER NUMBER:</b>	N/A	<b>PROJECT NUMBER:</b>	85881
<b>SITE NUMBER:</b>	N/A	<b>PROJECT MANAGER:</b>	WILLIE FIELDS
<b>ELECTRONIC FILE NAME:</b> G:\ACCOUNTS\MARRIOTT\AC HOTEL\2023\OH\AC_Cleveland\AC_Cleveland_Sales_R12.cdr			

Rev #	Req #	Date/Artist	Description
Original	420648	03/10/23 AS	
Rev 1	422400	03/21/23 KO	Added page
Rev 2	424883	04/06/23 Z-AV	
Rev 3	484860	09/24/24 Z-SA	Revised artwork
Rev 4	496900	09/26/24 BS	Updated to bottom raceway mount for both
Rev 5	496069	09/30/24 DS	Removed the residences at copy and adjusted install
Rev 6	497737	10/11/24 DS	Revised canopy details

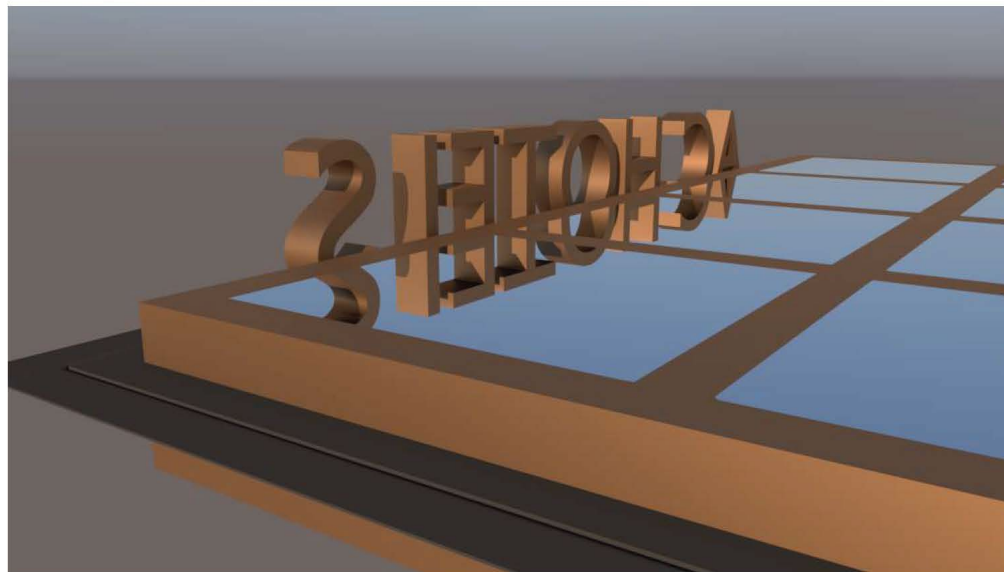
Rev #	Req #	Date/Artist	Description
Rev 7	511434	01/23/25 BLE	Updated art, renumbered Sign ID. Text to read AC HOTELS
Rev 8	512141	01/28/25 Z-SH	Updated artwork
Rev 9	516285	02/24/25 Z-KE	
Rev 10	520054	03/13/25 JCH	
Rev 11	528266	04/25/25 DS	Revised to bronze returns
Rev 12	529942	05/05/25 DS	

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E03

FACE-LIT CHANNEL LETTERS | CANOPY

Scale: 3/4"=1'-0"



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CLIENT:



ADDRESS:

629 EUCLID AVE  
CLEVELAND, OH 44114

PAGE NO.:

8

ORDER NUMBER:

N/A

SITE NUMBER:

N/A

ELECTRONIC FILE NAME:

G:\ACCOUNTS\MARRIOTT\AC HOTEL\2023\QHAC\_Cleveland\AC\_Cleveland\_Sales\_R12.cdr

PROJECT NUMBER:

85881

PROJECT MANAGER:

WILLIE FIELDS

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	420648	03/10/23 AS		Rev 7	511434	01/23/25 BLB	Updated art, renumbered Sign ID. Text to read AC HOTELS
Rev 1	422400	03/21/23 KO	Added page	Rev 8	512141	01/28/25 Z-SH	Updated artwork
Rev 2	424883	04/06/23 Z-AV		Rev 9	516285	02/24/25 Z-KE	
Rev 3	494860	09/24/24 Z-SA	Revised artwork	Rev 10	520054	03/13/25 JCH	
Rev 4	495900	09/26/24 BS	Updated to bottom raceway mount for both	Rev 11	528266	04/25/25 DS	Added 3D renders
Rev 5	496069	09/30/24 DS	Removed the residences at copy and adjusted install	Rev 12	529842	05/05/25 DS	Revised 3D render colors
Rev 6	497737	10/11/24 DS	Revised canopy details				

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

# Vincent Ave. Entrance – Proposed Changes









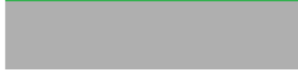

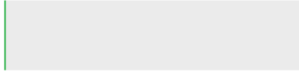






















Existing condition



# Solvent-Free Finishes That Add High Performance, Durability to Your World

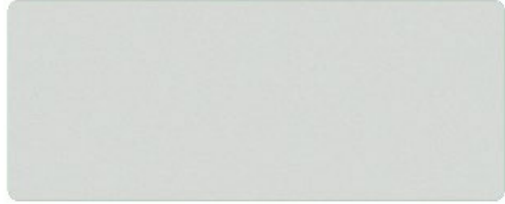


\*Denotes non-standard color

		
BLACK		
		
BOYSENBERRY*	SANDSTONE	HARTFORD GREEN
		
MILITARY BLUE*	ANTIQUe BRONZE	DOVE GRAY
		
CHARCOAL	BONE WHITE	CLASSIC BRONZE
		
DARK GREEN	CLARET RED	DEEP BLUE
		
LIGHT GREEN*	MIDNIGHT BLUE	INTERSTATE GREEN
		
BRICK RED	NIGHT HAWK GRAY*	REDWOOD
		
MEDIUM BLUE	SMOKE GRAY	DARK IVY*
		
MILK WHITE	LIGHT GRAY	MEDIUM BRONZE
		
ATLANTIC GRAY	SEPIA BROWN*	SEA WOLF
		
IVORY	JAVA BROWN	SUMMER YELLOW*

# HIGHLIGHT YOUR ARCHITECTURAL ACHIEVEMENTS TODAY

PERMADIZE® HARDCOAT FINISHES



LIGHT SEQUIN - 379A1453



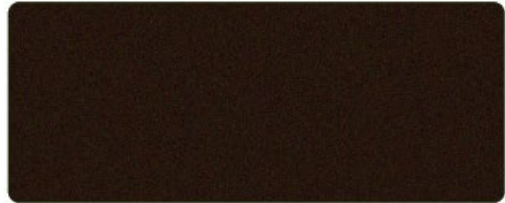
BLACK - 789G035



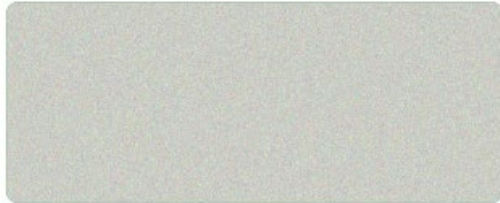
GOLD - 379A1451



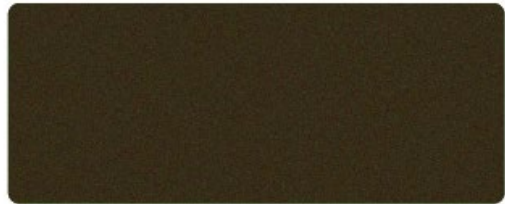
CHAMPAGNE - 379A1455



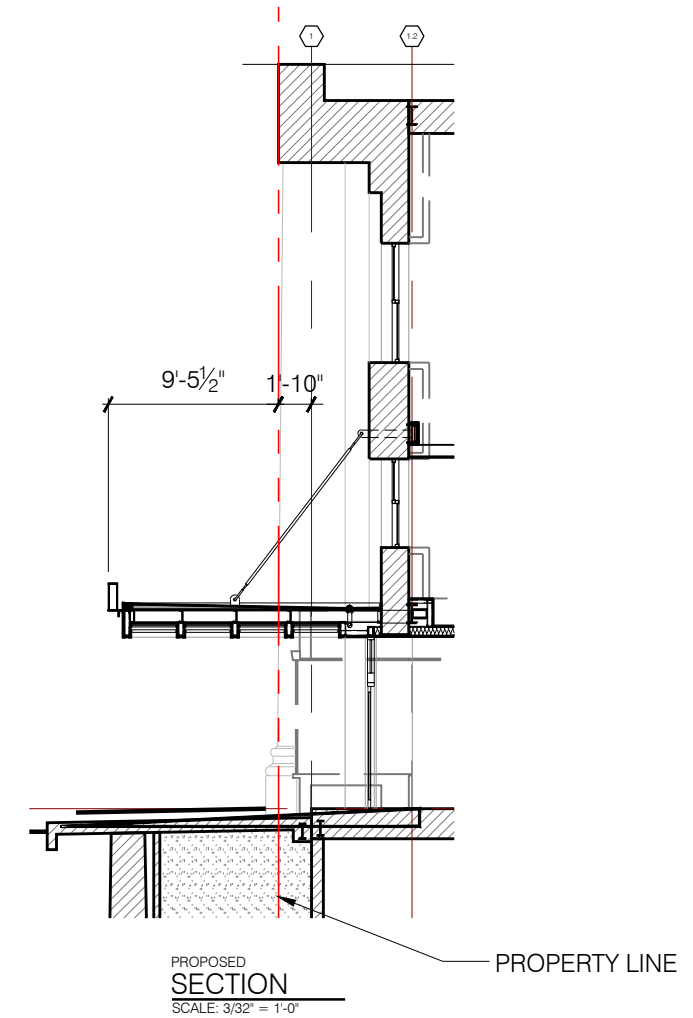
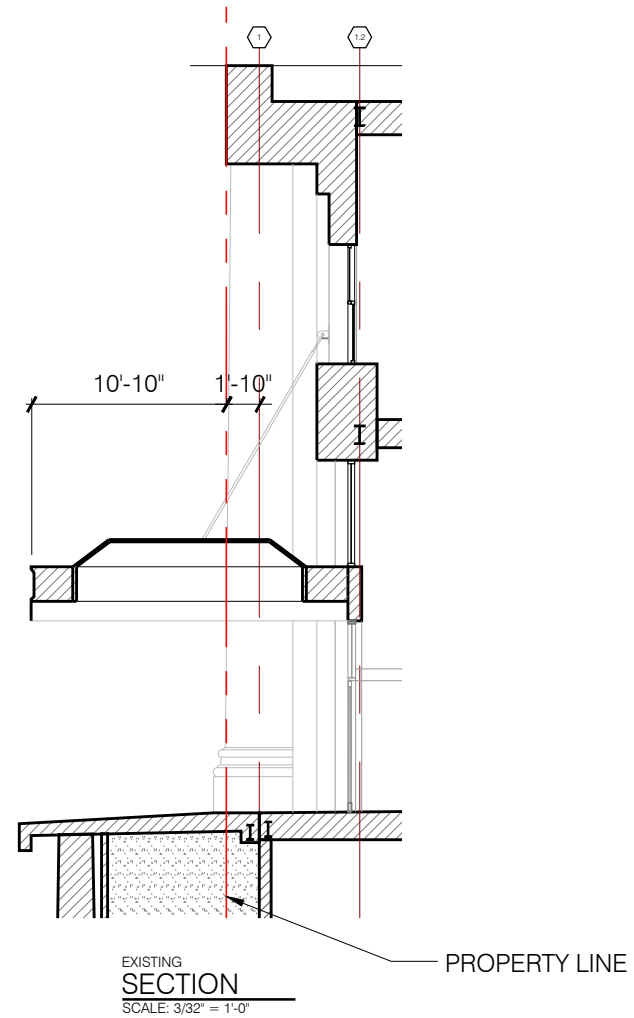
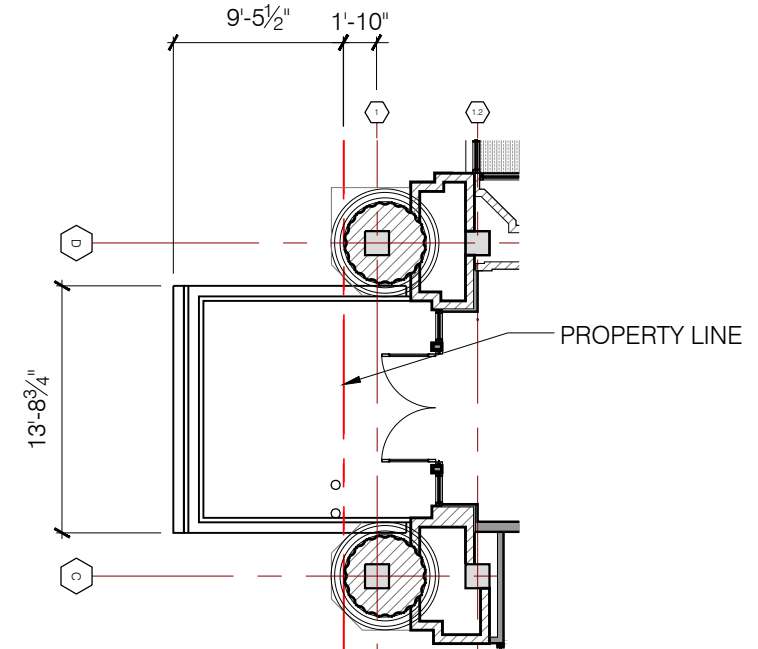
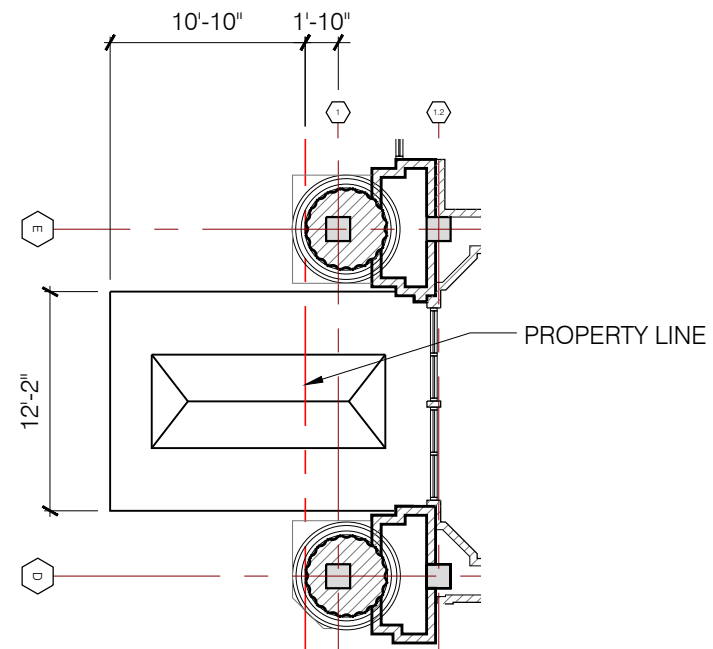
DARK BRONZE - 379A1456



