Cleveland City Planning Commission

Friday, October 1, 2021

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

David Bowen, Commission Chair

Freddy L. Collier Jr., Director

Michael Bosak, Administrator

Cleveland City Planning Commission

Preamble

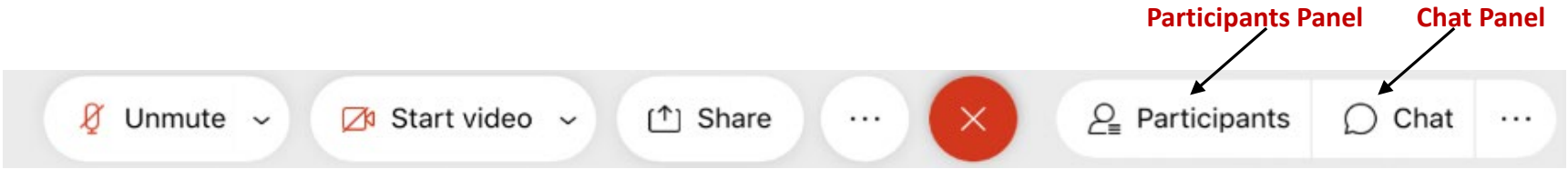
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

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

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

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

CALL-IN USERS CAN UNMUTE BY USING *6



Cleveland City Planning Commission

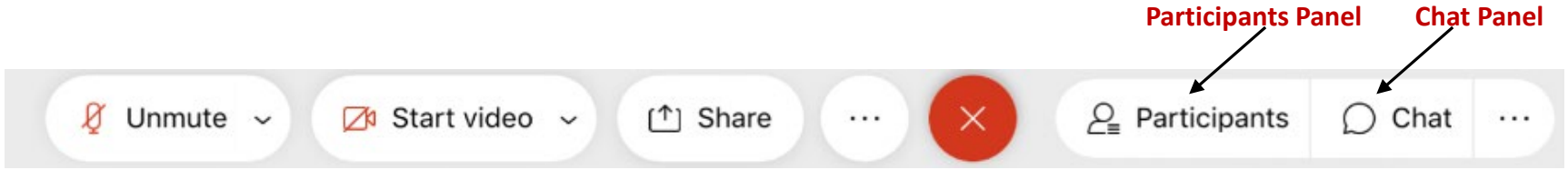
Preamble

ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.

THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YOUTUBE.

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

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



Cleveland City Planning Commission

Call to Order and Roll Call

October 1, 2021

Cleveland City Planning Commission

Zoning Map Amendments

October 1, 2021

Zoning Map Amendments

October 1, 2021

NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

Planned Unit Development

October 1, 2021

Planned Unit Development

October 1, 2021

NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

Telecommunication Towers

October 1, 2021

Telecommunications Tower

October 1, 2021

NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

New Townhouse Development
In a 2-Family District

October 1, 2021

Townhouse Development in a 2-Family District

October 1, 2021

NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

Lot Consolidation / Splits

October 1, 2021

Lot Consolidation / Split

October 1, 2021

For PPNs# 006-04-152 & -153

Addresses: 7718 & 7720 Elton Avenue

Presenter: Dominic Scianna, City Architecture

Proposed Consolidation / Split for: 7718 & 7720 Elton Avenue P.P.N. 006-04-152 & 006-04-153

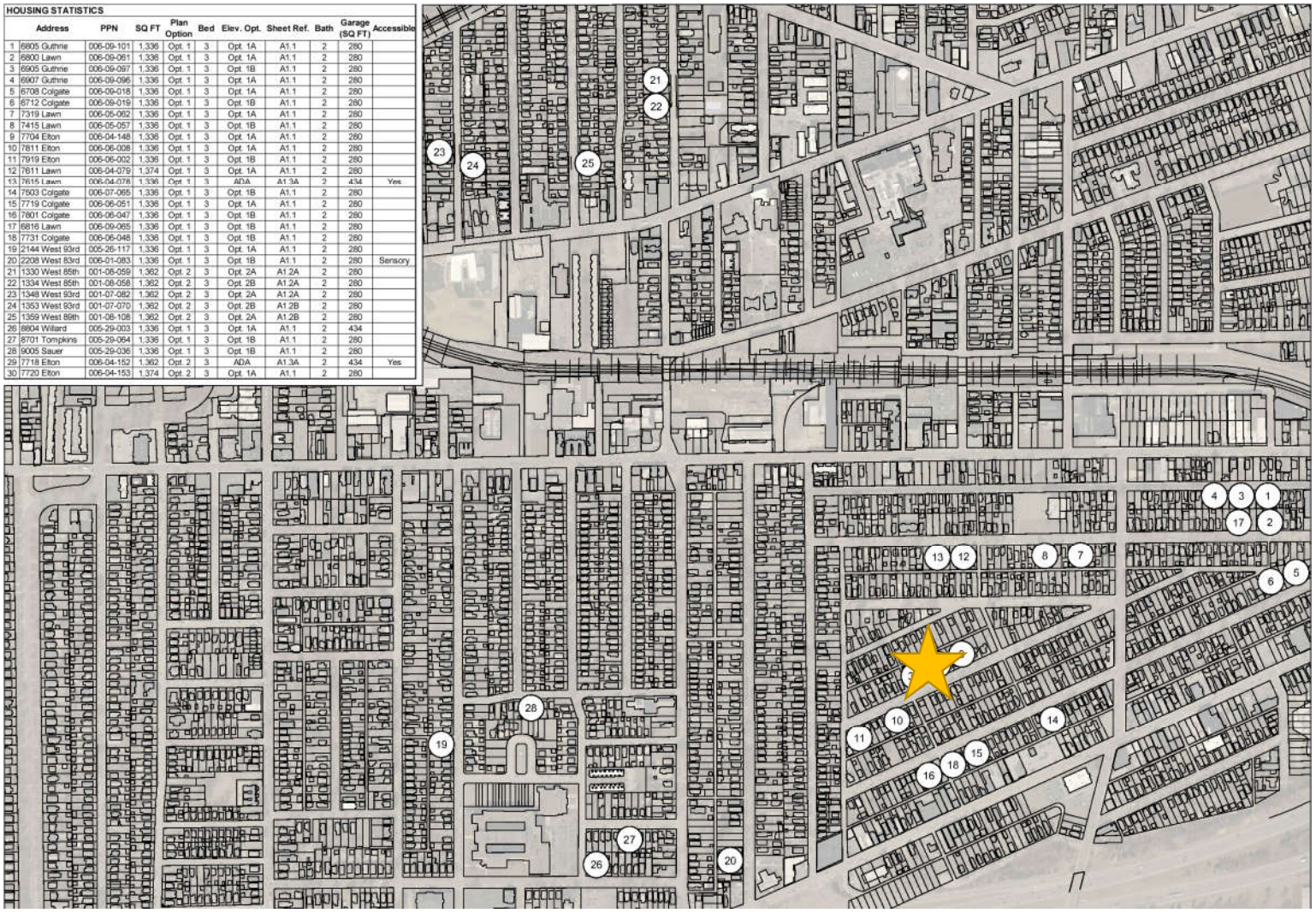
City Planning Commission

August 24, 2021

Detroit Shoreway Homes – Scattered Site Housing Location Map

HOUSING STATISTICS

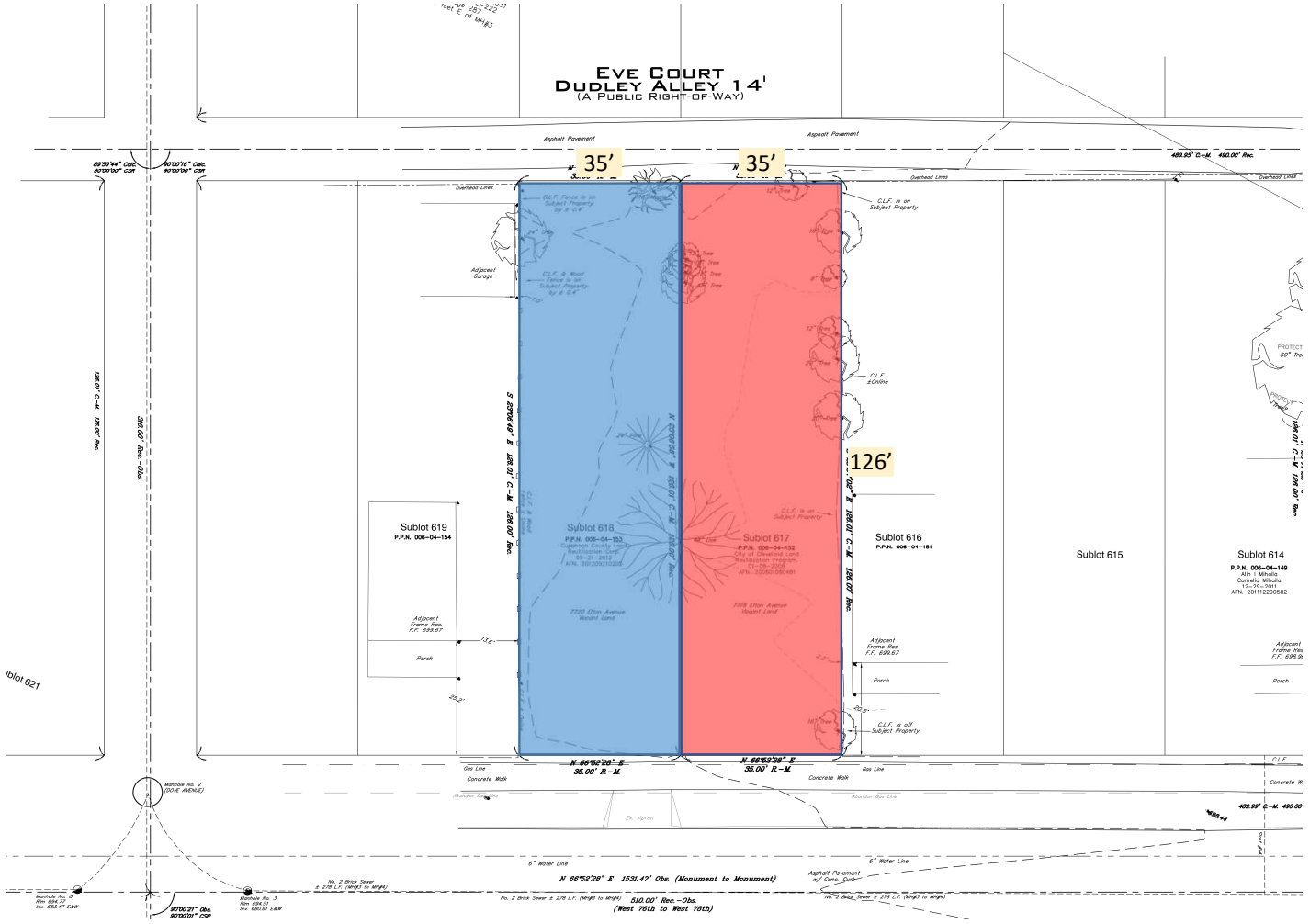
	Address	PPN	SQ FT	Plan Option	Bed	Elev. Opt.	Sheet Ref.	Bath	Garage (SQ FT)	Accessible
1	6805 Guthrie	006-09-101	1,336	Opt. 1	3	Opt. 1A	A1.1	2	280	
2	6800 Lawn	006-09-061	1,336	Opt. 1	3	Opt. 1A	A1.1	2	280	
3	6905 Guthrie	006-09-097	1,336	Opt. 1	3	Opt. 1B	A1.1	2	280	
4	6907 Guthrie	006-09-096	1,336	Opt. 1	3	Opt. 1A	A1.1	2	280	
5	6708 Colgate	006-09-018	1,336	Opt. 1	3	Opt. 1A	A1.1	2	280	
6	6712 Colgate	006-09-019	1,336	Opt. 1	3	Opt. 1B	A1.1	2	280	
7	7319 Lawn	006-05-062	1,336	Opt. 1	3	Opt. 1A	A1.1	2	280	
8	7415 Lawn	006-05-057	1,336	Opt. 1	3	Opt. 1B	A1.1	2	280	
9	7704 Elton	006-04-148	1,336	Opt. 1	3	Opt. 1A	A1.1	2	280	
10	7811 Elton	006-06-008	1,336	Opt. 1	3	Opt. 1A	A1.1	2	280	
11	7919 Elton	006-06-002	1,336	Opt. 1	3	Opt. 1B	A1.1	2	280	
12	7611 Lawn	006-04-079	1,374	Opt. 1	3	Opt. 1A	A1.1	2	280	
13	7615 Lawn	006-04-078	1,336	Opt. 1	3	ADA	A1.3A	2	434	Yes
14	7503 Colgate	006-07-065	1,336	Opt. 1	3	Opt. 1B	A1.1	2	280	
15	7719 Colgate	006-06-051	1,336	Opt. 1	3	Opt. 1A	A1.1	2	280	
16	7801 Colgate	006-06-047	1,336	Opt. 1	3	Opt. 1B	A1.1	2	280	
17	6816 Lawn	006-09-065	1,336	Opt. 1	3	Opt. 1B	A1.1	2	280	
18	7731 Colgate	006-06-048	1,336	Opt. 1	3	Opt. 1B	A1.1	2	280	
19	2144 West 93rd	005-26-117	1,336	Opt. 1	3	Opt. 1A	A1.1	2	280	
20	2208 West 83rd	006-01-083	1,336	Opt. 1	3	Opt. 1B	A1.1	2	280	Sensory
21	1330 West 85th	001-08-059	1,362	Opt. 2	3	Opt. 2A	A1.2A	2	280	
22	1334 West 85th	001-08-058	1,362	Opt. 2	3	Opt. 2B	A1.2A	2	280	
23	1348 West 93rd	001-07-082	1,362	Opt. 2	3	Opt. 2A	A1.2A	2	280	
24	1353 West 93rd	001-07-070	1,362	Opt. 2	3	Opt. 2B	A1.2B	2	280	
25	1359 West 86th	001-08-108	1,362	Opt. 2	3	Opt. 2A	A1.2B	2	280	
26	6804 Willard	005-29-003	1,336	Opt. 1	3	Opt. 1A	A1.1	2	434	
27	8701 Tompkins	005-29-064	1,336	Opt. 1	3	Opt. 1B	A1.1	2	280	
28	9005 Sauer	005-29-036	1,336	Opt. 1	3	Opt. 1B	A1.1	2	280	
29	7718 Elton	006-04-152	1,362	Opt. 2	3	ADA	A1.3A	2	434	Yes
30	7720 Elton	006-04-153	1,374	Opt. 2	3	Opt. 1A	A1.1	2	280	



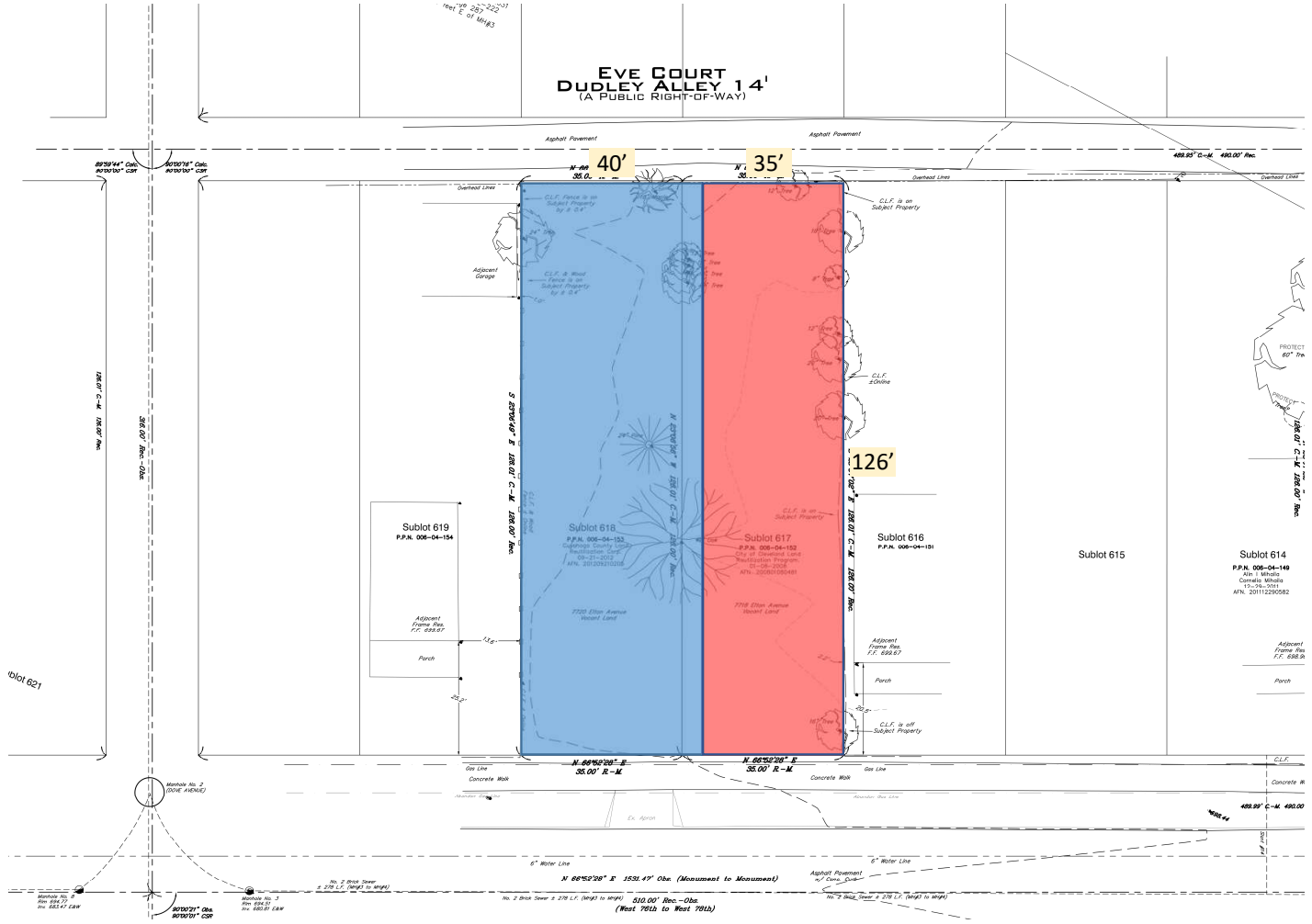
Site Location – 7718 & 7720 Elton Avenue

Site Location – 7611 & 7615 Lawn Avenue

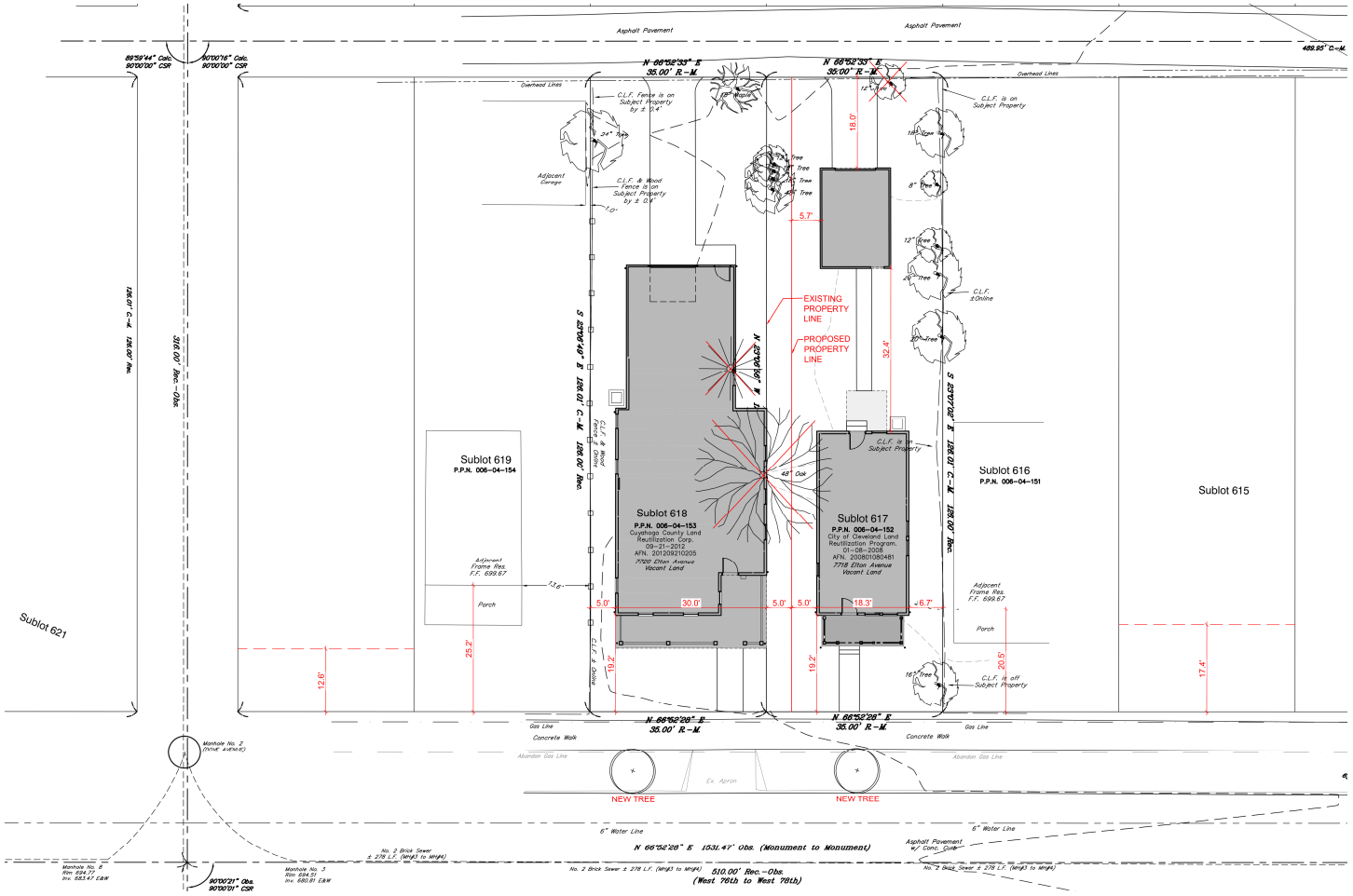
Existing Lot Configuration



Proposed Lot Configuration



Proposed Site Plan – 7611 & 7615 Lawn Avenue (Site 12 & 13)



Examples of Proposed New Homes

Cleveland City Planning Commission

Conditional Use Permit

October 1, 2021

Conditional Use Permit

October 1, 2021

NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

Mandatory Referrals

October 1, 2021

Mandatory Referrals

October 1, 2021

Ordinance No. 764-2021(Ward 3/Councilmember McCormack): Authorizing the Director of Capital Projects to enter into an amendment to the Lease Agreement authorized by Ordinance No. 651-15, passed July 22, 2015, with Columbus Road Foundry, LLC to construct a public boardwalk and private docks on City-owned portions of vacated Leonard Street, to satisfy State of Ohio grant requirements.

Cleveland City Planning Commission

Real Estate Legislation

October 1, 2021

CITY OF CLEVELAND
Mayor Frank G. Jackson

Ord. No. 764-2021

Amendment to Lease with The Foundry

Ord. No. 764-2021

Amendment to Lease with The Foundry

Ord. No. 764-2021

Amendment to Lease with The Foundry

Ord. No. 764-2021

Amendment to Lease with The Foundry

Project Details:

- In 2015 The Foundry signed a lease with City for portions of vacated Leonard Street along the Cuyahoga River for construction of a public boardwalk and private docks for 10 years with 2 five-year renewal options.

- The Foundry was recently awarded ODNR grant funding to assist with the construction of the public boardwalk area.

- ODNR will encumber The Foundry's property, including the portions The Foundry leases from the City, for fifteen (15) years from the completion of the improvements, which is anticipated to be Fall of 2022.

Ord. No. 764-2021

Amendment to Lease with The Foundry

- The existing lease term will be amended to allow for one additional five-year renewal option and to allow all renewal options to be exercisable at The Foundry's discretion, so that the lease term will be consistent with the ODNR encumbrance period of 15 years.

- The Foundry will be responsible for all improvements and maintenance on the leased property.

- Ward 3 (Councilmember Kerry McCormack)

Cleveland City Planning Commission

Administrative Approvals

October 1, 2021

Administrative Approvals

October 1, 2021

Ordinance No. 757-2021(Ward 12/Councilmember Brancatelli; Ward 14/Councilmember Santana): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire, accept, and record all real property and permanent and temporary easements needed for the Towpath Trail Stage 2 Project; authorizing the Director of Public Works to enter into any and all inter-agency agreements, leases, or permits with various entities and their affiliated entities, anchor retail stores, and tenants; and to accept donations to implement the Project.

Administrative Approvals

October 1, 2021

Ordinance No. 759-2021(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 the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code for the Hotel Cleveland Project.

Administrative Approvals

October 1, 2021

Ordinance No. 768-2021(Ward 3/Councilmember McCormack): Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with Skyline Investments Inc., and/or its designee, to fund eligible project costs and project debt for the Hotel Cleveland Project to be located at 24 Public Square; 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

October 1, 2021

Ordinance No. 778-2021(Ward 3/Councilmember McCormack; Ward 12/Councilmember Brancatelli): Authorizing the Director of Public Works to enter into a lease and management agreement with the Board of Park Commissioners of the Cleveland Metropolitan Park District for certain City property known as the Towpath Trail located between Harvard Avenue and Merwin Avenue for the purpose of providing day-to-day management, maintenance, safety, security and other services, for a term of ninety-nine years.

Administrative Approvals

October 1, 2021

Ordinance No. 780-2021(Ward 8/Councilmember Polensek): Authorizing the Director of Capital Projects to issue a permit to Videogame and Record Exchange, Inc. to encroach into the public right-of-way of East 185th Street by using and maintaining an existing store sign in front of the business at 854 East 185th Street, Cleveland, Ohio, 44119.

Administrative Approvals

October 1, 2021

Ordinance No. 841-2021(Ward 9/Councilmember Conwell): Authorizing the Commissioner of Purchases and Supplies to sell City-owned property no longer needed for public use located at 10700 Churchill Avenue to The NRP Group LLC, or its designee, for purposes of implementing the future Churchill Gateway project; and authorizing retaining an easement and entering into an easement agreement for the public purpose of vehicular and pedestrian access.

Administrative Approvals

October 1, 2021

Ordinance No. 842-2021(Ward 9/Councilmember Conwell): Changing the Use, Area and Height Districts of parcels of land northeast and southwest of Lakeview Road south of Beulah Avenue to the East Cleveland City line.

Cleveland City Planning Commission

Special Presentations

October 1, 2021

Special Presentation

October 1, 2021

Cleveland Harbor Eastern Embayment Resilience Study (CHEERS):
Seeking Final Approval
Presenters: Kelly Coffman, Metroparks
Mary Morton, WRT

Embrace the Lake: CHEERS for Access, Equity, and a Resilient Future in Cleveland

1 OCTOBER 2021

What is CHEERS?

CHEERS, aka, the **C**leveland **H**arbor **E**astern **E**mbayment **R**esilience **S**tudy will be a community-focused resiliency plan for the eastern Cleveland lakeshore that will ***Embrace the Lake*** as an asset for future generations.

The year-long study will focus on leveraging ***nature-based solutions*** to improve the environment, reconnect communities to the lake, enhance public health and wellness, bolster the economy, and improve aquatic and terrestrial habitats.

THE STUDY AREA

the Partners

City of Cleveland

Ohio Department of Natural Resources

Ohio Department of Transportation

The Port of Cleveland

Cleveland Metroparks

Black Environmental Leaders Association

*Project Funding is provided by a grant from the **National Fish and Wildlife Foundation** and matching funds from the five project partners.*

Our Presenters

Sean E. McDermott, PE, Chief Planning and Design Officer, Cleveland Metroparks

Kelly Coffman, ASLA, Senior Strategic Park Planner, Cleveland Metroparks

Freddy L. Collier, Jr., Director, Cleveland City Planning Commission

Scudder D. Mackey, PhD, Chief, Office of Coastal Management, Ohio Department of Natural Resources

Linda Sternheimer, Director, Urban Planning and Development, Port of Cleveland

David Lastovka, PE, Program Manager, Ohio Department of Transportation District 12

SeMia Bray, MBA, Co-Facilitator, Black Environmental Leaders Association

Khrys Shefton, PMP, Director of Real Estate Development, Famicos Foundation

Mary Morton, AICP, Associate and Project Manager, WRT

Vito Melilli, Senior Coastal Engineer, KS Associates, Inc.

CITY OF CLEVELAND

+ Access & Connectivity
+ Recreation (fishing, picnic)
+ Equity (east side)
+ Cohesive Lakefront (asset, tourism)

ODNR

+ Coastal Resiliency
+ Restore Aquatic Habitat
+ Improve Water Quality
+ Public Access / Connectivity

ODOT

+ Reduce Maintenance Costs
+ Improve Safety (wave action)
+ Decrease Salting / Icing

CHEERS!

feedback

feedback

+ Recreation (fishing, picnic)
+ Trails / Walkways
+ Increase Natural Areas
+ Create “go-to” Destination
+ Connect Park Spaces

CLEVELAND METROPARKS

+ Dredge Material Capture
+ Beneficial Reuse Program
+ Support City Tourism

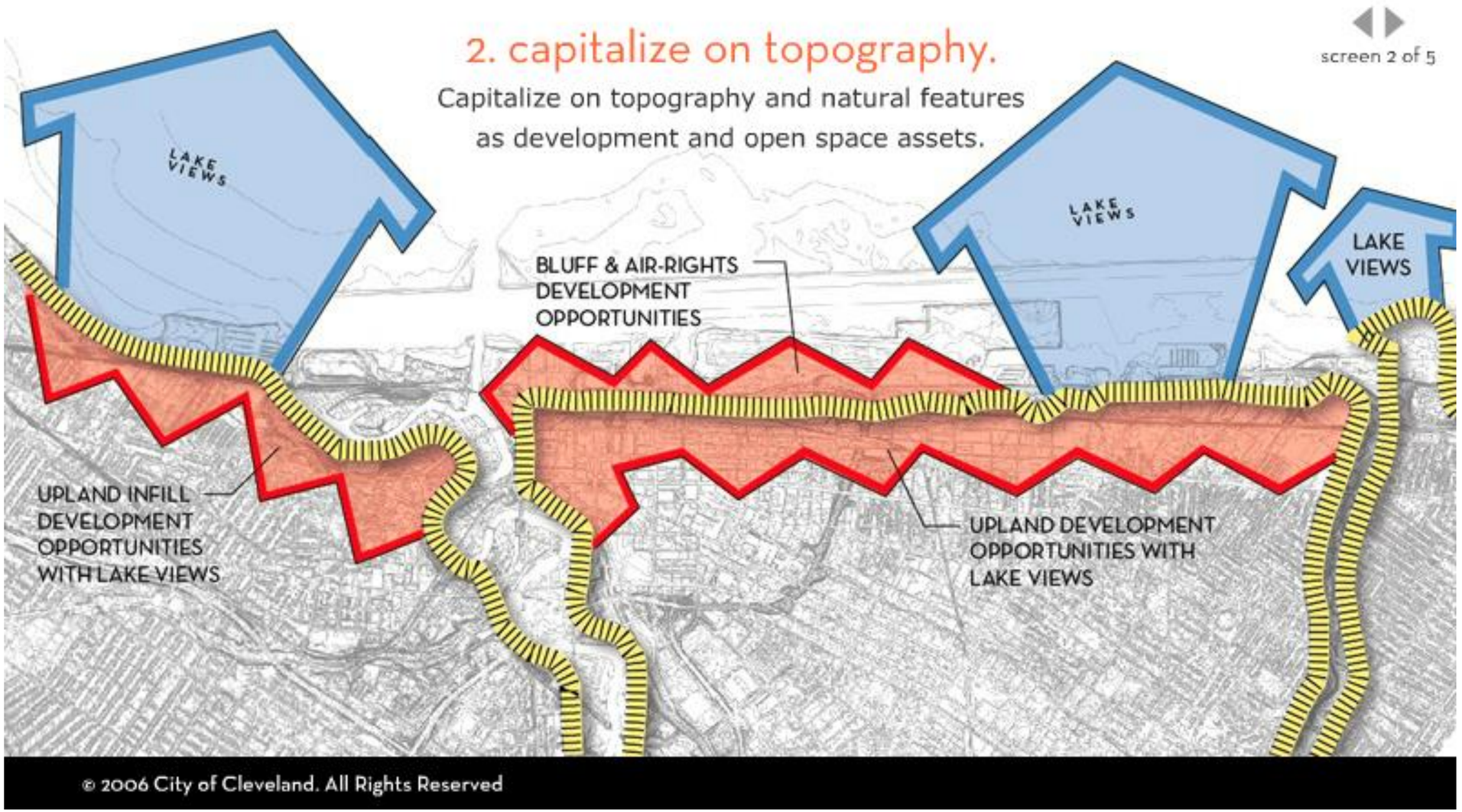
PORT OF CLEVELAND

How we got here.

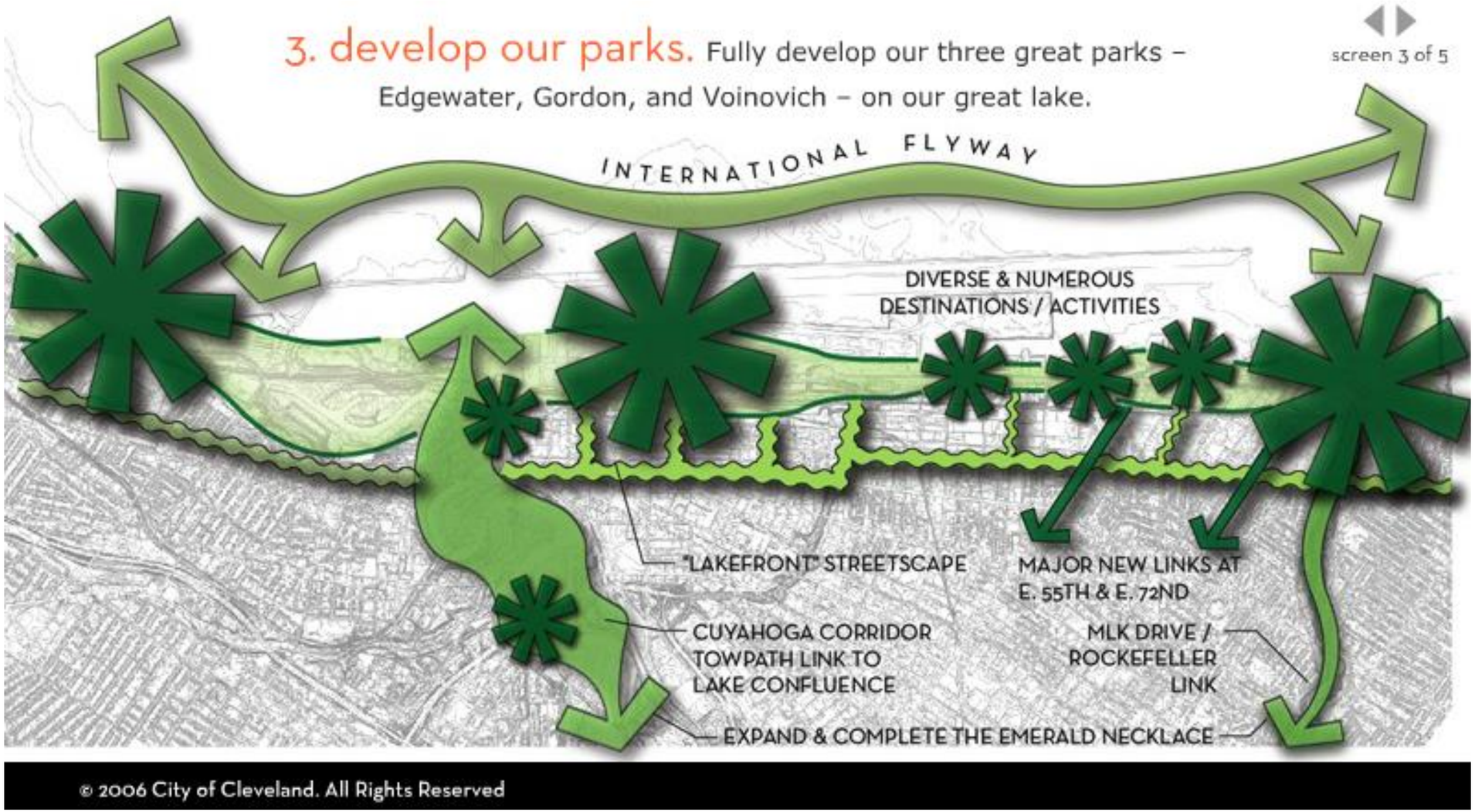
The Waterfront District Plan

8 Mile Concept Plan

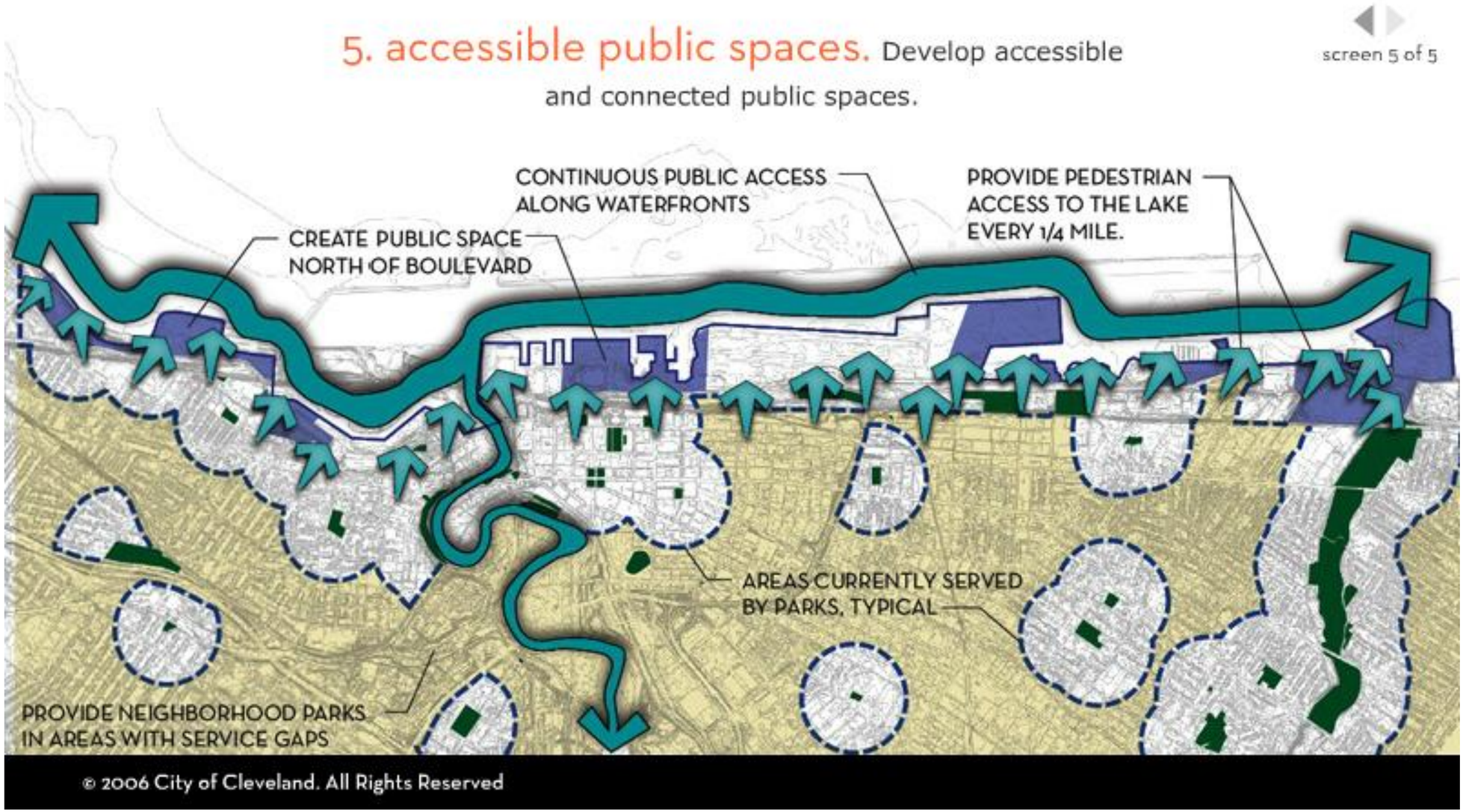
Capitalize on Topography



Develop Our Parks



Accessible Public Spaces



East Development Opportunities

Shoreline Development

SHORELINE MASTERPLAN

PROJECT METRICS

UNIT COUNTS:	
EXISTING UNITS	167 UNITS
NEW UNITS	214 UNITS
	381 UNITS TOTAL
BUILDING AREAS:	
GROUND LEVEL	45,553 SF
PARKING	32,816 SF
LOBBY/AMENITY	10,857 SF
RESIDENTIAL	1,880 SF
FLOORS 2-5 (TYP RESIDENTIAL FLOOR)	44,574 SF
RESIDENTIAL FLOORS GROSS AREA	178,296 GSF
RESIDENTIAL FLOOR COMMON AREA	6,094 GSF
TOTAL BLDG COMMON AREAS	24,376 GSF
LEASABLE AREA (86.3% EFFICIENCY)	155,800 NSF
TOTAL PROJECT AREA	**223,850 GSF**
PARKING:	
EXISTING SURFACE PARKING(UNAFFECTED)	63 SPACES
EXISTING COVERED PARKING	67 SPACES
NEW SURFACE PARKING	322 SPACES
NEW COVERED PARKING	86 SPACES
	538 SPACES TOTAL

PHASE 1 + PHASE 2 TOTAL PARKING RATIOS:

538 SPACES / 381 UNITS = 1.4 SPACES/UNIT
538 SPACES / 520 BEDROOMS = 1.03 SPACES/BEDROOM

vocon. DERU

East 55th Development

LAKE ERIE
FEDERAL BREAKWATER
DIKE 14
• OPEN MEADOW
• MUD FLATS
• SAND DUNES
• WETLANDS
• GRASSES
• HABITAT TRAIL LOOPS
• FOREST
• HAWK TOWER
• OBSERVATION PLATFORMS
• NEW FISHING PLATFORMS AT LAKE LEVEL
• ALTERNATIVE ENERGY DEMONSTRATION AREAS
OVERLOOKS & FISHING PLATFORMS (TYP.)
AQUAFILTER
NEW MARINA
PUBLIC ACCESS AROUND BURKE
EDGE LOOP TRAIL WITH OVERLOOKS
SWIMMING BEACH
RELOCATED PUBLIC BOAT LAUNCH
MARITIME SERVICE CENTER
• ODNR
• POLICE
• RESTAURANT
• RETAIL
FISHERMAN'S HARBOR
BEACH CENTER
LAKEFRONT TRAIL
REDEVELOPED FACILITY
• PUBLIC USE
• RESTAURANT
MODIFIED INTAKES & OUTLETS
MINIATURE GOLF
RENOVATE POWERPLANT TO WATERFRONT DESTINATION USE
WATERFRONT RETAIL
GORDON SHORES BOAT CLUB
UPDATED 55TH STREET MARINA
WATERCRAFT BEACH
AQUA FILTER
UPDATED INTER CITY YACHT CLUB
OUTDOOR CLASSROOM IN PRAIRIE
LAKESIDE YACHT CLUB
FOREST CITY YACHT CLUB
I-90
MIXED-USE MEADOW
FIRST ENERGY WITH CLEAN ENERGY PRACTICES
SKATE PARK
CORPORATE OFFICE/ RESIDENTIAL
ACTIVE PARK
LAND BRIDGE
NATURE CENTER AT ODNR FACILITY
BLUFF TOP COMMUNITY RECREATION & AQUATIC CENTER
PICNIC AREA
EXTEND DOAN BROOK TO LAKE ERIE
KIRTLAND PUMPING STATION
BASKETBALL
TENNIS
FUTURE TRANSIT STATION
BLUFF TOP GREENWAY
RAILROAD TRACKS (EXISTING)
GREEN ROOF OVER STRUCTURED PARKING
FUTURE TRANSIT STATION
FUTURE TRANSIT STATION
FUTURE TRANSIT STATION & TRANSIT-ORIENTED DEVELOPMENT
PARKSIDE RESIDENTIAL EXTEND MLK JR. DRIVE THROUGH GORDON PARK
RENOVATED CHARLE LAKE SCHOOL
• ENVIRONMENTAL AWARENESS CENTER
E. 55TH ST.
RENOVATED SAM MILLER PARK
RENOVATE WHITE MOTORS FACTORY TO REGIONAL RETAIL
RENOVATED GREENHOUSES
E. 72ND ST.
ROCKEFELLER PARK LINKAGE
ST. VITUS CHURCH & VILLAGE
ST. MARTINDE PORRES HIGH SCHOOL
ST. CLAIR AVE.
REGIONAL RETAIL AT FORMER WHITE MOTORS SITE
GOODRICH-GANNETT NEIGHBORHOOD CENTER
ST. PHILIP NERI CHURCH
MLK DRIVE
ST. CLAIR AVE.

CHEERS Aligns with Cleveland's Citywide Plan

The vision identified in the Citywide Plan is advanced by the CHEERS initiative. The plan's Guiding Principles are all strongly represented in CHEERS:

+ Connections: connecting people and places and opportunities
+ Assets: building on assets in the city and each of its neighborhoods
+ Opportunity: "re-imagining" Cleveland to turn challenges into opportunities
+ Place: creating competitive urban "places" with character and identity
+ Choice: creating "communities of choice" in Cleveland for residents with many choices as well as for those with relatively few choices
+ Diversity: embracing and celebrating diversity in people, housing and opportunities
+ Sustainability: building a community that is healthful and viable

CHEERS also identifies specific actions towards the plan goal for Recreation and Open Space:
"Provide high-quality recreation opportunities and facilities that meet the needs of Clevelanders of all ages, ability levels, incomes and interests."

the eastern lakefront is facing immediate challenges.

+ Habitat Quality and Shoreline Protection

+ Impact on Critical Infrastructure (e.g., I-90)

+ Lack of Community Access

+ Wave Action, Storms, and Ice

we can improve the community's resilience by:

+ Restoring and Creating New Space for Habitat

+ Finding Beneficial Uses for Dredge Material

+ Improving Access and Connections to the Lakefront

+ Spur New and Equitable Development

Engagement + Coalition Building

the Project Team & Stakeholders

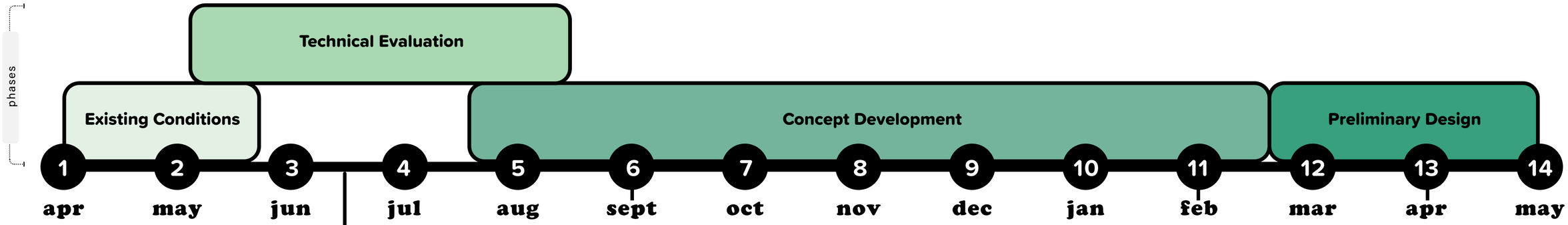
project team

- City of Cleveland staff
- City of Cleveland - Ward 10 Councilman Hairston
- Cleveland Neighborhood Progress
- Cleveland Metroparks
- Cuyahoga County
- Doan Brook Watershed Partners
- Famicos
- First Energy
- Northeast Ohio Regional Sewer District (NEORSD)
- Northeast Ohio Areawide Coordinating Agency (NOACA)
- Trust for Public Land
- University Circle, Inc.
- USDA - Burke Wildlife Specialist

stakeholder committee

- Ariel International
- Bike Cleveland
- Bluestone Heights
- Campus District
- CEI
- City of Cleveland - Wards 7 (Councilman Jones) and 9 (Councilman Conwell)
- Cleveland Cultural Gardens
- Cleveland Museum of Natural History
- Cleveland State University - MUPD
- Collinwood CDC
- Cuyahoga Soil and Water Conservation District
- Cuyahoga County
- Cuyahoga County Council
- District 7 Councilwoman Conwell
- Destination Cleveland
- Dominion Energy
- Downtown Cleveland Alliance
- City of Euclid
- Forest City Yacht Club
- Greater Cleveland Regional Transit Authority (GCRTA)
- Green City Blue Lake
- Green Ribbon Coalition
- Holden Parks Trust
- Ingenuity
- InterCity Yacht Club
- Lake Erie Coastal Ohio Trail Scenic Byway
- Lakeside Yacht Club
- LAND studio
- MidTown / AsiaTown
- MyCom Youth Council
- ODNR Division of Wildlife
- St. Clair Superior Development Corporation
- Shoreline
- Slovenian National Home
- St. Martin de Porres High School
- The Foundry
- UMADOP
- US Army Corps of Engineers
- Village of Bratenahl
- West Creek Conservancy
- Western Reserve Land Conservancy

Engagement



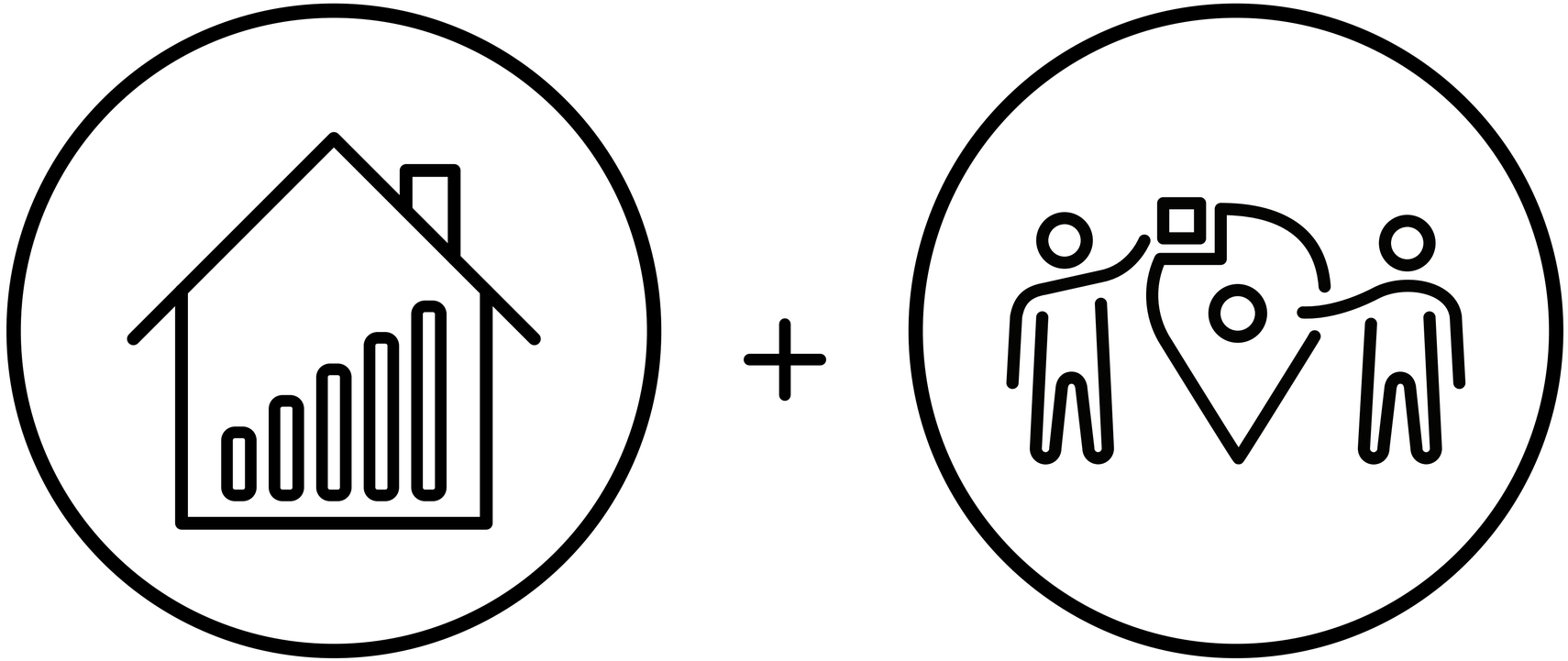
Community Engagement Round 1:
Zoom Meeting
User Survey

Community Engagement Round 2:
Walkshops &
Scavenger Hunt

Community Engagement Round 3:
Concept Engagement Zoom Meeting + Surveys

Community Engagement Round 4:
Draft Plan
Zoom Meeting
Survey

Engagement Toolkit

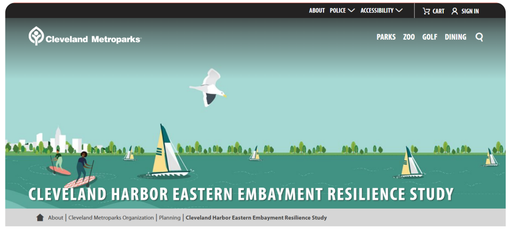


"At-Home" + Digital

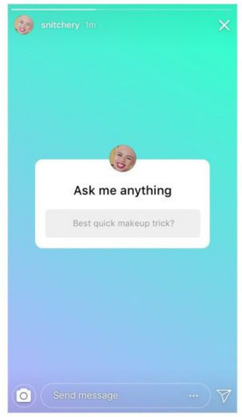
"In-Person" + Physical

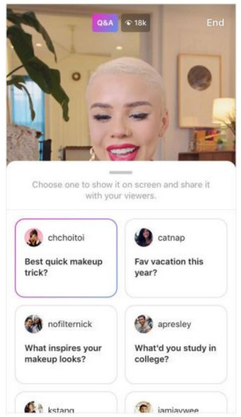
“At Home” + Digital

WEBSITE + INTERACTIVE TOOLS



SOCIAL MEDIA + MOBILE





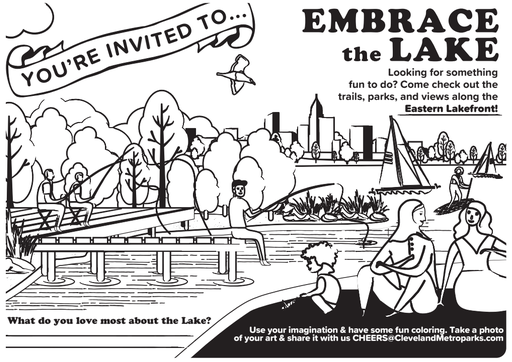
WEBCAST / STREAMING MEETINGS

“In-Person” + Physical

TABLING AT EVENTS

SOCIALLY-DISTANT WALKSHOPS

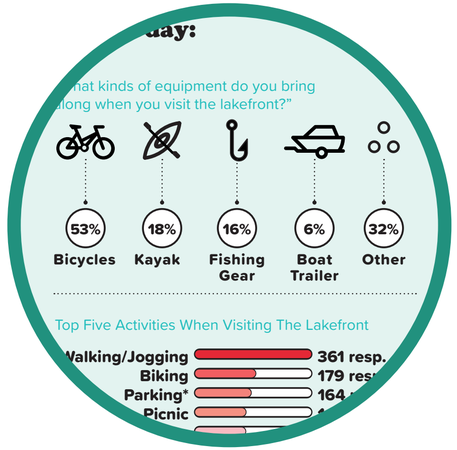
MAIL + PAPER OUTREACH



Embrace the Lake
CHEERS!
Embrace the Lake
Meet here
for the
Walkshop!

DUKE

Understanding (round 1)



ZOOM MEETING &
USER SURVEY

+ understanding of how community members use current spaces

+ what users want to see in the future (building upon the 2004 Waterfront District Plan & plans)

+ 600+ participants

Idea Generation (round 2)

WALKSHOPS &
SCAVENGER HUNT

+ get outside to experience the lakefront - what is working, what is not working

+ talk through ideas for the lakefront - areas where we should focus attention / investment

+ 100+ participants

Exploration (round 3)

ZOOM MEETING &
INTERACTIVE SURVEYS

+ what goals / principles are most important to community members

+ which projects do community members feel would be most impactful to the future of the lakefront

+ 300+ participants

Refinement (round 4)

ZOOM MEETING & WALKSHOPS

+ refine plan as we move into future stages

+ input on early action projects

A roadmap to a resilient Lakefront:

1 “MAXIMIZE” THE EXPERIENCE FOR EACH

- all have elements of water, nature & people
- all have unique mix of projects
- all provide multiple benefits (matrix)

2 COMMUNITY “VOTES” ON PROJECTS/IDEAS

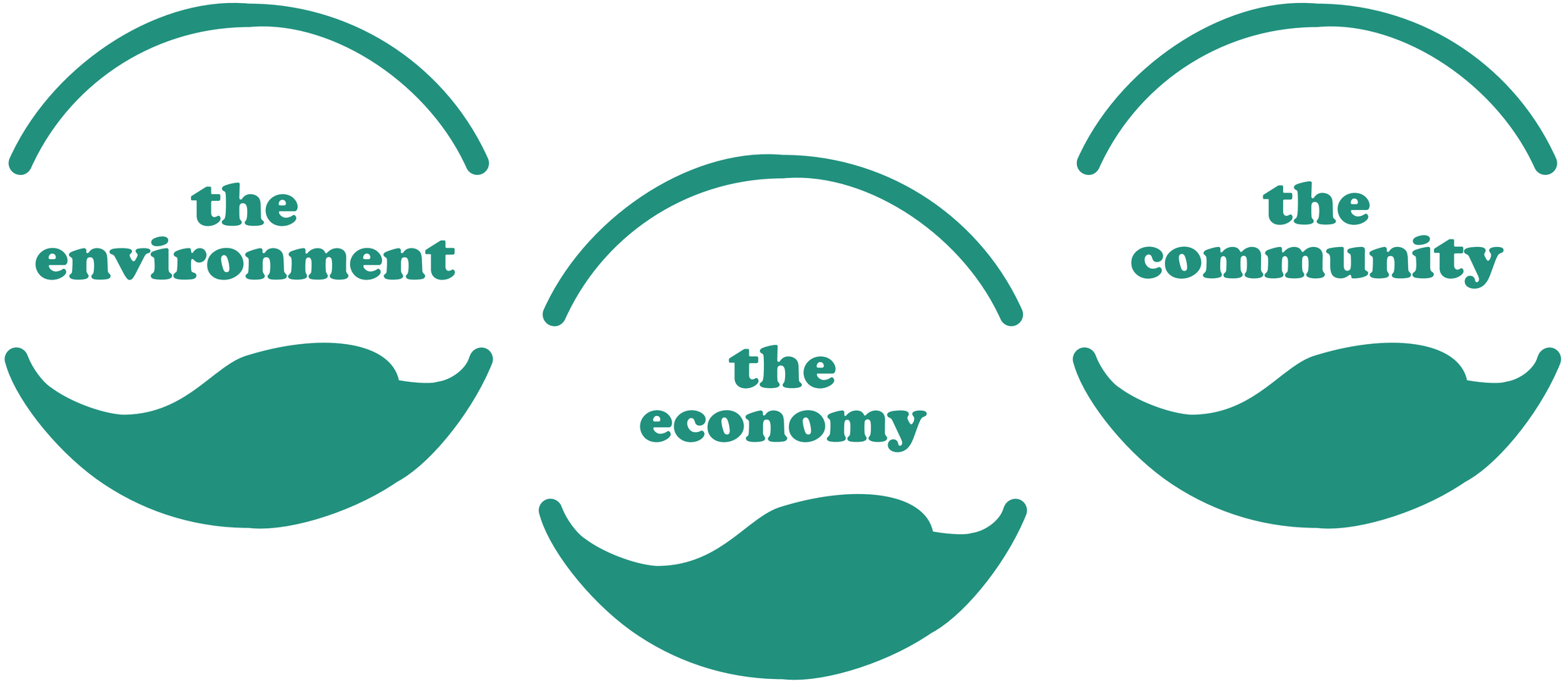
- prioritize projects & concepts from each
- vote on what goals are most important

3 “HYBRID” FINAL CONCEPT IS CREATED

- take highly rated/ranked items from each
- create fully illustrated map & renderings
- evaluate using matrix of benefits

Community-Driven Resilience

To improve the resiliency of the lakefront we need to consider:



Goal is to bring water, nature, and people into balance!

touch the water

+

play at the shore

+

connect with nature

by proposing nature-based solutions that:

people and communities to the Lake

spaces that meet the needs of the community

natural systems that enhance the wellbeing of the Lake and communities

the legacy, history, and significance of the Lake

LAKE ERIE
BURKE LAKEFRONT AIRPORT
CLEVELAND METROPARKS LAKEFRONT RESERVATION
VIEWING PAVILION
MULTI-USE TRAIL
NATURE PLAY
PICNIC GROVE
LAWN
THE EASTERN FISHING COVE
LAWN
OVERLOOK
NATURE TRAIL
THE ISLE
PICNIC PAVILION
E. 55TH FISHING
BOARDWALK TRAIL
THE COVE
CLEVELAND LAKEFRONT NATURE PRESERVE
THE SHORE & LAUNCH
NATURE PLAY
E. 55TH MARINA
FLEXIBLE EVENT SPACE
THE HABITAT LOOP
THE LAKESHORE
INTERCITY YACHT CLUB
DOAN HABITAT SHORE
FOREST CITY YACHT CLUB
SHORELINE APARTMENTS
LAKESHORE BOULEVARD
I-90
NORTH GORDON PARK
LAKESIDE YACHT CLUB
GIDDINGS HABITAT SHORE
CLEVELAND LAKEFRONT BIKEWAY
E. 72ND GATEWAY
PICNIC GROVE
ENHANCED PEDESTRIAN BRIDGE
NEW PEDESTRIAN BRIDGE & GATEWAY
KIRTLAND PARK
E. 55TH STREET
E. 72ND STREET
SOUTH GORDON PARK
E. 72ND GREENWAY
MLK JR. DRIVE
E. 55TH GREENWAY
ROCKEFELLER PARK
HARRISON DILLARD BIKEWAY
ST. CLAIR AVENUE

Top-Rated Goals

Connect

Create more opportunities to touch and engage with the water

Protect

Use dredge material to create more park space and habitat areas to buffer critical infrastructure

Program

Provide a diversity of water-based recreation opportunities (fishing, wading, watersports, etc.)

