



# Cleveland City Planning Commission

Friday, September 16, 2022

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

Lillian Kuri, Commission Chair

Joyce Pan Huang, Director

Michael Bosak, Administrator

# Cleveland City Planning Commission

## Preamble

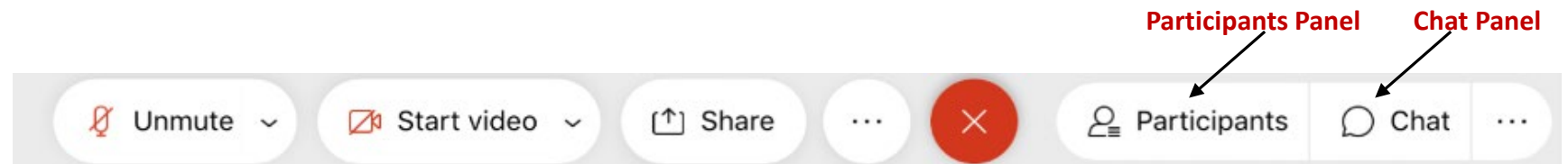
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

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

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

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

CALL-IN USERS CAN UNMUTE BY USING \*6



September 16, 2022

# Cleveland City Planning Commission

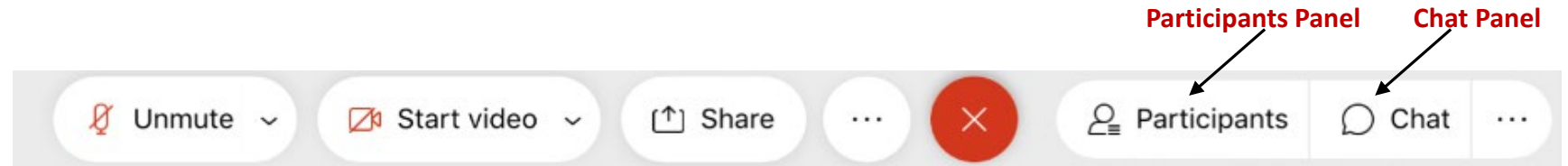
## Preamble

**ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.**

**THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YOUTUBE.**

**ALL REQUESTS TO SPEAK ON A PARTICULAR MATTER VIA OUR WEBSITE AND EMAIL HAVE BEEN CONSIDERED.**

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



September 16, 2022

# Cleveland City Planning Commission

## Call to Order and Roll Call

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September 16, 2022

# Cleveland City Planning Commission

## Design Review Cases

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September 16, 2022

**FW2022-012** – West 73<sup>rd</sup> Street Apartments New Construction:

Seeking Schematic Design Approval

Project Address: 1325 West 73<sup>rd</sup> Street

Project Representative: Westleigh Harper, Horton Harper Architects

Note: the Planning Commission Tabled this item on June 17, 2022.

**Committee Recommendation: Unanimous** Approval for a Motion for Schematic Design

Approval with **Conditions:**

1. Evaluate 4<sup>th</sup> floor EFIS - can this be a different material (metal panel)?
2. Bring out 4<sup>th</sup> floor balconies to soften upper massing
  - a) 1<sup>st</sup> floor balconies need to be wood framed per drainage issues
3. Differentiate brick patterns if possible near balconies and other defining elements
4. Evaluate if blank wall above vestibule can be broken up with public art or a green wall element, etc.



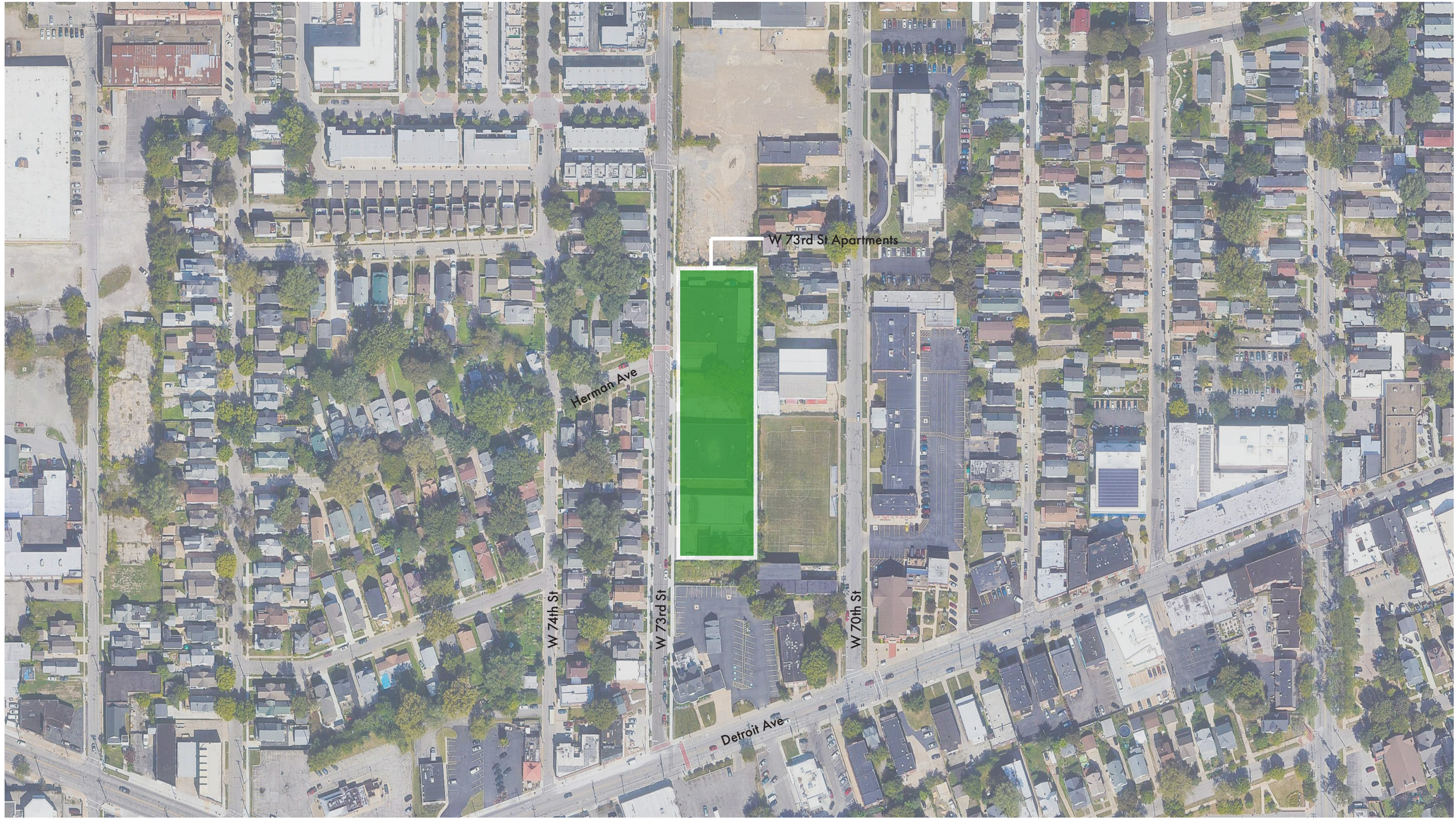
5. Minimize drop off areas and be careful about the defining streetscape elements, clearly delineating where scooter parking, bike parking, and ride share elements are located.
6. Landscaping plan will be required for final review
  - a. Define greenspace in between buildings and define it more as a special element of the project

# West 73rd Street Apartments

Gordon Square - Cleveland  
Design Review - August 16, 2022







Site Vicinity Map  
Scale : NTS



Site Aerial  
Scale : NTS



Cracuin Berry Funeral Home



Existing Housing



Existing Housing



Soccer Field to the East



Existing Housing



New Construction to the North

**Surrounding Context**



View Southeast West 73rd Street



View East from Herman Ave



View North from Detroit



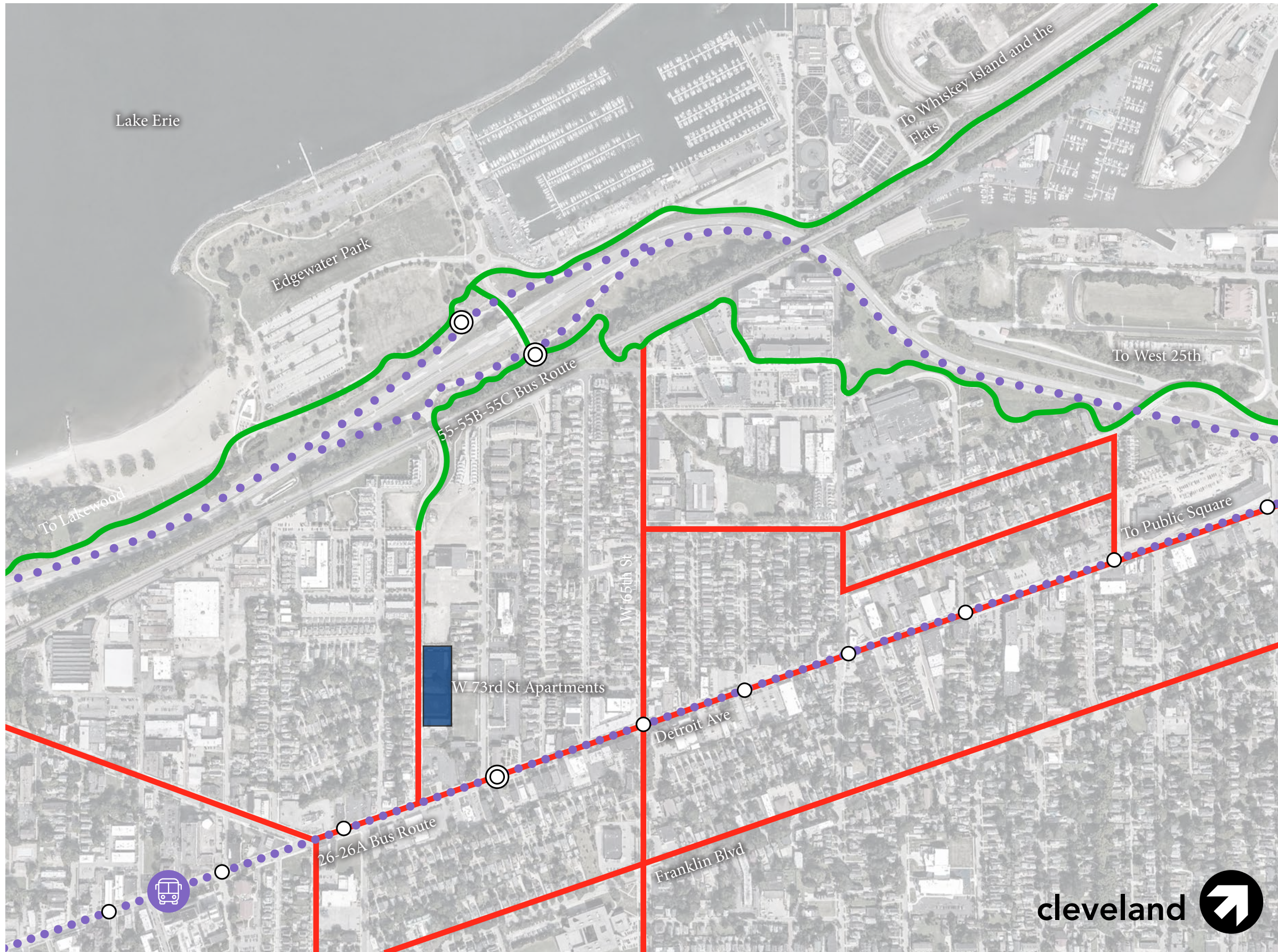
View from Northwest Corner



View from Southwest Corner

**Existing Site Conditions**

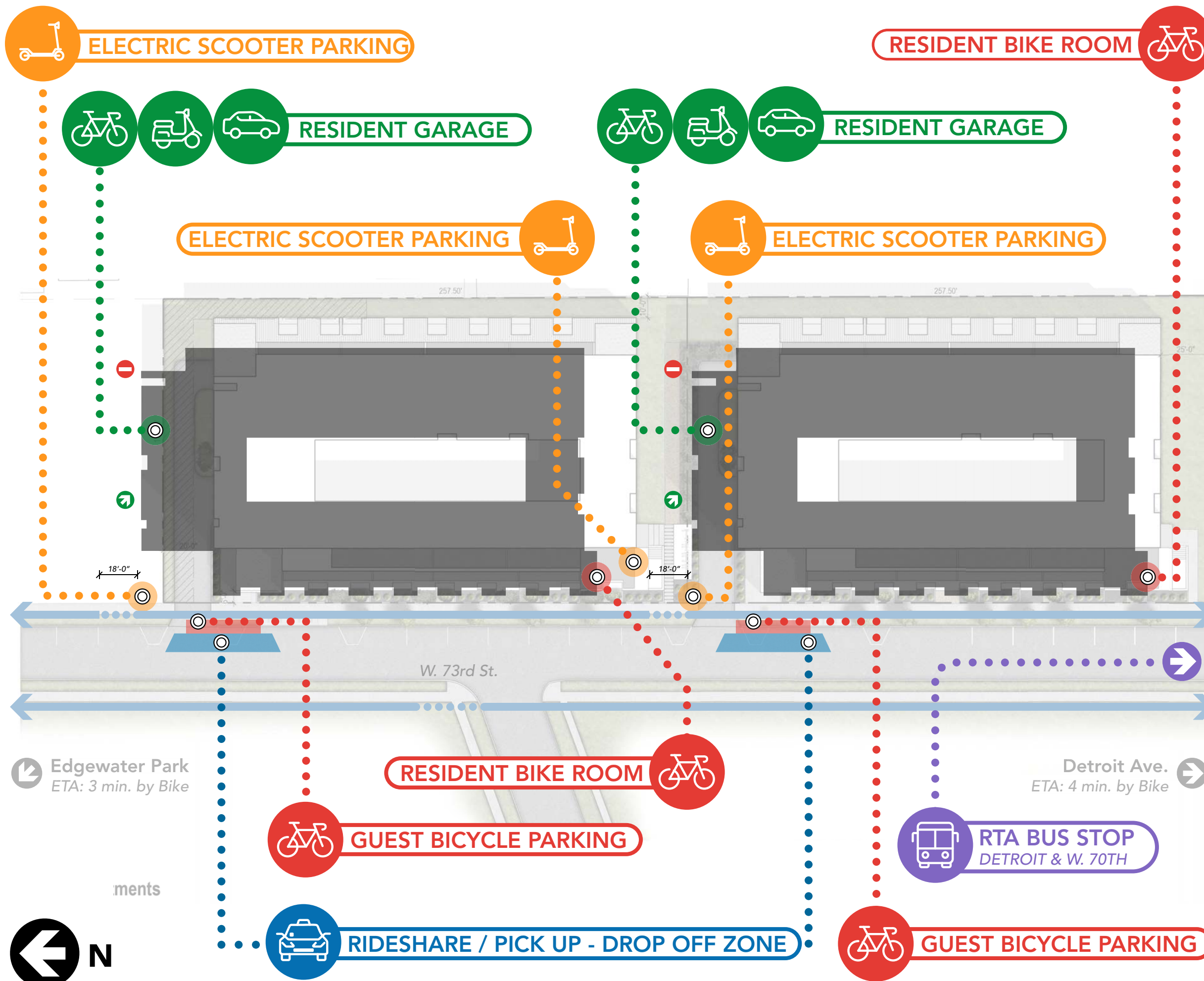




Residents of the West 73rd St Apartments are uniquely well-positioned to take advantage of Cleveland’s growing cycling and public transportation infrastructure. The apartments are less than a 10 minute walk from four east and west-bound RTA bus stops. North of 73rd, dedicated cycle trails run through Edgewater Park to Lakewood to the east and to both the Flats and Whiskey Island to the west. To the south, ample cycle-friendly streets open west side neighborhoods to resident cyclists.

- ⊙..... RTA bus stop and route
- Dedicated cycle trail
- Cycle-friendly streets





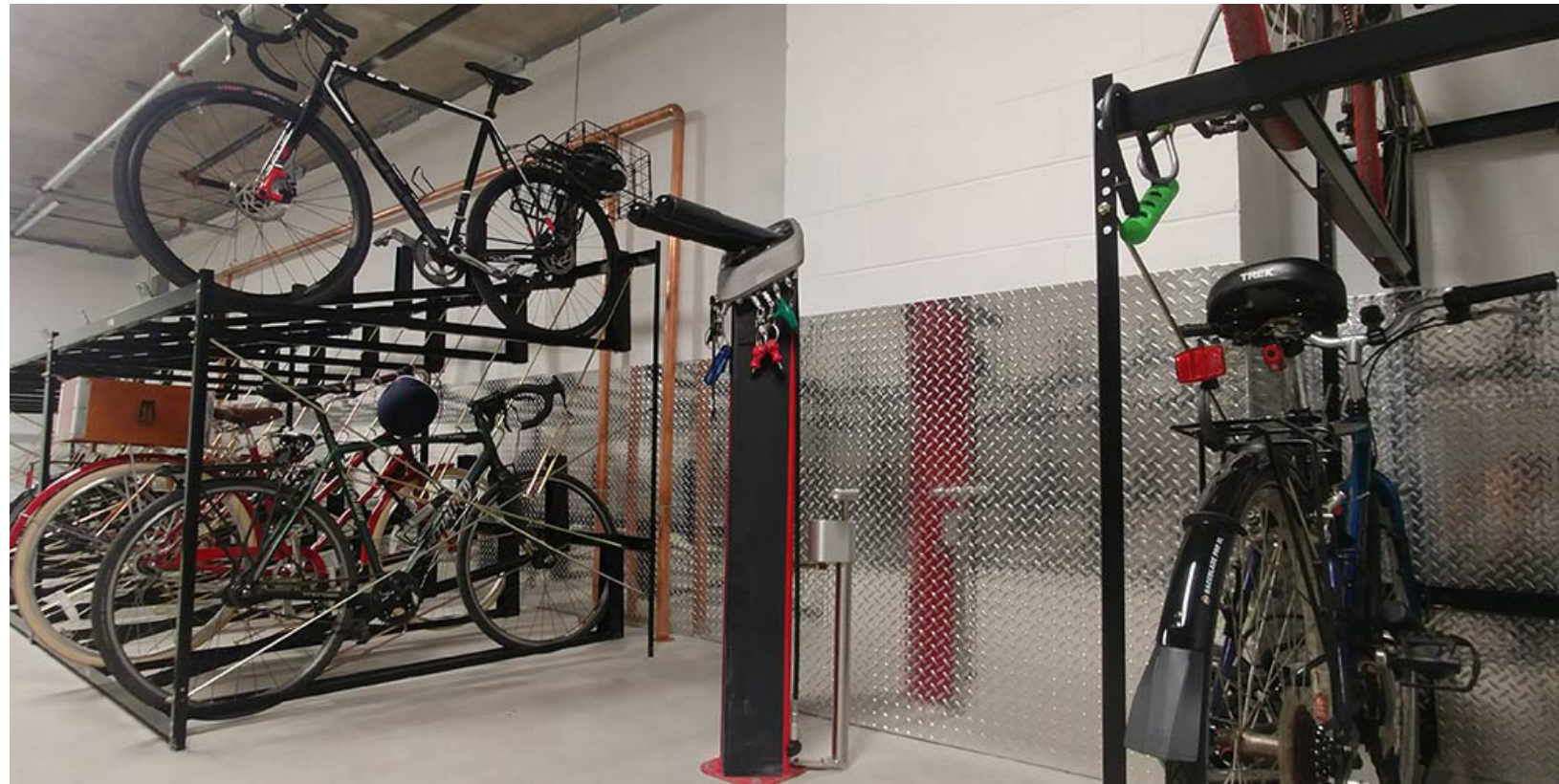
• **mobility**

The West 73rd Street apartments will replace three industrial warehouse buildings, greatly reducing the level of heavy vehicle traffic to the Edgewater Hill neighborhood and increasing pedestrian and bicycle presence. These new buildings will include 140 off-street parking spaces and dedicated bicycle parking and maintenance facilities for residents in each building. Over 70% of units will be allocated an off-street parking space. These facilities will be complimented by an off-street bicycle and electric scooter parking yard available to guests.

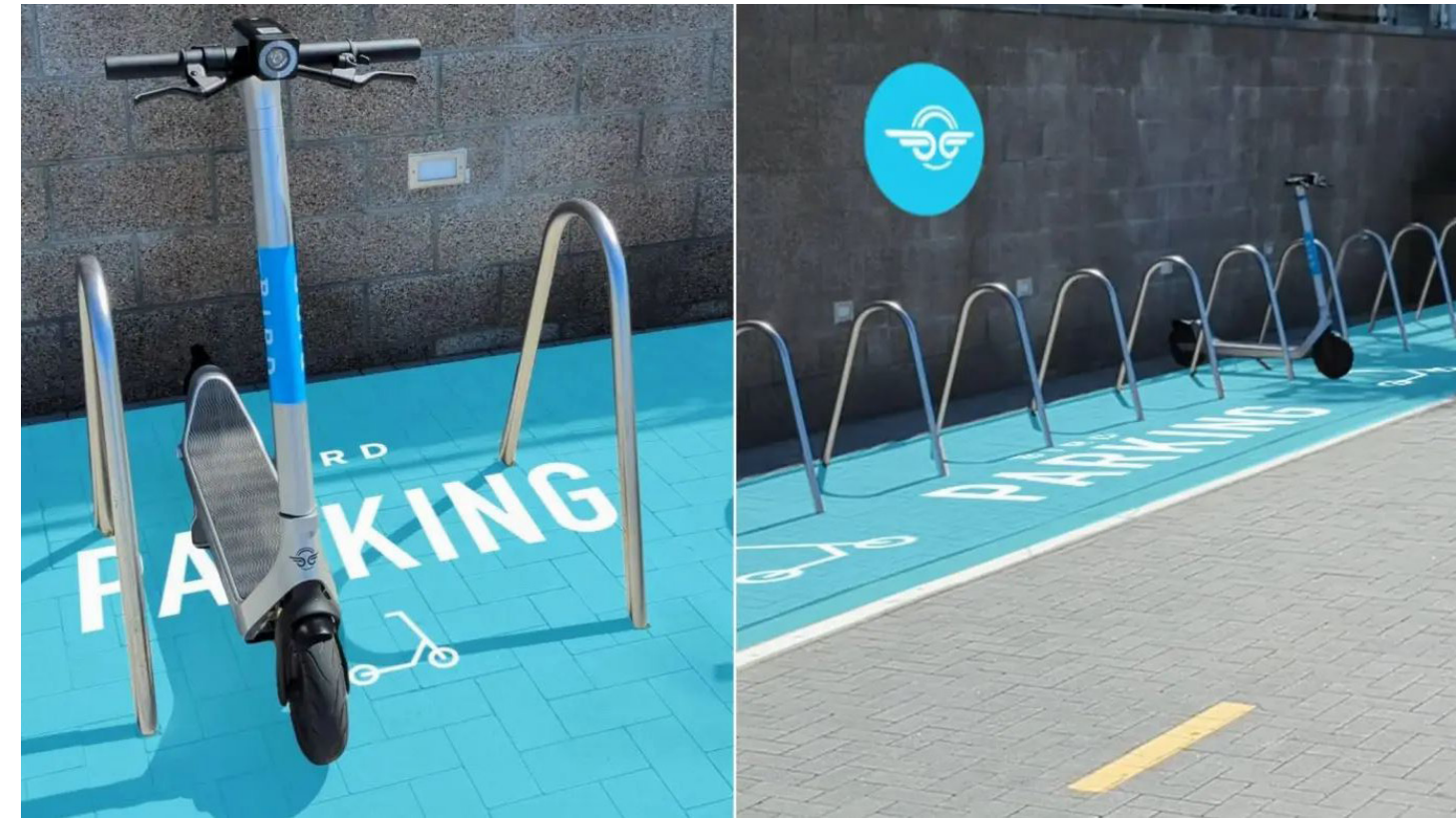
Fifteen (15) on-street parking spaces in front of the West 73rd St apartments will be preserved. An additional 50 foot temporary parking space will be provided for rideshare and delivery dropoffs. Each building will have dedicated entry and exit driveways for cars and bicycles, with clearance provided on either side to ensure clear sitelines for approaching vehicles and pedestrians.







Double-decker bike storage racks with public bicycle work stand



Scooter parking area



Bicycle washing station



Public Transit Information Board



Transit Information Terminal



**View 1**  
South Building Main Lobby / Rideshare Loading Zone



**View 2**  
Lobby Waiting Room/ Transit Hub



**View 3**  
Lobby Transit Map Display



**View 4**  
Lobby/ Transit Hub Waiting Area.



**View 5**  
Exterior of Entrance Lobby, Night View



**View 6**  
View of Rideshare Loading Area/ Guest Bike Parking



**View 7**  
North Building Main Entrance & Garage Driveway from W73rd Street





**View 8**  
Sidewalk Access to Communal Park Space



**View 9**  
Communal Park Space



**View 10**  
Communal Park Space & Parking Garage Entrance



**View 11**  
Corner View of South Building from W. 73rd St.



**View 12**  
Neighborhood View from Herman Ave.



**View 13**  
North Building Side View Showing Parking Garage Entrance



**View 14**  
Rear View of Buildings from W.70th St. Soccer Field

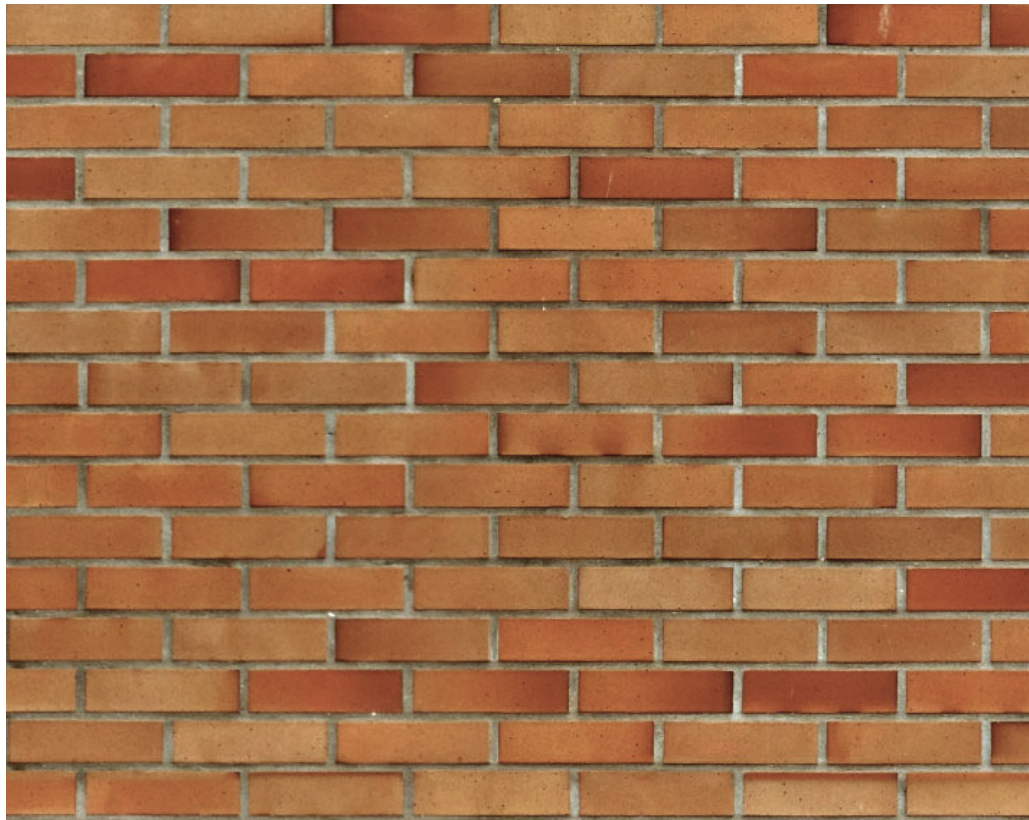


**View 15**  
Evening View of South Building from W. 73rd St.





**View 16**  
View of North Building from W.73rd St.



Brick



EIFS



Stained Cast Stone



Flat Bar Aluminum Handrail



Black Window Frames



Pre-finished Aluminum



Wall Mounted Sconces

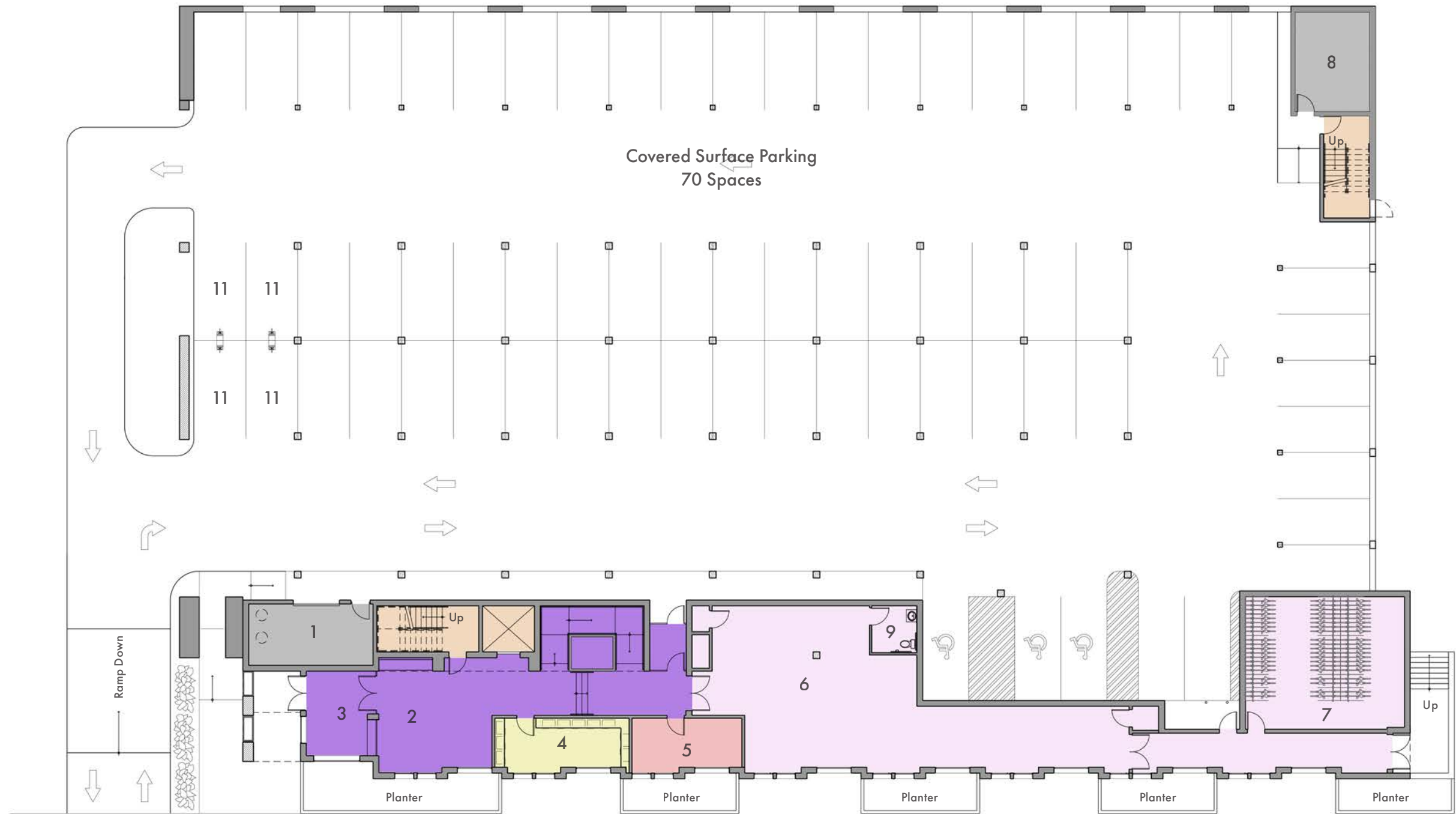


Decorative Outdoor Lighting



**Legend**

- 1. Trash
- 2. Lobby
- 3. Vestibule
- 4. Mail
- 5. Fire Control Room
- 6. Amenity Space
- 7. Bike Storage (60 bikes)
- 8. Utilities
- 9. Restroom
- 10. Lease
- 11. EV Charging



**North Building  
1st Floor Plan**  
Scale: 1/16" = 1'



**Legend**

- 1. Trash
- 2. Lobby
- 3. Vestibule
- 4. Mail
- 5. Fire Control Room
- 6. Amenity Space
- 7. Bike Storage (60 bikes)
- 8. Utilities
- 9. Restroom
- 10. Lease
- 11. EV Charging



**South Building  
1st Floor Plan**  
Scale: 1/16" = 1'



**Legend**

- 1. Trash
- 2. Storage
- 3. Private Unit Terrace
- 4. Public Tenant Terrace
- 5. Utilities



**2nd Floor Plan**  
Scale : 1/16" = 1'-0"

**Legend**

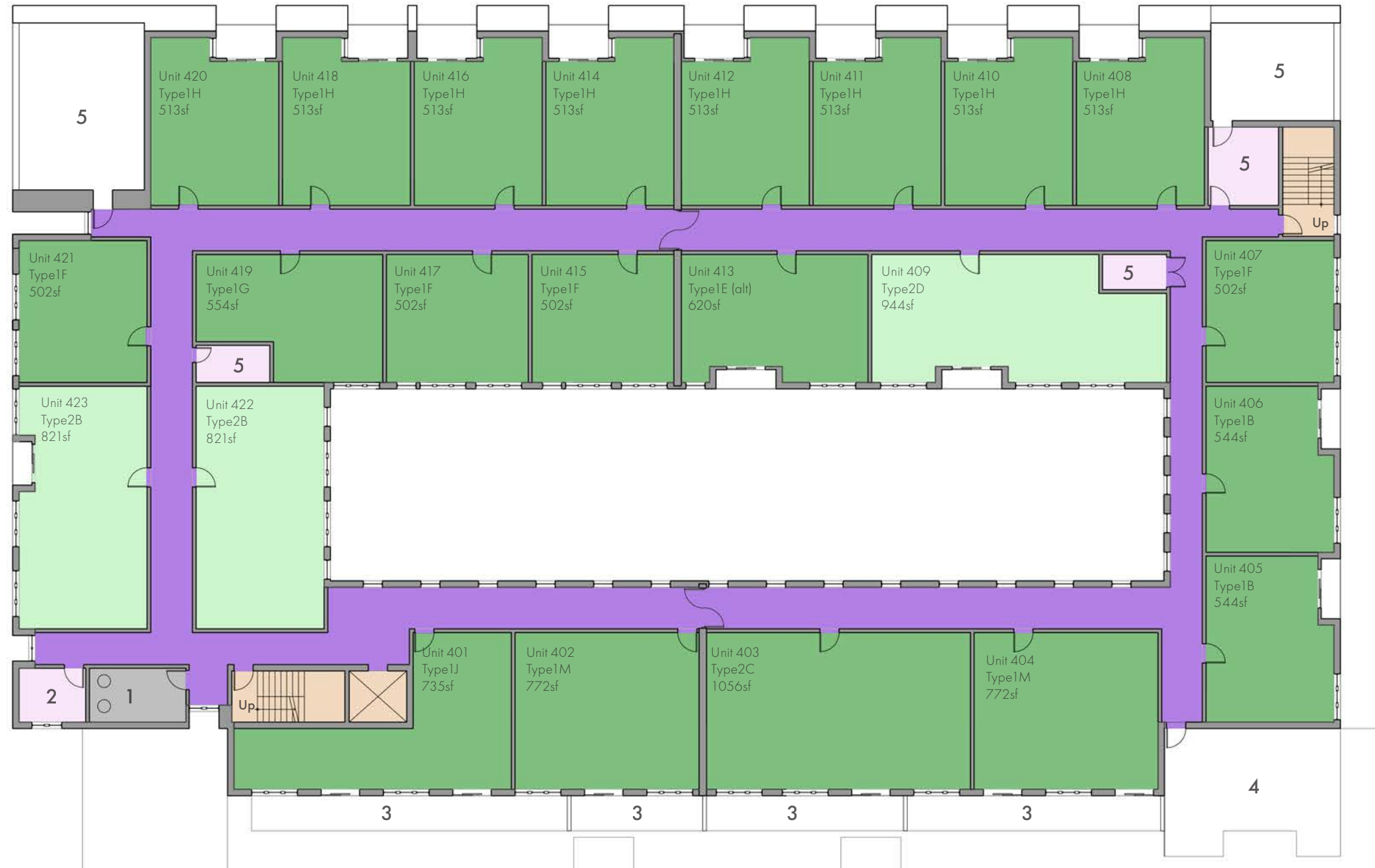
- 1. Trash
- 2. Storage
- 3. Private Unit Terrace
- 4. Public Tenant Terrace
- 5. Utilities



**3rd Floor Plan**  
Scale : 1/16" = 1'-0"

**Legend**

- 1. Trash
- 2. Storage
- 3. Private Unit Terrace
- 4. Public Tenant Terrace
- 5. Utilities



**4th Floor Plan**  
Scale : 1/16" = 1'-0"

**Legend**

- 1. Trash
- 2. Storage
- 3. Private Unit Terrace
- 4. Public Tenant Terrace
- 5. Utilities



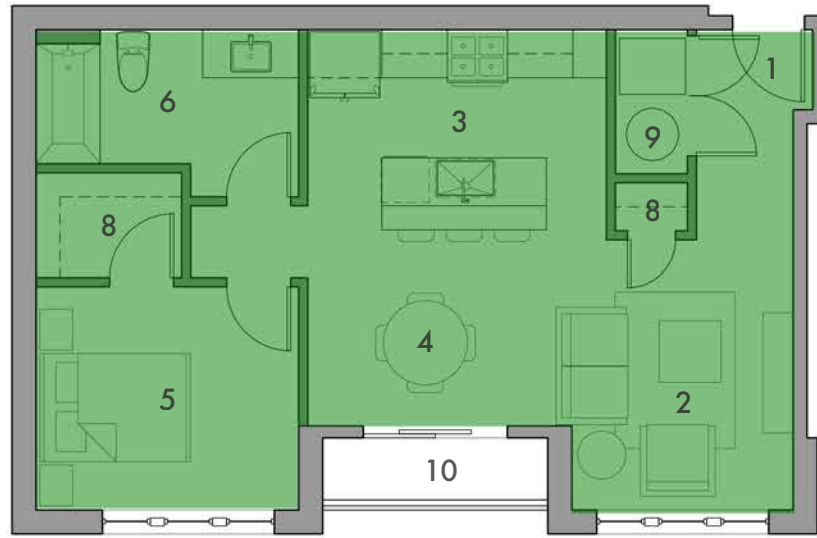
**5th Floor Plan**  
Scale : 1/16" = 1'-0"



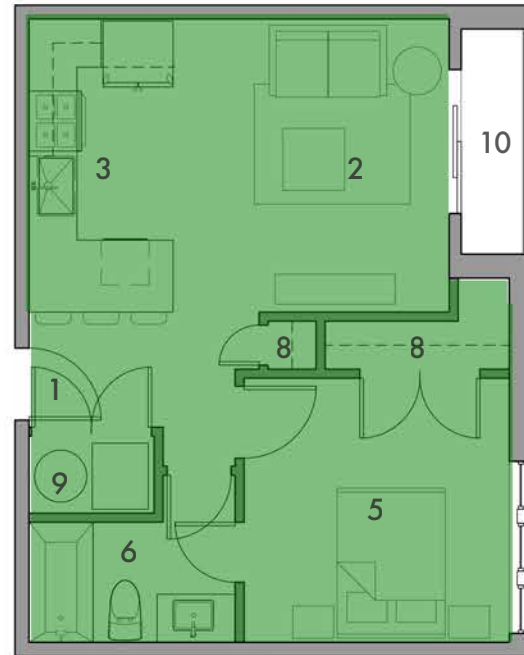


**Legend**

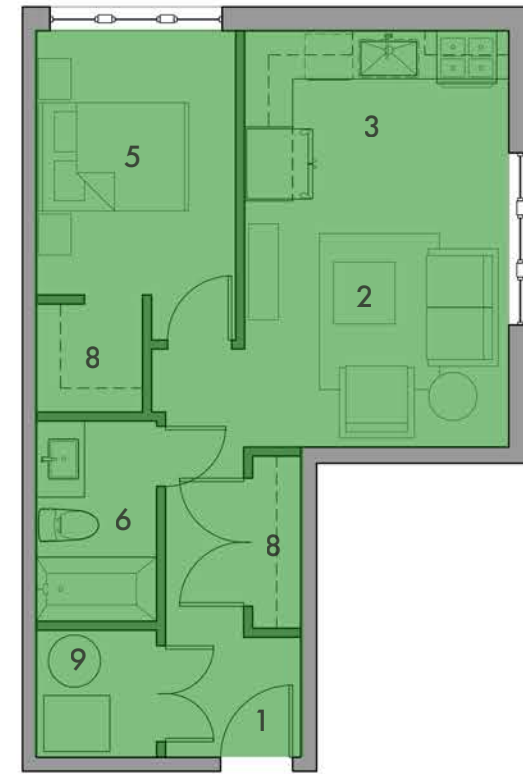
- 1. Entry
- 2. Living Room
- 3. Kitchen
- 4. Dining
- 5. Bedroom
- 6. Bathroom
- 7. Office
- 8. Closet
- 9. Utility
- 10. Balcony



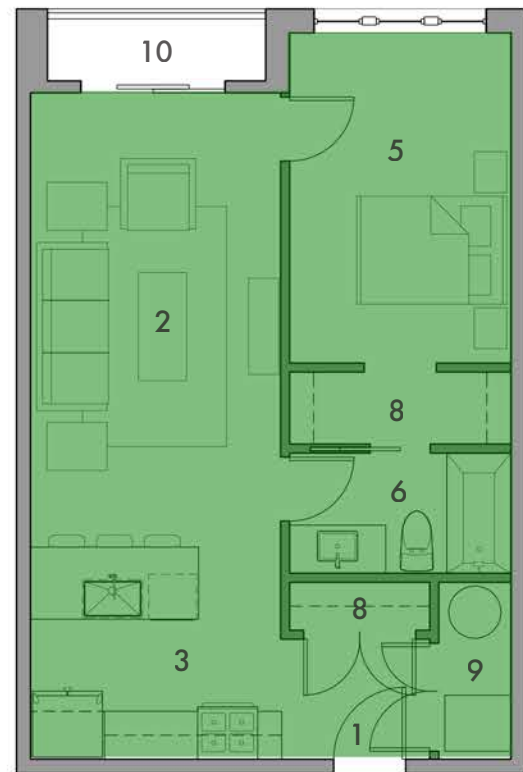
**Unit Type 1A**  
665 sf



**Unit Type 1B**  
544 sf



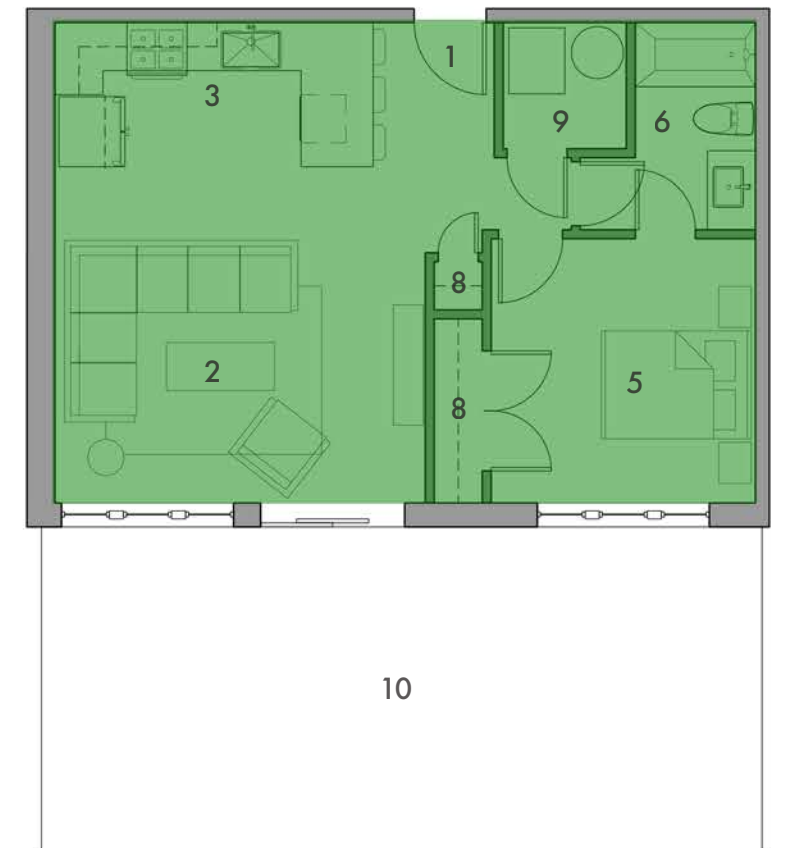
**Unit Type 1C**  
544 sf



**Unit Type 1D**  
627 sf



**Unit Type 1D (alt)**  
714 sf



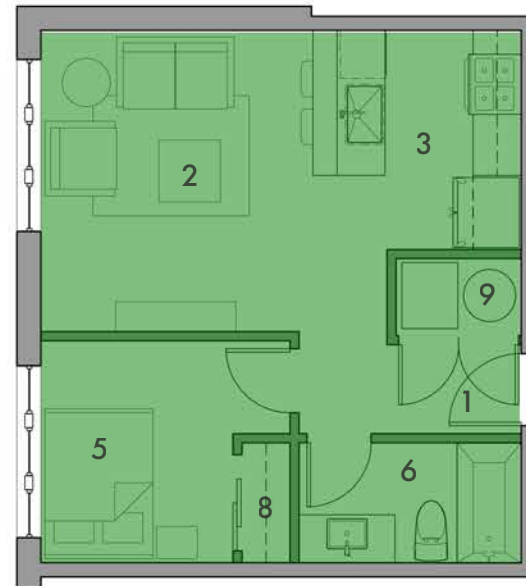
**Unit Type 1E**  
648 sf

**Legend**

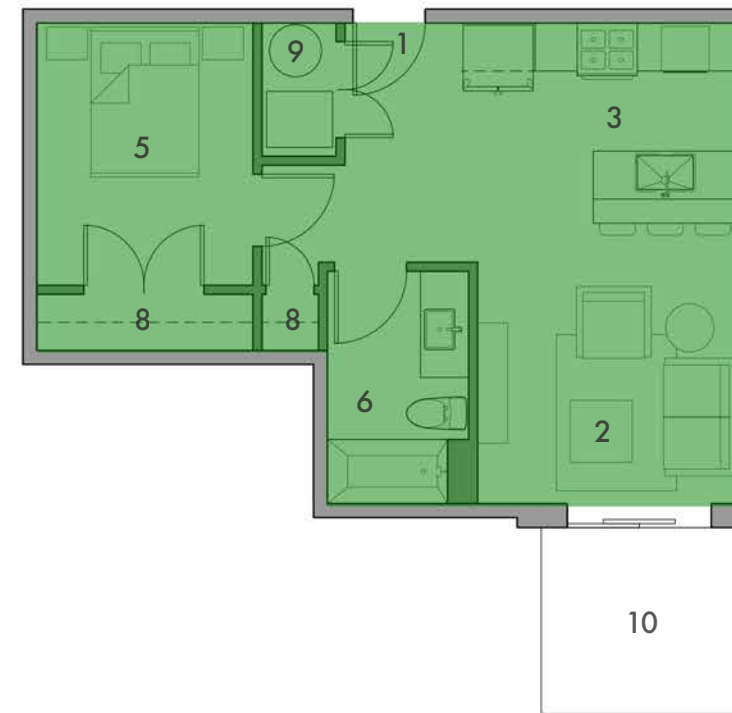
- 1. Entry
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- 5. Bedroom
- 6. Bathroom
- 7. Office
- 8. Closet
- 9. Utility
- 10. Balcony



