CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

September 19, 2025

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

Lillian Kuri, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator

AGENDA

LOT SPLITS/CONSOLIDATIONS

- Lot Split/Consolidation @ 2439 Tremont Ave

FAR WEST DESIGN REVIEW

- Al Ihsan-Al Alomary Mosque Campus Master Plan
- FW2025-14 – Al Ihsan School Wing Addition

EUCLID CORRIDOR BUCKEYE DESIGN REVIEW

- EC2025-030 – 11201 Union Ave. Demolition
- EC2025-031 – 1764 E 47th Demolition – Morgan Conservatory
- EC2025-032 – African Town Retail

SPECIAL PRESENTATIONS – PUBLIC ART

- EC2025-027 – Huntington Bank Buckeye Branch Mural
- EC2025-028 – AsiaTown Pop-Up Park – Ground Mural
- EC2025-029 – Ubuntu Gathering Space Obelisk
- TAF Art Garden Spine Florae Sculpture

LEGISLATION

Cleveland City Planning Commission

PREAMBLE

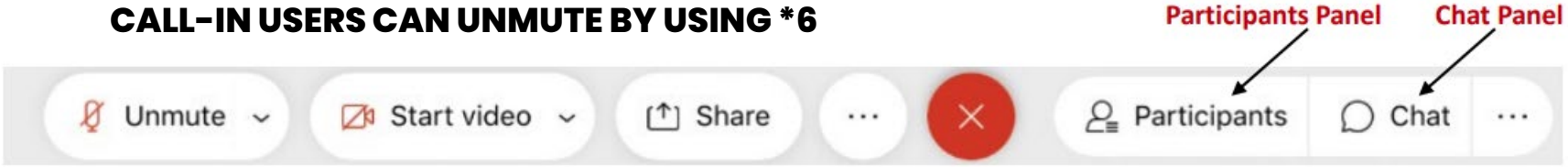
In compliance with notification requirements of Ohio's open meeting law and section 101.021 of the Codified Ordinances of Cleveland, Ohio, 1976, notice of this meeting has been publicly posted.

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

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

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

CALL-IN USERS CAN UNMUTE BY USING *6



Cleveland City Planning Commission

PREAMBLE

All meeting activity is being recorded via the Webex platform.

These proceedings are also being live streamed via YouTube.

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

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

Any comments received by the Wednesday 12:00 pm deadline are collected by City Planning staff and disseminated to the Commission members prior to any scheduled meeting.

PROPER CHANNELS FOR PUBLIC COMMENT

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

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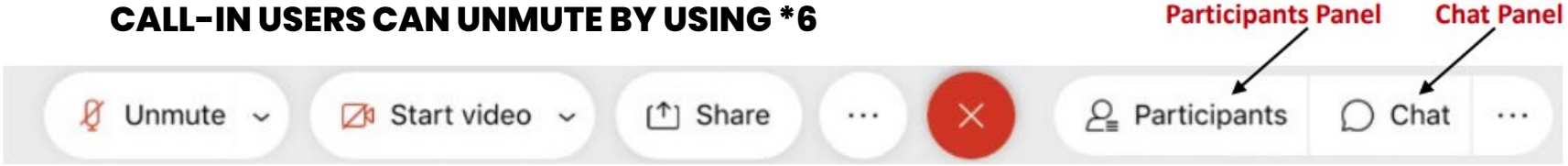


Cleveland City Planning Commission

MEETING RULES AND PROCEDURES

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

Commission Members

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

September 19, 2025

Lillian Kuri, Chair

August Fluker, Vice Chair

Charles Slife, Council Member

Dr. Denise McCray-Scott

Erika Anthony

Andrew Sargeant

Cleveland City Planning Commission

Call to Order and Roll Call

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 19, 2025

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 19, 2025

Cleveland City Planning Commission

Lot Splits / Consolidations

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 19, 2025

Lot Splits / Consolidations

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Lot Split / Consolidation @ 2439 Tremont Ave

September 19, 2025

Project Address: 2439 Tremont Ave

P.P.N.s: 004-17-004, 005, & 074

Type: Lot Split/Consolidation

Project Representative: Michael Nance

Ward 3: Council Member McCormack | **SPA: Tremont**

Proposed New Construction for:

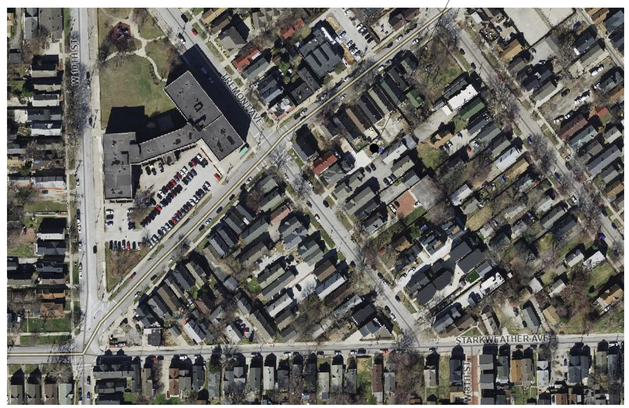
NANCE RESIDENCE

2439 Tremont Ave
Cleveland, OH 44113

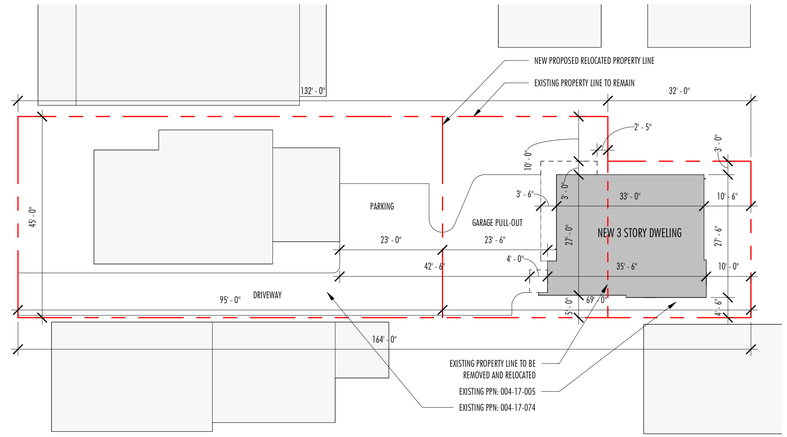
DRAWING INDEX

SHEET NUMBER	SHEET NAME	ISSUE DATE
A001	SITE PLAN & GENERAL INFORMATION	4/23/2025
A101	FLOOR PLANS	8/13/2024
A102	REFLECTED CEILING + ELECTRICAL PLANS	8/13/2024
A201	EXTERIOR ELEVATIONS	8/13/2024
A301	BUILDING SECTIONS	8/13/2024
A401	WALL SECTIONS	8/13/2024
A501	EXTERIOR PERSPECTIVES	8/13/2024
A502	EXTERIOR PERSPECTIVES	8/13/2024

SITE LOCATION MAP



SITE PLAN



CODE INFORMATION

GENERAL CONDITIONS OF THE PROJECT:

1. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE 2019 RESIDENTIAL CODE OF OHIO, THE 2017 OHIO BUILDING CODE AND ALL APPLICABLE NATIONAL STATE AND LOCAL CODES AND REGULATIONS THAT MAY HAVE JURISDICTION.
2. THIS PROJECT WAS DESIGNED TO COMPLY WITH THE OHIO HOME BUILDERS ASSOCIATION ALTERNATIVE ENERGY CODE OPTION COMPLIANCE PATH #1 PER RCO 1112
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE PRIOR TO CONSTRUCTION START. REPORT ALL DISCREPANCIES, IRREGULARITIES OR CONCERNS WITH THE PLANS OR THE SITE CONDITIONS TO THE OWNER AND THE ARCHITECT IMMEDIATELY.
4. THE CONTRACTOR AND SUB-CONTRACTORS SHALL APPLY FOR AND PAY THE FEES FOR ALL APPROVALS THAT MAY BE REQUIRED.
5. THE CONTRACTOR SHALL PROVIDE FOR THE COMPLETE COORDINATION OF ALL SUB-TRADES AND ARRANGE FOR ALL MEETINGS, INSPECTIONS, ETC., FOR A COMPLETE JOB.
6. THE CONTRACTOR SHALL PROVIDE FOR THE PROTECTION AND SAFETY OF ALL INDIVIDUALS AND OF ALL PROPERTY AGAINST ALL HAZARDS FOR THE ENTIRE DURATION OF THE PROJECT.
7. DO NOT SCALE DRAWINGS. ALWAYS USE PLAN DIMENSIONS OR CALCULATIONS.
8. ALL DIMENSIONS ARE FOR ROUGH FRAMING OR ROUGH MASONRY UNLESS NOTED OTHERWISE. EXTERIOR WALL THICKNESS DIMENSION INCLUDES 1/2" NOMINAL EXTERIOR SHEATHING MATERIAL. (CONTRACTOR SHALL MAKE A FIELD ADJUSTMENT TO THE MAIN FLOOR PERIMETER DIMENSIONS OF 3/4" FOR FURRING IF THE EXTERIOR SIDING IS EXTENDED TO COVER PORTIONS OF THE FOUNDATION BELOW.)
9. CONTRACTOR ASSUMES RESPONSIBILITY TO ASSURE THAT THE BUILDING IS COMPATIBLE WITH ALL SITE REQUIREMENTS.
10. CONTRACTOR ASSUMES RESPONSIBILITY FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND REQUIREMENTS TO MEET ALL LOCAL CONDITIONS AND CODES.
11. VERIFY ALL REQUIRED WALL THICKNESSES WITH THE PLUMBING AND HVAC CONTRACTORS PRIOR TO CONSTRUCTION.
12. HVAC, PLUMBING AND/OR ELECTRICAL ENGINEERING DRAWINGS AND SPECIFICATONS, THAT MAY BE REQUIRED FROM AUTHORITIES HAVING JURISDICTION, SHALL BE PROVIDED BY THE CONTRACTOR AND/OR THE SUB-CONTRACTORS.
13. VERIFY ALL COLOR SELECTIONS AND FINISH SELECTIONS WITH OWNER.
14. PROVIDE RADON TEST AND PROTECTION SYSTEM IF REQUIRED BY OWNER.
15. ALL EQUIPMENT, FINISH SYSTEMS, FRAMING SYSTEMS, PRE-FABRICATED DEVICES AND APPLIANCES, AND STRUCTURAL SYSTEMS, ETC., SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
16. PROVIDE ALL NECESSARY BLOCKING TO ANCHOR/ATTACH FIXTURES SUCH AS CABINETS, CLOSET RODS, CEILING FANS, BATHROOM ACCESSORIES, RAILINGS, ETC.
17. ALL INTERIOR SPECIFICATIONS, DESIGN AND DETAILING (I.E. CABINETS, MOLDINGS, RAILINGS, CLOSET LAYOUTS, FLOOR, CEILING AND WALL FINISHES, FIREPLACE SPECIFICATIONS AND DESIGN, HARDWARE SPECIFICATIONS, ETC. ARE THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR AND ARE NOT COVERED BY THE ARCHITECTS PLANS AND SPECIFICATIONS.

STRUCTURAL DESIGN CRITERIA:

1. SEISMIC DESIGN CATEGORY = B
2. BASIC WIND SPEED = 115 MPH
3. WIND LOAD = 18 PSF
4. GROUND SNOW LOAD = 20 PSF
5. EXPOSURE CATEGORY = B
6. 2ND AND 3RD FLOOR DEAD LOADING = 15 PSF
7. 2ND AND 3RD FLOOR LIVE LOADING = 40 PSF
   A. L/360 DEFLECTION TOTAL LOAD
8. ROOF DEAD LOAD = 15 PSF
9. ROOF LIVE LOAD = 20 PSF
10. ROOF SNOW LOAD = 30 PSF
    A. L/240 DEFLECTION TOTAL LOAD
11. STAIRS = 40 PSF
12. DECKS = 40 PSF
13. HANDRAILS = 200 LBS. IN ANY DIRECTION AT ANY POINT ALONG THE TOP

FOUNDATIONS:

1. ALL FOOTINGS SHALL EXTEND TO MINIMUM OF 42" BELOW ADJACENT EXTERIOR GRADE AND SHALL REST ON FIRM, UNDISTURBED SOIL.
2. FOOTINGS ARE DESIGNED FOR 1,500 PSF MINIMUM SOIL BEARING CAPACITY. CONTRACTOR MUST VERIFY ACTUAL CAPACITY ON SITE . OWNER ASSUMES RESPONSIBILITY TO DETERMINE ACCURATE SOIL BEARING ANALYSIS.
3. STEP DOWN FOOTINGS AS NECESSARY WHERE ANY UNEXCAVATED SLAB AREAS MEET A LOWER BASEMENT TO PROVIDE DIRECT SOLID BEARING.
4. BACKFILL FOR SLAB AREAS TO BE LAID DOWN IN 6" LIFTS AND MECHANICALLY COMPACTED BETWEEN LIFTS.

CARPENTRY:

1. ALL COLUMNS AND SOLID END BEARING MATERIALS TO BE DESIGNED SUFFICIENTLY TO CARRY THE APPLIED LOADS AND SHOULD EXTEND CONTINUOUSLY THROUGH ALL LEVELS TO TERMINATE ON SOLID MASONRY, STEEL OR FOOTINGS DESIGNED TO SUPPORT THE LOADS.
2. ALL FRAMING LUMBER TO BE STRUCTURAL GRADE Fb = 1200 PSI MIN.
3. WALL FRAMING SYP No. 2 OR SPF No. 2
4. ALL LUMBER IN CONTACT WITH MASONRY OR IN DAMP LOCATIONS SHALL BE PRESSURE PRESERVATIVE TREATED TO RESIST DETERIORATION.
5. ALL JOISTS, TRUSSES AND RAFTERS TO BE ALIGNED OVER STUDS BELOW.
6. PROVIDE DOUBLE FLOOR JOISTS AND CROSS-BLOCKING UNDER ALL PARTITIONS AND WALLS PARALLEL TO JOISTS.
7. INSTALL SOLID BLOCKING AT 48" ON CENTER CONTINUOUS IN TWO BAYS WHEN JOISTS RUN PARALLEL TO FOUNDATION WALL.
8. PROVIDE DOUBLE FLOOR JOISTS FOR THOSE IN WHICH SANITARY LINES ARE DRILLED THROUGH.
9. ALL HEADERS TO BE 2X10's.
10. PROVIDE CROSS-BRIDGING AT MID SPAN OR AT 8'-0" ON CENTER MAX., OF ALL FLOOR JOISTS AND TRUSSES.
11. PROVIDE DOUBLE 2X8 STRONG BACKS AT MID SPAN OF CEILING JOISTS WITH SPANS GREATER THAN 10'.
12. WHERE THE ROOF STRUCTURE IS RAFTERS, PROVIDE COLLAR TIES AT THE UPPER 1/3 OF THE VERTICAL DISTANCE BETWEEN THE RIDGE AND THE CEILING JOISTS SPACED AT 4'-0" ON CENTER.
13. HIP RAFTERS, VALLEY RAFTERS AND RIDGE BOARDS SHALL BE ONE "2x" SIZE (MIN.) LARGER THAN THE RAFTERS.
14. WHERE PRE-ENGINEERED FLOOR OR ROOF TRUSSES ARE USED, TRUSS MANUFACTURER SHALL PROVIDE SHOP DRAWINGS WHICH BEAR THE SEAL OF AN OHIO REGISTERED DESIGN PROFESSIONAL.
15. MODIFICATIONS OR VARIATIONS TO THE ARCHITECTS FRAMING PLANS IS THE RESPONSIBILITY OF THE CONTRACTOR. SUCH MODIFICATIONS OR VARIATIONS SHALL BE REVIEWED WITH THE ARCHITECT BEFORE SUCH CHANGES ARE MADE.
16. ALL PERIMETER CORNERS SHALL BE BRACED WITH 14" STRUCTURAL SHEATHING WITH 8d COMMON NAILS AT 6" ON CENTER AT EDGES AND 12" ON CENTER AT INTERMEDIATE STUDS.
17. PROVIDE FIRESTOPPING AT 8'-0" ON CENTER FOR ALL CHIMNEY CHASES, FLUE CHASES, DUCT CHASES, ETC. AND IN ALL LOCATIONS WHERE VERTICAL AND HORIZONTAL SPACES INTERSECT.
18. ATTACHED GARAGES ADJACENT TO A DWELLING UNIT SHALL HAVE WALLS AND CEILINGS FINISHED WITH 5/8" TYPE X GYPSUM BOARD, FIRE TAPED.
19. LVL GRADE 3,100FB 2.0E

THERMAL MOISTURE AND SOUND CONTROL:

1. ROOFING MATERIAL SHALL BE ASPHALT SHINGLES IN STYLE, COLOR AND WEIGHT AS SELECTED BY THE OWNER. INSTALL THE SHINGLES OVER 15# ROOFING FELTS.
2. PROVIDE ALL NECESSARY, UNSPECIFIED, FLASHING, SEALANTS AND ROOF SADDLES AS REQUIRED FOR A COMPLETE AND WATERTIGHT PROJECT.
3. ICE/WATER SHIELD SHALL BE INSTALLED TO 24" BEYOND THE INTERIOR FACE OF THE EXTERIOR WALLS. ICE/WATER SHIELD SHALL BE INSTALLED AT ALL VALLEYS, HIPS AND ROOF WALL INTERSECTIONS EXTENDING A MINIMUM OF 18" TO EACH SIDE.
4. PROVIDE CONTINUOUS INSULATION BAFFLES IN THE RAFTERS OF ALL CATHEDRAL CEILINGS AND ROOFS AND AT ALL RAFTER EAVES TO PROVIDE PROPER ROOF VENTILATION. REFER TO THE DRAWINGS FOR ATTIC VENTILATION CALCULATIONS.
5. BUILDING INSULATION SHALL BE FIBERGLASS BATTS OR BLANKETS, BLOWN-IN CELLULOSE, SPRAY APPLIED POLYURETHANE OR SUCH OTHER MATERIALS AS APPROVED BY THE OWNER AND OF R-VALUES COMPLYING WITH THE SELECTED ENERGY COMPLIANCE PATH (AT A MINIMUM) BUT NOT LESS THAN THE VALUES AS SHOWN ON THE DRAWINGS.
6. PROVIDE SOUND INSULATION BETWEEN ROOMS, AROUND PLUMBING LINES, AND AS MAY BE REQUIRED BY THE OWNER.
7. THE BUILDING ENVELOPE SHALL BE THROUGHLY SEALED TO LIMIT AIR INFILTRATION. LOCATIONS A S LISTED IN RCO 1112.2.4.1 SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL
8. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL AND SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BASEMENT WALL, CRAWL SPACE WALL AND/OR FLOOR.) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR FENESTRATION; AND THE SOLAR HEAT GAIN COEFFICIENT OF FENESTRATION. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.

STORM DRAINAGE:

1. PROVIDE A COMPLETE SYSTEM OF GUTTERS, DOWNSPOUTS AND STORM SEWER PIPING CONNECTED TO THE LOCAL STORM SEWER SYSTEM.
2. FILTER FABRIC SHALL BE INSTALLED OVER ALL FOUNDATION DRAIN TILES.

ELECTRICAL:

1. ALL 120 -VOLT, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS PARLORS. LIBRARIES, DENS, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR SPACES SHALL BE PROVIDED WITH ARC-FAULT PROTECTION.
2. SMOKE ALARMS UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE THE DOOR INTO THE SLEEPING ROOM; ON ALL LEVELS OF THE HOUSE INCLUDING THE BASEMENT. SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP AND INTERCONNECTED.
3. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
4. A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
5. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULKING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.

HVAC AND PLUMBING:

1. AIR LEAKAGE TESTING (BLOWER DOOR.) AND A VERIFICATION REPORT ARE REQUIRED PER RCO 1105.2.4.2.1
2. DUCT LEAKAGE (TIGHTNESS) TESTING AND VERIFICATION REPORT ARE REQUIRED FOR DUCTWORK LOCATED IN NON-CONDITIONED SPACES PER RCO 1105.3.2.2.
3. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS SUPPLY DUCTS.
4. DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED AND TESTED.
5. WHERE THE AIR INFILTRATION RATE OF A DWELLING UNIT IS 5 AIR CHANGES PER HOUR OR LESS THE DWELLING UNIT SHALL BE PROVIDED WITH WHOLE HOUSE MECHANICAL VENTILATION IN ACCORDANCE WITH RCO 1505.4. INTRODUCTION OF OUTDOOR VENTILATION AIR IS REQUIRED AS PART OF THE SYSTEM.
6. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT IN USE.
7. HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES.
8. DUCTWORK LOCATED IN UNCONDITIONED SPACES SHALL BE INSULATED WITH MIN. R-8 INSULATION.
9. DOMESTIC WATER DISTRIBUTION SYSTEMS SHALL BE INSULATED IN ACCORDANCE WITH THE OHIO PLUMBING CODE.

WINDOWS AND DOORS:

1. WINDOWS AND DOORS SHALL PROVIDE THE REQUIRED U-VALUES, SHGC, LIGHT TRANSMITTANCE AND AIR LEAKAGE REQUIREMENTS OF THE SELECTED ENERGY COMPLIANCE PATH
2. AT LEAST ONE WINDOW IN EACH SLEEPING ROOM SHALL PROVIDE THE EMERGENCY EGRESS REQUIREMENTS OF RCO SECTION 310 INCLUDING OPENABLE AREA, HEIGHT AND WIDTH OF THE OPENING.
3. PROVIDE TEMPERED GLASS IN ALL HAZARDOUS AREAS AS REQUIRED BY RCO SECTION 308.4.
4. THE DOOR BETWEEN A DWELLING UNIT AND A GARAGE SHALL BE A FIRE RATED, OR SOLID CORE WOOD OR METAL DOOR WITH WEATHERSTRIPPING AND A THRESHOLD.

