

Friday, September 17, 2021

PLEASE MUTE YOUR MICROPHONE

David Bowen, Commission Chair

Freddy L. Collier Jr., Director

Michael Bosak, Administrator

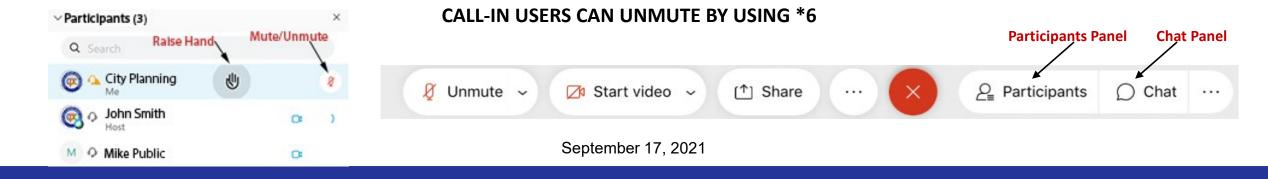
Preamble

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

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

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

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



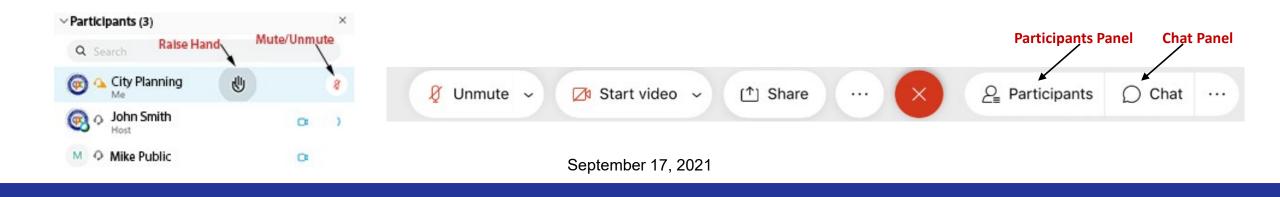
Preamble

ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.

THESE PROCEEDINGS ARE ALSO BEING <u>LIVE STREAMED</u> VIA YOUTUBE.

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

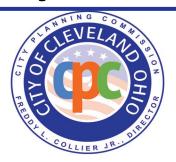
WE HAVE ALSO RECEIVED EMAILS FROM THOSE WHO HAVE PROVIDED WRITTEN COMMENT ON A PARTICULAR MATTER.



Call to Order and Roll Call



Zoning Map Amendments



September 17, 2021



NOTHING SCHEDULED TODAY

Planned Unit Development



September 17, 2021



NOTHING SCHEDULED TODAY

Telecommunication Towers



September 17, 2021



NOTHING SCHEDULED TODAY

Lot Consolidation / Splits



Lot Consolidation / Split

September 17, 2021



For PPN 002-32-098

Address: 1889 West 54th Street

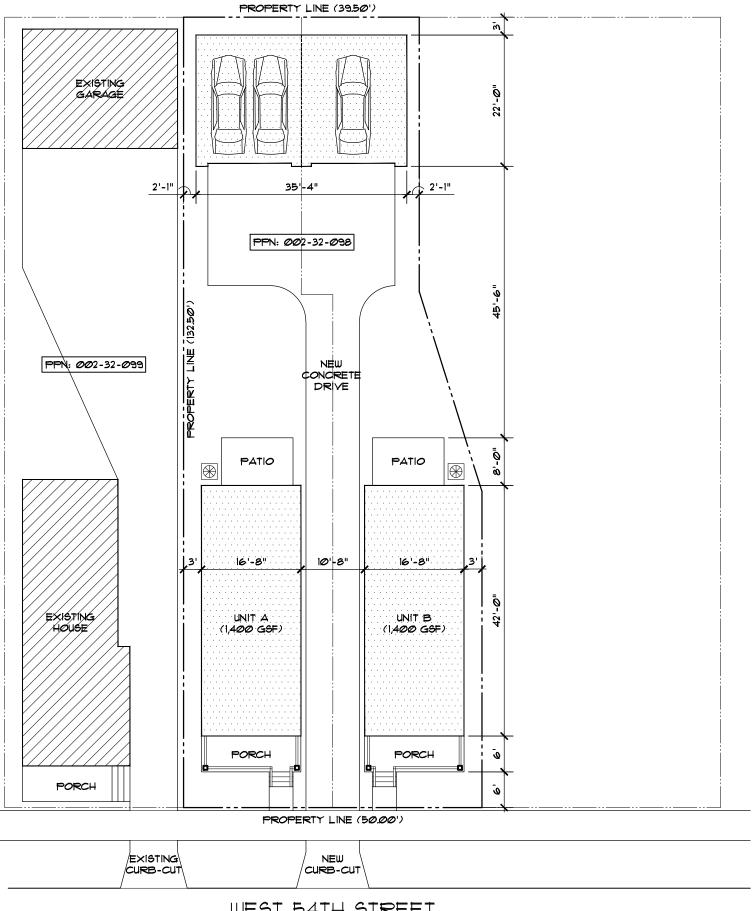
Presenter: Amy Chin Armour, Beegan Architectural Design

1889 WEST 54TH STREET



SITE LOCATION MAP





WEST 54TH STREET

SITE PLAN N.T.S.





ADJACENT HOUSES TO NORTH



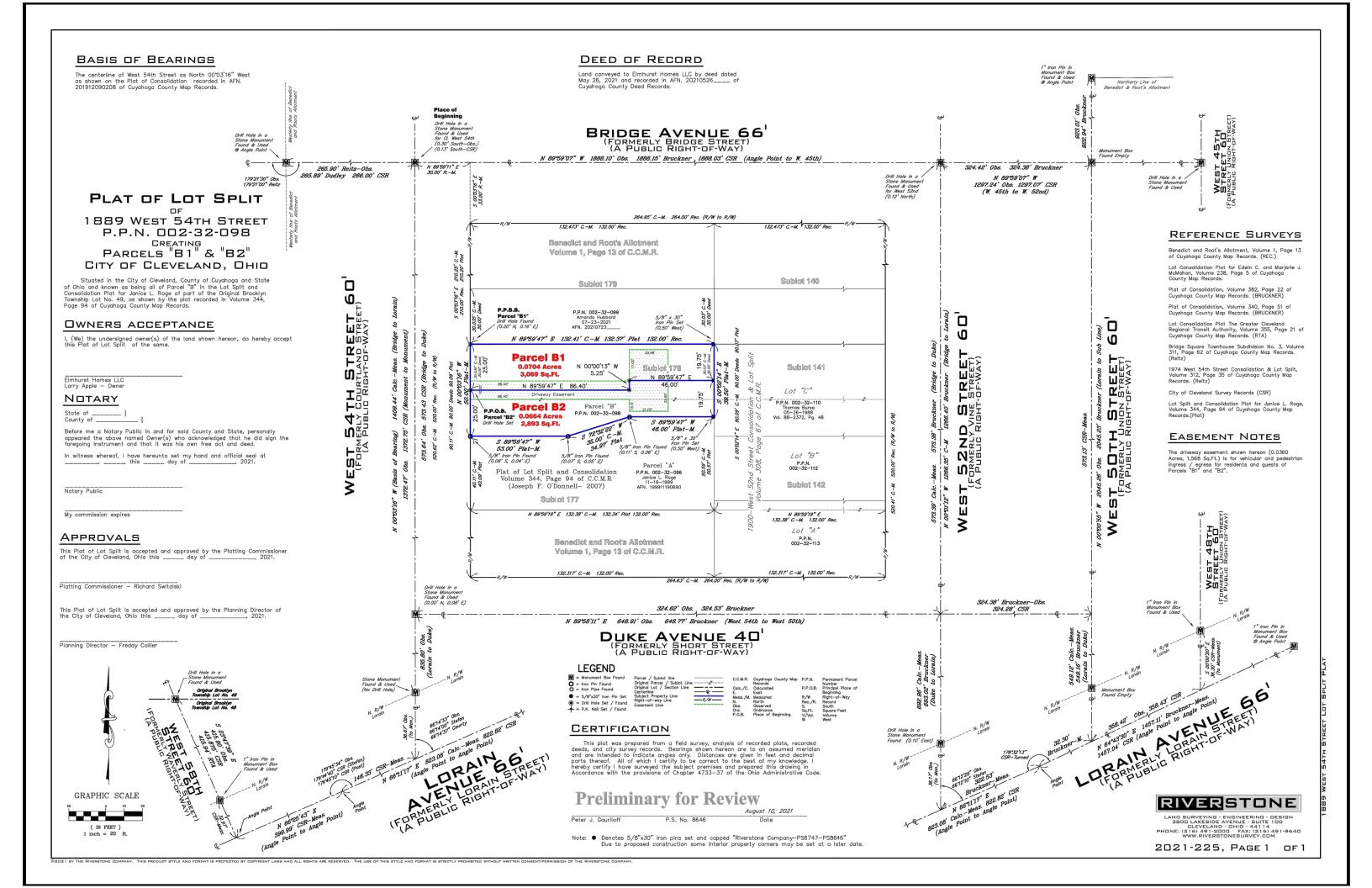
EXISTING LOT

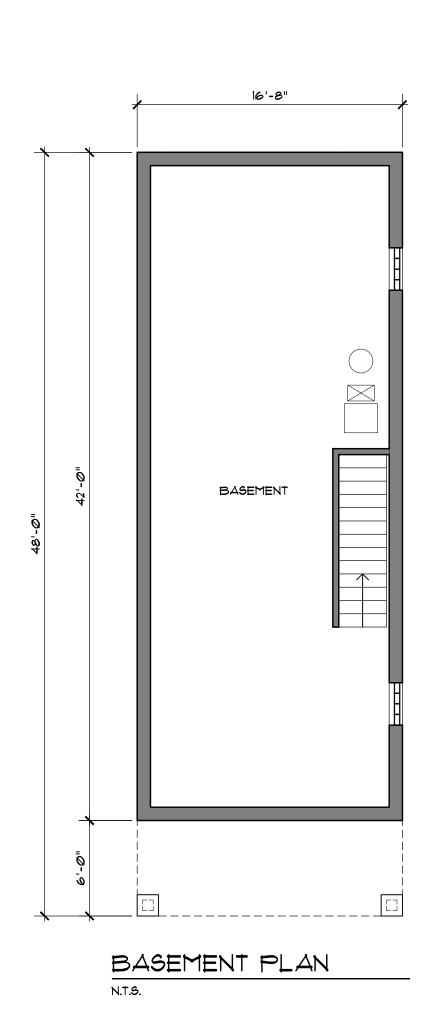


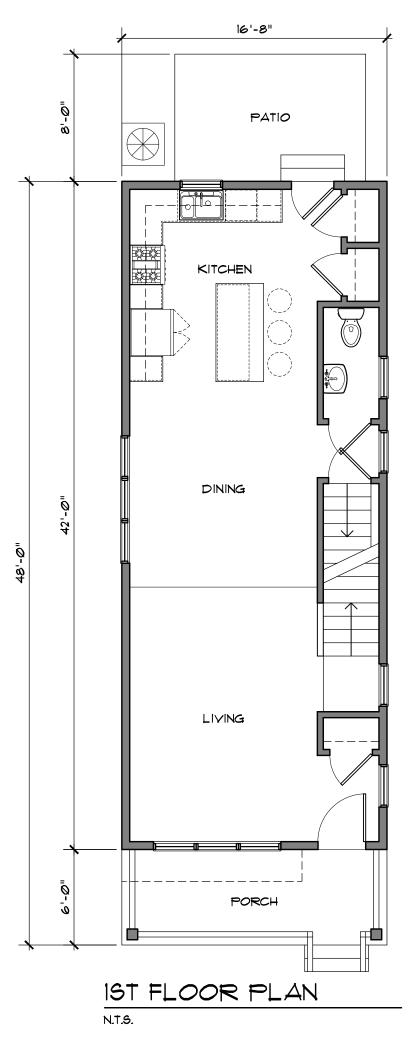
EXISTING LOT

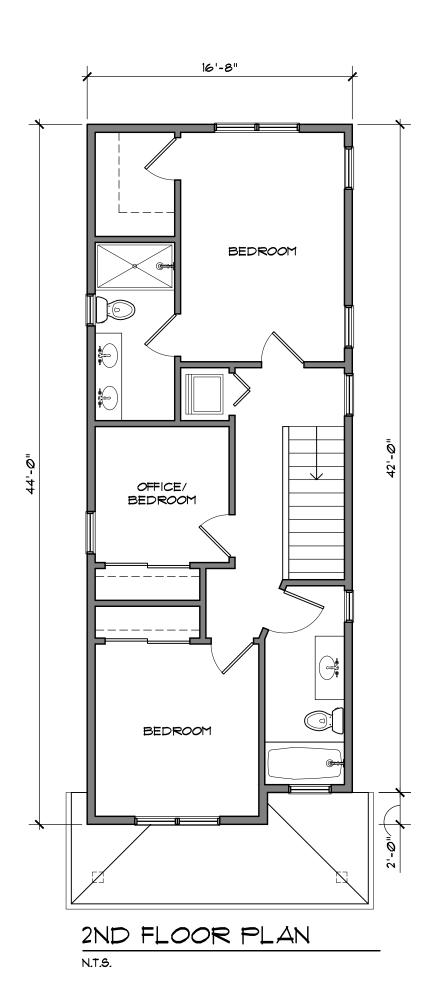


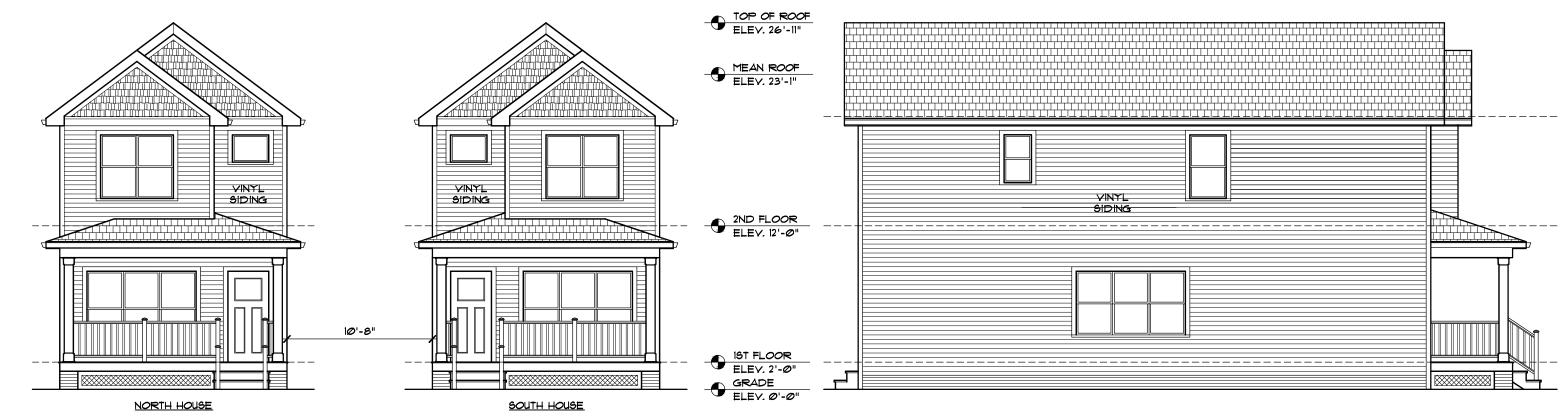
ADJACENT HOUSE TO SOUTH





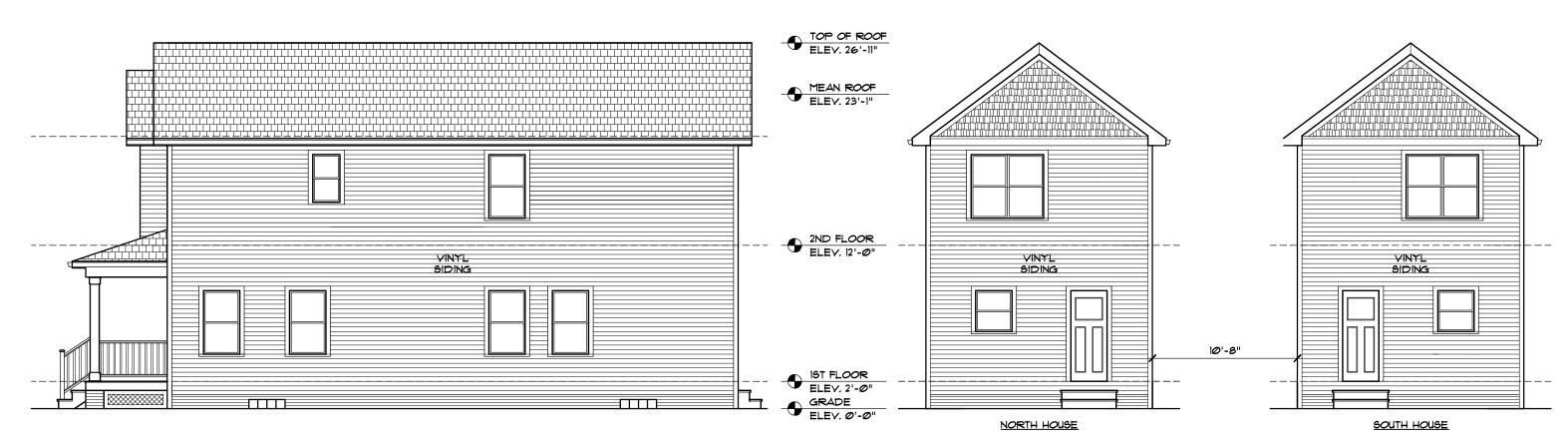






FRONT ELEVATION

N.T.S.