Protect

Enhance & create new wetland areas and coves that protect infrastructure & provide new habitat space

Connect

Create new greenway connections from the lakefront to the adjacent communities

Top-Rated Projects

THE COVE

THE BOARDWALK

CULTURAL TRAIL

GREENWAYS

THE LAWN

THE SHORE

THE ISLAND

HABITAT TRAIL

LAKE ERIE

MULTI-USE TRAIL
NATURE PLAY
VIEWING PAVILION
PICNIC GROVE
LAWN
OVERLOOK
NATURE TRAIL
THE EASTERN FISHING COVE
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E. 55TH STREET
E. 72ND STREET
SOUTH GORDON PARK
KIRTLAND PARK
E. 72ND GREENWAY
HARRISON DILLARD BIKEWAY

City-wide

+ Stores up to 1.7m CY of dredge material (over 10 years)
+ Protects and improves safety along I-90 and other essential infrastructure
+ Equity in recreation amenities
+ Tourism

Nature

+ New natural areas
+ Aquatic restoration / water quality
+ Habitat restoration (in-water and nearshore)
+ 6,000 LF of softened shoreline
+ Connected green corridors

Access

+ Diversity of trail experiences (multi-use, nature, boardwalks)
+ Strengthened neighborhood street connections and access points
+ Connects to existing trails

Community

+ Places to engage with water
+ New passive recreation space that build on what people already love (fishing, picnic)
+ Unites existing park spaces along the shore
+ A go-to destination for the east
+ Playspaces / Intergenerational

LAKE ERIE
VIEWING PAVILION
MULTI-USE TRAIL
NATURE PLAY
PICNIC GROVE
LAWN
OVERLOOK
NATURE TRAIL
THE EASTERN FISHING COVE
VIEWING STEPS
LAWN
THE ISLE
PICNIC PAVILION
E. 55TH FISHING
BOARDWALK TRAIL
CLEVELAND METROPARKS LAKEFRONT RESERVATION
THE COVE
THE GORDON HILLS
CLEVELAND LAKEFRONT NATURE PRESERVE
THE SHORE
THE LAUNCH
NATURE PLAY
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MARSH WALK
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THE LAKESHORE
INTERCITY YACHT CLUB
DOAN HABITAT SHORE
LAKESHORE BOULEVARD
GIDDINGS HABITAT SHORE
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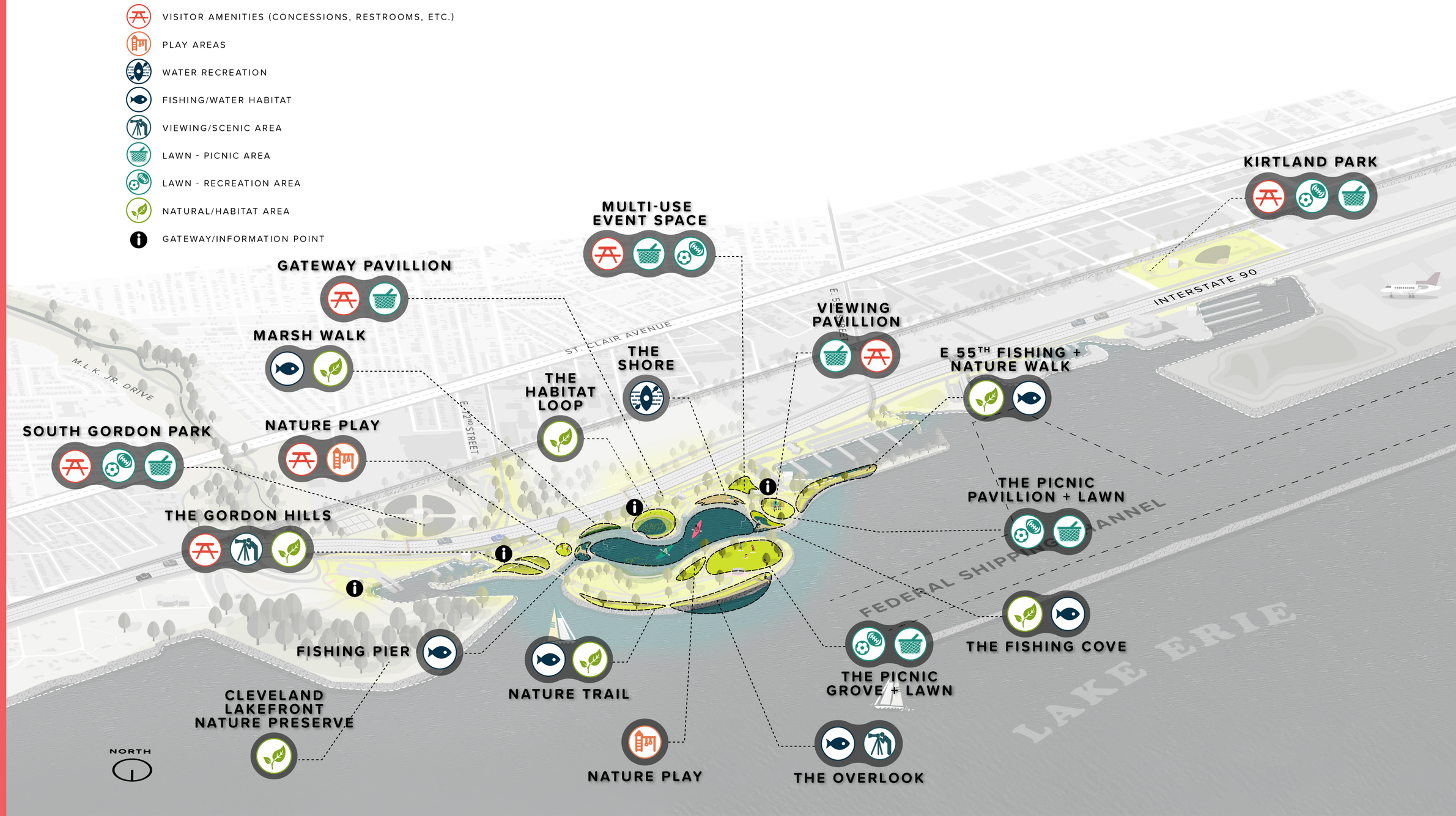
I-90
E. 72ND GATEWAY
NORTH GORDON PARK
CLEVELAND LAKEFRONT BIKEWAY
PICNIC GROVE
55TH STREET GATEWAY
NEW PEDESTRIAN BRIDGE & GATEWAY
E. 72ND GREENWAY
E. 55TH STREET
E. 55TH GREENWAY
E. 72ND STREET
SOUTH GORDON PARK
ENHANCED PEDESTRIAN BRIDGE
MLK JR. DRIVE
N
0
300'
600'

THE SYSTEMS

Embrace the Lake CHEERS! Embrace the Lake

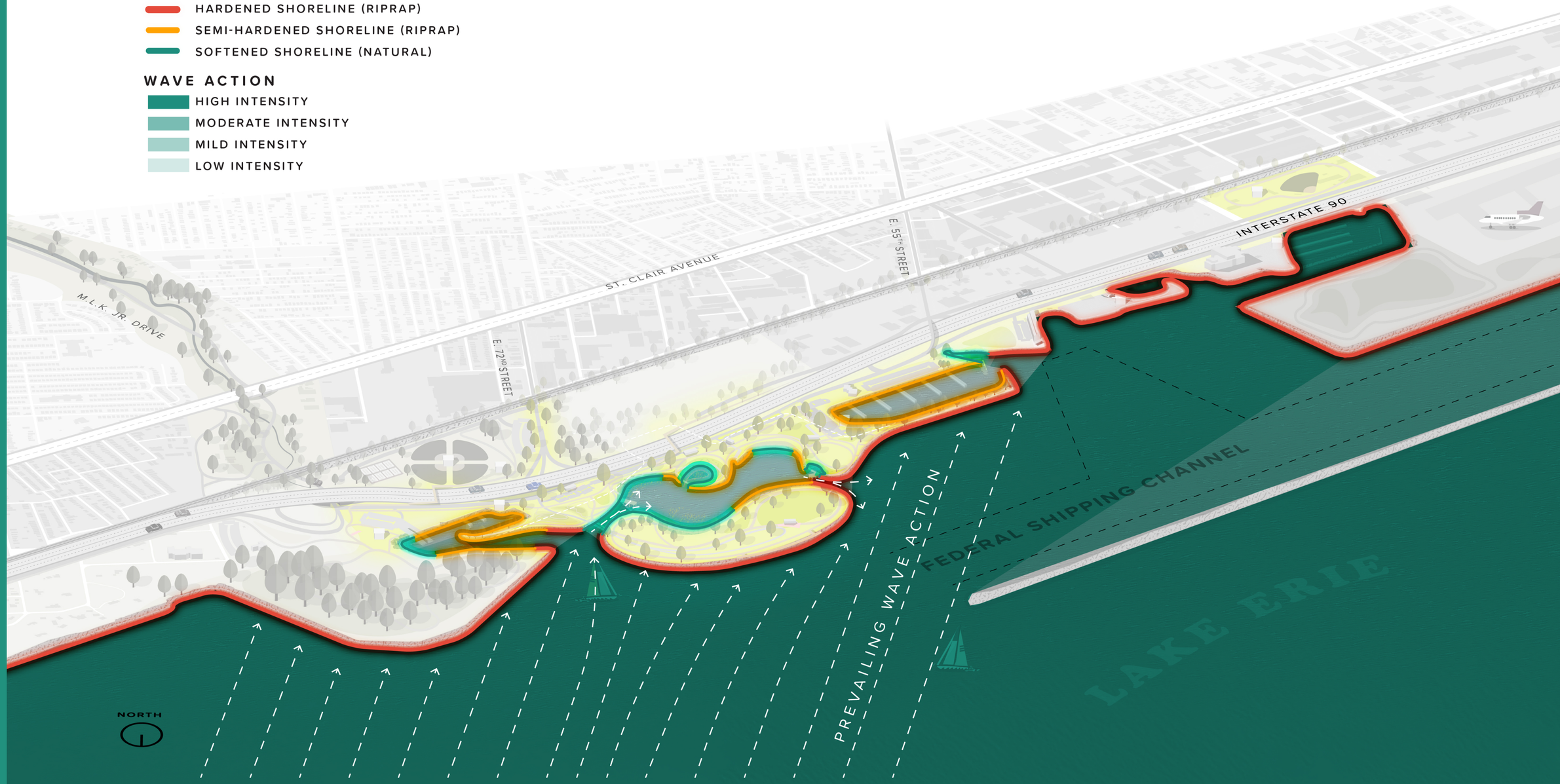
COMMUNITY SPACES



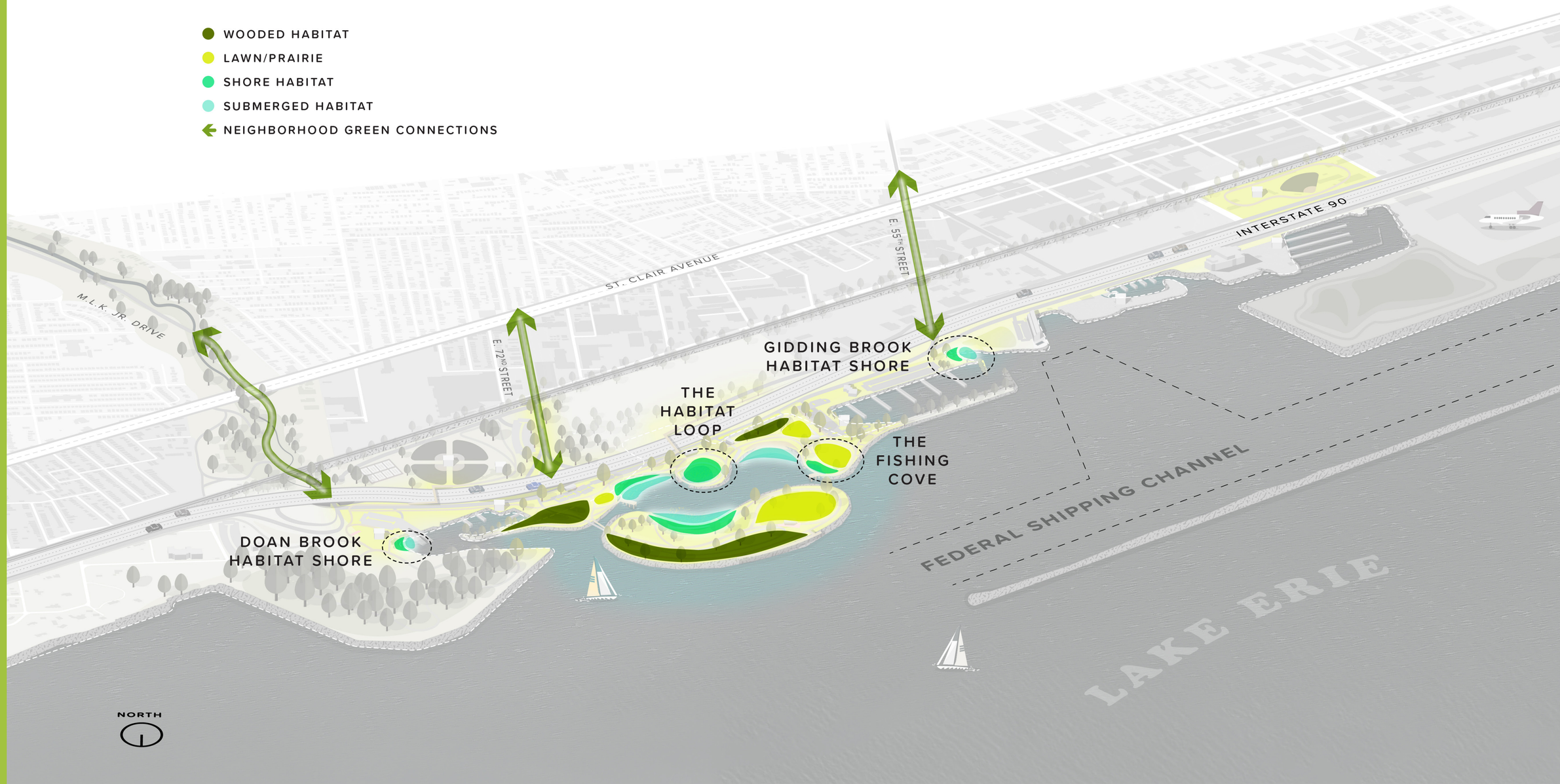
MOBILITY - TRAILS

MOBILITY - VEHICULAR

WATER & PROTECTION



NATURE & HABITAT



Downtown Cleveland
The Launch & The Shore
The Isle Lawn
MidTown AsiaTown
The Habitat Loop
Burke Lakefront Airport
University Circle & The Cleveland Clinic
St. Clair Superior
E.55th Street
Kirtland Park
The Eastern Fishing Cove
The Gordon Hills
E.72nd Street
Glenville
Gordon Park
MLK Jr. Drive
LAKE ERIE
Cleveland Lakefront Nature Preserve

The Gordon Hills

The Habitat Loop

The Shore &
The Launch

The Eastern Fishing Cove

The Isle Lawn

EXPERIENCES

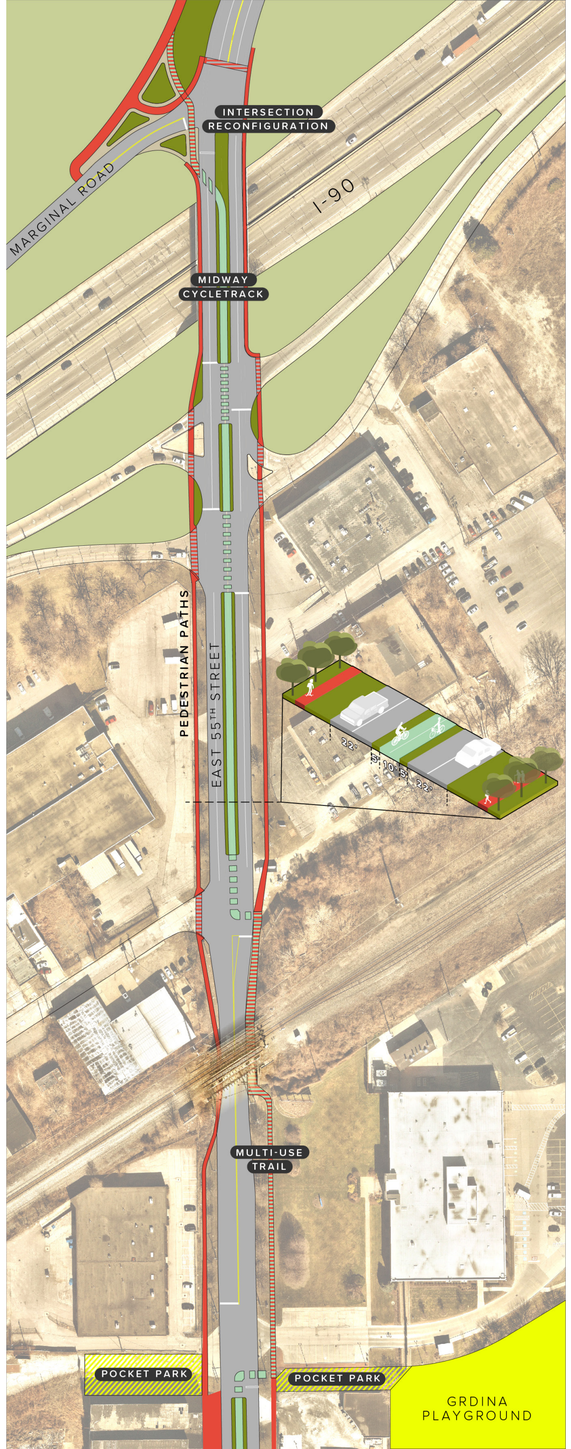
72ND STREET GATEWAY

EXPERIENCES

COMMUNITY GREENWAYS

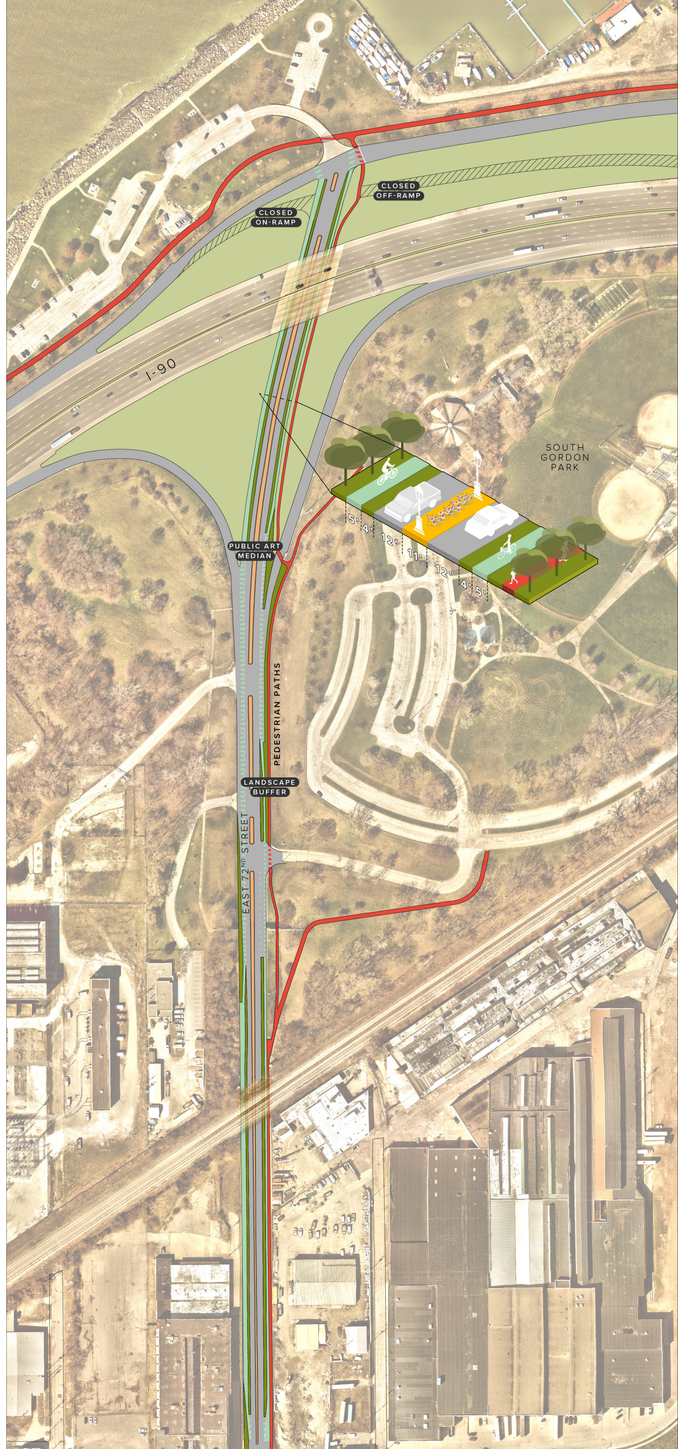
E 55th

+ mid-way cycle track
+ multi-use trail
+ connections to pocket parks & existing parks
+ simplifed intersections @ Marginal

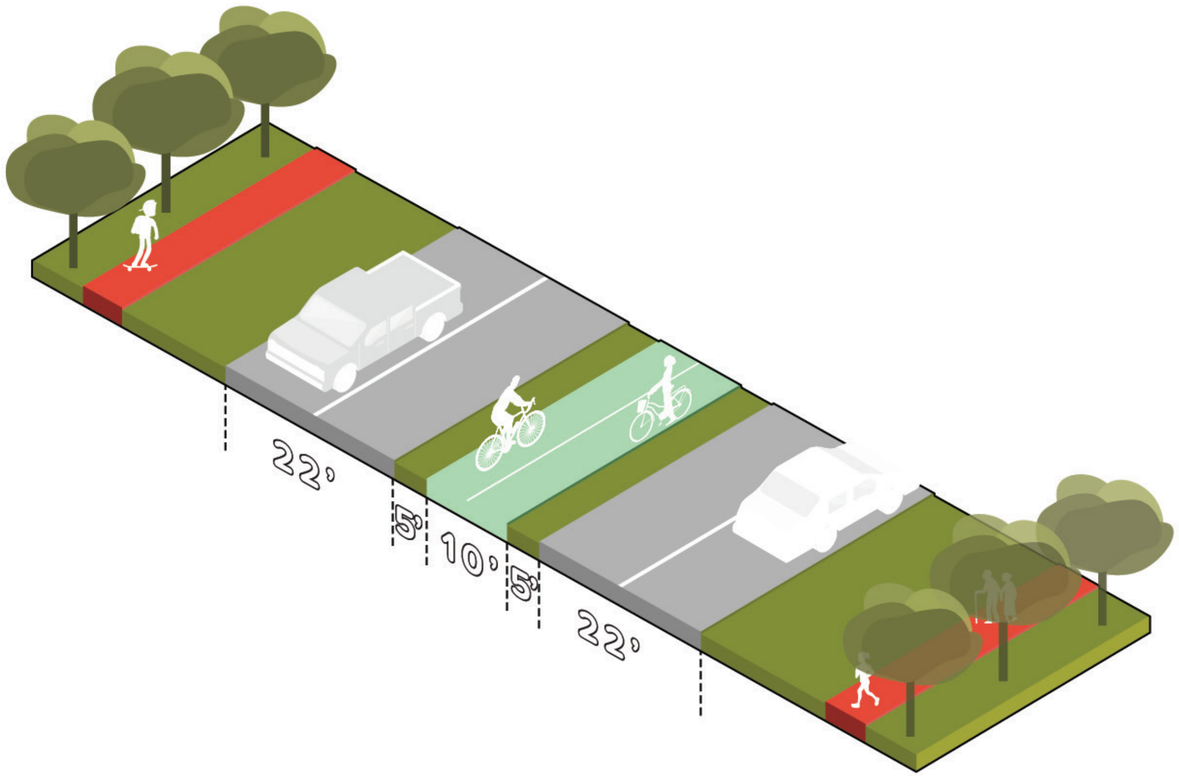


E 72nd

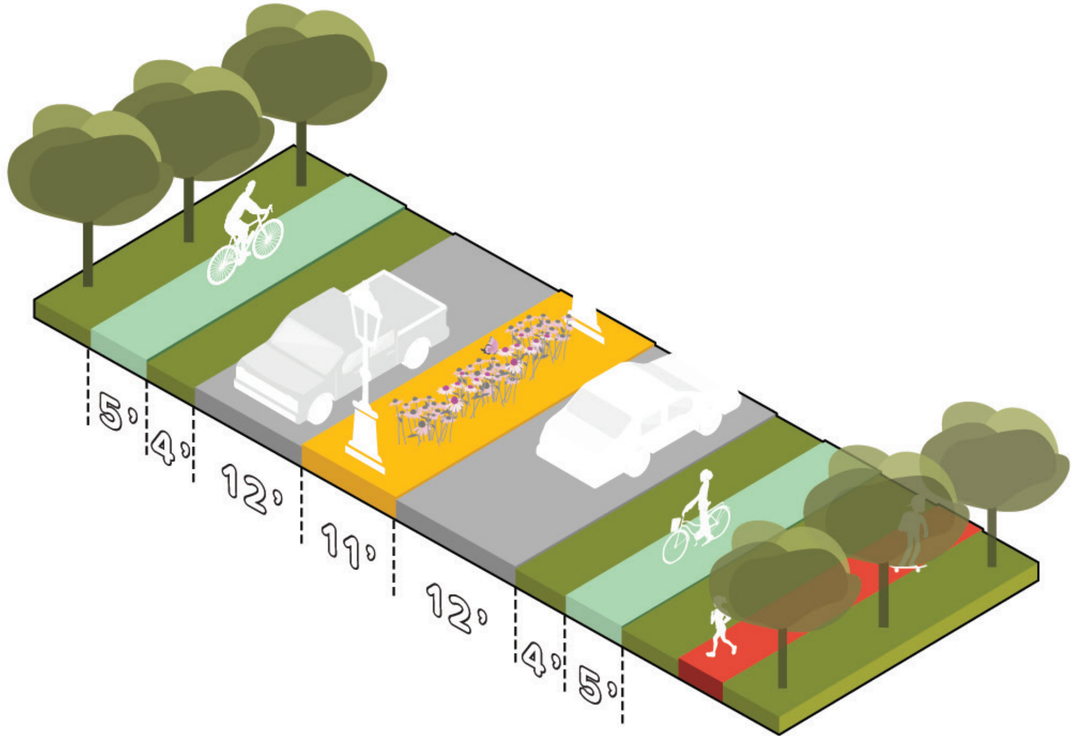
+ enhanced gateways with art & signage
+ greened bicycle lane buffers
+ simplified lakeside connection with reduced on/off ramps



E 55th



E 72nd



Ongoing Engagement & Implementation

Cleveland Planning Commission Awarded TLCI

Lakefront East Connects!

E. 72nd Street & Martin Luther King, Jr. Drive

+ $100,000 request
+ Bicycle, scooter, pedestrian planning
+ Transit planning
+ Land use / redevelopment planning
+ Connectivity to greenspace and recreational amenities
+ Partnering with UCI and Famicos Foundation

SAFE ROUTES TO PARKS

+ Neighborhood engagement focused on access and removal of barriers from Superior Ave, E. 55th, and E. 72nd to the Lakefront Parks
+ Builds off CHEERS Study
+ Working in partnership with St. Clair Superior Development Corporation, Cleveland Metroparks, and Cleveland Kent State Urban Design Collaborative
+ Final Action Plan September 2021

Lakefront Updates!

+ Continue to welcome neighbors and all visitors to the Lakefront with clean & safe parks while observing COVID-19 best practices
+ New comfort station at E 72nd is open!
+ Summer 2021 - State designation of the Lake Erie Water Trail in Cuyahoga County promoting paddler access to the lake

check it out!

Ongoing Engagement

+ Project updates, information, and comment form at **www.clevelandmetroparks.com/CHEERS**

+ Continued engagement with adjacent neighborhoods, stakeholders, residents of the region, non-profits and foundations, and local, state, and federal agencies

+ Maintain the ongoing CHEERS partnership and identify additional project funding and support:
    - Current five partners
    - Black Environmental Leaders Association
    - National Fish and Wildlife Foundation (NFWF)
    - Other Stakeholders
    - US Army Corps of Engineers

Local, Regional, & National Interest

Conference Invitations:

- Industrial Heartland and Cleveland Trails Summit
- Great Lakes Climate Action Seminar
- American Society of Landscape Architects 2021 National Meeting

57° FOX 8

Cleveland Metroparks shoreline project creating 36-acre island and more access to nature

NEWS 5 CLEVELAND

First pieces of 150-acre shoreline revitalization between East 55th and East 72nd coming online in 2021

Photo by: Cleveland Metroparks

By: Kevin Barry

Posted at 8:00 AM, May 15, 2021 and last updated 8:01 AM, May 15, 2021

CLEVELAND — The full 150-acre Cleveland Harbor Eastern Embayment Resilience Study (CHEERS) project could take years to be completed, but the first, small steps towards a revitalized lakefront could start

$3 FRIDAY, APRIL 23, 2021 THE PLAIN DEALER CLEVELAND.COM MN

THE PLAIN DEALER

Guilty plea in Pike County slayings of Rhoden family. A10

LAKE ERIE

Metroparks releases bold vision for remaking of lake's shoreline

OHIO ELECTIONS

GOP bill would limit drop box access, add online options

Andrew J. Tobias *atobias@cleveland.com*

COLUMBUS — A new Republican-backed

pr 21, 202

wkyc studios News Weather Sports Connec

CORONAVIRUS COVID-19 VACCINE CLEVELAND AK

A new island on Cleveland's east side? The Metroparks wants to make it happen!

Sediment dredged from the bottom of the Cuyahoga River would create the new parkland, which would be connected by various trai

Next Steps

OVERALL PROJECT AREA = 150 ACRES
PHASE B: THE ISLE
36 ACRES
LAKE ERIE
MULTI-USE TRAIL
NATURE PLAY
LAWN
OVERLOOK
NATURE TRAIL
THE EASTERN FISHING COVE
VIEWING STEPS
LAWN
PICNIC PAVILION
E. 55TH FISHING
THE ISLE
BOARDWALK TRAIL
THE COVE
CLEVELAND METROPARKS LAKEFRONT RESERVATION
THE GORDON HILLS
CLEVELAND LAKEFRONT NATURE PRESERVE
THE SHORE
THE LAUNCH
NATURE PLAY
THE HABITAT LOOP
MARSH WALK
FLEXIBLE EVENT SPACE
THE LAKESHORE
INTERCITY YACHT CLUB
DOAN HABITAT SHORE
E. 55TH MARINA
LAKESHORE BOULEVARD
I-90
GIDDINGS HABITAT SHORE
CLEVELAND LAKEFRONT BIKEWAY
PICNIC GROVE
E. 72ND GATEWAY
NORTH GORDON PARK
55TH STREET GATEWAY
NEW PEDESTRIAN BRIDGE & GATEWAY
PHASE A: THE LAKESHORE
64 ACRES (42 acres new land)
2ND GREENWAY
E. 55TH STREET
E. 55TH GREENWAY
E. 72ND
SOUTH GORDON PARK
ENHANCED PEDESTRIAN BRIDGE
MLK JR. DRIVE
N
0
300'
600'

OVERALL PROJECT AREA = 150 ACRES
PHASE B: THE ISLE
$161.5M
MULTI-USE TRAIL
NATURE PLAY
LAWN
OVERLOOK
NATURE TRAIL
THE EASTERN FISHING COVE
PHASE A2: LAKESHORE WEST
$68.7M
G STEPS
WN
PICNIC PAVILION
E. 55TH FISHING
THE ISLE
BOARDWALK TRAIL
THE COVE
CLEVELAND METROPARKS LAKEFRONT RESERVATION
THE SHORE
THE LAUNCH
NATURE PLAY
THE GORDON HILLS
CLEVELAND LAKEFRONT NATURE PRESERVE
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GIDDINGS HABITAT SHORE
E. 55TH MARINA
LAKESHORE BOULEVARD
I-90
E. 72ND GATEWAY
CLEVELAND LAKEFRONT BIKEWAY
PICNIC GROVE
NORTH GORDON PARK
55TH STREET GATEWAY
PHASE A1: HABITAT LOOP
$35.1M
E. 72ND GREENWAY
E. 55TH STREET
2ND STREET
SOUTH
E. 55TH GREENWAY
ENHANCED PEDESTRIAN BRIDGE
PHASE A3: THE GORDON HILLS
$37.2M
MLK JR. DRIVE
N
0
300'
600'

OVERALL PROJECT AREA = 150 ACRES
PHASE B: THE ISLE
36 ACRES = $161.5M
MULTI-USE TRAIL
NATURE PLAY
LAWN
B1: OUTER BREAKWALL
OVERLOOK
NATURE TRAIL
LAKE ERIE
THE EASTERN FISHING COVE
VIEWING STEPS
LAWN
THE ISLE
PICNIC PAVILION
E. 55TH FISHING
BOARDWALK TRAIL
CLEVELAND METROPARKS LAKEFRONT RESERVATION
THE COVE
THE GORDON HILLS
CLEVELAND LAKEFRONT NATURE PRESERVE
THE SHORE
THE LAUNCH
NATURE PLAY
THE HABITAT LOOP
MARSH WALK
FLEXIBLE EVENT SPACE
THE LAKESHORE
INTERCITY YACHT CLUB
DOAN HABITAT SHORE
LAKESHORE BOULEVARD
GIDDINGS HABITAT SHORE
E. 55TH MARINA
I-90
E. 72ND GATEWAY
CLEVELAND LAKEFRONT BIKEWAY
PICNIC GROVE
A2: THE LAKESHORE (WEST)
NORTH GORDON PARK
55TH STREET GATEWAY
NEW PEDESTRIAN BRIDGE & GATEWAY
PHASE A: THE LAKESHORE
64 ACRES (42 acres new land)
2ND GREENWAY
E. 55TH STREET
E. 55TH GREENWAY
SOUTH GORDON PARK
E. 72ND
ENHANCED PEDESTRIAN BRIDGE
MLK JR. DRIVE
N
0
300'
600'

How CHEERS compares to other regional projects:

PROJECT	CONSTRUCTION COST
Voinovich Bridges (I-90 Innerbelt)	$560M
opportunity corridor	$306M
edgewater parkway / west shoreway reconstruction	$100M
i-480 bridge	$228M
downtown cleveland land bridge (2021 application)	$229M
neorsd project clean lake (2017 active & complete)	$829M
neorsd project clean lake (remaining)	$1.61B

Start with short-term wins

Demonstrate success and generate buy-in, excitement, and funding for future phases

Discussion

Special Presentation

October 1, 2021

Lorain Avenue Plans Update (Lorain Station and Lorain Variety)

Presenters: Juleian Curtis, City Architecture

Chad Dasher, Westown CDC

CITY +

LORAIN AVENUE PLAN UPDATE

Westown Community Development Corporation | Planning Commission | 10.01.21

The Lorain Avenue Master Plan

For the Westown Community Development Corporation
Spring 2008

Variety Village Streetscape Plan

Concepts for reinvesting in a vibrant,
active, pedestrian friendly commercial district

Variety Village / Westown Neighborhood
Cleveland, Ohio
December 2011

WESTOWN
Community Development Corporation

city architecture

NOACA

Big-Box Centers and Neighborhood Business Districts: Impact Analysis and Competitive Strategy (2006)

The 2006 study was commissioned by Cleveland City Council in consideration of the development of 1 million square foot Steelyard Commons and it's anticipated impact on neighborhood retail. The Lorain Station Historic District (LSHD) was one of the 6 retail areas identified as suffering retail use losses, as a result of the addition of the large shopping center.

The Steelyard TIF legislation authorized grant gap funding for the following eligible Neighborhood Retail Projects:

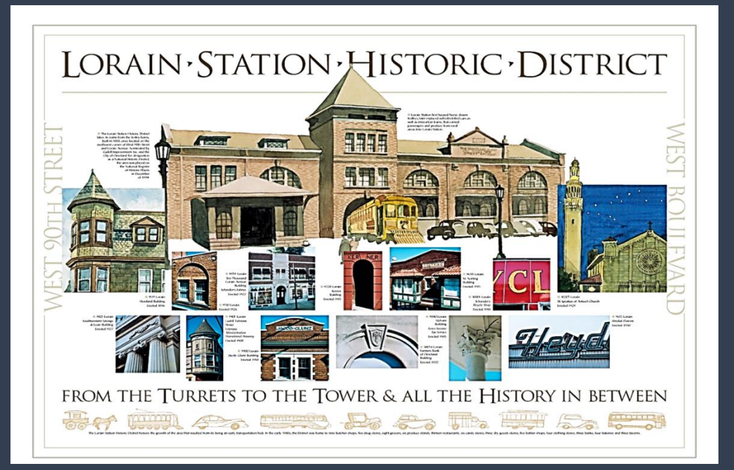
1. Parking Lots
2. Interior improvements of retail locations & other costs that are not funded by the City of Cleveland Storefront Renovation Program
3. Neighborhood Small & Startup Businesses to assist with small business expansion, refine business plans, assist entrepreneurs;
4. Neighborhood Arts Projects that enhance neighborhood commercial retail district;
5. Neighborhood Streetscape

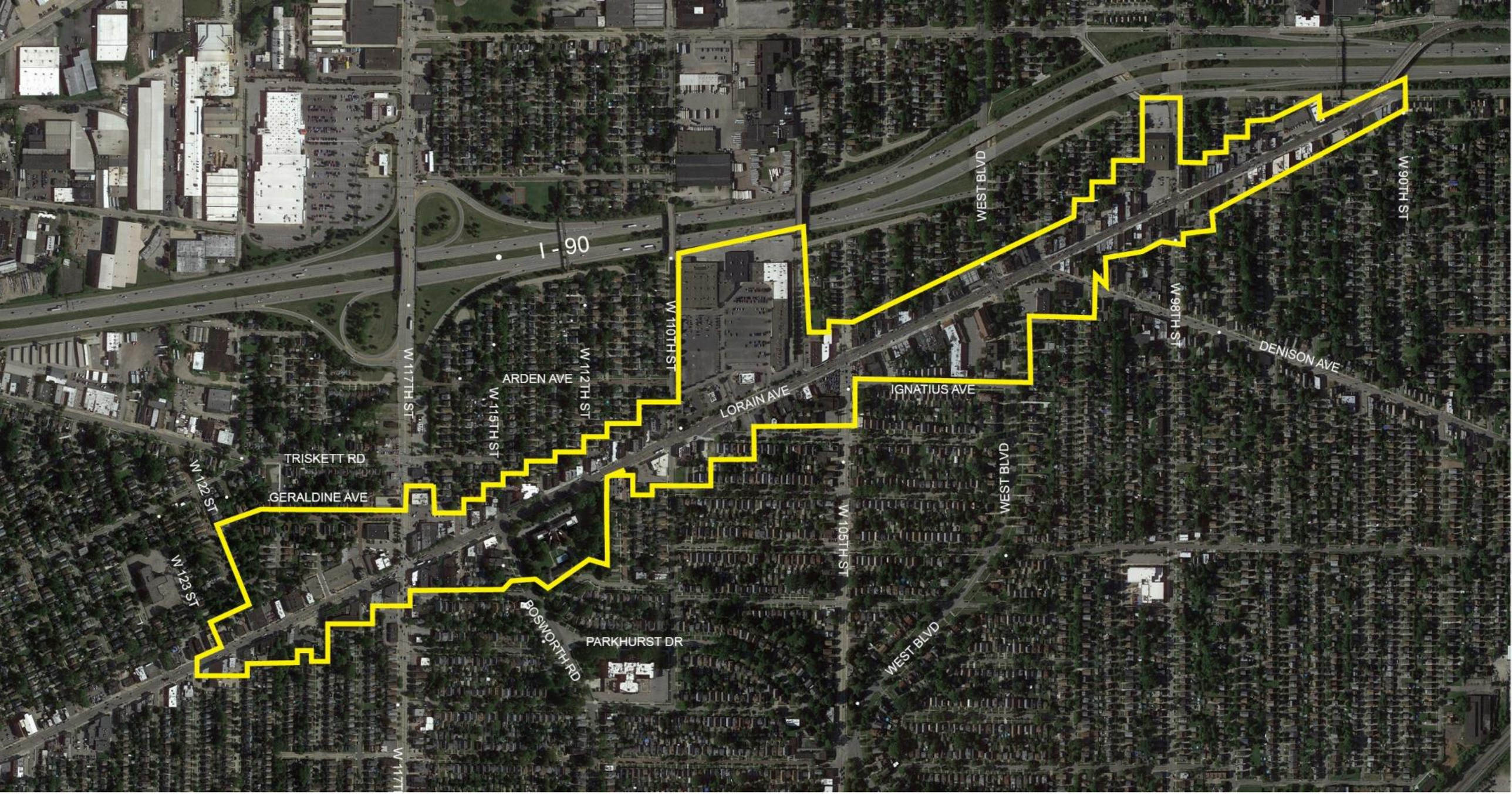
Neighborhood Safety Action Plan (2006)

This study analyzed historical crime data, conducted a parcel by parcel survey at various times and days of the week, surveyed area merchants to understand their experiences, and studied the potential impact of building appearance and vacancy on the prevalence of crime.

The study recommendations included the following:

1. Increased surveillance through closed circuit cameras
2. Providing support for all businesses in the district to have alarm systems installed
3. Increased lighting, particularly on Henley Court

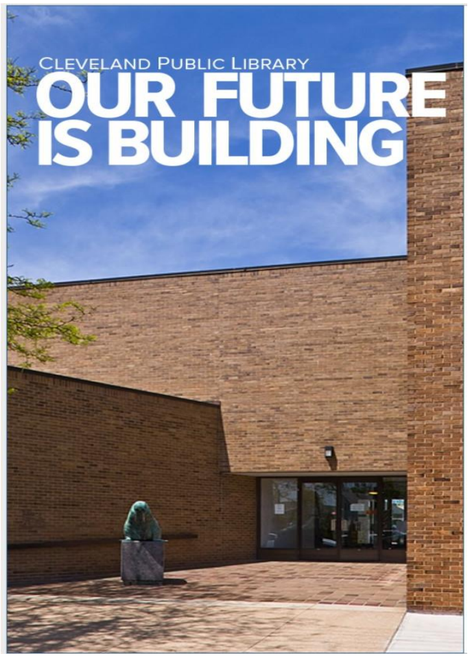




Lorain Avenue Plan Update | Study Area

Westown Community Development Corporation | City Architecture

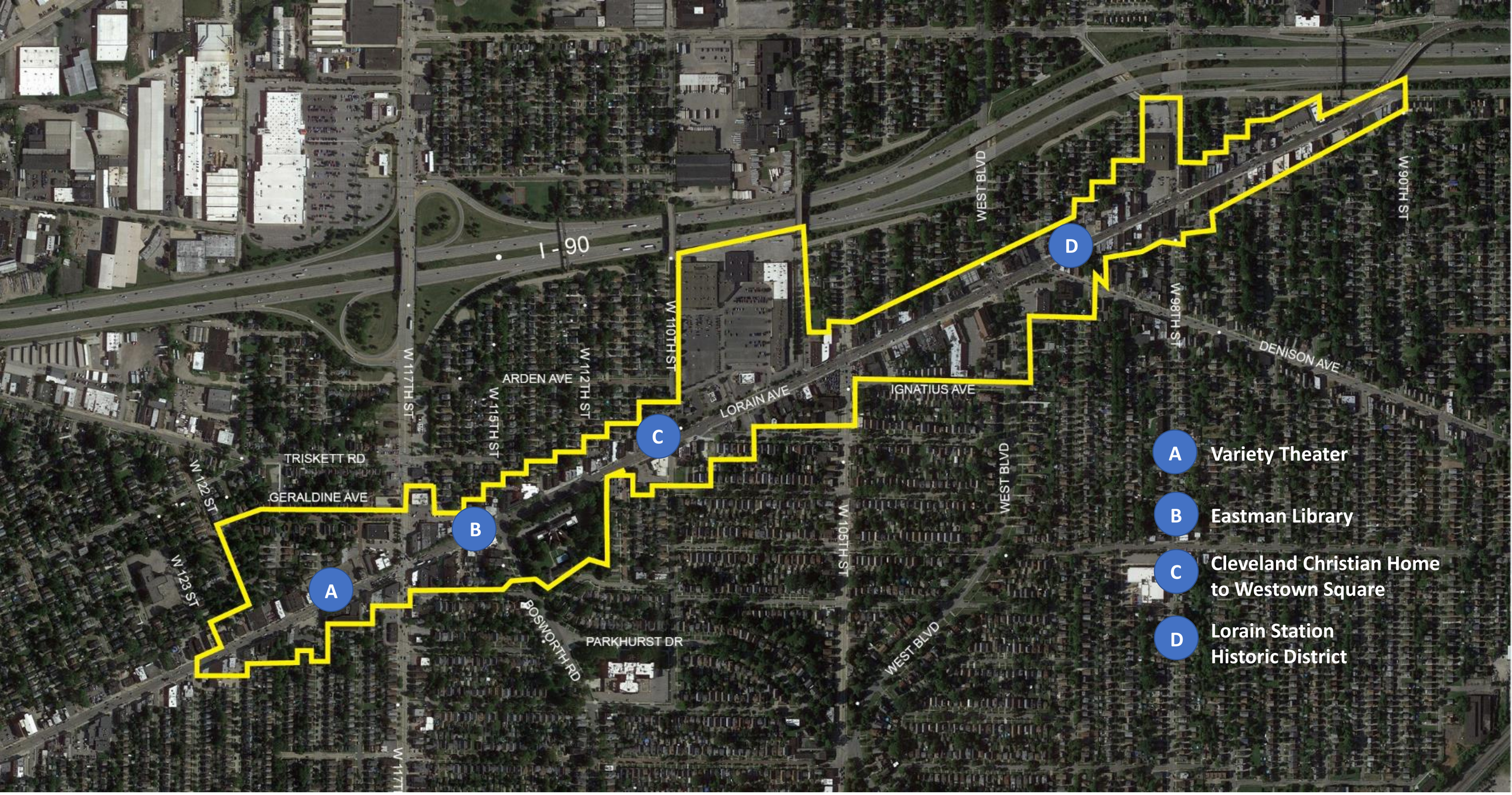
Over $10 million of investment along Lorain Avenue since 2016!


CLEVELAND PUBLIC LIBRARY
OUR FUTURE
IS BUILDING

SCRUBS GALORE
STYLISH UNIFORMS
Tim Barrett, Design Specialist June 2021
City of Cleveland, Storefront Renovation Program

Genesis
Childcare Academy

32 ft
1
STUFF YOURSELF
THE KITCHEN
2
10
6
CHICKEN MARSALA
CHORIZO BURGER
7
5
July 2020
Storefront Renovation Program


I - 90
W 117TH ST
W 115TH ST
W 112TH ST
W 110TH ST
W 105TH ST
WEST BLVD
W 98TH ST
W 90TH ST
ARDEN AVE
LORAIN AVE
IGNATIUS AVE
DENISON AVE
TRISKETT RD
GERALDINE AVE
W 122 ST
W 123 ST
BOSWORTH RD
PARKHURST DR
A
B
C
D
A Variety Theater
B Eastman Library
C Cleveland Christian Home to Westown Square
D Lorain Station Historic District

A
AGORA

C

B

D
Denison
W 101 St
Lorain
MEMPHIS HOT WINGS
MEMPHIS HOT WINGS

D

Affordable Housing

This eastern edge of both the plan study area and WCDC service represent the focus of future investment in housing to address the concentrated poverty currently present. The following recommendations support realizing strategic investment within this target area.

1. **Prioritize single family home infill development on select vacant land bank sites within and adjacent to the Lorain Station Historic District**

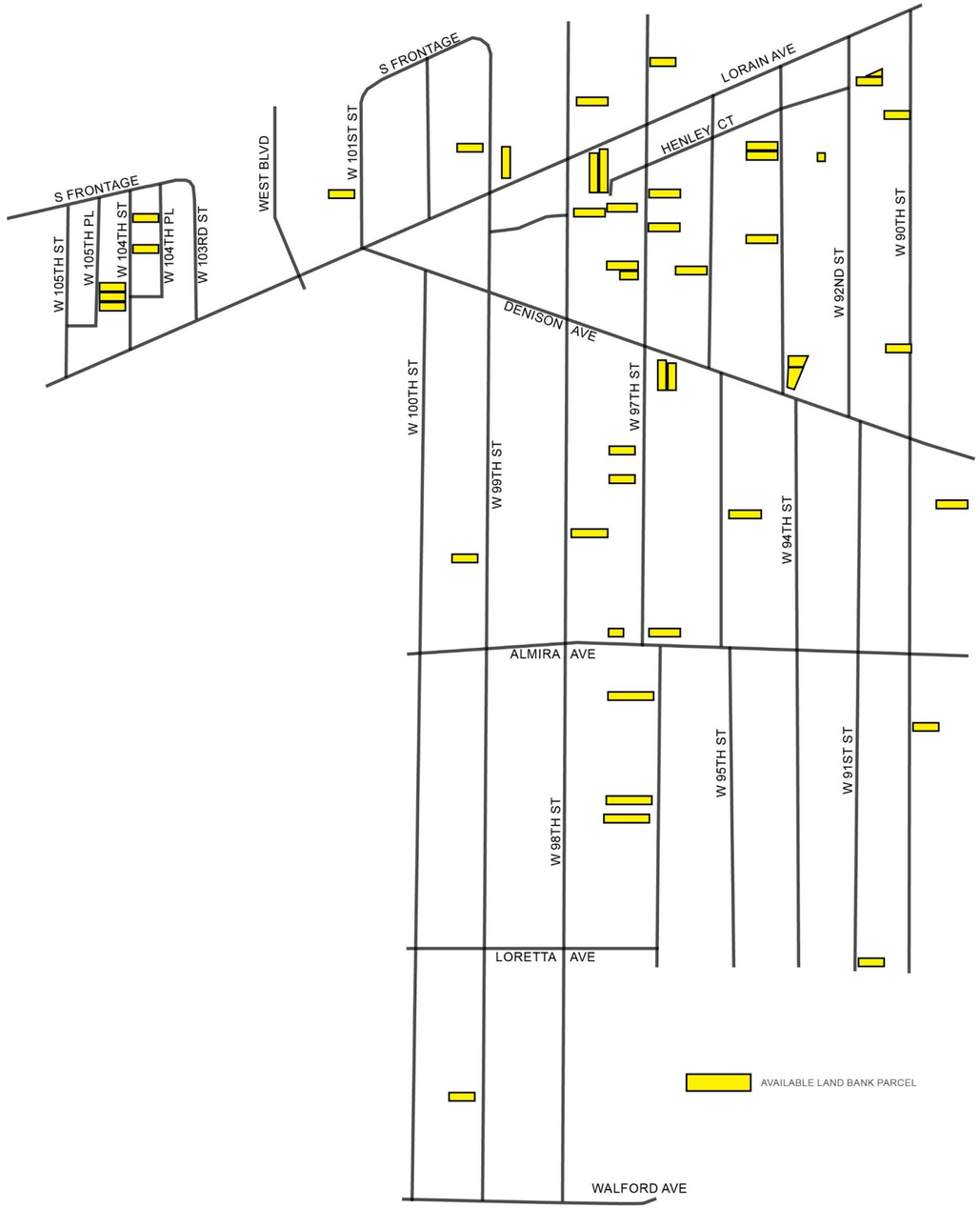
2. Partnerships with a range of housing developers specializing in single family infill housing, multi-family and mixed used development

3. Seek out atypical development partnerships, including female and minority led developers with local ties to the neighborhood or region

4. Strengthen relationships with both the City and County Land Banks to assist in securing land that is currently vacant or available, as well as property that is trending toward state forfeiture, foreclosure and demolition

5. Pursue Low Income Housing Tax Credits with development groups that have experience obtaining funding and success with implementation.

Census Tract	Total Population	White Population	Black Population	Hispanic	Other	% of Poverty
1016.03	1,990	61%	25%	10%	4%	49%
1023.00	2,288	61%	26%	11%	2%	38%
1024.02	3,559	64%	19%	14%	2%	31%
Total Population	**7,877**					



Pursue development of Special Improvement District for Variety Theater Historic District.

Leverage Eastman Library Branch renovation for development of updated landscaping plan for the corridor including improved library entry, bike parking, al fresco dining, coordinated signage for public parking and neighborhood branding.

The Steelyard TIF Funding legislation sunsets in 2026. In the culminating years of the program, WCDC intends to work with the Director of Economic Development, the Cleveland City Council Representative and local property and business owners to prepare a five-year plan that includes:

- Develop and issue an RFP that offers technical assistance for both the Steelyard TIF grant gap funding and Storefront Renovation programs

- Develop guidelines for the TIF grant for the development of a parking facility at the vacant land bank lot at 9117 Lorain Avenue

- Create enhanced branding, signage and wayfinding package for the corridor, to build toward development of historic district gateway arch

- Develop and issue an RFP to select a designer and fabricator to develop the Lorain Station Historic District Gateway Arch.

To support improved safety within the LSHD, the following next steps will be taken by WCDC:

- WCDC will issue a survey to area merchants to determine if there is a current need for affordable security systems.

- Issue a request to the Cleveland Division of Police's traffic control unit for an additional camera to be installed at 9508 Lorain

- Survey existing property owners along Henley Court to understand what problems continue to persist in this area, while also evaluating locations for better lighting options with Cleveland Public Power.

Prioritize maintaining the historic fabric along corridor through design standards and guidance to future property owners from local leadership.

WELCOME TO
LORAIN STATION HISTORIC

Cleveland City Planning Commission

Design Review Cases

October 1, 2021

Southeast Design Review Case

October 1, 2021

SE2021-021 – Entrada at Woodhill Heights New Construction:
Seeking Final Approval
Project Address: 2720 MLK Jr. Drive
Project Representative: Andrew Gottlieb, Keystate Homes

GLIMCHER
CAPITAL GROUP

KEYSTATE
HOMES

www.keystatehomes.com
216.591.1942

BAYABUILD

ENTRADA
AT WOODLAND HEIGHTS

City of Cleveland
Frank G. Jackson, Mayor
City Planning Commission

Cleveland City Hall
601 Lakeside Avenue, Room 501
Cleveland, Ohio 44114
T: 216/664-2210 F: 216/664-3281
www.planning.city.cleveland.oh.us

Planning Commission/Design Review Application

DATE: 8/17/2021

PROJECT NAME: Entrada at Woodland Heights

PROJECT ADDRESS: 2720 Martin Luther King Jr Dr, Cleveland Ohio 44104,

PROJECT LOCATION (if no address)**:** Buckeye / Shaker / Larchmere Neighborhood

CONTACT PERSON *(for design review):* Andrew Gotlieb

COMPANY: Keystate Homes / Glimcher Capital Group / Neighborhood Progress / Baya Bu

PHONE: 216-591-1942 ***EMAIL:*** Info@keystatehomes.com

OWNER: Entrada at Woodland Heights

ARCHITECT/ CONTRACTOR: Entrada at Woodland Heights

PROJECT TYPE: ☑ New Building ☐ Rehabilitation ☐ Addition ☐ Sign ☐ Fence ☐ Parking ☐ Storefront

USE TYPE: ☑ Residential ☐ Commercial ☐ Industrial ☐ Institutional ☐ Mixed-Use

Review Level: ☐ Conceptual ☐ Schematic Design ☑ Final Design Development

I, the undersigned, have received a copy of the Cleveland City Planning Commission's *"Design Review Applicant Guide"* and agree to follow its guidance in proceeding through the design review process for the subject project.

Andrew Gotlieb 8/17/2021

Signature **and** date

****

(For staff use only)

Received by:
Design Review District Name:
Assigned Review Case Number:

PROJECT DESCRIPTION – ENTRADA AT WOODLAND HEIGHTS

Entrada at Woodland Heights ("Entrada") seeks to transform the Buckeye-Shaker neighborhood and become a catalyst for further development in the adjacent areas by, amongst other things, bridging the Buckeye and Larchmere neighborhoods. Entrada will consist of forty-two (42) new two-story, approximately 1,950 gross square foot, town houses built in a side-by-side configuration (duplexes). The buildings have a modern look, while honoring the historical architectural language of the neighborhood (see the attached renderings). Each unit will include three bedrooms and three full baths including a first floor bedroom. With the addition of the first floor bedroom the homes will be more accessible, thus allowing residents to age in place. The living area will consist of an open floor plan. Kitchens will be attractively finished with center islands, granite or quartz countertops and stainless steel appliances. Each townhouse will feature a roof-deck over an attached two-car garage and a wrap-around front porch, allowing interaction amongst neighbors and integration with the neighborhood. Additionally, each home will be built to Cleveland Green Building Standards. Finally, Entrada homes will be built using a significant local MWBE workforce.

