



# Cleveland City Planning Commission

Friday, December 1, 2023

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

Lillian Kuri, Commission Chair

Joyce Pan Huang, Director

Michael Bosak, Administrator

# Cleveland City Planning Commission

## Preamble

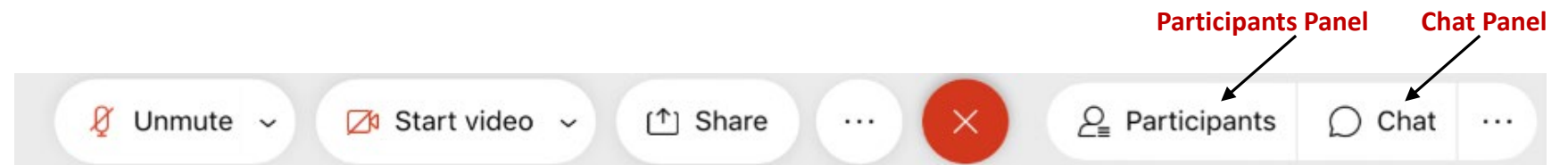
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

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

IN ORDER TO ENSURE THAT EVERYONE PARTICIPATING IN THE MEETING HAS THE OPPORTUNITY TO BE HEARD, WE ASK THAT 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



December 1, 2023

# Cleveland City Planning Commission

## Preamble

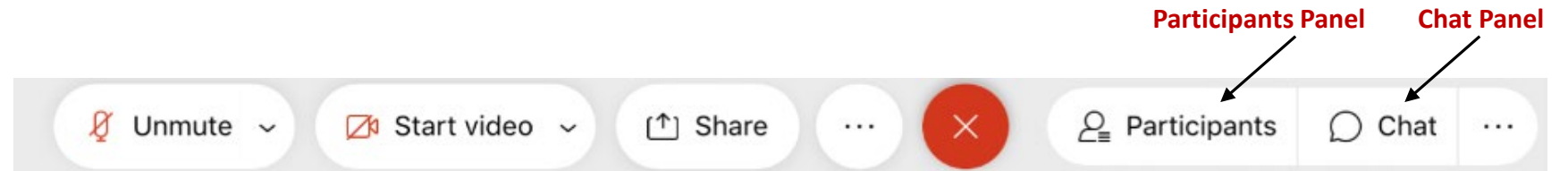
ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WebEx PLATFORM. THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YouTube.

ALL REQUESTS TO SPEAK ON A PARTICULAR MATTER SUBMITTED THROUGH PROPER CHANNELS HAVE BEEN CONSIDERED. WE HAVE ALSO RECEIVED EMAILS FROM THOSE WHO HAVE PROVIDED WRITTEN COMMENT ON A PARTICULAR MATTER. PROPER CHANNELS FOR COMMENTS ARE LISTED BELOW.

COMMUNICATION WITH MEMBERS OF THIS BODY MUST FOLLOW PROPER CHANNELS FOR CONSIDERATION. ANY COMMENTS RECEIVED BY THE [WEDNESDAY 12:00 PM](#) DEADLINE ARE COLLECTED BY CITY PLANNING STAFF AND DISSEMINATED TO THE COMMISSION MEMBERS PRIOR TO ANY SCHEDULED MEETING.

## Proper channels for public comment:

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



December 1, 2023

# Cleveland City Planning Commission

## Meeting Rules and Procedures

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



# Cleveland City Planning Commission

## Call to Order and Roll Call

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December 1, 2023

# Cleveland City Planning Commission

## Approval of Minutes from Previous Meeting

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December 1, 2023

# Cleveland City Planning Commission

## Zoning Text and Map Amendments

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December 1, 2023



December 1, 2023

**Ordinance No. TBD** (Ward 5/Councilmember Starr; Ward 7/Councilmember Howse-Jones):  
To supplement the Codified Ordinances of Cleveland, Ohio, 1976, by enacting new Title VIIA, Cleveland Neighborhood Form-Based Code, which consists of Chapters 3001 through 3007; and to amend Section 327.01 of the codified ordinances, as enacted by Ordinance No. 546-93, passed June 14, 1993, to reference the new Title VIIA, Cleveland Neighborhood Form-Based Code.

Wards: 7 and 5 | SPAs: Hough, Fairfax, Central, Kinsman, Buckeye-Woodhill

# Cleveland City Planning Commission

## Lot Consolidation / Splits

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December 1, 2023



# Lot Consolidation / Split

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December 1, 2023

**For PPN# 002-02-049**

**Address: 1348 West 78<sup>th</sup> Street**

Representative: T. Michael Tomsik, Architect

Ward 15 - Councilmember Spencer

| SPA: Detroit Shoreway

# 2 FAMILY DWELLING

1348 W. 78th STREET, CLEVELAND, OHIO

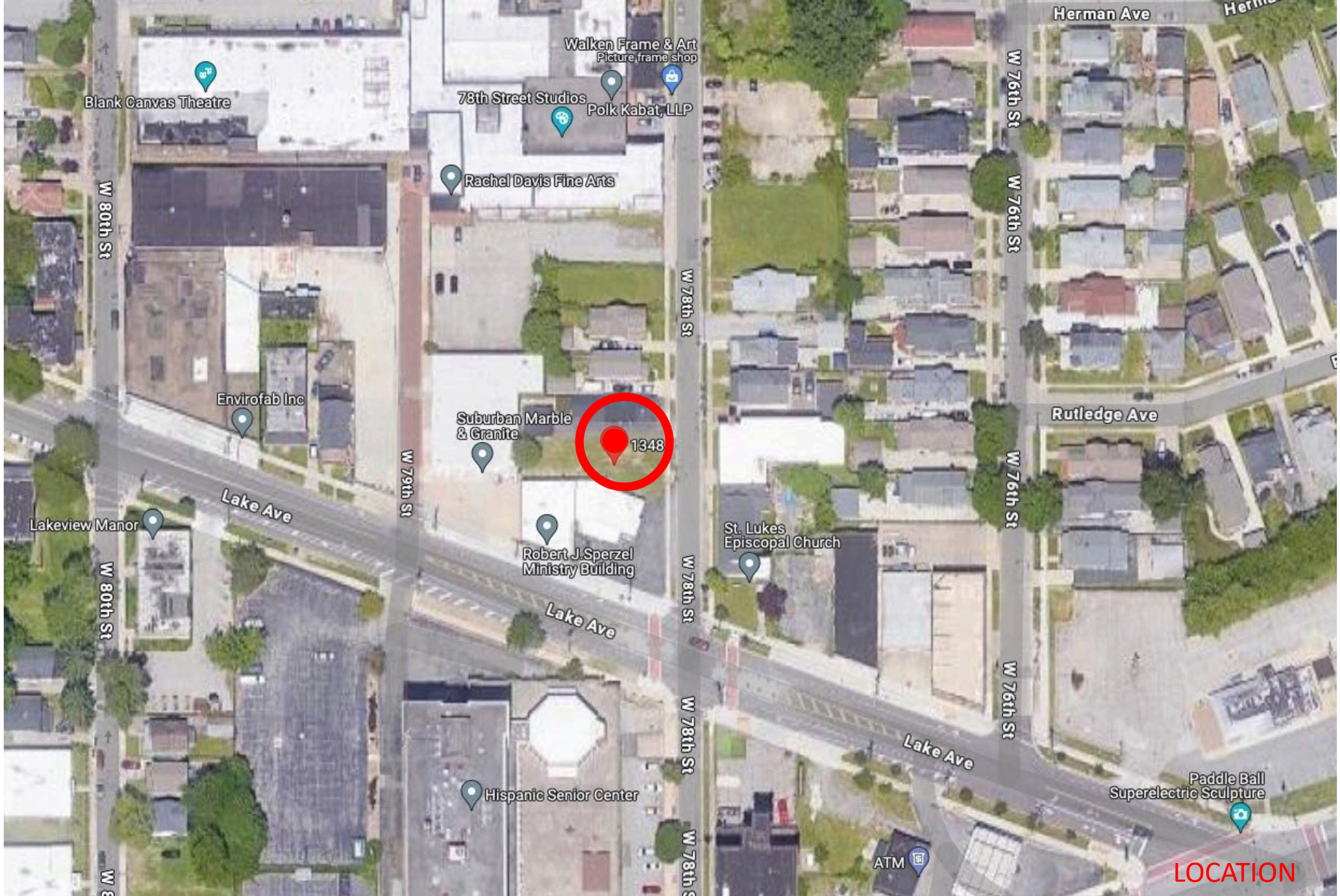


ARCHITECTS, INC.



Existing Pictures





Blank Canvas Theatre

Walken Frame & Art  
Picture frame shop

78th Street Studios

Polk Kabat, LLP

Rachel Davis Fine Arts

Envirofab Inc

Suburban Marble  
& Granite

1348

Lakeview Manor

Robert J. Sperzel  
Ministry Building

St. Lukes  
Episcopal Church

Hispanic Senior Center

Paddle Ball  
Superelectric Sculpture

ATM

LOCATION



**SQUARE FEET,  
NEW DWELLINGS (EACH)**

**First Floor: 745 sq. ft.**

**Second Floor: 806 sq. ft.**

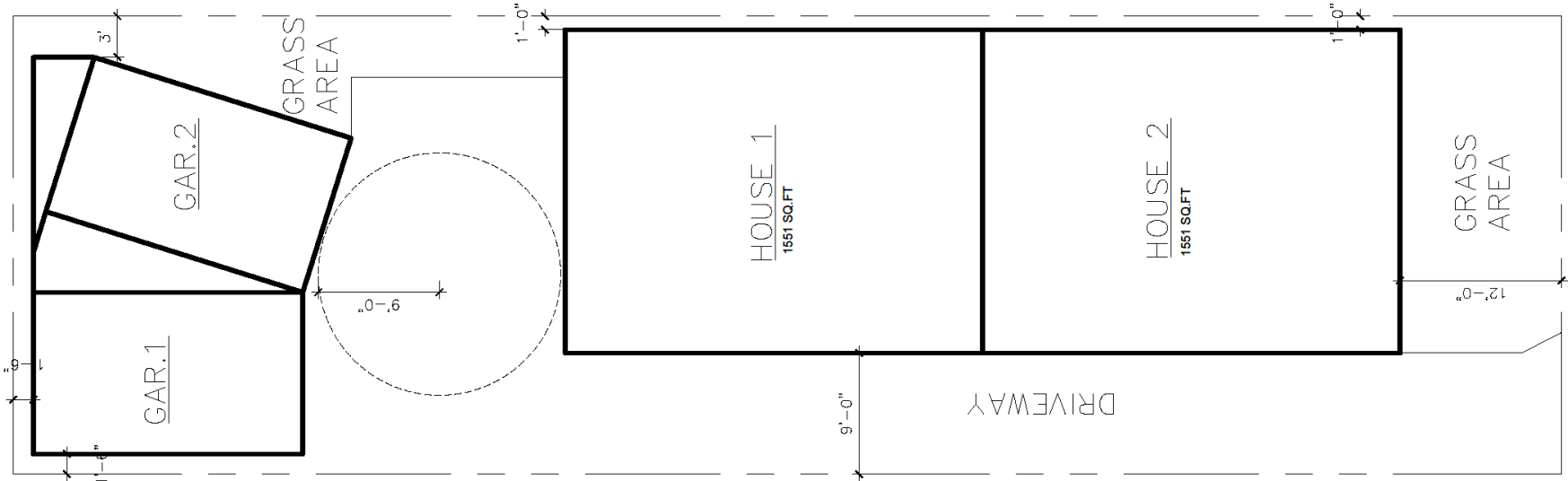
**TOTAL SQ.FT: 1,551 sq. ft.**

**Garages: 570 sq.ft.(Total)**



# 2 FAMILY DWELLING

1348 W78TH ST  
CLEVELAND, OHIO 44102



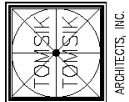
SITE PLAN  
SCALE: 1/4"=1'-0"

ISSUED FOR: DATE:

PRELIMINARY 11/08/2023

2 FAMILY DWELLING  
1348 W78TH ST  
CLEVELAND, OHIO 44102

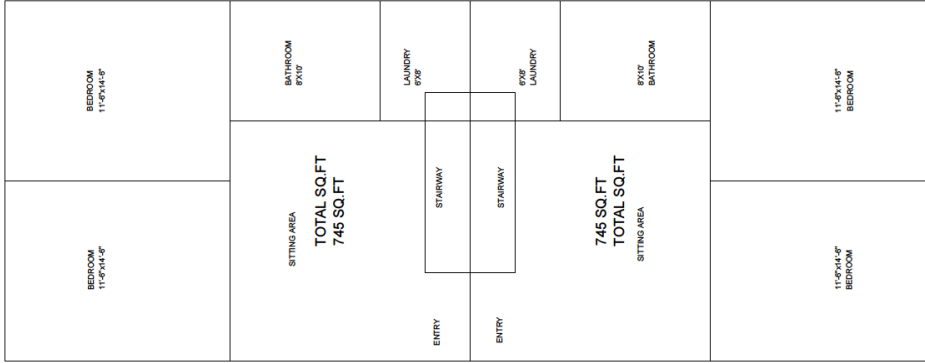
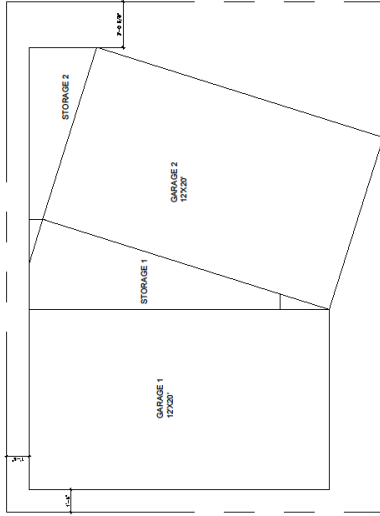
881 LITERARY ROAD  
CLEVELAND, OHIO 44115-4440  
216/791-7385 FAX 216/781-7387



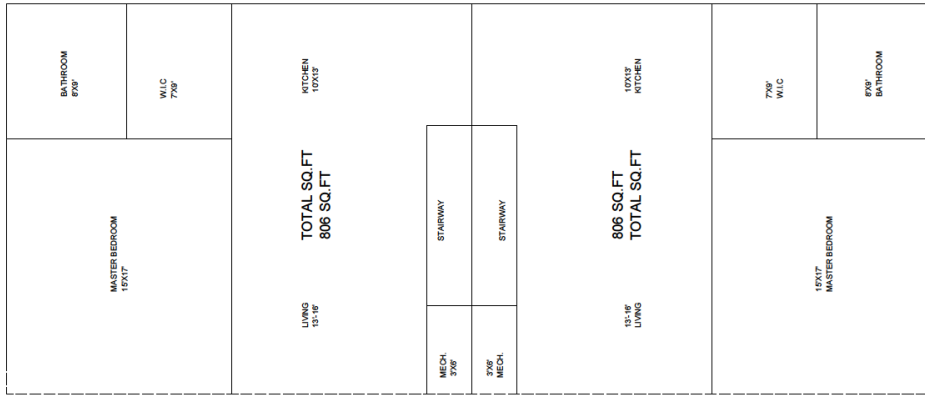
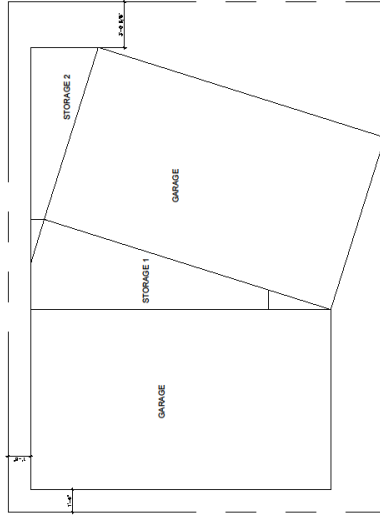
FLOOR PLANS

1

PROJECT NO. 2023-28



**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

ISSUED FOR: DATE:

PRELIMINARY 11/08/2023

**2 FAMILY DWELLING**

1348 W78TH ST  
CLEVELAND, OHIO 44102

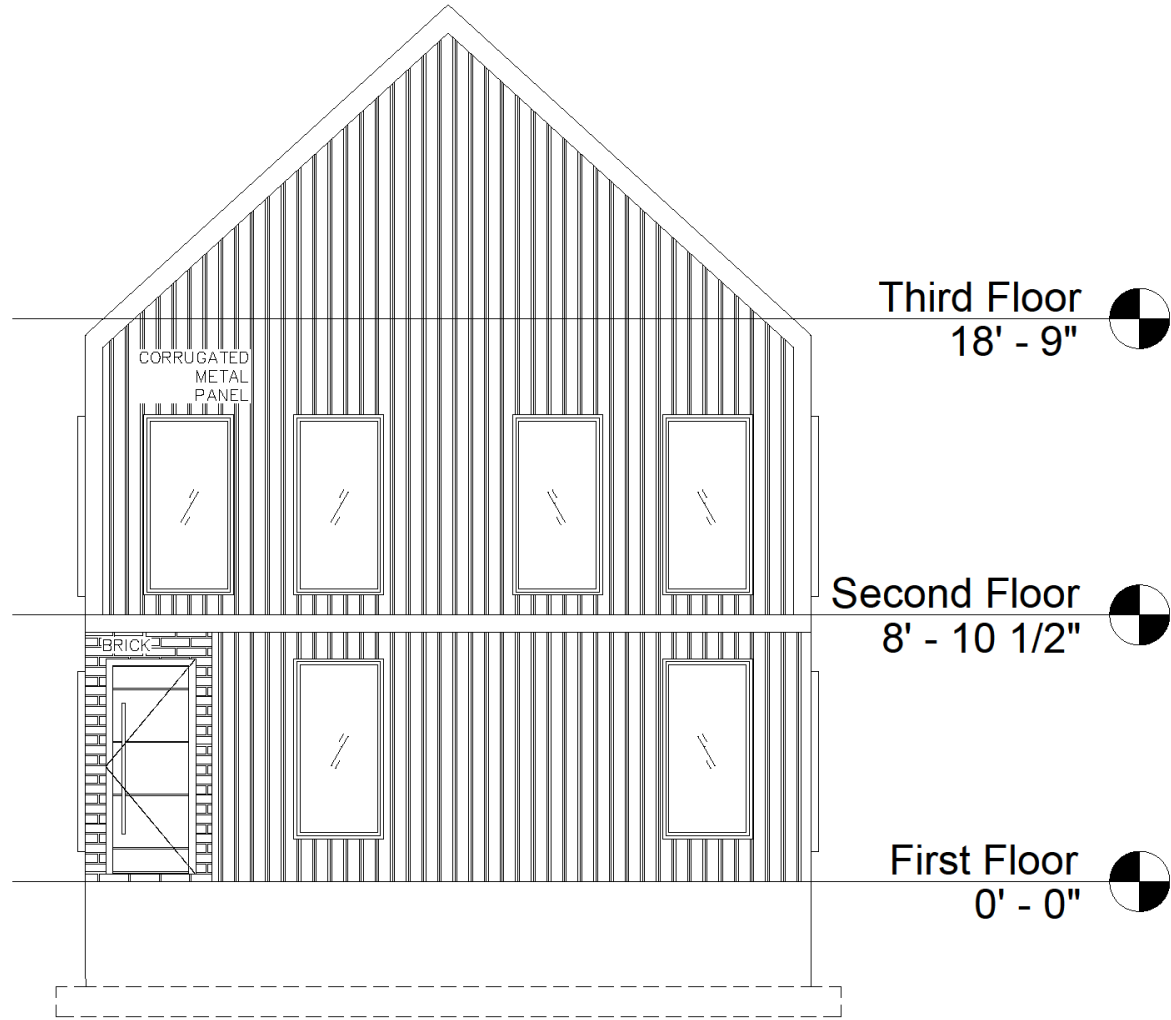
881 LITERARY ROAD  
CLEVELAND, OHIO 44115-4440  
216/781-7385 FAX 216/781-7387



ARCHITECTS, INC.

