CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

February 7, 2025

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

Lillian Kuri, Commission Chair
Marka Fields, Interim Director

Cleveland City Planning Commission

PREAMBLE

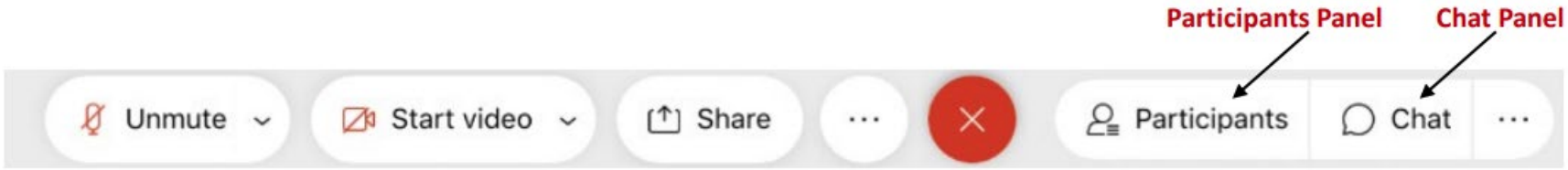
In compliance with notification requirements of Ohio's open meeting law and section 101.021 of the codified ordinances of Cleveland, Ohio, 1976, notice of this meeting has been publicly posted.

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

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

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

CALL-IN USERS CAN UNMUTE BY USING *6



Cleveland City Planning Commission

PREAMBLE

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

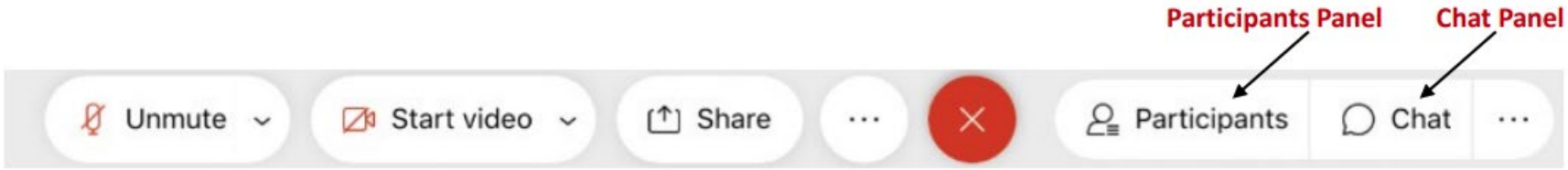
All requests to speak on a particular matter submitted through proper channels have been considered. We have also received emails from those who have provided written comment on a particular matter. Proper channels for comments are listed below.

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

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

Proper channels for public comment:

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



Cleveland City Planning Commission

Meeting Rules and Procedures

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

Commission Members

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Feb 7, 2025

Lillian Kuri, Chair

August Fluker, Vice Chair

Charles Slife, Council Member

Dr. Denise McCray-Scott

Erika Anthony

Andrew Sargeant

Cleveland City Planning Commission

Call to Order and Roll Call

CITY OF CLEVELAND
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Cleveland City Planning Commission

Approval of Minutes from Previous Meeting

CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 7, 2025

Cleveland City Planning Commission

Conditional Use – Pedestrian Retail Overlay District

CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 7, 2025

Conditional Use – Pedestrian Retail Overlay (PRO) District

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Feb 7, 2025

Pedestrian Retail Overlay

Project Address: 9200 Madison Ave

Per Section 343.23 (e) (2)

A. Off-Street Parking

B. Driveway Across a Public Sidewalk

C. Institutional/Non-Retail Office Use (New Daycare Facility)

Presenter: Xavier Bay, Zoning Planner

9200 Madison Ave

Conditional Use Permit

City Planning Commission Hearing

February 07, 2025

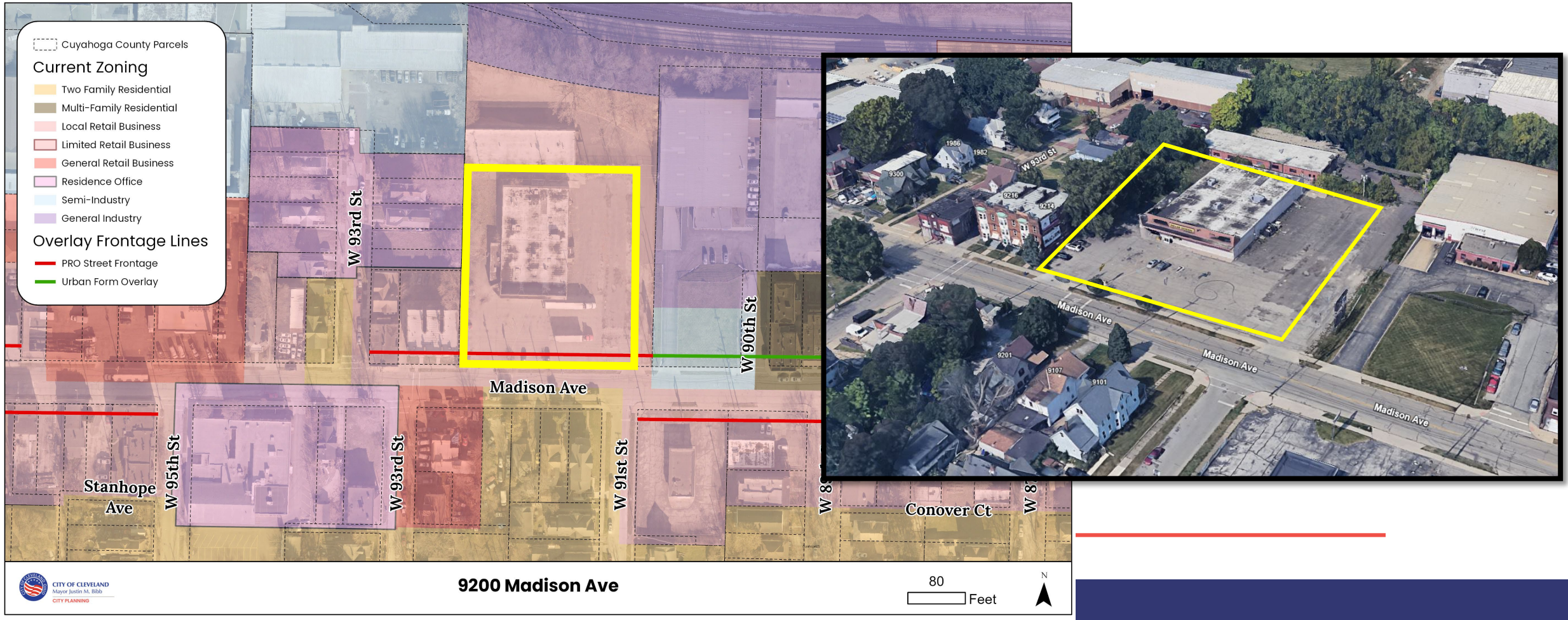
CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

Pedestrian Retail Overlay (PRO) Conditional Use

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Proposal

To improve and adaptively reuse former retail store as a child care center.



Pedestrian Retail Overlay Conditional Use & Criteria (343.23 (e) (2) (C)

- Under §343.23 (d)(4) in Definitions, an *"Institutional Use"* is defined as a school, **day care center**, place of worship, *place of assembly*, hospital, nursing home, residential treatment facility or similar use.

9200 Madison Ave

C. Residential, Institutional, and Non-Retail Office Uses - one (1) or more of the following apply:

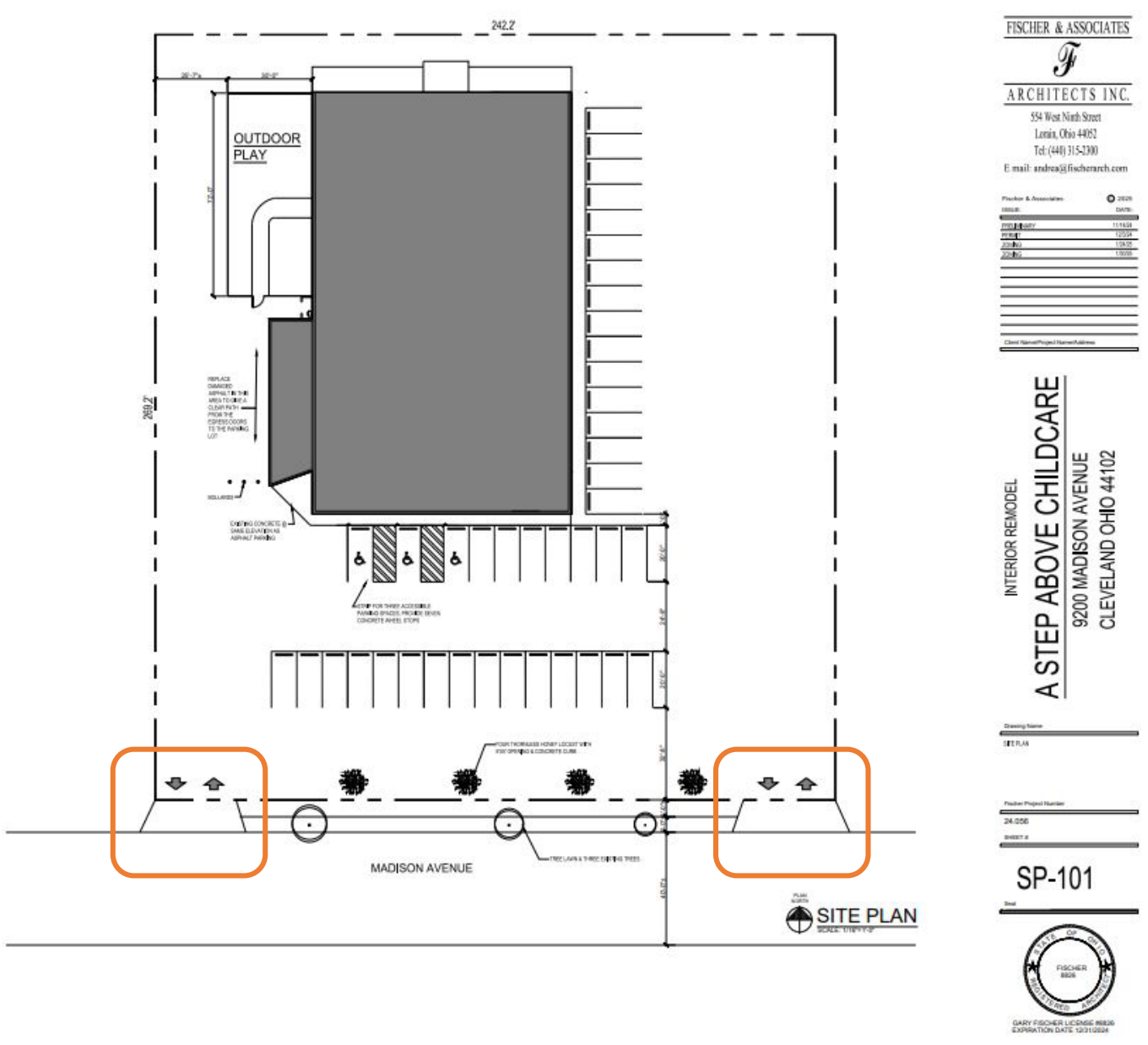
- The subject building space was designed specifically for the type of use proposed.
- Denial of the application for conditional use would result in long term vacancy of subject property, as demonstrated by applicant
- The proposed use is needed in the immediate area & suitable alternative locations are unavailable

Pedestrian Retail Overlay Conditional Use & Criteria (343.23 (e) (2) (C)

A. & B. Off-street parking or loading areas or driveway across public sidewalk – one (1) or both conditions apply:

- The size, shape or layout of the subject property does not permit placement of parking, loading or the driveway in a more suitable location?

- It has been demonstrated by the applicant that placement of the parking, loading or driveway in allowed location would jeopardize the continued occupancy of the subject property by uses suited to the PRO district.



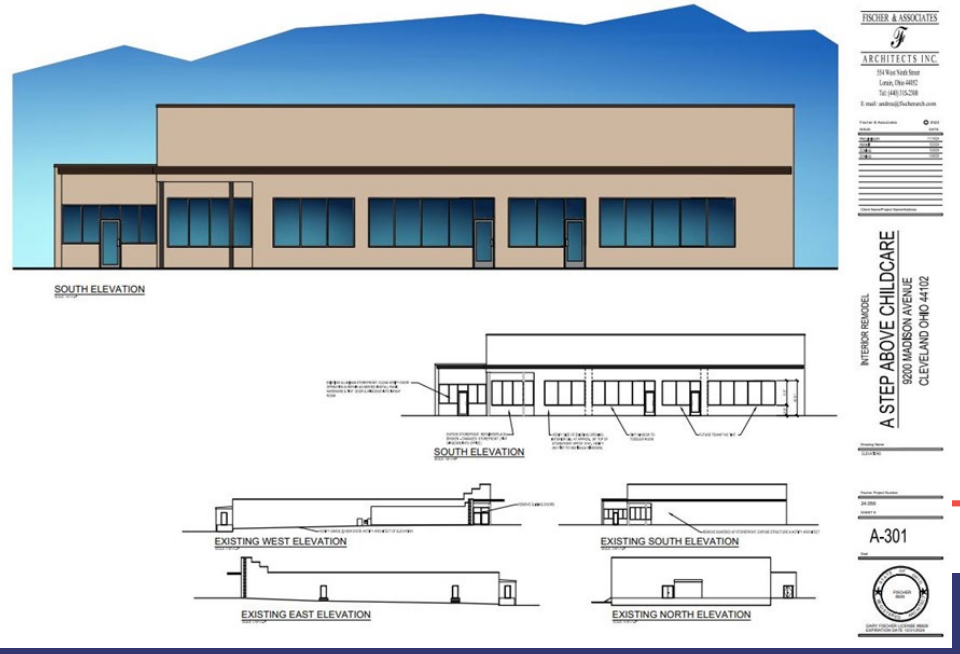
Pedestrian Retail Overlay (PRO) Conditional Use [§343.23(e)(2)(A,B,C)]

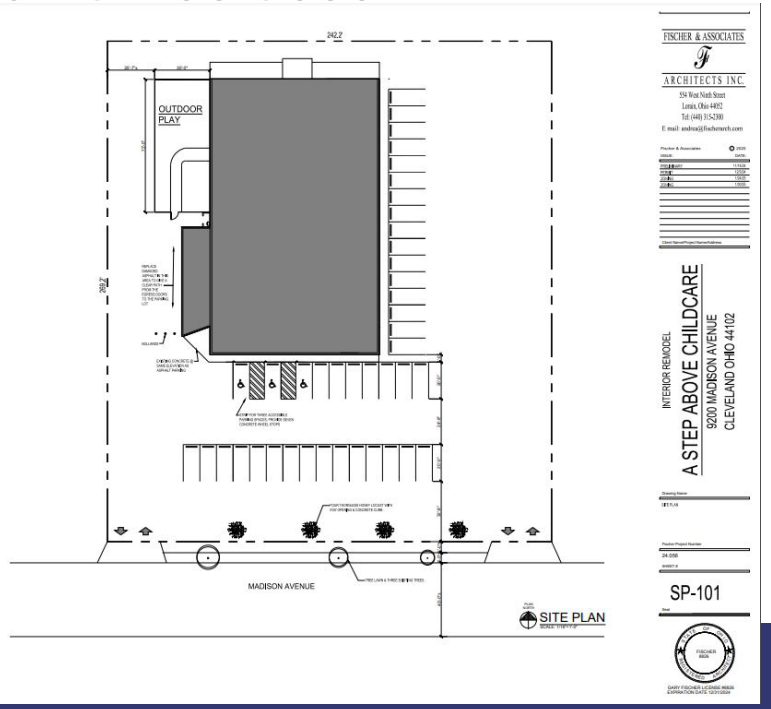
Pedestrian Retail Overlay Conditional Uses

A.) Off-Street Parking or Loading Area

B.) Driveways Extending Across A Public Sidewalk

C.) Residential, Institutional, and Non-Retail Office Uses





Cleveland City Planning Commission

Northeast Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 7, 2025

Northeast Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Feb 7, 2025

NE2025-002 – Cleveland Emerald Senior

Project Address: 11100 Superior Ave, Cleveland, Ohio 44106

Type: New Construction - Residential

Project Representative: Brian Grambort, Hiti.Difrancesco and Siebold

Approval: Schematic

Ward 9 – Councilmember Conwell | SPA: Glenville

Presentation to: Northeast Design Review

11100 Superior Ave.

CLEVELAND EMERALD SENIOR

Permanent Supportive Housing

Cleveland Emerald Senior

January 13, 2025

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Location Map

11100 Superior Ave.

Cleveland Emerald Senior

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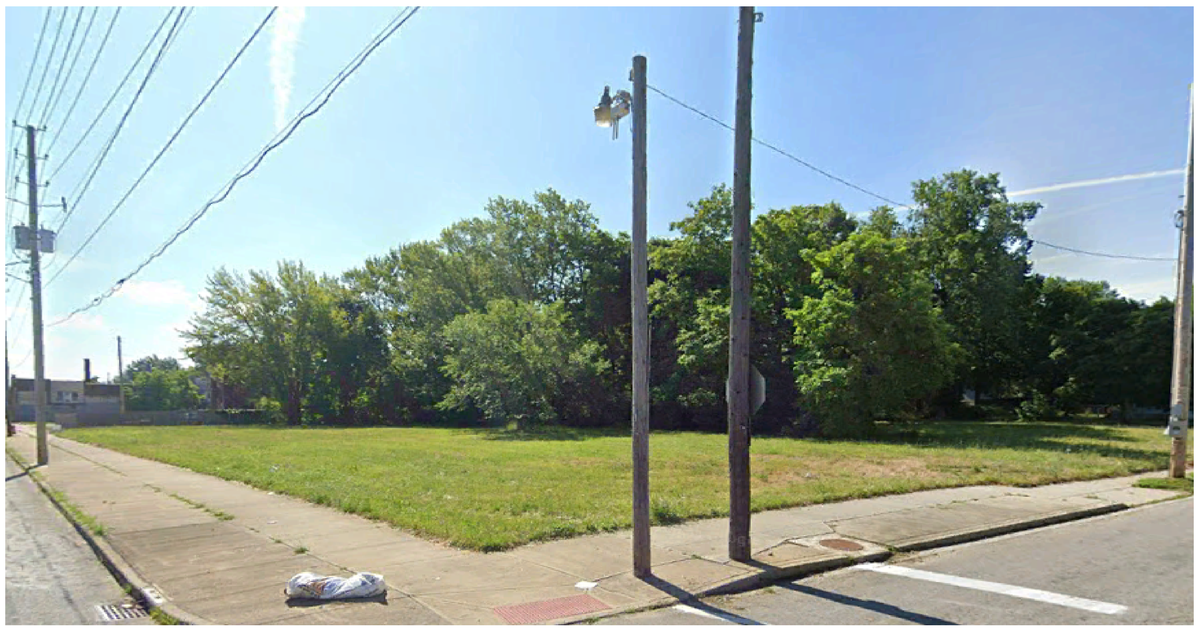
Existing Site Images



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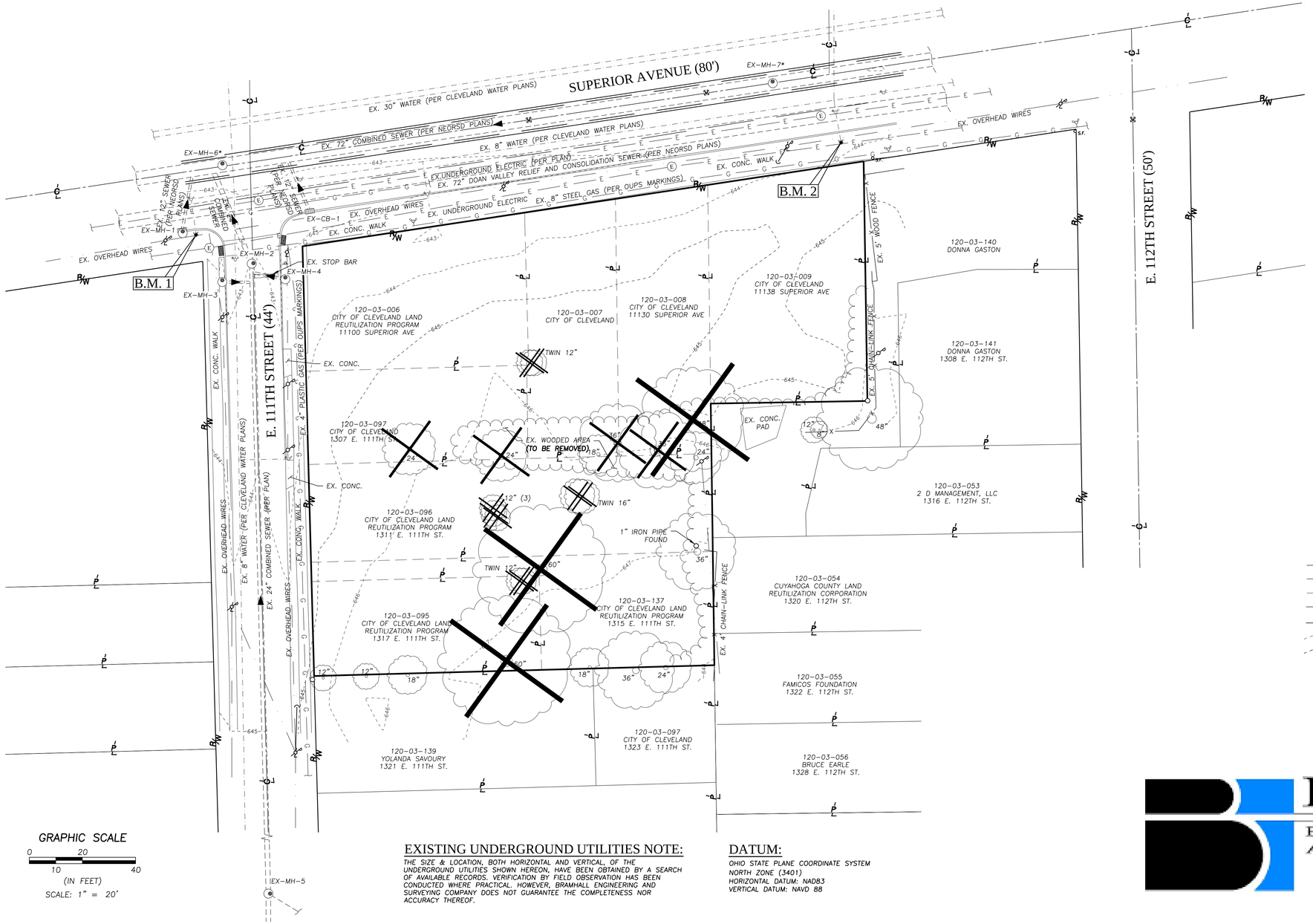
Existing Conditions Plan



GRAPHIC SCALE
0 20
10 40
(IN FEET)
SCALE: 1" = 20'

EXISTING STRUCTURE TABLE

STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
EX-CB-1	642.10	FULL OF WATER UNABLE TO SEE PIPES	N: 677338.93 E: 2212668.29
EX-MH-1 (WITH CURB INLET)	642.60	FULL OF WATER UNABLE TO SEE PIPES	N: 677329.29 E: 2212612.48
EX-MH-2	643.09	24" (N) INV.: 629.44 24" (S) INV.: 629.44	N: 677315.88 E: 2212642.81
EX-MH-3 (WITH CURB INLET)	643.74	12" (E) INV.: 642.57	N: 677307.83 E: 2212629.87
EX-MH-4 (WITH CURB INLET)	643.93	12" (W) INV.: 642.76	N: 677309.03 E: 2212657.56
EX-MH-5	646.99	6" (SE) INV.: 641.22 24" (N) INV.: 632.42 24" (S) INV.: 632.42	N: 677020.05 E: 2212650.61
EX-MH-6*	643.46	72" (E) INV.: 622.96 72" (W) INV.: 622.96	N: 677359.12 E: 2212629.91
EX-MH-7*	643.88	72" (E) INV.: 624.15 72" (W) INV.: 624.05	N: 677395.18 E: 2212871.76

LEGEND

- EX. GUY ANCHOR
- EX. UTILITY POLE
- EX. UTILITY AND LIGHT POLE
- EX. LIGHT POLE
- EX. TREE (DECIDUOUS)
- EX. TREE (TO BE REMOVED)
- EX. GAS
- EX. COMBINED SEWER
- EX. WATER
- EX. OVERHEAD UTILITIES
- EX. FENCE
- EX. 1FT CONTOUR
- EX. 5FT CONTOUR
- EX. ELECTRIC MANHOLE
- EX. MANHOLE
- EX. CATCH BASIN
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. WATER SERVICE VALVE
- EX. GAS SERVICE VALVE
- EX. GAS MARKER
- EX. SIGN
- EX. ADA TILE
- MONUMENT BOX WITH IRON PIN/PIPE FOUND
- IRON PIN/PIPE FOUND
- CENTERLINE
- RIGHT-OF-WAY LINE
- P/L PROPERTY LINE

EXISTING UNDERGROUND UTILITIES NOTE:

THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, BRAMHALL ENGINEERING AND SURVEYING COMPANY DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

DATUM:

OHIO STATE PLANE COORDINATE SYSTEM
NORTH ZONE (3401)
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD 88

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
AVON, OHIO 44011 (440) 934 - 7878
Civil Design · Municipal Consulting & Grant Assistance
ALTA Surveys · Construction Inspection

Cleveland Emerald Senior

January 13, 2025

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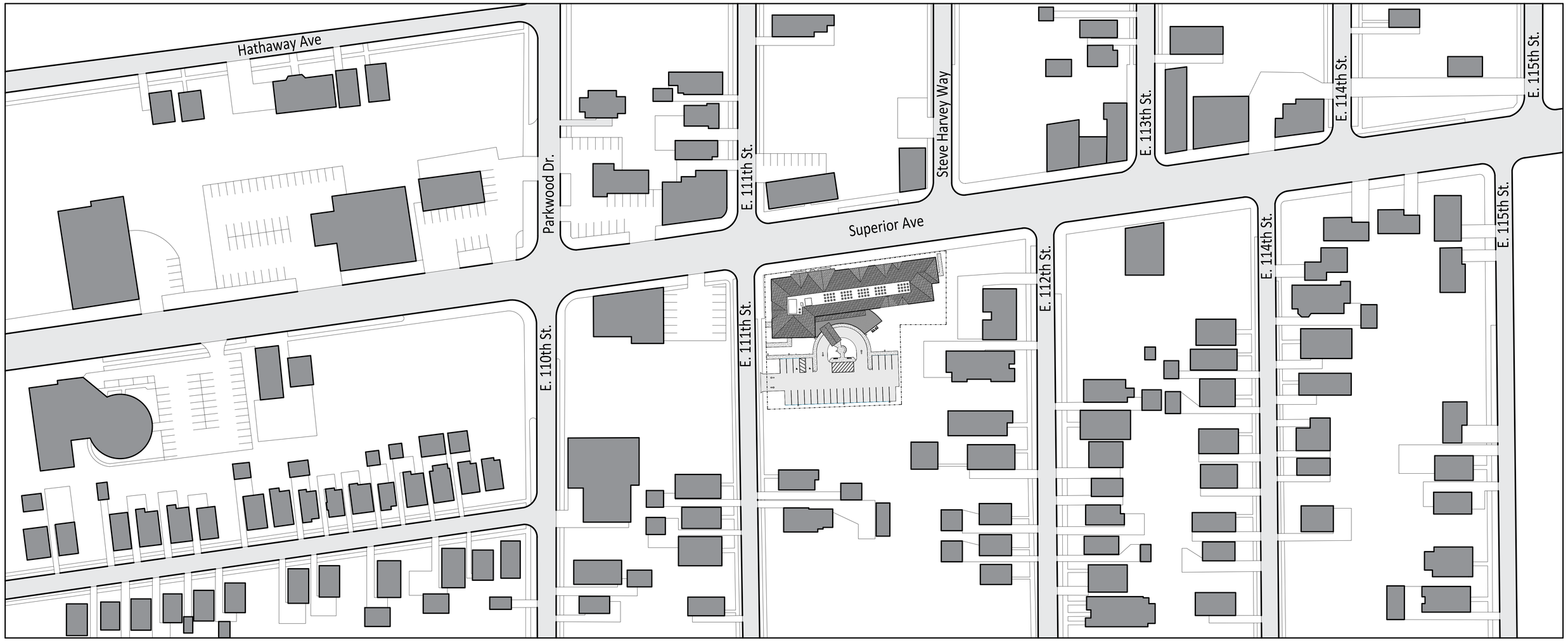
Context Map



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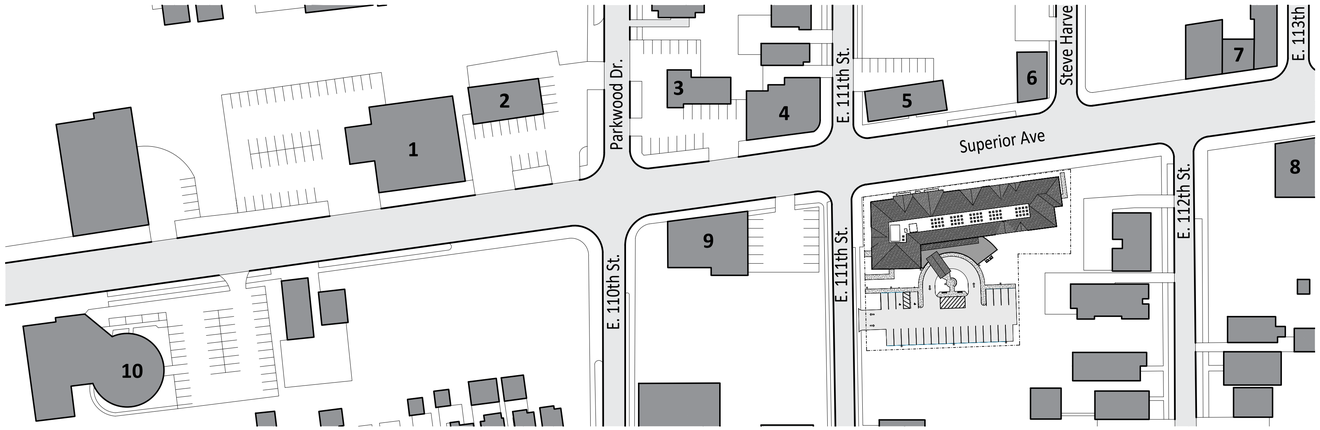
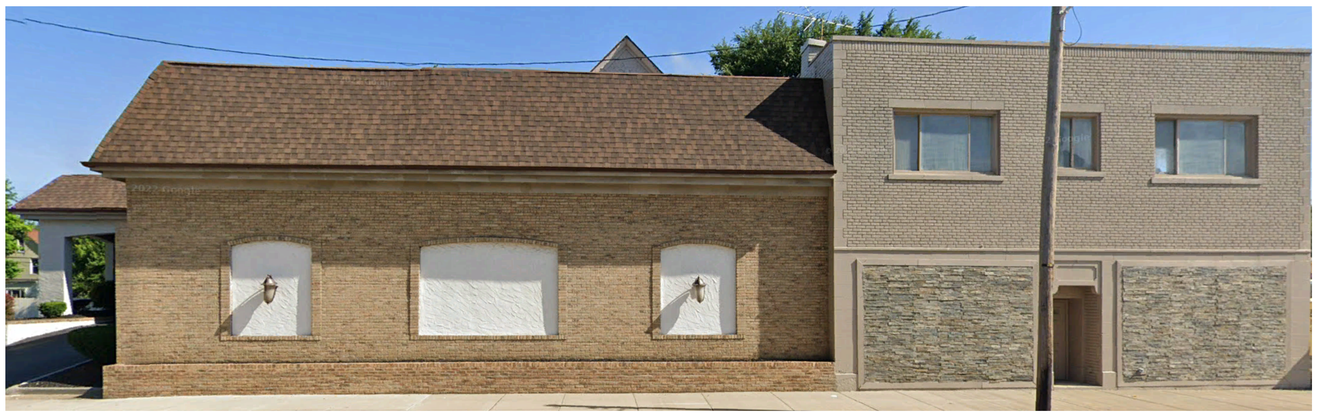
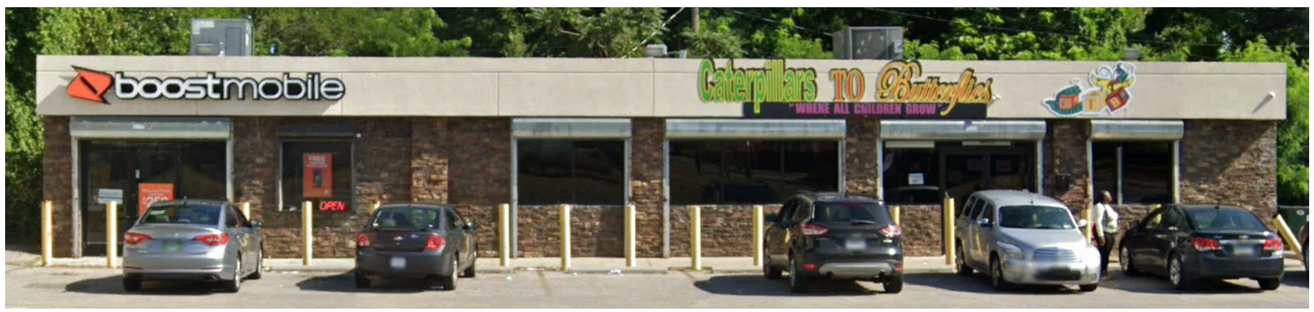
Context - Images



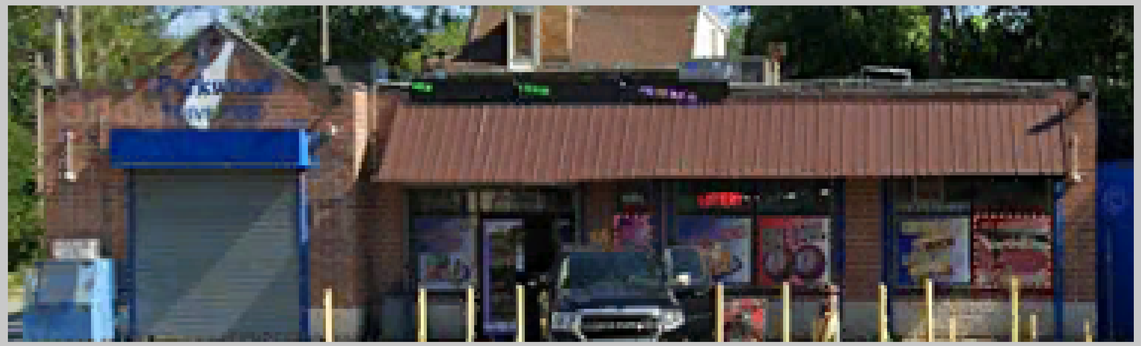


1 - Watson's Funeral Home



2 - Retail

Superior Ave.