We sincerely thank you for taking the time to learn more about Entrada at Woodland Heights. Feel free to contact us at any time with any comments and/or questions.

CITY OF CLEVELAND
Office of the Council
www.clevelandcitycouncil.org

Blaine A. Griffin COUNCIL MEMBER, WARD 6 • MAJORITY WHIP
COMMITTEES: Safety - *Chair* • Workforce & Community Benefits - *Vice Chair*
Development, Planning & Sustainability • Finance • Operations

July 21, 2021

To Whom It May Concern,

I am writing to express my full support for the Entrada at Woodland Heights project located at St. Luke's. I firmly believe that this project will be transformational for the Buckeye-Shaker neighborhood, in that it will offer beautifully designed, environmentally friendly, high-quality homes at prices that are accessible to existing neighborhood residents. This project executes the vision we have all had for the renaissance of this long-underserved neighborhood, and will create value for its residents and for the homeowners surrounding the project site. In addition, the developers will be employing a substantial MWBE workforce, creating much needed jobs throughout the city for those who have often lacked fulsome employment opportunities.

Please feel free to reach out to me at any time with questions and/or comments at 2216-664-4234. I look forward to seeing this project move along as expeditiously as possible.

Sincerely,

Blaine A. Griffin

Blaine A. Griffin
Councilman
Cleveland City Council
Ward 6

City Hall 601 Lakeside Avenue, N. E., Room 220, Cleveland, OH 44114 • **Phone** (216) 664-4234 • **Fax** (216) 664-3837
Email bgriffin@clevelandcitycouncil.org

Cuyahoga County GIS Viewer

CLEVELAND HEIGHTS

SHAKER HEIGHTS

FAIRFAX

UNIVERSITY

redline rapid

ENTRADA AT WOODLAND HEIGHTS

ST LUKE'S

LARCHMERE

CLEVELAND

SHAKER SQUARE

greenline rapid
blueline rapid

BUCKEYE

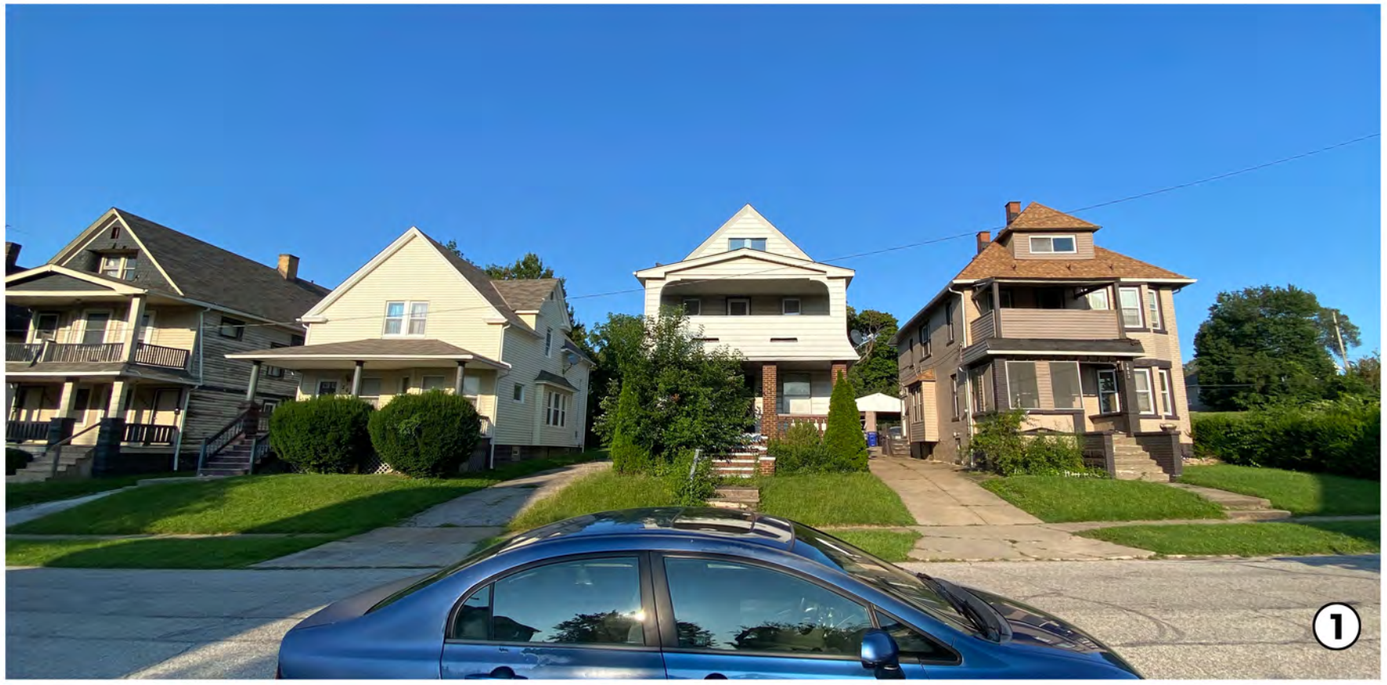
WOODLAND HILLS

1:9,600

Date Created:7/20/2021

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

Cuyahoga County
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP



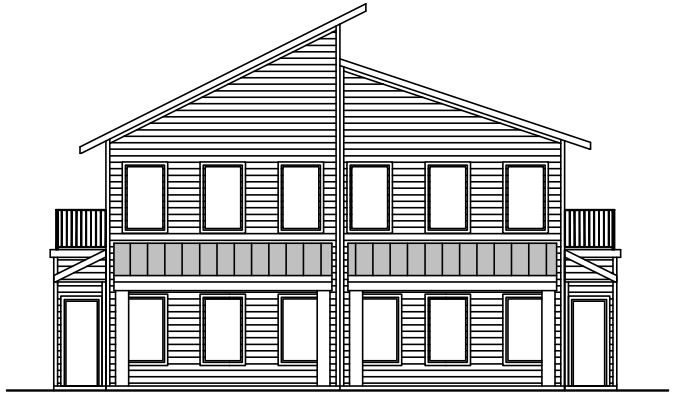
East 114th Street Context

1

2

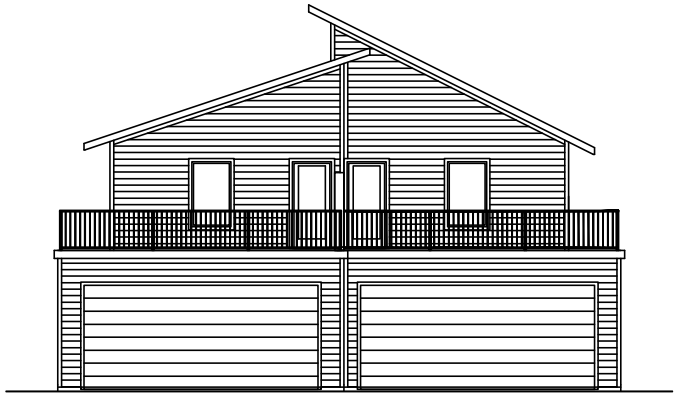
Cuyahoga County GIS Viewer
1
2
EAST 111TH ST.
EAST 112TH ST.
EAST 114TH ST.
EAST 115TH ST.
MARTIN LUTHER KING JR. BLVD.
1:1,200
Date Created: 7/21/2021
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION
Cuyahoga County
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP

East 112th Street Context



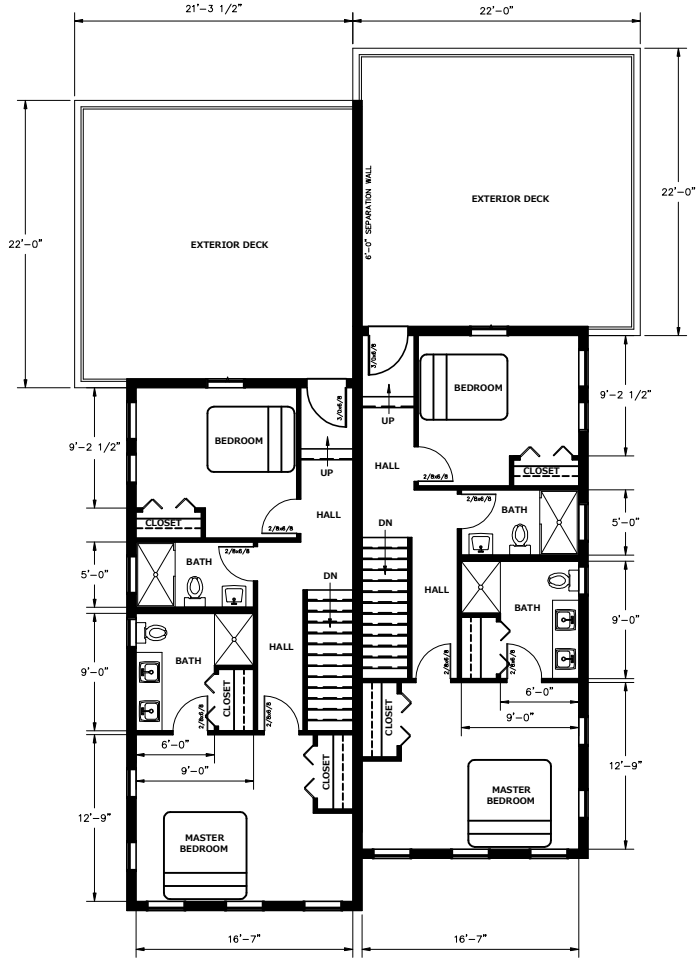
FRONT ELEVATION

SIDE ELEVATION UNIT B

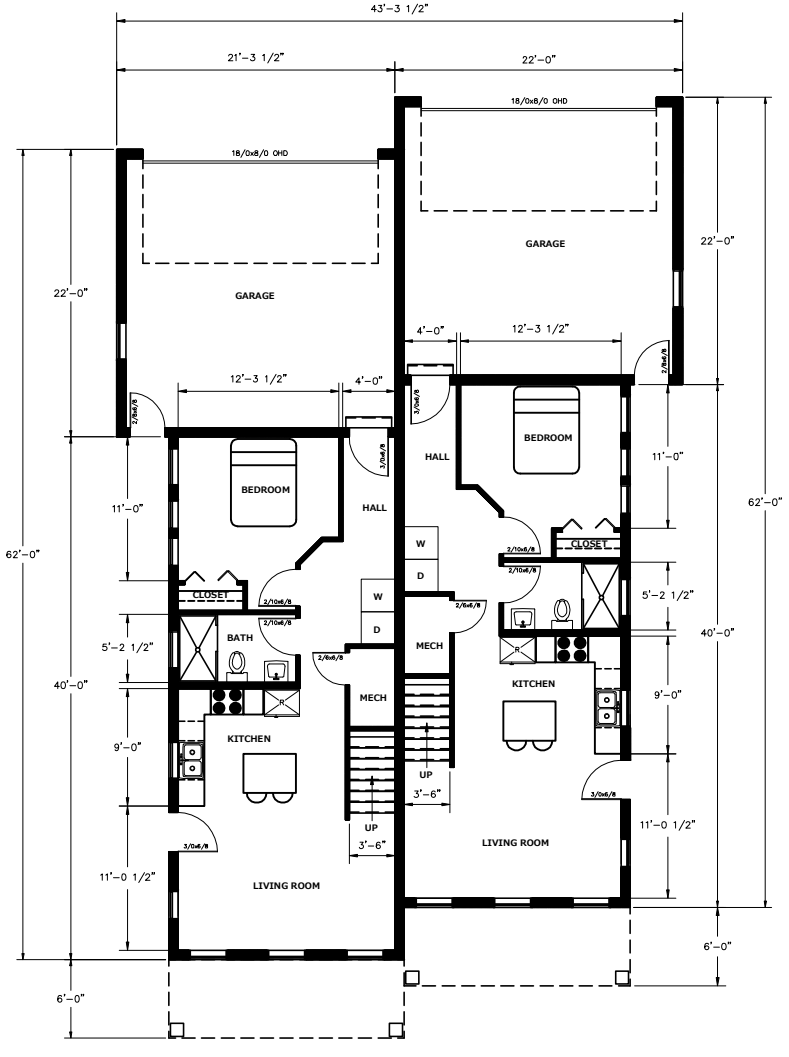


BACK ELEVATION

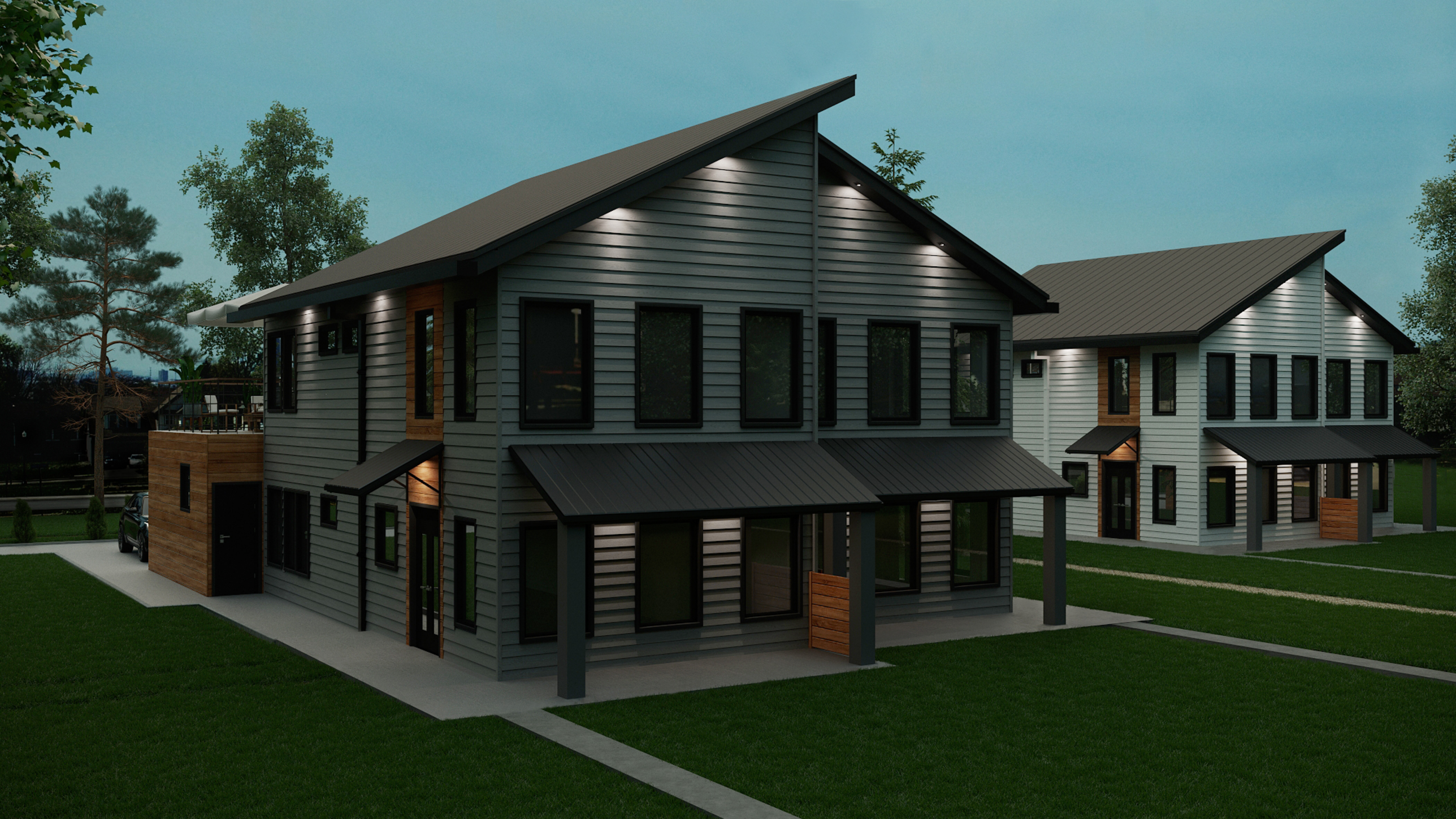
SIDE ELEVATION UNIT B

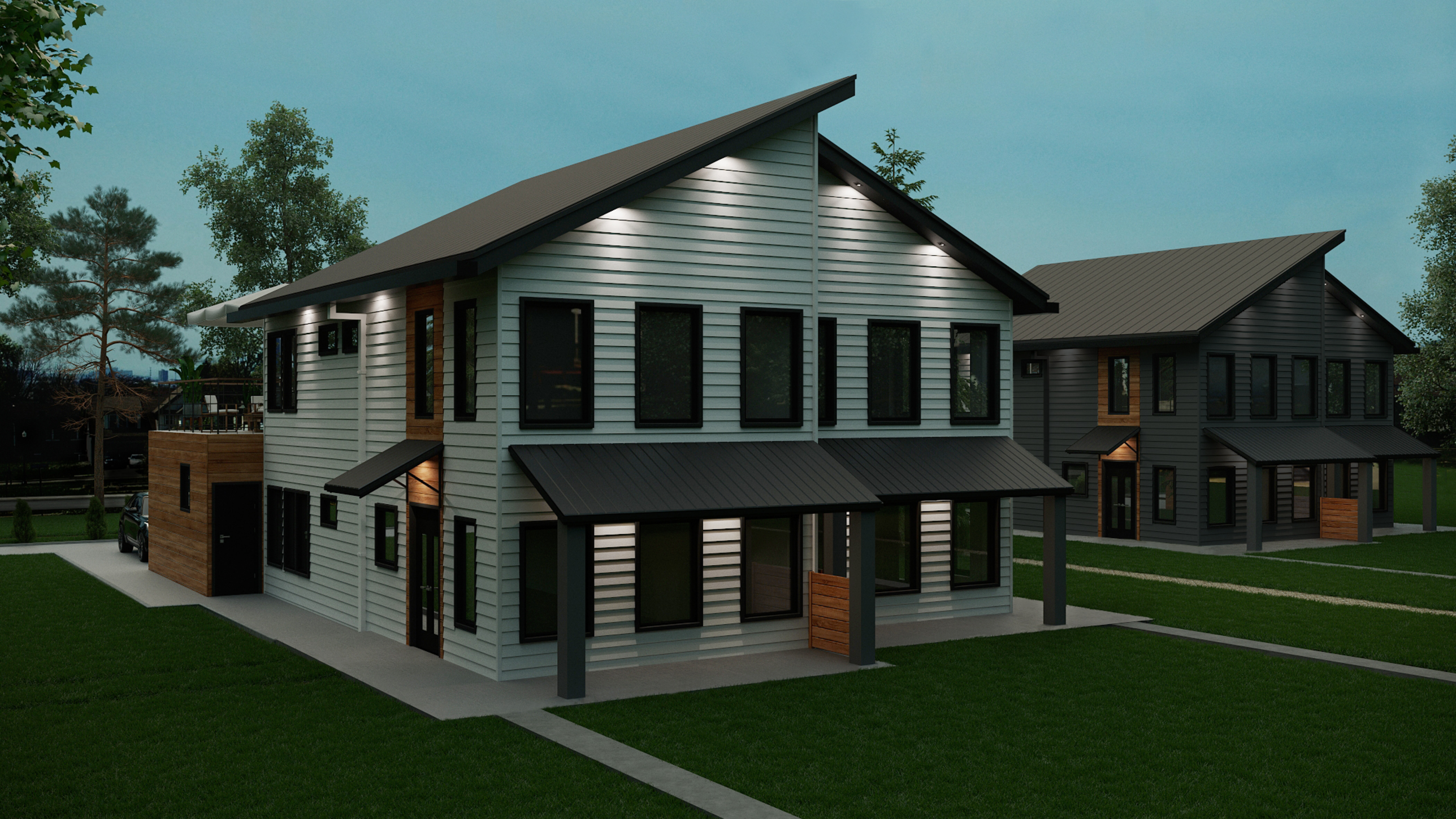


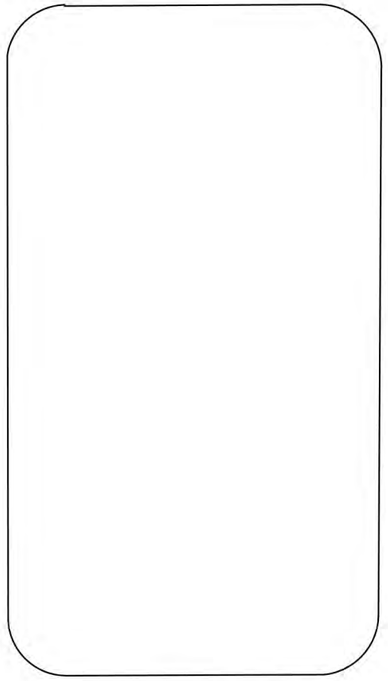
2nd FLOOR PLAN

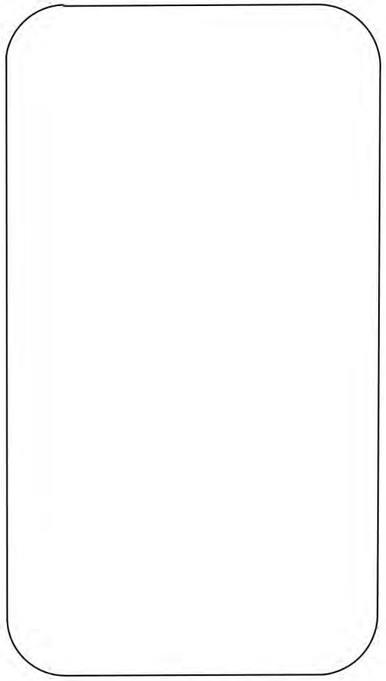


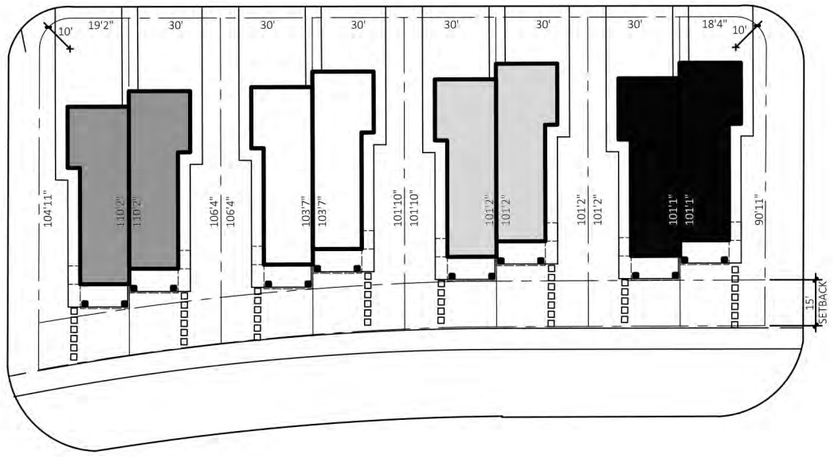
1ST FLOOR PLAN



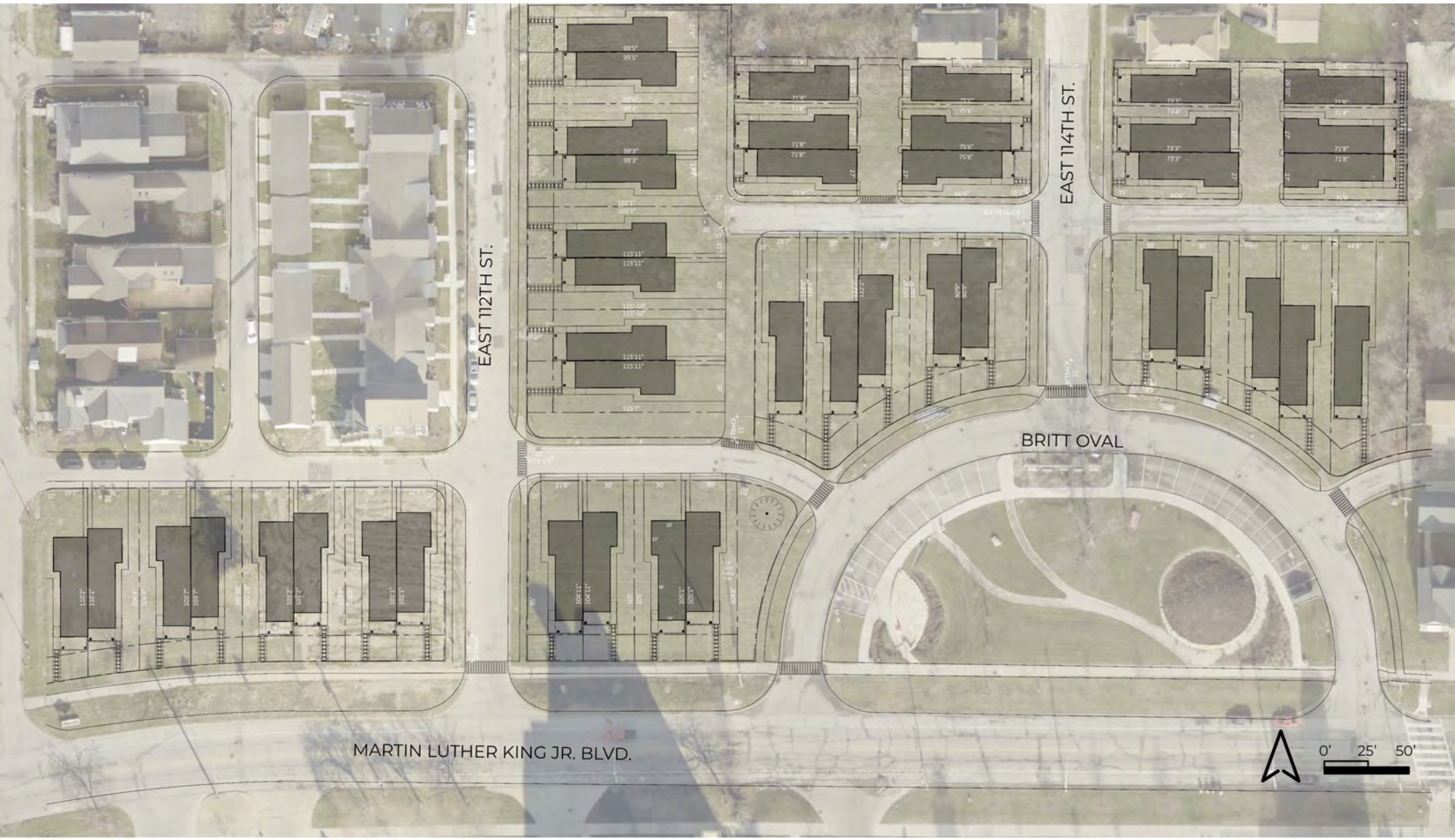


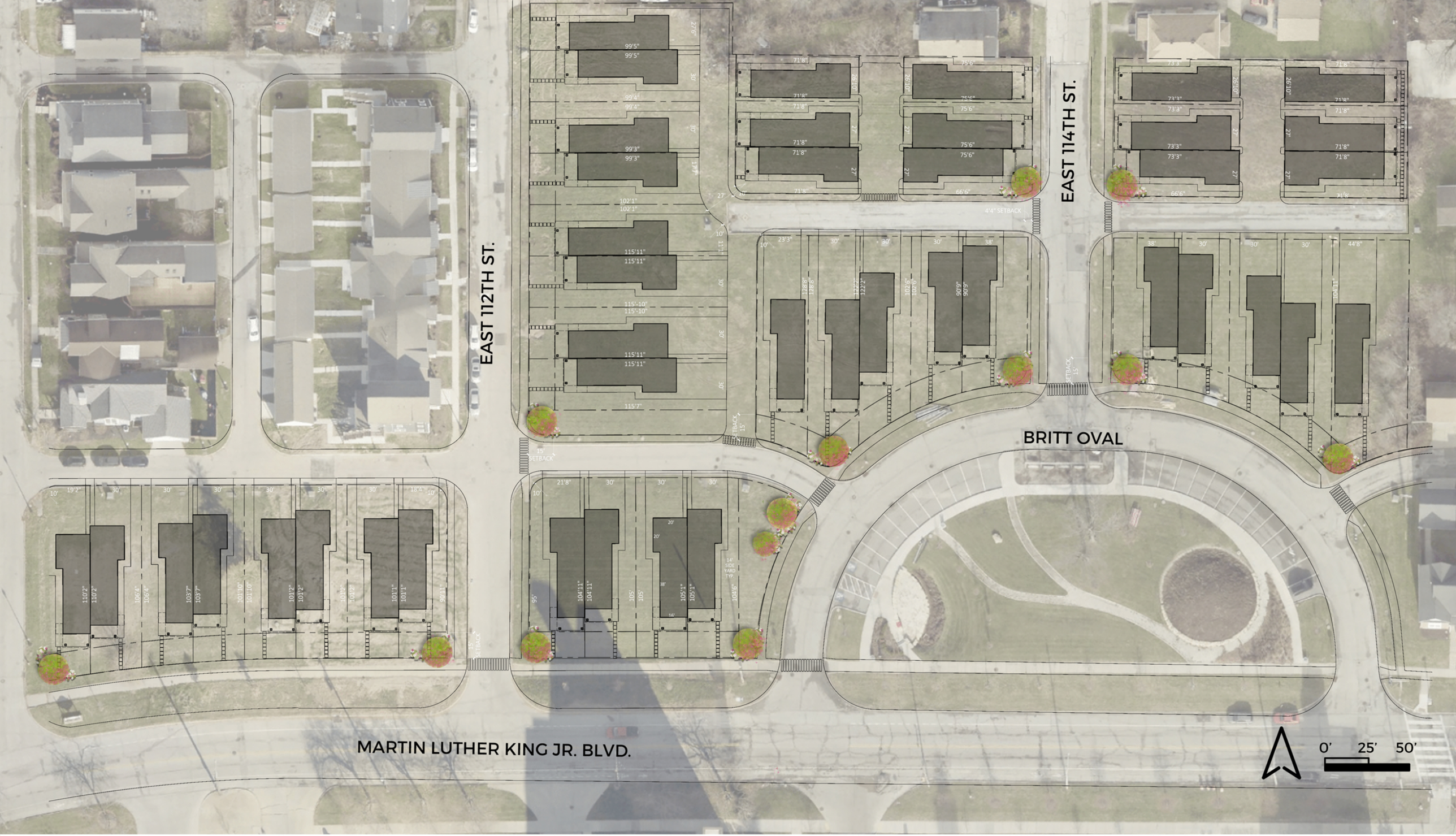






TUNDRA GREY ,
CAVERN STEEL ,
SNOWSCAPE WHITE ,
ABYSS BLACK


EAST 112TH ST.
EAST 114TH ST.
BRITT OVAL
MARTIN LUTHER KING JR. BLVD.
0'
25'
50'


EAST 112TH ST.
EAST 114TH ST.
BRITT OVAL
MARTIN LUTHER KING JR. BLVD.
4'4" SETBACK
15' SETBACK
14' SIDE YARD TYP.
0'
25'
50'

property line / dividing line

PUBLIC SPACE

property line / dividing line

Tree canopy to create enclosure an ornamental or shade tree tall enough to define the space vertically, create a sense of enclosure for the yard and the sidewalk, and still allow for a visual connection between the front porch and the street

HOUSE

SEMI-PRIVATE SPACE

home owner view

neighbor view

street

sidewalk

planting bed

front lawn

front porch

Bushes at ground level to define corner ornamental bushes or fountain grasses to define the edhe and create a buffer on the ground plane between the public space and semi-private space.

BUSINESS ADVICE *11 min*

DID YOU KNOW? LP® SMARTSIDE® SIDING CAN BE USED IN HIGH-WIND AREAS

Summer is here, which means wind-driven rain and flying debris could soon be on the horizon. If you live near the Texas Gulf Coast or another high wind region, LP® SmartSide® lap siding and engineered wood panel products offer excellent impact resistance.

Resists Wind-Driven Rain

LP SmartSide Trim & Siding are treated engineered wood products that give you the look of traditional wood siding while offering exceptional resistance to the elements. Every inch is treated to the core with an advanced formula of binders, waxes and zinc

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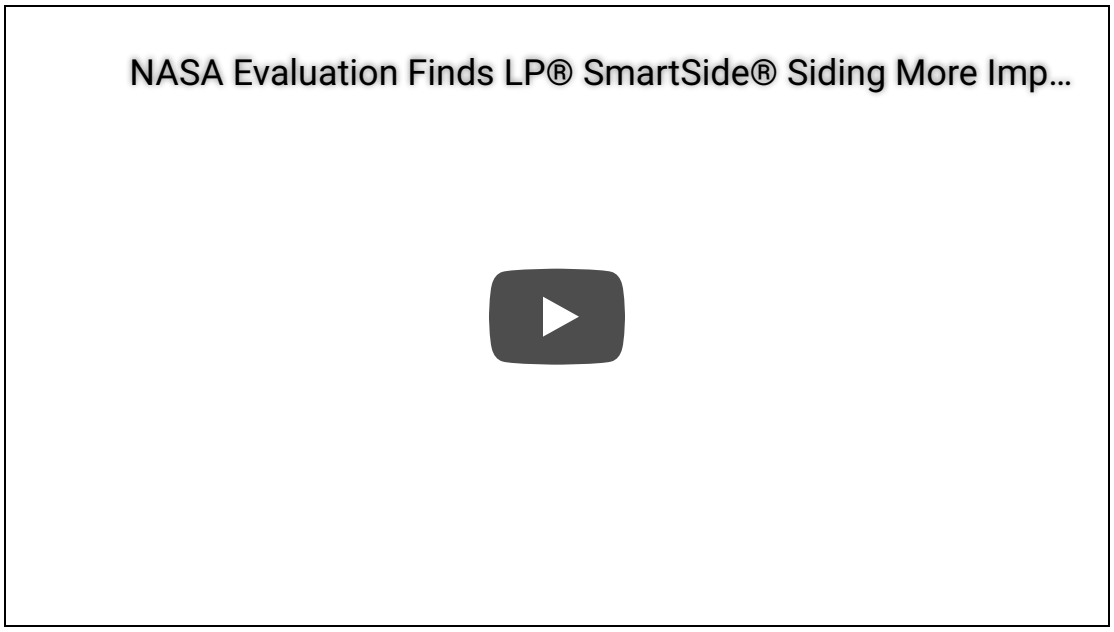
ACCEPT

Brute Strength Against Impact

LP SmartSide siding helps to protect the appearance of exterior walls with its superior impact resistance. This strength has been proven in ballistic impact testing conducted by engineers at NASA. The impact damage resistance of LP SmartSide strand siding was evaluated by impacting siding samples at high speeds with items that could be considered potential impact threats, including golf balls and baseballs. Comparable samples of fiber cement siding were also included in the testing.



When impacted by a golf ball and a baseball, respectively, both samples of fiber cement siding sustained a large hole and backside spalling. There was no visual evidence of damage to the LP siding samples after impact.

Meets Texas Gulf Coast Wind Speed Requirements

The Texas Department of Insurance requires that siding installed on structures in the Gulf Coast Region meet the guidelines of its windstorm building standard for building or remodeling. When installed to manufacturer specifications, LP SmartSide siding exceeds these strict requirements. In addition, our siding exceeds wind speed

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ACCEPT

Weather the Storm with LP® SmartSide® Siding

In addition to meeting tough coastal wind codes, LP backs the durability and performance of its products with one of the best warranties in the industry – the LP SmartSide 5/50 Year Limited Warranty. You can be confident installing LP siding materials on your structure.

Learn more about LP SmartSide lap siding, engineered wood panel products, building soffits and more by calling (888) 820-0325. An LP representative would be happy to schedule a product knowledge meeting at a time that's convenient for you.

weather & climate moisture resistance smartside

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ACCEPT

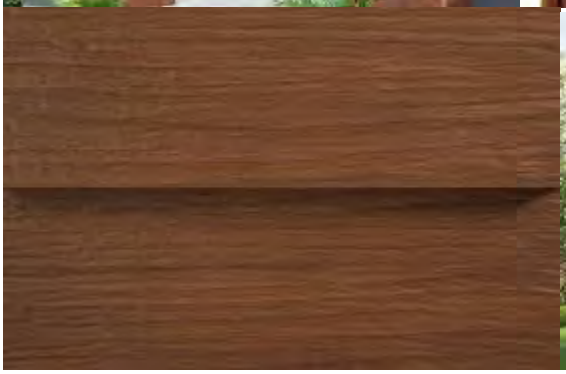
Materials used in the Entrada line up of Homes.

Exterior:

Siding:

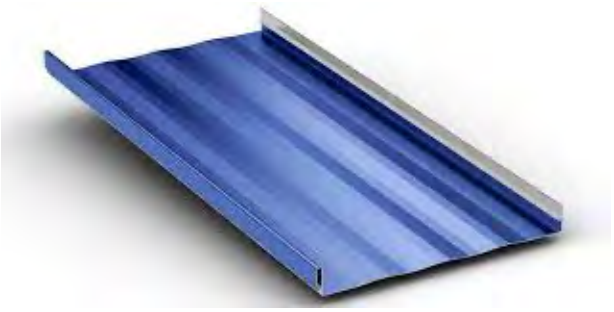
LP Smartside* OR LIKE PRODUCT / BRAND https://lpcorp.com/products/exterior/siding-trim/products/overview?gclid=EAIaIQobChMIu7LCteua8gIVpx-tBh1pvQkvEAAYASAAEgKGA_D_BwE

Steel siding with a Wood Look by Quality Edge or similar https://www.qualityedge.com/vesta/



Roofing:

McElroy Metals: Standing Seam w/ a Kynar paint system * OR LIKE PRODUCT / BRAND
https://www.mcelroymetal.com/standing-seam-metal-roofing-systems



Windows:

Silverline* OR LIKE PRODUCT / BRAND – www.silverlinewindows.com

Near West Design Review Case

October 1, 2021

NW2021-026 – Lincoln Heights Townhomes New Construction:
Seeking Final Approval
Project Address: 2339 West 17th Street
Project Representative: David Craun, Bialosky Cleveland

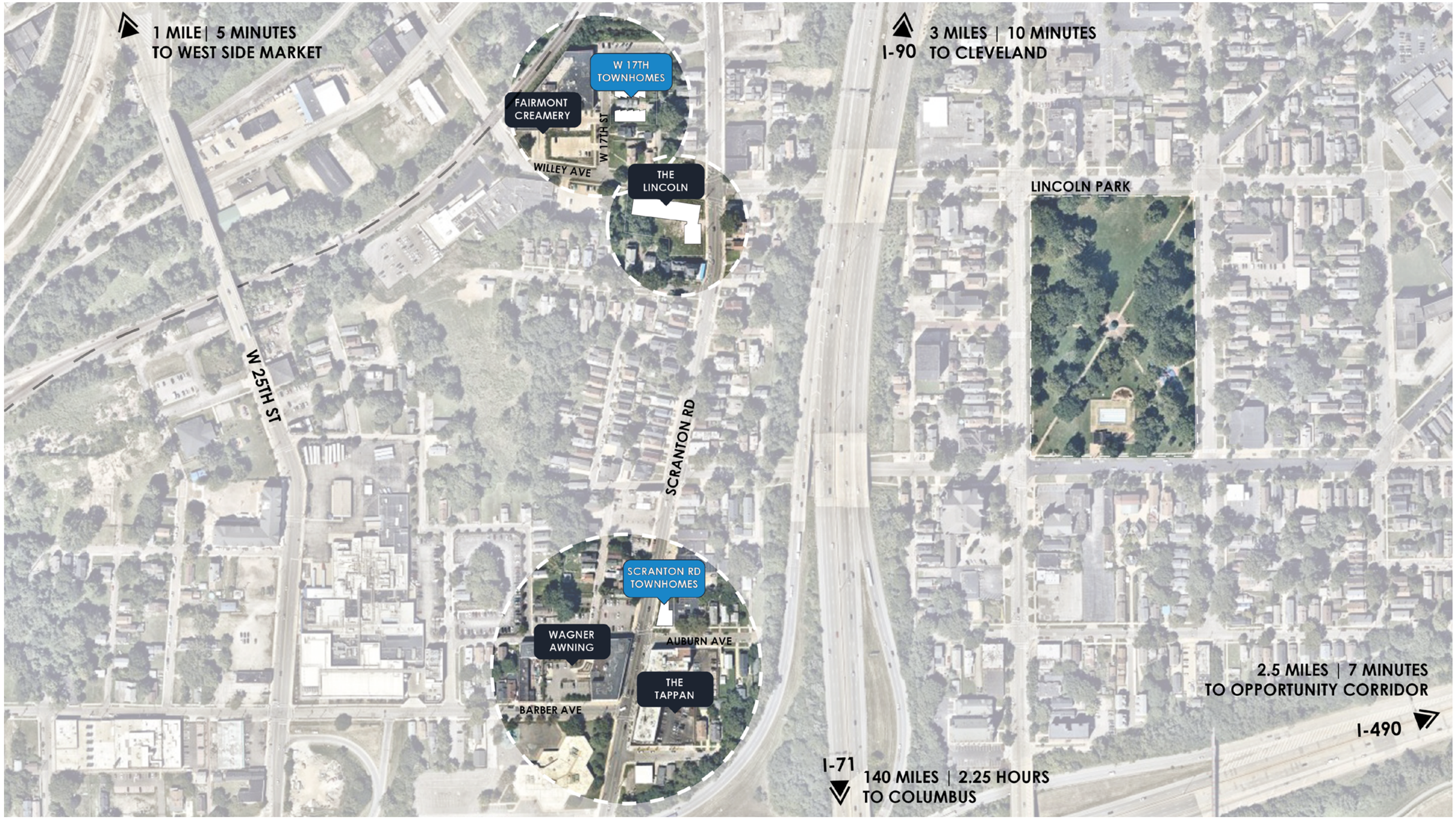
Lincoln Heights Townhomes

W 17th NWDR Submission

09 15 2021

BIALOSKY CLEVELAND

SUSTAINABLE COMMUNITY ASSOCIATES


1 MILE| 5 MINUTES
TO WEST SIDE MARKET
W 17TH TOWNHOMES
FAIRMONT CREAMERY
W 17TH ST
WILLEY AVE
THE LINCOLN
3 MILES | 10 MINUTES
TO CLEVELAND
I-90
LINCOLN PARK
W 25TH ST
SCRANTON RD
SCRANTON RD TOWNHOMES
WAGNER AWNING
AUBURN AVE
THE TAPPAN
BARBER AVE
2.5 MILES | 7 MINUTES
TO OPPORTUNITY CORRIDOR
I-490
I-71
140 MILES | 2.25 HOURS
TO COLUMBUS

The Lincoln

The Tappan

Fairmont Creamery

Wagner Awning

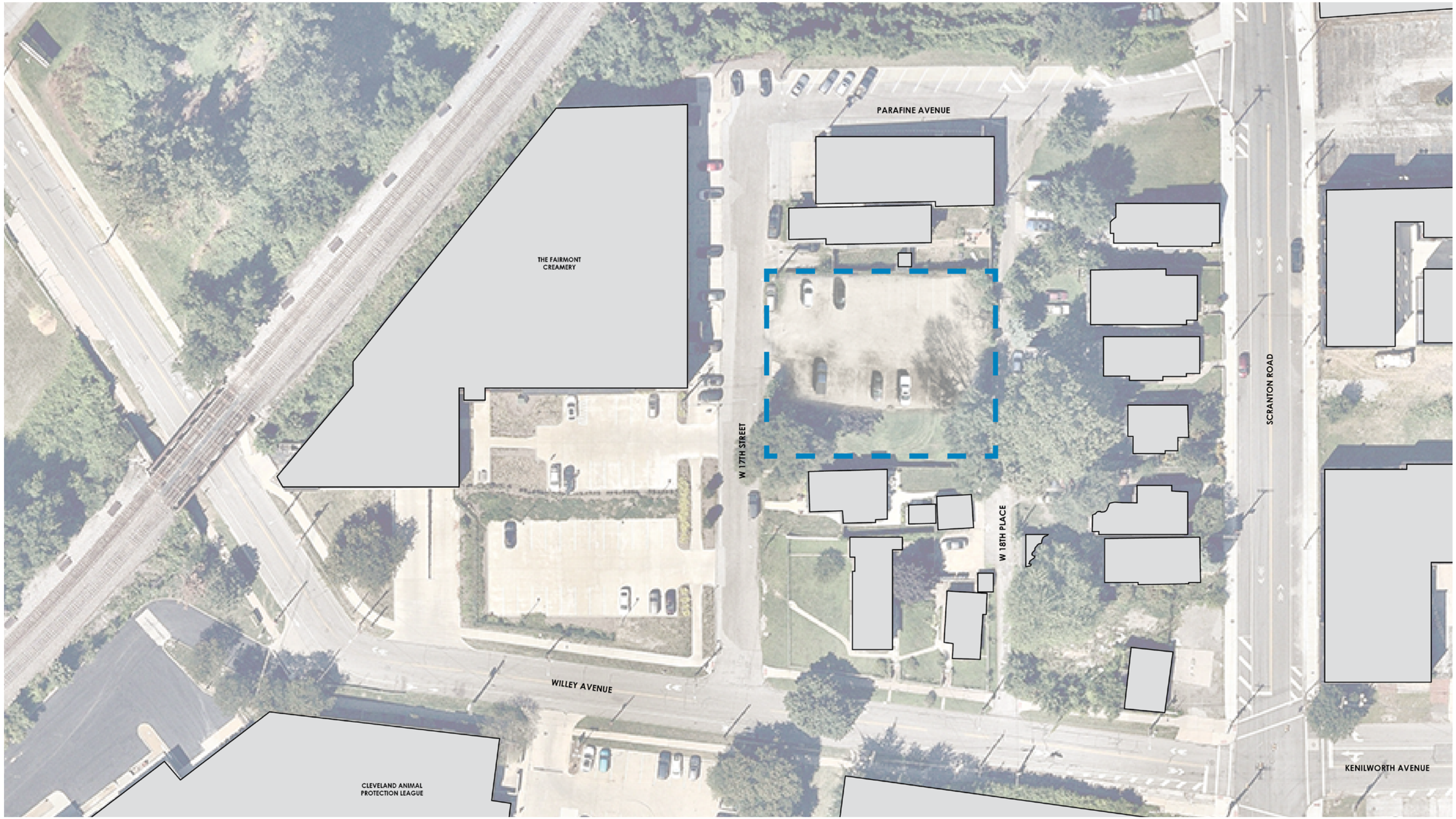
OUR SITE

Across the Street - Fairmont Creamery

Adjacent Homes - South

Adjacent Properties - North

Nearby Homes on Scranton Road



BIALOSKY CLEVELAND

W 17th Townhomes

Proposed Site - Existing Conditions

September 15, 2021

Street/Sidewalk Condition to South

Street/Sidewalk Condition to North

PARAFINE AVENUE
THE FAIRMONT CREAMERY
W 17TH STREET
W 18TH PLACE
SCRANTON ROAD
WILLEY AVENUE
CLEVELAND ANIMAL PROTECTION LEAGUE
KENILWORTH AVENUE

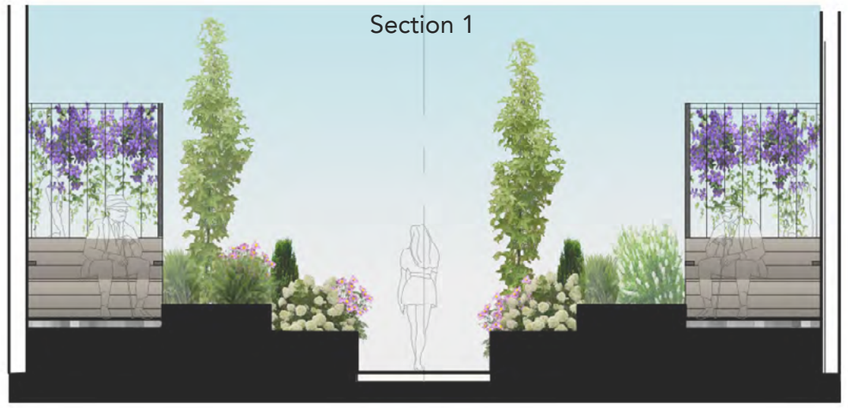
BIALOSKY
CLEVELAND

W 17th Townhomes

Proposed Site - Ground Floor Plan

September 15, 2021

Section 1



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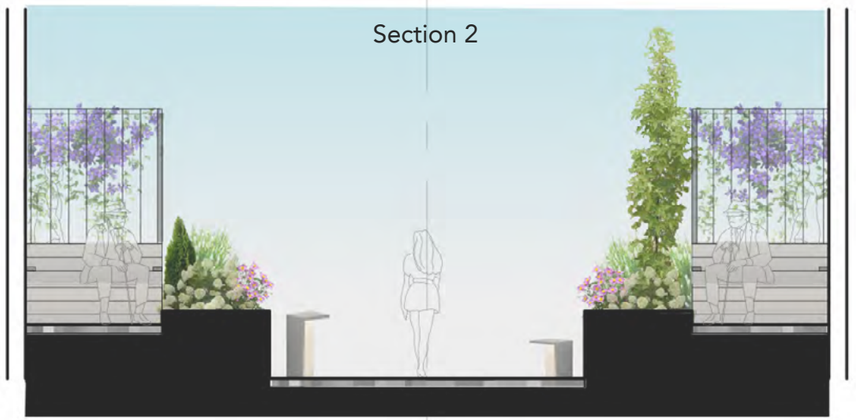
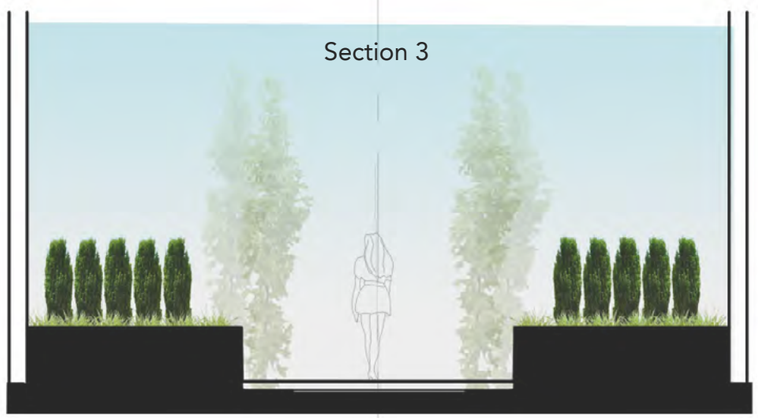
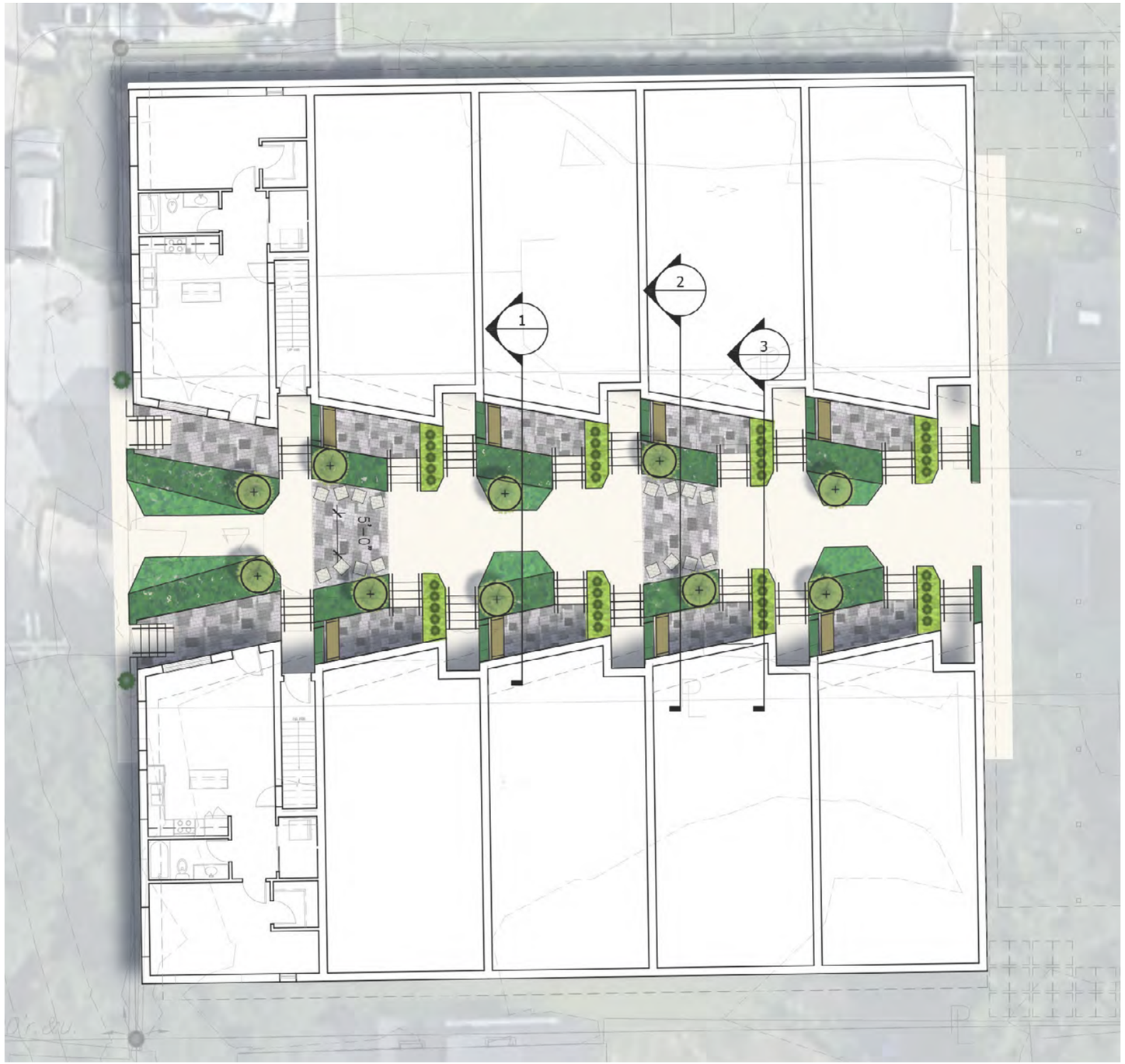