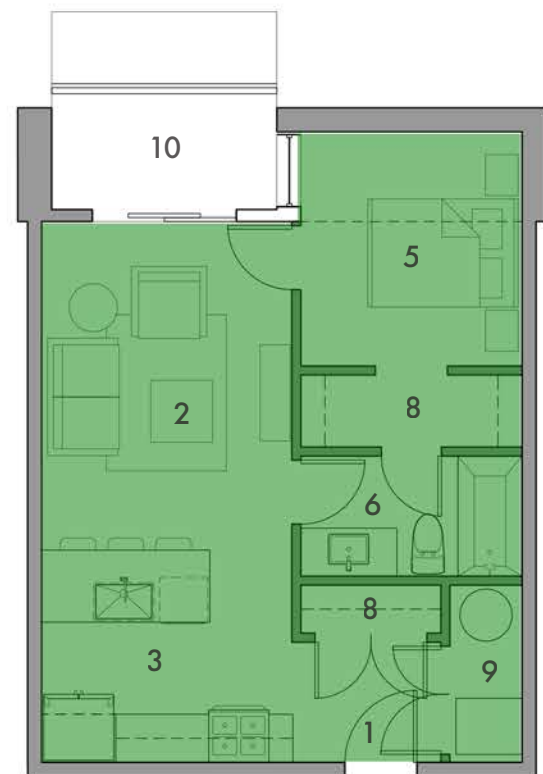
**Unit Type 1E (alt)**  
620 sf



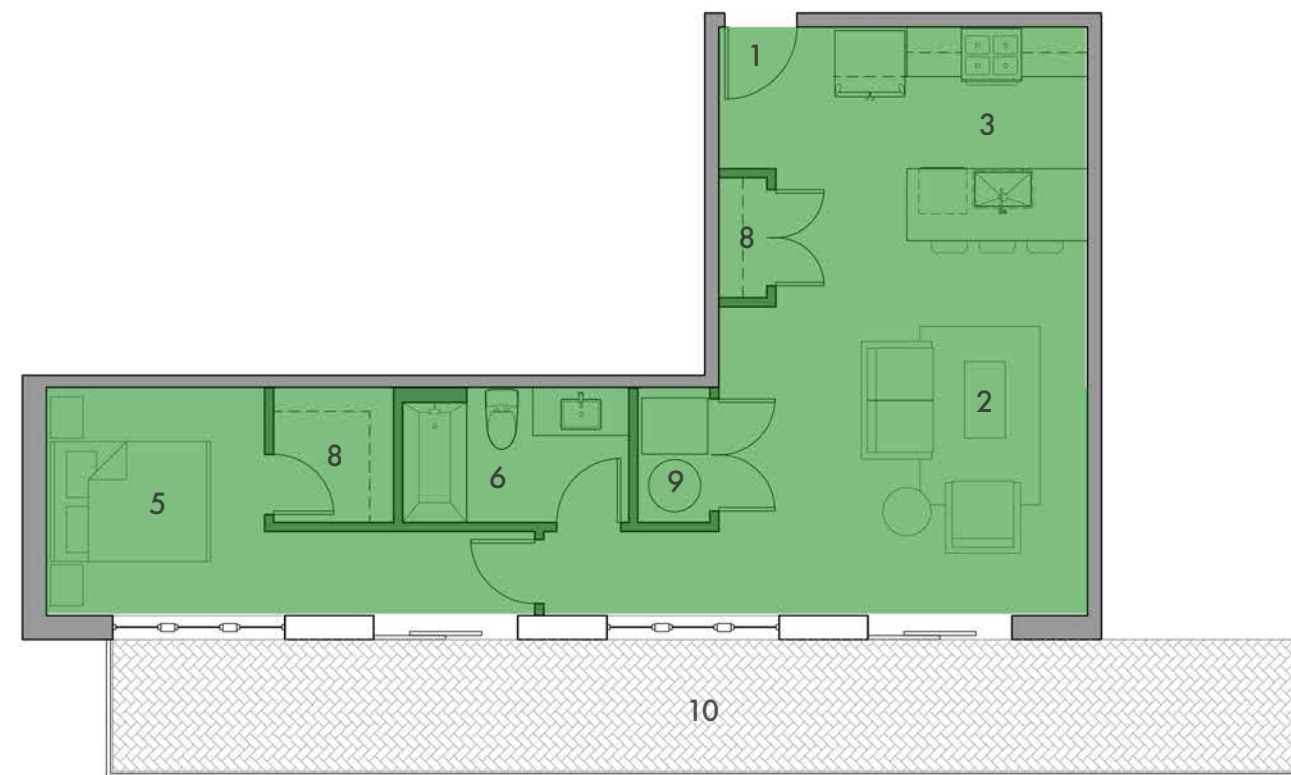
**Unit Type 1F**  
502 sf



**Unit Type 1G**  
554 sf



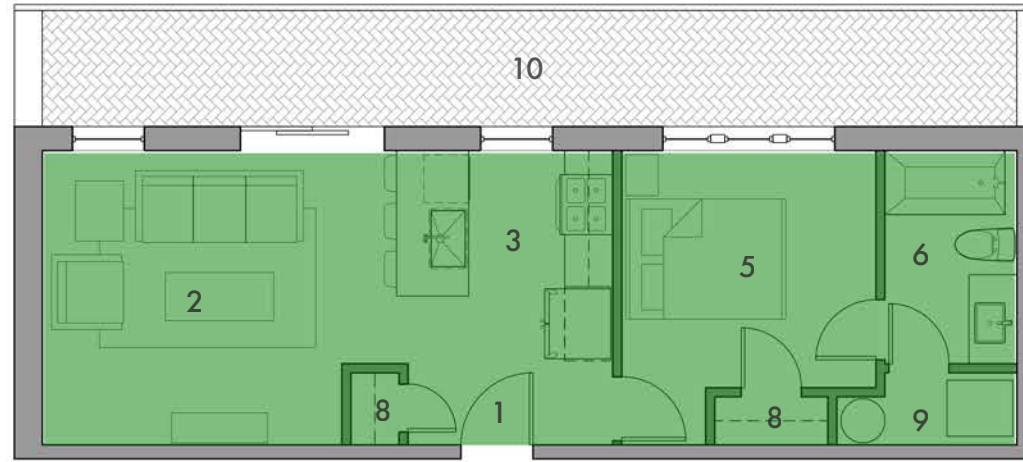
**Unit Type 1H**  
513 sf



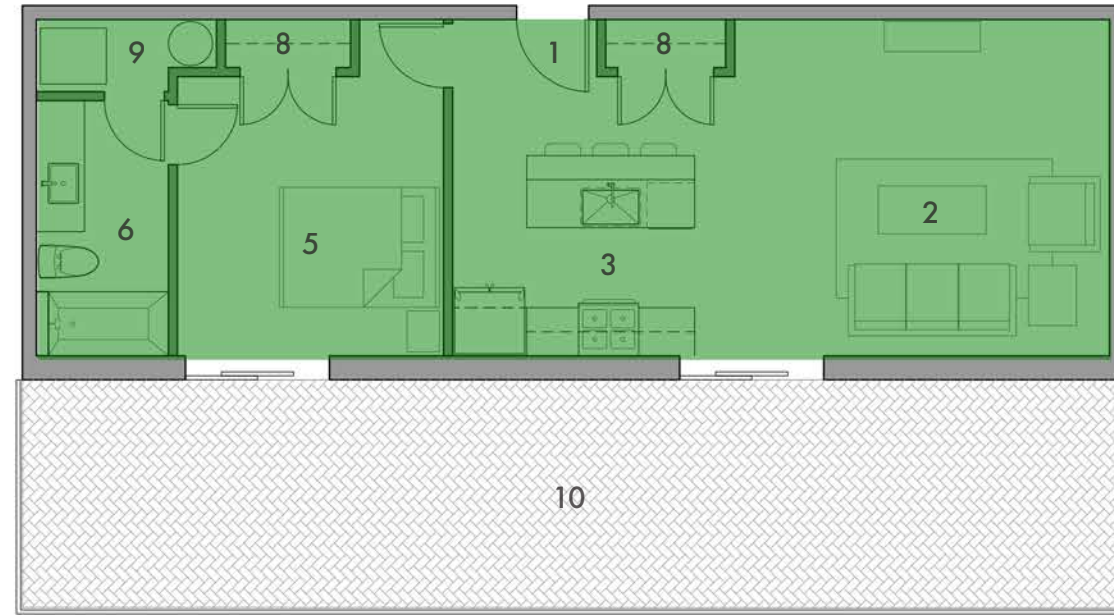
**Unit Type 1J**  
735 sf

**Legend**

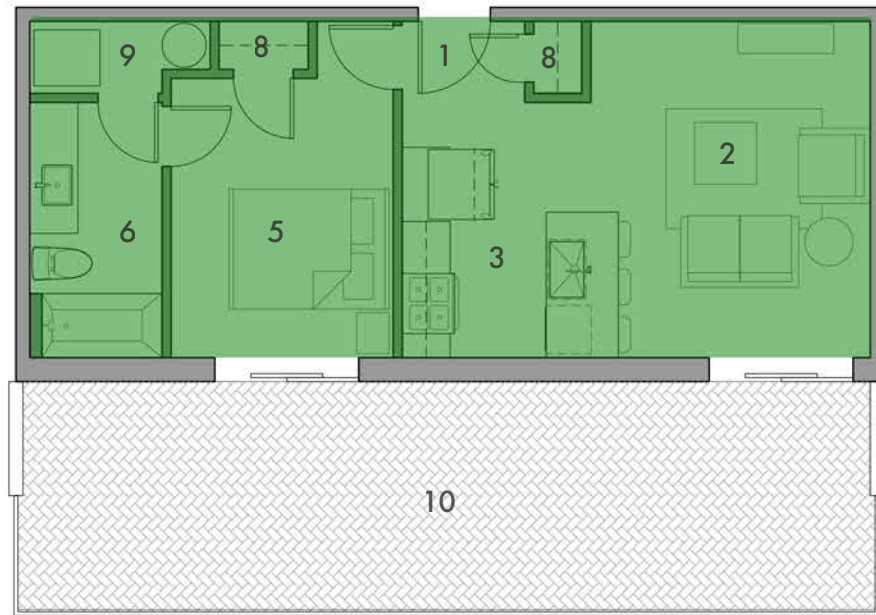
- 1. Entry
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- 4. Dining
- 5. Bedroom
- 6. Bathroom
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- 8. Closet
- 9. Utility
- 10. Balcony



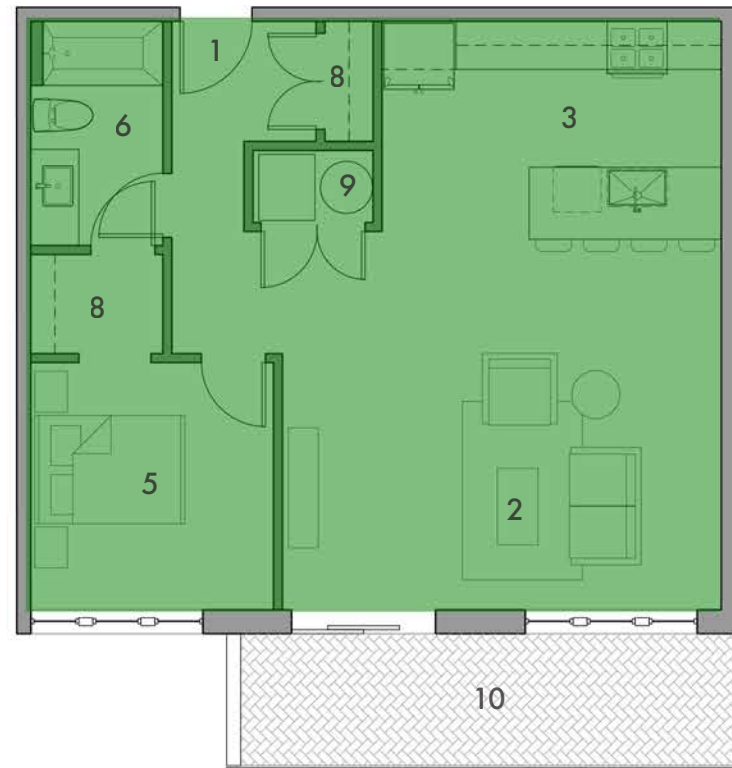
**Unit Type 1K**  
497 sf



**Unit Type 1K (alt)**  
714 sf



**Unit Type 1L**  
558 sf



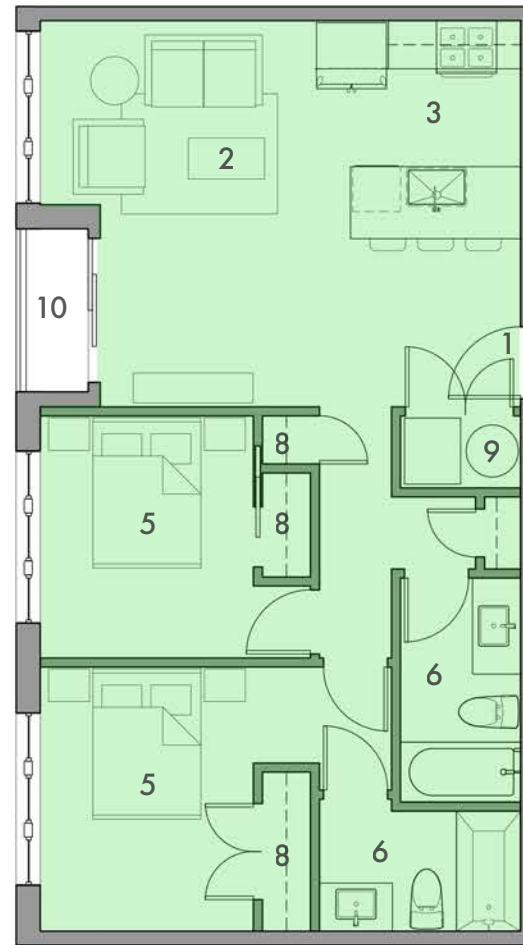
**Unit Type 1M**  
772 sf

**Legend**

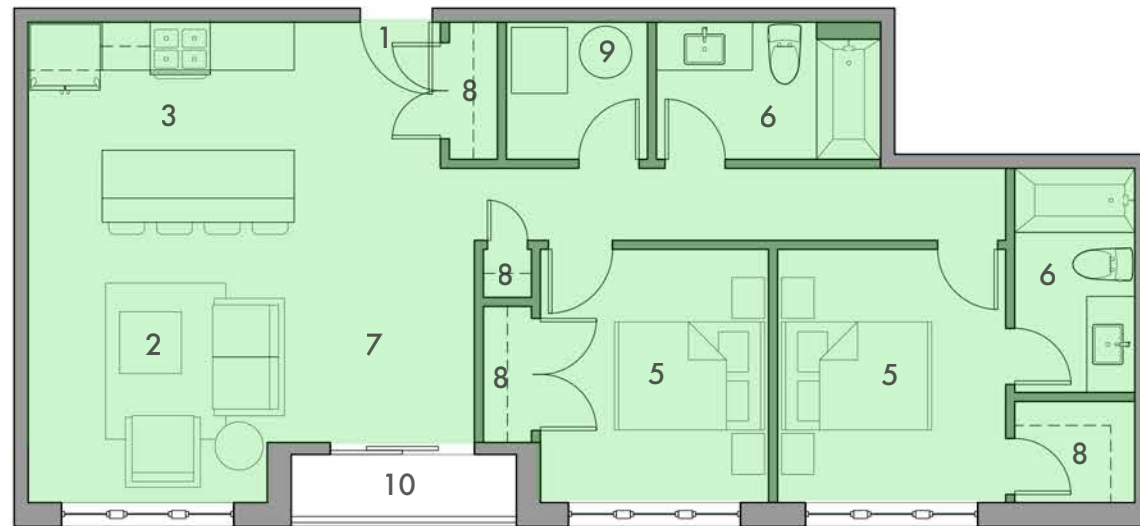
- 1. Entry
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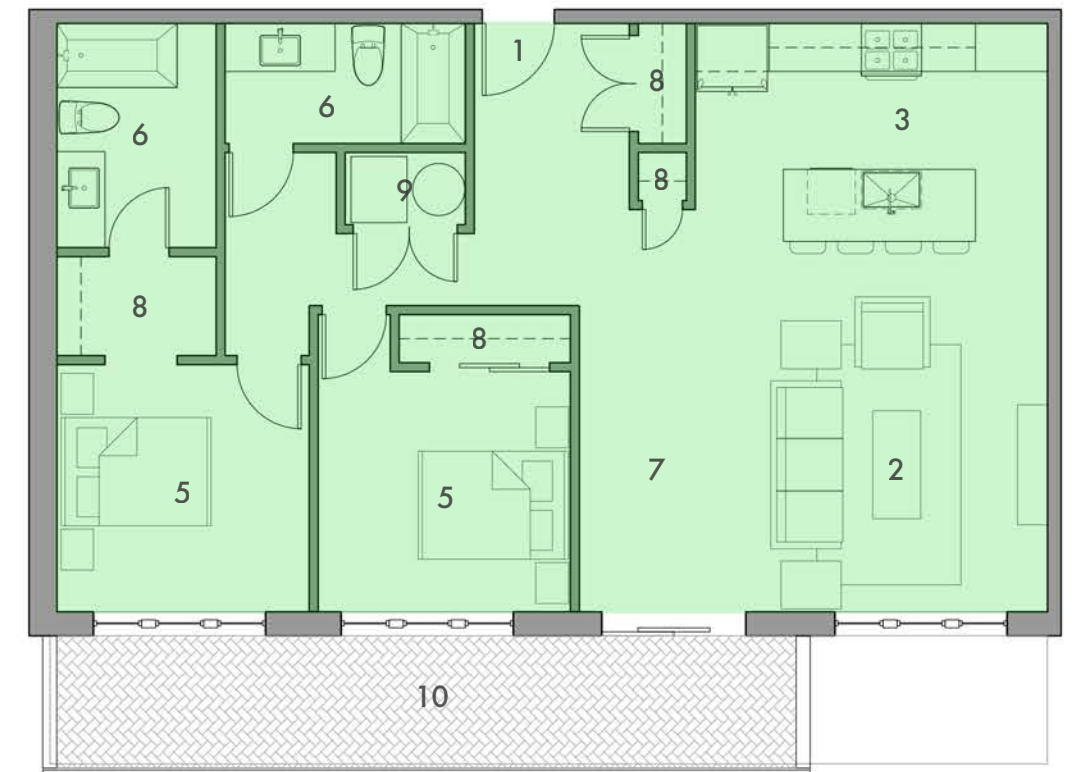
**Unit Type 2A**  
1,071 sf



**Unit Type 2B**  
821 sf



**Unit Type 2D**  
944 sf



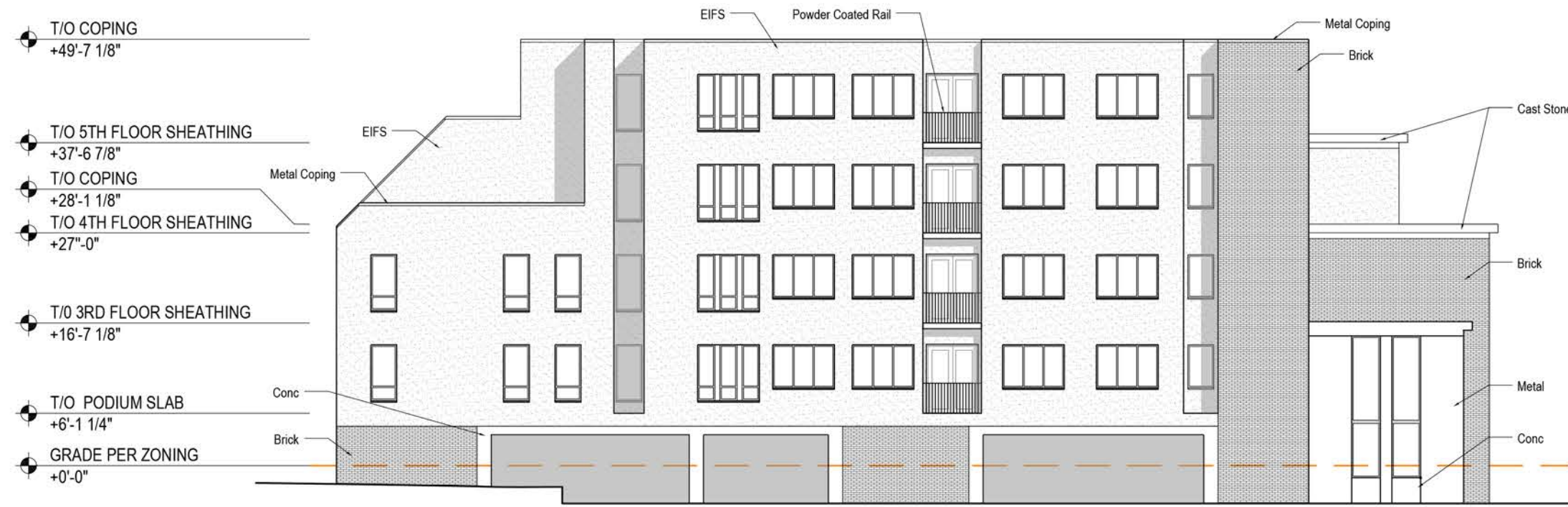
**Unit Type 2C**  
1,056 sf



**North Building  
West Elevation**  
Scale : 1/16" = 1'



**North Building  
East Elevation**  
Scale : 1/16" = 1'



**North Building  
 North Elevation**  
 Scale : 1/16" = 1'



**North Building  
 South Elevation**  
 Scale : 1/16" = 1'



**South Building  
 West Elevation**  
 Scale : 1/16" = 1'



**South Building  
 East Elevation**  
 Scale : 1/16" = 1'

- T/O COPING  
+49'-10 1/8"
- T/O 5TH FLOOR SHEATHING  
+37'-9 7/8"
- T/O COPING  
+28'-4 1/8"
- T/O 4TH FLOOR SHEATHING  
+27"-3"
- T/O 3RD FLOOR SHEATHING  
+16'-10 1/8"
- T/O PODIUM SLAB  
+6'-7 1/4"
- GRADE PER ZONING  
+0'-0"



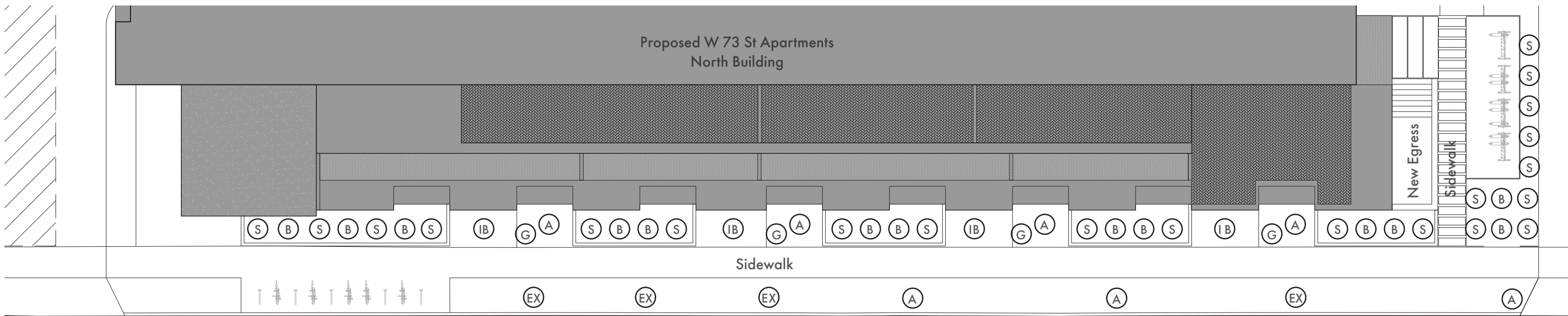
**South Building  
North Elevation**  
Scale : 1/16" = 1'

- T/O COPING  
+49'-10 1/8"
- T/O 5TH FLOOR SHEATHING  
+37'-9 7/8"
- T/O COPING  
+28'-4 1/8"
- T/O 4TH FLOOR SHEATHING  
+27"-3"
- T/O 3RD FLOOR SHEATHING  
+16'-10 1/8"
- T/O PODIUM SLAB  
+6'-7 1/4"
- GRADE PER ZONING  
+0'-0"

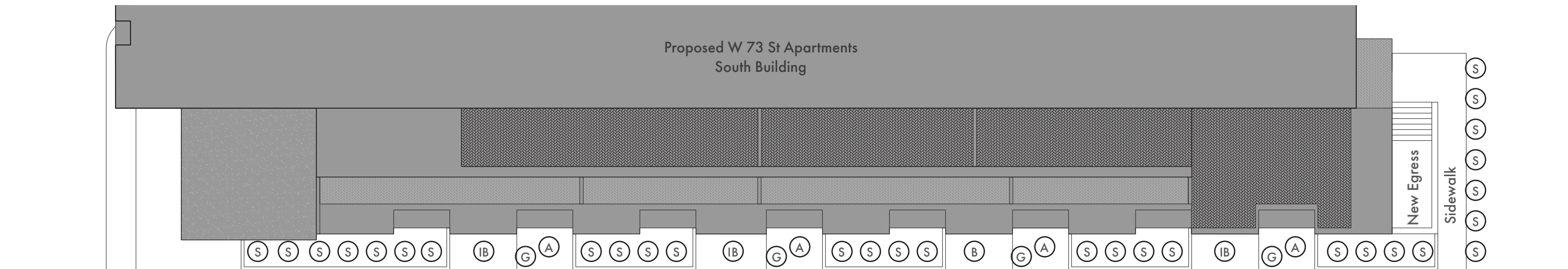


**South Building  
South Elevation**  
Scale : 1/16" = 1'





W 73rd St



W 73rd St

**Legend**

- (S) - Sedge  
(*Carex vulpinoidea*)  
(*Carex pensylvanica*)
- (B) - Dwarf Garden Juniper  
(*Juniperus procumbens*)
- (A) - American Beech  
(*Fagus grandifolia*)
- (IB) - English Ivy Bed  
(*Hedera helix*)
- (G) - Gravel

**Landscape and Lighting Plan**  
Scale: 1/16" = 1'





**Committee Recommendation: Unanimous Approval for a Motion for Schematic Design Approval with Conditions:**

1. Evaluate 4<sup>th</sup> floor EFIS - can this be a different material (metal panel)?
2. Bring out 4<sup>th</sup> floor balconies to soften upper massing
  - a) 1<sup>st</sup> floor balconies need to be wood framed per drainage issues
3. Differentiate brick patterns if possible near balconies and other defining elements
4. Evaluate if blank wall above vestibule can be broken up with public art or a green wall element, etc.
5. Minimize drop off areas and be careful about the defining streetscape elements, clearly delineating where scooter parking, bike parking, and ride share elements are located.
6. Landscaping plan will be required for final review
  - a. Define greenspace in between buildings and define it more as a special element of the project



September 16, 2022

**FW2022-016** – West 65<sup>th</sup> Street Apartments New Construction:

Seeking Schematic Design Approval

**Project Address: 1329 West 65<sup>th</sup> Street**

Project Representative: David Parrish, RDL Architects

**Committee Recommendation: Unanimous** Approval for a Motion for Schematic Design Approval with **Conditions:**

1. Request for tree preservation plan and a noted site plan of what is/is not being saved on the site.
2. Evaluate if trash area can be moved to a mid-point on the site to allow for a greater landscaping buffer along the rear
3. Enhance the landscaping on the rear (east side) of the site
4. Rear façade needs to be broken up and articulate more – this façade looks at multiple houses on W. 64<sup>th</sup> Street



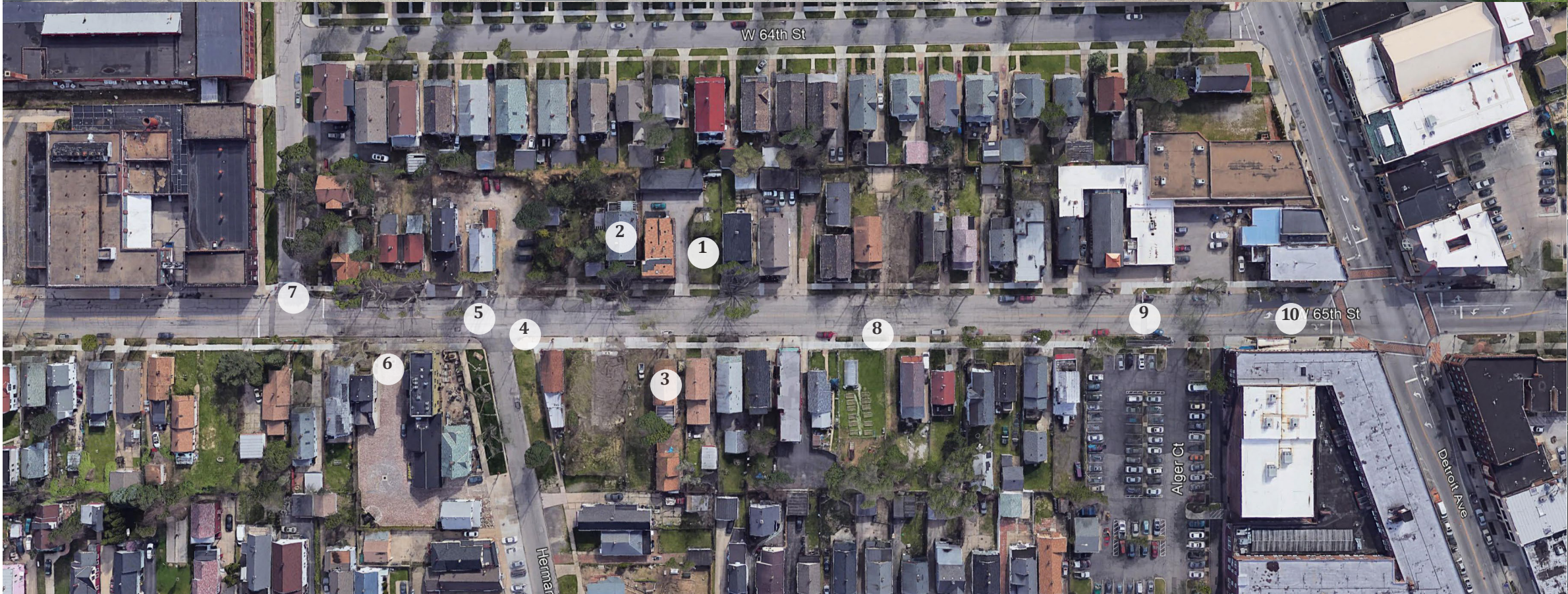
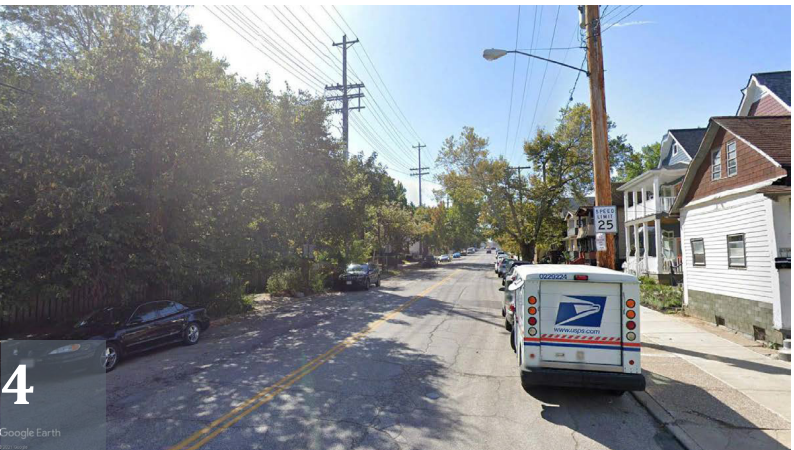
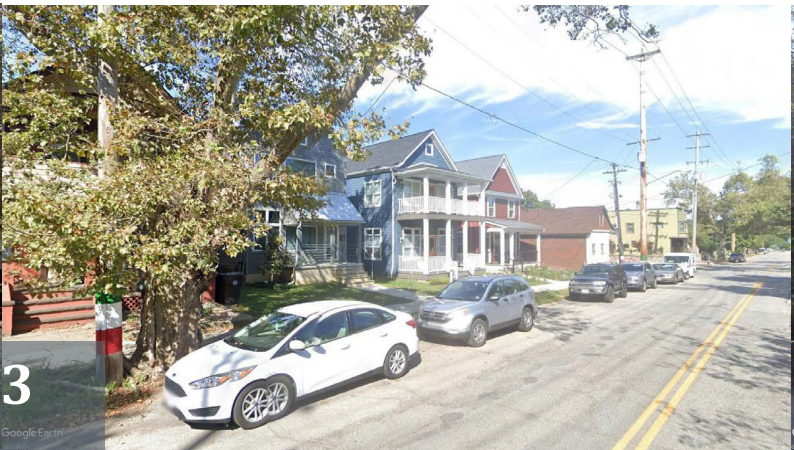
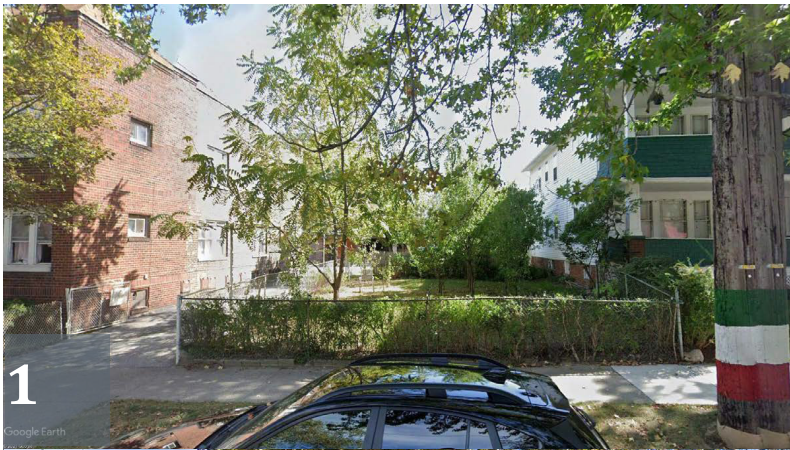
**NEIGHBORHOOD CONTEXT**

08.08.2022 RDL 21149P

**1329 W65TH APARTMENTS | CLEVELAND, OHIO | SITE**

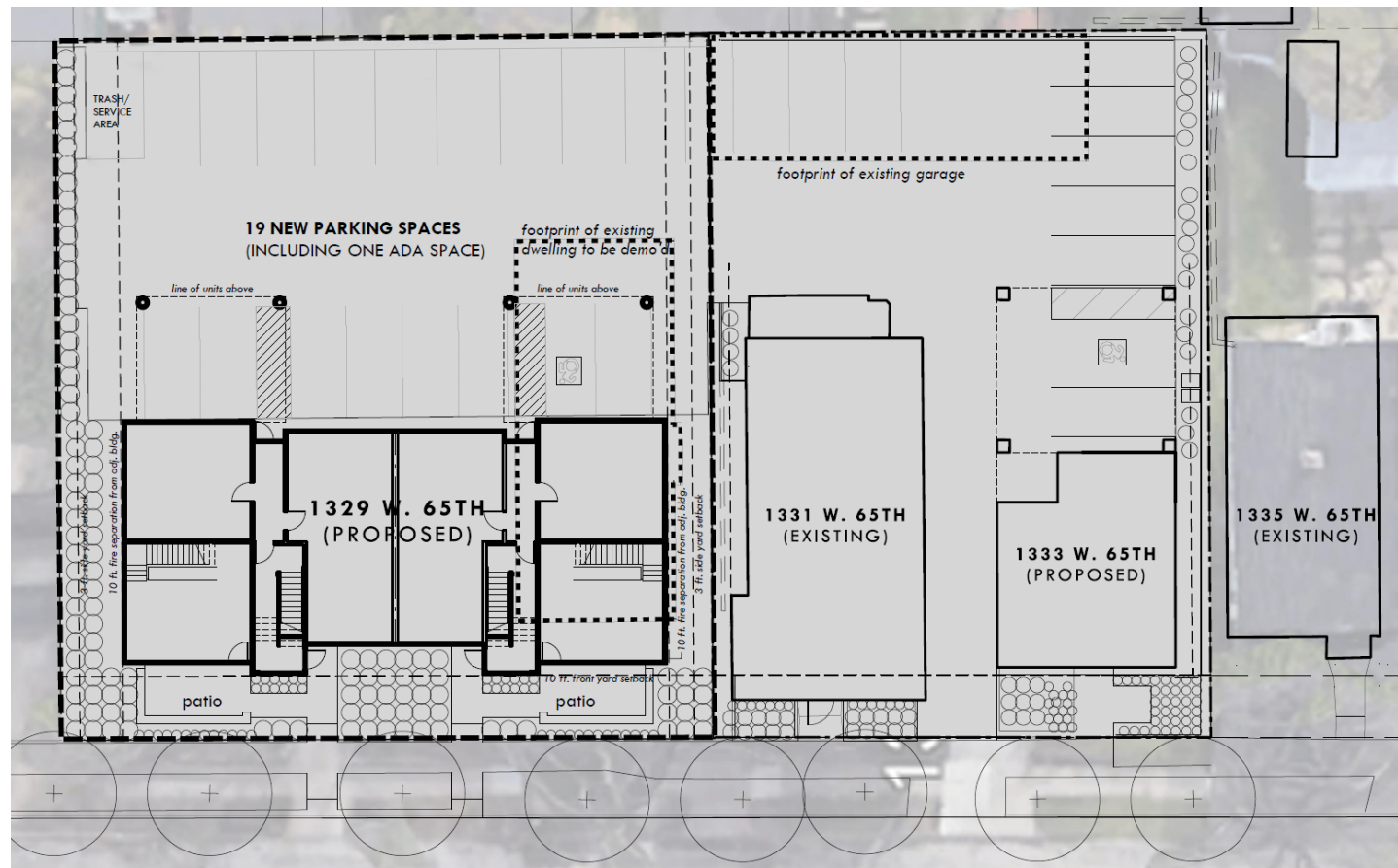
The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



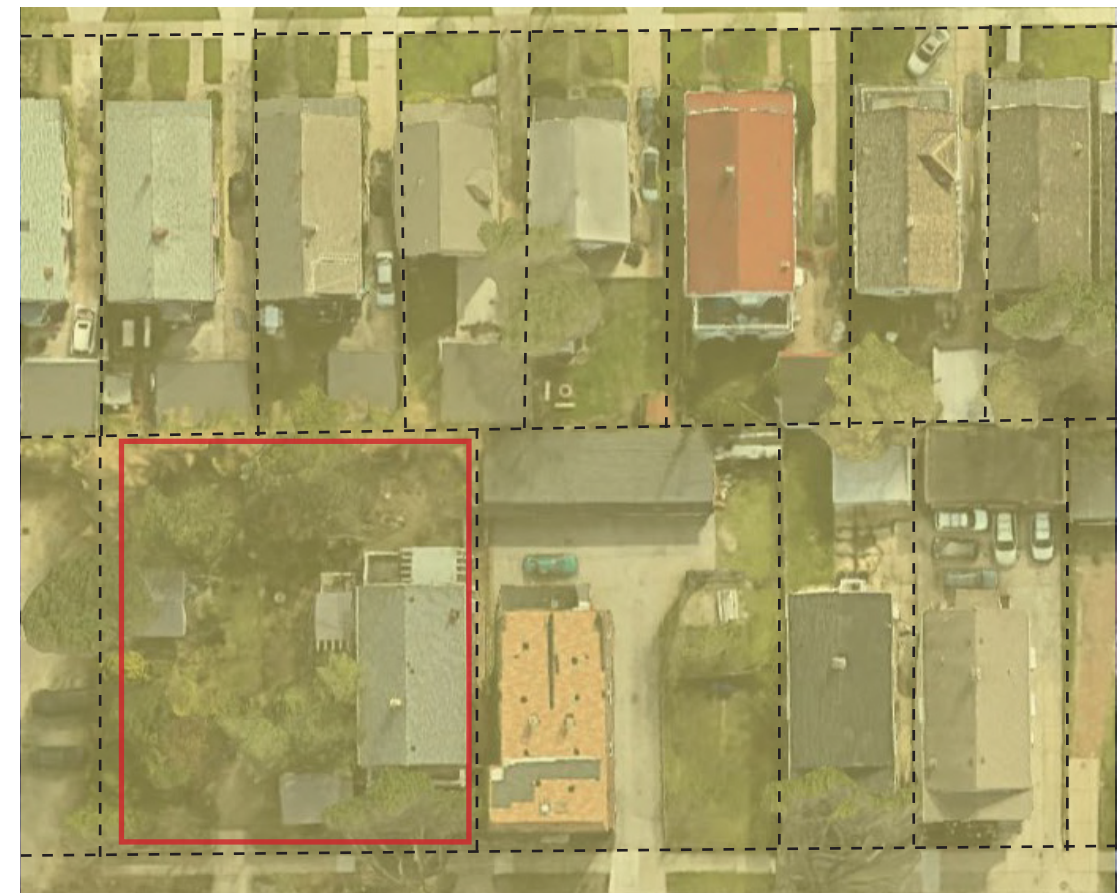


08.08.2022 RDL 21149P  
1329 W65TH APARTMENTS | CLEVELAND, OHIO | CONTEXT PHOTOS

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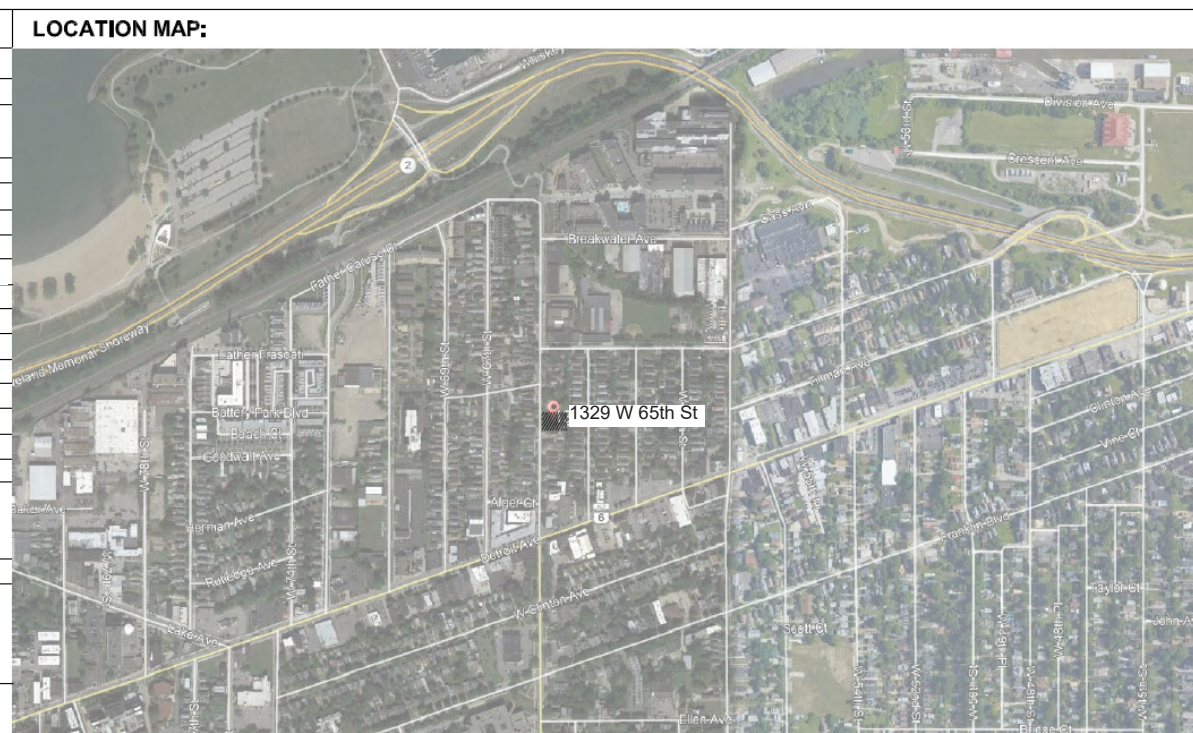
Site Plan