STERLING GRAY - 789G018



MEDIUM BRONZE - 379A1457



PROJECT: M.R.N. LIMITED: NEW ENGLAND BUILDING

National City AC Marriott Hotel

629 Euclid Avenue

Cleveland, Ohio 44114

PROJECT:

LOCATION:



# Cleveland City Planning Commission

## Staff Report

---



**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 27, 2025

## **DF2025-023** – AC Marriot Signage

June 27, 2023

DFDRAC gave final approval with conditions on 6/12/25:

- Vincent storefront's bottom rails to match consistently in height
  - Color samples to be reviewed with Staff for closest match
  - Serious request for dumpster situation to be addressed
-

**DF2025-024** – LIV Cleveland Vinyl Window Graphics

June 27, 2025

Project Address: 1801 E 12th St

Type: Signage – Installed Without Permits

Project Representative: Carie Wagner, Greystar for Scott Scharf, Bishop

Image Group

Approval: Final

---

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

---

**LIV Cleveland**

**1801 E 12<sup>th</sup> St**

**City Planning Commission Hearing**

**June 27, 2025**



**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

---

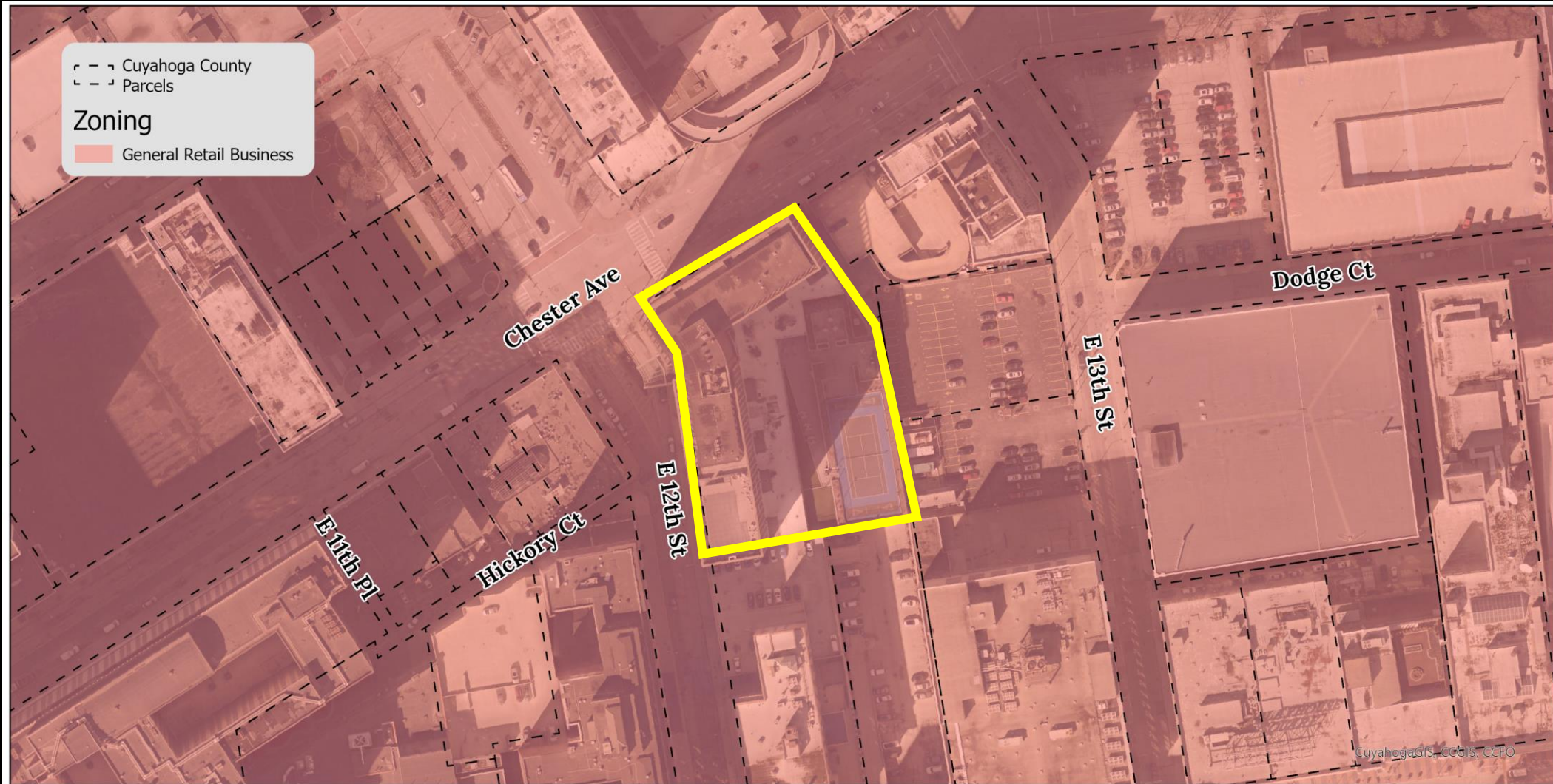
**CITY PLANNING COMMISSION**

---



## Existing Zoning

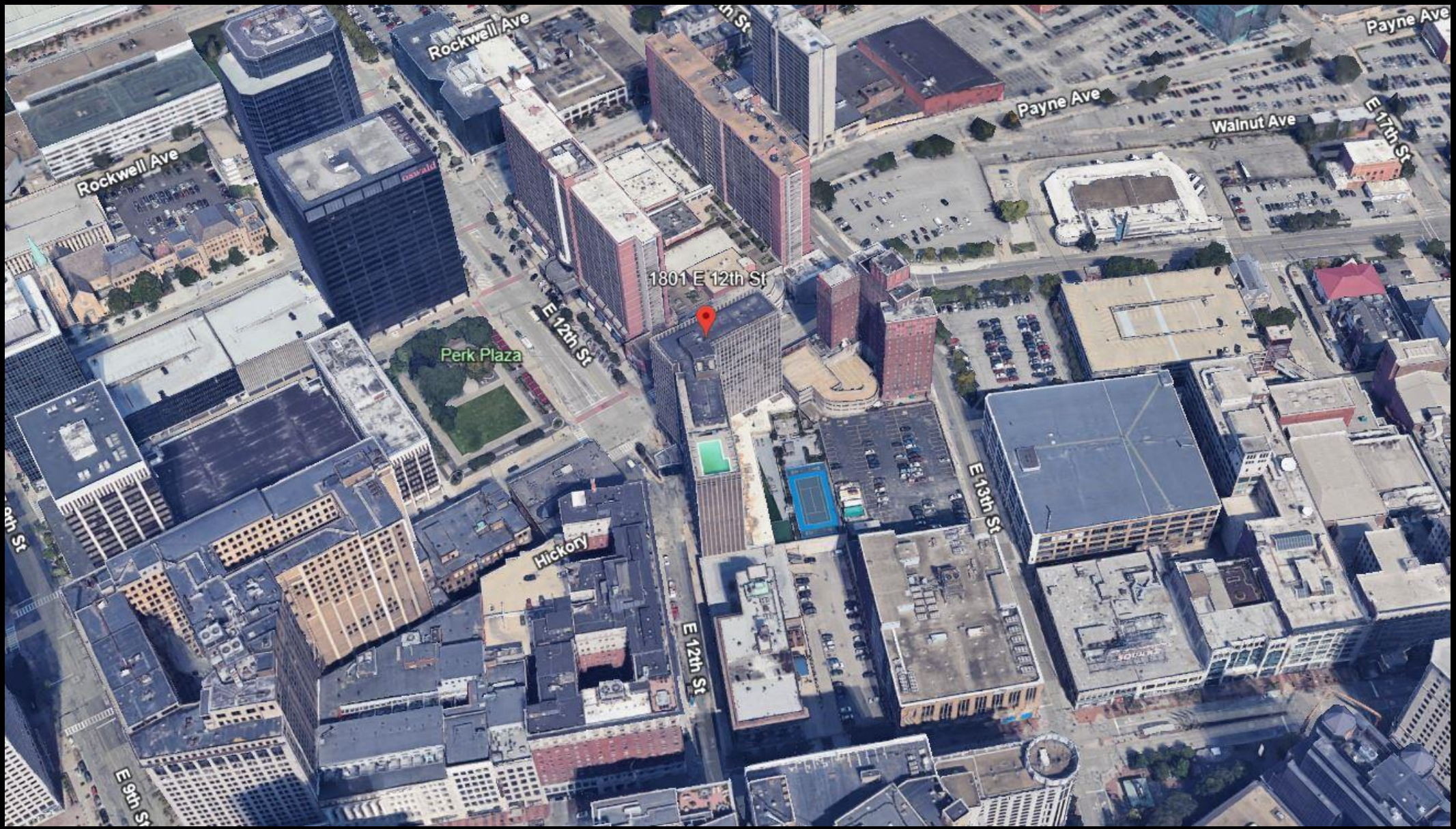
General Retail Business  
Zoning District