FLOOR PLANS

**A-1**



Third Floor  
18' - 9"

Second Floor  
8' - 10 1/2"

First Floor  
0' - 0"

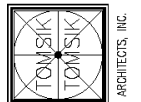
**EAST ELEVATION**  
SCALE: 1/4"=1'-0"

ISSUED FOR: DATE:

PRELIMINARY 11/08/2023

**2 FAMILY DWELLING**  
1348 W. 78th ST  
CLEVELAND, OHIO 44102

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CLEVELAND, OHIO 44115-4440  
216/781-7385 FAX 216/781-7387



ELEVATION

**A-2**

PROJECT NO. 2023-28





Existing Pictures





Existing Pictures





Blank Canvas Theatre

Walken Frame & Art  
Picture frame shop

78th Street Studios

Polk Kabat, LLP

Rachel Davis Fine Arts

Envirofab Inc

Suburban Marble  
& Granite

1348

Lakeview Manor

Robert J. Sperzel  
Ministry Building

St. Lukes  
Episcopal Church

Hispanic Senior Center

Paddle Ball  
Superelectric Sculpture

ATM

PROPERTY LINE

W 80th St

W 80th St

W 80th St

W 79th St

W 78th St

W 78th St

W 78th St

W 78th St

W 76th St

W 76th St

W 76th St

W 76th St

Herman Ave

Rutledge Ave

Lake Ave

Lake Ave

Lake Ave

Herman Ave



## Example of non-conforming parcels



1929 W 57 ST,  
CLEVELAND, OH,  
44102

1931 W 57 ST,  
CLEVELAND, OH,  
44102

1933 W 57 ST,  
CLEVELAND, OH,  
44102

## Example of non-conforming parcels



1952, 1958, 1960,  
1964 W 54 ST,  
CLEVELAND, OH,  
44102



## Example of non-conforming parcels



1938 W 54 ST,  
CLEVELAND, OH,  
44102

1940 W 54 ST,  
CLEVELAND, OH,  
44102

1942 W 54 ST,  
CLEVELAND, OH,  
44102



ARCHITECTS, INC.



# Cleveland City Planning Commission

## Staff Report

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December 1, 2023

# Cleveland City Planning Commission

## Design Review Cases

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December 1, 2023

# Southeast Design Review Case

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December 1, 2023



**SE2023-006** – Proposed Demolition of a 2 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

**Project Address: 12412 Miles Avenue**

Project Representative: Brett Parsons, City of Cleveland

**12412 MILES**

Proposal for a demolition in the Union Miles Design Review  
District

# PROPOSED DEMOLITION OF 12412 MILES





# 12412 MILES

- **Demolition:** We are seeking the approval of the complete demolition of the 2 story, single family dwelling residential property, with a detached garage built in 1915.
- **Current Owner:** State of Ohio Forfeiture 1/25/2023
  - Readily available for public or private investment, however, remaining in forfeiture is sign of serious distress and disinterest
- **Vacant:** Since at least 2013
- **Complaints:** The City has received 8 formal complaints.
- **Board-ups:** The city has boarded up this property 4 times.
  - 1 additional board-up occurred after the first meeting in March. Total of 5 board-ups.
- **Back Taxes:** \$9,356
- **Site Plan:** The remaining land will be cleared, graded, and seeded.

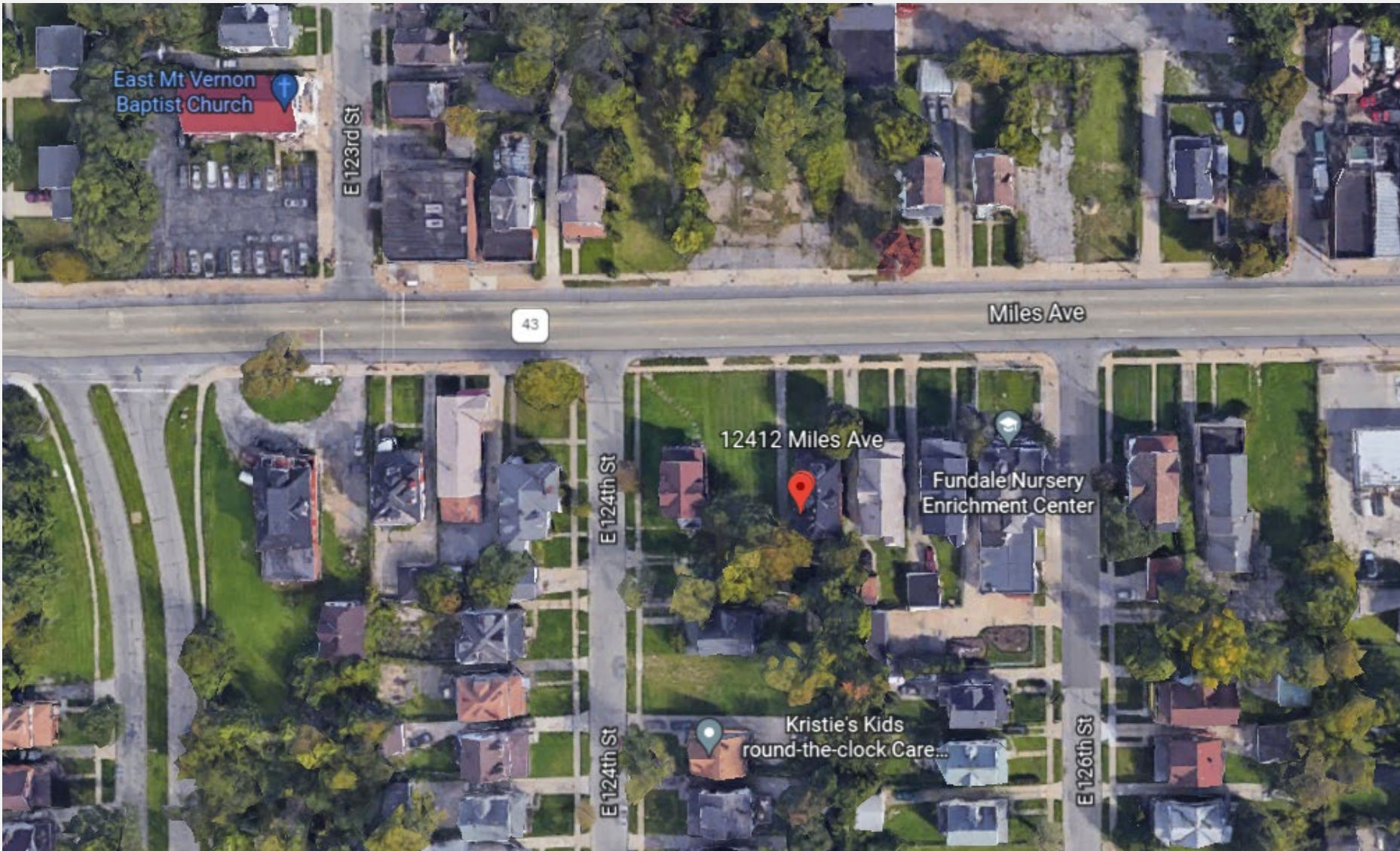
## Updates Since March Meeting

- No interest from contractors or private investors
  - Union Miles CDC referred contractors and none were interested in taking on the project
- Complaints from both District Chief Inspector & Vacant Property Unit Chief
- Complaint from Urban AI Director received on 10/13/2023
- Property is a priority demolition for the Director of Building & Housing





# SITE LOCATION AND CONTEXT







NEIGHBORING  
PROPERTIES





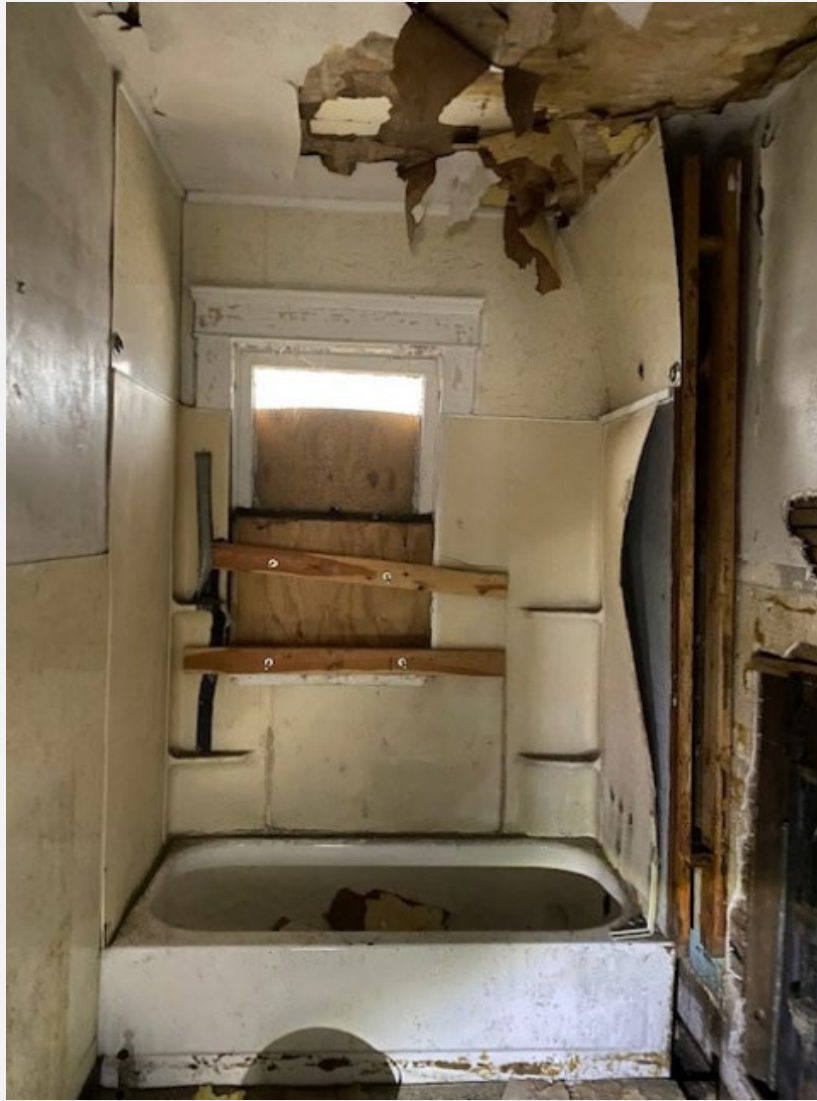




















# SITE PLAN



- Demolish the structure, remove all foundations and subgrade material. Level the site with clean backfill, topsoil, seed, and straw.



# Cleveland City Planning Commission

## Staff Report

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December 1, 2023



**Committee Recommendation:** Unanimously **Approved** as Presented

# Northeast Design Review Case

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December 1, 2023

NE2023-023 – East 118<sup>th</sup> Residences New Construction: Seeking Schematic Design Approval

**Project Address: 1555 East 118<sup>th</sup> Street**

Project Representative: Kevin Oliver, Architect





OLIVER ARCHITECTURE

216.245.2661  
7100 Euclid Ave. #225  
Cleveland, OH 44103  
www.oliverarchitect.com



## E118TH RESIDENCES

1555 E. 118TH ST  
CLEVELAND, OH 44106

NOT FOR CONSTRUCTION

EXTERIOR PERSPECTIVE

Date:  
11/13/2023

Sheet:  
A-1





PROPOSED SITE  
1555 E. 118TH ST CLEVELAND, OH 44106

OLIVER ARCHITECTURE

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7100 Euclid Ave. #225  
Cleveland, OH 44103  
www.oliverarchitect.com



# E118TH RESIDENCES

1555 E. 118TH ST  
CLEVELAND, OH 44106

NOT FOR CONSTRUCTION

SITE DIAGRAM

Date:  
11/13/2023

Sheet:  
A-2





NEIGHBORING PROPERTY- CIRCLE 118 APARTMENTS



NEIGHBORING PROPERTY - 1585 E 118TH ST



ADJACENT PROPERTY - 1561 E 118TH ST (IMMEDIATELY ADJACENT TO SITE)



ADJACENT PROPERTY - 1561 E 118TH ST (SOUTH SIDE OF SITE)



EXISTING PROJECT SITE- 1555 E. 118TH ST. CLEVELAND, OH 44106



EXISTING PROJECT SITE. 1551 AND 1547 E 118TH ST BUILDINGS TO REMAIN

OLIVER ARCHITECTURE

216.248.2661  
7100 Euclid Ave. #225  
Cleveland, OH 44103  
www.oliverarchitect.com



# E118TH RESIDENCES

1555 E. 118TH ST  
CLEVELAND, OH 44106

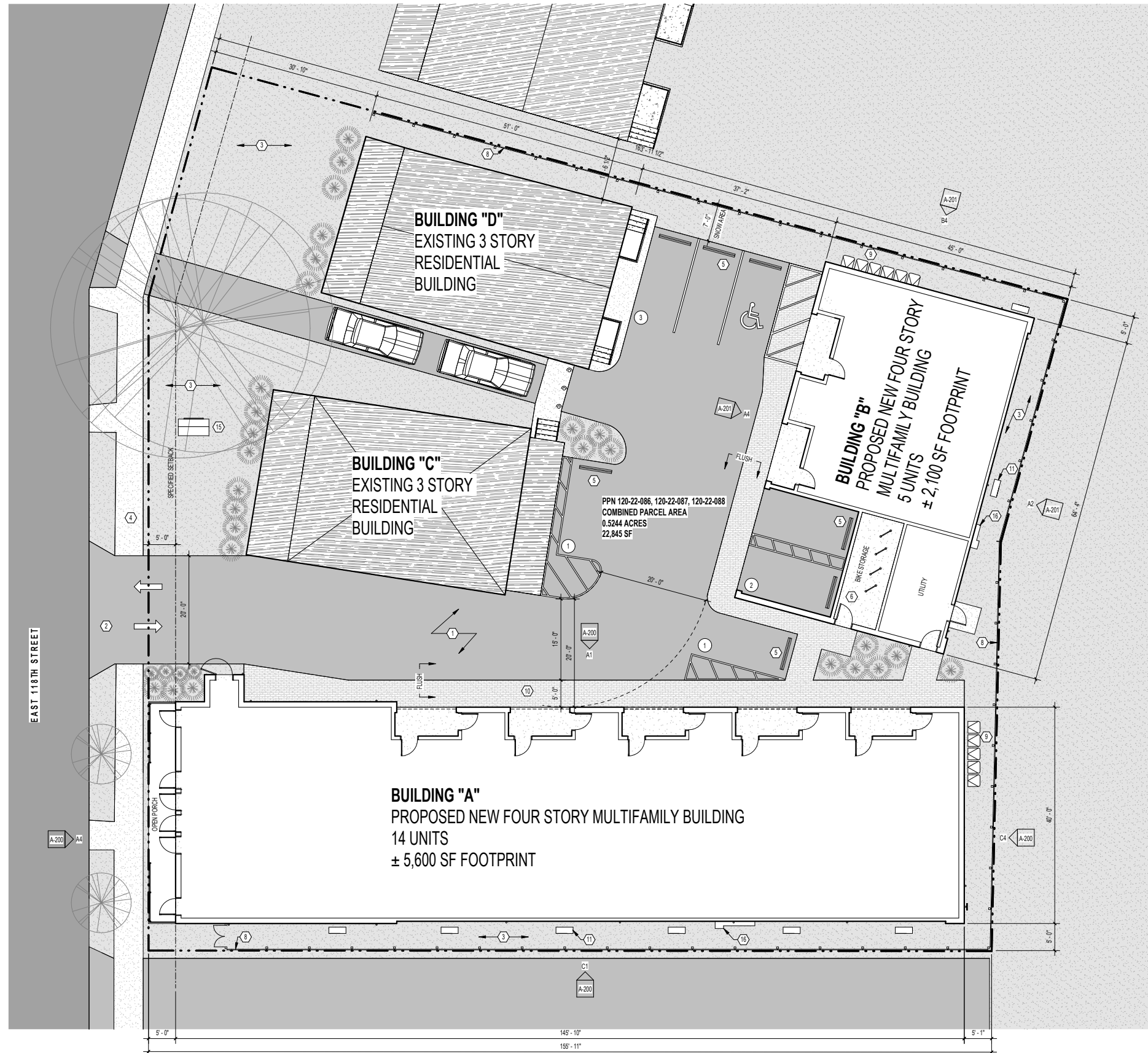
NOT FOR CONSTRUCTION

EXISTING SITE CONTEXT

Date:  
11/13/2023

Sheet:  
A-3





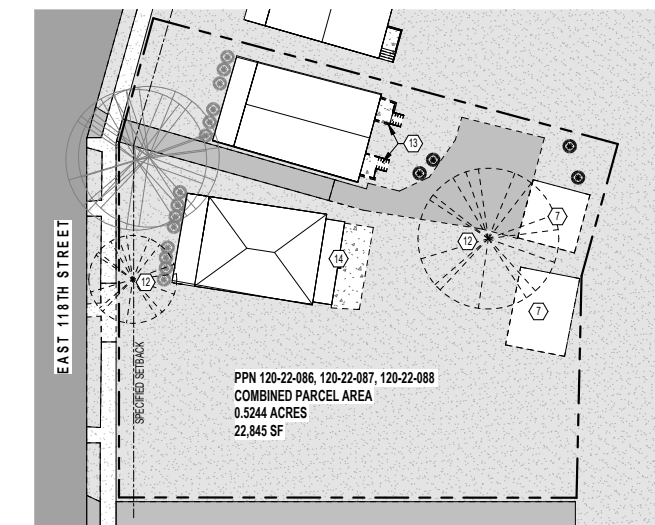
KEYED SITE NOTES	
NO.	NOTE
1	NEW CONCRETE PAVING
2	NEW CURB CUT AT STREET
3	LAWN OR LANDSCAPED AREA
4	SIDEWALK
5	PARKING STALLS, 8.5'X18'
6	BICYCLE ENCLOSURE
7	DEMOLISH EXISTING STRUCTURE ON SITE
8	FENCE, 6' TALL WOOD BOARD ON BOARD
9	TENANT TRASH CONTAINERS
10	STAMPED CONCRETE WALKWAY, VEHICLE TRAFFIC RATED
11	HEAT PUMP UNIT, MOUNTED ON PAD
12	REMOVE EXISTING TREE
13	REMOVE EXISTING LANDING & STEPS
14	REMOVE EXISTING PORCH & CONCRETE PAD
15	TRANSFORMER, MOUNTED ON PAD
16	ELECTRICAL METERS

BUILDING AREA (GROSS)				
BUILDING	LOCATION	LEVEL	AREA	
BUILDING A	FIRST FLOOR		5,543 SF	
BUILDING A	SECOND FLOOR		5,695 SF	
BUILDING A	THIRD FLOOR		5,709 SF	
BUILDING A	FOURTH FLOOR		3,852 SF	
BUILDING A			20,799 SF	
BUILDING B	FIRST FLOOR		2,054 SF	
BUILDING B	SECOND FLOOR		2,478 SF	
BUILDING B	THIRD FLOOR		2,470 SF	
BUILDING B	FOURTH FLOOR		1,678 SF	
BUILDING B			8,678 SF	
BUILDING C	FIRST FLOOR		1,134 SF	
BUILDING C	SECOND FLOOR		1,134 SF	
BUILDING C	THIRD FLOOR		1,134 SF	
BUILDING C			3,403 SF	
BUILDING D	FIRST FLOOR		1,237 SF	
BUILDING D	SECOND FLOOR		1,237 SF	
BUILDING D	THIRD FLOOR		1,237 SF	
BUILDING D			3,710 SF	
GROSS AREA TOTAL				36,588 SF