Section 3



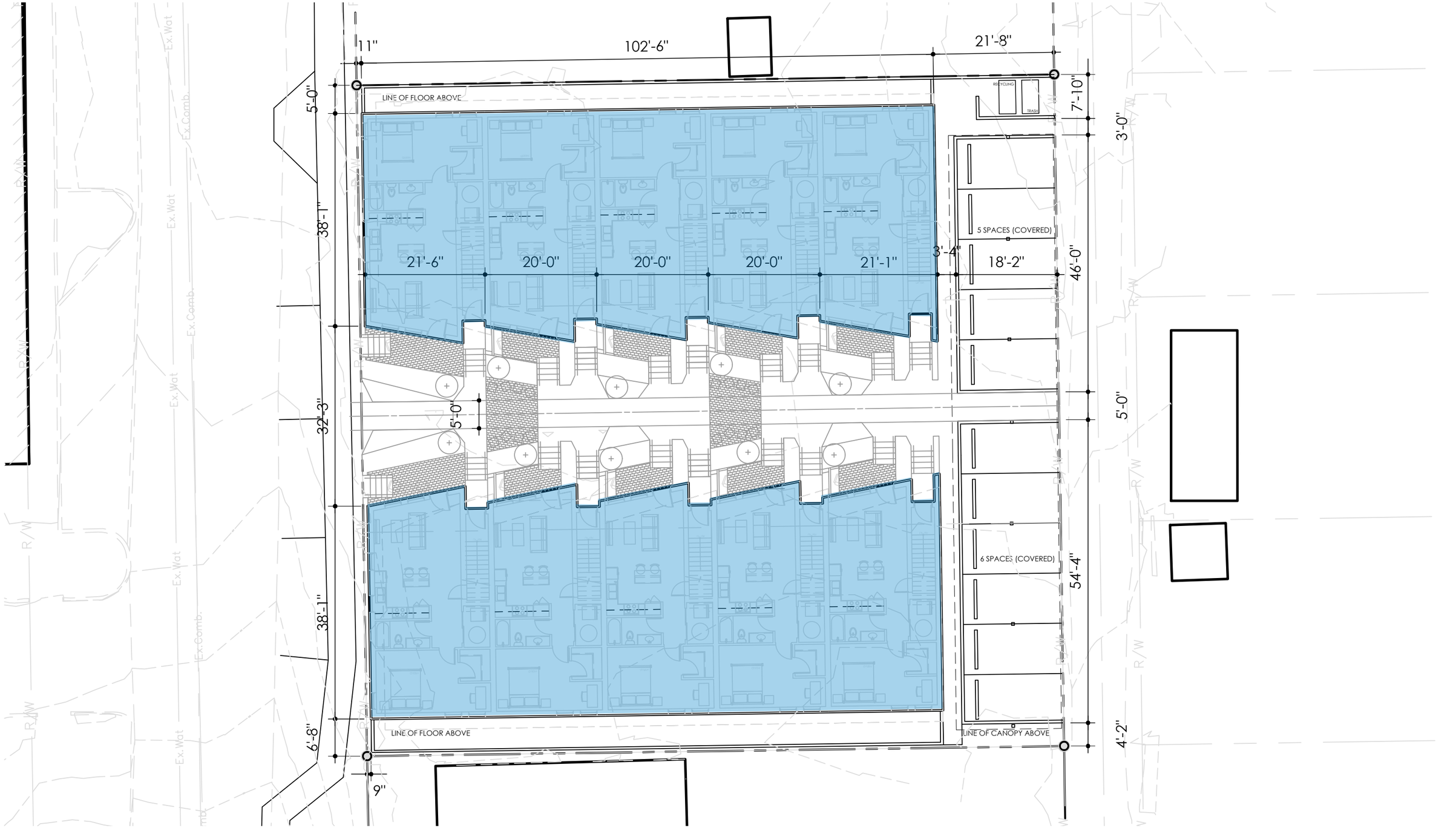


BIALOSKY
CLEVELAND

W 17th Townhomes

Detailed Landscape Plan

September 15, 2021

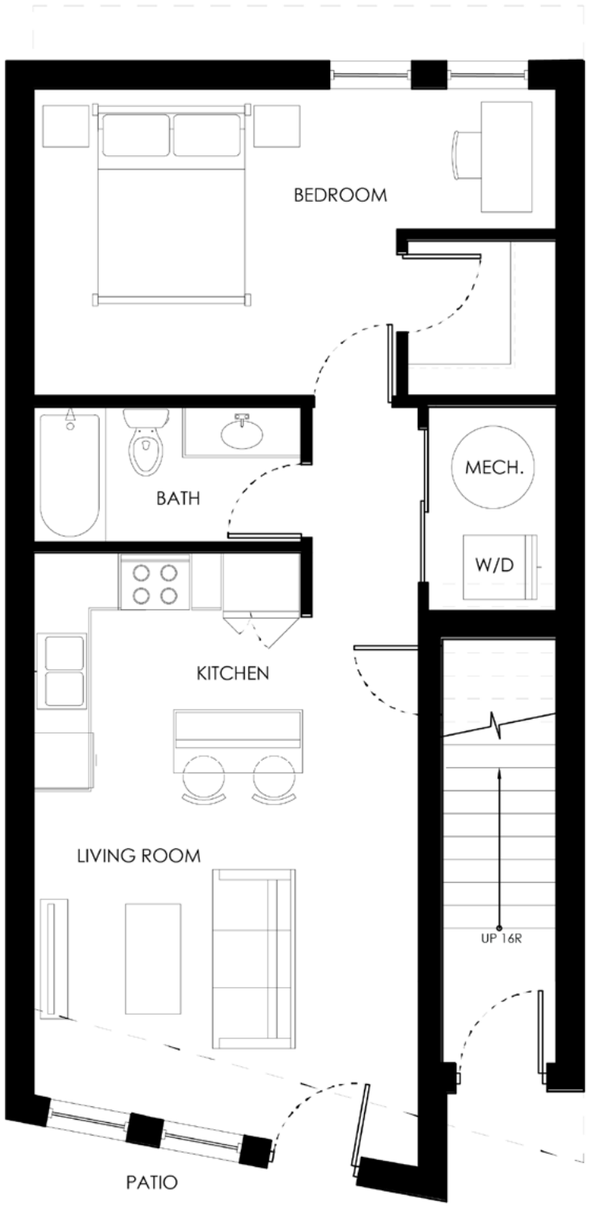


BIALOSKY
CLEVELAND

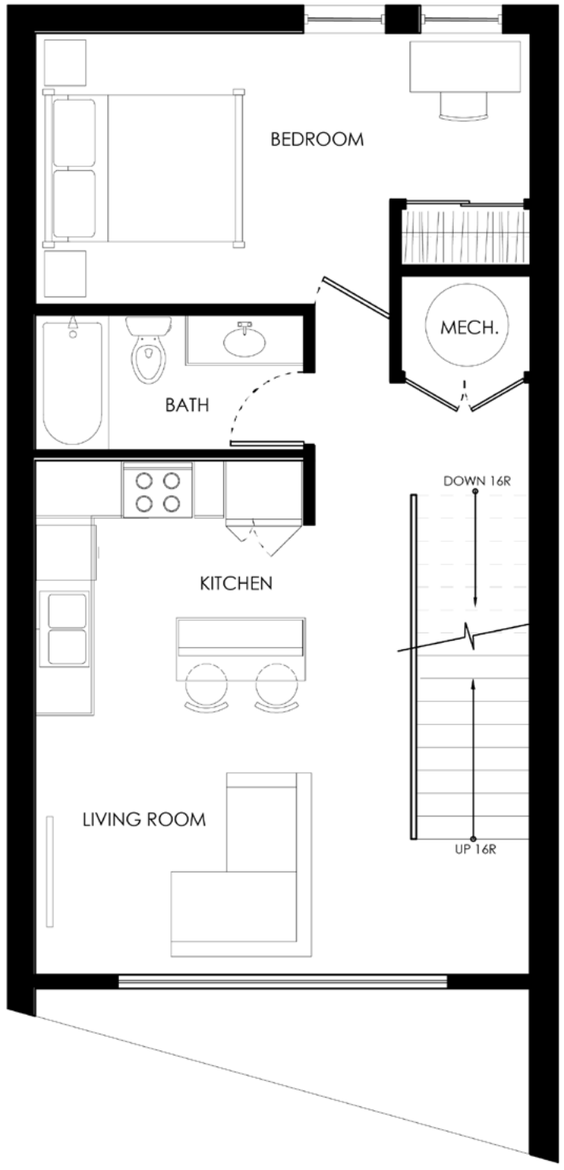
W 17th Townhomes

Proposed Site Configuration

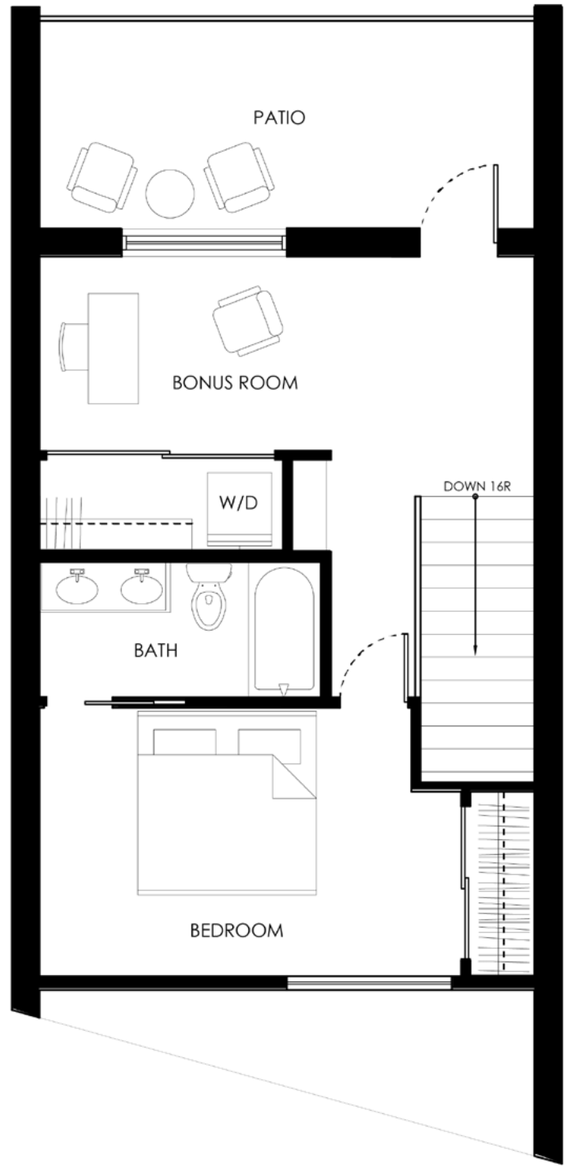
September 15, 2021



GROUND FLOOR
UNIT A

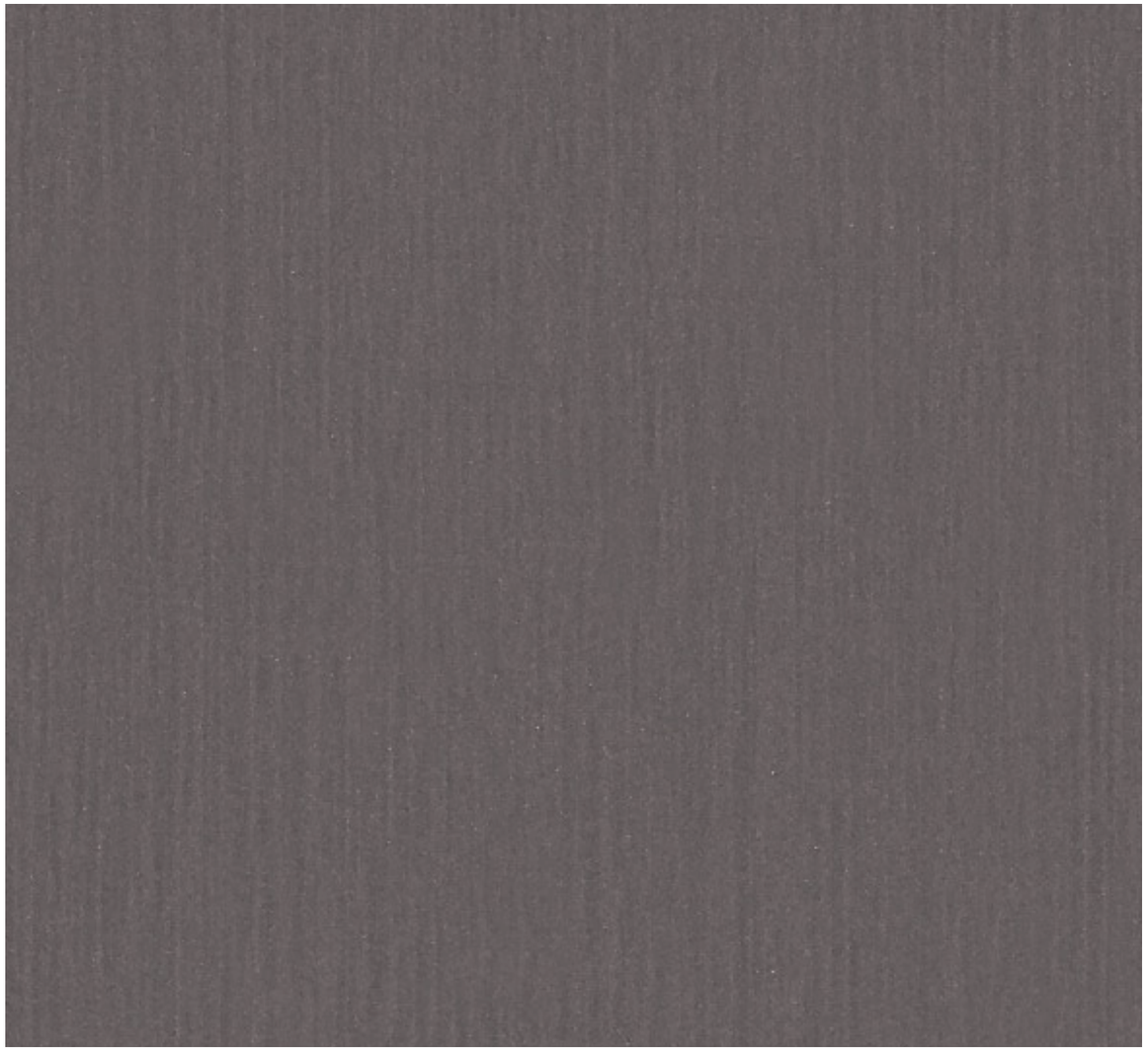


SECOND FLOOR
UNIT B



THIRD FLOOR
UNIT B

MASONRY

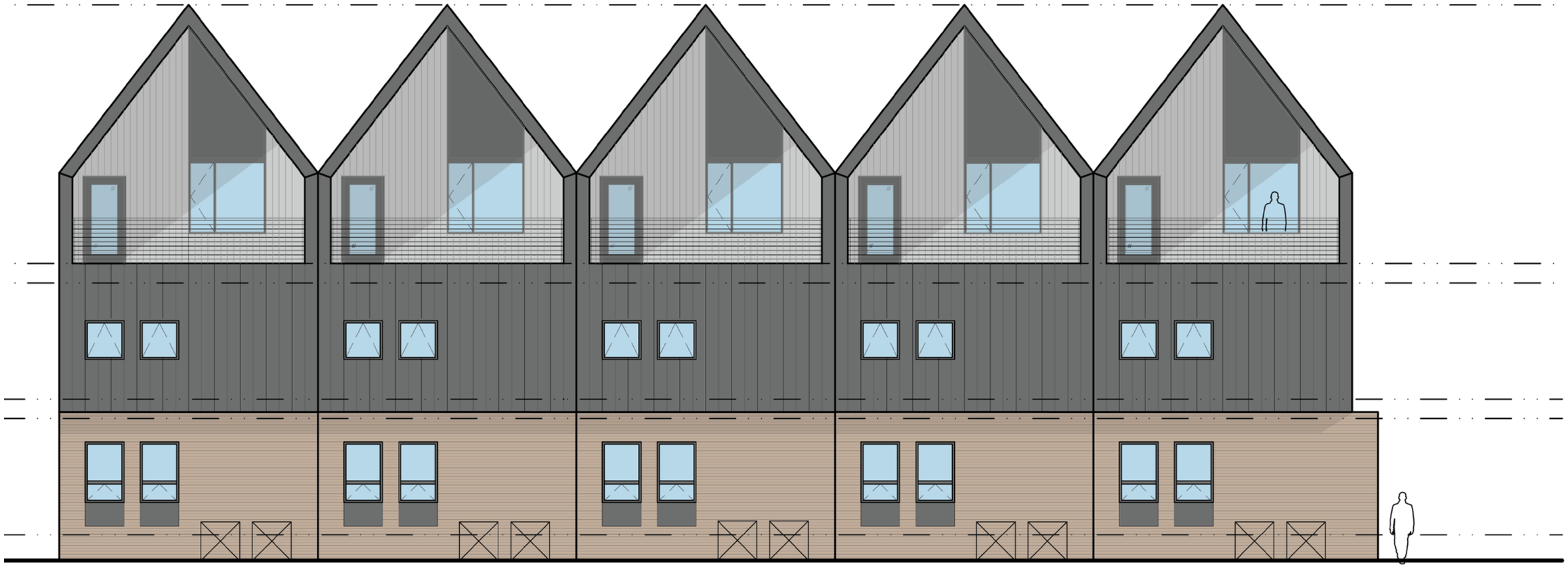


BRONZE METAL CLADDING

PRE-WEATHERED CEDAR

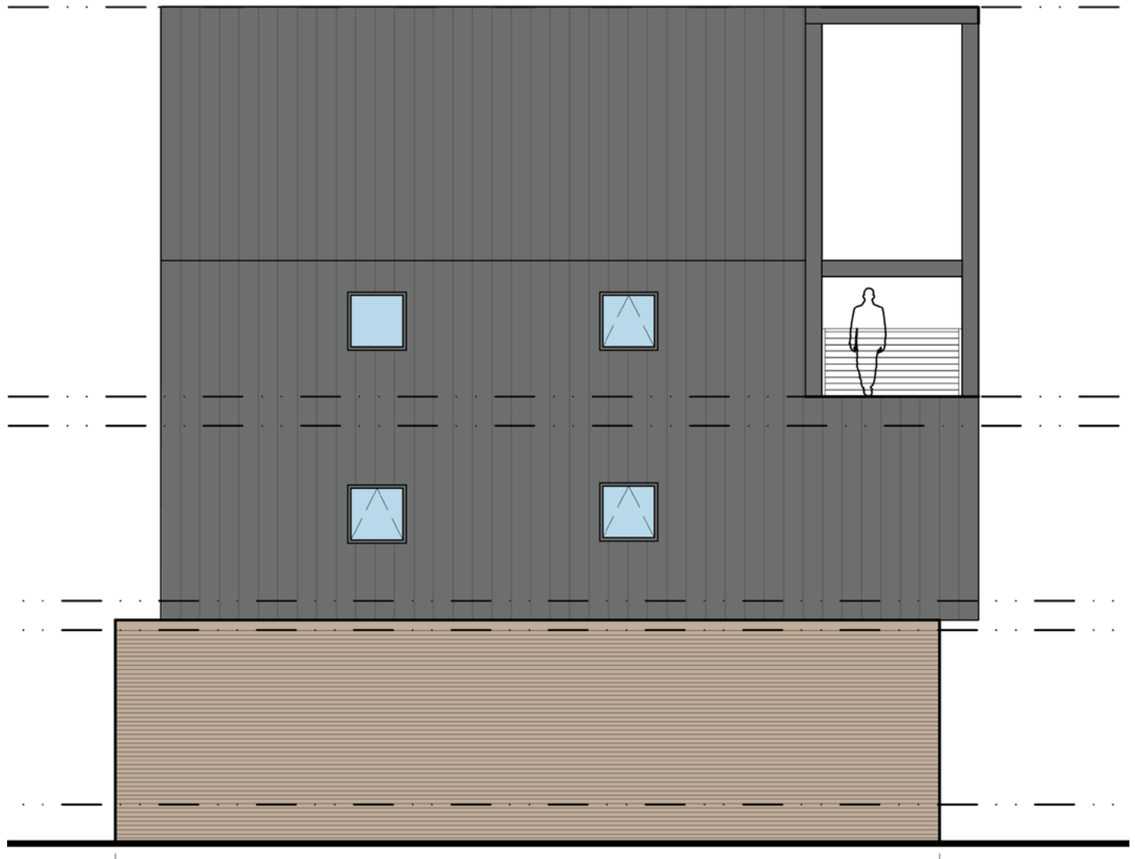
FRONT ELEVATION (GARDEN)

REAR ELEVATION



SIDE ELEVATION (W 17TH STREET)

SIDE ELEVATION (W 18TH PLACE)



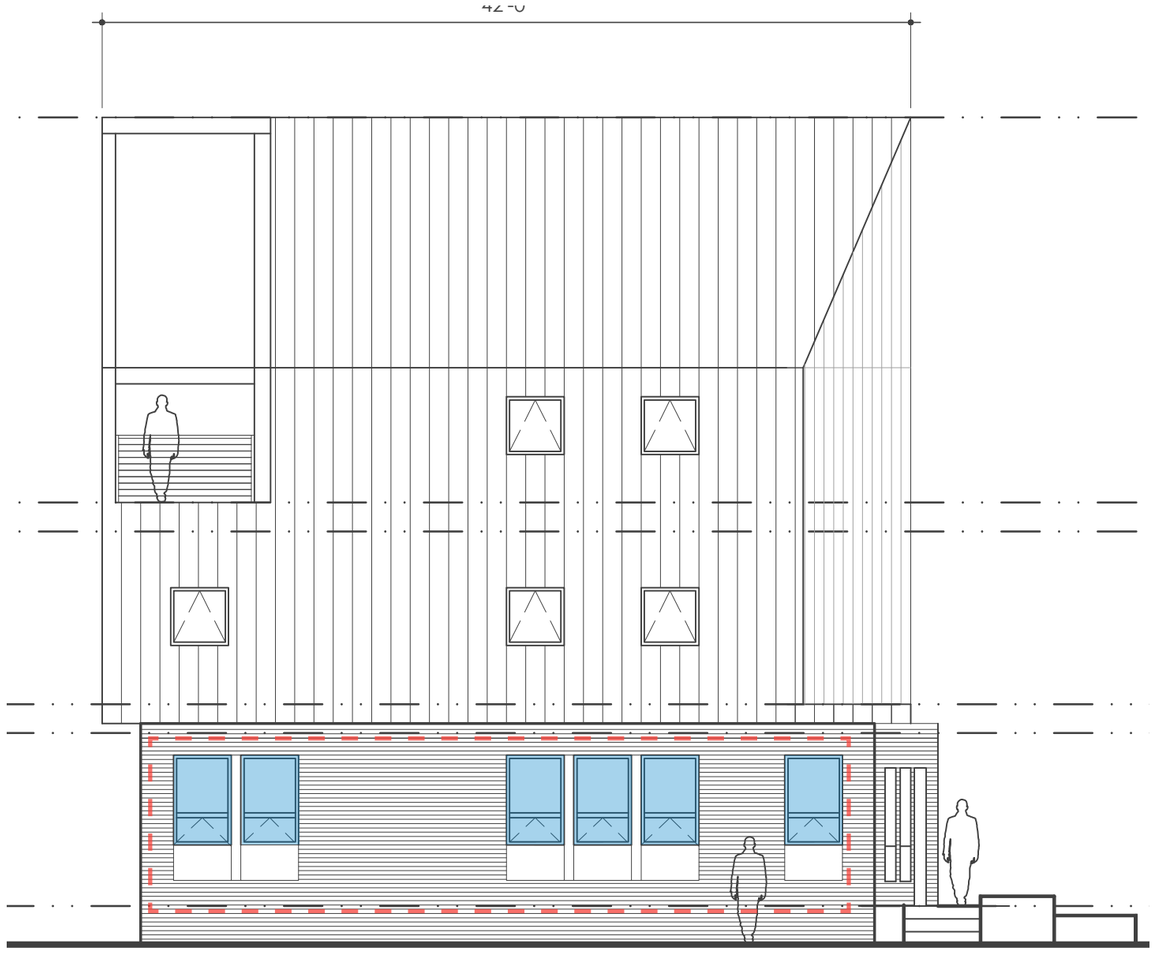
FRONT ELEVATION (GARDEN)
TOTAL WALL AREA: 802 SQ FT
AREA OF GLAZING: 365 SQ FT
PERCENTAGE OF GLAZING: 46%

BIALOSKY
CLEVELAND

W 17th Townhomes

Principal Frontage Glazing Percentages

SIDE ELEVATION (W 17TH STREET)
TOTAL WALL AREA: 325 SQ FT
AREA OF GLAZING: 84 SQ FT
PERCENTAGE OF GLAZING: 26%



BIALOSKY
CLEVELAND

W 17th Townhomes

Aerial View

THE FAIRMONT CREA

W 17th Townhomes

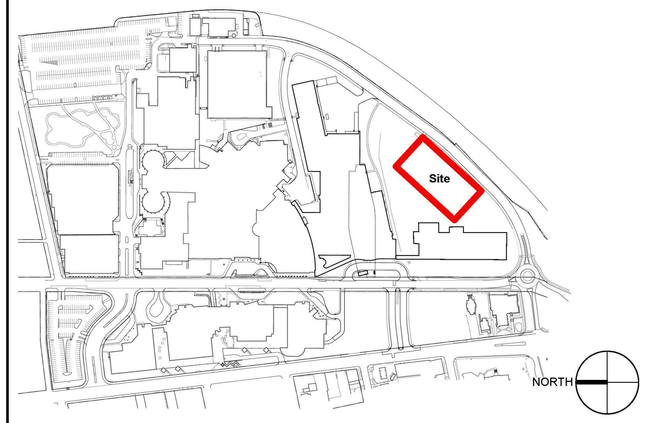
Entry View

Near West Design Review Case

October 1, 2021

NW2021-035 – MetroHealth Apex Garage New Construction:
Seeking Schematic Design Approval
Project Address: 2500 MetroHealth Drive
Project Representative: Jeff Henriksen, Desman

LOCATION PLAN



ARCHITECTURAL	
Sheet Number	Sheet Name

STRUCTURAL	
Sheet Number	Sheet Name

STRUCTURAL	
Sheet Number	Sheet Name

ELECTRICAL	
Sheet Number	Sheet Name

FIRE PROTECTION	
Sheet Number	Sheet Name

A000	COVER PAGE
A001	3D VIEWS
A100	ARCHITECTURAL SITE PLAN
A101	GROUND LEVEL PLAN
A102	LEVEL 1 PLAN
A103	LEVEL 2 PLAN
A104	LEVEL 3 PLAN
A105	LEVEL 4 PLAN
A106	LEVEL 5 PLAN
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A301	BUILDING SECTIONS

DESIGN BUILDER
DONLEY'S INC.
5430 Wrner Road
Cleveland. Ohio 44125
216-524-6800

ENGINEER OF RECORD
ARCHITECT OF RECORD/FUNCTIONAL
DESMAN Inc.
20 N. Clark Street 4th Floor
Chicago, IL 60602

CIVIL/SURVEY
EMH&T
5500 New Albany Road
Columbus, Ohio 43054
614-775-4500

MEP/FP ENGINEERING
KARPINSKI ENGINEERING
3135 Euclid Avenue
Cleveland, Ohio 43054
216-391-3700

GEOTECH

PLUMBING	
Sheet Number	Sheet Name

MECHANICAL	
Sheet Number	Sheet Name

CODE INFORMATION

Description:	TBD
Occupancy Classification:	Ramp-Access Open Parking Garage: Low-Hazard Storage, Use Group S-2.
Type of Construction:	II-B
Fire Suppression:	Standpipe System
Allowable Area:	S-2: Unlimited: All Sides Are Open AND Height Does not Exceed 75 Feet.
Actual Area:	S-2: +/- 54,482 / 272,631 SF TOTAL
Maximum Occupant Load:	S-2: 54,500 / 200 = 270 OCCUPANTS
Seismic Design Category:	TBD
Site Class:	TBD

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METRO HEALTH APEX VISITOR PARKING GARAGE

Cleveland, Ohio

ISSUE		
NO.	DESCRIPTION	DATE

DRAWING TITLE:
COVER PAGE

DRAWING NO:
A000

SCALE:
DATE:
PROJECT NO: 50-21142

DES. Designer	RWN. Author	CHK'D. Checker

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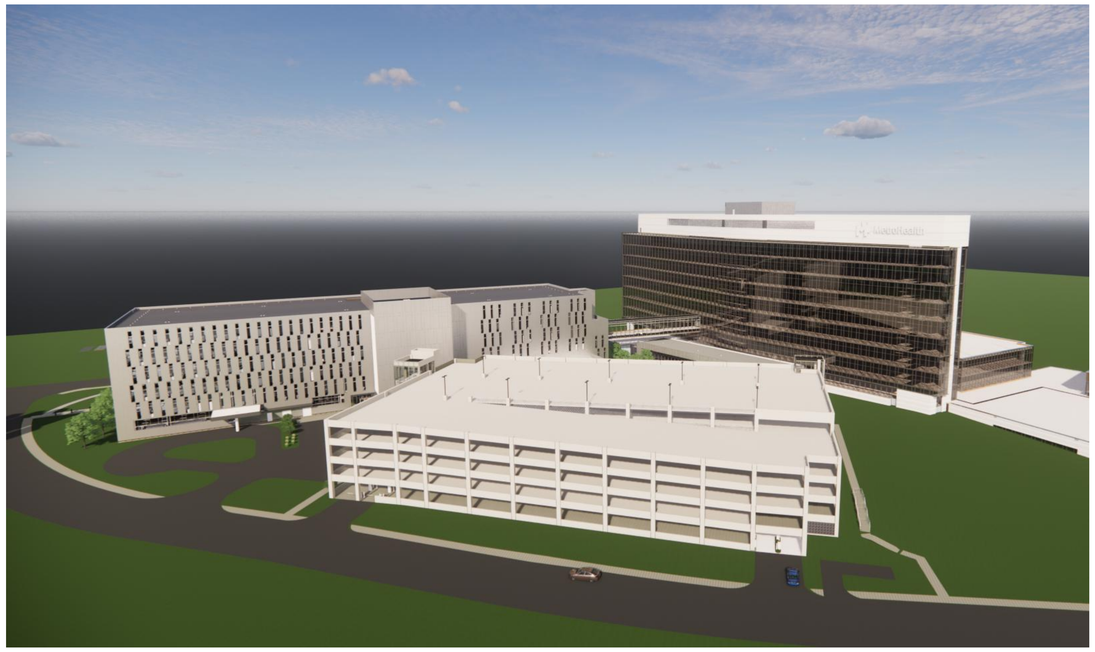
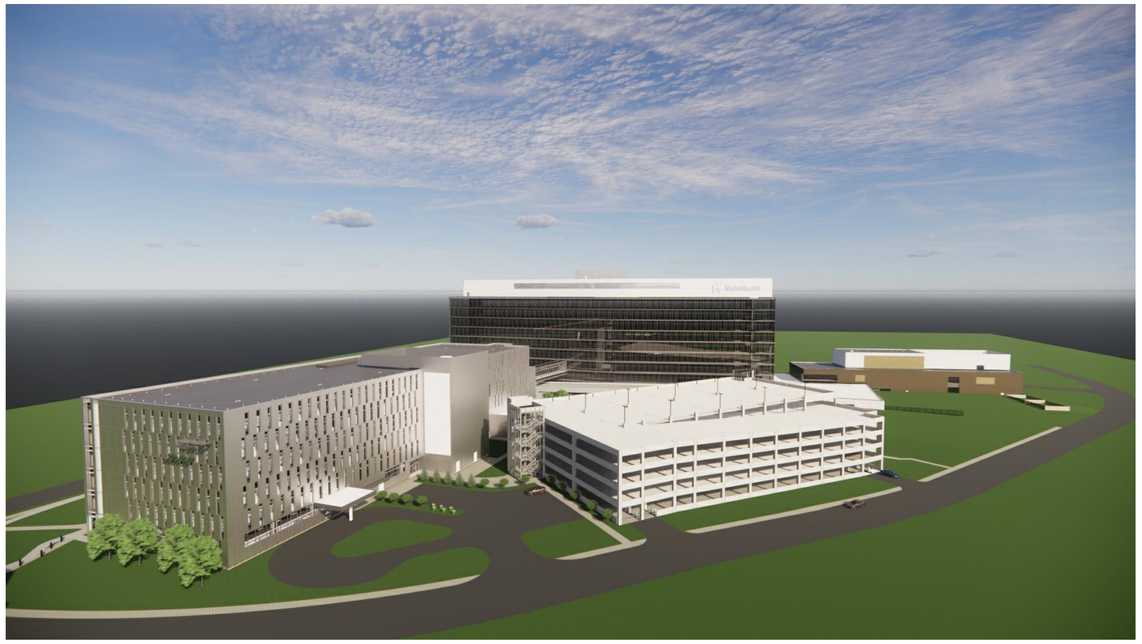


AERIAL VIEW LOOKING NORTH-EAST ALONG VIEW ROAD



AERIAL VIEW LOOKING SOUTH-EAST ALONG VIEW ROAD

3D VIEW- NORTH-EAST CORNER ALONG VIEW ROAD

3D VIEW- SOUTH-EAST CORNER ALONG VIEW ROAD

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Cleveland, Ohio

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DRAWING TITLE:
3D VIEWS

DRAWING NO:
A001

SCALE:

DATE:

PROJECT NO: 50-21142

DES. Designer	RWN. Author	CHK'D. Checker

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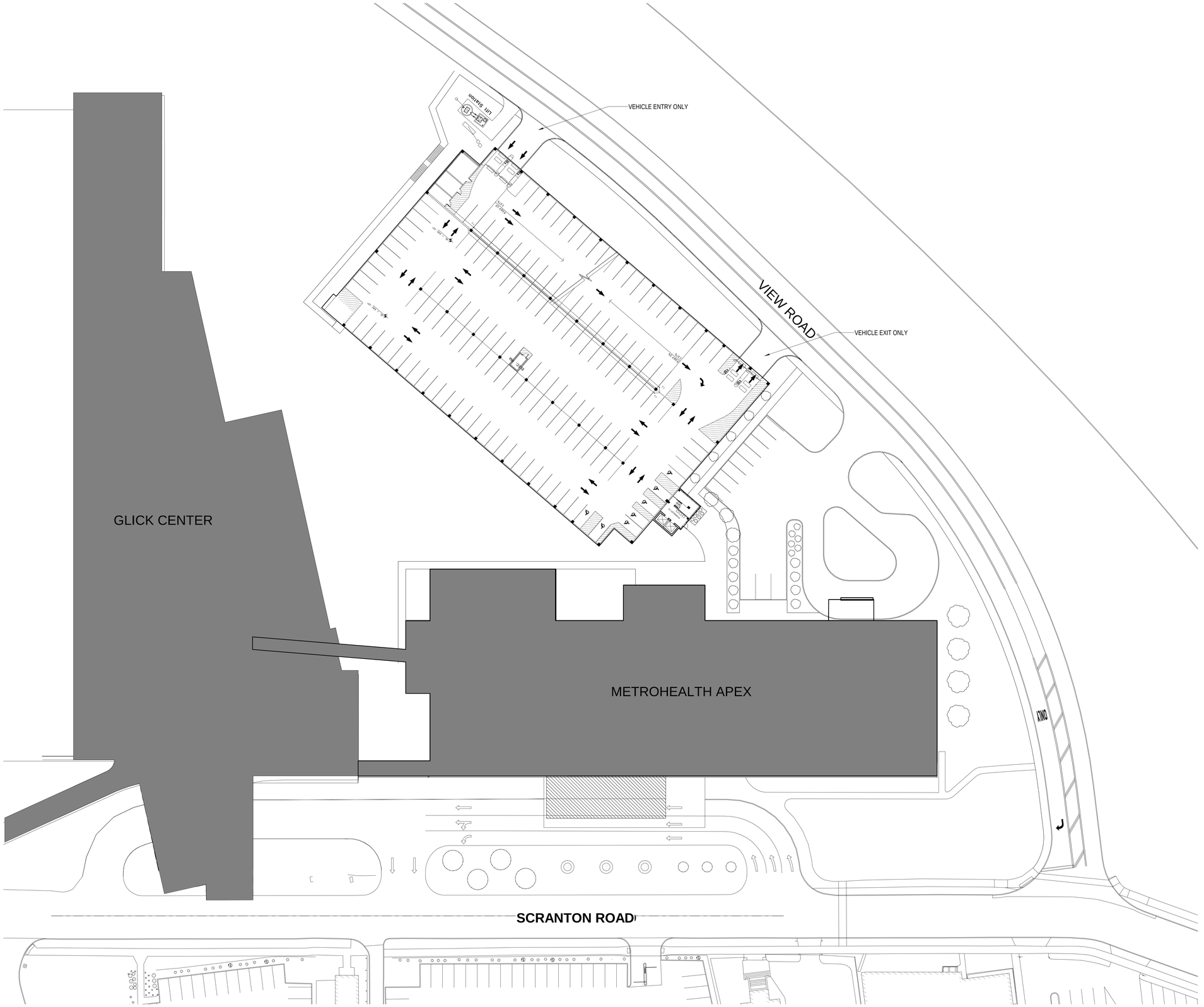

1 A100 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

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Cleveland, Ohio

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DRAWING TITLE: ARCHITECTURAL SITE PLAN

DRAWING NO: A100

SCALE: 1" = 30'-0"

DATE:

PROJECT NO: 50-21142

DES. Designer	RWN. Author	CHK'D. Checker

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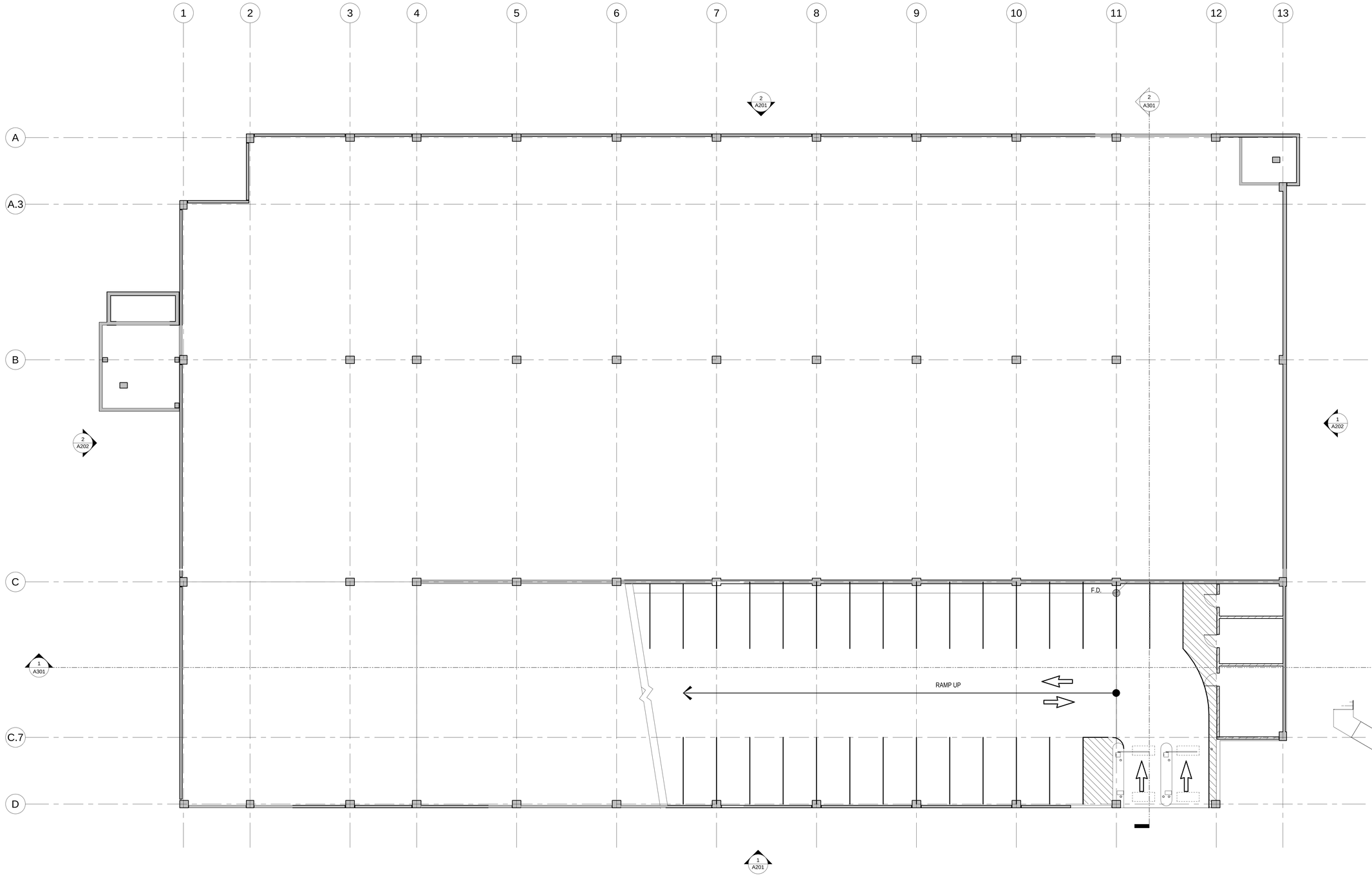
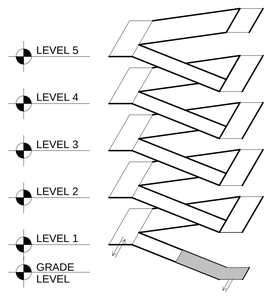


1 A101 GRADE LEVEL
SCALE: 3/32" = 1'-0"

NORTH

PLAN NOTES FLOOR PLAN

1. XX.XX DENOTES NOMINAL SPOT ELEVATION. TOP OF STRUCTURAL SLAB EXCLUSIVE OF ALL CANTS, CURBS, WASHES AND FLOWLINES.
2. UNLESS NOTED OTHERWISE, TOP OF UPTURNED BEAMS AND EXTERIOR CRASH WALLS SHALL BE 3'-8" ABOVE NOMINAL SPOT ELEVATIONS INDICATED.
3. PROVIDE 1/2" PRE-MOLDED JOINT FILLER AT SLAB TO WALL JOINT, U.N.O.
4. ALL JOINTS AND PENETRATIONS IN FIRE RATED ASSEMBLIES TO BE COMPATIBLE SYSTEMS WITH EQUAL OR GREATER FIRE RATINGS.
5. ALL PARKING AREA SLAB SLOPES TO DRAINS MIN. 1/8" PER FOOT U.N.O..
6. NO PARKING AREA SLAB SLOPES TO EXCEED 2.08% AT ACCESSIBLE PARKING STALLS AND ACCESS ISLES. (INCLUSIVE OF ALL CONSTRUCTION TOLERANCES) .
7. ALL PARKING AREAS TO RECEIVE BROOM FINISH.



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DRAWING TITLE: **GROUND LEVEL PLAN**

DRAWING NO: **A101**

SCALE: As indicated

DATE:

PROJECT NO: 50-21142

DES. Designer	RWN. CM	CHK'D. WW

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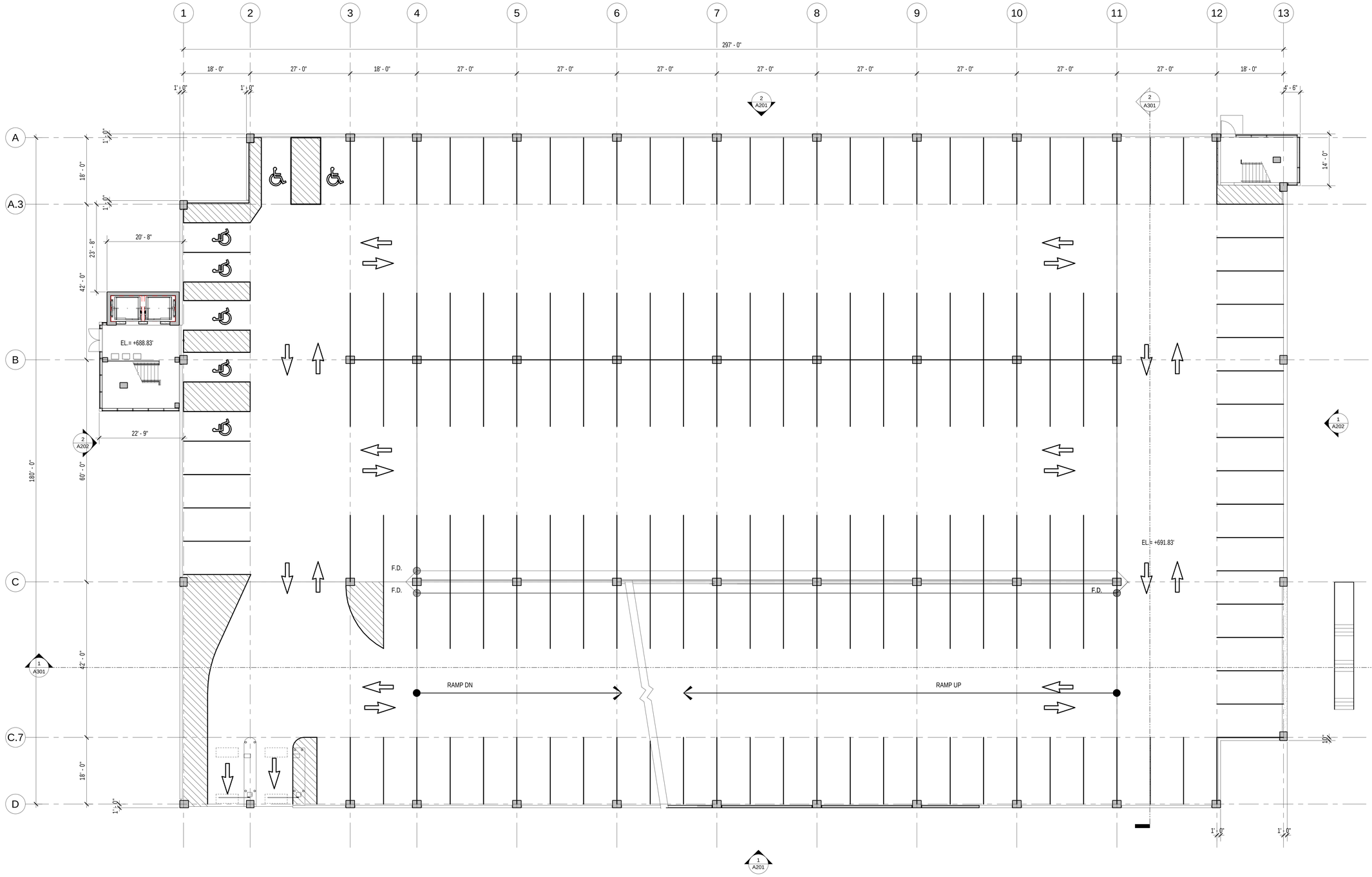

1 A102 LEVEL 1
SCALE: 3/32" = 1'-0"

NORTH

Parking Summary

LEVELS	TYPICAL STALLS (9'-0"x18'-0")	ADA	TOTAL
GRADE	29	-	29
LEVEL 1	162	7	169
LEVEL 2	174	4	178
LEVEL 3	174	4	178
LEVEL 4	175	3	178
LEVEL 5	146	-	146
TOTAL	860	18	878

PLAN NOTES FLOOR PLAN

1. XX.XX DENOTES NOMINAL SPOT ELEVATION. TOP OF STRUCTURAL SLAB EXCLUSIVE OF ALL CANTS, CURBS, WASHES AND FLOWLINES.
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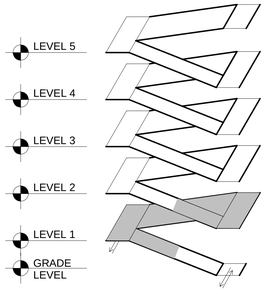

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DRAWING TITLE: **LEVEL 1 PLAN**

DRAWING NO: **A102**

SCALE: As indicated

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PROJECT NO: 50-21142

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Designer	CM	WW

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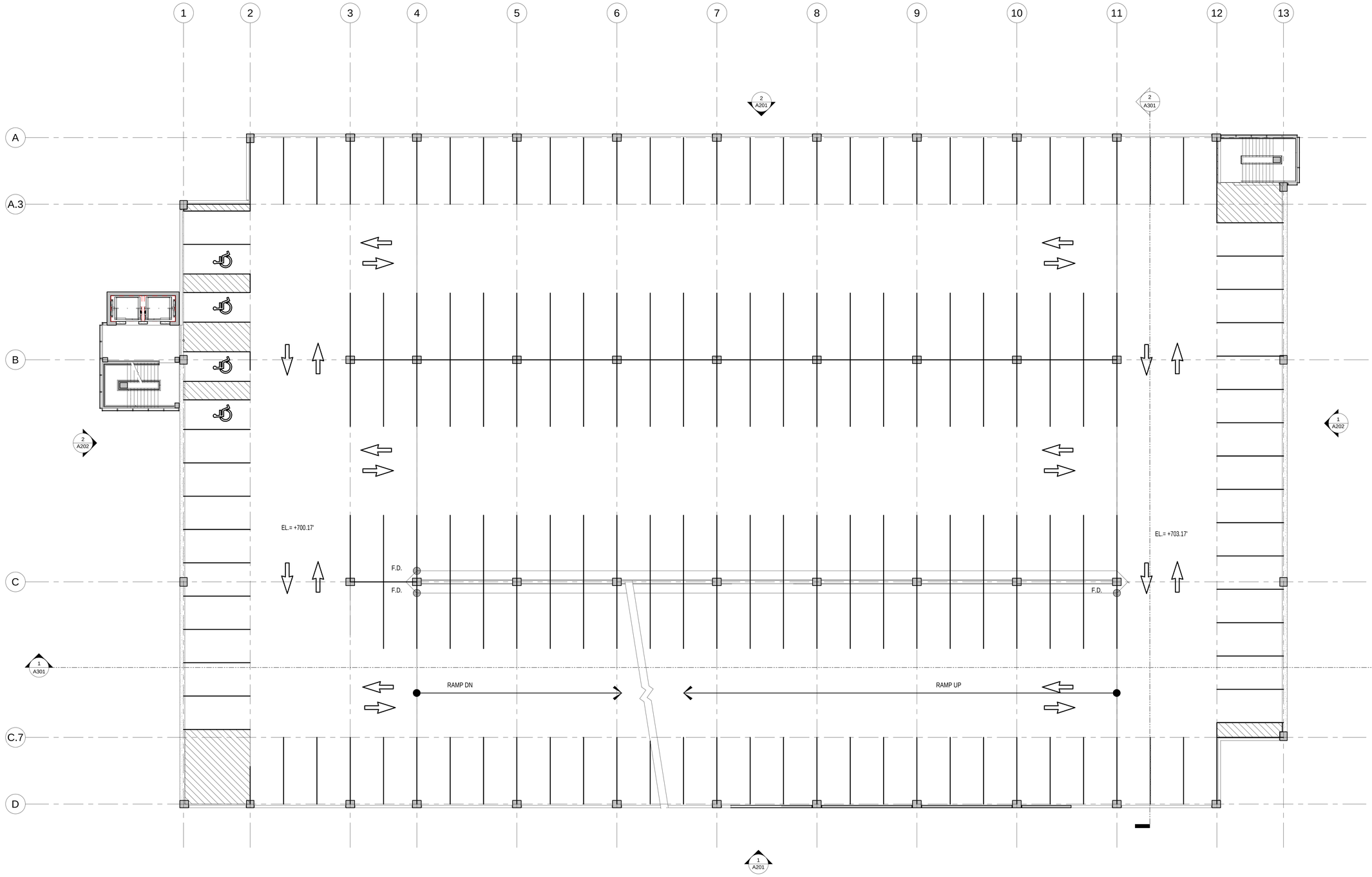

1 A103 LEVEL 2
SCALE: 3/32" = 1'-0"

NORTH

PLAN NOTES FLOOR PLAN

1. XX.XX DENOTES NOMINAL SPOT ELEVATION. TOP OF STRUCTURAL SLAB EXCLUSIVE OF ALL CANTS, CURBS, WASHES AND FLOWLINES.
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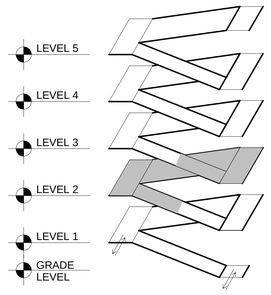

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DRAWING TITLE: **LEVEL 2 PLAN**

DRAWING NO: **A103**

SCALE: As indicated

DATE:

PROJECT NO: 50-21142

DES. Designer	RWN. CM	CHK'D. WW

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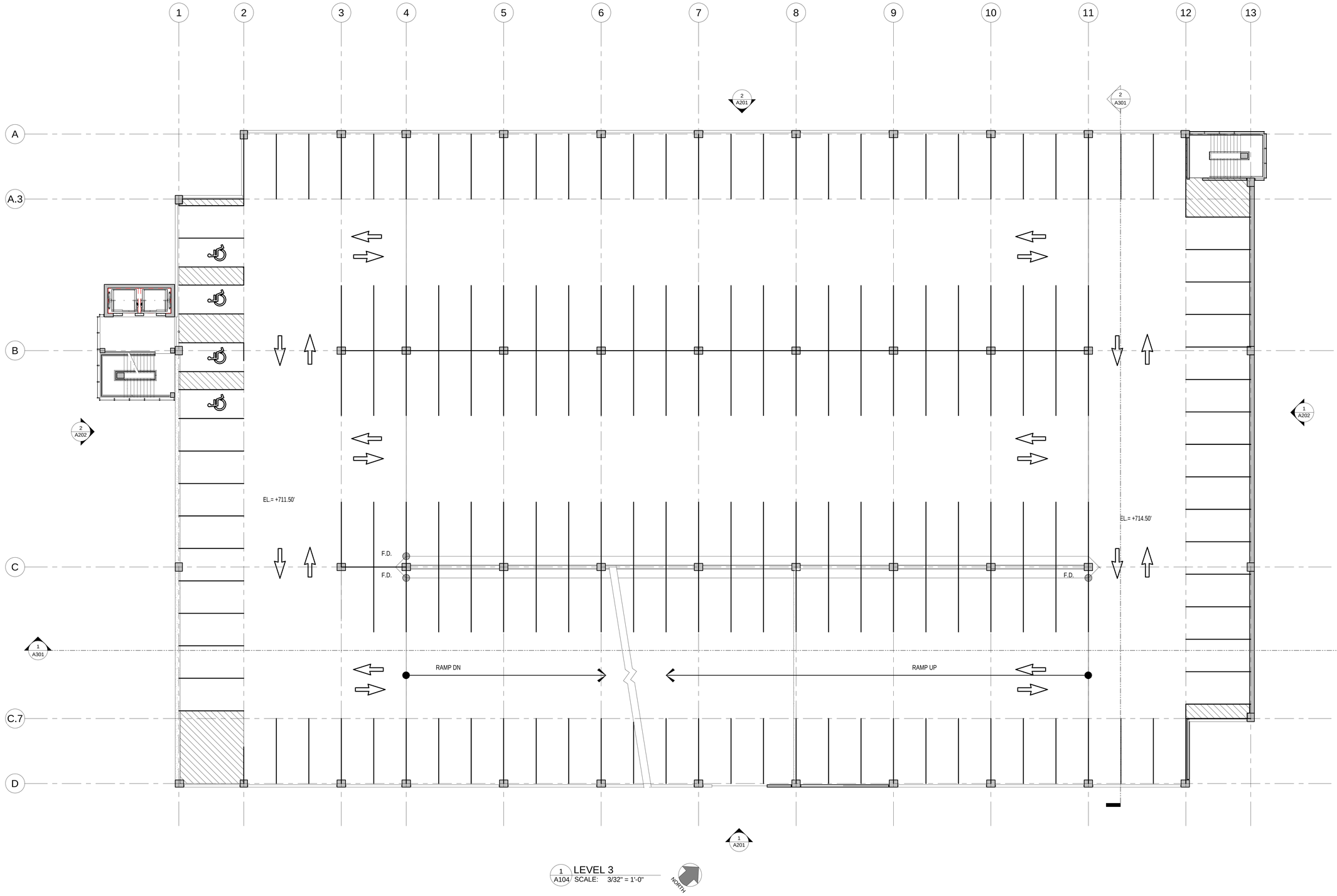

1 A104 LEVEL 3
SCALE: 3/32" = 1'-0"

NORTH

PLAN NOTES FLOOR PLAN

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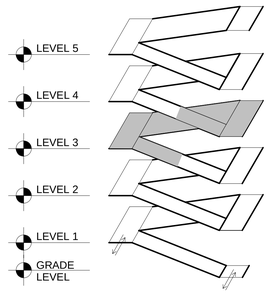

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DRAWING TITLE: **LEVEL 3 PLAN**

DRAWING NO: **A104**

SCALE: As indicated

DATE:

PROJECT NO: 50-21142

DES. Designer	RWN. CM	CHK'D. WW

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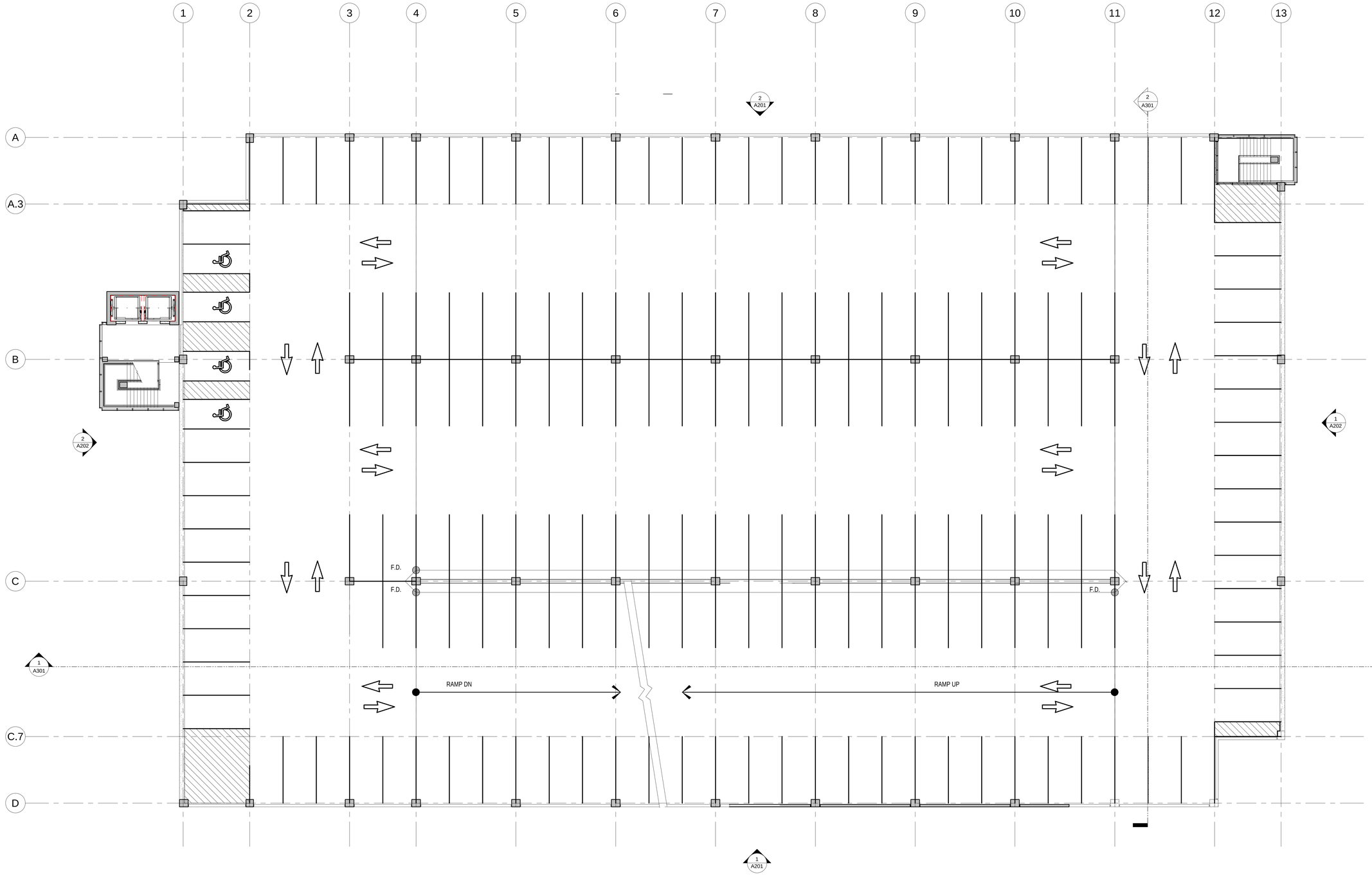

1 A105 LEVEL 4
SCALE: 3/32" = 1'-0"

NORTH

PLAN NOTES FLOOR PLAN

1. XX.XX DENOTES NOMINAL SPOT ELEVATION. TOP OF STRUCTURAL SLAB EXCLUSIVE OF ALL CANTS, CURBS, WASHES AND FLOWLINES.
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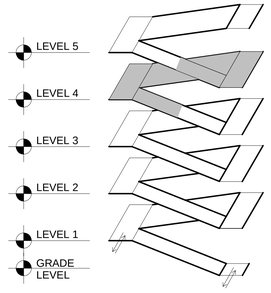

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Cleveland, Ohio

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DRAWING TITLE:
LEVEL 4 PLAN

DRAWING NO:
A105

SCALE: As indicated
DATE:
PROJECT NO: 50-21142

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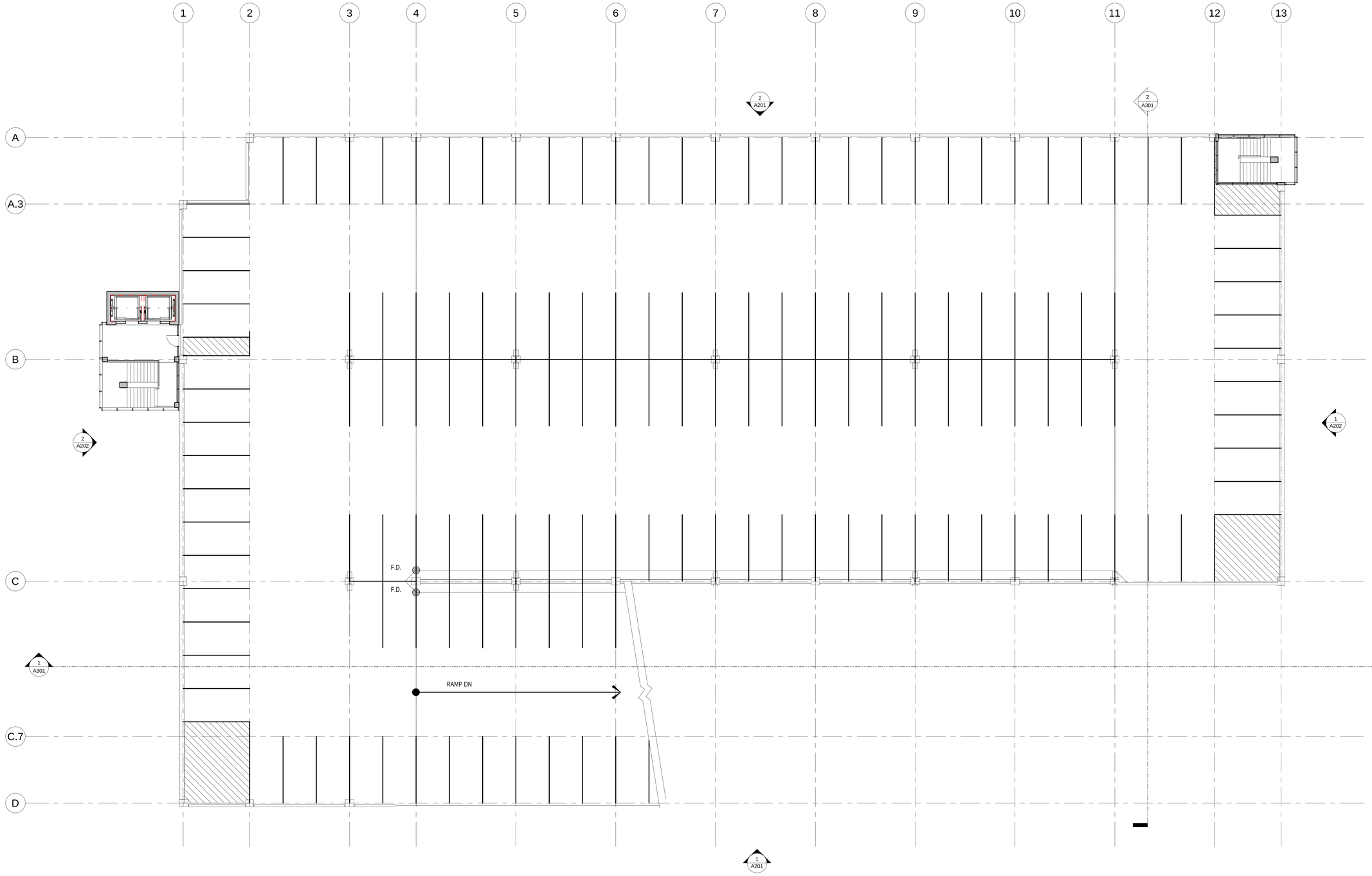