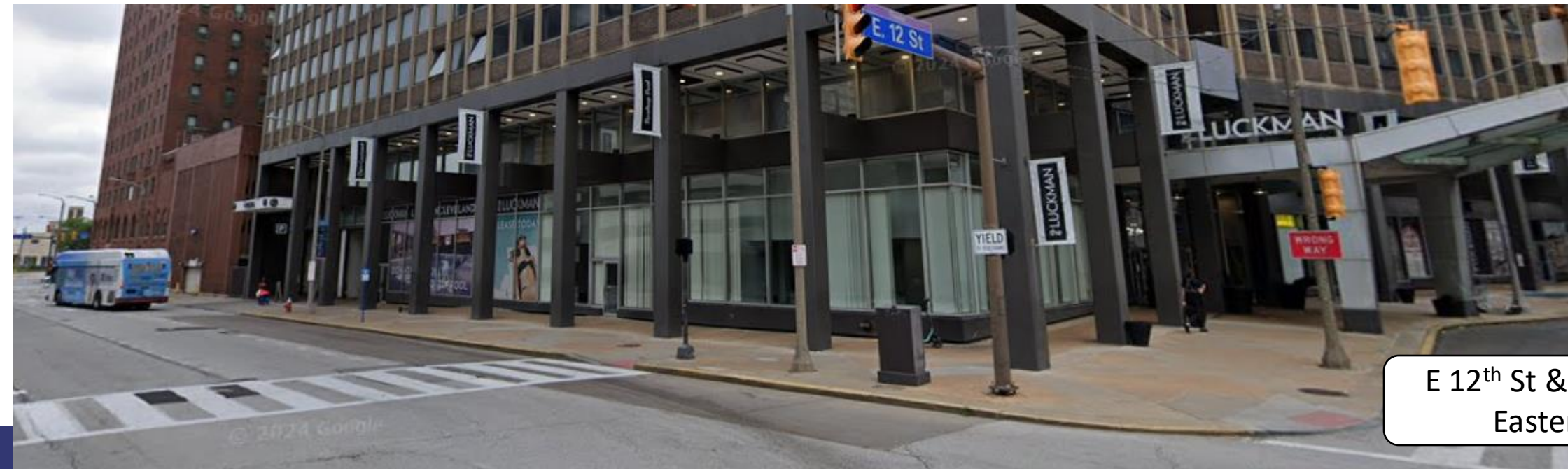
--- Cuyahoga County  
--- Parcels

**Zoning**

General Retail Business



E 12<sup>th</sup> Street  
Southeastern View



E 12<sup>th</sup> St & Chester Ave  
Eastern View

# Why City Planning Commission?

---

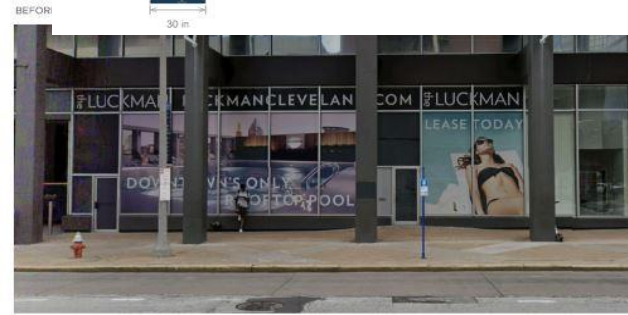
- §350.16 gives City Planning Commission the jurisdiction to vary the Sign Code to either more strict or less strict regulations than what §350 requires based on a specific set of criteria: (*Administrative approval does not apply*)
    - **Design Compatibility:** may vary only if such variation will result in signage which is better suited to the design of the subject property or nearby properties of architectural or historic significance
    - **Design Guidelines:** any variation from regulations shall be approved only in accordance with applicable design guidelines adopted by CPC & City Council
    - **Minimum Variation:** Any variation shall be the **MINIMUM** necessary to ensure design compatibility
-

# Variances Required

## Business Identification Window Sign:

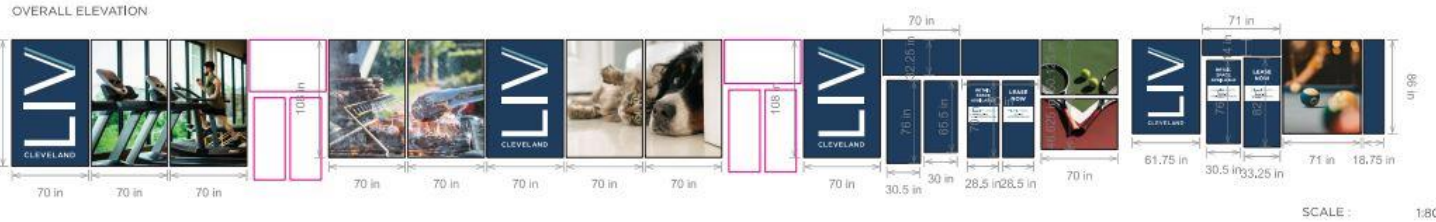
- 25% max permitted for each façade
- Temporary real estate signage limited to 1 year
  - Proposing 1,991 sq.ft.
  - Require variance for exceeding 25% of window area.

CHESTER  
PERF WINDOW VINYL



Signage Represents  
1,253 sq.ft.

12TH  
WINDOW VINYL

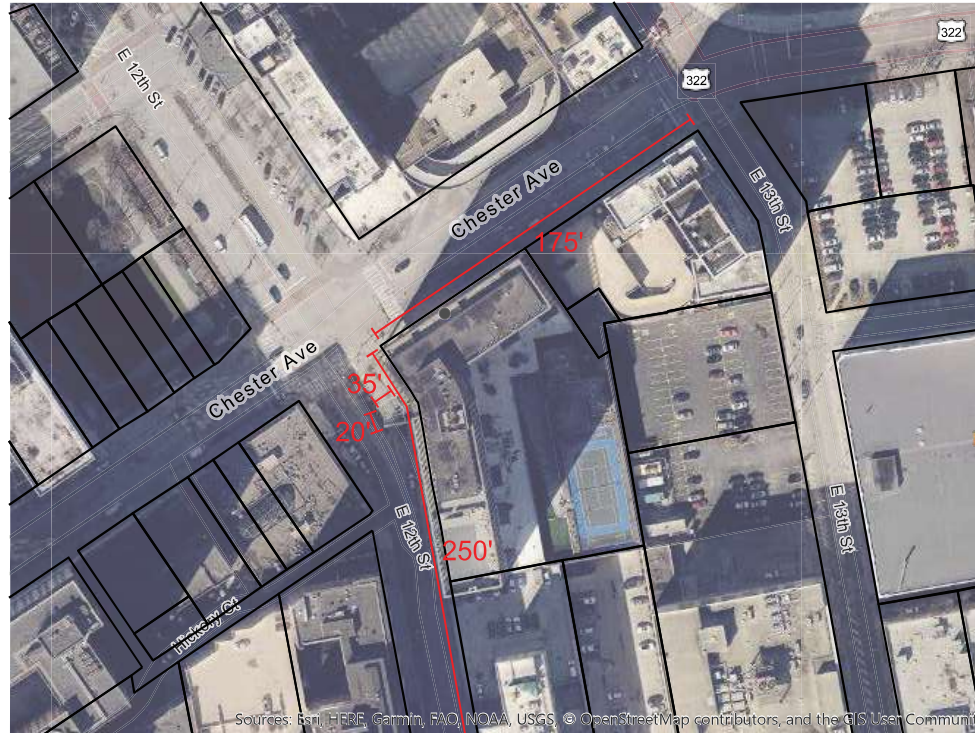


Signage Represents  
738 sq.ft.



# PERMIT : BRANDING SIGNAGE

## SITE PLAN (DISTRICT LEVEL)



- 200' Tall Building
- Frontage on Chester: 175'
- Frontage on E 12th: 250'

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

CLIENT :	Greystar - LIV Cleveland
JOB NUMBER :	25021707
PROOF DATE :	5.23.2025
PREPARED BY :	ARH

<b>INSTALLATION ADDRESS</b>
LIV cleveland 1801 E 12th St, Cleveland, OH 44114

Please inspect this proof carefully. Make sure it is an accurate reflection of your intended order specifications; including layout, text, sizing, quantity, and material. In order to proceed, we need your written approval. You can provide approval via email.

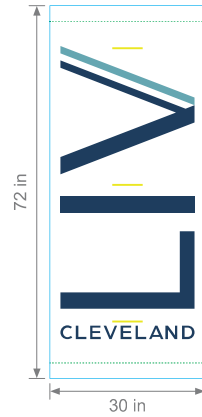
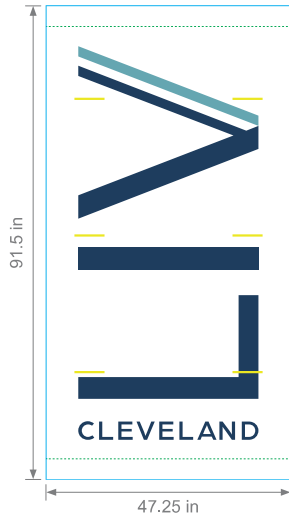
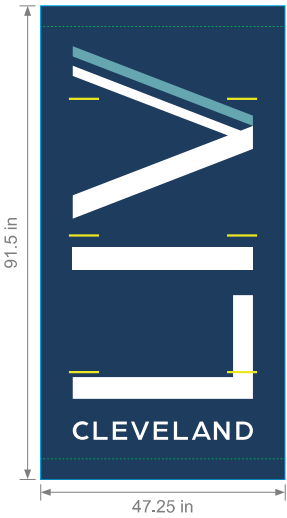
*This document does not represent the final print resolution or color.*

POLE BANNERS

QTY: 5  
4" POCKETS TOP & BOTTOM

QTY: 3  
4" POCKETS TOP & BOTTOM

QTY: 2  
3" POCKETS TOP & BOTTOM



BEFORE



AFTER



CYAN lines represent live area /// YELLOW represents wind vents /// MAGENTA represent approximate stitching for pole pockets

ALTERNATE COLORS AT INSTALL

SCALE : 1:24

<p>CLIENT : Greystar - LIV Cleveland</p> <p>JOB NUMBER : 25021707</p> <p>PROOF DATE : 5.23.2025</p> <p>PREPARED BY : ARH</p>	<b>PRODUCTION INFO</b>		<b>INSTALLATION ADDRESS</b>	<p>Please inspect this proof carefully. Make sure it is an accurate reflection of your intended order specifications; including layout, text, sizing, quantity, and material. In order to proceed, we need your written approval. You can provide approval via email.</p> <p>This document does not represent the final print resolution or color.</p>	
	QUANTITY :	[8] 47.25" x 91" & [2] 30" x 72"			<p>LIV cleveland</p> <p>1801 E 12th St,</p> <p>Cleveland, OH 44114</p>
	GRAPHIC SUBSTRATE :	18oz Blockout Vinyl			
	CUT :	Trim for finishing			
SUPPORT :	Pockets Top & Bottom (see notes) Grommet & Wind Vents				

# PERMIT : BRANDING SIGNAGE

## CHESTER PERF WINDOW VINYL



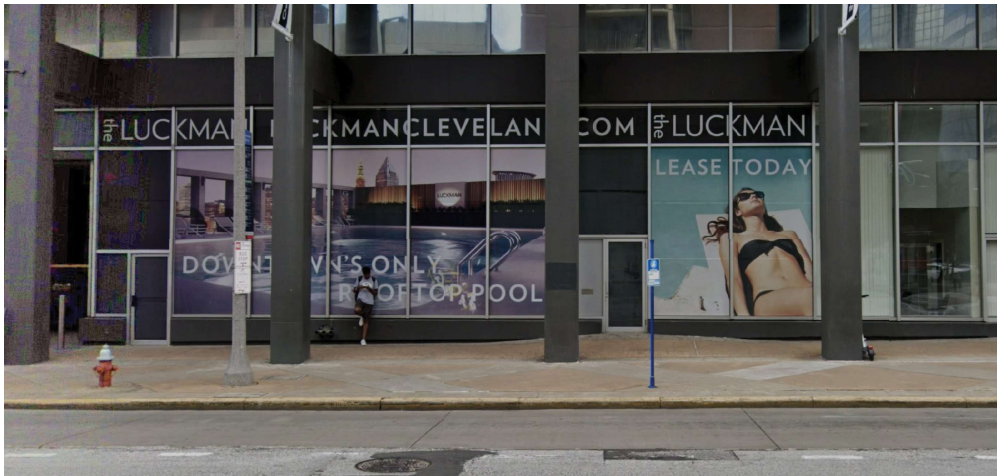
SCALE : 1:40

		PRODUCTION INFO		INSTALLATION ADDRESS		Please inspect this proof carefully. Make sure it is an accurate reflection of your intended order specifications; including layout, text, sizing, quantity, and material. In order to proceed, we need your written approval. You can provide approval via email.  This document does not represent the final print resolution or color.
CLIENT :	Greystar - LIV Cleveland	QUANTITY :	1 ea of 21	LIV cleveland		
JOB NUMBER :	25021707	GRAPHIC SUBSTRATE :	Perf	1801 E 12th St,		
PROOF DATE :	5.23.2025	LAMINATION :	None	Cleveland, OH 44114		
PREPARED BY :	ARH	MOUNTING SURFACE :	1st			
		CUT :	Trim with bleed for install			