1 SITE
1/16" = 1'-0"

DATE
REVISIONS

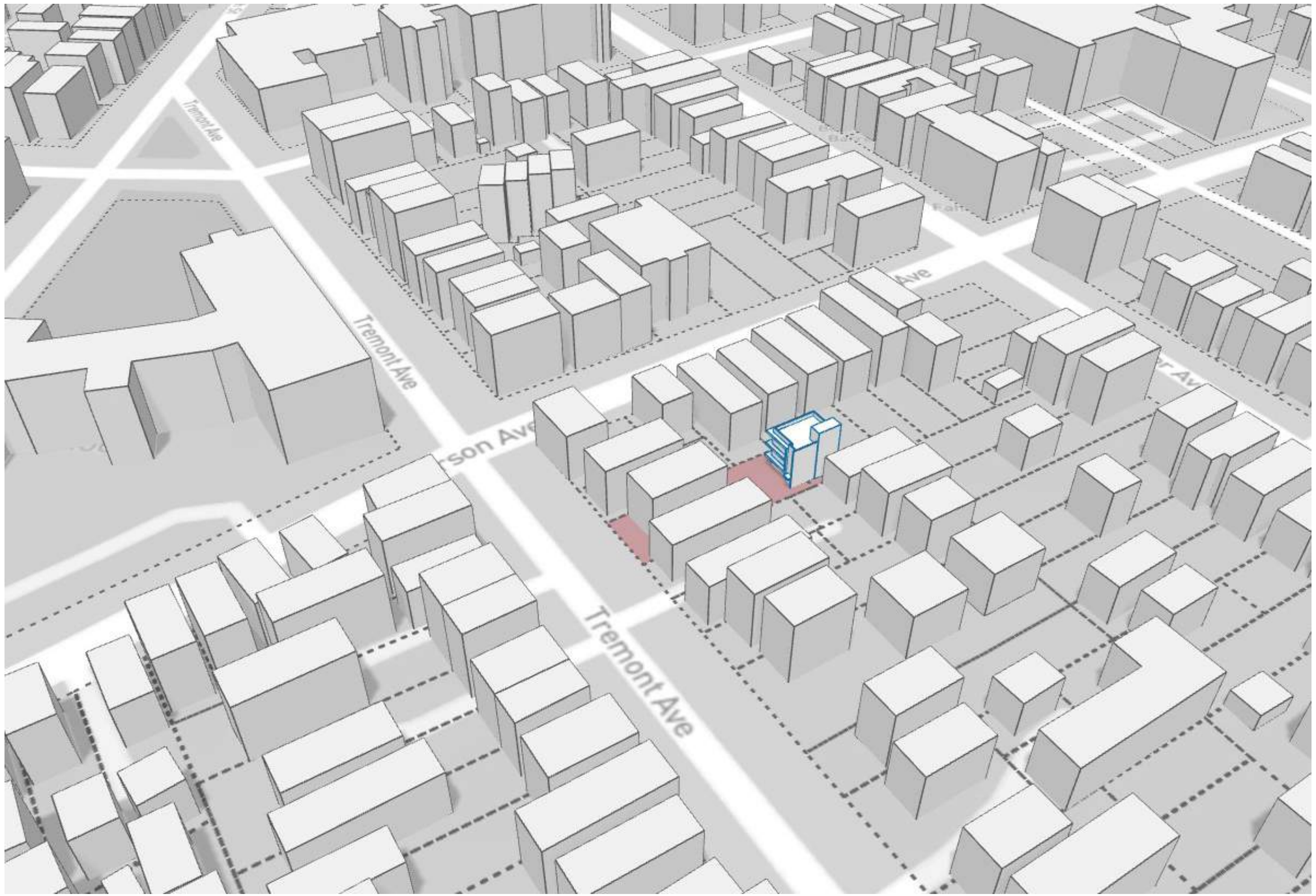
HEART DESIGN GROUP

NANCE RESIDENCE
2439 Tremont Ave
Cleveland, OH 44113

PROJECT #: 2023.29
ISSUE DATE: 4/23/2025
DRAWN BY: JTR
SCALE: 1/16" = 1'-0"

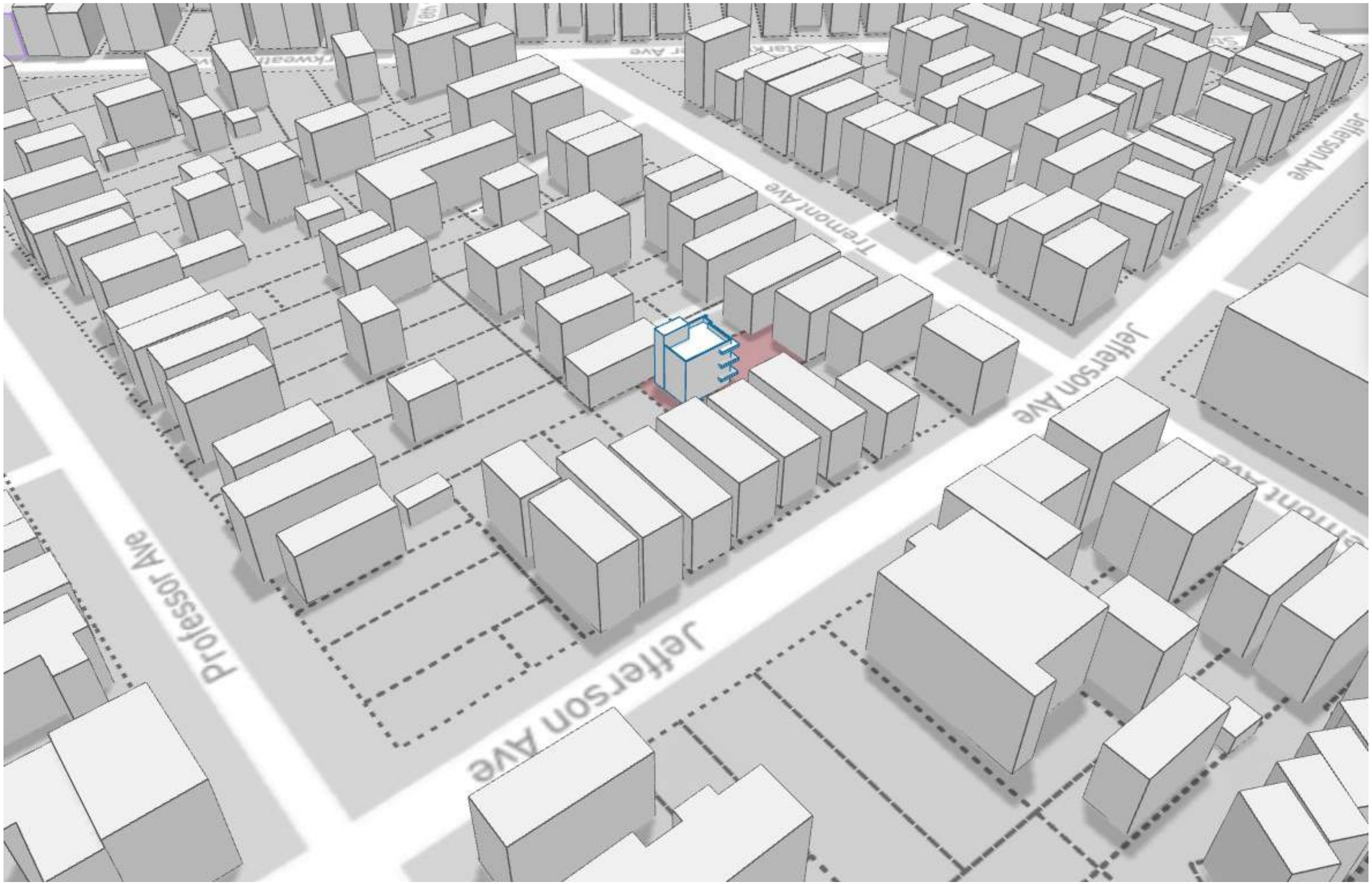
SHEET NAME:
SITE PLAN & GENERAL INFORMATION

SHEET #:
A001



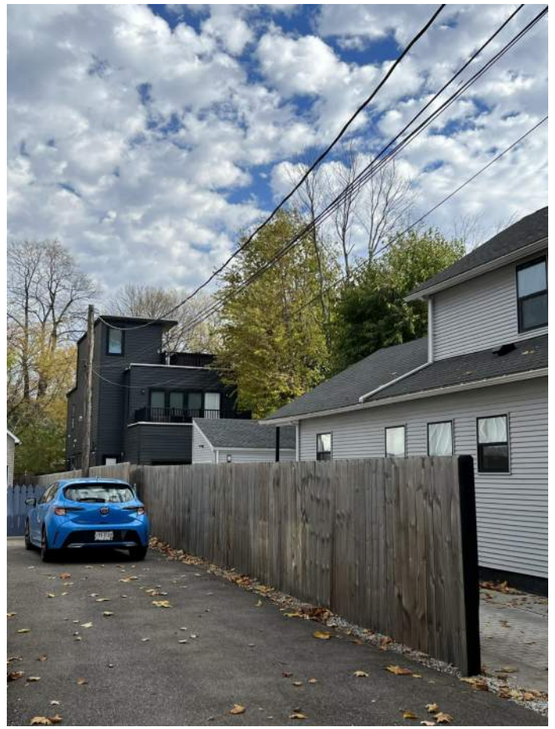
NANCE RESIDENCE

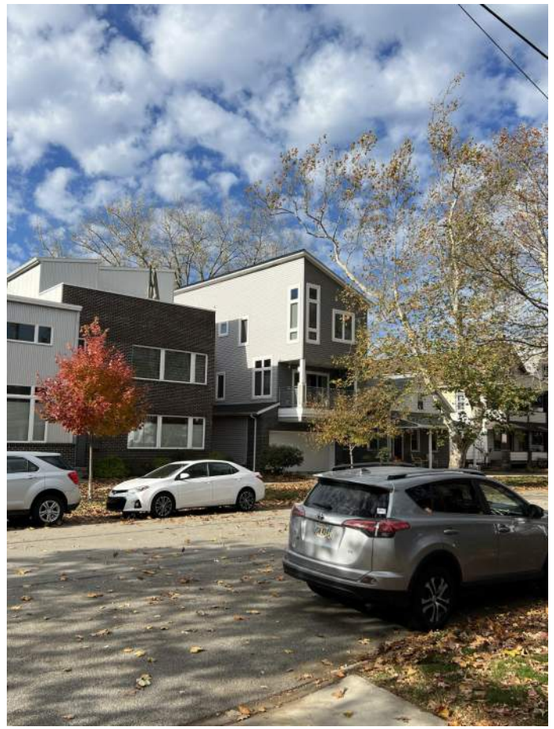
CONTEXT AERIAL LOOKING NORTH

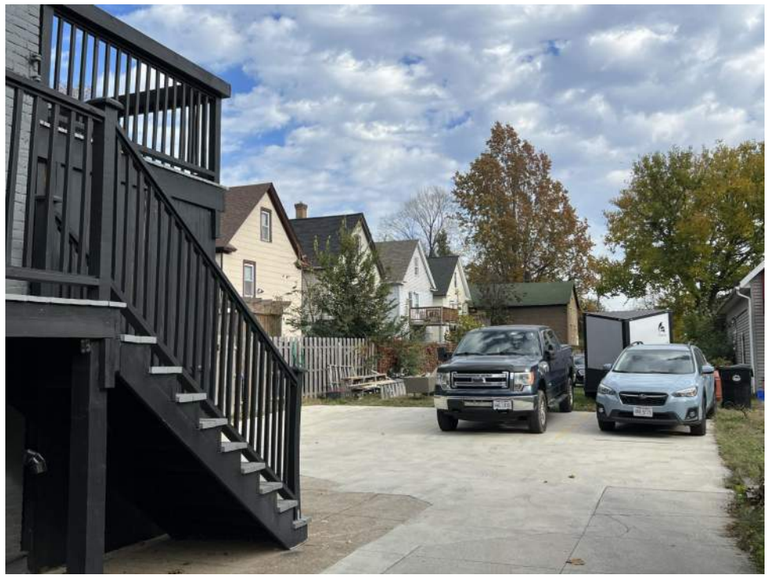


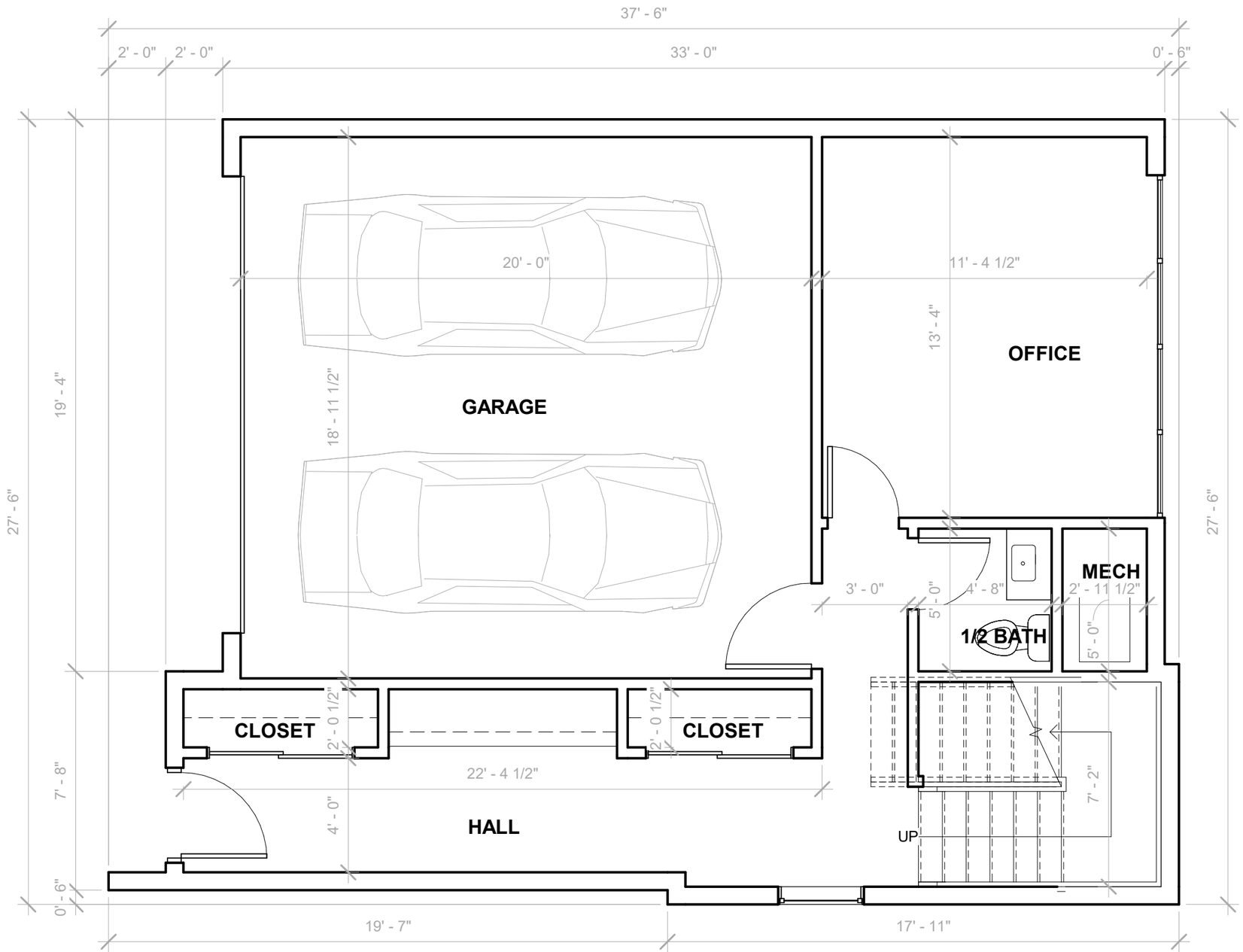
NANCE RESIDENCE

CONTEXT AERIAL LOOKING SOUTH



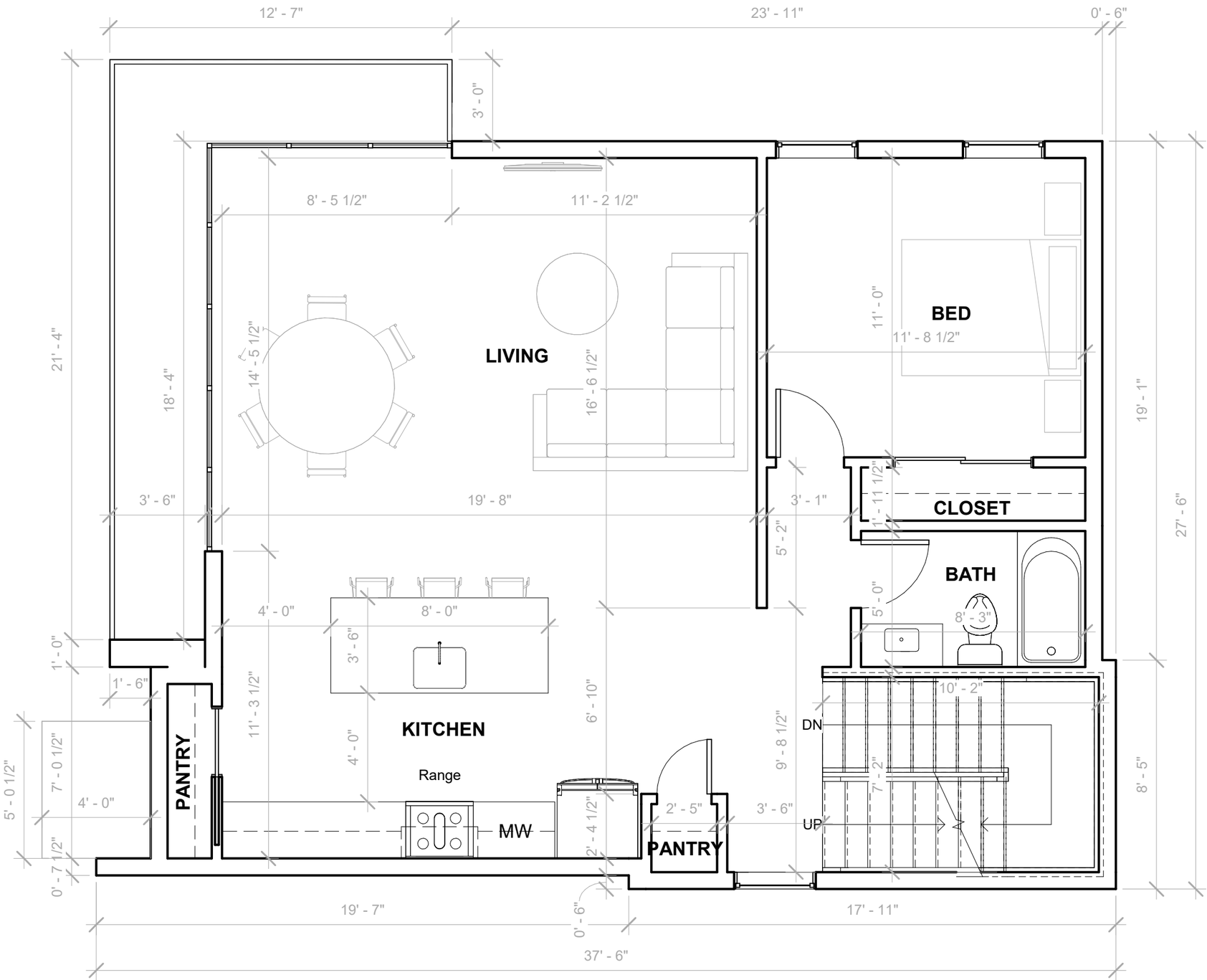






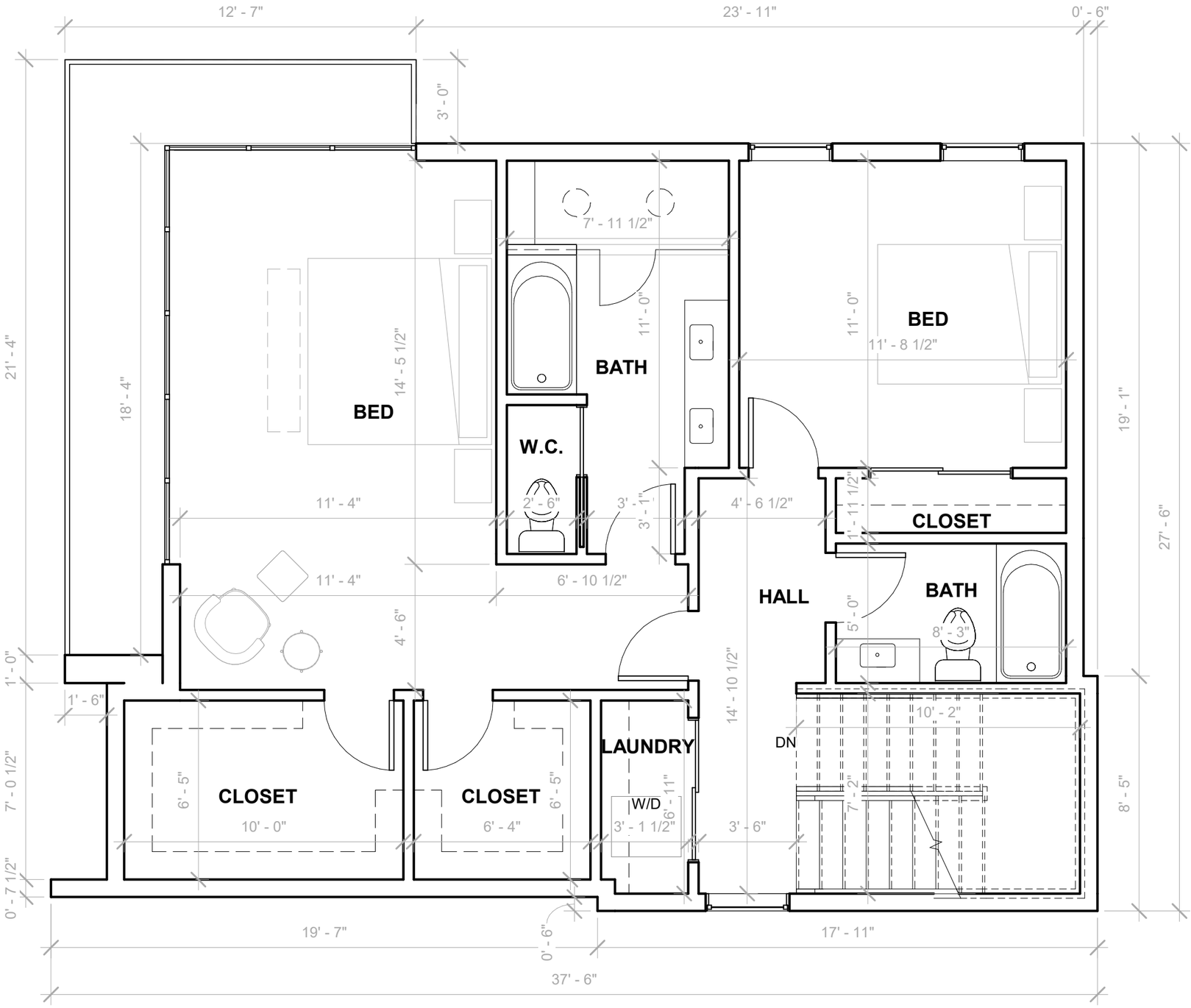
NANCE RESIDENCE

FIRST FLOOR PLAN
1/4" = 1'-0"



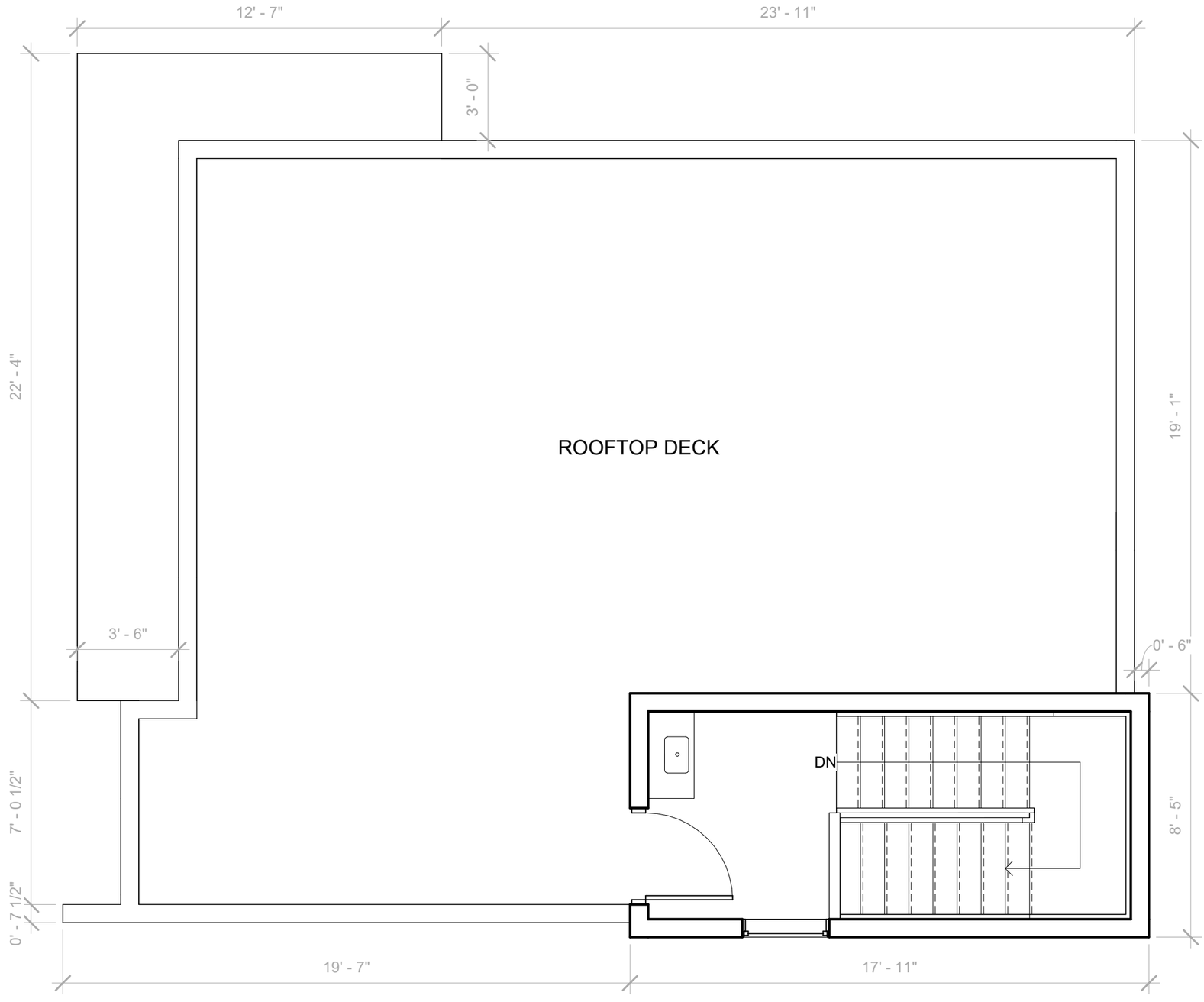
NANCE RESIDENCE

SECOND FLOOR PLAN
1/4" = 1'-0"



NANCE RESIDENCE

THIRD FLOOR PLAN
1/4" = 1'-0"