RIGHT ELEVATION

N.T.S.

BACK ELEVATION

N.T.S.

LEFT ELEVATION

N.T.S.

New Townhouse Development In a 2-Family District



2021

September 17, 2021

NOTHING SCHEDULED TODAY

Conditional Use Permit



September 17, 2021



NOTHING SCHEDULED TODAY

Mandatory Referrals



Mandatory Referrals

— 21

September 17, 2021

Ordinance No. xxx-2021(Ward 3/Councilmember McCormack): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by Skyline Investments Inc. or its designee, located at 24 Public Square for the purpose of entering into the chain-of-title prior to adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code for the Hotel Cleveland project.



The Cleveland

Project Overview

Owner and Developer

- Toronto, Canada-based investment company incorporation since 1998
- Specializes in real estate investments with a focus on hotels and resorts
- Started as one of Ontario's top players in hospitality properties with expansion into the US, most notably Ohio
- Acquired Renaissance in 2015 and committed to Cleveland



Property Information

- 15 Stories, originally built in 1918
- 870,000 Square Feet
- 34 Conference Spaces (64,000 square feet)
 - · Ballrooms
 - Grand Ballroom (can be divided)
 - · Ambassador Ballroom
 - Gold Room
 - Whitehall Room
 - Pre-function spaces
 - Breakout Meeting Rooms
- Banquet Kitchen
- Lobby & Reception
- 491 Guest Rooms
- 300 Parking Stalls

Cuyahoga County GIS Viewer 10126078 Date Created: 11/13/2020 Legend ☐ Municipalities Right Of Way Platted Centerline Parcel 10123007 10123008 10123085E ■ 10123100T 10123100B_{10123100B} 101230501 * 10123006B 10123050B 10123085M 10123100X 10123085L10123100S₁₀₁₂₃₀₈₅K 10123200A 10123011B 10123050H 10123072A 10123113A 10123085B 10123085B 10123100A 10123072H 10.12307.2S 10123072D10123050D 10123050J 10123085H 10123100K 10123072G 10123085G 10123085A 10123072M10123100W 1:1,200 10123100W 10123052M 10123072D 10123050D 10123072M 10123072A 10123085A 200 Feet Cuyahoga County -This map is a user generated static output from an Internet mapping site and **Enterprise Gl** is for reference only. Data layers that appear on this map may or may not be

WGS 1984 Web Mercator Auxiliary Sphere

- 6 Total Parcels
- 2.32 Acres
- Located in the heart of public square at West Superior Ave and West Roadway
- Across from
 Sherwin Williams Future
 Headquarters
 and next to
 Tower City
 Center

Project Scope

Exterior

- Window replacement
- Improved entrance & hardscaping
- Building envelope restoration
- Repairs to structured parking

Interior

- Entrance, lobby & reception renovation including centrally located bar/restaurant in lobby for visitors and locals
- · Grab-and-go Market/Retail in featuring Cleveland vendors
- Business center
- All public restrooms
- Full-service restaurant to be renovated and reinvented
- Recreational facilities to receive full renovation
- Function spaces
- Renovation of all 491 guest rooms
- Back of house upgrades
- Renovation to meet Historic Preservation Requirements
- · Hotel will reflect people, arts and industries of Cleveland
 - · Custom playlists in public areas featuring Cleveland musicians
 - Feature stories of the City's history through videos in the elevator and hidden messages in furniture

- Maintain Historical Character
 - Restoration of Hotel Cleveland sign
- Re-establish the Hotel as a Destination
- Collaborate with Sherwin Williams
- Increase in occupancy rates
 - Estimating 76% average occupancy (once stable), 11% increase over pre-pandemic rate
- Increased usage of ballroom and event spaces (attracting additional visitors to downtown)
- Retain existing 67 jobs, restore the 105 jobs lost due to pandemic, add an additional new 50 jobs

Conceptual Design – Bar and Lounge



Existing



Proposed Concept

Conceptual Rendering – Entrance

Proposed Concept Existing

Conceptual Design – Grand Ballroom



Existing

Thank you

Stephen L. Goodman SLG Consulting Group 1630 N. Main St., Suite 122 Walnut Creek, CA 94596 Direct: (415) 312-9864

sgoodman@slgconsultinggroup.com

Administrative Approvals



Administrative Approvals

September 17, 2021



Ordinance No. 702-2021(Ward 6/Councilmember Griffin): Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with Fairfax Renaissance Development Corp., and/or its designee, to partially finance the development of the Innovation Square mixed-use neighborhood project located on the west side of East 105th Street; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

Administrative Approvals

September 17, 2021



Ordinance No. 703-2021(Ward 14/Councilmember Santana): Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with Levin Group, and/or its designee, to partially finance the former Blanket Mills building on Fulton Road; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

Administrative Approvals

September 17, 2021



Ordinance No. 704-2021(Ward 14/Councilmember Santana): Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with Northeast Ohio Hispanic Center for Economic Development, and/or its designee, to provide a debt reserve for the CentroVilla25 Project regarding the development of the West 25th Street and Clark Avenue area; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

Special Presentations



Special Presentation

September 17, 2021



People's Streets Payne Avenue Project

Presenter: Rachel Oscar, Campus District

PEOPLE'S STREETS



People's Streets: Payne Avenue
Planning Commission
September 17, 2021

What is People's Streets?

People's Streets is a grassroots initiative run by volunteers from varying backgrounds who came together to create streets that better serve people. We envision creating connections between diverse neighborhoods, safer streets for all ages and modes of travel, and welcoming places where people embrace their full humanities. Starting with Payne Avenue corridor we will reimagine a more vibrant streetscape.



Project Description

People's Streets Cleveland proposes painting the crosswalks and curb extensions along Payne Avenue at East 22nd Street, East 30th Street, East 32nd Street, East 37th Street, and East 39th Street and the temporary restriping of the Payne Avenue bridge over I-90. The project will also include temporary restriping of the lanes along the Payne Avenue Bridge over I-90 with decorative elements like planter boxes. The purpose of the project is to better protect pedestrians and cyclists by calming traffic and elevating their visibility. Additionally, the design adds vibrancy and a sense of cultural placemaking to the street.

People's Streets is seeking Planning Commission approval as part of the acquisition of a Decorative Street Painting License.



Site Selection

Payne Avenue is the ideal location for a project of this nature for several reasons:

- There are no freeway entrances or exits impacting the roadway
- It is scheduled to apply for resurfacing funding in 2022
- It is the spine of Cleveland's AsiaTown
- It connects Downtown to Cleveland's east side neighborhoods
- Car counts reflect low traffic flow on Payne
 Avenue



Timeline

This project will be broken up into two sections:

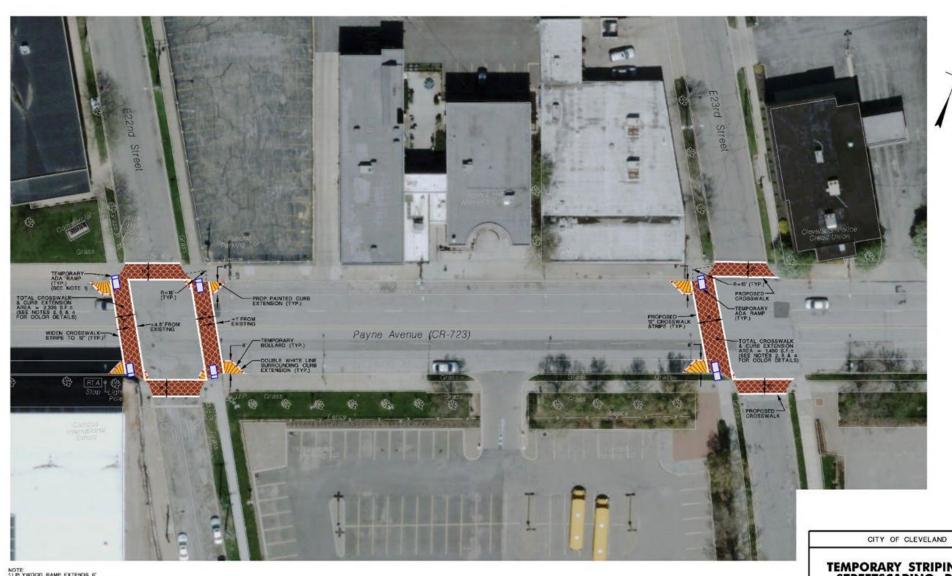
October 2021: People's Streets will conduct a learning lab for roadway painting. The group will paint the East 32nd Street intersection as a demonstration.

Spring 2022: Paint the remaining crosswalks and stripe a section of the roadway with a new lane patterning and decorative elements like planter boxes. We'll invite the community to take part in this process and set-up a celebration of the new look and feel of the street. We intend for the roadway striping and crosswalk painting to stay up until the street resurfacing in 2023/2024.

Existing Conditions: East 22nd & East 23rd and Payne







NOTE:
1) PLYWOOD RAMP EXTENDS 6'
1) PLYWOOD RAMP EXTENDS 6'
1) PLYWOOD RAMP EXTENDED 21 SLOPE
ASSUMANCE OF CURSULATE
2) CROSSWALK & CURS EXTENSION
BASE COLOR PLOZ 6-56 B-24 (BRICK)
3) CROSSWALK PATTERN COLOR.
P.222, G-8, 1-93 (BURLEYWOOD)
4, CURS EXTENSION PATTERN COLOR.
P.256, G-83, 2-27 (YELLOWIOGLD)

SCALE IN FEET

TEMPORARY STRIPING & STREETSCAPING PLAN

PAYNE AVENUE E13TH STREET TO E55TH STREET

DEVELOPED BY: THE PEOPLE'S STREETS

Existing Conditions: East 27th and Payne





East 30th and Payne





East 32nd and Payne







NOTES: 1) CROSSWALK BASE COLOR: R-132, Q-56, B-22 (BRICK) 2) CROSSWALK PATTERN COLOR: R-222, G-184, B-135 (BURLEYWOOD)

> 20' 0 20' 40' SCALE IN FEET

CITY OF CLEVELAND

TEMPORARY STRIPING & STREETSCAPING PLAN

PAYNE AVENUE E13TH STREET TO E55TH STREET

DEVELOPED BY: THE PEOPLE'S STREETS

East 37th & East 39th and Payne







DEVELOPED BY: THE PEOPLE'S STREETS

SCALE IN FEET

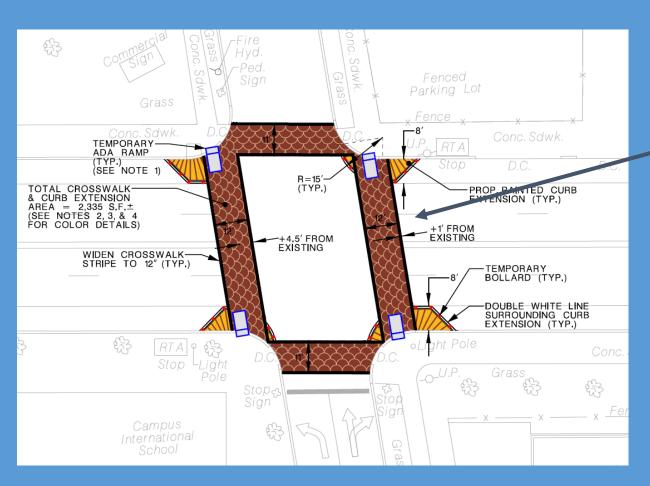
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Materials & Maintenance

General Materials	Product Name	Details	Maintenance Notes
Paint/Road Markings	StripeX Paint	Colors white, yellow, green, maroon, vandy gold	Annual touch-ups until street resurfacing
	Reflective White, Pavement Marking Tape	4" Width	
	Black Pavement Tape	6" Width	
Bollards	Seton Flexible Delineators (Bolted Option)	36" Height	Removed for snow removal in winter months, replaced in the spring
	ULINE Delineator Posts (Adhered Option)	45" Height	
	Adhesive Pads	8" x 8" x 3/16"	
ADA Ramps	AlumiRamp	36"x6'	

- Working closely with NOACA Street Supplies
- Material types to be approved by Cleveland Traffic Engineering
- Learning Lab used to refine material selection and maintenance needs

Design reflects existing patterns





Support for People's Streets

- \$25,000 Committed by SPIN
- Use of NOACA Street Supplies infrastructure and funds
- Participation and support from Downtown Cleveland Residents, AsiaTown Advisory Committee, MidTown Cleveland, Campus District Inc., Clevelanders for Public Transit, Bike Cleveland, Ingenuity Cleveland, and more



Thank You!

People's Streets Committee

David Bass
Ray Hom, AsiaTown Advisory Committee
Loh, Clevelanders for Public Transit
Rachel Oscar, Campus District, Inc.
Rachael Price
Jeff Sleasman, Downtown Cleveland Residents
Karis Tzeng, MidTown Cleveland
Jess Wallace, Downtown Cleveland Residents
Jacob VanSickle, Bike Cleveland

Special Presentation

September 17, 2021



Warszawa Street Painting Project

Presenters: Joe Linsky, Slavic Village CDC

Tiffany Andreoli, Resident



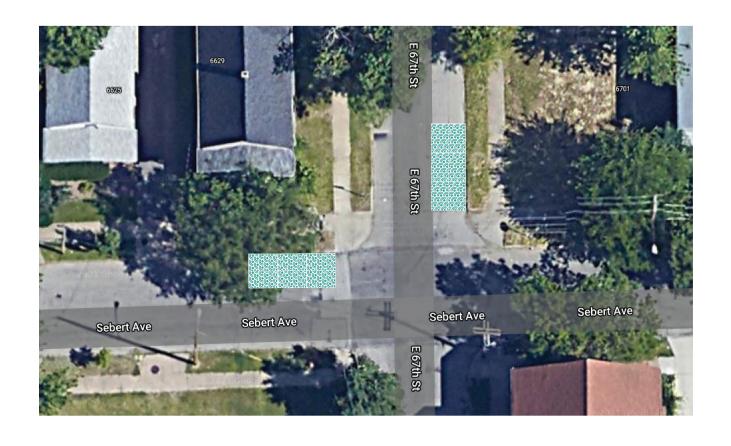
WARSZAWA TRIANGLE STREET PAINT PROJECT

September 17, 2021

Warszawa Triangle Residents



THE PROJECT





THE NEED



Safer Streets

FOCUS AREA





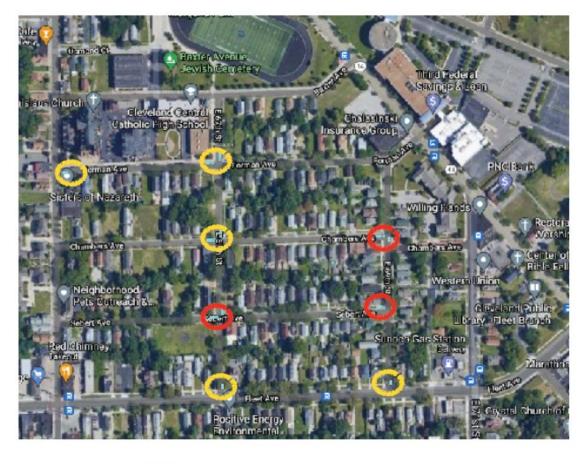
COMMUNITY DRIVEN

- Led by two Community Stewards and residents, Tiffany Andreoli and Joy Cummings
- Safety
 - Addressing direct concerns of residents part of a larger neighborhood safety plan
- Consistent community engagement for the past year; neighborhood events, door knocking, flyering, neighbor meetings, tree plantings etc.