1 A106 LEVEL 5
SCALE: 3/32" = 1'-0"

NORTH

PLAN NOTES FLOOR PLAN

1. XX.XX DENOTES NOMINAL SPOT ELEVATION. TOP OF STRUCTURAL SLAB EXCLUSIVE OF ALL CANTS, CURBS, WASHES AND FLOWLINES.
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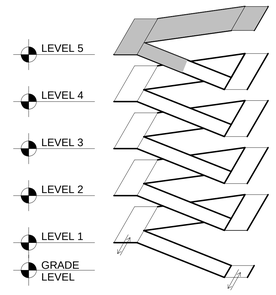

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NO.	DESCRIPTION	DATE

DRAWING TITLE: **LEVEL 5 PLAN**

DRAWING NO: **A106**

SCALE: As indicated

DATE:

PROJECT NO: 50-21142

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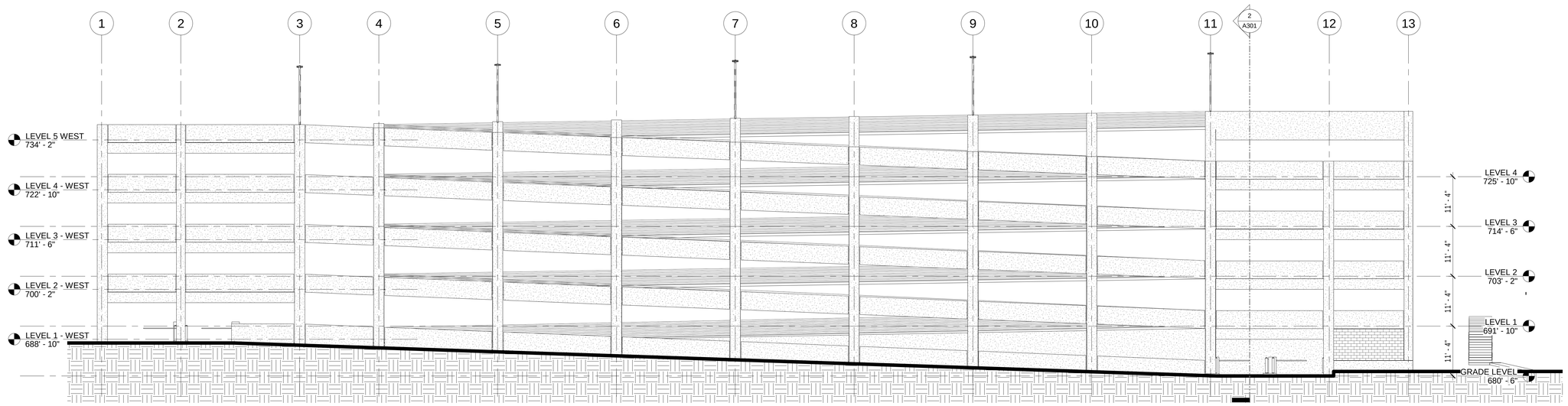
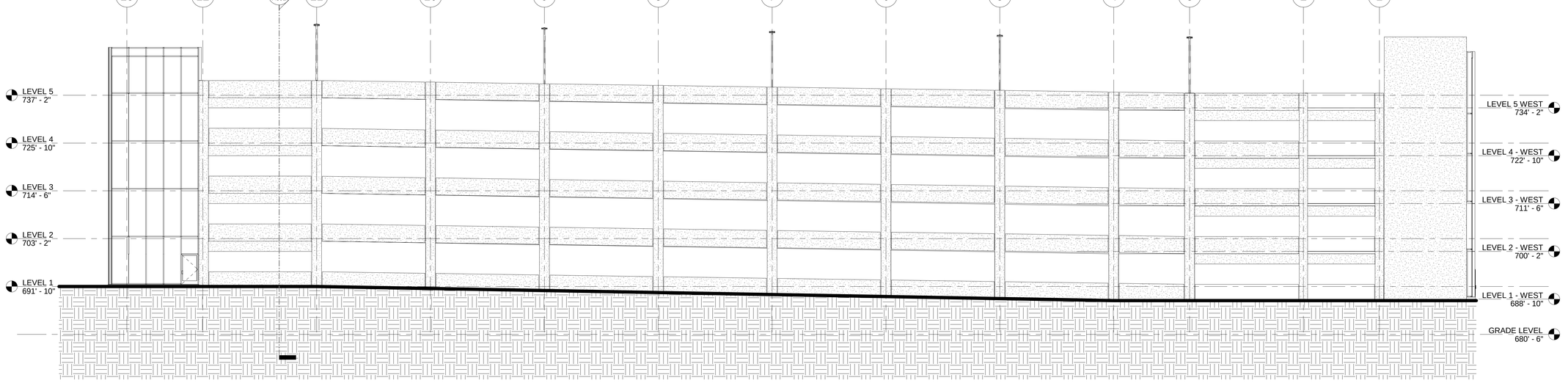


1 A201 SCALE: 3/32" = 1'-0"

SOUTH ELEVATION



2 A201 SCALE: 3/32" = 1'-0"

NORTH ELEVATION

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METRO HEALTH APEX VISITOR PARKING GARAGE

Cleveland, Ohio

ISSUE		

NO.	DESCRIPTION	DATE

DRAWING TITLE:
BUILDING ELEVATIONS

DRAWING NO:
A201

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

DATE:

PROJECT NO: 50-21142

DES. Designer	RWN. CM	CHK'D. WW

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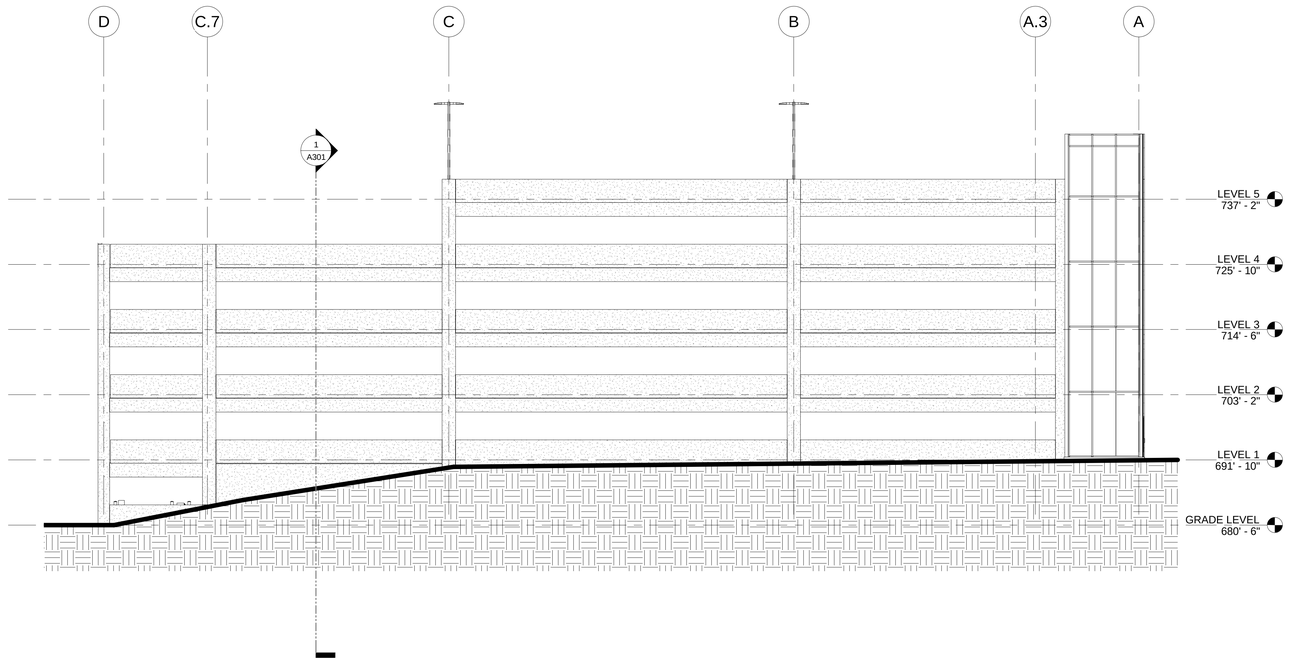
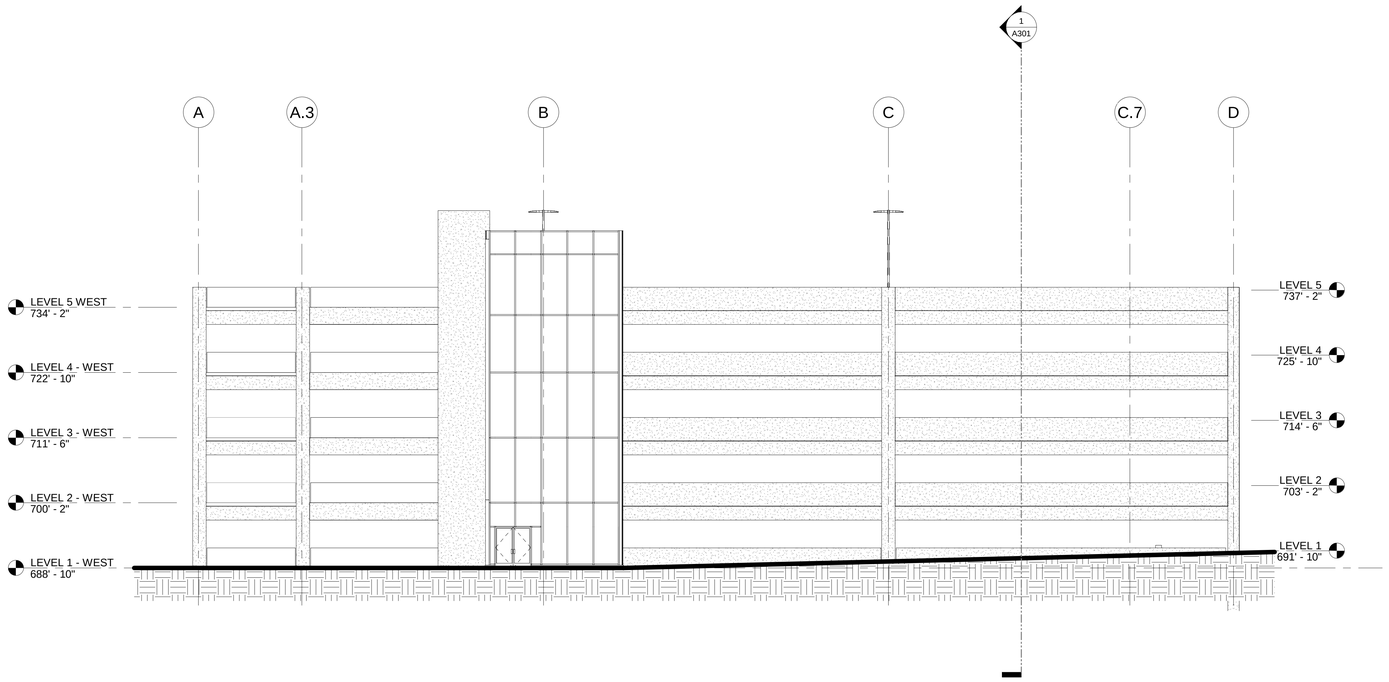


1 A202 EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 A202 WEST ELEVATION
SCALE: 3/32" = 1'-0"

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8/1/2021 12:03:25 PM

DESMAN Design Management

Donley's

karpinski engineering, inc. civil design engineers and surveyors
EMH&T
Engineers, Surveyors, Planners, Scientists

METRO HEALTH APEX VISITOR PARKING GARAGE

Cleveland, Ohio

ISSUE

NO.	DESCRIPTION	DATE

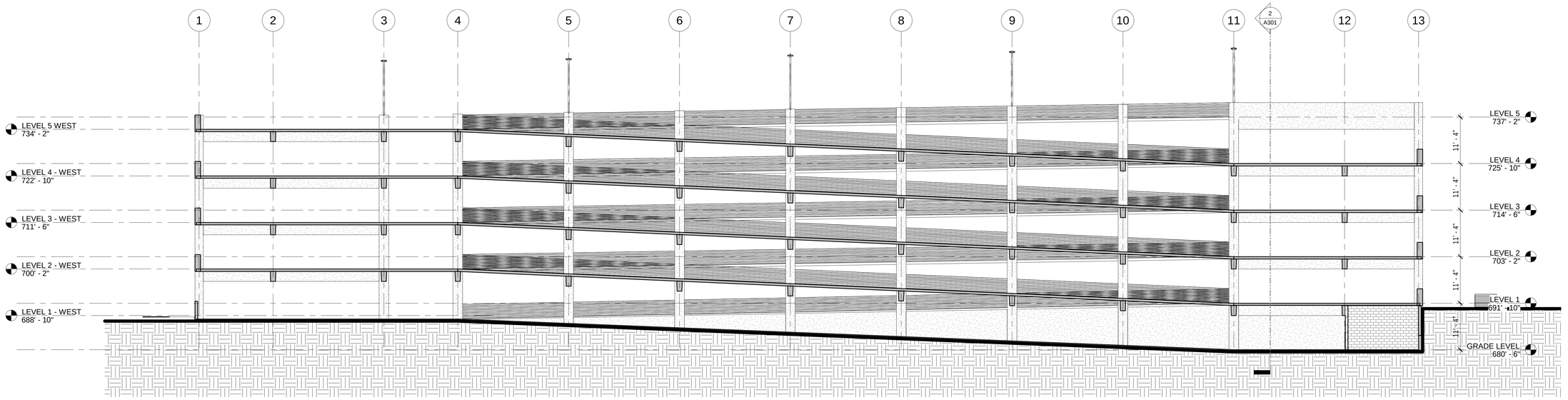
DRAWING TITLE:
BUILDING ELEVATIONS

DRAWING NO:
A202

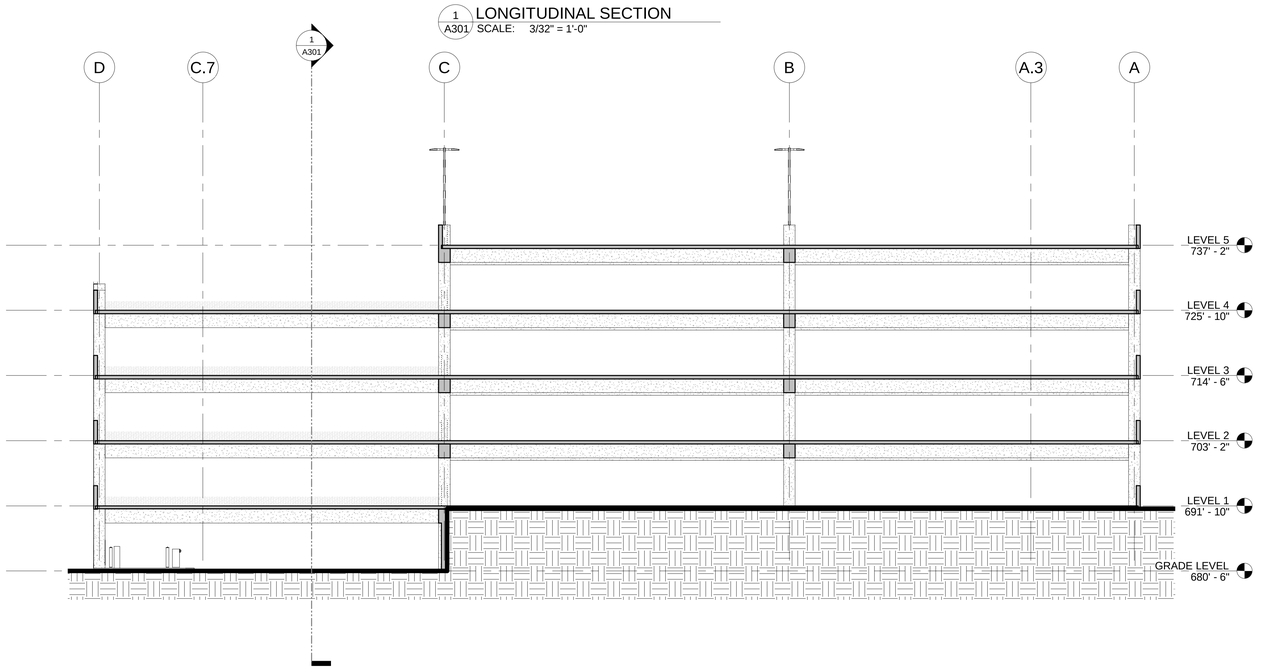
SCALE: 3/32" = 1'-0"
DATE:
PROJECT NO: 50-21142

DES.	RWN.	CHK'D.
Designer	CM	WW

NOT FOR CONSTRUCTION



1 A301 LONGITUDINAL SECTION
SCALE: 3/32" = 1'-0"



2 A301 CROSS SECTION
SCALE: 3/32" = 1'-0"

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DESMAN Design Management

Donley's

kainiski EMH&T Engineers, Surveyors, Planners, Scientists

METRO HEALTH APEX VISITOR PARKING GARAGE

Cleveland, Ohio

ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
BUILDING SECTIONS

DRAWING NO:
A301

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

DATE:

PROJECT NO: 50-21142

DES. Designer	RWN. CM	CHK'D. WW

NOT FOR CONSTRUCTION

Near West Design Review Case

October 1, 2021

NW2021-033 – Clark Fulton/MetroHealth Public Art Project:
Seeking Conceptual Approval for locations only
Locations: Multiple locations in Clark Fulton neighborhood near MetroHealth campus
Presenters: Vince Reddy, LAND Studio
Susan Underwood, Metro West DC

Clark Fulton Public Art

Projects planned for
Fall 2021 - Spring 2022

Funders:

- National Endowment for the Arts to LAND Studio / MetroHealth
- The MetroHealth Systems to Metro West Community Development Organization
- Cleveland Foundation / Creative Fusion Program to MetroHealth

Partners:

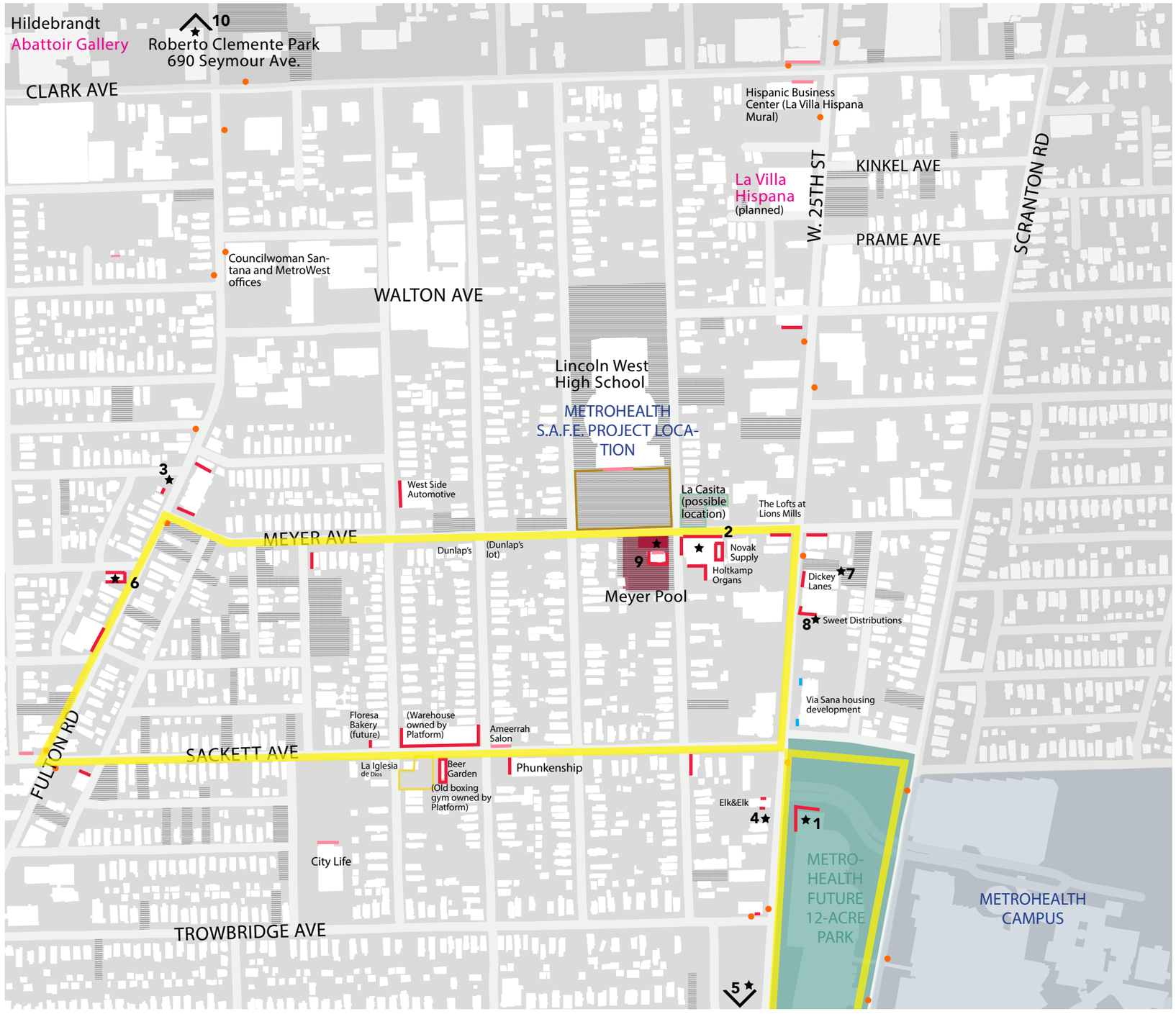
LAND Studio, Metro West Community Development Organization, and MetroHealth are working together to create an overall art plan, rather than treat these funding sources as separate projects, in order to create a cohesive vision for the neighborhood.

Neighborhood feedback:

Associated committees include MetroHealth staff, a neighborhood art committee, and members of the Clark-Fulton Master Plan committee. These stakeholders weigh in and offer ideas on various aspects of the project.

Public Art Loop

West 25th - Meyer - Sackett - Fulton

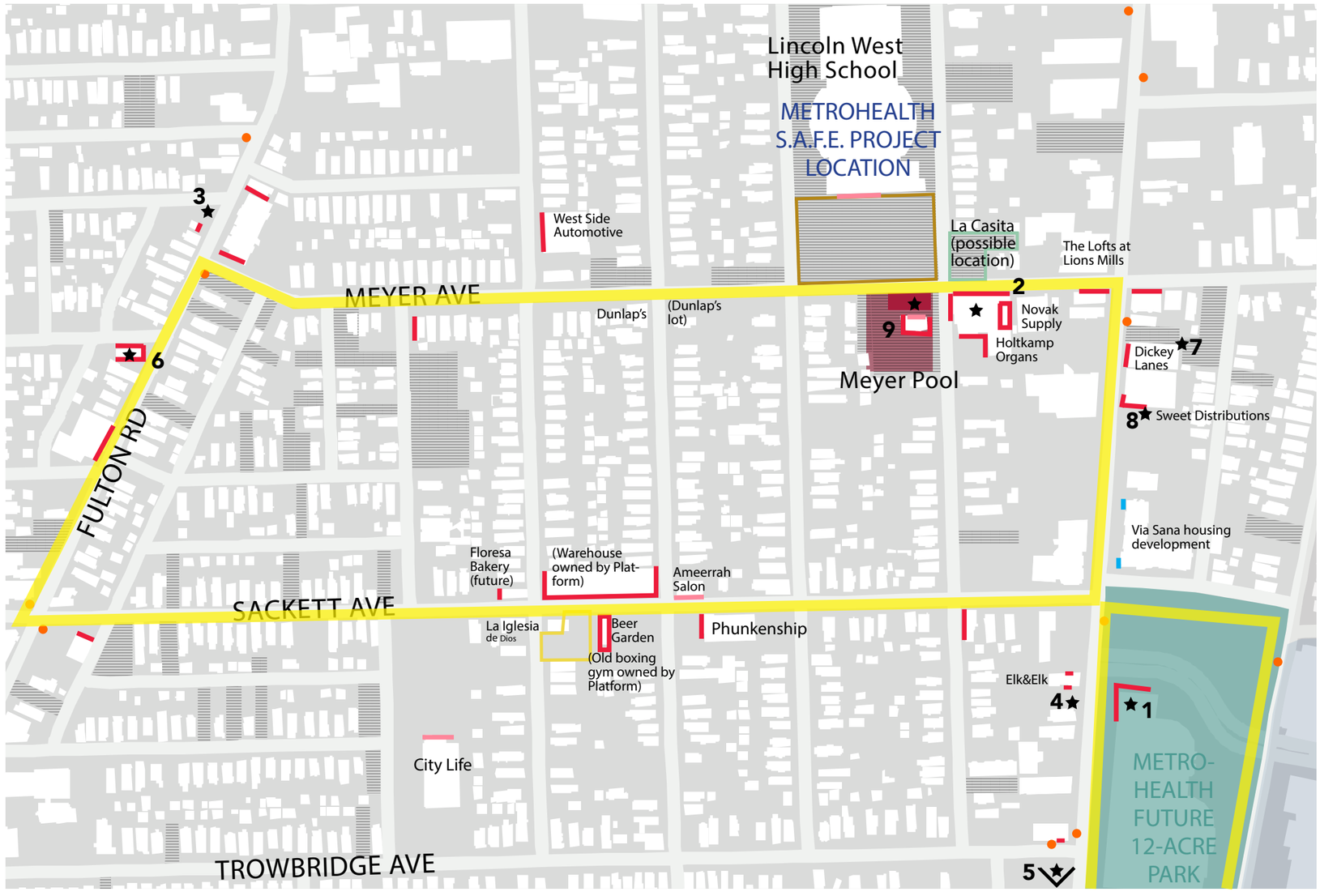


Key

- City-owned/land bank parcels
- Bus stop
- Walking loop (plus potential pavement murals)
- Existing mural
- Potential mural wall
- Potential art location (other than or in addition to mural)
- Future La Casitita (vacant lot)
- Potential basketball/handball/sport courts (parking lot)
- ★ Priority art location

Public Art Loop

West 25th - Meyer - Sackett - Fulton



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- Potential basketball/handball/sport courts (parking lot)
- ★ Priority art location

Location	Suggestioned art application	Status
MetroHealth Outpatient Plaza (3333 W 25th St.)	Temporary painted mural on northwest corner of building (building expected to be taken down in 2022/2023)	Artist selected (Lisa Quine) and currently developing a design. Painting proposed for October.
Holtkamp Organ Co. (2909 Meyer Ave.)	Painted mural on already painted brick of building and upper area	Artist selected (Natalie Lanese) and currently developing a design. Painting proposed for October.
Coney Island Kustard (3229 Fulton Rd.)	Painted mural on building and fence	Artist selected (Higa Gibarron) and currently developing a design. Painting proposed for Spring 2022.
Elk & Elk (3350 W 25th St.)	Heat-applied vinyl mural on south-facing side of building	**Final artwork proposed for wall** (Creative Fusion artwork). Installation proposed for October.
Half Moon Bakery (3460 W 25th St.)	Heat-applied vinyl mural on side of building	Working with building owners to select Creative Fusion artwork. Installation proposed for October.
Strike Force TaeKwon Do (3262 Fulton Rd.)	Painted mural on east, south, and north sides of building	Artist selected (Augustus Turner). Artwork installation planned for Spring 2022
Dickey's Lanes 3275 W 25th St.)	3D rooftop installation	Artist selected (Ryan Jaenke). Artwork installation planned for Spring 2022
Sweet Distribution (3285 W 25th St.)	Heat-applied vinyl mural on south side of building	Artist still needed to by selected by building owner. Artwork installation planned for Spring 2022
Meyer Pool (3266 W 30th St.)	Painted mural on all sides of pool house building, painted concrete on ground	Artist still needed to by selected by art committee. Artwork installation planned for Spring 2022

Role of Neighborhood Art Committee

- Assure that the interests of the neighborhood are well-served by the artwork
- Contributing ideas about topics, themes, and style preferences for artists to consider and to help make sure a wide range of artists are represented
- Consider artwork plans and offer reactions, input, and future ideas
- Contribute to the possible advancement and expansion of the public art program in the neighborhood
- Suggest artists, especially artists from the Clark Fulton neighborhood, for building owners to consider and for future projects

Artwork themes and tone developed by Neighborhood Art Committee

- Hope and resilience
- Welcoming
- Center of creativity
- Bring brightness and color into the neighborhood!
- Show the neighborhood as inclusive, themes of racial equality and social justice
- Neighborhood pride and Latinx pride

Public Art Projects:

Artists Selected / Designs In Progess

Location 1: MetroHealth Outpatient Pavilion (3333 W 25th St. Cleveland, OH 44109)

- Temporary painted mural proposed for north- and west-facing corner of building. Building will be demolished in ~2 years.
- Funding source: National Endowment for the Arts

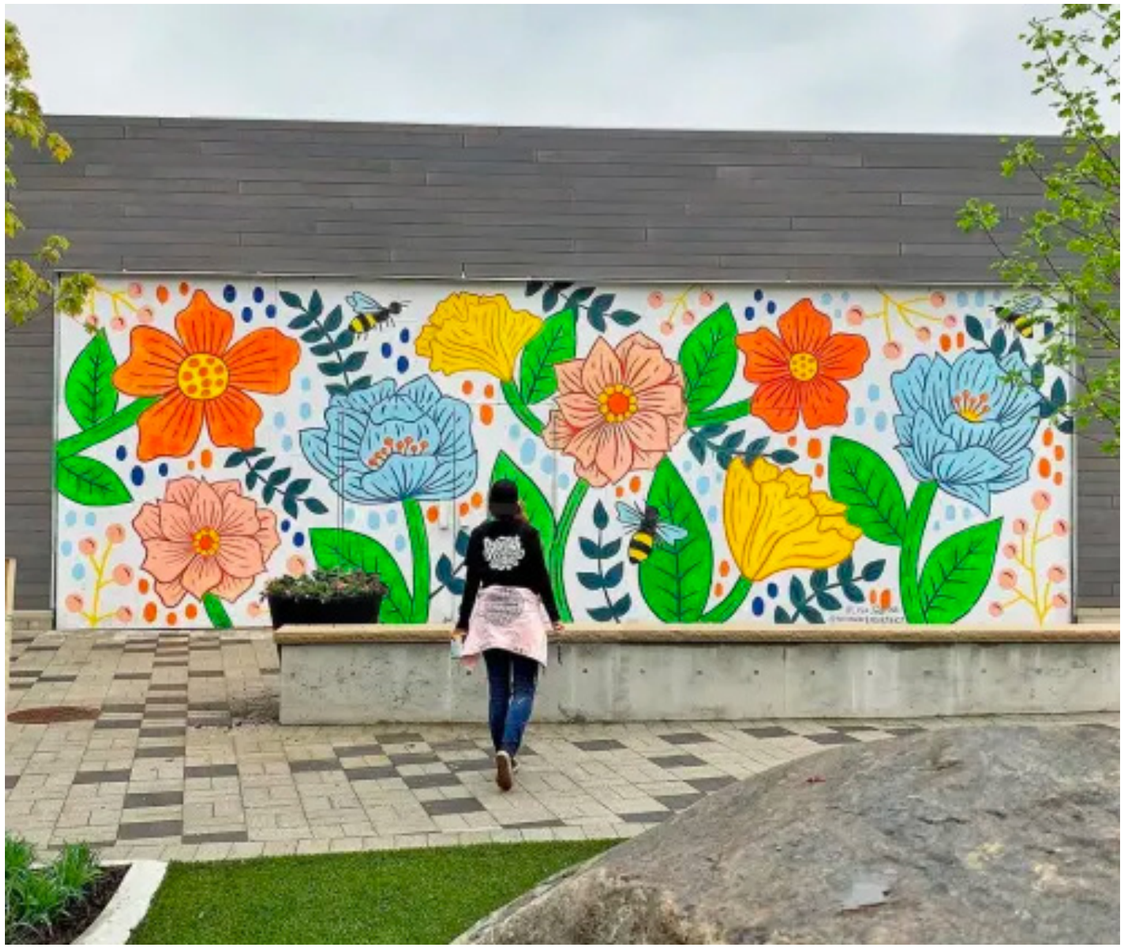
Corner of building facing W. 25th St. and MetroHealth Dr.

Front of building facing W. 25th St.

Lisa Quine

local artist

Precedent artwork by Lisa Quine



Precedent artwork by Lisa Quine

Location 2: Holtkamp Organs (2909 Meyer Ave, Cleveland, OH 44109)

- Painted mural proposed for south and east side of building (facing Meyer Ave. and facing Meyer Pool and W. 30th) and top roof/shed of building.
- Funding source: National Endowment for the Arts

Part of west-facing side of building (facing Meyer Pool) and north-facing side (front) has already been painted (bottom half).

Location 2: Holtkamp Organs (2909 Meyer Ave, Cleveland, OH 44109)

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Part of west-facing side of building (facing Meyer Pool) and north-facing side (front) has already been painted (bottom half).

Part of west-facing side of building (facing Meyer Pool) and north-facing side (front) has already been painted (bottom half).

Part of west-facing side of building (facing Meyer Pool) and north-facing side (front) has already been painted (bottom half).

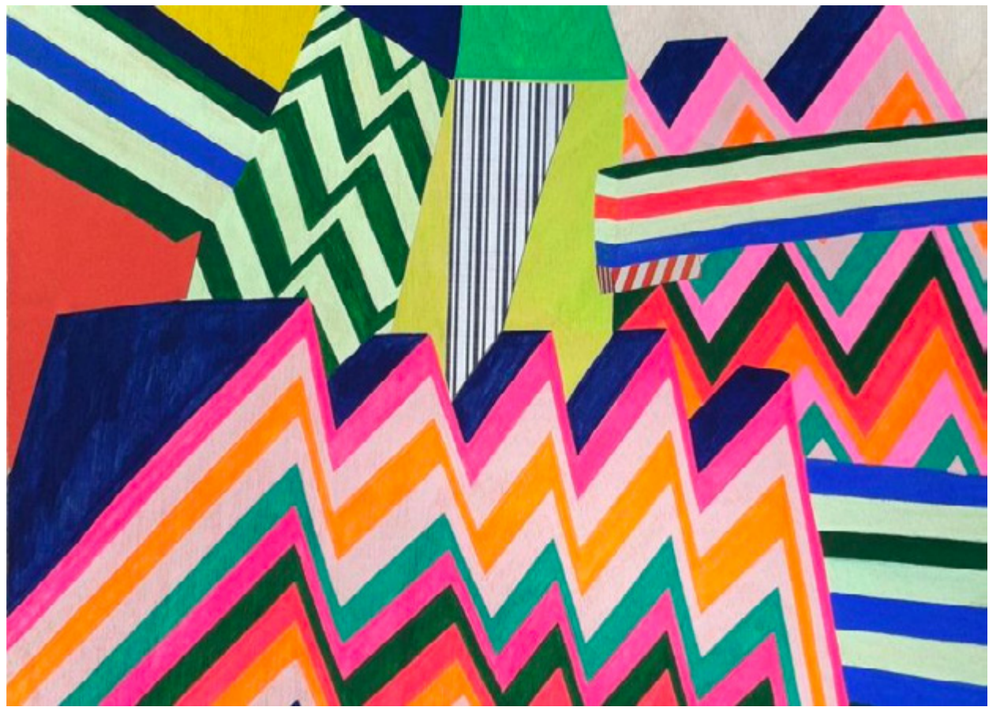
Top of building (roof/shed area) can be viewed from a distance.

Top of building (roof/shed area) can be viewed from a distance.

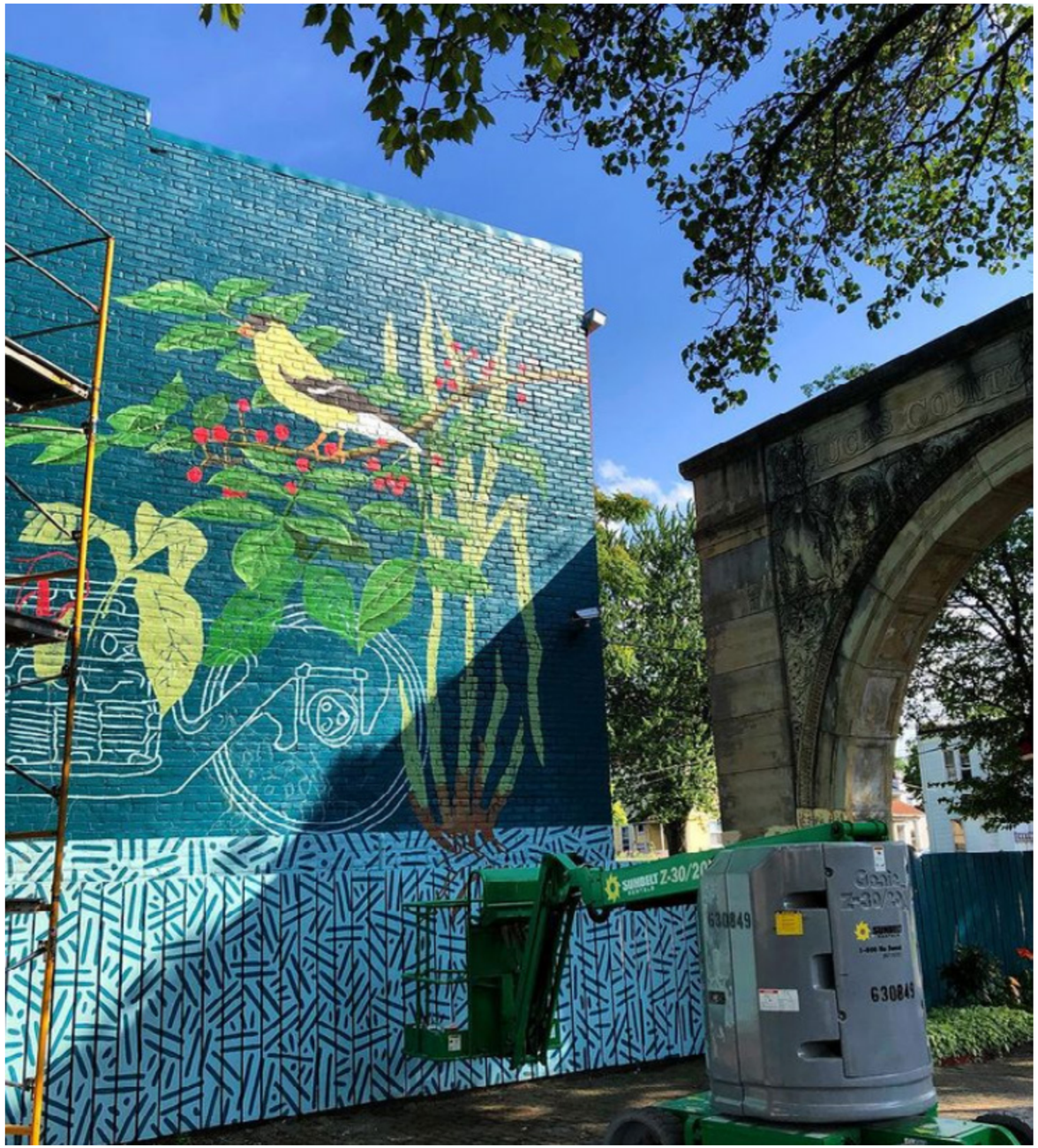
Natalie Lanese

local artist

Precedent artwork by Natalie Lanese



Precedent artwork by Natalie Lanese



Location 3: Coney Island Kustard (3228 Fulton Rd, Cleveland, OH 44109)

- Painted mural proposed for shop building and fence.
- Funding source: National Endowment for the Arts

View from Fulton .

View of ice cream building and fence.

Another view from Fulton of building and fence.

Higa Gibarron

local artist

Precedent artwork by Higa Gibarron

Precedent artwork by Higa Gibarron

Creative Fusion Signs of the Times Clark Fulton Project

Location 4: Elk & Elk (3350 W 25th St.)

- Heat-applied vinyl mural on south-facing side of building
- Funding source: Cleveland Foundation (via Creative Fusion) and National Endowment for the Arts

Art applicaton: Heat-applied vinyl mural (removable)

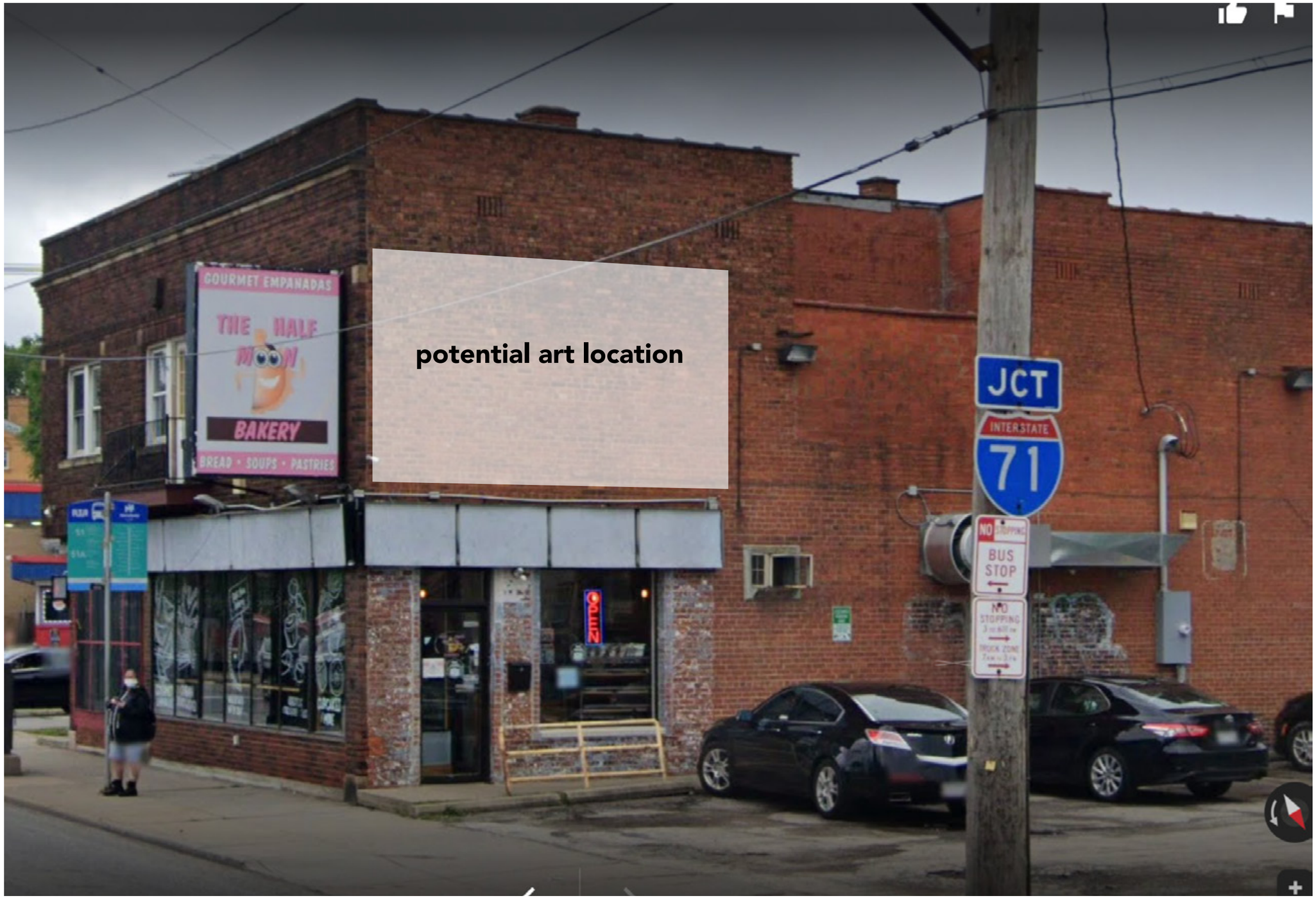
Signs of the Times artwork by Alicia Vasquez

Elk & Elk
1-800-ELK-OHIO

Elk & Elk
1-800-ELK-OHIO
~10.5′
~14′

Location 5: Daisy and W. 25th Corner Building (3494 W 25th St.)

- Heat-applied vinyl mural on south-facing side of building
- Funding source: Cleveland Foundation (via Creative Fusion) and National Endowment for the Arts


potential art location
GOURMET EMPANADAS
THE HALF MOON
BAKERY
BREAD • SOUPS • PASTRIES
JCT
INTERSTATE
71
NO STOPPING
BUS STOP
NO STOPPING
TRUCK ZONE
OPEN

Signs of the TImes artwork by Amber Esner

Signs of the TImes artwork Bruno Casiano

Location 6: Strike Force TaeKwon Do (3262 Fulton Rd.)

- Painted mural on east, south, and north sides of building
- Funding source: MetroHealth grant to MetroWest

South-facing side of building (view from Fulton)

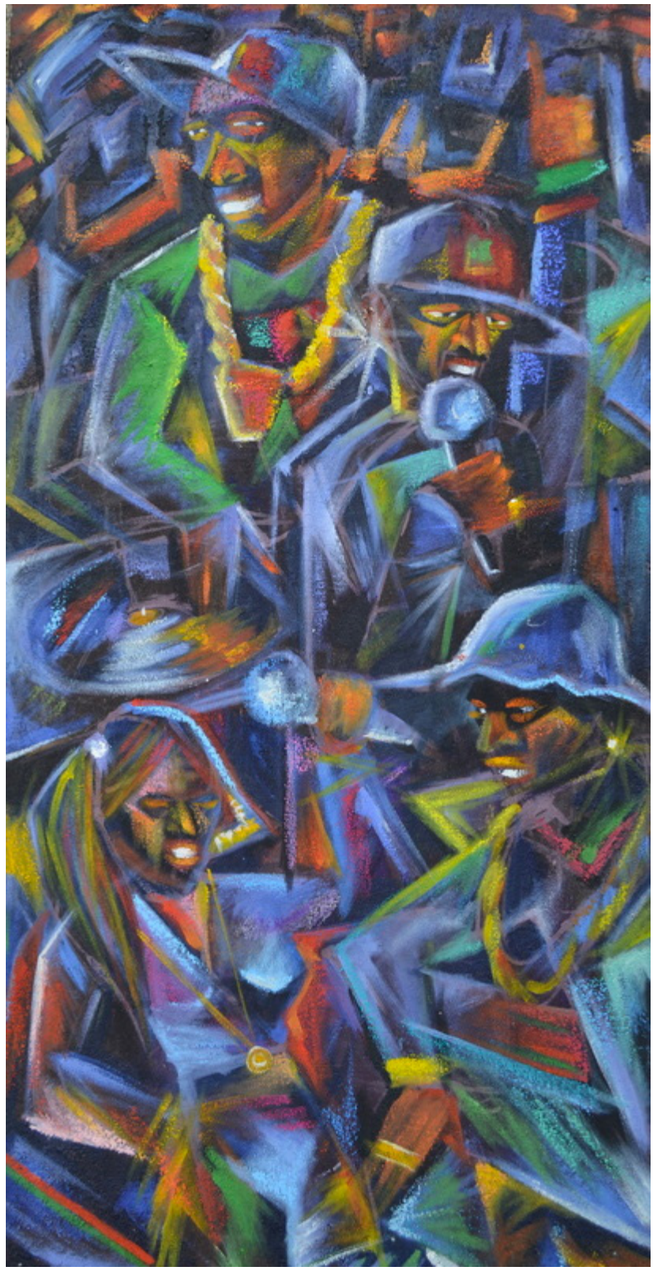
North face of building

View from Fulton

Augustus Turner

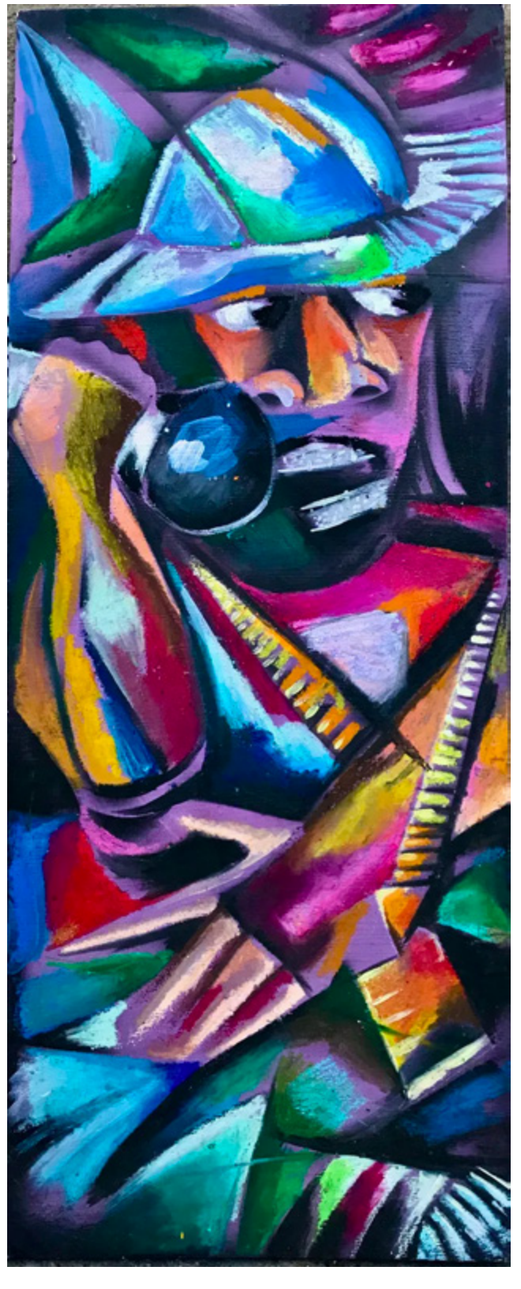
local artist

Precedent artwork by Augustus Turner



Precedent artwork by Augustus Turner

Precedent artwork by Augustus Turner



Precedent artwork by Augustus Turner

Precedent artwork by Augustus Turner

Location 7: Dickey's Lanes (3275 W 25th St.)

- 3D rooftop installation
- Funding source: MetroHealth grant to MetroWest

View from West 25th

View from West 25th

Precedent artwork

Ryan Jaenke

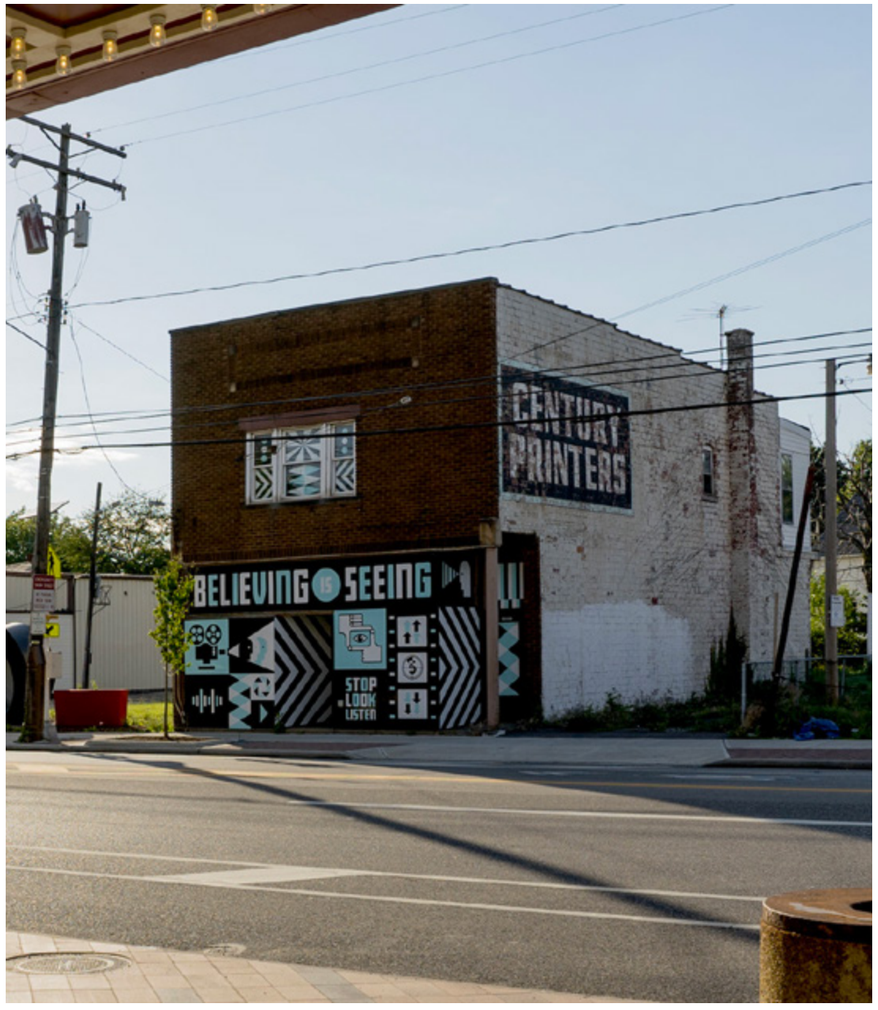
local artist

Precedent artwork by Ryan Jaenke

Precedent artwork by Ryan Jaenke

Precedent artwork by Ryan Jaenke

Precedent artwork by Ryan Jaenke



Location 8: Sweet Distribution (3285 W 25th St.)

- Heat-applied vinyl mural on south side of building
- Funding source: MetroHealth grant to MetroWest

SWEET
DISTRIBUTION
216-661-0307

View from West 25th showing corner of building.

Art applicaton: Heat-applied vinyl mural (removable)

Precedent artwork

Location 9: Meyer Pool (3266 W 30th St.)

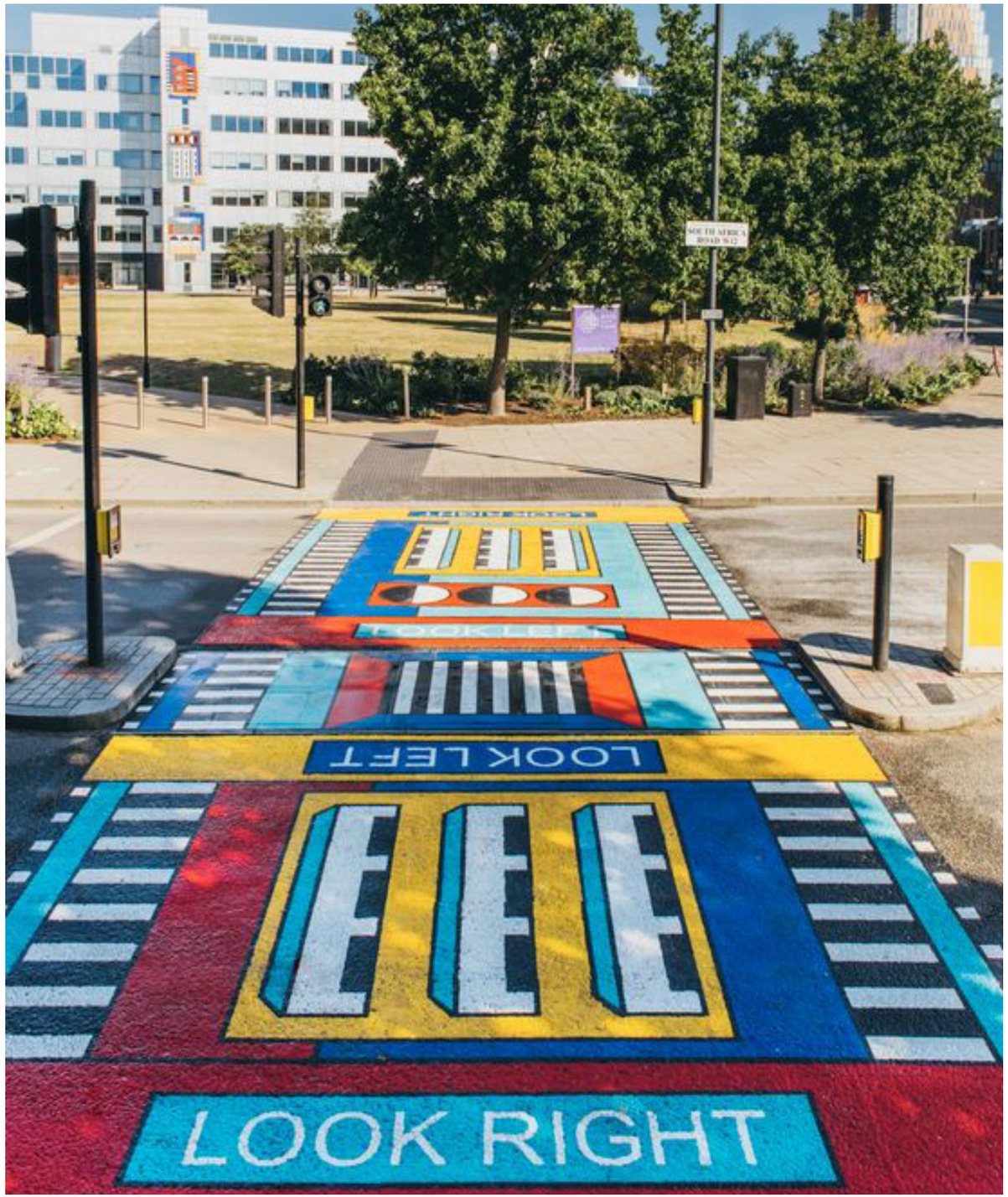
- Painted mural on all sides of pool house building, painted concrete on ground
- Funding source: National Endowment for the Arts

View from Meyer Ave.