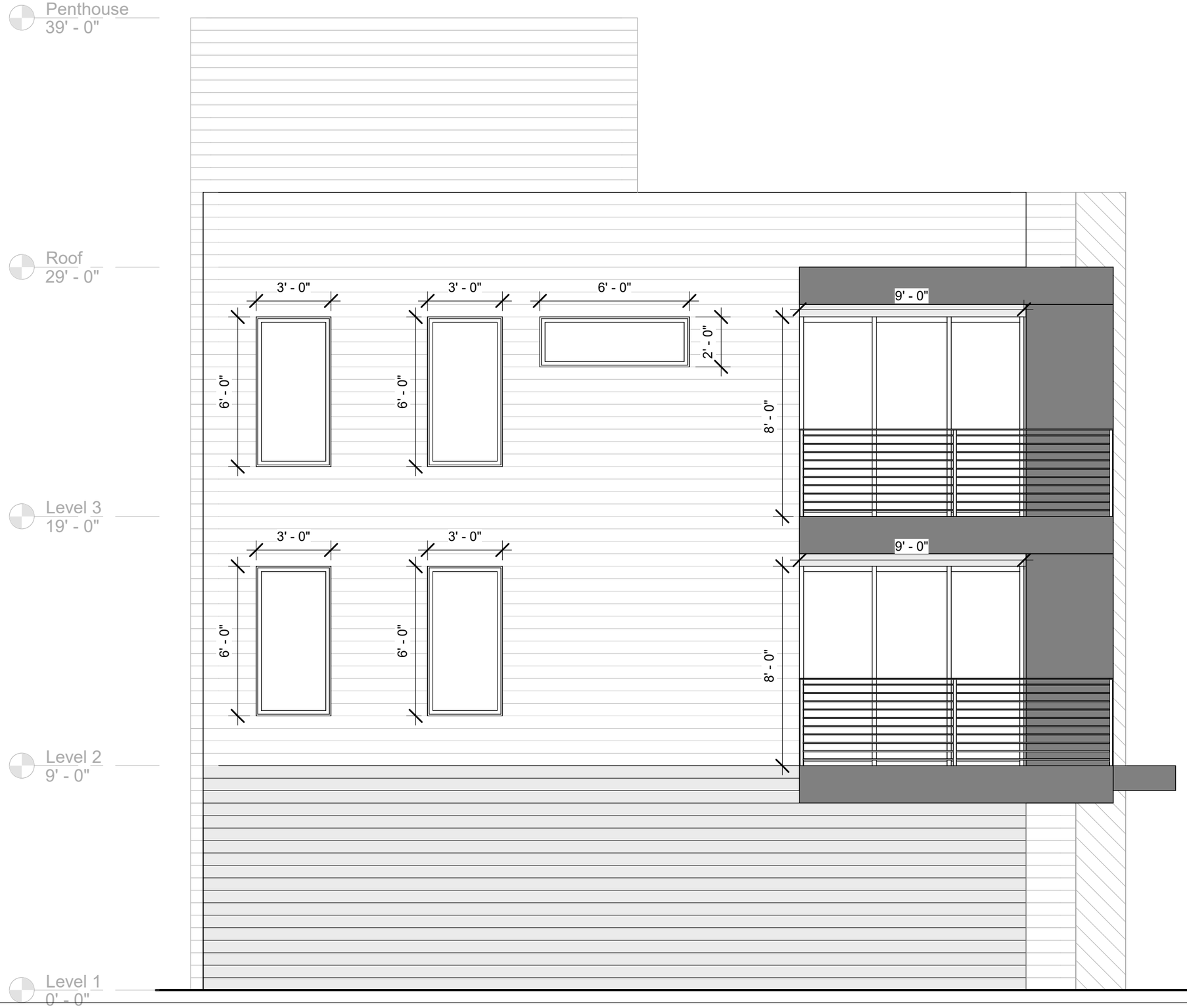


NANCE RESIDENCE

FOURTH FLOOR PLAN
1/4" = 1'-0"

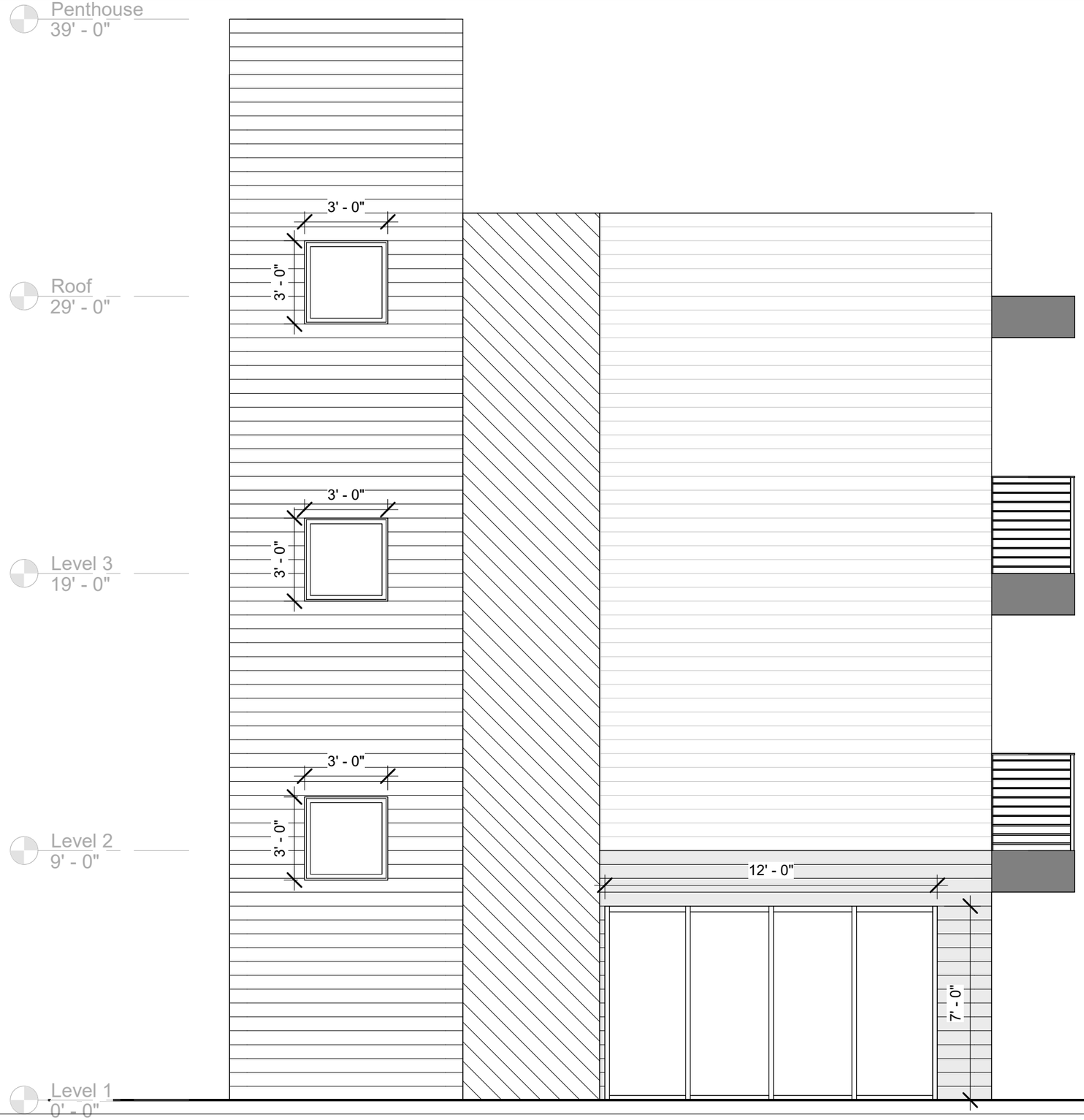
NANCE RESIDENCE

WEST ELEVATION
1/4" = 1'-0"



NANCE RESIDENCE

NORTH ELEVATION
1/4" = 1'-0"



NANCE RESIDENCE

EAST ELEVATION
1/4" = 1'-0"

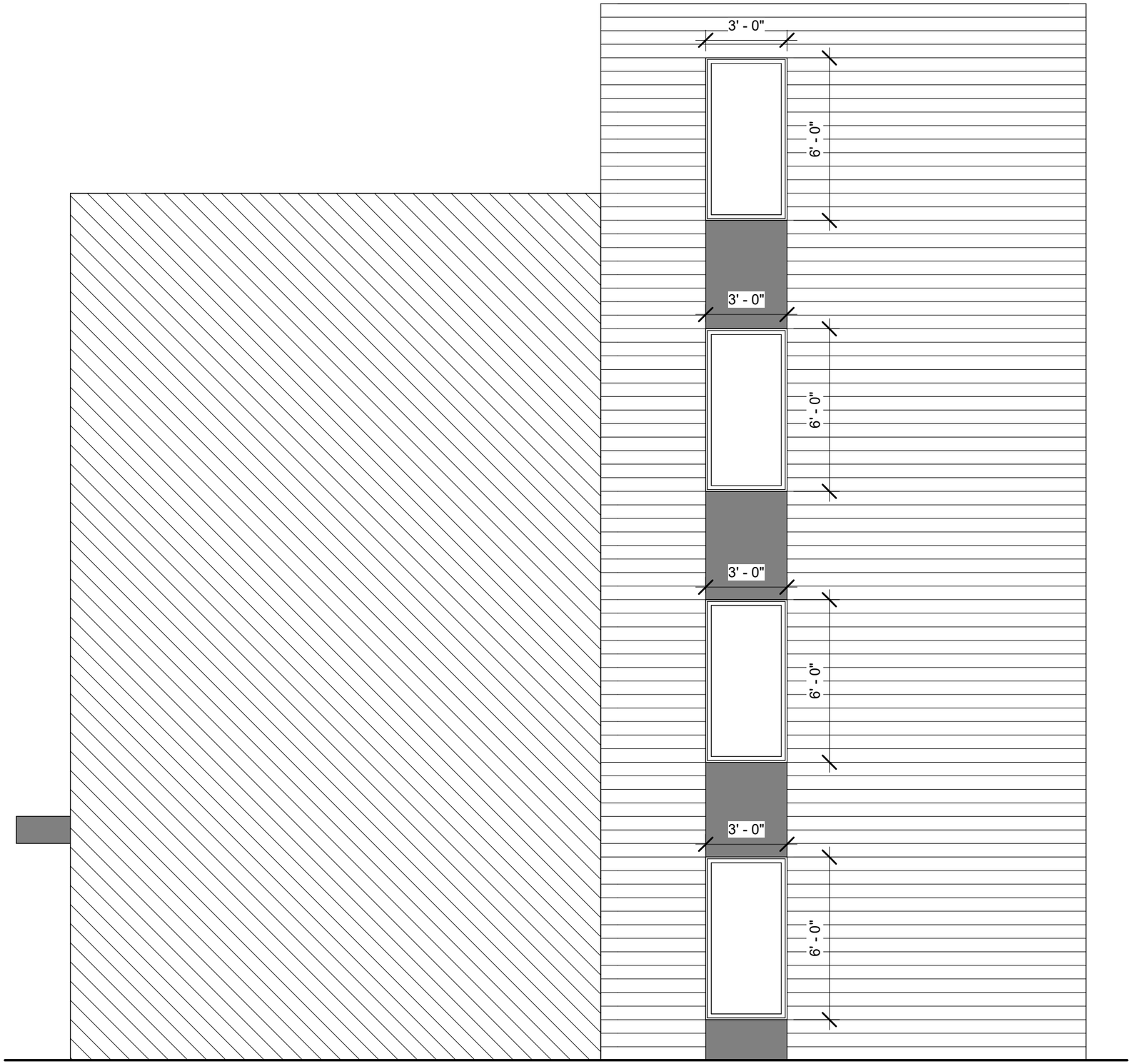
Penthouse
39' - 0"

Roof
29' - 0"

Level 3
19' - 0"

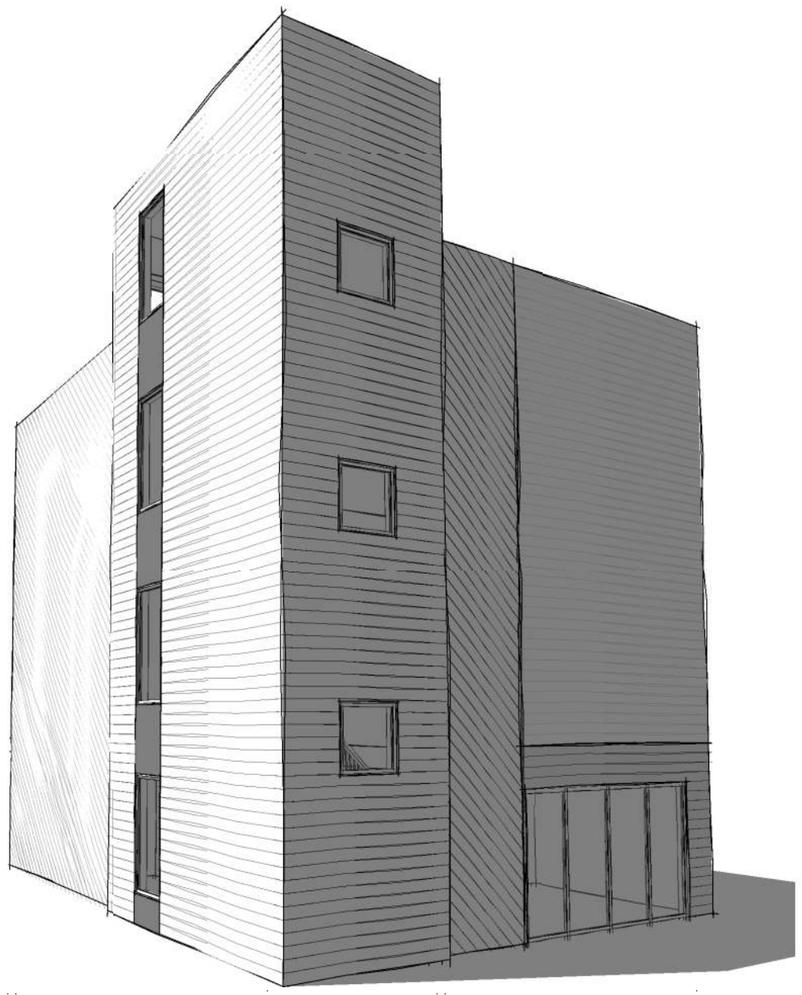
Level 2
9' - 0"

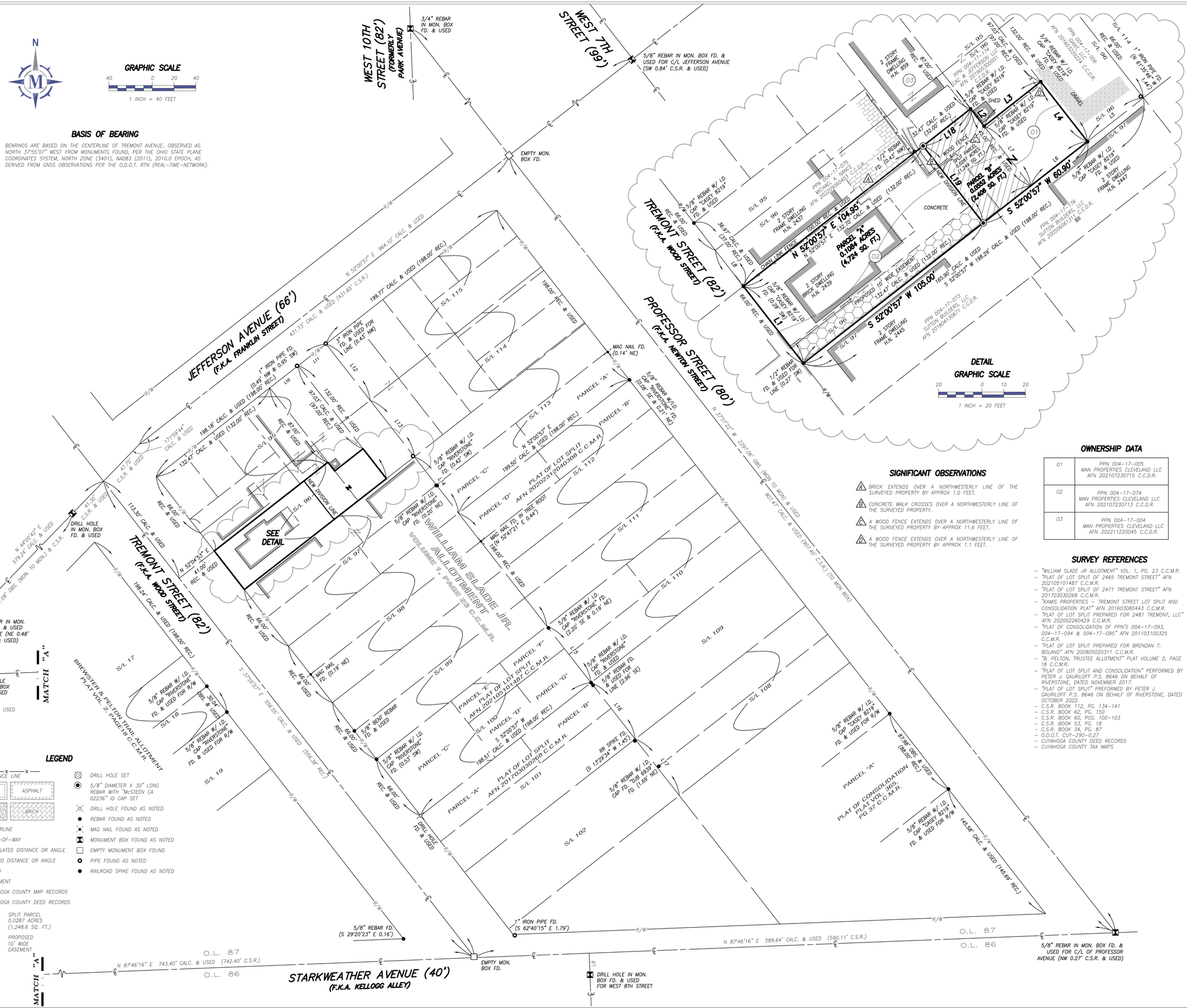
Level 1
0' - 0"



NANCE RESIDENCE

SOUTH ELEVATION
1/4" = 1'-0"





LOT SPLIT AND CONSOLIDATION

FOR

MAN PROPERTIES CLEVELAND, LLC.

KNOWN AS BEING PART OF TOWNSHIP 7 N, RANGE 12 W OF THE CONNECTICUT WESTERN RESERVE SURVEY, AND BEING PART OF ORIGINAL BROOKLYN TOWNSHIP LOT NO. 87, BEING PART SUBLOT NO. 96 IN THE WILLIAM SLADE JR.'S SUBDIVISION AS RECORDED IN PLAT VOLUME 1, PAGE 23 CUYAHOGA COUNTY MAP RECORDS, NOW SITUATED IN THE

CITY OF CLEVELAND

COUNTY OF CUYAHOGA – STATE OF OHIO

McSteen
LAND SURVEYORS
1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN US SURVEY FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".

RONALD W. HINTON — REG. PROF. SURV. No. 7917

Job No.: 25-091
Field Date: May 22, 2025
Survey Date: June 3, 2025
Revision Dates: June 19, 2025
September 4, 2025
Drawn By: TEE
Previous Job. No.: 23-316

OWNERS ACCEPTANCE

I, _____, REPRESENTATIVE OF MAN PROPERTIES CLEVELAND, LLC, OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AND CONSOLIDATION AS SHOWN HEREON.

SIGNATURE _____ DATE _____

PRINT NAME _____ TITLE _____

NOTARY PUBLIC

COUNTY OF CUYAHOGA
STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED REPRESENTATIVE OF MAN PROPERTIES CLEVELAND, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS OF _____ FREE ACT AND DEED PERSONALLY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS DAY OF _____, 20____.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

APPROVALS

THIS LOT SPLIT AND CONSOLIDATION AND PLAT ARE ACCEPTED & APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF CLEVELAND, OHIO THIS DAY OF _____, 20_____.

_____
CALLEY MERSMANN – PLANNING DIRECTOR

THIS LOT SPLIT AND CONSOLIDATION AND PLAT ARE ACCEPTED & APPROVED BY THE PLATTING COMMISSIONER OF THE CITY OF CLEVELAND, OHIO THIS DAY OF _____, 20_____.

_____
RICHARD SWITALSKI – PLATTING COMMISSIONER

Job No.: 25-091

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EASEMENT EXHIBIT

FOR

MAN PROPERTIES CLEVELAND, LLC.

KNOWN AS BEING PART OF ORIGINAL BROOKLYN TOWNSHIP LOT NO. 87 TOWNSHIP 7 NORTH, RANGE 12 WEST OF THE CONNECTICUT WESTERN RESERVE SURVEY, BEING PART SUBLOT NO. 96 IN THE WILLIAM SLADE JR.'S SUBDIVISION AS RECORDED IN PLAT VOLUME 1, PAGE 23 CUYAHOGA COUNTY MAP RECORDS, AND BEING PART OF PARCEL "A" IN A PROPOSED LOT SPLIT AND CONSOLIDATION FOR MAN PROPERTIES CLEVELAND, LLC., NOW SITUATED IN THE

CITY OF CLEVELAND
COUNTY OF CUYAHOGA – STATE OF OHIO

McSteen
LAND SURVEYORS
1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

GRAPHIC SCALE

0 10 20

1 INCH = 20 FEET

BASIS OF BEARING

BEARINGS ARE BASED ON MONUMENTS FOUND, PER THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL–TIME–NETWORK).

LEGEND

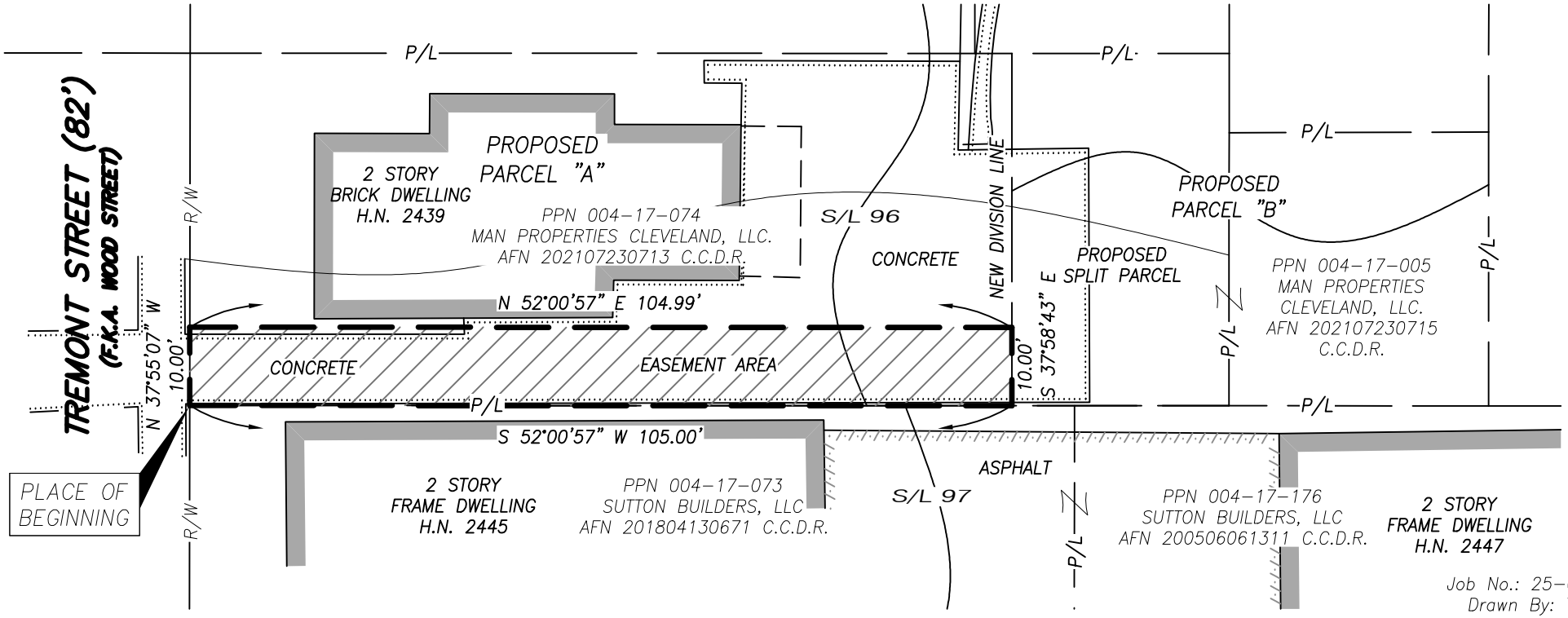
EASEMENT AREA
0.0241 ACRES
(1,049.9 SQ. FT.)

—X—X—X— FENCE LINE (AS NOTED)

CONCRETE

ASPHALT

℄	CENTERLINE
R/W	RIGHT–OF–WAY
P/L	EXISTING PROPERTY LINE
C.C.M.R	CUYAHOGA COUNTY MAP RECORDS
C.C.D.R	CUYAHOGA COUNTY DEED RECORDS



Job No.: 25–091
Drawn By: TEE
Drawing Date: September 17, 2025

© 2025 McSteen & Associates, Inc.

Cleveland City Planning Commission

Far West Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 19, 2025

Far West Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

Al Ihsan-Al Alomary Mosque Campus Master Plan

September 19, 2025

Project Address: Rocky River Dr

Type: Campus Master Plan

Project Representative: JP Ptacek, Larsen Architects

Approval: N/A (or information only)

Ward 17: Council Member Slife | **SPA: Kamm's**

AL ALOMARY MOSQUE
COMMUNITY CENTER

Proposed Masterplan

September 12, 2025

LARSEN ARCHITECTS

2006:

The site shows the former St. Patrick School building, noted here as "A". Five single-family homes, noted numerically, reside to the north on Rocky River Drive. There are additional single family homes along the south side of Fairville Avenue. These homes are noted as 6-20.