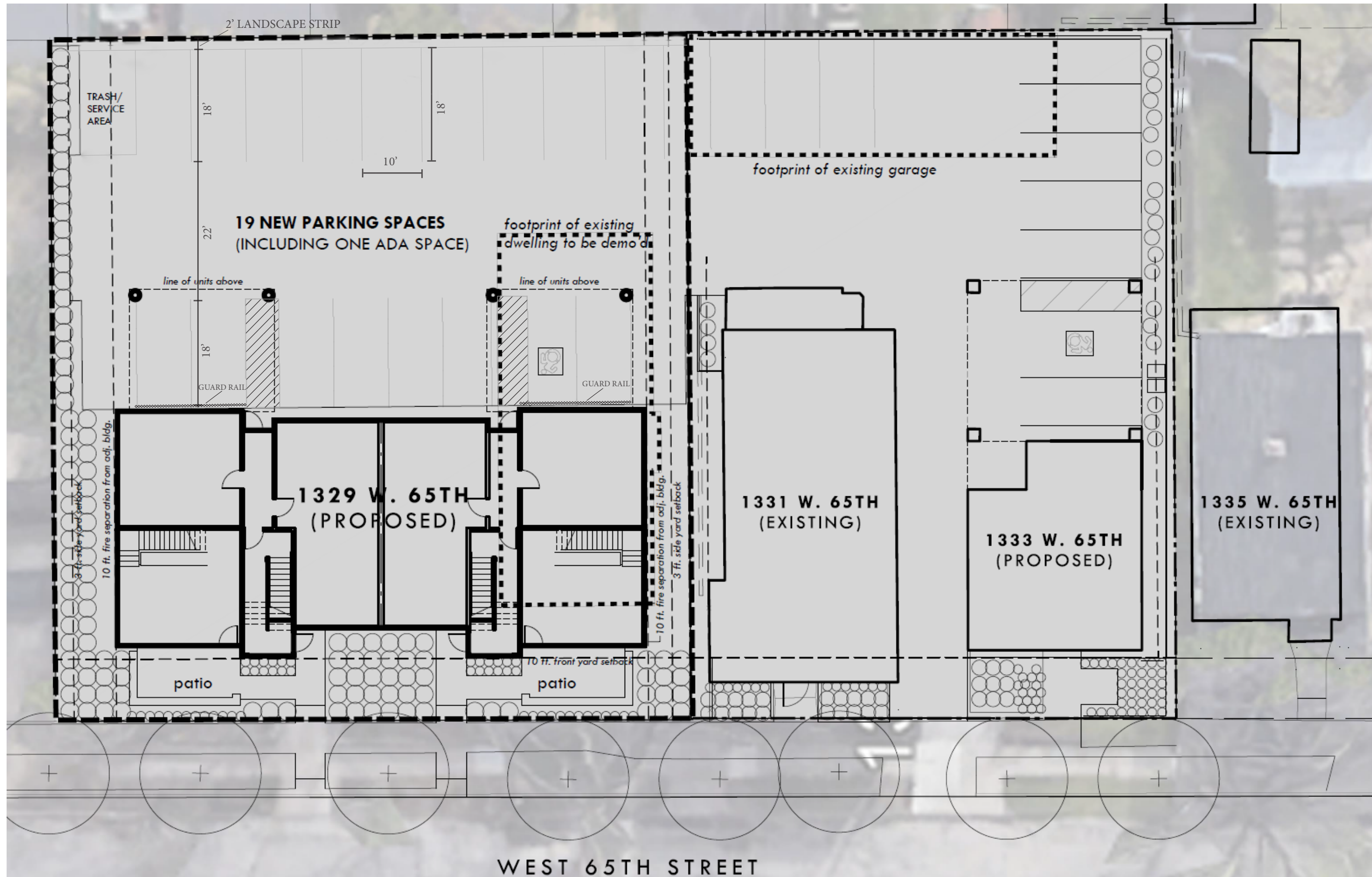


Zoning Map

SITE LOCATION:  
1329 W 65th STREET  
CLEVELAND, OHIO

SITE DATA:		
ZONING	2F-B1	
PROPOSED USE	EXISTING SINGLE FAMILY RESIDENCE NEW CONSTRUCTION MULTI-FAMILY,	
ACREAGE	.270-AC (11,760 SF)	
PROPOSED UNITS	18 NEW CONSTRUCTION UNITS	
TOTAL FL AREA	+/- 11,520 GSF	
	<b>REQUIRED</b>	<b>PROVIDED</b>
MIN STREET FRONTAGE	25'-0"	105'-0"
MIN LOT WIDTH	50'-0"	112'-0"
MAX FLOOR AREA	5,880 SF	11,520 GSF*
MIN LOT SIZE	6,000-SF	11,760 SF
FRONT SETBACK	10'	10'
REAR SETBACK	17.1'	30'
SIDE SETBACK	3'	3'
BLDG HEIGHT	35'	35'
1' OF HT ALLOWED PER 1' SETBACK	50' MAX	
PARKING - RESIDENTIAL (EXISTING + NEW)	1 PER/DU = 19 TOTAL SPACES	19 TOTAL SPACES
* VARIANCE REQUIRED		



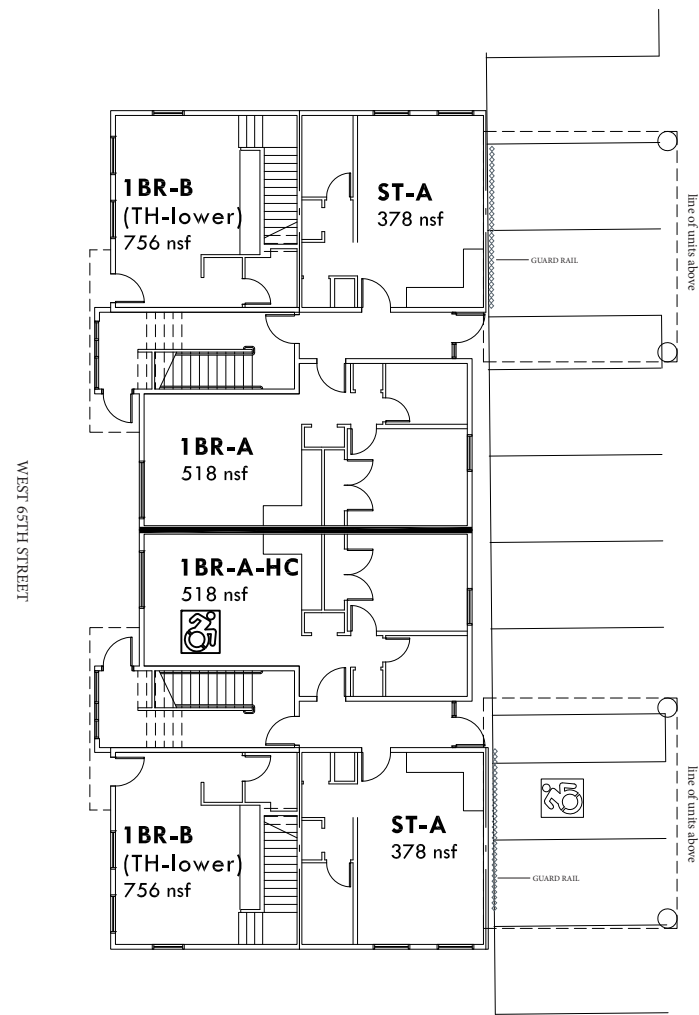


08.08.2022 RDL 21149P

## 1329 W65TH APARTMENTS | CLEVELAND, OHIO | ZONING / PROJECT INFO

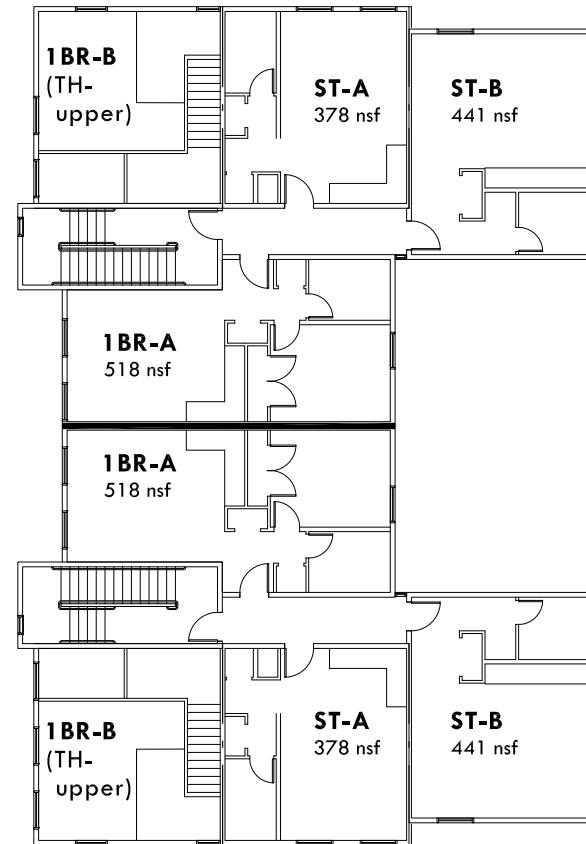
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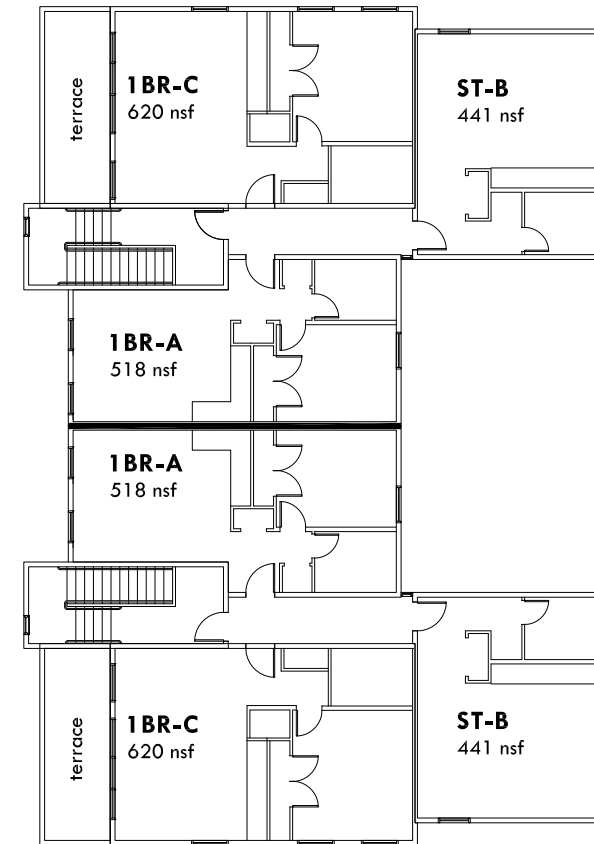
**FIRST FLOOR**

6 UNITS  
3,288 GSF



**SECOND FLOOR**

6 UNITS  
4,266 GSF

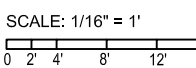


**SECOND FLOOR**

6 UNITS  
3,996 GSF

**AREA AND UNIT SUMMARY**

	STUDIOS	ONE BEDROOMS		BUILDING AREA
		1 BR	1 BR TH	
1ST FLOOR	2	2	2	3,288 GSF
2ND FLOOR	4	2	-	4,266 GSF
3RD FLOOR	2	4	-	3,966 GSF
<b>TOTALS</b>	8	8	2	<b>11,520 GSF</b>
<b>18 UNITS</b>				
PARKING PROVIDED				<b>19 SPACES</b>



**A1.1**

**OPTION A - 18 UNITS  
CONCEPTUAL FLOOR PLANS**

08.08.2022 RDL 21149P

**1329 W65TH APARTMENTS | CLEVELAND, OHIO | FLOOR PLANS**

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08.08.2022 RDL 21149P

# 1329 W65TH APARTMENTS | CLEVELAND, OHIO | RENDER

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08.08.2022 RDL 21149P

1329 W65TH APARTMENTS | CLEVELAND, OHIO | FRONT ELEVATION

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08.08.2022 RDL 21149P

1329 W65TH APARTMENTS | CLEVELAND, OHIO | RIGHT ELEVATION

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08.08.2022 RDL 21149P

## 1329 W65TH APARTMENTS | CLEVELAND, OHIO | LEFT ELEVATION

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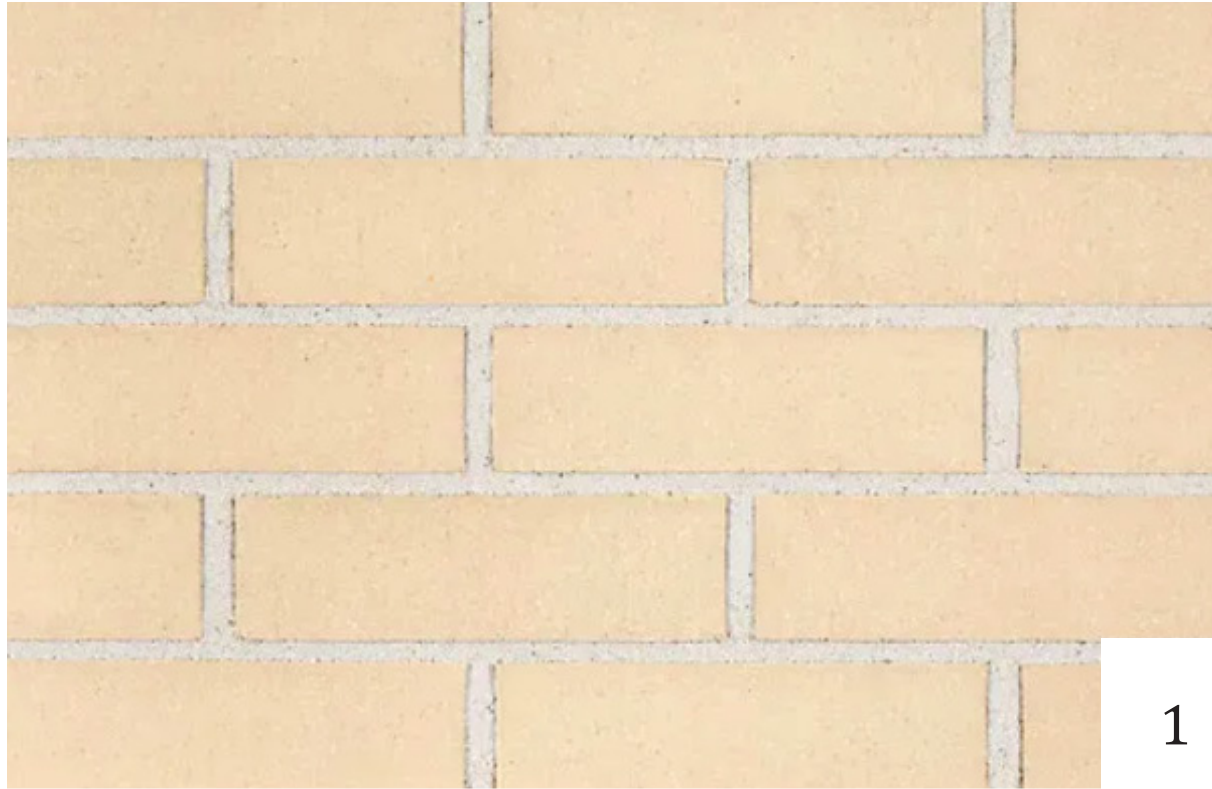
CONCRETE COLUMNS

HARDIE ARCHITECTURAL SIDING

08.08.2022 RDL 21149P

1329 W65TH APARTMENTS | CLEVELAND, OHIO | REAR ELEVATION

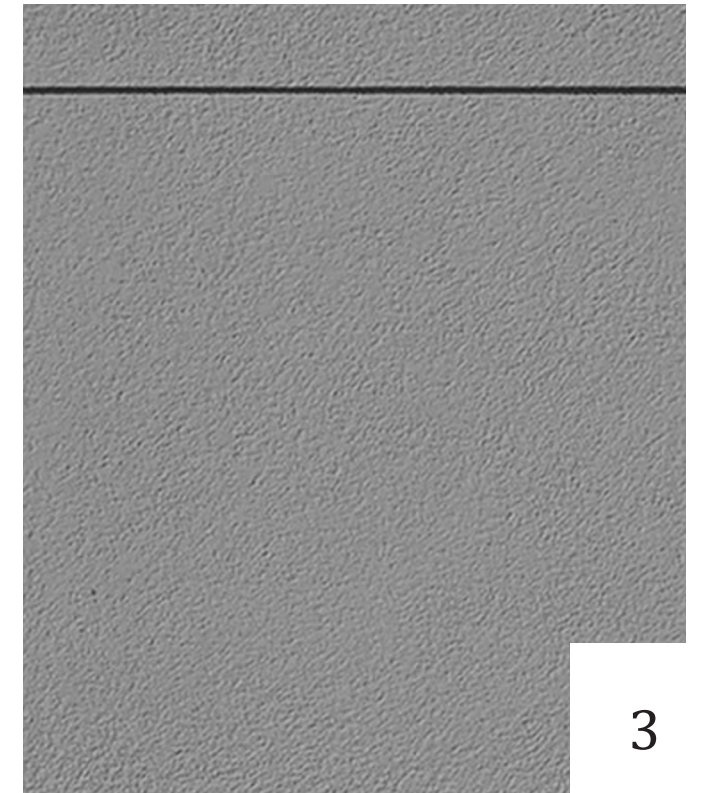
The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



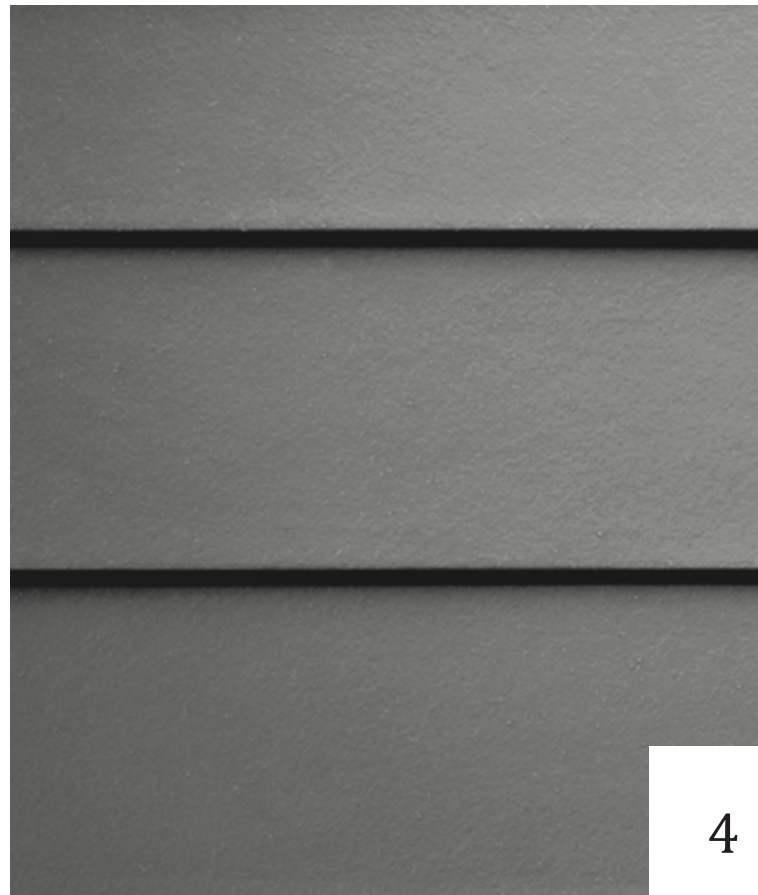
1



2



3



4



5

- 1** Belden Brick:  
Desert Sun Smooth
- 2** Nichiha Fiber Cement:  
Riftsawn Wood Series, Pecan
- 3** Hardie Architectural  
Collection: Fine Sand-Grooved
- 4** Hardie Plank Lap Siding:  
Smooth, Gray Slate
- 5** Hardie Plank Vertical  
Siding: Smooth, Gray Slate



**Committee Recommendation: Unanimous** Approval for a Motion for Schematic Design Approval with **Conditions:**

1. Request for tree preservation plan and a noted site plan of what is/is not being saved on the site.
2. Evaluate if trash area can be moved to a mid-point on the site to allow for a greater landscaping buffer along the rear
3. Enhance the landscaping on the rear (east side) of the site
4. Rear façade needs to be broken up and articulate more – this façade looks at multiple houses on W. 64<sup>th</sup> Street

**NE2022-015** – Gold Coast Lofts New Construction: Seeking Final Approval

**Project Location: Superior Avenue and East 105<sup>th</sup> Street**

Project Representative: Greg Soltis, RDL Architects

Note: the Planning Commission granted this item Schematic Design Approval on July 1, 2022.

**Committee Recommendation:** Approved **unanimously** with **conditions**:

1. Insure that landscape treatment at corner specify type and height of materials & confirm whether irrigation will be included.
2. Study the quality of finish materials for the Juliette balconies to insure minimal to no streaking as the material weathers.

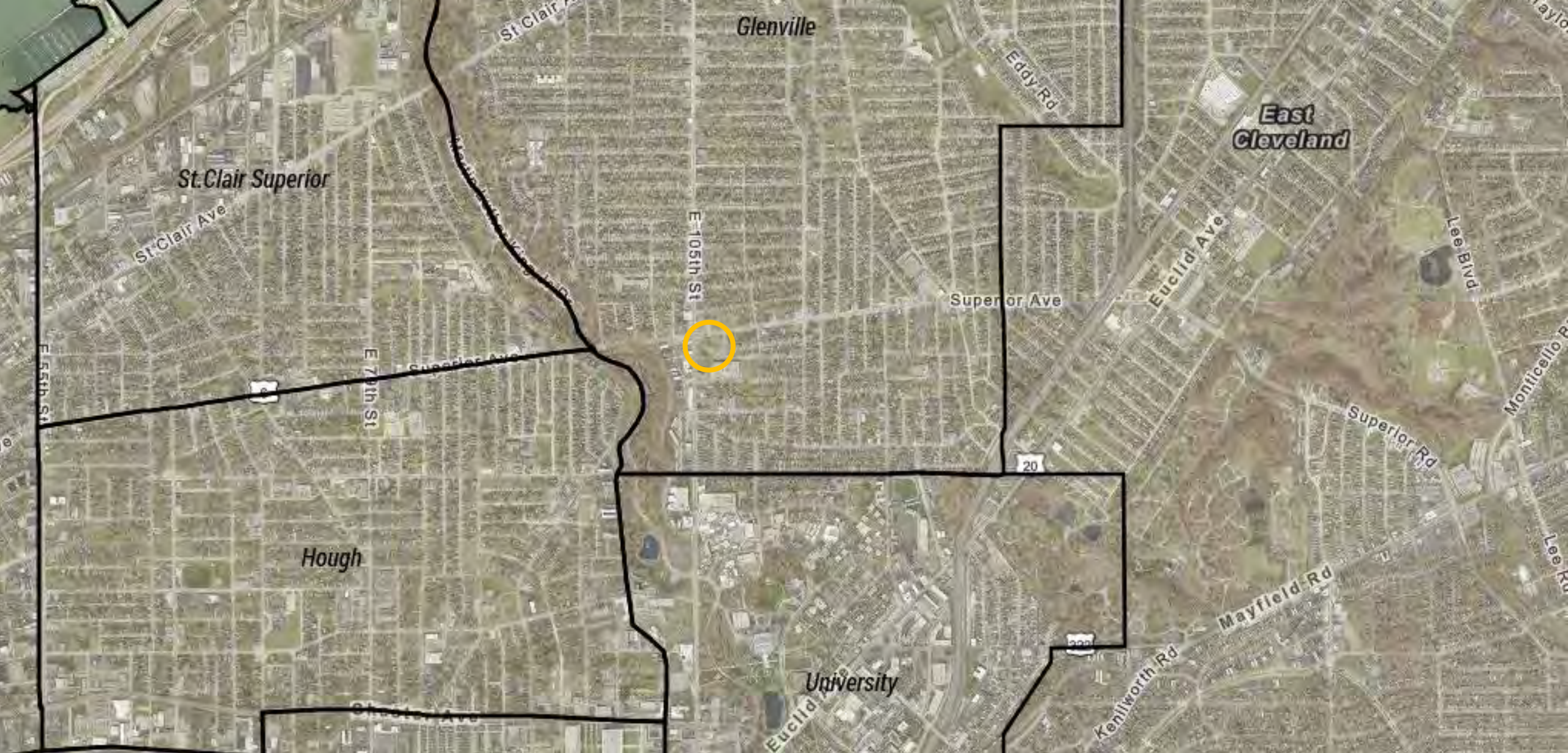


# GOLD COAST LOFTS

ADDRESS: 15102 Superior Avenue – 1329 E 105<sup>th</sup> Street  
Glenville, Cleveland, Ohio 44106

Gold Coast Lofts is a mixed-use project at the intersection of East 105<sup>th</sup> Street and Superior Avenue. The building will have first floor retail and office uses as well as a residential lobby and adjacent terrace. The project is intended to provide existing residents with neighborhood services and create additional living options for those looking to move to the Circle North area of Glenville. A primary goal of the project from the start has been to use best practices in planning and urban design to set a precedent for a human scaled, pedestrian oriented street face and architecture that promotes connectivity to the street and places for community to be developed.

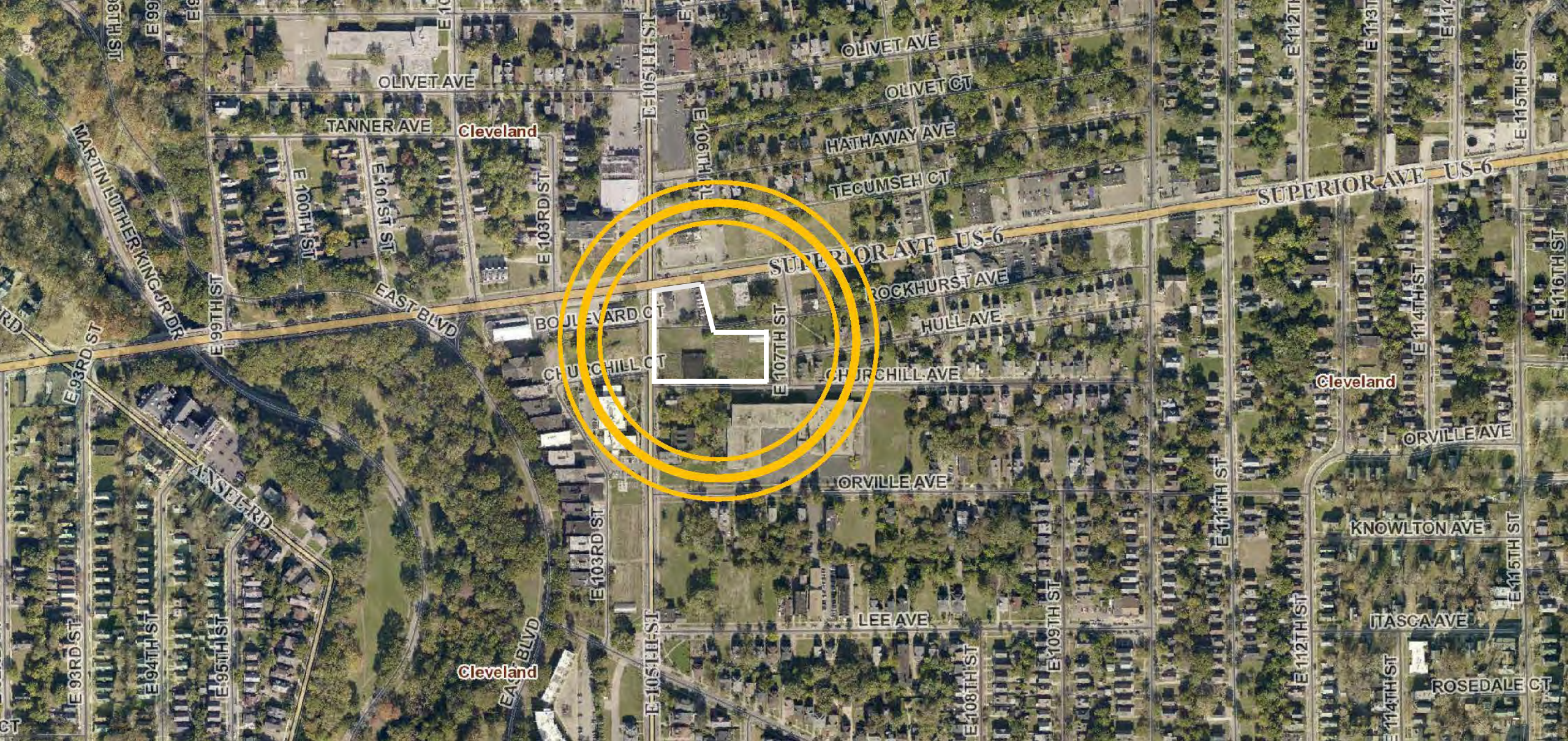




## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | SITE LOCATION MAP

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## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | SITE LOCATION MAP

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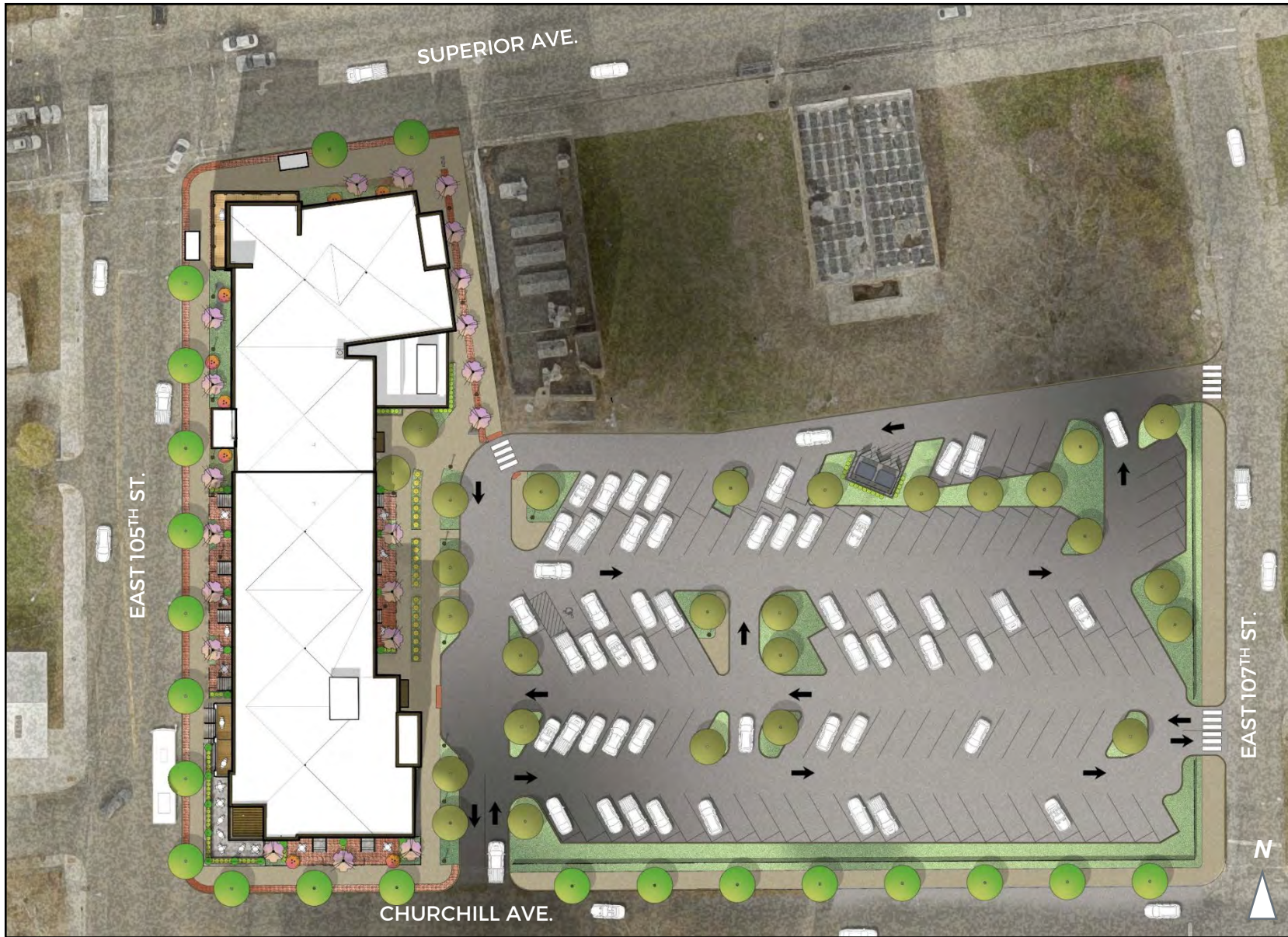




## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | SITE CONTEXT PLAN

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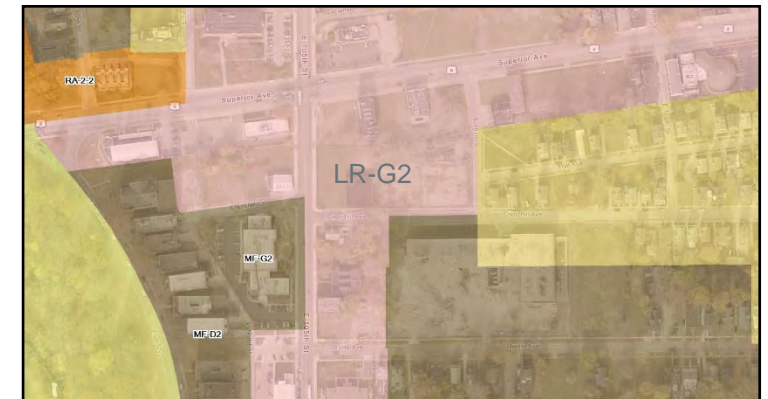




## SITE DATA

ZONING	LR-G2
ACREAGE	1.99 -AC (86,652 SF)
PROPOSED USE	MIXED-USE (OFFICE / APTS.)
BUILDING FOOTPRINT	18,775 SF
BUILDING TOTAL SF	72,157 SF
BUILDING HEIGHT	57'-0" (4 STORIES)
PARKING	133 SPACES
E 105 ST SETBACK	12'-0"
SUPERIOR SETBACK	18'-0"
CHURCHILL SETBACK	10'-0"

## ZONING MAP



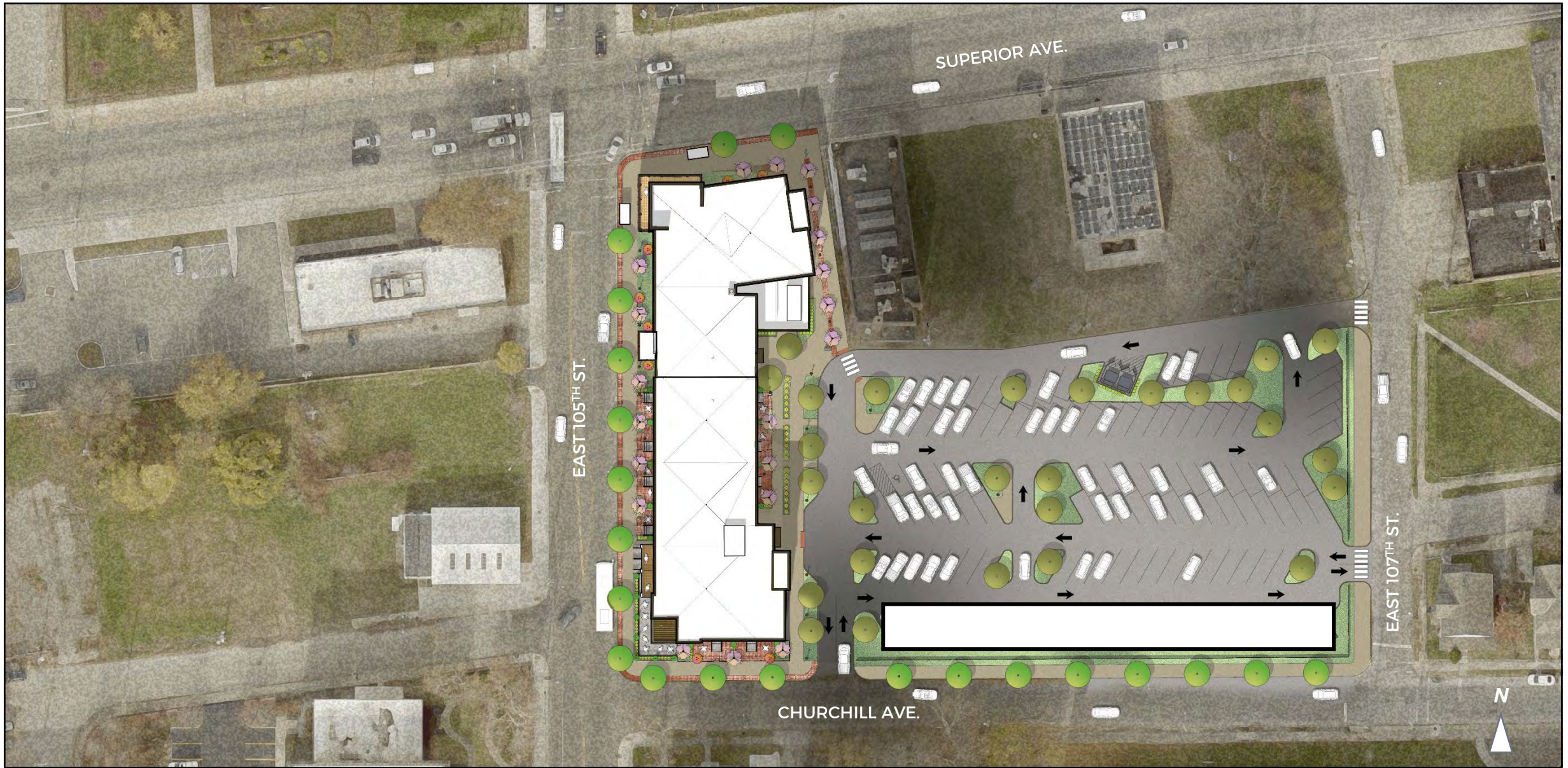
## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | PROPOSED SITE PLAN

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**MetroHealth**  
Devoted to Hope, Health, and Humanity

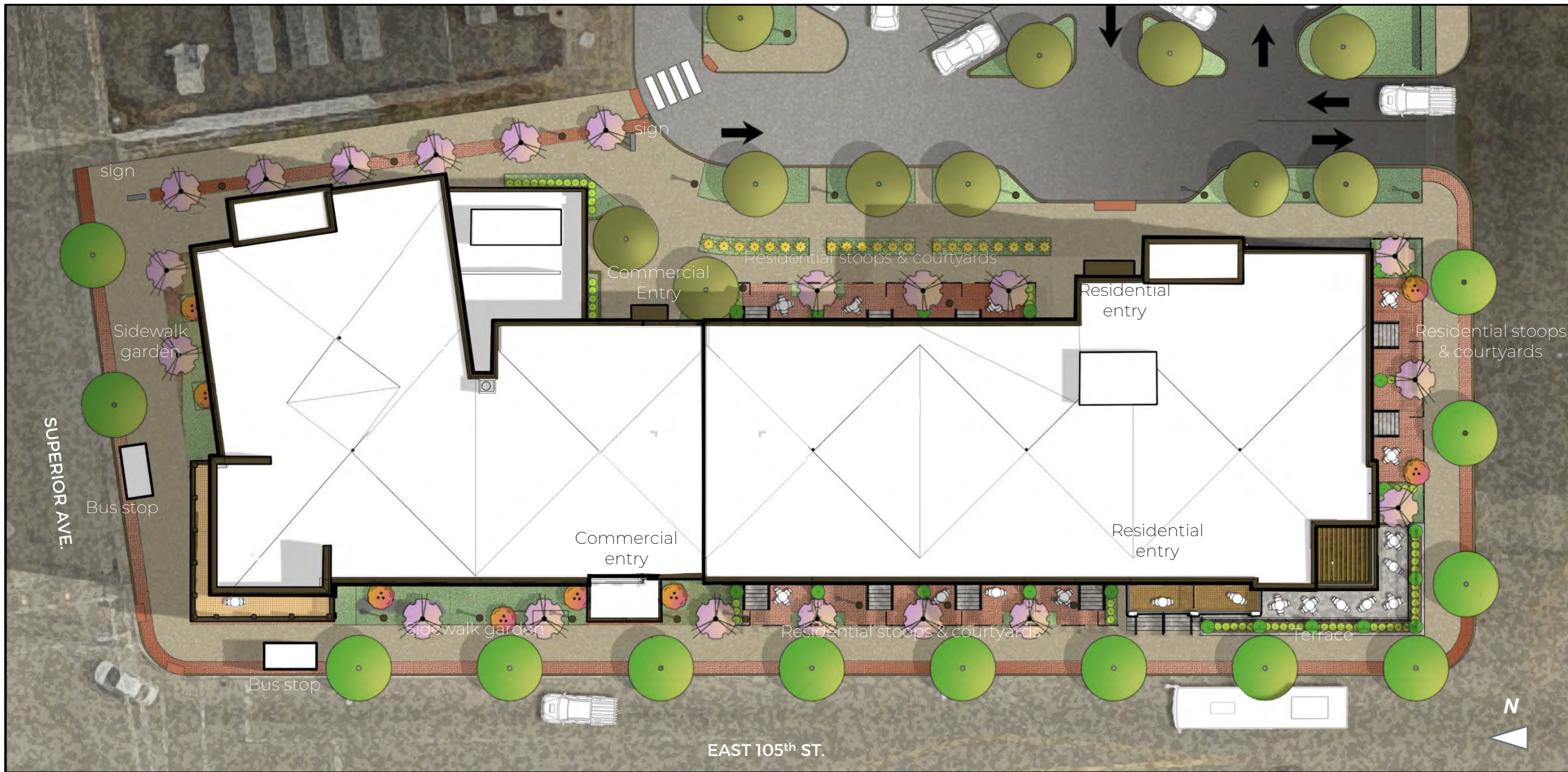




## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | PROPOSED FUTURE

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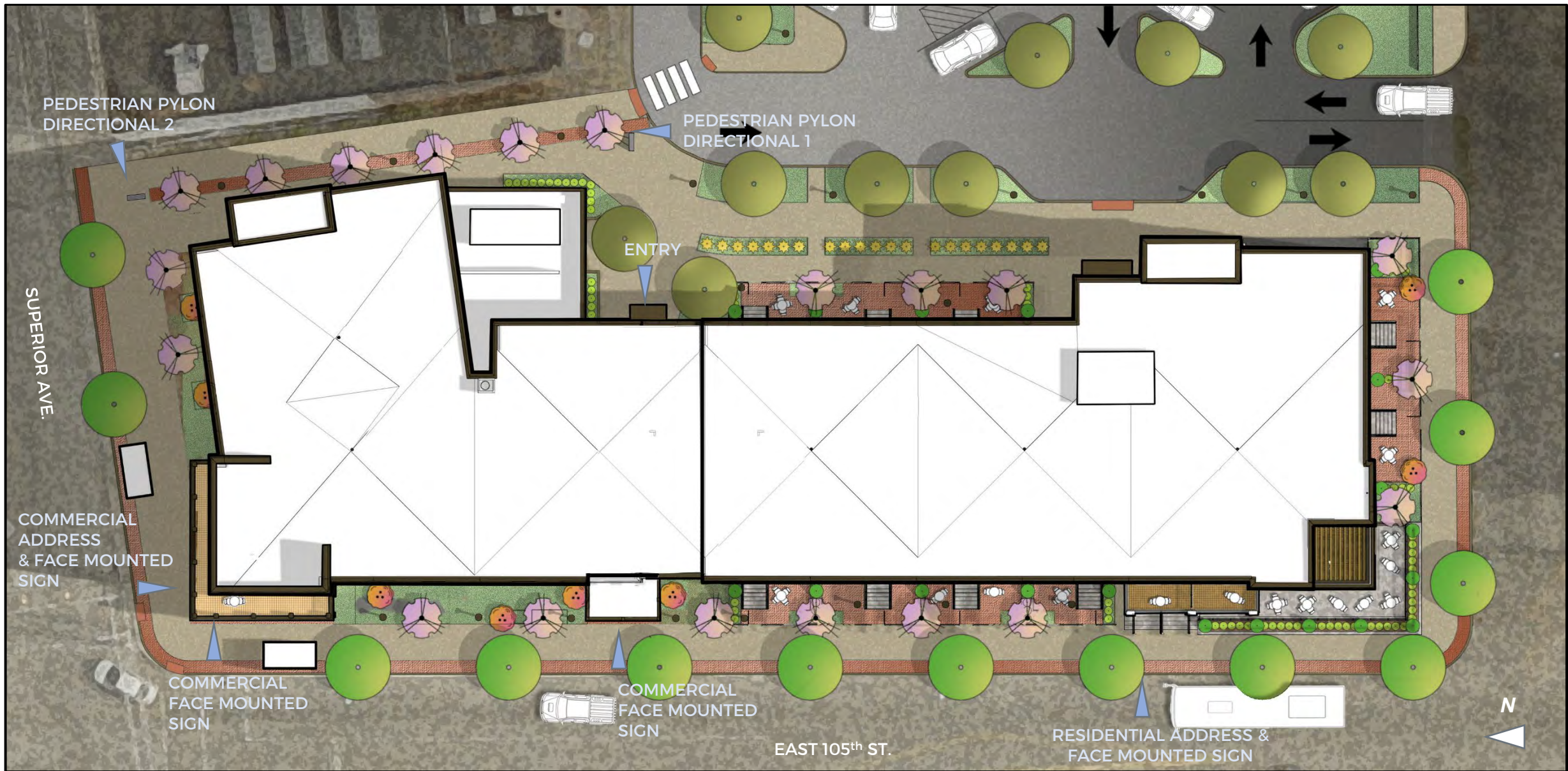




# GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | SITE PLAN

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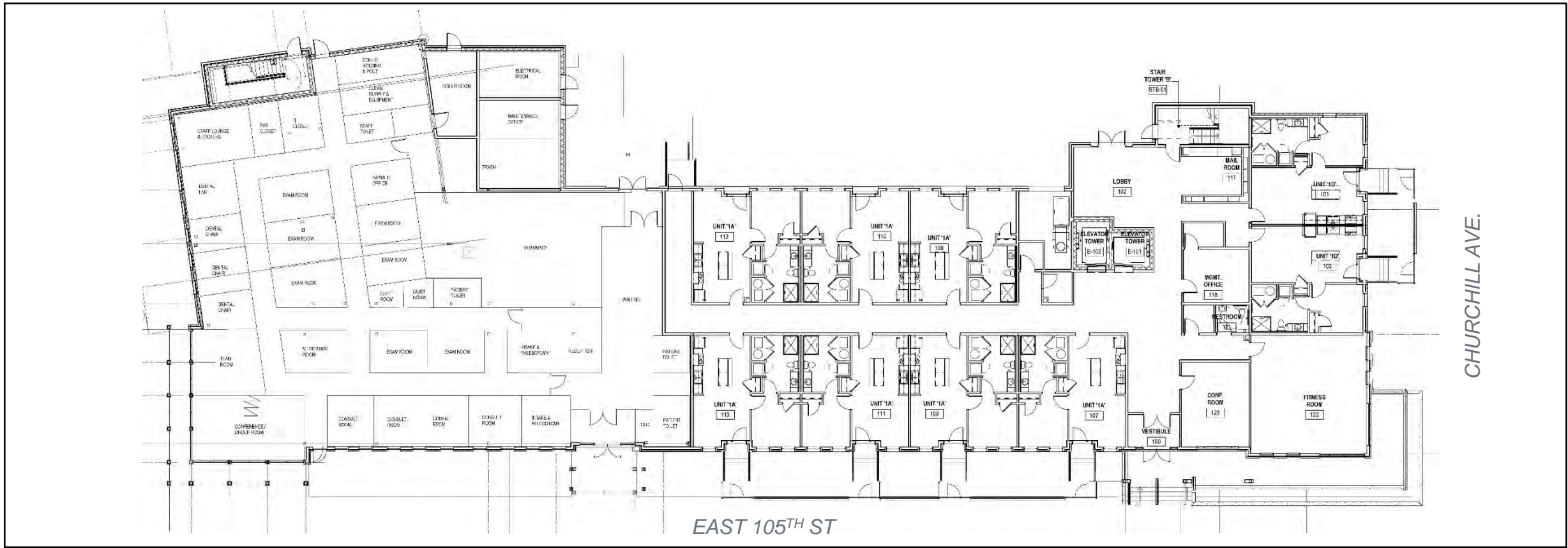


## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | SIGN PLAN

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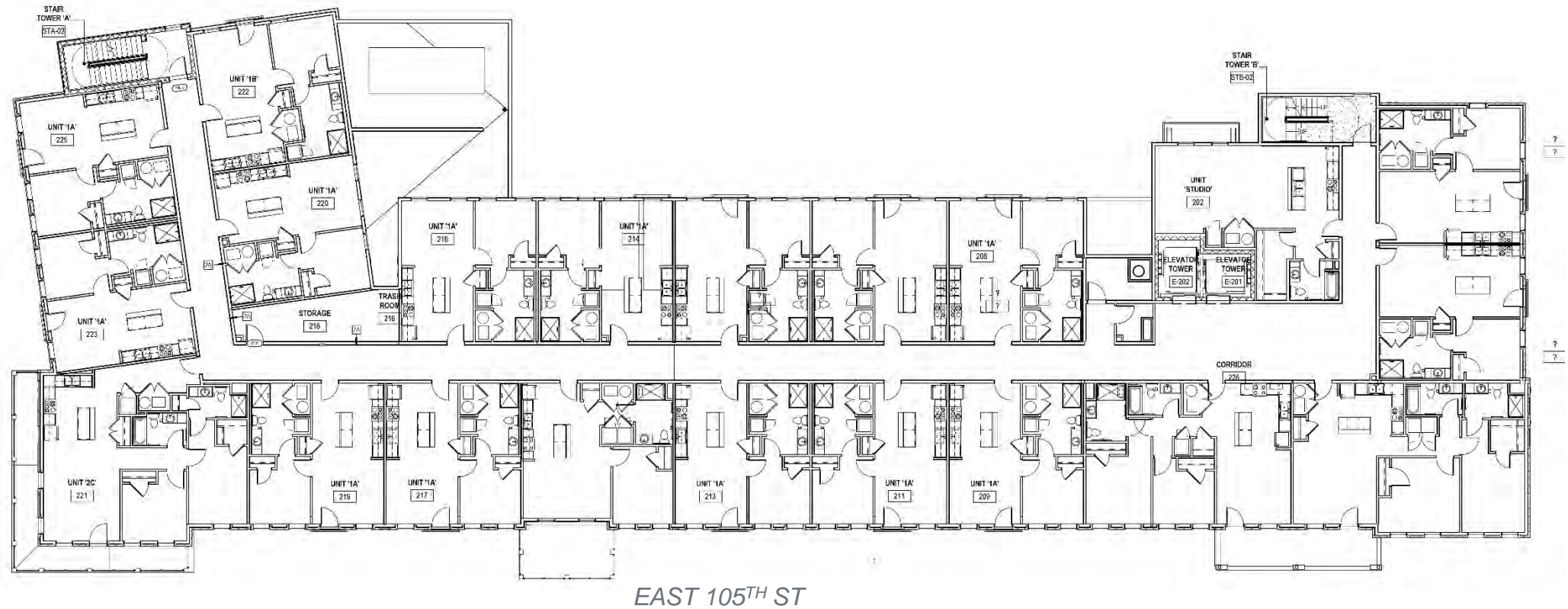
**FIRST FLOOR**

18,775-GSF  
 9,962 SF OF COMMERCIAL SPACE  
 9 WALK-UP APARTMENTS

**GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | PROPOSED FLOOR PLAN**

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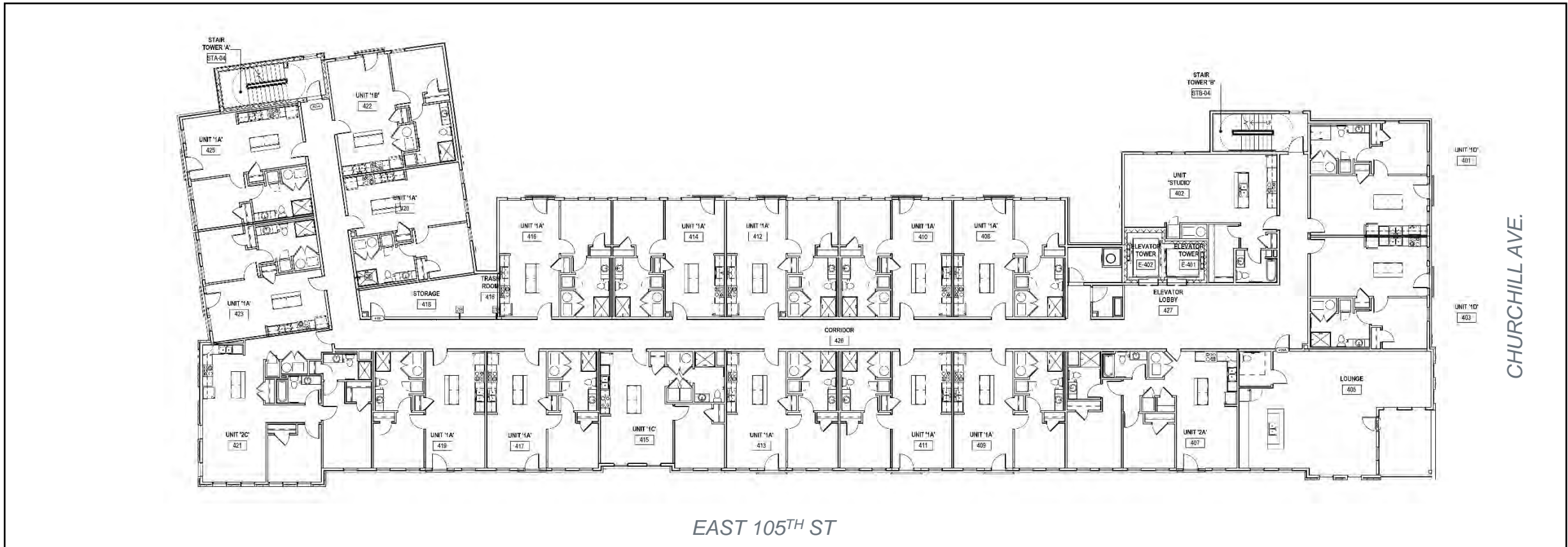
**SECOND & THIRD FLOORS**

- 17,869-GSF / FL
- 4 2-BED / FL
- 16 1 BED / FL
- 1 STUDIO / FL

**GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | PROPOSED FLOOR PLAN**

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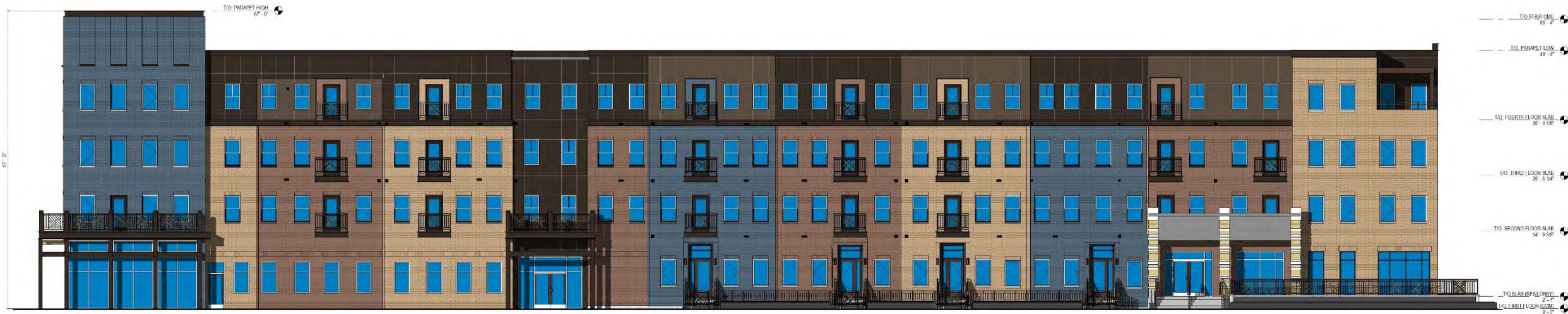
**FOURTH FLOOR**

17,664-GSF  
 3 2-BED / FL  
 16 1 BED / FL  
 1 STUDIO / FL  
 LOUNGE

**GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | PROPOSED FLOOR PLAN**

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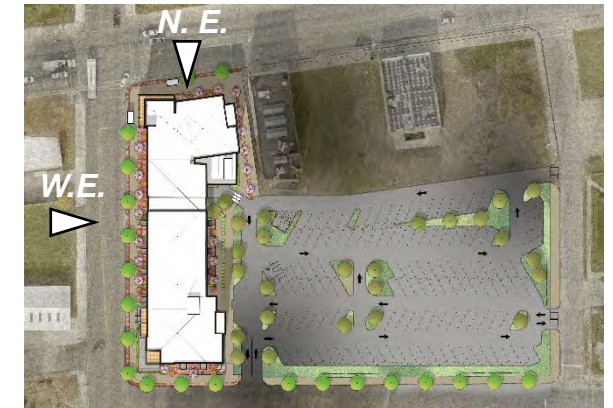




WEST ELEVATION EAST 105<sup>TH</sup> STREET



NORTH ELEVATION SUPERIOR AVENUE

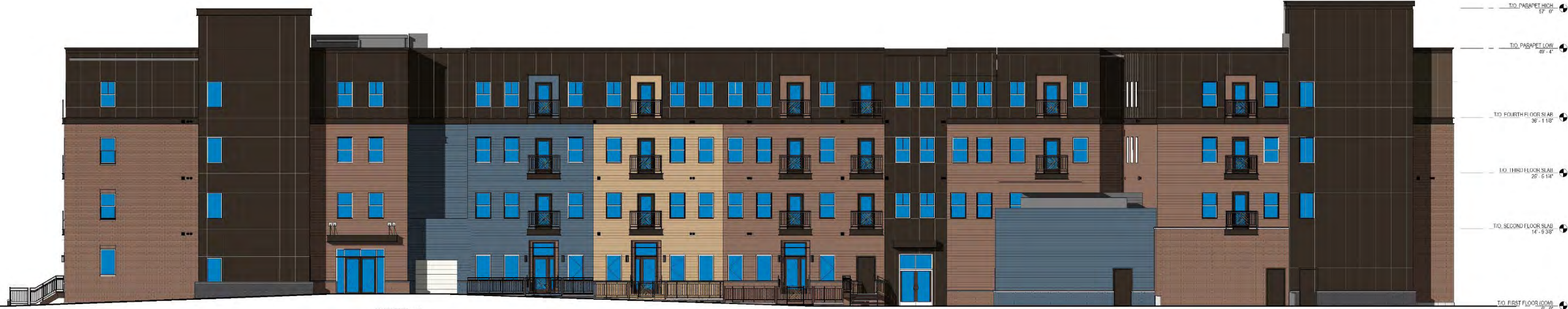


SITE PLAN KEY

## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | PROPOSED ELEVATIONS

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**EAST ELEVATION EAST 107<sup>TH</sup> STREET**

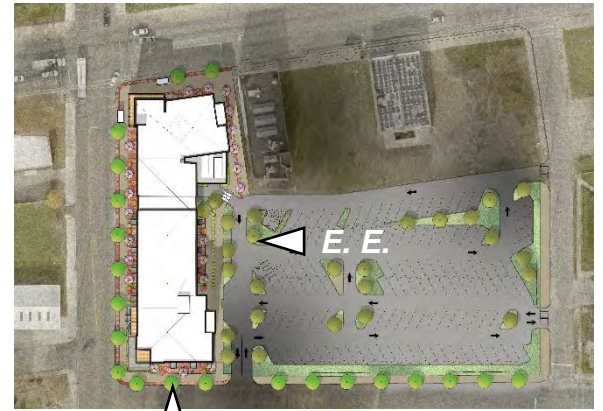
ELEVATION #1  
1'-6"

- TO PARAPET HIGH 57'-0"
- TO PARAPET LOW 49'-4"
- TO FOURTH FLOOR SLAB 36'-11 1/8"
- TO THIRD FLOOR SLAB 26'-6 1/4"
- TO SECOND FLOOR SLAB 14'-8 3/8"
- TO FIRST FLOOR COM. 0'-0"



**SOUTH ELEVATION CHURCHILL AVE**

- TO PARAPET LOW 49'-4"
- TO FOURTH FLOOR SLAB 36'-11 1/8"
- TO THIRD FLOOR SLAB 26'-6 1/4"
- TO SECOND FLOOR SLAB 14'-8 3/8"
- TO SLAB (RES LOBBY) 7'-4"
- TO FIRST FLOOR COM. 0'-0"



**SITE PLAN KEY**

**GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | PROPOSED ELEVATIONS**

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## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | ELEVATION SCALED PROGRESSION

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**GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | ELEVATION SCALED PROGRESSION**

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E. 105th St

10502  
MetroHealth

MetroHealth

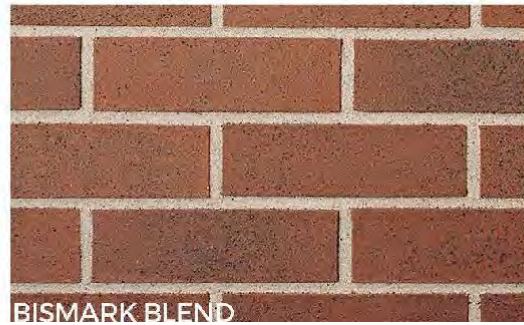
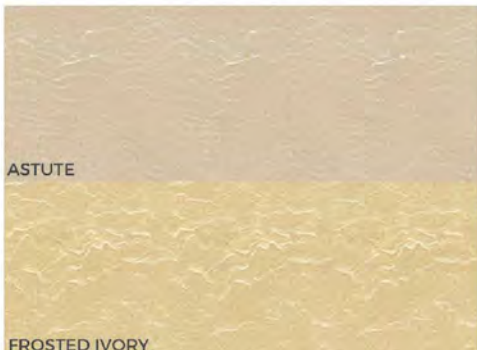
CIRCLE NORTH #10 MONTROUSE

MetroHealth

2295 RTA 20A  
COMMUNITY HEALTH FAIR  
City Mission  
5118 CANNON AVE • 216-413-3510

92N 8J0





MATERIAL SELECTIONS REPRESENT GENERAL CONCEPTUAL INTENT AND ARE SUBJECT TO CHANGE.

## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | BUILDING MATERIALS

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ENDICOTT DARK IRONSPOT

**Endicott Dark Ironspot**  
Type: Face  
Color: Dark Ironspot  
Texture: Velour  
Manufacturer: Endicott



COMMODORE FULL RANGE VELOUR

**Commodore Full Range**  
Type: Face  
Color: Red  
Texture: Velour  
Method: Extruded  
Manufacturer: Belden  
Avg. Comp (psi): 22,458



481-483 VELOUR

**481-483 Velour**  
Type: Face  
Color: Cream  
Texture: Velour  
Method: Extruded  
Manufacturer: Belden  
Avg. Comp (psi): 13,821



BLACK DIAMOND

**Black Diamond Velour**  
Type: Face  
Color: Black  
Texture: Velour  
Method: Extruded  
Manufacturer: Belden  
Avg. Comp (psi): 20,800  
Coating: Ceramic Based Colorant



RUBIGO BLEND VELOUR

**Rubigo Blend Velour**  
Type: Face  
Color: Red  
Texture: Velour  
Method: Extruded  
Manufacturer: Belden  
Avg. Comp (psi): 15,323



CONCORD CLEAR

**Concord Clear**  
Type: Face  
Color: Buff  
Texture: Sanded Velour  
Method: Extruded  
Manufacturer: Belden  
Avg. Comp (psi): 15,323  
Coating: Sand



ASHBERRY VELOUR

**Ashberry Velour**  
Type: Face  
Color: Black  
Texture: Velour  
Method: Extruded  
Manufacturer: Belden  
Coating: Ceramic Based Colorant



BISMARK BLEND

**Bismark Blend**  
Type: Face  
Color: Red  
Texture: Smooth  
Method: Extruded  
Manufacturer: Belden  
Avg. Comp (psi): 15,328



MADRID BLEND

**Madrid Blend**  
Type: Face  
Color: Buff  
Texture: Velour  
Method: Extruded  
Manufacturer: Belden  
Avg. Comp (psi): 18,723

SW 6335  
FIRED BRICK

**Fired Brick**

RGB:131,56,42

LRV:8

Collection: West Elm

SW 6687  
LANTERN LIGHT

**Lantern Light**

RGB:244,225,174

LRV:76

Collection: Living Well

ASTUTE

Finish: Metallic

Base Material: Latex

Sheen: Gloss

Supplier: PPG Industries

FROSTED IVORY

SW 6881  
CAYENNE

**Cayenne**

RGB:192,77,53

LRV:17

Collection: Teen Space

SW 6687  
AMBER WAVE

**Amber Wave**

RGB:210,130,64

LRV:30



Aluminum Plates

Manufacturer: Industrial Metal Supply CO.

ALUMINUM PLATES FROM  
INDUSTRIAL METAL SUPPLY CO.

SW 6689  
OVERJOY

**Overjoy**

RGB:238,194,95

LRV:58

Collection: Trendsetter

SW 7076  
CYBERSPACE

**Cyberspace**

RGB:68,72,77

LRV:6

Collection: Enthusiast

SW 7602  
INDIGO BATIK

**Indigo Batik**

RGB:62,80,99

LRV:8

Collection: Restless Nomad

SW 6349  
PENNYWISE

**Pennywise**

RGB:162,88,58

LRV:15

Collection: Enriched Earth



Chippendale Railing

Manufacturer: Epic Steel

MATERIAL SELECTIONS REPRESENT GENERAL CONCEPTUAL INTENT AND ARE SUBJECT TO CHANGE.

**GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | BUILDING MATERIALS**

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EAST 105<sup>th</sup> STREET + CHURCHILL AVENUE

## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | RENDERING

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EAST 105<sup>th</sup> STREET + SUPERIOR AVENUE

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EAST 105<sup>th</sup> STREET SIDEWALK VIEW

**GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | RENDERING**

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EAST 105<sup>th</sup> STREET SIDEWALK VIEW

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EAST 105<sup>th</sup> STREET ENTRANCE VIEW

## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | RENDERING

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SUPERIOR AVENUE SIDEWALK VIEW

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E. 105th St

10502  
MetroHealth

MetroHealth

CIRCLE NORTH #10 MONTROUSE

MetroHealth

2295 RTA 20A  
COMMUNITY HEALTH FAIR  
Saturday, June 6th  
10 am - 2 pm  
City of Mission  
5118 CANNON AVE • 216-413-3510 • www.thecitymission.org

92N 8J0



COMMERCIAL ADDRESS &  
FACE MOUNTED SIGN



RESIDENTIAL ADDRESS &  
FACE MOUNTED SIGN

## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | SIGN CONCEPTS

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COMMERCIAL ADDRESS &  
FACE MOUNTED SIGN

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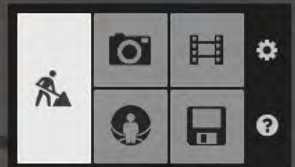


RAISE DOOR SURROUND 1'-0"

Masonry - Brick Color 3

MetroHealth

**Material editor**  
Click on an imported model to modify its material.



# GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | LANDSCAPE CONCEPTS

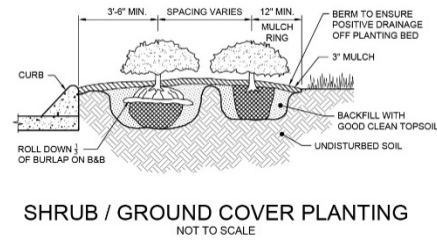
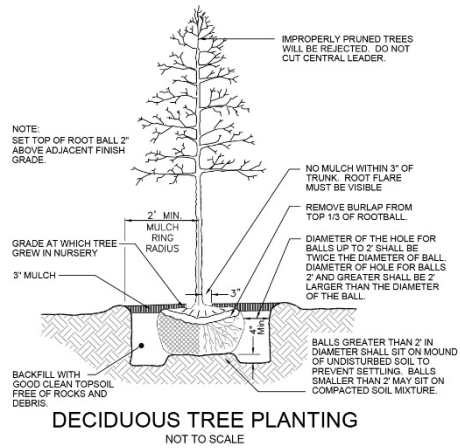
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# GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | LANDSCAPE PLAN

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**CHEROKEE CHIEF DOGWOOD**



**LITTLE HENRY SWEETSPIRE**



**'GREEN VASE' ZELKOVA**



**'DONALD WYMAN' CRABAPPLE**



**BOBO HYDRANGEA**



**LITTLELEAF LINDEN**

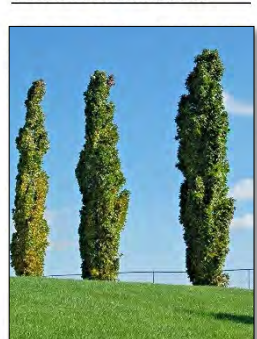


**'FOREST PANSY' REDBUD**



**'SKY PENCIL' HOLLY**

PLANT SCHEDULE					
QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	TRUNK	COMMENTS
<b>CANOPY TREES</b>					
25	'Green Vase' Japanese Zelkova	Zelkova serrata 'Green Vase'	10' - 12'	2" Cal.	B&B
25	Littleleaf Linden	Tilia cordata	10' - 12'	2" Cal.	B&B
50	TOTAL - CANOPY TREES				
<b>UNDERSTORY/COLUMNAR TREES</b>					
4	Cherokee Chief Dogwood	Cornus florida 'Cherokee Chief'	8' - 10'	2" Cal.	B&B
10	'Donald Wyman' Crabapple	Malus 'Donald Wyman'	8' - 10'	2" Cal.	B&B (White blooms)
21	'Forest Pansy' Redbud	Cercis canadensis 'Forest Pansy'	8' - 10'	2" Cal.	B&B
13	Slender Silhouette Sweet Gum	Carpinus betulus 'Frans Fontaine'	8' - 10'	2" Cal.	B&B
48	TOTAL - UNDERSTORY TREES				
98	TOTAL - ALL TREES				
<b>SHRUBS</b>					
24	'Little Henry' Virginia Sweetspire	Itea virginica 'Little Henry'	18" Min.	3 Gal.	Container
35	'Obsession' Nandina	Nandina domestica 'Seika'	18" Min.	3 Gal.	Container
28	'Sky pencil' Holly	Ilex crenata 'Sky pencil'	30" Min.	5 Gal.	Container
87	TOTAL - SHRUBS				
<b>GRASSES, PERENNIALS AND GROUND COVER</b>					
123	'Little Bunny' Grass	Pennisetum alopecuroides		1 Gal.	
<b>TURF</b>					
-	Hybrid Fescue Seed/Sod	Drought tolerant fescue blend			



**SLENDER SILHOUETTE SWEET GUM**



**LITTLE BUNNY GRASS**

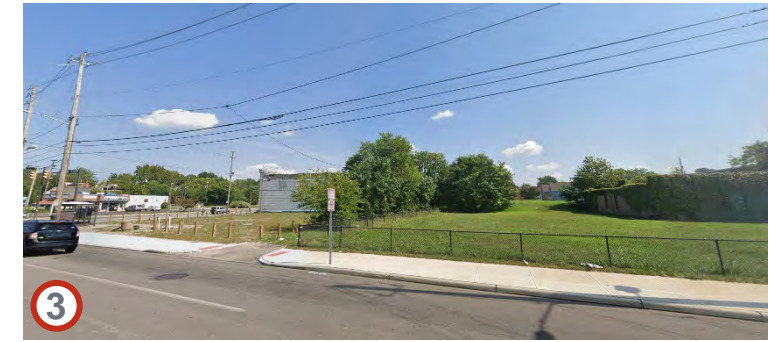
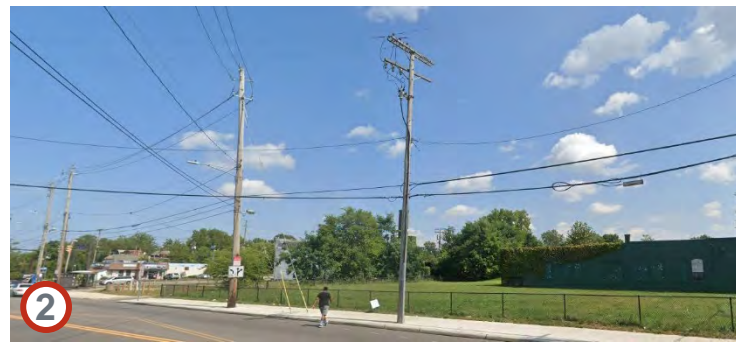


**FOREVER GOLDIE ARBORVITAE**

**GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | LANDSCAPE PLAN**

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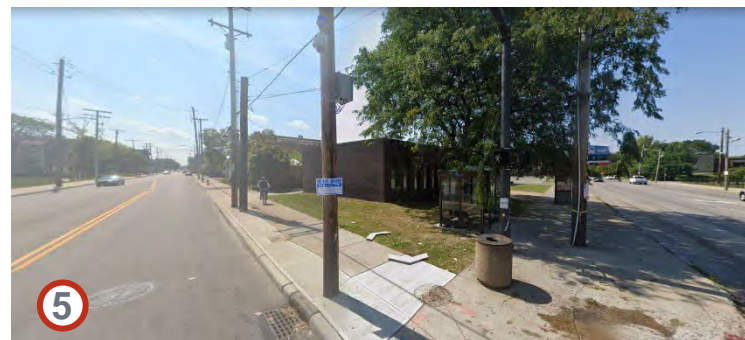
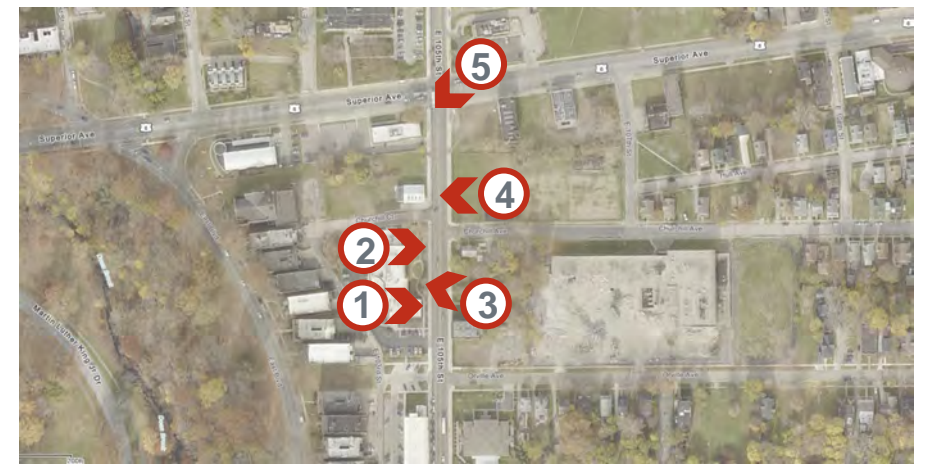


## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | EXISTING CONDITIONS

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## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | EXISTING CONTEXT

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**GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | HISTORIC CONTEXT**

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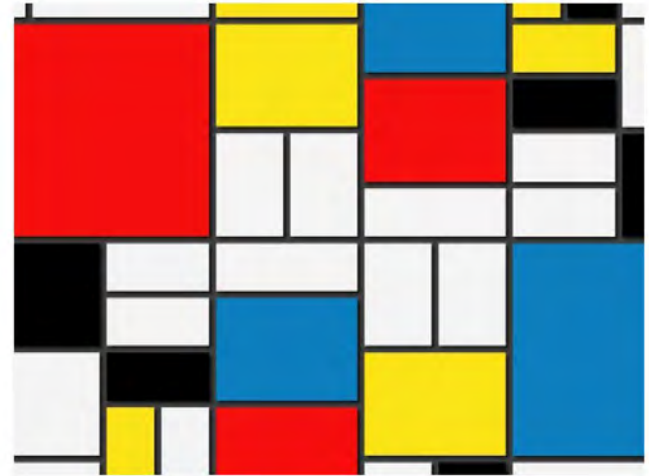




DNA



WALKABLE URBANISM



PRIMARY COLORS



AFRICAN ART

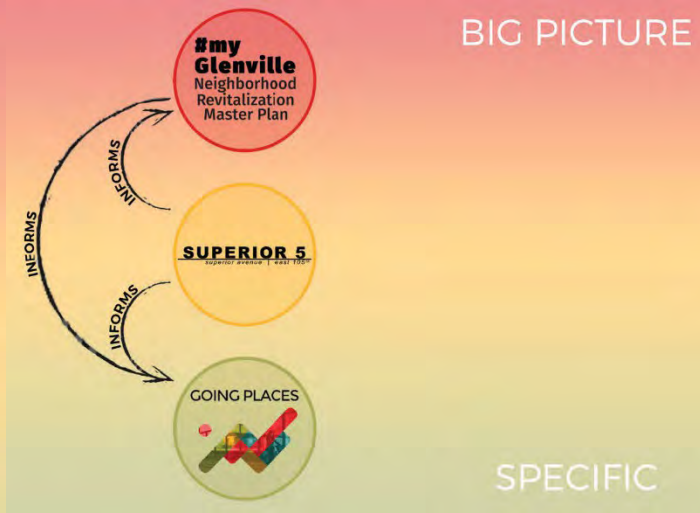


CUBISM

## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | INSPIRATION IMAGES

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Geographic Areas of Study

Studies Relationships

Scale and Scope

PLANNING IS AN ACTIVE PROCESS

PLANNING FOR CHANGE

The nature of place is change. Managing, guiding and laying the framework for that change so that it benefits the community is a fundamental goal of good planning.

SUPERIOR 5

**Going Places**, within the framework of the master plan for Glenville serves as a continuation and expansion of the **Superior 5** initiative led by the Glenville Community Development Corporation and overseen by the Cleveland City Planning Commission.

#MY GLENVILLE MASTER PLAN

**Going Places** is a focused effort to plan for the future of the Circle North neighborhood and is designed as a complement to the **#My Glenville Neighborhood Revitalization Master Plan** for the Glenville neighborhood, completed by Famicos in partnership with City Architecture Inc. and Urban Partners.

COMMUNITY DRIVEN

All initiatives to date have been directed by the voice of the community via community meetings and focus groups and these documents are the graphic expressions of those engagements.

IN PARTNERSHIP WITH

Local planning, community development, transportation and government agencies were consulted during the development of **Going Places** and their input is reflected in what it suggests for the future of this vital Cleveland neighborhood.

**SUPERIOR 5**  
superior avenue | east 105<sup>th</sup>  
2009

**#myGlenville**  
2016

Progression and Timeline

**GOING PLACES**  
Circle North; A Glenville Community



GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | PLANNING FRAMEWORK

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## SUPERIOR 5 PLAN RECOMMENDATIONS FOR CIRCLE NORTH

text and image from the Superior 5 Plan

### REDUCING THE BLOCK SIZE

"Large block structures make crossing busy roads difficult. By **providing more intersections**, it provides the pedestrian a greater sense of freedom of choice and a safer means to cross. It also may shorten the sense of elapsed time on walking trips.

Likewise, **providing bump-outs** reduces the travel distance for a pedestrian to cross the street as well as provide a visual constraint for vehicles, which helps slow traffic speed."

"There has long been a trend to make larger rounded corners and longer blocks with fewer intersections. **Adding new intersections** means more places for vehicles to stop, vehicles moving at slower speeds and more places for bicyclists and pedestrians to cross. **Redirecting East Boulevard** also provides for new spaces to be created such as a bike path or a new park and the addition of on-street parking to access the park."



### ROCKEFELLER PARK

"Adding **new points of interest** helps enliven the neighborhood and provides places for pedestrians congregate. While this newly create area is not suitable for structures, **open space amenities** will help strengthen the connection between the neighborhood and Rockefeller Park."

The current landscape conditions at the top of Rockefeller Park show a lack of proper maintenance and forethought. By **removing trees and creating open view corridors to the paths and activities in the valley below**, a new, stronger connection to the park is created. By **repairing benches, adding new paths and signage, a physical extension of the park** provides a closer entrance to the resident who live and work next to the park.

### BRANDING + IDENTITY

"The 'Nature' theme was favored to draw on the natural features of the City and to create a "Green" identity by promoting a holistic approach to redevelopment. A master plan was based on this "Nature" theme to identify specific programs, projects, initiatives and implementation strategies necessary to implement the vision."

### E 105th + SUPERIOR AVE

"The Superior 105 intersection is comprised of low buildings and large amounts open space. Large setbacks and single story buildings limits the connectivity between the corners of the intersection. Using **landscaping at each of the four corners, uniting the pedestrian crossing zones into a ring of pedestrian activity, and special paving, seating, transit amenities, and sculpture create a sense of cohesiveness.**"

The Superior 105 intersection is a wide, vehicular-oriented intersection. As the "crossroads of the neighborhood", the intersection needs a **strong move to unify and designate the heart of the district. Reconstruction of the crosswalks and curb cuts, removal of utilities** in the immediate vicinity of the intersection and **special paving, seating, transit amenities, and sculpture** create a sense of cohesiveness.

Conversations with GCRTA can help by having the GCRTA perform an evaluation of current ridership and usability study. This will study will indicate the size and location of current service for the neighborhood.

### DENSITY

"The Superior 105 intersection is comprised of a mixture of buildings, but the uses of those buildings do not contribute to an active intersection. Not only do higher density of buildings encourage walkability, they also justify the financial investment of additional services such as alternate modes of transportation such as Circulator Buses and City resources.

Higher densities mean more residents or employees within walking distance of transit stops and stations. They mean more street life and the added interest and security that goes with more people around."

## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | PLANNING FRAMEWORK

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# MY GLENVILLE MASTER PLAN RECOMMENDATIONS FOR CIRCLE NORTH

text and image from the MyGlenville Revitalization Master Plan

## E 105th STREET

"The people of Glenville see the **revitalization of E. 105th Street as a central element of their future** — not one tied to long-passed visions, but rather one realistically based on capturing current opportunities for a supermarket and restaurants, rehabilitating or removing deteriorated commercial eyesores, and retaining carefully considered sites for additional goods and services as Glenville becomes home to a growing population and retail market. Glenville's churchgoers — both current and former residents — will see benefit from reinvestment in the blocks near their places of worship and from opportunities to further engage in the community as participants in Glenville events and programming and as customers for new 105 stores and eateries."

## HOUSING

"Through this plan, Glenville's current homeowners see a future with support to **preserve and upgrade their homes** so they can benefit from increasing equity in their housing investments. They see **attracting new homeowners in a range of income levels** to further strengthen the value of their homes. Glenville's current renters will see an expanded stock of long-term affordable, quality homes and apartments, while **new renters will be attracted to a broader range of rental products.**"

## CURRENT + FUTURE RESIDENTS NEEDS

"Glenville's youth will grow in a **safe community that offers a variety of positive activities that draw out their skills and interests.** In local schools, they will find a nurturing learning environment that engages them and provide them the tools for later success in life. They will further benefit from **increasing access to and support from the adjacent University Circle communities** — both from the institutions and from the individuals who work there. **Glenville's seniors** will see expanded choices for living within the community and **improved access to the many nearby services.**

The people of Glenville recognize the challenges that current levels of vacancy and abandonment present and the need to concentrate investment to achieve measurable successes. But the people of Glenville also recognize that all Glenville residents must benefit — in the near term — from plan activities. Balancing these needs and objectives, the people of Glenville have crafted a plan that includes both neighborhood-wide initiatives in housing and programming and **concentrated early investment in achieving clear success on specific residential blocks and along the E. 105th Street corridor.**

## OVERALL GOALS

"The end goal for the project is to chart a course of action that will enable Glenville — its residents and partners — to stem the tide of disinvestment and create a neighborhood that is safe, investment-friendly, welcoming to visitors, and clean: a neighborhood that boasts excellent school choices for its children and opportunities for residents to make good food and healthy lifestyle choices."



**1 Mixed-Income, Mixed-Use Development**  
These developments will reinvigorate the E. 105th Street Corridor as the central spine of the community, adding services and shops within walking distance to new and existing homes. Building density of activity at E. 105th + Superior will be a key component.

**2 St. Mark's Church**  
Pursue concepts for cafe/community gathering venue, similar to Busboys and Poets and the Coupe in Washington DC. Other uses may include community-based learning center for CWRU or other academic institutions.

**3 Casual Dining Full-Service Restaurants**  
Utilizing distinctive properties such as the vacant Carnegie Library and the classic filling station.

**CWRU West Quad (not numbered)**  
University is exploring the potential for a mixed-use zone (750,000 - 1 million square feet) that could house a medical village, office space for partner institutions, or both. Located east of E. 105th, south of Mt. Sinai Drive.

**4 New Housing**  
These housing developments will serve households with a range of incomes, including attracting smaller-household Millennials further north from the University Circle area. Home types will include stacked townhomes

**5 Additional Overnight Lodging**  
Assuming the success of the Fisher House, encourage additional lodging facilities (i.e., mid-tier hotel, or extended stay hotel)

**6 Fisher House VA Facility**  
New facility to provide free lodging for families of veterans hospitalized and being treated at the VA Medical Center and other nearby hospitals.

**7 Mixed-Use Development**  
Envisioned as a development site for housing and/or commercial uses. One of the concepts being considered is a business support center/co-working space to connect local entrepreneurs to supportive services and programs.

# GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | PLANNING FRAMEWORK

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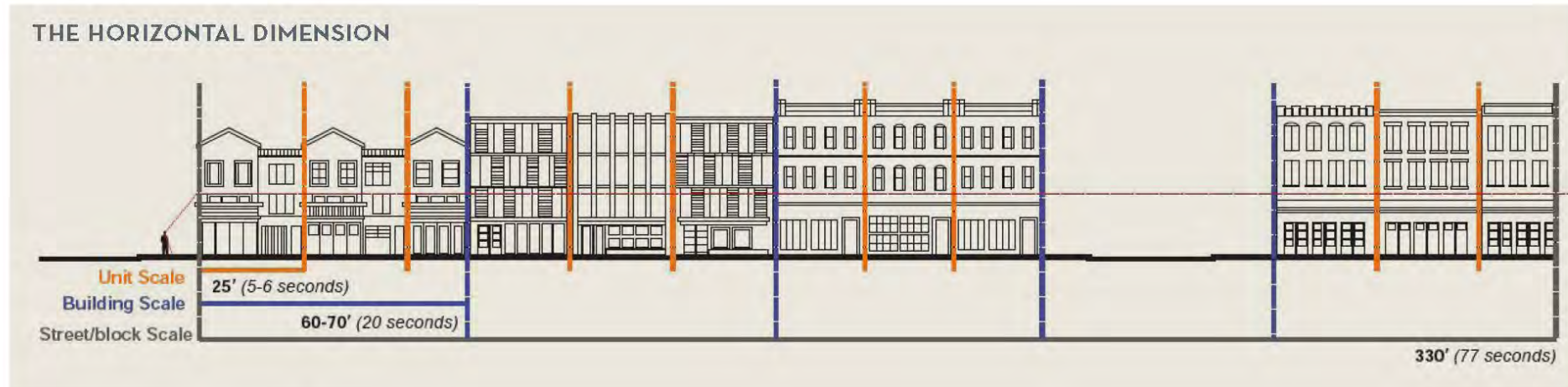
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## DESIGN ELEMENTS

### BUILDING FORM STANDARDS - THE THREE ASPECTS OF THE HORIZONTAL DIMENSION

- **The scale of the street :** 330 feet is often considered the farthest distance that the human eye can see people or objects in motion. At this scale, people see landmarks in the distance, constructed view corridors, or vanishing points.
- **The scale of the building:** 60 to 70 feet is the distance at which the human eye can begin to read facial expressions. It is the mid-scale of rhythm often demonstrated when there are a series of different buildings, and therefore vertical distinctions between them, on the same block. When a single building extends the full length of a block, it can quickly become monotonous and repetitive for the person walking next to it. In these cases, variety is encouraged through the use of different materials, window patterns, cornice lines, and other architectural articulations.
- **The scale of the unit :** The smallest scale of pedestrian experience occurs within the closest 25 feet of the viewer. This is the scale at which the senses are most engaged with the complexities of façade articulation, active entries, transparency, textures, awnings, signage, and architectural details.



## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | PLANNING FRAMEWORK

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## PUBLIC SPACE ELEMENTS SIDEWALKS

Sidewalks are a critical component of thoroughfares and must be thought of specifically in terms of zones of use and within the context of human scale.

### CRITICAL DIMENSIONS & SCALE:

- Sidewalks have a desired minimum pedestrian through zone of 6 feet.
- Where a sidewalk is directly adjacent to moving traffic, the desired minimum is 8 feet, providing a minimum 2-foot buffer for street furniture and utilities.
- Sidewalk design should go beyond the bare minimums in both width and amenities. Pedestrians and businesses thrive where sidewalks have been designed at an appropriate scale, with sufficient lighting, shade, and street-level activity. These considerations are especially important for streets with higher traffic speeds and volumes, where pedestrians may otherwise feel unsafe and avoid walking.
- Relocation of fixed objects, such as utility poles, light fixtures, and other street furniture should not impinge on or restrict the adjacent walkway. Walkways must be clear of fixed objects in coordination with ADA accessibility guidelines.

### GENERAL SIDEWALK ZONE DIAGRAM



Figure 25

#### THE FRONTAGE ZONE

The frontage zone describes the section of the sidewalk that functions as an extension of the building, whether through entryways and doors or sidewalk cafes and sandwich boards. The frontage zone consists of both the structure and the facade of the building fronting the street, as well as the space immediately adjacent to the building.

#### PEDESTRIAN THROUGH ZONE

The pedestrian through zone is the primary, accessible pathway that runs parallel to the street. The through zone ensures that pedestrians have a safe and adequate place to walk and should be a minimum of 6 feet wide in residential settings and 8–12 feet wide in downtown or commercial areas.

#### STREET FURNITURE / CURB ZONE

The street furniture zone is defined as the section of the sidewalk between the curb and the through zone in which street furniture and amenities, such as lighting, benches, newspaper kiosks, utility poles, trees in grates or tree lawns, and bicycle parking are provided. The curb should include 12-18 inches of solid surface for exit from parallel parked cars.

#### ENHANCEMENT / BUFFER ZONE

The enhancement / buffer zone is the space immediately next to the sidewalk that may consist of a variety of different elements. These include curb extensions, parklets, storm water management features, parking, bike racks, bike share stations, and curbside bike lanes or cycle tracks.

## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | PLANNING FRAMEWORK

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PEDESTRIAN PYLON  
DIRECTIONAL 1

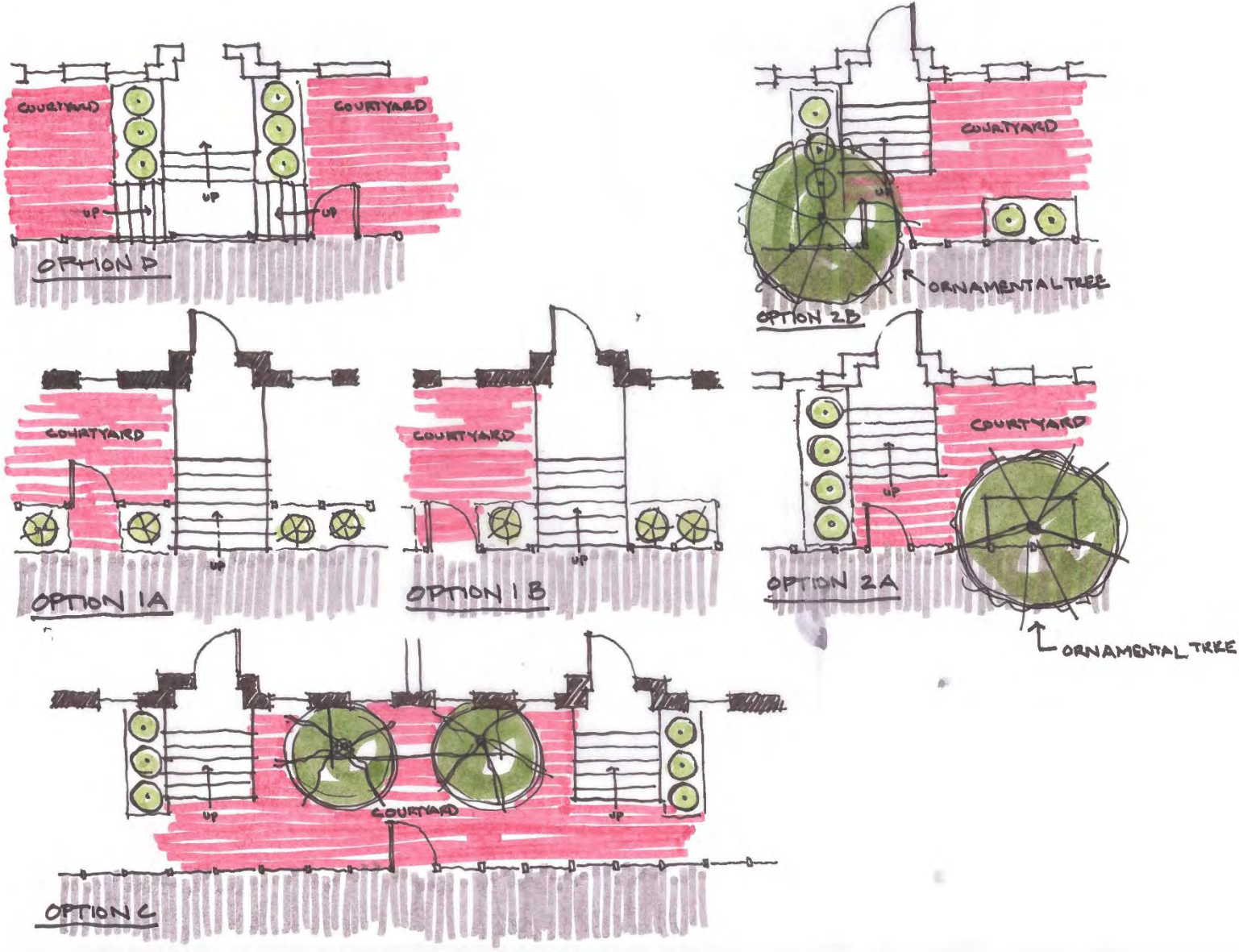


PEDESTRIAN PYLON  
DIRECTIONAL 2

**GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | SIGN CONCEPTS**

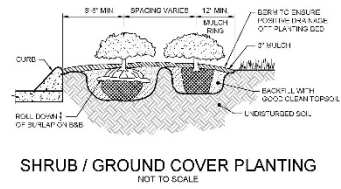
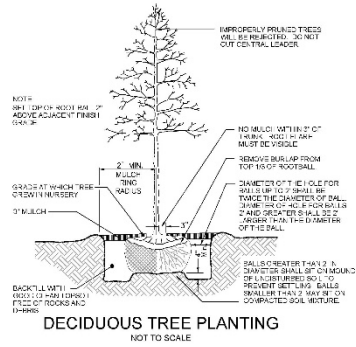
The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.





## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | LANDSCAPE CONCEPTS

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PLANT SCHEDULE					
QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	TRUNK	COMMENTS
<b>CANOPY TREES</b>					
25	'Green Vase' Japanese Zelkova	Zelkova serrata 'Green Vase'	10' - 12'	2" Cal.	B&B
25	Littleleaf Linden	Tilia cordata	10' - 12'	2" Cal.	B&B
50	TOTAL - CANOPY TREES				
<b>UNDERSTORY/COLUMNAR TREES</b>					
4	Cherokee Chief Dogwood	Cornus florida 'Cherokee Chief'	8' - 10'	2" Cal.	B&B
10	'Donald Wyman' Crabapple	Malus 'Donald Wyman'	8' - 10'	2" Cal.	B&B (White blooms)
21	'Forest Pansy' Redbud	Cercis canadensis 'Forest Pansy'	8' - 10'	2" Cal.	B&B
13	Frans Fontaine Hornbeam	Carpinus betulus 'Frans Fontaine'	8' - 10'	2" Cal.	B&B
48	TOTAL - UNDERSTORY TREES				
98	TOTAL - ALL TREES				
<b>SHRUBS</b>					
24	'Little Henry' Virginia Sweetspire	Ilex virginica 'Little Henry'	18" Min.	3 Gal.	Container
35	'Obsession' Nandina	Nandina domestica 'Saika'	18" Min.	3 Gal.	Container
28	'Sky pencil' Holly	Ilex crenata 'Sky pencil'	30" Min.	5 Gal.	Container
87	TOTAL - SHRUBS				
<b>GRASSES, PERENNIALS AND GROUND COVER</b>					
123	'Little Bunny' Grass	Pennisetum alopecuroides		1 Gal.	
<b>TURF</b>					
-	Hybrid Fescue Seed/Sod	Drought tolerant fescue blend			

## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | LANDSCAPE PLAN

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# WAC LIGHTING

## Chamber

Outdoor Wall Sconce 3000K

<b>Model &amp; Size</b>	<b>Color Temp &amp; CRI</b>	<b>Finish</b>
WS-W48625 25W	3000K 90	<input type="radio"/> BK Brushed <input type="radio"/> BZ Bronze

Example: **WS-W48625-BZ**  
 \*For 277V special order, add an "F" before the finish: WS-W48625F-BZ

For custom requests please contact [customs@wacighting.com](mailto:customs@wacighting.com)

### DESCRIPTION

A Mid-Century modern inspired design with solid casted aluminum that shelters an advanced LED light engine within the inner chamber to provide maintenance-free illumination for many years. Chamber features a collection of wet location listed wall sconces, pendants, and post lights for consistency in design throughout any project.

### FEATURES

- Minimal mounting hardware for easy installation
- Light engine is factory sealed for maximum protection from the elements
- Weather resistant powder coated finish
- ACLED driverless technology
- 5 year warranty

### SPECIFICATIONS

<b>Color Temp:</b>	3000K
<b>Input:</b>	120 VAC,50/60Hz
<b>CRI:</b>	90
<b>Dimming:</b>	ELV: 100-10%
<b>Rated Life:</b>	50000 Hours
<b>Mounting:</b>	Can be mounted on wall vertically or upside down
<b>Standards:</b>	ETL, cETL, IP65, Title 24 JA8-2019 Compliant Wet Location Listed
<b>Construction:</b>	Aluminum hardware with etched glass lens

Fixture Type: \_\_\_\_\_  
 Catalog Number: \_\_\_\_\_  
 Project: \_\_\_\_\_  
 Location: \_\_\_\_\_

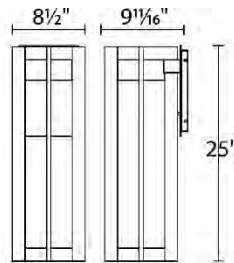
<b>Watt</b>	<b>LED Lumens</b>	<b>Delivered Lumens</b>	<b>Title 24</b>
22W	1800	605	Yes



### FINISHES:



### LINE DRAWING:



WS-W48625

# WAC LIGHTING

## Archetype

28" Outdoor Post Lantern 3000K

<b>Model &amp; Size</b>	<b>Color Temp &amp; CRI</b>	<b>Finish</b>
PM-W15928 16W	3000K 90	<input type="radio"/> BK Brushed

Example: **PM-W15928-BK**  
 For custom requests please contact [customs@wacighting.com](mailto:customs@wacighting.com)

### DESCRIPTION

A low profile, artful design adds a distinctive, sophisticated look in any outdoor application.

### FEATURES

- Aluminum hardware with etched glass diffuser
- Mount on 3" maximum post (not included)
- ACLED driverless technology
- 5 year warranty

### SPECIFICATIONS

<b>Color Temp:</b>	3000K
<b>Input:</b>	120 VAC,50/60Hz
<b>CRI:</b>	90
<b>Dimming:</b>	ELV: 100-10%
<b>Rated Life:</b>	54000 Hours
<b>Standards:</b>	ETL, cETL, IP65, Title 24 JA8-2019 Compliant, Dark Sky Friendly Wet Location Listed

Fixture Type: \_\_\_\_\_  
 Catalog Number: \_\_\_\_\_  
 Project: \_\_\_\_\_  
 Location: \_\_\_\_\_

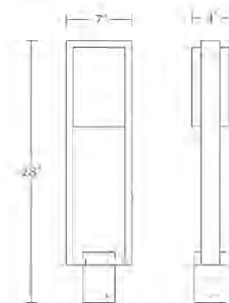
<b>Watt</b>	<b>LED Lumens</b>	<b>Delivered Lumens</b>	<b>Title 24</b>
16W	1200	382	Yes



### FINISHES:



### LINE DRAWING:



PM-W15928

## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | LIGHTING CONCEPT

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**Committee Recommendation:** Approved **unanimously** with **conditions:**

1. Insure that landscape treatment at corner specify type and height of materials & confirm whether irrigation will be included.
2. Study the quality of finish materials for the Juliette balconies to insure minimal to no streaking as the material weathers.



September 16, 2022

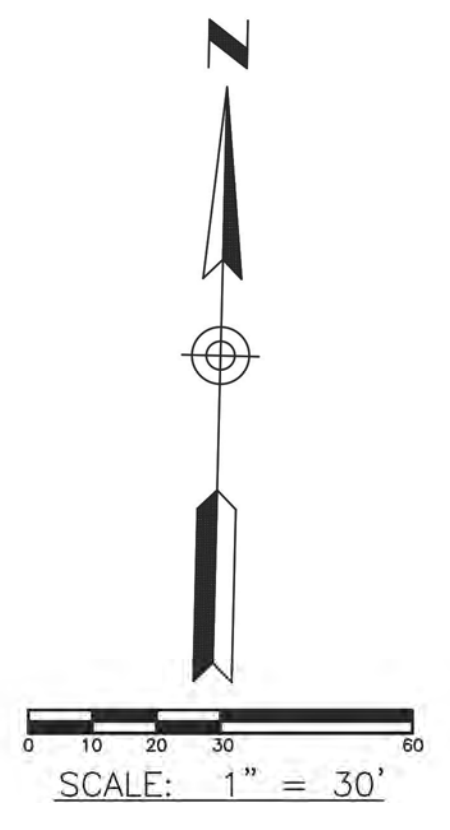
**NW2022-028** – St. Rocco Building Addition and New Parking Lot – Seeking Final Approval

**Project Address: 3205 Fulton Road**

Project Representative: John Elsey, BGC Design

Note: the Planning Commission granted this item Schematic Design Approval with Conditions on August 19, 2022. Add more glazing to the West 33rd frontage; increase the articulation of the West 33rd facade, add more details; propose detailing the facade with different materials. Consider landscaping on West 33<sup>rd</sup> St. frontage.

**Committee Recommendation:** Approved **unanimously** as Presented.



**GBC DESIGN, INC.**  
565 White Pond Dr.  
Alton, OH 44320  
Phone 330-836-0228  
www.gbcdesign.com

**CLEVELAND DIOCESE**  
18499 LAKESHORE BLVD.  
CLEVELAND, OH 44110

ST. ROCCO PARISH  
3205 FULTON RD.  
CLEVELAND, OH 44109  
SITE PLAN

DRAWN BY:  
JSW

DATE:  
09/07/22

PROJECT NO.  
55071

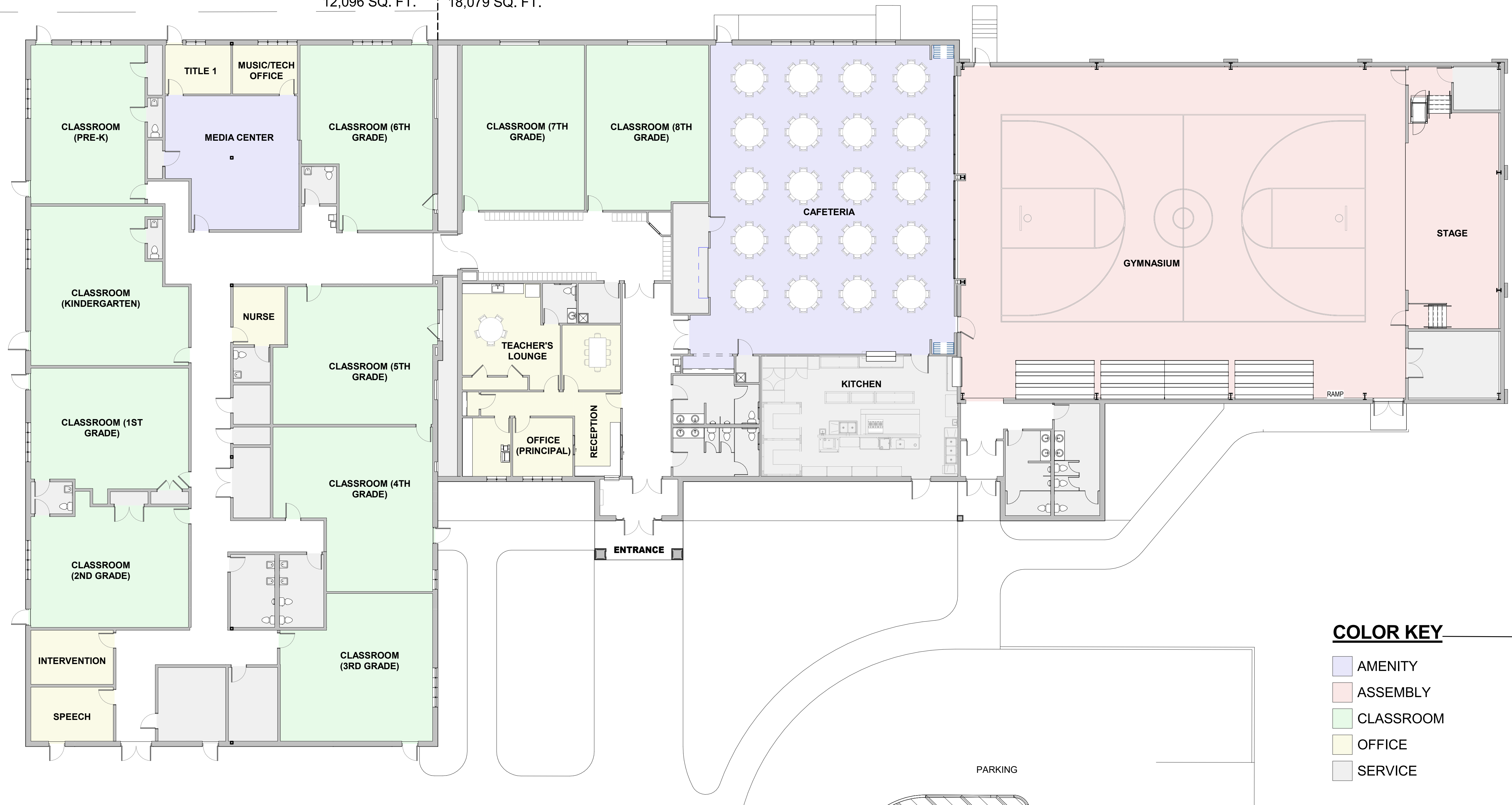
DRAWING NO.  
SD2.02

W. 33RD ST

**EXISTING BLDG  
RENOVATION**  
12,096 SQ. FT.

**NEW ADDITION**  
18,079 SQ. FT.

ST. ROCCOS CT

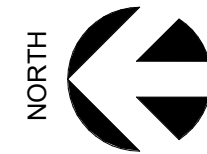


**COLOR KEY**

- AMENITY
- ASSEMBLY
- CLASSROOM
- OFFICE
- SERVICE

1ST FLOOR PLAN

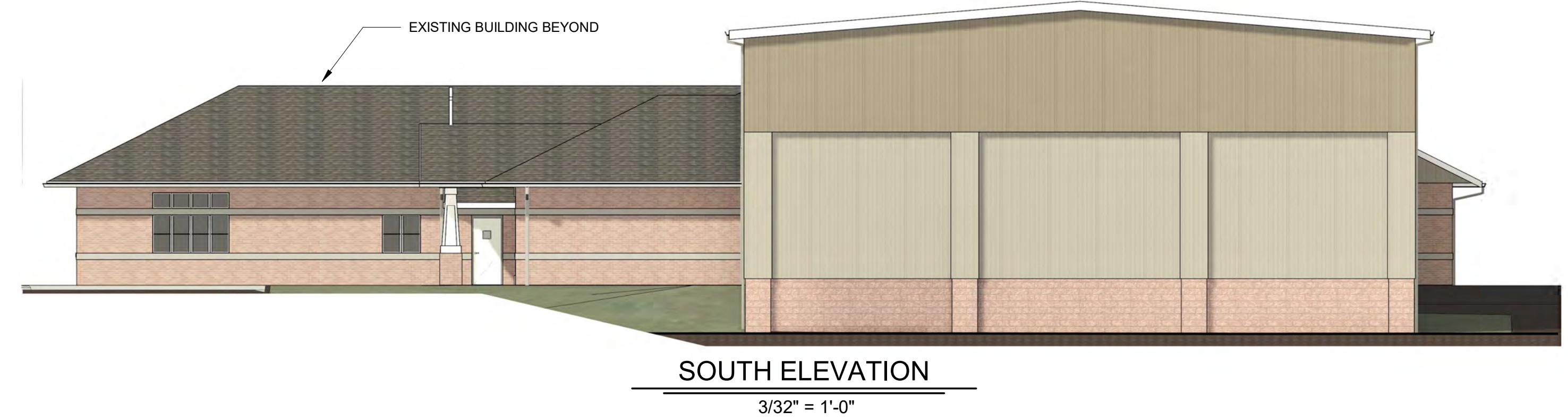
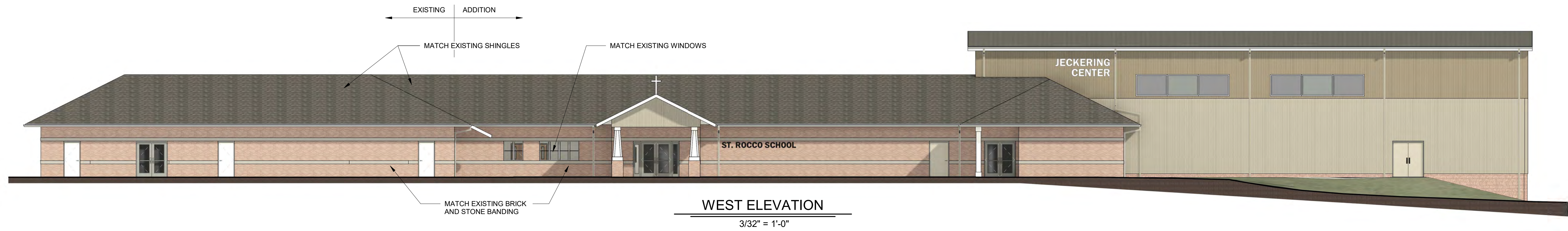
3/32" = 1'-0"



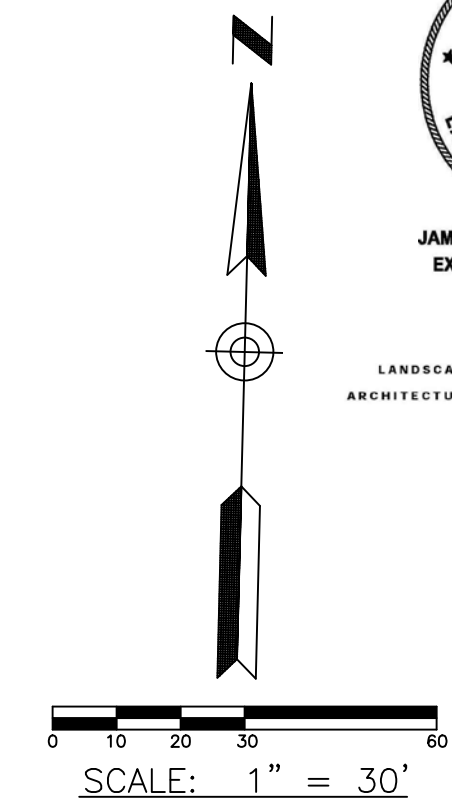
**ST. ROCCO PARISH SCHOOL**

**PROPOSED FLOOR PLAN**

**PRELIMINARY - SUBJECT TO CHANGE**

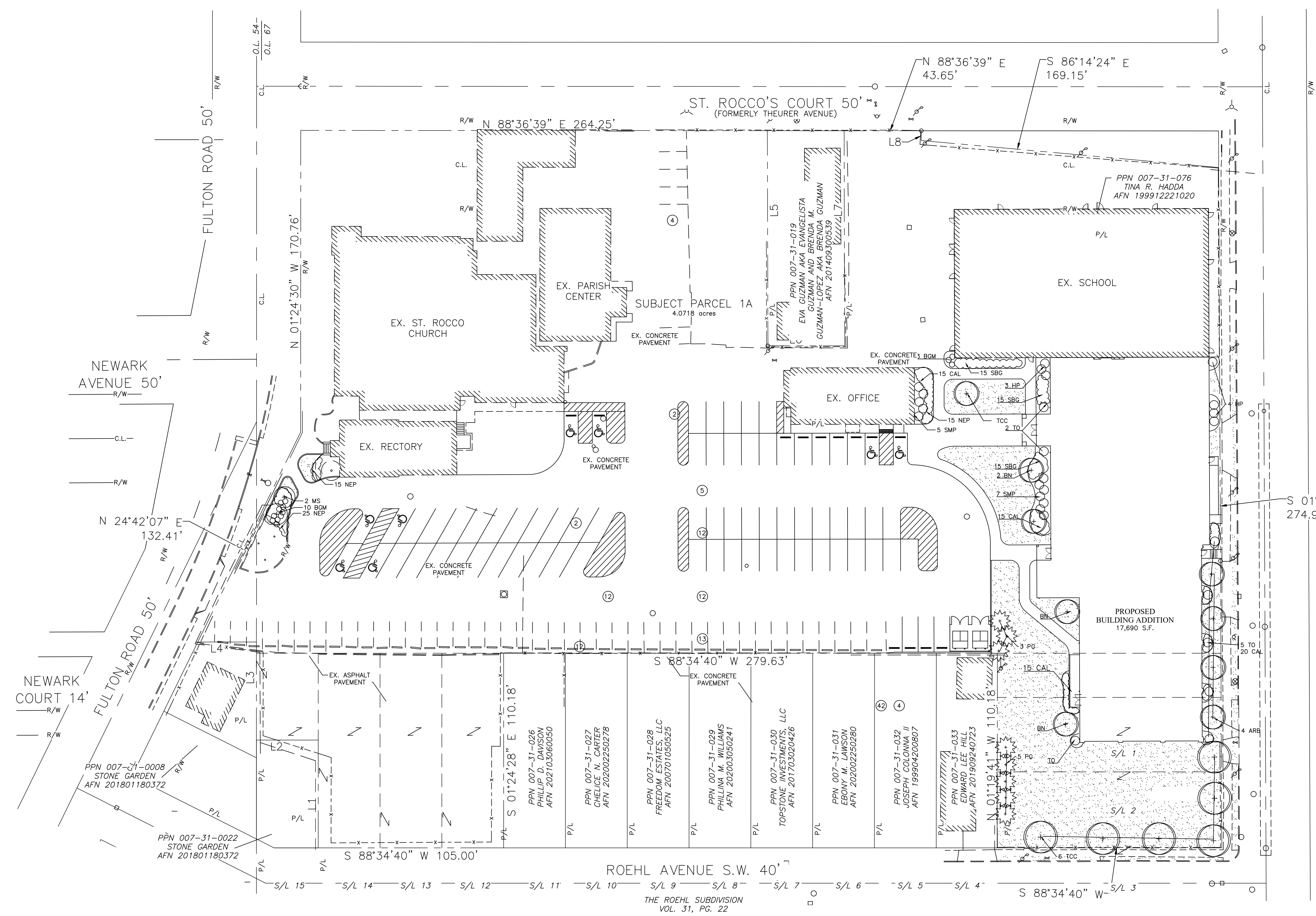
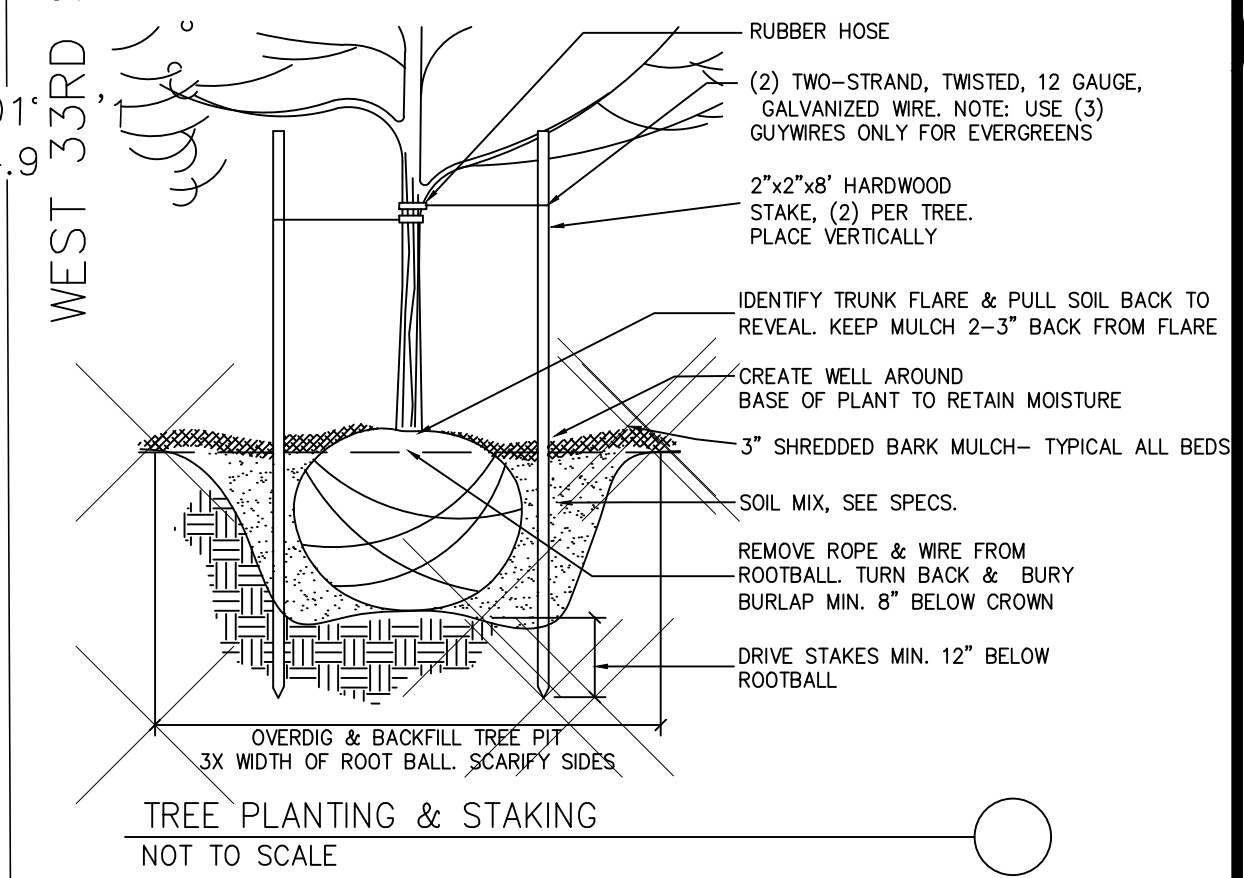


**ST. ROCCO PARISH SCHOOL**  
**PROPOSED EXTERIOR ELEVATIONS**  
*PRELIMINARY - SUBJECT TO CHANGE*



**GENERAL LANDSCAPE NOTES**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE O.D.O.T. CONSTRUCTION & MATERIAL SPECIFICATIONS AND CITY OF CLEVELAND.
2. ALL LANDSCAPE BEDS ARE TO SCALE UNLESS OTHERWISE INDICATED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY.
4. CONTRACTOR SHALL PRUNE EXISTING TREES AND SHRUBS TO REMAIN.
5. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED AFTER FINISH GRADING IS COMPLETED UNLESS OTHERWISE NOTED. ALL NEW SEEDING OR SODDED AREAS SHALL HAVE A TOPSOIL LAYER OF 2" MINIMUM. CONTRACTOR SHALL SUPPLY AND PLACE STRAW MULCH WHEREVER GRASS SEED HAS BEEN PLACED.
6. CONTRACTOR SHALL REPAIR OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.



Plant Schedule					
Key	Qty	Botanical / Common Name	Size	Cond.	Spacing
<b>Trees</b>					
ARB	4	Acer rubrum 'Bowhall' / Upright Red Maple	2 1/2" Cal.	B&B	
BN	4	Betula nigra / River Birch	12" Clump	B&B	12' O.C.
MS	2	Malus 'Spring Snow' / Spring Snow Crabapple	2" Cal.	B&B	
PG	8	Picea glauca / White Spruce	7' Ht.	B&B	12' O.C.
TCC	7	Tilia cordata "Corinthian" / Littleleaf Linden	3" Cal.	B&B	40'
<b>Shrubs</b>					
BGM	13	Buxus 'Green Mountain' / Boxwood	24"	No. 5	3' O.C.
HP	7	Hydrangia paniculata "Limelight" / Hydrangea	36"	No. 5	4' O.C.
SBG	45	Spiraea x bumalda 'Gold Flame' / Pink Spirea	15"	No. 3	3' O.C.
SMP	12	Syringa meyeri 'Palabini' / Palabini Lilac	24"	B&B	4' O.C.
TO	8	Thuja occidentalis 'Elegantissima' / Elegantissima Arborvitae	6'	B&B	See Plan
<b>Grasses / Perennials</b>					
CAL	65	Calamagrostis acutifolia 'Karl Foerster' / Feather Reed Grass		No. 2	2' O.C.
NEP	55	Nepeta faassenii 'Walker's Low' / Walker's Low Catmint	Clump	No. 2	18" O.C.

**GBC DESIGN, INC.**  
 Akron, OH 44320  
 www.gbcdesign.com

**CLEVELAND DIOCESE**  
 18499 LAKESHORE BLVD.  
 CLEVELAND, OH 44119

ST. ROCCO PARISH  
 3205 FULTON RD.  
 CLEVELAND, OH 44109  
 LANDSCAPE PLAN

DRAWN BY:  
 J.S.M.  
 DATE:  
 SEPT. 6, 2022  
 PROJECT NO.  
 55071  
 DRAWING NO.  
 L1.01



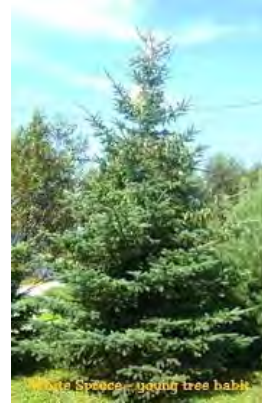
RED MAPLE



RIVER BIRCH



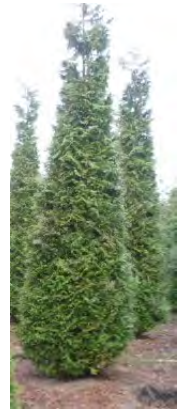
CRABAPPLE



SPRUCE



LITTLEAF LINDEN



ARBORVITAE



BOXWOOD



HYDRANGEA



SPIREA



LILAC



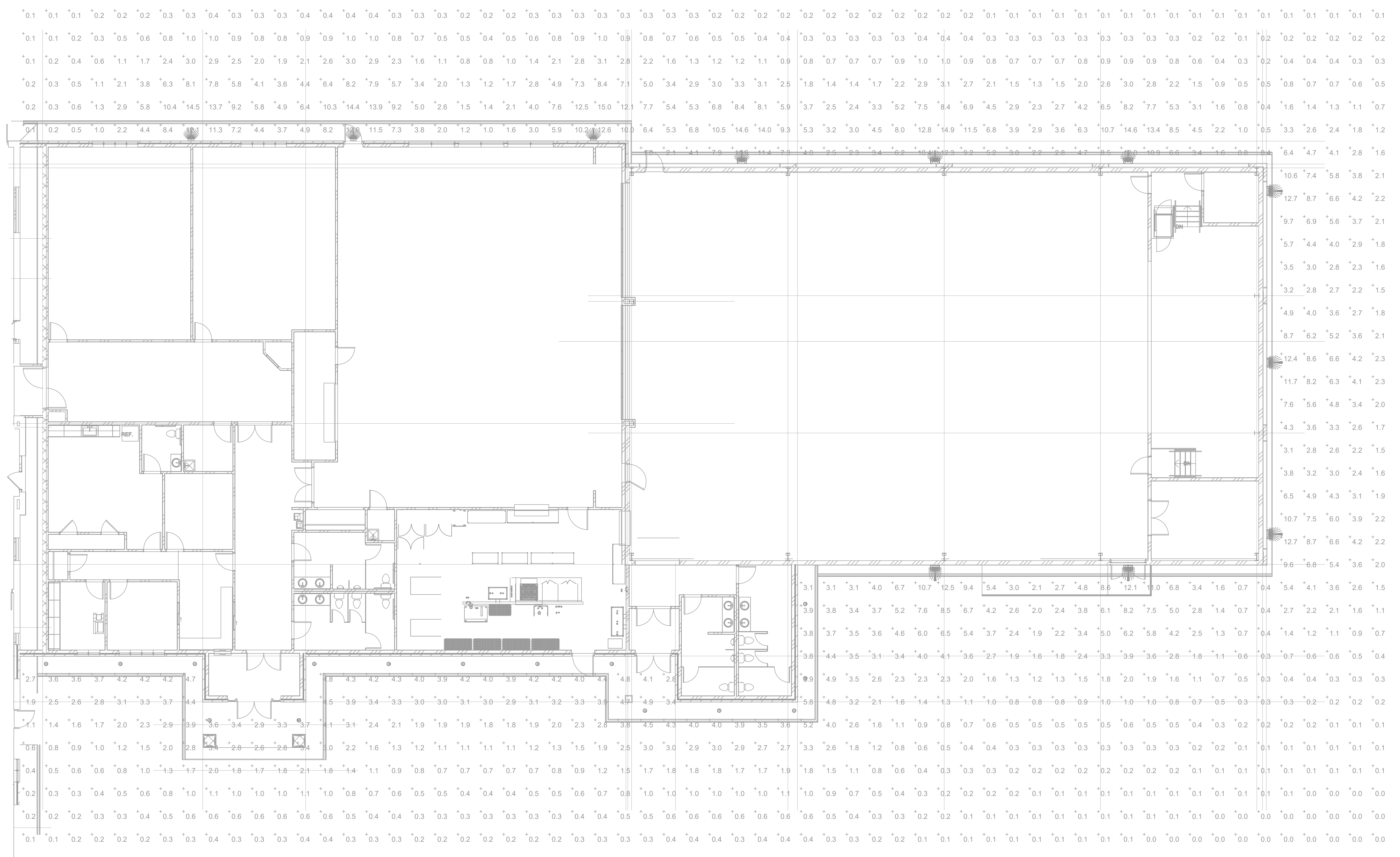
REED GRASS



CATMINT

**SR. ROCCO SCHOOL ADDITION – PLANT PALETTE**





Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
○	A		15	WF6 LED 30K40K50K 90CRI 4000K	6" Matte White Wafer Selectable White LED 30K40K50K _ 4000K		1	1199	1	13.43
□	B		5	WST LED P2 40K VF MVOLT	WST LED, Performance package 2, 4000 K, visual comfort forward throw, MVOLT		1	3469	1	25
□	C		6	WST LED P2 40K VW MVOLT	WST LED, Performance package 2, 4000 K, visual comfort wide, MVOLT		1	3511	1	25

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.6 fc	15.0 fc	0.0 fc	N/A	N/A

DRAWING  
**E003**

**PROGRESS  
NOT FOR  
CONSTRUCTION**

REV. NO.	DESCRIPTION	DATE
1	BID USE ONLY	07/01/22

**ST. ROCCO PARISH SCHOOL - ADDITION**  
3205 EULTON ROAD  
CLEVELAND, OHIO 44109

**DENK ASSOCIATES**  
CONSULTING ENGINEERS  
503 EAST 200th STREET  
CLEVELAND OHIO 44119-1574  
PHONE: 216-531-8880  
EMAIL: info@denkass.com



ELECTRICAL SCHEDULES, LEGENDS, AND DETAILS			
APPROVED: MTD	DATE:	ISSUE DATE:	
SCALE: AS NOTED	DRAWN: DAI		
JOB NO. 22101	DATE:		

DRAWING  
**E003**

# BELDEN

THE BELDEN BRICK COMPANY

P.O. BOX 20910  
CANTON, OHIO 44701-0910  
(330) 456-0031



Modular  
Rubigo Red Velour  
22-05



NORTH AMERICAN CAST  
STONE, INC.



AMERICAN SERIES



WHEAT STONE



RIVER STONE



SAND STONE



FIELD STONE



KEY STONE



QUARRY STONE



AMHERST GREY



GREY STONE

# BELDEN

THE BELDEN BRICK COMPANY

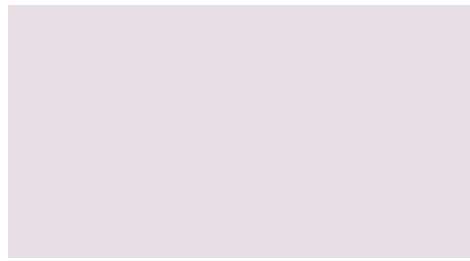
P.O. BOX 20910  
CANTON, OHIO 44701-0910  
(330) 456-0031

Modular  
Rubigo Red Velour  
22-05



# PVDF Cool Coatings

PVDF utilizes a two-coat system featuring fade resistant color, incredible durability, and environmentally-friendly “cool” technology.



**Regal White** <sup>†</sup> IR .72 SRI 88



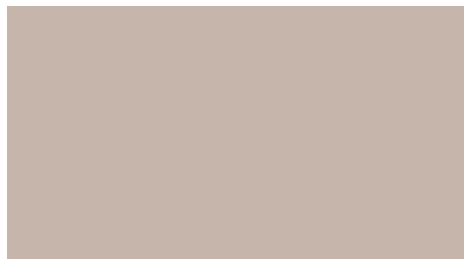
**Reflective White** <sup>\*\*</sup> IR .63 SRI 76



**Warm White** <sup>†</sup> IR .63 SRI 76



**Pearl Gray** <sup>\*\*</sup> IR .47 SRI 54



**Desert Sand** <sup>\*\*</sup> IR .57 SRI 67



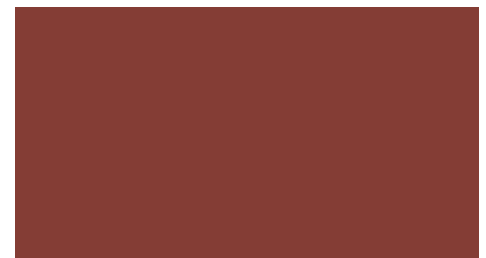
**Surrey Beige** <sup>†</sup> IR .50 SRI 56



**Slate Gray** <sup>†</sup> IR .37 SRI 40



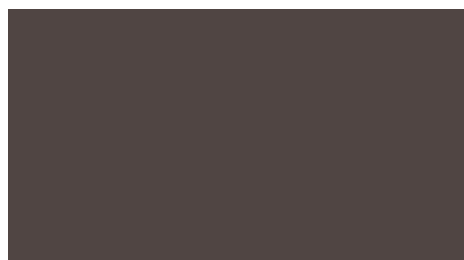
**Royal Blue** <sup>†</sup> IR .30 SRI 30



**Terra Cotta** <sup>†</sup> IR .36 SRI 38



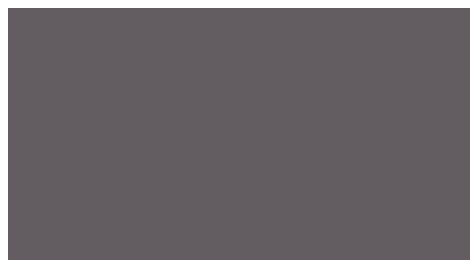
**Cypress Green** <sup>†</sup> IR .31 SRI 31



**Dark Bronze** <sup>†</sup> IR .32 SRI 33



**Brite Red** <sup>\*\*</sup> IR .38 SRI 40



**Charcoal** <sup>\*\*</sup> IR .32 SRI 34



**Midnight Black** <sup>\*\*</sup> IR .27 SRI 26



**Galvalume** <sup>\*\*</sup> IR .77 SRI 72

\*Non-Stock Color: Extended lead times may apply. \*The Galvalume coating process is likely to result in variances in spangle (size, number, and reflection) from coil to coil which may result in noticeable shade variations. Galvalume is also subject to variable weathering and may appear to have different shades due to weathering characteristics. These shade variations are not cause for rejection. <sup>†</sup>ENERGY STAR<sup>®</sup> Qualified Color. All standard PVDF colors have a 35-year finish warranty. Colors shown closely approximate actual coating colors. These colors utilize Cool Coating Technology. The term “TBK” on the Order Document refers to “To Be Selected” from standard PVDF colors as shown on this chart. Please note that PVDF is a slight upcharge over SP.



# PVDF Cool Coatings

## Product Specifications



### Solar Reflectance, Thermal Emittance and Solar Reflectance Index (SRI)

#### Solar Reflectance

To be considered “cool,” products must have a Solar Reflectance of at least .25. Solar Reflectance is the fraction of the total solar energy that is reflected away from a surface.

#### Thermal Emittance

Thermal Emittance is the measure of a panel’s ability to release heat that it has absorbed.

#### Solar Reflectance Index (SRI)

Put Solar Reflectance and Thermal Emittance together and you get the Solar Reflectance Index (SRI). SRI is calculated by using the values of solar reflectance, thermal emittance and a medium wind coefficient. The higher the SRI value, the lower its surface temperature and consequently, the heat gain into the building. Metal roofs coated with pigmented PVDF resin achieve an SRI of 26-88, depending on the color.

Conventional roof surfaces have low reflectance (0.05 to 0.25) and high thermal emittance (typically over .85). Roof panels with both high reflectance and high emittance can reduce the surface temperature by as much as 30-50% based on color and geographic location, which will result in a reduced heat gain to the building, therefore reducing the energy demand.

GALVALUME® is a registered trademark of BIEC International Inc., and some of its licensed producers.

### PVDF COOL PANEL COLORS

PVDF Cool Color	Initial Solar Reflectance (IR)	Initial Thermal Emittance	Solar Reflectance Index (SRI)
Regal White	.72	0.85	88
Reflective White	.63	0.86	76
Warm White	.63	0.86	76
Pearl Gray	.47	0.86	54
Desert Sand	.57	0.86	67
Surrey Beige	.50	0.85	56
Slate Gray	.37	0.85	40
Royal Blue	.30	0.85	30
Terra Cotta	.36	0.85	38
Cypress Green	.31	0.85	31
Dark Bronze	.32	0.86	33
Brite Red	.38	0.84	40
Charcoal	.32	0.86	34
Midnight Black	.27	0.85	26
Galvalume®	.77	0.08	72

### PVDF COOL TECHNICAL INFORMATION

Test	Test Methods	Performance
Dry Film Thickness	ASTM D1400	0.15 - 0.30 mil primer 0.70 - 0.90 mil topcoat
Gloss	ASTM D523 @ 60°	25 - 35
Solar Reflectance	ASTM E903 Steep Slope: Low Slope:	>25% Initial >15% after 3 years >65% Initial >50% after 3 years
Emissivity	ASTM C1371, ASTM E408	0.80 (80%) min.
Pencil Hardness	ASTM D3363	F-2H
Flexibility	T-Bend, ASTM D4145	0 - 2 T-Bend; No pick off
Adhesion	ASTM D3359	No adhesion loss
Reverse Impact	ASTM D2794	No cracking or adhesion loss
Abrasion, Falling Sand	ASTM D968	65 - 85 l/mil
Mortar Resistance	ASTM C267	No effect
Detergent Resistance	ASTM D2248 3% detergent @ 100°F (72 hrs.)	No Effect
Acid Resistance	ASTM D1308 10% muriatic acid - 24 hrs. 20% sulfuric acid - 18 hrs.	No effect No effect
Acid Rain Test	Kesternich SO2, DIN 50018	15 cycles min. No objectionable color change
Alkali Resistance	ASTM D1308 10% , 25% NaOH, 1 hr.	No effect
Salt Spray Resistance	ASTM B117 5% salt fog @ 95°F	None or few #8 blisters; Max. average 1/8” Scribe creep Passes 1000 hrs.
Humidity Resistance	ASTM D714, ASTM D2247 100% relative humidity @ 95°F	Passes 1500 hrs. No #8 blisters
Exterior Exposure	ASTM D2244, ASTM D 4214 10 yrs. @ 45°F, South Florida	Max. 5 fade Max. 8 chalk

### PRODUCT NAME

KirbyWall Panels for wall applications.

### MANUFACTURER

Kirby Building Systems  
www.kirbybuildingsystems.com

### PRODUCT DESCRIPTION

These wall panels provide 36" of coverage and reveal a sculptured appearance with semi-concealed fasteners. Rib depth is 1 5/16" on 12" centers.

Basic Use: A wall panel system for new or retrofit construction.

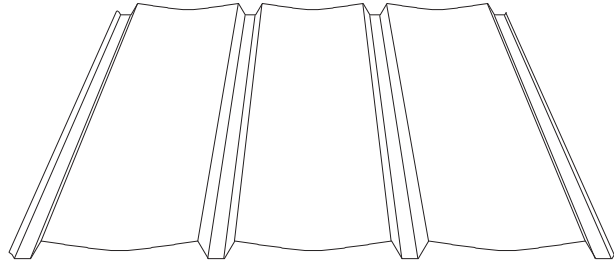
Materials: KirbyWall panels are available in 26 and 24 gauge 80,000 psi, either G90/G60 zinc coated (galvanized) or AZ55 aluminum zinc alloy coated steel. Prepainted panels have Polyvinylidene Difluoride (PVDF) or Silicone-Polyester (SP) Finish.

KirbyWall panels are attached to the secondary framing members by self-drilling carbon steel screws, No. 12 x 1 1/4" hex washer head, cadmium or zinc plated. Fasteners are applicable for use with fiberglass blanket insulation up to 4" thick.

KirbyWall panel side laps are stitched with self-drilling carbon steel screws, No. 14 x 7/8" cadmium or zinc plated. Fasteners are normally color coordinated with a premium coating system that protects against corrosion and weathering.

### TECHNICAL DATA

The KirbyWall panel has been tested in accordance with Air Infiltration, ASTM E283 and Water Penetration, ASTM E331. This panel has received a Class A fire rating when tested in accordance with test procedure ASTM E108.



### INSTALLATION

Installation should be performed in accordance with Kirby Building Systems' manuals and building erection drawings and should be done by a qualified installer using proper tools and equipment. Systems are installed by Kirby Building Systems' Authorized Builders.

### WARRANTY

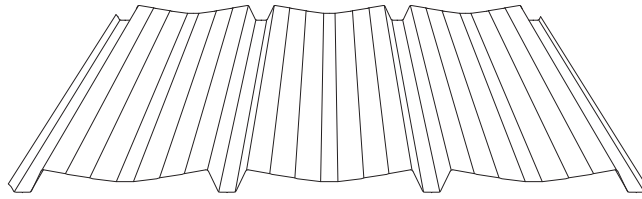
35 & 25 year paint finish warranties are available.