**ZONING INFORMATION**

PARCEL NUMBERS: 120-22-086, 120-22-087, 120-22-088  
 PARCEL AREA (COMBINED): 22,845 SF  
 ZONING CLASSIFICATION: GR-C1  
 USE DISTRICT: GENERAL RETAIL BUSINESS  
 AREA DISTRICT: C  
 HEIGHT DISTRICT: 1

ZONING STANDARD	REQUIREMENT	PROPOSED CONDITION	VARIANCE
<b>BUILDING HEIGHT</b> 353.01(b) 10' WHERE "10" IS MEASUREMENT TO CENTERLINE OF STREET, NOT TO EXCEED 35' IN HEIGHT	"10" MEASUREMENT = APPROX 34'-9" USE MAXIMUM 35' HEIGHT	42'-7"	YES
<b>MAXIMUM GROSS FLOOR AREA</b> 355.04(b) 50% OF LOT AREA	22,845 / 2 = 11,423 SF	35,913 SF	YES
<b>FRONT YARD</b> 357.04(a) 15% OF LOT DEPTH, MAXIMUM OF 30' OR ALIGN TO EXISTING BUILDING LINES PER 357.06 (a)	SPECIFIED 5' SETBACK	5'	NO
<b>SIDE YARD</b> 357.09(2) 7' MINIMUM TO PROPERTY LINE 14' AGGREGATE 10' MINIMUM FROM ADJACENT BUILDING ON SEPARATE PARCEL		5'-0" SIDE YARDS 9'-9" AGGREGATE	YES
<b>REAR YARD</b> 357.08(1) 15% OF LOT DEPTH, MINIMUM OF 20' OR 1/2 BUILDING HEIGHT, WHICHEVER IS GREATER		5'-0" REAR YARD	YES
<b>PARKING</b> 349.04(a) 1 VEHICLE SPACE PER DWELLING UNIT 1 BICYCLE SPACE PER 20 VEHICLE SPACES	24 PARKING SPACES 20 PROPOSED NEW DWELLING UNITS 2 EXISTING BUILDING C UNITS 24 TOTAL DWELLING UNITS 2 BICYCLE SPACES (BASED ON 24 VEHICLE SPACES)	7 PARKING SPACES 8 BICYCLE SPACES	YES



**PROJECT TEAM:**  
**ARCHITECT:**  
 Oliver Architecture  
 7100 Euclid Avenue #200  
 Cleveland, OH 44103  
 216.245.2861  
 www.oliverarchitect.com

**CIVIL ENGINEER:**  
 Neff & Associates  
 6405 York Road  
 Parma Heights, Ohio 44130  
 440-884-3100  
 www.neff-asacc.com

**STRUCTURAL ENGINEER:**  
 Thorson Baker & Associates  
 3030 W. Streetsboro Road  
 Richfield, OH 44286  
 330-659-6688  
 www.thorsonbaker.com

**MEP ENGINEER:**  
 Thorson Baker & Associates  
 3030 W. Streetsboro Road  
 Richfield, OH 44286  
 330-659-6688  
 www.thorsonbaker.com

PRELIMINARY  
NOT FOR CONSTRUCTION

**E118TH RESIDENCES**

**NEW MULTIFAMILY HOUSING**

1555 E. 118TH ST  
 CLEVELAND, OH 44106

ISSUE: \_\_\_\_\_ DATE: \_\_\_\_\_

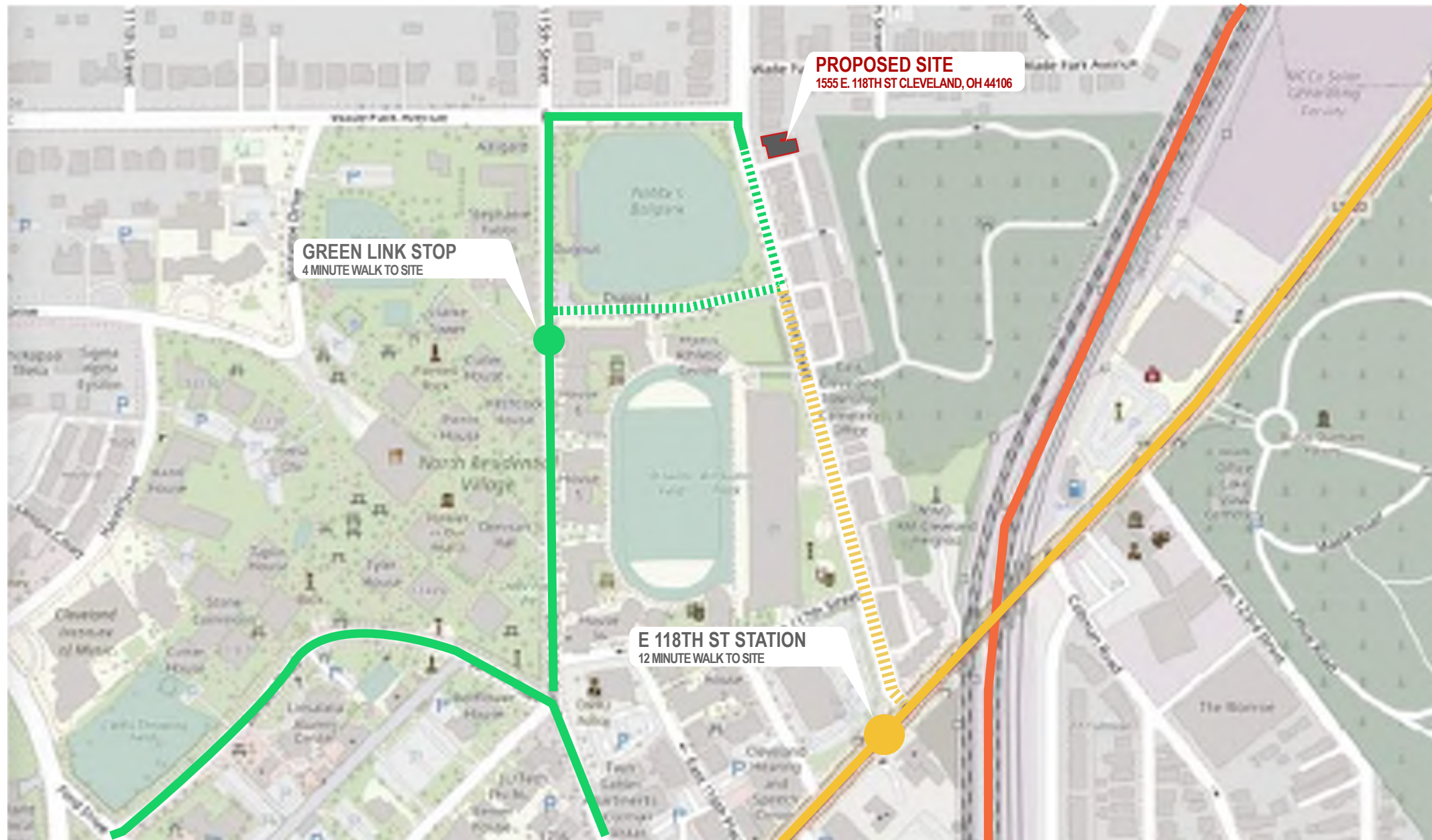
**SITE PLAN**

DATE: As indicated  
 11/13/2023 3:57:38 PM  
 SHEET: **A-4**

**A1 SITE PLAN**  
 1" = 10'-0"

**A4 SITE PLAN - DEMO**  
 1" = 30'-0"





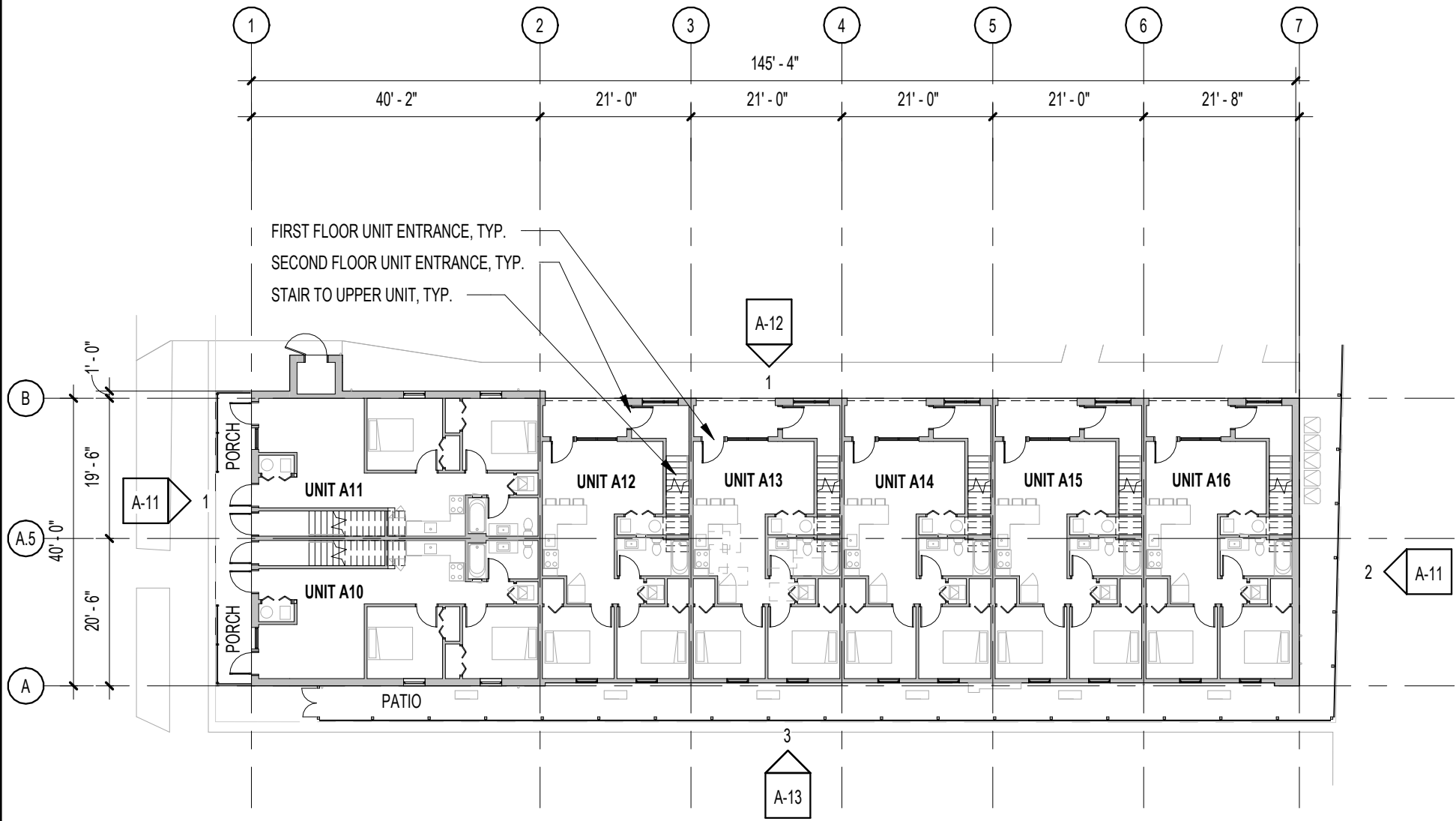
KEY

- CIRCLELINK SHUTTLE SERVICE
- RTA HEALTH LINE BUS ROUTE
- RTA RED LINE BUS ROUTE
- WALKING ROUTE- GREENLINK STOP TO SITE
- WALKING ROUTE - E. 118TH ST STATION TO SITE

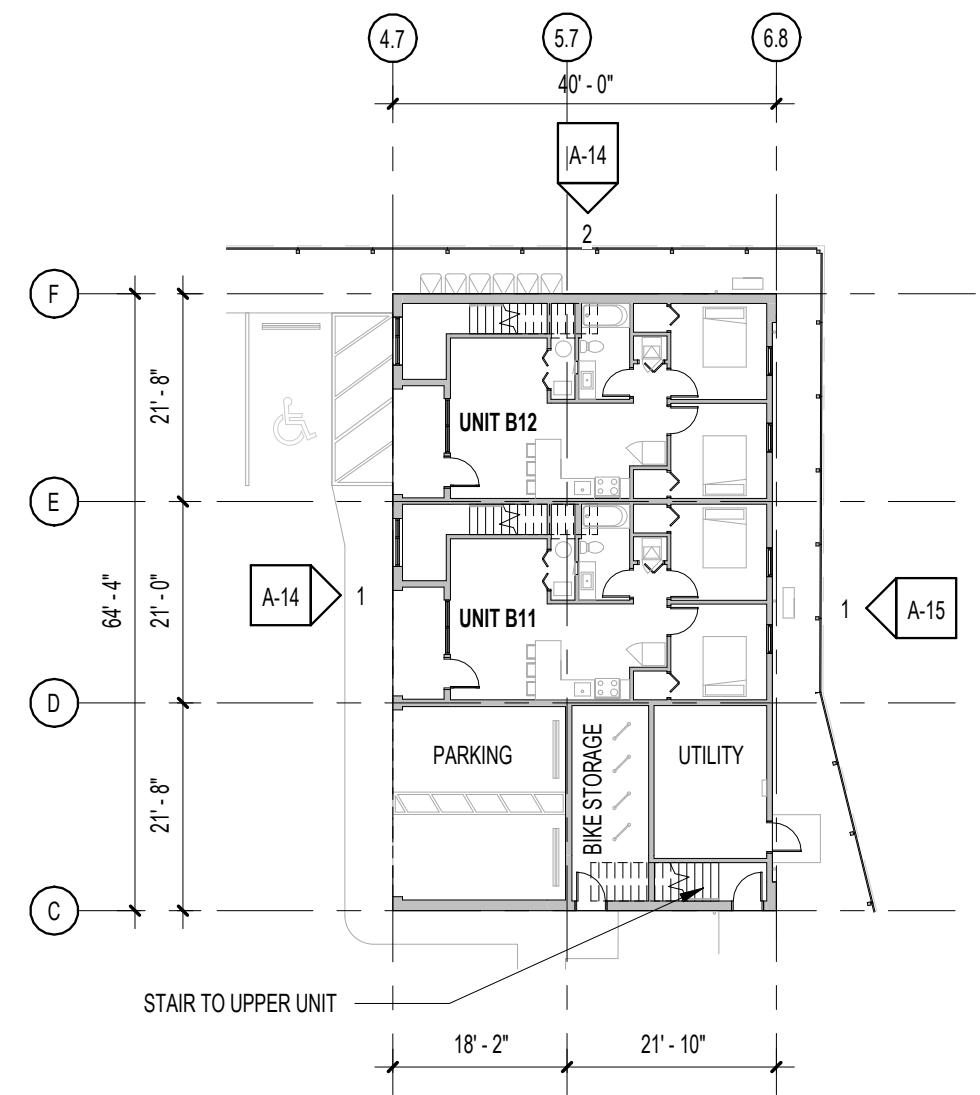




UNIT AREAS - FIRST FLOOR	
UNIT	AREA
UNIT A10	711 SF
UNIT A11	698 SF
UNIT A12	654 SF
UNIT A13	653 SF
UNIT A14	654 SF
UNIT A15	654 SF
UNIT A16	645 SF
UNIT B11	644 SF
UNIT B12	645 SF



1 PLAN - FIRST FLOOR - BUILDING A  
1" = 20'-0"



2 PLAN - FIRST FLOOR - BUILDING B  
1" = 20'-0"

OLIVER ARCHITECTURE

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Cleveland, OH 44103  
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# E118TH RESIDENCES

1555 E. 118TH ST  
CLEVELAND, OH 44106

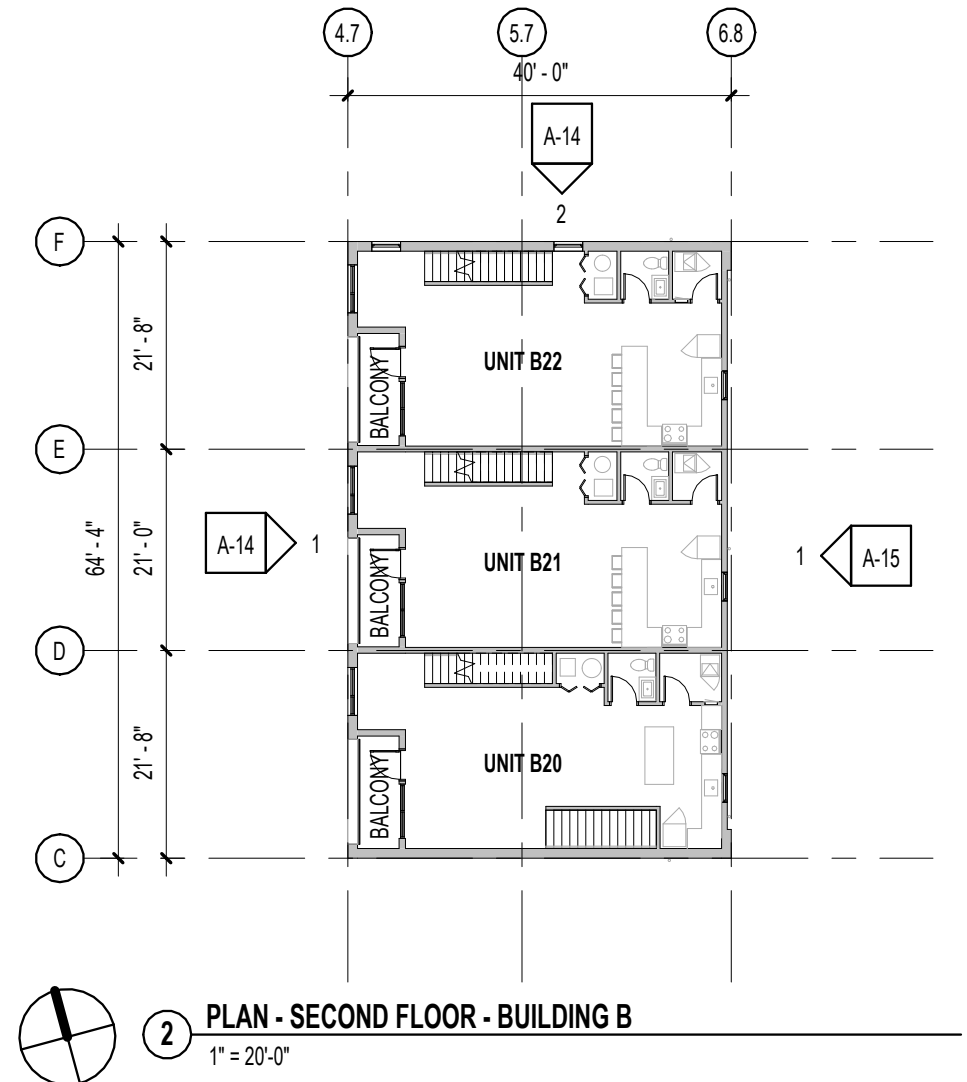
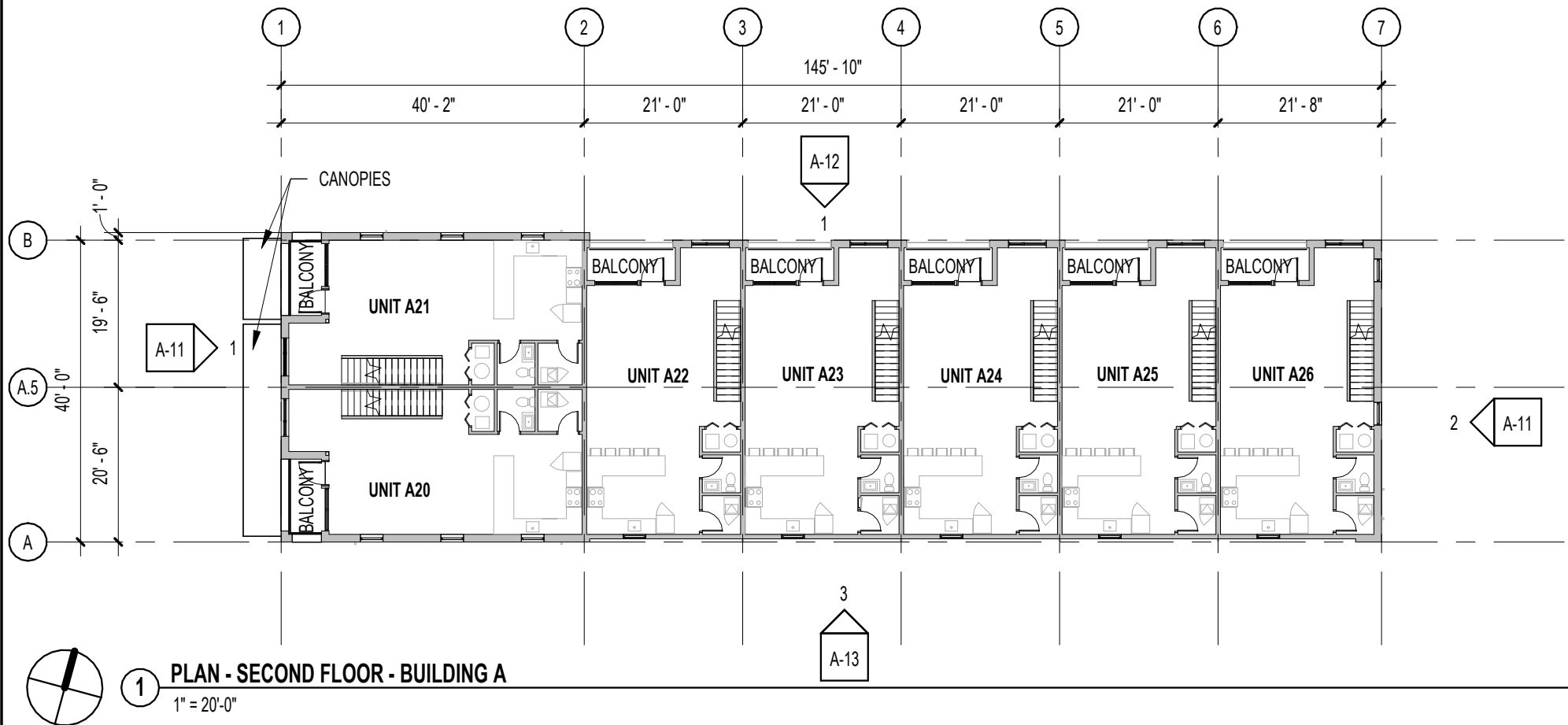
NOT FOR CONSTRUCTION