2006 Historical Site Plan
Scale: Not to scale

LARSEN ARCHITECTS

Al Alomary Mosque Community Center
Proposed Masterplan

Project Number: 24114
September 12, 2025

2010:

The residence to the North of the former St. Patrick School, noted as #1 has been demolished and the site has been cleared. Additionally, structure #8 along Fairville Avenue has been demolished. The site behind structure #32 has been cleared. This is the first phase in the creation of the mosque.

#1 4600 Rocky River Drive has been aquired.
#2 4580 Rocky River Drive has been aquired.
#8 18301 Fairville Avenue has been aquired.
#32 18305 Fairville Avenue has been aquired.

2010 Historical Site Plan
Scale: Not to scale

LARSEN ARCHITECTS

2012:

Site #8 along Fairville avenue has been cleared. The site of structure #2 has been cleared as the building is being readied for demolition.

#3 4680 Rocky River Drive has been aquired.
#7 18219 Fairville Avenue has been aquired.

2012 Historical Site Plan
Scale: Not to scale

LARSEN ARCHITECTS

Al Alomary Mosque Community Center
Proposed Masterplan

Project Number: 24114
September 12, 2025

2014:

Structures #2 - #4 have been demolished and construction of the mosque has begun.
Structure #7 has been demolished and the site has been cleared for a parking lot extension. Structure #21 has also been demolished and replaced with grass.

#4 4578 Rocky River Drive has been aquired

2014 Historical Site Plan
Scale: Not to scale

LARSEN ARCHITECTS

2015:

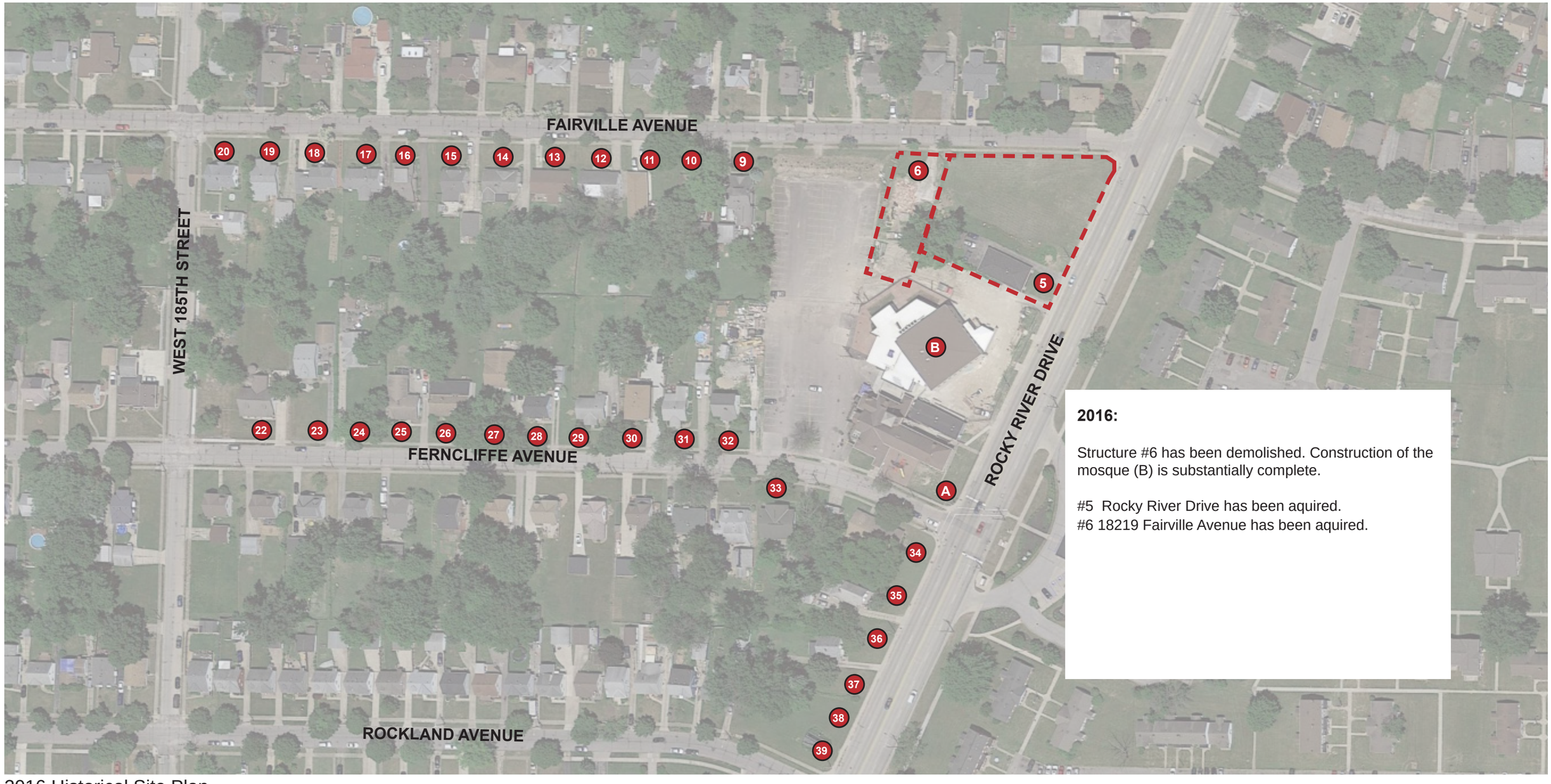
Construction of the mosque continues.
A parking lot has been created on the former site of structure #7.

2015 Historical Site Plan
Scale: Not to scale

LARSEN ARCHITECTS

Al Alomary Mosque Community Center
Proposed Masterplan

Project Number: 24114
September 12, 2025



2016:

Structure #6 has been demolished. Construction of the mosque (B) is substantially complete.

#5 Rocky River Drive has been aquired.
#6 18219 Fairville Avenue has been aquired.

2016 Historical Site Plan
Scale: Not to scale

LARSEN ARCHITECTS

Al Alomary Mosque Community Center
Proposed Masterplan

Project Number: 24114
September 12, 2025

2017:

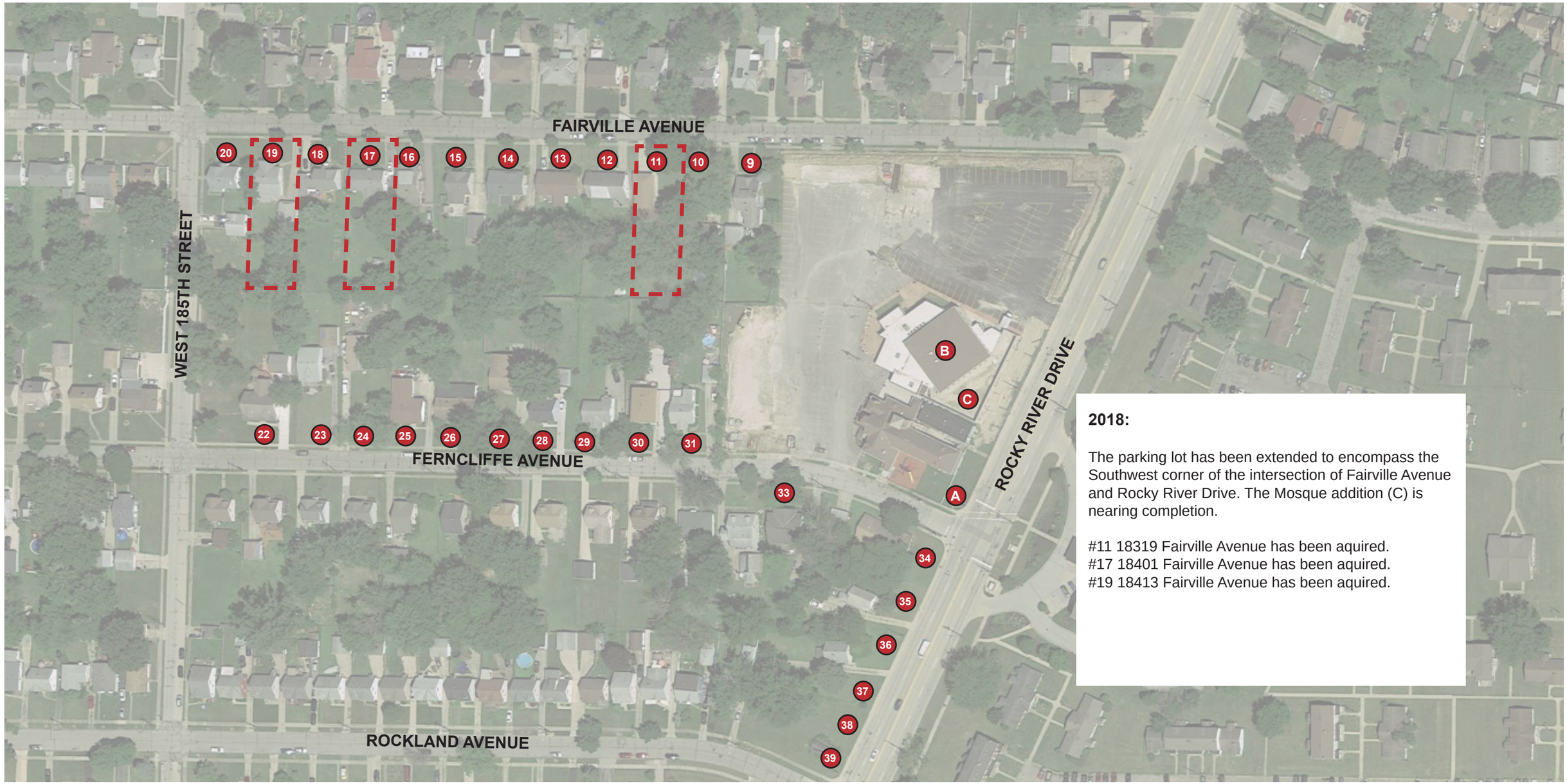
Structures #5, #6, #32 have been demolished and the sites have been cleared.

2017 Historical Site Plan
Scale: Not to scale

LARSEN ARCHITECTS

Al Alomary Mosque Community Center
Proposed Masterplan

Project Number: 24114
September 12, 2025



2018:

The parking lot has been extended to encompass the Southwest corner of the intersection of Fairville Avenue and Rocky River Drive. The Mosque addition (C) is nearing completion.

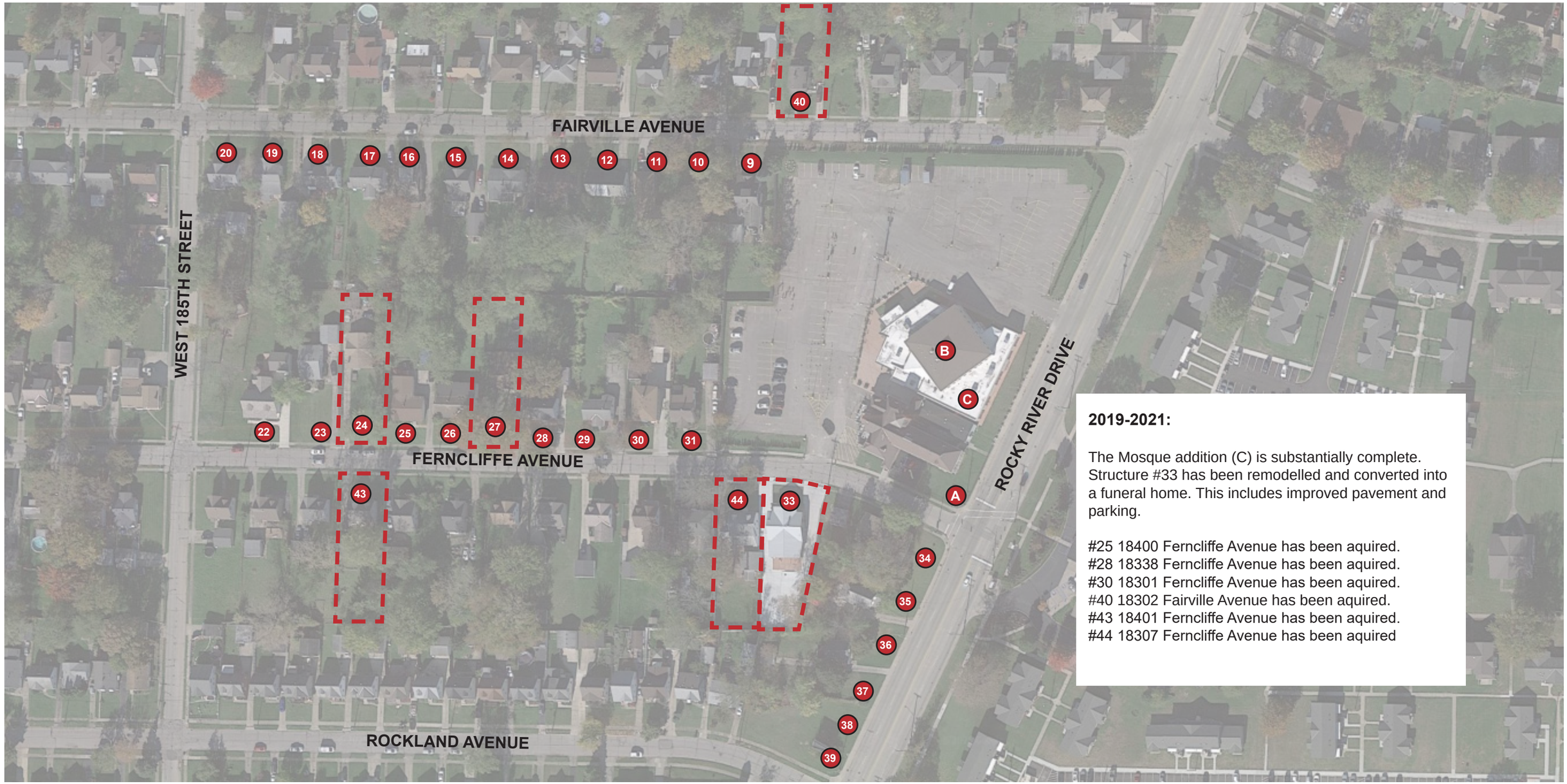
#11 18319 Fairville Avenue has been aquired.
#17 18401 Fairville Avenue has been aquired.
#19 18413 Fairville Avenue has been aquired.

2018 Historical Site Plan
Scale: Not to scale

LARSEN ARCHITECTS

Al Alomary Mosque Community Center
Proposed Masterplan

Project Number: 24114
September 12, 2025



2019-2021:

The Mosque addition (C) is substantially complete. Structure #33 has been remodelled and converted into a funeral home. This includes improved pavement and parking.

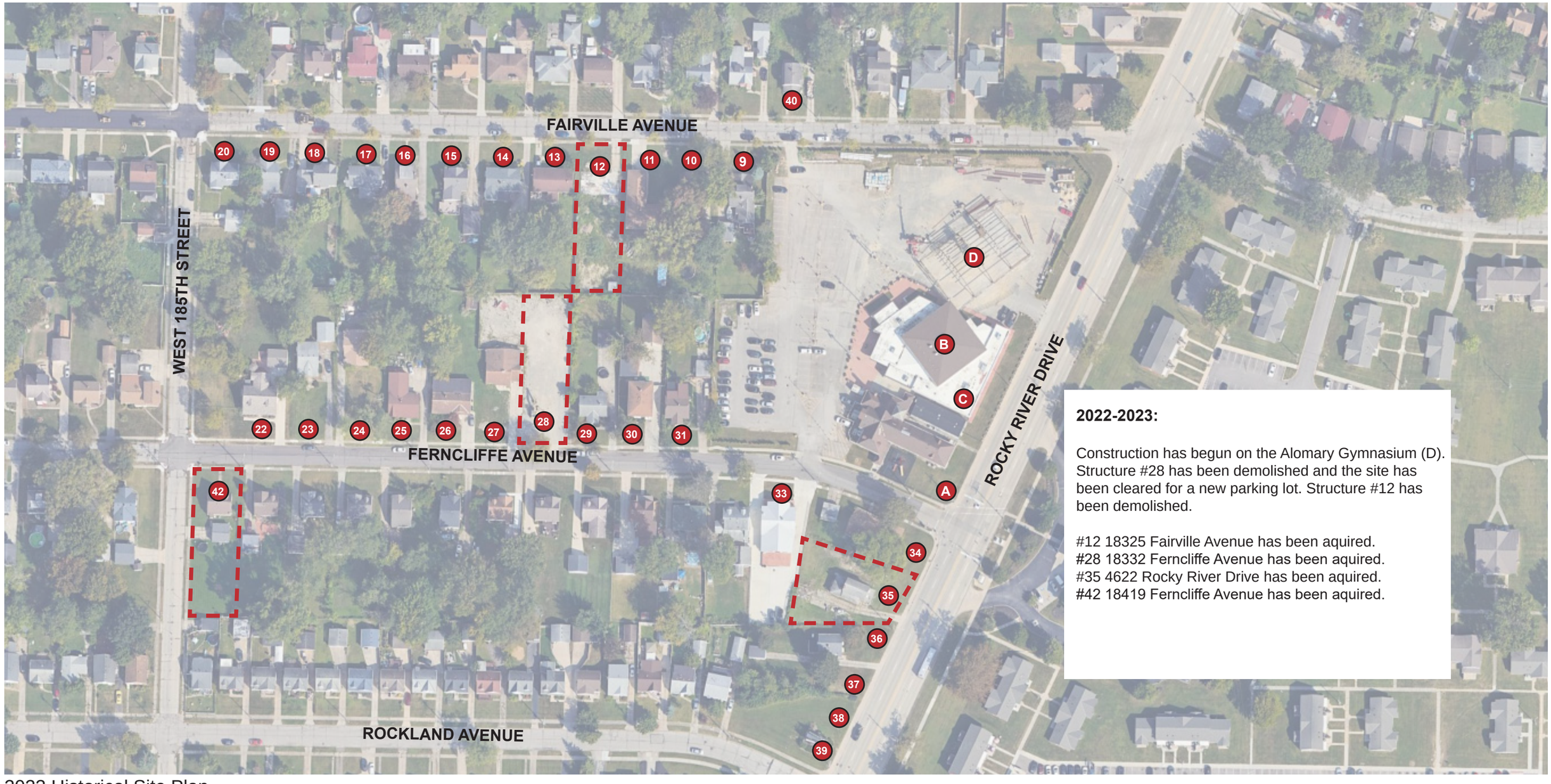
#25 18400 Ferncliffe Avenue has been aquired.
#28 18338 Ferncliffe Avenue has been aquired.
#30 18301 Ferncliffe Avenue has been aquired.
#40 18302 Fairville Avenue has been aquired.
#43 18401 Ferncliffe Avenue has been aquired.
#44 18307 Ferncliffe Avenue has been aquired

2021 Historical Site Plan
Scale: Not to scale

LARSEN ARCHITECTS

Al Alomary Mosque Community Center
Proposed Masterplan

Project Number: 24114
September 12, 2025



2022-2023:

Construction has begun on the Alomary Gymnasium (D). Structure #28 has been demolished and the site has been cleared for a new parking lot. Structure #12 has been demolished.

#12 18325 Fairville Avenue has been aquired.
#28 18332 Ferncliffe Avenue has been aquired.
#35 4622 Rocky River Drive has been aquired.
#42 18419 Ferncliffe Avenue has been aquired.

2023 Historical Site Plan
Scale: Not to scale

LARSEN ARCHITECTS

Al Alomary Mosque Community Center
Proposed Masterplan

Project Number: 24114
September 12, 2025

2024:

The gymnasium structure (D) has reached substantial completion. The gymnasium addition (E) in under construction.

Lots #11, #12, #27, & #28 have been demolished and cleared. Grading has begun to create future parking.

#41 18330 Fairville Avenue has been aquired

2024 Historical Site Plan
Scale: Not to scale

LARSEN ARCHITECTS

Al Alomary Mosque Community Center
Proposed Masterplan

Project Number: 24114
September 12, 2025

Current:

While not shown here, structure #35 has been demolished and cleared for construction of the Plaza. This building is set to break ground in 2025. The North corner of the main mosque facility (F) is currently being surveyed, and the Phase 1 School addition is currently being evaluated by Far West Design Review.

Current Site Plan
Scale: Not to scale

LARSEN ARCHITECTS

Al Alomary Mosque Community Center
Proposed Masterplan

Project Number: 24114
September 12, 2025

Current Land Ownership Site Plan
Scale: Not to scale

LARSEN ARCHITECTS

Al Alomary Mosque Community Center
Proposed Masterplan

Project Number: 24114
September 12, 2025

Proposed Masterplan
Scale: Not to scale

LARSEN ARCHITECTS

Al Alomary Mosque Community Center
Proposed Masterplan

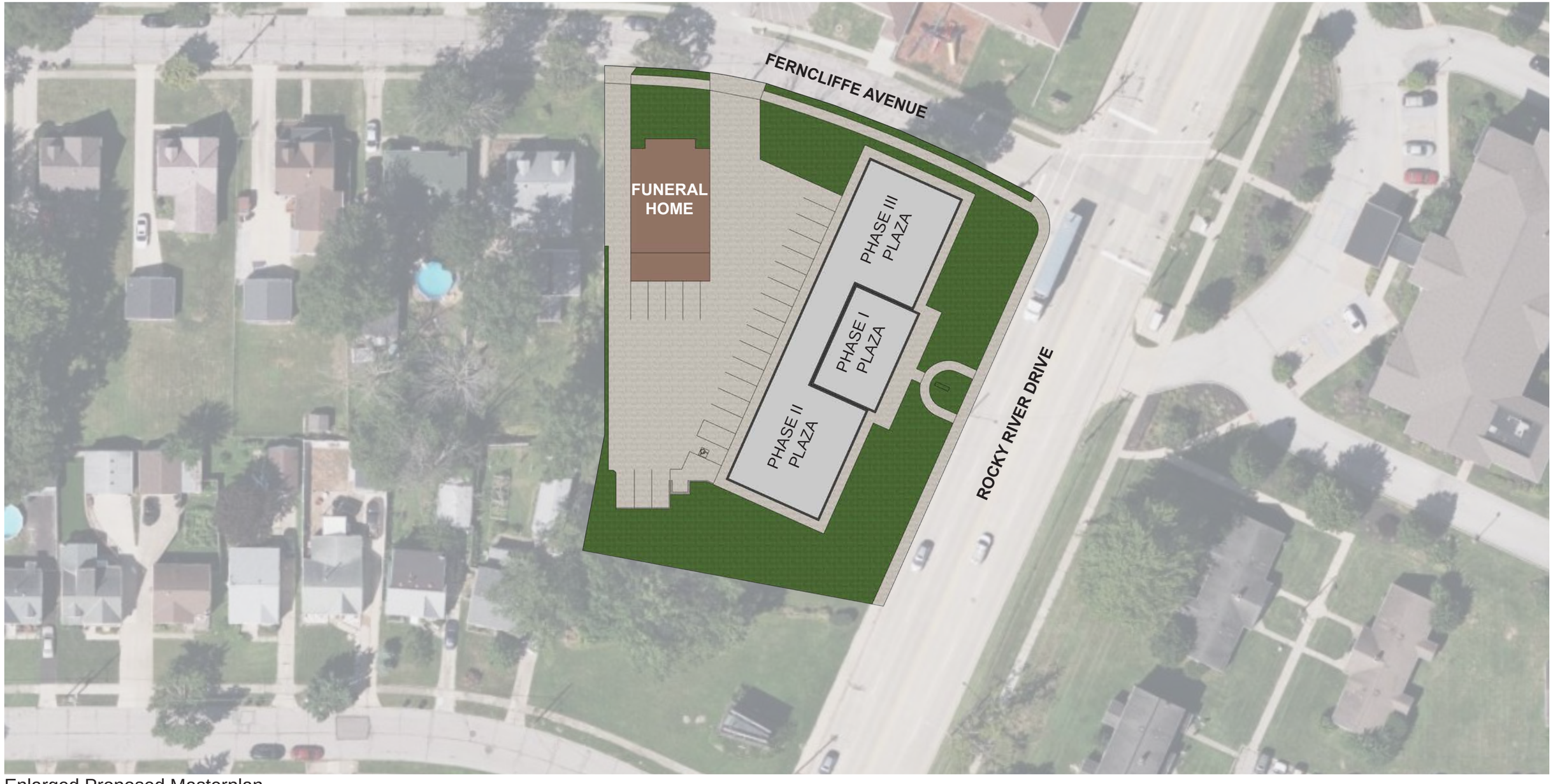
Project Number: 24114
September 12, 2025

Enlarged Proposed Masterplan
Scale: 1" = 75'-0"

LARSEN ARCHITECTS

Al Alomary Mosque Community Center
Proposed Masterplan

Project Number: 24114
September 12, 2025



Enlarged Proposed Masterplan
Scale: 1" = 50'-0"