3 - Retail

4 - Mixed Use

5 - Refreshing Springs Ministries

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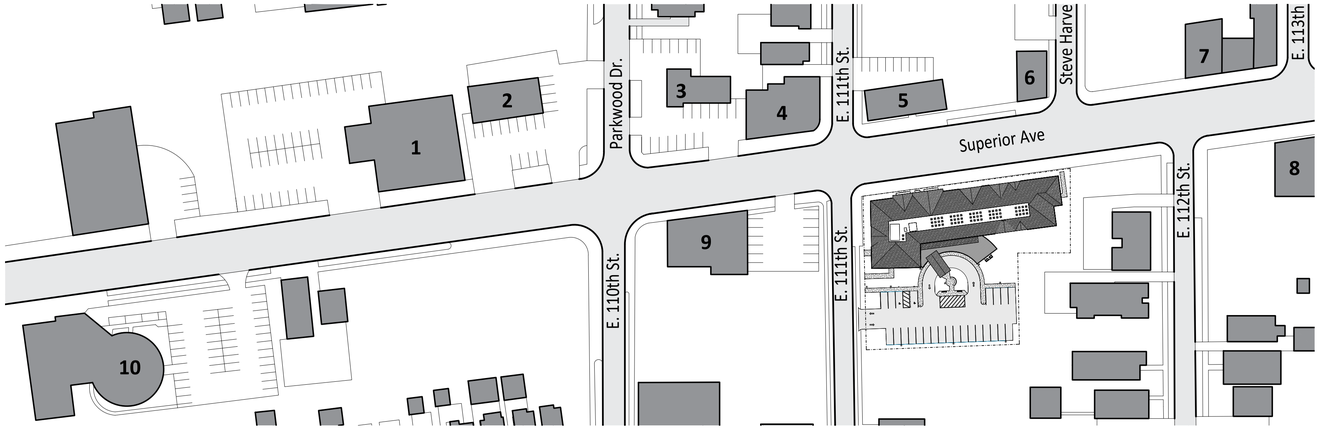
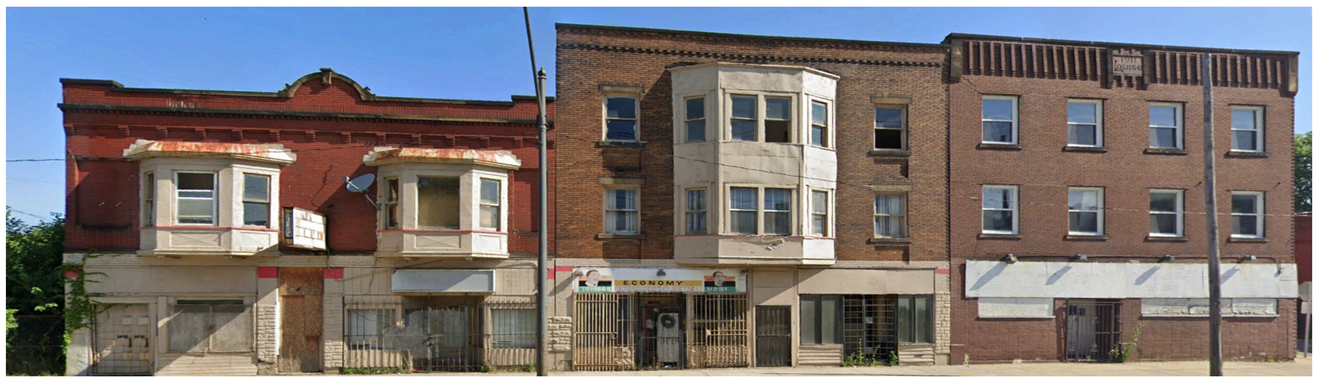
Context - Images



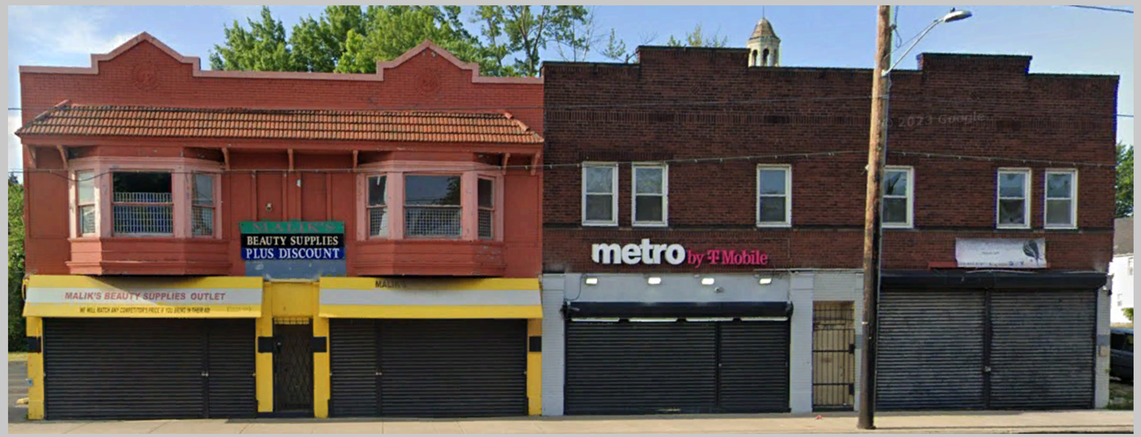
6 - Mixed Use



7 - Mixed Use

Superior Ave.

8 - Retail Businesses



9 - Retail Businesses

10 - United Pentecostal Church

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Context - Images

E. 110th St. and E. 111th St.

Residential Neighborhood - E. 111th Street

Residential Neighborhood - E. 112th Street

Residential Neighborhood - E. 113th Street

Residential Neighborhood - E. 114th Street

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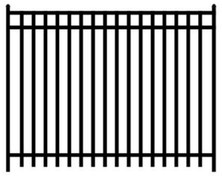
Site Plan

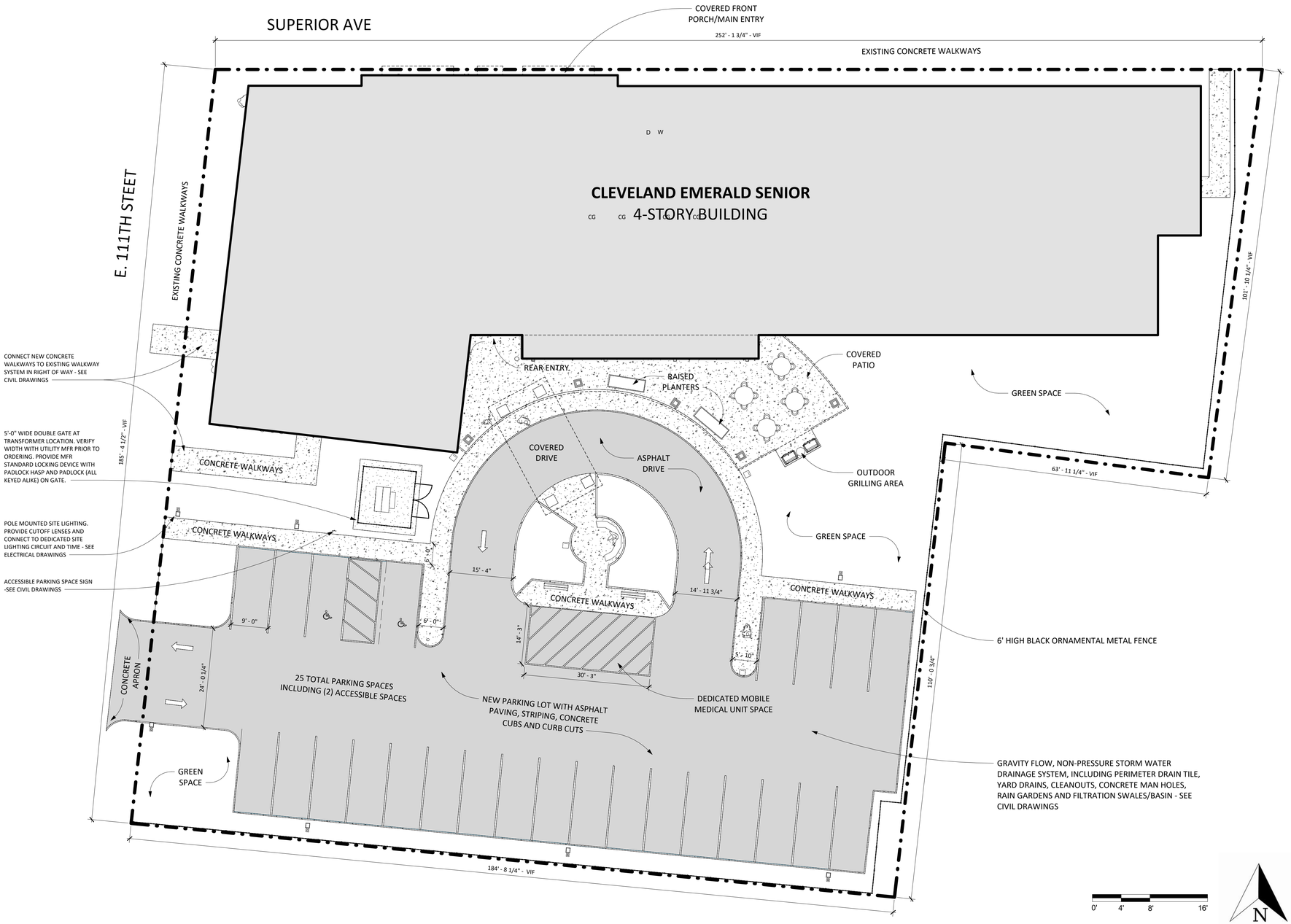
Cooper Lighting - Invue Arbor Post

Cooper Lighting - Invue Icon LED

Rejuvenation Modern Fiber Stone Planters



Ornamental Black Metal Fence



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First Floor Plan

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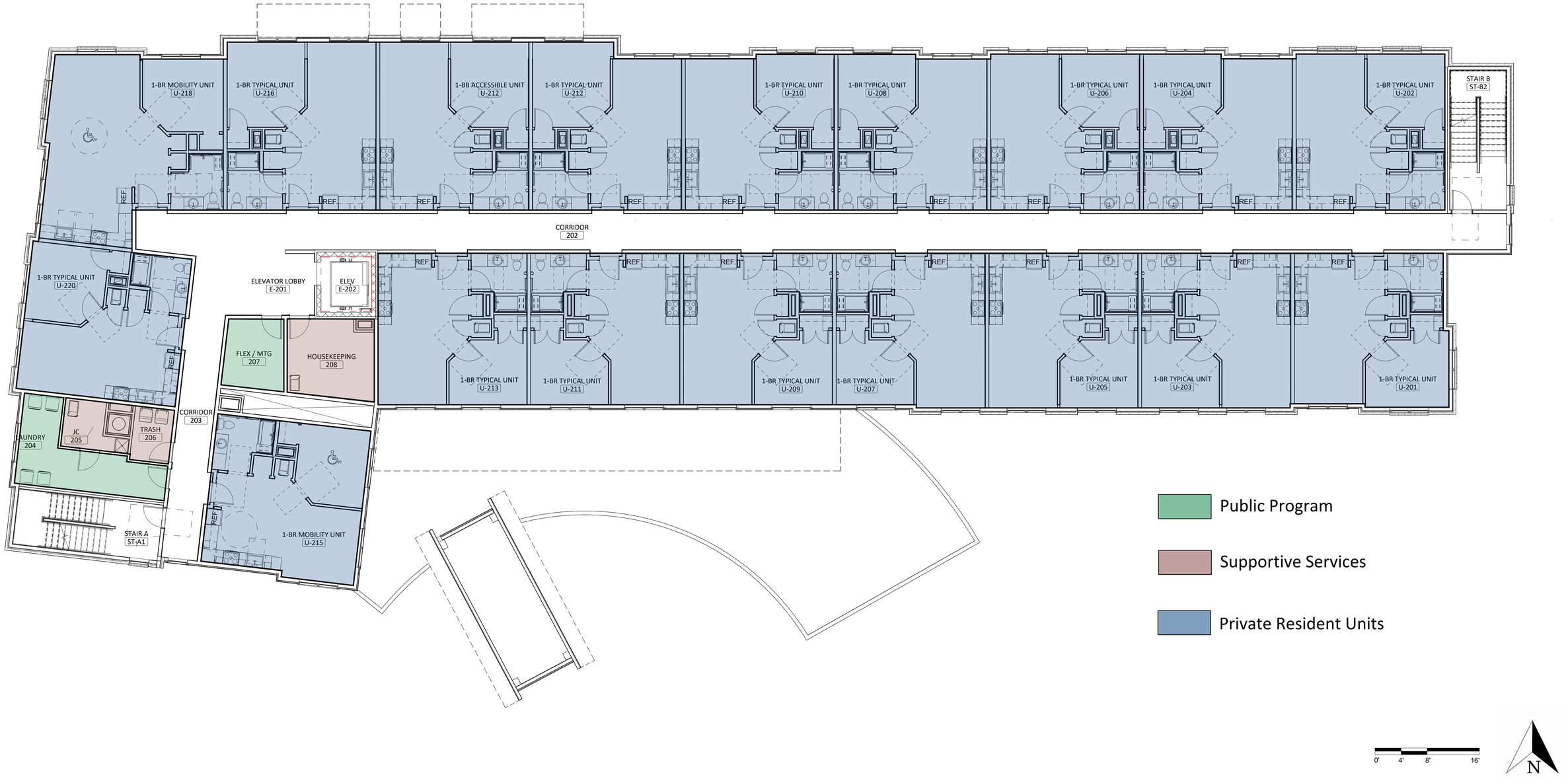
Upper Floor Plans



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Render Perspective

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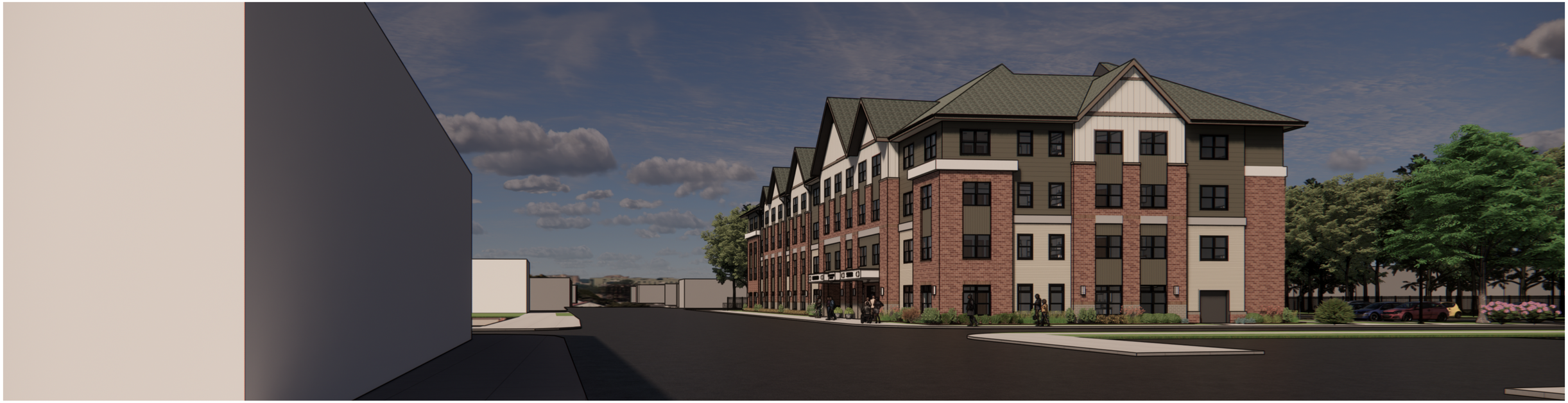
Perspectives with Context



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Elevations

Front Axon

West Elevation

North Elevation

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Render Perspective

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Elevations

Rear Axon

East Elevation

South Elevation

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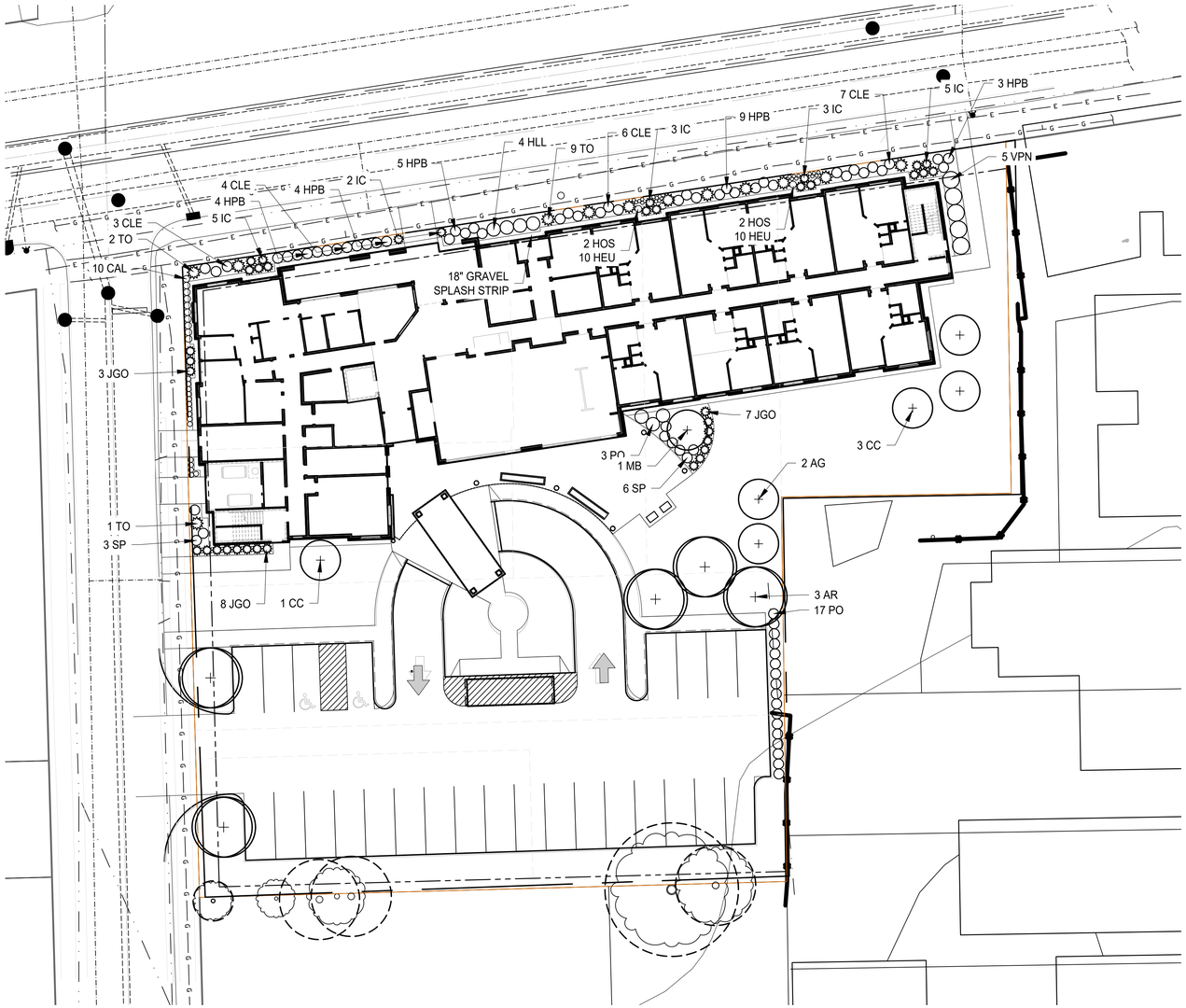
Landscape Plan



Plant Schedule					
Key	**Qty**	**Botanical / Common Name**	**Size**	**Cond.**	**Spacing**
		Trees			
AR		Acer rubrum ‘October Glory’ / Red Maple	2½” Cal.	B&B	See Plan
AG		Amelanchier x grandiflora ‘Autumn Brilliance’ / Serviceberry	2" Clump	B&B	See Plan
CC		Cercis canadensis / Redbud	6’ Clump	B&B	See Plan
MB		Magnolia x. 'Betty' / Betty Magnolia	1 1/2"	B&B	See Plan
		Shrubs			
CLE		Clethra alnifolia ‘Sixteen Candles' / Sixteen Candles Summersweet	24"	B&B	3’ O.C.
HPB		Hydrangea paniculata Bobo® / Bobo® Hydrangea	18"	B&B	4' O.C.
HLL		Hydrangea paniculata Little Lime® / Little Lime® Hydrangea	18"	B&B	5' O.C.
IGL		Ilex crenata ‘Green Luster’ / Green Luster Holly	15”	B&B	3’ O.C.
JGO		Juniperus v. 'Grey Owl'/ Grey Owl Juniper	30"	B&B	3' O.C.
PO		Physocarpus o. 'Tiny Wine' / Summer Wine Ninebark	24"	No. 3	4’ O.C.
SP		Spiraea x 'Double Play Big Bang' / Big Bang Spirea	18”	No. 3	3’ O.C.
VPN		V. plicatum ‘Newport’ / Newport Viburnum	18”	B&B	5’ O.C.
		Perennials			
CAL		Calamagrostis acutifolia ‘Karl Foerster’ / Feather Reed Grass	Clump	No. 2	See Plan
HEU		Heuchera x. 'Plum Pudding' / Coral Bells	Clump	No. 2	12” O.C.
HOS		Hosta x. ‘Guacamole’ / Hosta	Clump	No. 2	24” O.C.

KEY

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

DERU landscape architecture

SCALE: 1” = 10–0”
0’ 5’ 10’ 20’

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January 13, 2025

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Landscape Planting List

Tree - AR
October Glory/ Red Maple

Tree - AG
Autumn Brilliance
Serviceberry

Tree - CC
Redbud

Tree - MB
Betty Magnolia

Perennials - CAL
Feather Reed Grass

Perennials - HOS
Guacamole/ Hosta

Perennials - HEU
Plum Pudding

Shrub - VPN
Newport

Shrub - CLE
Sixteen Candles
Summersweet

Shrub - HPB
Bobo Hydrangea

Shrub - HLL
Little Lime Hydrangea

Shrub - IGL
Green Luster

Shrub - JGO
Grey Owl Juniper

Shrub - PO
Tiny Wine

Shrub - SP
Double Play Big Bang

DERU
landscape architecture

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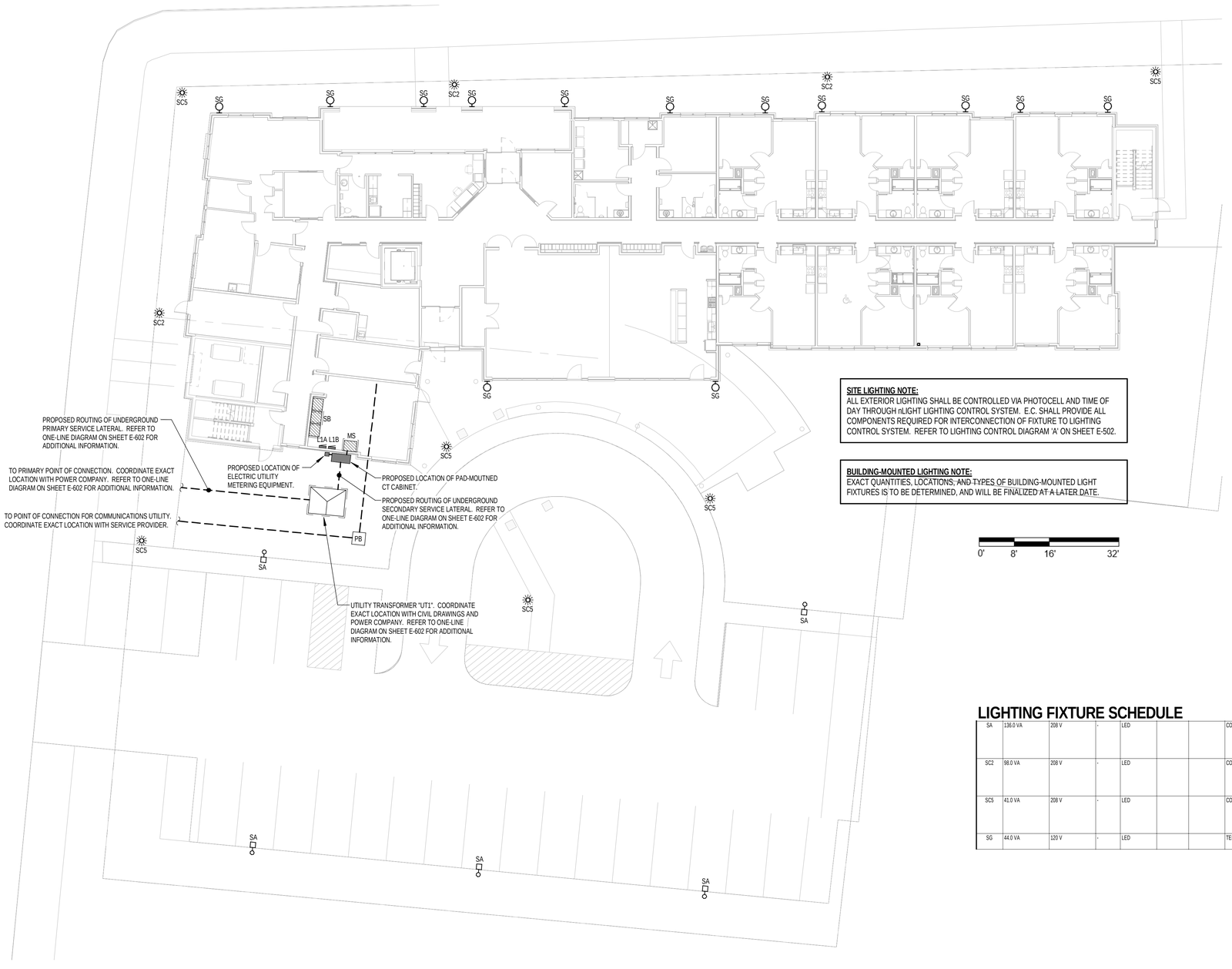
Site Lighting Plan



SITE LIGHTING NOTE:
ALL EXTERIOR LIGHTING SHALL BE CONTROLLED VIA PHOTOCELL AND TIME OF DAY THROUGH nLIGHT LIGHTING CONTROL SYSTEM. E.C. SHALL PROVIDE ALL COMPONENTS REQUIRED FOR INTERCONNECTION OF FIXTURE TO LIGHTING CONTROL SYSTEM. REFER TO LIGHTING CONTROL DIAGRAM 'A' ON SHEET E-502.

BUILDING-MOUNTED LIGHTING NOTE:
EXACT QUANTITIES, LOCATIONS, AND TYPES OF BUILDING-MOUNTED LIGHT FIXTURES IS TO BE DETERMINED, AND WILL BE FINALIZED AT A LATER DATE.

0' 8' 16' 32'

LIGHTING FIXTURE SCHEDULE

SA	138.0 VA	208 V	-	LED			COOPER LIGHTING	FIXTURE: ICS-E04-LED-E1-SL4-XX-LCF-FF-HSS-VA1015-XX XX = FINISH AS SPECIFIED BY ARCHITECT POLE: ARX-5-M-20-A-XX-C-1-V-G XX = FINISH AS SPECIFIED BY ARCHITECT	ONE ARCHITECTURAL LED LUMINAIRE @ 90° WITH FULL CUT-OFF, DIE-CAST ALUMINUM HOUSING AND DOOR FRAME, INTEGRAL HEAT SINK, INTEGRAL HOUSE SIDE SHIELD, DOUBLE FUSING, ACRYLIC LENS, DOOR GASKETING, SINGLE ARM, INTEGRAL DRIVER, AND TYPE IV WITH SPILL CONTROL LIGHT DISTRIBUTION ON A ROUND STRAIGHT 20'-0" ALUMINUM POLE WITH VIBRATION DAMPER, BASE PLATE, HANDHOLE, HANDHOLE COVER, ANCHOR BOLTS, FULL BASE COVER, AND GROUNDING PROVISIONS. ARCHITECT TO SELECT FIXTURE AND POLE FINISH.
SC2	98.0 VA	208 V	-	LED			COOPER LIGHTING	FIXTURE: ARB-B2-LED-D1-T2-XX XX = FINISH AS SPECIFIED BY ARCHITECT POLE: ARP-5-M-4-14-A-XX-V-G XX = FINISH AS SPECIFIED BY ARCHITECT.	ONE ARCHITECTURAL LED POST TOP LUMINAIRE WITH FULL CUT-OFF, DIE-CAST ALUMINUM HOUSING AND DOOR FRAME, INTEGRAL HEAT SINK, DOUBLE FUSING, ACRYLIC LENS, DOOR GASKETING, INTEGRAL DRIVER, AND TYPE IV LIGHT DISTRIBUTION ON A ROUND STRAIGHT 14'-0" ALUMINUM POLE WITH VIBRATION DAMPER, BASE PLATE, HANDHOLE, HANDHOLE COVER, ANCHOR BOLTS, FULL BASE COVER, AND GROUNDING PROVISIONS. ARCHITECT TO SELECT FIXTURE AND POLE FINISH.
SC5	41.0 VA	208 V	-	LED			COOPER LIGHTING	FIXTURE: ARB-B2-LED-D1-T5-XX XX = FINISH AS SPECIFIED BY ARCHITECT POLE: ARP-5-M-4-14-A-XX-V-G XX = FINISH AS SPECIFIED BY ARCHITECT.	SAME AS FIXTURE 'SC2' WITH TYPE V DISTRIBUTION.
SG	44.0 VA	120 V	-	LED			TERON LIGHTING	ALLW-L38-2E1400-TB-35K	LED WALL-MOUNTED EXTERIOR SCONCE WITH ALUMINUM HOUSING, TEXTURED BLACK FINISH, WHITE ACRYLIC WRAP-AROUND DIFFUSER, AND INTEGRAL DRIVER.

Thorson · Baker + Associates
CONSULTING ENGINEERS

Cleveland Emerald Senior

January 13, 2025

CHN Housing Partners

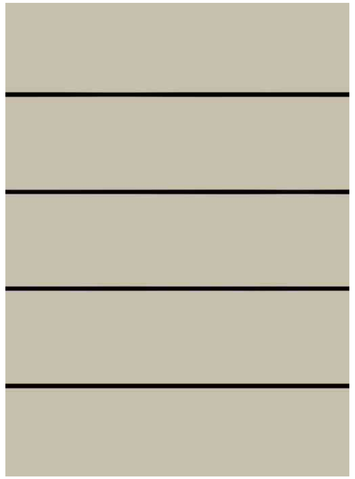
EDEN HOUSING IS OUR FOUNDATION

hd+s HITI DIFRANCESCO +SIEBOLD

Proposed Materials

Lindsey Black/White Window

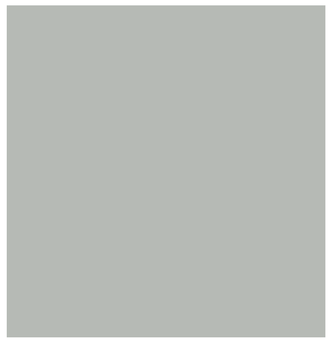
James Hardie Horizontal Fiber-Cement/Vinyl Siding - Mountain Sage



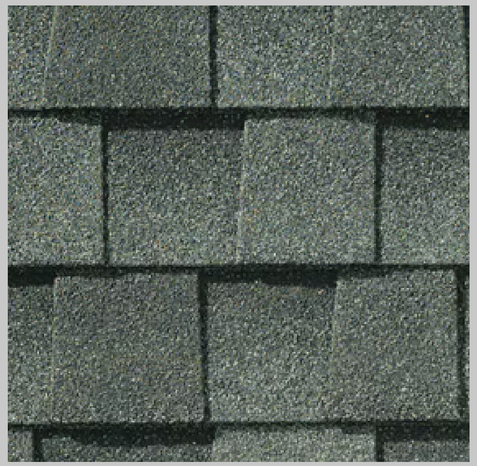
James Hardie Horizontal Fiber-Cement/Vinyl Siding - Cobble Stone

Teron Lighting Exterior Wall Sconce

James Hardie Fiber-Cement/Vinyl Trim - Timber Bark



James Hardie Fiber-Cement/Vinyl Trim - Light Mist



GAF - Timberline HDZ - Fox Hollow Gray

Belden Brick - Smooth Silver Gray - Utility Style
Rowlock Brick style at Windows

James Hardie Board and Batten Siding - Arctic White

Belden Brick - St. Simon Blend Dart - Tex - Utility Style
Rowlock Brick style at Windows
Soldier Course at Window Headers

Cleveland Emerald Senior

January 13, 2025

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Presentation to: Northeast Design Review

CLEVELAND EMERALD SENIOR

Permanent Supportive Housing

Cleveland Emerald Senior

January 13, 2025

CHN Housing Partners

EDEN Housing Is Our Foundation

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Cleveland City Planning Commission

Staff Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 7, 2025

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

Northeast Design Review Advisory Committee
Meeting Motion and Report Form

Meeting Location: Virtual, 8:00 AM

Case Number: NE 2025-002
Meeting Date: 02/04/2025
Project Name: Cleveland Emerald Senior
Ward #: 9
Project Address: 11100 Superior Ave, Cleveland Ohio
Project Rep. : Brian Grambort, Hiti.Difrancesco and Siebold
Existing Use: Vacant Land
Proposed Use: Residential - 62-unit building
Project Scope: Cleveland Emerald Senior is a proposed 4-story, 62-unit building dedicated to providing affordable housing for seniors, as well as providing onsite and high-level supportive services. The building will provide service-enriched housing for chronically homeless seniors.

Design Review Level Applied For: Schematic
Motion by Design Review Committee:
Approve *(as presented)* ◯ Approve *(with stated conditions)* ⊘ *Disapprove* ◯ *Table* ◯

Conditions: Schematic approval with stated conditions):

- Review the front residential windows on Superior to provide separation/protection.
- Reconsider the fencing around the transformer.
- Reconsider the fencing between the parking lot and property line of single-family housing.
- Acknowledgement that there may be an issue with the neighbors' trees upon construction.
- Consider adding a paved walking loop in the back area for additional walking space for the seniors.
- Consider adding some plant material on your center space to make it a little more hospitable for people to sit there.

Committee Action:	(1 = First; 2 = Second; R = Recusal Yea = Yes; Nay = No; Abst. = Abstain; Pres. = Present)							
Brown	☑ Yea	☐ Nay	☐ Abst.	☑ Pres.	Bandy-Zalatoris (VC)	☑ Yea	☐ Nay	☐ Abst. ☑ Pres.
Farina	☑ Yea	☐ Nay	☐ Abst.	☑ Pres.		☐ Yea	☐ Nay	☐ Abst. ☐ Pres.
Lukacsy-Love	☐ Yea	☐ Nay	☐ Abst.	☐ Pres.		☐ Yea	☐ Nay	☐ Abst. ☐ Pres.
Nieswander (C)	☑ Yea	☐ Nay	☐ Abst.	☑ Pres.		☐ Yea	☐ Nay	☐ Abst. ☐ Pres.
Veider	☐ Yea	☐ Nay	☐ Abst.	☐ Pres.		☐ Yea	☐ Nay	☐ Abst. ☐ Pres.
White	☑ Yea	☐ Nay	☐ Abst.	☑ Pres.				

Applicant Signature & Date: Virtual Meeting – No Signature Required

Cleveland City Planning Commission

Downtown/Flats Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 7, 2025

Downtown/Flats Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Feb 7, 2025

DF2024-032 - Bedrock Master Development Plan

Project Address: Cuyahoga Riverfront

Type: Master Development Plan

Project Representative: Nora Romanoff

Approval: Final

Ward 3 – Councilmember McCormack | SPA: Downtown

CUYAHOGA RIVERFRONT MASTER DEVELOPMENT PLAN

Cleveland Planning Commission + Design Review

February 7th, 2025

1. Cuyahoga Riverfront Master Plan | Background + Update

2. Master Development Plan | Purpose + Process + Principals + Table of Contents

- **+ Introduction**
- **+ Guidelines for Public Infrastructure**
- **+ Architectural Guidelines for Private Development**

3. Appendix | Master Development Plan Document

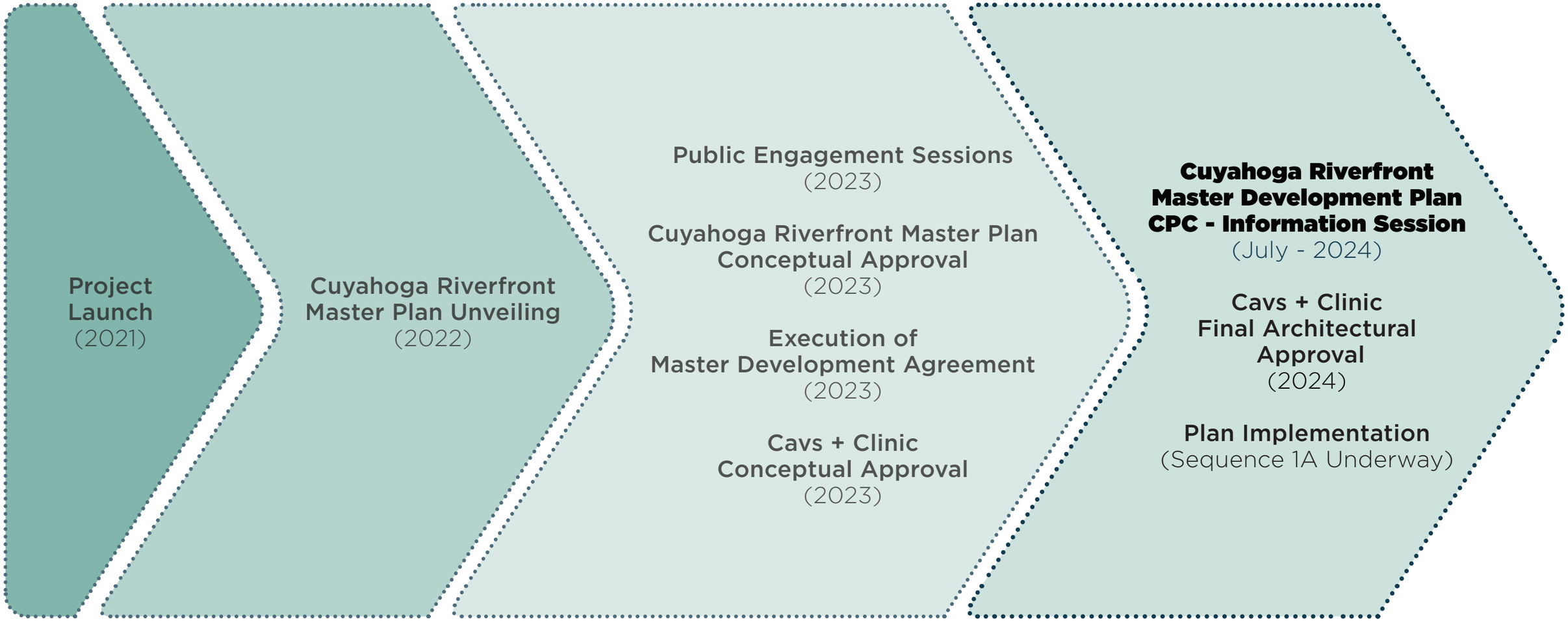
WHY ARE WE HERE TODAY?