LOCATIONS & TIMELINE









LOCATIONS





DESIGN





MATERIALS

- Mylar for the templates 100' in length x 36' wide.
 - Working with Think Box at Case Western Reserve to use their equipment to cut our template/stencil
- 3 of the 5 gallon buckets of white paint Aquastripe
- 2 of the 5-gallon buckets of green paint- Aquastripe
- 2 of the 5 gallon buckets of blue paint Aquastripe
- 12 rollers + sleeves
- 750 feet of double striped white tape
- Flex posts x15 (3 at each of the 5 sites)
 - Will be glued onto pavement



VOLUNTEER PLAN

- Cut Mylar stencils; 3-4 weeks lead time at Think[box] (Sept 30)
- Day 1: paint white rectangles (Oct 23)
- Day 2: volunteers paint circles (Oct 24)
- Use small rollers or paint brushes to brush on blue and green
- Use Mylar stencil templates
- Volunteers needed
 - 1 lead artist and 3 volunteers 1 for traffic, 1 for blue, 1 for green
- 2 teams each tackling 2+ locations each
- Minimum 2 artists and 6 additional volunteers



MAINTENANCE

- SVD will store excess paint
- With help of resident volunteers we will maintain quality of paint for 3 years
- Paint is graded for 3-5 years, but traffic will be minimal
- Residents will keep eyes on the paint and delineator conditions



THANK YOU

Joe Linsky
Slavic Village Development
joel@slavicvillage.org
216.429.1182 x104



Slavic Village Resident/ Business Owner/ Activist tiffanyandreoli@gmail.com





Near West Design Review Case

September 17, 2021



NW2021-021 – West 20th and Smith Townhomes New Construction: Seeking Final Approval

Project Location: West 20th and Smith Court

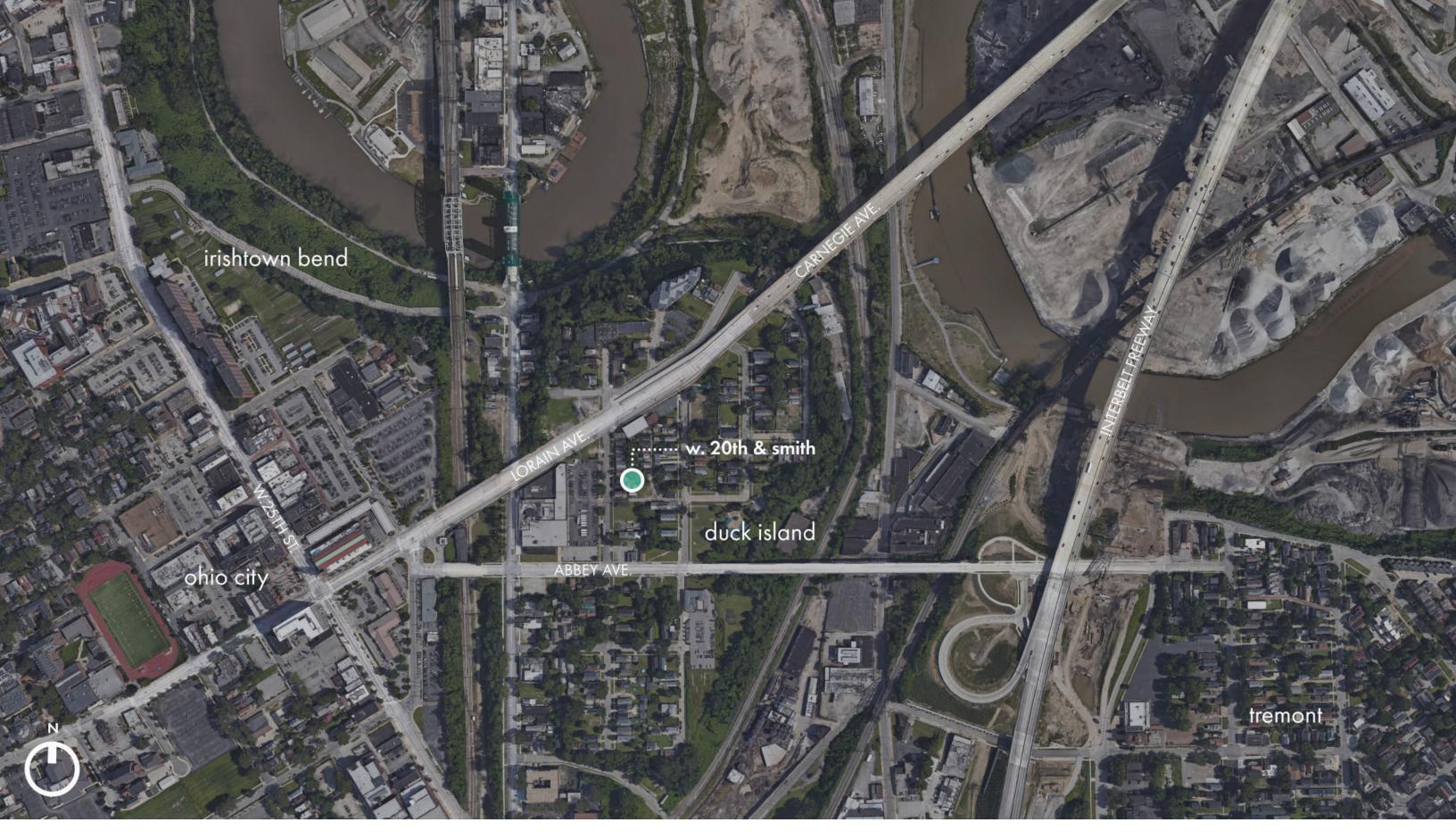
Project Representative: Westleigh Harper, Horton Harper Architects

Note: this project received Schematic Design Approval with Conditions on August 6, 2021.

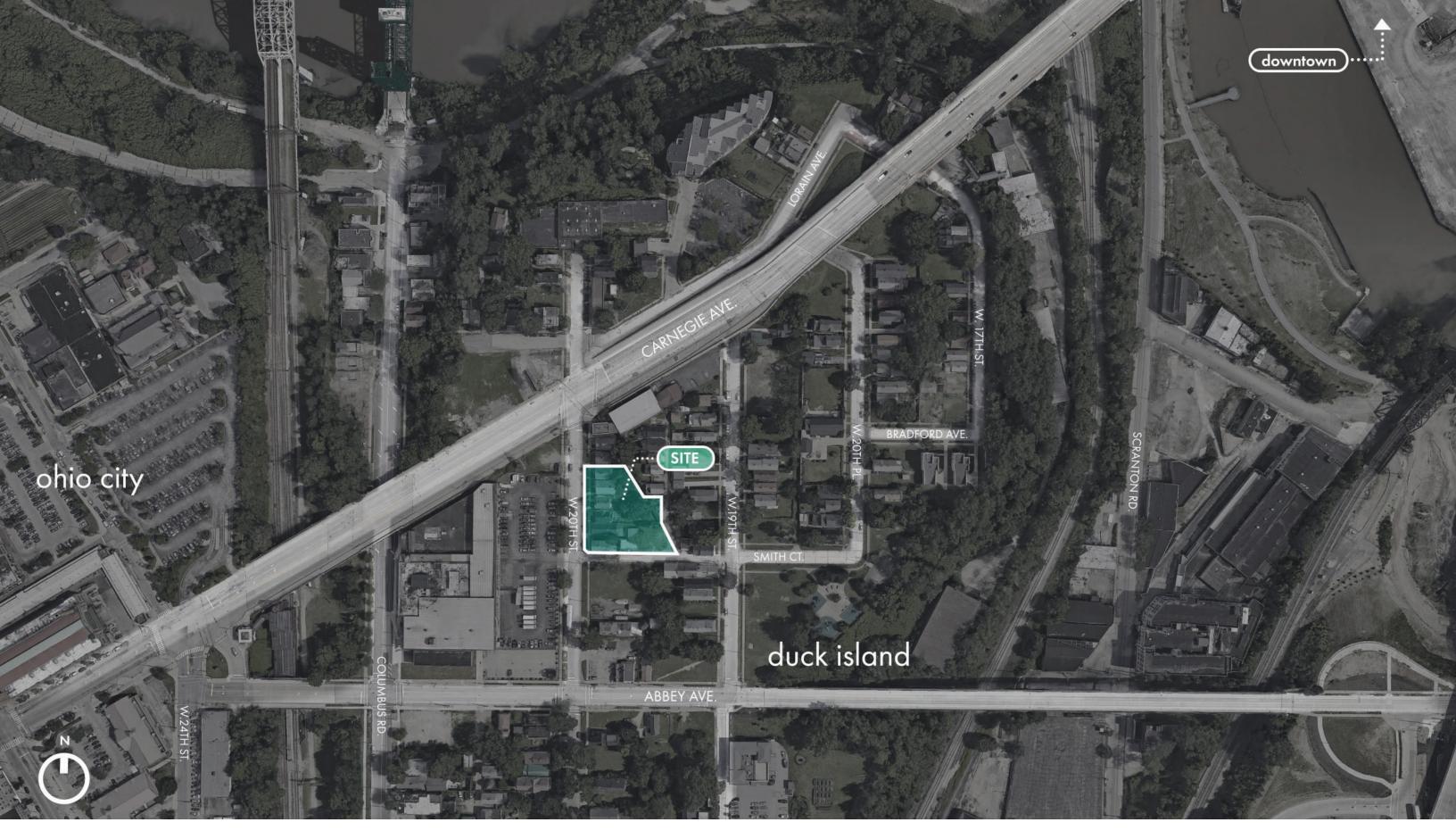
W.20th & SMITH TOWNHOMES

W. 20th Street & Smith Ct. - Cleveland, OH Marketing Package - August 31th, 2021





Site Aerial Scale: N/A



Site Overview
Scale: N/A













Existing Conditions







W. 20th Pl.

view along W. 20 Pl. showing adjacent homes

adjacent lot across Smith Ct.







Existing Conditions





SMITH CT. W. 20TH PL.



SMITH CT. W. 20TH PL. W. 19TH ST.

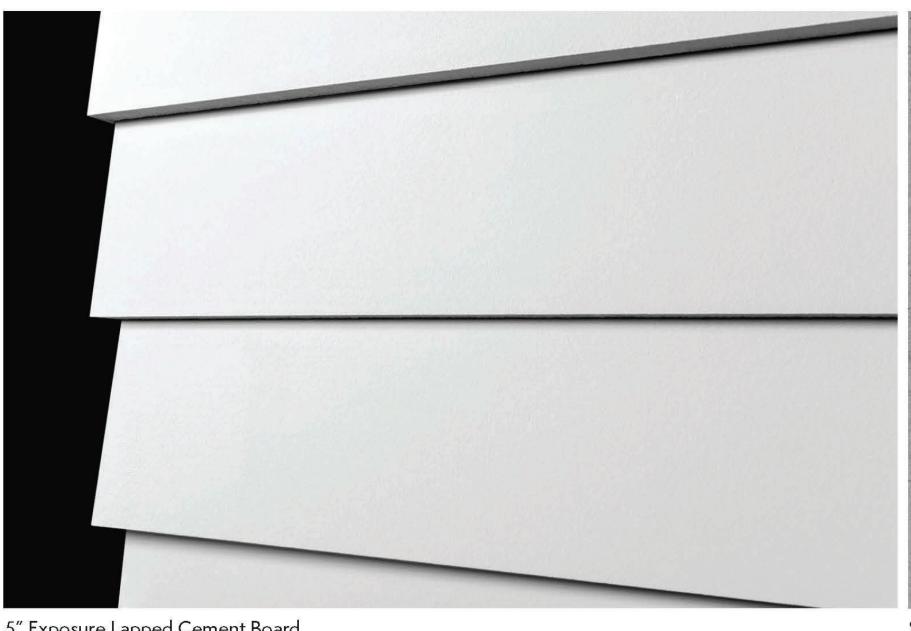


W. 20TH ST.

SMITH CT.

Site Sections
Scale: N/A









5" Exposure Lapped Cement Board

Smooth Finish Concrete



Facade Uplighting



Black Fiberglass Windows



Prefinished Aluminum



Wall Mounted Sconce



Black Anodized Aluminum Handrails

Material Palette



View 1 Birds-eye View Towards W.20th and Smith Ct.



View 2 W. 20th St. Frontage



View 3 W.20th St. Frontage



View 4 W.20th St. Frontage



View 5 W.20th St. Birds-eye View Towards Smith Ct.



View 6 W. 20th St. Frontage



View 7 W. 20th St. Elevation



View 8 W. 20th Place Rear View



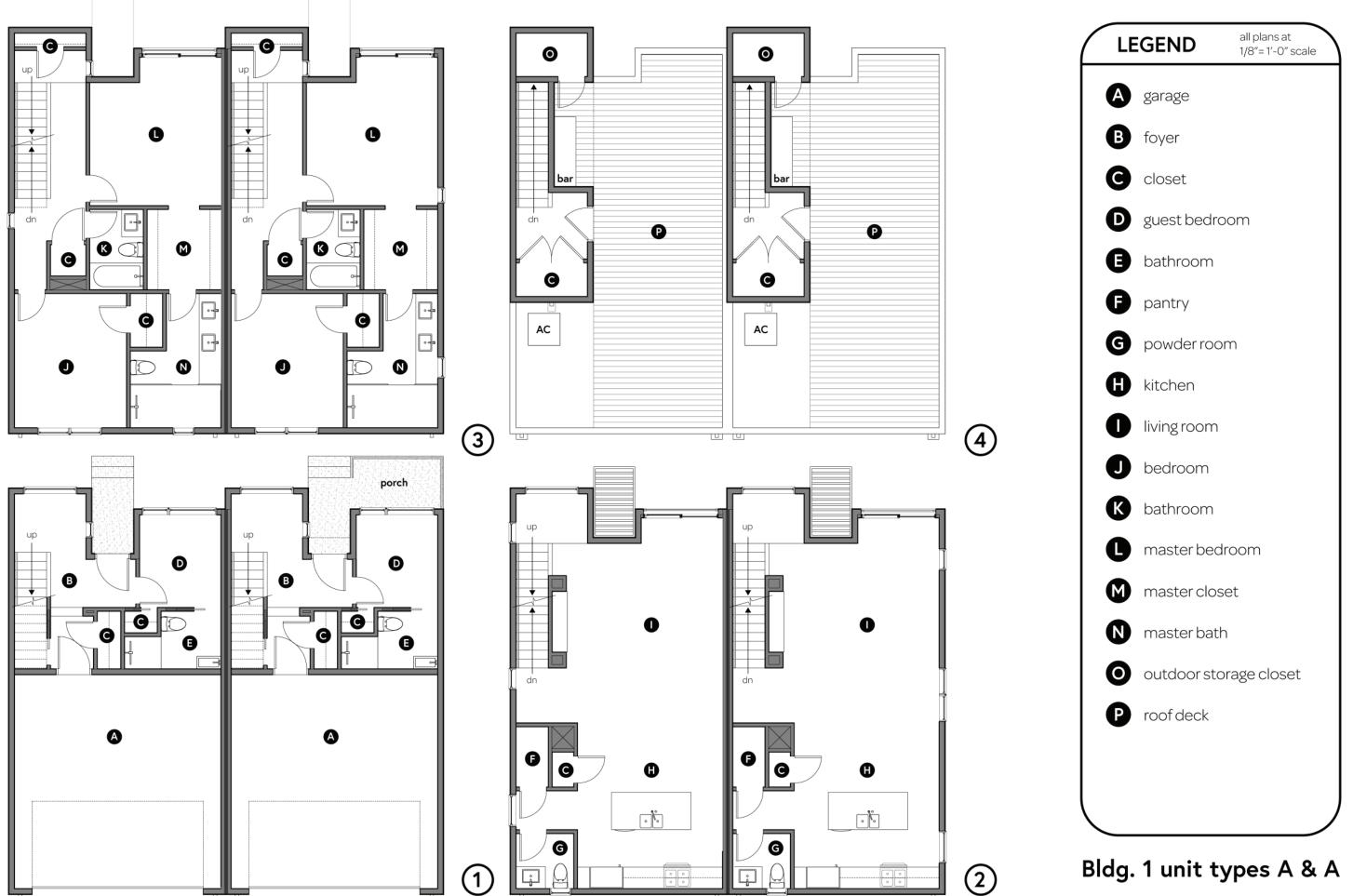
View 9 Smith Ct. & W.20th Place Ground Level



View 10
Driveway Entrance from Smith Ct.



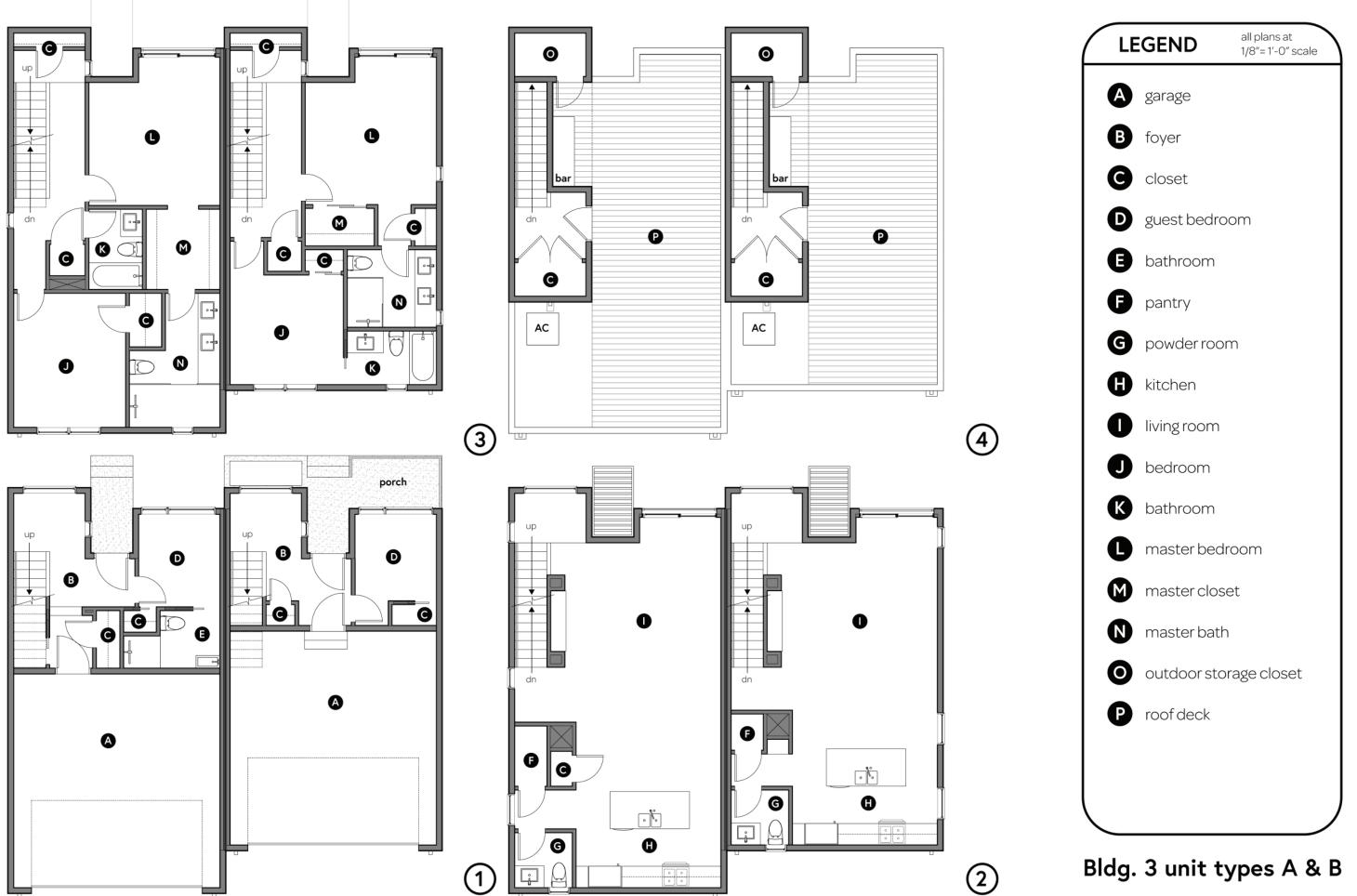
View 11 W.20th St. Frontage (Night)