PHASE 1 SITE IMPROVEMENTS

PHASE 2 SITE IMPROVEMENTS

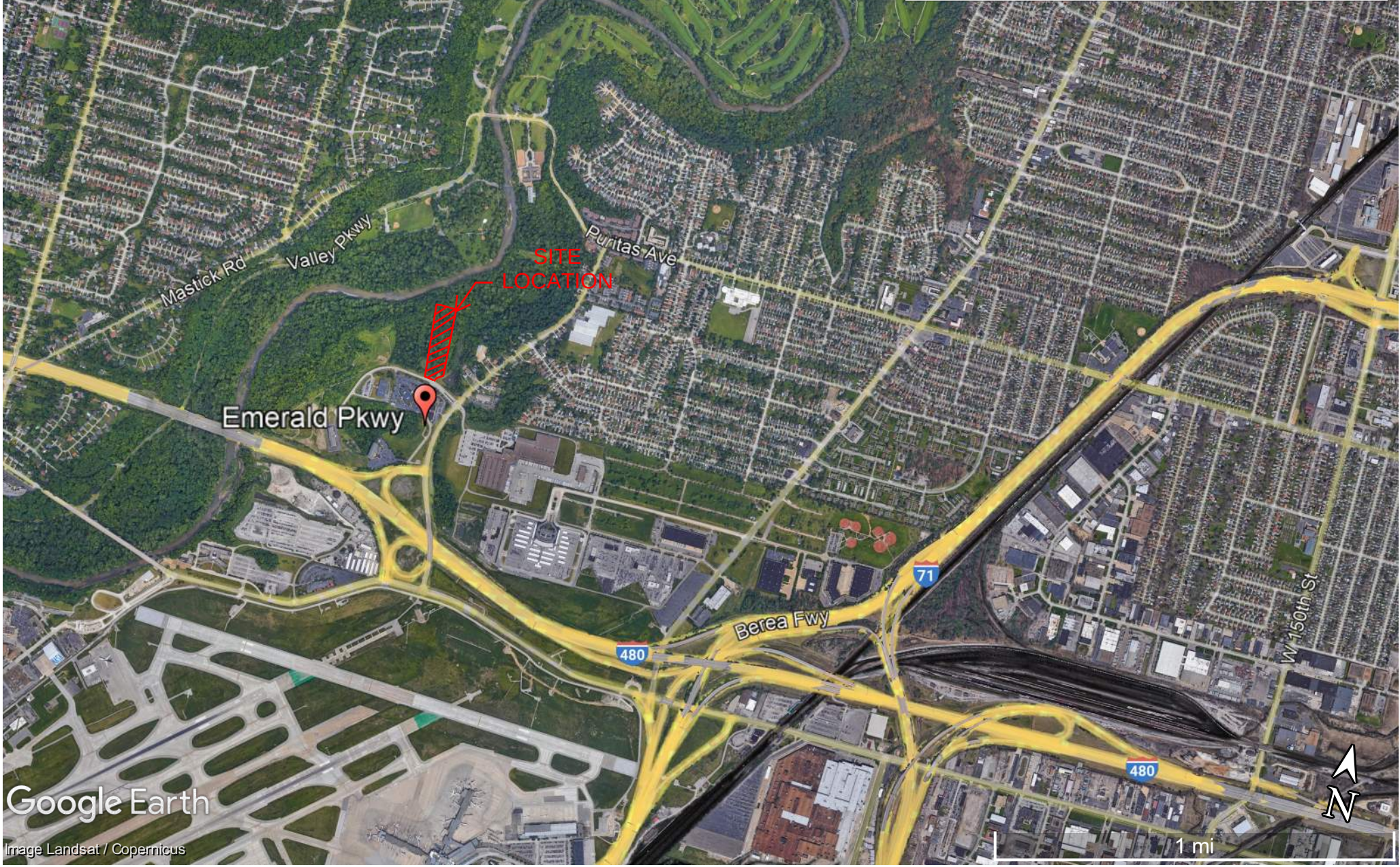
Precedent artwork



Far West Design Review Case

October 1, 2021

FW-2021-xxx – Medvet Cleveland Animal Hospital New Construction:
Seeking Schematic Design Approval
Project Location: Emerald Parkway
Project Representative: Joe Kyle, m-a architects


Mastick Rd
Valley Pkwy
Puritas Ave
SITE
LOCATION
Emerald Pkwy
71
Berea Fwy
480
W 150th St
480
N
1 mi
Google Earth
Image Landsat / Copernicus

APROX
Site
Boundaries
Oatey Co
Emerald Pkwy
Image Landsat / Copernicus
Grayton Rd

Oatey Co
A Division of Stewart Title Company
Emerald Pkwy
Grayton Road Tavern
Google Earth
Image NOAA
100 ft

Christian Meeting Corporation
Grayton Road Tavern
Emerald Pkw
Northstar - A Division of Stewart Title
Cleveland MEPS
Google Earth
Image Landsat / Copernicus
100 ft

Google

STOP
AWAY
ZONE
Google

Google

Emerald Pkwy
Google

20333 Emerald Pkwy
© 2021 Google

ALTA/ACSM LAND TITLE SURVEY

FOR

MGB PROJECT SERVICES, LLC

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 4 AND ALL OF PARCEL L IN LOT SPLIT MAP #7 OF EMERALD CORPORATE PARK AS RECORDED IN AFN _____ OF CUYAHOGA COUNTY MAP RECORDS.

0' 100' 200' 300'

Scale 1" = 100'-0"

ACTUAL DATE OF SURVEY: APRIL 7, 2021

APRIL 22, 2021

NORTH

MACKAY
Engineering & Surveying Company
7017 Pearl Road, Cleveland, Ohio 44130
(440) 886-4500 (440) 886-4590 Fax

5694 - ALTA SURVEY MAP.DWG

PPN 29-31-001
CLEVELAND METROPOLITAN PARK DISTRICT
Vol. P.C.M.P.D. PARCEL #1 3RD C.D.R. 412

Vol. P.C.M.P.D. PARCEL #1 3RD C.D.R. 587

CLEVELAND METROPOLITAN PARK DISTRICT PPN 29-31-001
Vol. P.C.M.P.D. PARCEL #1 3RD C.D.R. 503

Vol. P.C.M.P.D. PARCEL #1 3RD C.D.R. 597

Vol. P.C.M.P.D. PARCEL #1 3RD C.D.R. 415

INTERSTATE 480
THE STATE OF OHIO

EMERALD PARKWAY DRIVE S.W.
DEDICATED IN V. 304, PGS. 55&56 C.C.M.R.
(A PUBLIC ROAD)

EMERALD COURT
(A PRIVATE ROAD)

GRAYTON ROAD 60'
ALTERATION AND IMPROVEMENT M-4493 VOL. 192, PG. 41-44 C.C.M.R.
(A PUBLIC ROAD)

PARKMOUNT AVE. 70'

LINE	BEARING	DISTANCE
L100	S 67°26'07" E	30.00' D&U
L101	S 22°33'53" W	70.47' D&U
L102	S 22°33'53" W	110.47'-D&U
L103	S 08°31'43" W	61.85' D&U
L104	S 21°43'54" W	30.22' D&U
L105	S 23°23'36" W	34.03' D&U
L106	S 79°05'30" W	121.68' D&U
L107	N 26°47'22" E	60.00' D&U
L108	N 23°07'51" E	46.47' D&U
L109	S 89°44'18" W	32.55' D&U
L110	S 21°43'54" W	63.60'
L111	N 22°33'53" E	236.65'
L112	N 16°29'31" E	29.22'
L113	N 00°38'48" W	181.54'
L114	N 36°27'44" W	160.88'

LINE	BEARING	DISTANCE
L115	S 19°06'24" W	45.00'
L116	N 00°38'48" W	57.01'
L117	N 78°20'45" W	10.87'
L118	S 37°25'53" W	62.46'
L119	S 59°56'43" E	159.22'
L120	S 00°16'40" W	10.49'
L121	N 82°54'07" W	43.61'
L122	N 13°56'42" E	45.00'
L123	N 07°56'46" W	30.00'
L124	N 57°51'06" W	30.00'
L125	N 00°10'12" E	8.94'
L126	S 83°17'15" W	102.62'
L127	S 01°38'34" W	30.00'
L128	S 09°54'05" E	30.00'

LINE#	BEARING	DISTANCE
S1	N 89°43'20" W	20.00'
S2	S 00°16'40" W	74.45'
S3	S 83°17'15" W	102.62'
S4	N 55°52'26" E	43.83'
S5	S 51°03'59" W	27.99'
S6	N 80°55'34" E	18.00'
S7	N 54°42'36" E	30.48'
S8	N 66°35'19" W	23.72'
S9	N 65°09'02" W	26.38'
S10	S 84°59'48" E	20.78'
S11	S 03°29'23" W	82.44'
S12	S 71°05'35" E	30.93'

LINE#	BEARING	DISTANCE
S13	S 27°46'24" E	379.97'
S14	S 83°17'14" W	27.24'
S15	N 00°10'12" E	10.07'
S16	S 00°16'40" W	10.49'
S17	N 82°54'07" W	43.61'
S18	S 83°17'15" W	42.90'
S19	N 06°42'46" W	10.00'
S20	N 83°17'14" E	186.04'
S21	N 27°46'24" W	343.76'

LEGEND

- T = TAX MAP
- D = DEED
- R = RECORD
- O = OBSERVED
- C = CALCULATED
- U = USED
- ● = 5/8" IRON PIN SET
- O = IRON PIN FOUND
- P.O.C. = PLACE OF COMMENCING
- P.O.B. = PRINCIPAL PLACE OF BEGINNING
- R/W = RIGHT-OF-WAY
- L/A = LIMITED ACCESS
- ℄ = CENTERLINE
- CPP = CLEVELAND PUBLIC POWER VAULT
- IP = IRON PIN
- FND. = FOUND
- MON. = MONUMENT
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- EX. = EXISTING
- CONN = CONNECTION
- G.N. = GENERAL NOTE
- C.N. = COMMITMENT NOTE
- ENCR. = ENCROACHMENT
- = GRAVEL DRIVE
- C.C.M.R. = CUYAHOGA COUNTY MAP RECORDS
- C.C.D.R. = CUYAHOGA COUNTY DEED RECORDS

CURVE	RADIUS	ARC LENGTH	CHORD LEN.	CHORD BEARING	DELTA ANGLE	TANGENT
C100	5699.58'	219.45'	219.44'	N 23°40'04" E	02°12'22"	109.74'
C101	1530.08'	35.77'	35.77'	N 08°21'56" E	01°20'23"	17.89'
C102	5689.58'	184.75'	184.74'	N 23°29'42" E	01°51'38"	92.38'
C103	95.00'	43.50'	43.12'	S 08°12'02" W	26°13'57"	22.14'
C104	1530.08'	38.38'	38.38'	N 08°24'52" E	01°26'14"	19.19'
C105	5759.58'	210.46'	210.45'	N 23°36'41" E	02°05'37"	105.24'
C106	145.00'	121.77'	118.22'	S 12°24'14" E	48°06'57"	64.73'
C107	555.20'	50.02'	50.00'	S 73°28'27" E	05°09'42"	25.03'
C108	55.00'	16.45'	16.39'	N 07°55'20" E	17°08'17"	8.29'
C109	100.00'	62.51'	61.50'	N 18°33'16" W	35°49'02"	32.32'
C110	600.20'	114.68'	114.51'	S 65°25'09" E	10°56'52"	57.52'
C111	195.00'	163.76'	158.99'	S 12°24'14" E	48°06'57"	87.06'
C112	1530.08'	296.06'	295.60'	N 14°40'35" E	11°05'11"	148.49'
C113	5759.58'	27.64'	27.64'	N 27°49'46" E	00°16'30"	13.82'
C115	100.00'	37.58'	37.36'	S 17°52'16" W	21°31'51"	19.01'
C116	5759.58'	4.88'	4.88'	N 28°36'45" E	00°02'55"	2.44'
C117	100.00'	117.03'	110.46'	S 26°25'11" E	67°03'04"	66.25'
C118	555.20'	106.09'	105.92'	S 65°25'09" E	10°56'52"	53.20'
C119	482.62'	424.80'	411.22'	N 70°27'57" E	50°25'52"	227.26'
C120	482.62'	635.82'	590.62'	N 57°56'23" E	75°28'59"	373.57'
C121	5729.58'	749.00'	748.46'	S 26°18'35" W	7°29'24"	375.03'
C122	5729.58'	1043.26'	1041.82'	N 35°27'02" E	10°25'57"	523.08'
C123	452.62'	75.75'	75.66'	N 86°50'54" E	09°35'19"	37.96'
C124	600.20	168.76	168.20	S 68°00'00" E	16°06'34"	84.94'
C125	482.62	34.02	34.01	S 86°20'17" E	04°02'19"	17.02'
C126	482.62	114.79	114.52	N 88°52'04" E	13°37'38"	57.67'
C127	5729.58	209.37	209.35	N 31°06'05" E	02°05'37"	104.69'

CURVE	RADIUS	ARC LENGTH	CHORD LEN.	CHORD BEARING	DELTA ANGLE	TANGENT
C128	452.62'	596.30'	554.10'	S 57°56'23" W	75°29'00"	350.35'
C129	512.62'	255.88'	253.23'	S 34°29'53" W	28°36'00"	130.67'
C130	110.00'	70.79'	69.57'	S 38°37'59" W	36°52'12"	36.67'
C131	65.00'	126.97'	107.73'	S 01°06'21" W	111°55'27"	96.23'
C132	100.00'	154.43'	139.54'	S 75°48'45" W	88°29'03"	97.39'
C133	512.62'	139.42'	138.99'	S 87°53'24" W	15°34'57"	70.14'
C134	512.62'	280.04'	276.57'	S 64°26'54" W	31°18'02"	143.61'
C135	482.62'	131.26'	130.85'	S 87°53'24" W	15°34'57"	66.04'
C136	512.62'	419.46'	407.85'	S 72°14'23" W	46°53'00"	222.27'

CURVE	RADIUS	ARC LENGTH	CHORD LEN.	CHORD BEARING	DELTA ANGLE	TANGENT
C137	655.20'	278.72'	276.62'	N 72°07'55" W	24°22'24"	141.50'

PARCEL NO. 1
RESIDUAL PARCEL 5
LOT SPLIT MAP NO. 5 FOR EMERALD CORPORATE PARK
VOL. 375, PG. 51&52 C.C.M.R.
PPN 029-01-001
EMERALD RESEARCH PARK, LTD.
194,982.42 S.F.
4.4762 ACRES

PARCEL NO. 2
RESIDUAL PARCEL 4
LOT SPLIT MAP NO. 5 FOR EMERALD CORPORATE PARK
VOL. 375, PAGES 51&52 C.C.M.R.
1,949,893.52 S.F.
44.7634 ACRES
PPN 029-01-001
EMERALD RESEARCH PARK, LTD.

PARCEL NO. 3
RESIDUAL PARCEL 5
LOT SPLIT MAP NO. 5 FOR EMERALD CORPORATE PARK
VOL. 375, PG. 51&52 C.C.M.R.
PPN 029-05-002
VALUE PLACE CLEVELAND OH - SOUTHWEST AIRPORT LLC

PARCEL A
EMERALD CORPORATE PARK
LOT SPLIT MAP NO. 1
VOL. 293, PG. 71-72 C.C.M.R.

PARCEL B
LOT SPLIT MAP NO. 2 FOR EMERALD CORPORATE PARK
VOL. 302, PAGES 36&37 C.C.M.R.
PPN 029-06-013
EMERALD RESEARCH PARK, LTD.
AFN 200004050611 C.C.D.R.
COMMERCE LLC

PARCEL C
EMERALD CORPORATE PARK
LOT SPLIT MAP NO. 2
VOL. 302, PG. 36-37 C.C.M.R.

PARCEL D
EMERALD CORPORATE PARK
LOT SPLIT MAP NO. 3
VOL. 324, PG. 90-91 C.C.M.R.
PPN 029-02-005
GRTR. CLEVE. F.F. CREDIT UNION

PARCEL E
EMERALD CORPORATE PARK
LOT SPLIT MAP NO. 3
VOL. 324, PG. 90-91 C.C.M.R.
PPN 029-06-002
CROP PROPERTIES, LLC

PARCEL F
EMERALD CORPORATE PARK
LOT SPLIT MAP NO. 3
VOL. 324, PAGES 90&91 C.C.M.R.
PPN 029-06-013
EMERALD RESEARCH PARK, LTD.
AFN 200007120533 C.C.D.R.
70,023.56 S.F.
1.6075 ACRES

PARCEL G
EMERALD CORPORATE PARK
LOT SPLIT MAP NO. 4
VOL. 348, PG. 63-64 C.C.M.R.

PARCEL H
LOT SPLIT MAP NO. 5 FOR EMERALD CORPORATE PARK
VOL. 375, PG. 51-52 C.C.M.R.

PROPOSED PARCEL L
209,316 S.F.
4.8052 AC.

PROPOSED PARCEL K

PROPOSED RESIDUAL PARCEL 8

PPN 029-01-003
NGP V CLEVELAND, OH LLC
AFN 201011220961 C.C.D.R.

PPN 029-05-005
CARLA TRICARICHI
AFN 201207300040 C.C.D.R.

PPN 029-05-004
AIRPORT GARDEN HOTEL LTD.
V. 98-12122, PG. 53 C.C.D.R.

PPN 029-06-001
INTERNATIONAL PLACE, LLC, ET. AL.
AFN 201009210149, 0150, 0151 C.C.D.R.

PPN 029-02-001
EMERALD RESEARCH PARK, LTD.
RESIDUAL PARCEL 3
EMERALD CORPORATE PARK
LOT SPLIT MAP NO. 4
VOL. 348, PG. 63-64 C.C.M.R.

PPN 029-03-003 BARBARA L. CONSORTE VOLUME 76-16802, PAGE 725 C.C.D.R.
PPN 029-03-004 BARBARA A. KARAN AFN 201012220228 C.C.D.R.
PPN 029-03-005 TRUSTEE OF THE AFN 201112200334 C.C.D.R.
PPN 029-03-006, -016, -032
PPN 029-03-007 RICHARD L. WHITT AFN 200608280555 C.C.D.R.
PPN 029-03-008 EMERALD RESEARCH PARK, LTD. AFN 200001140055 C.C.D.R.
PPN 029-03-009 AFN 200811220841 C.C.D.R.
PPN 029-03-010 KRIEGSMEYER TRST AFN 200212080046 C.C.D.R.
PPN 029-03-018
PPN 029-03-019
PPN 029-03-020

CENTERLINE
A=635.82'
R=482.62'
Δ=75°29'00"
B=S 57°56'23" W
C=590.83'
T=373.57'

CENTERLINE
A=255.32'
R=600.20'
Δ=24°22'24"
B=N 72°07'55" W
C=253.40'
T=129.62'

TOTAL R/W CURVE
A=287.86'
R=65.00'
Δ=253°44'23"
B=N 69°48'07" W
C=104.00'
T=86.67'

AREA "A"
AREA "B"
AREA "C"
VOLUME 3287, PAGE 415 C.C.D.R. (C.N. #12),
VOLUME 3378, PAGE 597 C.C.D.R. (C.N. #13),
VOLUME 3380, PAGE 503 C.C.D.R. (C.N. #14) AND
VOLUME 98-13924, PAGE 18 C.C.D.R. (C.N. #28)

40' REAR BUILDING SETBACK FROM DEED OF DECLARATION

25' SIDE BUILDING SETBACK FROM DEED OF DECLARATION

100' FRONT BUILDING SETBACK FROM DEED OF DECLARATION

IRON PIN MONUMENT FOUND 2.61' S, 0.46' E @ INTERSECTION OF ORIG. & RELOCATED

P.C. IRON PIN MONUMENT FOUND 0.91' S., 0.14' E.

ALTA/ACSM LAND TITLE SURVEY

FOR

MGB PROJECT SERVICES, LLC

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 4 AND ALL OF PARCEL L IN LOT SPLIT MAP #7 OF EMERALD CORPORATE PARK AS RECORDED IN AFN _____ OF CUYAHOGA COUNTY MAP RECORDS.

0' 50' 100' 150'

Scale 1" = 50'-0"

NORTH

ACTUAL DATE OF SURVEY: APRIL 7, 2021

APRIL 22, 2021

MACKAY
Engineering & Surveying Company
7017 Pearl Road, Cleveland, Ohio 44130
(440) 886-4500 (440) 886-4590 Fax

LEGEND

T = TAX MAP
D = DEED
R = RECORD
O = OBSERVED
C = CALCULATED
U = USED
● = 5/8" IRON PIN SET
○ = IRON PIN FOUND
P.O.C. = PLACE OF COMMENCING
P.P.O.B. = PRINCIPAL PLACE OF BEGINNING
R/W = RIGHT-OF-WAY
L/A = LIMITED ACCESS
℄ = CENTERLINE
CPP = CLEVELAND PUBLIC POWER VAULT
IP = IRON PIN
FND. = FOUND
MON. = MONUMENT
N = NORTH
S = SOUTH
E = EAST
W = WEST
EX. = EXISTING
CONN = CONNECTION
G.N. = GENERAL NOTE
C.N. = COMMITMENT NOTE
ENCR. = ENCROACHMENT
= GRAVEL DRIVE
C.C.M.R. = CUYAHOGA COUNTY MAP RECORDS
C.C.D.R. = CUYAHOGA COUNTY DEED RECORDS
— — — — = EX. 5' CONTOUR
- - - - - - - - = EX. 1' CONTOUR

PROPOSED PARCEL L
209,316 S.F.
4.8052 AC.

PROPOSED RESIDUAL PARCEL 8

PPN 029-02-001
EMERALD RESEARCH PARK, LTD.

RESIDUAL PARCEL 3
EMERALD CORPORATE PARK
LOT SPLIT MAP NO. 4
VOL. 348, PG. 63-64 C.C.M.R.

PARCEL D
EMERALD CORPORATE PARK
LOT SPLIT MAP NO. 3
VOL. 324, PG. 90-91 C.C.M.R.
PPN 029-02-005
GRTR. CLEVE. F.F. CREDIT UNION

COMMON AREA (C.N. #22)

40' REAR BUILDING SETBACK FROM DEED OF DECLARATION

190' FRONT BUILDING SETBACK FROM DEED OF DECLARATION

25' SIDE BUILDING SETBACK FROM DEED OF DECLARATION

EX. WETLAND FLAG (TYP.)

STORM SEWER EASEMENT #2 AND PLAT VOL. 304, PG. 55 C.C.M.R. (C.N. #22) V. 98-11566, PG. 31 C.C.R. (C.N. #29)

10' ELEC. EASEMENT (C.N. #22)

TEL. EASEMENT (C.N. #22)

SANITARY SEWER, STORM SEWER, WATER MAIN & UTILITY EASEMENT AFN 200305300569 C.C.D.R.

WATER MAIN CIRCULATION EASEMENT AFN 199904291044 C.C.D.R. PLAT VOL. 304, PG. 55 C.C.M.R. (C.N. #22)

EX. 24" RSP
EX. 30"X18" CPP VAULT
EX. LIGHT POLE
EX. CEI MH ELEV. 762.85
EX. 36"X24" TELECOMM VAULT
EX. HYDRANT ELEV. 765.93
EX. GRAVEL DRIVE
EX. ROCKWALL
EX. HEADWALL INV. = 753.43
EMPTY MON. FND.
EMPTY MON. FND.
I.P. FND. '4195'
I.P. MON FND.
I.P. MON FND.
"CAPPED" IP FND. BENT
"CAPPED" IP FND.
"4195" I.P. FND.
1/2" LP. FND. BENT
1/2" LP. FND.
5/8" I.P. FND.
5/8" I.P. FND.
5/8" I.P. FND.
5/8" I.P. FND.
1/2" I.P. FND.
1" I.P. FND.
1/2" IP IN STONE MON FND.
1/2" IP IN STONE MON FND.
1/2" IP IN STONE MON FND.
1/2" IRON PIN FND.
PIPE FND.
PIPE FND.
CONC. MON. FND.
CONC. MON. FND.
STONE MON FND.

N 00°19'22" E
N 84°19'07" W 342.85'
N 84°19'07" W 342.85'
N 05°40'53" E 25.00' C&U
N 00°03'34" E 813.05' C&U
N 00°38'03" W 678.97' C&U
N 59°56'43" W 287.43'
N 59°56'43" W 159.48'
N 30°03'17" E
N 11°21'57" E 61.12' C&U
N 47°21'57" E 141.72' C&U
S 54°40'04" E 183.41' C&U
S 37°25'56" W 241.17'
S 00°38'03" E 765.03' C&U
S 00°20'53" E 75.53' R&U
N 74°22'26" E 70.75' R&U
164.71' R&U
N 78°43'16" E 107.48' C&U
N 78°43'16" E 57.23' C&U
S 84°12'38" E 73.17' R&U
S 83°13'15" E 130.37' C&U
S 83°13'15" E 161.35' C&U
232.34' R 232.64' C&U
284.20' HOPKINS
716.45' HOPKINS 717.64' CALC.
124.22' D 124.70' C&U N 00°38'03" W
90° D 91.03' C&U S 37°25'53" W
S 52°41'17" E 209.81' D&U 210.16' OBS.
14.01'

A=155.36' C&U
R=655.20'
Δ=13°35'10"
C=155.00'
B=N 77°31'32" W
T=78.05'

CENTERLINE
A=255.32'
R=600.20'
Δ=24°22'24"
B=N 72°07'55" W
C=253.40'
T=129.62'

A=123.36' C&U
R=655.20'
Δ=10°47'15"
C=123.17'
B=N 65°20'20" W
T=61.86'

/W CURVE
=236.18'
=555.20'
=24°22'24"
=234.40'
=N 72°07'55" W
=119.90'

C10 C15 C14 C16 L10 L15 L115 L27

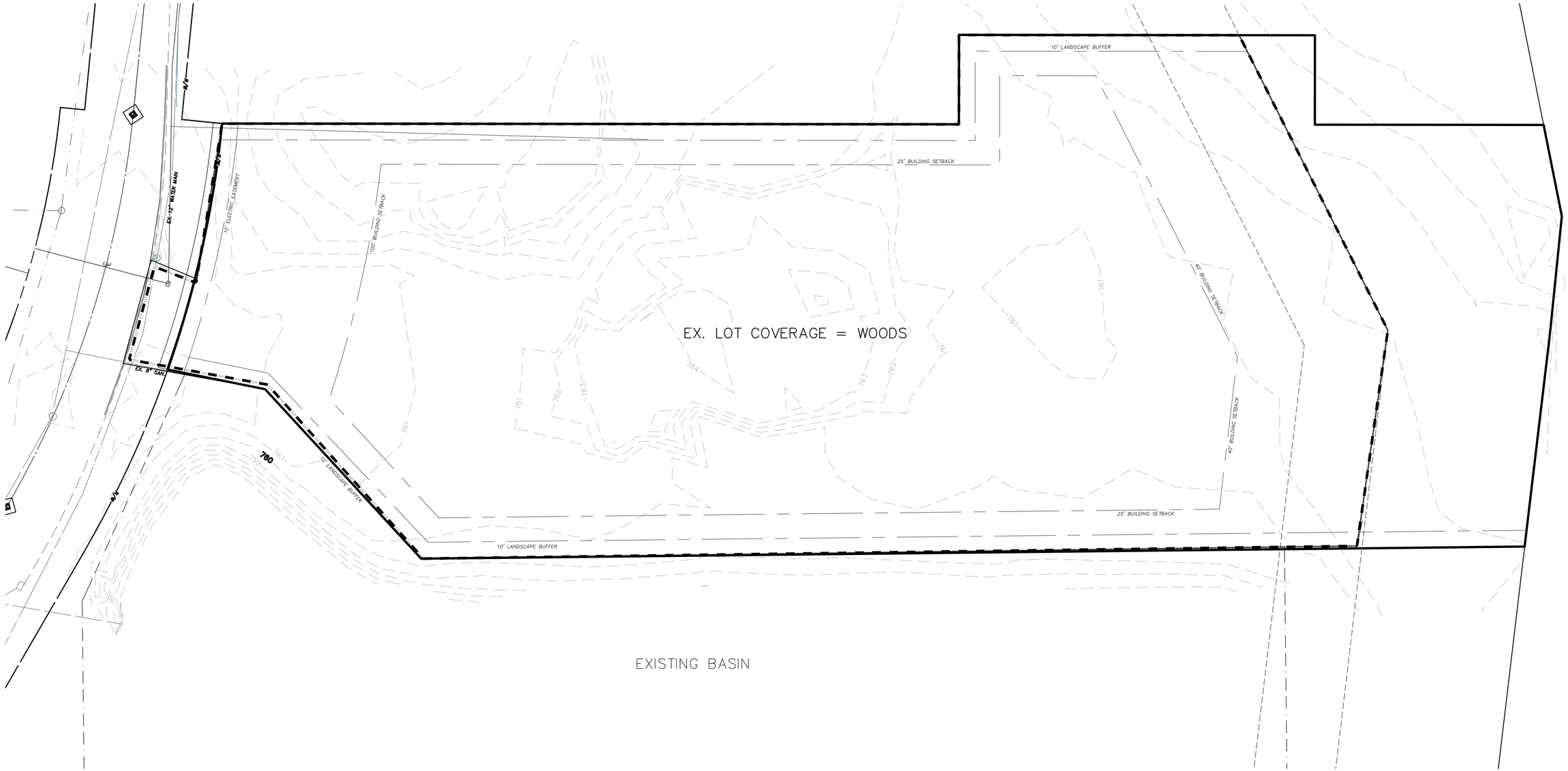
ENCR. #1 ENCR. #2 ENCR. #3

PPN 029-03-007 RICHARD J. WHITT AFN 200809230350 C.C.D.R.
PPN 029-03-006 BARBARA J. KUBIAK AFN 201203200228 C.C.D.R.
PPN 029-03-005 EMERALD RESEARCH PARK, LTD. AFN 200001160059 C.C.D.R.
PPN 029-03-015 TRUST PROPERTY, LLC AFN 201112200394 C.C.D.R.
PPN 029-03-004 BARBARA L. CONNOR VOLUME 78-14802, PAGE 725 C.C.D.R.
PPN 029-03-003 FRANCIS J. KUBIAK AFN 200611220847 C.C.D.R.
PPN 029-03-010 KRISTJANSEN TRUST AFN 200203060046 C.C.D.R.
PPN 029-03-008, -016, -402
PPN 029-03-001, -018
PPN 029-03-019
PPN 029-03-020

Vol. C.M.P.O. PARCEL #1 326 PG. C.C.D.R. 597
Vol. C.M.P.O. PARCEL #1 326 PG. C.C.D.R. 415

IRON PIN MONUMENT FOUND 2.61' S, 0.46' E OF INTERSECTION OF ORIG. & RELOCATED

5694 - ALTA SURVEY MAP.DWG



LEGEND

R/W = RIGHT-OF-WAY
℄ = CENTERLINE
TBM = TEMPORARY
HYD = HYDRANT
SAN. = SANITARY
STM. = STORM
ELEV = ELEVATION
EX. = EXISTING

= EX. CONTOUR

= CLEARING LIMITS

NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL INSTALL SILT FENCE, FILTER SOCK, INLET PROTECTION, TEMPORARY CONSTRUCTION ENTRANCE AND TEMPORARY SEDIMENT BASIN PRIOR TO BEGINNING CONSTRUCTION OF PARKING LOT.
3. SEE TEMPORARY SEDIMENT BASIN AND S.W.P.P.P., SHEET No. C7.00 FOR TEMPORARY SEDIMENT BASIN.

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0' 30' 60' 80'
SCALE: 1" = 30'

UNDERGROUND UTILITIES
2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECT

UNDERGROUND UTILITIES
2 WORKING DAYS
BEFORE YOU DIG
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OIL & GAS PRODUCERS UNDERGROUND PROTECTION SERVICE
(OGPUPS)

MACKAY
Engineering & Surveying Company
7017 Pearl Road, Cleveland, Ohio 44130
(440) 886-4500 (440) 886-4590 Fax

STATE OF OHIO
KIMBERLY R. KERBER
63894
REGISTERED PROFESSIONAL ENGINEER

VOLUME 1: CORE & SHELL

MEDVET CLEVELAND - ANIMAL HOSPITAL

EMERALD PARKWAY, CLEVELAND, CUYAHOGA COUNTY

STATUS:
PRELIMINARY
NOT FOR CONSTRUCTION

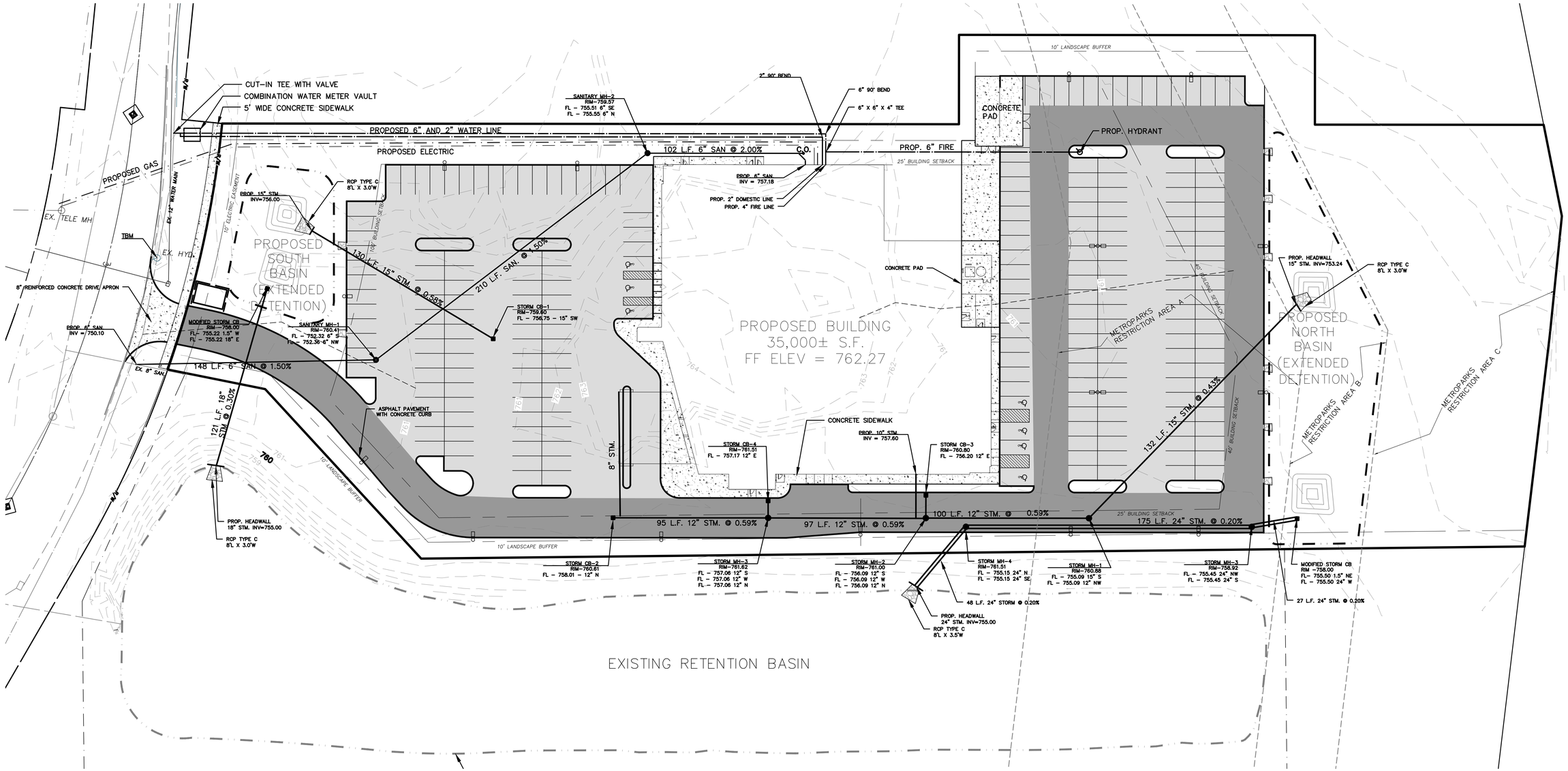
REVISION:

PROJECT NUMBER:
21036

Sheet Name:
EXISTING CONDITIONS

DATE:
16 AUGUST 2021

SHEET NUMBER:
C1.10



LEGEND

FND. = FOUND
CB = CATCH BASIN
MH = MANHOLE

○ = I. P. FOUND
● = 5/8" IRON PIN SET
IP SET
R/W = RIGHT-OF-WAY

℄ = CENTERLINE
IP = IRON PIN
N = NORTH
S = SOUTH
E = EAST
W = WEST
CALC. = CALCULATED
= LIGHT POLE

SAN. = SANITARY
STM. = STORM
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE PIPE
ELEV = ELEVATION
EX. = EXISTING
TBM = TEMPORARY BENCH MARK
HYD = HYDRANT
CONN. = CONNECTION
= LIGHT POLE
M.S. = METAL SIGN
= POWER POLE

= EX. STORM SEWER
= EX. SANITARY SEWER
= EX. UNDERGROUND CONDUIT
= EX. WATER MAIN
= EX. GAS
= EX. OVERHEAD WIRES
= PROPOSED HEAVY DUTY ASPHALT
= PROPOSED LIGHT DUTY ASPHALT
= PROPOSED STORM
= PROPOSED SANITARY
= PROPOSED WATER
= PROPOSED GAS
= PROPOSED ELECTRIC

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NOTES

1. THE LOCATION AND/OR EXISTENCE OF UTILITY LINES ARE SHOWN FROM RECORD INFORMATION WITHIN OUR POSSESSION AND ABOVE GROUND OBSERVATIONS ONLY. OHIO UTILITIES PROTECTION SERVICE HAS BEEN CONTACTED AND ANY INFORMATION RECEIVED HAS BEEN SHOWN. WE DO NOT ACCEPT RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN BY RECORDS WITHIN OUR POSSESSION OR NOT REASONABLY OBSERVABLE ON THE GROUND. DURING CONSTRUCTION, THE CONTRACTOR SHALL USE DILIGENCE IN PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND STRUCTURES. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS AND RESTORATION OF THE SAME TO THE SATISFACTION OF THE OWNER AND/OR ARCHITECT.

2. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.

3. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DETAILS.

0' 30' 60' 80'
SCALE: 1" = 30'

UNDERGROUND UTILITIES
2 WORKING DAYS
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CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECT

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7017 Pearl Road, Cleveland, Ohio 44130
(440) 886-4500 (440) 886-4590 Fax

STATE OF OHIO
KIMBERLY R. KERBER
63894
REGISTERED PROFESSIONAL ENGINEER

VOLUME 1: CORE & SHELL

MEDVET CLEVELAND - ANIMAL HOSPITAL

EMERALD PARKWAY, CLEVELAND, CUYAHOGA COUNTY

STATUS:
PRELIMINARY
NOT FOR CONSTRUCTION

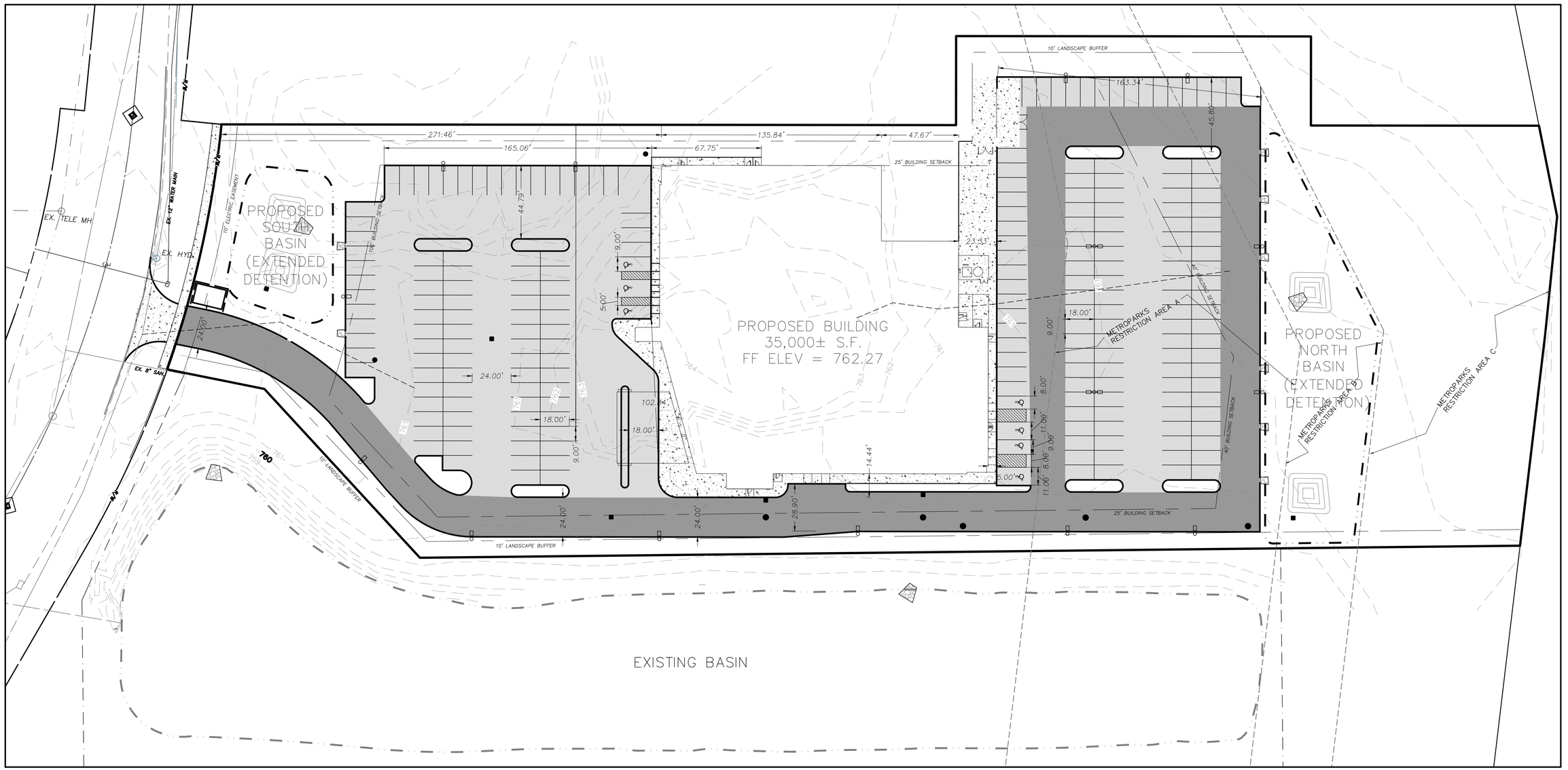
REVISION:

PROJECT NUMBER:
21036

Sheet Name:
SITE LAYOUT & UTILITY PLAN

DATE:
16 AUGUST 2021

SHEET NUMBER:
C2.00



SEE SHEET C2.00 FOR LEGEND AND NOTES

0' 30' 60' 80'

SCALE: 1" = 30'

UNDERGROUND UTILITIES
2 WORKING DAYS
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OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECT

UNDERGROUND UTILITIES
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STATE OF OHIO
KIMBERLY R. KERBER
63894
REGISTERED PROFESSIONAL ENGINEER

VOLUME 1: CORE & SHELL

MEDVET CLEVELAND - ANIMAL HOSPITAL

EMERALD PARKWAY, CLEVELAND, CUYAHOGA COUNTY

STATUS:

PRELIMINARY
NOT FOR CONSTRUCTION

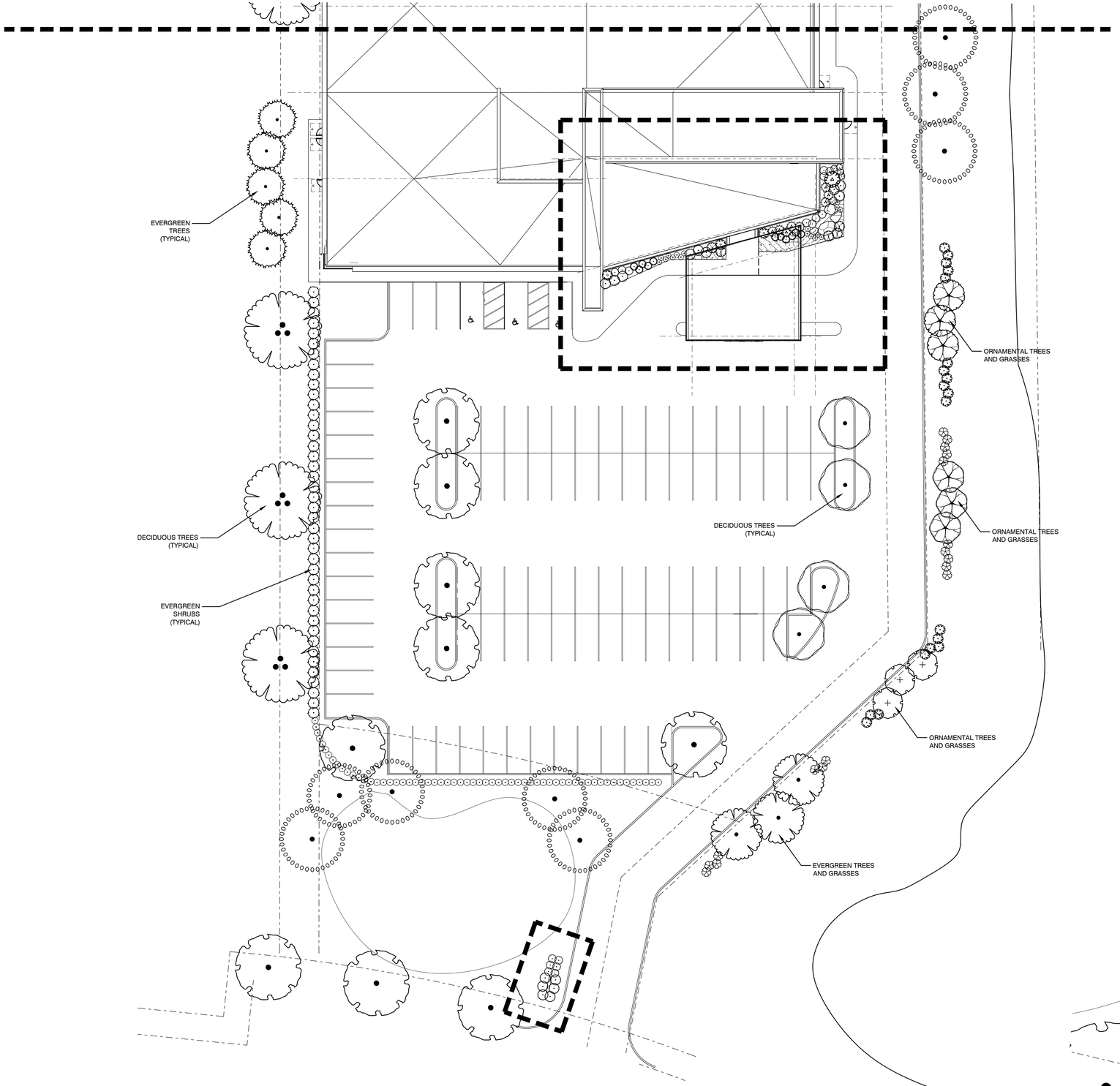
REVISION:

PROJECT NUMBER: 21036

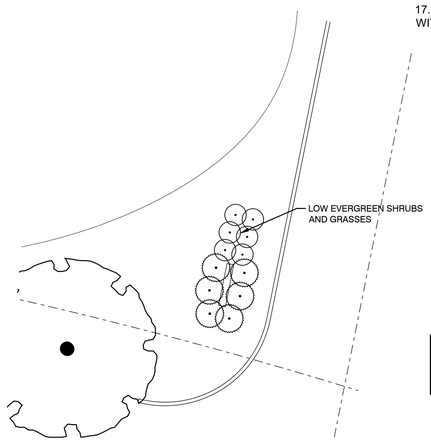
Sheet Name: DIMENSIONED SITE PLAN

DATE: 16 AUGUST 2021

SHEET NUMBER: C3.00



1 LANDSCAPE PLAN
1"-20'



2 ENTRY LANDSCAPE
1"-10'

GENERAL PLANTING NOTES:

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. KLA STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.

2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.

4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.

5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.

6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.

7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-2014) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.

8. ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".

9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.

10. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.

11. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.

12. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE

13. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

14. ALL SHRUBS AND GROUND COVER BEDS (EXISTING AND NEW), PLANTING BEDS, AND SHRUB MASSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.

15. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAT 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.

16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. (SEE LANDSCAPE PLANS) . SEEDING OR SODDING BY LANDSCAPE CONTRACTOR.

17. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM.

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1" = 20'

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VOLUME 1: CORE & SHELL
MEDVET CLEVELAND - ANIMAL HOSPITAL
EMERALD PARKWAY, CLEVELAND, CUYAHOGA COUNTY

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21036

LANDSCAPE PLAN

14 SEPTEMBER 2021

L-1

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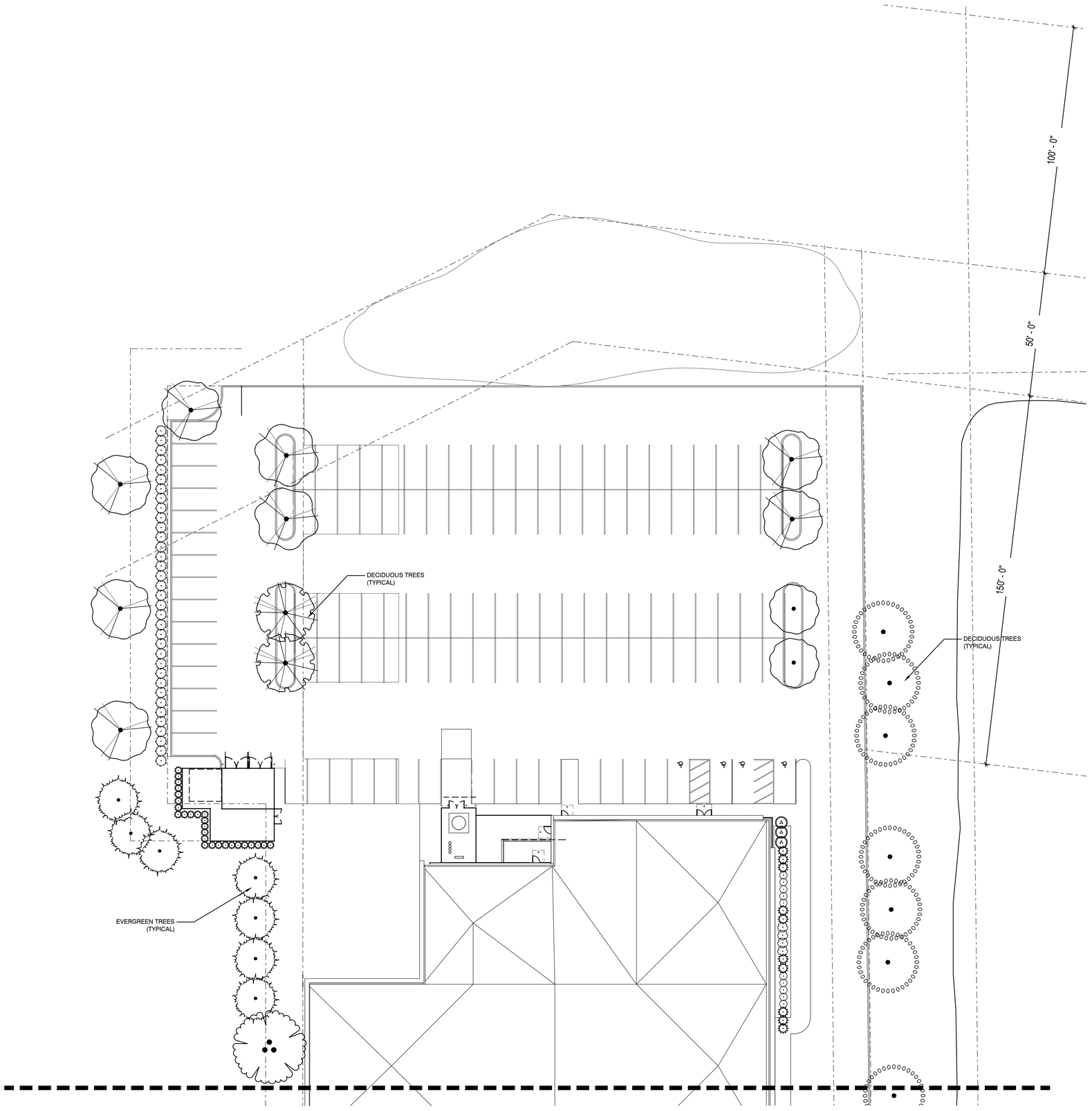

GENERAL PLANTING NOTES:

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. KLA STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.

2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.

4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.

5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.

6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.

7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-2014) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.

8. ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".

9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.

10. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.

11. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.