REQUEST FINAL APPROVAL ON THE MASTER DEVELOPMENT PLAN

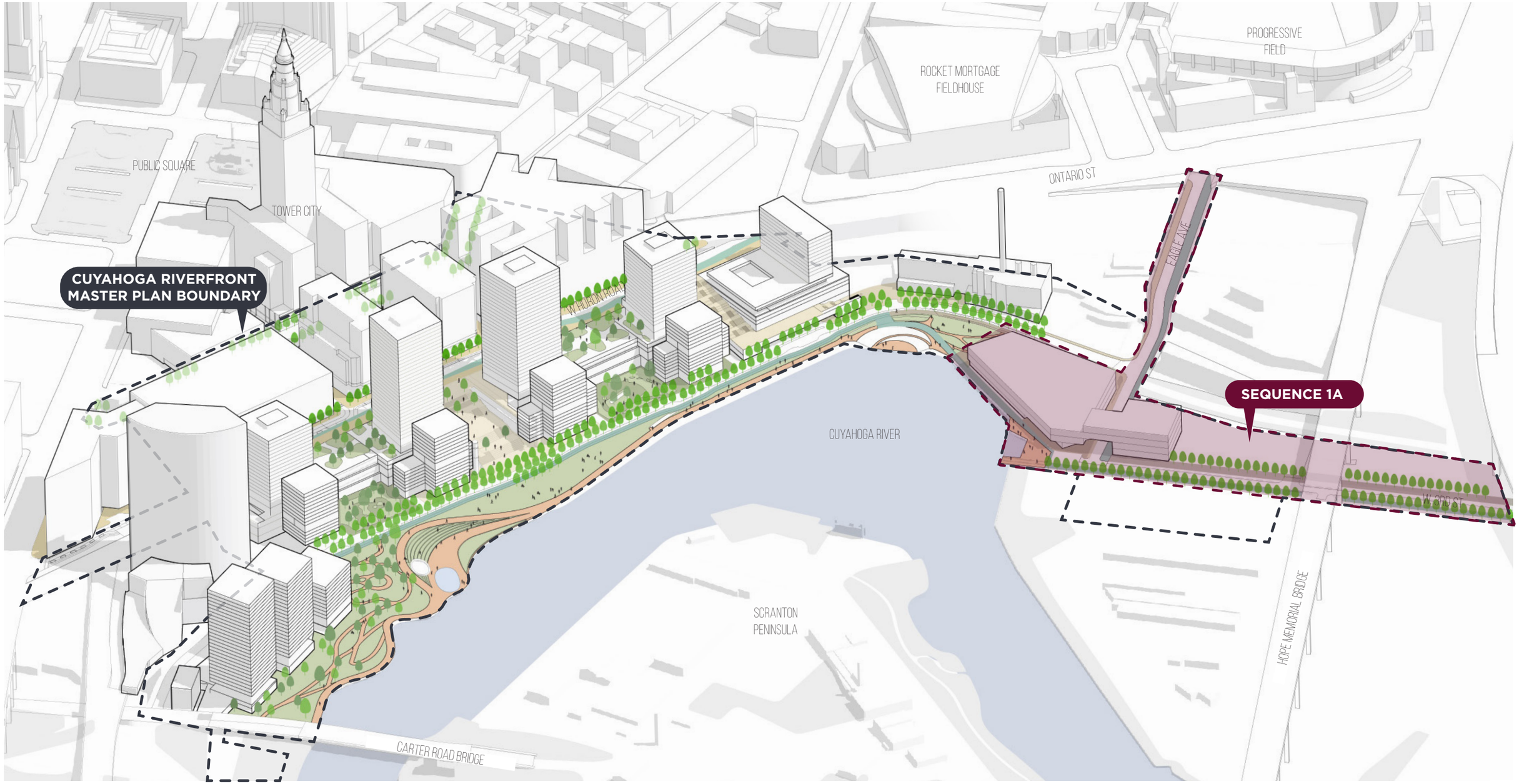
Develop Cleveland riverfront into a 15-minute, 18-hour neighborhood comprised of diverse uses and leverage distinct City assets and provide critical shore to core connections

Prioritize post-pandemic investment in sustainable infrastructure and public spaces that serve as drivers for commerce, housing, entertainment and recreation opportunities

Deliver the new multi-purpose urban neighborhood, to attract and develop workforce talent, accelerate business growth, and deliver equitable opportunities


Project Launch
(2021)
Cuyahoga Riverfront Master Plan Unveiling
(2022)
Public Engagement Sessions
(2023)
Cuyahoga Riverfront Master Plan Conceptual Approval
(2023)
Execution of Master Development Agreement
(2023)
Cavs + Clinic Conceptual Approval
(2023)
Cuyahoga Riverfront Master Development Plan CPC - Information Session
(July - 2024)
Cavs + Clinic Final Architectural Approval
(2024)
Plan Implementation
(Sequence 1A Underway)

CUYAHOGA RIVERFRONT
MASTER PLAN BOUNDARY
SEQUENCE 1A


CUYAHOGA RIVERFRONT MASTER PLAN BOUNDARY
SEQUENCE 1A
PUBLIC SQUARE
TOWER CITY
ROCKET MORTGAGE FIELDHOUSE
PROGRESSIVE FIELD
ONTARIO ST
EAGLE AVE
W HURON ROAD
CUYAHOGA RIVER
SCRANTON PENINSULA
W 3RD ST
HOPE MEMORIAL BRIDGE
CARTER ROAD BRIDGE

MASTER DEVELOPMENT PLAN

FOR THE CUYAHOGA RIVERFRONT

1. From Vision to the Built Environment

2. Evolving, Dynamic, and Adaptable

- ***Complementary document to the Master Development Agreement (MDA)***
- ***Provides a framework for Planning and Design of the riverfront***
- ***Result of collaboration with City and may be updated as needed***

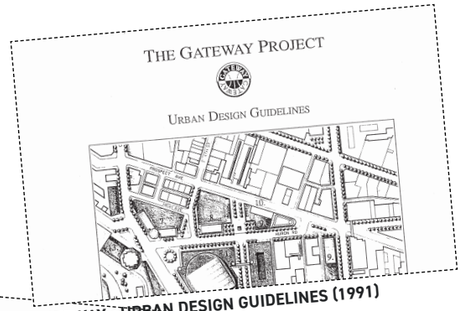
1. Provides guidance and not a prescriptive path for the neighborhood

2. Design creativity, not uniformity, is the goal and intent of the MDP

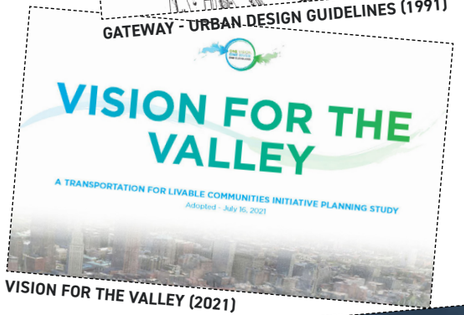
- ***Supply guidance for entities proposing or evaluating projects in or directly adjacent to the Cuyahoga Riverfront Master Plan.***
- ***Confirm that each project contributes in a complementary manner to the Master Plan and any future Riverfront or Downtown projects.***
- ***Verify that all buildings, parks, and streets are planned, designed, and developed in an orderly, consistent, and high-quality manner.***
- ***Deliver predictability and instill confidence that the vision will be consistent throughout the build-out—from the first project to the last.***

ADJAYE VISION: 2022 + 2023 (CONCEPTUAL APPROVAL)

+



GATEWAY - URBAN DESIGN GUIDELINES (1991)



VISION FOR THE VALLEY (2021)

FLATS DESIGN GUIDELINES (2022)

+

Memorial Bridges Loop Trail

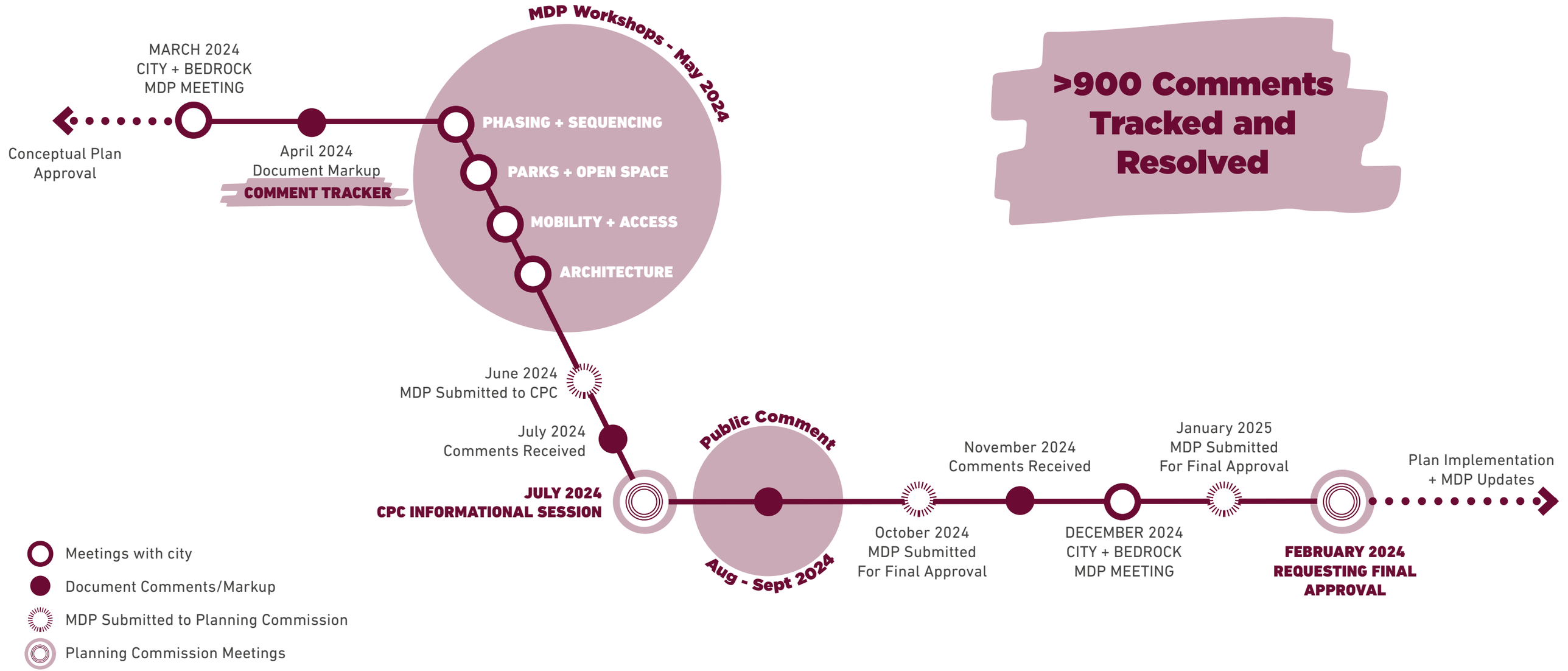
Canal Basin Park

Shore to Core to Shore

Complete + Green Streets Ordinance

TDM Strategies

Alignment


MDP Workshops - May 2024
MARCH 2024
CITY + BEDROCK
MDP MEETING
Conceptual Plan
Approval
April 2024
Document Markup
COMMENT TRACKER
PHASING + SEQUENCING
PARKS + OPEN SPACE
MOBILITY + ACCESS
ARCHITECTURE
>900 Comments
Tracked and
Resolved
June 2024
MDP Submitted to CPC
July 2024
Comments Received
JULY 2024
CPC INFORMATIONAL SESSION
Public Comment
Aug - Sept 2024
October 2024
MDP Submitted
For Final Approval
November 2024
Comments Received
DECEMBER 2024
CITY + BEDROCK
MDP MEETING
January 2025
MDP Submitted
For Final Approval
FEBRUARY 2024
REQUESTING FINAL
APPROVAL
Plan Implementation
+ MDP Updates
Meetings with city
Document Comments/Markup
MDP Submitted to Planning Commission
Planning Commission Meetings

EXECUTIVE SUMMARY

1. INTRODUCTION

Background + Location
Existing Conditions
Vision + Phasing
Purpose + Process + Principles + Sustainability

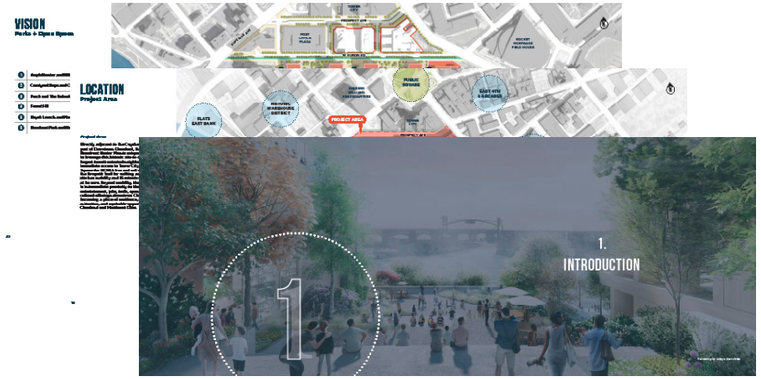
2. GUIDELINES FOR PUBLIC INFRASTRUCTURE

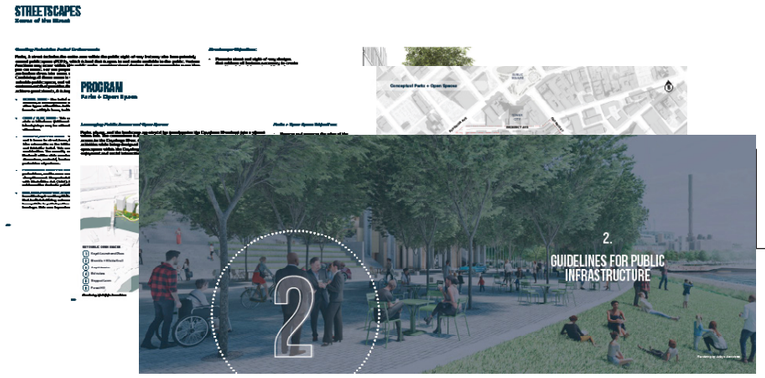
Overview + Framework
Land Use Program
Parks + Open Space
Transportation + Mobility
Public Art + Signage
Streetscapes + Public Realm

3. GUIDELINES FOR ARCHITECTURE

Building Program
Form + Setting
Parking
Lighting + Signage + Materials

4. RESOURCES



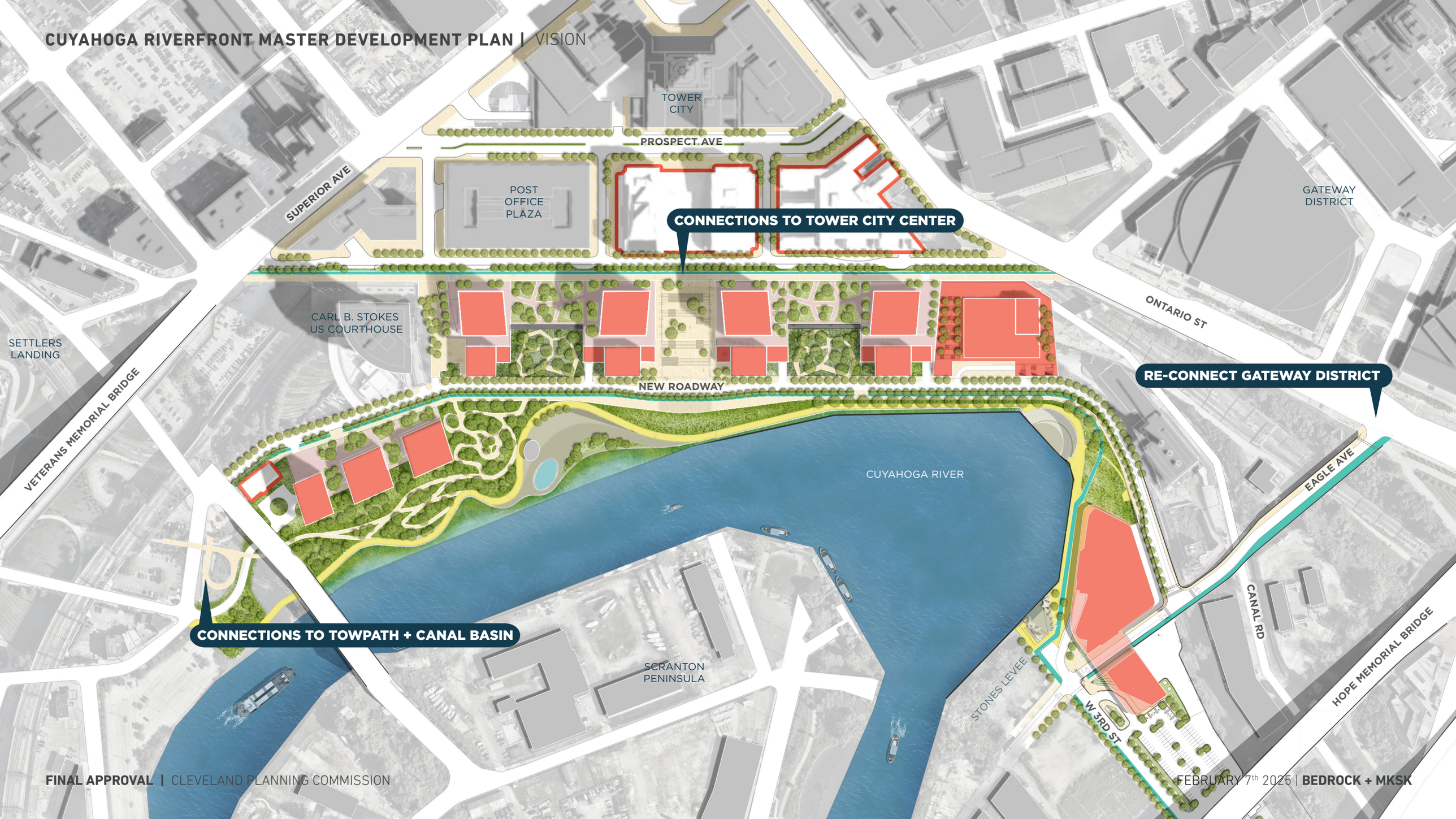


MDP (2024)

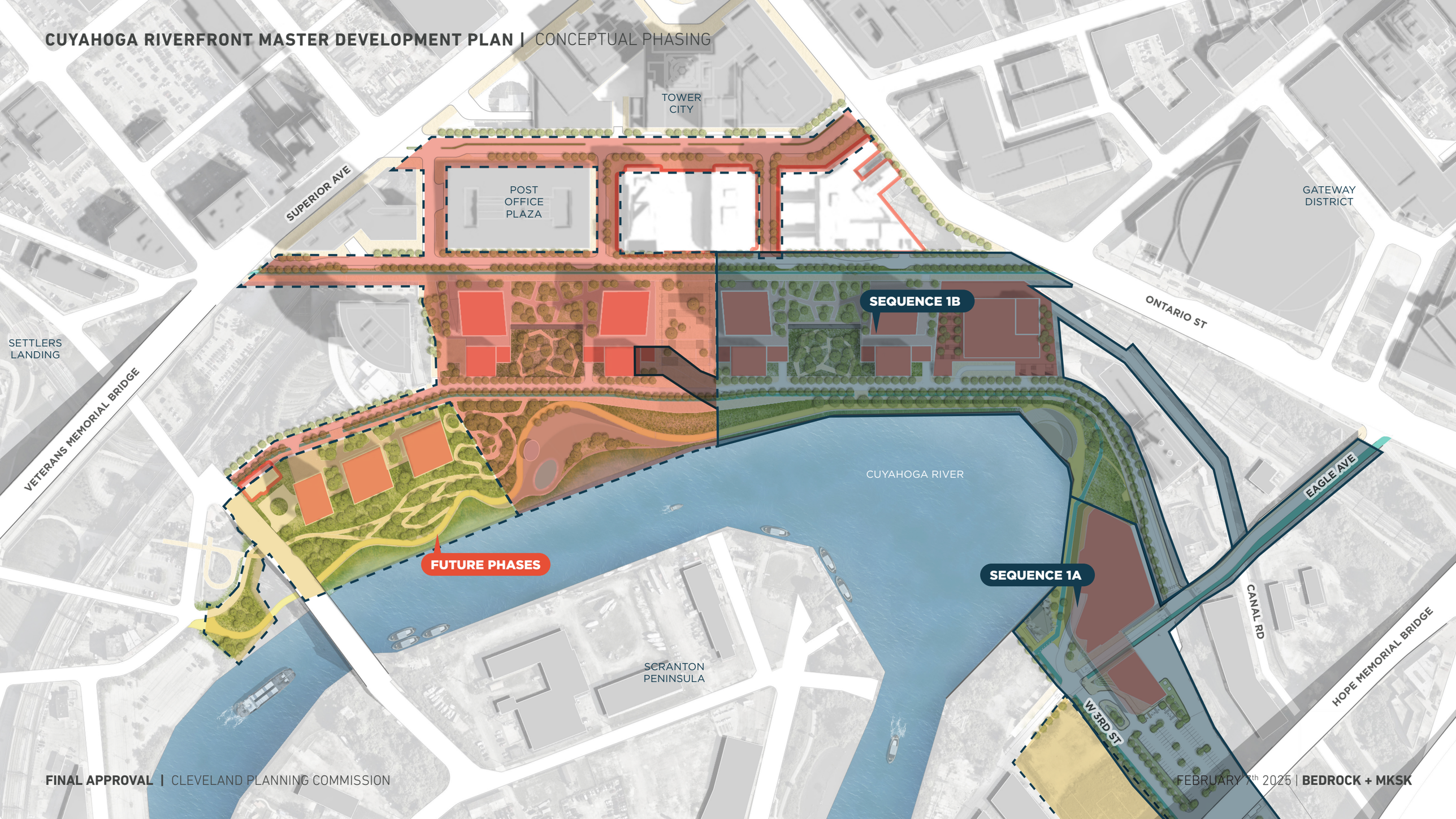
1

INTRODUCTION

THE CUYAHOGA RIVERFRONT MASTER PLAN AIMS TO PLACE CLEVELAND AT THE FOREFRONT OF INNOVATIVE URBAN RIVERFRONT AND TRANSIT-ORIENTED DEVELOPMENT


TOWER CITY
PROSPECT AVE
SUPERIOR AVE
POST OFFICE PLAZA
CONNECTIONS TO TOWER CITY CENTER
GATEWAY DISTRICT
ONTARIO ST
CARL B. STOKES US COURTHOUSE
SETTLERS LANDING
VETERANS MEMORIAL BRIDGE
NEW ROADWAY
RE-CONNECT GATEWAY DISTRICT
CUYAHOGA RIVER
EAGLE AVE
CANAL RD
HOPE MEMORIAL BRIDGE
CONNECTIONS TO TOWPATH + CANAL BASIN
SCRANTON PENINSULA
STONES LEVEE
W 3RD ST

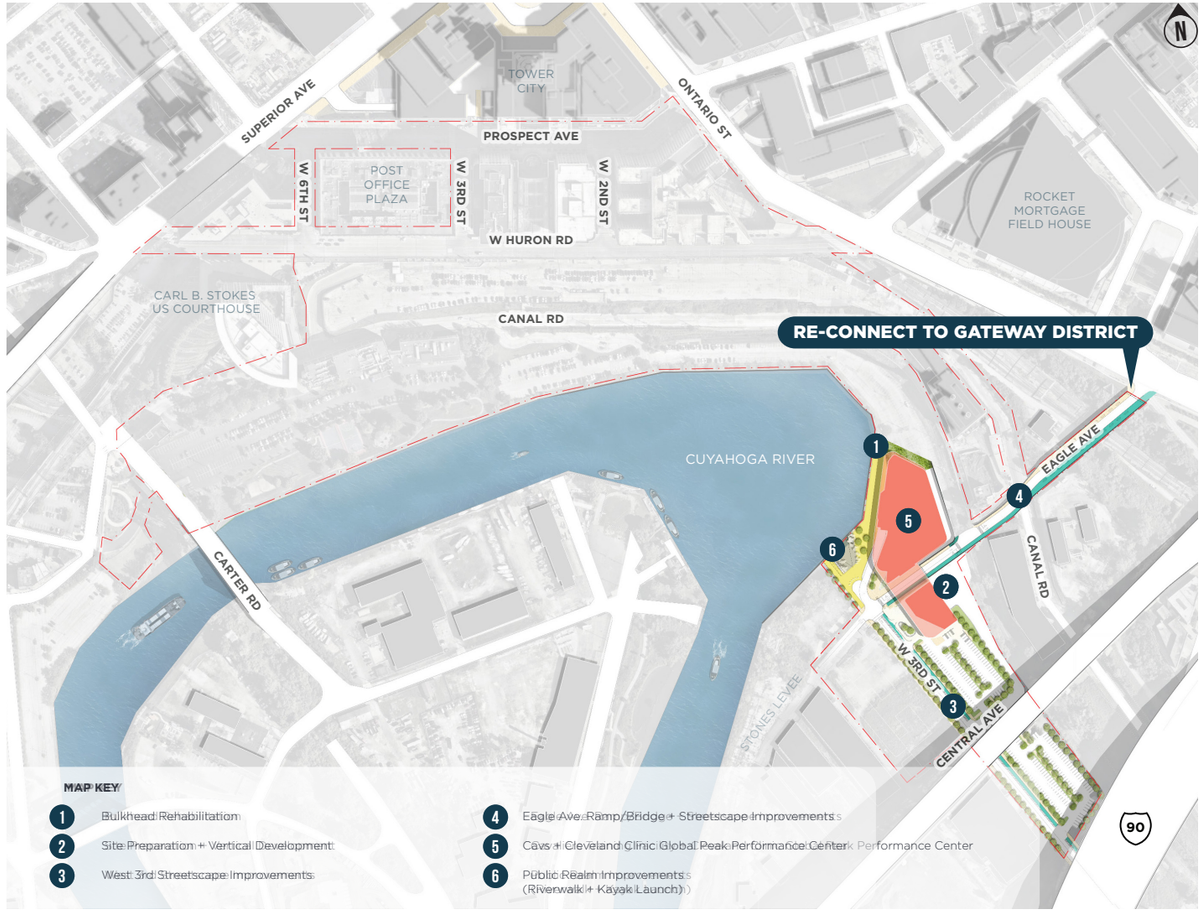
CUYAHOGA RIVERFRONT MASTER DEVELOPMENT PLAN | CONCEPTUAL PHASING



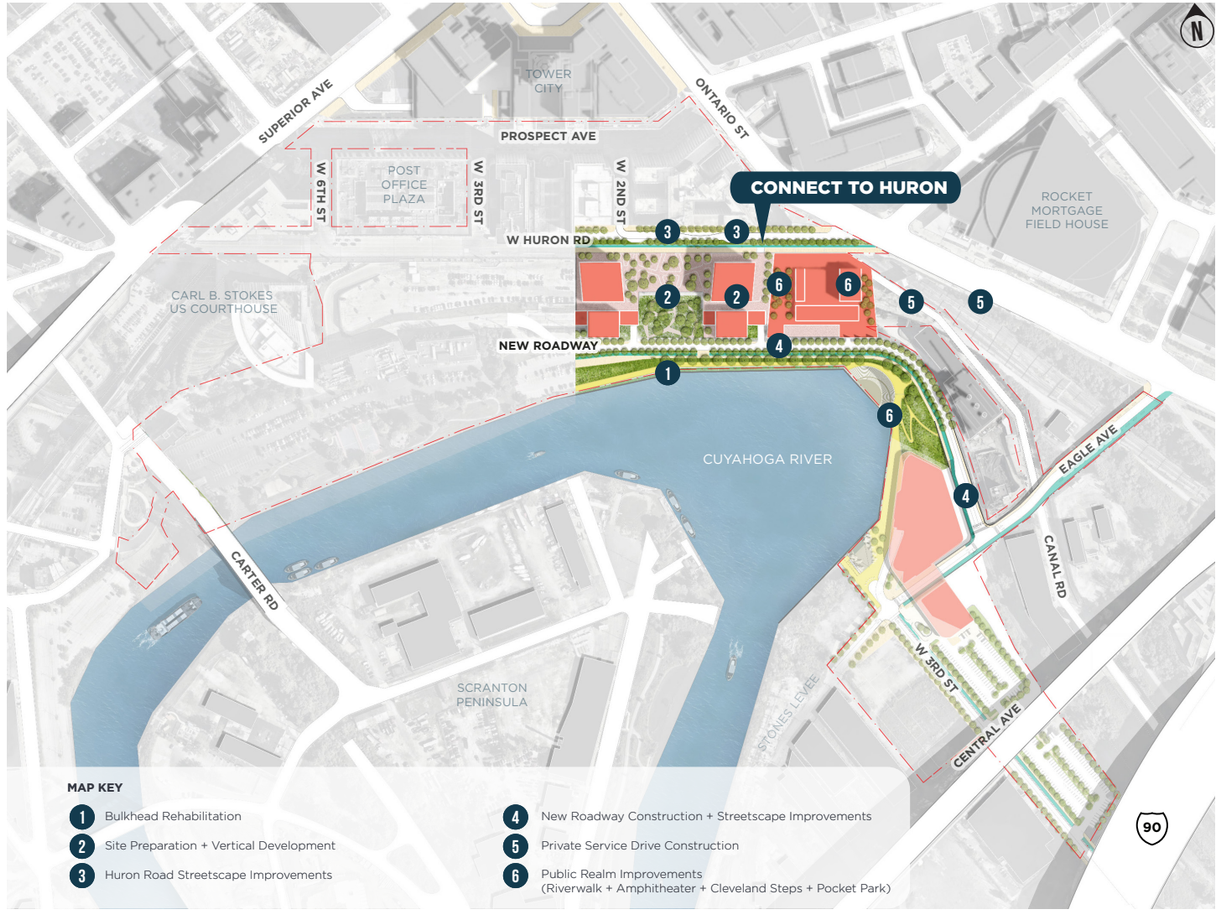
FINAL APPROVAL | CLEVELAND PLANNING COMMISSION

FEBRUARY 7th 2025 | **BEDROCK + MKSK**

SEQUENCE 1A



SEQUENCE 1B



Mobility

Pedestrian Scaled, Accessible, and Multimodal

Streetscapes

High-Quality District Character

Open spaces

Dynamic, Active, Flexible, and Accessible

Buildings

A Neighborhood of Lasting Value

Sustainability

Resilient, Ecological, and Responsible

District and Regional Multimodal Connectivity

Design streets and corridors that connect with existing roadway infrastructure to support regional and local access to downtown and the Cuyahoga Riverfront for all modes of travel.

Pedestrian-Scaled Design and Access.

Street design should be on a human scale and prioritize pedestrian circulation, with unobstructed movement that is high-quality, safe, comfortable, and accessible for all.

Diverse and Quality Open spaces

Diversify open spaces' size, design, and programming to encourage various park types and functions. Parks and open spaces, should be conveniently accessible to district visitors and residents.

Activated Ground-floors

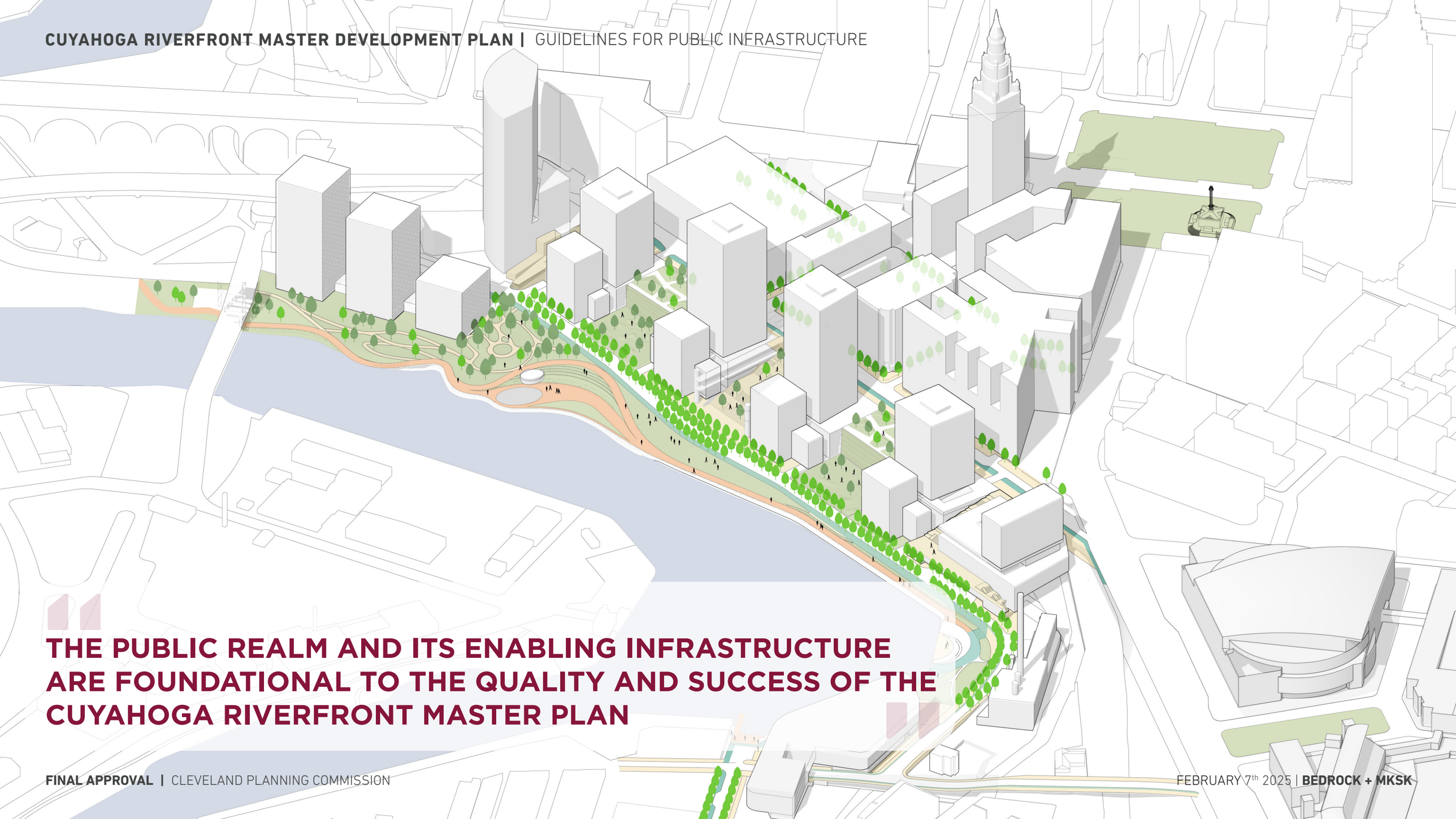
Anchor corners and corridors with innovative approaches to first floor uses that contribute to the public realm through activation, transparency, and porosity even when not lined with retail.