LARSEN ARCHITECTS

NEIGHBORHOOD CONTEXT PHOTOS

Cleveland Fire Station #43
4525 Rocky River Dr
Credit: Phil Kidd

Riverside Park Residences
18255 Homeway Rd
Credit: Phil Kidd

NEIGHBORHOOD CONTEXT PHOTOS

One story retail building
4667 Rocky River Dr
Credit: Phil Kidd

Senior apartment complex
4609 Rocky River Dr
Credit: Phil Kidd

NEIGHBORHOOD CONTEXT PHOTOS

Al Ihsan & Al Alomary
4600 Rocky River Dr
Credit: Phil Kidd

One story retail building
4475 Rocky River Dr
Credit: Phil Kidd

NEIGHBORHOOD CONTEXT PHOTOS

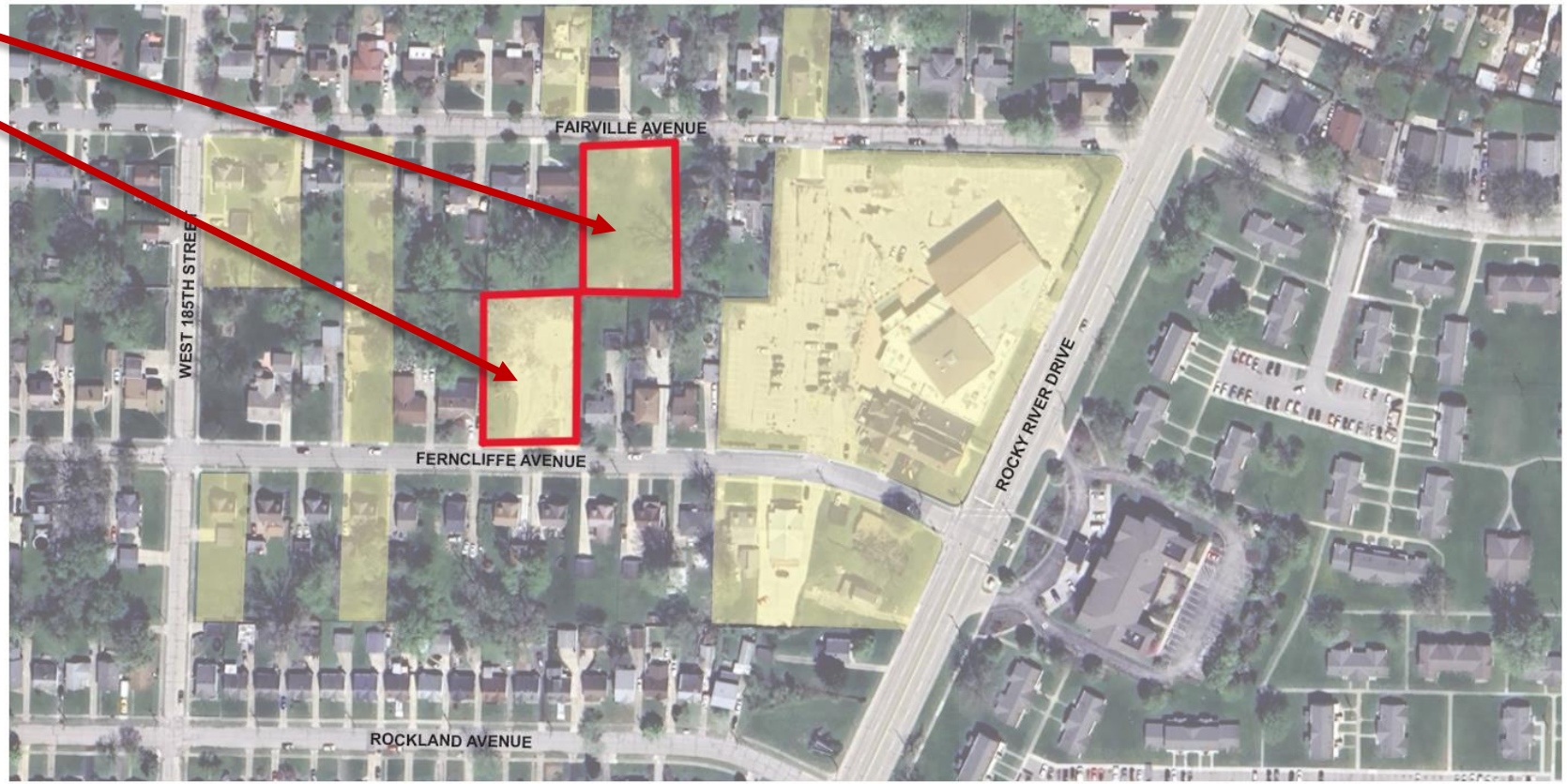
Funeral home & residence
18301 Ferncliffe Ave

NEIGHBORHOOD CONTEXT PHOTOS

Parking lot expansions permitted by BZA

Al Alomary Mosque Community Center
Proposed Masterplan

Project Number: 24114
September 12, 2025



Current Land Ownership Site Plan
Scale: Not to scale

LARSEN ARCHITECTS

Al Ihsan-Al Alomary Mosque Campus Master Plan

September 19, 2025

Staff recognizes that the plan presented today is only a concept, contingent on future land acquisitions and available funding. The continued expansion of the school is a priority of the congregation, and we support this initiative. Broadly, we are supportive of the potential to add compatible new housing typologies to the neighborhood as well as future expansions of the retail plaza along Rocky River Drive, with potential for mixed-use development along the corridor. We also support the vision for a community-centered green space that adds new amenities to the area, recognizing that these are long-term goals of the campus. Overall, we support the broad vision of growth while recognizing that sensitivity to the existing neighborhood will be a key component of these developments.

Far West Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

FW2025-14 – Al Ihsan School Wing Addition

September 19, 2025

Project Address: 4600 Rocky River Dr

Type: New Addition

Project Representative: JP Ptacek, Larsen Architects

Approval: Conceptual

Ward 17: Council Member Slife

SPA: Kamm's

AL IHSAN SCHOOL
AL ALOMARY MOSQUE

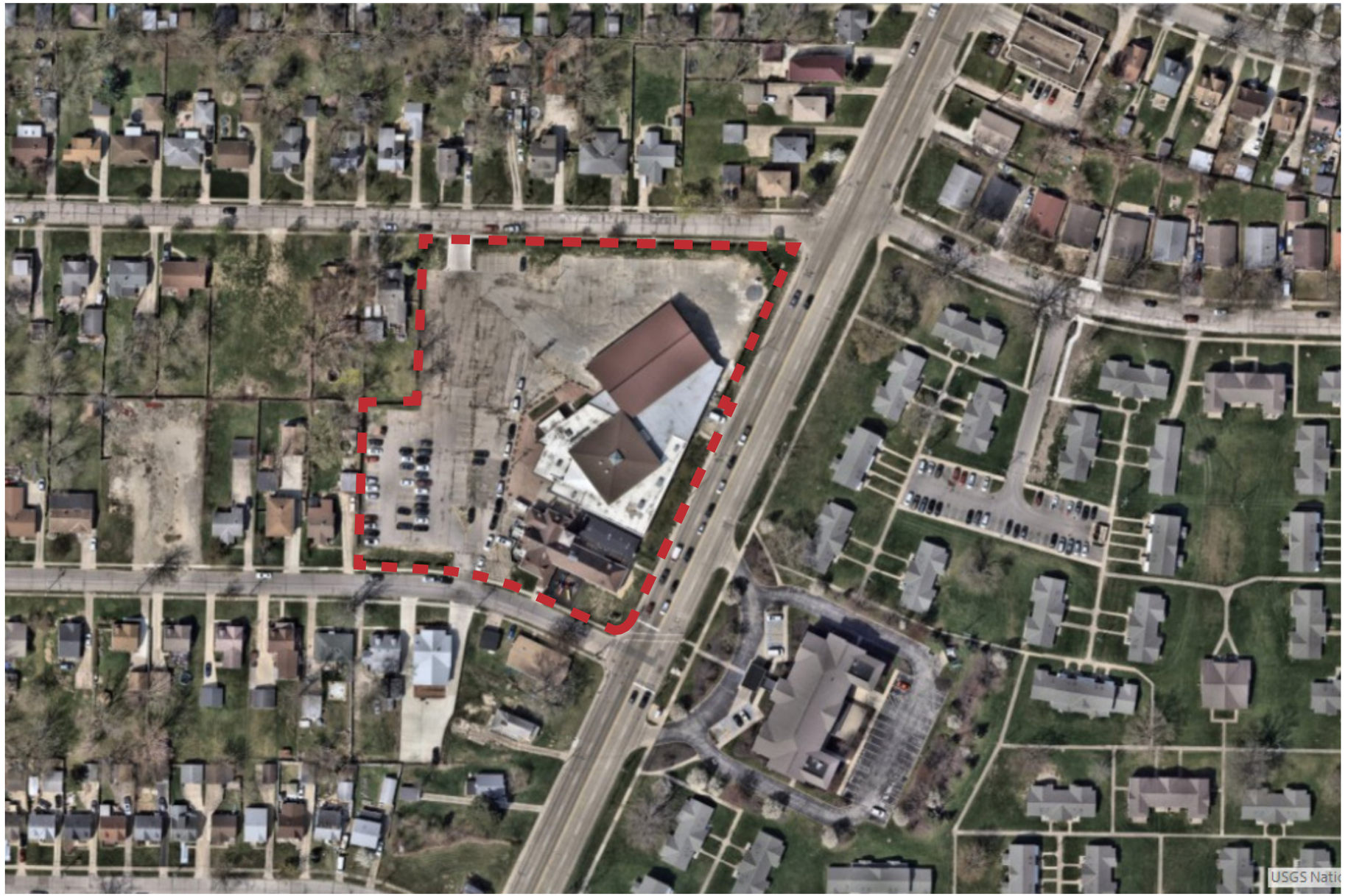
Proposed Building Addition

September 8, 2025

LARSEN ARCHITECTS

Al Ihsan School at Al Alomary Mosque
Proposed Building Addition

Project Number: 24114
September 8, 2025



Aerial Location Plan
Scale: Not to scale

4600 Rocky River Drive

Parcel Number:	026-33-010
Owner:	Cleveland Muslim Community Center
Area District:	B
Height District:	1
Use District:	Two Family
Zone Code:	2F-B1
Review District:	Kamms Corners Expansion
Ward:	17
Lot Size:	2.56 Acres

The site, which is currently occupied by the Al Ihsan School and the Al Alomary Mosque, is the subject of a two-phased proposal. Phase I of this project involves a one-story masonry addition to the North, which will provide additional classrooms and lay the groundwork for a new school building.

LARSEN ARCHITECTS

Al Ihsan School at Al Alomary Mosque
Proposed Building Addition

Project Number: 24114
September 8, 2025

18214 Fairville Avenue

18309 Fairville Avenue

18211 Ferncliffe Avenue

4650 Rocky River Drive

4546 Rocky River Drive

18161 Fairville Avenue

4650 Rocky River Drive

4609 Rocky River Drive

LARSEN ARCHITECTS

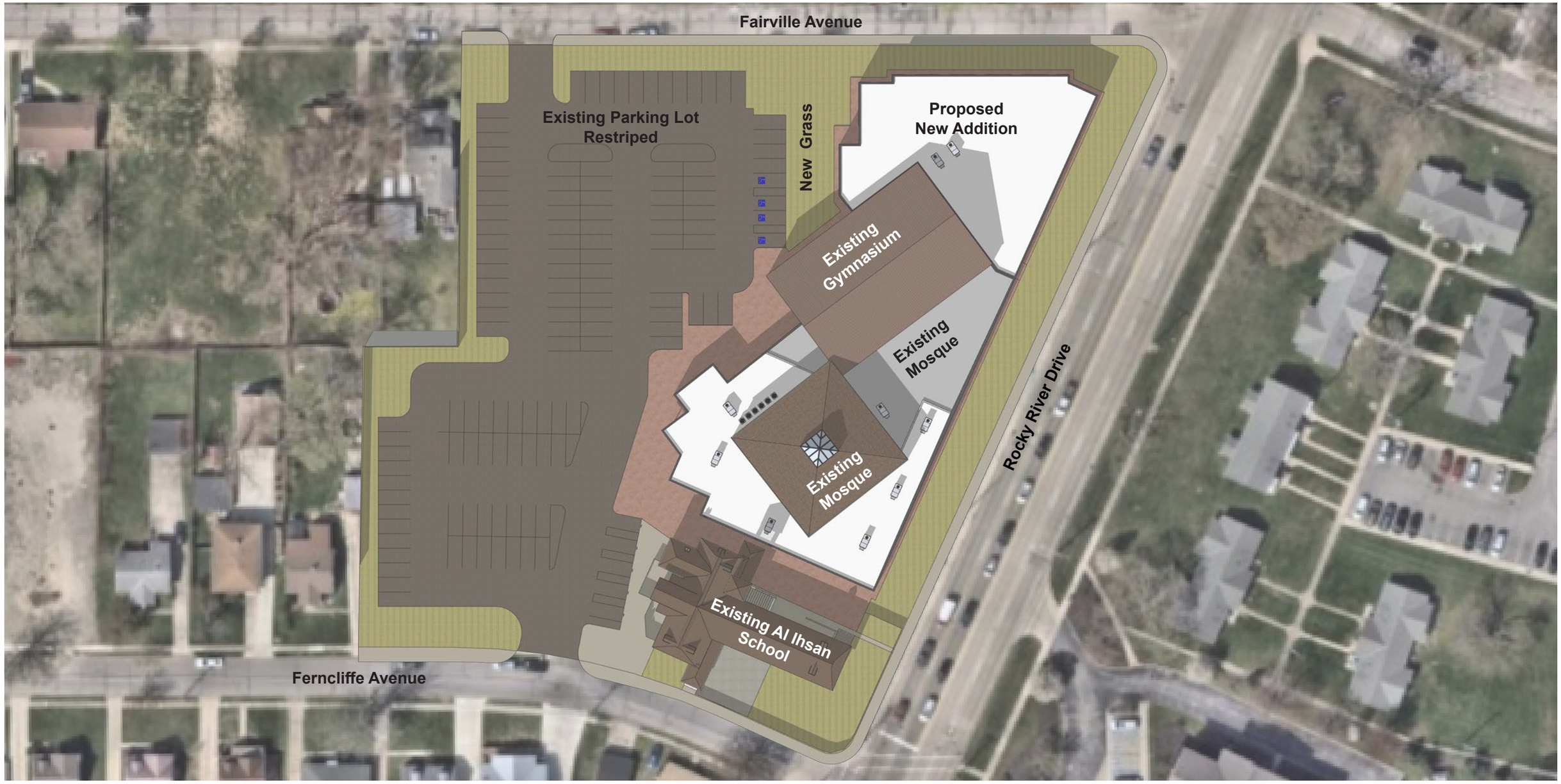
Al Ihsan School at Al Alomary Mosque
Proposed Building Addition

Project Number: 24114
September 8, 2025

LARSEN ARCHITECTS

Al Ihsan School at Al Alomary Mosque
Proposed Building Addition

Project Number: 24114
September 8, 2025

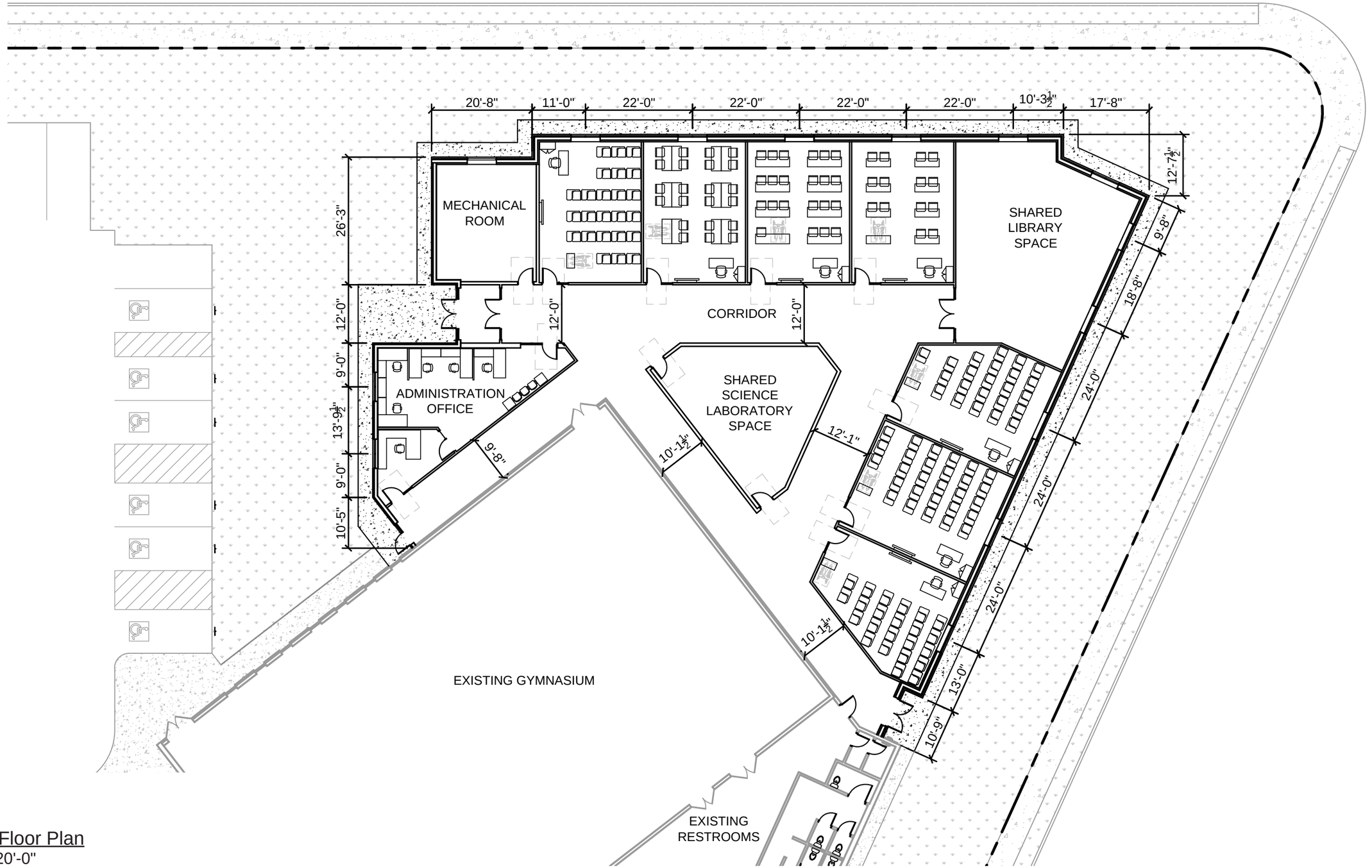


Proposed Site Plan
Scale: 1" = 60'-0"

LARSEN ARCHITECTS

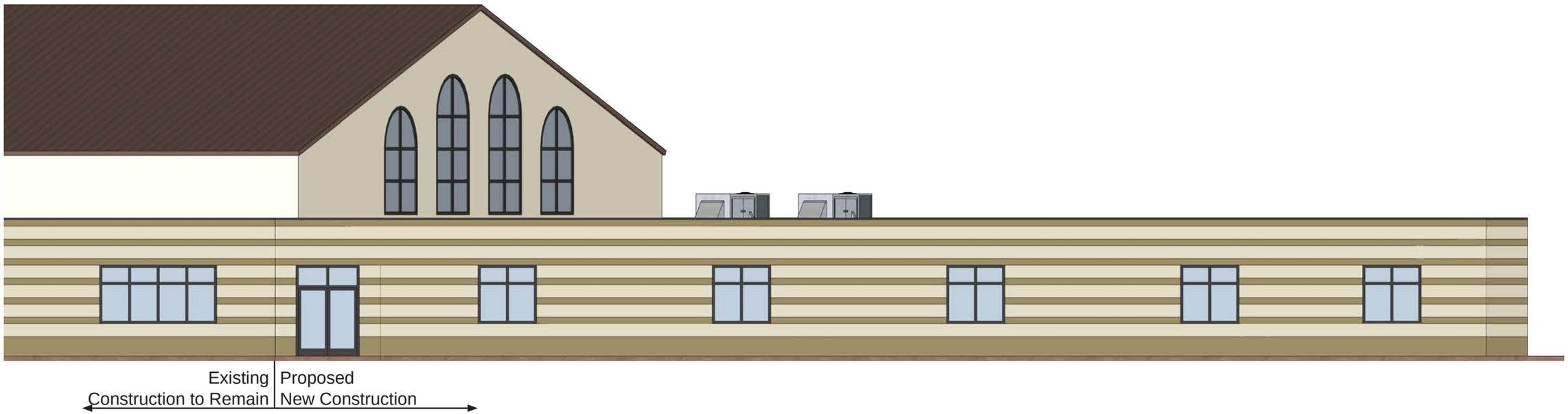
Al Ihsan School at Al Alomary Mosque
Proposed Building Addition

Project Number: 24114
September 8, 2025



Proposed Floor Plan
Scale: 1" = 20'-0"

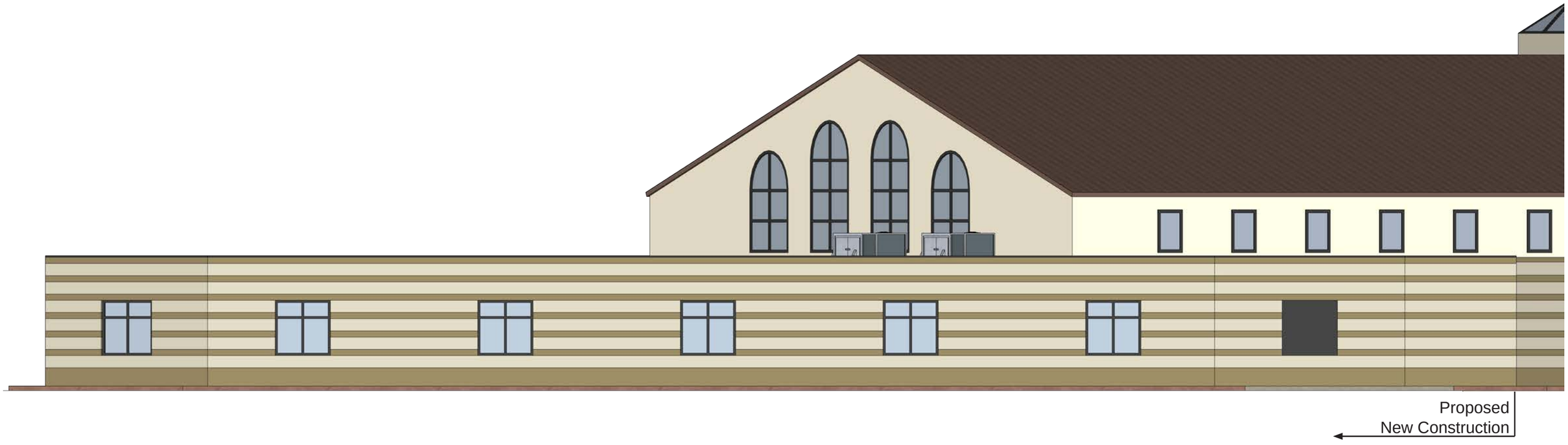
LARSEN ARCHITECTS



Proposed Southeast Elevation
Scale: 3/32" = 1'-0"

Al Ihsan School at Al Alomary Mosque
Proposed Building Addition

Project Number: 24114
September 8, 2025



Proposed North Elevation
Scale: 3/32" = 1'-0"

LARSEN ARCHITECTS

Al Ihsan School at Al Alomary Mosque
Proposed Building Addition

Project Number: 24114
September 8, 2025

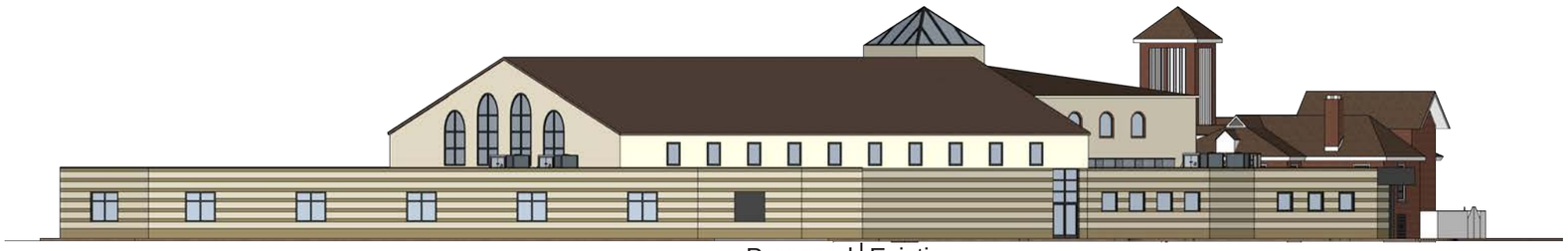
Proposed West Elevation
Scale: 3/32" = 1'-0"