FIRST FLOOR PLANS

Date:  
11/13/2023

Sheet:  
A-6

UNIT AREAS - SECOND FLOOR	
UNIT	AREA
UNIT A20	713 SF
UNIT A21	712 SF
UNIT A22	741 SF
UNIT A23	740 SF
UNIT A24	740 SF
UNIT A25	740 SF
UNIT A26	725 SF
UNIT B20	728 SF
UNIT B21	742 SF
UNIT B22	725 SF



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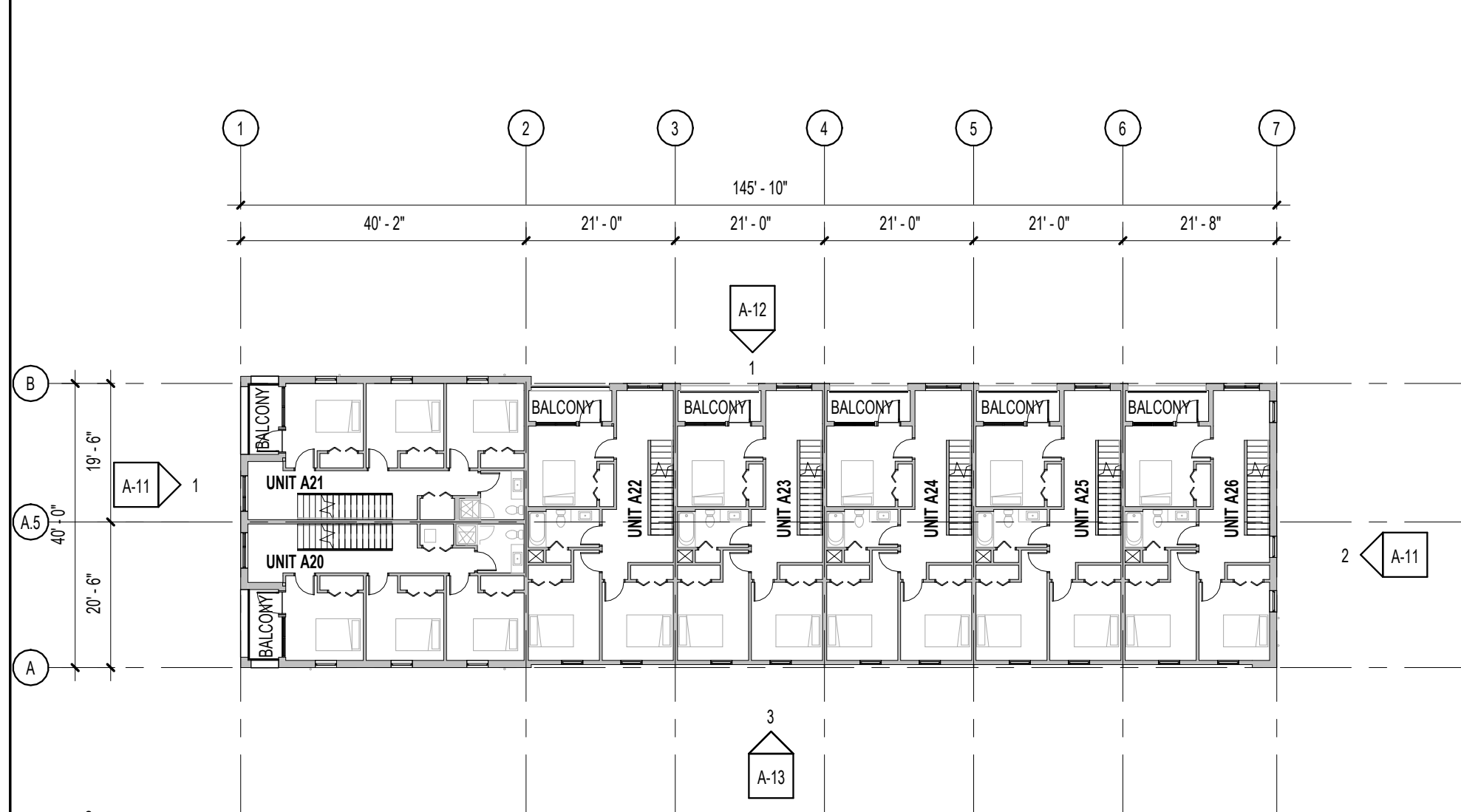
SECOND FLOOR PLAN

Date:  
11/13/2023

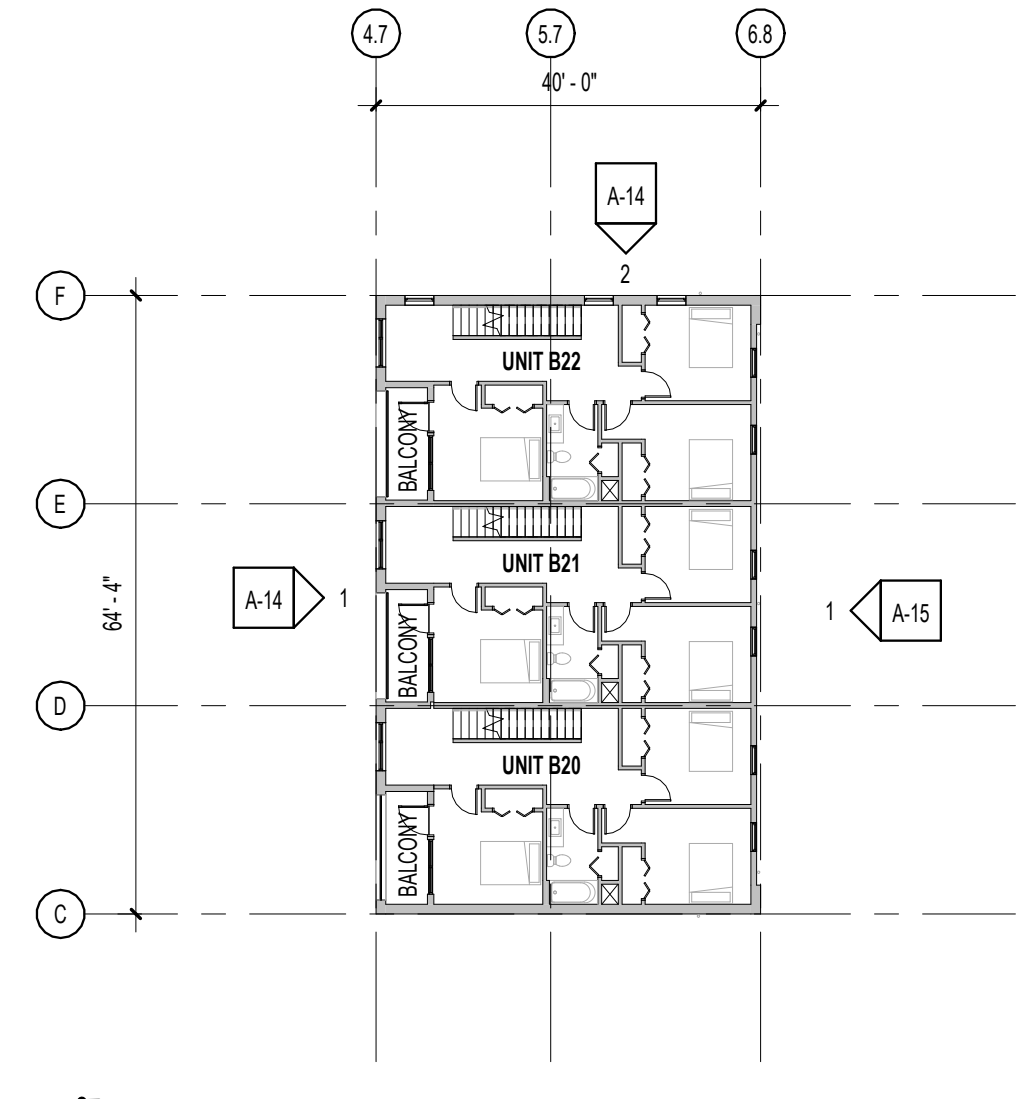
Sheet:  
A-7



UNIT AREAS - THIRD FLOOR	
UNIT	AREA
UNIT A20	707 SF
UNIT A21	712 SF
UNIT A22	748 SF
UNIT A23	748 SF
UNIT A24	752 SF
UNIT A25	755 SF
UNIT A26	760 SF
UNIT B20	726 SF
UNIT B21	740 SF
UNIT B22	725 SF



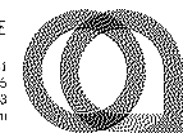
1 PLAN - THIRD FLOOR - BUILDING A  
1" = 20'-0"



2 PLAN - THIRD FLOOR - BUILDING B  
1" = 20'-0"

OLIVER ARCHITECTURE

216.246.2661  
7199 Euclid Ave. #225  
Cleveland, OH 44103  
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# E118TH RESIDENCES

1555 E. 118TH ST  
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NOT FOR CONSTRUCTION

THIRD FLOOR PLAN

Date:  
11/13/2023

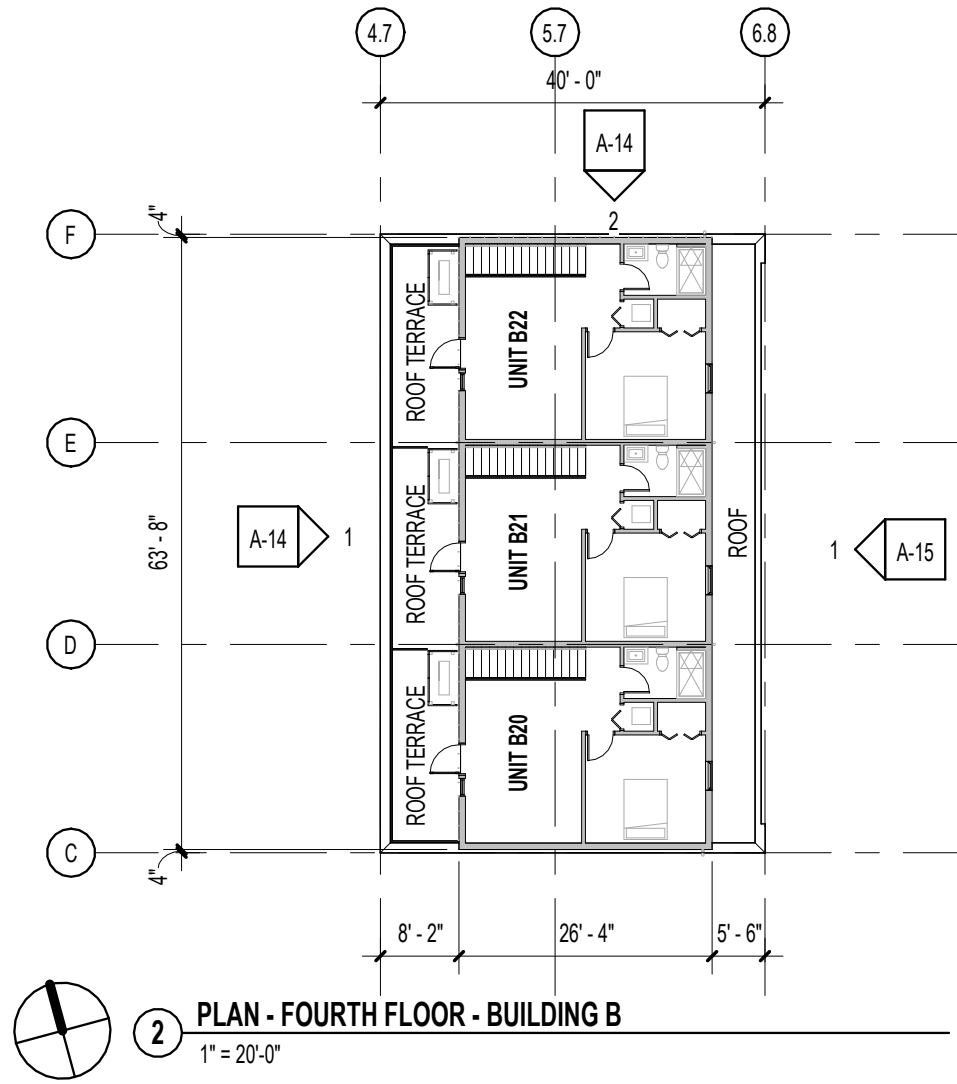
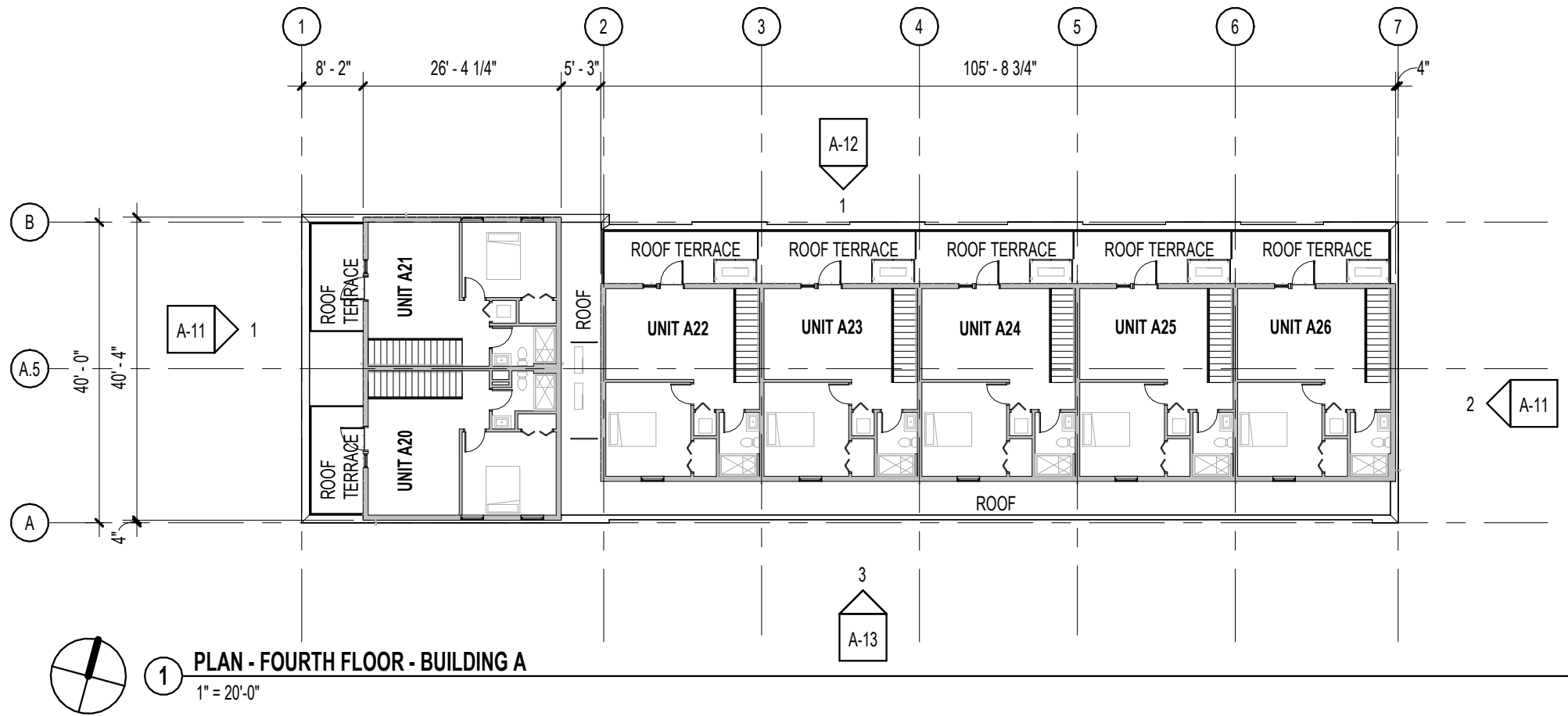
Sheet:  
A-8

UNIT AREAS - FOURTH FLOOR	
UNIT	AREA
UNIT A20	479 SF
UNIT A21	488 SF
UNIT A22	519 SF
UNIT A23	525 SF
UNIT A24	525 SF
UNIT A25	525 SF
UNIT A26	516 SF
UNIT B20	517 SF
UNIT B21	524 SF
UNIT B22	517 SF