Planning for Current and Future Residents

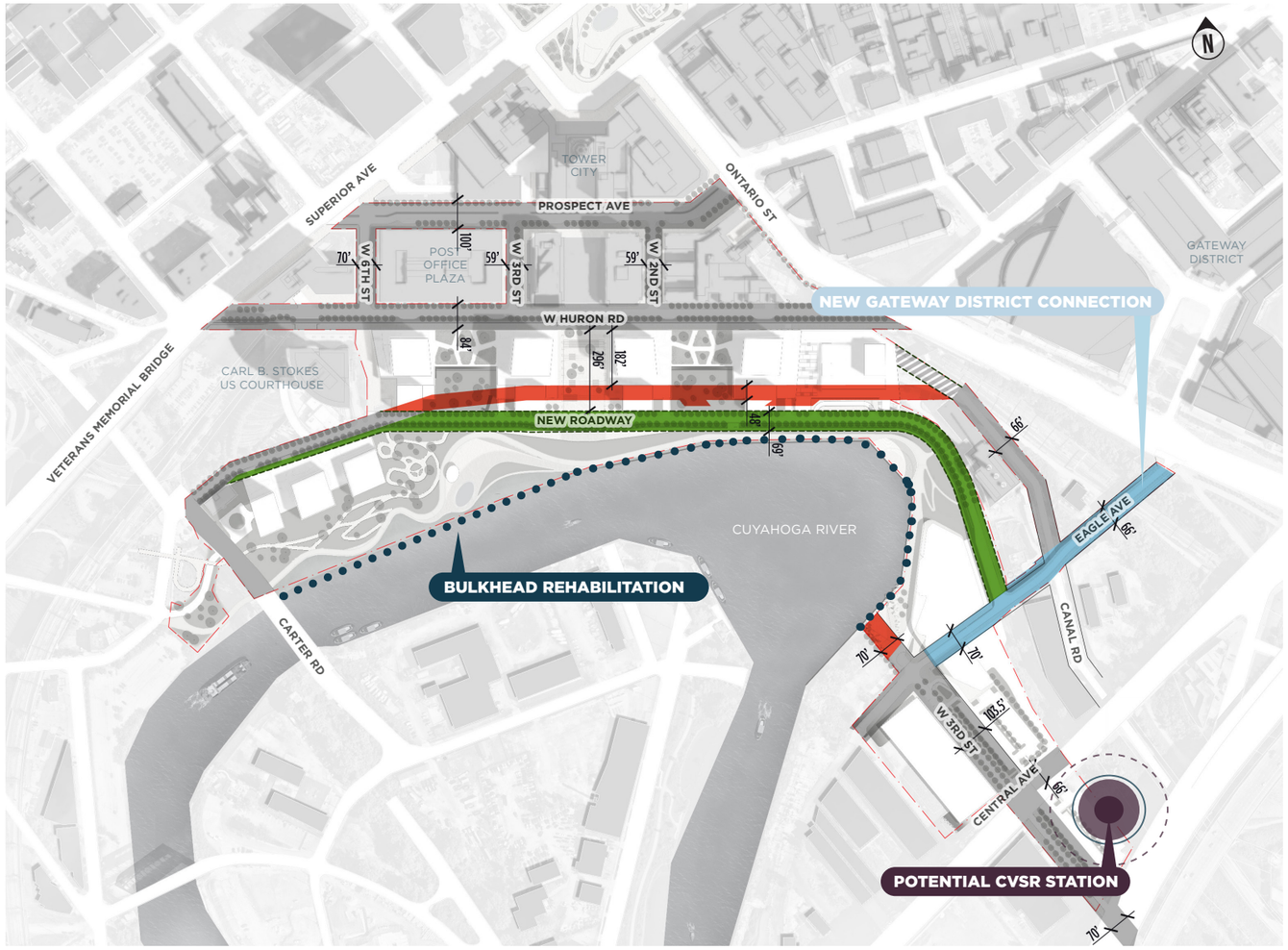
Position the district as a leader in reducing pollution and energy use, a promoter of transit and mobility, a supporter of clean energy, and a user of renewable and long-lasting building materials.

2

GUIDELINES FOR PUBLIC INFRASTRUCTURE



THE PUBLIC REALM AND ITS ENABLING INFRASTRUCTURE ARE FOUNDATIONAL TO THE QUALITY AND SUCCESS OF THE CUYAHOGA RIVERFRONT MASTER PLAN

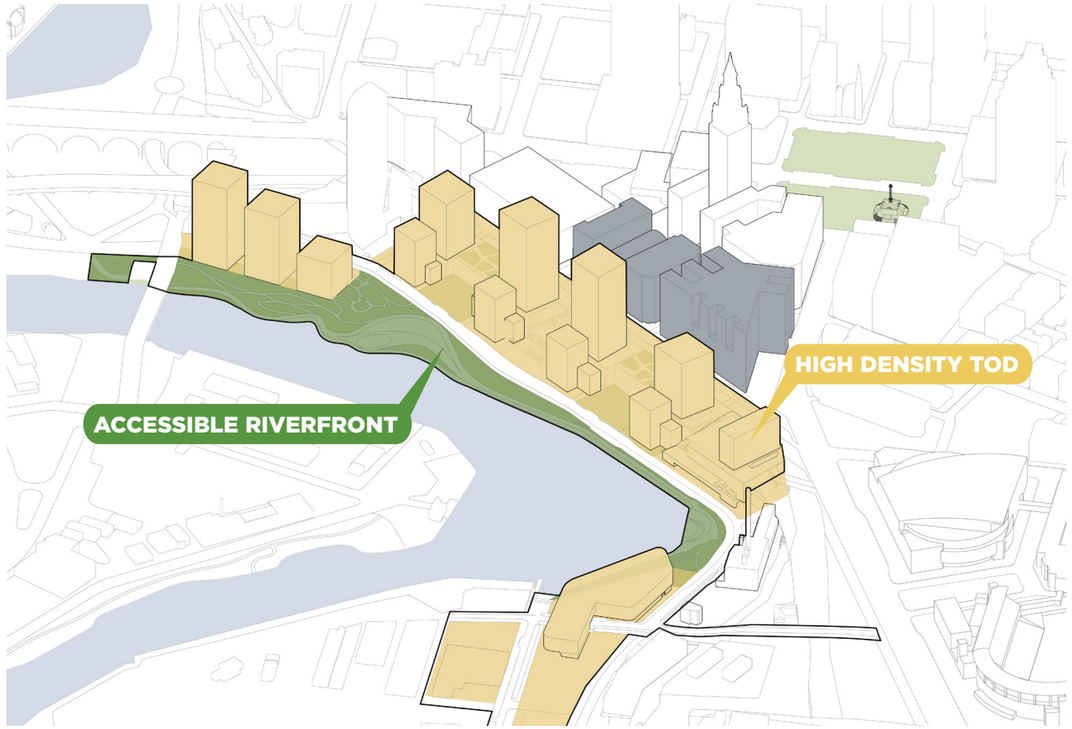


SAMPLE FRAMEWORK OBJECTIVES

1. Ensure public and private infrastructure investments align with existing roadways and support the Master Plan's vision.
2. Rehabilitate riverfront bulkheads adjacent to the property to support commercial shipping, new development, riverfront parks, and public access.
3. Shift Canal Road south (New Roadway) to create a new multimodal riverfront boulevard and provide additional space to the north for new development adjacent to Huron Road and Tower City.
4. Reestablish Eagle Avenue and the City street-grid network as a direct connection from the Gateway District to the Cuyahoga Riverfront.
5. Support ongoing and future infrastructure efforts that may align with the master plan vision including opportunities to extend the Cuyahoga Valley Scenic Railroad to downtown Cleveland.

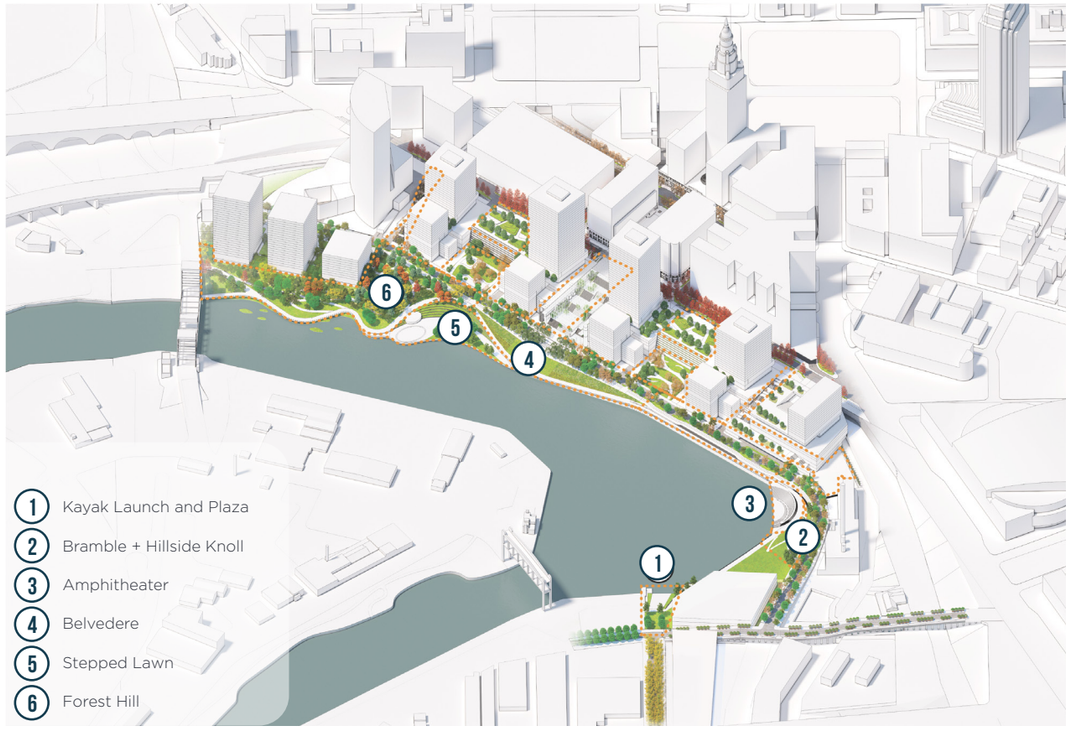
READYING THE SITE FOR THE 21ST CENTURY

LAND USE



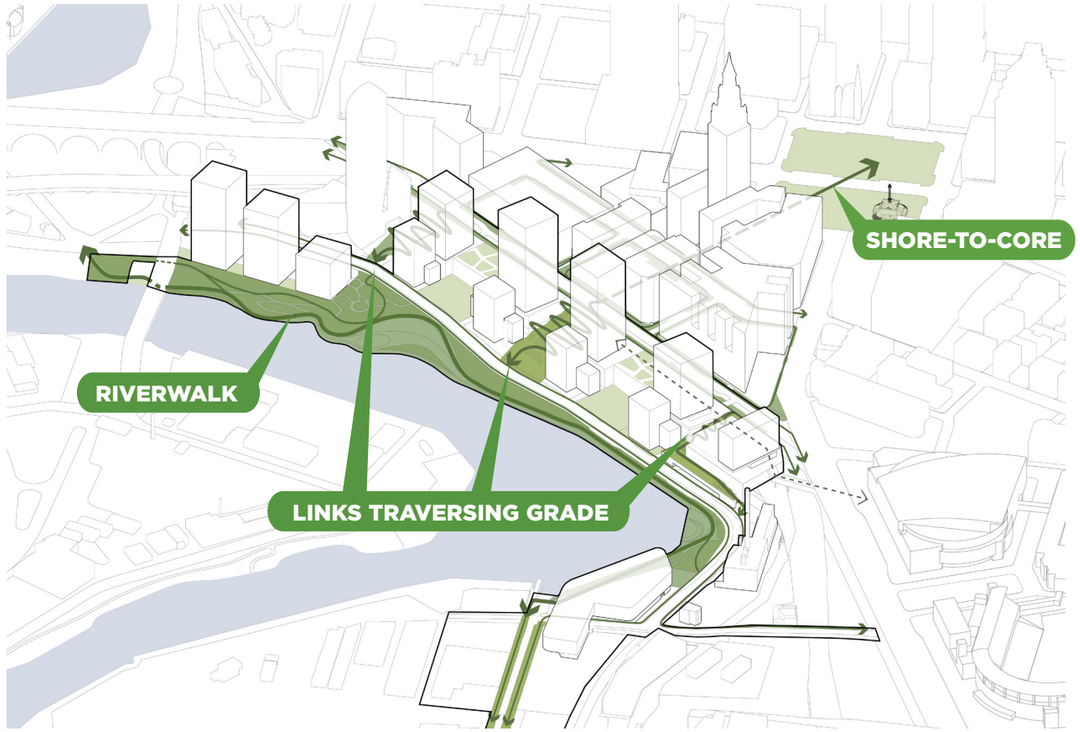
UNLOCKING THE SITES POTENTIAL WITH A PROGRAM THAT EMPHASIZES MIXED-USES DENSITY, RIVER ACCESS, AND LINKS TO TRANSIT AT TOWER CITY CENTER AND PUBLIC SQUARE

PARKS + OPEN SPACE



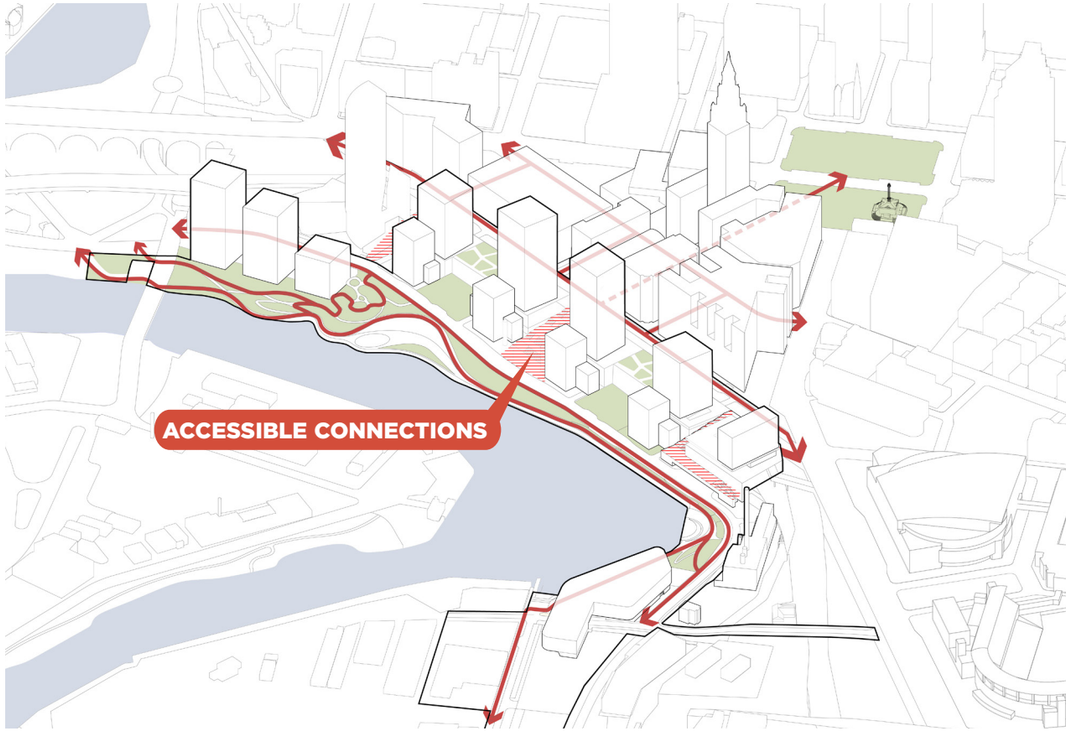
LEVERAGING PARKS, THE PUBLIC REALM, AND A CUYAHOGA RIVERFRONT PARK AS THE SIGNATURE GREEN SPACE THAT PROVIDES WATERFRONT ACCESS FOR ALL CLEVELANDERS

PEDESTRIAN ACCESS



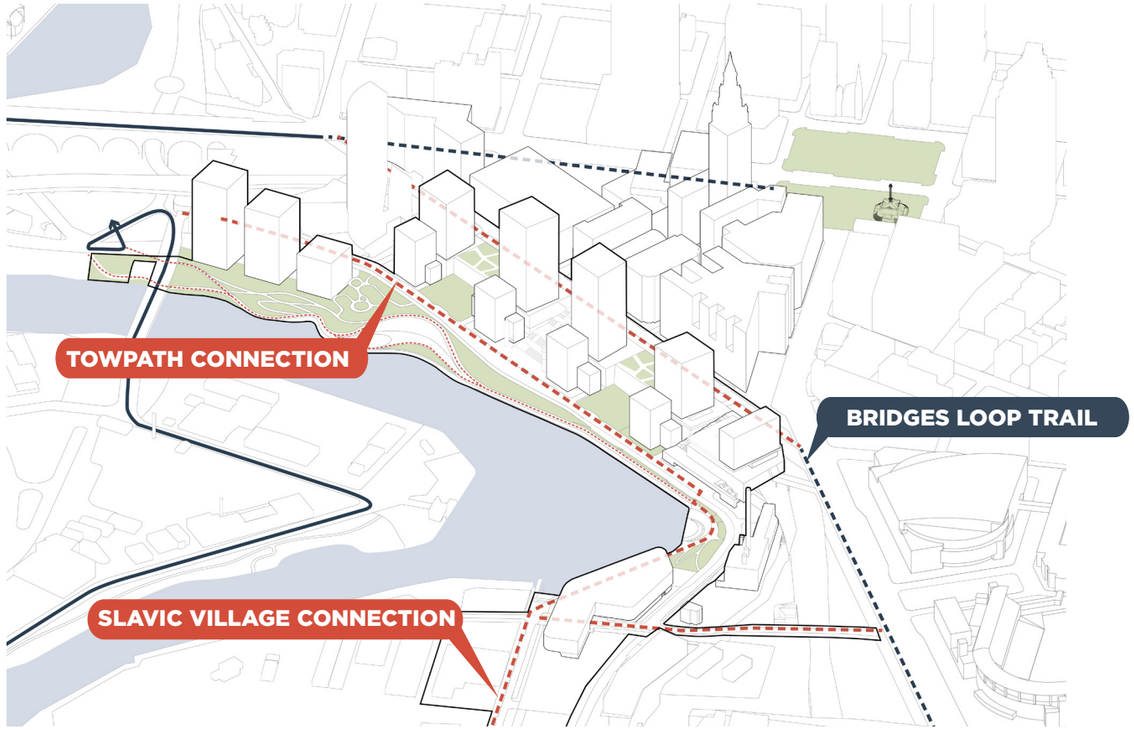
CREATE A WALKABLE ENVIRONMENT TO SUPPORT SHORE-TO-CORE-TO-SHORE AND CLEVELAND'S 15-MINUTE CITY GOALS, WHILE FOSTERING A VIBRANT MOBILITY NETWORK THAT MINIMIZES VEHICLES' INFLUENCE ON STREET DESIGN

UNIVERSAL ACCESS



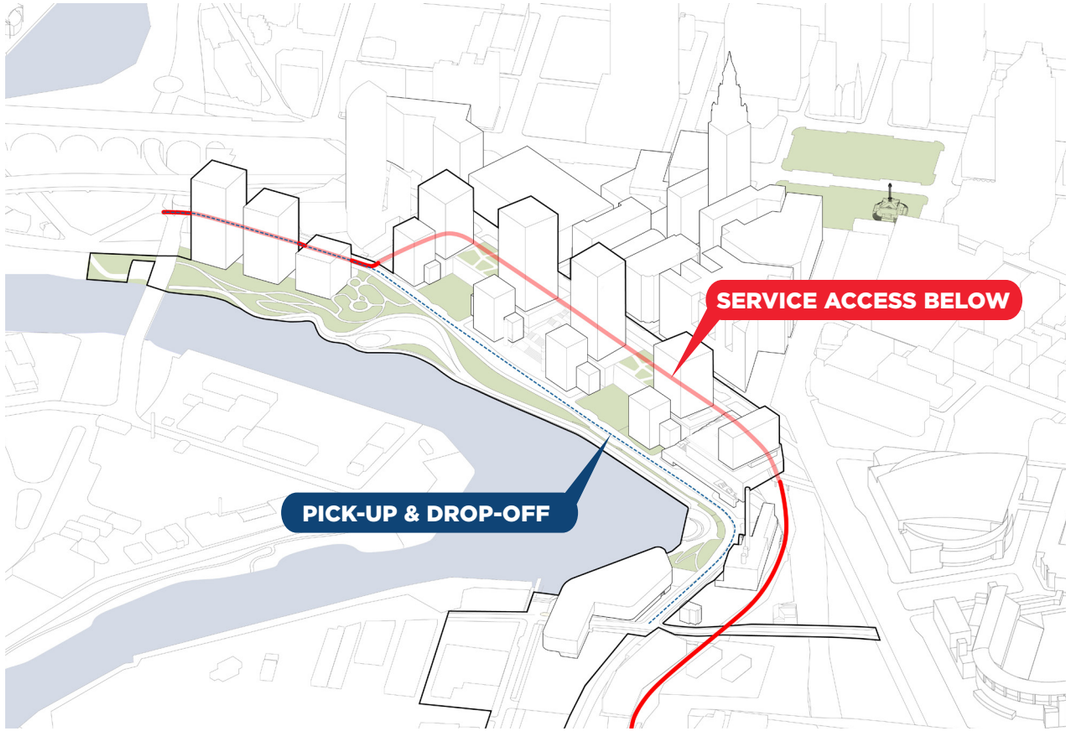
ESTABLISH AN INCLUSIVE NEIGHBORHOOD THAT OFFERS SAFE, CONVENIENT, AND ACCESSIBLE ROUTES FOR INDIVIDUALS OF ALL AGES AND ABILITIES, ENSURING EVERYONE FEELS WELCOMED AND ACCOMMODATED

BICYCLE ACCESS

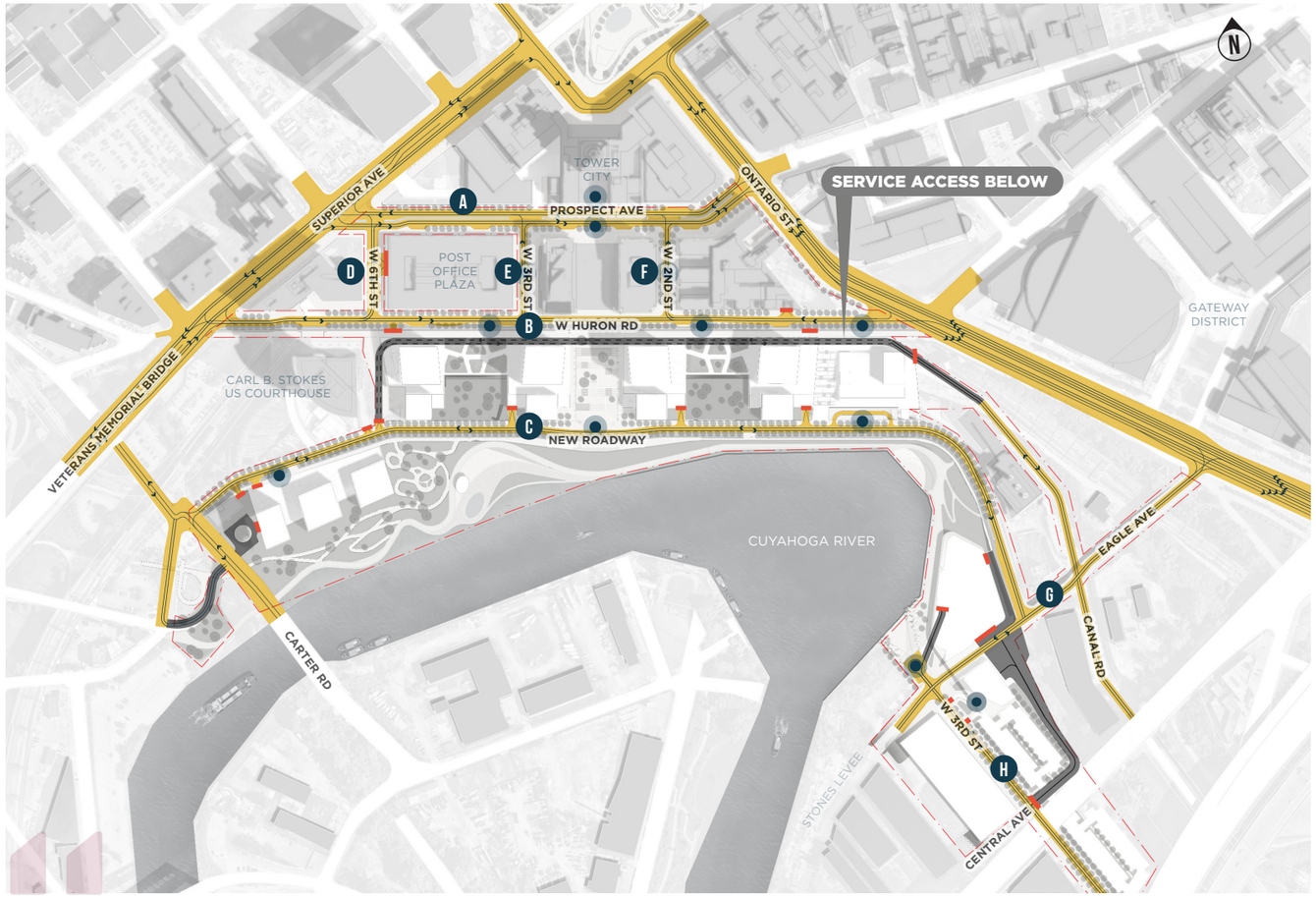


EXPAND THE CITY'S BICYCLE NETWORK BY CREATING NEW, CONVENIENT, AND SAFE FACILITIES THAT HARNESS EXISTING ROUTES WHILE PROVIDING NEW LINKAGES TO THE PROJECT AREA, DOWNTOWN, AND THE CITY'S NEIGHBORHOODS

SERVICE ACCESS



UTILIZE THE INTERNAL BELOW-GRADE DRIVE TO SERVICE THE ENTIRE DEVELOPMENT EFFICIENTLY, KEEP BACK-OF-HOUSE NEEDS OUT OF VIEW, AVOID CONFLICTS WITH PEDESTRIANS, AND REDUCE TRUCK TRAFFIC ON NEW ROADWAY



MAINTAIN EXISTING VEHICULAR ROUTES WHILE EXPLORING OPPORTUNITIES TO IMPLEMENT NEW CONNECTIONS OR VARIATIONS IN THE STREET NETWORK'S SIZE AND PURPOSE

SAMPLE VEHICULAR ACCESS OBJECTIVES

1. **Support Cleveland's ongoing Transportation Demand Management (TDM) Program** and use existing infrastructure efficiently and encourage transportation mode shifts at various locations.

2. Integrate multiple travel modes (bicycle, pedestrian, and transit) into the street network throughout the project area to serve all Cleveland residents' current and future needs by providing safe travel options regardless of age, ability, or transportation choice.

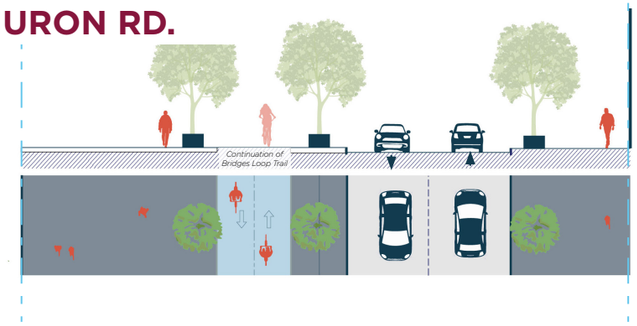
3. Improvements may include road diets or other streetscape features that **support Cleveland's Complete and Green Street Ordinance and subsequent multimodal transportation efforts.**

4. Utilize Pick-Up and Drop-Off (PUDO) zones to take advantage of current transportation technologies, limit car dependency, and optimize curb space and efficiency.

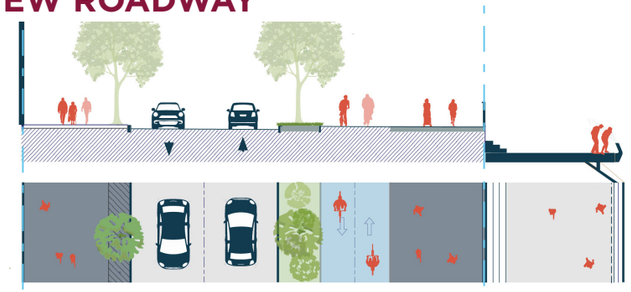
Street Zone	Building Frontage Zone		Pedestrian Through Zone		Amenity/Buffer Zone		Curb/Bike/ Flex Zone		Travel Zone	
Guidance	Minimum	Preferred	Minimum	Preferred	Minimum	Preferred	Minimum	Preferred	Minimum	Preferred
	0'*	See Below*	6'	10'*	4'*	10'	0'*	8' or >*	10'	11'

SIDEWALK ZONE | **ROADWAY ZONE**

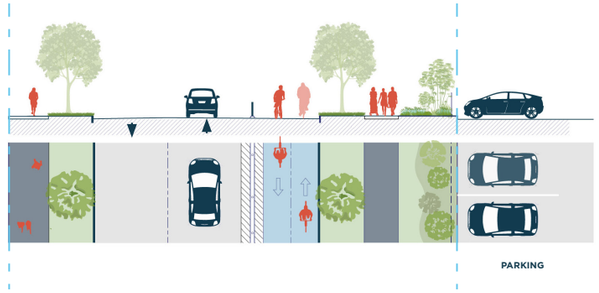
HURON RD.



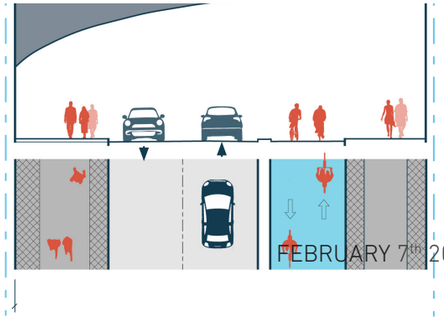
NEW ROADWAY



WEST 3RD

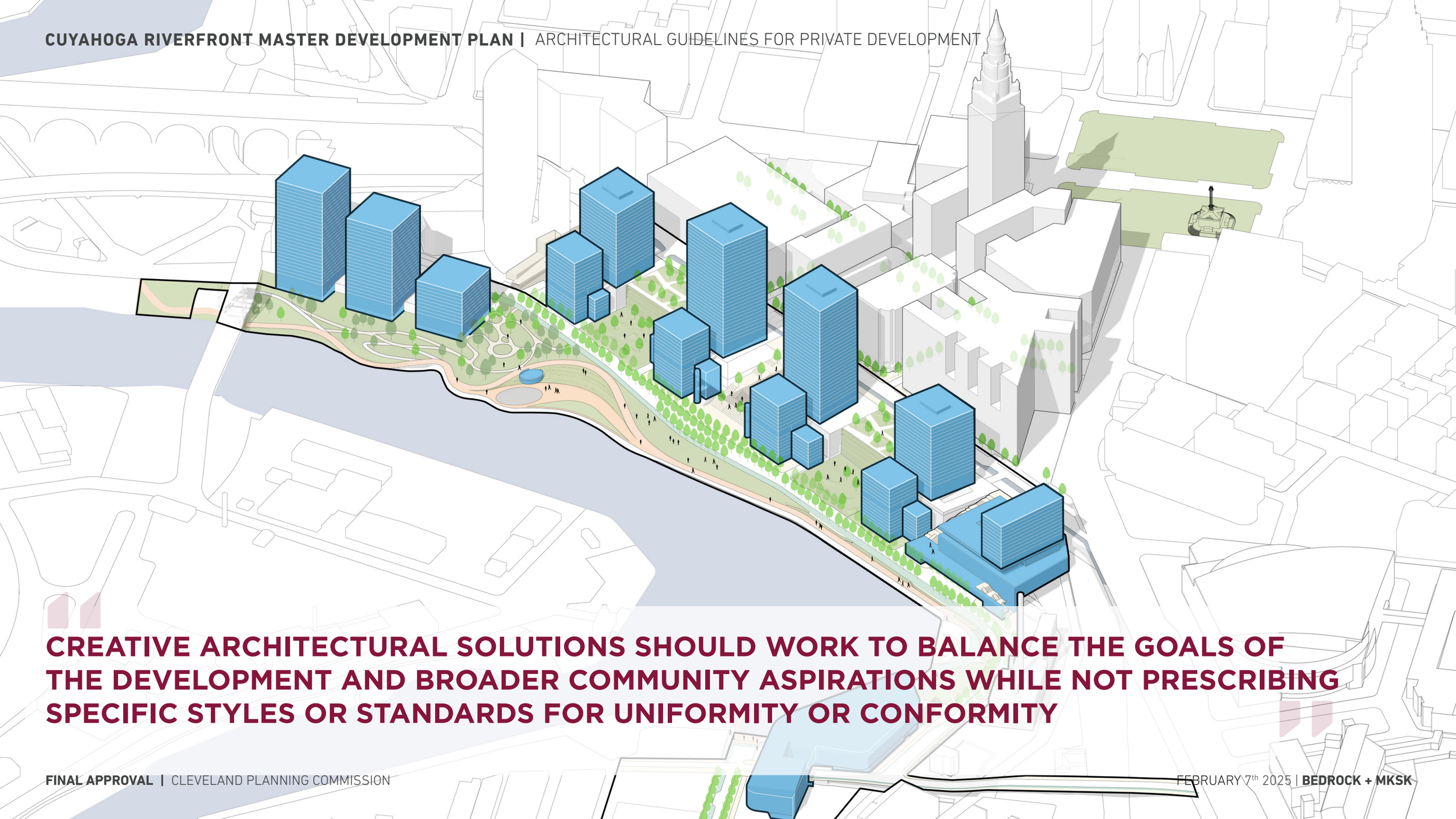


EAGLE AVE.



3

ARCHITECTURAL GUIDELINES FOR PRIVATE DEVELOPMENT



CREATIVE ARCHITECTURAL SOLUTIONS SHOULD WORK TO BALANCE THE GOALS OF THE DEVELOPMENT AND BROADER COMMUNITY ASPIRATIONS WHILE NOT PRESCRIBING SPECIFIC STYLES OR STANDARDS FOR UNIFORMITY OR CONFORMITY

MIX PROGRAMS AND AMENITIES TO DECREASE THE DEPENDENCE ON INDIVIDUAL VEHICLES AND HELP CREATE AN 18-HOUR ACTIVE AND THRIVING URBAN CENTER FOR ALL AGES, INCOMES, AND ABILITIES

PROGRAM OBJECTIVES

1. Integrate the Cuyahoga Riverfront Master Development Plan with the broader downtown Cleveland context to encourage physical and social connectivity across professional disciplines, age, gender, race, ethnicity, and income.