LARSEN ARCHITECTS

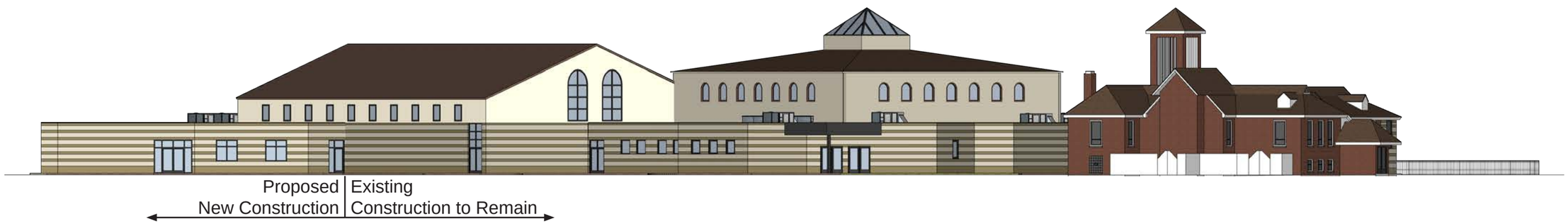
Al Ihsan School at Al Alomary Mosque
Proposed Building Addition

Project Number: 24114
September 8, 2025

Overall Site Southeast Elevation
Scale: 1" = 30'-0"



Overall Site North Elevation
Scale: 1" = 30'-0"

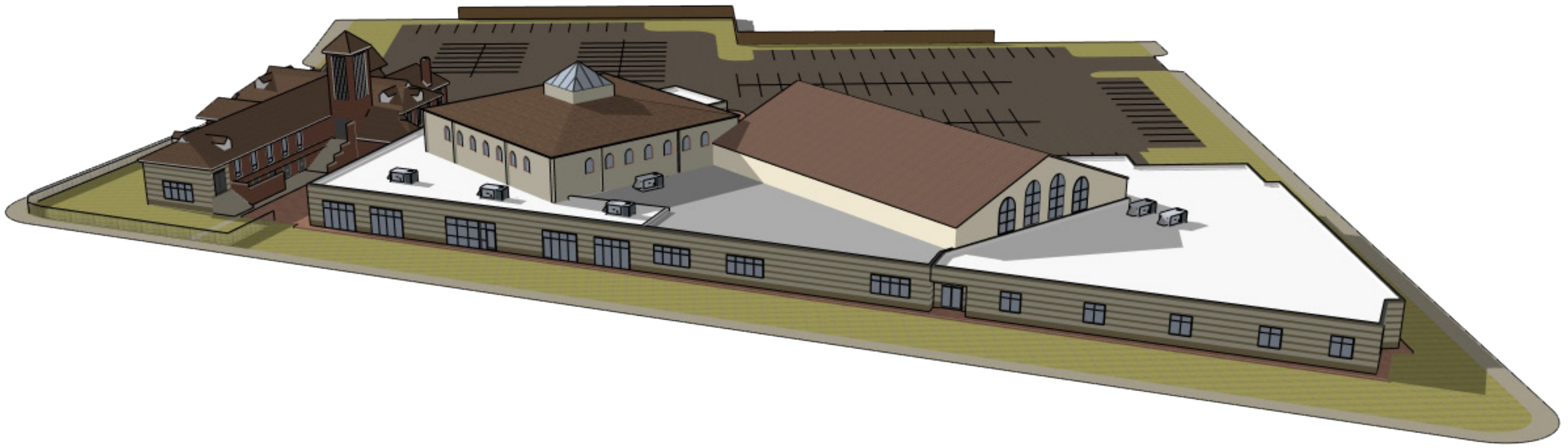


Overall Site West Elevation
Scale: 1" = 30'-0"

LARSEN ARCHITECTS

Al Ihsan School at Al Alomary Mosque
Proposed Building Addition

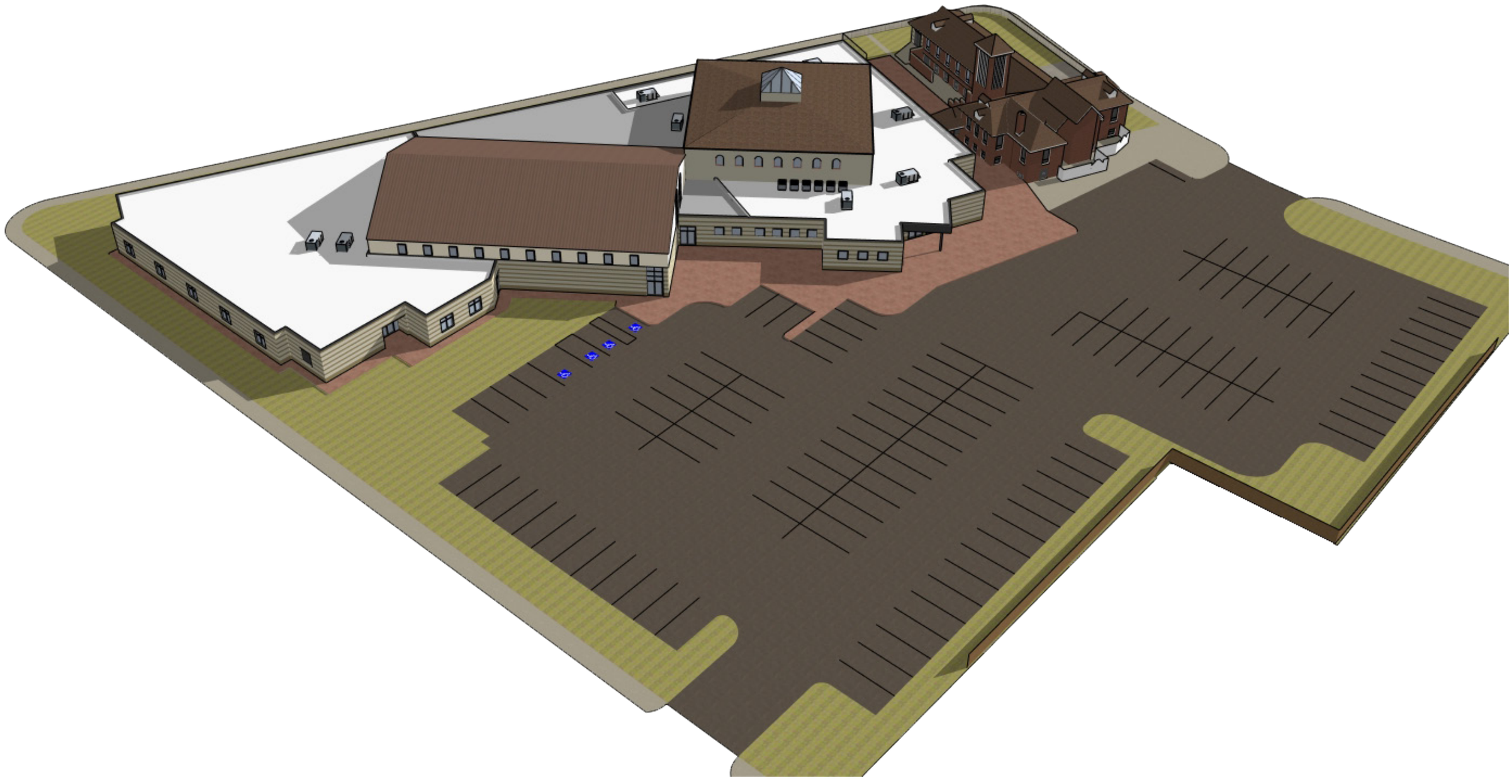
Project Number: 24114
September 8, 2025



LARSEN ARCHITECTS

Al Ihsan School at Al Alomary Mosque
Proposed Building Addition

Project Number: 24114
September 8, 2025



LARSEN ARCHITECTS

Al Ihsan School at Al Alomary Mosque
Proposed Building Addition

Project Number: 24114
September 8, 2025

LARSEN ARCHITECTS

Al Ihsan School at Al Alomary Mosque
Proposed Building Addition

Project Number: 24114
September 8, 2025

LARSEN ARCHITECTS

WEST PARK KAMM'S NEIGHBORHOOD DEVELOPMENT

September 17, 2025

Dear Members of the Cleveland City Planning Commission,

On behalf of West Park Kamm's Neighborhood Development, I am writing in strong support of Al Alomary Mosque's proposed expansion of the Al Ihsan School. This project represents an important investment in our neighborhood and responds to the growing needs of Cleveland's Muslim community, which has become an integral part of the fabric of West Park. Families connected to the mosque and school are contributing to the vitality of the area, bringing new energy, diversity, and engagement to our community life.

We believe the current version of the site and building plan is appropriate for approval at the conceptual level. Comments and feedback from the Far West Design Review Committee can be incorporated before the project seeks schematic approval.

At the same time, we recognize that growth must be balanced with neighborhood considerations. For that reason, we recommend conditions to accompany conceptual approval, including:

- Development of a detailed pickup and drop-off plan that minimizes traffic congestion on surrounding residential streets
- Clear signage directing vehicles and pedestrians to appropriate access points
- Consideration of employing traffic directors, particularly during peak school hours, to ensure safe and orderly circulation
- A frontage maintenance plan to be submitted to CCPC prior to schematic approval with a commitment to better care of their landscaping along Rocky River Drive

These measures would help ensure the school's expansion benefits both students and the surrounding community. We are confident that, with these thoughtful conditions, Al Ihsan School's growth can be a positive step for the entire neighborhood. We look forward to continuing to work alongside the mosque and the school to support this effort.

Sincerely,

David Robinson
Executive Director

17407 Lorain Avenue, Suite 200 | Cleveland, Ohio 44111-4022 | (216) 252-6559 | www.westparkkamms.org

Far West Design Review – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

FW2025-14 – Al Ihsan School Wing Addition

September 19, 2025

Design Review Advisory Committee:

This project was tabled by FWDRAC on 9/17/25 to allow more time to address the following comments:

FWDRAC had mixed views, highlighting the need to break up the school's massing along Rocky River Drive, enhance landscaping, and possibly add plaza space, consistent streetscape design, playground placement, and skylights. They also questioned the future of the temporary classroom.

City Planning Staff:

Staff supports the addition but emphasizes making the Rocky River Drive & Fairville corner more inviting through façade treatments, signage, and landscaping.

Cleveland City Planning Commission

Euclid Corridor Buckeye Design Review

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 19, 2025

Euclid Corridor Buckeye Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-030 – 11201 Union Ave. Demolition

September 19, 2025

Project Address: 11201 Union Avenue

Type: Demolition

Project Representative: Woo Jun, City of Cleveland

Approval: Final

Ward 4: Council Member Gray | **SPA: Mount Pleasant**

11201 Union Ave

Proposal for Nuisance Abatement Demolition
of a Residential Structure

CITY OF CLEVELAND
Mayor Justin M. Bibb

11201 Union Ave, 44105

PPN: *127-26-081*

CONFIDENTIAL

Property Information

01 Owner

BA OHIO FLIPS, LLC

- Owner May 10, 2023
- Taxes owed - $4,239.67

02 Complaints & Board-ups

Main structure condemned on March 29, 2021

5 complaints in 2025.

City boarded in August 2025

03 Legal Issues

None.

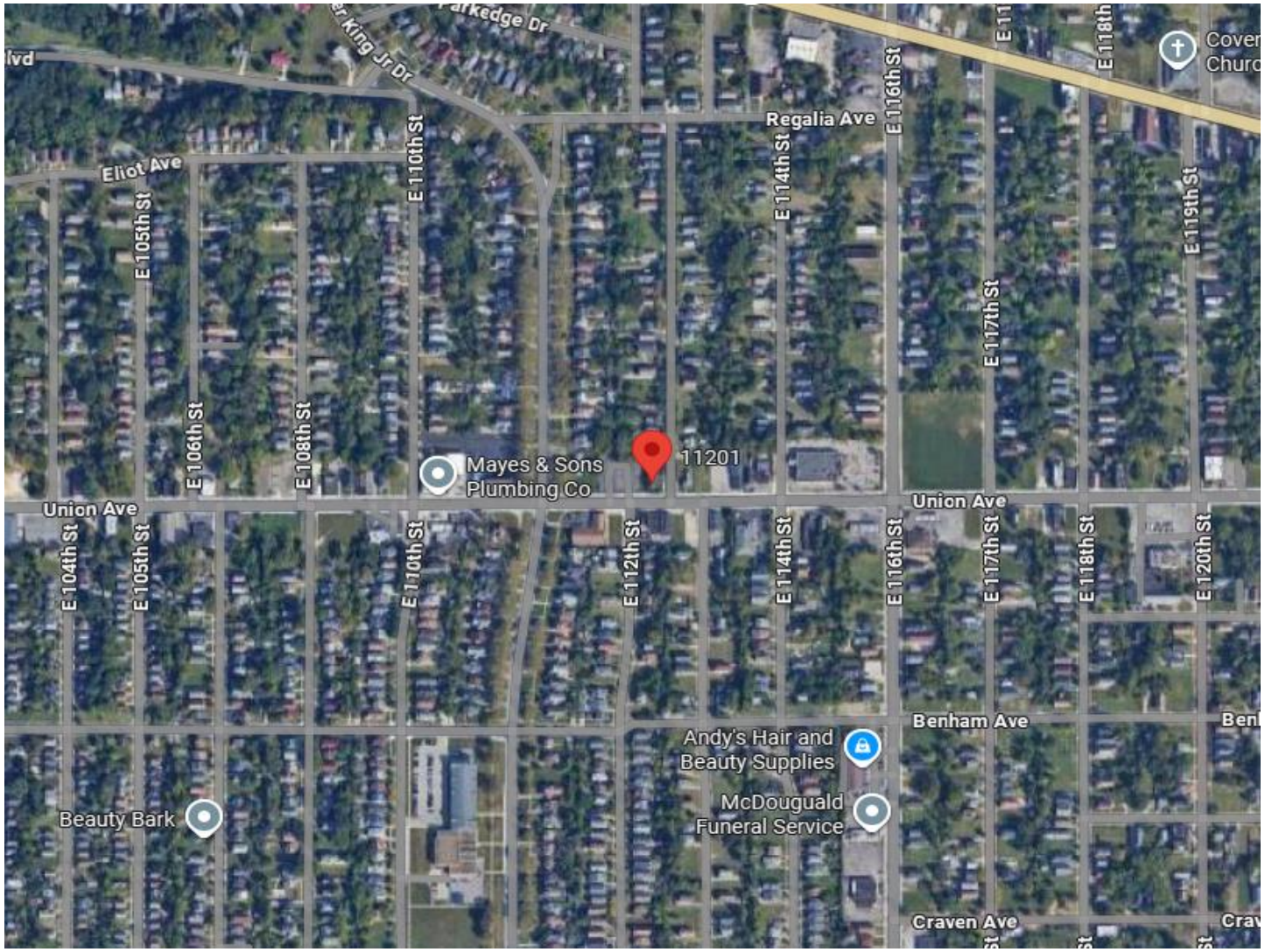
04 Vacancy & Background

Property has been vacant since at least 2020.

CONFIDENTIAL

Site Location

Situated on the northside of Union Ave between MLK Jr, Blvd and E 116th St



CITY OF CLEVELAND
Mayor Justin M. Bibb

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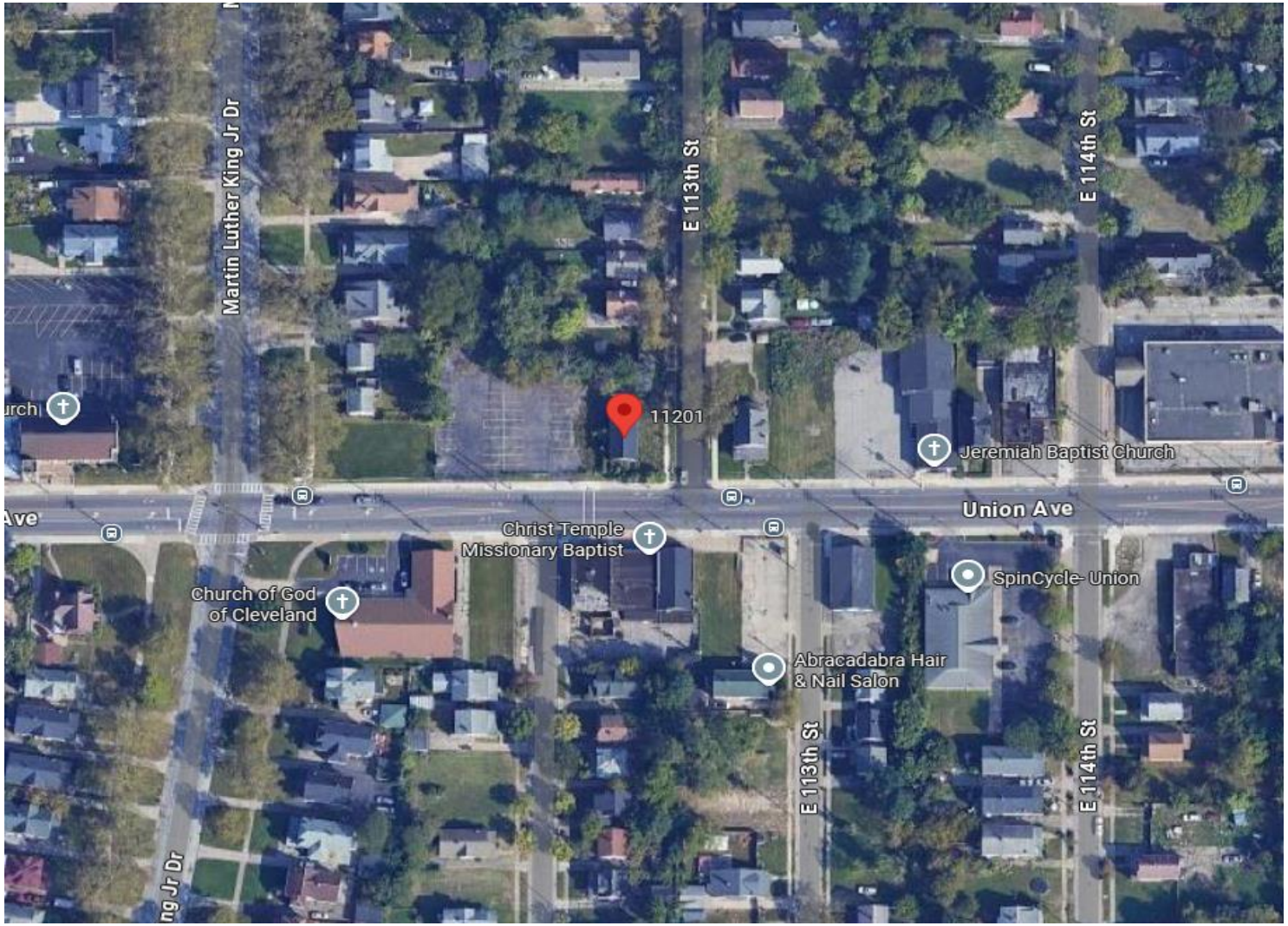
Site Context

Mixture of both commercial and residential in the surrounding areas



Exterior Photos

CONFIDENTIAL

Exterior Photos

CONFIDENTIAL

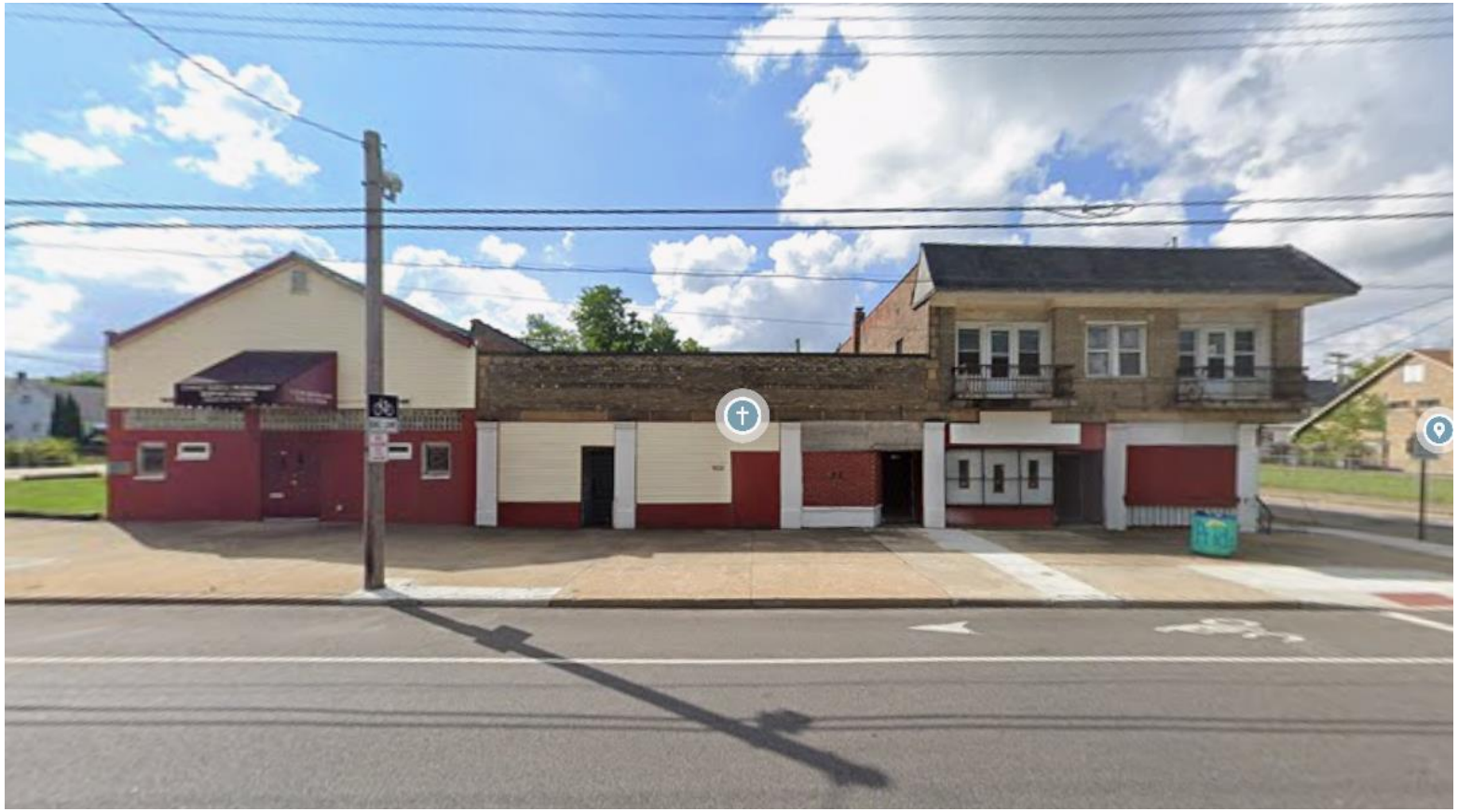
Interior Photos

Interior Photos

Interior Photos

Adjacent Parcels

Street Opposite 11201 Union Ave



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Site Plan & Finish

- Demolish the structure
- Remove all foundation and subgrade material
- Level the site with clean backfill
- Topsoil, seed, and straw.

Final Comments

Property has had 5 complaints in 2025.

Euclid Corridor Buckeye Design Review – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-030 – 11201 Union Ave. Demolition

September 19, 2025

Design Review Advisory Committee:

ECDRAC recommended final approval (with no conditions) on 9/18/25.

City Planning Staff:

Staff is in support of this demolition.