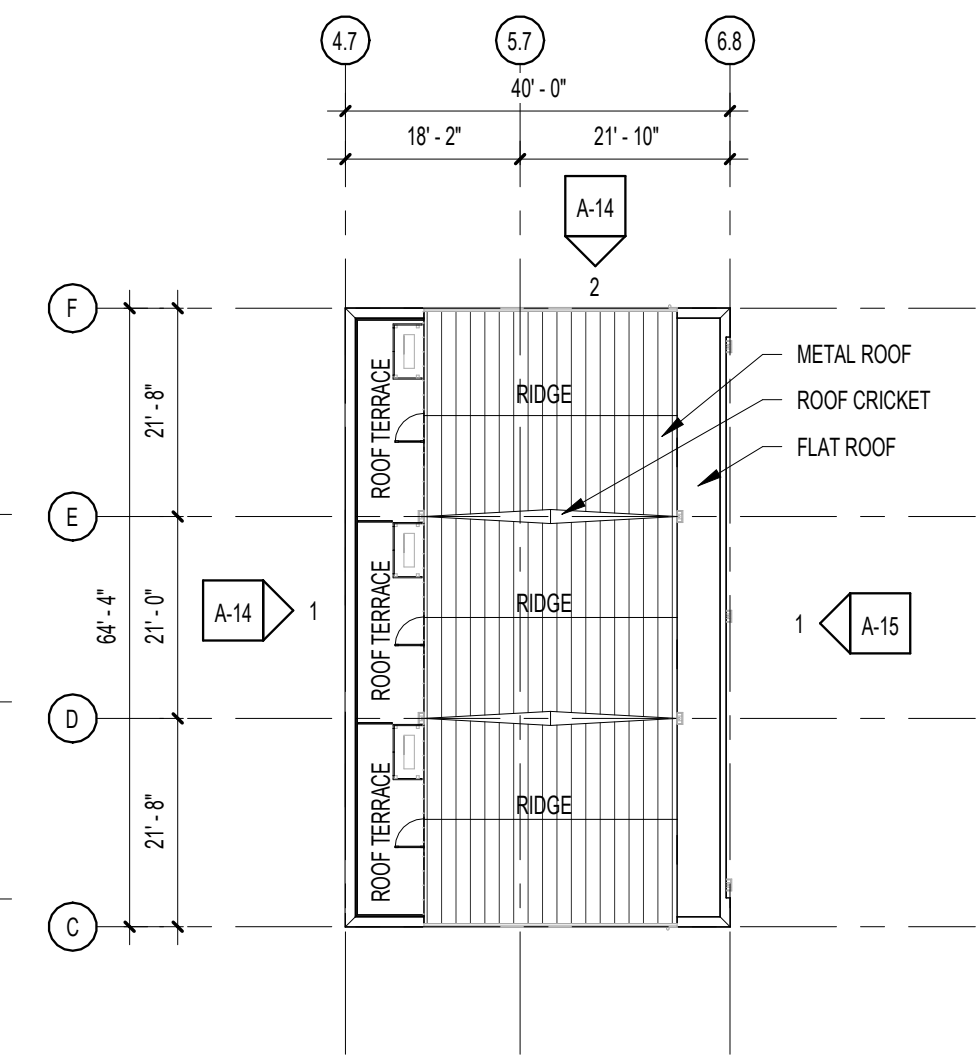
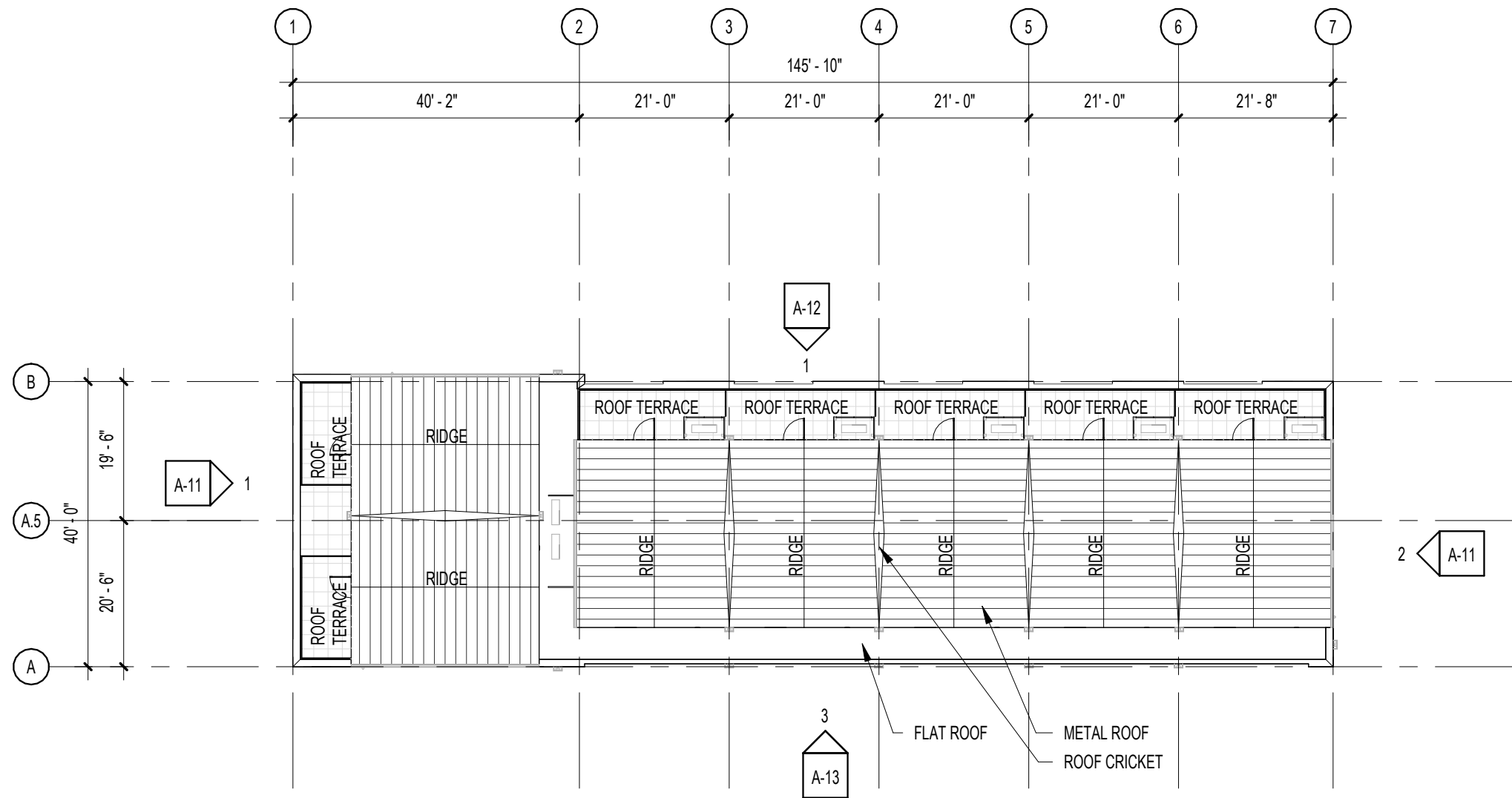
TOTAL AREA OF MULTIPLE FLOOR UNITS - BUILDING A		
UNIT	FLOOR	AREA
UNIT A20	SECOND FLOOR	713 SF
UNIT A20	THIRD FLOOR	707 SF
UNIT A20	FOURTH FLOOR	479 SF
UNIT A20		1,898 SF
UNIT A21	SECOND FLOOR	712 SF
UNIT A21	THIRD FLOOR	712 SF
UNIT A21	FOURTH FLOOR	488 SF
UNIT A21		1,913 SF
UNIT A22	SECOND FLOOR	741 SF
UNIT A22	THIRD FLOOR	748 SF
UNIT A22	FOURTH FLOOR	519 SF
UNIT A22		2,008 SF
UNIT A23	SECOND FLOOR	740 SF
UNIT A23	THIRD FLOOR	748 SF

TOTAL AREA OF MULTIPLE FLOOR UNITS - BUILDING A		
UNIT	FLOOR	AREA
UNIT A23	FOURTH FLOOR	525 SF
UNIT A23		2,013 SF
UNIT A24	SECOND FLOOR	740 SF
UNIT A24	THIRD FLOOR	752 SF
UNIT A24	FOURTH FLOOR	525 SF
UNIT A24		2,017 SF
UNIT A25	SECOND FLOOR	740 SF
UNIT A25	THIRD FLOOR	755 SF
UNIT A25	FOURTH FLOOR	525 SF
UNIT A25		2,019 SF
UNIT A26	SECOND FLOOR	725 SF
UNIT A26	THIRD FLOOR	760 SF
UNIT A26	FOURTH FLOOR	516 SF
UNIT A26		2,001 SF

TOTAL AREA OF MULTIPLE FLOOR UNITS - BUILDING B		
UNIT	FLOOR	AREA
UNIT B20	SECOND FLOOR	728 SF
UNIT B20	THIRD FLOOR	726 SF
UNIT B20	FOURTH FLOOR	517 SF
UNIT B20		1,971 SF
UNIT B21	SECOND FLOOR	742 SF
UNIT B21	THIRD FLOOR	740 SF
UNIT B21	FOURTH FLOOR	524 SF
UNIT B21		2,006 SF
UNIT B22	SECOND FLOOR	725 SF
UNIT B22	THIRD FLOOR	725 SF
UNIT B22	FOURTH FLOOR	517 SF
UNIT B22		1,967 SF







1 ROOF PLAN - BUILDING A  
1" = 20'-0"

2 ROOF PLAN - BUILDING B  
1" = 20'-0"

OLIVER ARCHITECTURE

216.246.2661  
7199 Euclid Ave. #225  
Cleveland, OH 44103  
www.oliverarchitect.com



# E118TH RESIDENCES

1555 E. 118TH ST  
CLEVELAND, OH 44106

NOT FOR CONSTRUCTION

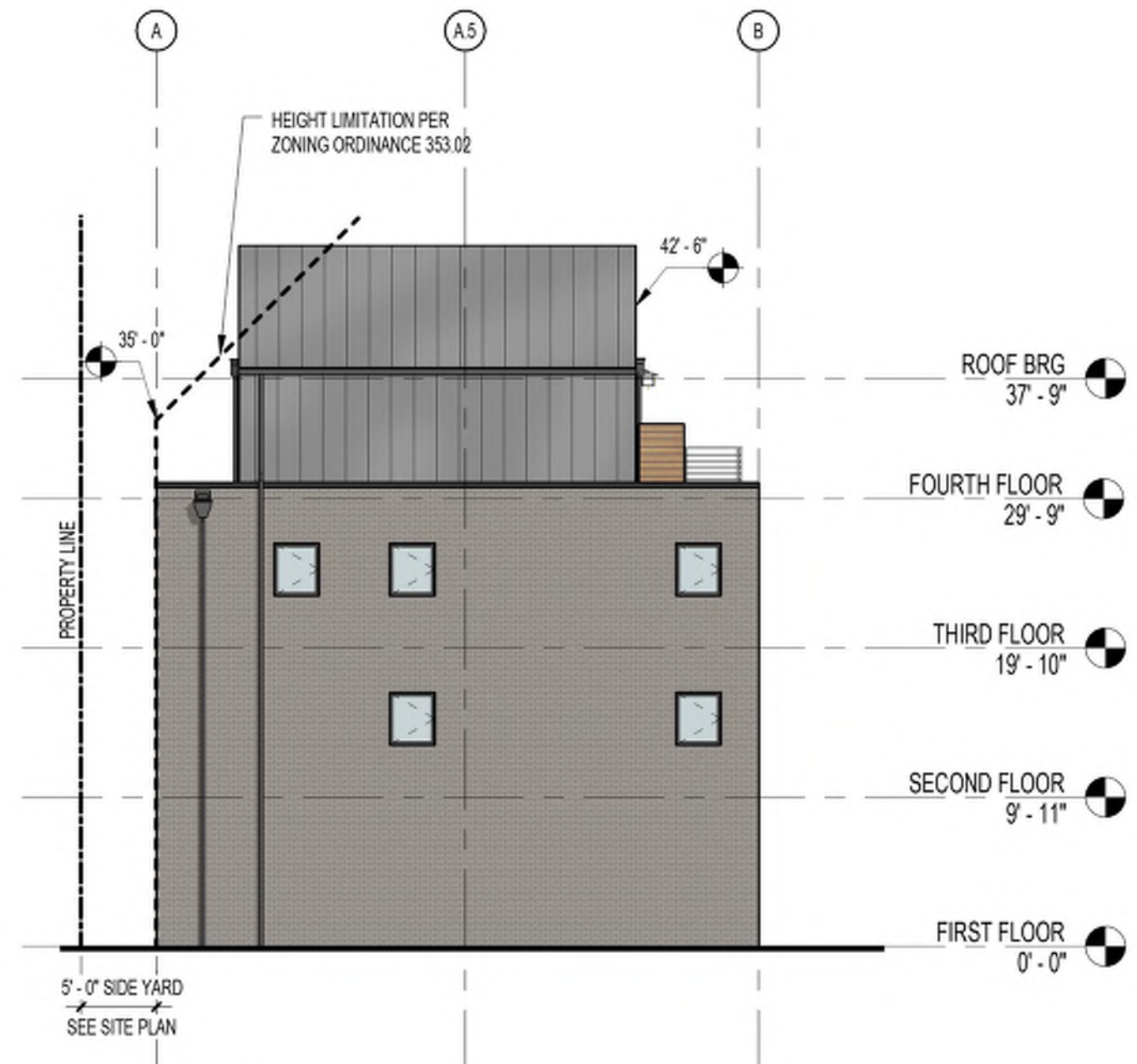
ROOF PLAN

Date:  
11/13/2023

Sheet:  
A-10



1 WEST EXTERIOR ELEVATION - BLDG A  
3/32" = 1'-0"



2 EAST EXTERIOR ELEVATION - BLDG A  
3/32" = 1'-0"







1 NORTH EXTERIOR ELEVATION - BLDG A  
 3/32" = 1'-0"

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# E118TH RESIDENCES

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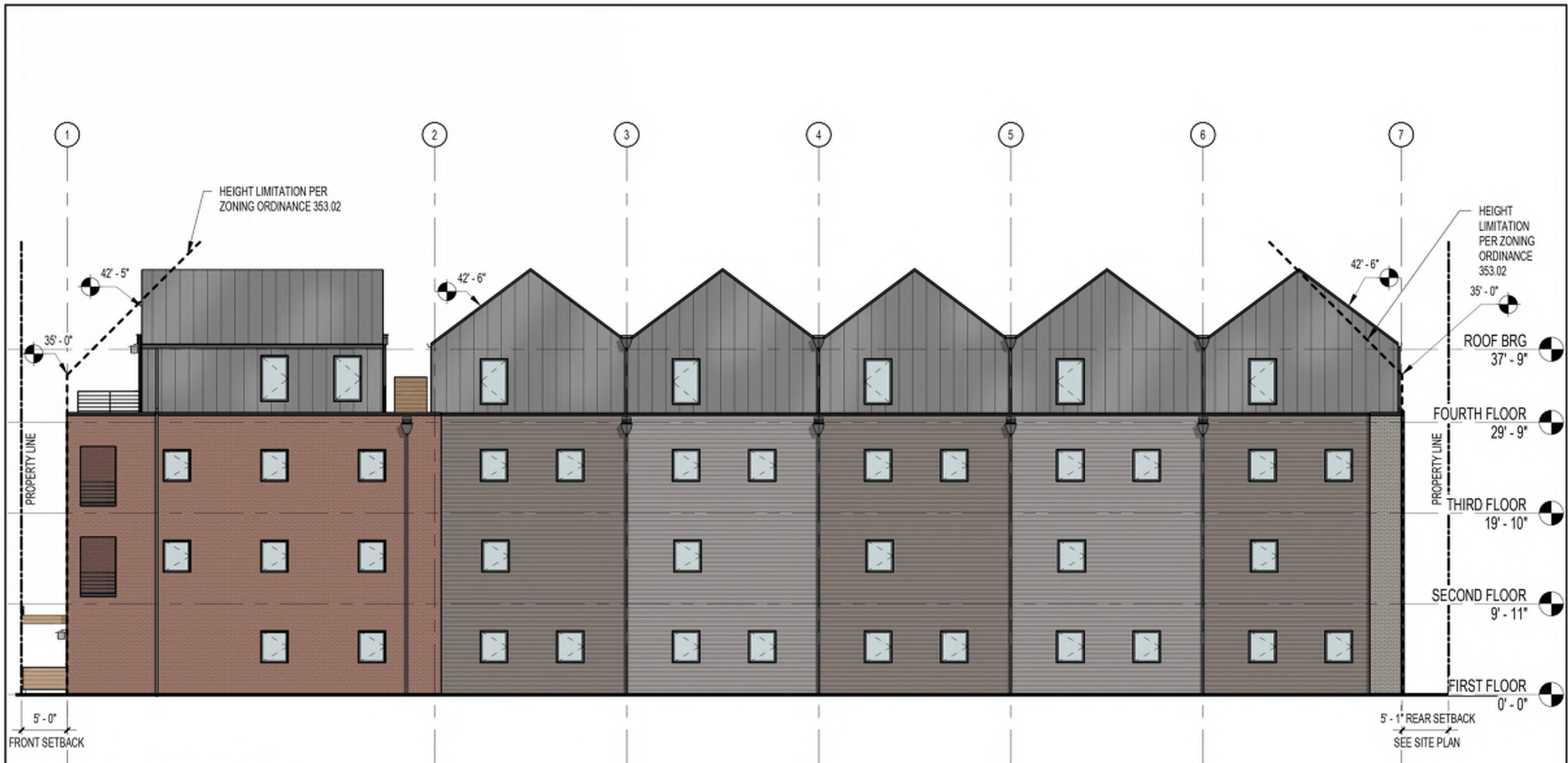
NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