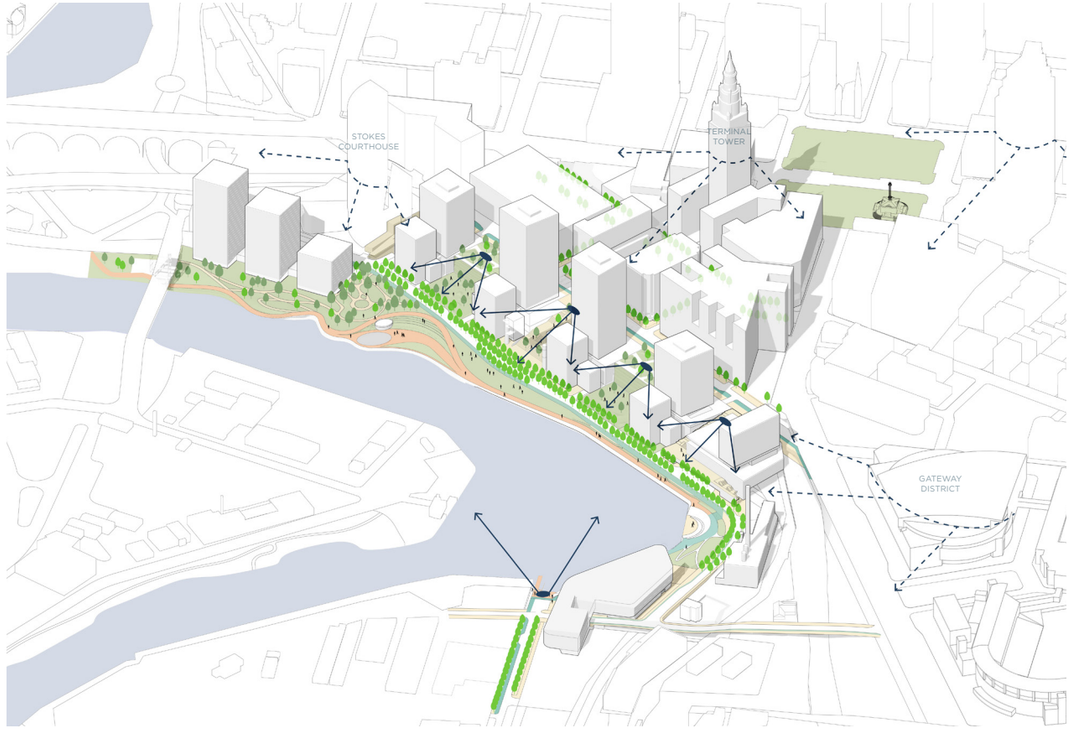
2. Strategically mix land and building program to create an enduring and vibrant neighborhood with the goal of attracting amenities that will fulfill the City of Cleveland's 15-minute vision.

3. Buildings sited adjacent to one another should locate programs similar to the adjacent structures so that similar programs face one another, whenever possible. (Like facing like)

4. Locate active uses, like retail and residential along street levels and if applicable, strategically along park spaces to enhance and street frontages and the pedestrian experience.

5. Locate parking structures in key locations to maximize efficiency, reduce vehicular travel through the district, and increase shared parking between daytime and nighttime uses.

FORM

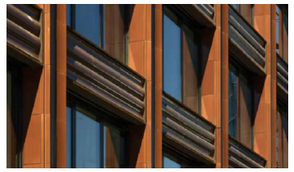


BUILDING MASSING AND ARCHITECTURAL FORM SHOULD BE DESIGNED TO BALANCE MULTIPLE SCALES BETWEEN THE LARGER URBAN FABRIC AND THE PEDESTRIAN EXPERIENCE THROUGH THE SITE TO PROVIDE SAFE AND ACCESSIBLE SPACES WHILE PRESERVING VIEWS

SETTING

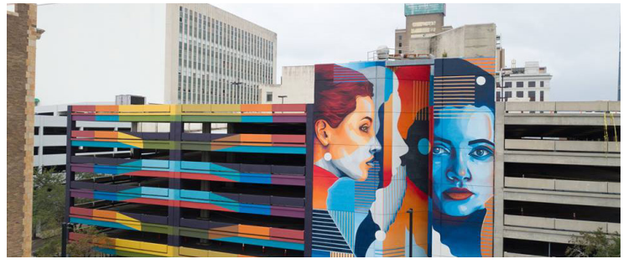
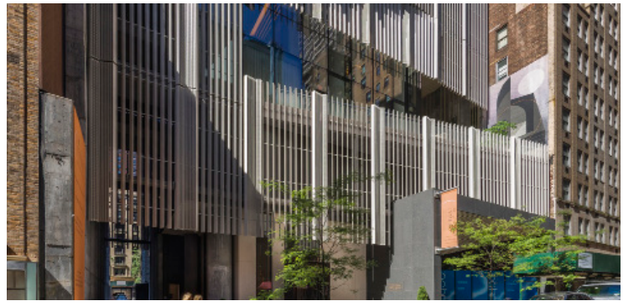
BUILDINGS WILL BE VISIBLE AND ACCESSIBLE FROM ALL ANGLES AND SHOULD BE DESIGNED TO CREATE A VIBRANT, ENGAGING, AND WALKABLE COMMUNITY WITH ACTIVE GROUND FLOORS

MATERIALS



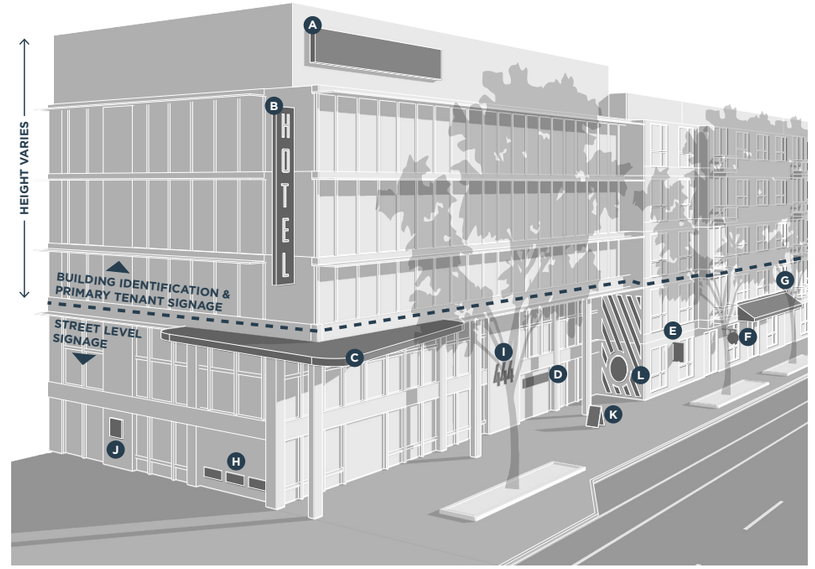
BUILDING MATERIALS SHOULD BE CONTEXTUAL, PROVIDE A DIVERSE & DISTINCT ARCHITECTURAL CHARACTER, WITHOUT A PRESCRIBED ARCHITECTURAL STYLE

PARKING

PARKING STRATEGIES SHOULD PRIORITIZE EFFICIENCY, AESTHETICS, AND SUSTAINABILITY, AT A DISTRICT WIDE APPROACH.

LIGHTING + SIGNAGE



CREATIVE LIGHTING SOLUTIONS ARE ENCOURAGED AND SHOULD BE DESIGNED TO COMPLEMENT & ENHANCE ARCHITECTURAL FEATURE

FUTURE SIGN PLANS FOR EACH PARCEL ARE INTENDED TO MAINTAIN CONSISTENCY WITHIN A PARCEL BUT AVOID OVERALL UNIFORMITY

Best practices for sidewalk widths, flexibility is needed but overall vision should define minimum requirements

Minimum widths should be determined for streetscape elements such as sidewalks & amenity zones

CONCEPTUAL STREETSCAPES

Zones of the Street

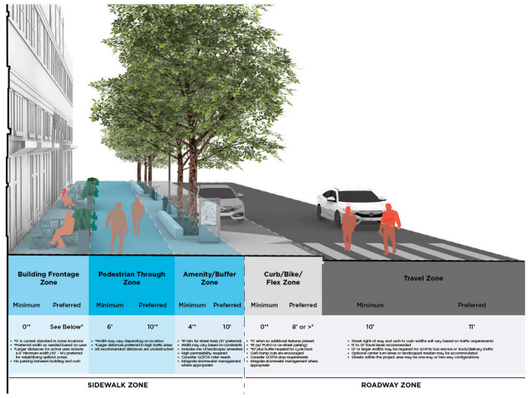
Creating Pedestrian-Scaled Environments

A street includes the entire area within the public right-of-way but may also have privately owned public space (POPS), which is land that is open to and made available to the public. Various functions may occur within t
just car traffic. For the purpc
are broken down into zones
Combining all these zones is
valuable public space, and w
environment that provides th
achieve great streets, it is im

- **TRAVEL ZONE** - The travel
oriented, it accommodates
other types of facilities. In t
lanes to multiple lanes, incl
- **CURB / BIKE / FLEX ZONE**
(PUDO's), and potentially c
tracks on one or possibly b
and locations please refer t
is also where the pedestrian
transit stops, bulb-outs, and
- **AMENITY/BUFFER ZONE** -
and is home to street trees,
Also referred to as the buff
and vehicular travel. The am
which is the back of the cur
this zone's dimensions, mat
quality in the pedestrian exp
- **PEDESTRIAN THROUGH ZO**
pedestrians, and in some ca
use path or cycle track at si
zone is subject to specific s
broad sidewalk standards w
and pedestrian travel throug
- **BUILDING FRONTAGE ZON**
transitioning from the publi
that may include building e
provide a transition from sic
activate the street and build

Streetscape Objectives:

- Promote street and right-of-way designs



EXPANDED STREET SECTION TO INCLUDE MORE GUIDANCE ON ZONES AND DIMENSIONS INCLUDING NOTES ON UNIQUE CONDITIONS

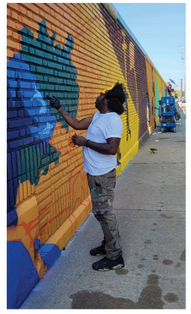
REVISED PUBLIC ART LANGUAGE WITH A FOCUS ON COORDINATION WITH THE COMMUNITY, ARTIST(S), AND CITY EARLY ON IN THE PROCESS

PUBLIC ART

Interest + Identity

Enriching, Enhancing, and Engaging

Public Art is a critical component of the built environment and adds much to the city's character, history, aesthetics, and quality of life. It is permitted throughout the City of Cleveland and should be encouraged and featured throughout the project area. Public art projects should include pop-ups, temporary experiences, spatial artwork (sculpture), and murals. These pieces should be carefully curated to provide interactive and unique methods for storytelling and education on the riverfront and the site's unique place in Cleveland's past and future.



Public Art Objectives:

- Encourage the integration of public art in the district's buildings and public realm so they are not placed as isolated objects or utilized to overcome design shortcomings.
- The community should be engaged in the development of permanent art installations and local artists should be considered along with international artists.
- Engage with artists earlier in the planning and design phases to avoid artwork feeling placed as an afterthought.
- The design and selection of art pieces should be influenced by the site's physical character, as well as its cultural history.
- Art should be designed and installed so as not to damage or obscure contributing features such as buildings or river views or impact adjacent properties with light or sound that emanates from them.
- Artistic lighting for screening or as a dramatic feature can help honor Cleveland's rich history of innovation and industry.
- Artworks should be crafted and installed with maintenance and durability in mind.
- Temporary art installations should be explored to activate spaces for specific seasons, events, or programs.
- Public art installations should be coordinated with the City of Cleveland's Senior Arts Strategist to ensure compatibility with other efforts and standards.
- Art locations, materials, mediums, and other criteria such as quality, appropriateness, safety, feasibility, and maintenance will be evaluated and approved per City of Cleveland requirements.

Work with Rhonda Brown [City of Cleveland's Senior Arts Strategist]

Inclusion of public art early in the design & planning phases proactively, and to coordinate with other efforts

Public art should avoid feeling glued onto the surface after the fact

Create porosity on all 4 sides on the ground floor – emphasizes uses don't always need to be retail

Rethinking the idea of the "front door," advocate allowing people to enter from all sides

SETTING

Frontage + Activation

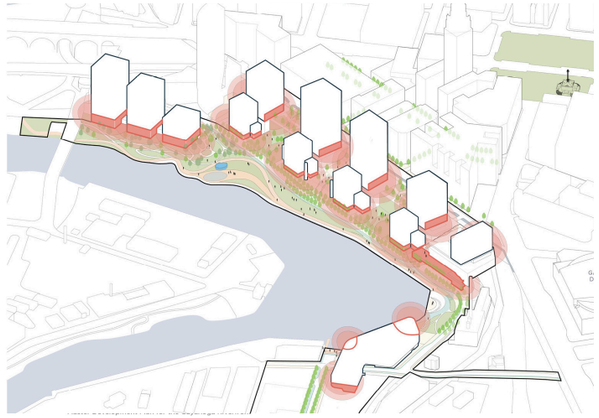
Activating the Urban Form

Successful streetscapes create a vil
pedestrian scale. This includes grou
passageways, program, transparen
an environment conducive to pede
streetscapes around the buildings.

Neighborhoods at this scale are mc
active urban streetscape. Large blo
the desired activity and should be
passage, facilitate walkability, add
community engagement.

Given the location of the project ar
without backs) as well as from abo
and each side should be developed
these multi-sided structures, in con
opportunities for users to permeat
Similarly, building setbacks should
public amenities, parks, and plazas

Due to the large change in topogra
"ground floor" access. For clarity, t
"street level elevations" above the
The objective is to activate the faca
throughout the entirety of the site
to the grade change to ensure that
across the entire site.



UPDATED FORM AND SETTING TO EMPHASIZE GROUND FLOOR ACTIVATION AT STREETS AND PARKS + POROSITY ON ALL SIDES TO ACCOMODATE BUILDINGS WITH NO BACKS.

Cleveland City Planning Commission

Staff Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 7, 2025

CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING

City Planning Commission

Staff Report

Friday, February 7, 2025 | Cleveland City Hall, Virtual Webex | Begins: 9:00 AM

Master Development Plan – Final Adoption

- **Project:** #DF2024-032 – Bedrock Cuyahoga Riverfront Master Development Plan (MDP)
  Address: Cuyahoga Riverfront in Downtown Cleveland
  Representative: Nora Romanoff, Bedrock; Cullen Meves, MKSK; Michael Mears, MKSK

Staff Recommendation:
Approve as a guide document for future development.

Public Comment Overview

- 57 comments were received in addition to general stakeholder outreach.
- **CVSR** comprised ~50% of the comments, with a desire to extend the line to downtown Cleveland and into Tower City Center.
- **Additional themes** from public comments included: desire for world-class quality pedestrian/bike infrastructure, general support, ADA accessibility, and river safety (ie: concern related to recreational boating mixing with commercial shipping operations).

Key Considerations for Future Development Projects within MDP Area
Consistent with the Master Development Plan, staff recommends Planning Commission consider the following focus items when reviewing future projects within the Cuyahoga Riverfront project area:

1. General public & ADA connectivity through exterior spaces should be emphasized and accommodated in all future development projects, both between Huron and the Riverfront, and between individual development sites.

2. Projects should lean into & define the "District character" of the streetscape, with emphasis on world-class caliber & best practices for pedestrian walkability, and spaces that encourage Clevelanders to linger.

Cleveland City Planning Commission

Special Presentation – Public Art

CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 7, 2025

Special Presentation – Public Art

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Feb 7, 2025

E. 185th St. Streetscape (Cleveland Public Art Program) "United and Rising" Sculpture

Location: Corner of E. 185th St. & LaSalle (across from the LaSalle Theater)

Project Representative: Tarra Petras and Robert Gatewood

Review Level: Final Approval

Ward 8 – Councilmember Polensek | SPA: North Shore Collinwood

East 185th

PUBLIC ART PROJECT

Collinwood

UNITED & RISING

2025 UPDATE

DESIGNED BY

MASTER COLLECTIVE

EAST 185TH PUBLIC ART TEAM

MASTER COLLECTIVE
EAST 185th PUBLIC ART TEAM

Robert
GATEWOOD
PROJECT LEAD & DESIGNER

Andriana
AKRAP DESIGNER

Perris
MACKEY ARTIST

Linda
ZOLTEN WOOD ARTIST

Interest in supporting the development of this art project has grown over the 2 years of its development and ideation.

Because of the delay and various other local projects, some members of the team have changed their roles, but more are ready to join in completing the production of the final work, the community programming informing design decisions, and commencement event at Ariel LaSalle Theater this Spring.

- All current or former residents of Cleveland, most from/in Collinwood
- Contemporary art and graphic design acumen and experience
- Positive relationships with all major Collinwood stakeholders
- Collaborative creative processes to ensure community involvement
- More artists are interested in collaboration. Info to come.

GOALS & CURRENT STATUS

ORIGINAL PROJECT GOALS

Create a permanent art installation that residents and visitors will find attractive.

60%

Being across from 185th Street's public anchor, the Ariel LaSalle Theatre, means this project will be critical to district and neighborhood perception. It has to shine, and also accurately reflect us.

Develop the installation collaboratively, with residents and stakeholders informing design choices.

50%

Having the voices of the community inform what subjects and figures are represented will increase buy-in and develop pride in the art installation.

Empower hyperlocal creatives to get involved with Collinwood community building.

30%

Almost as important as creating a beautiful and authentic work of art with the voices of the community, building a team of leaders who are passionate about or present in the community will inspire the youth we engage to do the same, and will serve as proof that talent from Collinwood can make it (and the world) even better.

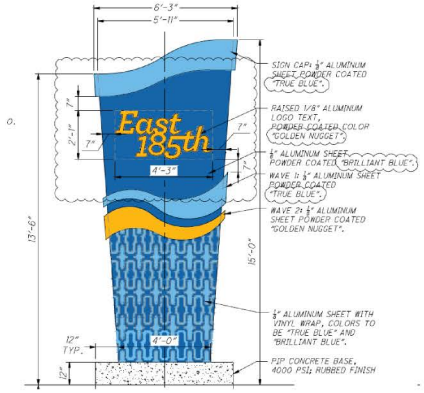
CURRENT STATUS

Completed the primary sculpture with local artist Jerry Schmidt.

Planned engagements with Cleveland State Art Dept. on final production in partnership with Students & Professors beginning Feb. 2025

Coordinating Public Feedback rounds at local events and online, partnering with Collinwood Observer & other local media outlets

Leveraging the streetscape design of East 185th and redevelopment of our Merchants Group, create media & content with locals to promote the art installation and streetscape totems



INSTALLATION CONCEPT

Our installation will be an aluminum scuplture made as a collaboration between renown local scupltor Jerry Schmidt, students & faculty at Cleveland State University, and local artists and youth on our team.

- The Design is still in development, as we will engage multiple groups across the Greater Collinwood community for feedback and inspiration on specifics if commissioned.
- We are using steel and anodized aluminum for all elements, with mural and other artwork digitally applied to aluminum or glass to maintain high quality over multiple years of Cleveland winters. With guidance from Laura Bala and inspiration from the team that produced the totems for the East 185th Streetscape
- All creative work and community engagement programming would be led by Robert Gatewood with design support from Andriana; each art component would be led by our respective artists.
- Production of the Installation would be completed with the support of sculptor Jerry Schmidt, the City of Cleveland, and the metalworking faculty at Cleveland State University.

East 185th

COMMUNITY ENGAGEMENT PROGRESS

- Upon approval, Robert will schedule engagement meetings with O.H. Perry Administration and Cleveland State University to host a series of programs that expose youth to the project and develop the creative elements our Artists will use in making their part of the sculpture a reality.

- Robert will utilize the Collinwood and Euclid Observer, in partnership with John Copic, to share the project and events related to its development over the following 3 months.

SCULPTURE CONCEPT RENDERING

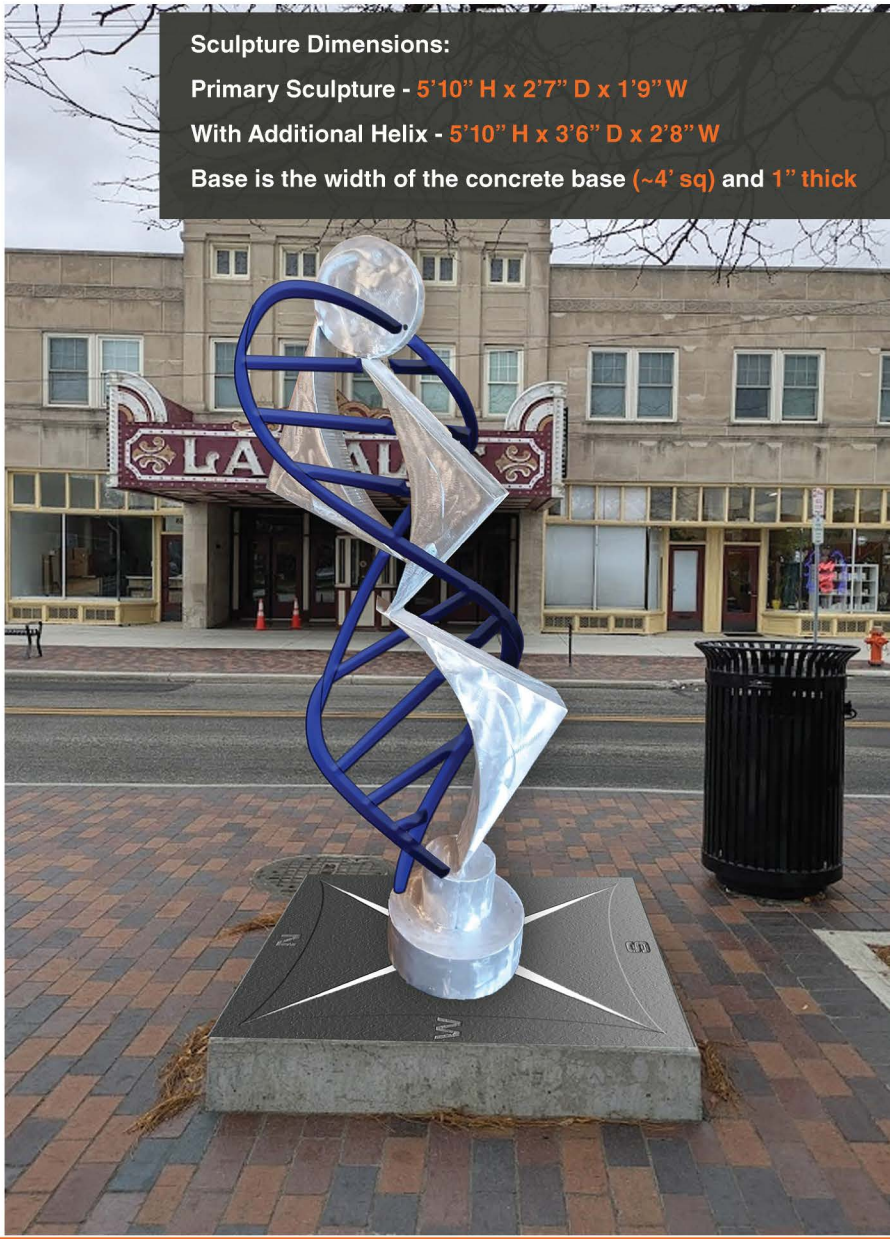
‘United & Rising’ will convey the history of our community, the depths of our culture and history, and the rising nature of our shared future.

- **The Base Sculpture:** The Sculpture’s placement across from the historic LaSalle Marquee affords us an opportunity to use the sculptor’s vision of representing an upward and positive future with the reflective aluminum treatment (it’ll shine at night during events!). Additionally, the materials selected have been used in other outdoors sculptures around Collinwood, and have survived well for over a decade.

- **Elements:** The additional elements of ‘United and Rising’ will be a flattened aluminum and steel structure that connects to and surrounds the original sculpture. These would be designed to reflect our heritage and connection to the railroads, and infer the deep ties with a double-helix form that surrounds and protects the original sculpture.

- **Sculpture Floor:** The sculpture will sit atop a 4 ft sq” base that is steel covered with weathersafe vinyl. The Art developed by our team of artists and youth participants will be scanned and applied, with the originals being installed at local institutions and businesses, and will benefit local nonprofit and youth programs operating on East 185th Street.

- **Additional Detail:** The specific details of the rods that will comprise the double-helix formed railroad inspired elements will be developed with supervision and collaboration with Jerry Schmidt and Cleveland State University’s faculty metalwork professionals to ensure it can survive general public contact and typical Cleveland weather circumstances.



East 185th

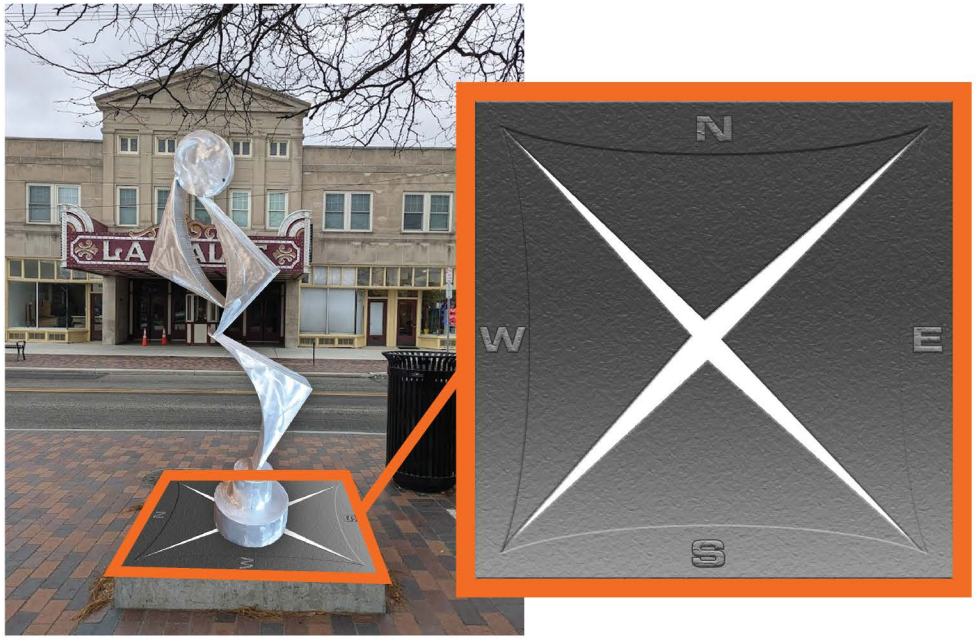
SCULPTURE CONCEPT RENDERING & COMMEMORATION

With design elements complete and final design of the Installation fabricated, we would host a free commemoration event at the LaSalle.

ARIEL LA SALLE THEATER

- In partnership with all stakeholders connected to the project, we would host an event to commemorate the process, neighbors, and partners in completing it.
- Food from local vendors, entertainment and step-by-step presentations of the development of the Installation, and other activities as we are able to confirm them would round out the event.
- Upon final completion and approval of the city, we would book the Ariel LaSalle Theater and promote the free event for stakeholders, residents, and interested supporters.

SCULPTURE CONCEPT RENDERING, CON'T.



The 'Compass Base' will feature four designed panels, each created on a traditional media (paint, drawing, collage, etc.) and digitally captured and applied to weather-safe graffiti-resistent vinyl.

Each Color on the rendering refers to one artist that would guide that panel's artist direction, and each represents a collaboration with youth and residents in the community to create it. Final designs to be completed after public engagement meeting, development by team artist, and presentation to City (if necessary).

Primary colors will derive from the original work done on the East 185th Streetscape Totems & Pole Signage (right)

BENJAMIN MOORE COLORS

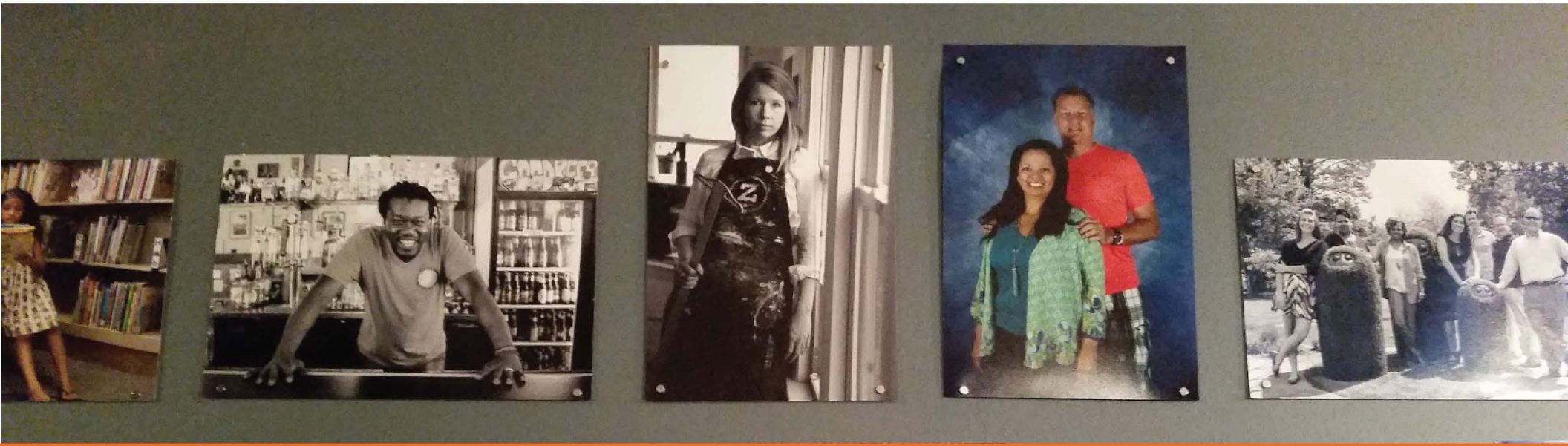
BRILLIANT BLUE COLOR PREVIEW 2065-30	TRUE BLUE COLOR PREVIEW 2066-50	GOLDEN NUGGET COLOR PREVIEW 2019-20

Collinwood

UNITED & RISING

THANK YOU FOR THE OPPORTUNITY!

ANY QUESTIONS?



Cleveland City Planning Commission

Mandatory Referrals

CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 7, 2025

Mandatory Referrals

Feb 7, 2025

Ord. No. 119-2025 (introduced by Council Member McCormack)

Authorizing the Mayor and the Commissioner of Purchases and Supplies to purchase property for park purposes located between Starkweather and Professor Avenues to expand "Lucky Park"; and amend a property adoption agreement with Tremont West Development Corporation relating to maintaining and improving the park.

Cleveland City Planning Commission

Real Estate Legislation

February 7, 2025

CITY OF CLEVELAND
Mayor Justin M. Bibb

MAYOR'S OFFICE OF CAPITAL PROJECTS
Architecture & Site Development · Engineering & Construction · Real Estate
MOCAP
Building Cleveland

Ord. No. 119-2025

Acquisition of land for the expansion of a City park (004-17-097)

Legislative Purpose

Authorizing the Director of the Department of Parks and Recreation to purchase PPN 004-17-097 located between Starkweather Avenue and Professor Avenue from St. Theodosius Orthodox Christian Cathedral for the expansion of Lucky Park .

CITY OF CLEVELAND

Mayor Justin M. Bibb

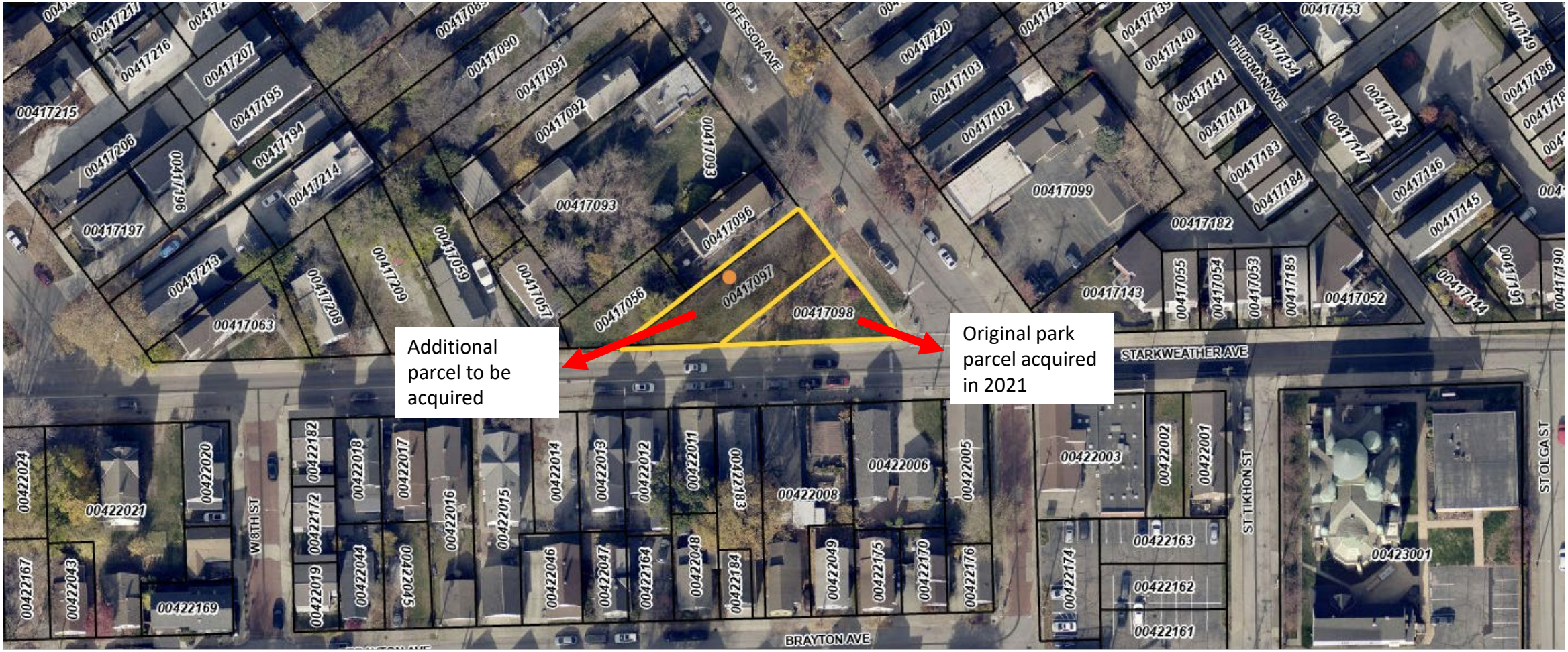
MAYOR'S OFFICE OF CAPITAL PROJECTS

MOCAP

Architecture & Site Development • Engineering & Construction • Real Estate

Building Cleveland

Ord. No. 119-2025
Acquisition of land for the expansion of a City park (PPN 004-17-097)
Location Map



Ord. No. 119-2025
Acquisition of land for the expansion of a City park (PPN 004-17-097)
Street View

Ord. No. 119-2025
Acquisition of land for the expansion of a City park
(004-17-097)

- The City of Cleveland acquired the initial parcel for Lucky Park, PPN 004-17-098, authorized by Ordinance No. 568-2021 which passed July 14, 2021.
- Tremont West Development Corporation agreed to maintain and improve the park under a property adoption agreement.
- St. Theodosius Orthodox Christian Cathedral owns vacant land (PPN 004-17-097), adjacent to Lucky Park, which City will acquire for the expansion of Lucky Park.
- The existing property adoption agreement will be amended to add the parcel being acquired.

CITY OF CLEVELAND
Mayor Justin M. Bibb

Architecture & Site Development · Engineering & Construction · Real Estate
MAYOR'S OFFICE OF CAPITAL PROJECTS
MOCAP
Building Cleveland

Cleveland City Planning Commission

Administrative Approvals

CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 7, 2025

Administrative Approvals

Feb 7, 2025

Ord. No. 107-2025 (introduced by Council Members McCormack and Griffin – by departmental request) Authorizing the Director of Port Control to lease certain space located at Building No. 208 at 5851 Cargo Road at Cleveland Hopkins International Airport to Swissport USA Inc. to support aviation ground handling operations and maintenance services for various airlines at the airport, for a term of one year, with four one-year options to renew, exercisable by the Director of Port Control.