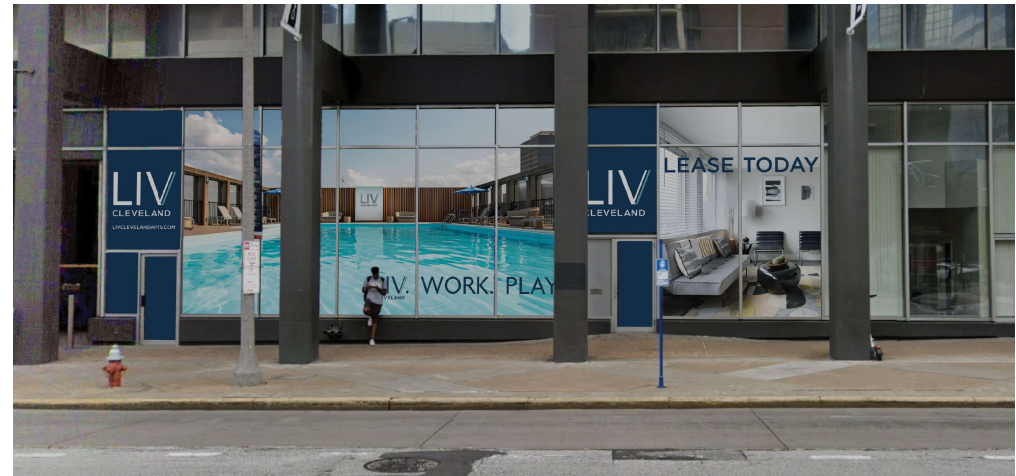
# PERMIT : BRANDING SIGNAGE

## CHESTER PERF WINDOW VINYL

BEFORE



AFTER





LIV  
CLEVELAND

LIV.  
CLEVELAND

WORK. PLAY.

LIV

CLEVELAND

LIVCLEVELANDAPTS.COM



WC

GREAT TASTE  
飛騰  
*Chinese Restaurant*  
BUFFET  
DINE IN  
TAKE OUT



CLEVELAND





KL  
CLEVELAND

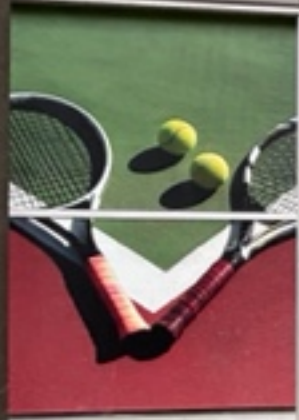
RETAIL  
SPACE  
AVAILABLE

CATHERINE LUBCKEL  
216 333 3366  
KLEINRENTAL@KLEIN.COM

LEASE  
NOW

ABIGAIL RUCKEL  
216 333 4466  
KLEINRENTAL@KLEIN.COM





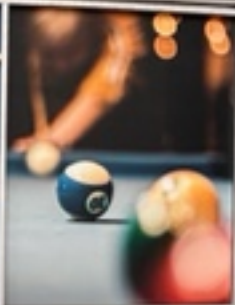
**EV**  
CLEVELAND

RETAIL  
SPACE  
AVAILABLE

CATHERINE LUBOW  
OWNER  
314-441-1111

LEASE  
NOW

ARABELL RUSSELL  
OWNER  
314-441-1111





LV  
CLEVELAND

GREAT TASTE  
RESTAURANT

CVS

LV

LV

LV

LV

LV

LV

LV

LV

LV

LV

LV

LV

LV

LV

LV

LV

LV

LV

LV

LV

LV





LN  
CLEVELAND

11  
14  
14A  
15  
55  
55B  
55C  
77  
90  
251

LN  
CLEVELAND

LN  
CLEVELAND

EREX

LN  
CLEVELAND

# Cleveland City Planning Commission

## Staff Report

---



**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 27, 2025

## **DF2025-024** – LIV Cleveland Vinyl Window Graphics

June 27, 2023

DFDRAC gave final approval with conditions (with no conditions) on 6/12/25:

- Doors & transoms to remain uncovered, with the exception of the transoms with LIV logos
  - Dark blue to be replaced with light blue where possible
  - Duration of temporary vinyl signage to be established in coordination with Staff
  - Add additional retail / leasing space availability language and information to encourage potential tenants
  - Recommendations to add cameras to the overhang, clean up all available retail spaces, and 'white box' one retail space
-

# Cleveland City Planning Commission

## Special Presentations – Public Art

---



**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 27, 2025

**EC2025-014** – Murals Across the City – Larchmere

June 27, 2025

Project Address: 12736 Larchmere Blvd

Type: Public Art

Project Representative: Courtni Began, Destination Cleveland

Approval: Final

---

**Ward 6 – Councilmember Griffin**

**SPA: Buckeye-Shaker Square**

**DESTINATION**  
**Cleveland**<sup>®</sup>

**Murals Across the City**

# Previous Works



## Process

- 1.) Release Call for Artists
- 2.) Evaluate Applications based on Artist Portfolios
- 3.) Select Artists for Design Proposals
- 4.) Artists Provide a Design—using a Destination Cleveland Brand Phrase
- 5.) Identify Potential Walls and Negotiate with Building Owners
- 6.) Match Designs with Buildings based on Owner Input
- 7.) Artists Adjust Designs based on building dimensions
- 8.) Share with Key Stakeholders
- 9.) City Permits and Entitlements ← **You are Here**
- 10.) Installation