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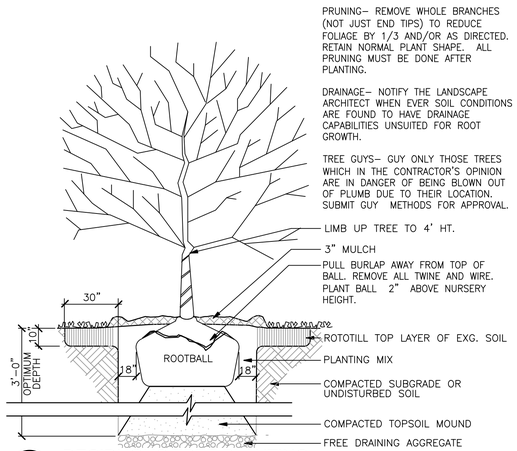
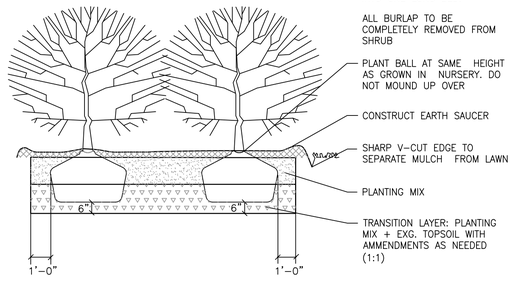


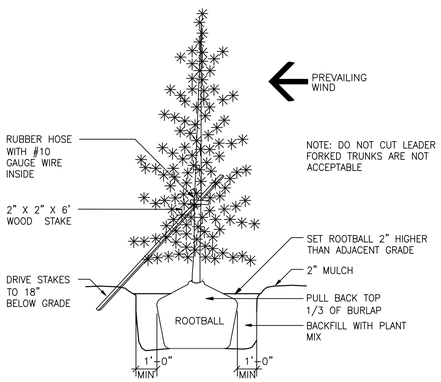
1 DECIDUOUS TREE PLANTING

NTS P-CO-MAA-MEDV-01



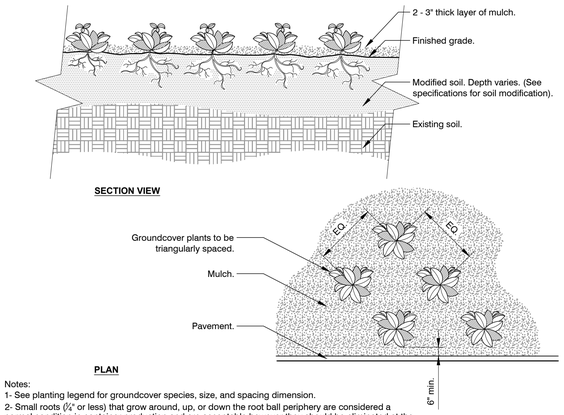
3 SHRUB PLANTING GROUP

NTS P-CO-TRI-AULT-03



2 EVERGREEN TREE PLANTING

NTS P-CO-MAA-MEDV-03



Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (½" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periperhy can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

4 GROUNDCOVER

3/4" = 1'-0"

URBAN TREE FOUNDATION © 2014
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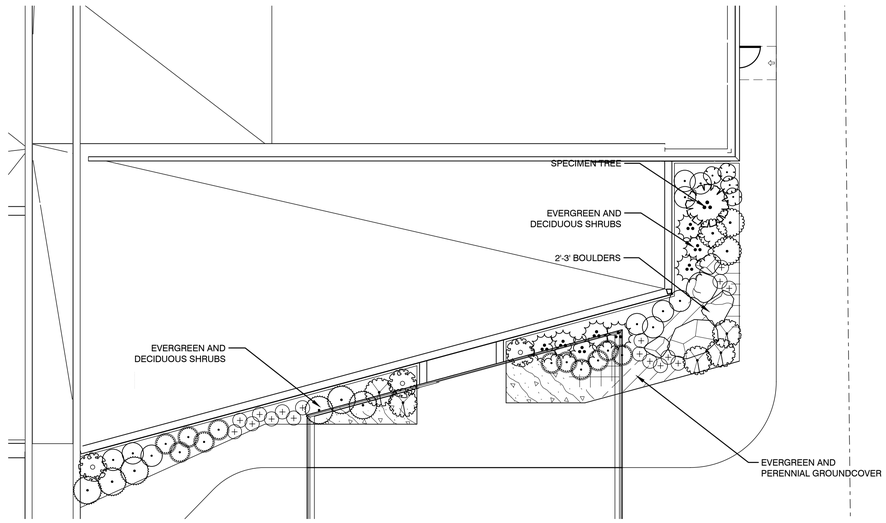
P-CO-MAA-MEDV-05



5 LOBBY ENTRY

1"-10'

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	AA	Acer freemanii `Autumn Blaze`	Autumn Blaze Maple	2" Cal.	B&B	2	
	AR2	Acer rubrum `October Glory` TM	October Glory Maple	2" Cal.	B&B	6	
	CG	Cedrus atlantica 'Glauca Pendula'	Weeping Blue Atlas Cedar	4` Ht.	B&B	1	SPECIMAN TREE
	CO	Cercis canadensis `Covey` `Lavender Twist`	Lavender Twist Redbud	1.5" Cal.	B&B	3	
	CA	Chamaecyparis nootkatensis `Green Arrow`	Green Arrow Alaskan Cedar	4` Ht.	B&B	10	
	MP	Malus x `Prairifire`	Prairifire Crab Apple	1.5" Cal.	B&B	3	
	MS	Malus x `Snowdrift`	Snowdrift Crab Apple	1.5" Cal.	B&B	3	
	MG	Metasequoia glyptostroboides	Dawn Redwood	2" Cal.	B&B	4	
	PG	Picea glauca	White Spruce	5` Ht.	B&B	7	
	PS	Pinus strobus	White Pine	5` Ht.	B&B	5	
	QC	Quercus coccinea	Scarlet Oak	2" Cal.	B&B	2	
	SI	Syringa reticulata `Ivory Silk`	Ivory Silk Japanese Tree Lilac	2" Cal.	B&B	3	
	TD	Taxodium distichum	Bald Cypress	2" Cal.	B&B	14	
	TS	Thuja occidentalis `Smaragd`	Emerald Green Arborvitae	5` Ht.	B&B	27	
	TC2	Tilia cordata	Littleleaf Linden	2" Cal.	B&B	4	
	UL	Ulmus x `Liberty`	Elm	2" Cal.	B&B	2	
	ZV	Zelkova serrata `Village Green`	Sawleaf Zelkova	2" Cal.	B&B	9	

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	BG	Buxus x `Green Velvet`	Boxwood	3 gal.		60	
	CK	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	3 gal		26	
	CE	Chamaecyparis pisifera `Lime Pie`	`Lime Pie` Sawara Cypress	3 gal		4	
	FG	Fothergilla gardenii	Dwarf Fothergilla	3 gal.		11	
	JS	Juniperus chinensis `Sea Green`	Sea Green Juniper	3 gal.		77	
	JB2	Juniperus conferta `Blue Pacific`	Blue Pacific Juniper	3 gal		3	
	JB	Juniperus sabina `Broadmoor`	Broadmoor Juniper	3 gal		12	
	PH	Pennisetum alopecuroides `Hameln`	Hameln Dwarf Fountain Grass	1 gal		17	
	RO	Physocarpus opufolius	Summer Wine Nine Bark	3 gal		4	
	PN	Picea abies `Nidiformis`	Nest Spruce	3 gal		8	
	RA	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	3 gal		5	
	SL2	Schizachyrium scoparium	Little Bluestem Grass	1 gal		17	
	SN	Sorghastrum nutans	Indian Grass	2 gal		19	
	TO	Thuja occidentalis `Zematlik`	Zematlik Arborvitae	3 gal.		3	AVAILABLE AT DANNAHER LANDSCAPE AND NURSURY, GALENA OHIO
	VC3	Viburnum carlesii	Korean Spice Viburnum	5 gal		3	

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS
	AB	Aster x `Blue Autumn`	Hardy Aster	4"pot		18" o.c.	8	
	CS2	Coreopsis verticillata `Sienna Sunset`	Sienna Sunset Tickseed	4"pot		18" o.c.	13	
	EP	Echinacea purpurea	Purple Coneflower	4"pot		18" o.c.	8	
	LB	Liriope muscari `Big Blue`	Big Blue Lilyturf	1 gal		24" o.c.	5	
	VM	Vinca major	Periwinkle	FLAT		12" o.c.	87	

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LANDSCAPE PLAN

14 SEPTEMBER 2021

L-3

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3. Base wall to be manufactured ledge stone, Eldorado Stone, Limestone, York. (used at Moraine location)
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5. Glass windows and storefront to be medium solar grey with natural anodized aluminum frame (used at most locations)
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MEDVET - MASSING AND EXTERIOR MATERIAL STUDY

SOUTH ELEVATION - BUILDING MAIN ENTRY VIEW

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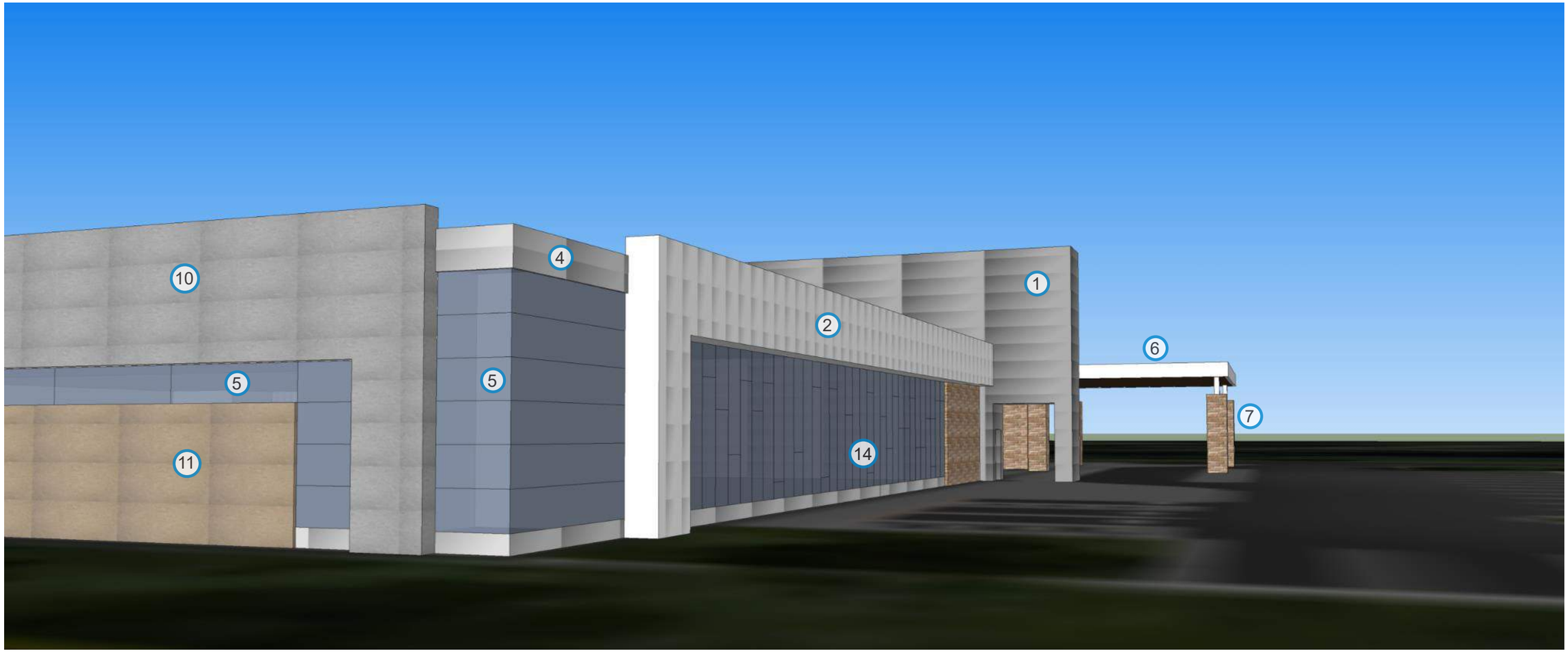
SOUTH ELEVATION - MAIN ENTRY GROUND VIEW



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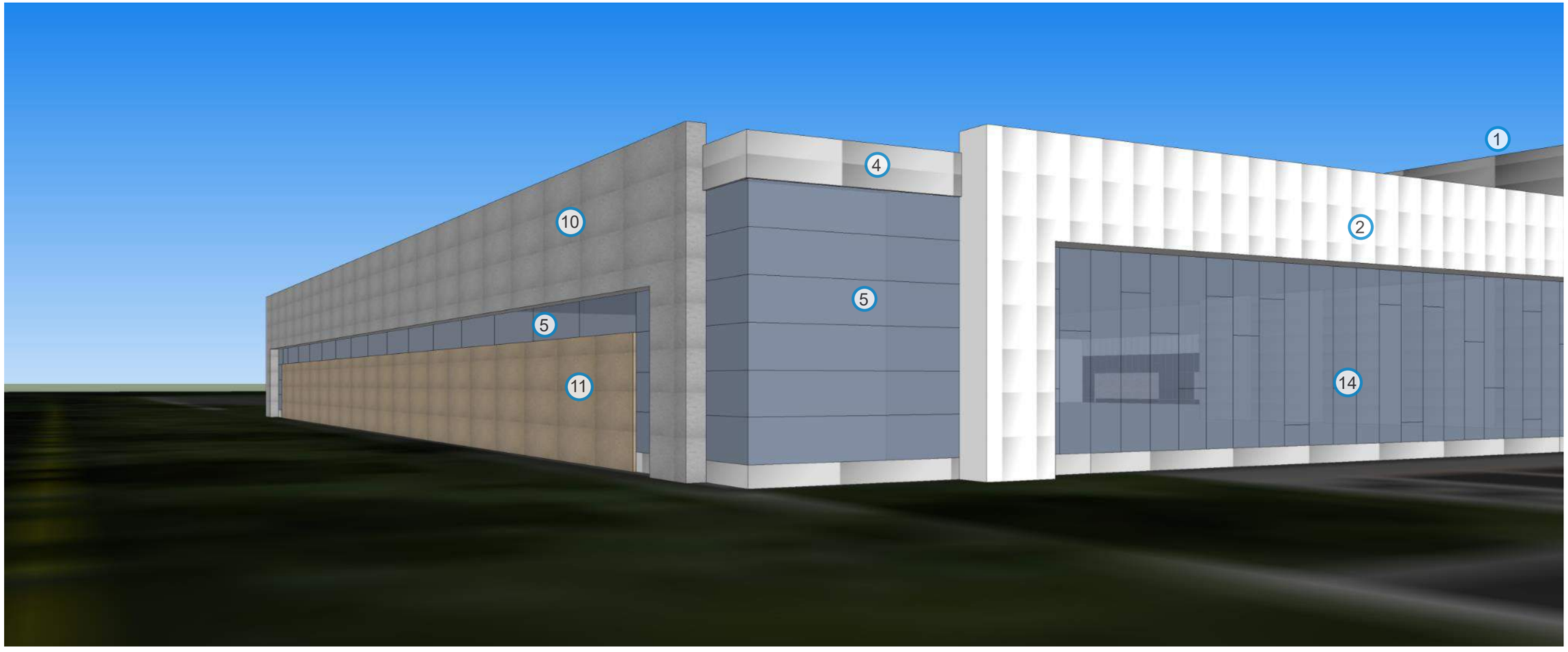
SOUTH ELEVATION - GROUND VIEW



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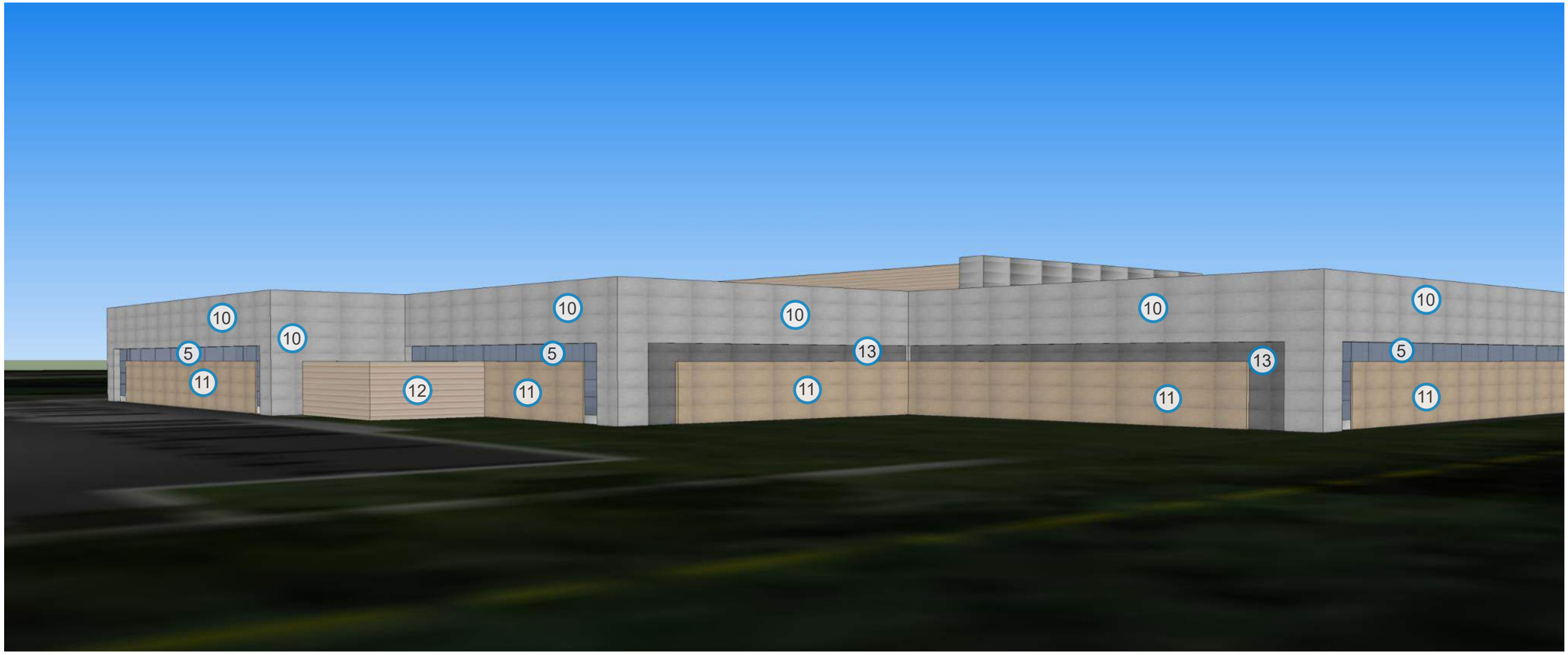
WEST ELEVATION - GROUND VIEW



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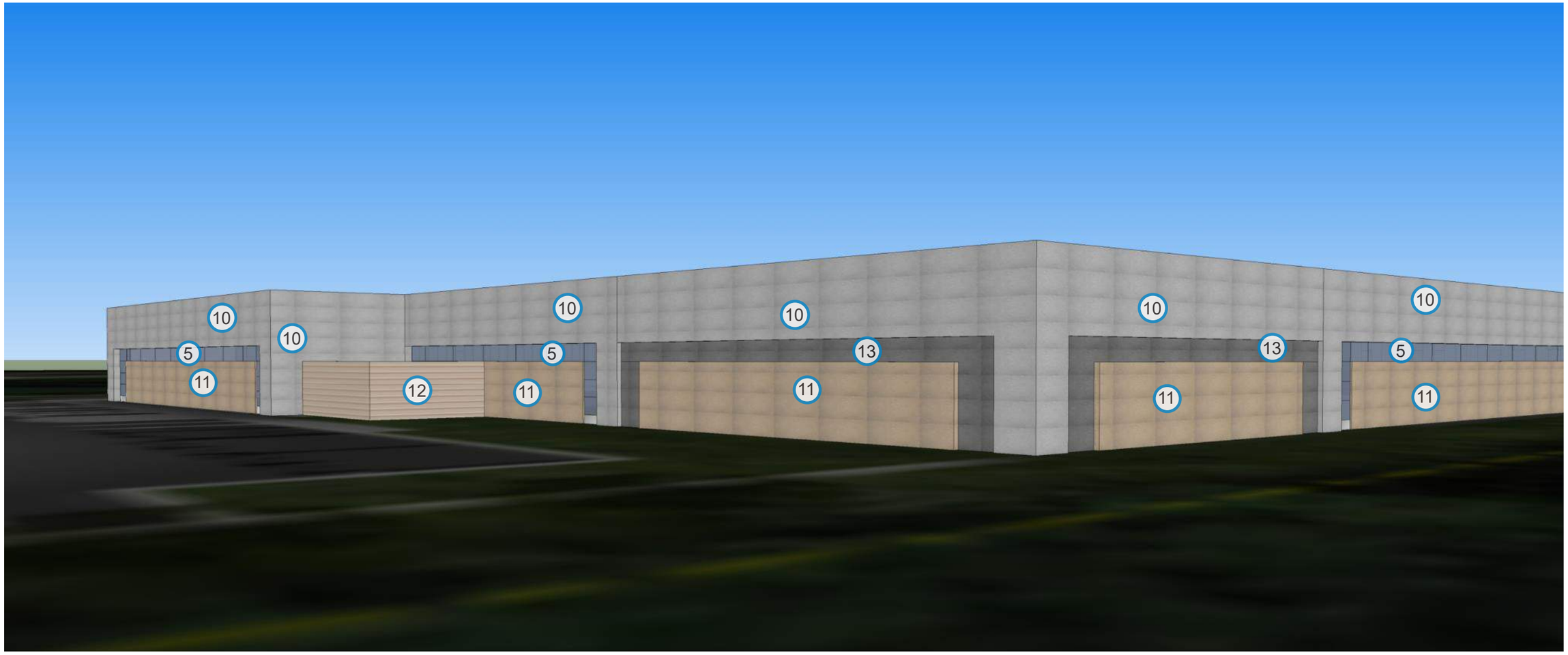
MEDVET - MASSING AND EXTERIOR MATERIAL STUDY

NORTH ELEVATION - GROUND VIEW (PHASE ONE, WITHOUT LINEAR ACCELERATOR)



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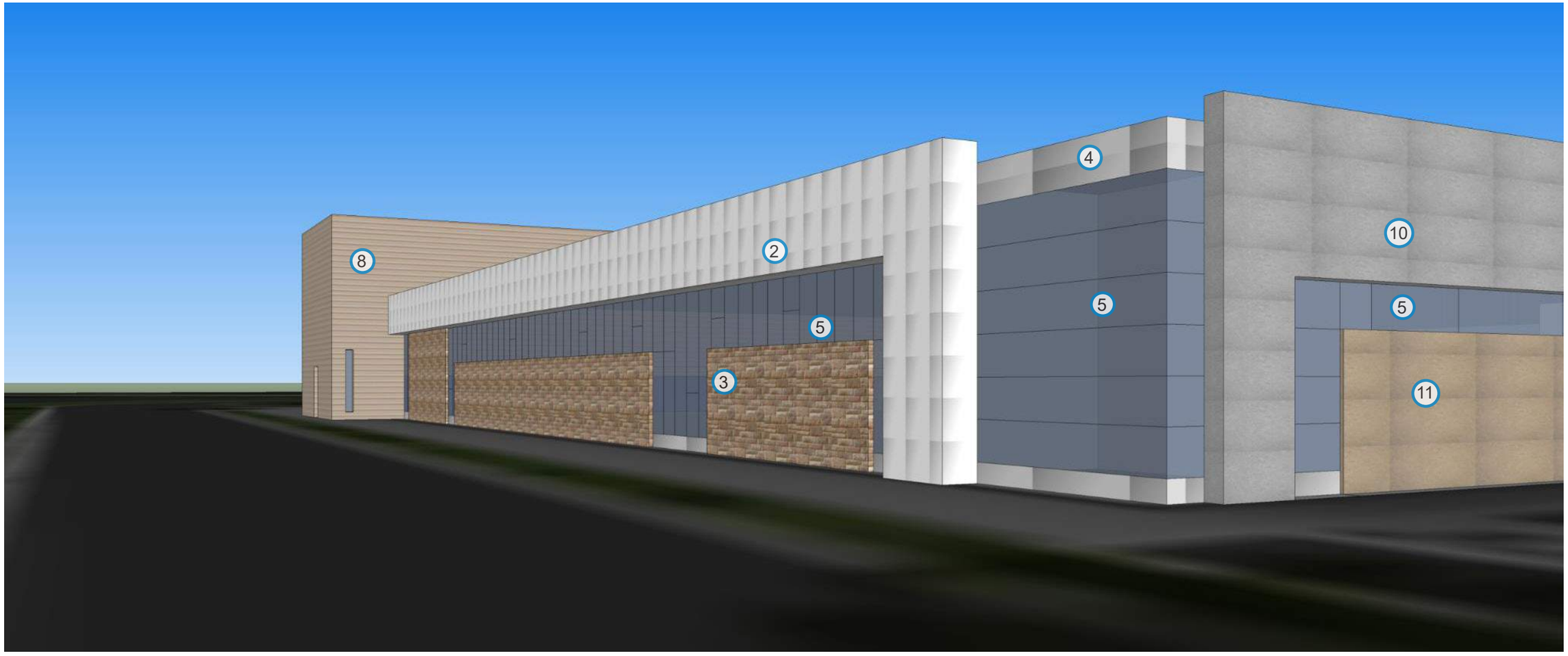
MEDVET - MASSING AND EXTERIOR MATERIAL STUDY

NORTH ELEVATION - GROUND VIEW (PHASE TWO, WITH LINEAR ACCELERATOR)



1. Accent wall to be Synthetic Stucco, smooth finish, joint pattern to be Coursed Ashlar, color to match Dryvit 618 Antique Gray (used at Moraine location)
2. Wall to be metal panel similar to Centria Intercept, joint pattern to be sqaured, color to be White (used at Dallas, Chicago locations)
3. Base wall to be manufactured ledge stone, Eldorado Stone, Limestone, York. (used at Moraine location)
4. Wall to be metal panel similar to Centria Intercept, joint pattern to be horizontal 4x2, color to be Anodized Aluminum to match storefront (used at Moraine location)
5. Glass windows and storefront to be medium solar grey with natural anodized aluminum frame (used at most locations)
6. Canopy to be metal panels similar to Centria Versawall, color to be White (used at Dallas, Chicago locations)
7. Canopy columns and Main Entry vestibule to be manufactured ledge stone, Eldorado Stone, Limestone, York. (used at Moraine location)
8. Accent wall to be dimensional metal panel similar to Centria Profile series, BR5-36, color to be #9948 Champagne Bronze. (used at Moraine location)
9. MedVet Logo
10. Accent wall to be Synthetic Stucco, smooth finish, joint pattern to be orthagonal grid, color to match Dryvit 618 Antique Gray (used at Moraine location)
11. Accent wall to be Synthetic Stucco, smooth finish, joint pattern to be orthagonal grid, color to match Dryvit 110 Van Dyke (used at Moraine location)
12. Fence material to be dimensional metal panel similar to Centria Profile series, BR5-36, color to be #9948 Champagne Bronze. (used at Moraine location)

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MEDVET - MASSING AND EXTERIOR MATERIAL STUDY

EAST ELEVATION - GROUND VIEW

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MEDVET - MASSING AND EXTERIOR MATERIAL STUDY

SOUTH AND EAST ELEVATION - GROUND VIEW

1 Accent wall to be Synthetic Stucco, smooth finish, joint pattern to be Coursed Ashlar, color to match Dryvit 618 Antique Gray (used at Moraine location)

2 Wall to be metal panel similar to Centria Intercept, joint pattern to be sqaured, color to be White (used at Dallas, Chicago locations)

3 Base wall to be manufactured ledge stone, Eldorado Stone, Limestone, York. (used at Moraine location)

4 Wall to be metal panel similar to Centria Intercept, joint pattern to be horizontal 4x2, color to be Anodized Aluminum to match storefront (used at Moraine location)

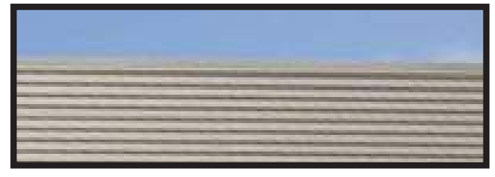
6 Canopy to be metal panels similar to Centria Versawall, color to be White (used at Dallas, Chicago locations)

7 Canopy columns and Main Entry vestibule to be manufactured ledge stone, Eldorado Stone, Limestone, York. (used at Moraine location)

8 Accent wall to be dimensional metal panel similar to Centria Profile series, BR5-36, color to be #9948 Champagne Bronze. (used at Moraine location)

10 Accent wall to be Synthetic Stucco, smooth finish, joint pattern to be orthagonal grid, color to match Dryvit 618 Antique Gray (used at Moraine location)

11 Accent wall to be Synthetic Stucco, smooth finish, joint pattern to be orthagonal grid, color to match Dryvit 110 Van Dyke (used at Moraine location)



12 Fence material to be dimensional metal panel similar to Centria Profile series, BR5-36, color to be #9948 Champagne Bronze. (used at Moraine location)

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MEDVET - MASSING AND EXTERIOR MATERIAL STUDY

SOUTH ELEVATION - BUILDING HEIGHTS

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MEDVET - MASSING AND EXTERIOR MATERIAL STUDY

EAST ELEVATION - BUILDING HEIGHTS

STRUCTURES 35% (77,468) ALLOWED;
PROPOSED ALLOTMENT 20%
STRUCTURES AND PAVING 75% (166,000) ALLOWED;
PROPOSED ALLOTMENT 62%

TOTAL LOT SF. 221,335 SF

COVERAGE
43,590 sf STRUCTURES
76,570 sf PARKING PAVING (34,415+42,155)
16,485 sf ACCESS PAVING
136,645 TOTAL SF

95 FRONT SPACES
122 REAR SPACES
217 TOTAL SPACES = 6.1 SPACES / 1000

175 SPACES /5 * 1000 = 35,000 S.F. BUILDING

RIGHT OF WAY
10' ELEC. EASEMENT
PROPERTY LINE
10' LANDSCAPE BUFFER
25' BUILDING SETBACK
100' BUILDING SETBACK
5,000 S.F. DETENTION
35,220 SF.
95 SPACES
NEW BUILDING
43,160 SF.
122 SPACES
10,000 S.F. DETENTION
ADDITIONAL PARKING SPACES SHOWN HATCHED
5 A2.02
5 A2.01
25' BUILDING SETBACK
10' LANDSCAPE BUFFER
PROPERTY LINE
EXISTING POND
150' - 0"
50' - 0"
100' - 0"
BUILDABLE AREA
ZONE A
STRUCTURE MAY NOT EXCEED
30' HT OR 2 STORIES
ZONE B
PARKING ETC.
ZONE C
NO IMPROVEMENTS
MAINTAIN NATURAL STATE

1 A2.00 site plan
1" = 30'-0"

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VOLUME 1: CORE & SHELL

MEDVET CLEVELAND - ANIMAL HOSPITAL

EMERALD PARKWAY, CLEVELAND, CUYAHOGA COUNTY

STATUS:

STATE OF OHIO
BRADLEY A. ROOT
0413575
REGISTERED ARCHITECT

BRADLEY A. ROOT 0413575
EXPIRATION DATE 12-31-2021

REVISION:

PROJECT NUMBER:
21036

Sheet Name:
ARCHITECTURAL SITE PLAN

DATE:
16 AUGUST 2021

SHEET NUMBER:
A2.00

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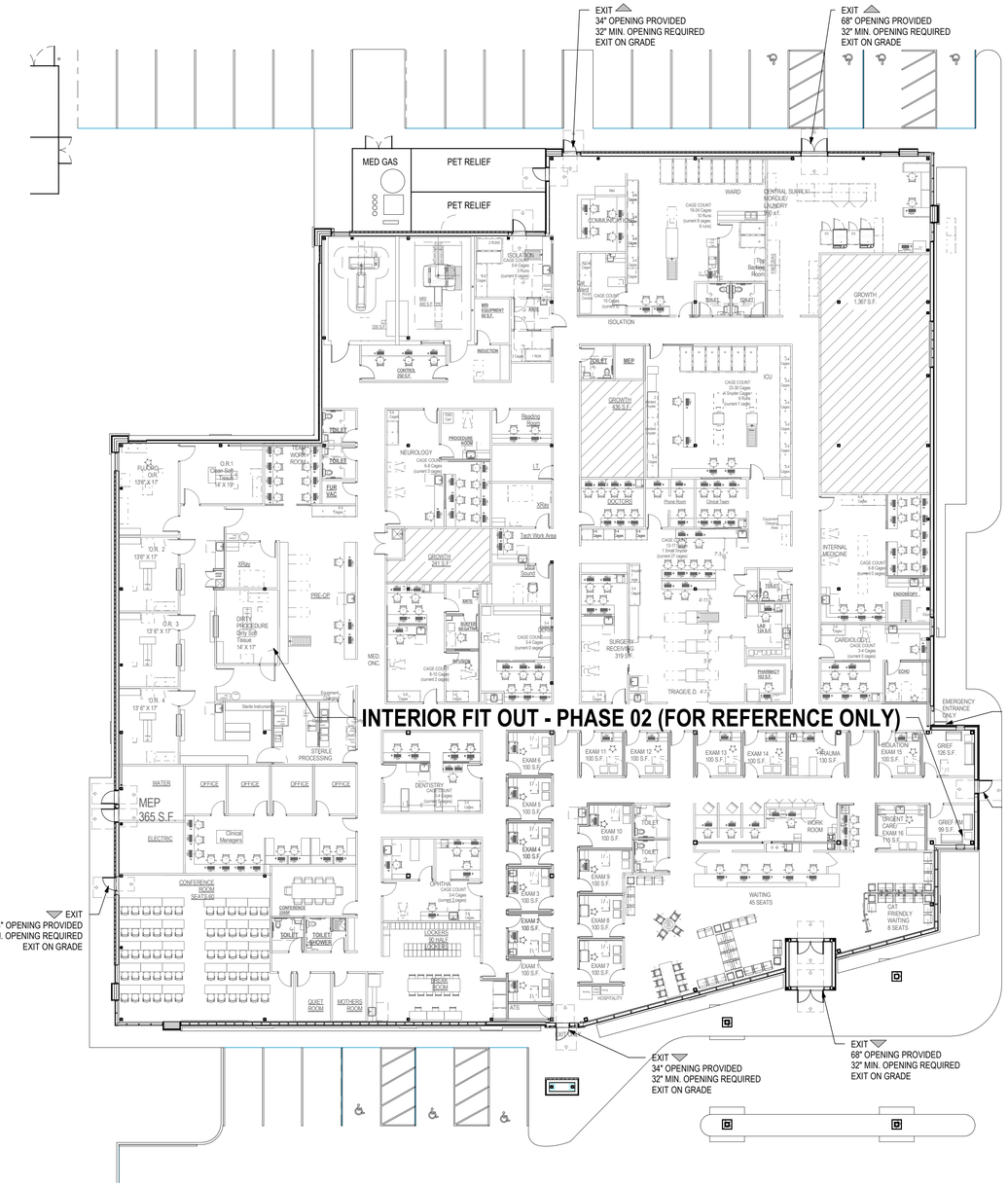

overall life safety plan - first floor

1/16" = 1'-0"

PROJECT DESCRIPTION:
TURNKEY ANIMAL HOSPITAL FOR MEDVET. ANIMAL HOSPITAL IS A NEW BUILD ONE STORY 35,000 SQUARE FOOT BUILDING SET ON A 4 ACRE SITE. THESE DOCUMENTS INCLUDE PHASE ONE, A CORE AND SHELL PACKAGE TO COMMENCE FOR SITE WORK, FOUNDATIONS, AND STEEL ERECTION. PHASE TWO WILL BE THE FINAL SCOPE AND TENANT FIT OUT. PHASE TWO WILL BE ISSUED IN A SEPARATE PACKAGE

CODE SUMMARY:
SITE ZONING: NEW BUILD

APPLICABLE BUILDING CODES:
2017 OHIO BUILDING CODE
2012 NFPA 101 LIFE SAFETY CODE
INTERNATIONAL ENERGY CONSERVATION (2012 EDITION)
AND/OR ASHRAE 90.1 - 2010
2017 OHIO MECHANICAL CODE
2017 OHIO PLUMBING CODE
2017 NATIONAL ELECTRIC CODE
2016 NFPA 72 FOR FIRE ALARMS
2016 NFPA 13 FOR FIRE SUPRESSION
OBC CHAPTER 11 (ACCESSIBILITY STANDARDS AND ICC/ANSI A117.1-2009
2017 OHIO FIRE PREVENTION CODE (2015 IFC WITH AMENDMENTS)
INTERNATIONAL FUEL GAS CODE (IFCC-2015/NFPA 101-2012)

EXISTING BUILDING DESIGN DATA:
- USE GROUP: B BUSINESS
- CONSTRUCTION TYPE: II-B

TYPE OF WORK PROPOSED:
NEW BUILD
BUILDING HEIGHT PER OBC 504.3 - 75'

AREA OF WORK : (2017 OBC, TABLE 1004.5)	AREA	OCCUPANTS
BUSINESS B @ 150 SF GROSS/OCCUPANT:	33,790 SF	225
ASSEMBLY A @ 15 SF NET/OCCUPANT:	1,210 SF	81
TOTAL:	35,000 SF	306
MAXIMUM ALLOWABLE FLOOR AREA (OBC 506.2) SM	92,000 SF	

FIRE SUPPRESSION AND MONITORING DATA
THE BUILDING IS FULLY SPRINKLED.
SPRINKLERS WILL BE MODIFIED TO ACCOMMODATE THE NEW TENANT LAYOUT.
AUTOMATIC FIRE DETECTION SYSTEM IS EXISTING. SYSTEM WILL BE MODIFIED TO ACCOMMODATE THE NEW TENANT LAYOUT.

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (OBC TABLE 601)

PRIMARY STRUCTURAL FRAME:	0 HR
BEARING WALLS:	
EXTERIOR	0 HR
INTERIOR	0 HR
NONBEARING WALLS	
EXTERIOR (CBC TABLE 602):	0 HR
INTERIOR:	0 HR
FLOOR CONSTRUCTION:	0 HR
ROOF CONSTRUCTION:	0 HR
CORRIDORS (SPRINKLERED)	0 HR (OBC 1020.2)

EGRESS:

MIN. STAIRWAYS EGRESS WIDTH REQ. (OBC 1005):	N/A
MIN. STAIRWAYS EGRESS WIDTH PROVIDED:	N/A
MIN. EGRESS WIDTH REQ. (OBC 1005.3.2 EXCEPTION 1):	45.9 IN.
EGRESS WIDTH PROVIDED:	114 IN.
NUMBER OF EXITS REQ. (OBC 1006.2.1):	2
NUMBER OF EXITS PROVIDED:	3
MIN. CORRIDOR WIDTH (CBC 1020.2):	44"
MAX. COMMON PATH OF TRAVEL DISTANCE (SPRINKLERED) OBC 1006.2.1:	100'-0"
MAXIMUM EXIT ACCESS TRAVEL DISTANCE (SPRINKLERED) OBC 1017.2:	300'-0"
MAXIMUM DEAD END CORRIDOR LENGTH (SPRINKLERED) OBC 1020.4:	50'-0"

INTERIOR WALL AND CEILING FINISH REQUIREMENTS (CBC TABLE 803.13)

	CLASS
INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS:	B
CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS:	C
ROOMS AND ENCLOSED SPACES:	C

PLUMBING
(OBC TABLE 2902.1):
CLASSIFICATION: BUSINESS
OCCUPANCY: B (306 occupants = 153 Men & 153 Women)

SPACE		WATER CLOSETS				LAVATORIES			DRINKING FOUNTAINS		SERVICE SINK
USE	LOAD	RATIO	M	RATIO	F	RATIO	M	F	RATIO	REQUIRED	
B	306	1 PER 25 FOR THE FIRST 50, 1 PER 50 FOR REMAINING	3.34	1 PER 25 FOR THE FIRST 50, 1 PER 50 FOR REMAINING	3.34	1 PER 40 FOR THE FIRST 80, 1 PER 80 FOR REMAINING	2.46	2.46	1 PER 100	3.06	1
M	153										
F	153										
SUBTOTAL			4.06		4.06		2.92	2.92		3.06	1
REQUIRED			5		5		3	3		3	1
PROVIDED			**5**		**5**		**3**	**3**		**3**	**1**

WALL RATING LEGEND

0 HOUR SMOKETIGHT PARTITION BUILT TIGHT TO UNDERSIDE OF FLOOR / ROOF DECK ABOVE (EXG)

SMOKE BARRIER (EXG)

1/2 HOUR FIRE BARRIER (EXG)

ONE-HOUR RATED FIRE BARRIER (EXG)

TWO-HOUR RATED FIRE BARRIER (EXG)

THREE-HOUR RATED FIRE BARRIER (EXG)

GENERAL LIFE SAFETY NOTES:
1. PROVIDE STENCIL OF WALL RATING ON ALL WALLS WITHIN THE LIMITS OF CONSTRUCTION. STENCIL TO BE RED, 3" HIGH LEGIBLE LETTERING, MINIMUM OF 5'-0" O/C ALONG THE FULL WALL LENGTH, ABOVE CEILING.
2. WALL RATINGS SHOWN ON EXISTING WALLS DENOTE EXISTING WALL RATINGS AS PROVIDED BY THE OWNER. WITHIN THE LIMIT OF CONSTRUCTION, REPAIR / FIRE/STOP WALLS TO MEET EXISTING WALL RATINGS.
3. REFER TO DOOR SCHEDULE FOR DOOR RATING REQUIREMENTS.

LIFE SAFETY DEVICES LEGEND

△ FE — FIRE EXTINGUISHER

EXIT — EXIT DOOR

EXISTING TO REMAIN

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BRADLEY A. ROOT
0413575
REGISTERED ARCHITECT
BRADLEY A. ROOT 0413575
EXPIRATION DATE 12-31-2021

REVISION:

PROJECT NUMBER:
21036

Sheet Name:
LIFE SAFETY PLAN

DATE:
16 AUGUST 2021

SHEET NUMBER:
A0.50

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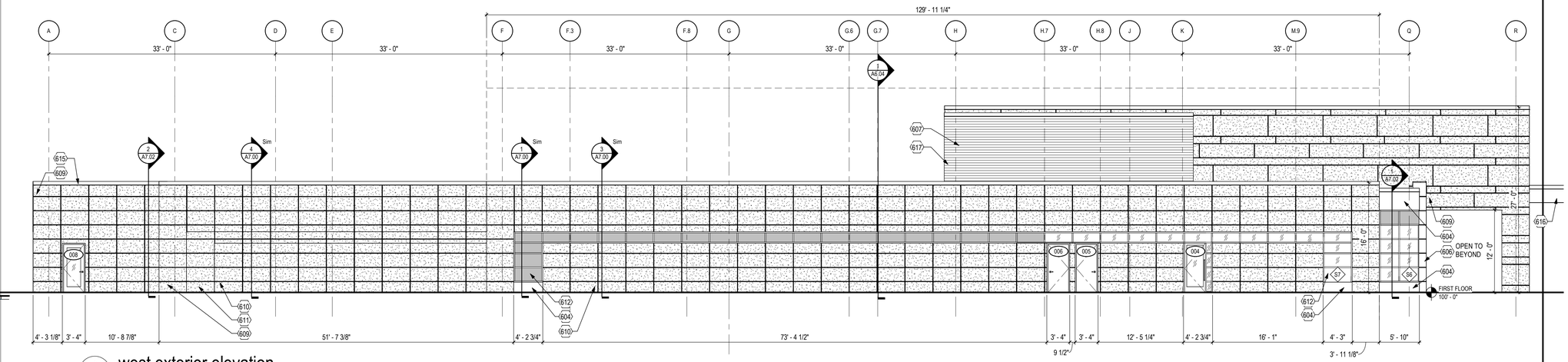
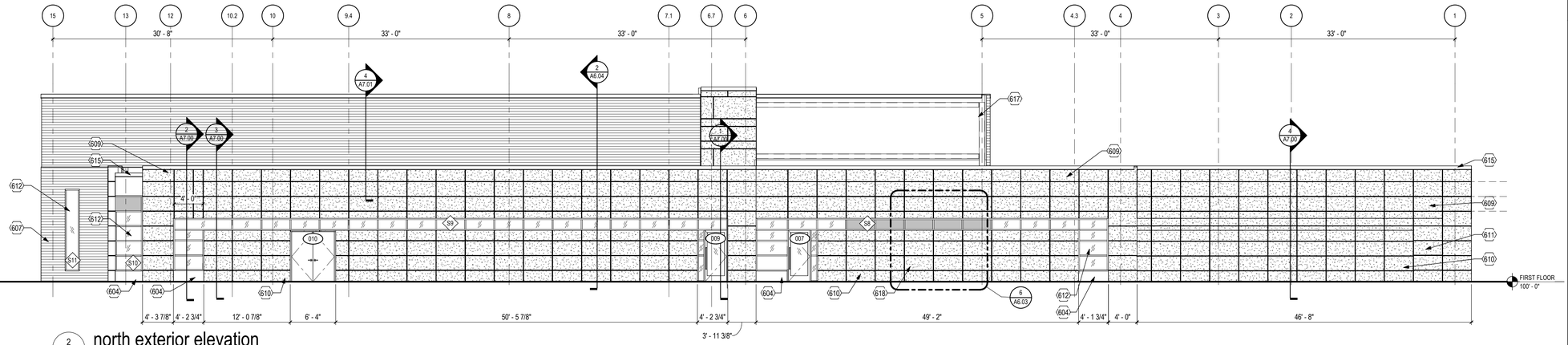
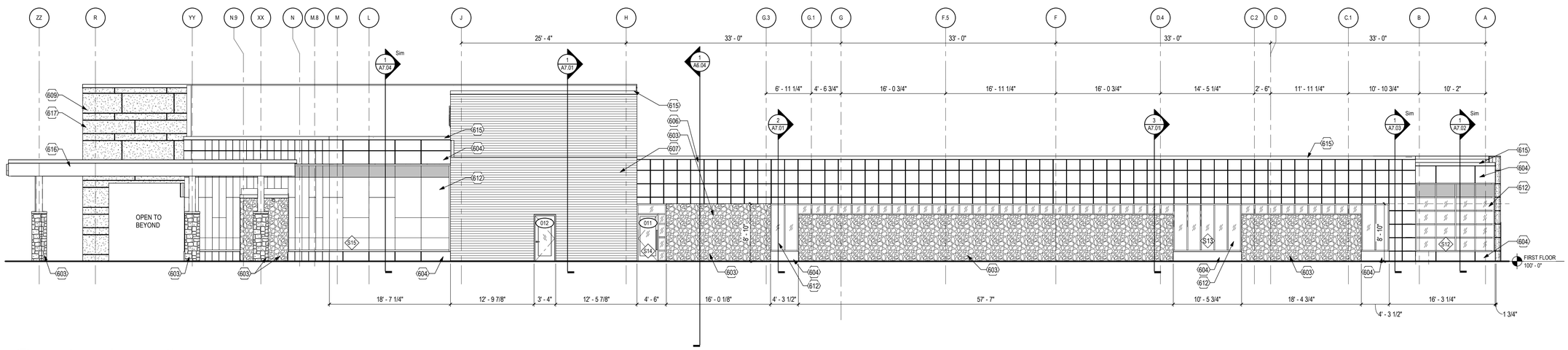


3 A6.01 **west exterior elevation**
1/8" = 1'-0"



2 A6.01 **north exterior elevation**
1/8" = 1'-0"



1 A6.01 **east exterior elevation**
1/8" = 1'-0"

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EXTERIOR ELEVATIONS GENERAL NOTES

CODED NOTES - EXTERIOR ELEVATIONS

601 EXTERIOR INSULATION FINISHING SYSTEM 1 - DRYVIT 618 ANTIQUE GRAY, COURSED ASHLAR PATTERN. SEE SPECIFICATIONS.
602 EXTERIOR FLAT METAL PANEL 1 - WHITE. SEE SPECIFICATIONS, PROVIDE MATCHING COPING AND TRIM.
603 MANUFACTURED STONE VENEER. SEE SPECIFICATIONS.
604 EXTERIOR FLAT METAL PANEL 2 - ANODIZED ALUMINUM. SEE SPECIFICATIONS, PROVIDE MATCHING COPING AND TRIM.
605 EXTERIOR GLASS 1.
606 FLAT METAL PANEL 3 - WHITE. SEE SPECIFICATIONS, PROVIDE MATCHING COPING AND TRIM
607 CORRUGATED METAL PANEL - CHAMPAGNE BRONZE. SEE SPECIFICATIONS, PROVIDE MATCHING COPING AND TRIM.
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611 EXTERIOR INSULATION FINISHING SYSTEM - DRYVIT 617A WINTER EVE. SEE SPECIFICATIONS.
612 EXTERIOR GLASS. SEE SPECIFICATIONS.
613 ROOF CANOPY. SEE SECTIONS.
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615 COPING. SEE SPECIFICATIONS.
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617 SCREENWALL BEYOND.
618 REMOVABLE PANEL. SEE A6 SERIES.
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Sheet Name:
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SHEET NUMBER:
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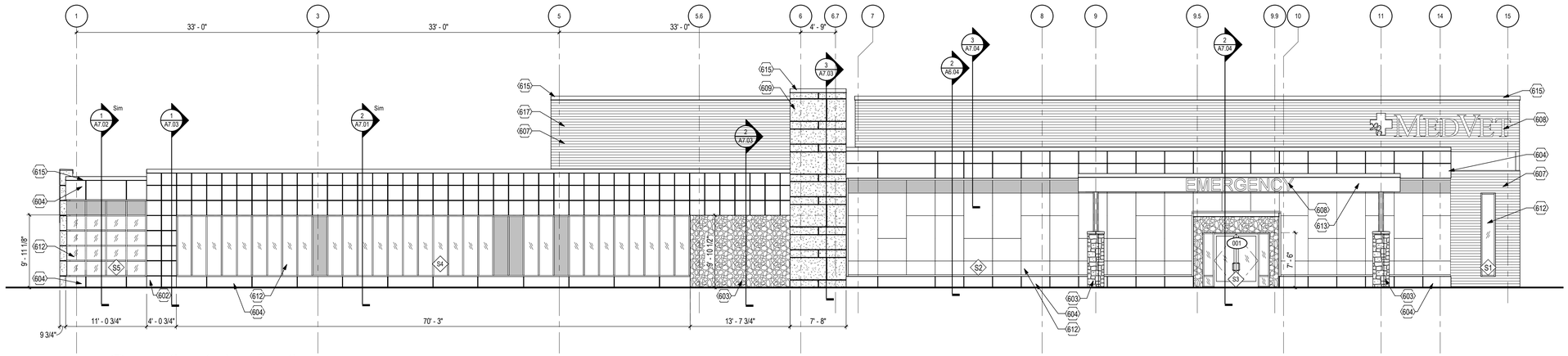
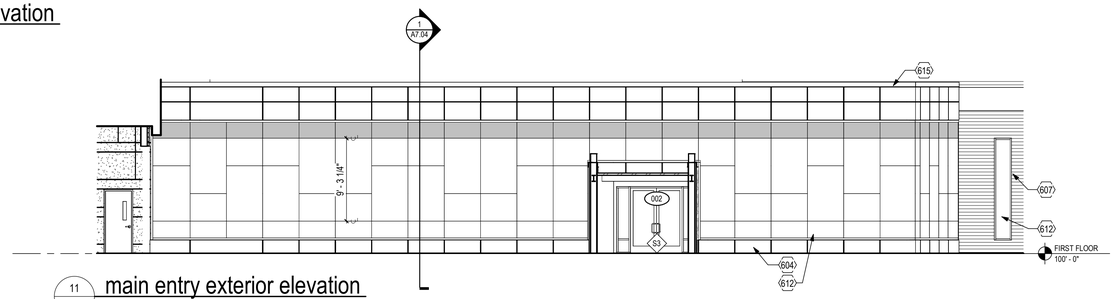
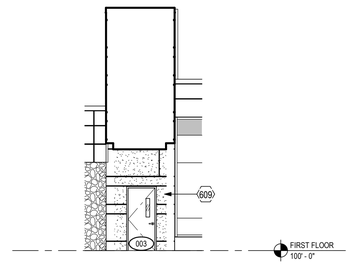


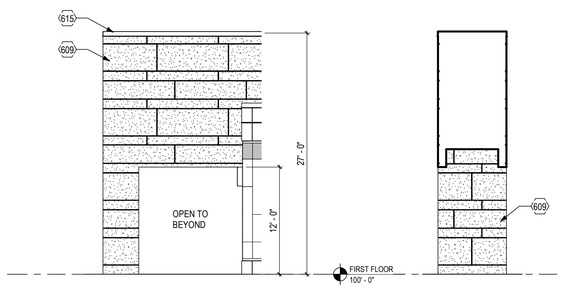
12 A6.02 south exterior elevation
1/8" = 1'-0"



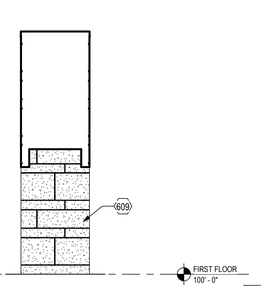
11 A6.02 main entry exterior elevation
1/8" = 1'-0"



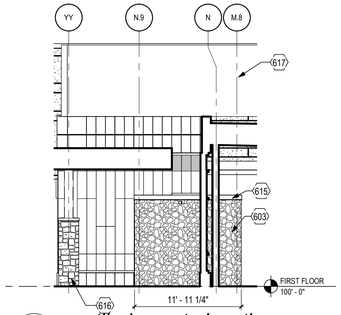
10 A6.02 breezeway north elevation
1/8" = 1'-0"



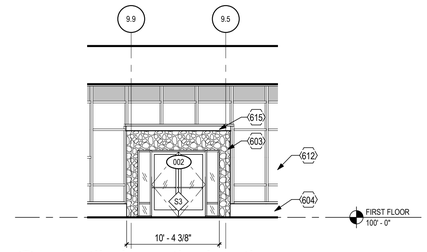
9 A6.02 breezeway east elevation
1/8" = 1'-0"



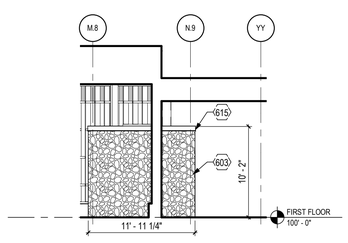
8 A6.02 breezeway south elevation
1/8" = 1'-0"



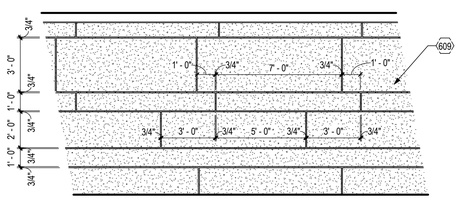
7 A6.02 vestibule east elevation
1/8" = 1'-0"



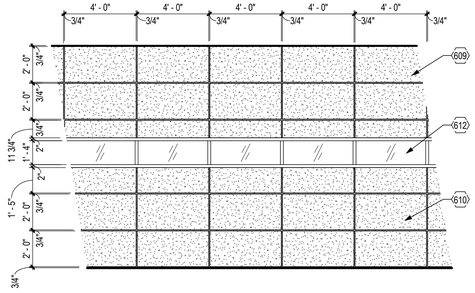
6 A6.02 vestibule north elevation
1/8" = 1'-0"



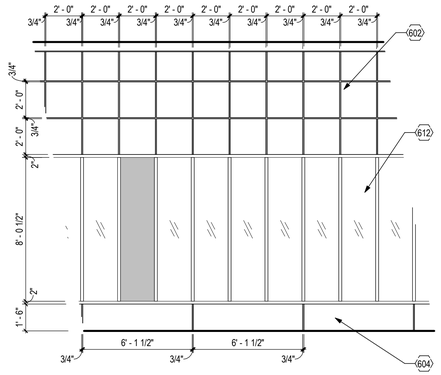
5 A6.02 vestibule west elevation
1/8" = 1'-0"



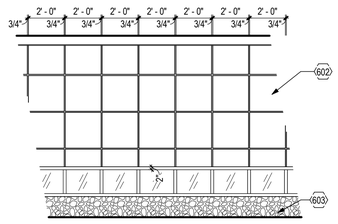
4 A6.02 typ. panel pattern eifs screen wall
1/4" = 1'-0"



3 A6.02 typ. eifs panel pattern
1/4" = 1'-0"



2 A6.02 typ. 2x2 metal panel pattern w/ storefront
1/4" = 1'-0"



1 A6.02 typ. 2x2 metal panel pattern w/ clearstory
1/4" = 1'-0"

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Downtown| Flats Design Review Case

October 1, 2021

DF2021-026 – Façade Renovation: Seeking Final Approval

Project Address: 55 Public Square

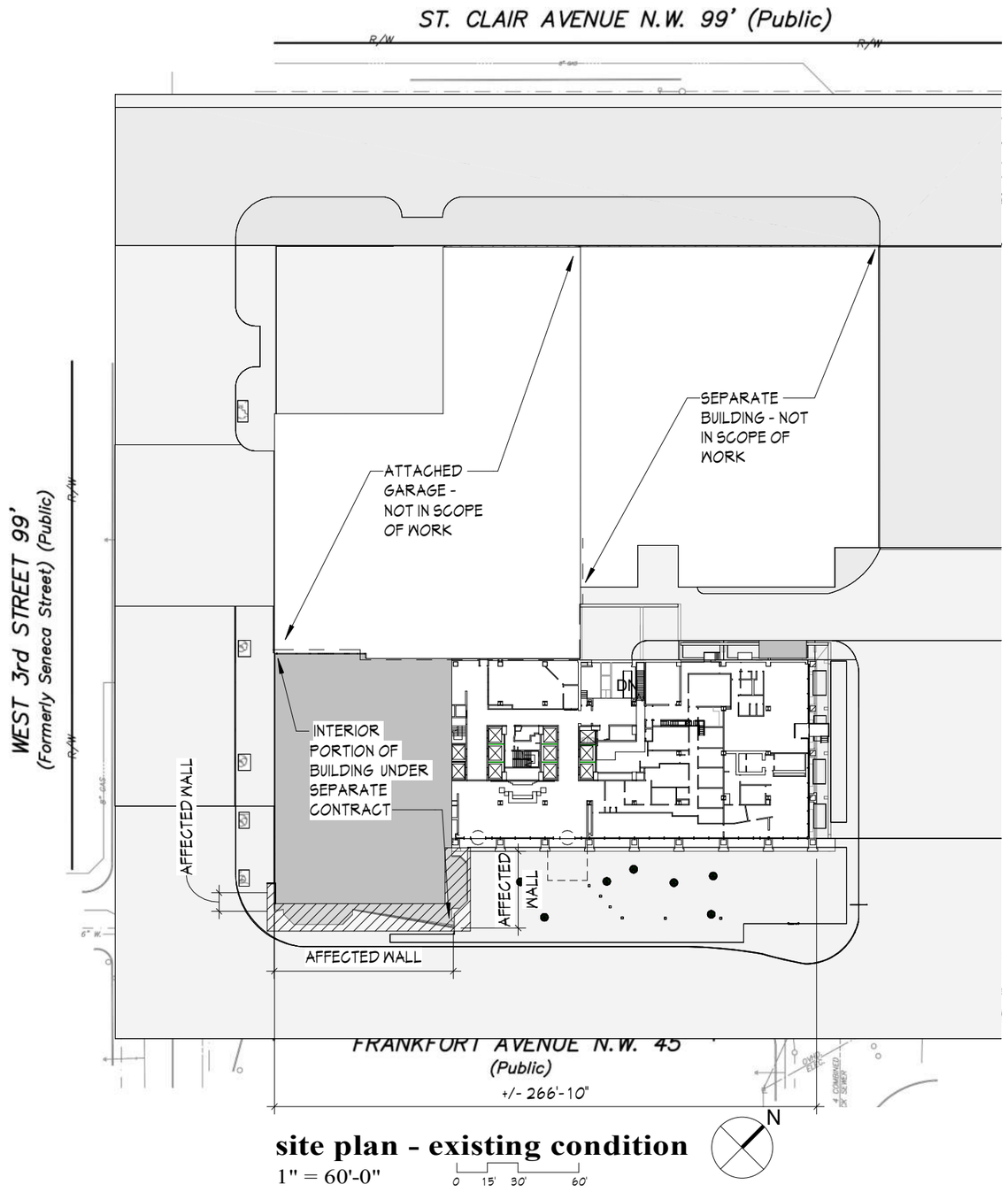
Project Representative: Terry Fields, Berardi Partners

GENERAL SCOPE OF WORK STATEMENT

1. THE SCOPE OF WORK FOR THIS REVIEW APPLICATION CONCERNS THE EXTERIOR WALLS OF THE ONE STORY VOLUME LOCATED AT THE SOUTHWEST CORNER OF THE 55 PUBLIC SQUARE BUILDING.
2. THE SOUTH AND EAST WALLS WILL RECEIVE A COMPLETELY NEW EXTERIOR FINISH SYSTEM AND GLAZING AS DESCRIBED HEREIN
3. THE SOUTH WALL WILL BE STRIPPED TO STRUCTURE AND A NEW 4MM ALUMINUM COMPOSITE MATERIAL (ACM) RAINSCREEN CLADDING SYSTEM WILL BE INSTALLED OVER A NEW FURRING SYSTEM WITH CONTINUOUS INSULATION. THE WALL WILL RECEIVE NEW PUNCHED WINDOWS MULLED TOGETHER
4. THE EAST WALL WILL RECEIVE A SIMILAR RAINSCREEN TREATMENT ABOVE A NEW STOREFRONT SYSTEM THAT SPANS THE LENGTH OF THE WALL. A NEW CANOPY WILL ALSO BE PROVIDED ALONG THE LENGTH OF THE EAST WALL TO PROVIDE A SOLAR SCREEN AND A PROTECTED ENTRY TO THE RESTAURANT
5. THE REHABILITATION OF THE WEST WALL IS LIMITED TO THE AREA INDICATED, SINCE THE WEST WALL IS COMPRISED PRIMARILY OF AN HISTORIC BRICK FINISH THAT IS TO REMAIN AND UNDERGO RESTORATION WHERE REQUIRED. THE PORTION OF WEST WALL WILL BE LIMITED TO THE EGRESS NICHE THAT HOSTS A PAIR OF EGRESS DOORS. THE NEW ACM RAINSCREEN SYSTEM WILL BE INSTALLED ABOVE THE NEW DOORS

PHOTOGRAPH 02 - CONTEXT VIEW FROM SOUTH

PHOTOGRAPH 01 - CONTEXT VIEW FROM SOUTHWEST



site plan - existing condition

1" = 60'-0" 0 15' 30' 60'

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RESTAURANT EXTERIOR

DATE: 09.08.21
PROJECT #: 18104

SITE PLAN - EXISTING

RE-00

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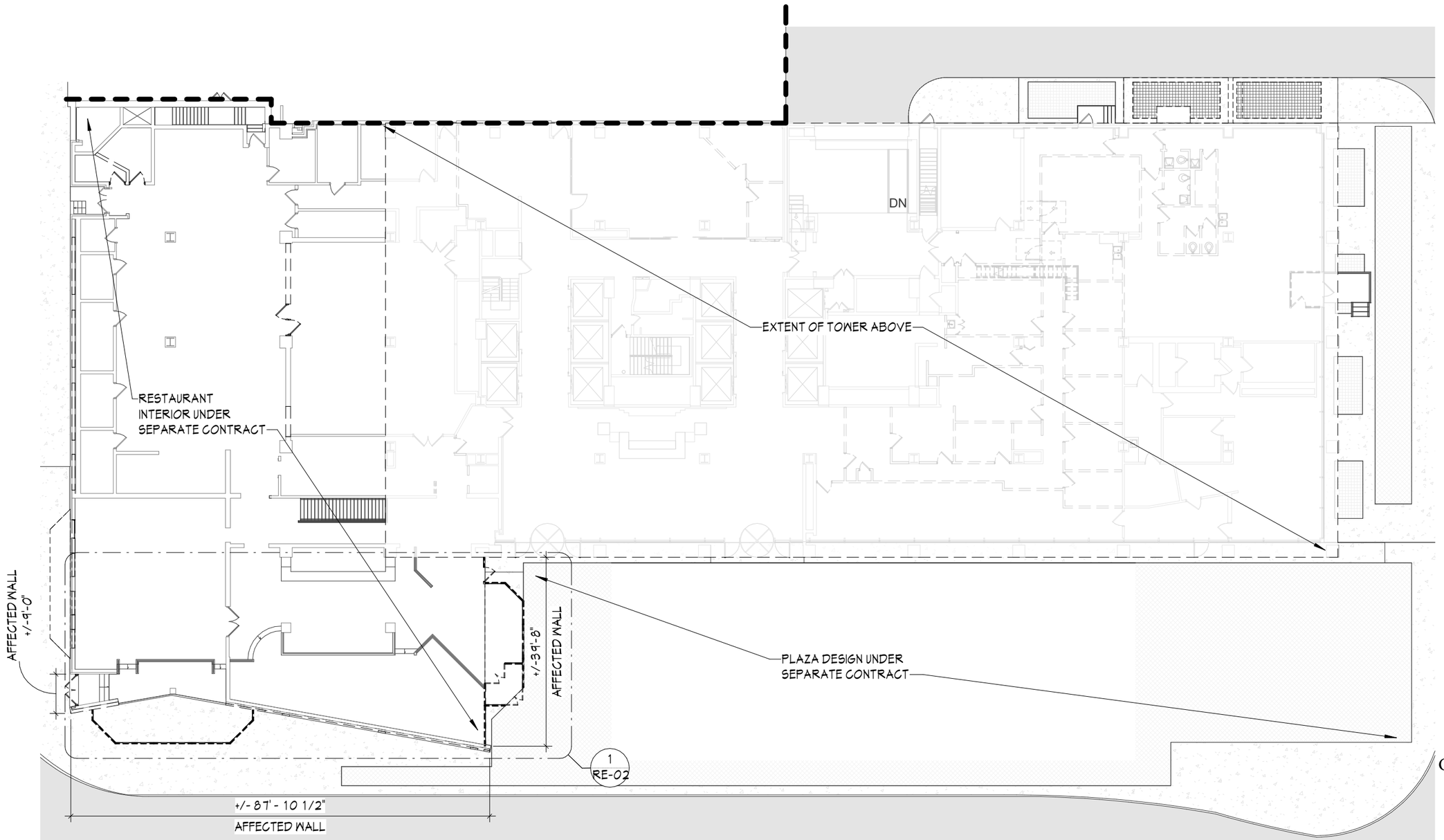

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DATE: 09.08.21
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OVERALL GROUND FLOOR REFERENCE PLAN

RE-01

restaurant exterior - plan demolition - overall

1" = 20'-0" 0 5' 10' 20'