Date:  
 11/13/2023

Sheet:  
 A-12





1 SOUTH EXTERIOR ELEVATION - BLDG A  
3/32" = 1'-0"

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EXTERIOR ELEVATIONS

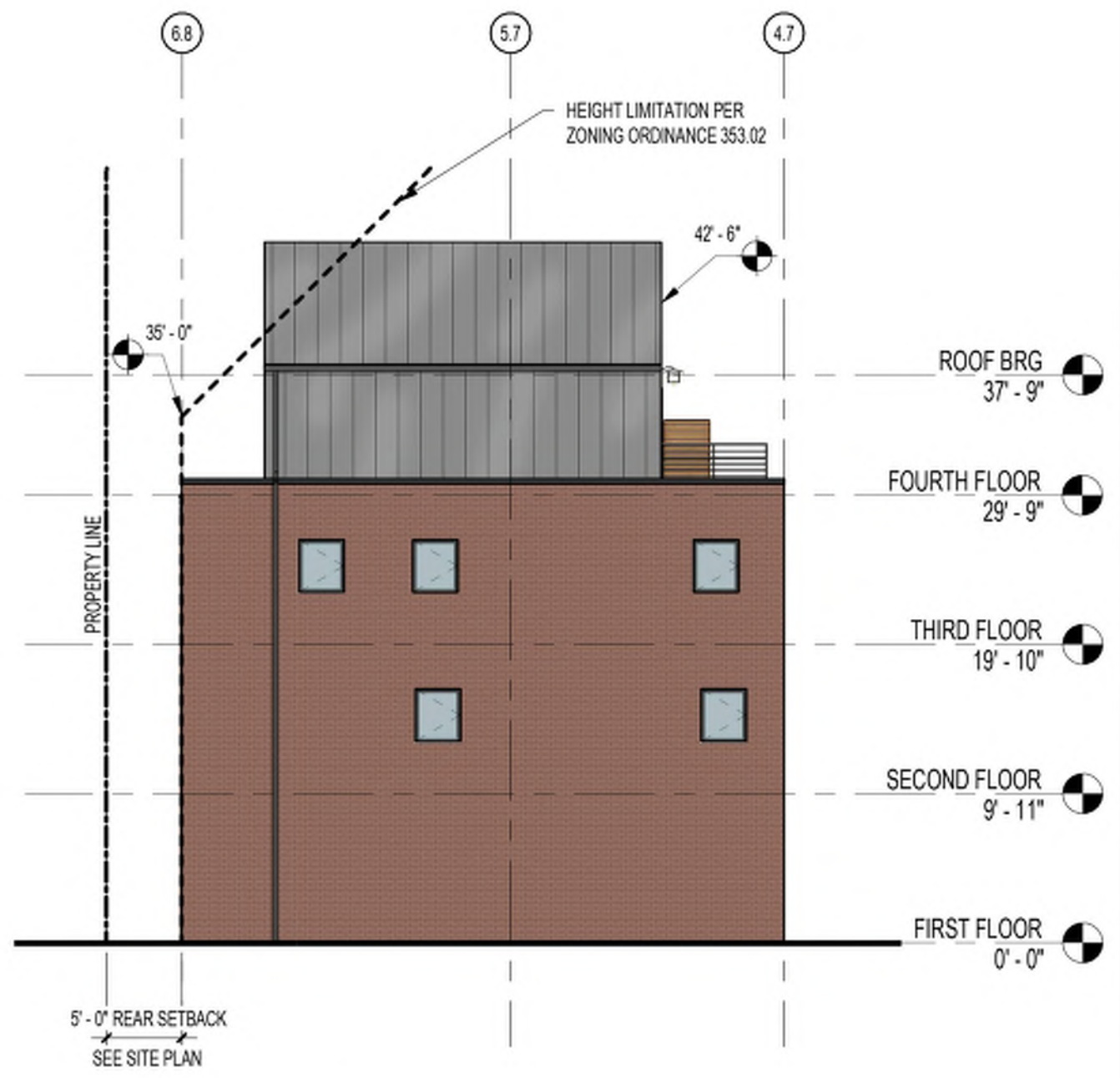
Date:  
11/13/2023

Sheet:  
A-13





1 WEST EXTERIOR ELEVATION - BLDG B  
3/32" = 1'-0"



2 NORTH (SOUTH SIM.) EXTERIOR ELEVATION - BLDG B  
3/32" = 1'-0"





1 EAST EXTERIOR ELEVATION - BLDG B  
3/32" = 1'-0"







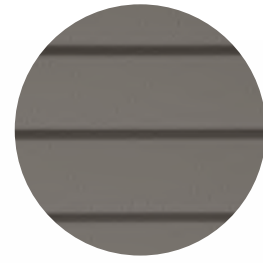
RED BRICK



WOOD PANEL SIDING



STANDING SEAM METAL ROOFING



VINYL SIDING



GREY BRICK



FIBER CEMENT SIDING



1X4 TRIM CASING, TYPICAL



WALL MOUNTED LIGHT FIXTURES



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# E118TH RESIDENCES

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CLEVELAND, OH 44106

NOT FOR CONSTRUCTION

## MATERIAL SELECTIONS

Date:  
11/13/2023

Sheet:  
A-16

# Cleveland City Planning Commission

## Staff Report

---



December 1, 2023





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

# East Design Review Case

---

December 1, 2023



**EAST2023-039** – Neon Health Services Digital Sign: Seeking Final Approval

**Project Address: 13301 Miles Avenue**

Project Representative: Chantez Williams, Neon Health Services

Ward 1 - Councilmember Jones



SPA: Union-Miles



# Proposed Signage

## NORTHEAST OHIO NEIGHBORHOOD HEALTH SERVICES SIGNAGE

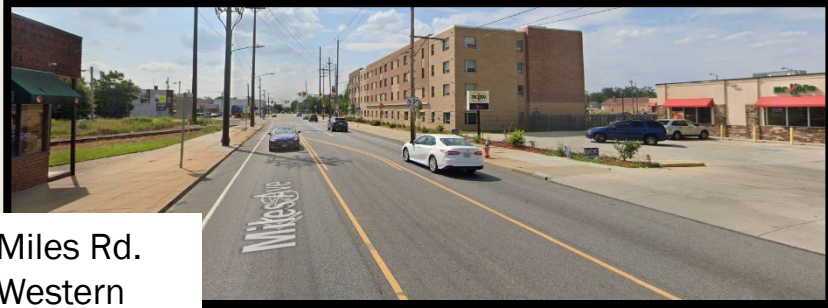
Retouched Photo Not to Scale

CITY PLANNING COMMISSION  
December 1, 2023



# Proposal

Applicant is proposing Business Identification + Electronic Message Center wall sign for 13301 Miles Rd in LR-C1 District



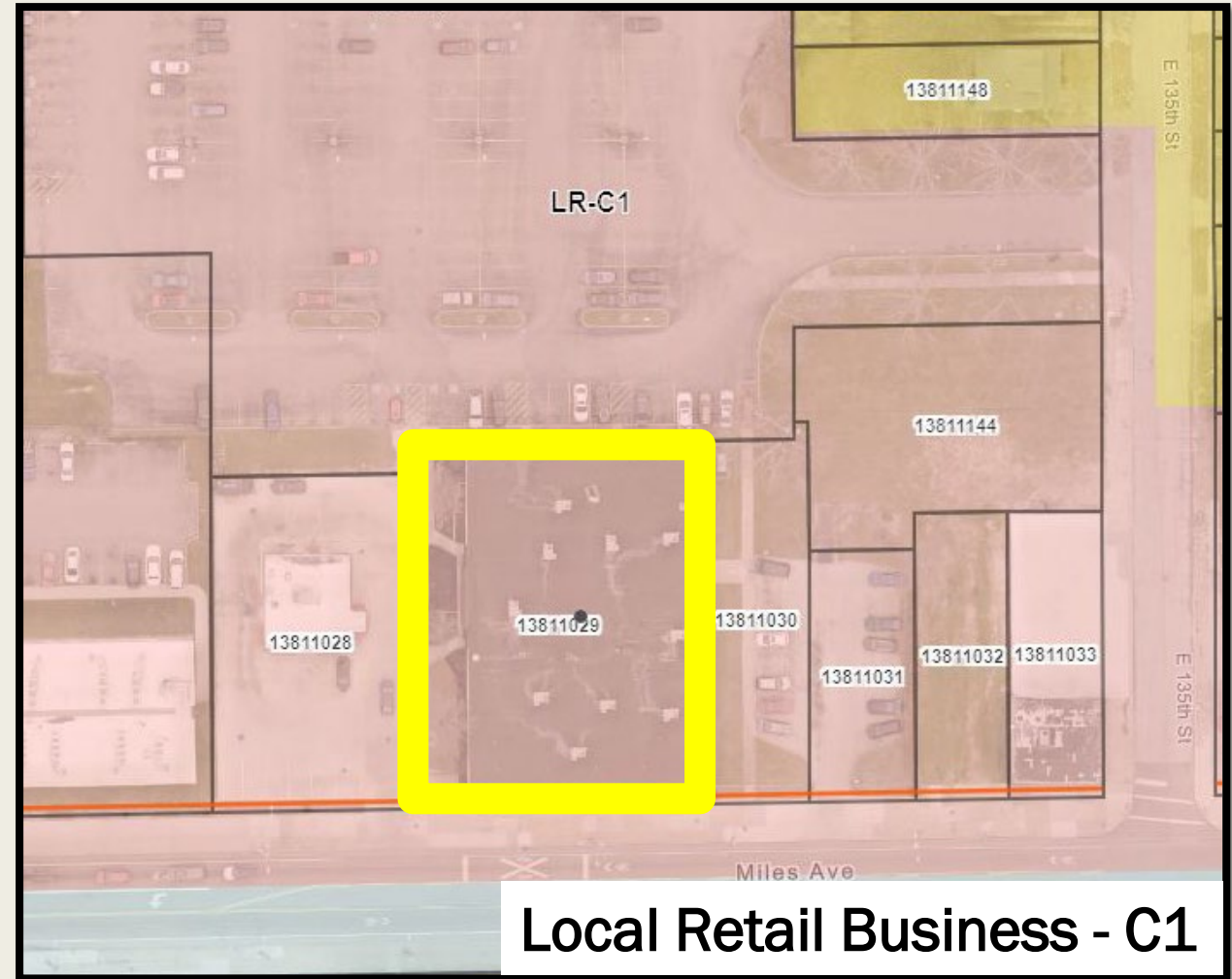
Miles Rd.  
Western  
View



Miles Rd.  
Northeastern View



Miles Rd.  
Eastern View

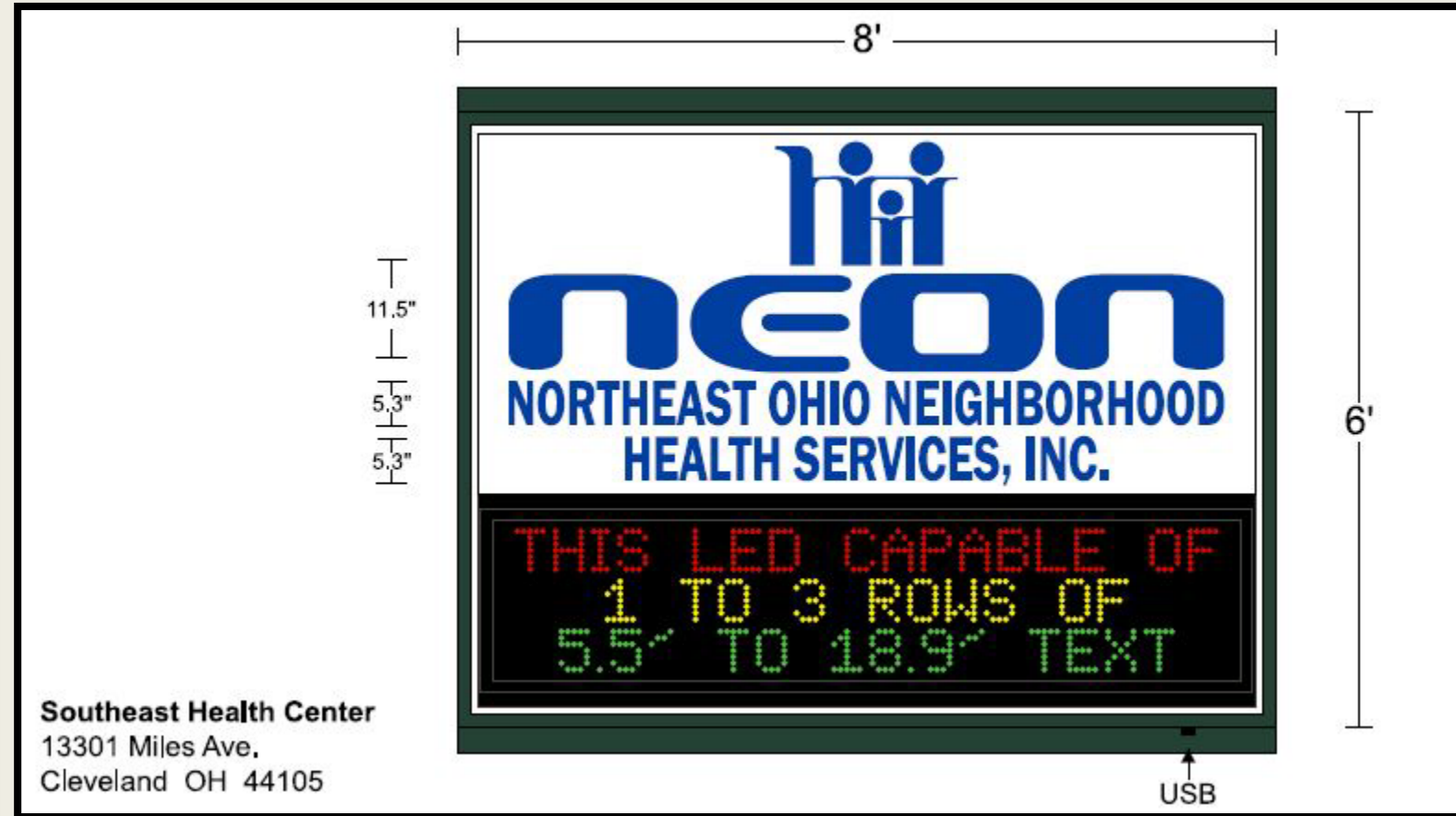


Local Retail Business - C1



# Proposal

Applicant is proposing Business Identification + Electronic Message Center wall sign for 13301 Miles Rd.



# Why City Planning Commission?

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





# Proposal



Permitted 179.5 sf- Business Identification Wall Signage  
Proposing 48 sf Panel + Electronic Message Center

**Need variance for Electronic Message Center in Local  
Retail District**

# Considerations

§350.14 (h.) Electronic Message Center (Automatic Changeable Copy) signs shall *be permitted in a Local Retail District only if the City Planning Commission grants a Variance in accordance with the following standards:*

- (1) The proposed sign will not adversely impact the character of nearby properties and will not cause disturbances to users of those properties.
- (2) The design and placement of the sign has been approved based on the general design guidelines established for use by each Commission.
- (3) Each display of information shall remain static or fixed for a minimum of twenty (20) seconds, thereby prohibiting flashing, scrolling, animated or other copy that gives the appearance of motion, unless the City Planning Commission, determines that animated or more frequently changing displays can be accommodated in a particular location without causing disturbances to nearby properties.



# Considerations

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





**Committee Recommendation:** Unanimously **Approved** as Presented





# Euclid Corridor Buckeye Design Review Case

---



December 1, 2023

**EC2023-024** – Woodhill Station East Phase 3: Seeking Conceptual Approval

**Project Address: 9615 Buckeye Road**

Project Representative: Alex Pesta, City Architecture



+

## Woodhill Station East

The Community Builders + CMHA | Design Review & Planning Commission | 11.16.2023



**#WoodhillUpNext is a movement.**

We are building from community voices,  
leadership and aspiration to create a  
**neighborhood that is beautiful, accessible,  
thriving and inclusive.**





CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT  
**BUCKEYE WOODHILL CHOICE**  
 NEIGHBORHOOD PLAN





DOWNTOWN CLEVELAND

HOUGH NEIGHBORHOOD

UNIVERSITY CIRCLE NEIGHBORHOOD

CLEVELAND HEIGHTS

4 MILES TO DOWNTOWN CLEVELAND

FAIRFAX NEIGHBORHOOD

CENTRAL NEIGHBORHOOD

UNIVERSITY HEIGHTS

TREMONT NEIGHBORHOOD

SHAKER SQUARE

KINSMAN NEIGHBORHOOD

BUCKEYE-SHAKER NEIGHBORHOOD

BROADWAY-SLAVIC VILLAGE NEIGHBORHOOD

MT. PLEASANT NEIGHBORHOOD



WOODHILL REDEVELOPMENT

# REGIONAL CONTEXT

November 16, 2023

The City of Cleveland  
Cuyahoga Metropolitan Housing Authority  
The Community Builders  
CWRU – National Initiative on Mixed-Income Communities  
City Architecture





WOODHILL REDEVELOPMENT

# AERIAL PHOTO LOOKING TOWARDS DOWNTOWN

November 16, 2023

The City of Cleveland  
Cuyahoga Metropolitan Housing Authority  
The Community Builders  
CWRU – National Initiative on Mixed-Income Communities  
City Architecture





WOODHILL REDEVELOPMENT

# EXISTING CONDITIONS

November 16, 2023

The City of Cleveland  
 Cuyahoga Metropolitan Housing Authority  
 The Community Builders  
 CWRU – National Initiative on Mixed-Income Communities  
 City Architecture



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# #WoodhillUpNext

## BUCKEYE-WOODHILL CHOICE NEIGHBORHOOD TRANSFORMATION PLAN

PROUDLY PREPARED WITH & FOR ALL BUCKEYE-WOODHILL RESIDENTS  
FEBRUARY 26, 2020

- United States Department of Housing & Urban Development
- Cuyahoga Metropolitan Housing Authority
- City of Cleveland
- City Architecture
- Telesis Corporation
- The Community Builders
- Case Western Reserve University
- Neighborhood Connections
- Valbridge Property Advisors
- ThirdSpace Action Lab
- Leverage Point
- The Engagement Group

WOODHILL REDEVELOPMENT

# #WOODHILLUPNEXT TRANSFORMATION PLAN

November 16, 2023

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The Community Builders  
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City Architecture



## TRANSFORMATION PLAN: OVERVIEW

1

### NEW ENTRY AT MORRIS BLACK PLACE

Morris Black Place becomes a new neighborhood main street, providing improved connections to the Community Services Hub at the community center, and featuring new apartments, townhomes, and new public spaces and green space.



2

### PHASE 1 APARTMENTS

Located at the intersection of Woodhill Road, Buckeye Road and Shaker Boulevard, these new apartments will have easy access to shops, neighborhood services and transportation options. The buildings sit across the street from the Woodhill transit station and help activate this corner with new neighborhood spaces.



3

### NEW HILLSIDE LUNA PARK

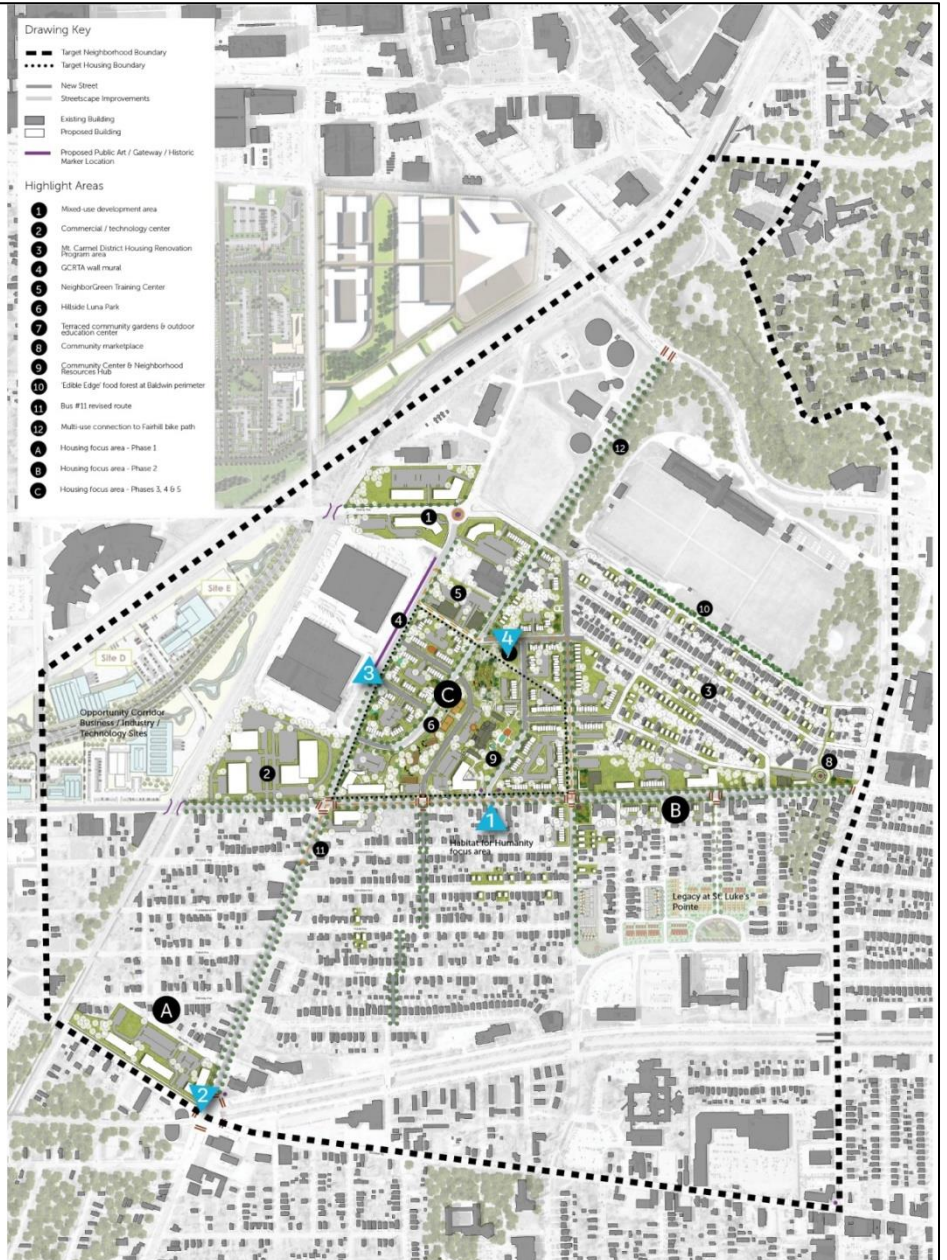
Woodhill's hillside is re-envisioned as an exciting new park. The community can come together here to enjoy sports, playgrounds pavilions and fitness paths in a beautiful natural setting. The hillside provides space for slides, terraces and ramps, creating a signature recreational space for the neighborhood and evoking the site's history as an amusement park.