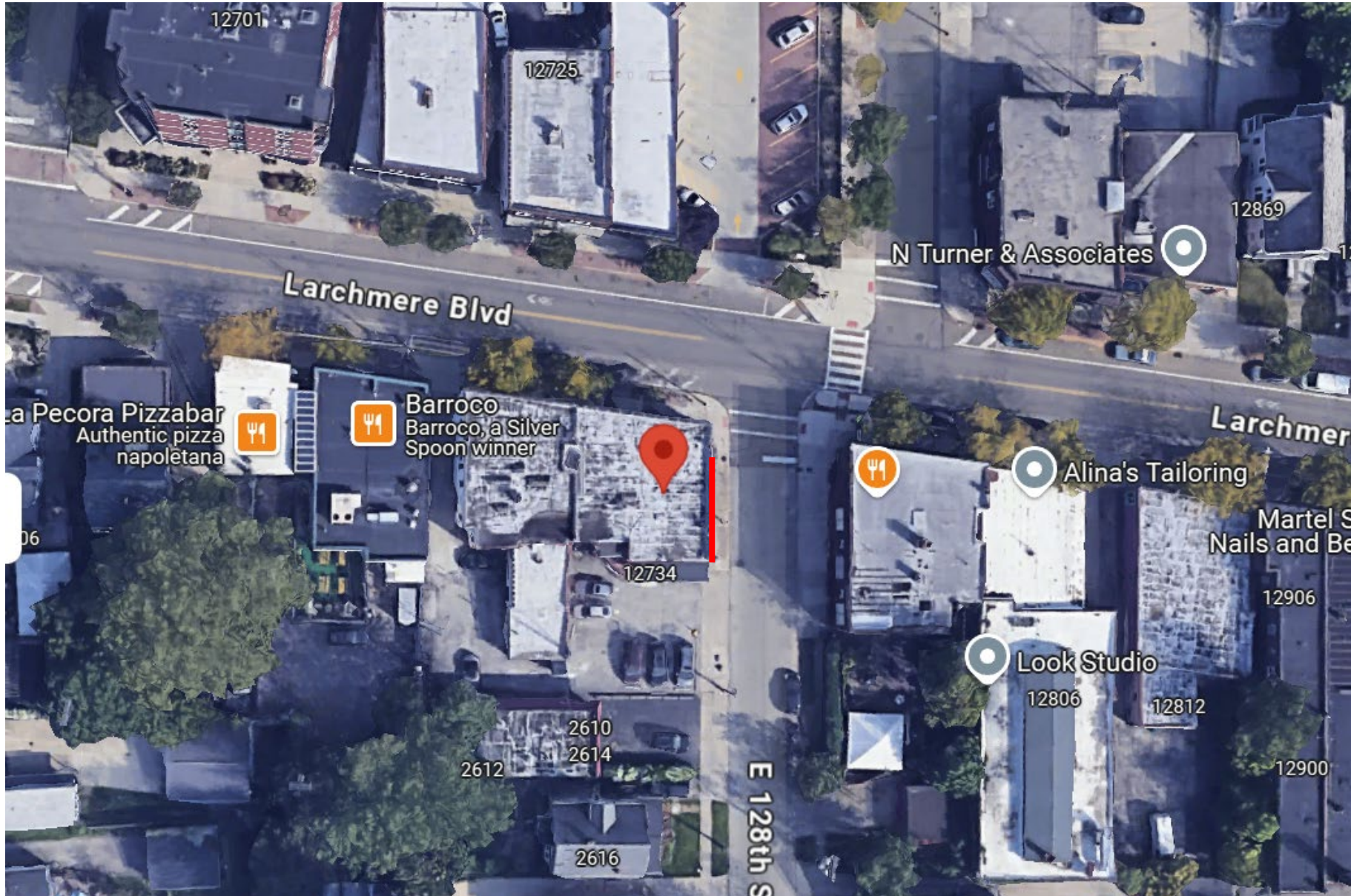
# Artist

Thao  
Nguyen

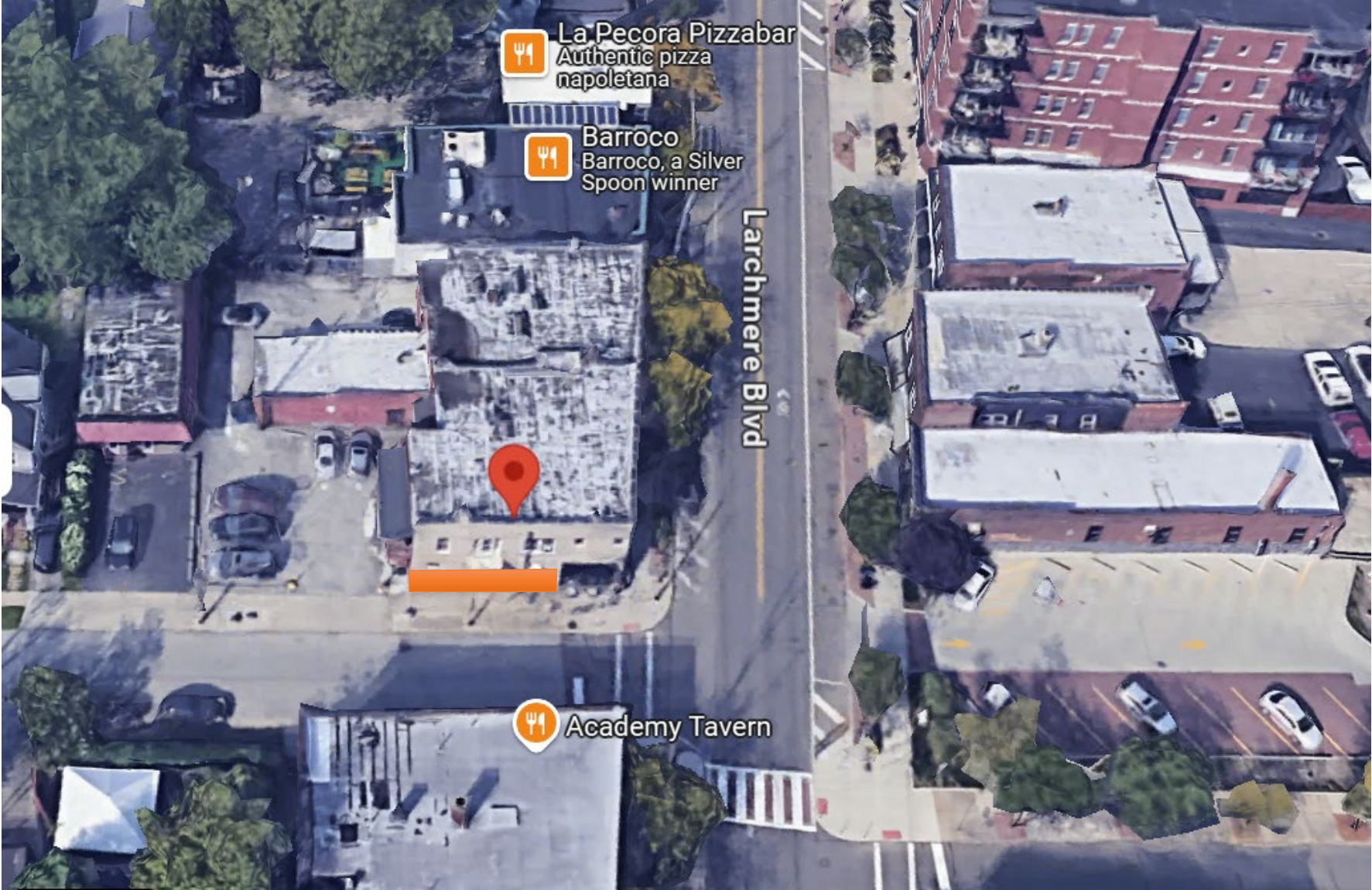


I'm **Thao Nguyen**, a Korean-Vietnamese illustrator and designer based in Cleveland, Ohio. I earned my BFA in Illustration from the Cleveland Institute of Art in 2021. Throughout my creative journey, I've gained experience in the greeting card, stationery, entertainment, and surface design industries.

# Location - 12736 Larchmere Boulevard



# Context



# Materials

- Heat-applied vinyl
- Large-format digital print
- Repair / Remove by re-heating



**Example:** 2217 East 9<sup>th</sup> Street



**Process Photo:** West 2<sup>nd</sup> Alley

# Context – Facing East



## Context – facing South



# Context – facing North



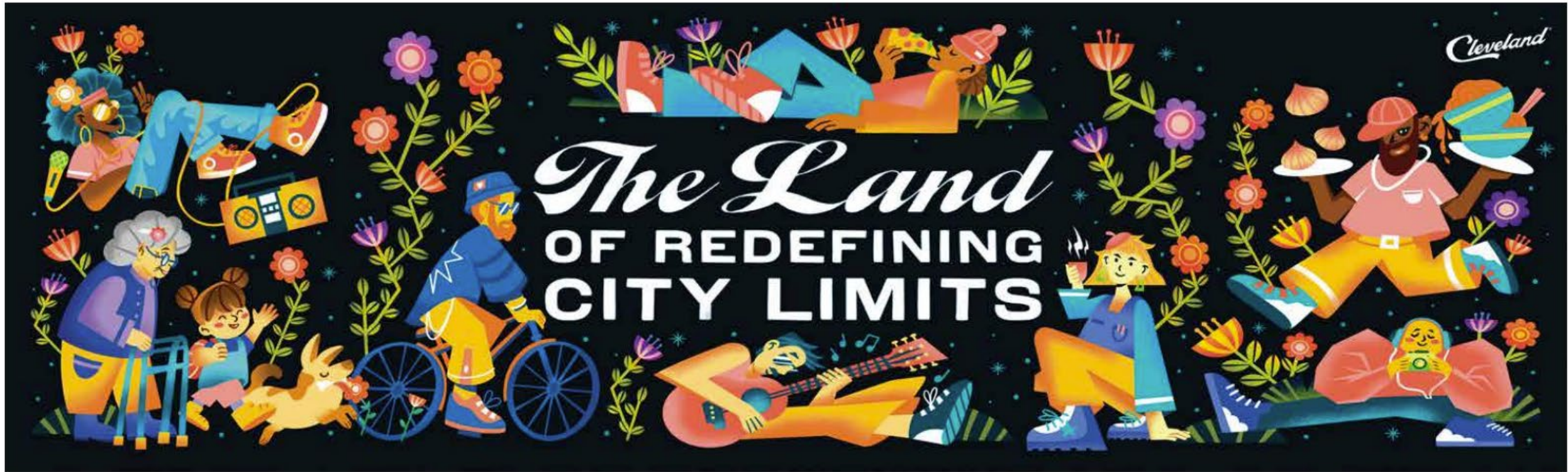
# Context – Facing West



# Facade



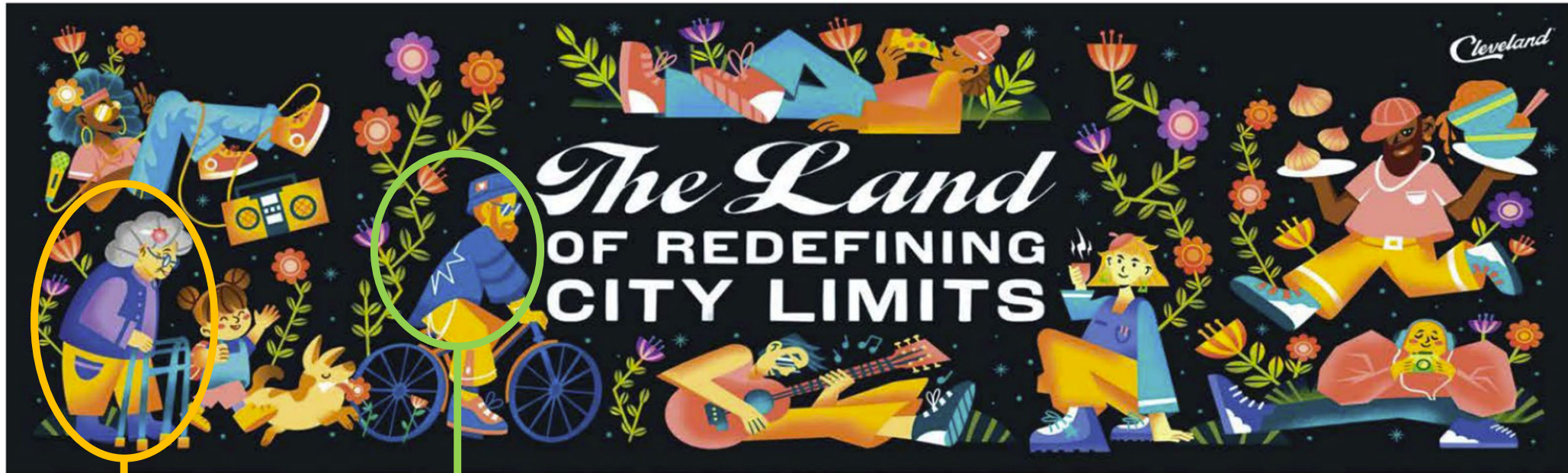
# Design



Artist: Thao Nguyen

# Requested Revisions

Northeast Design Review 6/3, Larchmere Business District 6/11 , Shaker Square Alliance 6/12



**Modify the person on the bike to be a Senior indicating Larchmere's status as a neighborhood of choice for active older adults**

**Replace with a child with mobility device.  
Reference to Sunbeam School's tie to the neighborhood**

# Rendering



# Cleveland City Planning Commission

## Staff Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 27, 2025

## **EC2025-014** – Murals Across the City – Larchmere

June 27, 2025

ECDRAC gave final approval (with no conditions) on 6/5/25.

- Comments: Consider moving the mural up 8 inches
-

**NE2025-015** – Chocolate City Cleveland Mural Project

June 27, 2025

Project Address: 10450 Superior Ave

Type: Public Art

Project Representative: Courtni Began, Destination Cleveland

Approval: Final

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**Ward 9 – Councilmember Conwell** | **SPA: Glenville**