Euclid Corridor Buckeye Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-031 – 1764 E 47th Demolition – Morgan Conservatory

September 19, 2025

Project Address: 1764 & 1766 E 47th Street

Type: Demolition

Project Representative: Caylen Payne, Cuyahoga Land Bank

Approval: Final

Ward 7: Council Member Howse-Jones | **SPA: Goodrich-Kirtland Pk**

Proposed Demolition on behalf of

The Morgan Art of Paper Making Conservatory

& Educational Foundation

1764 – 1766 E. 74th St. PPN 104-29-029

Design Review Region – Euclid Corridor/Buckeye

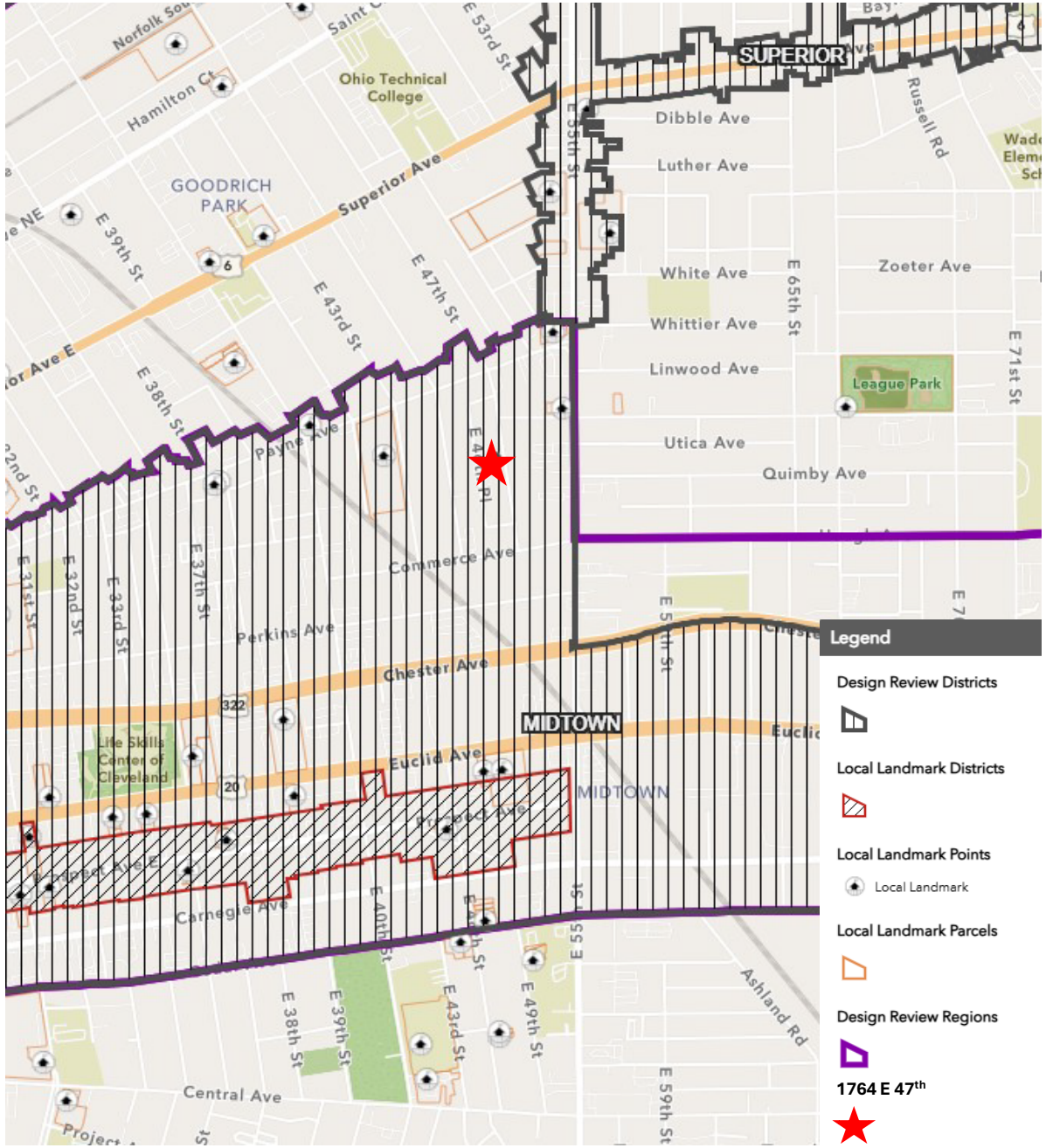
Submitted September 11th, 2025

CUYAHOGA LAND BANK

Site Location Map

District Level

- 1764 & 1766 East 47th Street
- Located 700 Ft from Payne and E 47th within the Midtown Design Review District
- Two Single Family Cap Cods – Built 1890
- 3,277 Total Sq/Ft on a 34’ X 177’ lot
- No outbuildings
- Full basements



Site Context Plan

Site Context Plan

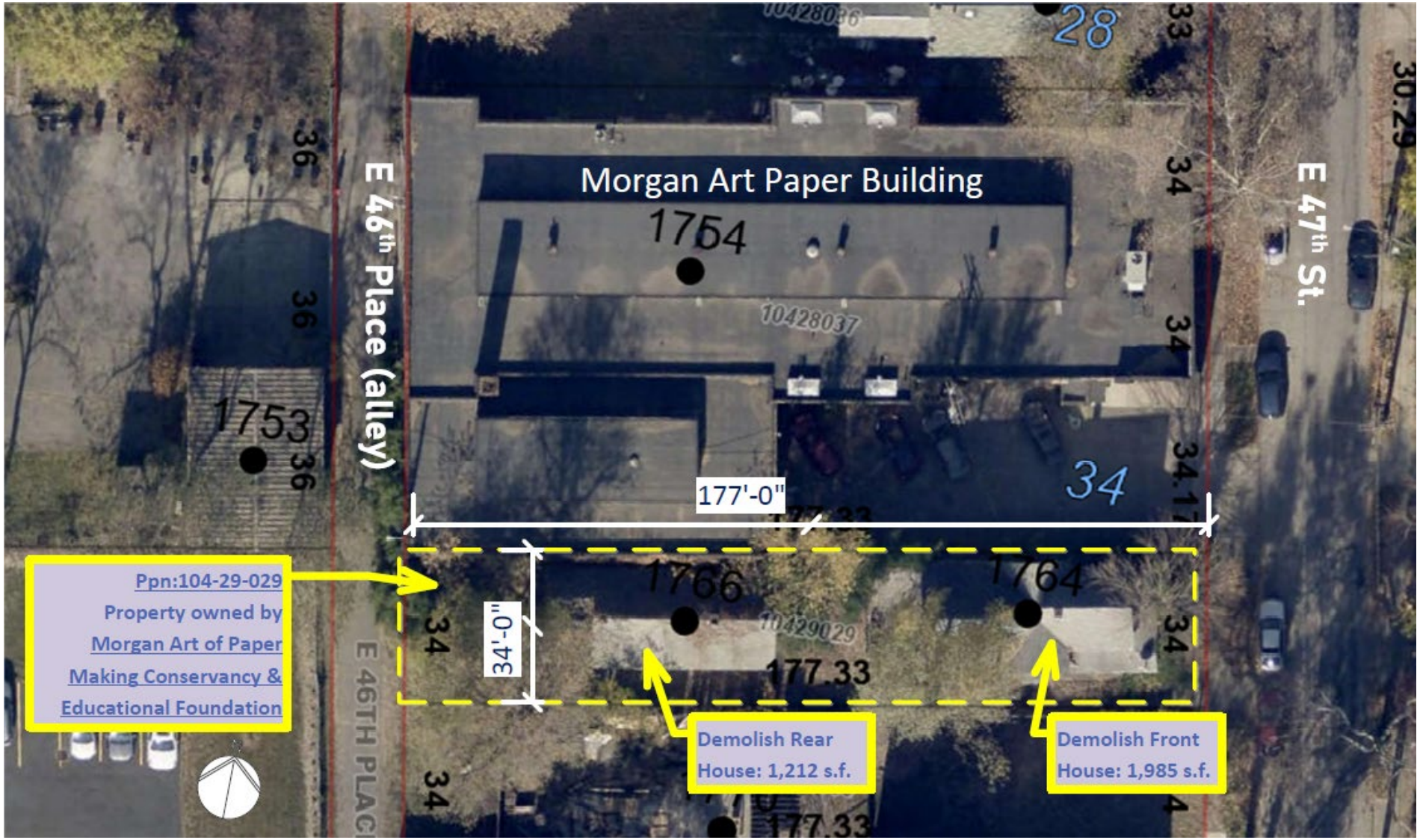
Existing Conditions
1764 (Front House) Exterior

Existing Conditions
1764 (Front House) Interior

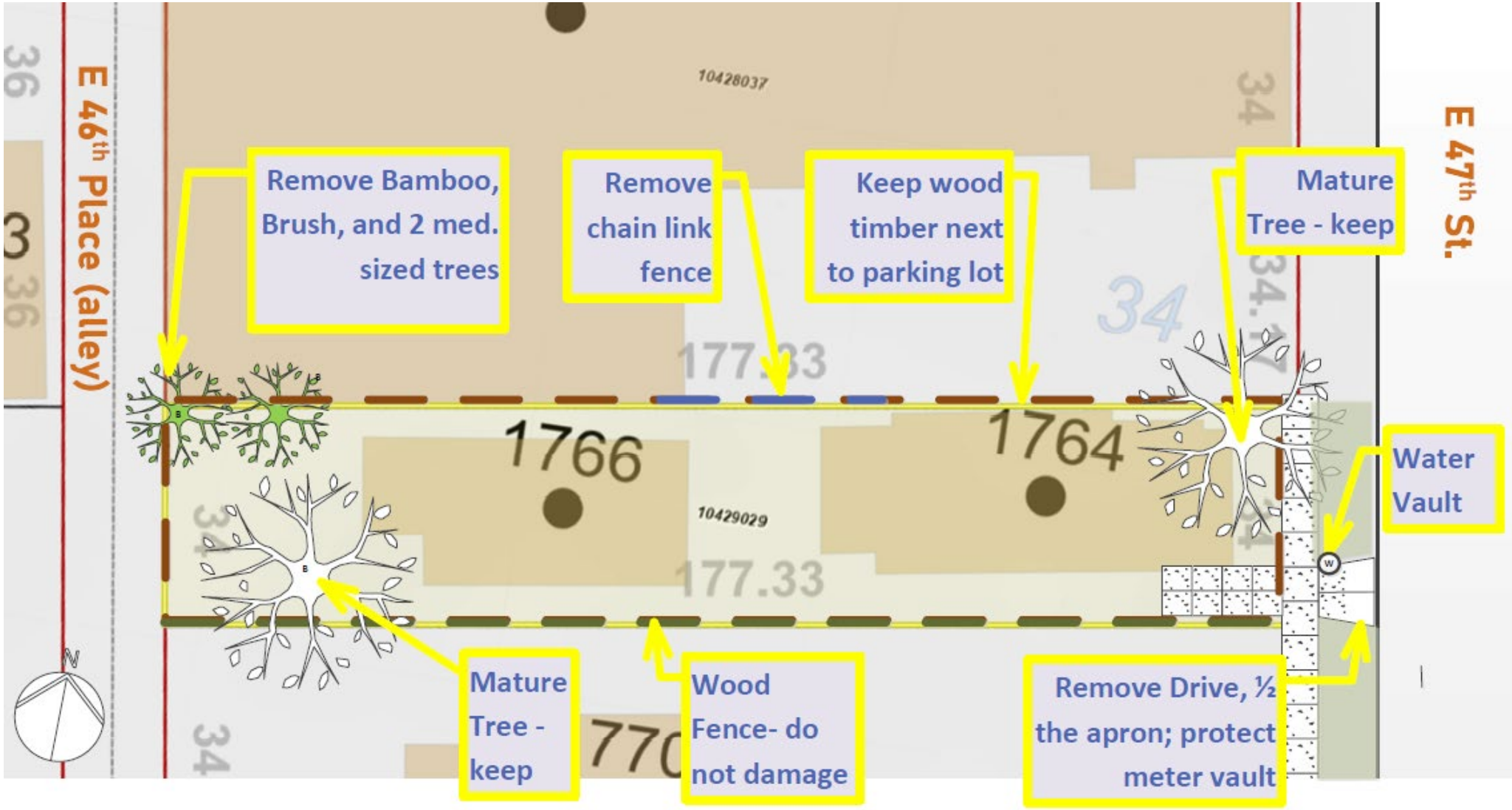
Existing Conditions
1766 (Rear House) Exterior

Existing Conditions
1766 (Rear House) Interior

Demolition Site Context

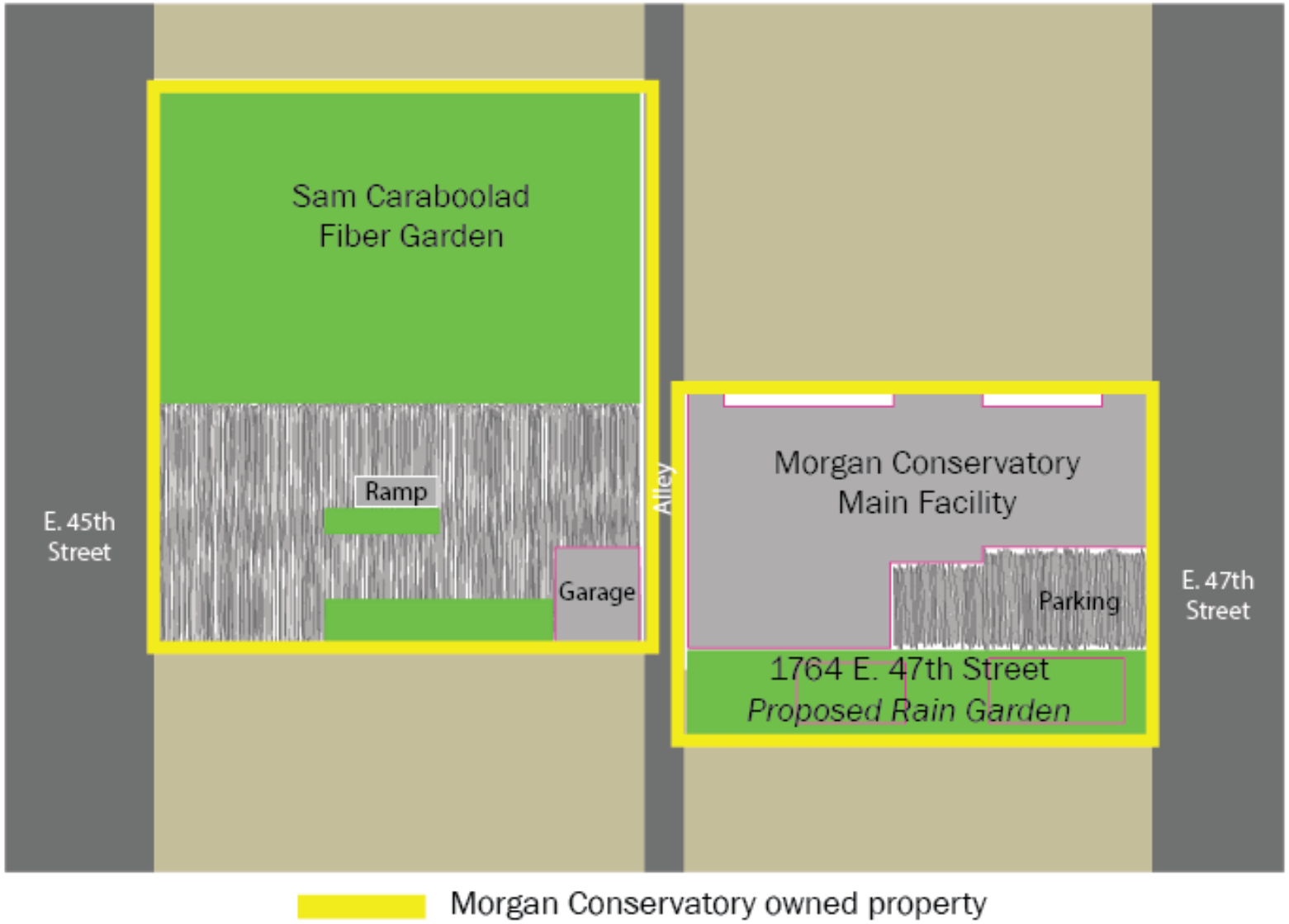


Demolition Plan Proposal

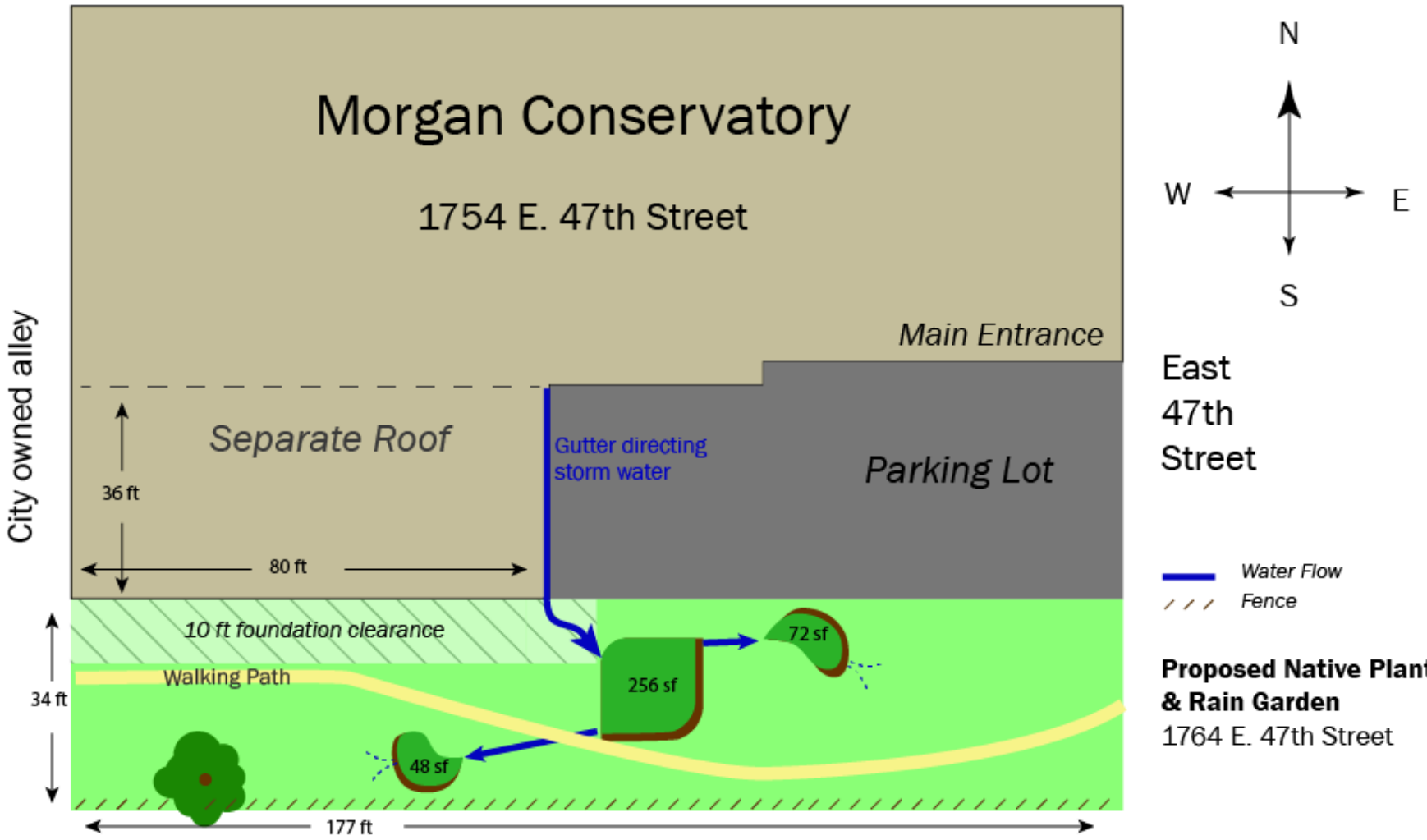


Demolition Site Plan Proposal

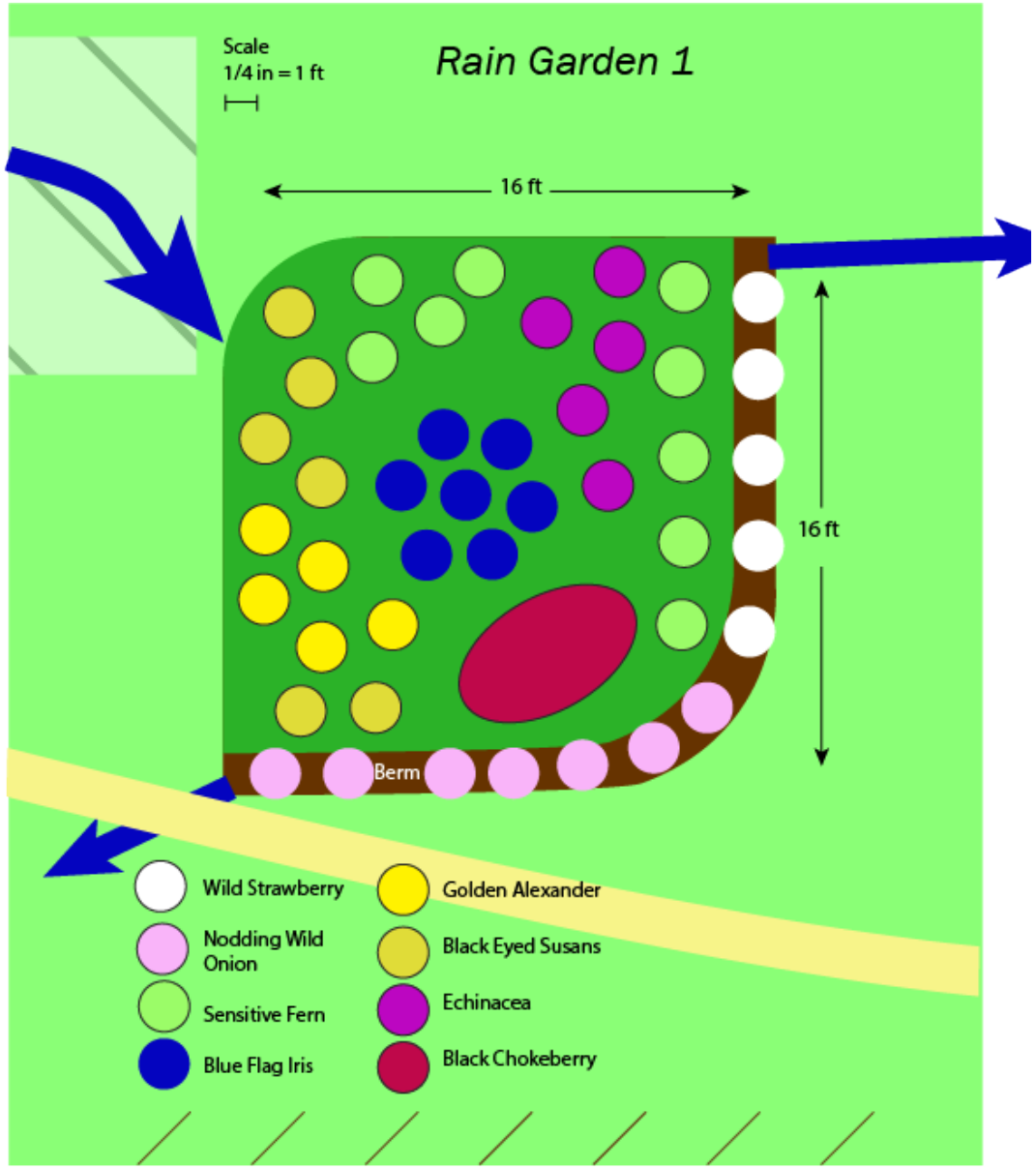
Final Site Plan Block Level Context



Final Site Plan Proposal



Final Site Plan Rain Garden Detail



Euclid Corridor Buckeye Design Review – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-031 – 1764 E 47th Demolition – Morgan Conservatory

September 19, 2025

Design Review Advisory Committee:

ECDRAC recommended final approval with conditions on 9/18/25:

- Provide staff with documentation on some history of structure. Landmarks provided addresses for both structures; 350 Hoadley Street and 43 Willard Street. The front house dates back to the 1881 and the rear house was added between 1912 - 1930.
- Determine if there is anything that may be salvaged (potential leaded glass).

City Planning Staff:

Staff supports this demolition with conditions noted from ECDRAC.

Euclid Corridor Buckeye Design Review

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-032 – African Town Retail

September 19, 2025

Project Address: Cedar Avenue between E 77th and E 78th

Type: New Construction - Commercial

Project Representatives: Joe Myers, Joseph Myers Architects, James Sosan, Developer

Approval: Conceptual

Ward 5: Council Member Starr | **SPA: Fairfax**

COLOR PALETTE

JOSEPH MYERS ARCHITECTS, INC.

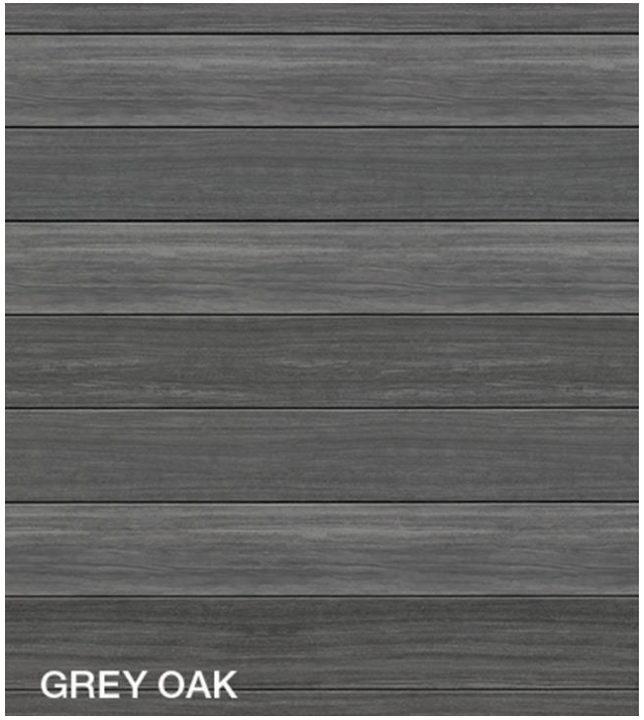
AFRICAN TOWN-
RETAIL SHOPS
EXTERIOR SIDING

8/26/25

SIDING, STUCCO COLOR & CANOPIES

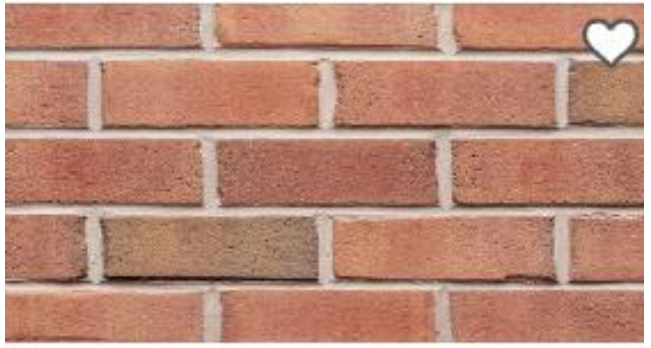
STUCCO-DRYVIT TUSCAN GLAZE IN HEATHER #806

PRE-FAB METAL CANOPY



HORIZONTAL FAUX-WOOD SIDING-CEDAR RENDITIONS

CORRUGATED METAL SIDING



THIN BRICK VENEER – GLEN-GERY

JOSEPH MYERS ARCHITECTS, INC.