4

### NEW STREET TO COMMUNITY CENTER

Connecting Mt. Carmel Road and the Community Services Hub, this new residential street is lined with 1-, 2- and 3-story townhome buildings. Wider sidewalks and bike lanes throughout the community support safe movement and interaction among neighbors.





# #WOODHILLUPNEXT

ATTACHMENT 34 (PAGE 3) - CONCENTRATED NODES

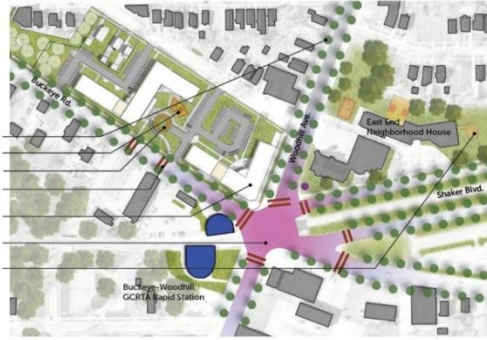
**WOODHILL CHOICE NEIGHBORHOOD**  
 CUYAHOGA METROPOLITAN HOUSING AUTHORITY  
 CITY OF CLEVELAND  
 THE COMMUNITY BUILDERS  
 CWRU - NAT. INIT. ON MIXED-INCOME COMMUNITIES  
 CITY ARCHITECTURE  
 DECEMBER 14, 2020

## WOODHILL STATION TOD NODE

The location of Housing Phases 1 & 3 adjacent to the Buckeye transit station creates a new transit oriented development zone for the neighborhood. 185 new apartments and first floor commercial spaces add to existing retail and institutional uses to activate this area.



- street trees
- playground
- front courtyard
- new crosswalks to station
- first floor retail & early education ctr
- traffic calming at intersection
- new Liburtu Park



## WOODLAND AVE. & E. 110TH ST. NODE

The intersection of Woodland Avenue and E. 110th Street transitions to a neighborhood commercial hub with incubator spaces to support new local businesses. Smaller-scale mixed use buildings and community spaces will support adjacent housing with places to gather and connect.

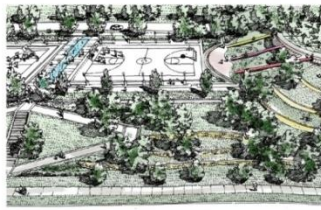


- on-street parking
- community green space
- art location
- layered sidewalks
- mixed-use buildings
- traffic calming at intersection
- new townhomes



## WOODHILL CENTER CAMPUS

The existing Woodhill Community Center and two adjacent apartment buildings are connected to create a neighborhood services hub. Surrounded by community gardens, a hillside park and a range of outdoor spaces, this becomes the heart of a connected community.



- terraced gardens
- outdoor classroom
- greenhouse
- hillside park
- ground floor connector
- splash pad
- playground



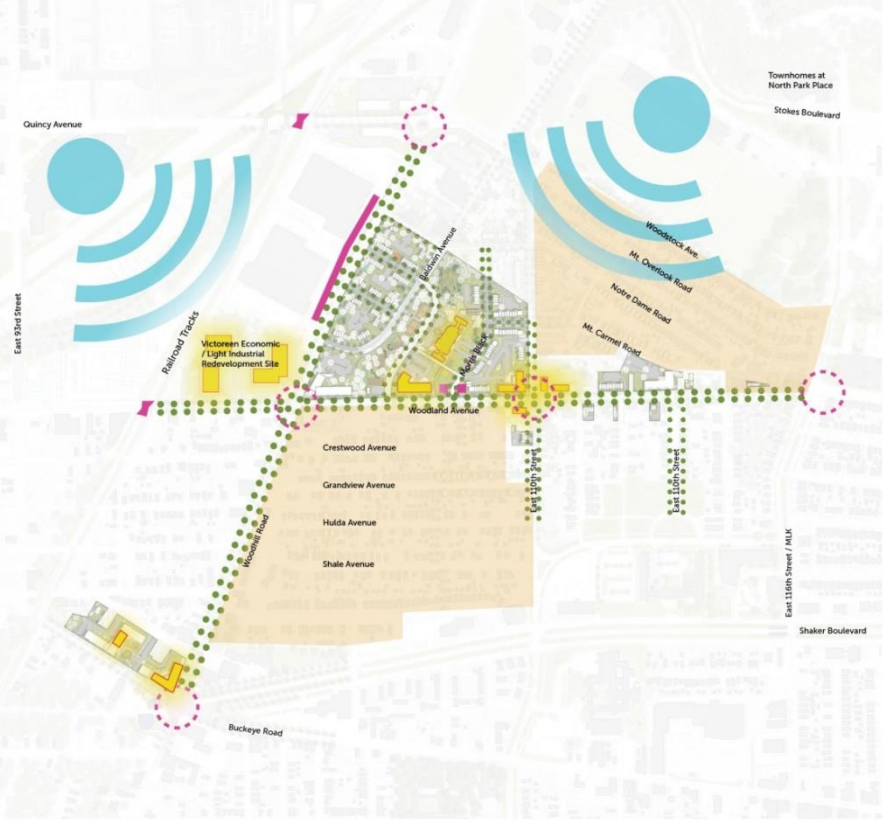
# #WOODHILLUPNEXT

ATTACHMENT 34 (PAGE 4) - NEIGHBORHOOD STRATEGY

**WOODHILL CHOICE NEIGHBORHOOD**  
 CUYAHOGA METROPOLITAN HOUSING AUTHORITY  
 CITY OF CLEVELAND  
 THE COMMUNITY BUILDERS  
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 CITY ARCHITECTURE  
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**DRAWING KEY**

- MIXED-USE REDEVELOPMENT (PEOPLE PROGRAMMING & ECONOMIC DEVELOPMENT FOCUS AREAS (CCI))
- NEIGHBORHOOD BROADBAND (CCI)
- BUCKEYE-WOODHILL NEIGHBORHOOD HOUSING RENOVATION PROGRAM (CCI)
- ELEVATE THE EAST PUBLIC ART INSTALLATION (CCI)
- STREETSCAPE, NEW STREETS & PUBLIC SPACE INVESTMENTS (15.5M CITY OF CLEVELAND COMMITMENT)



# WOODHILL REDEVELOPMENT NEIGHBORHOOD TRANSFORMATION PLAN

November 16, 2023

The City of Cleveland  
 Cuyahoga Metropolitan Housing Authority  
 The Community Builders  
 CWRU – National Initiative on Mixed-Income Communities  
 City Architecture



# Woodhill Homes Wins \$35 Million HUD Grant For Massive Overhaul

By **Justin Glanville**  
Published May 26, 2021 at 6:04 PM EDT



▶ LISTEN



A rendering shows future plans for the Woodhill Homes neighborhood in Cleveland.

**MAY 2021 – HUD AWARD**

# Woodhill Homes project earns \$10 million HUD boost

Karin Connelly Rice | Tuesday, April 25, 2023

**Tags:** Placemaking + Neighborhoods, Design + Build, Regional Economy

**Cities:** Buckeye, Central/Kinsman



Woodhill Station West - Phase One Rendering

Courtesy of Cuyahoga Metropolitan Housing Authority

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**APRIL 2023 – EXPANDED HUD AWARD**



# #WOODHILLUPNEXT

ATTACHMENT 34 (PAGE 1) - CONCEPTUAL SITE PLAN

**WOODHILL CHOICE NEIGHBORHOOD**  
 CUYAHOGA METROPOLITAN HOUSING AUTHORITY  
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 CITY ARCHITECTURE  
 DECEMBER 14, 2020



# #WOODHILLUPNEXT

ATTACHMENT 34 (PAGE 2) - HOUSING PHASING PLAN

**WOODHILL CHOICE NEIGHBORHOOD**  
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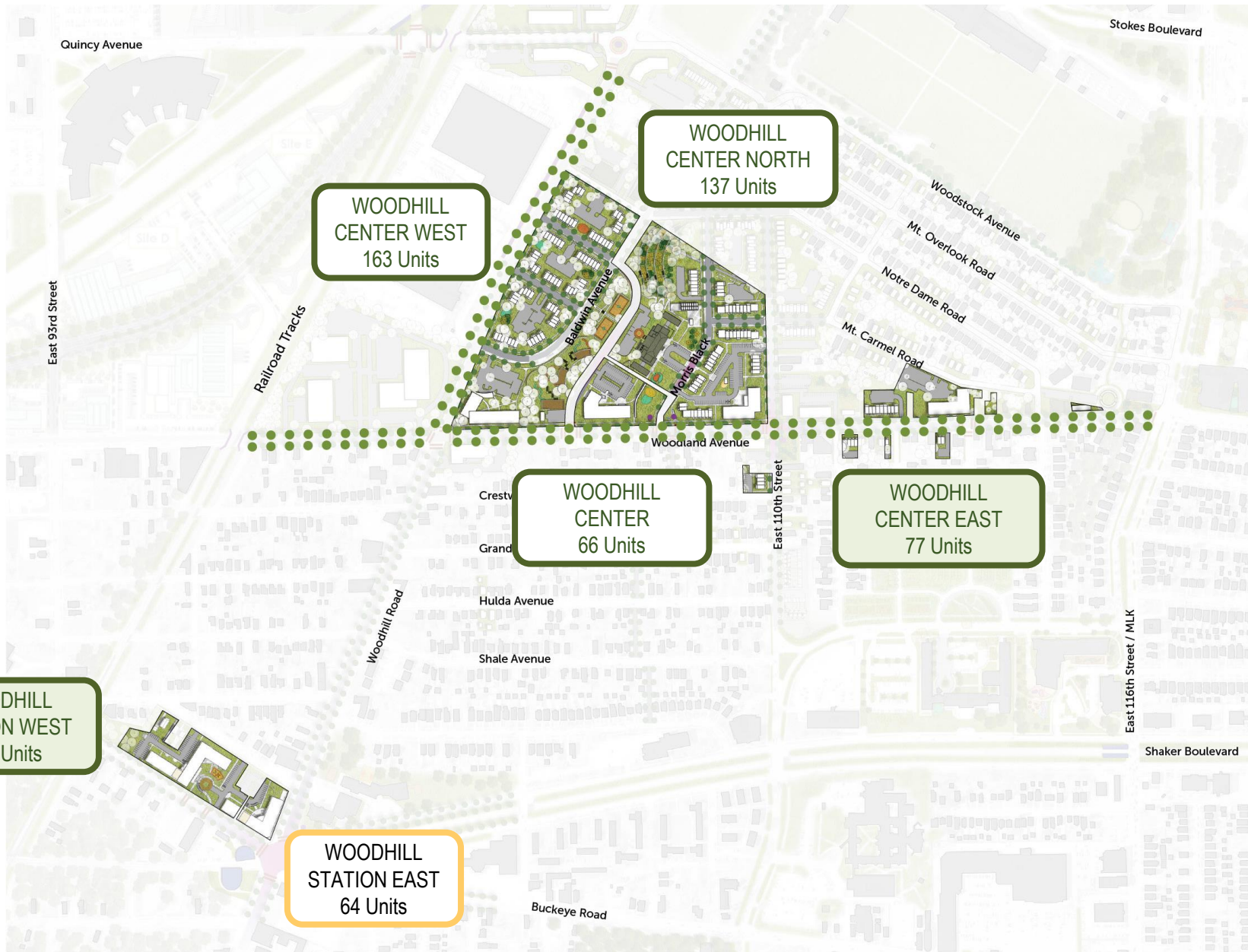


WOODHILL REDEVELOPMENT  
**NEIGHBORHOOD TRANSFORMATION PLAN**

November 16, 2023

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WOODHILL REDEVELOPMENT

# PROPOSED & FUTURE SITE PLAN

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WOODHILL REDEVELOPMENT

# Woodhill Station West

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WOODHILL REDEVELOPMENT

# Woodhill Station West

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WOODHILL REDEVELOPMENT

# Woodhill Station West

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WOODHILL REDEVELOPMENT

# WOODHILL CENTER EAST

November 16, 2023

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# WOODHILL CENTER EAST

Delivered by strong partnerships & commitments

The City of Cleveland  
Mayor Justin M. Bibb  
Ward 6 Council President Blaine A. Griffin  
Ward 4 Councilwoman Deborah A. Gray

Cuyahoga Metropolitan Housing Authority  
Jeremy K. Patterson, Chief Executive Officer  
Stephanie Pope-Earley, Chairperson CMHA Board of Commissioners  
Woodhill Action Ambassadors  
U.S. Department of Housing & Urban Development

The Community Builders  
Matus Brothers Construction  
Cry Architecture

woodhillhomesfco.com

#WoodhillUpNext  
IS OUR  
FUTURE

ROOTED  
IN  
COMMUNITY

"The people who live around here, they are friendly we look out for each other."

#WoodhillUpNext  
IS  
NOW

ROOTED  
IN  
COMMUNITY

WOODHILL  
REDEVELOPMENT

WOODHILL REDEVELOPMENT

# WOODHILL CENTER EAST

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WOODHILL REDEVELOPMENT

# WOODHILL CENTER NORTH

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WOODHILL REDEVELOPMENT

# WOODHILL CENTER NORTH

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WOODHILL REDEVELOPMENT

# WOODHILL CENTER NORTH

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WOODHILL REDEVELOPMENT

# WOODHILL CENTER NORTH

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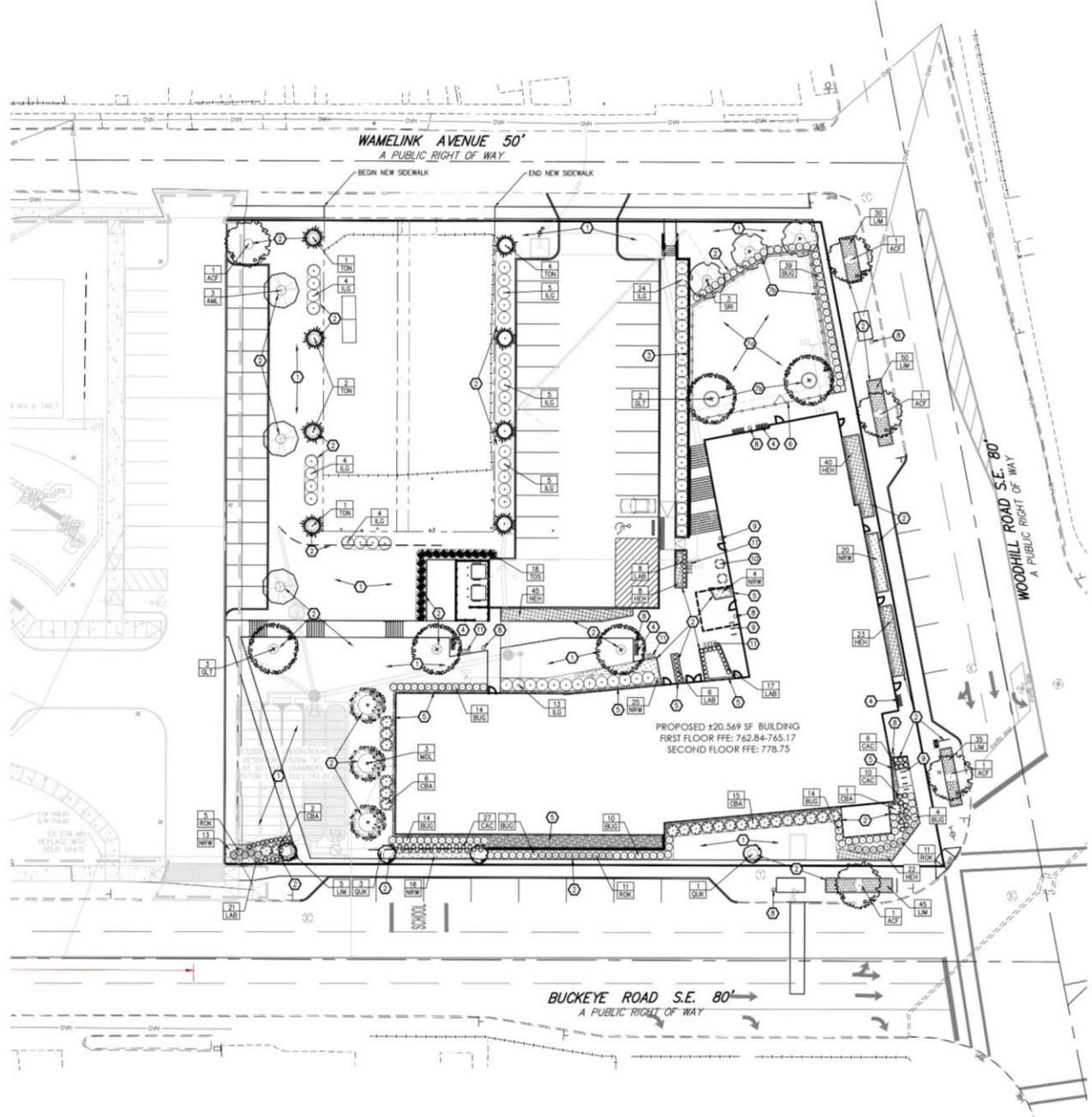
WOODHILL REDEVELOPMENT

# PROPOSED & FUTURE SITE PLAN

November 16, 2023

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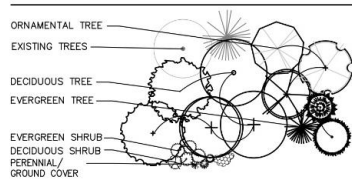
**PLANT LIST - SUMMARY TABLE**

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING	L2.0
<b>DECIDUOUS TREES</b>						
ACF	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	2" CAL.	B&B	AS SHOWN	5
GBP	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2" CAL.	B&B	AS SHOWN	5
QUK	QUERCUS X 'KINDRED SPIRIT'	KINDRED SPIRIT HYBRID OAK	1.5" CAL.	B&B	AS SHOWN	3
<b>ORNAMENTAL TREES</b>						
AML	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	6' HT.	B&B (CLUMP)	AS SHOWN	3
MDL	MALUS DOMESTICA 'LIBERTY'	LIBERTY APPLE	2" CAL.	B&B	AS SHOWN	3
SRI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CAL.	B&B	AS SHOWN	3
<b>EVERGREEN TREE</b>						
TOS	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	6' HT.	B&B	AS SHOWN	18
TON	THUJA OCCIDENTALIS 'NIGRA'	DARK GREEN ARBORVITAE	6' HT.	B&B	AS SHOWN	8
<b>SHRUBS</b>						
BUG	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	No. 5 (18")	CONT.	AS SHOWN	84
CBA	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	No. 5 (18")	CONT.	AS SHOWN	26
ILG	ILEX GLABRA	INKBERRY HOLLY	No. 5 (24")	CONT.	AS SHOWN	65
ROK	ROSA 'KNOCK OUT'	KNOCK OUT ROSE	No. 5 (18")	CONT.	AS SHOWN	27
<b>PERENNIALS &amp; ORNAMENTAL GRASSES</b>						
CAC	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	No. 2	CONT.	AS SHOWN	43
LAB	LEYMUS ARENARIUS 'BLUE DUNE'	BLUE DUNE LYME GRASS	No. 2	CONT.	AS SHOWN	52
HEH	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	No. 1	CONT.	18" O.C.	138
LM	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	No. 1	CONT.	18" O.C.	165
NRW	NEPETA RACEMOSA 'WALKER'S LOW'	WALKER'S LOW CATMINT	No. 1	CONT.	36" O.C.	80

**ZONING INFORMATION**

CURRENT ZONING - GENERAL COMMERCIAL			
CODE SECTION	SUBJECT	REQUIRED BY ZONING CODE	PROVIDED
352.11	PARKING LOT SCREENING INTENSITY	6' WIDE LANDSCAPED STRIP WITH AT LEAST 50% YEAR ROUND OPACITY AND 2.5' SCREENING HEIGHT EVERGREEN TREES: 6' AT TIME OF INSTALLATION SHRUBS: 24" HT. AT TIME OF INSTALLATION	YES
352.11	TRANSITION STRIP SCREENING INTENSITY	4' WIDE LANDSCAPED STRIP EVERGREEN TREES: 6' AT TIME OF INSTALLATION SHRUBS: 18" HT. AT TIME OF INSTALLATION	YES

**PLANT LEGEND**



**KEY NOTES**

- ① SEED
- ② MULCH LINE/MULCH BED
- ③ PROPOSED RETAINING WALL, REFER TO CIVIL PLANS
- ④ BENCH, DETAIL PROVIDED BY DEVELOPER
- ⑤ GRAVEL STRIP & EDGING, SEE DET.
- ⑥ 4' ALUMINUM FENCE, SEE DET.
- ⑦ 8" DEEP WOOD PLAYGROUND MULCH
- ⑧ RUBBER PLAYGROUND EDGING, SEE DET.
- ⑨ TRASH RECEPTACLE, DETAIL PROVIDED BY DEVELOPER
- ⑩ BIKE RACK, DETAIL PROVIDED BY DEVELOPER
- ⑪ TABLE, DETAIL PROVIDED BY DEVELOPER
- ⑫ ADIRONDACK, DETAIL PROVIDED BY DEVELOPER

**WOODHILL STATION EAST - LANDSCAPING**

November 16, 2023





HY QU  
HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'  
RUBY SLIPPERS OAKLEAF HYDRANGEA  
NO. 5 CONT.