# **Chocolate City Cleveland Mural Project**

**June 2025**

# Location - 10450 Superior Ave



# Context

Superior and E 105th northbound



# Context

Superior and E 105th looking south



# Context

Superior and E 105th looking east



# Context

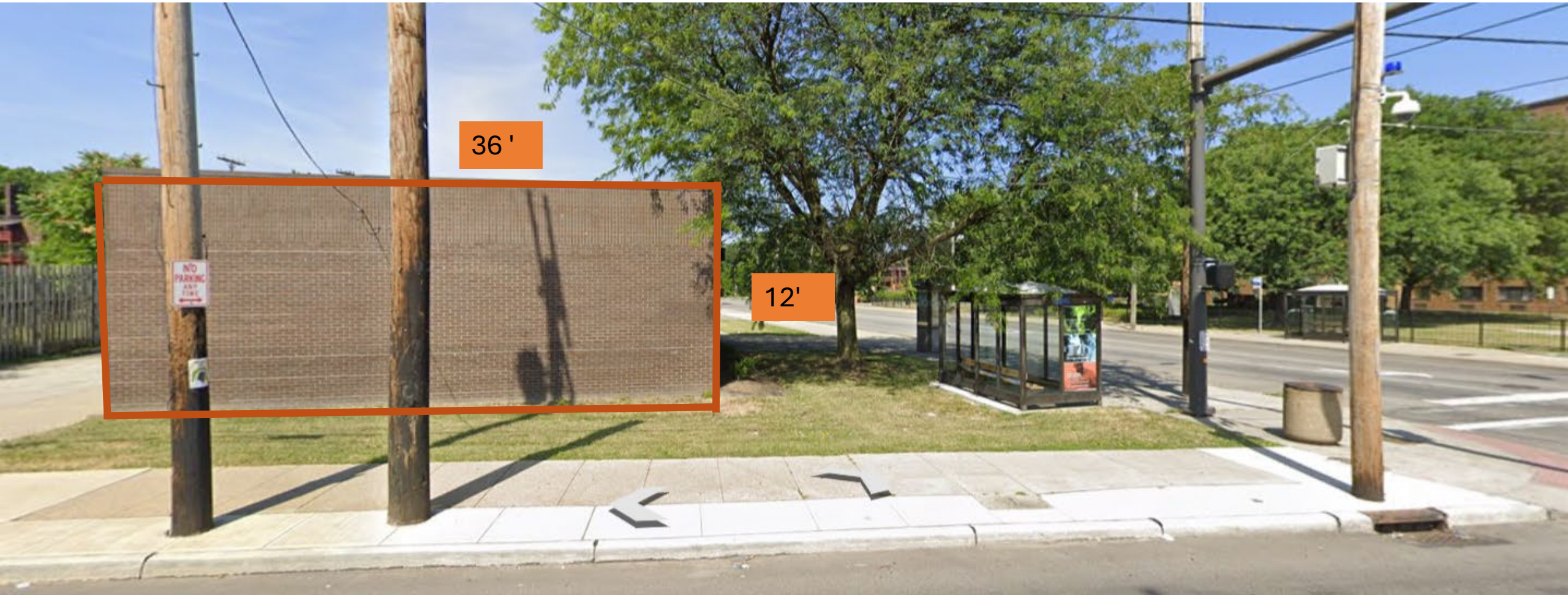
Superior and E 105th looking west



# Building Entrance (Superior Ave)



# Building Façade ( E 105th)



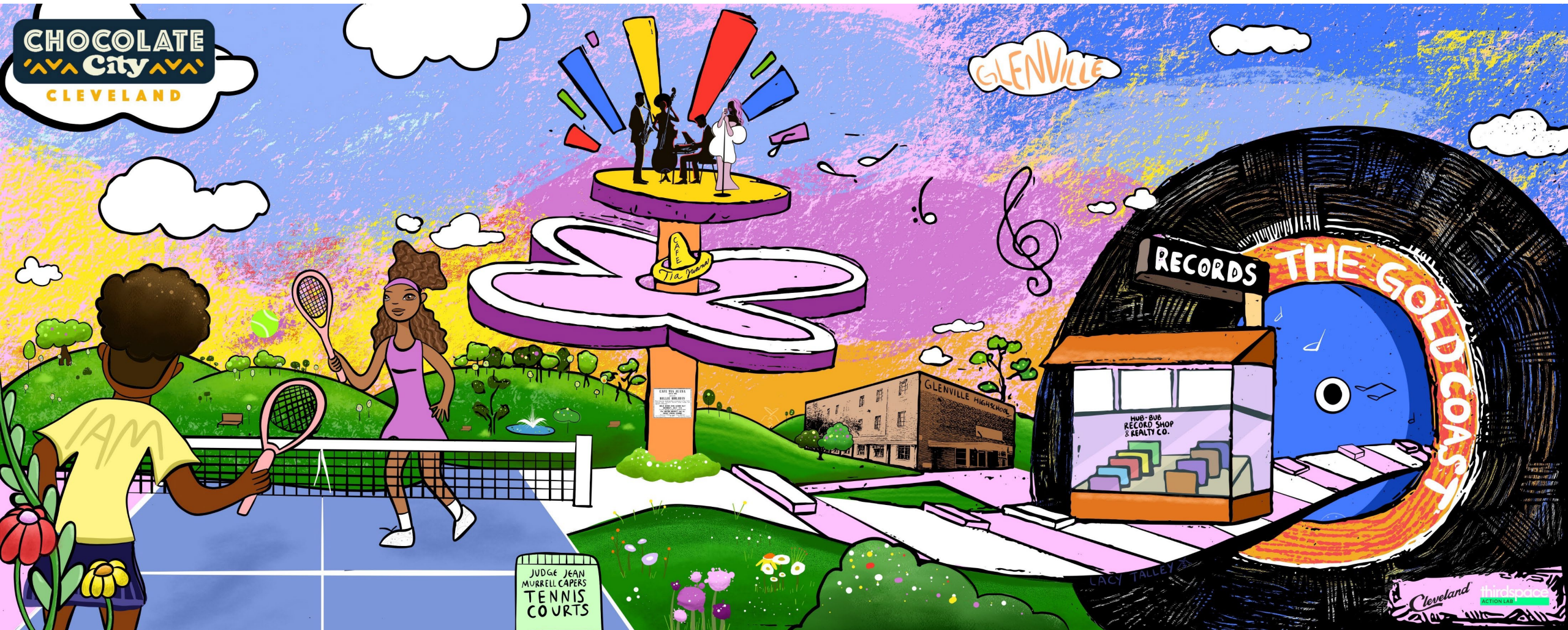
36'

12'

# Material – Heat Applied Vinyl



# Design - Lacy Talley



# Design Rendering



## Artist Statement- Lacy Talley

I chose to highlight Hub-Bub Record Shop & Realty Co., Cafe Tia Juana, and the Judge Jean Murrell Capers Tennis Courts. After doing some research and speaking with my grandparents (my grandmother remembers going to Cafe Tia Juana!), I decided to include an archived Cleveland Call and Post sign and my alma mater, Glenville High School, as a nod to the current culture!

To evoke the "Sounds of the Gold Coast," my mural features a vinyl record-shaped portal that transports viewers back to the sounds and spirit of the area's historical tunes and former businesses. A piano pathway emerges from this portal, starting from the past business Hub-Bub Record Shop & Realty Co., and then guiding the eye toward the present-day Judge Jean Murrell Capers Tennis Courts and Glenville High School. At the heart of the image, a jazz band energizes the scene from an elevated, revolving stage, positioned within Cafe Tia Juana's iconic four-leaf clover-shaped bar.

# Cleveland City Planning Commission

## Staff Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 27, 2025

## **NE2025-015** – Chocolate City Cleveland Mural Project

June 27, 2025

NEDRAC gave final approval with conditions on 6/17/25:

- Have the brick be a border/frame the mural.
-

**DF2025-025** – Playhouse Square Artwalls

June 27, 2025

Project Address: 1305 Euclid Ave

Type: Public Art

Project Representative: Nancy Boylan, L.A.N.D. studio

Approval: Final

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

# Playhouse Square Artwalls – Final Approval

**E. 13<sup>th</sup> Street (North of Euclid Avenue)**


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**Playhouse Square** is seeking to implement quick-win public art projects to be completed in 2025. The goal of these projects is to connect patrons and the public to the Playhouse Square District's northern campus by highlighting Playhouse Square and bolstering the brand in an area of the campus that is not directly synonymous with Playhouse Square.


The artwalls presented are meant to rotate over time to include more public art. Playhouse Square would be working with partners like CSU School of Art, etc. to help provide artwork in the future.

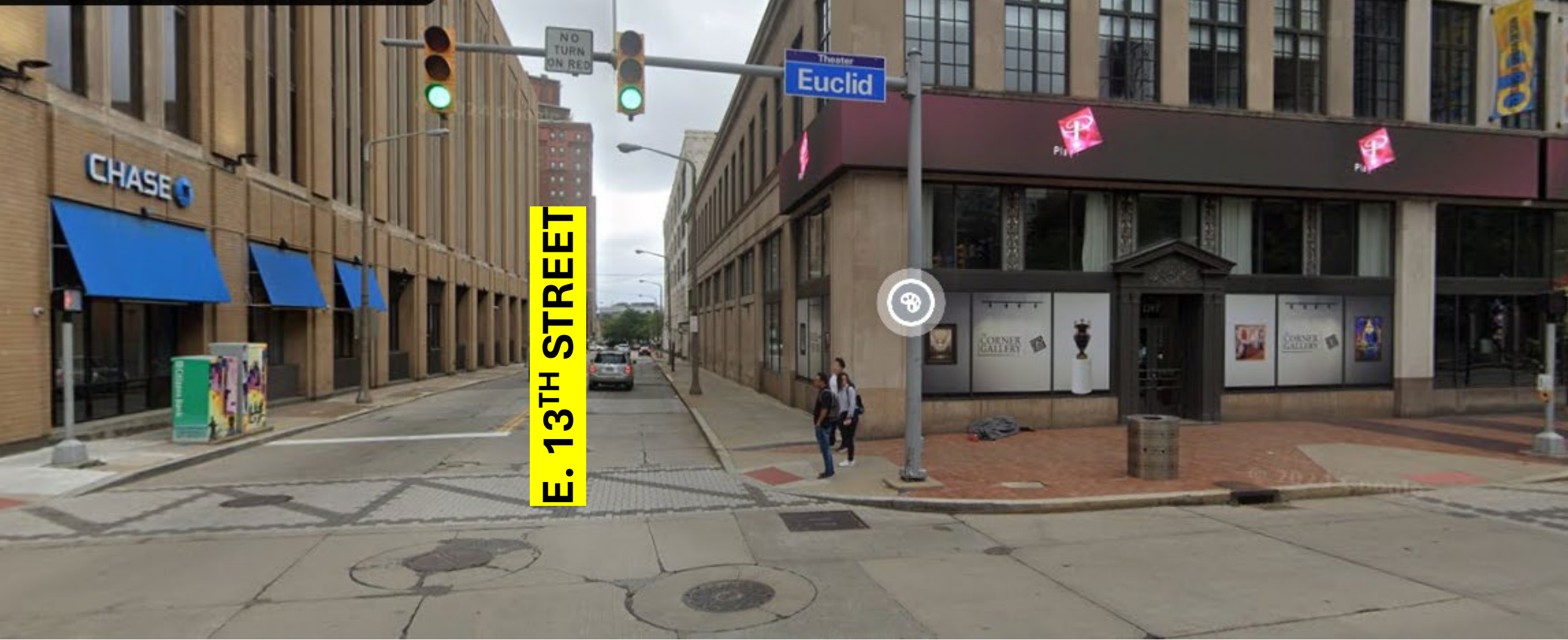
**STREET VIEW (FACING NORTH)**

Cleveland, Ohio

 Google Street View

Aug 2024 See more dates

 Share



**E. 13TH STREET**

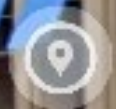


**STREET VIEW (FACING SOUTH)**



**EUCLID AVENUE**

**E. 13TH STREET**



**STREET VIEW (FACING EAST)**

**Wall 6**

**Wall 5**

**Wall 4**

**Wall 3**

**Wall 2**

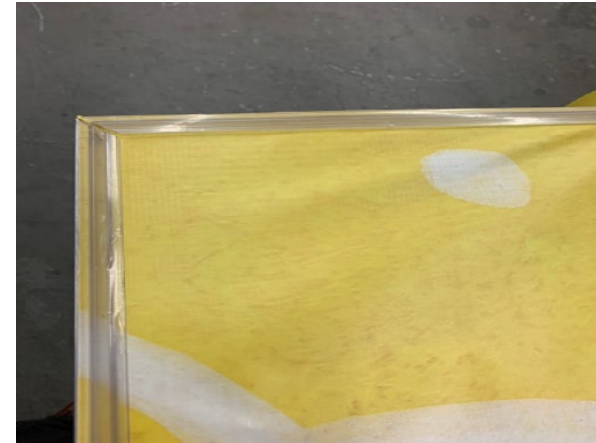
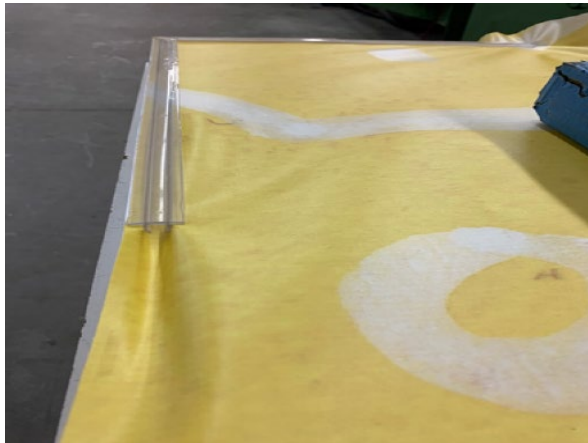
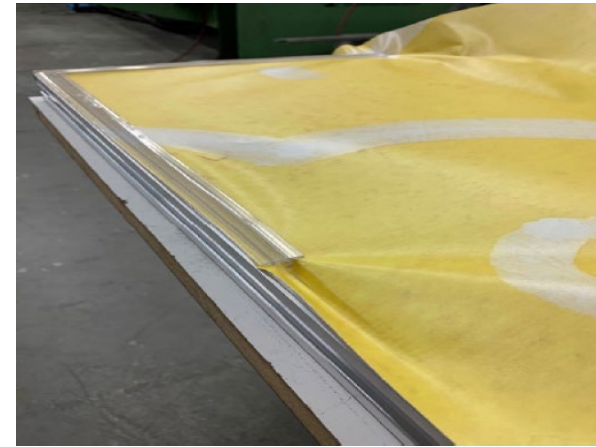
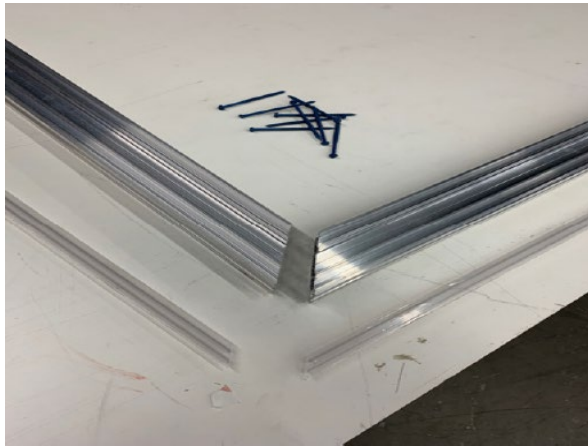
**Wall 1**

**E. 13<sup>TH</sup> STREET**



# Artwall Framing System

- The system consists of an aluminum extrusion that is heavy duty and non-corrosive which the installer miters like a picture frame.
- The system would be attached to the wall with Tapcon anchor screws designed for concrete.
- The vinyl banner is stretched into place with heavy duty nylon locking strips which are hammered into the groove of the extrusion. This pulls the entire surface taught and makes it durable in windy conditions.