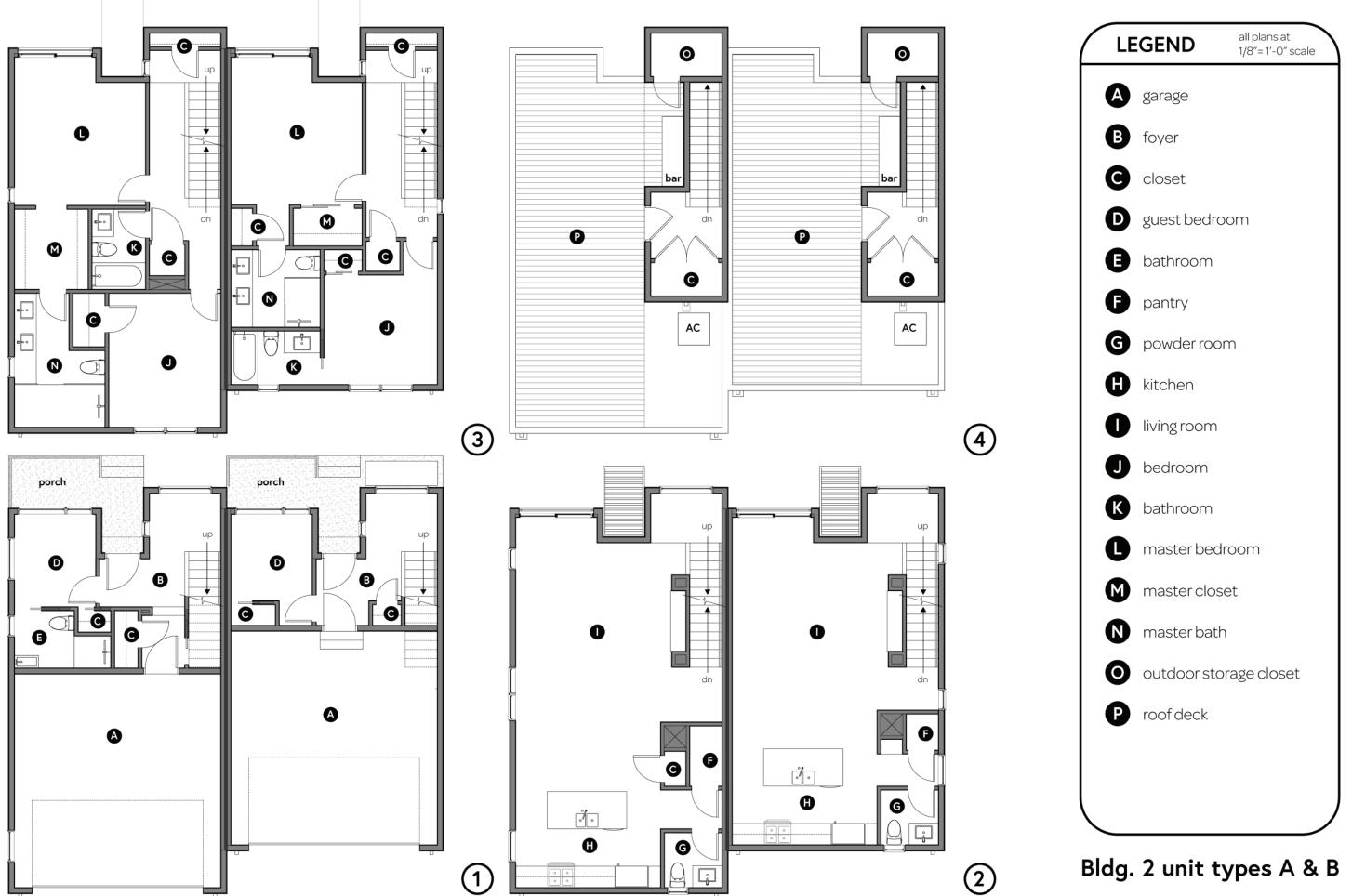
Bldg. 1 unit types A & A



Bldg. 2 unit types A & B

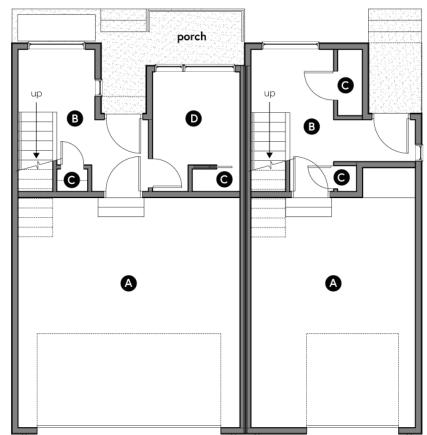


Bldg. 3 unit types A & B



Bldg. 2 unit types A & B









3

1

all plans at 1/8″=1′-0″ scale **LEGEND** garage B foyer closet **D** guest bedroom • pantry powder room **G** kitchen H living room bedroom **J** bathroom master bedroom master closet master bath outdoor storage closet o roof deck

4

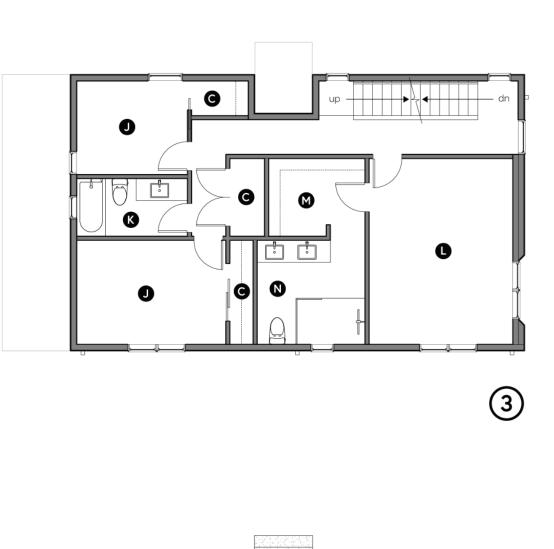
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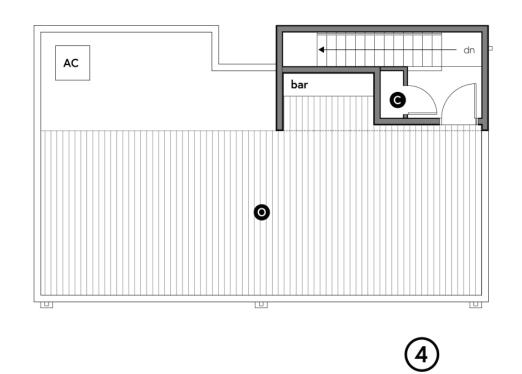
Bldg. 4 unit types B & B



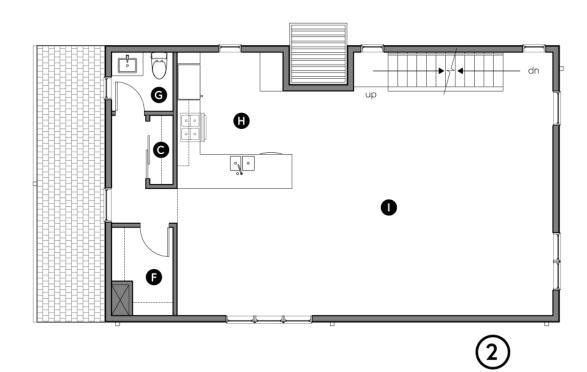
all plans at 1/8″=1′-0″ scale **LEGEND** A garage foyer closet **D** guest bedroom **3** pantry powder room **G** kitchen H living room bedroom **J** bathroom master bedroom master closet master bath N outdoor storage closet o roof deck

Bldg. 5 unit types B & B



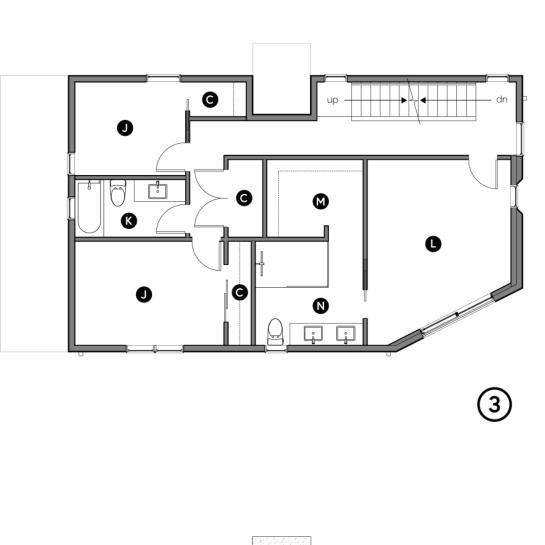


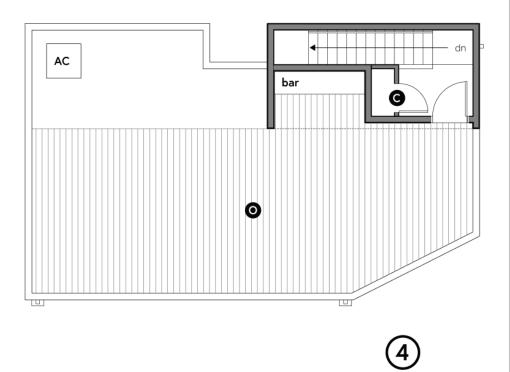




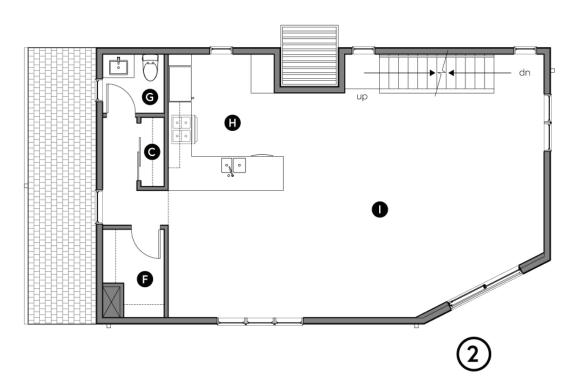
all plans at 1/8″=1′-0″ scale **LEGEND** garage **B** foyer closet **D** guest bedroom **E** guest bathroom pantry **G** powder room kitchen Iiving room **J** bedroom bathroom master bedroom master closet master bath o roof deck

Bldg. 6 unit type D











Bldg. 7 unit type E

Northeast Design Review Case

THAT IN G COMMITTEE OF THE PROPERTY OF THE PRO

September 17, 2021

NE2021-025 – Proposed Demolition of a Two-Story Apartment Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 14620 Lakeshore Boulevard

Project Representative: Valencia White, City of Cleveland

CITY PLANNING COMMISSION

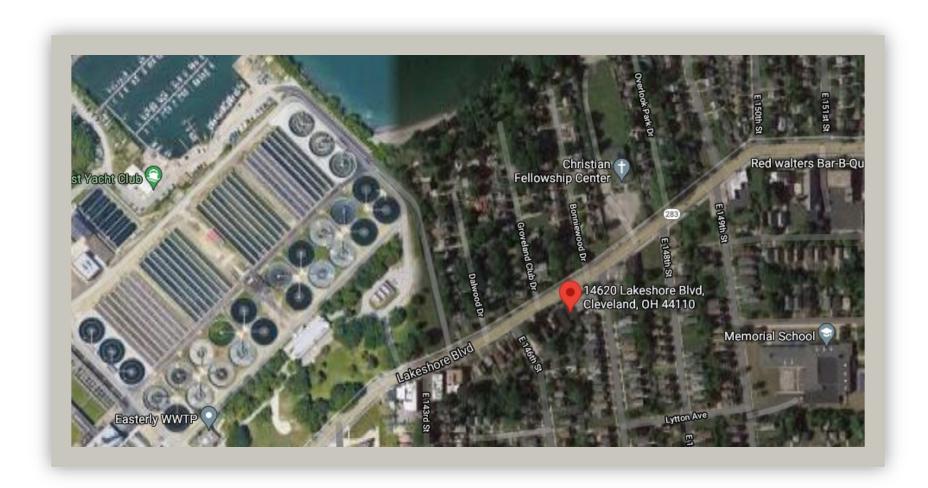


Proposed Demolition of 14620 Lake Shore Boulevard

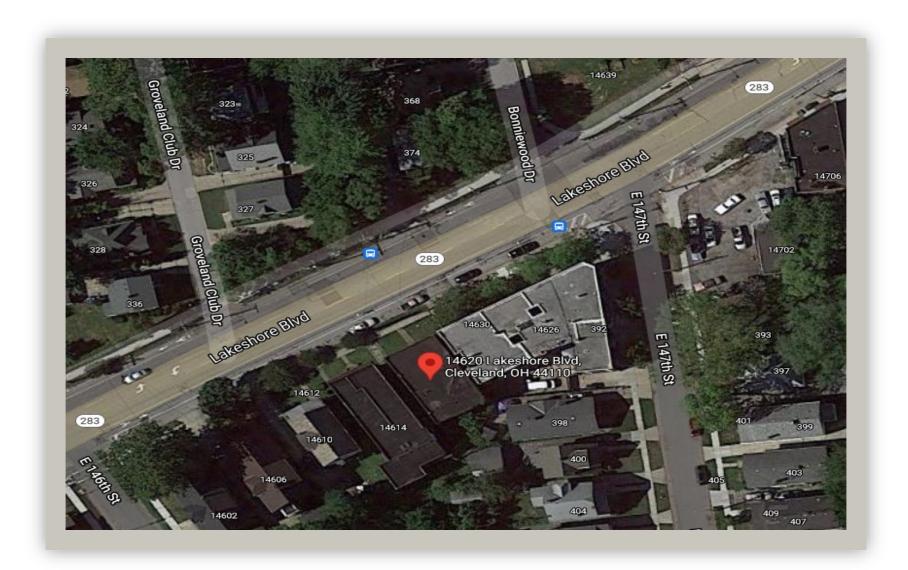
14620 Lake Shore Boulevard

- **Demolition:** We are seeking the approval of the complete demolition of the 2 story, 4 unit multifamily apartment building, located at 14620 Lake Shore Boulevard.
- Current Owner: G3 Management Group LLC purchased the property in December 2020 and has not rehabilated the property.
- Condemned: Over 1 year The property was condemned in April 2020.
- **Vacant** Over 6 years This structure has been vacant since March 2008.
- **Complaints and board ups** There have been 8 complaints and 4 board-ups since 2008.
- **Taxes** \$1,094 in unpaid property taxes.
- Council Support Councilman Polensek is in support of this demolition, "a major problem for years! Enough is Enough!"
- Site Plan The remaining land will be cleared, graded, and seeded with grass.

Site Location



Site Context





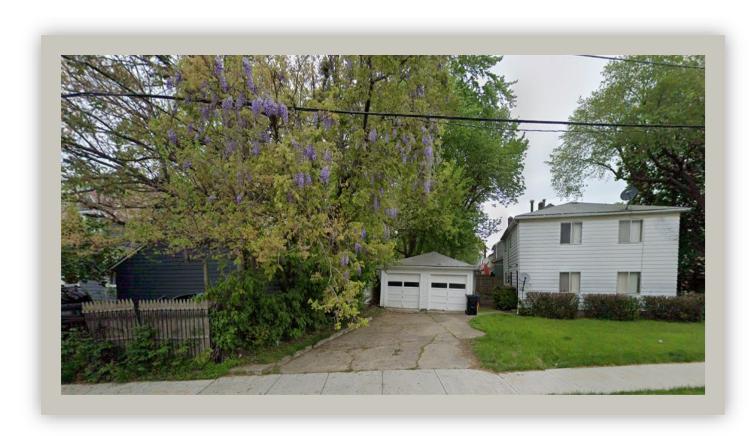


Adjacent Properties



Property Across the Street

374 Bonniewood















Site Plan



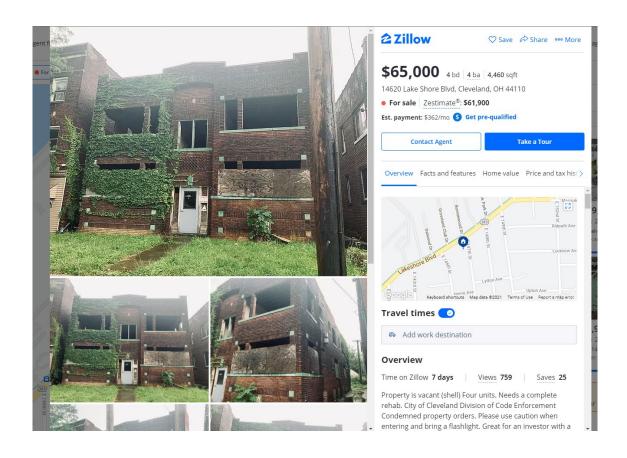
Parcel will be graded and seeded per City specifications

Since Last Meeting

- B&H Demolition Bureau has spoken with owner. Provided links to home repair resources information about the situation.
- Owner says they have done debris removal and yard maintenance.
- Owner provided rehab estimate they received: total repair cost exceeds \$220,000.
- Owner decided it would be best to sell.