### MAINTENANCE

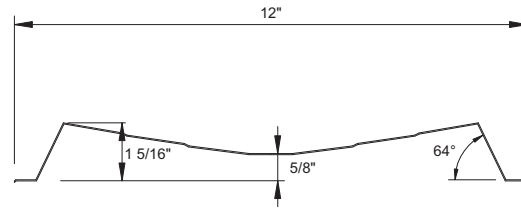
Only normal routine maintenance is required over the life of the panels.

### PRODUCT NOTES

Descriptions and specifications contained herein were in effect at the time this publication was approved for printing. In a continuing effort to refine and improve products, Kirby Building Systems reserves the right to discontinue products at any time or change specifications and/or designs without incurring obligation.



PANEL PROFILE



PARTIAL CROSS SECTION

**Engineering Properties of Kirby Building Systems' KirbyWall Panel**

Designated Gage of Steel	Steel Yield KSI	Base Metal Thick. (in.)	Total Thick. (in.)	Panel Base Metal Weight (lbs. / ft. <sup>2</sup> )	Top In Compression			Bottom In Compression			Fb KSI
					Ix (in. <sup>4</sup> / ft.)	Sx (in. <sup>3</sup> / ft.)	Ma K-IN.	Ix (in. <sup>4</sup> / ft.)	Sx (in. <sup>3</sup> / ft.)	Ma K-IN.	
26 Ga.	80	0.0177	0.0193	0.86	0.033	0.042	1.52	0.034	0.040	1.44	36
24 Ga.	80	0.0225	0.0241	1.09	0.043	0.055	1.99	0.043	0.054	1.95	36

Gage of Panel	No. of Spans	Load Type	Maximum Total Uniform Load in PSF															
			Span Lengths, Ft.															
			3.00		3.50		4.00		4.50		5.00		6.00		7.00		7.50	
26 Ga.	1	POS	113	B	83	B	63	B	50	B	41	B	28	B	21	B	18	B
		NEG	-107	B	-79	B	-60	B	-48	B	-38	B	-27	B	-20	B	-17	B
	2	POS	88	C	76	C	59	B+S	47	B+S	38	B+S	26	B+S	20	B+S	17	B+S
		NEG	-64	P	-55	P	-48	P	-42	P	-38	P	-28	B+S	-21	B+S	-18	B+S
	3	POS	100	C	86	C	73	B+S	58	B+S	47	B+S	33	B+S	24	B+S	21	B+S
		NEG	-72	P	-62	P	-54	P	-48	P	-43	P	-35	B+S	-26	B+S	-22	B+S
	4	POS	96	C	83	C	68	B+S	54	B+S	44	B+S	31	B+S	23	B+S	20	B+S
		NEG	-70	P	-60	P	-52	P	-46	P	-42	P	-32	B+S	-24	B+S	-21	B+S
24 Ga.	1	POS	147	B	108	B	83	B	66	B	53	B	37	B	27	B	24	B
		NEG	-145	B	-106	B	-81	B	-64	B	-52	B	-36	B	-27	B	-23	B
	2	POS	138	C	104	B+S	80	B+S	63	B+S	52	B+S	36	B+S	26	B+S	23	B+S
		NEG	-81	P	-69	P	-61	P	-54	P	-49	P	-37	B+S	-27	B+S	-23	B+S
	3	POS	156	C	129	B+S	99	B+S	79	B+S	64	B+S	45	B+S	33	B+S	29	B+S
		NEG	-92	P	-79	P	-69	P	-61	P	-55	P	-46	B+S	-34	B+S	-29	B+S
	4	POS	150	C	121	B+S	93	B+S	74	B+S	60	B+S	42	B+S	31	B+S	27	B+S
		NEG	-89	P	-76	P	-66	P	-59	P	-53	P	-43	B+S	-31	B+S	-27	B+S

- The panels are checked for bending (B), shear (S), combined bending and shear (B+S), deflection (D), web crippling (C), and panel pullover (P). The controlling check is noted in the table. Deflection is limited to span/60, with the wind load permitted to be taken as 0.7 times the "component & cladding" loads as noted in footnote f of IBC Table 1604.3.
- Section Properties are calculated in accordance with the 2007 *North American Specification for the Design of Cold-Formed Steel Structural Members*.
- Minimum yield strength of 26 and 24 gage steel is 80,000 psi. Minimum yield strength of 22 gage steel is 50,000 psi.
- Steel panels are either aluminum-zinc alloy or G90/G60 coated. The base metal thickness is used in determining section properties.
- Positive load (POS) is applied inward toward the panel supports, and is applied to the outer surface of the full panel cross-section.





BETTER SOLUTIONS. BETTER BUILDINGS.

# Standing Seam 360

## Panel Specifications

### PRODUCT NAME

Kirby Building Systems Standing Seam 360 panel for roof applications.

### PRODUCT DESCRIPTION

These standing seam panels float on a system of sliding clips that prevent damage from thermal expansion and contraction. Standing seam designs also eliminate 80% of the through fasteners found in other systems for greater weathertightness. Standing Seam 360 panels provide 24" width coverage with 2" high ribs – 3" including the seam. Minimum roof slope for the Standing Seam 360 roof panels is  $\frac{1}{4}$  to 12.

Basic Use: A roof covering system for new or retrofit construction.

Materials: Standing Seam 360 panels are available in 24 and 22 gauge 50,000 psi in either G90 zinc-coated (galvanized) steel or aluminum-zinc alloy-coated (AZ50 or AZ55) steel. Pre-painted panels have Polyvinylidene Difluoride (PVDF) finish.

The Standing Seam 360 concealed (S3PC-\_) clip is a two part assembly. The tab portion is die formed of aluminum-zinc alloy-coated steel. The base shall be die formed 12 gauge zinc-coated (galvanized) material. Available overall clip heights are 3-3/8", 4-1/2" & 5-1/2". The expansion capability is 3". For higher uplift values requirements, optional panel clips (S3PC-\_R) or (S3PC-\_P) are available. Standing Seam 360 sidelaps have factory applied mastic, SikaLastomer-511 or equal. Its composition is 85% solids by weight. Service temperature range is -60°F to +220°F. Endlaps, roof flashing laps, ridges and eave closures are sealed with tape mastic, Sika Sika-Tape TC-95 or non-toxic and non-volatile. Composition is 100% solid isobutylene tripolymer tape. Service temperature is -60°F to +212°F.

Caulk: Eaves, endlaps, ridge and eave closures are sealed with non-skinning butyl caulk, SikaLastomer-511 or equal. Its composition is 85% solids by weight. Service temperature range is -60°F to +220°F. All gutter and downspout joints, and roof accessories are sealed with polyurethane caulk, Sika SikaFlex 219LM or equal. It meets or exceeds Federal Specification TT-S-00230C, Type II, Class A.

All fasteners for panel to secondary framing and panel to panel will be one of the following EPDM washer head screws.

Fasteners: Roof fasteners shall be No. 1/4 -14 x 1 1/4" self-drilling carbon steel screws with a molded zinc alloy hex washer head.

Standing Seam 360 panel clips are attached to the purlins with the following fasteners: Self-drilling screws are carbon steel No. 12 x 1-1/4" hex head, cadmium or zinc plated.

Maximum "over the purlin" insulation thickness allowed with these panels is 4" without thermal blocks and 8" with thermal blocks and tall clips.

### TECHNICAL DATA

The Standing Seam 360 panel has received a Class 90 Wind Uplift rating by Underwriters Laboratories when tested in accordance with test procedure UL 580. The Standing Seam 360 roof panel has been Factory Mutual and Miami-Dade County approved. This panel has been tested in accordance with Wind Uplift ASTM E1592 and CEGS 07416, Air Infiltration, ASTM E1680 and Water Penetration, ASTM E1646. This panel has been approved for SREF (SSTD-97) Impact Testing. This panel has received a Class A fire rating when tested in accordance with test procedure ASTM E108.

### INSTALLATION

Panels are joined at the sidelap with an interlocking 360 degree seam standing one inch above the major rib. Panel sidelaps are seamed by a special electrical seaming machine. Sidelap sealer is factory applied. Roof systems are installed by Kirby Building Systems Authorized Builders. Installation may be incorporated with a light gauge structural system.

Continue on back...

### AVAILABILITY

For availability, contact:  
**KIRBY BUILDING SYSTEMS**

### WARRANTY

35 & 25 year paint finish warranties are available.  
20 year weathertightness and 25 year aluminum zinc alloy warranties are also available.

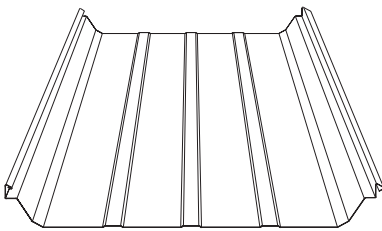
### MAINTENANCE

Only normal routine maintenance is required over the life of the panels.

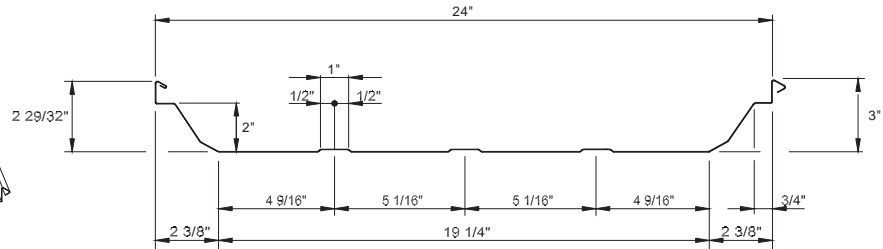
### PRODUCT NOTES

A certain amount of waviness called "oilcanning" may exist in this panel. Minor waviness of the panel is not sufficient cause for rejection, because oilcanning does not affect the structural integrity of the panel. Standing Seam Panels in general are known for their tendency to rumble in high winds if insulation is not used. SS360 is no different. Under no circumstances should SS360 be used without blanket insulation or a thermal block between the panel and the purlin/bar joist.

Kirby Building Systems reserve the right to revise all standard specifications and information. Kirby Building Systems regularly updates its published "Standard Specifications" on the Kirby Building Systems website, [www.kirbybuildingsystems.com](http://www.kirbybuildingsystems.com), which supercede and replace any previously published standard specifications of Kirby Building Systems.



PANEL PROFILE



CROSS SECTION

### Engineering Properties of American Buildings Company Standing Seam 360 Panel (ASD)

Designated Gage of Steel	Steel Yield KSI	Base Metal Thick. (In.)	Total Thick. (In.)	Panel Base Metal Weight (lbs. / ft. <sup>2</sup> )	Top In Compression			Bottom In Compression			Fb KSI
					lx	Sx	Ma	lx	Sx	Ma	
					(In. <sup>4</sup> / ft.)	(In. <sup>3</sup> / ft.)	K-IN. / ft.	(In. <sup>4</sup> / ft.)	(In. <sup>3</sup> / ft.)	K-IN. / ft.	
24 Ga.	50	0.0225	0.0241	1.13	0.278	0.116	3.48	0.126	0.080	2.41	30
22 Ga.	50	0.0300	0.0316	1.50	0.372	0.159	4.76	0.177	0.111	3.32	30

Gage of Panel	No. of Spans	Load Type	Maximum Total Uniform Load in PSF															
			Span Lengths, Ft.															
			1.50	2.00	2.50	3.00	3.50	4.00	4.50	5.00								
24 Ga.	1	POS	1032	B	581	B	372	B	258	B	190	B	145	B	115	B	93	B
	2	POS	548	B+S	340	B+S	230	B+S	165	B+S	123	B+S	96	B+S	76	B+S	62	B+S
	3	POS	631	B+S	402	B+S	275	B+S	199	B+S	151	B+S	117	B+S	94	B+S	77	B+S
	4	POS	606	B+S	382	B+S	261	B+S	188	B+S	142	B+S	110	B+S	88	B+S	72	B+S
22 Ga.	1	POS	1409	B	793	B	507	B	352	B	259	B	198	B	157	B	127	B
	2	POS	798	B+S	487	B+S	325	B+S	231	B+S	173	B+S	133	B+S	106	B+S	86	B+S
	3	POS	930	B+S	580	B+S	393	B+S	282	B+S	212	B+S	164	B+S	131	B+S	107	B+S
	4	POS	889	B+S	551	B+S	371	B+S	266	B+S	199	B+S	154	B+S	123	B+S	100	B+S

- The panels are checked for bending (B), shear (S), combined bending and shear (B+S) and deflection (D). The controlling check is noted in the table. Deflection is limited to span/60.
- Section Properties are calculated in accordance with the 2012 *North American Specification for the Design of Cold-Formed Steel Structural Members*.
- Minimum yield strength of 24 and 22 gage steel is 50,000 psi.
- Steel panels are either aluminum-zinc alloy or G-90 coated. The base metal thickness is used in determining section properties.
- Positive load (POS) is applied inward toward the panel supports, and is applied to the outer surface of the full panel cross-section.





**WEST 33RD ST ELEVATION**

# 55071  
ST. ROCCO PARISH SCHOOL  
09/14/22

*{ARTIST'S CONCEPT - SUBJECT TO CHANGE}*

**GBC** DESIGN, INC.

565 White Pond Drive Akron, OH 44320-1123  
Phone 330-836-0228 Fax 330-836-5782



September 16, 2022

**DF2021-024** – Bolivar Road Apartments New Construction: Seeking Final Approval

**Project Addresses: 1060 & 1124 Bolivar Road**

Project Representatives: Travis Kreidler, Desmone

Jared Korchok, Desmone

Note: the Planning Commission granted this item Schematic Design Approval on December 17, 2021.

**Committee Recommendation:** approved with **conditions:**

- Recommend final approval of architecture/massing
- Recommend continuing to work with City Staff on streetscape improvements and building details
- Recommend returning to DRAC for final review of streetscape and disposition of materiality on building facades

# Bolivar Road Apartments



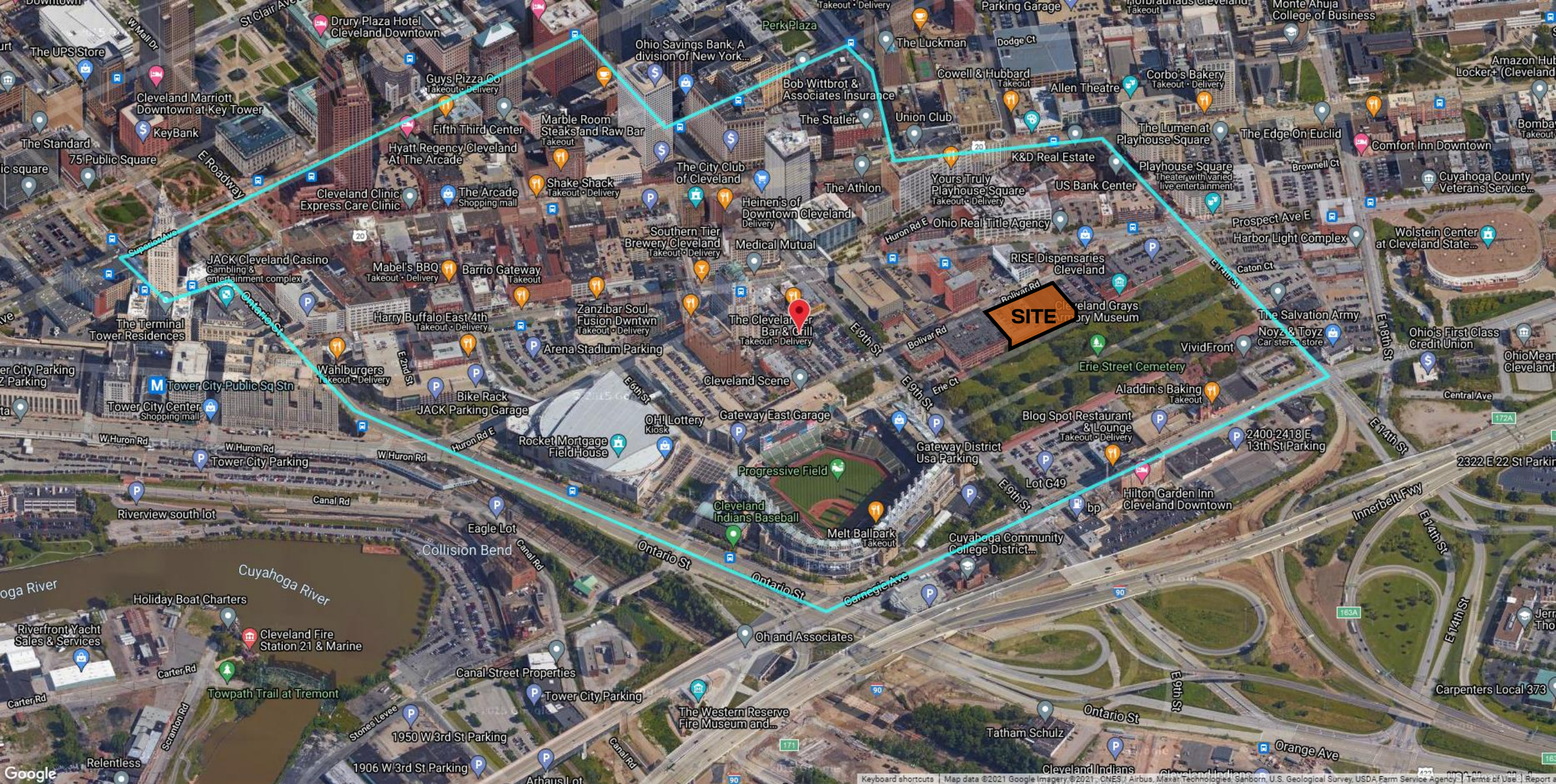
*desmone*

PREPARED FOR:  
**SomeraRoad**

PROJECT NAME:  
**Bolivar Road  
Apartments**

DATE:  
**09/15/2022**

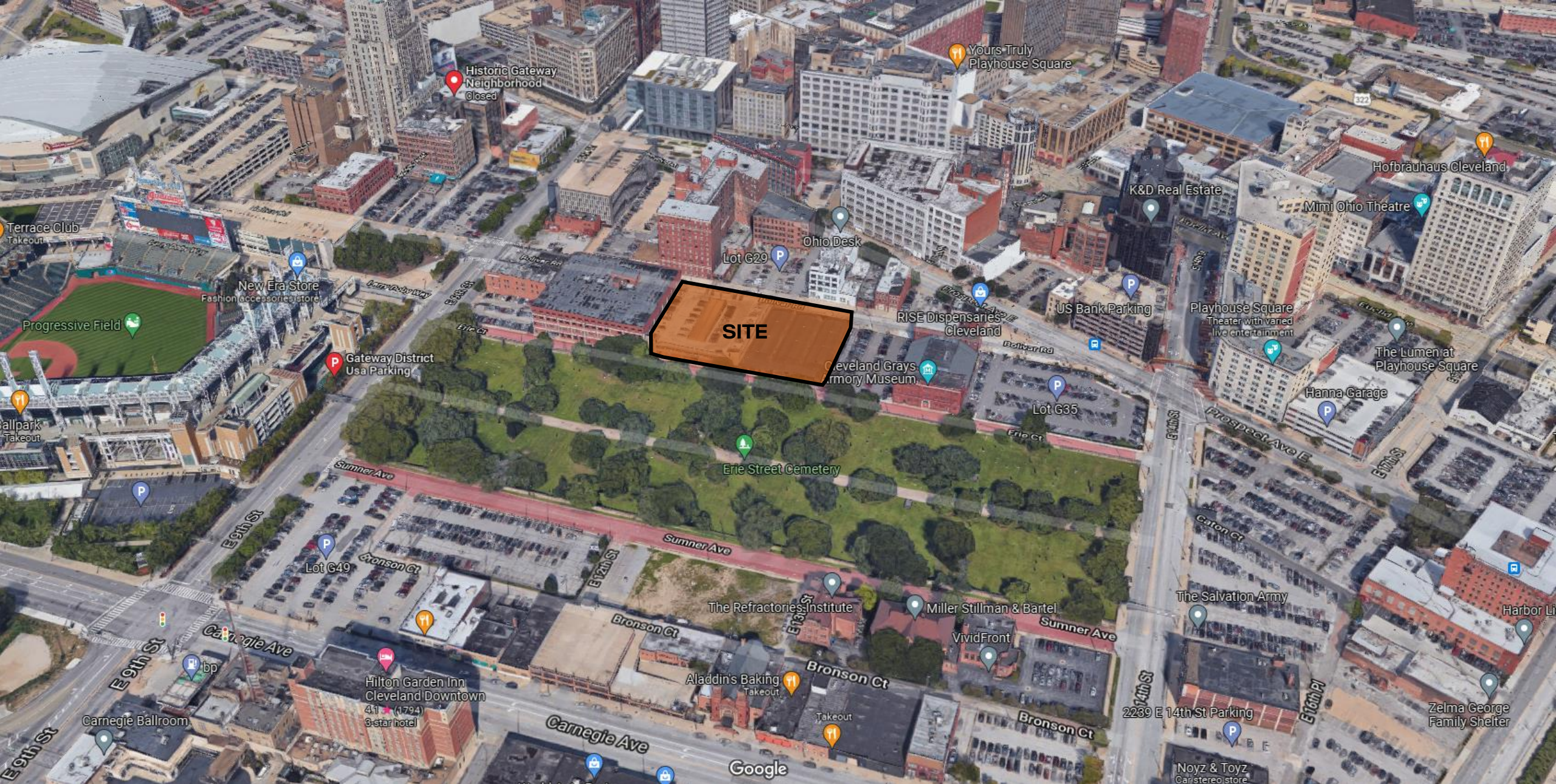




THE NEIGHBORHOOD

## Location View - Gateway District









1020 BOLIVAR RD  
(EXISTING STRUCTURE TO  
REMAIN - NOT IN SCOPE)

1060 BOLIVAR RD  
EXISTING 2 STORY  
PARKING  
STRUCTURE

1124 BOLIVAR RD  
EXISTING 1 STORY  
PARKING GARAGE

1020 Bolivar Rd,  
Cleveland, OH 44115

Premier Parking  
Bolivar Garage

Cleveland Grays  
Armory Museum



Erie Street Cemetery













***The goal of the project is to contribute to the “live-work-play” environment of the Gateway District and to activate the street , creating a more vibrant pedestrian experience and support Bolivar Road and Erie Court as a connection between Playhouse Square & the Gateway Stadiums. The design is to respect the existing historic context of the area while introducing materials to support a contemporary modern aesthetic.***

## PROJECT SUMMARY

Project Location:

1060 & 1124 Bolivar Road, 101-38-013, 101-38-014 & 101-38-015

Neighborhood: Downtown

Zoning: SI-6 Semi-Industry

Design Review Region: Downtown/Flats Design Review District

Community Development Corporations:

Downtown Cleveland Alliance & Historic Gateway District

Use: Multi-Family Residential Apartments & Retail

Lot Area: 101-38-013 & 014 = 29,938 SF

101-38-015 = 25,622 SF

Total = 55,560 SF

Building Area: 272,705 SF

First Floor Area: 54,330 GSF

Retail Area: 2,710 SF Usable per BOMA; 2,610 Net SF

Building Height: 85'-8" Top of Parapet; 83'- 5" Roof Level

Building Stories: 7

Unit counts: 184

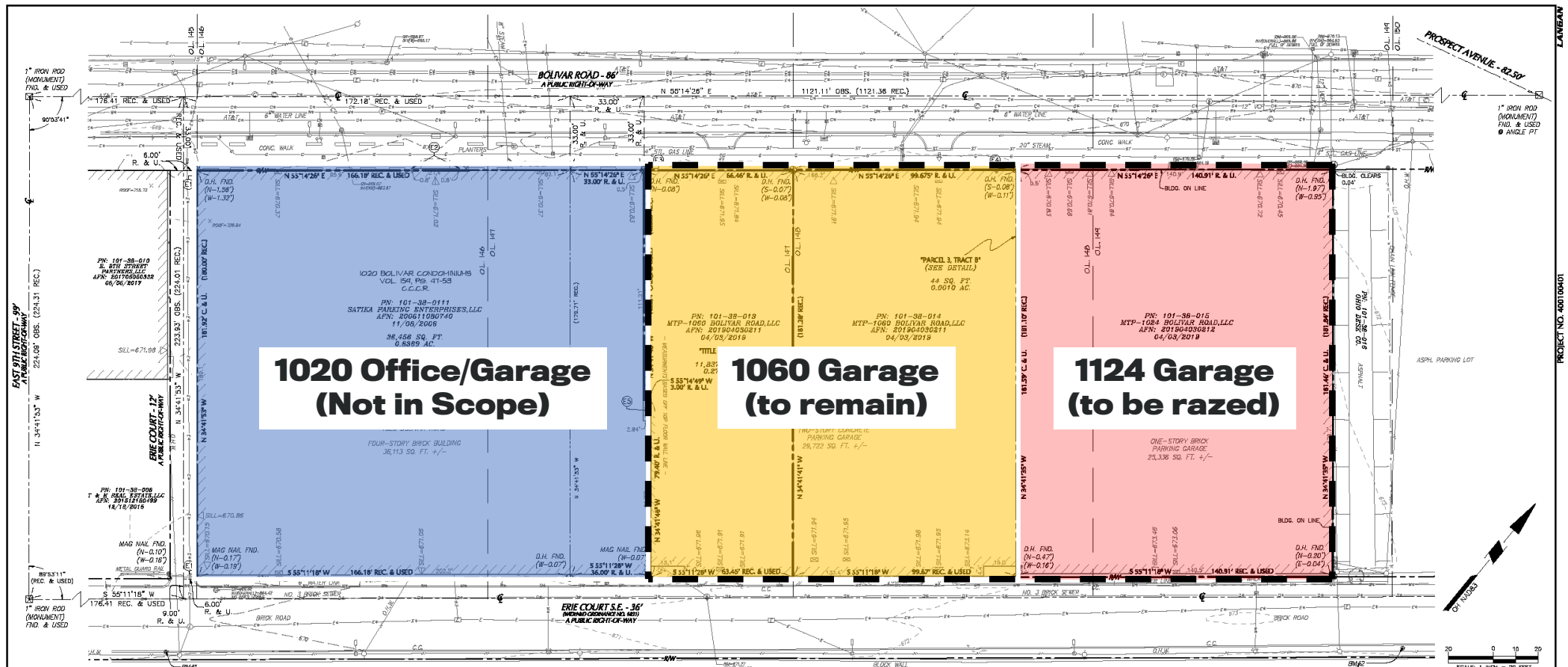
Parking Spaces: 277

Bike Parking: 14 minimum per *code (277/20)*

*\*(18 provided in Bike Parking Room; 8 Provided on Bolivar Sidewalk)*

*\*additional space available in 1060 garage for more bike spaces if needed*





**1020 Office/Garage  
(Not in Scope)**

**1060 Garage  
(to remain)**

**1124 Garage  
(to be razed)**

**LEGEND (NOT IN SCOPE)**

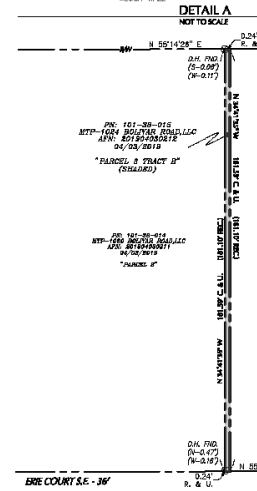
○	UNIDENTIFIED FOUND (TYPE AS NOTED)	REC	DEED OF RECORD
●	8" x 8" STEEL PIV	AC	ADJACENT
○	MINI GUY TOWER	CALC	CALCULATED
○	SKT DRILL HOLE	ORIG	ORIGINATED
○	UTILITY	ST	SUBJECT PROPERTY LINE
○	STAND PIPE	ST	STREET RIGHT-OF-WAY
○	ROOF DRAIN	ST	STREET RIGHT-OF-WAY
○	BOLIVAR	ST	STREET RIGHT-OF-WAY
○	AREA LIGHT	ST	STREET RIGHT-OF-WAY
○	POWER POLE	ST	STREET RIGHT-OF-WAY
○	POUT PIPE	ST	STREET RIGHT-OF-WAY
○	MANHOLE (TYPE AS LABELED)	ST	STREET RIGHT-OF-WAY
○	WATER VALVE	ST	STREET RIGHT-OF-WAY
○	GAS VALVE	ST	STREET RIGHT-OF-WAY
○	UNDRAG VALVE	ST	STREET RIGHT-OF-WAY
○	GATCH BASIN	ST	STREET RIGHT-OF-WAY
○	CELANO OUT	ST	STREET RIGHT-OF-WAY
○	SEWER	ST	STREET RIGHT-OF-WAY
○	ROLLING	ST	STREET RIGHT-OF-WAY
○	ELECTRIC BOX	ST	STREET RIGHT-OF-WAY
○	ELECTRIC METER	ST	STREET RIGHT-OF-WAY
○	GAS METER	ST	STREET RIGHT-OF-WAY
○	WATER METER	ST	STREET RIGHT-OF-WAY
○	TELEPHONE BOX	ST	STREET RIGHT-OF-WAY
○	TRASH ROOM POLE	ST	STREET RIGHT-OF-WAY
○	DOOR	ST	STREET RIGHT-OF-WAY

**NOTES**

- THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING ATTENDANCES:
  - A. ALL DIMENSIONS AND LOCATIONS ARE BASED ON THE 2018 CITY OF CLEVELAND CONDOMINIUM RECORD MAP OF BOLIVAR AS RECORDED IN VOL. 156, PGS. 41-53, C.C.R.
  - B. METERS ARE REFERENCED TO OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83, PER GPS OBSERVATIONS.
  - C. VERTICAL DATUM IS BASED ON NAVD83 PER GPS OBSERVATIONS.
  - D. SURVEY AND PHOTOGRAPHIC INFORMATION SYSTEM DATA HAS BEEN OBTAINED FROM PREVIOUS SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING THE MONTH OF JULY 2018.
  - E. UNLESS SPECIFICALLY NOTED OTHERWISE, THE SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES OF PROFESSIONAL CONDUCT FOR SURVEYORS IN OHIO.
  - F. UNLESS SPECIFICALLY NOTED OTHERWISE, THE SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES OF PROFESSIONAL CONDUCT FOR SURVEYORS IN OHIO.
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  - U. UNLESS SPECIFICALLY NOTED OTHERWISE, THE SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES OF PROFESSIONAL CONDUCT FOR SURVEYORS IN OHIO.
  - V. UNLESS SPECIFICALLY NOTED OTHERWISE, THE SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES OF PROFESSIONAL CONDUCT FOR SURVEYORS IN OHIO.
  - W. UNLESS SPECIFICALLY NOTED OTHERWISE, THE SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES OF PROFESSIONAL CONDUCT FOR SURVEYORS IN OHIO.
  - X. UNLESS SPECIFICALLY NOTED OTHERWISE, THE SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES OF PROFESSIONAL CONDUCT FOR SURVEYORS IN OHIO.
  - Y. UNLESS SPECIFICALLY NOTED OTHERWISE, THE SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES OF PROFESSIONAL CONDUCT FOR SURVEYORS IN OHIO.
  - Z. UNLESS SPECIFICALLY NOTED OTHERWISE, THE SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES OF PROFESSIONAL CONDUCT FOR SURVEYORS IN OHIO.

**OWNER INFORMATION**

101-38-011 MTP-1060 BOLIVAR ROAD, LLC APN: 201804000811 04/03/2019	101-38-018 MTP-1060 BOLIVAR ROAD, LLC APN: 201804000811 04/03/2019	101-38-014 MTP-1060 BOLIVAR ROAD, LLC APN: 201804000811 04/03/2019	101-38-015 MTP-1060 BOLIVAR ROAD, LLC APN: 201804000811 04/03/2019
---	---	---	---



**DETAIL A**

**BASIS OF BEARINGS**  
MEASUREMENT IS REFERENCED TO OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83, PER GPS OBSERVATIONS IN JULY 2018.

**DATUM**  
VERTICAL DATUM IS NAVD83 PER GPS OBSERVATIONS IN JULY 2018.

**BENCHMARK**  
BM1 - MAG NAIL, ELEV=67.88'  
BM2 - MAG NAIL, ELEV=67.88'

**UTILITY INFORMATION**  
GAS, WATER, SEWER, TRASH, TELEPHONE, CABLE, FIBER, AND OTHER UTILITIES ARE SHOWN IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES OF PROFESSIONAL CONDUCT FOR SURVEYORS IN OHIO.

**ZONING**  
AS PER THE CITY OF CLEVELAND ZONING ORDINANCE, THIS PARCEL IS ZONED IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES OF PROFESSIONAL CONDUCT FOR SURVEYORS IN OHIO.

**FLOOD CERTIFICATION**  
AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) MAP, THIS PARCEL IS LOCATED IN AN AREA OF SPECIAL FLOOD HAZARD. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PARCEL AND HAS DETERMINED THAT THE PARCEL IS NOT LOCATED IN AN AREA OF SPECIAL FLOOD HAZARD.

**PARKING**  
NO PARKING SPACES WERE OBSERVED ON THE SITE.

**ENCROACHMENTS**

- (E) - BUILDING ENCROACHES INTO RIGHT OF WAY BY 0.12'
- (E) - BUILDING ENCROACHES INTO RIGHT OF WAY BY 0.07'
- (E) - BUILDING ENCROACHES INTO RIGHT OF WAY BY 0.14'
- (E) - BUILDING ENCROACHES INTO RIGHT OF WAY BY 0.13'
- (E) - BUILDING ENCROACHES INTO ADJACENT PARCEL AS SHOWN

**LANGAN**  
Langan Engineering and Environmental Services, Inc.  
6000 Lombardo Center, Suite 210  
Cleveland, OH 44131  
T: 216.328.3300 F: 216.328.3301 www.langan.com

**BOLIVAR APARTMENTS**  
PNS 101-38-011, 101-38-012, 101-38-013, 101-38-014, 101-38-015, AND 101-38-016  
CITY OF CLEVELAND

**ALTA/NSPS LAND TITLE SURVEY**

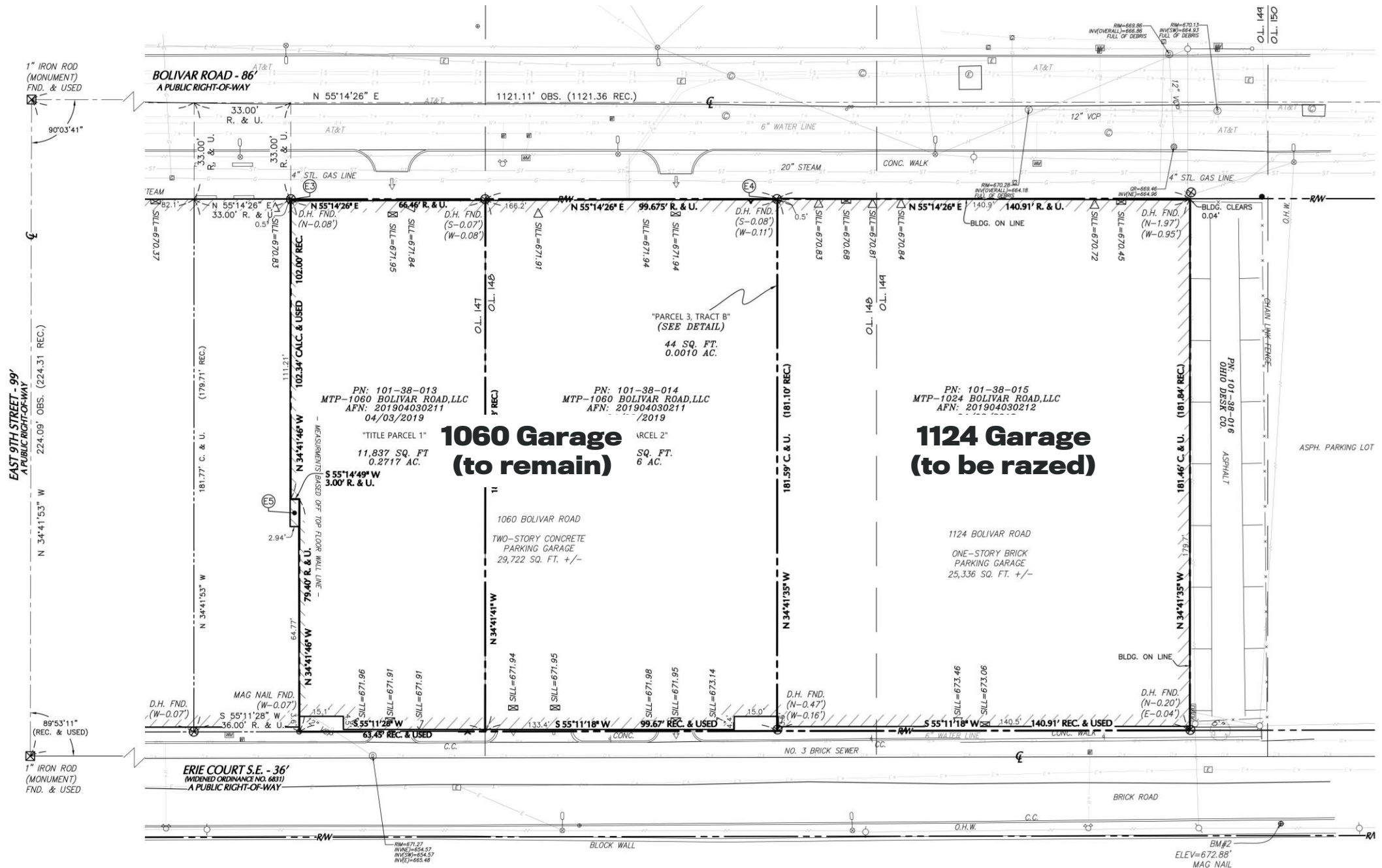
Project No. 40010001  
Drawing No. VL101  
Date 08/16/2022  
Drawn By  
Checked By IDC  
ALM

Sheet 2 of 2

**Existing Site Survey**

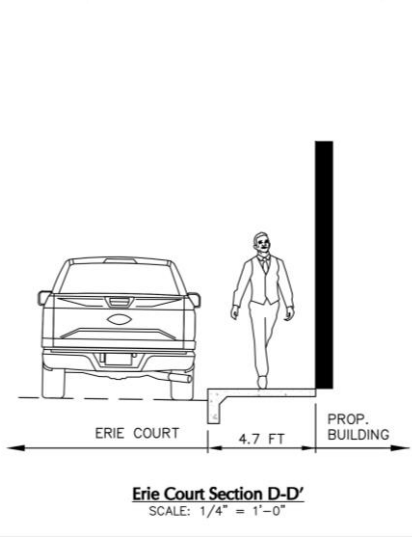
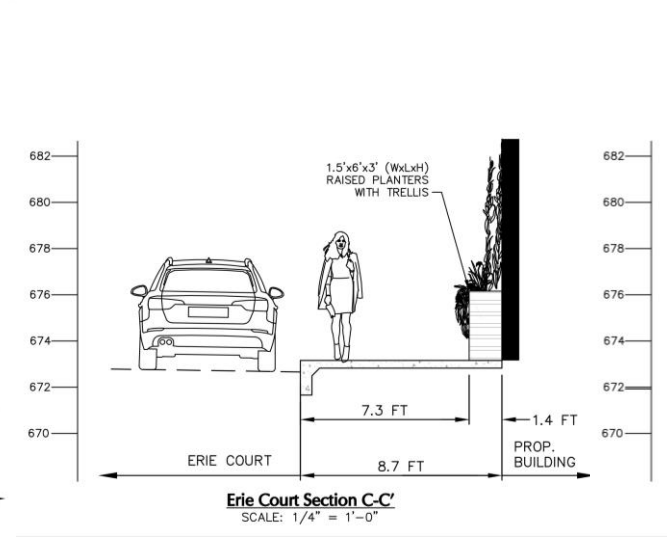
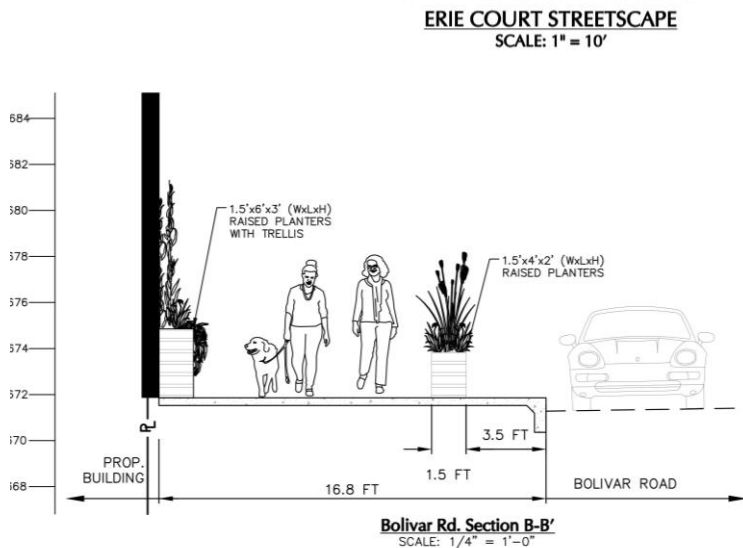
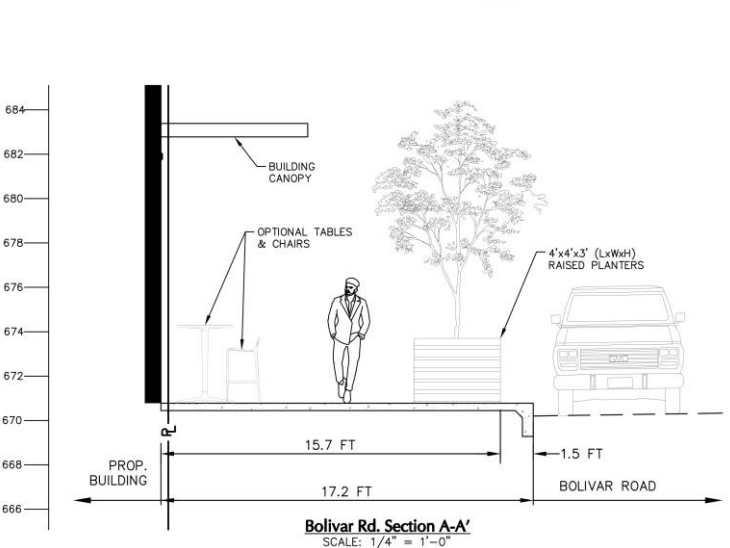
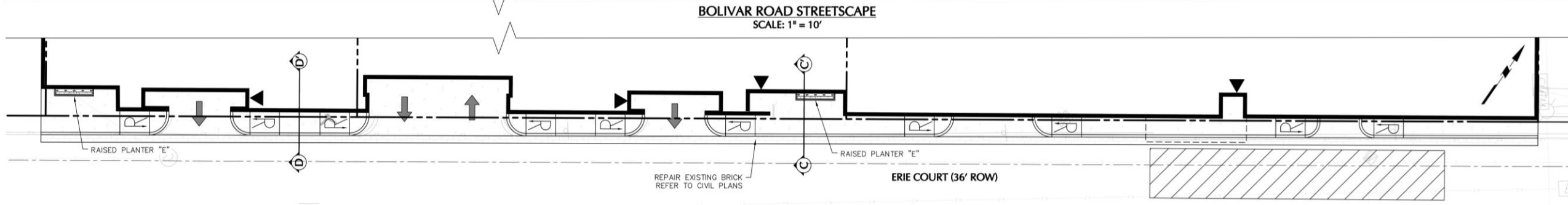
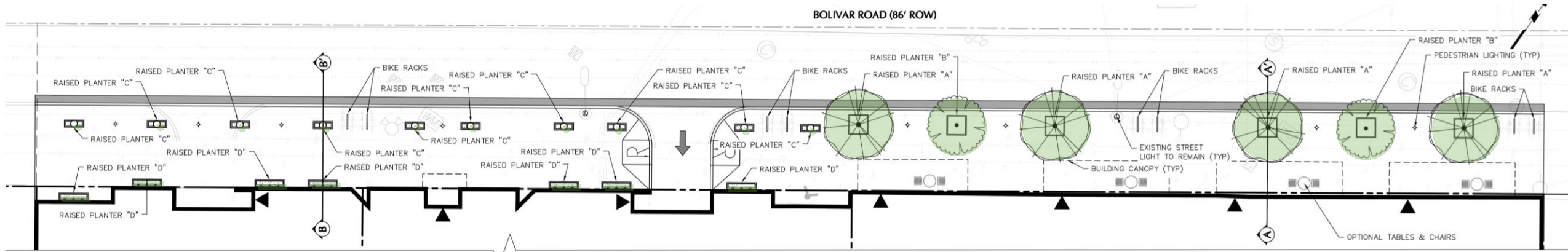


# Existing Site Survey





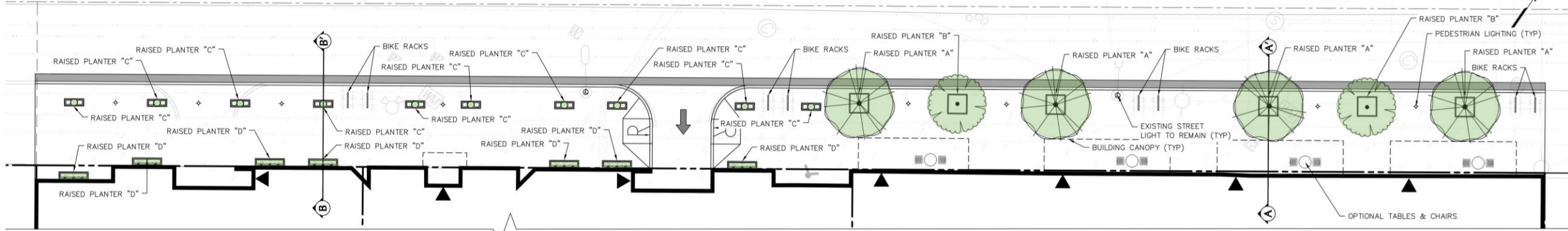




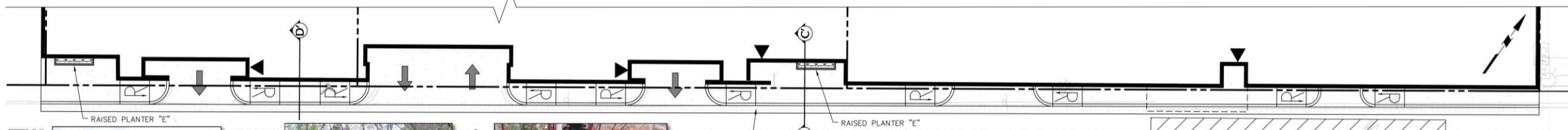
# Enlarged Sidewalk Plan & Streetscape Sections