Cleveland City Planning Commission

Special Presentation (for information only)

CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 7, 2025

Special Presentation (for information only)

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Feb 7, 2025

Economical Infill Housing – Trudy Andrzejewski, Bureau Chief,

Neighborhood Revitalization

CITY OF CLEVELAND
Mayor Justin M. Bibb

Department of Community Development
& City Planning Commission

Economical Infill Housing

Special Presentation (For Information Only)
February 7, 2025

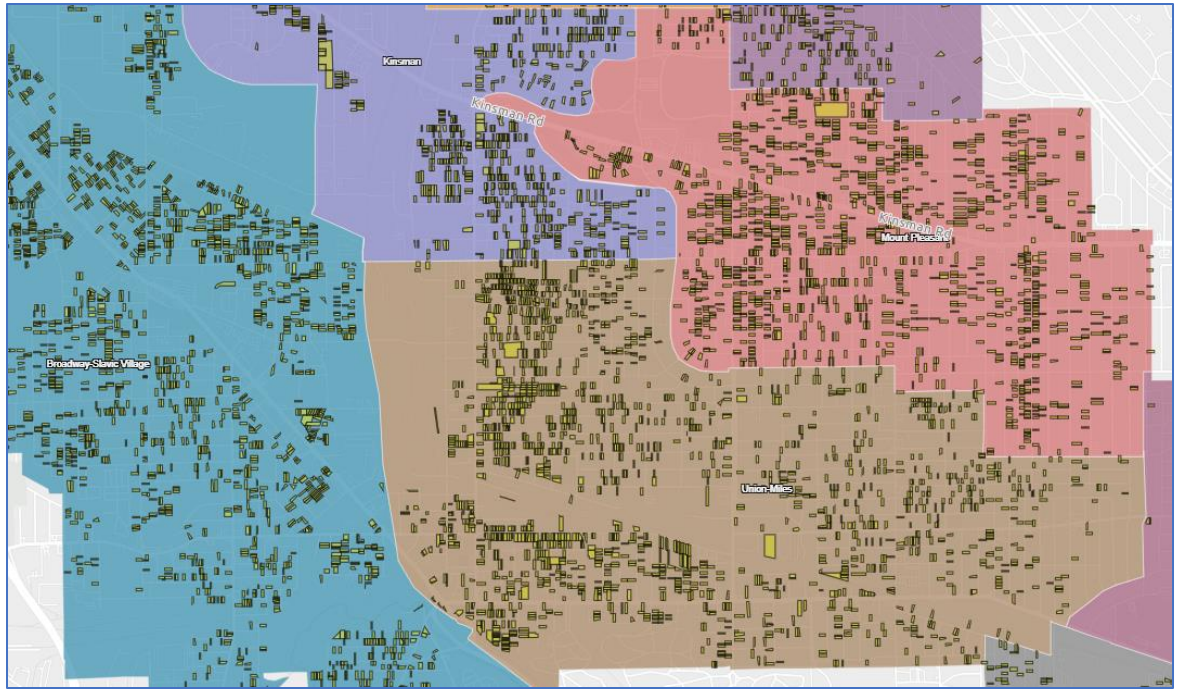
Project Background

Need:

- Quality Affordable & Attainable Housing
- New Construction under $400K

Opportunity:

- Land Bank Inventory
- Site Control of 18K+ Parcels



Example Cleveland Land Bank Parcel

Physical Characteristics

Square Feet	4,101
Acres	0.09
Perimeter	132
Legal Frontage Ft. (County)	35.0

The Challenge:

Three architecture firms will explore existing neighborhood conditions and attempt to design single-family, detached homes with the following construction costs:

- **$100,000**
- **$175,000**
- **$250,000**
- **Tiny Home: $25,000**

Deliverables:
- Conceptual site plan, elevations and floor plans at each price point
- Determine a justifiable cost methodology
  - Acquisition and permitting costs not included

Considerations:
- Opportunities to support for unsheltered individuals
- Optional garage add-on not included in pricing
- Incorporation of green building standards

CLEVELAND ECONOMIC INFILL HOUSING

AT A GLANCE:

950 SF 1.5 STORIES
FIXED FLOOR PLAN
VARIABLE ORIENTATION
SOLAR OPTIMZIED
ROBUST ENVELOPE AND STRUCTURE
STANDARD BASE MODEL
WITH OPTIONAL ADD-ONS

STATEMENT AND OBJECTIVES

Decouple the “value of a home” from the material and real estate economies of “building a house” (land, location, labor and material) working to establish home value based on metrics of quality and timefullness that speak to a wider civic and social duty. We deploy housing to improve the social, environmental, cultural, and economic qualities of the neighborhood in which it exists

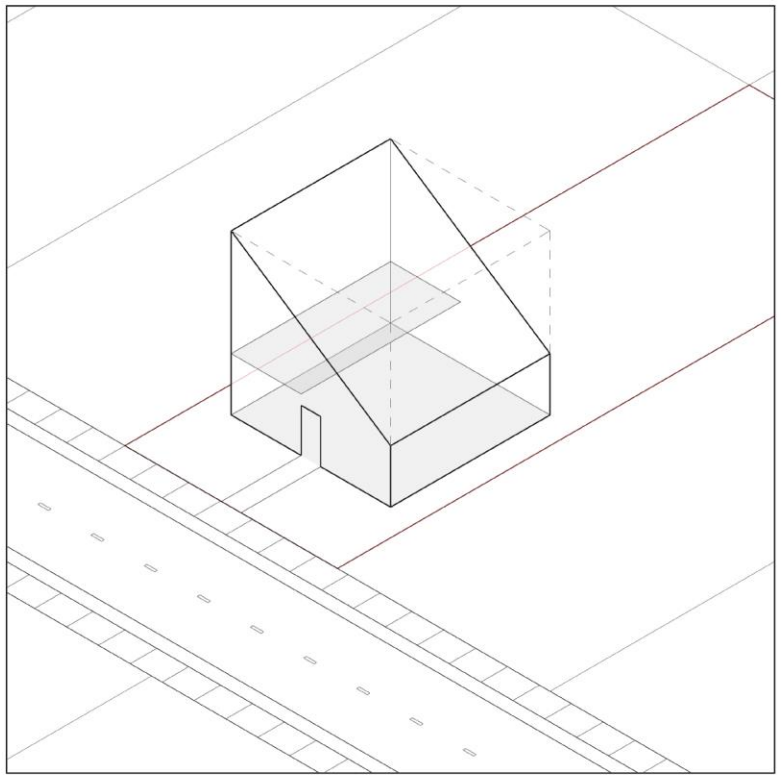
- **design a flexible plan and shell that allows for growth and adaptation**
- **Make material choices preferencing life cycle and utility costs**
- **prioritize assembly quality and maintainability**
- **Place investment value on the contribution to the neighborhood, community, and city.**

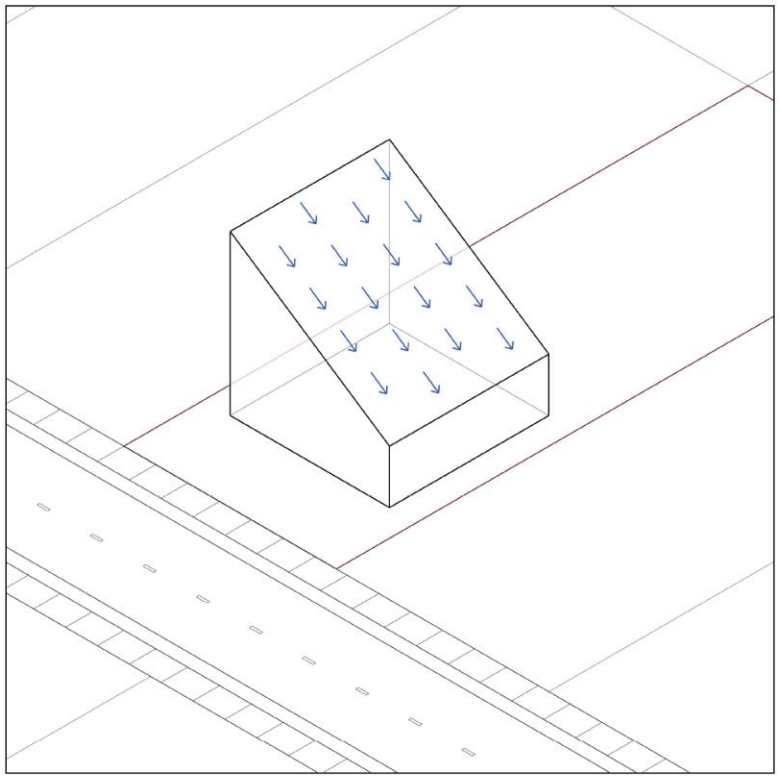
COST ASSESSMENT

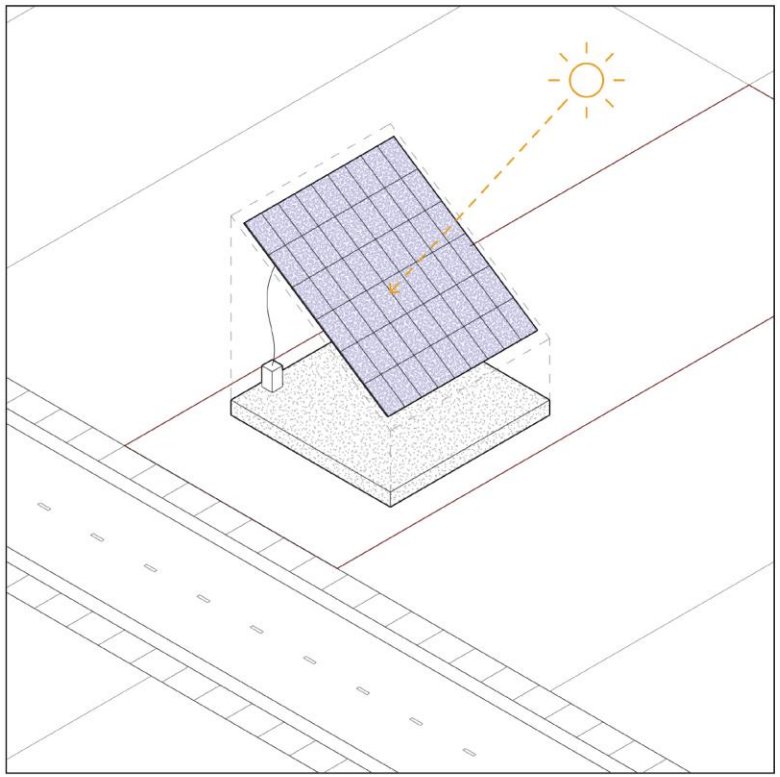
- limit assumptions and allow-ances and square footage cost estimating
- separate material and labor costs
- provide transparency regarding overhead and profit
- Pricing does not yet reflect economies of scale

	The One Hundred	The One Seventy-Five	The Two Hundred & Fifty	The Triple
Sitework and Foundation	$ **20,034.64**	$ 20,034.64	$ 25,064.79	$ 20,034.64
Exterior Walls	$ **40,754.75**	$ 40,754.75	$ 40,754.75	$ 40,754.75
Roof and Ceiling	$ **18,738.78**	$ 18,738.78	$ 18,738.78	$ 18,738.78
Loft	$ **14,306.48**	$ 16,854.00	$ 16,854.00	$ 14,306.48
Interior Super-Structure	$ **3,709.93**	$ 3,709.93	$ 3,709.93	$ 3,709.93
Interior Partitions	$ **1,629.09**	$ 7,569.00	$ 12,584.00	$ 25,133.00
Windows and Doors	$ **21,328.80**	$ 21,328.80	$ 21,328.80	$ 30,854.00
Plumbing	$ **7,312.94**	$ 12,850.00	$ 16,854.00	$ 25,328.00
Mechanical	$ **5,183.00**	$ 10,954.00	$ 15,987.00	$ 15,987.00
Electrical	$ **4,912.60**	$ 7,650.00	$ 35,342.50	$ 12,584.00
TOTAL	$ **137,911.00**	$ 160,443.89	$ 207,218.54	$ 207,430.57

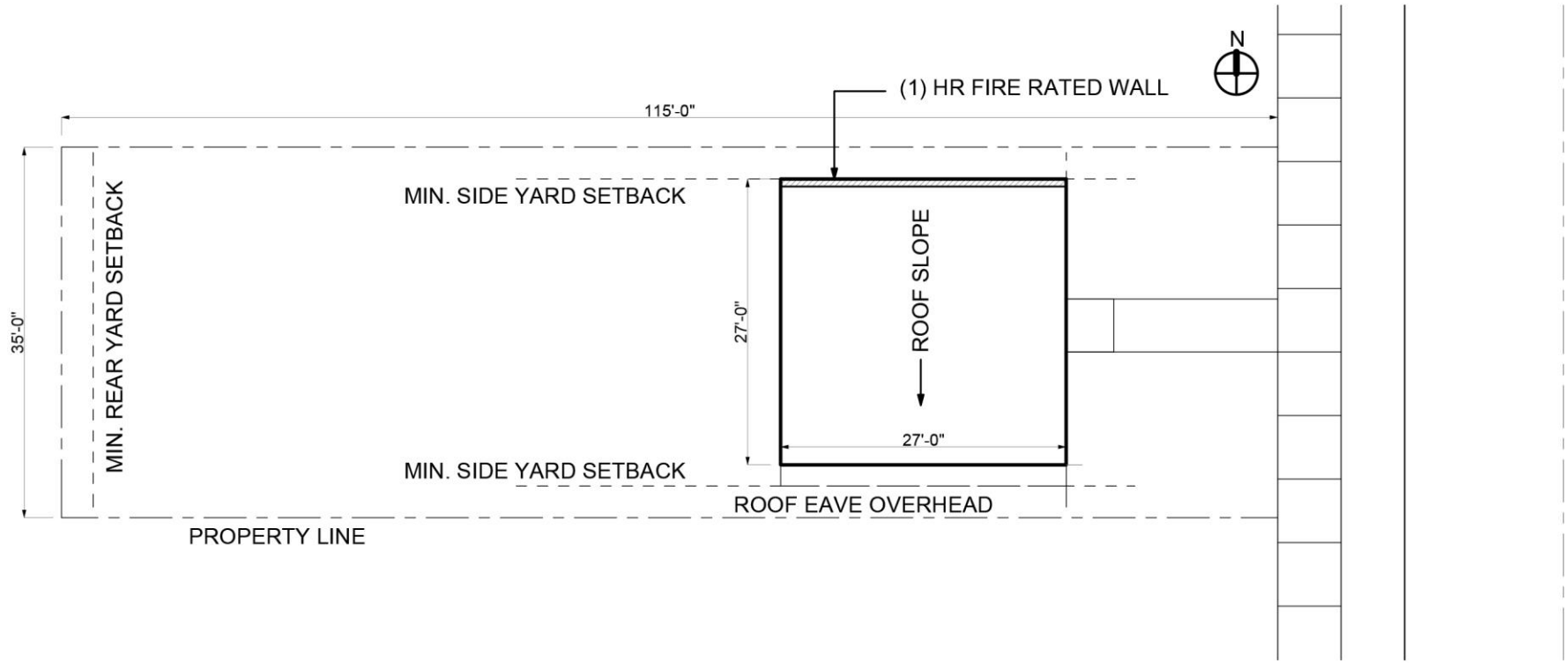
MASSING, WATER CONTROL, AND SOLAR OPTIMIZATION



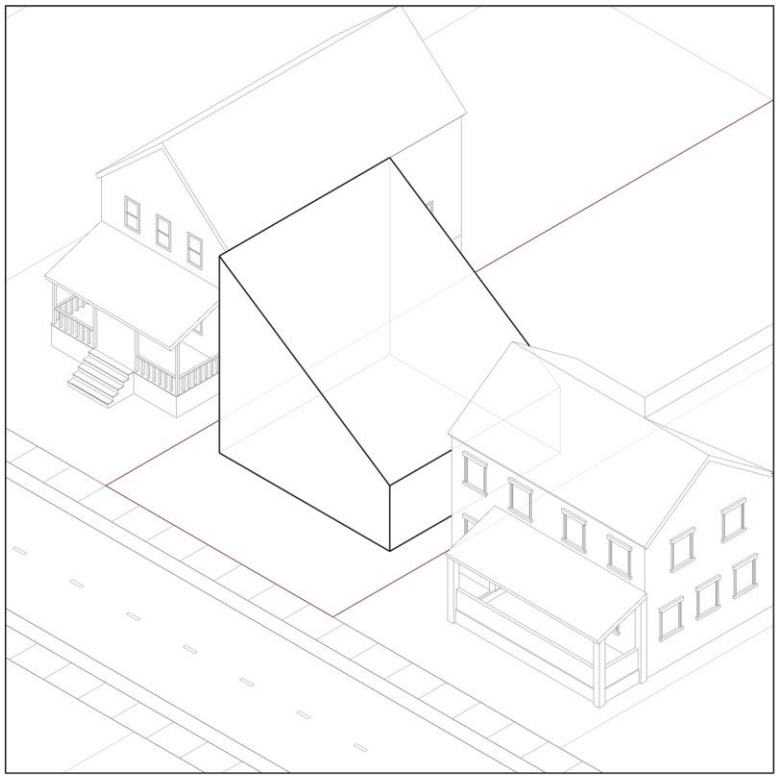




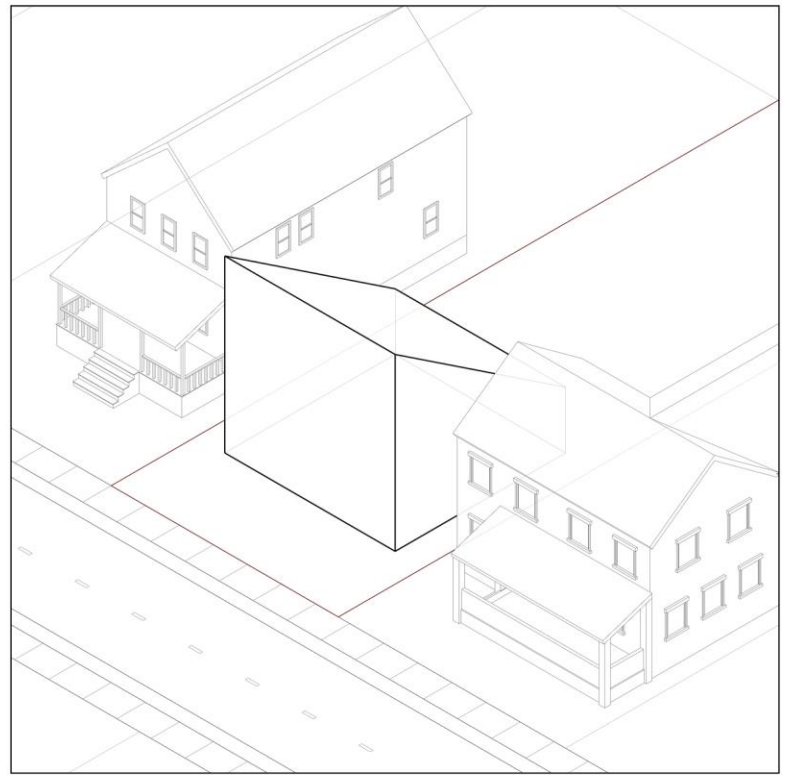
SITE PLAN


N
(1) HR FIRE RATED WALL
115'-0"
MIN. SIDE YARD SETBACK
MIN. REAR YARD SETBACK
35'-0"
27'-0"
ROOF SLOPE
27'-0"
MIN. SIDE YARD SETBACK
ROOF EAVE OVERHEAD
PROPERTY LINE

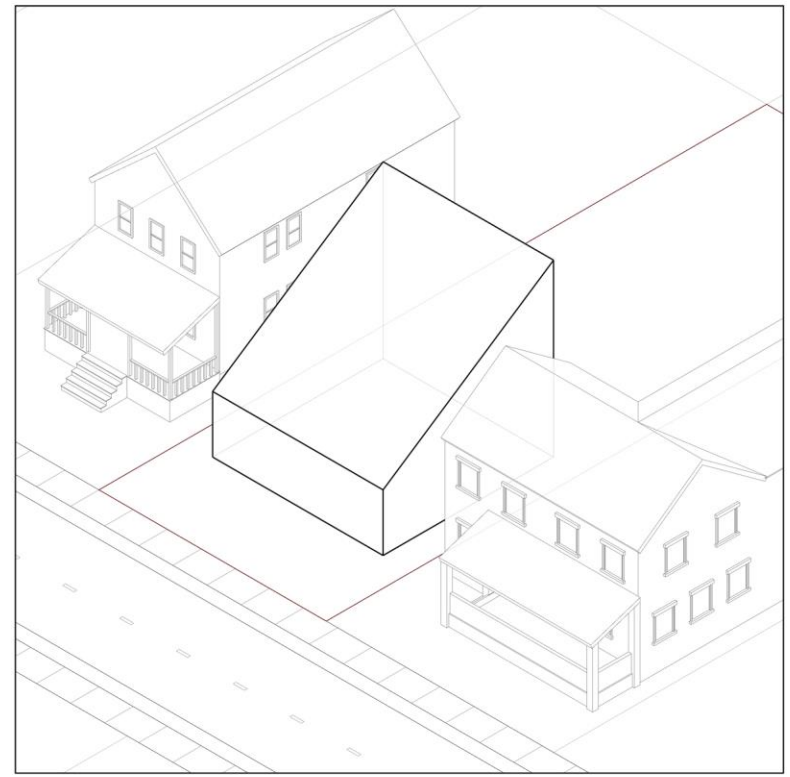
SITE ORIENTATION



WEST FACING
(EAST FACING MIRRORED)

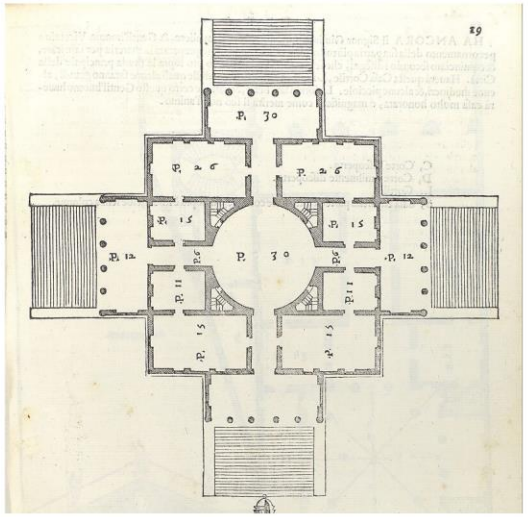


NORTH FACING

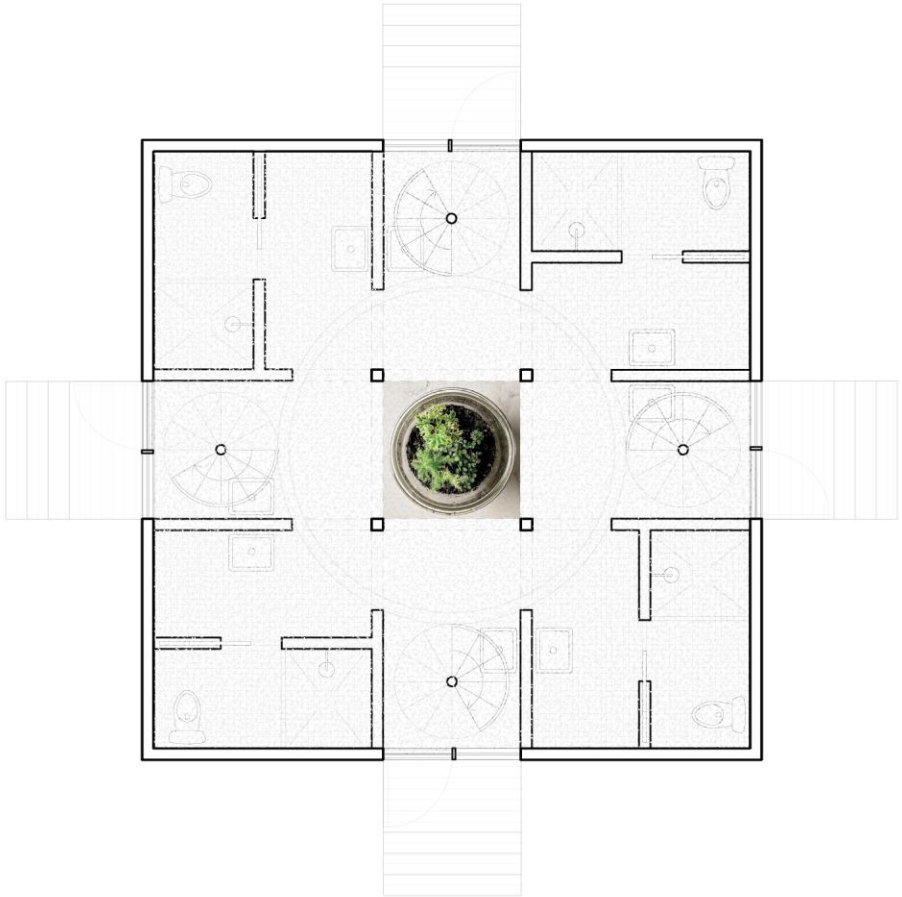


SOUTH FACING

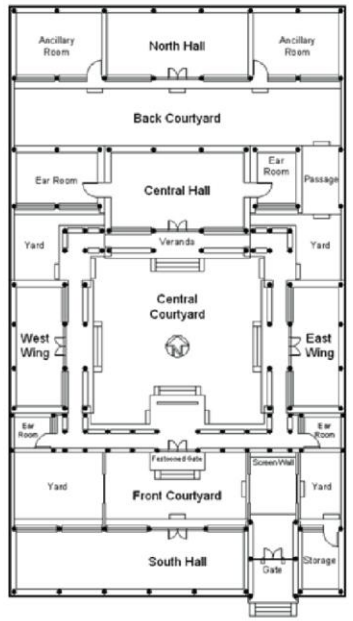
PAST & FUTURE



Villa Rotunda, Andrea Palladio, 1570

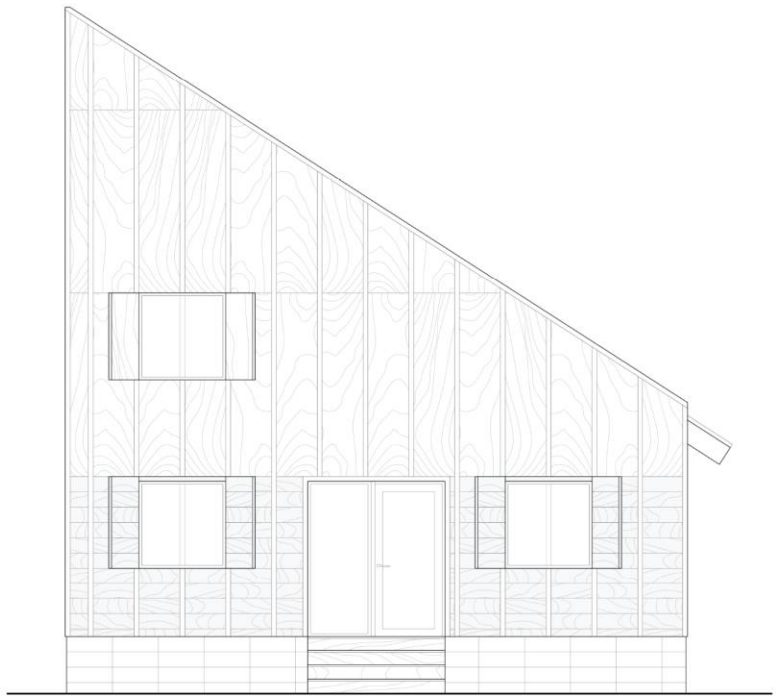


The Hundreds (villa terraria?), Cleveland, 2025

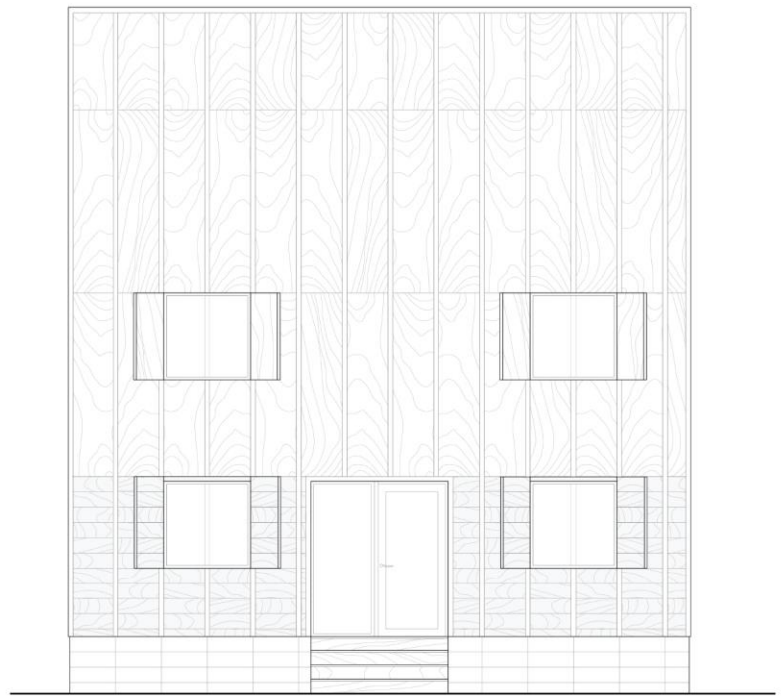


Hutong, MIng Dynasty, 1400's-

FRONT ELEVATION



WEST FACING
(EAST FACING MIRRORED)



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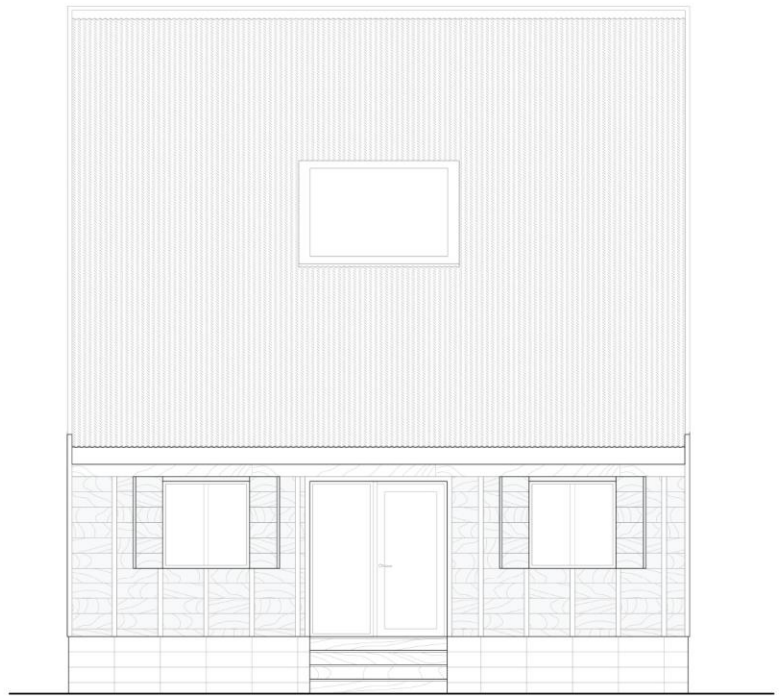
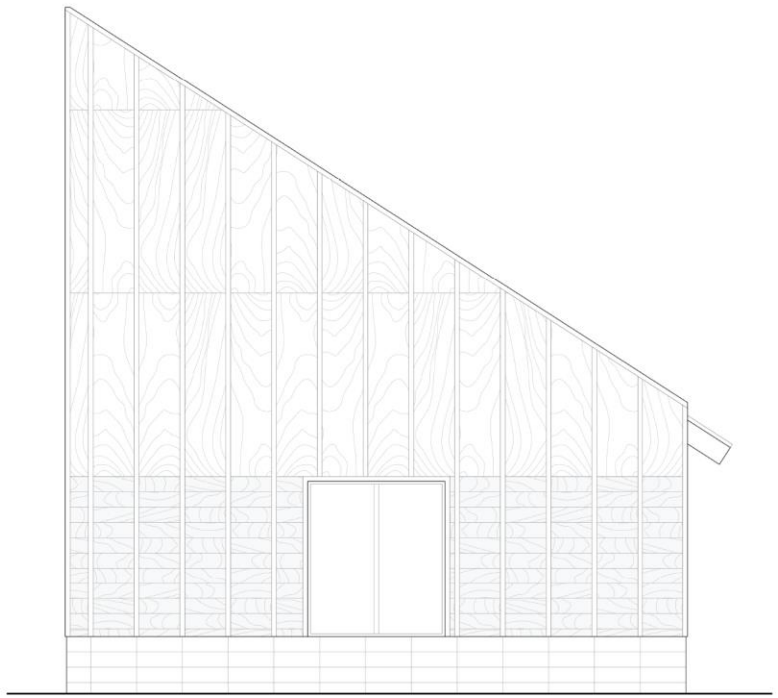
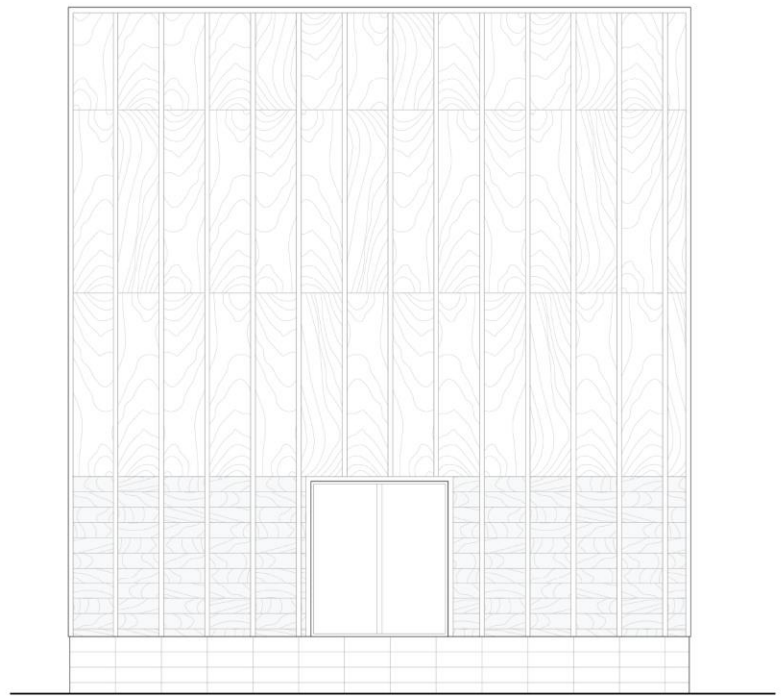
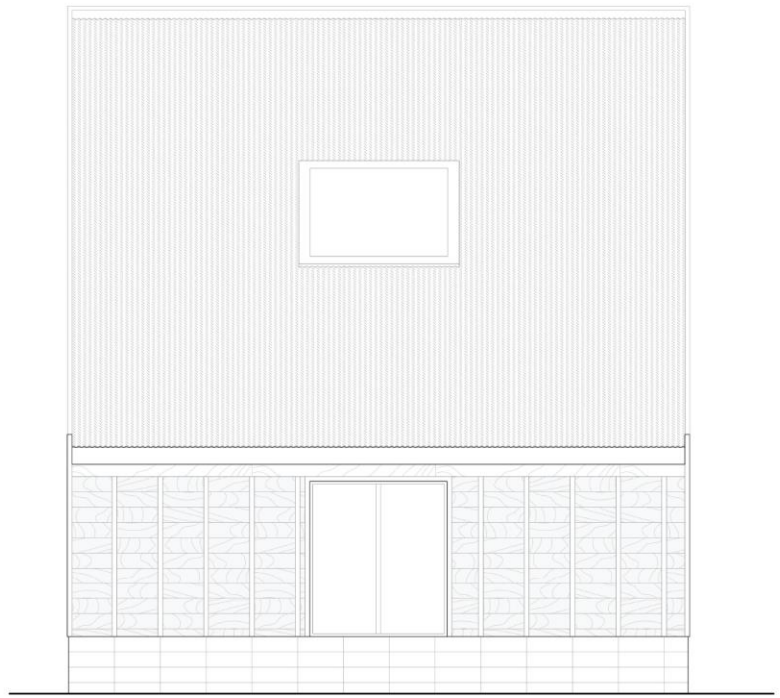