Currently Listed for \$65,000...

Realtor is Vicki Mellon at Century 21



Downtown | Flats Design Review Case

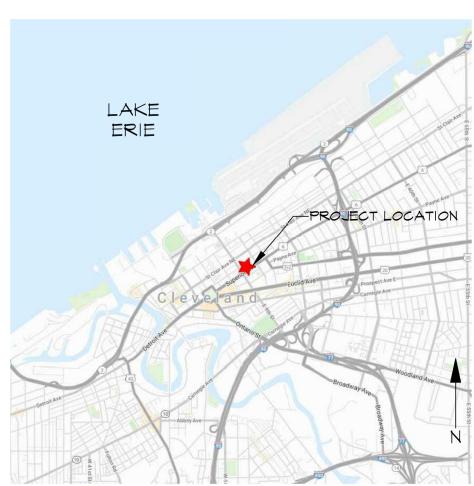
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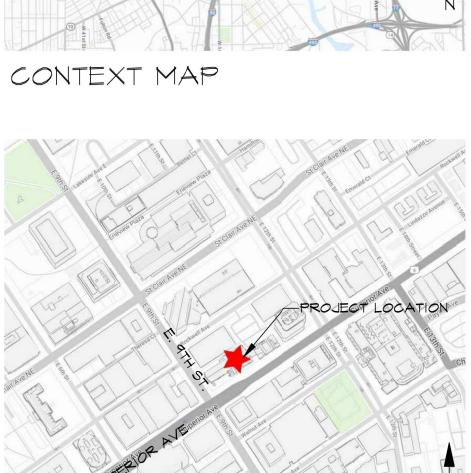
September 17, 2021

DF2021-022 – St. John's Cathedral Fencing: Seeking Final Approval

Project Address: 1007 Superior Avenue

Project Representative: Terry Fields, Berardi Partners





LOCATION MAP

CONCEPT SUMMARY:

THE PURPOSE OF THESE DOCUMENTS IS TO LOCATE AND DESCRIBE A NEW BLACK ORNAMENTAL FENCE OF 30" HEIGHT ON THE GROUNDS OF ST. JOHN THE EVANGELIST CATHEDRAL

CONTEXT PHOTOS:



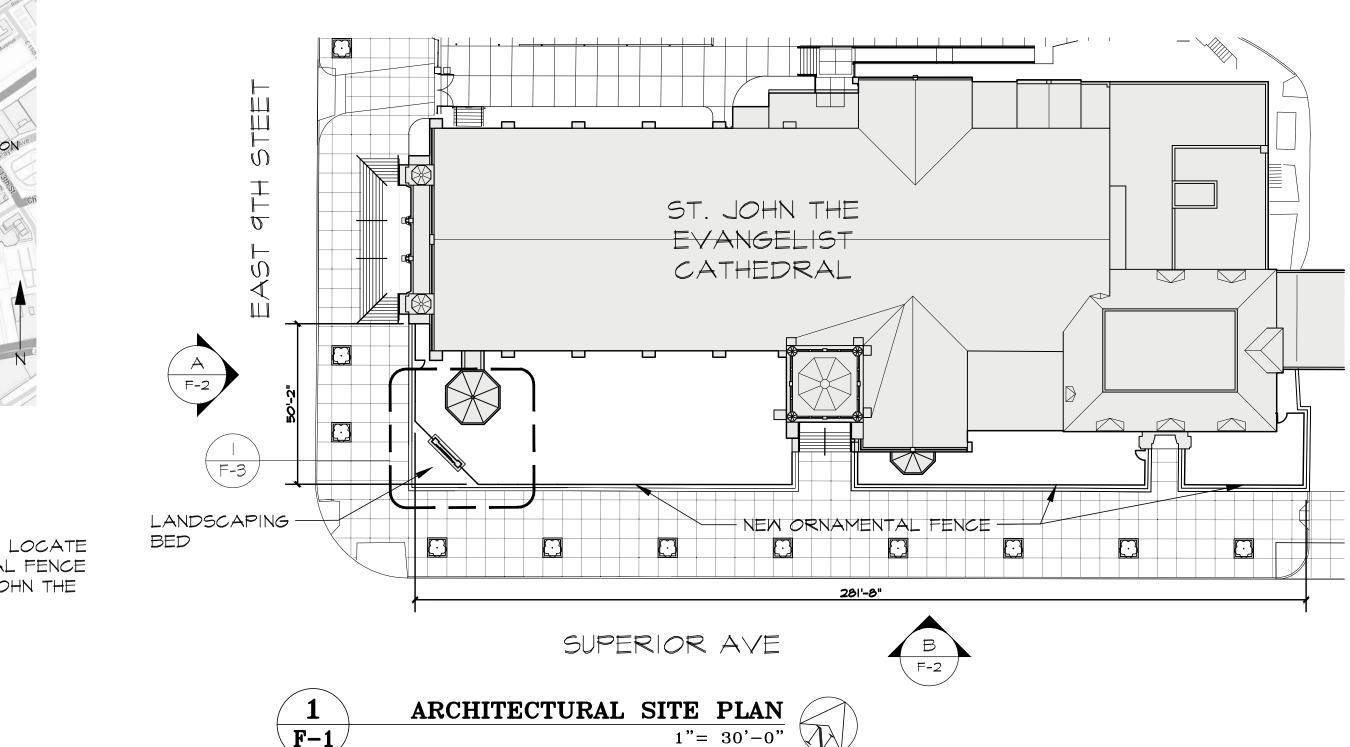
VIEWING NORTH ALONG 9TH STREET AT SUPERIOR



VIEWING EAST ALONG SUPERIOR AT 9TH STREET

The Cathedral of Saint John the Evangelist 1007 Superior Ave, Cleveland,

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MODIFIED SUBMISSION

DATE: 08-30-2021 PROJECT # 20107

SITE PLAN & ELEVATIONS

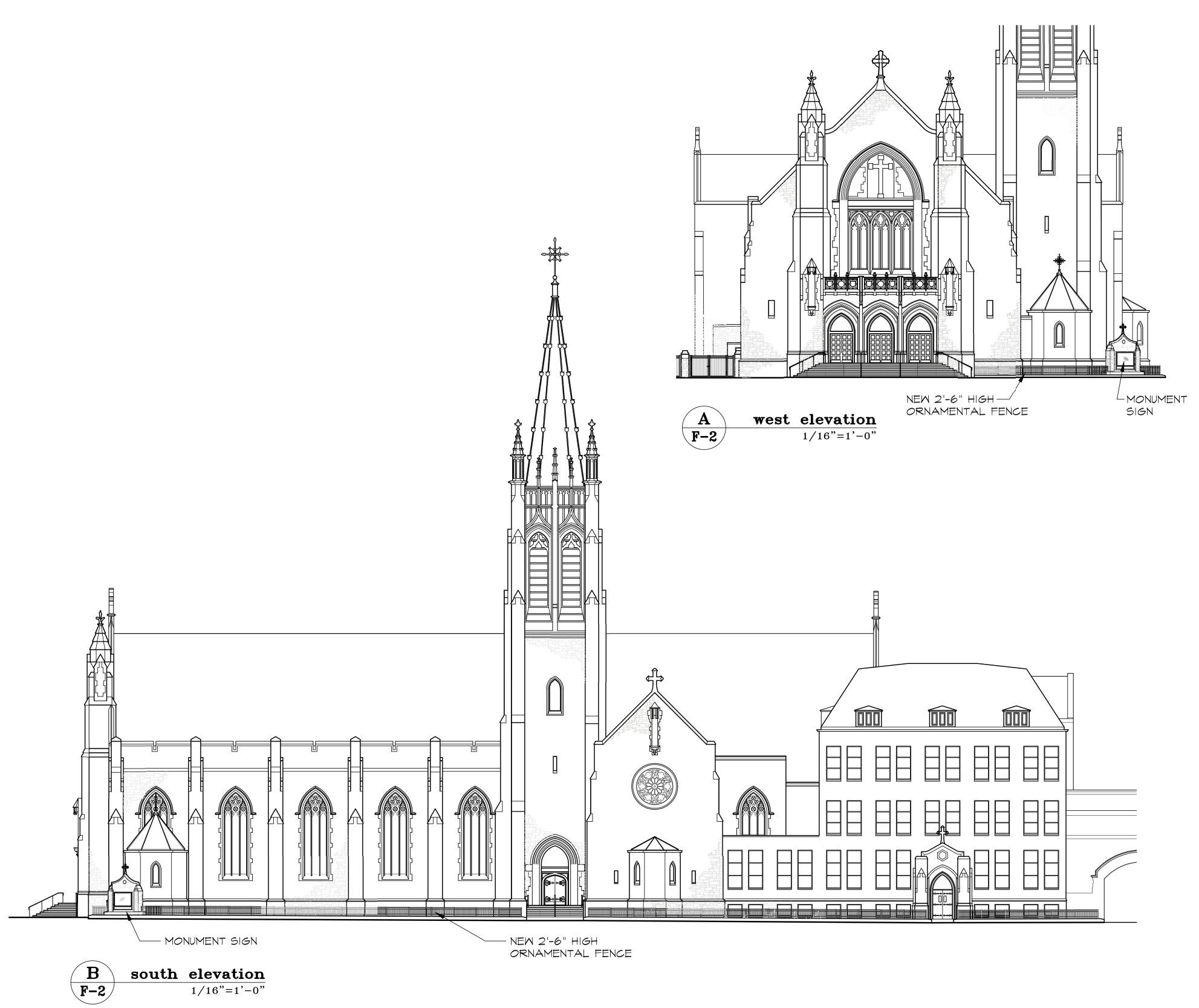
F-1

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DESCRIPTION INTURY IN EMBITTED REPROSECTION.

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DATE: 08-30-2021 PROJECT # 20107

ELEVATIONS

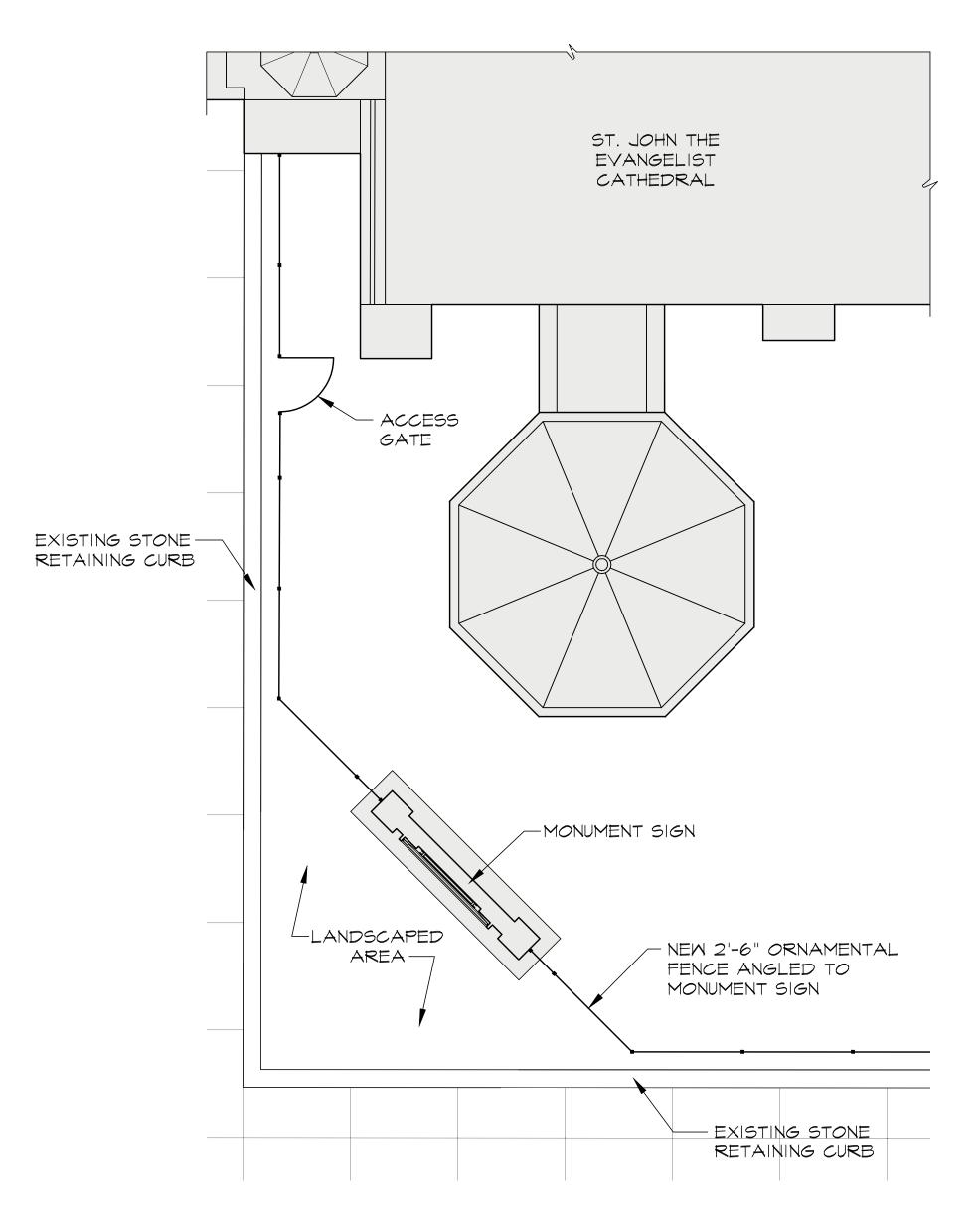
F-2

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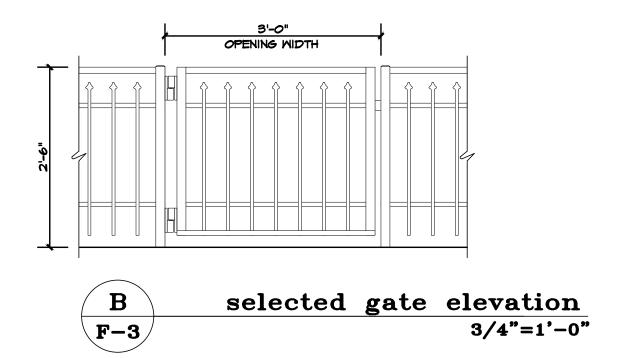
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A selected fence elevation 3/4"=1'-0"



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DATE: 08-30-2021 PROJECT # 20107