**BOLIVAR ROAD (86' ROW)**

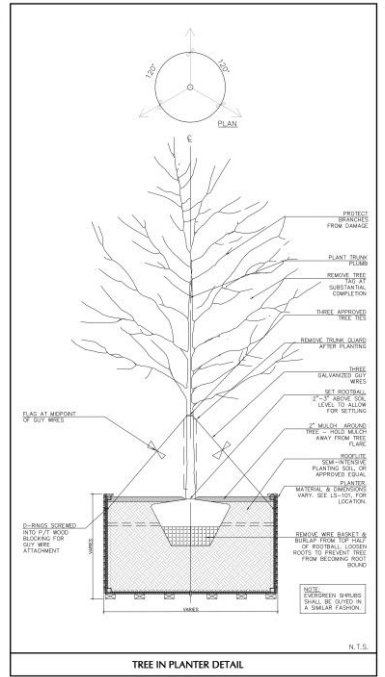


**BOLIVAR ROAD STREETSCAPE  
SCALE: 1" = 10'**

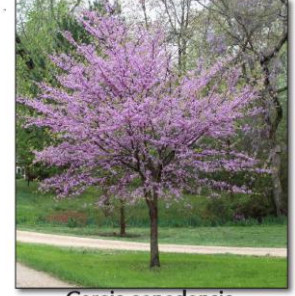


**ERIE COURT (36' ROW)**

EXISTING BRICK TO CIVIL PLANS



**Tilia cordata 'Halka'**  
Summer Sprite Linden



**Cercis canadensis**  
Eastern Redbud



Example: annual plantings (Winter)



Example: annual plantings (Summer)



Example: annual plantings (Autumn)



**Lonicera sempervirens**

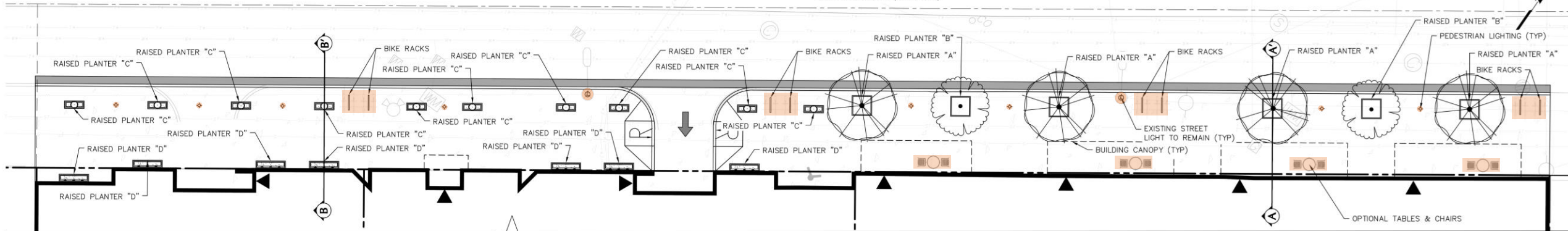
RAISED PLANTER LEGEND			
SYMBOL	QTY.	PRODUCT DESCRIPTION	PLANT SCHEDULE
RAISED PLANTER A			
	4	PRODUCT MANUFACTURER: TOURNESOL SITEWORKS MODEL: BOULEVARD PLANTERS SIZE: 48" X 48" X 35" FINISH MATERIAL: WOOD COLOR: WESTERN RED CEDAR OR OWNER APPROVED EQUAL	SUMMER SPRITE LINDEN
RAISED PLANTER B			
	2	PRODUCT MANUFACTURER: TOURNESOL SITEWORKS MODEL: BOULEVARD PLANTERS SIZE: 48" X 48" X 35" FINISH MATERIAL: WOOD COLOR: WESTERN RED CEDAR OR OWNER APPROVED EQUAL	EASTERN RED BUD
RAISED PLANTER C			
	10	PRODUCT MANUFACTURER: TOURNESOL SITEWORKS MODEL: BOULEVARD PLANTERS SIZE: 48" X 18" X 24" FINISH MATERIAL: FRP COLOR: PITCH OR OWNER APPROVED EQUAL	FEATHER REED GRASS + SEASONAL ANNUALS
RAISED PLANTER D			
	7	PRODUCT MANUFACTURER: TOURNESOL SITEWORKS MODEL: BOULEVARD PLANTERS SIZE: 72" X 18" X 36" FINISH MATERIAL: FRP COLOR: PITCH OPTIONS: 3-SIDED CONFIGURATION WITH SCREEN OR OWNER APPROVED EQUAL	FEATHER REED GRASS + SEASONAL ANNUALS
RAISED PLANTER E			
	2	PRODUCT MANUFACTURER: TOURNESOL SITEWORKS MODEL: BOULEVARD PLANTERS SIZE: 96" X 18" X 36" FINISH MATERIAL: FRP COLOR: PITCH OPTIONS: 3-SIDED CONFIGURATION WITH SCREEN OR OWNER APPROVED EQUAL	TRUMPET HONEYSUCKLE + SEASONAL ANNUALS

NOTE: ALL SITE FURNISHINGS TO BE REVIEWED BY OWNER FOR FINAL APPROVAL PRIOR TO ORDERING MATERIALS

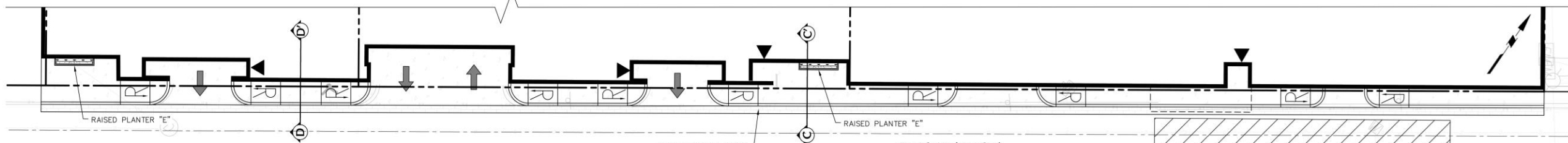


# Landscape Plan & Schedule

BOLIVAR ROAD (86' ROW)



BOLIVAR ROAD STREETScape  
SCALE: 1" = 10'



ERIE COURT (36' ROW)



Optional tables/chairs



Light fixture



Standard bicycle racks



Raised planters

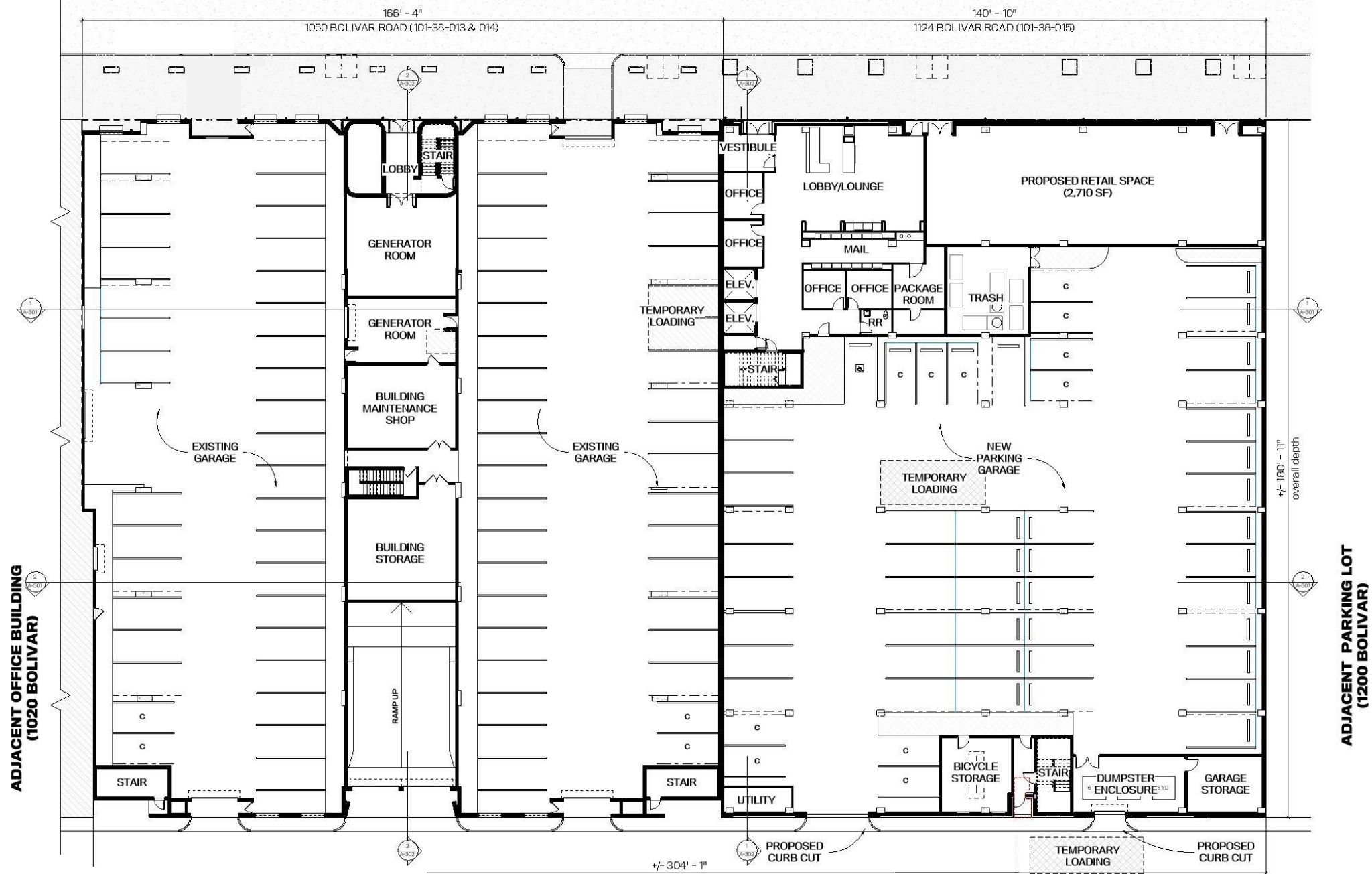
## SITE FURNISHING LEGEND

SYMBOL	QTY.	PRODUCT DESCRIPTION
BICYCLE RACKS		
	8	PRODUCT MANUFACTURER: DERO MODEL: HEAVY DUTY HOOP RACK FINISH MATERIAL: STAINLESS STEEL COLOR: POWDERCOAT BLACK OR OWNER APPROVED EQUAL
PEDESTRIAN LIGHT POLES		
	8	PRODUCT MANUFACTURER: HINCKLEY LIGHTING MODEL: 1471BK MANOR HOUSE LANTERN FIXTURE, SIZE 27 INCH HEIGHT FINISH: BLACK OR OWNER APPROVED EQUAL
OPTIONAL TABLES & SEATING		
	4	PRODUCT MANUFACTURER: LANDSCAPE FORMS MODEL: CHIPMAN, STANDING HEIGHT TABLE & BAR HEIGHT STOOL FINISH MATERIAL: POWDERCOAT WHITE OR OWNER APPROVED EQUAL

# Proposed Site Furnishings



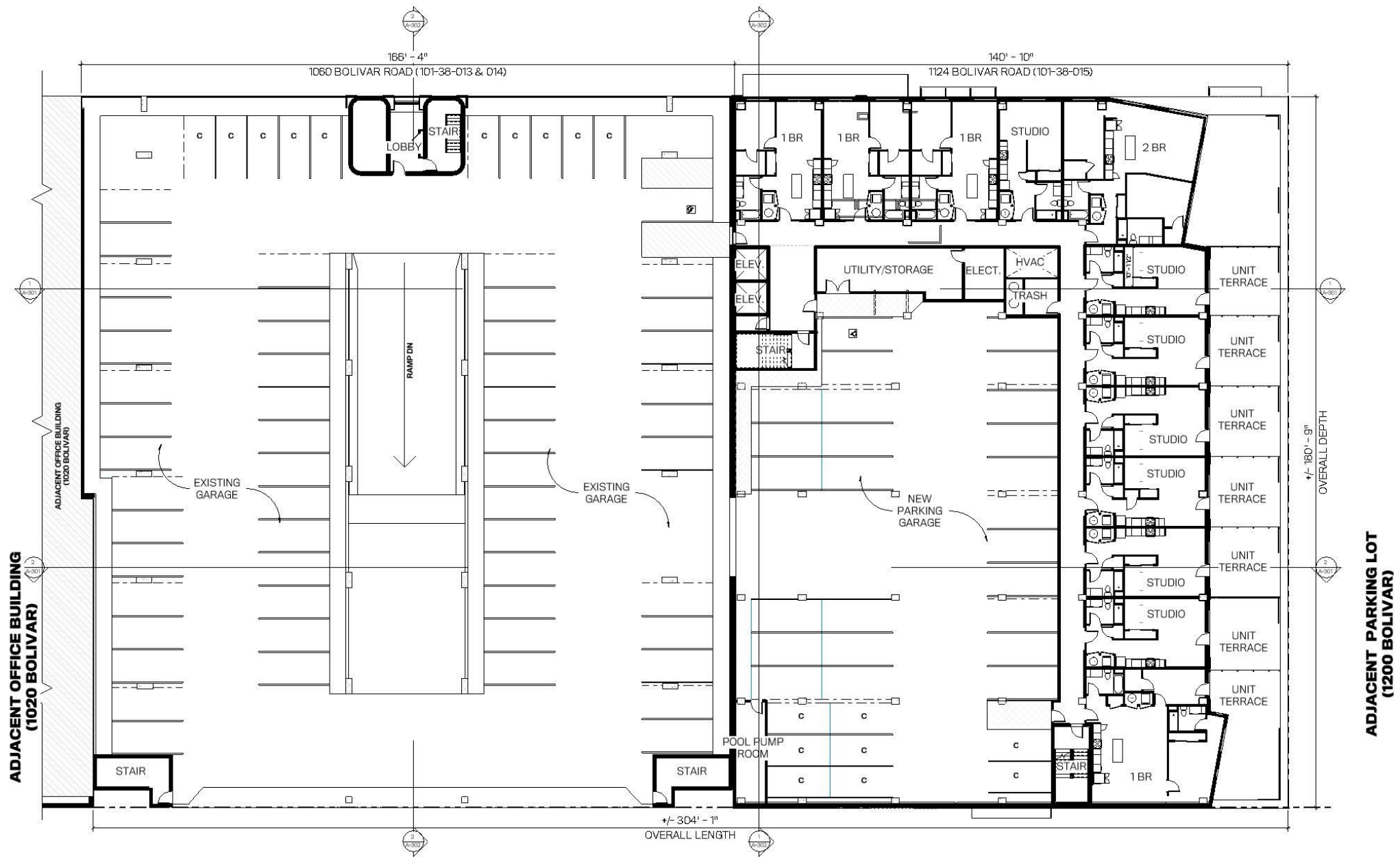
**BOLIVAR ROAD (86' ROW)**



**Proposed First Floor Plan**

**ERIE COURT (36' ROW)**

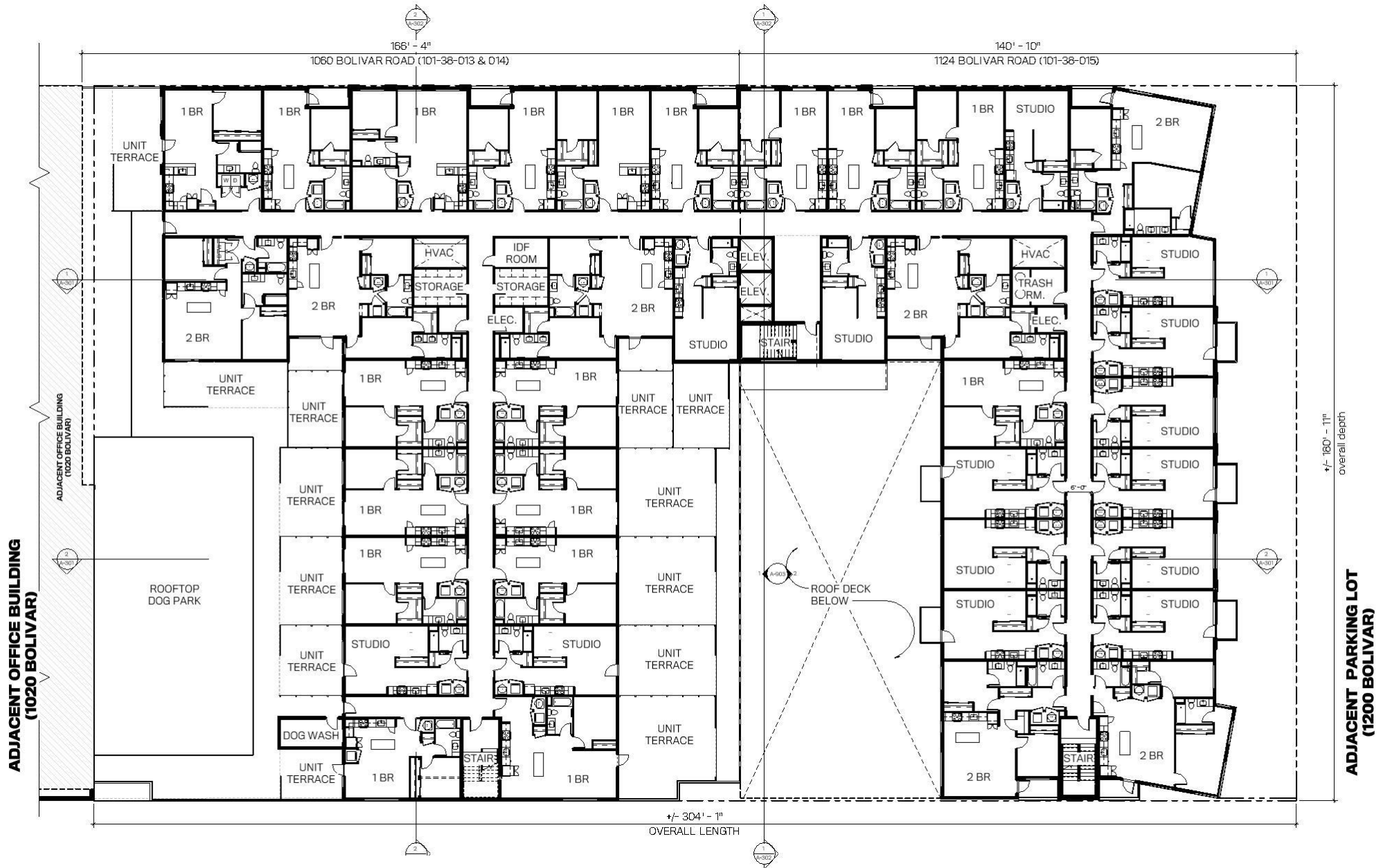




# Proposed Second Floor Plan



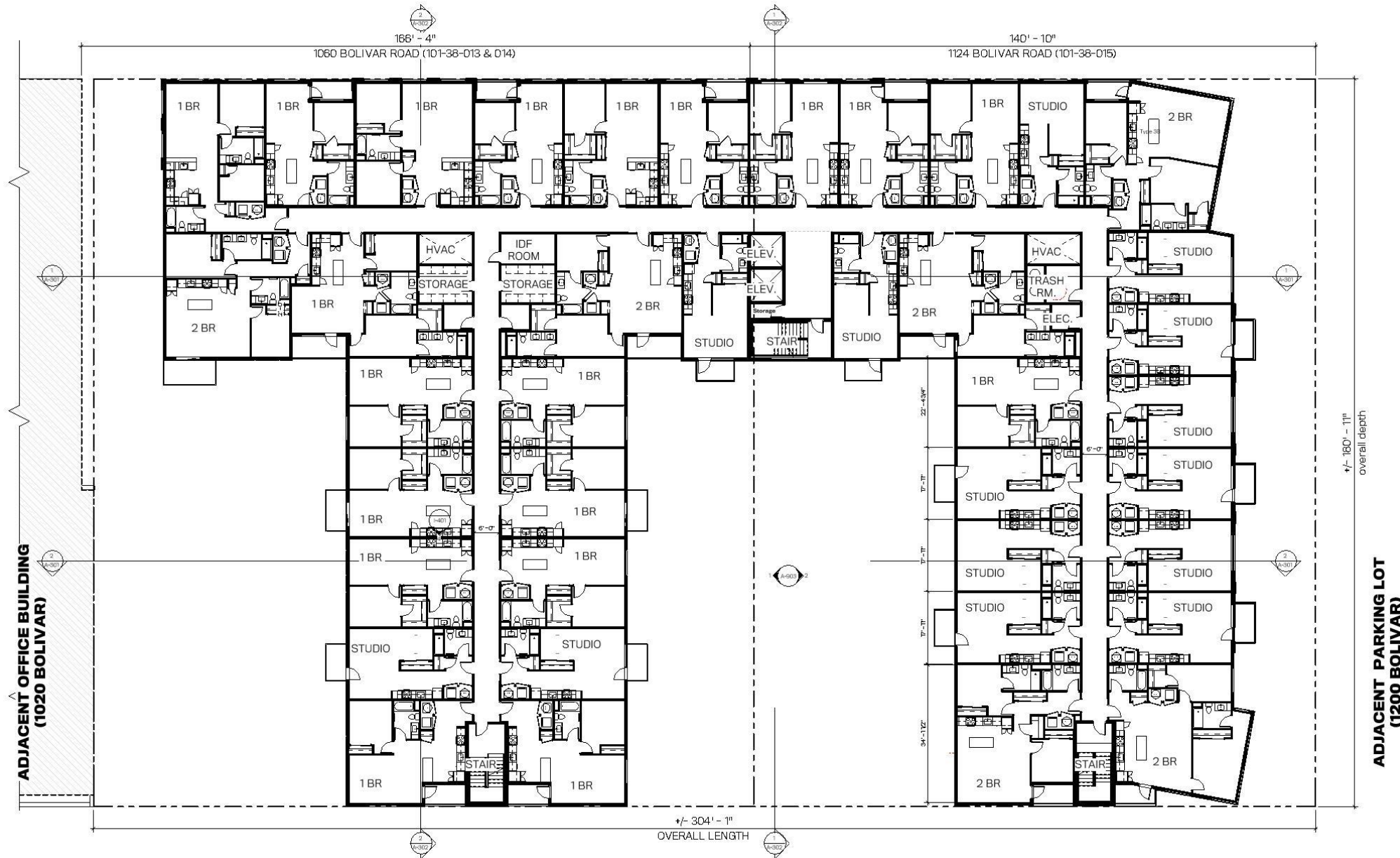




# Proposed Fourth Floor Plan

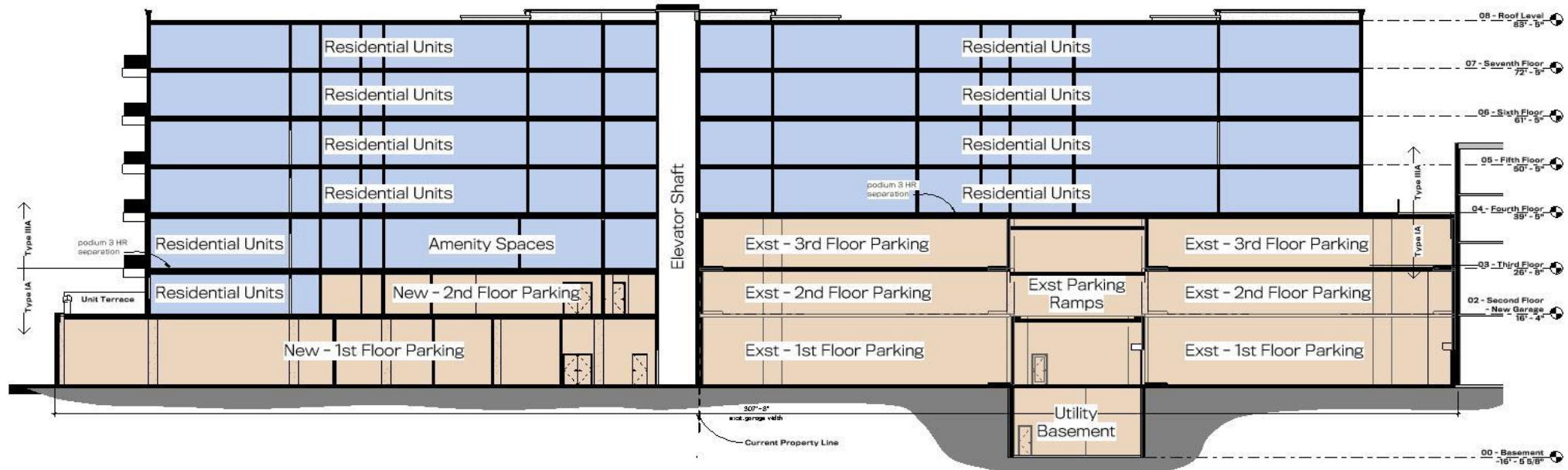
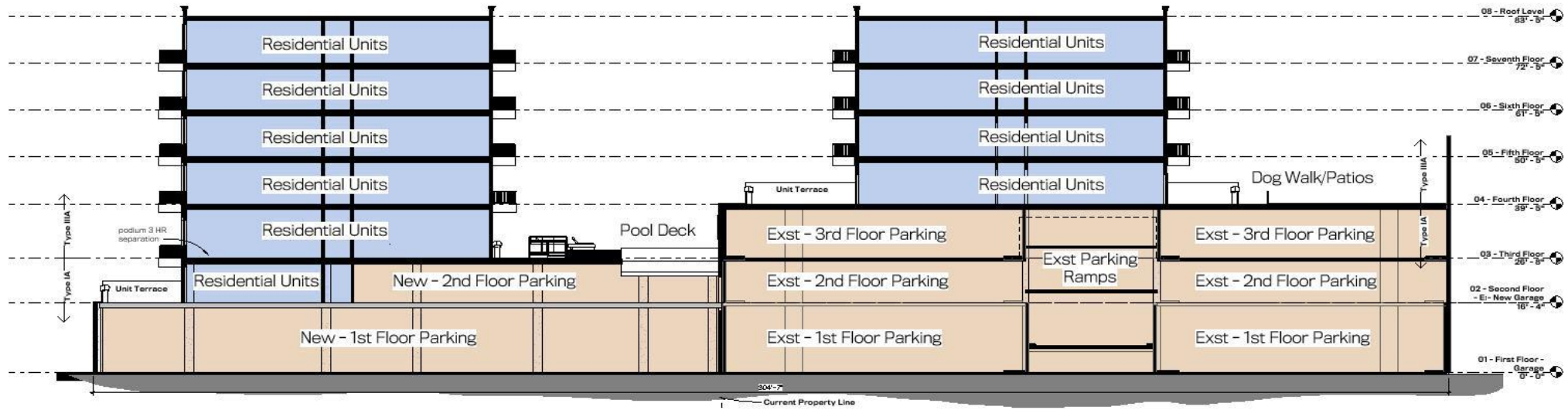






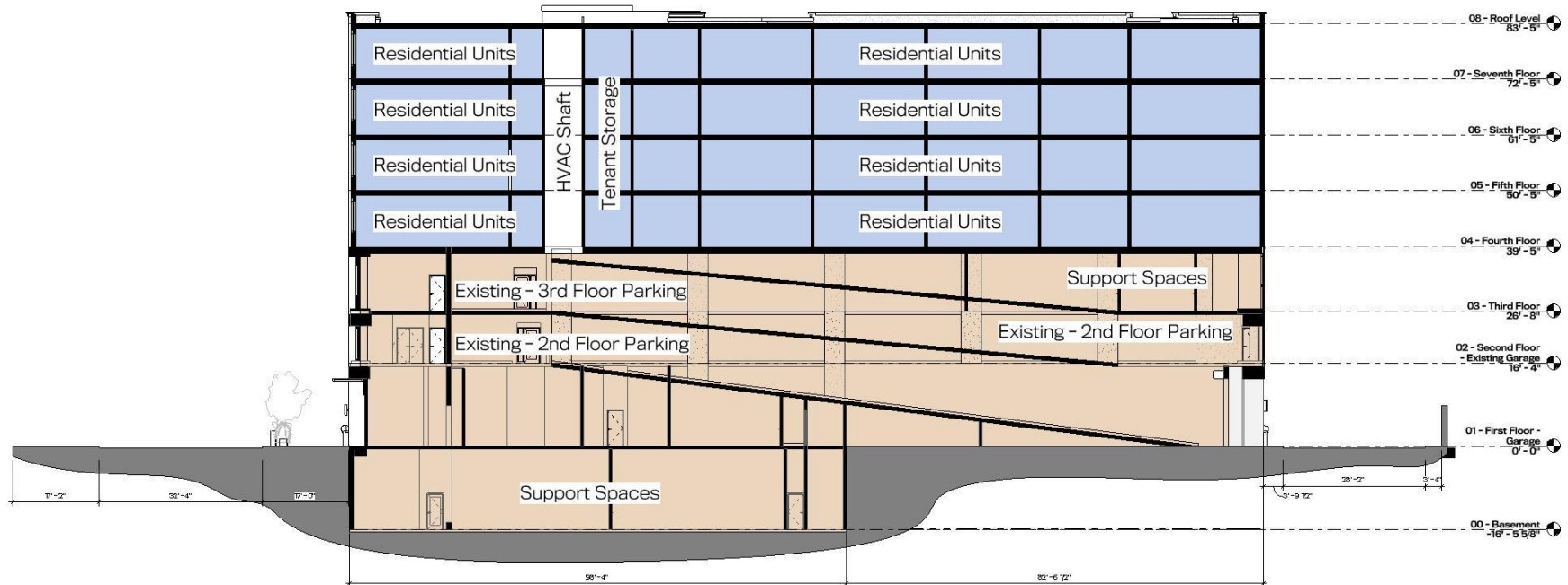
# Proposed Fifth - Seventh Floor Plan





# Proposed Building Sections





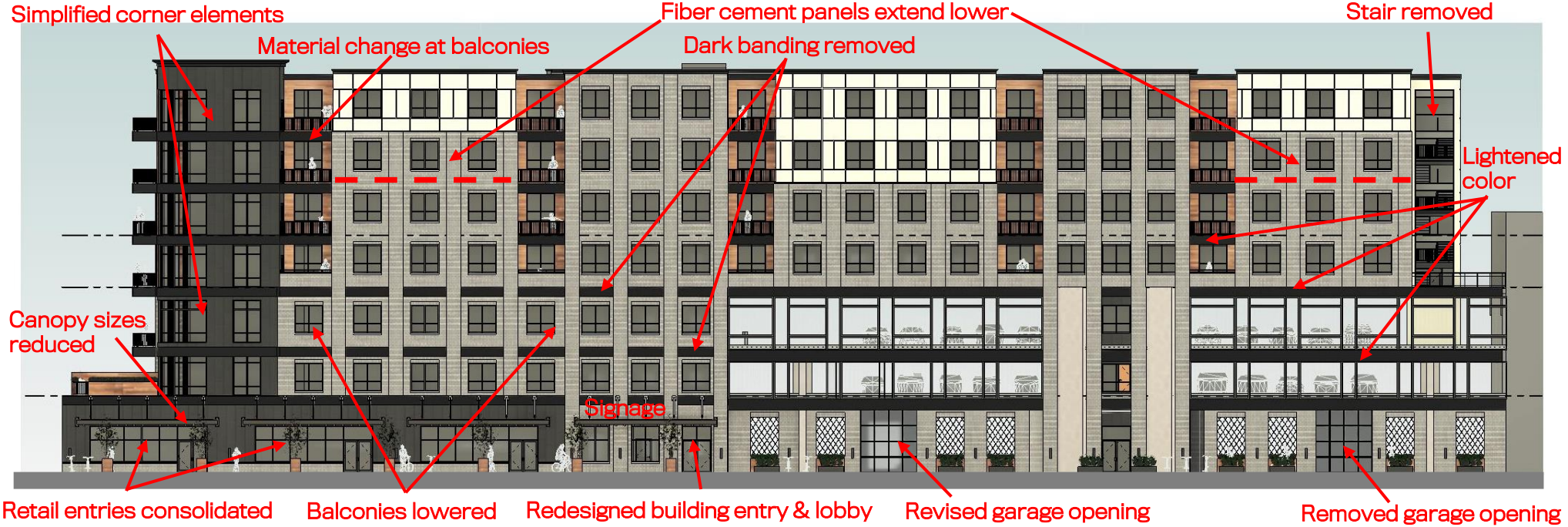
# Proposed Building Sections



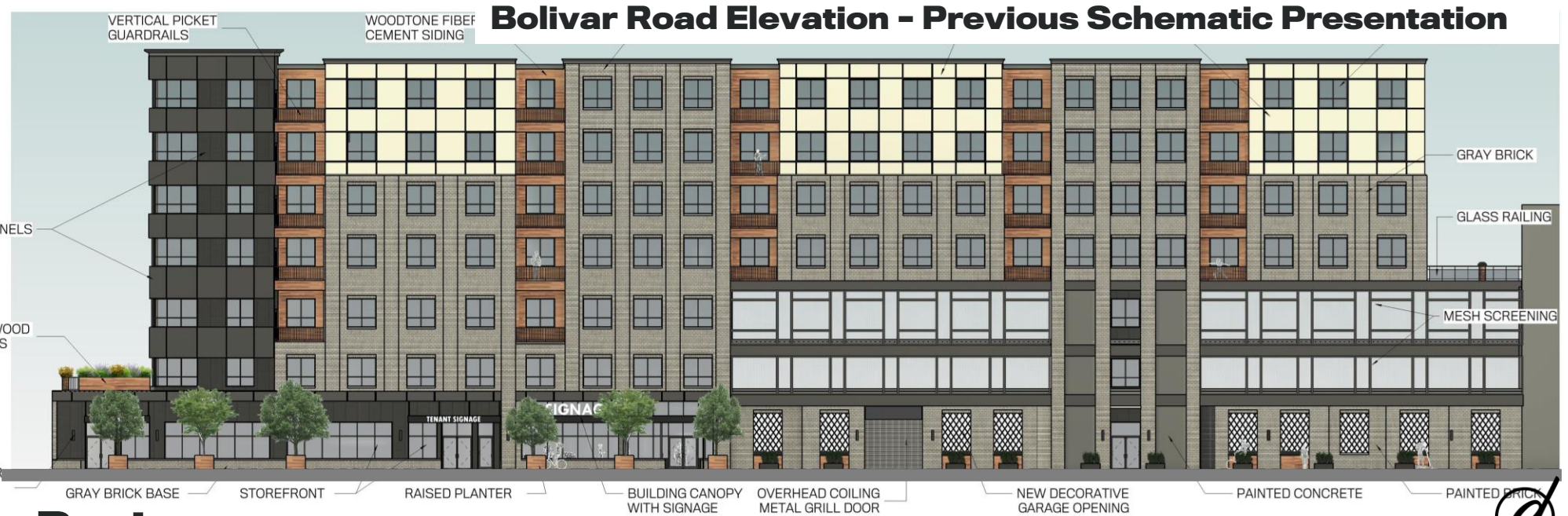


**SCHEMATIC DRAC & PC  
COMMENTS SUMMARY:**

*In general the project received very favorable feedback in the last Schematic Design Review. The reviewers commented positively on the massing and general design direction of the facades. Sweeping changes were not requested. There were only minor comments by DRAC and PC, which are summarized below:*



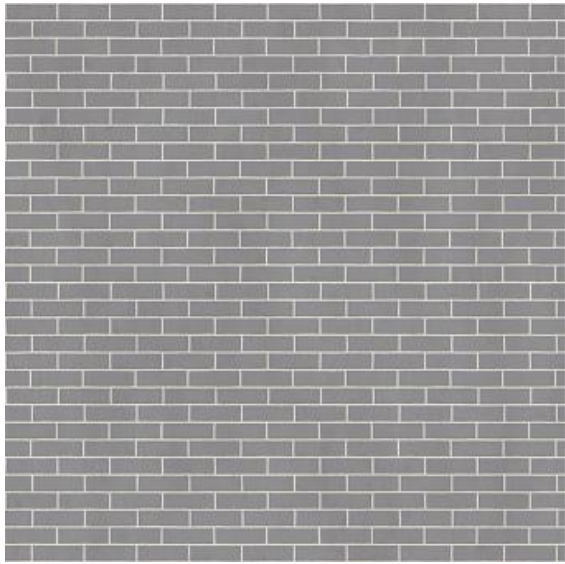
- 1.) Streetscape - Investigate the use of tree pits and continue development of the streetscape along Bolivar & Eric Courts.
- 2.) Facades - The facades are very busy, look at ways to simplify
- 3.) Materials - Explore and develop the materials palette. Consider warmer colors to brighten the façade and simplify the overall materials palette.



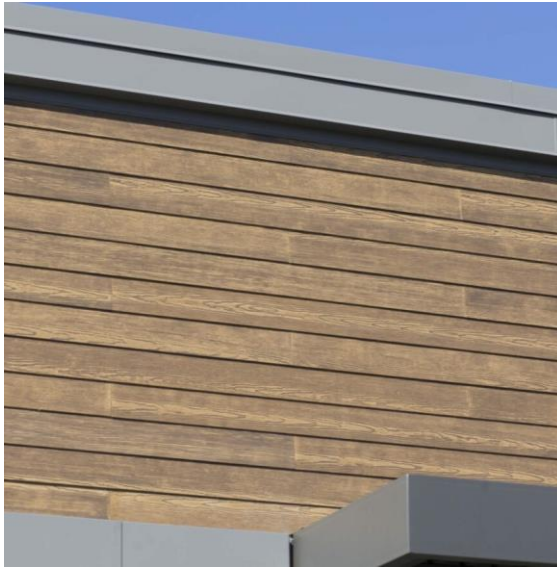
**Changes to the Design**

**Bolivar Road Elevation - Final**

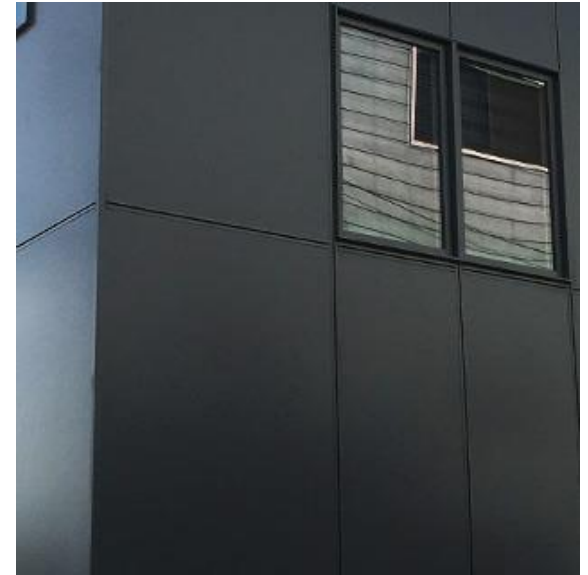




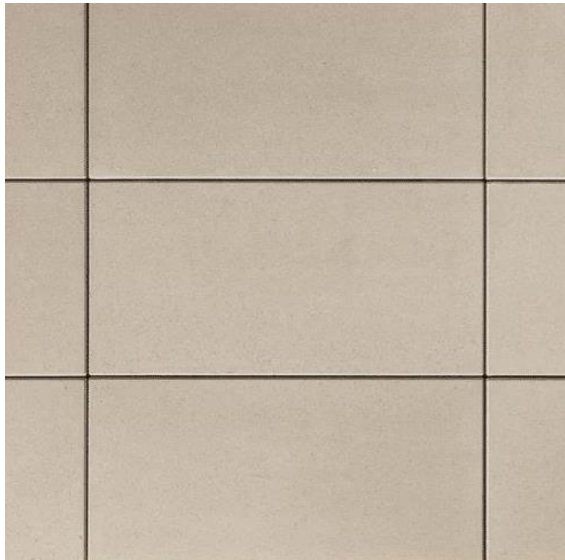
**Gray Brick**  
(Basis of Design: Meridian Brick - Color: Steel)



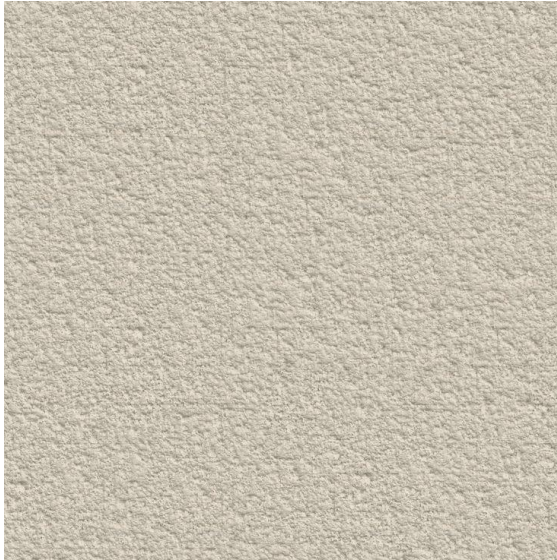
**Wood Pattern - Fiber Cement Siding**  
(BoD: Woodtone - Rustic Series)



**Metal Panel**  
(BoD: ATAS Metal Wall Panels)



**Fiber Cement Board**



**Stucco Finish System**



**Painted Concrete**

**Proposed Materials Palette**

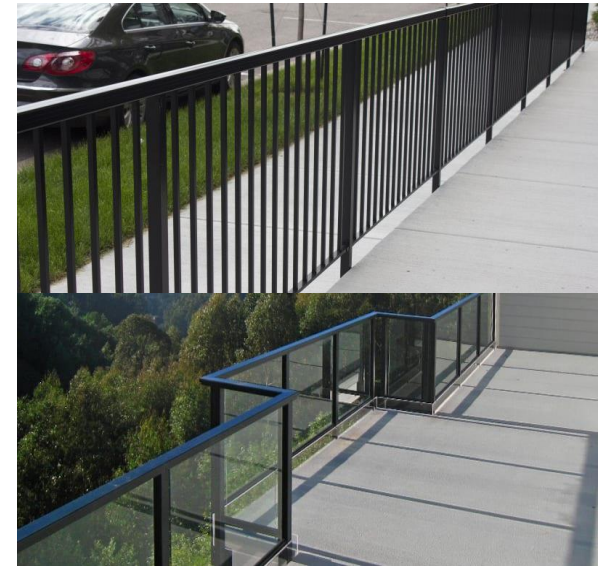




**Aluminum Storefront**  
(Color: Black)



**Wooden Raised Planter Box**  
(BoD: Tournesol - Boulevard Wood Planters)



**Railing Types**  
(Vertical Picket & Glass per Elevations)



**Decorative Garage Openings**  
**Proposed Materials Palette**

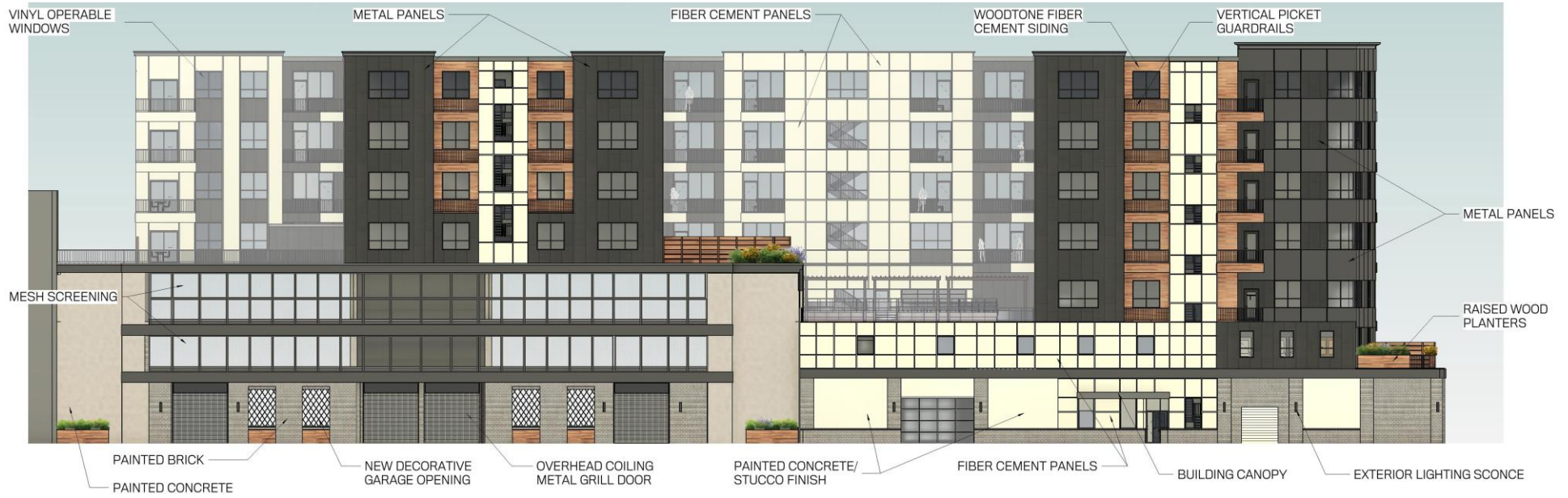


**Mesh/Perforated Screening**  
(BoD: McNichols Rectangular Mesh)



**Overhead Coiling Metal Grill**  
**Entry Doors**





**Erie Court Elevation**



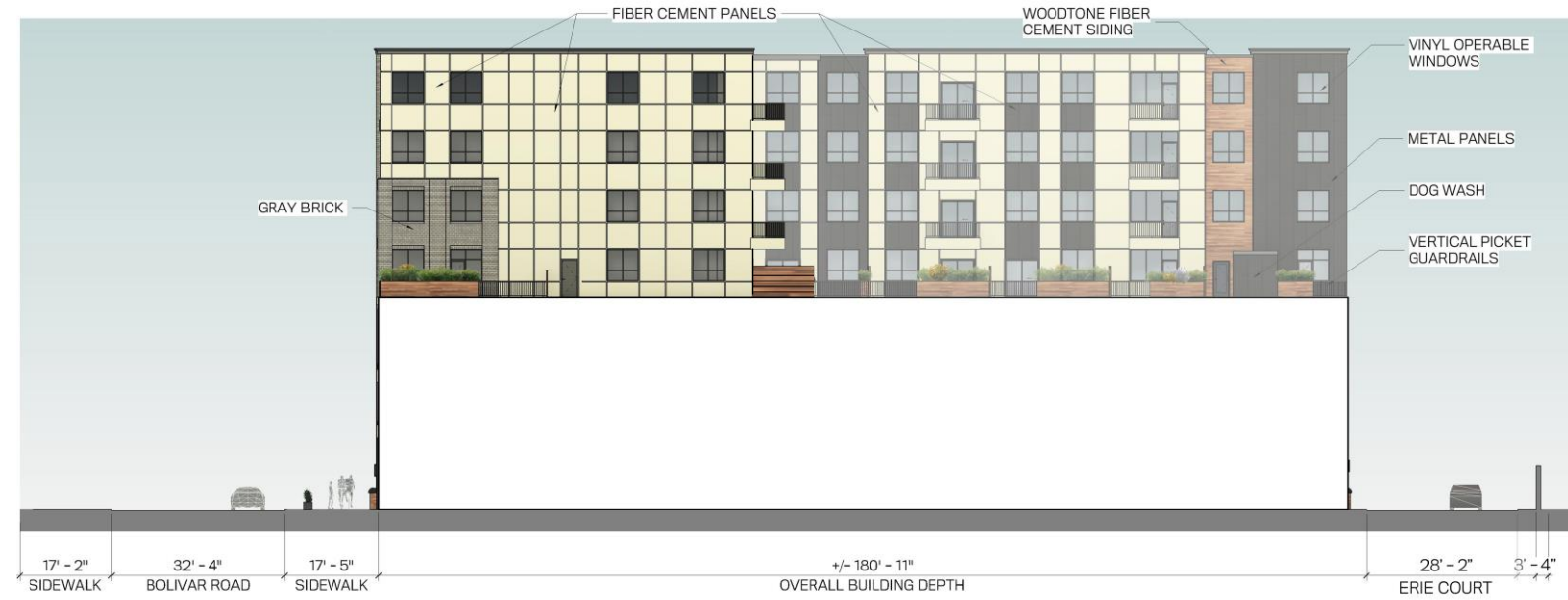
**Bolivar Road Elevation**

**Proposed Building Elevations**





## West Elevation



## East Elevation



# Proposed Building Elevations





**Raised Courtyard & Pool Deck**





# Bolivar Approach





**Bolivar Façade**





**View at Bolivar looking East**



**Retail Sidewalk**





**Front Entry Canopy and Storefront**





**BOLIVAR  
APARTMENTS**

**Interior Lobby Concept**







**Erie Court - Rear Entry**





**Existing Massing- From Bolivar Road**





**Proposed Massing- From Bolivar Road**





**Existing Massing- From Erie Court**





**Proposed Massing- From Erie Court**





# NORTHEAST OHIO REGIONAL SEWER DISTRICT (NEORS D) DETERMINATION LETTER

Initial determination for  
Combined Sewer Coverage



**Northeast Ohio  
Regional Sewer District**

August 9, 2022

Joshua Huffine  
Langan  
6000 Lombardo Center, Suite 210  
Cleveland, OH 44131

**Re: 1060-1124 Bolivar Road - Cleveland, Ohio  
Title IV Review Applicability Determination**

Dear Mr. Huffine,

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

Based on preliminary information, the referenced project:

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

If you have any questions, please feel free to contact me at ext. 6433.