SOUTH FACING

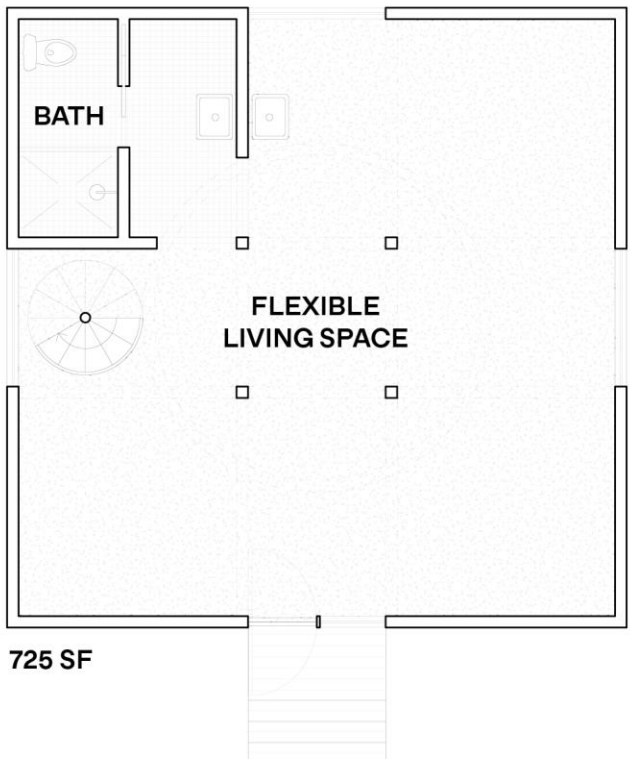
SIDE AND REAR ELEVATIONS



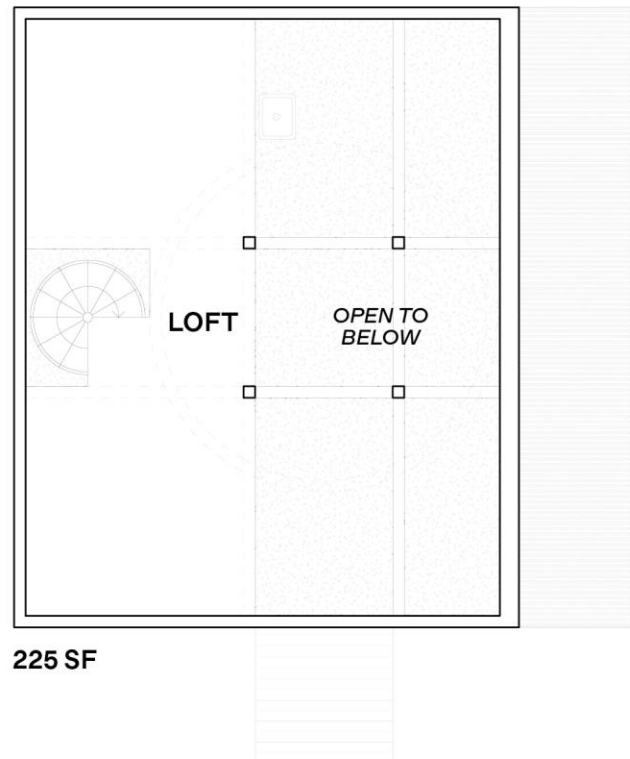




THE ONE HUNDRED

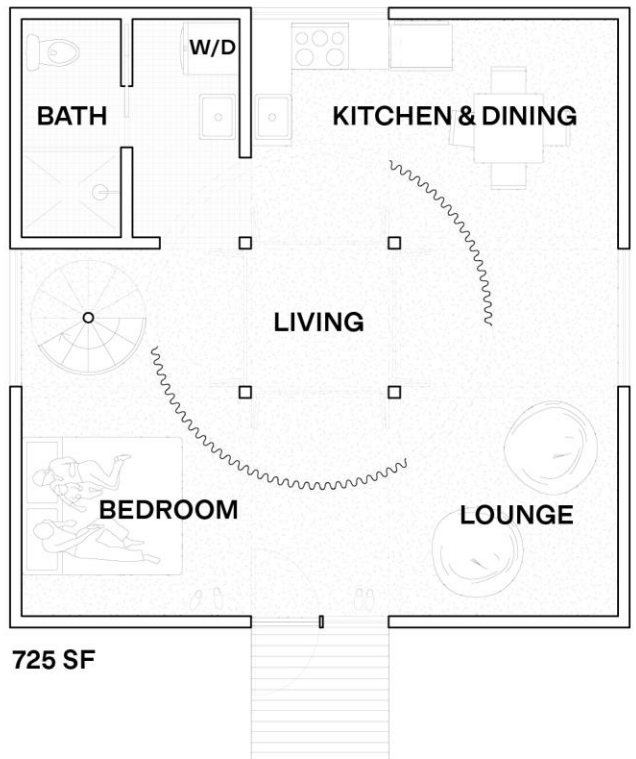


725 SF

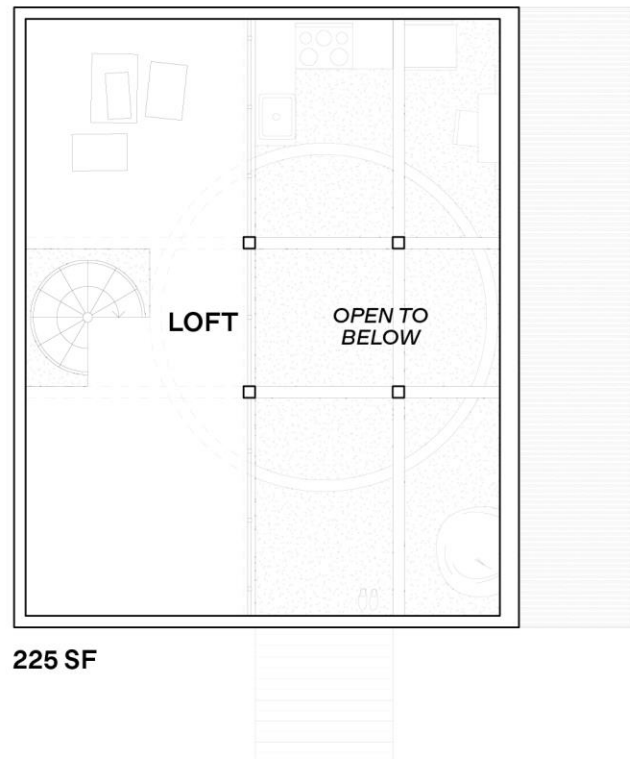


225 SF

THE ONE SEVENTY-FIVE

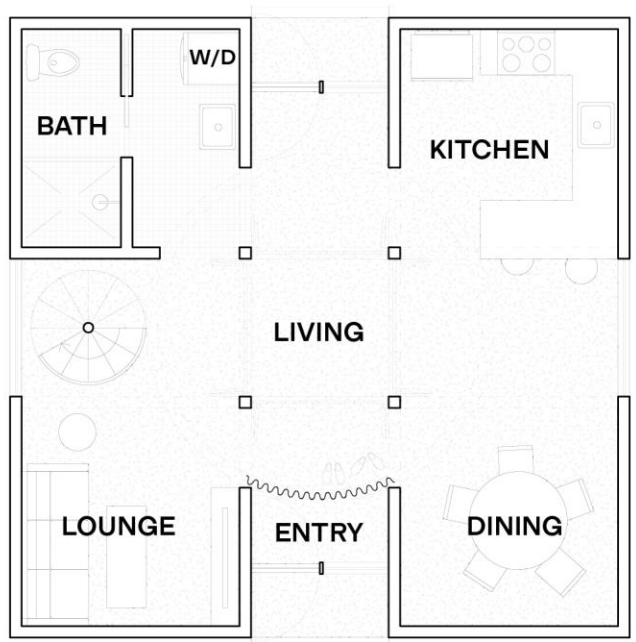


725 SF

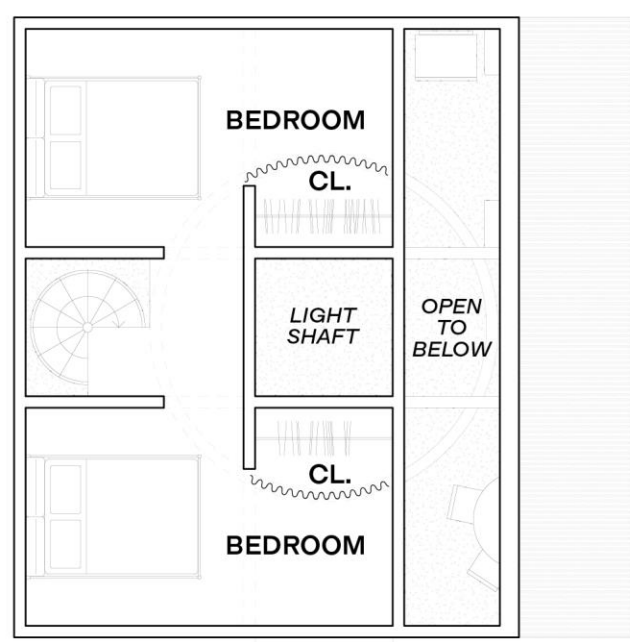


225 SF

THE TWO HUNDRED & FIFTY

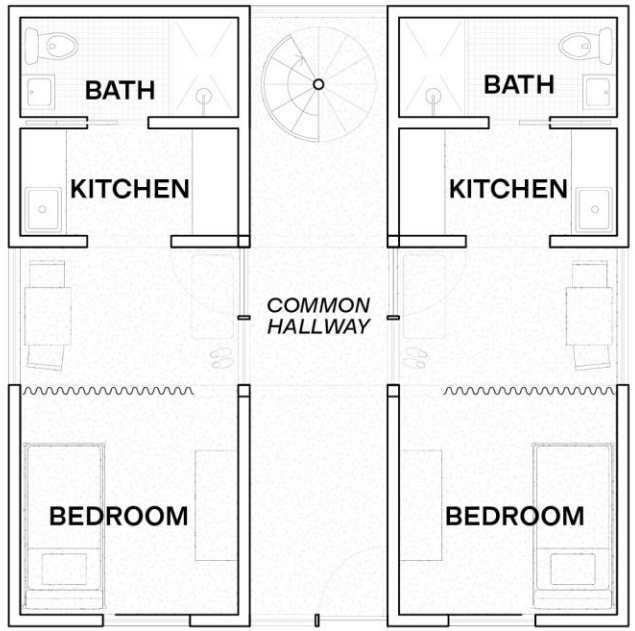


725 SF



225 SF

THE TRIPLE



725 SF
2 UNITS
@ 200SF EA.

225 SF
1 UNITS
@ 200SF

EAST FACING

SOUTH FACING

NORTH FACING

SOUTH FACING

THE ONE HUNDRED

THE ONE HUNDRED

THE ONE SEVENTY-FIVE

THE TWO HUNDRED & FIFTY

Economical Infill Housing

$100,000 Concept

Design

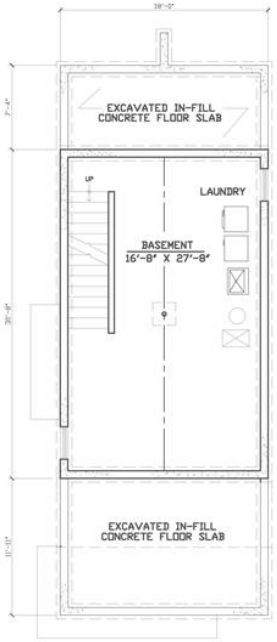
Contemporary
- Ranch Style Home.
- Single Story Home
- Cathedral Ceiling

Function
- **Ideal Housing for:**
- Starter Home
- Single Person
- Single Parent & Child
- Empty Nesters

Form
- **Shot Gun Plan** – Linear Plan for Narrow Sites
- **Shed Roof** - Economical
- **Front Porch-** Social Interaction, Neighborhood Security.

Economical Infill Housing

$ 100,000 Concept

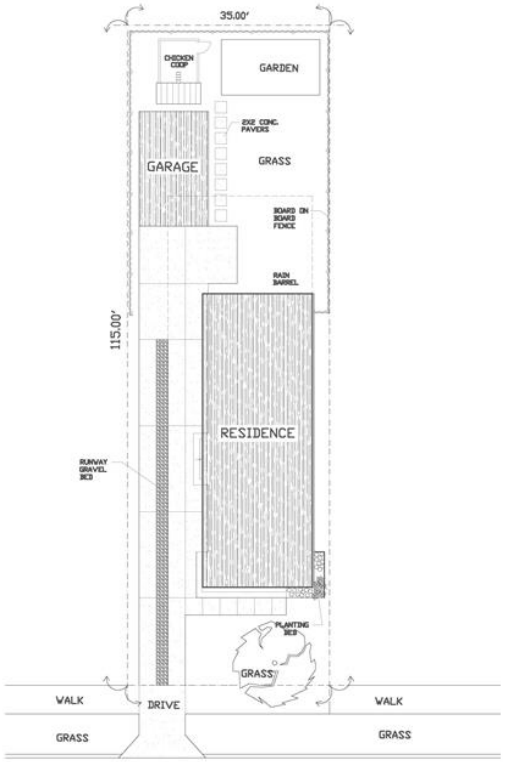


516 GROSS S.F.

BASEMENT PLAN

756 GROSS S.F.

FIRST FLOOR PLAN



SITE

$100,000

N

PROJECT NAME:
CONCEPTUAL DESIGN FOR
ECONOMICAL INFILL HOUSING
CLEVELAND, OHIO

REV. DATE DESCRIPTION

DATE: OCT.-2024
DRAWN BY: BDM
SCALE: 1/4" = 1'-0"

BYRON D. MYERS
ARCHITECT LLC
542 MAYFIELD ROAD SUITE 100
LYNDHURST, OHIO 44124
(440)-461-9777 OFFICE
(216)-346-7209 CELL
byrondmyersarch@gmail.com

STATE OF OHIO
BYRON D. MYERS
No. 13124
REGISTERED ARCHITECT

BYRON D. MYERS, LICENSE #13124
EXPIRATION DATE 12-31-25
ARCHITECT SEAL

SHEET TITLE
FLOOR PLAN & SITE

SHEET NO.
A-1

Design Layout

Full Basement
- 7' Ceiling Height
- 450+ Square Feet
- Laundry Area

First Floor
- Open Floor Plan
- Cathedral Ceiling
- Social & Common Areas: Living Room, Kitchen, Bathroom, Front Porch,
- Private Area: Two Bedrooms

Site
- Front Yard: Green Buffer, Setback
- House Orientation: Option to Reverse Plan (Flip) Plan
- Rear Yard: Grass, (Standard)

Optional Features
- Garage
- Rain Barrel
- Fence (Board on Board)
- Garden Area
- Chicken Coop
- Compost Bin

Economical Infill Housing

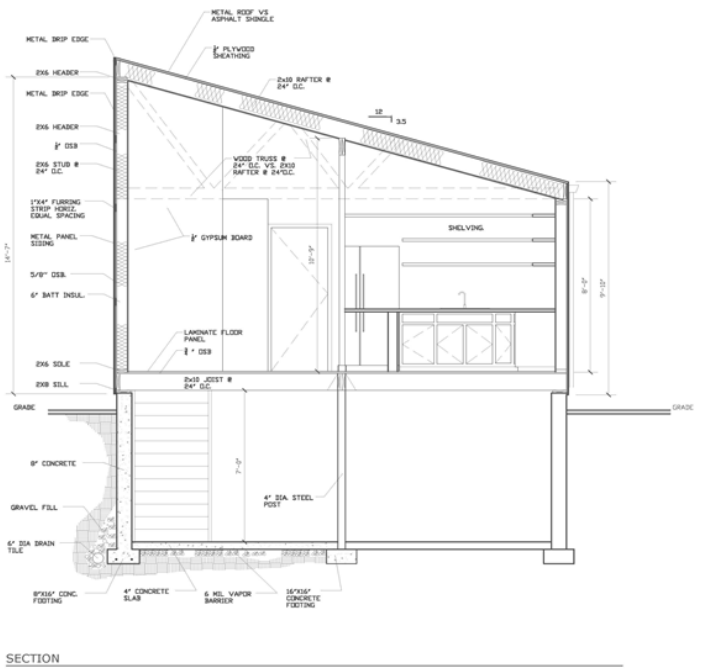
$ 100,000 Concept

Exterior Building Materials

- Metal Panel Siding
- Wood Panel Siding
- 1x6 Wood Slats
- Wood Trim
- Asphalt Shingle Roof
- Poured Concrete Foundation & Stairs

Economical Infill Housing

$ 100,000 Concept



SECTION

$100,000

PROJECT NAME:
CONCEPTUAL DESIGN FOR
ECONOMICAL INFILL HOUSING
CLEVELAND, OHIO

REV. DATE DESCRIPTION

DATE: OCT.-2024
DRAWN BY: BDM
SCALE: 1/2"=1'-0"

BYRON D. MYERS
ARCHITECT LLC
5432 HARTEL ROAD SUITE 100
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(440)-461-9777 OFFICE
(216)-346-7209 CELL
byrondmyersarch@gmail.com

STATE OF OHIO
BYRON D. MYERS
No. 13124
REGISTERED ARCHITECT

BYRON D. MYERS, LICENSE #13124
EXPIRATION DATE 12-31-25
ARCHITECT SEAL

SHEET TITLE
SECTION

SHEET NO.
A-3

Proposed Cost

Total Material Cost:

- $47,245

Total Labor Cost:

- $38,245

Subtotal:

- $85,490

Overhead & Profits

- $17,098

Proposed Project Amount:

- **$105,304**

Gross Square Feet:

- **1,272 Sq. Ft.**

Economical Infill Housing

$175,000 Concept

Design

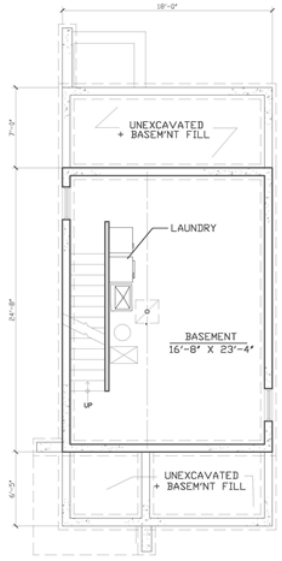
Contemporary
- Two-Story Residence
- Three Bedroom, Full Bath, Half Bath

Function
- **Ideal Housing for:**
- Single Person
- Single Parent & Children
- Starter Home

Form
- **Shed Roof** - Economical
- **Front Porch**
- **Monumental Stairs**
- Social Interaction, Neighborhood Security

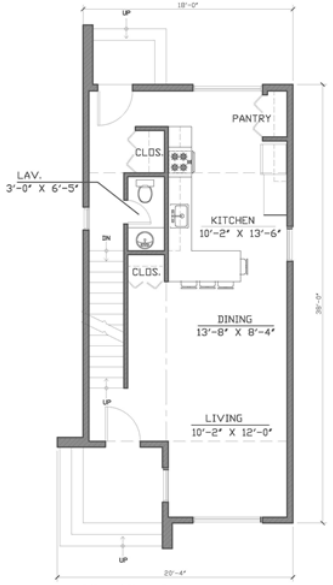
Economical Infill Housing

$ 175,000 Concept



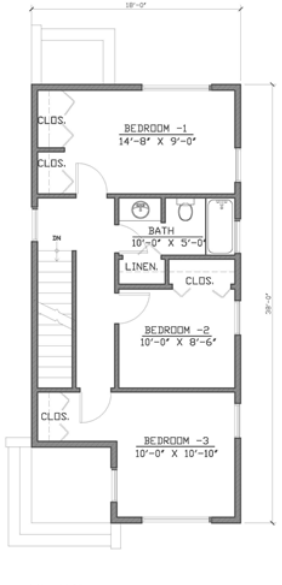
495 GROSS S.F.

BASEMENT PLAN



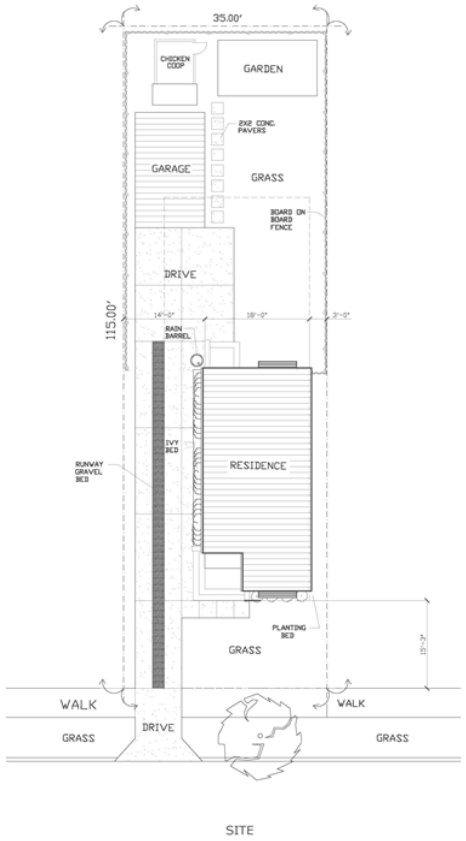
718 GROSS S.F.

FIRST FLOOR PLAN



718 GROSS S.F.

SECOND FLOOR PLAN



SITE

$175,000

N

PROJECT NAME:
CONCEPTUAL DESIGN FOR
ECONOMICAL INFILL HOUSING
CLEVELAND, OHIO

REV.	DATE	DESCRIPTION

DATE: OCT.-2024
DRAWN BY: BDM
SCALE: AS NOTED

BYRON D. MYERS
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BYRON D. MYERS
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REGISTERED ARCHITECT

BYRON D. MYERS, LICENSE #13124
EXPIRATION DATE 12-31-25
ARCHITECT SEAL

SHEET TITLE
FLOOR PLAN
& SITE

SHEET NO.
A-1

Design

Full Basement
- 7' Ceiling Height
- 490+ Square Feet
- Laundry Area

First Floor
- Open Floor Plan
- Social & Common Areas: Living Room, Dining, Kitchen, Half Bath, Front Porch

Second Floor
- Private Area:
- Cathedral Ceilings in Three Bedrooms and Bathroom

Site
- Front Yard: Green Buffer, Setback
- House Orientation: Option to Reverse Plan
- Rear Yard: Grass, (Standard)

Optional Features
- Garage
- Rain Barrel
- Fence (Board on Board)
- Garden
- Chicken Coop
- Compost Bin

Economical Infill Housing

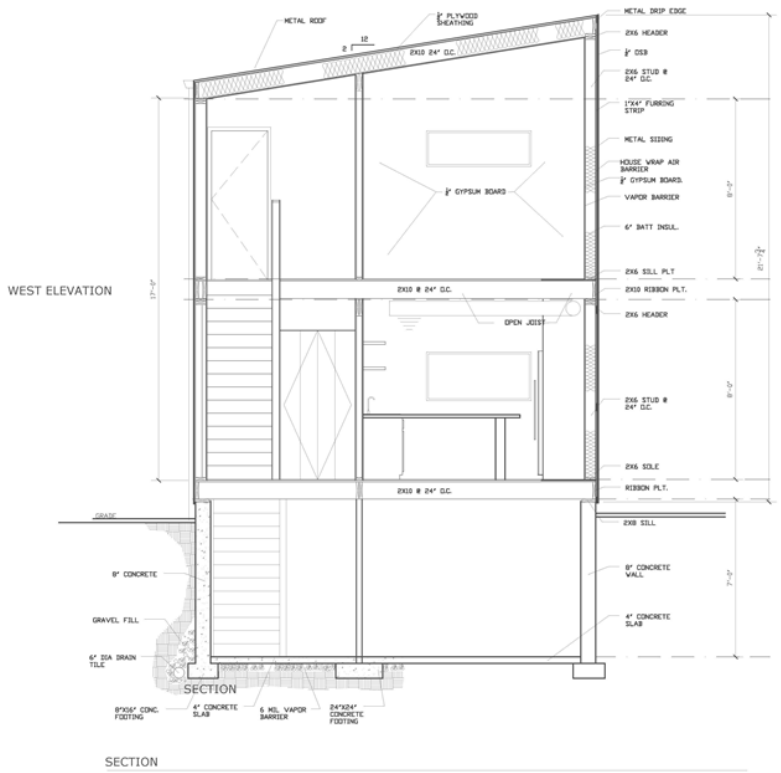
$ 175,000 Concept

Exterior Building Materials

- Metal Panel Siding
- Wood Panel Siding
- Wood Trim
- Asphalt Shingle Roof
- Poured Concrete Foundation & Stairs
- Concrete Masonry Units

Economical Infill Housing

$ 175,000 Concept



$175,000

PROJECT NAME:
CONCEPTUAL DESIGN FOR
ECONOMICAL INFILL HOUSING
CLEVELAND, OHIO

REV. | DATE | DESCRIPTION

DATE: XXXX.-2024
DRAWN BY: BDM
SCALE: 1/2"=1'-0"

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BYRON D. MYERS, LICENSE #13124
EXPIRATION DATE 12-31-25
ARCHITECT SEAL

SHEET TITLE
SECTION

SHEET NO.
A-3

Proposed Cost

Total Material Cost:

- $61,562

Total Labor Cost:

- $81,808

Subtotal:

- $143,369

Overhead & Profits:

- $28,674

Proposed Project Amount:

- **$175,583**

Gross Square Feet:

- **1,931 Sq. Ft.**

Economical Infill Housing

$250,000 Concept

Design

Contemporary

- Colonial Residence
- Three Bedroom, Full Bath, Half Bath

Function

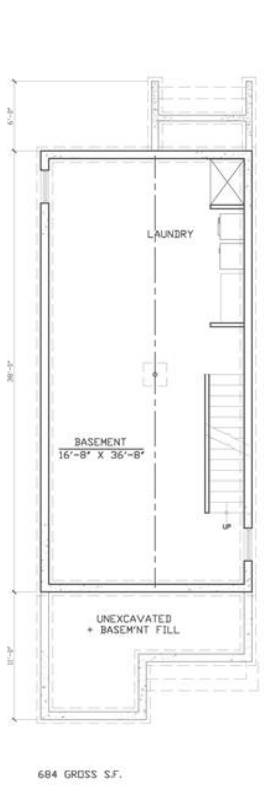
- **Ideal Housing for:**
- Starter Home
- Single Parent & Children
- Two Parent Family

Form

- **Gable Roof**
- **Front Porch First & Second Floor:** Social Interaction, Neighborhood Security.

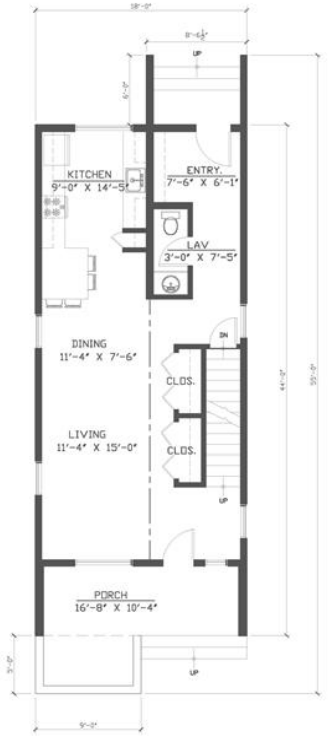
Economical Infill Housing

$ 250,000 Concept



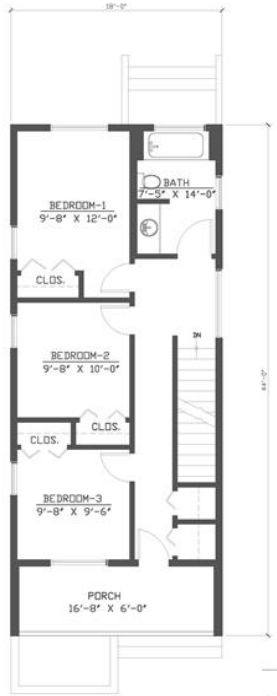
684 GROSS S.F.

BASEMENT PLAN



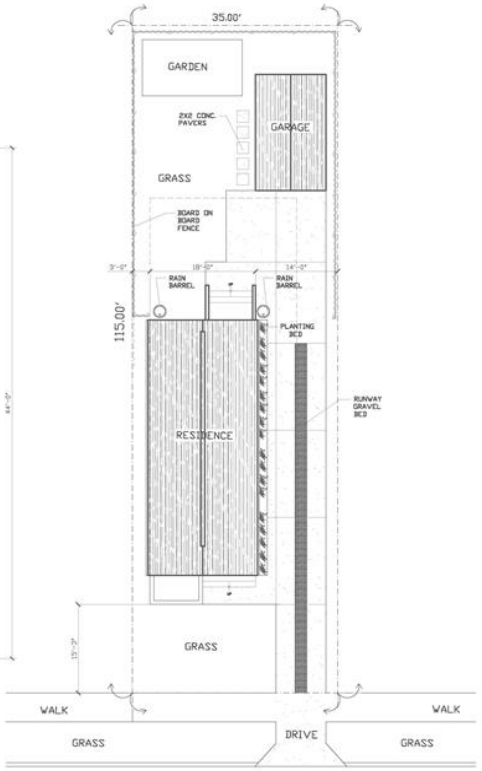
880 GROSS S.F.

FIRST FLOOR PLAN



792 GROSS S.F.

SECOND FLOOR PLAN



SITE

N

$250,000

PROJECT NAME:
CONCEPTUAL DESIGN FOR
ECONOMICAL INFILL HOUSING
CLEVELAND, OHIO

REV. DATE DESCRIPTION

DATE: OCT.-2024
DRAWN BY: BDM
SCALE: AS NOTED

BYRON D. MYERS
ARCHITECT LLC
5432 MAYFIELD ROAD SUITE 100
LYNDHURST, OHIO 44124
(440)-461-9777 OFFICE
(216)-346-7209 CELL
byrondmyersarch@gmail.com

STATE OF OHIO
BYRON D. MYERS
No. 13124
REGISTERED ARCHITECT

BYRON D. MYERS, LICENSE #13124
EXPIRATION DATE 12-31-25
ARCHITECT SEAL

SHEET TITLE
FLOOR PLAN & SITE

SHEET NO.
A-1

Design

Full Basement
- 7' Ceiling Height
- 600+ Square Feet
- Laundry Area

First Floor
- Open Floor Plan
- Social Area:
  Living Room, Dining, Kitchen, Half Bath

Second Floor
- Private Area:
  Three Bedrooms, Bathroom

Site
- Front Yard:
  Green Buffer, Setback
- Rear Yard:
  Grass, (Standard)

Optional Features
- Garage

Byron D. Myers, Architect LLC
Project in partnership with City of Cleveland

Economical Infill Housing

$ 250,000 Concept

Proposed Cost

Total Material Cost:
- $89,903

Total Labor Cost:
- $144,502

Proposed Project Amount:
- **$250;455**

Gross Square Feet:
- **1,931 Sq. Ft.**

.

Economical Infill Housing

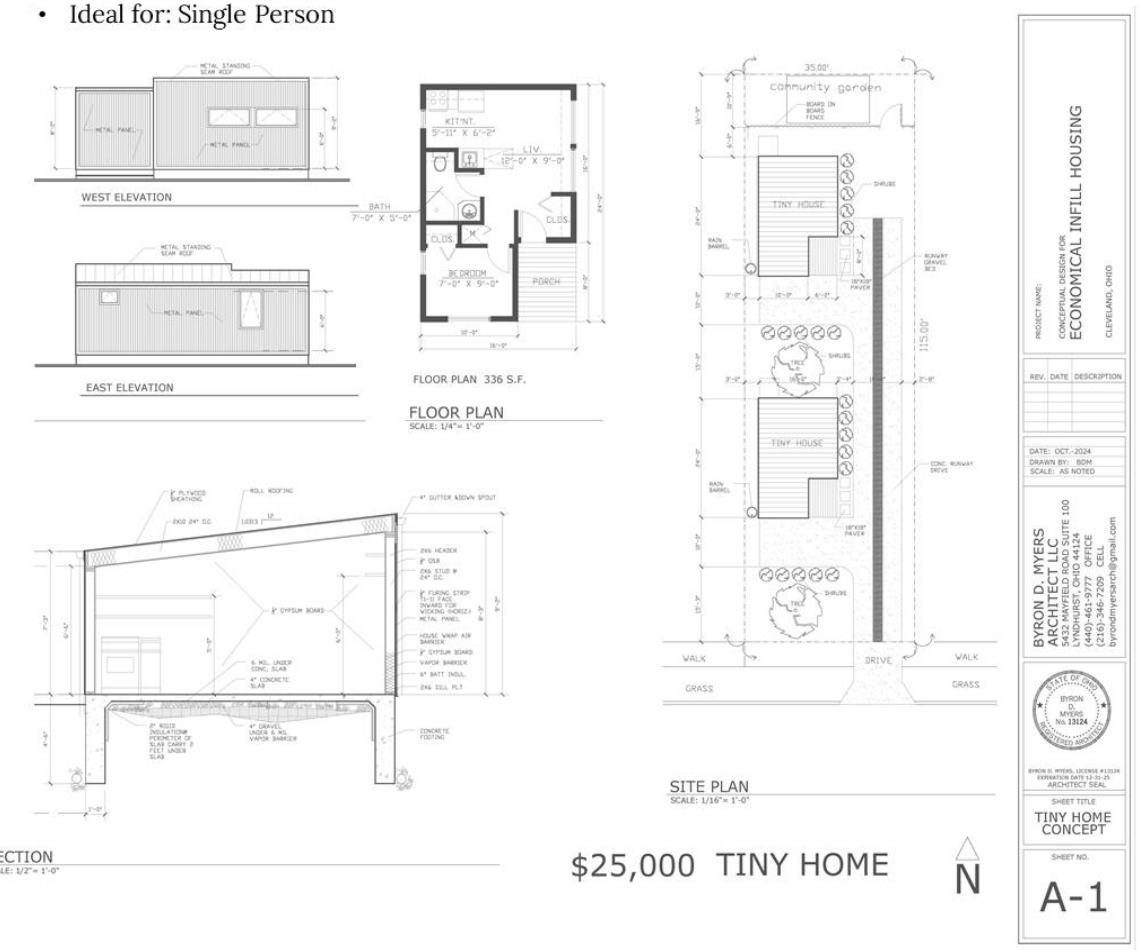
$ 250,000 Concept

Economical Infill Housing

$25,000 Tiny Home Concept

Design

- Contemporary Tiny Home.
- One Bedroom, Bath Room.
- Exterior Materials (Metal, Wood, Concrete).
- Ideal for: Single Person