# Vinyl

- Banner Vinyl 13 oz. Scrim with printed full color graphic
- Ink: Digital 4 Color Process - 1 Side
- Bleeds: 4” - 4 sides

© 2024 Google

Wall 2

Wall 1

105'



105"



186"

186"



Wall 4



125"

186"



Wall 3



105"

186"

© 2024 Google

Wall 5

125"

186"

Google

Image capture: Aug 20

Search



NO LIGHT

Wall 6

125"



186"



NO PARKING

**THANK YOU**

# Cleveland City Planning Commission

## Staff Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 27, 2025

## **DF2025-025** – Playhouse Square Artwalls

June 27, 2025

DFDRAC gave final approval with conditions on 6/26/25:

- All fasteners to be installed through existing mortar joints, no penetrations into masonry stonework.
-

# Cleveland City Planning Commission

## Mandatory Referrals

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 27, 2025

**Ord. No. 717-2025** (introduced by Council Members McCormack, Bishop, and Hairston – by departmental request) Authorizing the Director of Capital Projects to issue a permit to WESTON-CMG JV, LLC to encroach into the public right-of-way of East Prospect Avenue by installing and maintaining a 48 ½" x 46" "RECORD RENDEZVOUS" Ohio Historical Marker that is mounted on a pole, with a foundation.

June 27, 2025

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CITY OF CLEVELAND  
Mayor Justin M. Bibb

# City Planning Commission

Richard Switalski, PE

Administrative Manager

Mayor's Office of Capital Projects

Division of Engineering & Construction

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Friday June 27, 2025



# Ordinance No. 717-2025

## Encroachment permit

**Authorizes the Director of Capital Projects to issue a permit to Weston-CMG JV, LLC to encroach into the public right-of-way of Prospect Avenue East.**

Encroachment permit is for installing and maintaining a single Ohio Historical Marker for Record Rendezvous Rehabilitation at 300 Prospect Ave.



# Ordinance No. 717-2025

Location of sign: 300 Prospect Ave. East



Google Maps N

**Ohio Historical Marker Location**

**Latitude: 41.49817**

**Longitude: -81.69039**



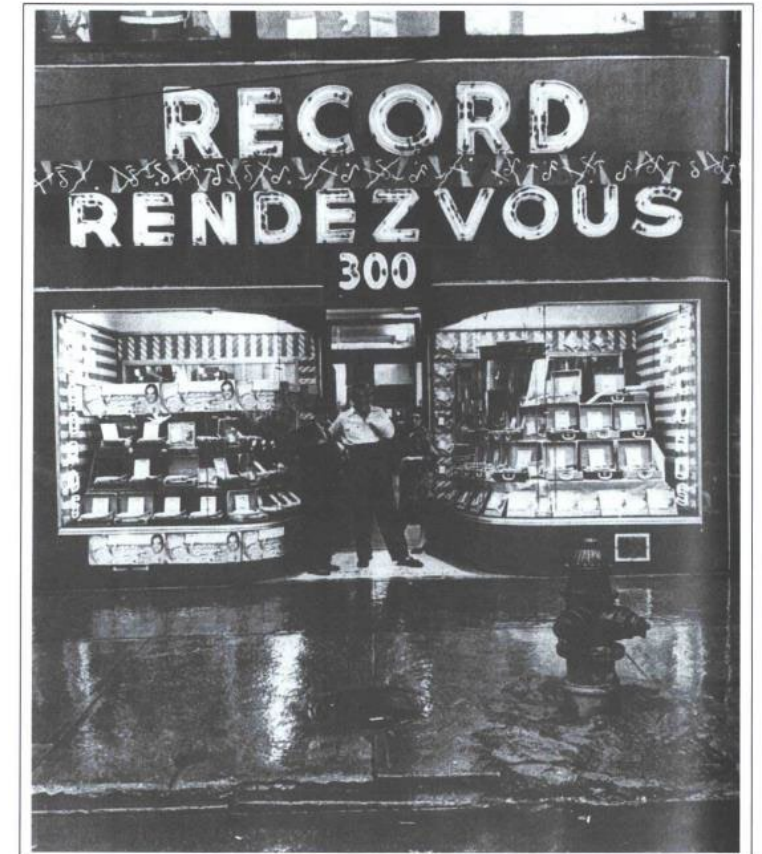
## 300 Prospect Ave. East Rehabilitation



# Historical Images



Record Rendezvous storefront, c.1965.



# Historical Images



# Ordinance No. 717-2025

Similar sign design



# Questions & Feedback?



**Ord. No. 718-2025** (introduced by Council Members Slife, Bishop, and Hairston – by departmental request) Authorizing the Director of Capital Projects to issue a permit to the Boards of Parks Commissioners of the Cleveland Metropolitan Park District to encroach into the public right-of-way of Old Lorain Road and Riveredge Road by installing, using, and maintaining a 10'-wide asphalt multi-purpose trail.

June 27, 2025

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CITY OF CLEVELAND  
Mayor Justin M. Bibb

# City Planning Commission

Richard Switalski, PE

Administrative Manager

Mayor's Office of Capital Projects

Division of Engineering & Construction

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Friday, June 27, 2025



# Ordinance No. 718-2025

## Encroachment permit

**Authorizes the Director of Capital Projects Cleveland Metroparks to encroach into the public rights-of-way of Old Lorain Road and Riveredge Road by installing, using and maintaining a 10'-wide asphalt multi-purpose trail.**

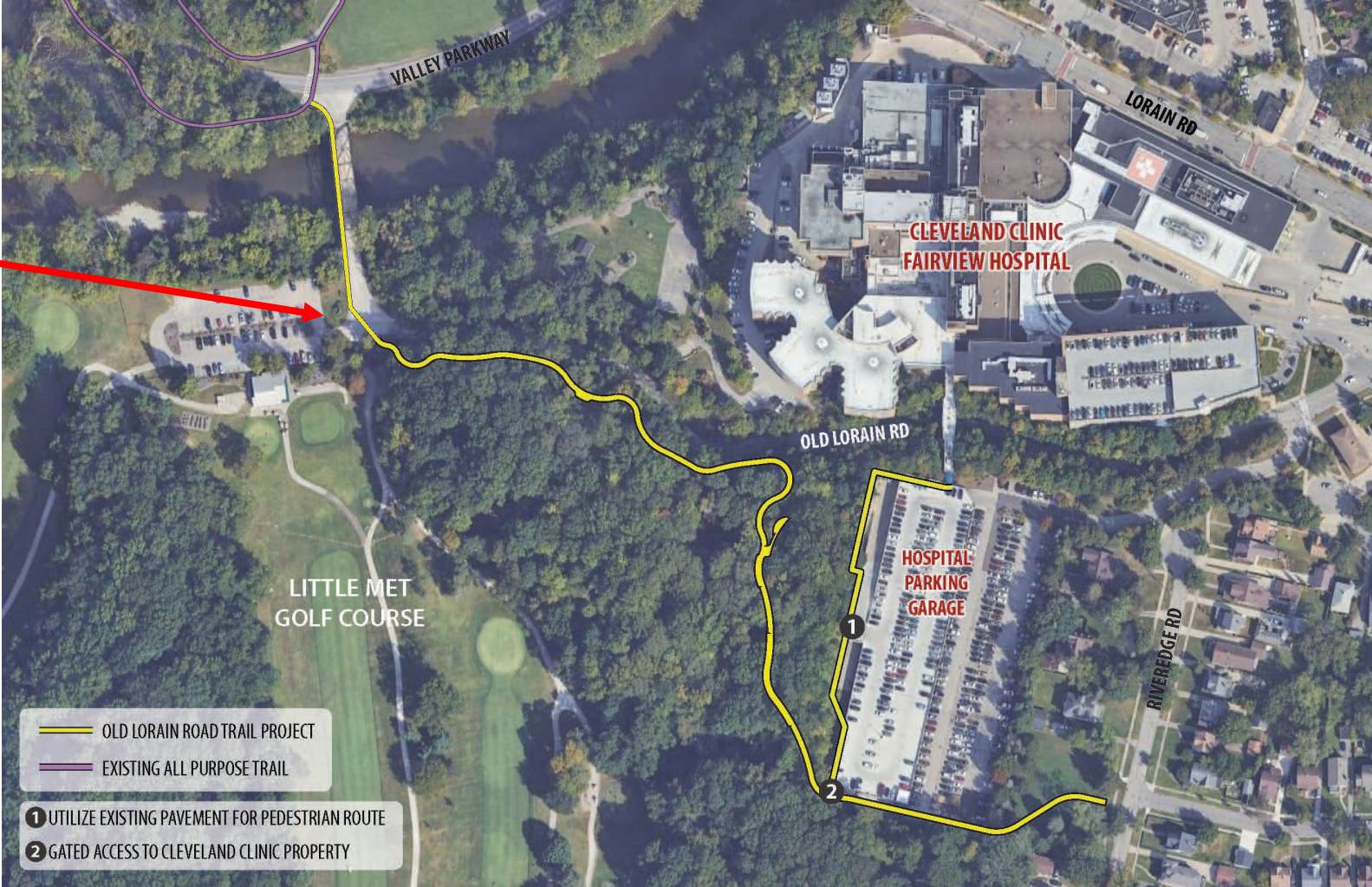
Encroachment permit is for installing and maintaining a 10' wide asphalt multi-purpose trail.



# Ordinance No. 718-2025

## Project Overview Map

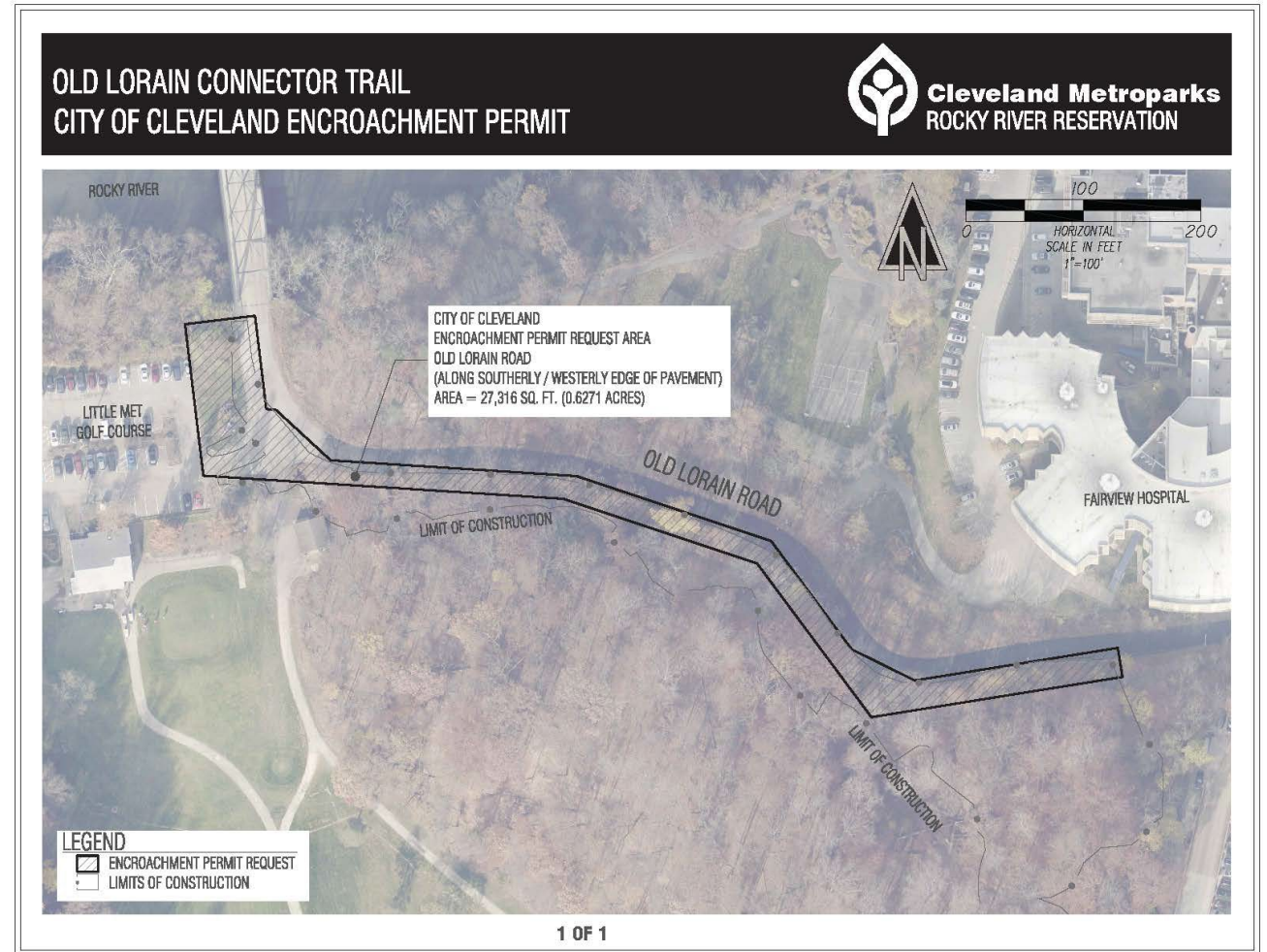
A 1/3 mile paved multi-use trail



# Ordinance No. 718-2025

An encroachment permit is needed for portions of the project within public right of way. Project improvements in requested encroachment area include:

- 10-foot-wide asphalt paved trail
- Crosswalk at Little Met Golf Drive
- New curbing at Little Met Golf Drive
- Two sections of new curb along Old Lorain Road
- Bicycle railing along trail
- Drainage structures along trail
- Sections of new pavement on Old Lorain Road where existing is disturbed
- New curb ramps and crosswalk at Riveredge Road



# Questions & Feedback?



**Ord. No. XXX-2025** – Authorizing the Director of Economic Development to enter into a Tax Increment Financing agreement with Twain SB III, LLC, and/or designee for the redevelopment of the building at 45 E. 9<sup>th</sup> Street

June 27, 2025

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An aerial photograph of the Cleveland skyline, featuring numerous skyscrapers and buildings. The city logo is overlaid on the image. The logo consists of the text "City of" in a white serif font, followed by "CLEVELAND" in a large, bold, white sans-serif font. A red, stylized star or compass rose graphic is positioned between "CLEVELAND" and "AND". Below "CLEVELAND AND" is the text "ECONOMIC DEVELOPMENT" in a smaller, white, all-caps sans-serif font.

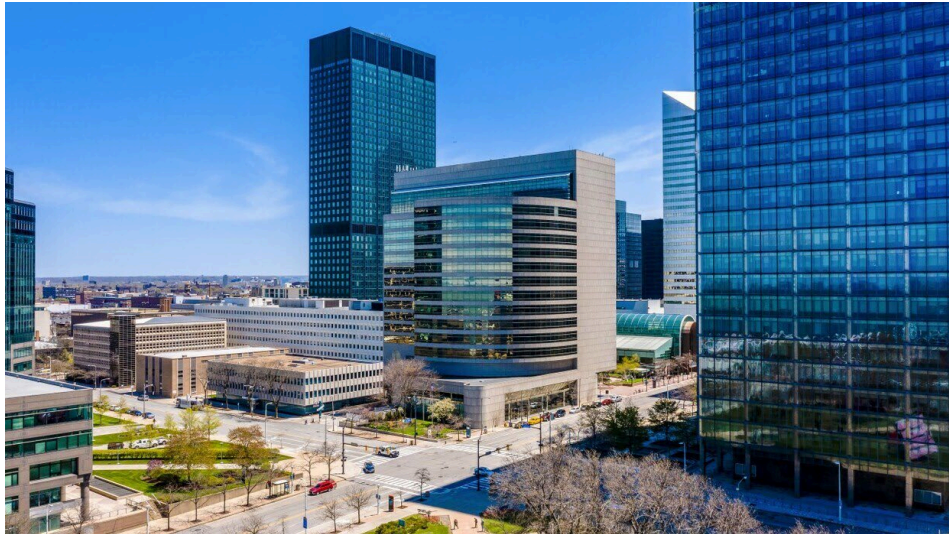
City of  
**CLEVELAND**  **AND**  
ECONOMIC DEVELOPMENT

City Planning Commission:  
The Bell TIF  
June 27, 2025



# PROJECT BACKGROUND

- Twain SB III LLC is the holding and development entity, set up by Marc Hirshman.
- Existing structure is 534,016 square feet, originally Ohio Bell/AT&T's Cleveland Headquarters, now converted to a mixed-use building.
- Redevelopment into “The Bell”:
- 367 apartment units.
- 51,131 square feet of commercial.
- Creation of 15 new jobs, \$750,000 of annual payroll.



# The Bell TIF

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- Provides 100% non-school TIF over a 30-year period.
  - Total value of 30-year TIF over time: \$4,220,443.
  - Estimated net present value of 30-year TIF at \$954,995.
  - CMSD to benefit from \$31,401,661 in total new income over the course of the TIF.
  - Creation of 15 jobs, providing approximately \$18,750 in new annual income tax.
- **Estimated net increase of \$12,680,096** in tax revenue and school PILOTs over 30 years.
- **Subject to a CBA:**
  - Chapters 187 and 188 related to local business, DBE/MBE, and local employment.
  - Use of CPP as power provider.
  - Allow non-profits to use conferencing and meeting space.

# Cleveland City Planning Commission

## Administrative Approvals

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 27, 2025

**Ord. No. 709-2025** (introduced by Council Members Kazy, Bishop, and Griffin – by departmental request) Authorizing the Director of Capital Projects to request Cuyahoga County to include items not eligible for Federal funds in the resurfacing of West 140th Street from Puritas Avenue to Lakewood Heights Boulevard; and to cause payment for the City's share.

June 27, 2025

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**Ord. No. 723-2025** (introduced by Council Members Bishop and Griffin – by departmental request) Determining the method of making the public improvement of designing, installing, and constructing various energy conservation measures at the City's Division of Police District facilities; authorizing the Director of Capital Projects to enter into one or more guaranteed energy saving performance contracts for a guaranteed maximum price with Public Works to enter into one or more maintenance agreements for the improvements; authorizing the Director of Finance to enter into one or more installment payment contracts and loan contracts to finance the improvements; and authorizing other documents.

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June 27, 2025

**Ord. No. 724-2025** (introduced by Council Members Bishop and Griffin – by departmental request) Determining the method of making the public improvement of repairing specific brick roadways from any and all funds as authorized by the Director of Finance, authorizing the Director of the Mayor’s Office of Capital Projects to enter into one or more public improvement contracts for the making of the improvement; authorizing the Director to apply for and accept any gifts or grants; and authorizing any related agreements.

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June 27, 2025

# Cleveland City Planning Commission

## Anticipated Administrative Approvals (for information only)

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*INTENDED FOR PASSAGE AT JULY 9 COUNCIL MEETING*



**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 27, 2025

# Anticipated Administrative Approvals (for information only)

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*INTENDED FOR PASSAGE AT JULY 9 COUNCIL MEETING*

June 27, 2025

**Ord. No. XXX-2025** – Authorizing the Department of Port Control to enter into one or more agreements with public authorities and/or consultants to pay or reimburse directly related costs incurred by such entities for the purpose of implementing wetland mitigation programs for the Department including Cleveland Hopkins International (CLE) and Burke Lakefront (BKL) Airports.

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# Anticipated Administrative Approvals (for information only)

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*INTENDED FOR PASSAGE AT JULY 9 COUNCIL MEETING*

June 27, 2025

**Ord. No. XXX-2025** – Amending Ordinance 762-2023 to grant consent to the County to apply for and accept an allocation of County Motor Vehicle License Tax Funds and authorizing the Director of Mayor’s Office of Capital Projects to enter into one or more contracts with the County for the design, construction, and any relative agreements in making the improvement on Lee Road from Miles Avenue to North Corporation Line; from any and all funds as authorized by the Director of Finance necessary to fund the improvement.

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# Anticipated Administrative Approvals (for information only)

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*INTENDED FOR PASSAGE AT JULY 9 COUNCIL MEETING*

June 27, 2025

**Ord. No. XXX-2025** – Authorizing the Directors of City Planning, Capital Projects, Sustainability, and Public Works to apply for, accept, and expend a grant from the Northeast Ohio Areawide Coordinating Agency for the Congestion Mitigation and Air Quality Improvement Program.

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# Anticipated Administrative Approvals (for information only)

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*INTENDED FOR PASSAGE AT JULY 9 COUNCIL MEETING*

June 27, 2025

**Ord. No. XXX-2025\*\*** – Authorizing the Director of Economic Development to enter into a Tax Increment Financing agreement with TDG Franklin North, LLC, and/or designee for the development of a multifamily residential building.

*\*\* This legislation relates to a project reviewed and approved by CPC on 1/17/25*

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# Anticipated Administrative Approvals (for information only)

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INTENDED FOR PASSAGE AT JULY 9 COUNCIL MEETING

June 27, 2025

**Ord. No. XXX-2025\*\*** – Authorizing the Director of Economic Development to enter into a Tax Increment Financing agreement with TDG Franklin Realty, LLC, and/or designee for the redevelopment of a former YWCA facility into a multifamily residential community and commercial storefront

*\*\* This legislation relates to a project reviewed and approved by CPC on 1/17/25*

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# Anticipated Administrative Approvals (for information only)

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INTENDED FOR PASSAGE AT JULY 9 COUNCIL MEETING

June 27, 2025

**Ord. No. XXX-2025\*\*** – Repealing Ordinance No. 40-2025, passed March 31, 2025, which authorized the Directors of Public Works and Economic Development to enter into a ground lease with Rust Belt Riders Composting, LLC for the use and occupancy of property known as PPN 125-16-003.

*\*\* This legislation relates to a project reviewed and approved by CPC on 1/17/25*

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# Anticipated Administrative Approvals (for information only)

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*INTENDED FOR PASSAGE AT JULY 9 COUNCIL MEETING*

June 27, 2025

**Ord. No. XXX-2025\*\*** – Authorizing the Directors of Public Works and Economic Development to sell property known as PPN 125-16-003 to Rust Belt Riders Composting, LLC at fair market value.

*\*\* This legislation relates to a project reviewed and approved by CPC on 1/17/25*

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# Anticipated Administrative Approvals (for information only)

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*INTENDED FOR PASSAGE AT JULY 9 COUNCIL MEETING*

June 27, 2025

**Ord. No. XXX-2025<sup>ΔΔ</sup>** – Appointing an assessment equalization board to hear objections to estimated assessments with respect to the creation of the Downtown Cleveland Improvement District of Cleveland and the initial plan for public services for the District; and declaring an emergency.

*<sup>ΔΔ</sup> This legislation relates to a project reviewed and approved by CPC on 5/16/25*

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# Anticipated Administrative Approvals (for information only)

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*INTENDED FOR PASSAGE AT JULY 9 COUNCIL MEETING*

June 27, 2025

**Ord. No. XXX-2025<sup>ΔΔ</sup>** – Appointing an assessment equalization board to hear objections to estimated assessments with respect to the creation of the Gordon Square Arts District – Cleveland Improvement District and the initial plan for public services for the District; and declaring an emergency.

*<sup>ΔΔ</sup> This legislation relates to a project reviewed and approved by CPC on 5/16/25*

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# Anticipated Administrative Approvals (for information only)

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*INTENDED FOR PASSAGE AT JULY 9 COUNCIL MEETING*

June 27, 2025

**Ord. No. XXX-2025<sup>ΔΔ</sup>** – Gordon Square Arts District – Cleveland Improvement

District (GSAD-CIC) boundary technical amendment.

*<sup>ΔΔ</sup> This legislation relates to a project reviewed and approved by CPC on 5/16/25*

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# Cleveland City Planning Commission

## Director's Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

June 27, 2025

# Cleveland City Planning Commission

## Adjournment

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

Next Meeting: July 11, 2025