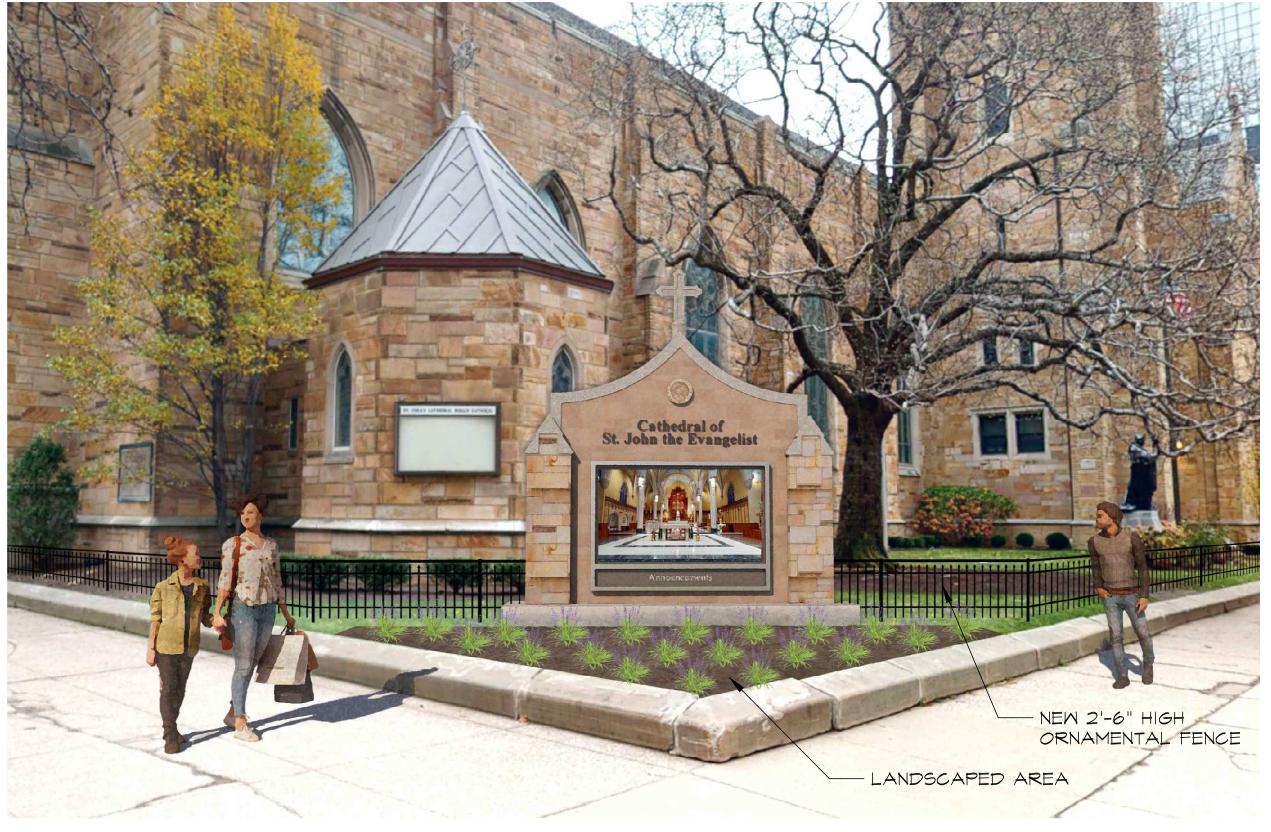
ENLARGED PLAN & ELEVATIONS

F-3

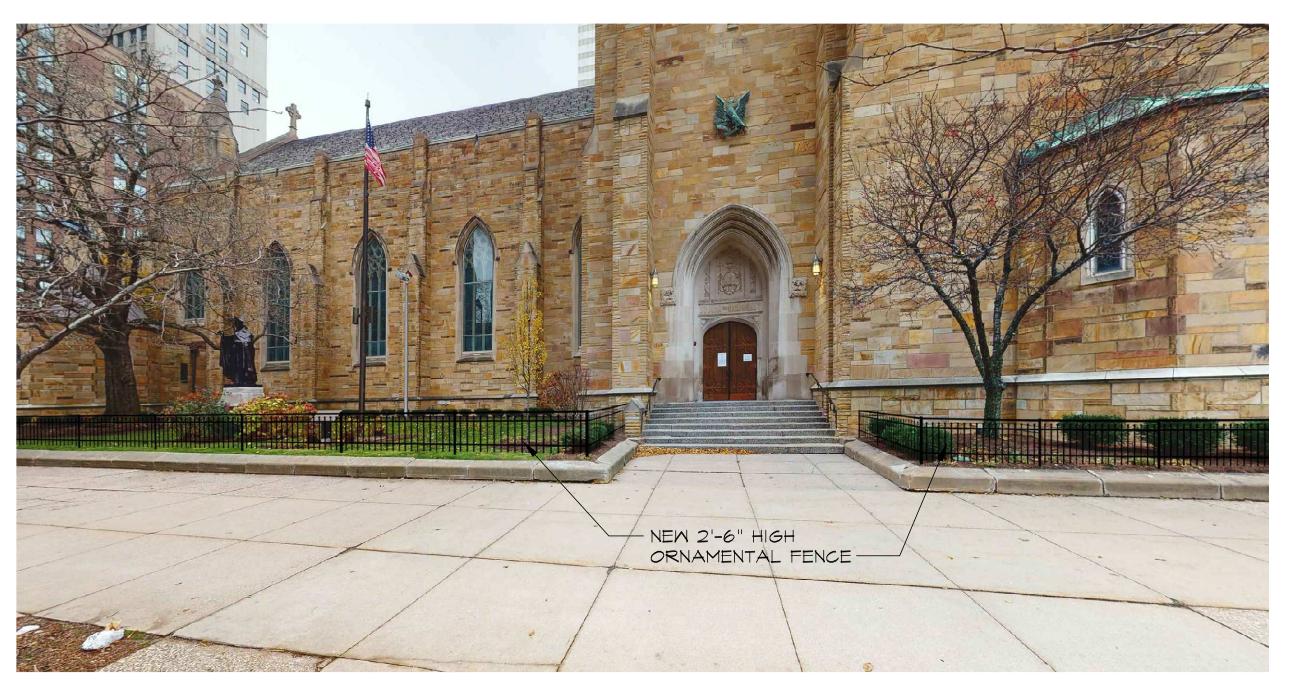
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PERSPECTIVE



PERSPECTIVE 2

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RENDERINGS

F-4

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Downtown | Flats Design Review Case

September 17, 2021



DF2021-023 – New Signage Proposal: Seeking Final Approval

Project Address: 2217 East 9th Street

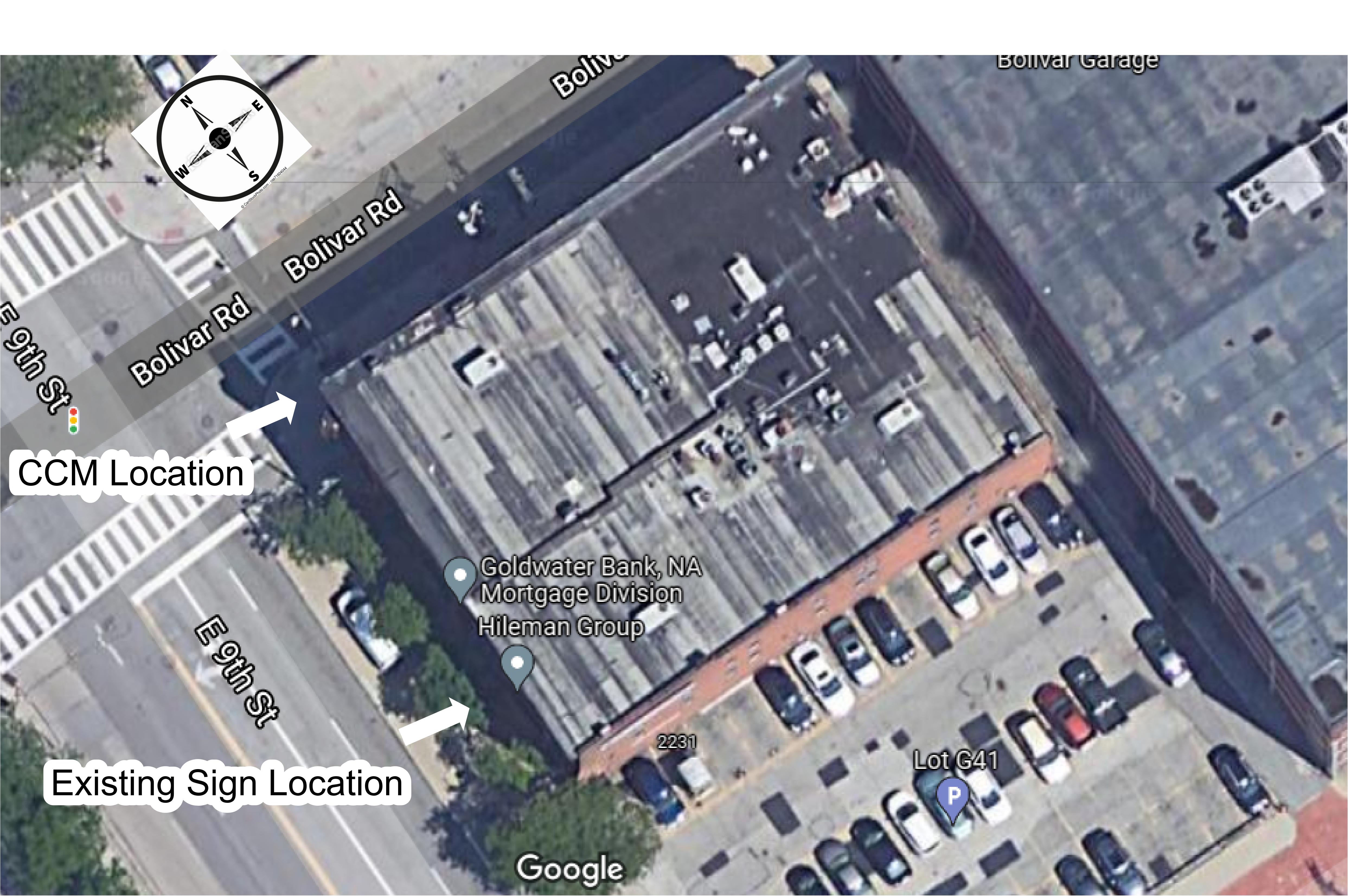
Project Representative: Fred Span, Modern LED

MODERN LED Lighting Services & Signs LLC

Meeting Talking Points

- 1) Requiring tenant to remove existing sign and install new sign as recommended specified will create an unfair and undue finacial burden
- 2) Existing sign has changeable copy panels that were used to advertise bands, events and congratulatory messages. New tenant will just have a stationary business name.
- 3) New Color (burgundy with black frame) will visually be more muted and half as bright, even when lit. (see rendering) Color spectrum
- 4) Twice over the past year and a half another tenant with a change of use was granted permits on the initial permit application. It was BRICKSTONE TAVERN then changed to GOLDWATER BANK a mortgage company and very recently CROSSCOUNTRY MORTGAGE these changes were approved by the landlord just as Berkshire Hathaway was.
- 5) When Berkshire Hataway signed the lease the existing sign was specified.