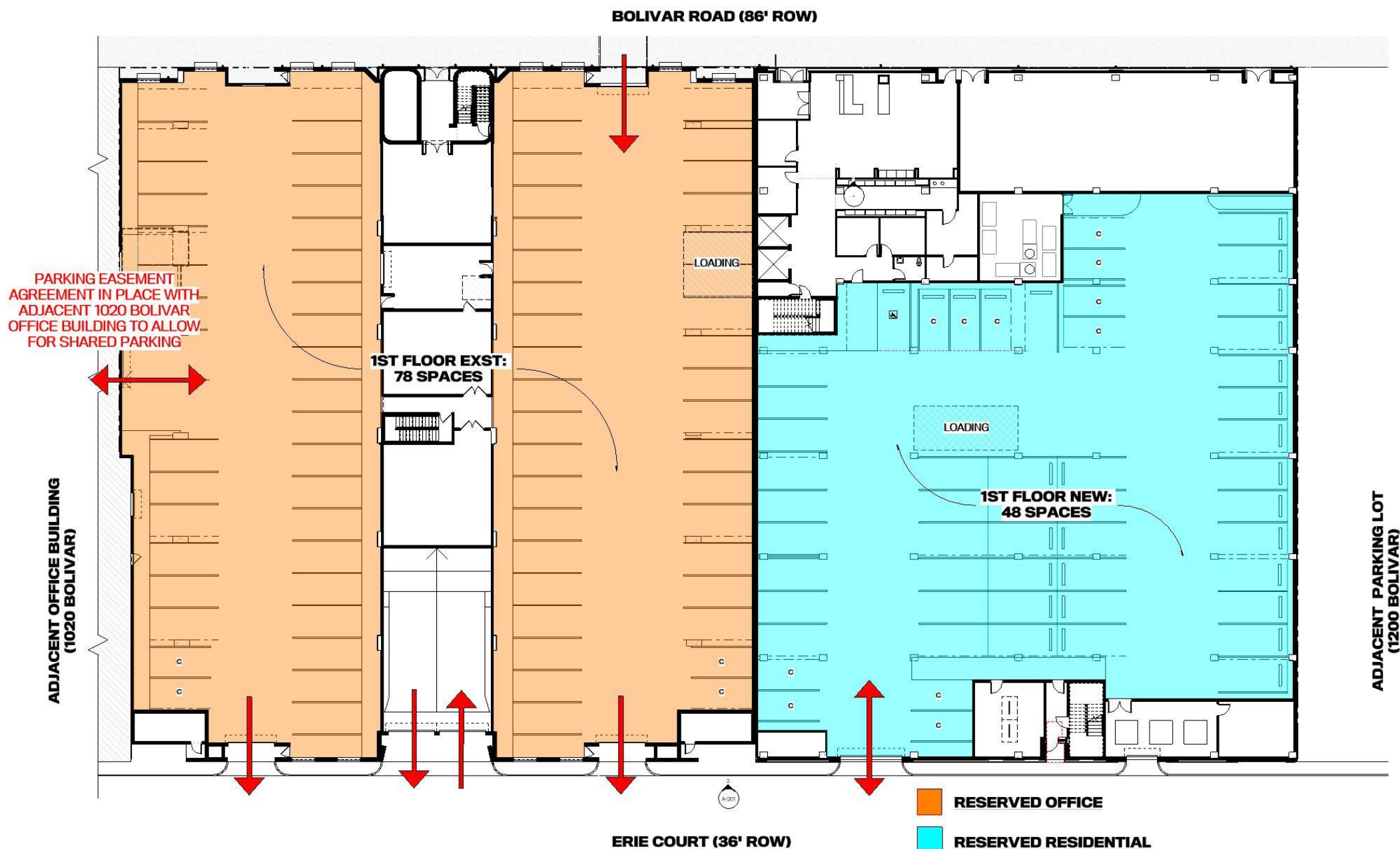
Kind Regards,

Jeffrey Jowett,  
Community Discharge Permit Program Manager

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

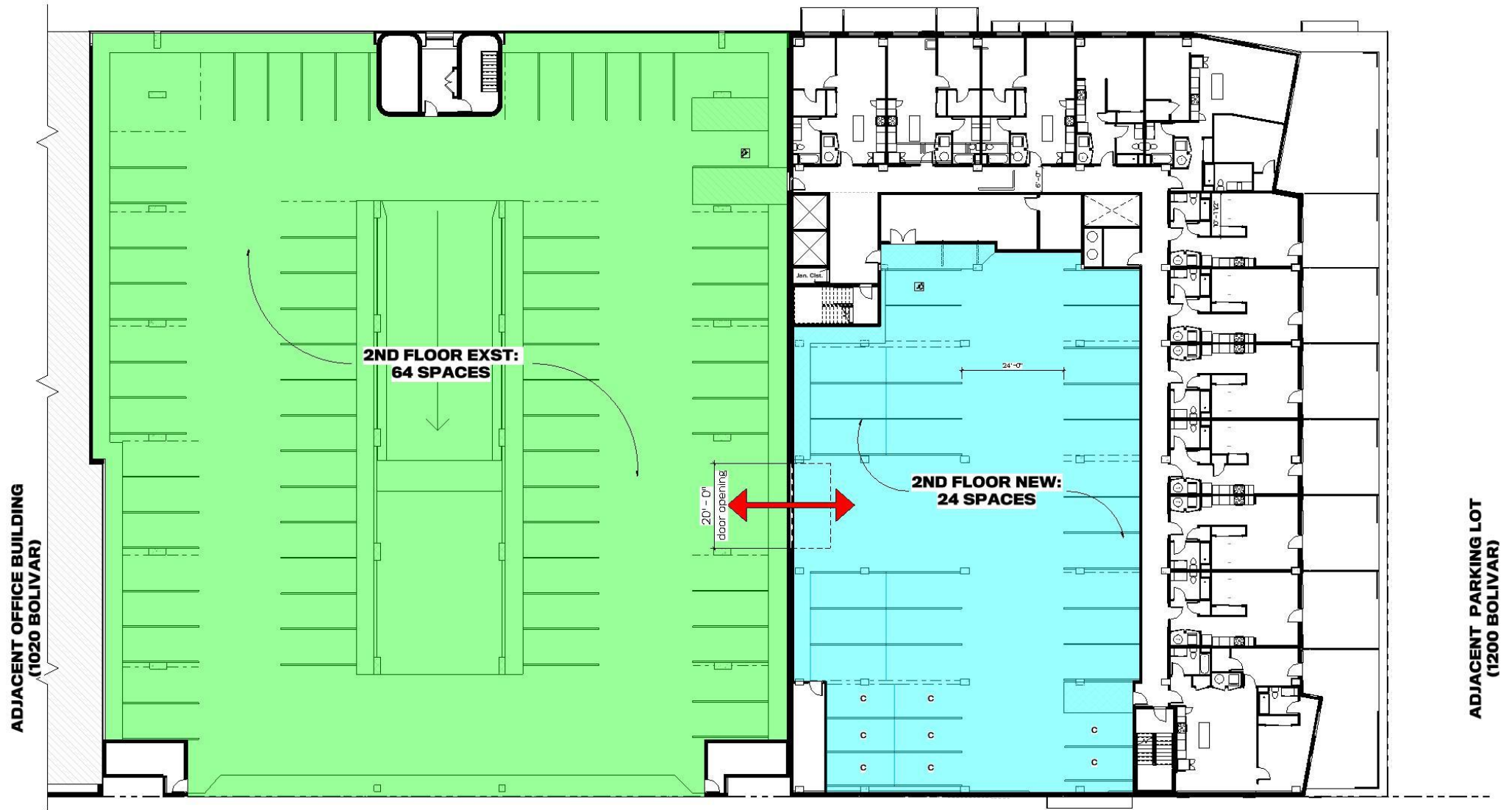
***The Project team has been in close contact with the NEORS D (Northeast Ohio Regional Sewer District/). After review it was determined that the project would be subject to review by the NEORS D under Title IV - Combined Sewer Code. The project team is working to develop a stormwater management strategy that meets the current requirements under Title IV. The attached determination letter was provided to our team by Jeffrey Jowett, (Community Discharge Permit Program Manager for NEORS D)***





# Shared Parking Analysis - First Floor





- RESERVED OFFICE
- RESERVED RESIDENTIAL
- OPEN OFFICE/RESIDENTIAL

# Shared Parking Analysis





ADJACENT OFFICE BUILDING  
(1020 BOLIVAR)



ADJACENT PARKING LOT  
(1200 BOLIVAR)

# Shared Parking Analysis

- RESERVED OFFICE
- RESERVED RESIDENTIAL
- OPEN OFFICE/RESIDENTIAL



# Contact.

SomeraRoad

---

## Primary Contact.

**Somera Road**  
**Chris McCune**  
Vice President  
[chris@someraroadinc.com](mailto:chris@someraroadinc.com)

---

## Location.

Pittsburgh

424 S. 27<sup>th</sup> Street, Suite 300  
Pittsburgh, PA 315203

412.351.9016

---

## Web.

[someraroadinc.com](http://someraroadinc.com)

*desmone*

---

## Primary Contact.

**Desmone**  
**Travis Kreidler**  
Senior Principal  
[tkreidler@Desmone.com](mailto:tkreidler@Desmone.com)

---

## Location.

Pittsburgh

3400 Butler Street  
Pittsburgh, PA 15201

484.788.4540

---

## Web.

[desmone.com](http://desmone.com)



**Committee Recommendation:** approved with **conditions:**

- Recommend final approval of architecture/massing
- Recommend continuing to work with City Staff on streetscape improvements and building details
- Recommend returning to DRAC for final review of streetscape and disposition of materiality on building facades

# Cleveland City Planning Commission

## Mandatory Referrals

---



September 16, 2022



September 16, 2022

**Ordinance No. 72-2021** (Citywide: Introduced by Councilmembers Brancatelli and McCormack): To supplement the Codified Ordinances of Cleveland, Ohio, 1976, by amending Sections 215.01, 215.03, 215.04, 215.06, 215.07, 325.51, 325.72, 327.02, 337.02 and 337.251, as amended by various ordinances, related to transient residential buildings, lodging houses and limited lodging in residential districts.

Note: the Planning Commission Tabled this item on March 5, 2021.

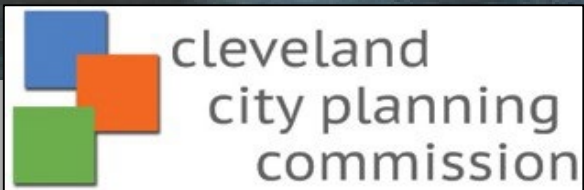


**Ordinance No. xxx-2022** (Ward 3/Councilmember McCormack): To establish a Watercourse Building Setback by enacting new Section 357.071, relating to Yards and Courts, to supplement the Codified Ordinances of Cleveland, Ohio, 1976.



# Zoning Code Text Amendment

City Planning Commission  
September 16, 2022



# Proposal

To establish a 'Watercourse Building Setback' by enacting a new section 357.071, relating to Yards & Courts, to supplement the Codified Ordinances of Cleveland, Ohio 1976

## Purpose

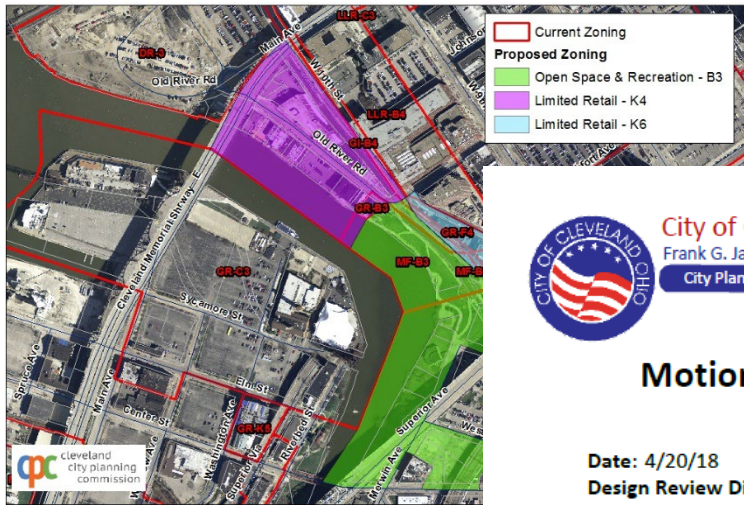
- ❑ To support & protect Cuyahoga River and other watercourses by enhancing water quality & supporting storm water management
- ❑ To protect the health & safety of watercourses so they can continue to contribute meaningfully to all Clevelanders through commerce, recreation and general well-being.



# Types of Yards (Setbacks) All main buildings in Residential Districts & All Dwelling Units in All Districts

- Front Yard (Residential/LR)
- Side Yard (All Dwelling Units)
- Side Street Yard (Residential/LR)
- Rear Yard (Residential)
- Specific Mapped Setbacks (Front Yards in all Districts)
- Riparian & Wetland Setbacks (§351)

# Context



**MAP CHANGE 2580**  
 Changing the Use, Area, and Height Districts of lands flanking Old River Road Canal Basin Park consistent with recent Zoning changes located on the



City of Cleveland  
 Frank G. Jackson, Mayor

City Planning Commission



Freddy L. Collier Jr., Director  
 Cleveland City Hall  
 601 Lakeside Avenue, Room 501  
 Cleveland, Ohio 44114

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

## Motion Form

**Date:** 4/20/18

**Design Review District:** NA

**Legislation:** Ordinance No. 368-18(Ward 3/Councilmember McCormack):

Changing the Use, Area and Height Districts of lands flanking Old River Road and City-owned property for the future Canal Basin Park consistent with recent zoning changes located on the East and West Banks of the Flats.

**Project Address:** NA

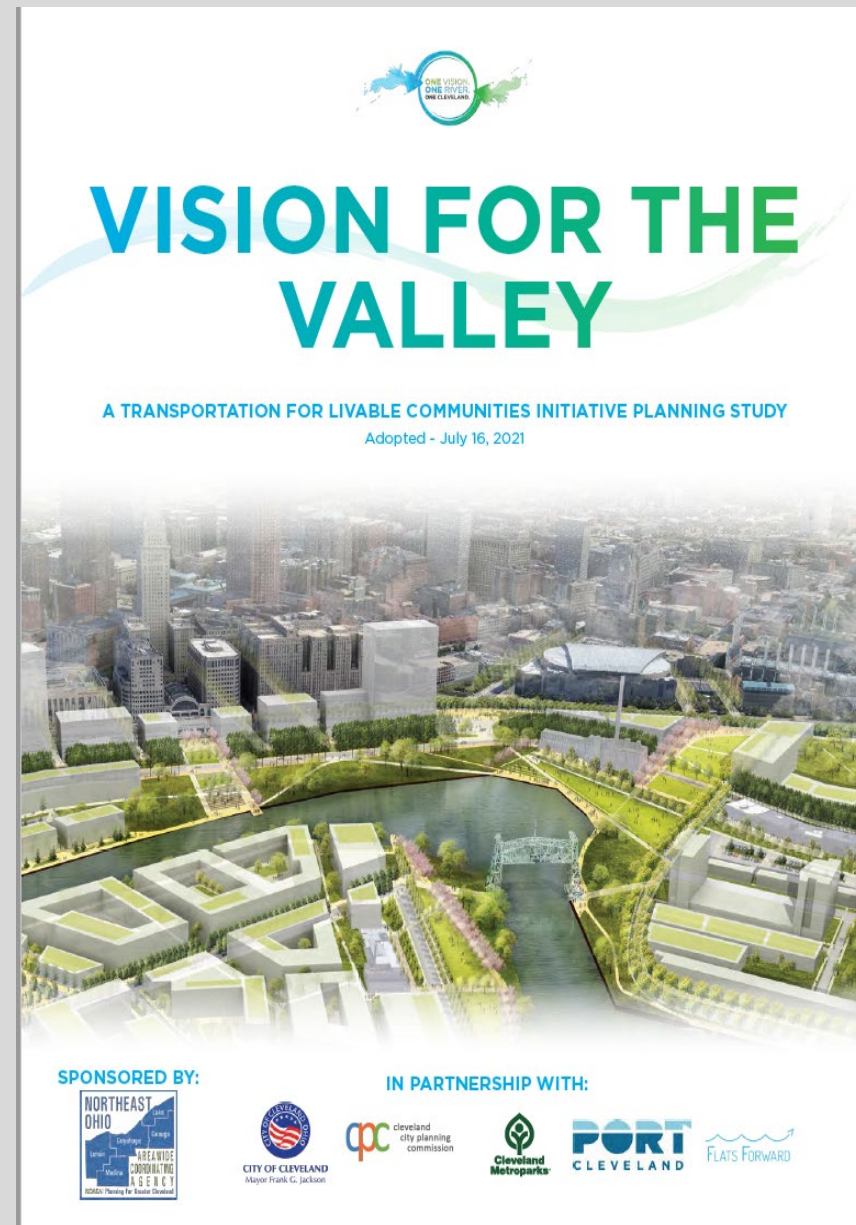
### Action:

Motion to Approve the Original Legislation, Removing the Amendment made at the prior Planning Commission Meeting, with the Understanding that the Legislative and Executive Branches will Examine how to Amend the Codified Ordinances to allow a "River Frontage" to Achieve the Goals Expressed at the prior Meeting.

**BOWEN:** Y **McCORMACK:** 1 **KURI:** NP **PINKNEY:** 2

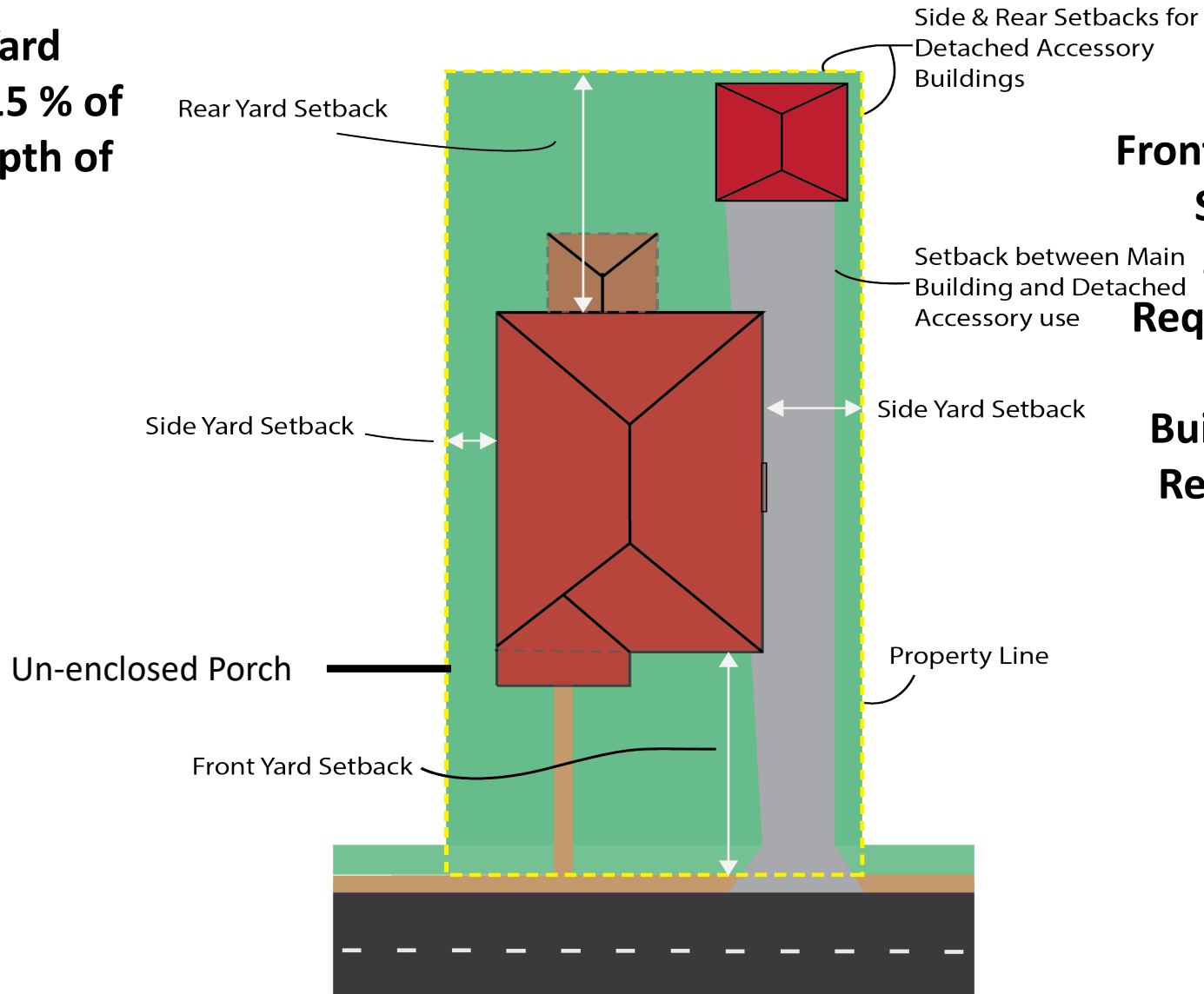
*"1" indicates that the member made the motion; "2" indicates that the member seconded the motion; "Y" indicates a yes vote; "N" indicates a no vote; "A" indicates abstention; "NP" indicates that member was not present; "R" indicates that member recused themselves*

**APPROVED:** X  
**APPROVED SUBJECT TO STATED AMENDMENT**  
**DISAPPROVED:**  
**DISAPPROVED UNLESS AMENDED:**  
**TABLED:**



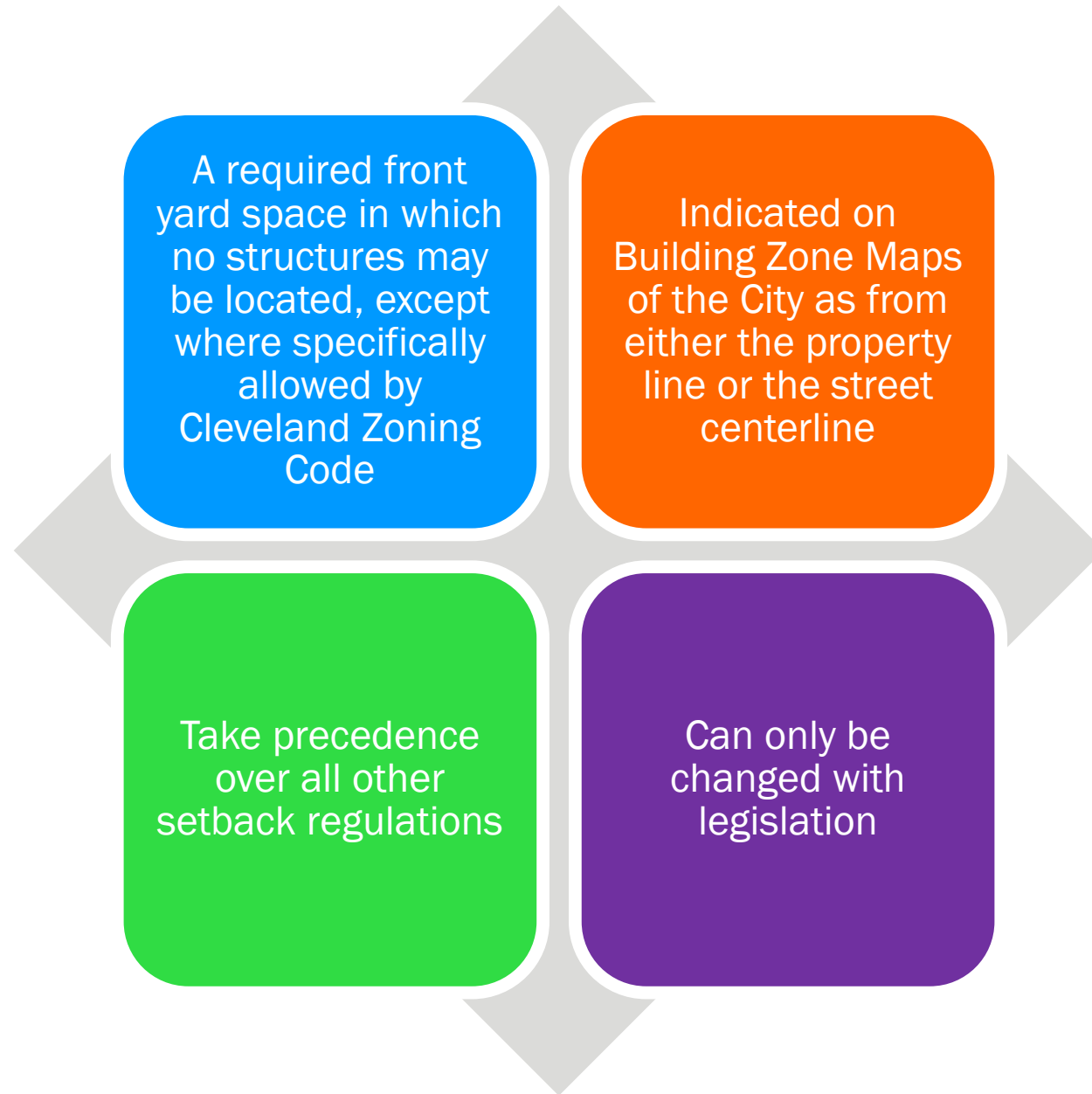
# Residential Yard (Setback) Requirements

**Front Yard  
Req = 15 % of  
Avg Depth of  
Lot**



**Front, Rear &  
Side Yard  
Setbacks  
Required for  
all Main  
Buildings in  
Residential  
Districts**

# Mapped Setbacks (Specific Setback Building Lines)



# Current Definitions

## § 325.11 Building Line

“Building line” means the line between which and the street line or lot line, no building or other structure or portion thereof, except as provided in this Zoning Code, may be erected above the grade level. The building line is considered a vertical surface intersecting the ground on such line.

(Ord. No. 1105-57. Passed 4-14-58, eff. 4-15-58)

§ 325.61 Setback Building Line “Setback building line” means a building line back of the street line. **(Term would not work for new tool)**

## § 325.65 Specific Building Line (aka Specific Mapped Setback)

“Specific building line” means *a setback building line* indicated and located on the Building Zone Map.

(Ord. No. 845-62. Passed 4-27-64, eff. 4-27-64)

## § 325.75 Yard

“Yard” means an open space on the same lot with a main building or structure, extending between the lot line and the extreme front, rear or side wall of the main building or structure.

(Ord. No. 845-62. Passed 4-27-64, eff. 4-27-64)



# Watercourse

## Building Setback



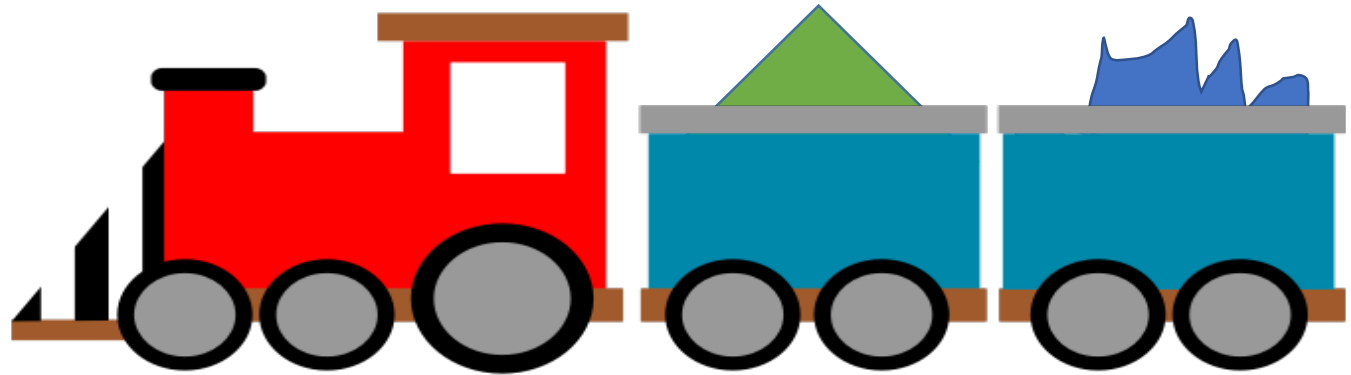


**Section 1:** That the Codified Ordinances of Cleveland, Ohio, 1976, are supplemented by enacting new Section 357.071 to read as follows:

**Section 357.071 Watercourse Building Setback**

**(a)** A **Building Line** indicated on the **Building Zone Map** along a *Watercourse*, as is defined in §351.04(ggg), shall be the Building Line for that watercourse.

*(ggg)* "Watercourse" means any natural, perennial, or intermittent lake, pond, channel, stream, river, creek or brook with a defined bed and bank or shore (from §351.04)



# Why?

- ❑ **Promote equity and inclusion through greater access and connectivity, while also protecting the health, safety and welfare all citizens of Cleveland by:**
  - ❖ Minimize encroachment on watercourse channels and the need for costly engineering solutions by:
    - ❑ Protecting structures
    - ❑ Reducing property damage & threats to the safety of residents
  - ❖ Contribute to the scenic beauty and environment of the City by:
    - ❑ Preserving the character of the community
    - ❑ Improving quality of life
    - ❑ Enhancing property values







**Ordinance No. 888-2022** (Ward 5/Councilmember Starr): To repeal Ordinance No. 997-2021, passed November 29, 2021, relating to a Tax Increment Financing Agreement with Project Boron, LLC for the Orlando Baking Company Expansion Project; authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with Project Boron, LLC, and/or its designee, to assist with the financing of the Orlando Baking Company Expansion Project to be located along the Opportunity Corridor; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

**LOT CONSOLIDATION FOR PROJECT BORON LLC**

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL 100 ACRE LOT NOS. 330 AND 423, FURTHER KNOWN AS BEING ALL OF SUBLOTS 45 THROUGH 72 INCLUSIVE IN J. H. HARDY'S SUBDIVISION OF PART OF ORIGINAL ONE HUNDRED ACRE LOT NO. 330 AS SHOWN BY THE RECORDED PLAT IN VOLUME 4 OF MAPS, PAGE 4 OF CUYAHOGA COUNTY RECORDS; ALL OF SUBLOTS 73 THROUGH 75 INCLUSIVE, ALL OF SUBLOTS 80 THROUGH 92 INCLUSIVE, ALL OF SUBLOTS 94 THROUGH 97 INCLUSIVE, AND PART OF SUBLOT 93 IN J. H. HARDY'S RESUBDIVISION, AS SHOWN BY THE RECORDED PLAT IN VOLUME 6 OF MAPS, PAGE 2 OF CUYAHOGA COUNTY RECORDS, AND PART OF PARCEL 2209-EL IN THE LOT SPLIT & CONSOLIDATION PLAT FOR THE OHIO DEPARTMENT OF TRANSPORTATION OF PARCELS 2209-WD, 2210-WD, 2232-WD TO 2243-WD (EXCESS LAND PARCEL 2209-EL), AS SHOWN BY THE RECORDED PLAT IN AFN 202205230464 OF CUYAHOGA COUNTY RECORDS, AND PORTIONS OF RAWLINGS AVENUE, 50 FEET WIDE, HOLTEN AVENUE, 50 FEET WIDE, AND EAST 78TH STREET, 50 FEET WIDE, VACATED BY CITY OF CLEVELAND ORDINANCE NO. 471-2022 PASSED MAY 9, 2022 AND AS SHOWN ON THE PLAT ENTITLED "VACATION OF PORTIONS OF RAWLINGS AVENUE, HOLTEN AVENUE AND EAST 78TH STREET RECORDED IN AFN 202206160166 OF CUYAHOGA COUNTY RECORDS

THIS PLAT WAS PREPARED FROM A FIELD SURVEY DONE UNDER MY DIRECTION AND CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO (OAC 4733-37). ALL IRON PINS SET ARE 5/8" x 30" REBAR & BEAR CAPS INSCRIBED "C. DEMPSEY #6914". BEARINGS ARE REFERENCED TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE NAD 83 (2011) DATUM. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I ACKNOWLEDGE TO BE CORRECT.

**Christopher J. Dempsey**  
CHRISTOPHER J. DEMPSEY  
PROFESSIONAL SURVEYOR NO. 6914  
JULY 27, 2022

**DEMPSEY / SURVEYING / COMPANY**  
P 216/226/1130 12815 DETROIT AVENUE  
F 216/226/1131 CLEVELAND, OH 44107-2635

**ACCEPTANCE**

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT AND CONSOLIDATION OF THE SAME.

ANTHONY J. ASHER  
MANAGING MEMBER  
PROJECT BORON LLC

STATE OF OHIO } s. s.  
COUNTY OF \_\_\_\_\_ }

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED ANTHONY J. ASHER, MANAGING MEMBER OF PROJECT BORON LLC WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT WAS HIS OWN FREE ACT AND DEED.

IN WITNESS THEREOF I HAVE HEREON SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**ADDITIONAL OWNERSHIP DATA**

PPN	OWNER	CUYAHOGA COUNTY RECORDER'S RECORD
124-28-007	State of Ohio, Department of Transportation	202108110667
124-28-014	City of Cleveland Land Reutilization Program	201103160489
124-28-015	City of Cleveland Land Reutilization Program	200907070515
124-28-016	City of Cleveland Land Reutilization Program	201410310202
124-28-017	City of Cleveland Land Reutilization Program	201808300566
124-28-018	City of Cleveland Land Reutilization Program	201407180047
124-28-019	Brad L. Bell, Bryan W. Bell and James P. Bell, Jr.	20112170920
124-28-020	State of Ohio, Department of Transportation	202108110667
124-28-021	City of Cleveland Land Reutilization Program	200606080332
124-28-022	State of Ohio, Department of Transportation	202108110667
124-28-047	State of Ohio, Department of Transportation	202108110667
124-28-048	State of Ohio, Department of Transportation	202108110667
124-28-049	State of Ohio, Department of Transportation	201610250856
124-28-050	State of Ohio, Department of Transportation	202108110667
124-28-053	State of Ohio, Department of Transportation	202108110667
124-28-054	State of Ohio, Department of Transportation	202108110667
124-28-055	State of Ohio, Department of Transportation	201511120484
124-28-056	State of Ohio, Department of Transportation	201610250881
124-28-057	State of Ohio, Department of Transportation	202108110667
124-28-058	State of Ohio, Department of Transportation	202108110667
124-28-059	State of Ohio, Department of Transportation	202108110667
124-28-060	State of Ohio, Department of Transportation	202108110667
124-28-061	State of Ohio, Department of Transportation	201507070539
124-28-062	State of Ohio, Department of Transportation	202108110667
124-28-063	State of Ohio, Department of Transportation	202108110667
124-28-064	State of Ohio, Department of Transportation	202108110667
124-28-065	State of Ohio, Department of Transportation	201708280284
124-28-066	State of Ohio, Department of Transportation	201507210672
124-28-067	State of Ohio, Department of Transportation	201507210672
124-28-068	State of Ohio, Department of Transportation	201507210672
124-28-076	State of Ohio, Department of Transportation	202108110667
124-29-011	City of Cleveland Land Reutilization Program	202112080823
124-29-012	The Zone LLC	201806190233
124-29-013	City of Cleveland Land Reutilization Program	201705250029
124-29-014	City of Cleveland Land Reutilization Program	Vol. 96-11984, P. 2
124-29-015	City of Cleveland Land Reutilization Program	19940201112
124-29-016	City of Cleveland Land Reutilization Program	201301310518
124-29-017	City of Cleveland Land Reutilization Program	201002040272
124-29-018	City of Cleveland Land Reutilization Program	Vol. 15454, P. 523
124-29-019	City of Cleveland Land Reutilization Program	Vol. 15454, P. 523
124-29-036	City of Cleveland Land Reutilization Program	201810120431
124-29-037	City of Cleveland Land Reutilization Program	201208290355
124-29-038	City of Cleveland Land Reutilization Program	Vol. 91-05936, P. 53
124-29-039	City of Cleveland Land Reutilization Program	Vol. 91-0485, P. 43
124-29-040	City of Cleveland Land Reutilization Program	201003310289
124-29-041	City of Cleveland Land Reutilization Program	201003310290
124-29-042	City of Cleveland Land Reutilization Program	200909270136
124-29-043	City of Cleveland Land Reutilization Program	Vol. 93-1038, P. 56
124-29-044	Charlie H. Rockamore	Vol. 97-8652, P. 11
124-29-045	Charlie H. Rockamore	Vol. 97-8652, P. 11
124-29-057	City of Cleveland	20181270683

**APPROVALS**

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

JOYCE PAN HUANG  
PLANNING DIRECTOR

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

RICHARD SWITALSKI  
PLATTING COMMISSIONER

**PERTINENT DOCUMENTS**

- J. H. Hardy's Subdivision Vol. 4, Pg. 4 C. C. M. R.
- Yeakel, Sichley, Walkey & Hoffman's Allotment Vol. 4, Pg. 33 C. C. M. R.
- J. H. Hardy's Resubdivision Vol. 6, Pg. 2 C. C. M. R.
- Lot Split & Consolidation Plat for the Ohio Department of Transportation of Parcels 2209-WD, 2210-WD, 2232-WD TO 2243-WD (Excess Land Parcel 2209-EL) AFN 202205230464 C. C. R.

Vacation of Portions of Rawlings Avenue, Holton Avenue and East 78th Street AFN 202206160166 C. C. R.

Subject and adjoining deeds as noted  
City of Cleveland survey field book records

**OPPORTUNITY CORRIDOR**

**TIF Area in Red**

**PARCEL A**  
491,357 SQUARE FEET  
11.2800 ACRES

AFN 202206240556 C. C. R.

PROJ. BORON LLC

RAWLINGS AVENUE 50' (NOT ON GROUND)  
(VACATED ORD. No. 471-2022, PASSED MAY 9, 2022)  
(VACATION PLAT AFN 202206160166 C. C. R.)

HOLTEN AVENUE 50' (PUBLIC)

CROWELL AVENUE 30' (PUBLIC)

EAST 78TH STREET 50' (PUBLIC)

EAST 75TH STREET 60' (PUBLIC)

EAST 79TH STREET 60' (PUBLIC)

WAGNER AVENUE 50' (PUBLIC)

DELL AVENUE 30'

STONE W/DRILL HOLE MON. BOX FD. & USED

1" IRON PIN MON. BOX AT ANGLE POINT FD. & USED

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CURVE	RADIUS [ARC]	CHORD	CHORD BEARING	DELTA
C1	1504.39	1165.77	165.69° N 86°34'48" E	6°18'49"

CURVE DATA SHOWN IS BASED ON THE LOT SPLIT & CONSOLIDATION PLAT FOR THE OHIO DEPARTMENT OF TRANSPORTATION OF PARCELS 2209-WD, 2210-WD, 2232-WD TO 2243-WD (EXCESS LAND PARCEL 2209-EL) RECORDED IN AFN 202205230464 OF CUYAHOGA COUNTY RECORDS.

LINE BEARING DISTANCE

L1 S 00°47'53" E 50.00' Dd. & USED

L2 S 89°42'07" W 50.00' Dd. & USED

L3 N 00°47'53" W 45.00' REC. & USED

L4 S 07°58'36" E 16.45' CALC. & USED

L5 S 01°01'41" E 35.03' CITY & USED

L6 S 01°01'41" E 35.03' CITY & USED

L7 S 01°01'41" E 35.03' CITY & USED

L8 S 01°01'41" E 35.03' CITY & USED

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L8

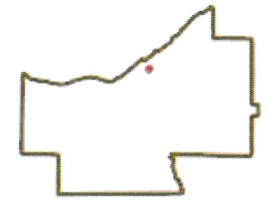


September 16, 2022

**Ordinance No. 889-2022** (Ward 5/Councilmember Starr): Authorizing the Commissioner of Purchases and Supplies to sell City-owned property no longer needed for the City's public use located on Lexington Avenue to Burten Bell Carr Development Corp., or its designee, for purposes of future development; and to facilitate the transfer of Permanent Parcel No. 124-29-044, located at 2841 East 78<sup>th</sup> Street, to Project Boron, LLC, currently owned by Charles Rockamore as part of Phase II of Project Boron.



# Cuyahoga County GIS Viewer



Date Created: 9/9/2022

### Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel



1:423

70 0 35 70 Feet

Projection:  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

— Cuyahoga County —  
**Enterprise GIS**  
PUTTING CUYAHOGA COUNTY ON THE MAP

# Cleveland City Planning Commission

## Administrative Approvals

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September 16, 2022



**Ordinance No. 875-2022** (Ward 3/Councilmember McCormack):  
Changing the Use, Area and Height Districts of parcels of land south of Barber Avenue between West 30<sup>th</sup> Street and West 26<sup>th</sup> Place (Map Change 2655).



**Ordinance No. 876-2022** (Ward 10/Councilmember Hairston):

Changing the Use, Area and Height Districts of parcels of land south of Carr Avenue between East 88<sup>th</sup> Street and East 93<sup>rd</sup> Street and adding an eight foot Specific Mapped Setback (Map Change 2651).



**Ordinance No. 877-2022** (Ward 14/Councilmember Santana): Changing the Use, Area and Height Districts of parcels of land south of Sackett Road to Woodbridge Avenue between West 30<sup>th</sup> Street and West 25<sup>th</sup> Street, and replacing the Pedestrian Retail Overlay with the Urban Form Overlay on the westerly side of West 25<sup>th</sup> Street.





**Ordinance No. 881-2022** (Ward 5/Councilmember Starr):

Approving the addition of property located at 2024 East 70<sup>th</sup> Street to the Northeast Ohio Advanced Energy District; accepting and approving a petition and plan from a property owner in the District identifying a special energy improvement project; declaring it necessary to conduct the special energy improvement project; providing for the assessment of the cost of such special energy improvement project; authorizing the Director of Economic Development to enter into an Energy Project Cooperative Agreement and a Special Assessment Agreement to implement the project; and declaring an emergency.



**Ordinance No. 891-2022** (Ward 6/Councilmember Griffin):

Authorizing the Director of Economic Development to enter into a UDAG loan agreement with FMCFP, LLC, and/or its designee, to provide economic development assistance relating to construction of the Meijer grocery store to be located at Est 05<sup>th</sup> Street and Cedar Avenue, related soft costs, and other associated costs necessary to redevelop the property.

# Cleveland City Planning Commission

## Director's Report

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September 16, 2022

## Sherwin-Williams Landscape and Streetscape presentation for final approval

- Joint Planning and Landmarks Commission on October 7, 2022 at 9am
- Regular Planning Commission to follow upon adjournment of the Joint Commission





## Parks and Recreation Master Plan

- The Mayor's Office of Capital Projects (MOCAP) is running the contract for the City's first ever Parks and Recreation Plan. The deadline for submissions are today and will be reviewed the following week.
- In October, Jay Rauschenbach of MOCAP will present an informational update about the Parks and Recreation RFP, the selected consultant team, and the new Parks and Rec GIS map

## Departmental Updates

### New Staff:

- Xavier Bay joins us as the Senior Assistant City Planner in the Zoning section. He most recently came from NOAH, the East Cleveland CDC and has a background working in zoning



### Job Postings:

- Chief City Planner, Landmarks Commission
- Intern, Planning Commission
- Intern, Vision Zero initiative
- Intern, Shared Mobility

# Cleveland City Planning Commission

## Adjournment

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September 16, 2022