Byron D. Myers, Architect LLC
Project in partnership with City of Cleveland

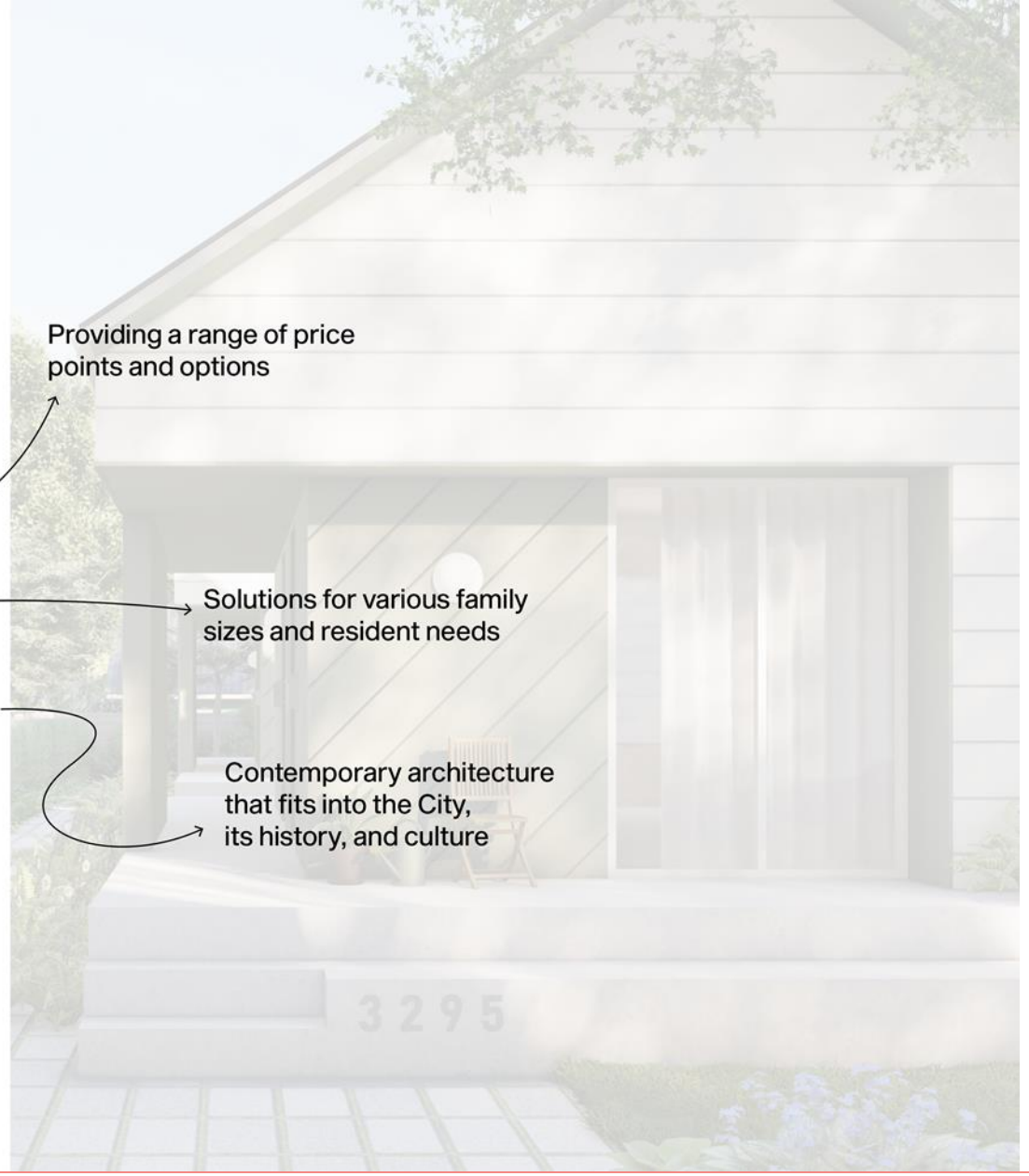
System for

An Affordable Scalable Home in Cleveland

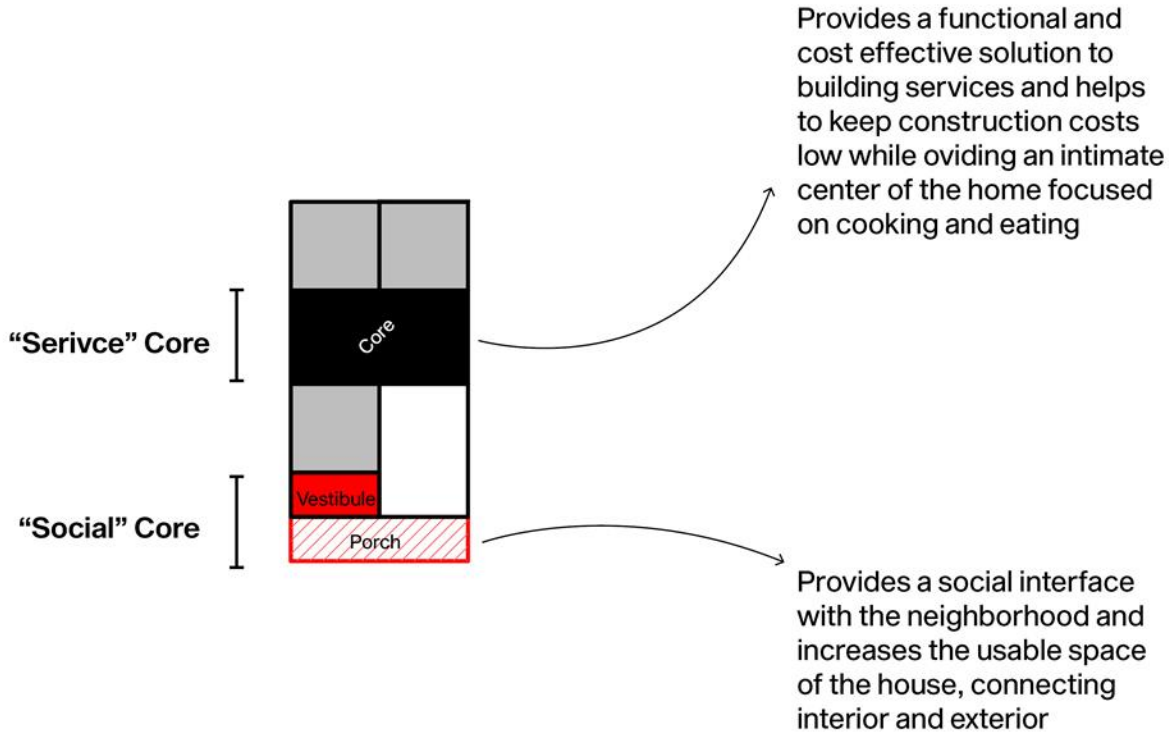
West of West

System for

An Affordable Scalable Home in Cleveland

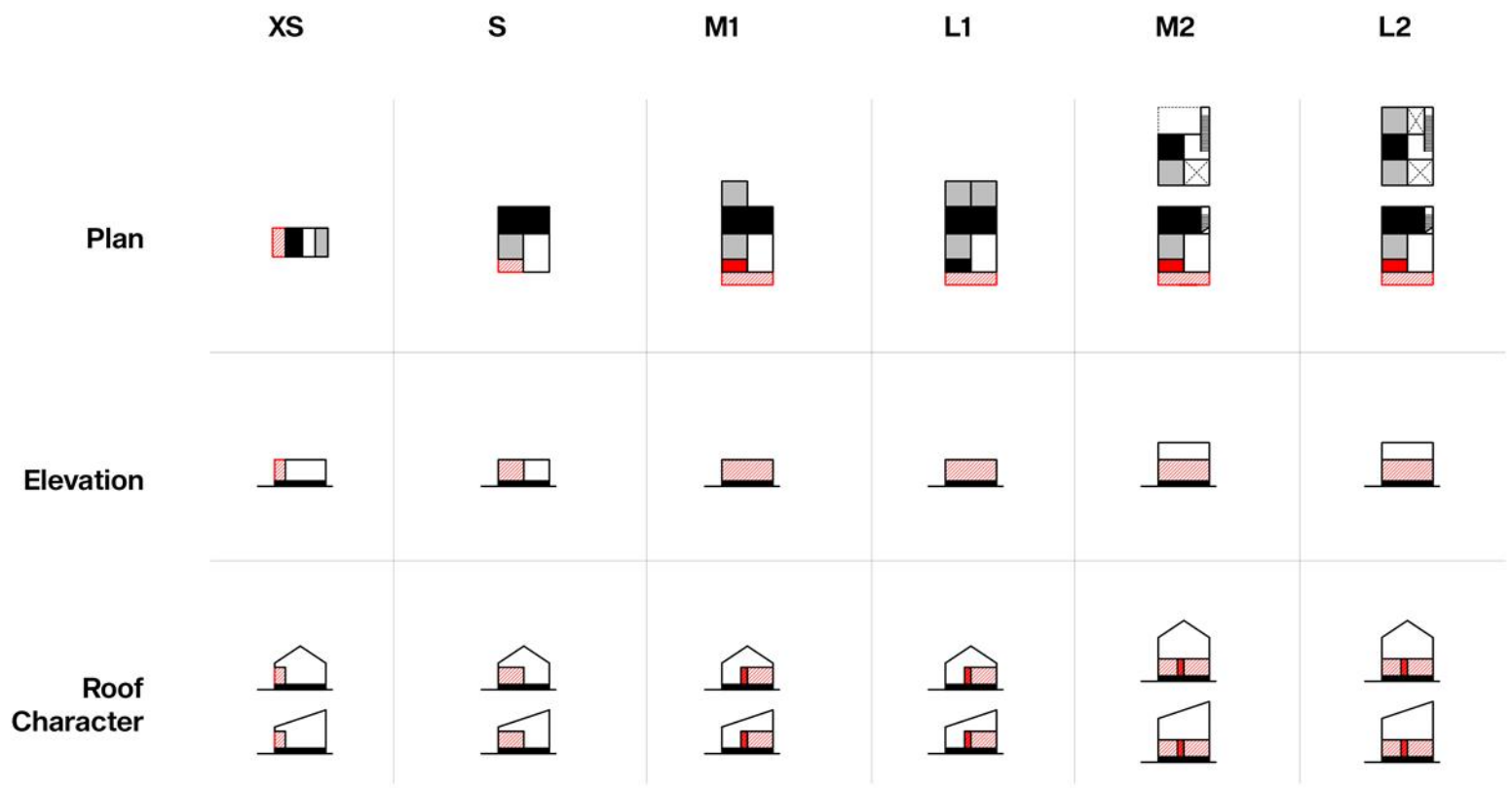


West of West



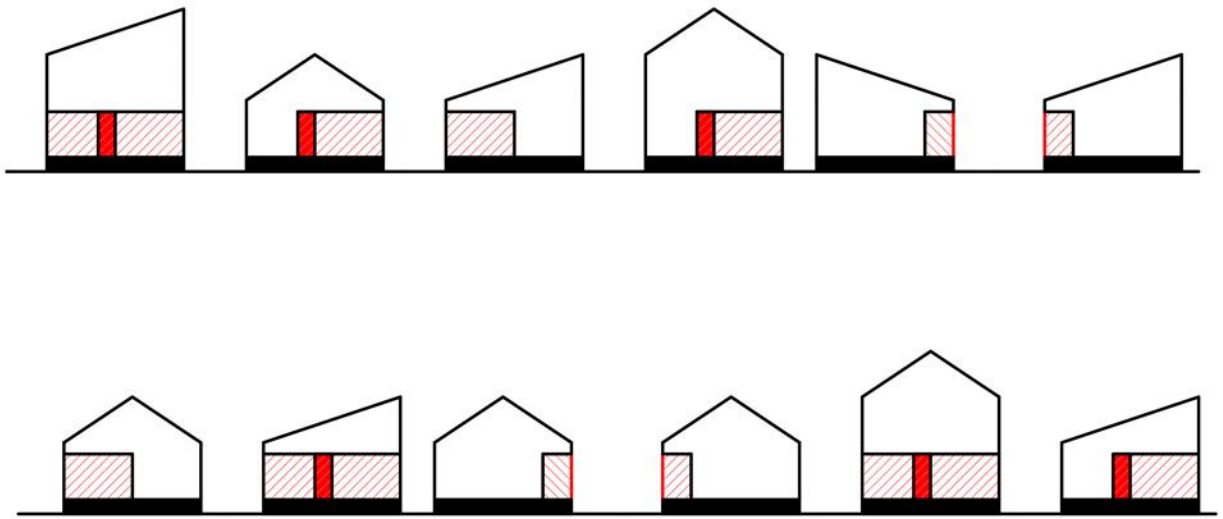
West of West

Cores + Living
Scalable Design System



West of West

Matrix of Outcomes
Scalable Design System



West of West

Diversity of Solutions
Scalable Design System

West of West

Typical Interior
Living Room

West of West

Typical Interior
Kitchen

5% discount per unit for quantities of 5-10+ of units built simultaneously

Building Costs ONLY are outlined below

Site Work Costs are broken out on the following pages

Garages are not included in the below pricing

Cost estimates have been prepared in parnership with ***Knez Homes***

West of West

Pricing Summary
All Home Types

$63.5k

XS

EXTRA SMALL
STUDIO
260 SF / Unit

0 Bedroom
1 Bathroom

55 SF Front Porch
15 SF Outdoor Storage

Slab on Grade
4 Units per Lot

$111.4k

S

SMALL HOUSE
1-STORY
708 SF

1 Bedroom
1 Bathroom

143 SF Front Porch
105 SF Rear Porch

$193.8k

M1
(ADA Option)

MEDIUM HOUSE
1-STORY
1050 SF

2 Bedrooms
1 Bathroom

156 SF Front Porch
222 SF Rear Porch

$163.3k

M2

MEDIUM HOUSE
2-STORY
1307 SF

2 Bedrooms
2 Bathrooms

156 SF Front Porch
125 SF Rear Porch

907 SF Ground Floor
400 SF Second Floor

$206.6k

L1
(ADA Option)

LARGE HOUSE
1-STORY
1294 SF

3 Bedrooms
2 Bathrooms

156 SF Front Porch
162 SF Rear Porch

$196k

L2

LARGE HOUSE
2-STORY
1557 SF

3 Bedrooms
2 Bathrooms

156 SF Front Porch
125 SF Rear Porch

907 SF Ground Floor
650 SF Second Floor

5% discount per unit for quantities of 5-10+ of units built simultaneously

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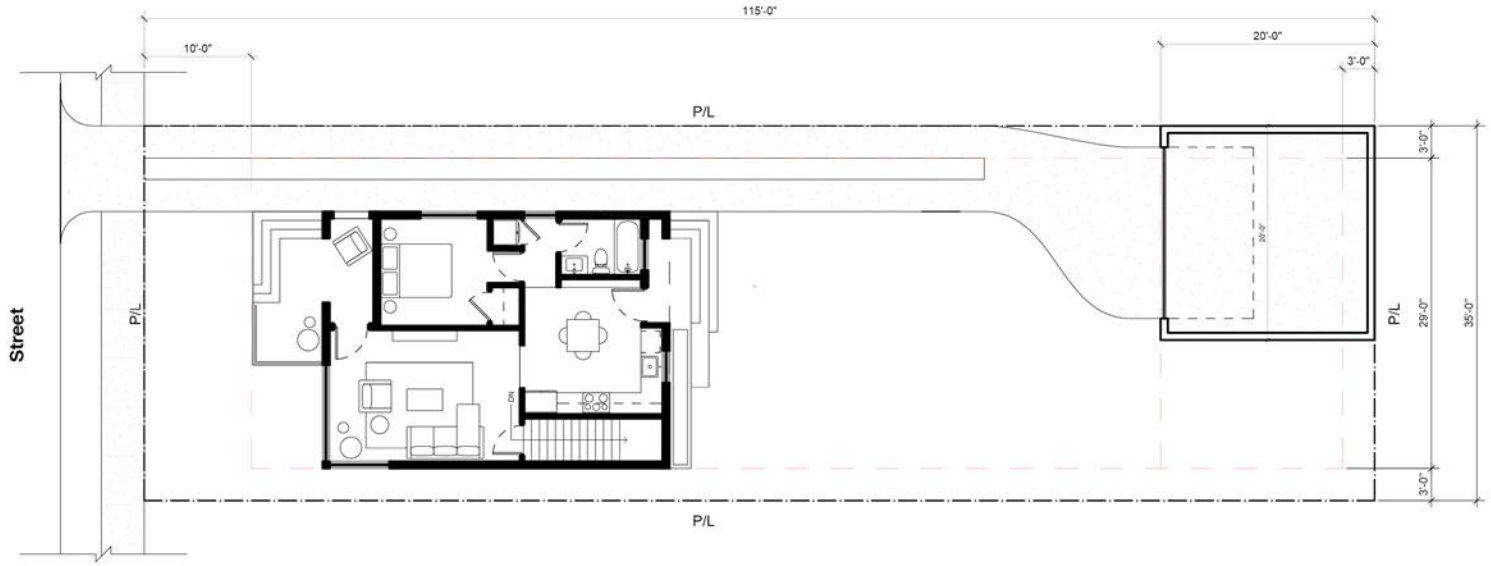
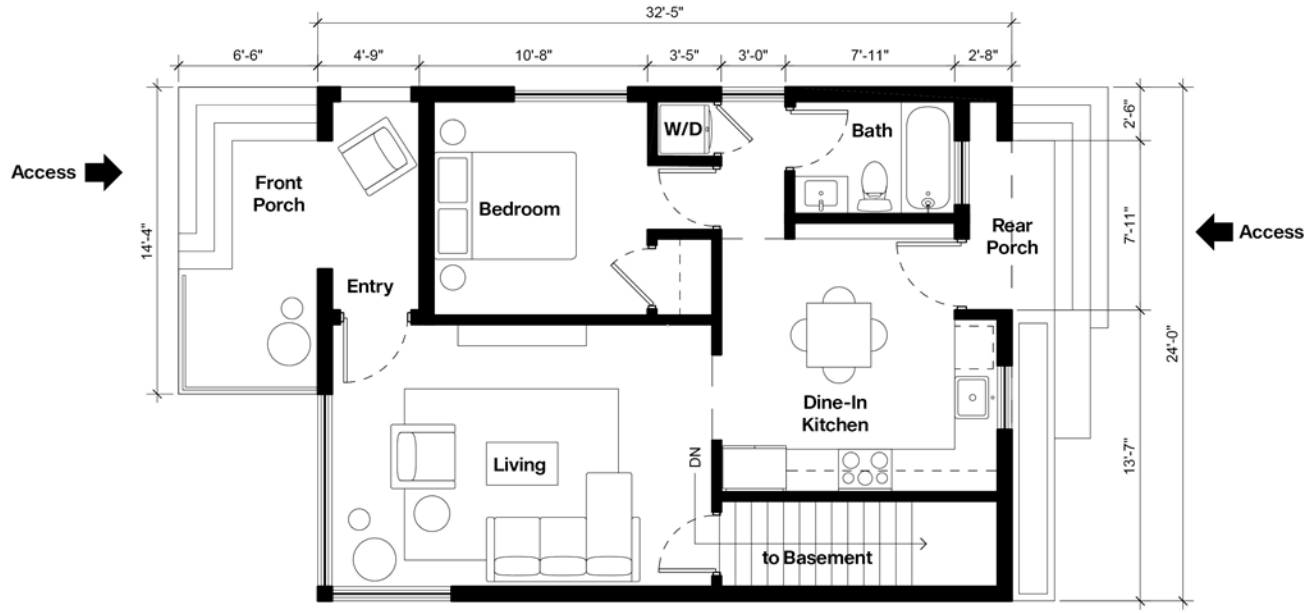


West of West

3/32" = 1'-0"

0 2 4 10 20

Site Plan
Small Home

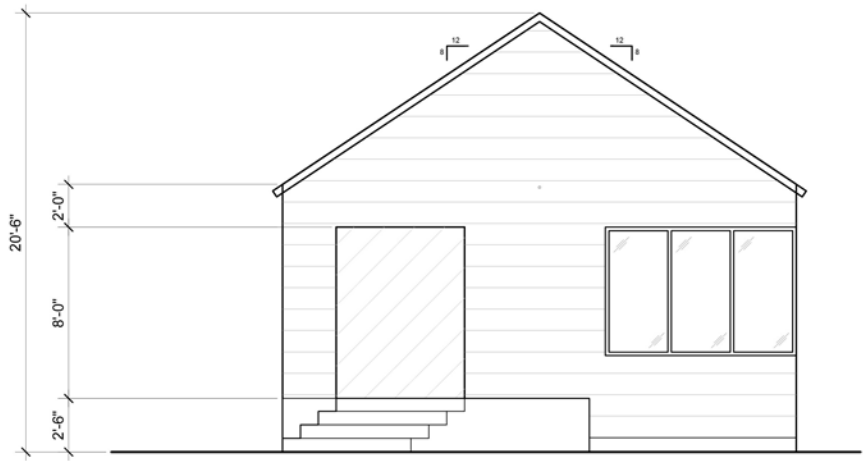


West of West

3/16" = 1'-0"

0 1 2 5 10

Plan
Small Home



West of West

3/16" = 1'-0"

0 1 2 5 10

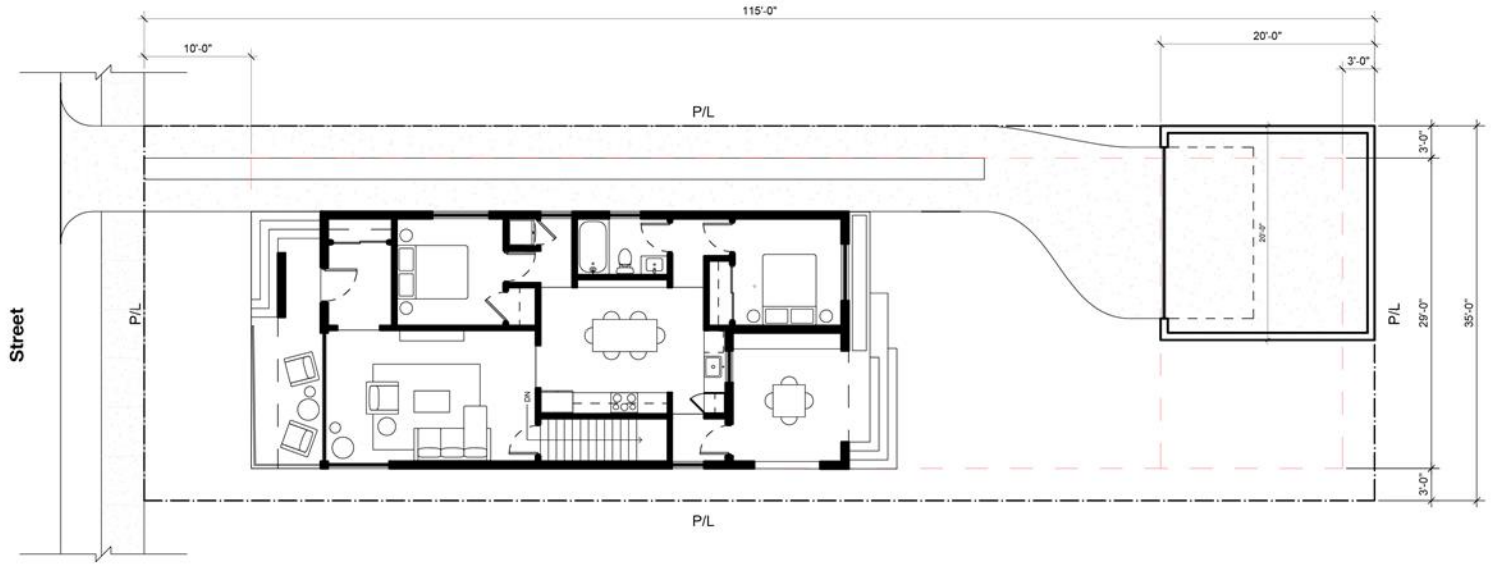
Front Elevation
Small Home

West of West

Pitch Roof
Small Home

West of West

Shed Roof
Small Home

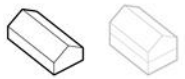


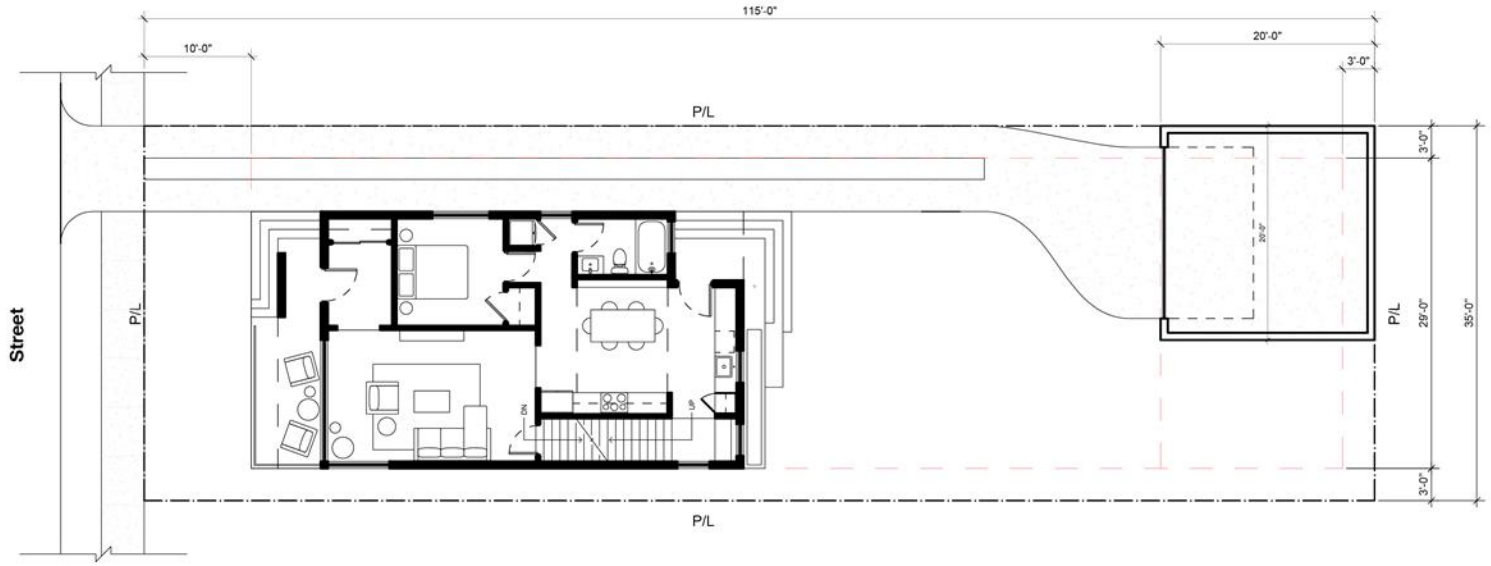
West of West

3/32" = 1'-0"

0 2 4 10 20

Site Plan - 1 Story
Medium Home



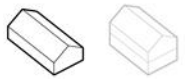


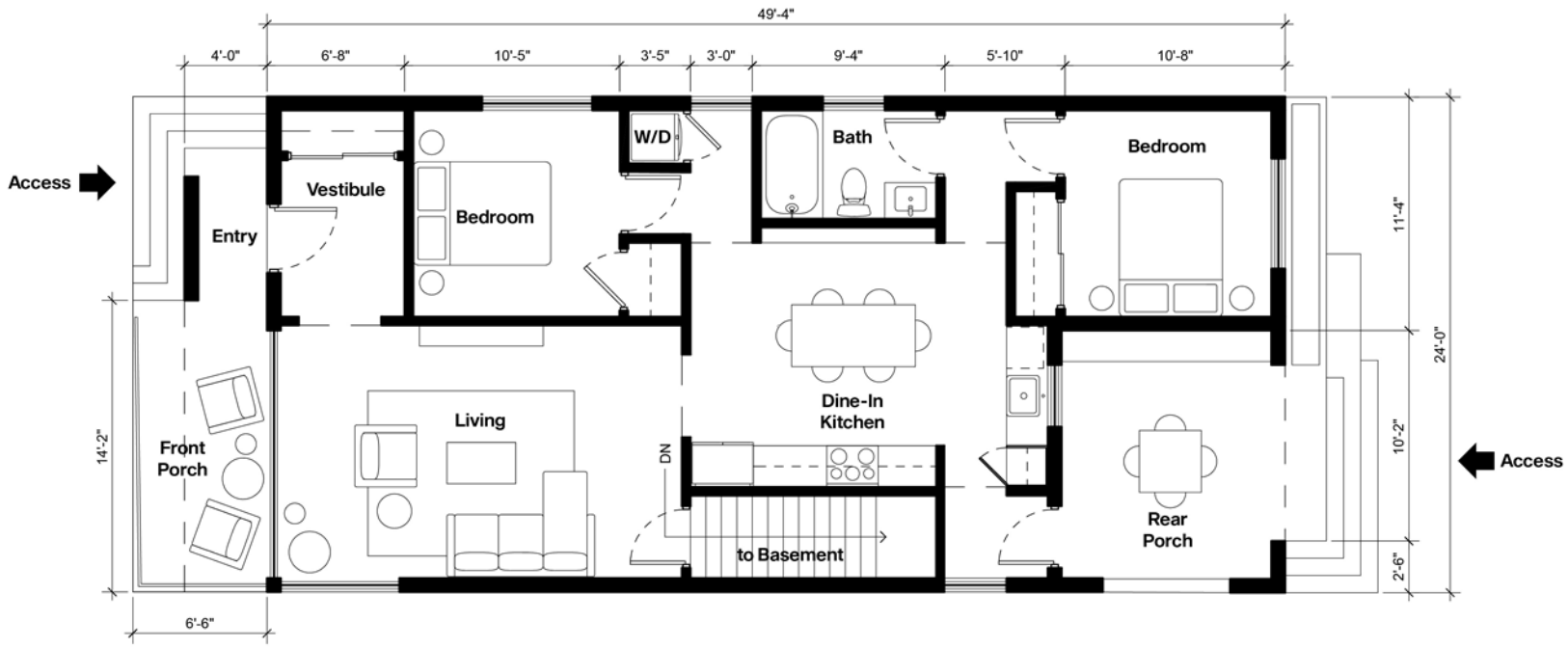
West of West

3/32" = 1'-0"

0 2 4 10 20

Site Plan - 2 Story
Medium Home



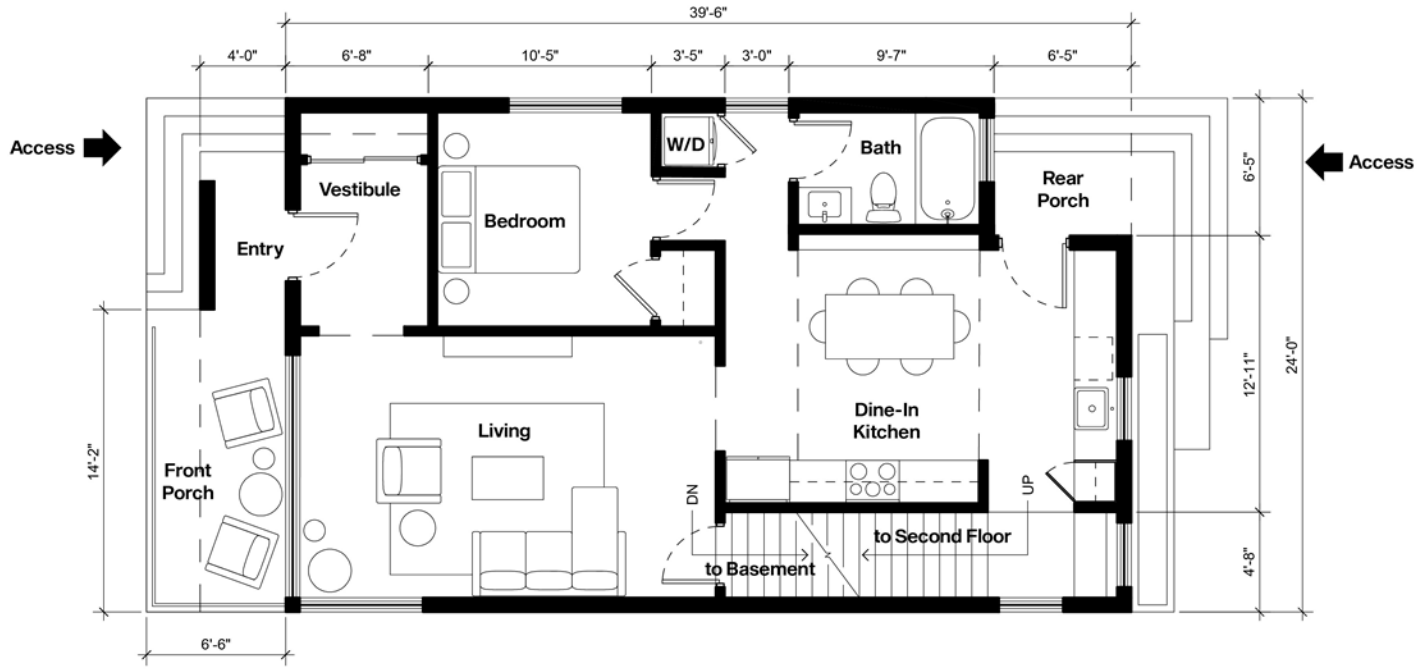


West of West

3/16" = 1'-0"

0 1 2 5 10

Plans - 1 Story
Medium Home

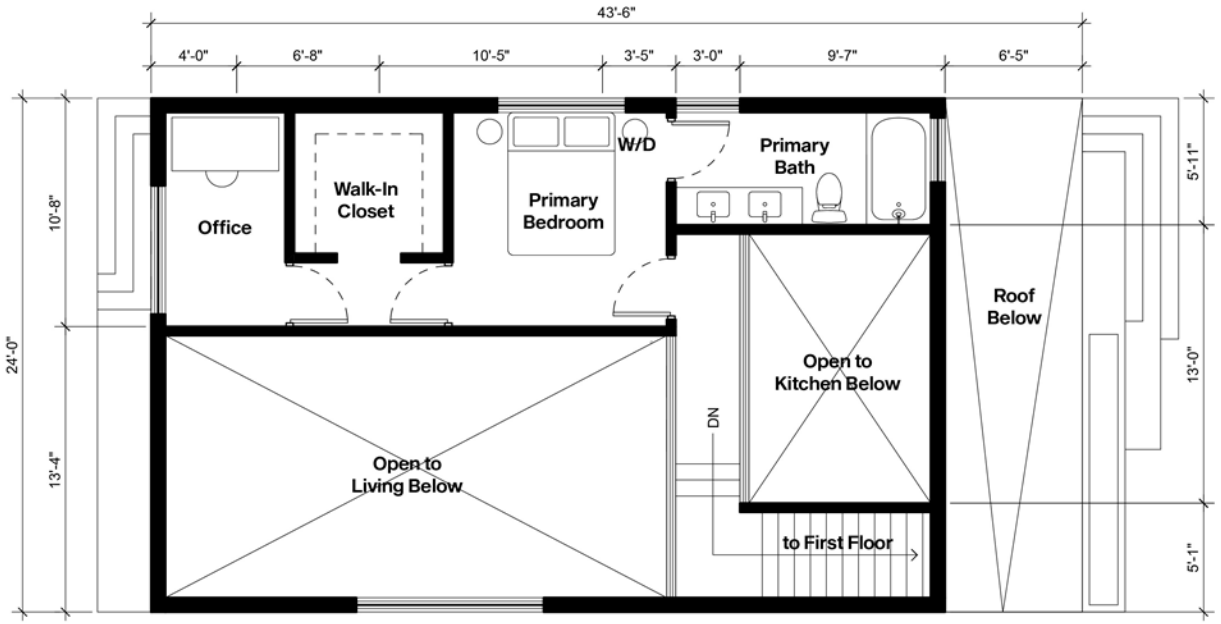


West of West

3/16" = 1'-0"

0 1 2 5 10

Plans - 2 Story - Ground Floor
Medium Home

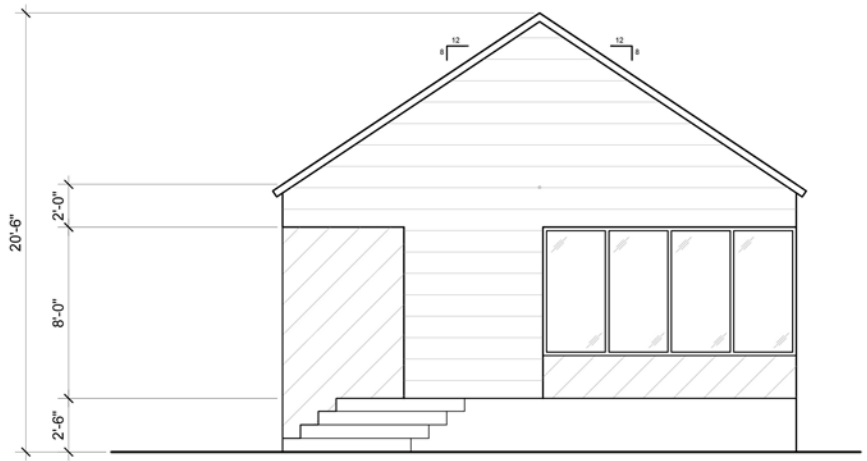


West of West

3/16" = 1'-0"

0 1 2 5 10

Plans - 2 Story - Second Floor
Medium Home

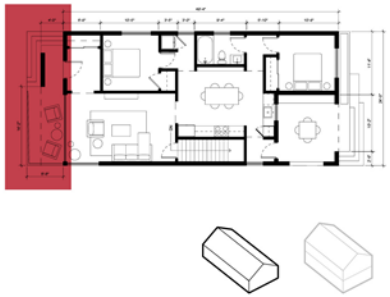


West of West

3/16" = 1'-0"

0 1 2 5 10

Front Elevation - 1 Story
Medium Home



West of West

3/16" = 1'-0"

0 1 2 5 10

Front Elevation - 2 Story
Medium Home

West of West

Pitch Roof - 1 Story
Medium Home

West of West

Pitch Roof - 2 Story
Medium Home

West of West

Shed Roof - 1 Story
Medium Home

West of West

Shed Roof - 2 Story
Medium Home

XS S M1 M2 L1 L2

West of West

XS, S, M, L
Full Family

West of West

XS, S, M, L
Full Family

End.

Cleveland City Planning Commission

Director's Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 7, 2025

Cleveland City Planning Commission

Adjournment

CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 7, 2025