Site Plan

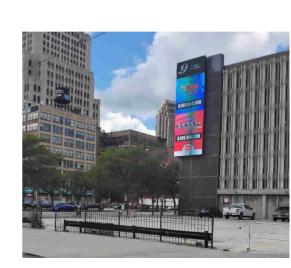




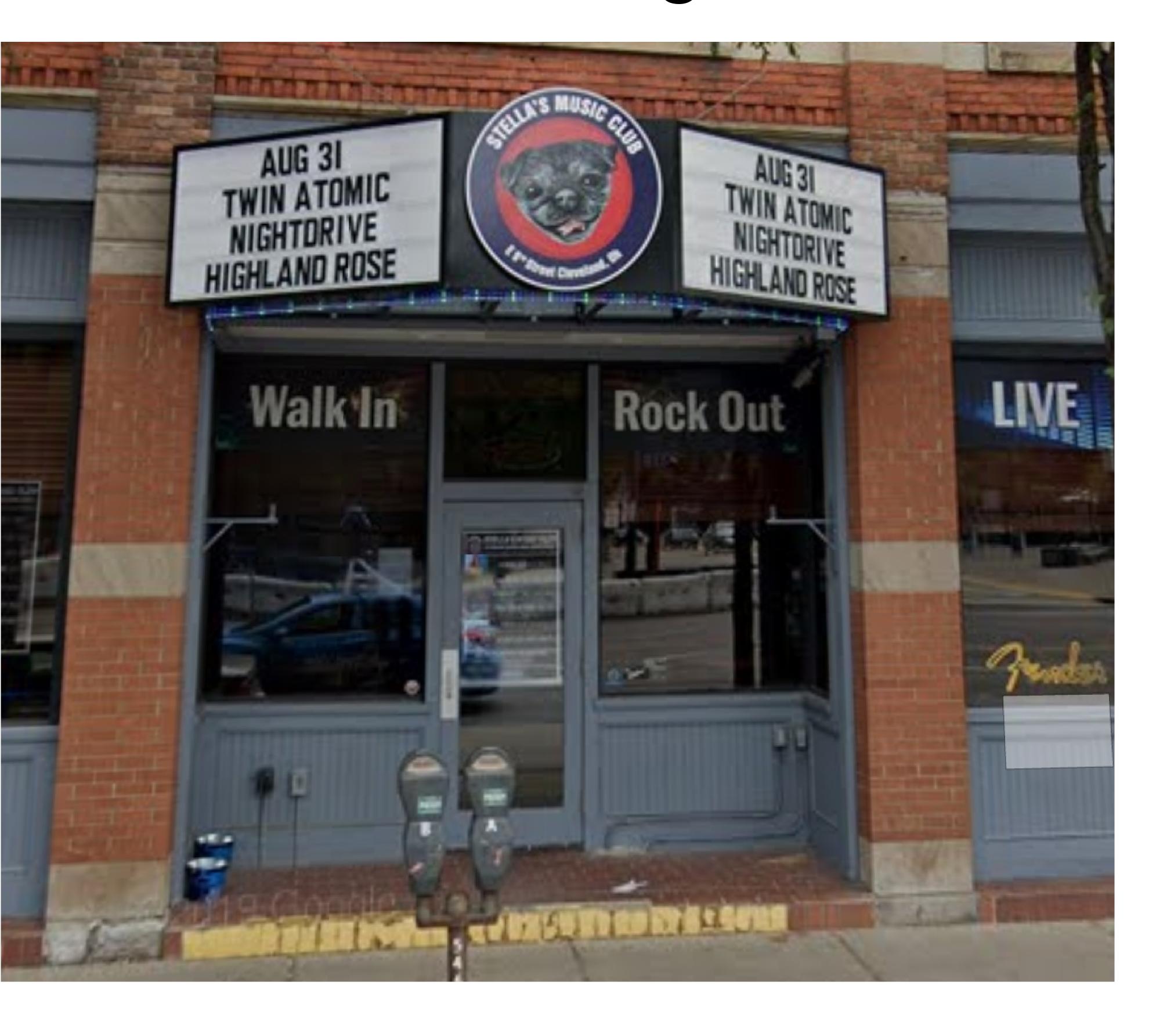




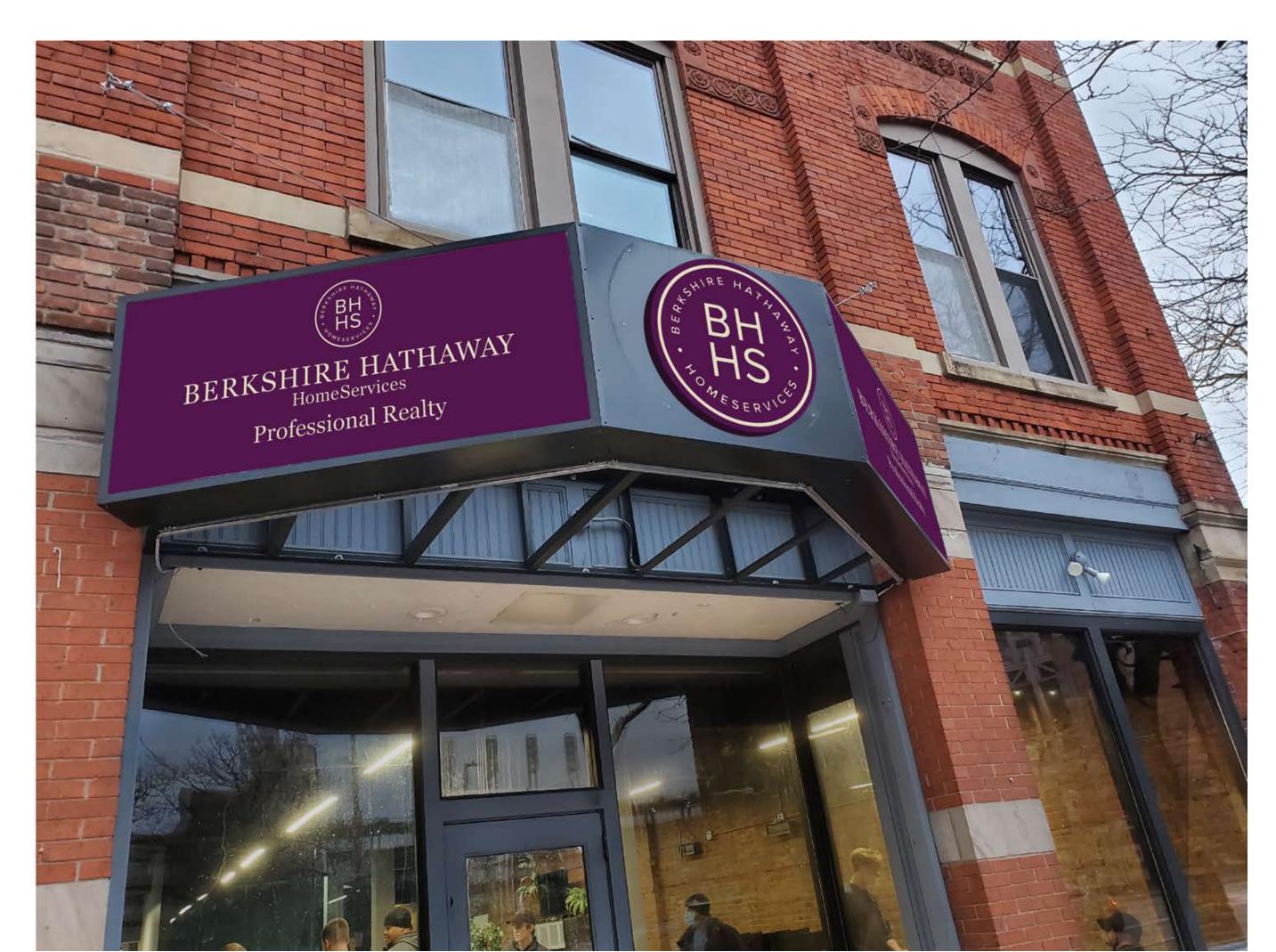


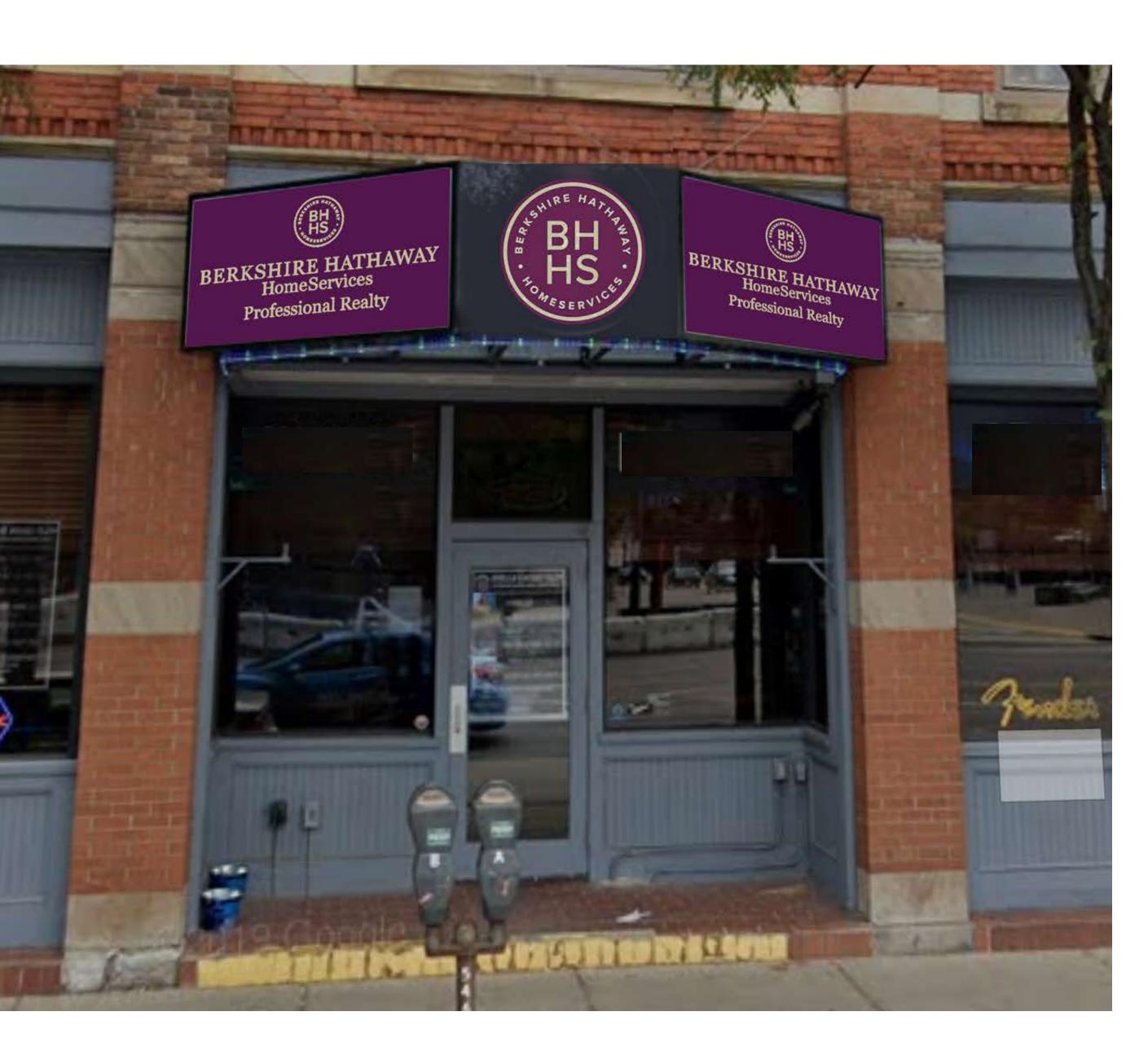


Existing



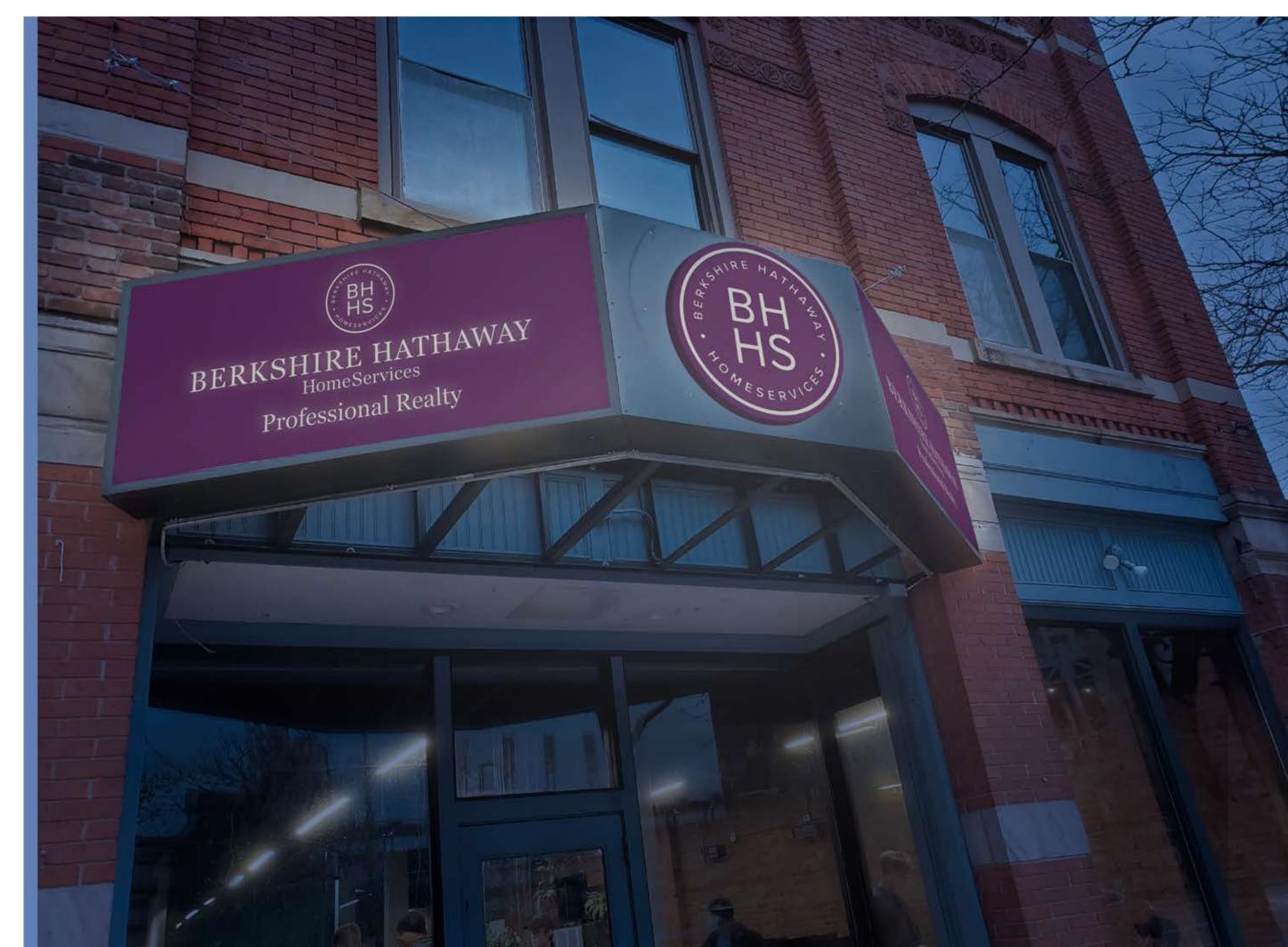
Proposed Day View

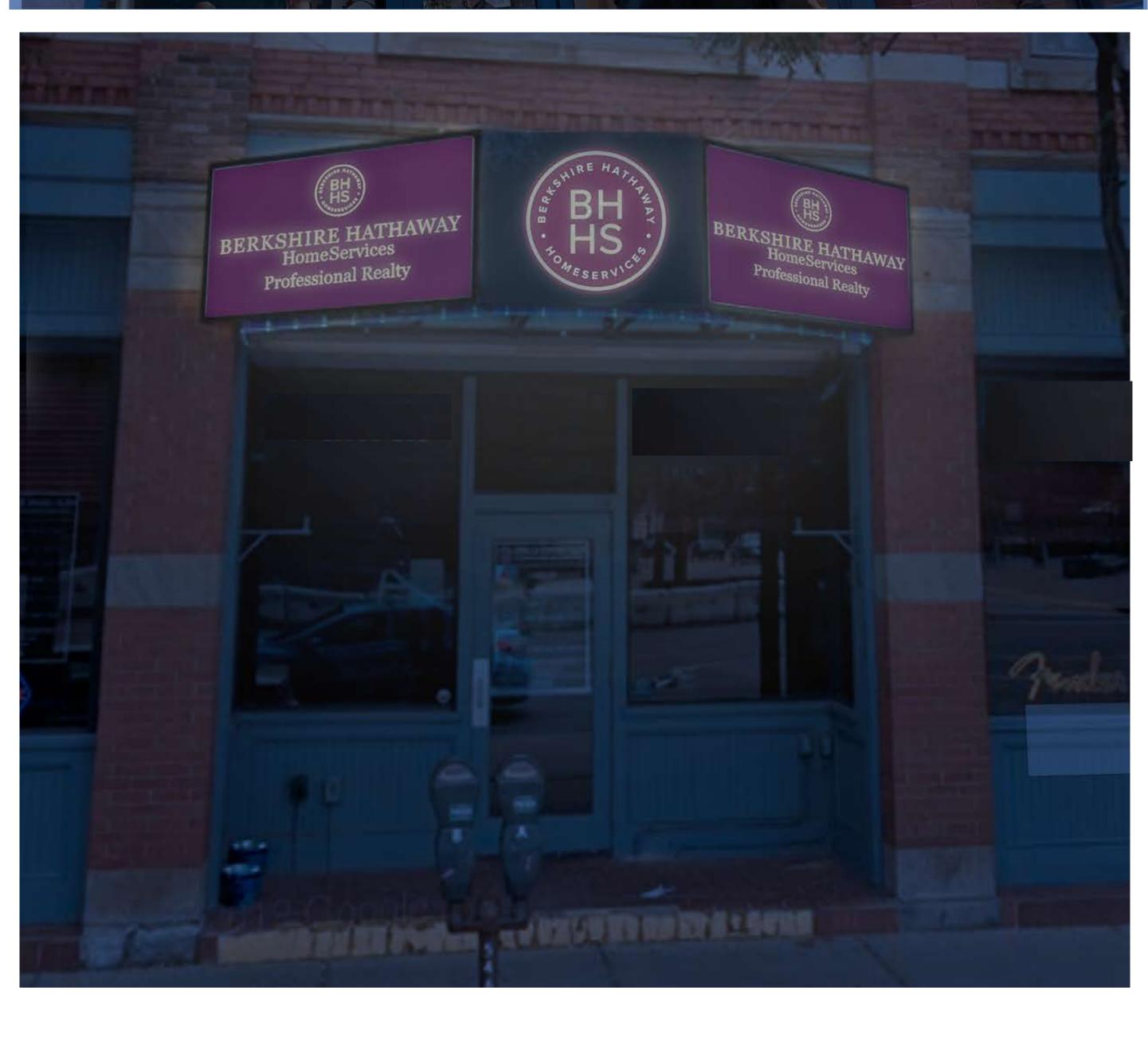




X2- Rectangular Panels LED Lighted Sign Panels

Proposed Night View





1-Lighted Circular Panel
Dimensional Led Lighted Capsule Sign



Downtown | Flats Design Review Case

21

September 17, 2021

DF2021-024 – Bolivar Road Apartments New Construction/Renovation:

Seeking Conceptual Approval

Project Addresses: 1060 & 1124 Bolivar Road

Project Representative: Travis Kreidler, Desmone



desmone

PREPARED FOR:

SomeraRoad

PROJECT NAME:

Bolivar Road Apartments

DATE:

09/09/2021

esigned to thrive.



PROJECT SUMMARY

Project Location:

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

Neighborhood: Downtown

Zoning: SI-6 Semi-Industry (Change of Use or Variance Required) **Design Review Region:** Downtown/Flats Design Review District

Community Development Corporations:

Downtown Cleveland Alliance & Historic Gateway District

Use: Multi-Family Residential Apartments & Retail

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

101-38-015 = 25,622 SF

Total = 55,560 SF

Building Area: 272,705 SF First level Area: 53.049 SF

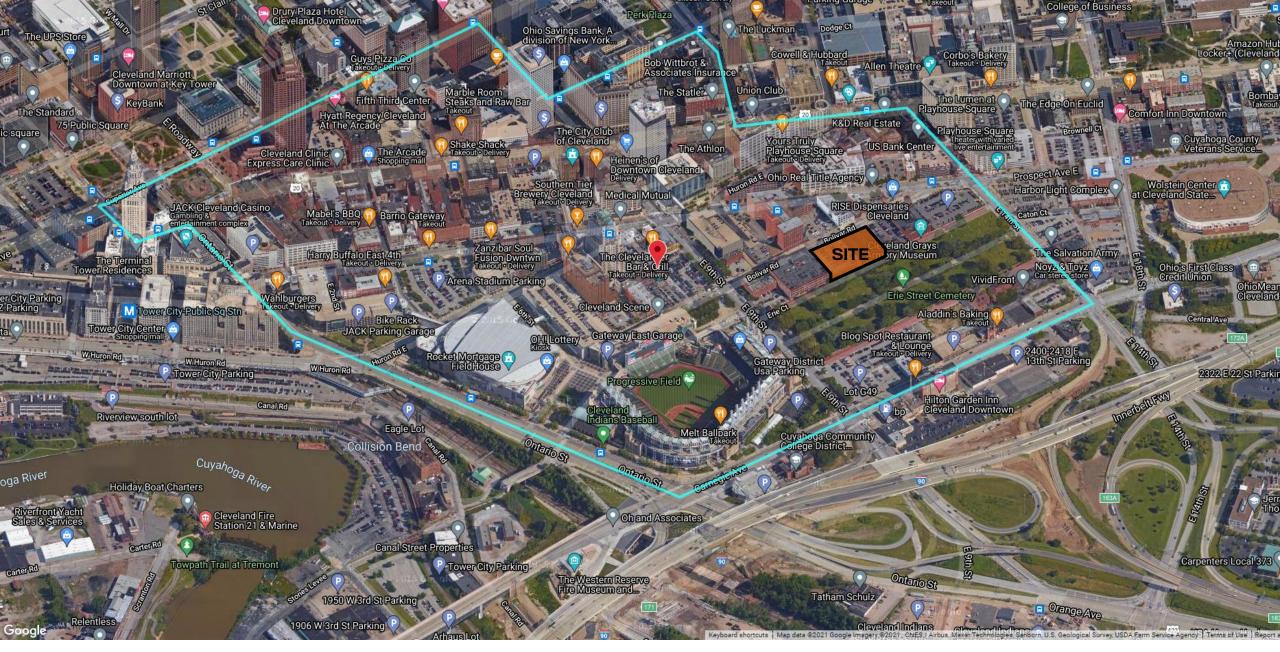
Building Height: 80'-0" Top of Parapet

Building Stories: 7
Unit counts: 203
Parking Spaces: 254
Bike Parking: 5% Minimum

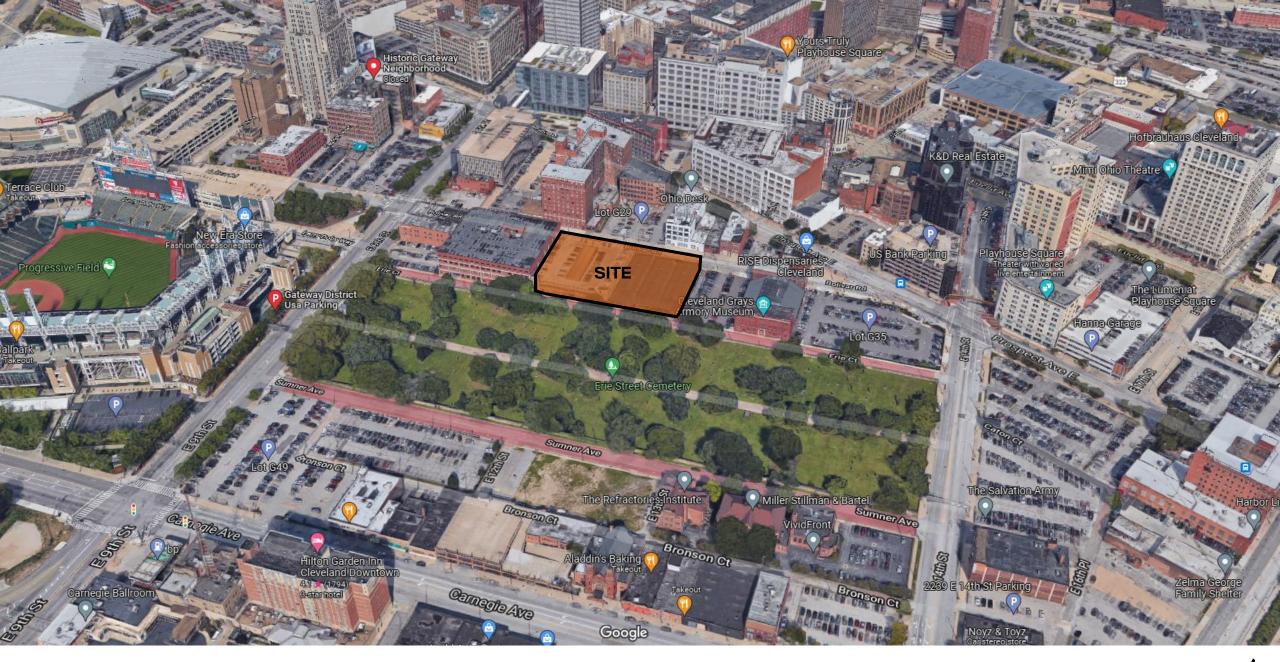
Sustainability Goals: Certification TBD. Initial goals including reuse of existing parking garage, support for alternative transportation, electric vehicle charging stations, green roof areas with native landscaping, reflective white upper roof, daylighting, operable windows, LED lighting.