N

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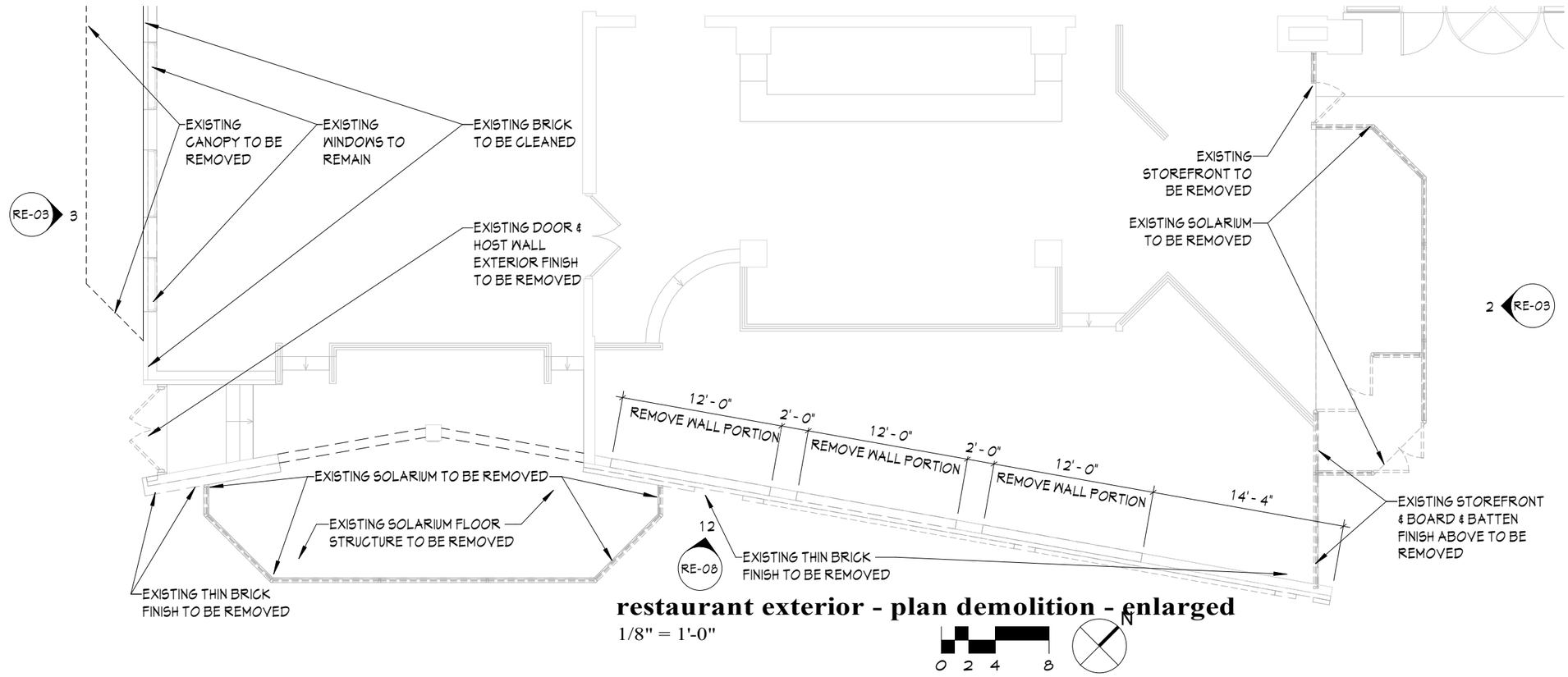
EXTERIOR PHOTOGRAPH #3 - EXISTING CONDITIONS

EXTERIOR PHOTOGRAPH #2 - EXISTING CONDITIONS

EXTERIOR PHOTOGRAPH #1 - EXISTING CONDITIONS



restaurant exterior - plan demolition - enlarged

1/8" = 1'-0"

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ENLARGED PLAN - EXTERIOR DEMOLITION

RE-02

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CODED NOTES - DEMOLITION

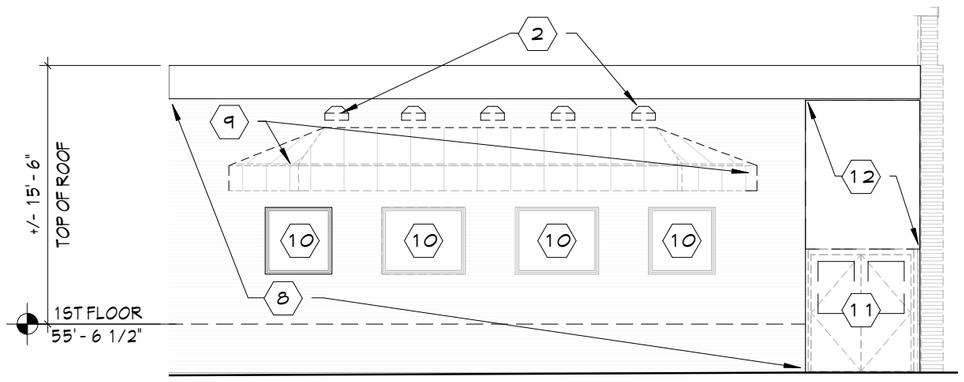
1 REMOVE SOLARIUM IN ITS ENTIRETY
2 REMOVE EXTERIOR LIGHTING FIXTURES INDICATED
3 REMOVE EXISTING PARAPET CAP FLASHING
4 REMOVE EXISTING THIN BRICK FINISH AND ALL PROJECTIONS
5 REMOVE PORTIONS OF CMU WALL INDICATED IN PLANS AND ELEVATIONS
6 REMOVE EXISTING STOREFRONT SYSTEM
7 REMOVE BOARD & BATTEN FINISH AND SUPPORTING WALL
8 EXISTING BRICK REMAINS
9 REMOVE EXISTING CANOPY
10 EXISTING WINDOW REMAINS
11 REMOVE EXISTING DOOR AND FRAME ASSEMBLY
12 REMOVE EXISTING WALL FINISH DOWN TO SUBSTRATE

demolition legend

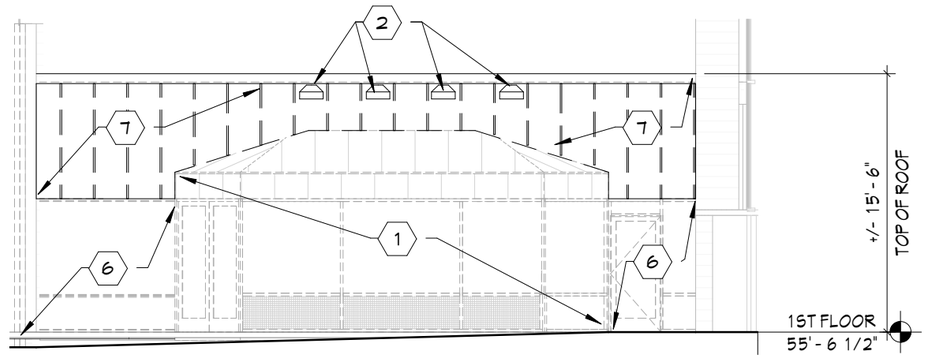
EXISTING WALL OR ELEMENT TO REMAIN

EXISTING WALL OR ELEMENT TO BE REMOVED

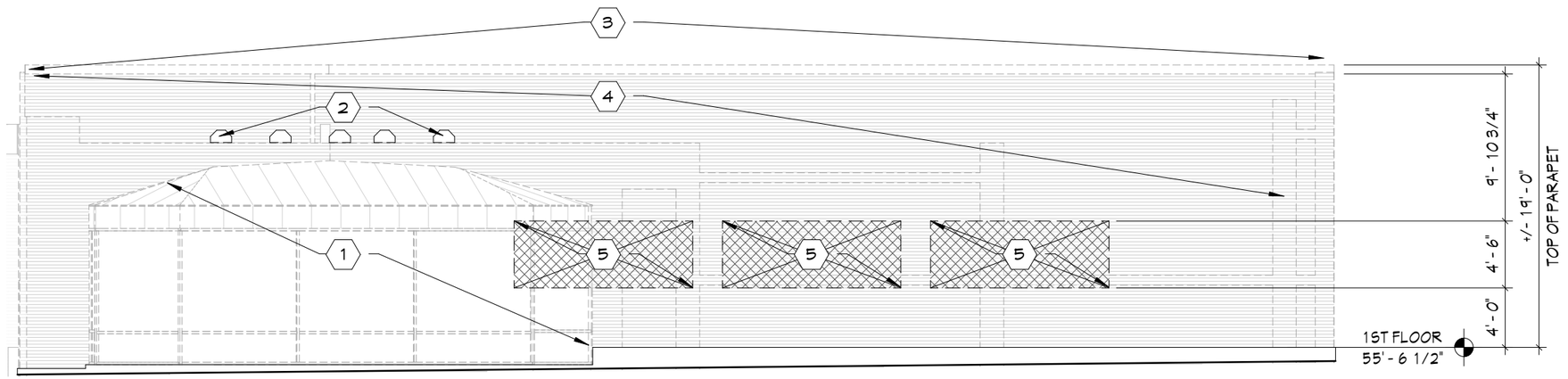
INDICATES PORTION OF WALL TO BE REMOVED



west elevation - demolition
1/8" = 1'-0"



east elevation - demolition
1/8" = 1'-0"



south elevation - demolition
1/8" = 1'-0"

0 2 4 8

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RESTAURANT EXTERIOR

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ELEVATION DEMOLITION

RE-03

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general notes:
restaurant improvements

1. THE RESTAURANT EXTERIOR WALLS ARE TO RECEIVE THE SYSTEMS AND FINISHES DEPICTED HEREIN
2. THE BASIS OF DESIGN FOR THE NEW CLADDING IS 4MM ALUMINUM COMPOSITE MATERIAL QUICK PANEL PRESSURE-EQUALIZED RAINSCREEN SYSTEM.
3. THE TWO PRIMARY AND SINGLE ACCENT CLADDING COLORS WILL BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLOR PALETTE
4. ALL TRIM, REVEALS, CORNERS, FASCIAS, ETC WILL BE PROVIDED FROM MANUFACTURER'S STOCK OPTIONS
5. THE BASIS OF DESIGN FOR NEW STOREFRONT SYSTEMS IS KAWNEER IR 501T FRAMING SYSTEM WITH CLEAR GLAZING
6. THE BASIS OF DESIGN FOR THE BI-PARTING DOOR IS STANLEY DURA-GLIDE 3000 BI-PART
7. THE BASIS OF DESIGN FOR THE EXTERIOR WINDOWS ARE KAWNEER 5500 THERMAL WINDOW W THERMAL BREAK & FRAME DEPTH OF 4" WITH VENTED AND DRAINED RAINSCREEN CAVITY. GLAZING IS TO BE CLEAR, 1" INSULATED
8. ALL FINAL WINDOW, DOOR & STOREFRONT FINISH DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO ORDERING

plan legend

- EXISTING WALL
- EXISTING MASONRY WALL
- NEW WALL

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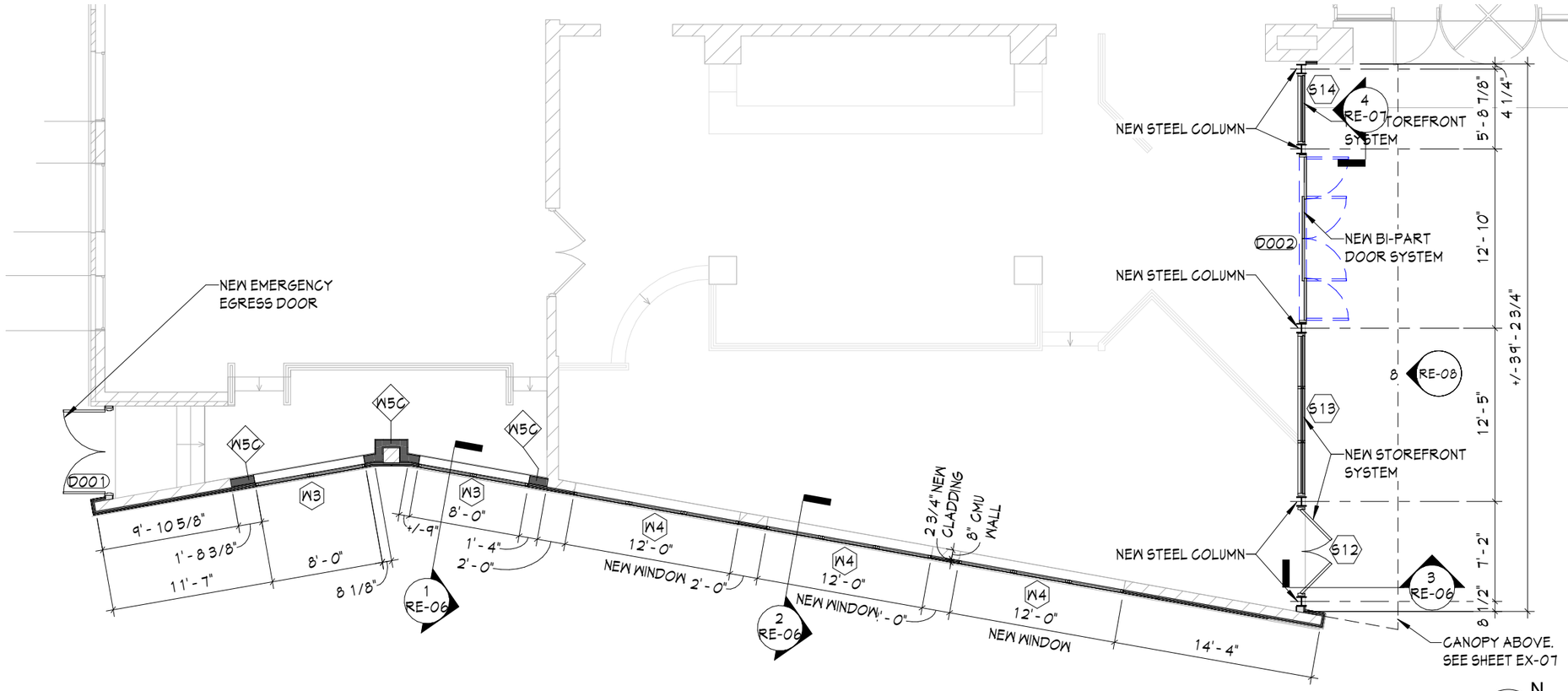

restaurant exterior plan proposed - enlarged

1/8" = 1'-0"

0 2 4 8

N

RESTAURANT EXTERIOR

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PLAN IMPROVEMENTS

RE-04

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8. ALL FINAL WINDOW, DOOR & STOREFRONT FINISH DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO ORDERING

CLADDING PANEL LEGEND

ALL COLORS TO BE SELECTED FROM MANUFACTURER'S STOCK PALETTE

- PRIMARY COLOR
- SECOND COLOR
- ACCENT COLOR

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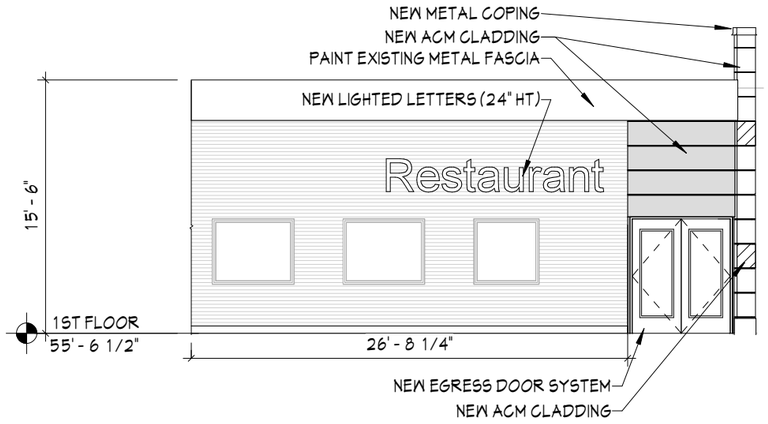
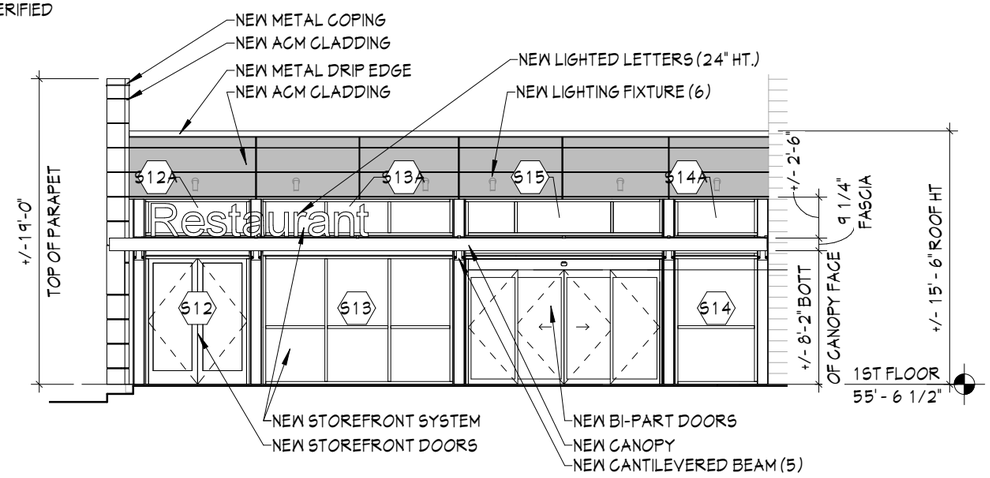
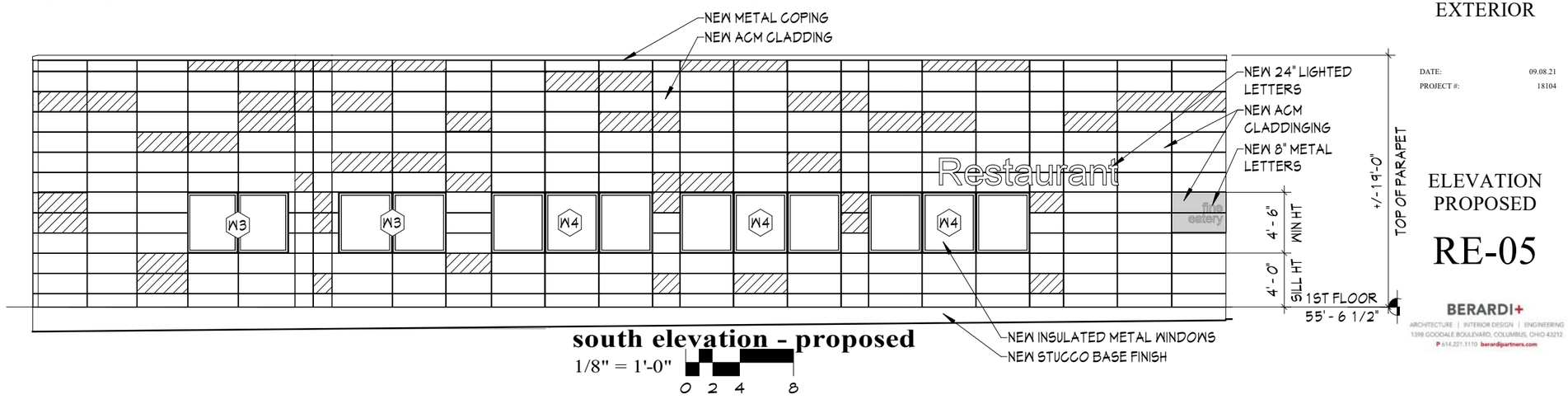


west elevation - proposed
1/8" = 1'-0"



east elevation - proposed
1/8" = 1'-0"



south elevation - proposed
1/8" = 1'-0"

0 2 4 8

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ELEVATION PROPOSED

RE-05

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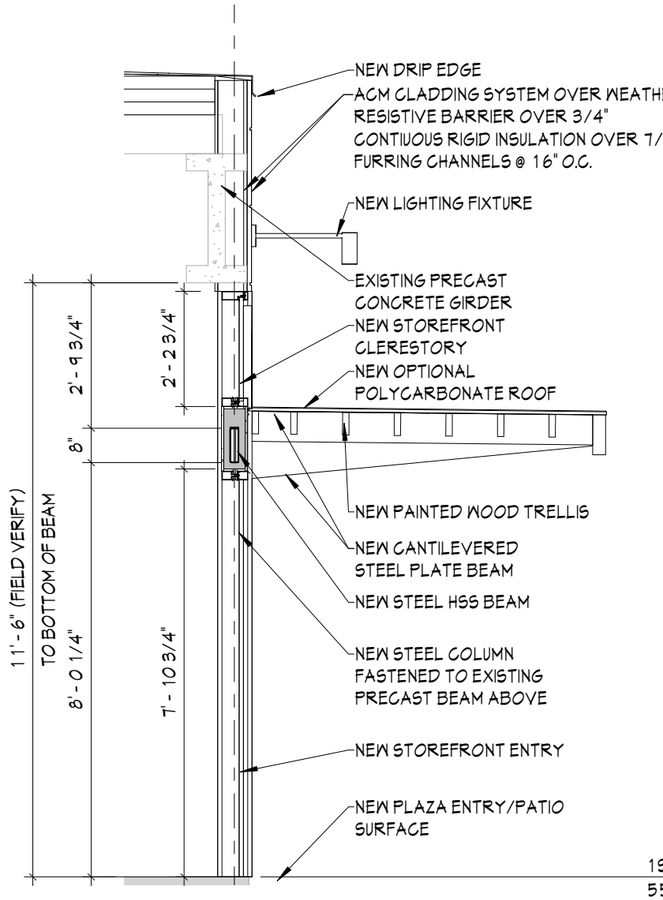
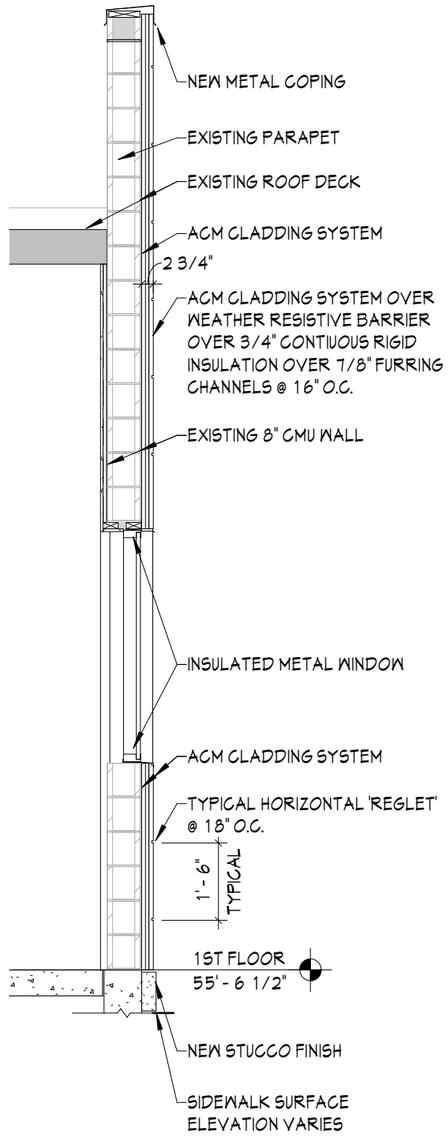
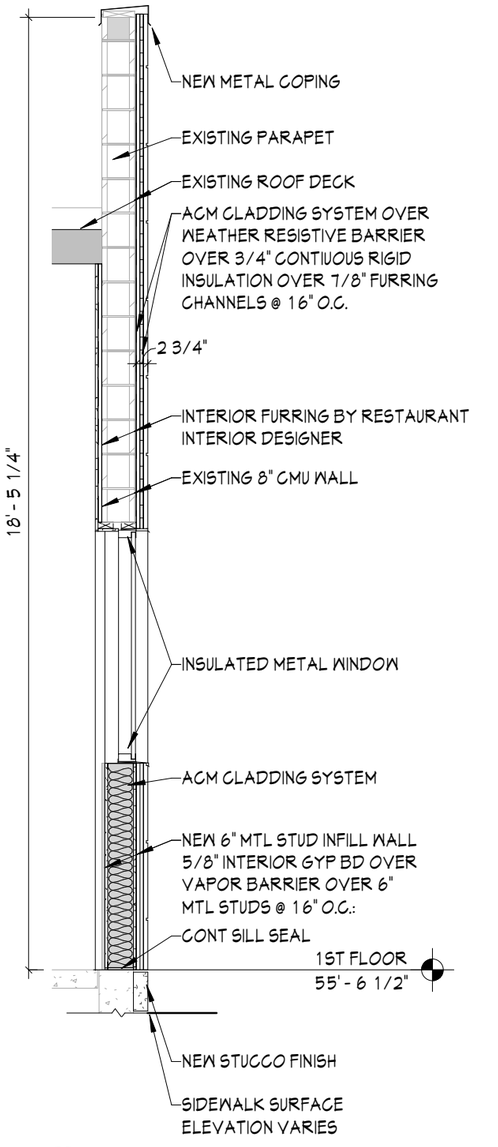


3 RE-06 wall section
3/8" = 1'-0"



2 RE-06 wall section
3/8" = 1'-0"



1 RE-06 wall section
3/8" = 1'-0"

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RESTAURANT EXTERIOR

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WALL SECTIONS & DETAILS

RE-06

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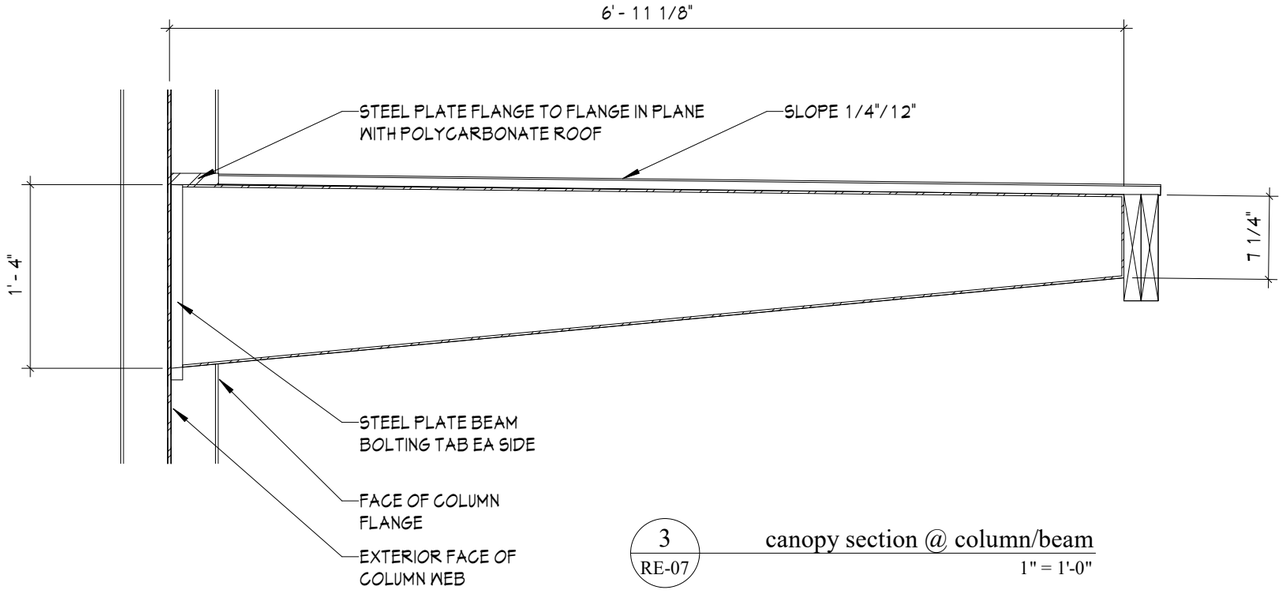
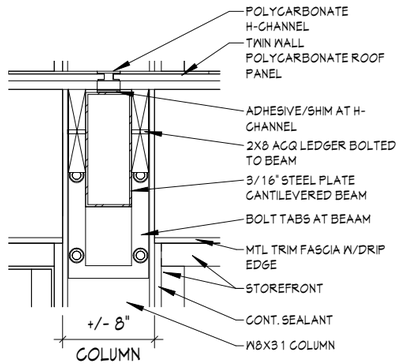
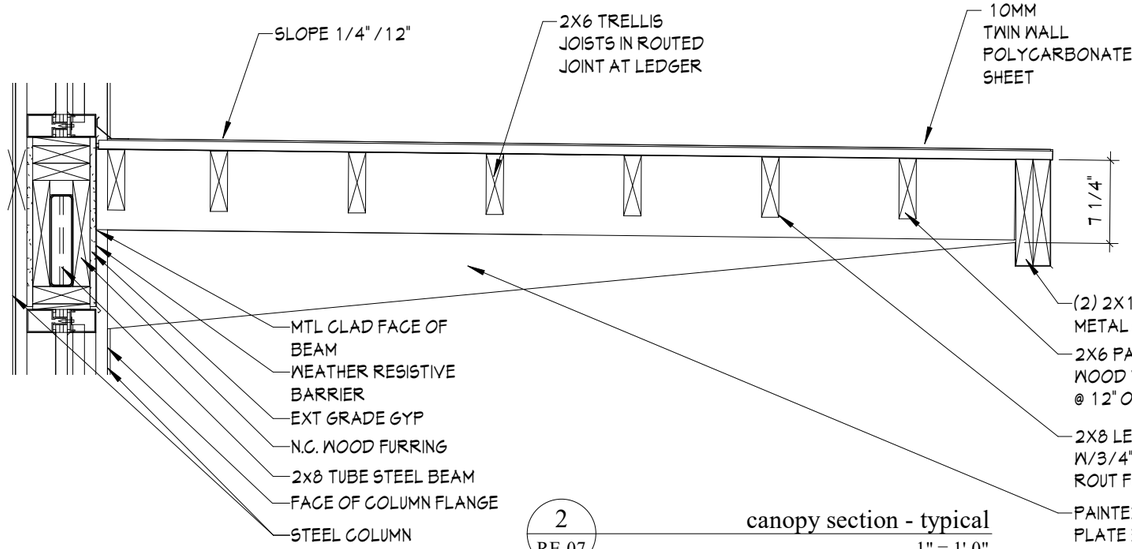


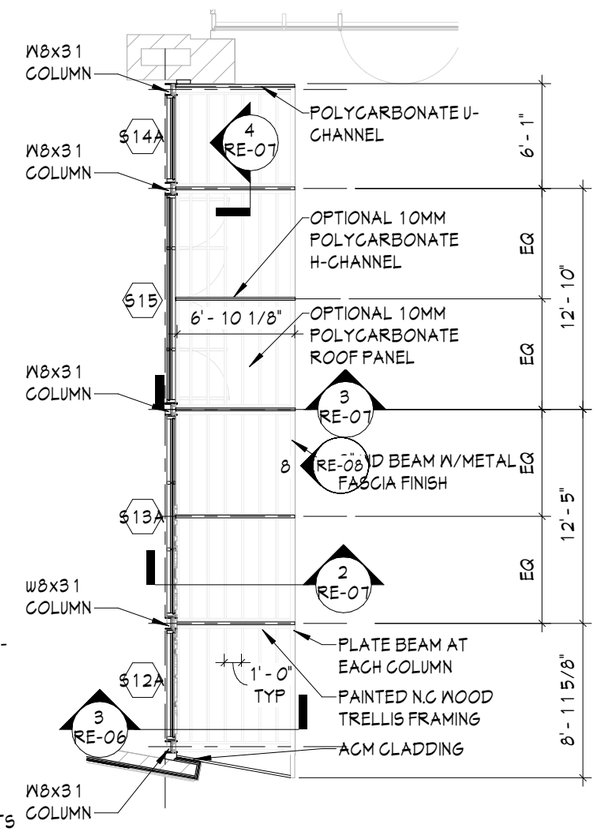
3 RE-07 canopy section @ column/beam
1" = 1'-0"



4 RE-07 plate beam - section
1" = 1'-0"



2 RE-07 canopy section - typical
1" = 1'-0"



1 RE-07 restaurant canopy plan
1/8" = 1'-0"

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CANOPY PLAN AND DETAILS

RE-07

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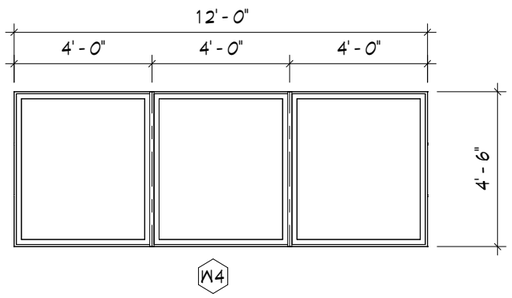

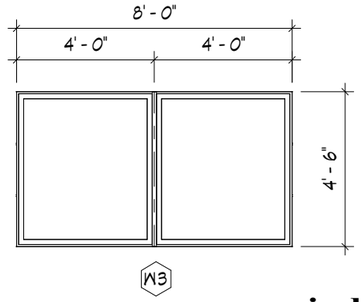

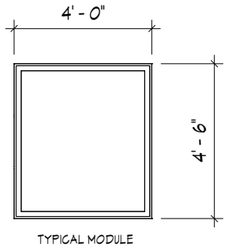

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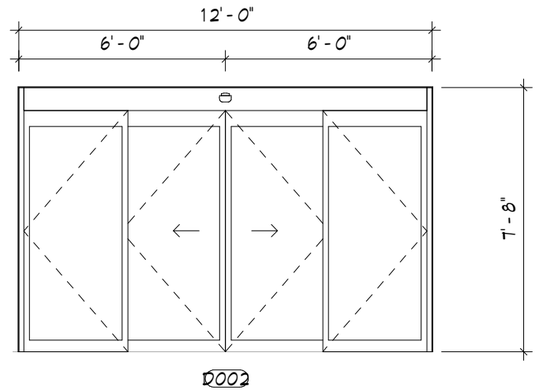
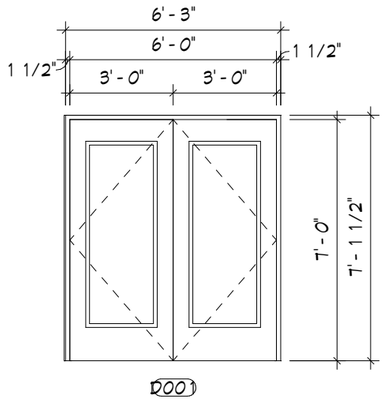
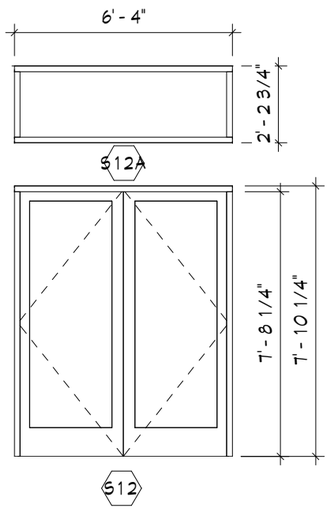
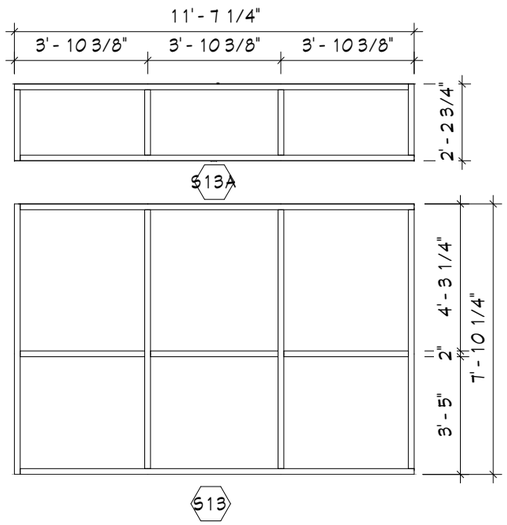
window type elevations
1/4" = 1'-0"

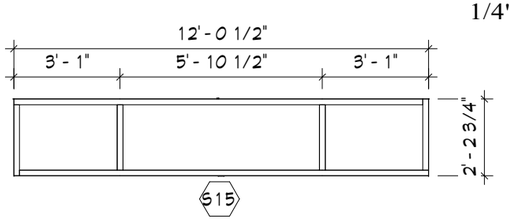


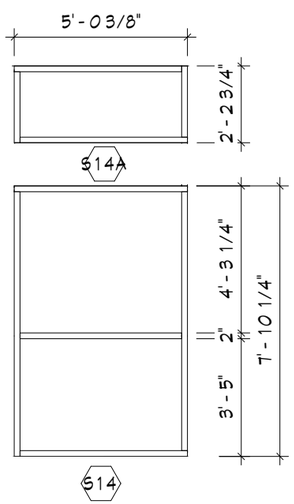


door type elevations
1/4" = 1'-0"









storefront elevations
1/4" = 1'-0"

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RESTAURANT EXTERIOR

DATE: 09.08.21
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DOOR, WINDOW AND STOREFRONT TYPES

RE-08

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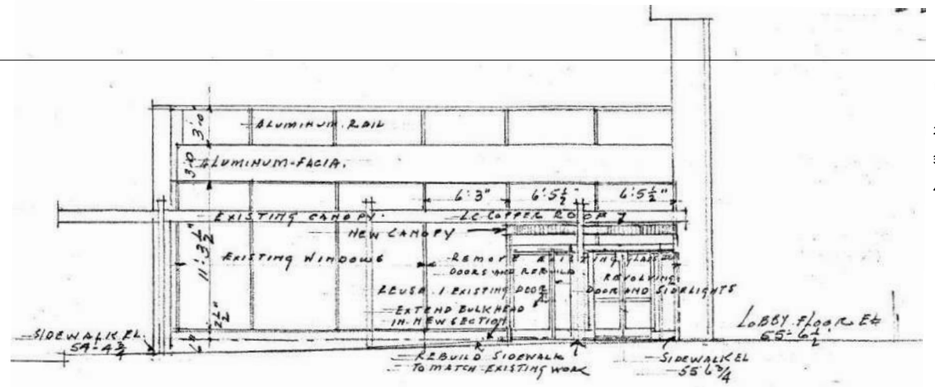

1. THE DRAWINGS/IMAGES CONTAINED ON THIS SHEET ARE FROM RECORD DRAWINGS DATED 2 MARCH 1959 RELATED TO THE STOUFFER CORPORATION'S PLANS FOR THE RESTAURANT
2. THESE DRAWINGS WERE PART OF ONGOING AND ULTIMATELY APPROVED REVISIONS TO THE BUILDING WHILE UNDER CONSTRUCTION
3. THE DRAWINGS ARE NOT TO SCALE AND HAVE BEEN REDUCED FROM THE ORIGINAL SCALE TO INCLUDE THEM ON THIS SHEET
4. THEY ARE INCLUDED AS A MATTER OF HISTORICAL INTEREST AND AS A MATTER OF REFERENCE

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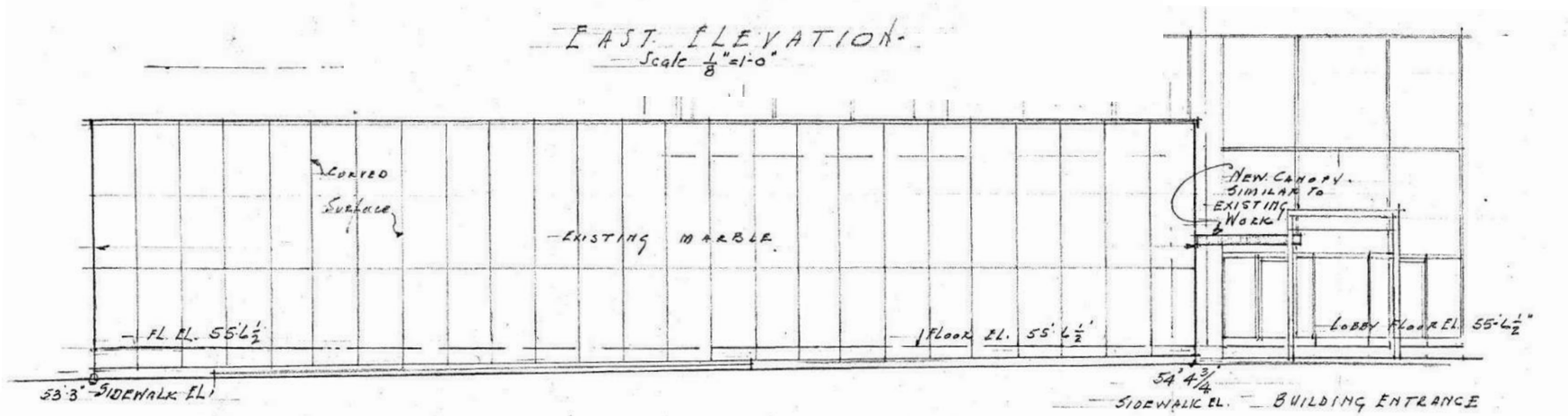
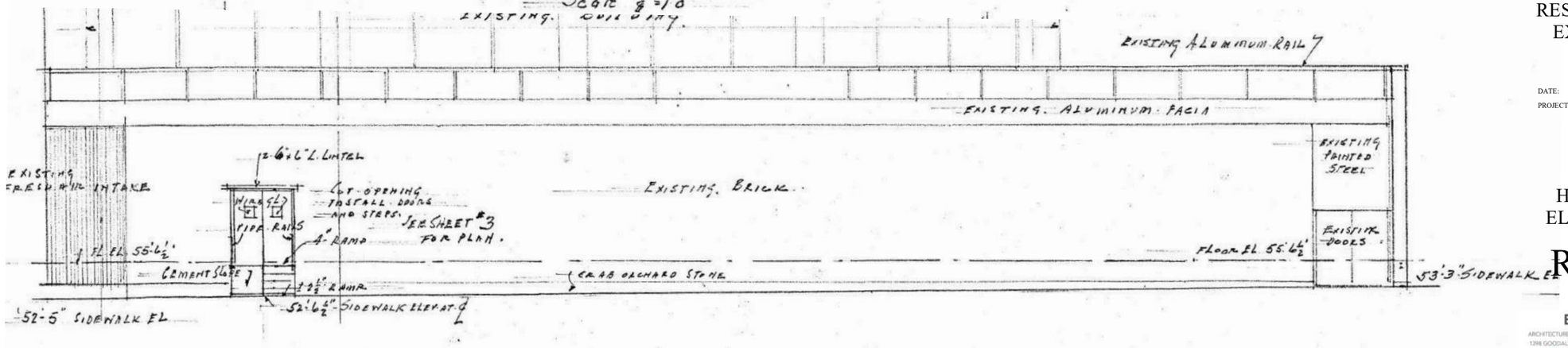
EAST ELEVATION

Scale 1/8"=1'-0"



SOUTH ELEVATION

Scale 1/8"=1'-0"



WEST ELEVATION

Scale 1/8"=1'-0"

RESTAURANT EXTERIOR

DATE: 09.08.21
PROJECT #: 18104

HISTORIC ELEVATION

RE-09

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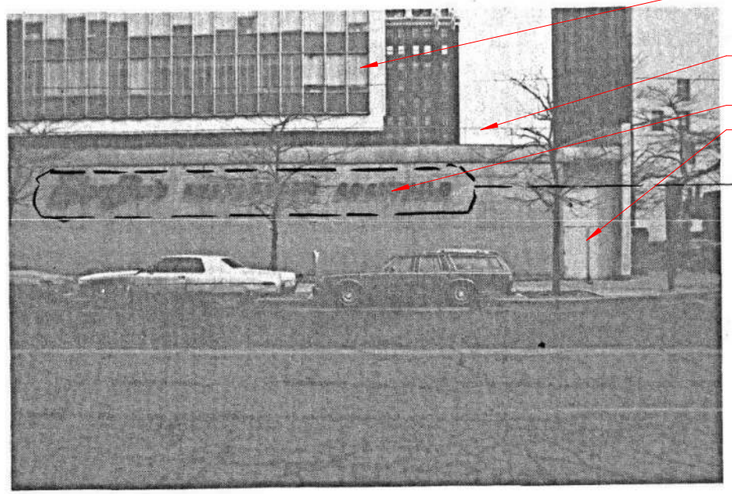
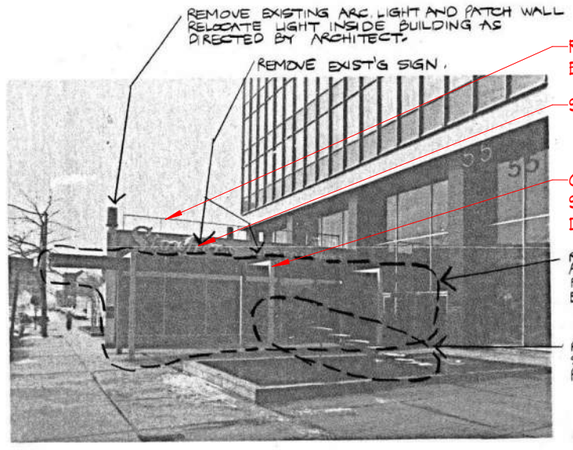


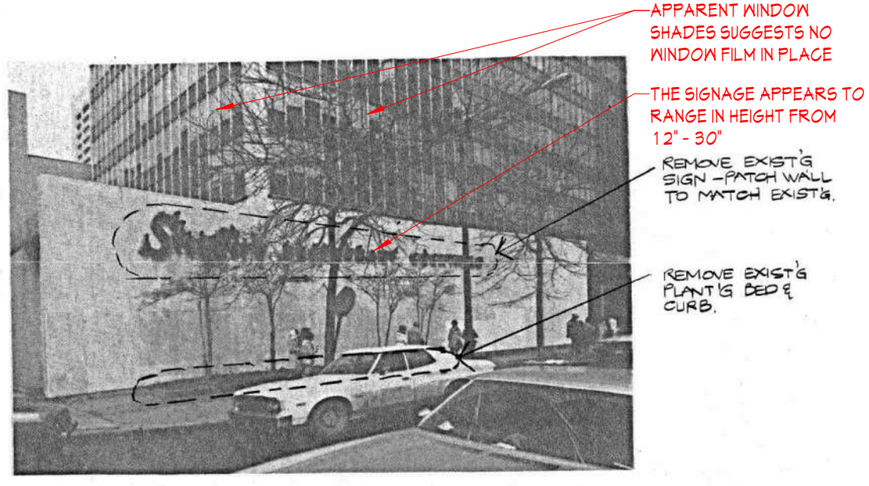
3 / A5 WEST ELEVATION
NO SCALE



2 / A5 EAST ELEVATION
NO SCALE

1. THE IMAGES DEPICTED ON THIS SHEET HAVE BEEN EXTRACTED FROM A SET OF DOCUMENTS DATED 1978
2. THE DOCUMENTS APPEAR TO BE RELATED TO A RENOVATION PROPOSED FOR THE SUBJECT RESTAURANT
3. THEY ARE INCLUDED HEREIN TO ILLUSTRATE THE FOLLOWING ELEMENTS:
   A. THE CANOPY AT THE EAST THAT EXISTIED FROM C.1960 TO C.1980 - APPARENTLY DEMOLISHED AS PART OF THIS RESTORATION
   B. THE RAILINGS ALONG THE EAST AND WEST WALLS AT ROOF LEVEL FROM THE 1959 DOCUMENTS ARE STILL VISIBLE AND ARE NOT SLATED FOR DEMOLITION. THIS APPEARS TO CONFIRM THAT THE RAILINGS WERE HISTORIC ELEMENTS, BUT IT IS UNKNOWN WHEN THEY WERE REMOVED
   C. AS A CONFIRMATION THAT THE ATRIUMS AT THE EAST AND SOUTH WALLS SLATED FOR DEMOLITION ARE NOT TO BE CONSIDERED HISTORIC ELEMENTS, AND THAT THE SINGLE CANOPY ON THE WEST WALL IS ALSO NOT AN HISTORIC ELEMENT

NOTE:
OBSERVE THAT THE HANDWRITTEN NOTES IN BLACK ARE ORIGNAL TO THE PHOTOGRAPHS INCLUDED IN THE 1978 PROPOSAL
THE RED NOTES ARE ADDED AS PART OF THIS CURRENT SET AS OBSERVATION



1 / A5 SOUTH ELEVATION
NO SCALE

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RESTAURANT EXTERIOR

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HISTORIC PHOTOS

RE-10

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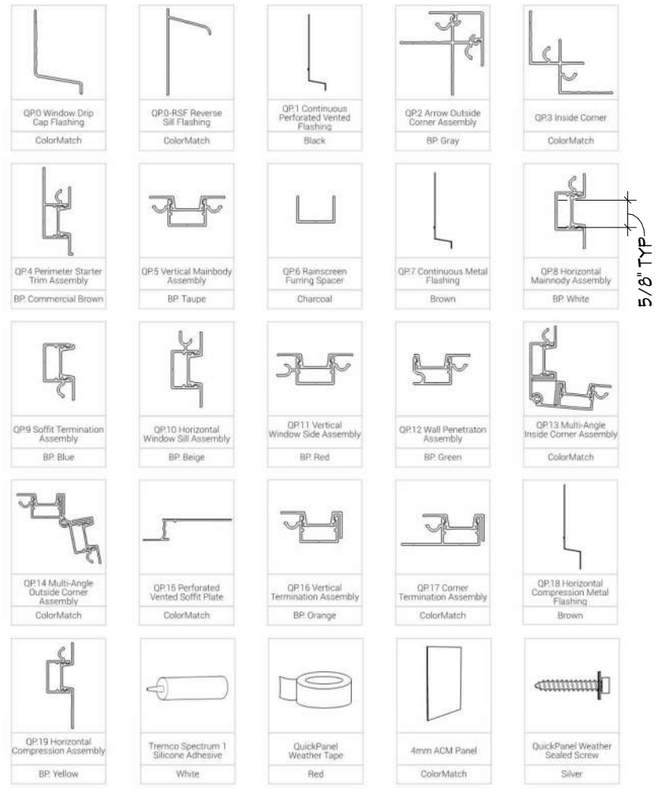
GENERAL MATERIAL BENEFITS

PRODUCT COLOR SELECTIONS

Color Name	Color Type	Color Name	Color Type
Bone White	Solid	Anodic Clear Mica	Mica
Cadet Gray	Solid	Champagne Mica	Mica
Charcoal	Solid	Champagne Metallic	Metallic
Classic Black ✓	Solid	Medium Grey Mica	Mica
Classic Bronze	Solid	Pewter Metallic	Metallic
Regal White ✓	Solid	Pewter Mica	Mica
RVW White	Solid	Silver Metallic ✓	Metallic
		Silversmith Mica	Mica

KIT OF PARTS PROFILES



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RESTAURANT EXTERIOR

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PROJECT #: 18104

MATERIALS

RE-11

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VIEW FROM SOUTHEAST

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RESTAURANT EXTERIOR

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PROJECT #: 18104

EXTERIOR RENDERINGS

RE-12

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VIEW FROM SOUTH

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RESTAURANT EXTERIOR

DATE: 09.08.21
PROJECT #: 18104

EXTERIOR RENDERINGS

RE-13

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VIEW FROM SOUTHWEST

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RESTAURANT EXTERIOR

DATE: 09.08.21
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EXTERIOR RENDERINGS

RE-14

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Cleveland City Planning Commission

Special Presentations – Public Art

October 1, 2021

Special Presentation

October 1, 2021

Urban Renaissance with heArt Mural: Seeking Final Approval

Address: 11401 St Clair Avenue

Presenter: Robin Robinson, Sankofa Fine Art Plus

Application to
City of Cleveland
Planning Commission/Design Review

Project Name: Urban Renaissance With heART

Mural

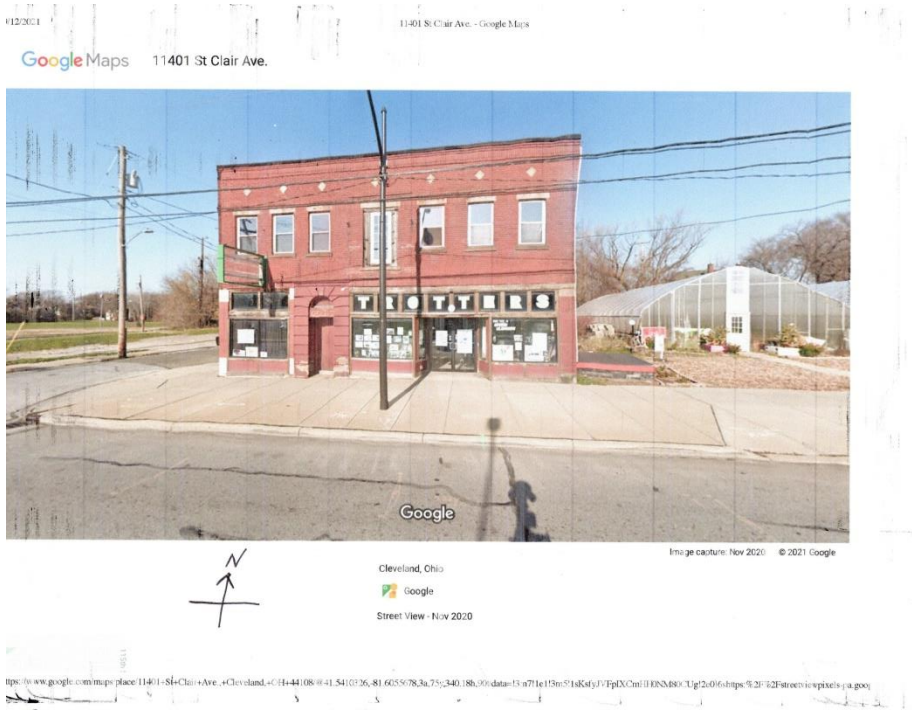
11401 St. Clair Avenue

Sankofa Fine Art Plus
11401 St. Clair
Cleveland Ohio 44108

Urban Renaissance With heART
Planning Commission/Design Review Application
Sankofa Fine Art Plus

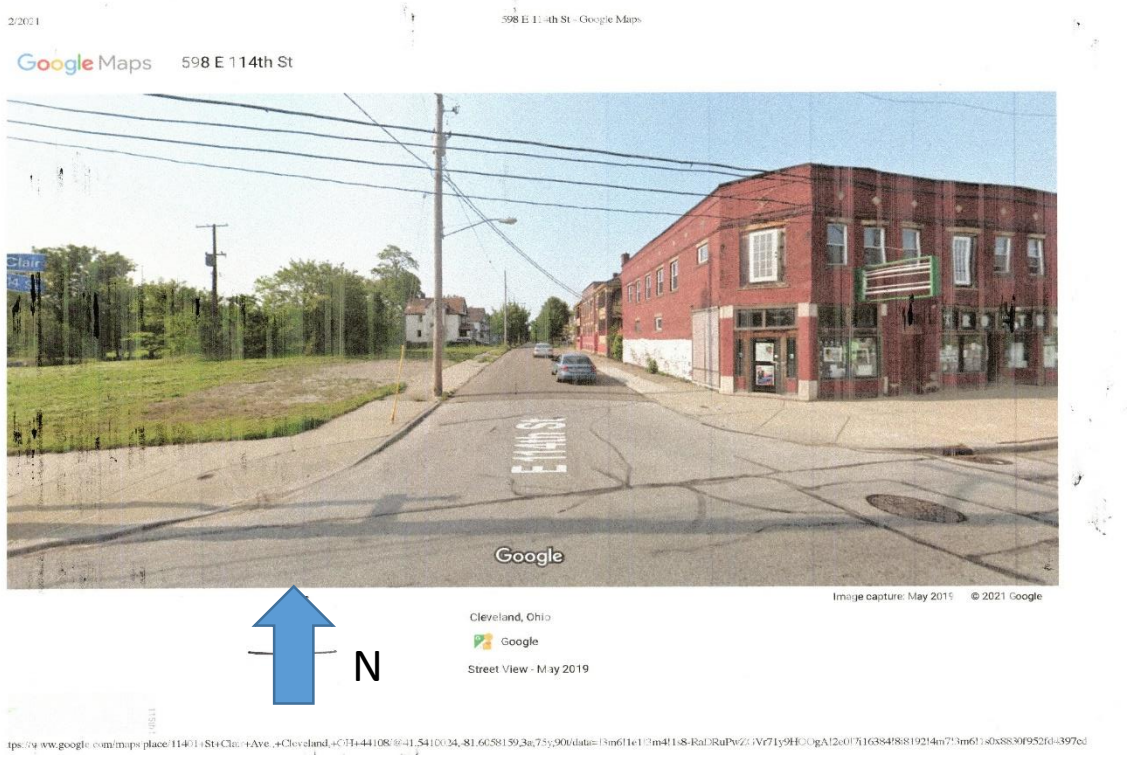
There were no recent aerial views of this location. Since this photo was taken, all of the structures on the East side of the building were cleared to E.110th St. Clair Ave. The building next door to the North on E. 114th Street has also been cleared.

Urban Renaissance With heART
Planning Commission/Design Review Application
Sankofa Fine Art Plus



11401 St. Clair Ave.

Urban Renaissance With heART
Planning Commission/Design Review Application
Sankofa Fine Art Plus



11401 St. Clair Avenue

Urban Renaissance With heART
Planning Commission/Design Review Application
Sankofa Fine Art Plus

11401 St. Clair Avenue

Urban Renaissance With heART
Planning Commission/Design Review Application
Sankofa Fine Art Plus

N

11401 St. Clair Avenue

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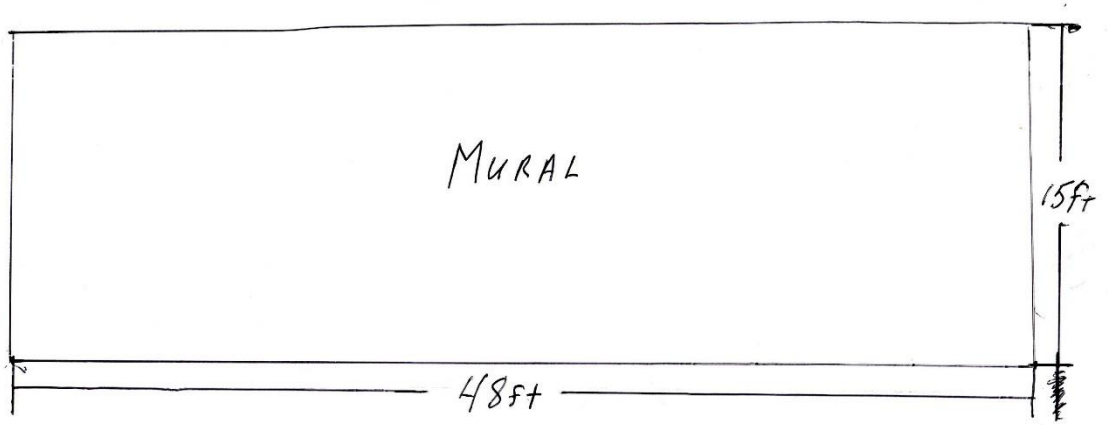
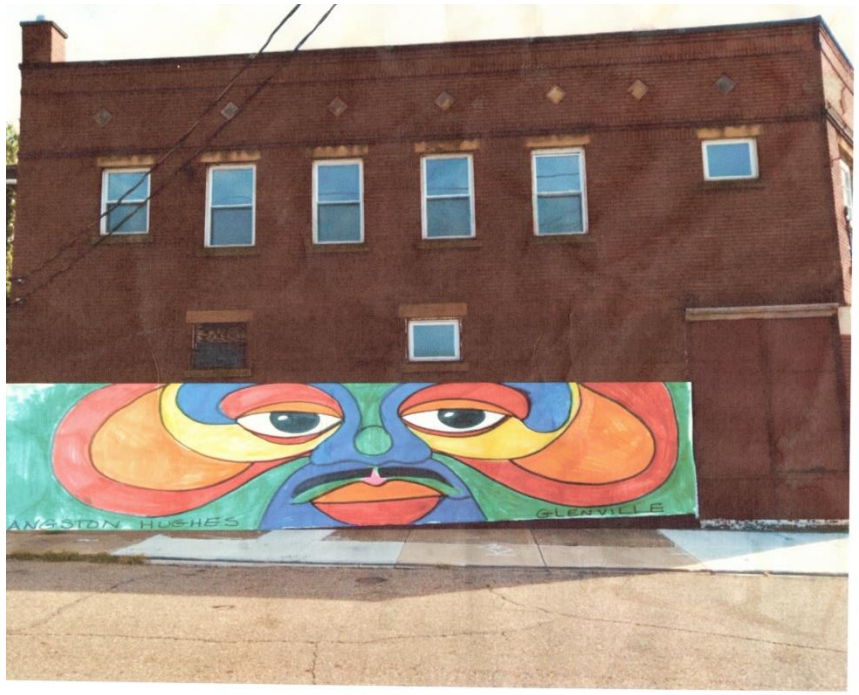
11401 St. Clair Ave.



Urban Renaissance With heART
Planning Commission/Design Review Application
Sankofa Fine Art Plus



11401 St. Clair Avenue

Cleveland City Planning Commission

DRAC New Member Nominations

October 1, 2021

Design Review New Member Nomination

October 1, 2021

NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

Director's Report

October 1, 2021

Cleveland City Planning Commission

Executive Session

October 1, 2021

Cleveland City Planning Commission

Adjournment

October 1, 2021