CA MU  
CAREX MUSKINGUMENSIS 'DEHME'  
VARIEGATED PALM SEDGE  
#1 CONT.



RH FR  
RHAMNUS FRANGULA 'FINE LINE'  
FINE LINE FERNLEAF BUCKTHORN  
30" HT. NO. 3 CONT.



NE FA  
NEPETA FASSENII 'WALKER'S LOW'  
WALKER'S LOW CATMINT  
NO. 3 CONT.



SP NF  
SPIRAEA 'NEON FLASH'  
NEON FLASH SPIRAEA  
NO. 3 CONT.



**BOLLARD**



**BENCH**



**WASTE RECEPTACLE**



AJ RE  
AUCUBA REPTANS  
BUGLEWEED  
50 CT. FLAT



PA V1  
PANICUM VIRGATUM 'PRAIRIE SKY'  
PRAIRIE SKY SWITCHGRASS  
NO. 3 CONT.



SY PA  
SYRINGA PATULA 'MISS KIM'  
MISS KIM LILAC  
30" B&B



IL GL  
ILEX GLABRA 'SHAMROCK'  
SHAMROCK INKBERRY  
NO. 3 CONT.



RO RD  
ROSA 'RED DRIFT'  
RED DRIFT ROSE  
NO. 3 CONT.



LI MU  
LIRIODIE MUSCARI 'ROYAL PURPLE'  
ROYAL PURPLE LILYTURF  
NO. 1 CONT.



TH OC  
THUJA OCCIDENTALIS 'WOODWARD'  
WOODWARD GLOBE ARBORVITAE  
30" B&B



LI MU  
LIRIODIE MUSCARI 'CHICAGO LUSTRE'  
CHICAGO LUSTRE ARBORVITAE  
2" CAL. B&B



AC FR  
ACER 'FREEMANI 'AUTUMN BLAZE'  
AUTUMN BLAZE MAPLE  
2" CAL. B&B



VI DE  
VIBURNUM DENTATUM 'CHICAGO LUSTRE'  
CHICAGO LUSTRE ARBORVITAE  
30" HT. B&B



GI BI  
GINKGO BILOBA 'PRINCETON SENTRY'  
PRINCETON SENTRY GINKGO  
2" CAL. B&B

WOODHILL REDEVELOPMENT

# WOODHILL STATION EAST – POTENTIAL MATERIALS

November 16, 2023



Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number	Lamp	LLF	Foot
						Lamps	Output		Candle
○	SA	5	COOPER LIGHTING SOLUTIONS - HALO COMMERCIAL (FORMERLY EATON)	HC415010-HM4283C-AIMH- RECESSED IN ENTRY CANOPY	HALO COMMERCIAL 4" ROUND, NEW CONSTRUCTION FRAME, WITH 4" MEDIUM DISTRIBUTION, HAZE TRIM	1	1156	0.9	14
⊕	SB	2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON) - MOUNT	PRV-PA06-730-U-TW - MOUNTED ON 30" POLE WITH 30" CONCRETE BASE	PREVAL AREA AND ROADWAY LUMINAIRE (2) 70 CR, 300K, 500mA LIGHT ENGINES WITH 24 LEDS AND TYPE IV WIDE OPTICS	96	164	0.9	151
⊕	SC	1	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA16-730-U-T3 - MOUNTED ON 30" POLE WITH 30" CONCRETE BASE	PREVAL AREA AND ROADWAY LUMINAIRE (1) 70 CR, 300K, 500mA LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS	48	167	0.9	74
⊕	SD	9	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	ISC-SA1A-730-U-T3 - MOUNTED ON BUILDING, REFER TO PLAN FOR MOUNTING HEIGHT	IMPACT ELITE LED CYLINDER LUMINAIRE (1) 70 CR, 300K, 350mA LIGHT SQUARE WITH 16 LEDS AND TYPE III OPTICS	16	158	0.9	20.1
⊕	SE	2	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	ISC-SA1A-730-U-T4FT - MOUNTED ON BUILDING, REFER TO PLAN FOR MOUNTING HEIGHT	IMPACT ELITE LED CYLINDER LUMINAIRE (1) 70 CR, 300K, 350mA LIGHT SQUARE WITH 16 LEDS AND TYPE IV FORWARD THROW OPTICS	16	157	0.9	20.1
⊕	SE1	1	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	ISC-SA1B-730-U-T4FT - MOUNTED ON BUILDING, REFER TO PLAN FOR MOUNTING HEIGHT	IMPACT ELITE LED CYLINDER LUMINAIRE (1) 70 CR, 300K, 400mA LIGHT SQUARE WITH 16 LEDS AND TYPE IV FORWARD THROW OPTICS	16	190	0.9	25.4
⊕	SE2	1	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	ISC-SA1C-730-U-T4FT - MOUNTED ON BUILDING, REFER TO PLAN FOR MOUNTING HEIGHT	IMPACT ELITE LED CYLINDER LUMINAIRE (1) 70 CR, 300K, 815mA LIGHT SQUARE WITH 16 LEDS AND TYPE IV FORWARD THROW OPTICS	16	258	0.9	34.2

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	+	1.9 fc	4.1 fc	0.4 fc	10.3:1	4.8:1
RESIDENT WALK	○	2.1 fc	4.2 fc	0.7 fc	6.0:1	3.0:1
BUILDING SIDEWALK	×	2.7 fc	12.0 fc	0.0 fc	N/A	N/A



## SITE LIGHTING FIXTURES

WOODHILL REDEVELOPMENT

# WOODHILL STATION EAST – SITE LIGHTING

November 16, 2023







FIRST FLOOR PLAN

COLOR SCHEME

- 1 BEDROOM
- 2 BEDROOM
- CIRCULATION
- COMMON
- MECHANICAL
- RETAIL
- SUPPORT





COLOR SCHEME

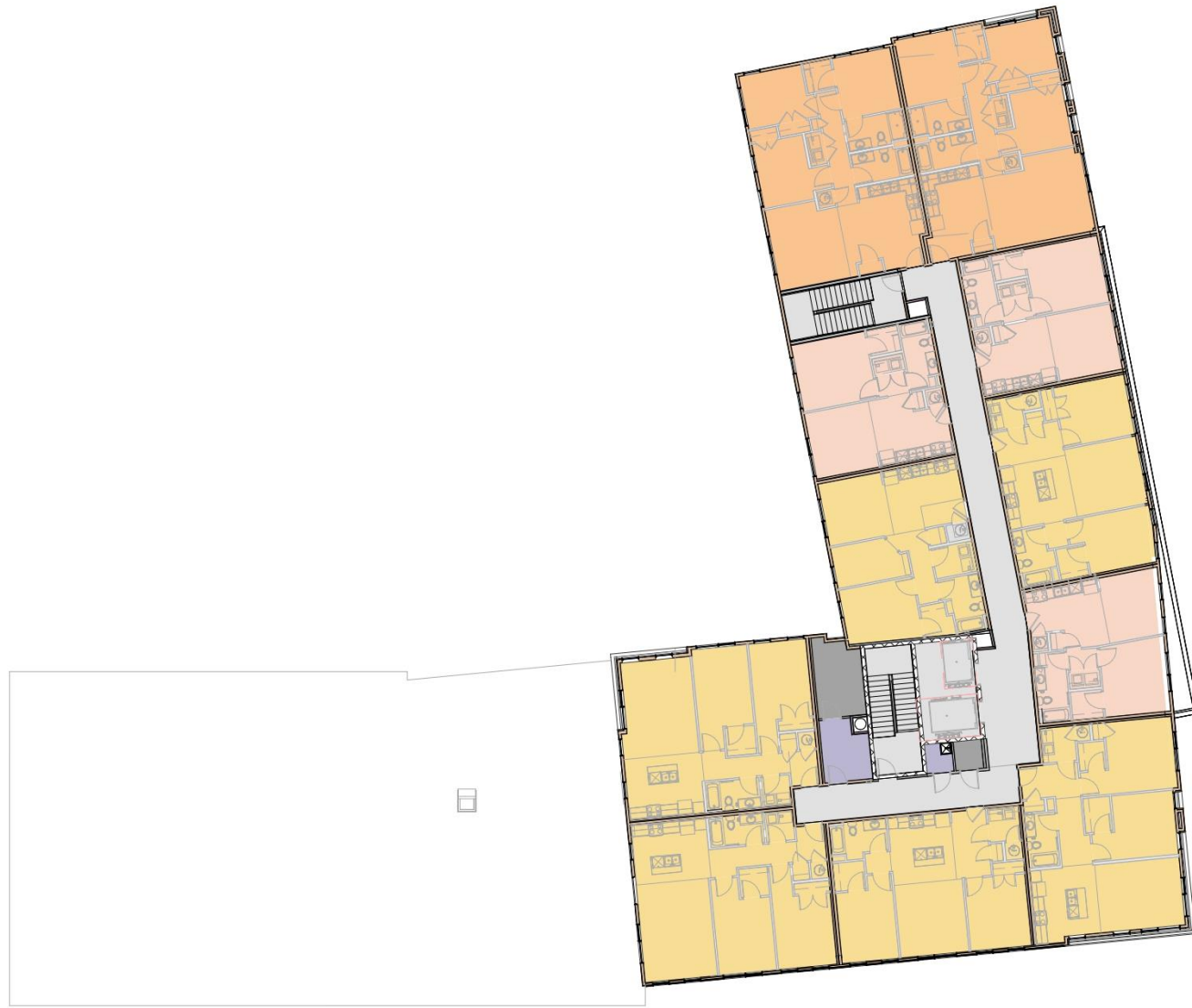
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- MECHANICAL
- SUPPORT

WOODHILL REDEVELOPMENT

# SECOND & THIRD FLOOR PLAN

November 16, 2023

The City of Cleveland  
Cuyahoga Metropolitan Housing Authority  
The Community Builders  
CWRU – National Initiative on Mixed-Income Communities  
City Architecture



FOURTH FLOOR PLAN

COLOR SCHEME

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- MECHANICAL
- SUPPORT



BRICK – MIDNIGHT BLACK



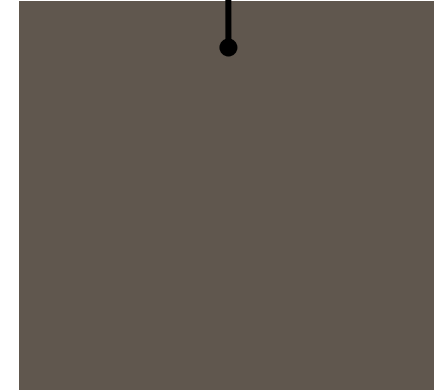
ALUMINUM SIDING –  
DARK FIR



BREAK METAL – ABE BLUE



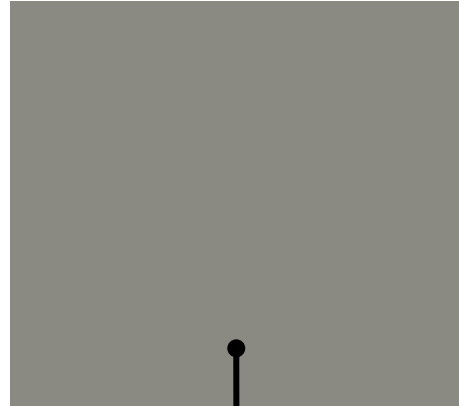
ALUMINUM COMPOSTIE  
METAL – DON GREY



ALUMINUM COPING –  
GRAPHITE



VINYL SIDING – CAST IRON



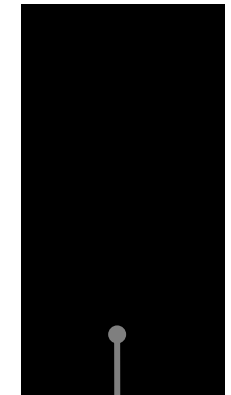
VINYL SIDING – STORM



ALUMINUM SIDING –  
CHARCOAL



ALUMINUM SIDING –  
CADET GREY



ALUMINUM  
STOREFRONT –  
BLACK



Woodhill Road Elevation | East



Buckeye Road Elevation | South



Wamelink Avenue Elevation | North



Interior Elevation | West

WOODHILL REDEVELOPMENT

# EXTERIOR ELEVATIONS

November 16, 2023

The City of Cleveland  
Cuyahoga Metropolitan Housing Authority  
The Community Builders  
CWRU – National Initiative on Mixed-Income Communities  
City Architecture





WOODHILL REDEVELOPMENT

# PERSPECTIVE VIEW

November 16, 2023

The City of Cleveland  
Cuyahoga Metropolitan Housing Authority  
The Community Builders  
CWRU – National Initiative on Mixed-Income Communities  
City Architecture





WOODHILL REDEVELOPMENT

## PERSPECTIVE VIEW

November 16, 2023

The City of Cleveland  
Cuyahoga Metropolitan Housing Authority  
The Community Builders  
CWRU – National Initiative on Mixed-Income Communities  
City Architecture





WOODHILL REDEVELOPMENT

# PERSPECTIVE VIEW

November 16, 2023

The City of Cleveland  
Cuyahoga Metropolitan Housing Authority  
The Community Builders  
CWRU – National Initiative on Mixed-Income Communities  
City Architecture







# Cleveland City Planning Commission

## Staff Report

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December 1, 2023



**Committee Recommendation:** Unanimously **Approved** as Presented



# Cleveland City Planning Commission

## Administrative Approvals

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December 1, 2023



December 1, 2023

## **Ordinance No. 1337-2023**

(Introduced by Councilmembers Hairston and Griffin – by departmental request):

Authorizing the Director of City Planning to enter into an amendment to Contract No. PS 2023\*0018 with James Corner Field Operations, LLC to extend the contract for an additional year for additional services required by the City and to amend the name of the consultant from James Corner Field Operations, LLLC to Field Operations, LLC.





December 1, 2023

## **Ordinance No. 1338-2023**

(Introduced by Councilmembers Starr, McCormack, Bishop and Griffin – by departmental request): Authorizing the Director of Capital Projects to apply to the District One Public Works Integrating Committee for state funding for constructing improvements to portions of Carnegie Avenue from Ontario Street to East 55<sup>th</sup> Street (Phase 3); to apply for and accept any gifts or grants from any public or private entity; determining the method of making the public improvement; authorizing the Director to enter into one or more contracts to construct and implement the improvement; authorizing the Commissioner of Purchases and Supplies to acquire, accept and record real property and easements that are necessary for the improvement; and authorizing other agreements.



December 1, 2023

## **Ordinance No. 1343-2023**

(Introduced by Councilmembers McCormack, Bishop and Griffin – by departmental request):  
Authorizing the Director of Capital Projects to apply for and accept funding to implement the Bedrock Development Project, aka, Cleveland Riverfront Masterplan; determining the method of making the public improvement; authorizing the Director of Capital Projects to enter into one or more contracts to construct and implement the improvement; authorizing the Commissioner of Purchases and Supplies to acquire, accept and record real property and easements that are necessary for the improvement; and authorizing other agreements.





## **Ordinance No. 1358-2023**

(Introduced by Councilmembers McCormack and Griffin – by departmental request):

Authorizing the Director of Port Control to execute a deed of easement granting to The East Ohio Gas Company dba Dominion Energy Ohio certain easement rights in property located at Cleveland Hopkins International Airport, and declaring that the easement rights granted are not needed for the City's public use.



## **Ordinance No. 1359-2023**

(Introduced by Councilmembers McCormack and Griffin – by departmental request):  
Authorizing the Director of Port Control to enter into a Lease Agreement with United Airlines Inc. for the lease of Building Nos. 213 and 219 on Cargo Road at Cleveland Hopkins International Airport for their administrative offices, and for purposes of maintaining flight operations and ground service equipment owned by United Airlines.





December 1, 2023

## **Ordinance No. 1365-2023**

(Introduced by Councilmembers McCormack and Griffin – by departmental request):

Authorizing the Director of Port Control to employ one or more professional consultants to perform various services relating to projects on the Airport Capital Improvement Plan; determining the method of making the public improvement of constructing the stormwater outfall stabilization and safety access project and rehabilitating the tunnel to the Greater Cleveland Regional Transit Authority's terminal at Cleveland Hopkins International Airport; and authorizing the Director of Port Control to enter into one or more public improvement contracts for the making of the improvement.



## **Ordinance No. 1366-2023**

(Introduced by Councilmembers Hairston and Griffin – by departmental request): Approving the addition of certain property to the Northeast Ohio Advanced Energy District; accepting and approving a petition and plan from a property owner in the District identifying a special energy improvement project, declaring it necessary to conduct the special energy improvement project, [and] providing for the assessment of the cost of such special energy improvement project; and authorizing the Director of Economic Development to enter into an Energy Project Cooperative Agreement and a Special Assessment Agreement to implement the project; and declaring an emergency.





December 1, 2023

## **Ordinance No. 1368-2023**

(Introduced by Councilmembers Starr, Hairston, and Griffin – by departmental request):  
Authorizing the Director of Economic Development to enter into an Enterprise Zone Agreement with International Food Solutions, and/or its designee, to provide for tax abatement for certain real property improvements to the existing Goodwill building located at 2295 East 55<sup>th</sup> Street as an incentive to locate its food manufacturing and processing facility in [the] Cleveland Area Enterprise Zone; and authorizing the Directors of Economic Development and Finance to enter into a Job Creation Income Tax Credit Incentive Program agreement to facilitate the purpose and provisions of this ordinance.



December 1, 2023

## **Ordinance No. 1372-2023**

(Introduced by Councilmember Spencer): Designating West Clinton Avenue from West 58<sup>th</sup> Street to West 65<sup>th</sup> Street with a secondary and honorary designation of “Judge Raymond L. Pianka Way.”



# Cleveland City Planning Commission

## DRAC New Member Nominations

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December 1, 2023

# Northeast Design Review New Member Nomination

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December 1, 2023



**Gabrielle White, Architectural and Urban Designer**



# Cleveland City Planning Commission

## Director's Report

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December 1, 2023

# Cleveland City Planning Commission

## Adjournment

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December 1, 2023