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

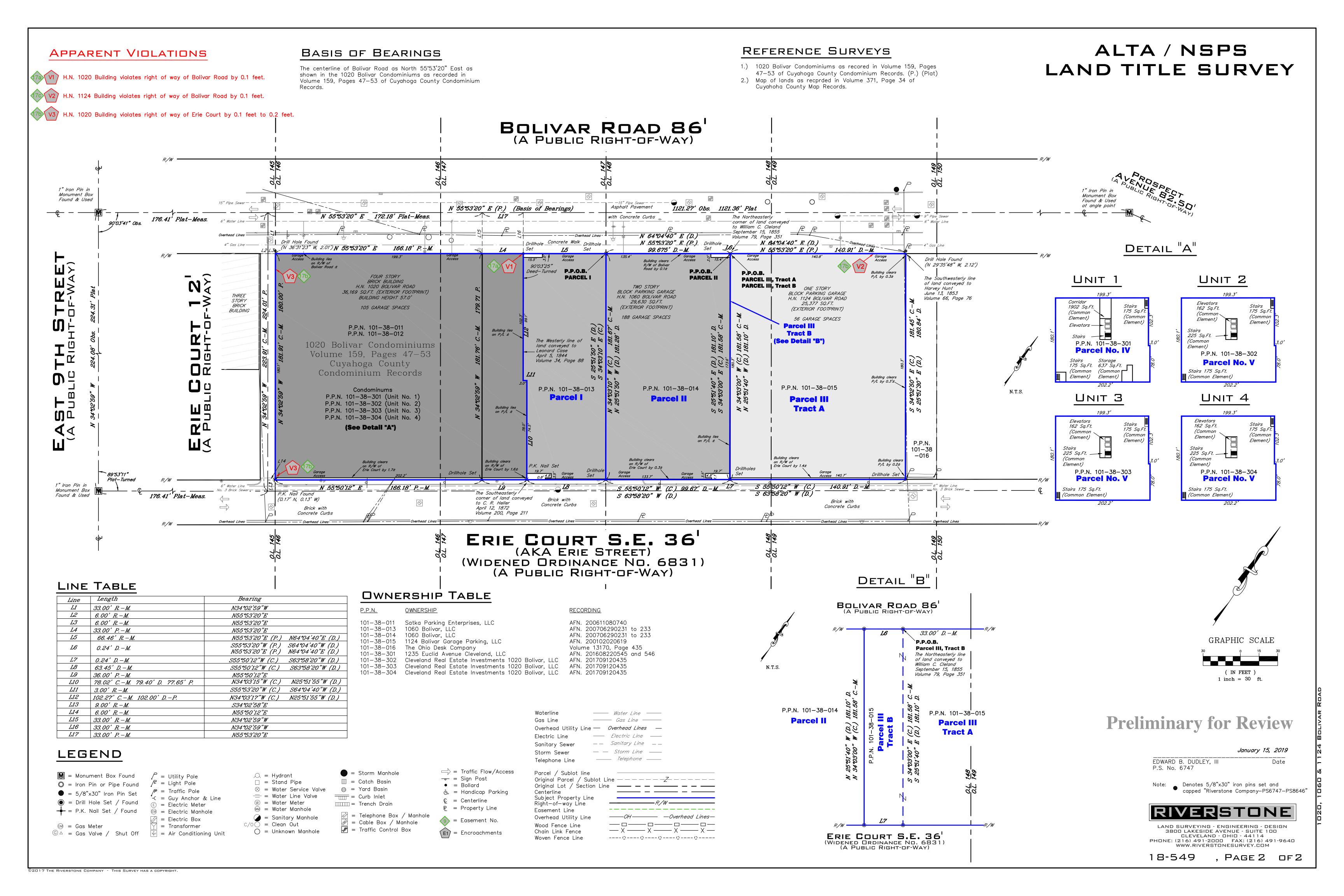










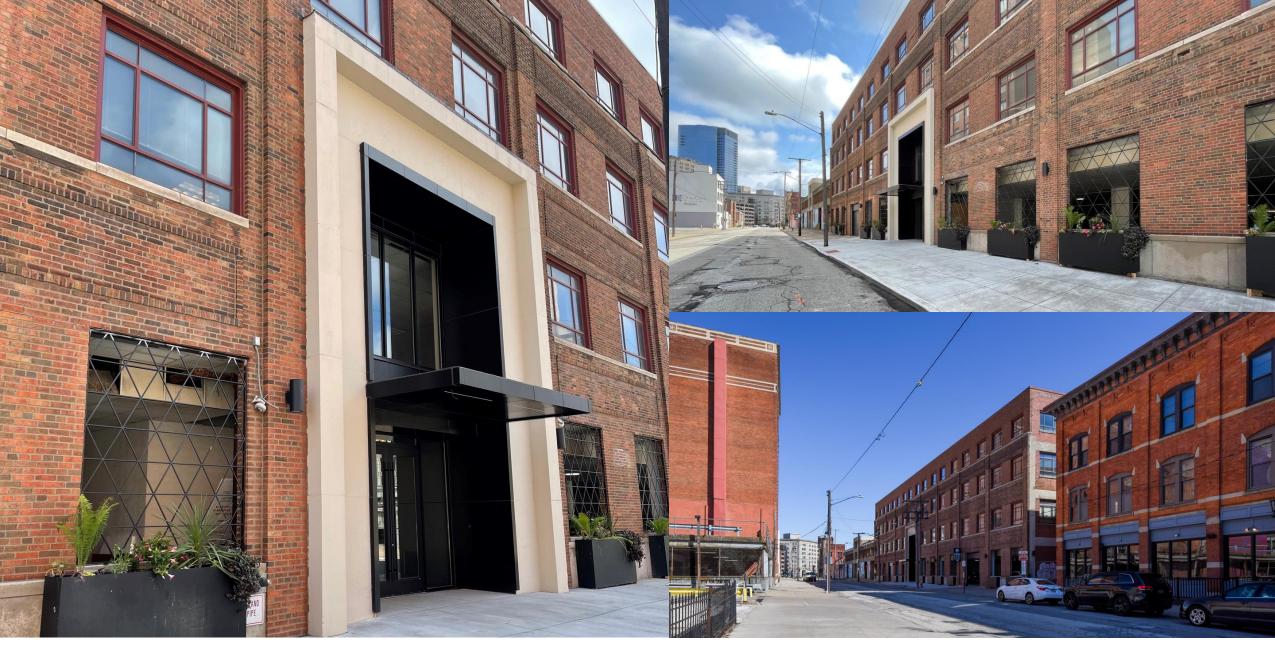




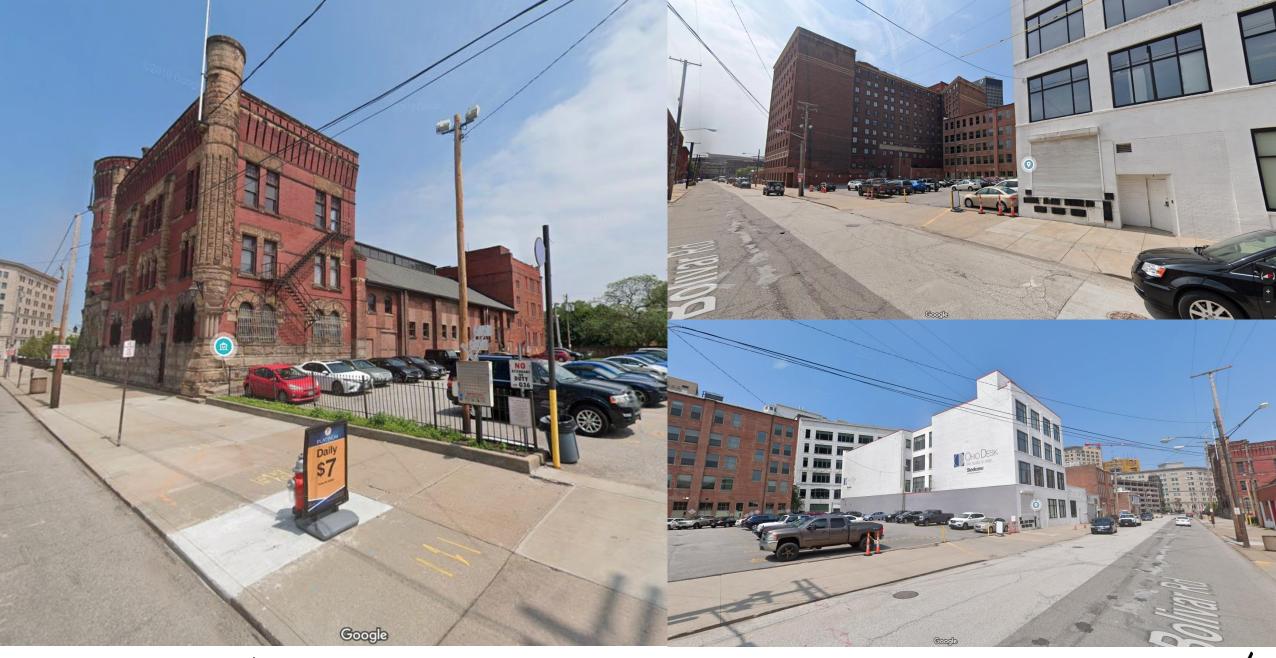














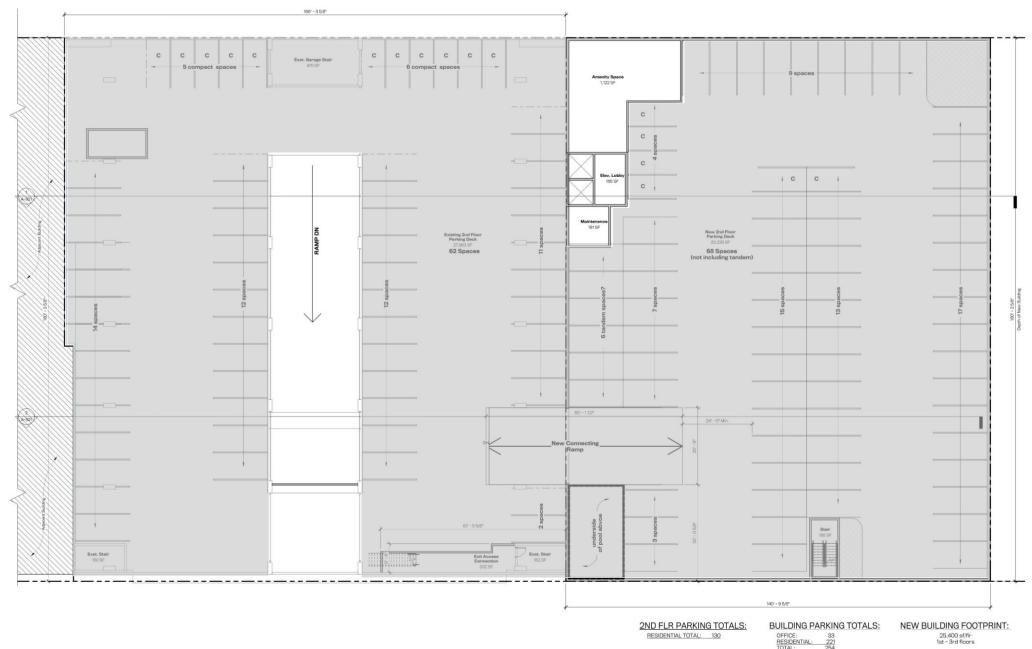






Proposed First Floor Plan

















5th - 7th FLR UNIT/SF TOTALS:

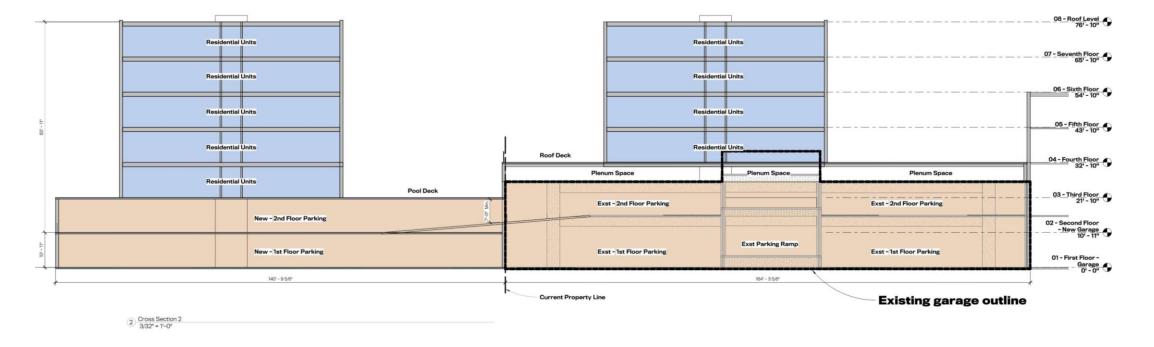
12,042 sf 3,296 sf 12,649 sf 27,987 sf 1 BR Units: 2 BR Units:

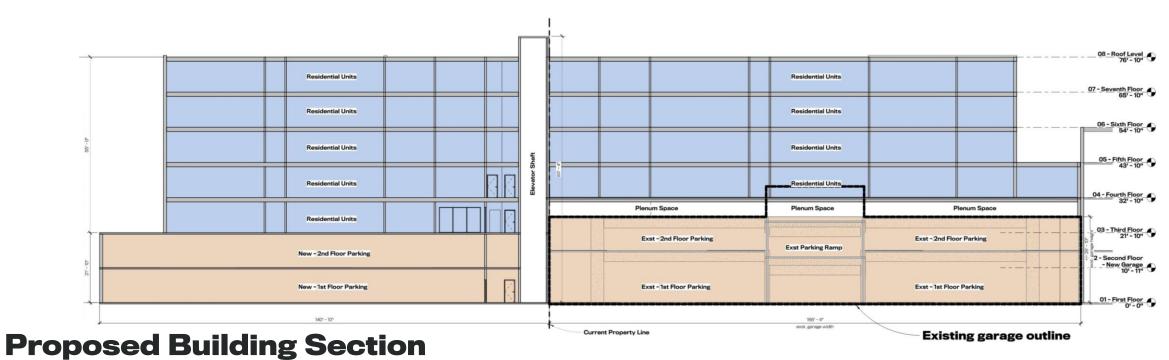
BUILDING TOTALS:

1 BR Units: 76 1 BR Units:
2 BR Units: 13 2 BR Units:
Studio Units: 114 Studio Units:
Total Units: 203 Total Units:

53.571 sf +/- (705 sf avg.) 14.282 sf +/- (1,100 sf avg.) 57.689 sf +/- (506 sf avg.) 125,542 sf +/- (619 sf avg.)

NEW BUILDING FOOTPRINT: 34,105 gsf/flr (5th - 7th floors)









Proposed Massing- From Bolivar Road





Proposed Massing- From Erie Court

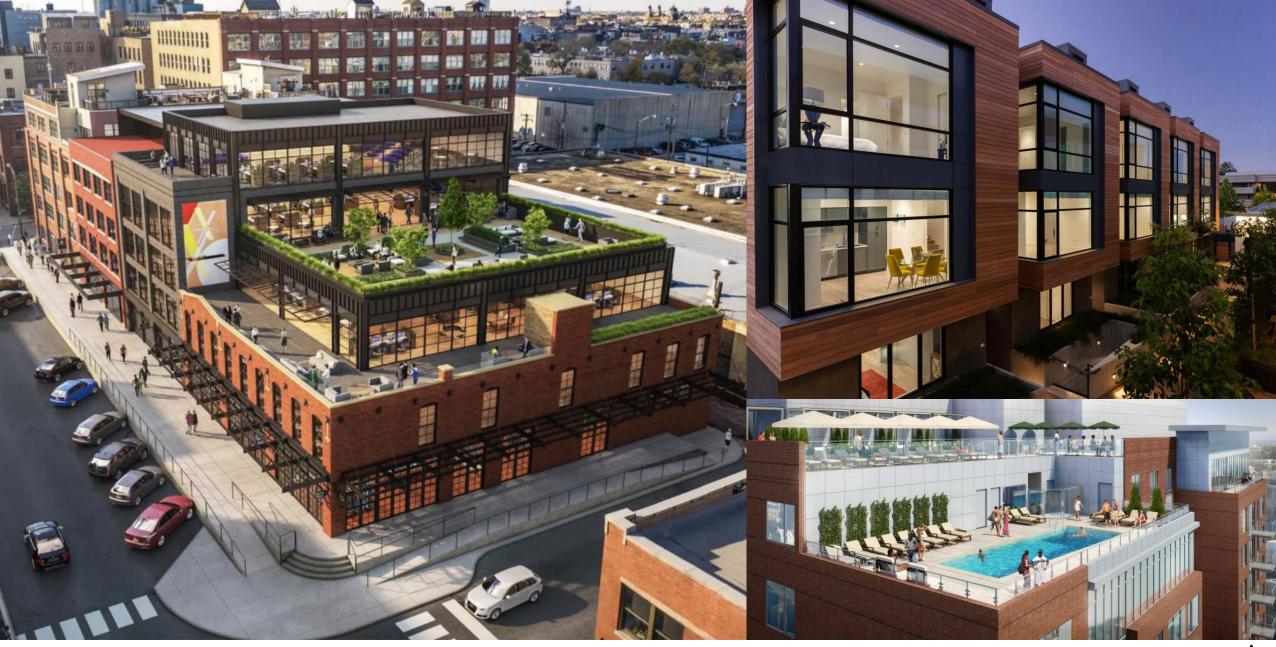














Contact.

SomeraRoad

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desmone

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484.788.4540

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desmone.com

DRAC New Member Nominations



, 2021

September 17, 2021

NOTHING SCHEDULED TODAY

Director's Report



Executive Session



Adjournment