AFRICAN TOWN-
RETAIL SHOPS
EXTERIOR SIDING

8/26/25

THIN BRICK VENEER

THIN BRICK VENEER TO MATCH EXISTING BRICK ON THIS BLDG. ACROSS THE STREET

THIN BRICK VENEER – GLEN-GERY

JOSEPH MYERS ARCHITECTS, INC.

AFRICAN TOWN-
RETAIL SHOPS
EXTERIOR SIDING

8/26/25

AFRICAN TOWN RETAIL PLAZA

CEDAR AVENUE - CLEVELAND, OHIO

REVISIONS	BY
PETBOT MEETING 04.09.2025	

JOSEPH L. MYERS, ARCHITECT, INC.
38030 Second Street Willoughby, Ohio 44094
(440) 975-1800

AFRICAN TOWN RETAIL PLAZA
CEDAR AVENUE
CLEVELAND, OHIO
RENDERING

DRAWN
XX

DATE
SEPTEMBER 2025

SCALE
1:10

JOB NO.
24045

SHEET
R

OF X SHEETS

BY	REVISIONS
	PETSCIT MEETING 09-02-2025

JOSEPH L. MYERS, ARCHITECT, INC.

38030 Second Street Willoughby, Ohio 44094

(440) 975-1800

SITE PLAN

AFRICAN TOWN RETAIL PLAZA

CEDAR AVENUE

CLEVELAND, OHIO

DRAWN	XX
DATE	SEPTEMBER 2025
SCALE	1:10
JOB NO.	24-045
SHEET	SP

SHEETS: X OF X0

EAST 76TH STREET

5'-0" SETBACK

10'-0" SETBACK

FOOD TRUCK PARK

SITE PLAN 1" = 10'

39 UNITS PROPOSED
± 20,711 S.F. RETAIL PROPOSED
1 SPACE/500 S.F. RETAIL
41 PARKING SPACES REQUIRED
66 PARKING SPACES PROPOSED
± 1.4 ACRE SITE

ALL DIMENSIONS ARE ESTIMATES BASED ON THE INFORMATION PROVIDED BY OWNER & COUNTY GIS.

NORTH

STOP

SEATING AREA

10'-0"

10'-0"

CEDAR ROAD

EAST 77TH STREET

ONE WAY

12'-0" SETBACK

7'-0" SETBACK

DUMPSTER/ SERVICE

EAST 78TH STREET

AFRICAN TOWN RETAIL PLAZA

CEDAR AVENUE

CLEVELAND, OHIO

ELEVATIONS

DRAWN: XX

DATE: SEPTEMBER 2025

SCALE: 1/10

JOB NO.: 24-045

SHEET: A1

X OF X

BY	REVISIONS
	PERMIT MEETING 09-02-2025

JOSEPH L. MYERS, ARCHITECT, INC.

38030 Second Street Willoughby, Ohio 44094

(440) 975-1800

ENTRY LEVEL FLOOR PLAN 1/4"

17 ENTRY LEVEL UNITS
±9,335 S.F. ENTRY RETAIL FLOOR AREA

38 TOTAL UNITS
±21,240 S.F. OVERALL RETAIL FLOOR AREA

±13,000 S.F. BUILDING FOOTPRINT

REVISIONS	BY
PETBOT MEETING 04.09.2025	

JOSEPH L. MYERS, ARCHITECT, INC.
38030 Second Street Willoughby, Ohio 44094
(440) 975-1800

AFRICAN TOWN RETAIL PLAZA

CEDAR AVENUE
CLEVELAND, OHIO

ENTRY LEVEL FLOOR PLAN

DRAWN	XX
DATE	SEPTEMBER 2025
SCALE	1/10
JOB NO.	24045
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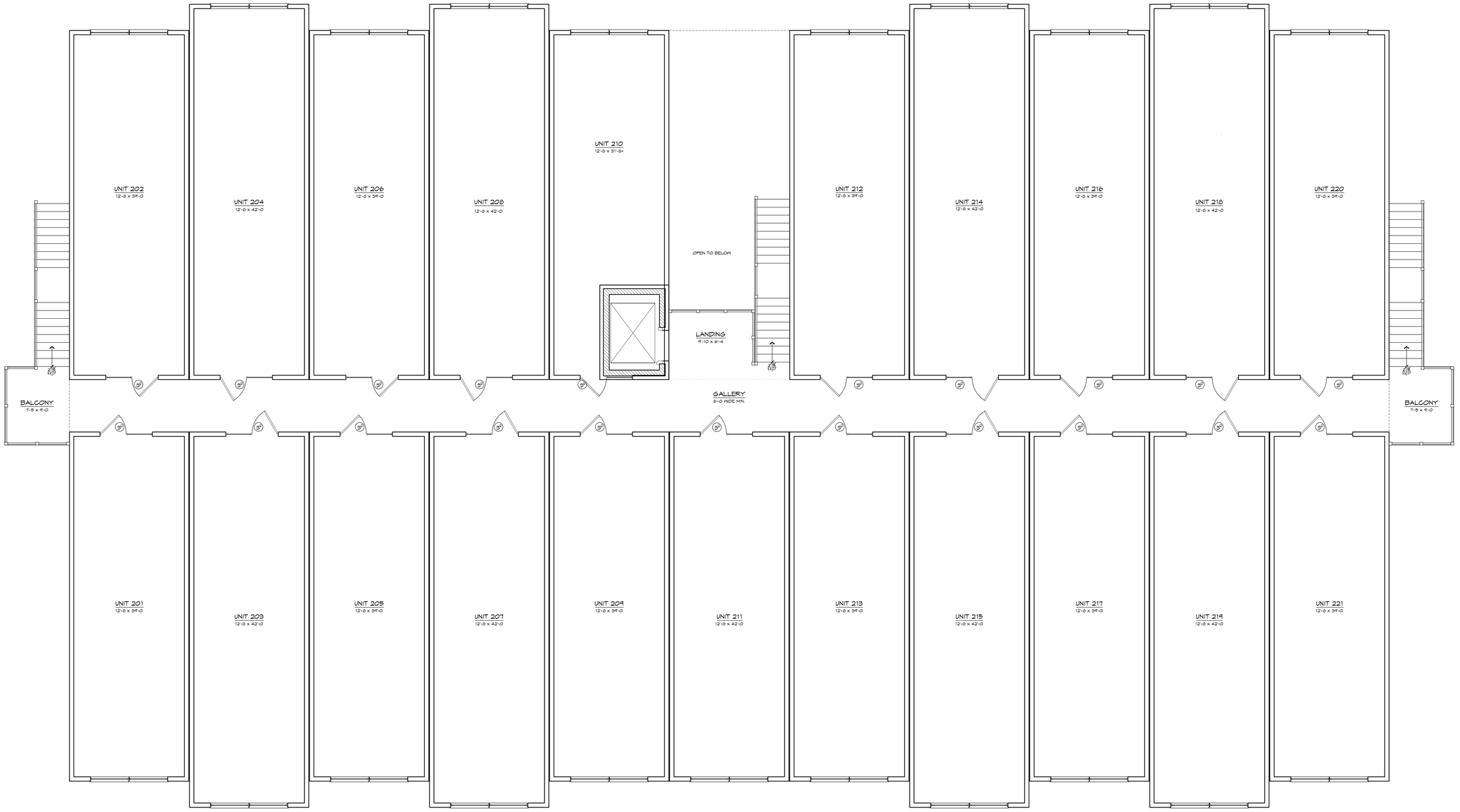
OF X	SHEETS



UPPER LEVEL FLOOR PLAN 1/4"

21 UPPER LEVEL UNITS
±11,905 S.F. UPPER RETAIL FLOOR AREA

±12,935 S.F. TOTAL UPPER FLOOR AREA

REVISIONS	BY
PETBOT MEETING 09.09.2025	

JOSEPH L. MYERS, ARCHITECT, INC.
38030 Second Street Willoughby, Ohio 44094
(440) 975-1800

AFRICAN TOWN RETAIL PLAZA

CEDAR AVENUE
CLEVELAND, OHIO

UPPER LEVEL FLOOR PLAN

DRAWN
XX

DATE
SEPTEMBER 2025

SCALE
1:10

JOB NO.
24045

SHEET
A3

OF X SHEETS

GENERAL NOTES

1. MODIFICATIONS TO THE DESIGNS MAY BE REQUIRED TO ACCOMMODATE VARYING FIELD CONDITIONS OR MODIFIED PLANT ARRANGEMENTS.
2. LANDSCAPE ARCHITECT TO BE THE AUTHORITY FOR INTERPRETATION OF PLAN AND QUALITY OF WORK.
3. ALL SUBSTITUTIONS SUBJECT TO APPROVAL OF LANDSCAPE ARCHITECT.
4. ALL MEASUREMENTS, ELEVATIONS, & PROPERTY LINE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ANY VARIATIONS OR DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
5. IF NO DISCREPANCIES ARE REPORTED PRIOR TO CONSTRUCTION AND THE OWNER OR CONTRACTOR DOES NOT EMPLOY THE LANDSCAPE ARCHITECT FOR THE CONSTRUCTION PHASE OF THE PROJECT, THE LANDSCAPE ARCHITECT SHALL BE HELD HARMLESS AND NOT RESPONSIBLE FOR MISINTERPRETATIONS, ERRORS, OR CHANGES MADE BY THE OWNER OR CONTRACTOR.
6. ALL SITE INFORMATION BASED ON ARCHITECTURAL SITE PLAN BY JOSEPH L. MYERS, ARCHITECT INC. DATED AUGUST 2025 440.975.1800
7. ALL WALL ELEVATIONS, PATIO ELEVATIONS, FINISHED GRADES, AND DRAIN LINE ELEVATIONS TO BE FINALIZED IN THE FIELD.
8. DEPTH OF ALL FOOTERS TO BE 3'-6" OR MEET ALL LOCAL BUILDING CODES.
9. CONTRACTOR IS RESPONSIBLE FOR ALL BUILDING PERMITS AND INSPECTIONS.
10. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES, SEPTIC SYSTEMS, IRRIGATION SYSTEMS, AND PROVIDE PROPER UTILITY PROTECTION PRIOR TO CONSTRUCTION. CALL APPROPRIATE STATE AUTHORITIES FOR MARKING. IF UNDERGROUND UTILITIES, CONSTRUCTION, OR SOLID ROCK LEDGES ARE ENCOUNTERED, OTHER LOCATIONS FOR PLANTINGS MAY BE SELECTED BY THE CONTRACTOR WITH THE OWNER/LANDSCAPE ARCHITECTS APPROVAL.
11. CONTRACTOR IS RESPONSIBLE FOR ALL CLEAN-UP ASSOCIATED WITH HIS CONSTRUCTION PROCEDURES.
12. QUALITY AND SIZES OF PLANTS TO MEET AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
13. ALL SUBSTITUTIONS OF PLANT SIZES AND VARIETIES SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
14. IF QUANTITIES LISTED IN PLANT LIST DO NOT CORRELATE WITH THE PLANTINGS INDICATED ON THE PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
15. CONTRACT SHALL CONSIST OF TOTAL UNITS AUTHORIZED BY THE OWNER.
16. THIS PROPERTY MAY BE LOCATED IN AN AREA WITH A DENSE DEER POPULATION. IF DEER ARE HUNGRY ENOUGH THEY WILL EAT ALMOST ANYTHING, INCLUDING PLANTS NOT NORMALLY EATEN BY DEER. IF OWNER SHOULD NOTICE ANY DEER GRAZING ON THEIR PROPERTY, THEY SHOULD TAKE IMMEDIATE ACTION IN PROTECTING THE PLANTS IN THEIR YARD.
17. FOR PLANTING BED PREPARATION, LOOSEN EXISTING SOIL TO A DEPTH OF 6", ADD TOPSOIL IN SUFFICIENT QUANTITY TO RAISE BED 4" ABOVE FINISHED LAWN GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND AROUND OR AWAY FROM PLANTING BEDS TO PREVENT PONDING OF WATER. DO NOT RAISE BED GRADE ABOVE THE FINISHED FLOOR ELEVATION OR WATER-PROOFING LINE ON FOUNDATION.
18. PREPARE PLANTING BEDS BY APPLYING ROUND-UP AS PER LABEL DIRECTIONS TO WEEDS OR GRASS GROWTH IN PLANTING AREAS ON-SITE. ALLOW SUFFICIENT TIME FOR HERBICIDE TO TAKE EFFECT. SCARIFY PLANTING AREAS TO A MINIMUM DEPTH OF SIX INCHES.TILL IN TOPSOIL, SANDY LOAM, AND ORGANIC MATERIAL (BED MIX). ADD 4 INCHES OF BED MIX TOPSOIL TO PLANTING AREAS. TILL IN SOIL TO CREATE A MIX OF EXISTING SOIL AND BED MIX. BRING BEDS TO GRADE AND RAKE TO REMOVE WEEDS, CLODS, ROCKS WITH A DIAMETER OF GREATER THAN ONE INCH. EXISTING TURF AREAS, IF ANY, THAT HAVE BEEN DAMAGED OR SCARRED DURING THE PLANTING OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
19. LEAF HUMUS TO BE MIXED INTO BED AREAS WHERE PERENNIAL PLANTINGS WILL BE LOCATED.
20. APPROPRIATE QUANTITIES OF 12-12-12 AGRIFORM SOLID FERTILIZER TABLETS (OR EQUAL) TO BE APPLIED TO ALL PLANTINGS.
21. ALL BEDS SHALL BE EDGED WITH A DEFINED, CUT EDGE.
22. ALL NYLON ROPING AND TWINE SHALL BE REMOVED PRIOR TO PLANTINGS. ALL NON-TREATED BURLAP AND/OR NON-ROT BURLAP TO BE REMOVED FROM THE TOP HALF OF THE ROOTBALL.
23. MULCH ALL PLANTINGS, BEDS, AND DISTURBED AREAS WITH A 3" DEPTH OF DOUBLE SHREDDED BARK MULCH
24. ALL PLANT MATERIALS AND GROUNDCOVERS TO BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE FINAL ACCEPTANCE OF WORK.
25. ALL SHRUBS AND TREES TO BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
26. LAWN INSTALLATION: SHADED LAWN AREAS TO BE SEEDED WITH A PREMIUM SHADE MIX. ENTIRE LAWN AREAS TO BE SEEDED WITH DELUXE SUN MIX (INCLUDING OVERSEEDING SHADE AREAS). AREAS TO BE SEEDED TO BE WITHOUT CONSTRUCTION DEBRIS, WEEDS, OR ROCKS GREATER THAN 3/4" DIAMETER APPLY A MINIMUM 2" OF TOPSOIL TO ALL LAWN AREAS.
27. RESEED ALL DISTURBED AREAS WITH THE APPROPRIATE SEED MIX.
28. ALL SEEDED AREAS TO BE COVERED WITH A 1-1/2" THICK LAYER OF NON-COMPACTED STRAW.
29. CONTRACTOR IS RESPONSIBLE FOR WATERING NEW PLANT MATERIAL UNTIL FINAL ACCEPTANCE OF WORK.
30. CONTRACTOR TO REMOVE TREE STAKING ONE YEAR FROM DATE OF FINAL ACCEPTANCE AS PART OF ORIGINAL LANDSCAPE CONTRACT.

LANDSCAPE MAINTENANCE STANDARDS

1. ALL LANDSCAPING MATERIALS SHALL BE INSTALLED AND MAINTAINED ACCORDING TO ACCEPTED NURSERY INDUSTRY PROCEDURES.
2. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE CONTINUED PROPERTY MAINTENANCE OF ALL LANDSCAPING MATERIALS, AND SHALL KEEP THEM IN A PROPER, NEAT AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS AT ALL TIMES.
3. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE PLACED WITHIN ONE YEAR OF THE CERTIFIED DATE OF PLANTING, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, BY PLANT MATERIAL SIMILAR IN SIZE AND TYPE OF THAT WHICH WAS REMOVED.

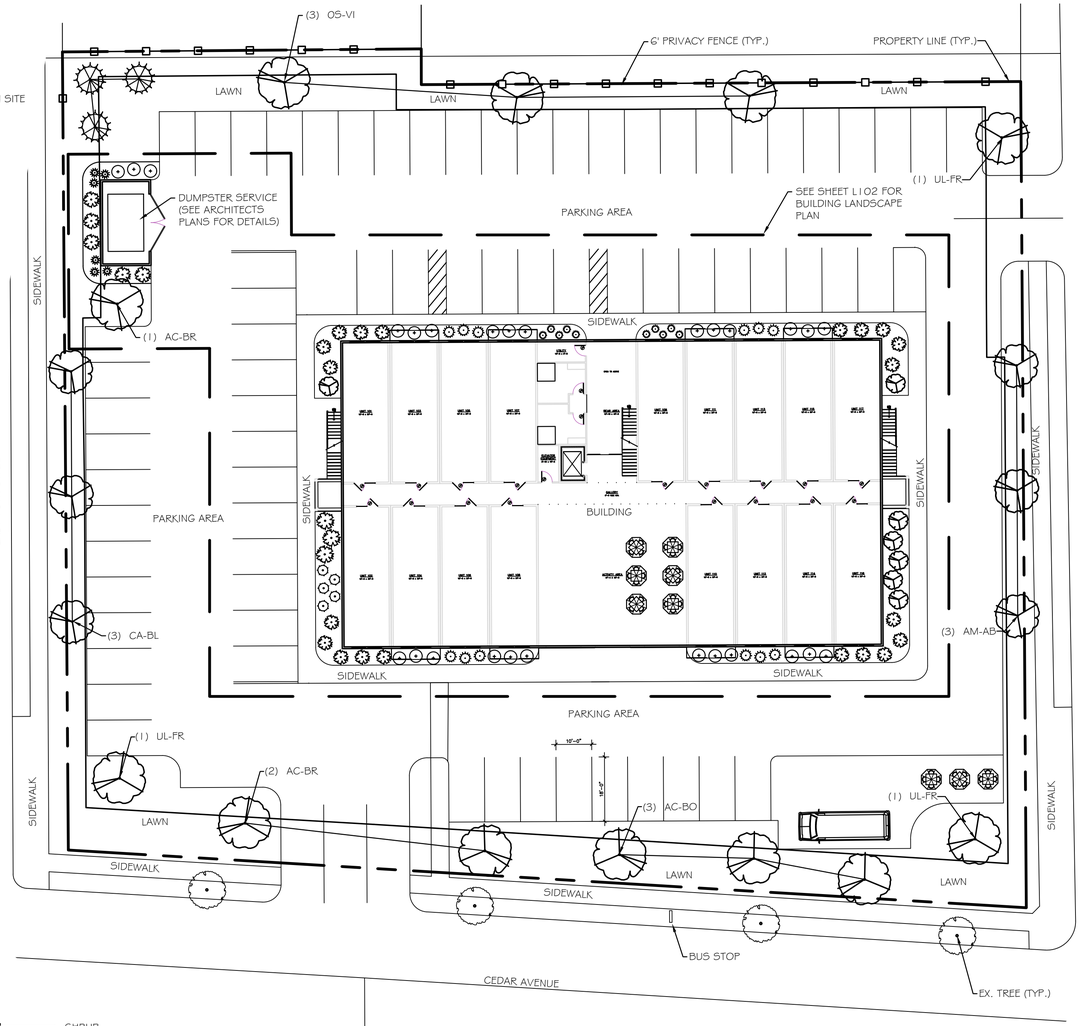
SITE PLANTING SCHEDULE

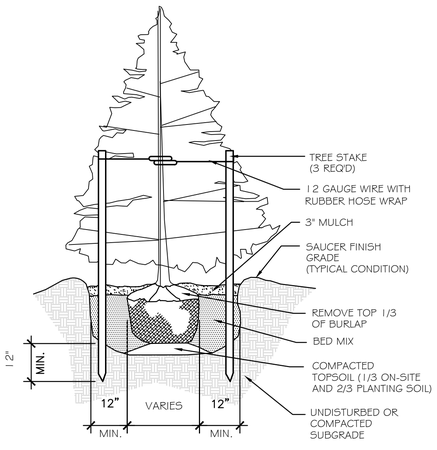
Code	Qty.	Botanical Name	Common Name	Size	Notes	Mature Size
AC-BR	3	Acer r. 'Brandywine'	Brandywine Maple	2" Cal.	B&B	35' Height, 15' Spread
AC-BO	3	Acer r. 'Bowhall'	Bowhall Maple	2" Cal.	B&B	40' Height, 15' Spread
AM-AB	3	Amelanchier x g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" Cal.	B&B, Single Stem	20' - 25' Height, 15' Spread
CA-BL	3	Carpinus b. 'Lucas'	Lucas Hornbeam	2" Cal.	B&B	20'-30' Height, 10'-12' Spread
OS-VI	3	Ostrya virginiana	American Hophornbeam	2" Cal.	B&B	25' - 40' Height, 15'-25' Spread
TH-CC	3	Thuja p. 'Can Can'	Can-Can Western Red Cedar	6'	B&B	15'-20' Height, 6'-8' Spread
UL-FR	3	Ulmus x. Frontier	Frontier Elm	2" Cal.	B&B	35' Height, 25' Spread

6' PVC PRIVACY FENCE

FENCING NOTES

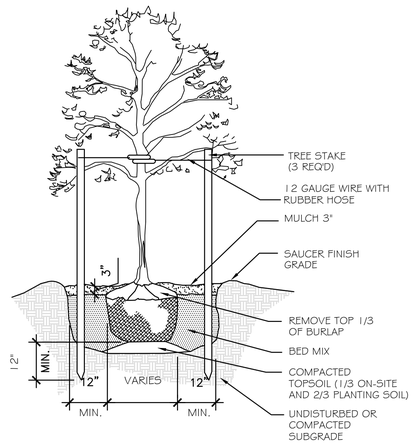
1. FENCING IMAGES FOR REFERENCE TO STYLE AND LOOK OF PROPOSED FENCING ON SITE
2. ALL FENCING TO BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS.
3. SEE CIVIL ENGINEER'S PLANS FOR LOCATION AND LAYOUT FOR FENCING AND ALL REQUIRED UTILITY RUNS FOR POWER TO GATES.
4. CONTRACTOR TO PROVIDE SUBMITTAL'S ON ALL FENCING AND POWER REQUIRED FOR GATES TO OWNER, ARCHITECT, AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
5. ANY CONSTRUCTION DRAWINGS FOR FENCING TO BE PROVIDED BY OWNER OR OWNER'S ARCHITECT OR ENGINEER.





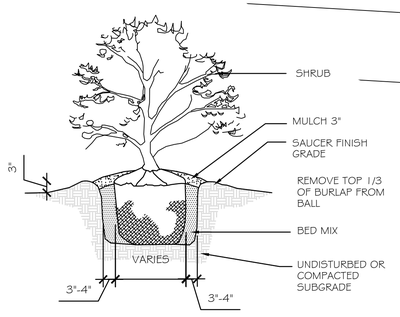
EVERGREEN TREE PLANTING

NOT TO SCALE



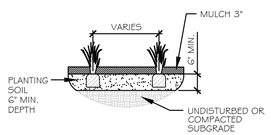
DECIDUOUS TREE PLANTING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE

SITE LANDSCAPE PLAN

SCALE: 1" = 20' (WHEN PRINTED AT FULL-SIZE 24"X36" SHEET)

NORTH

0 20 40 60

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

STATE OF OHIO
MATTHEW T. MCCUE
1002
REGISTERED LANDSCAPE ARCHITECT

McCue Design Group, LLC
LANDSCAPE ARCHITECTS
P.O. BOX 234
WILLOUGHBY, OHIO 44096
216.870.7842 tel

SITE LANDSCAPE PLAN & DETAILS

AFRICAN TOWN RETAIL

CEDAR AVENUE
CLEVELAND, OH 44103

DATE	NOTES
25-09-10	CITY PLANNING SUBMITTAL

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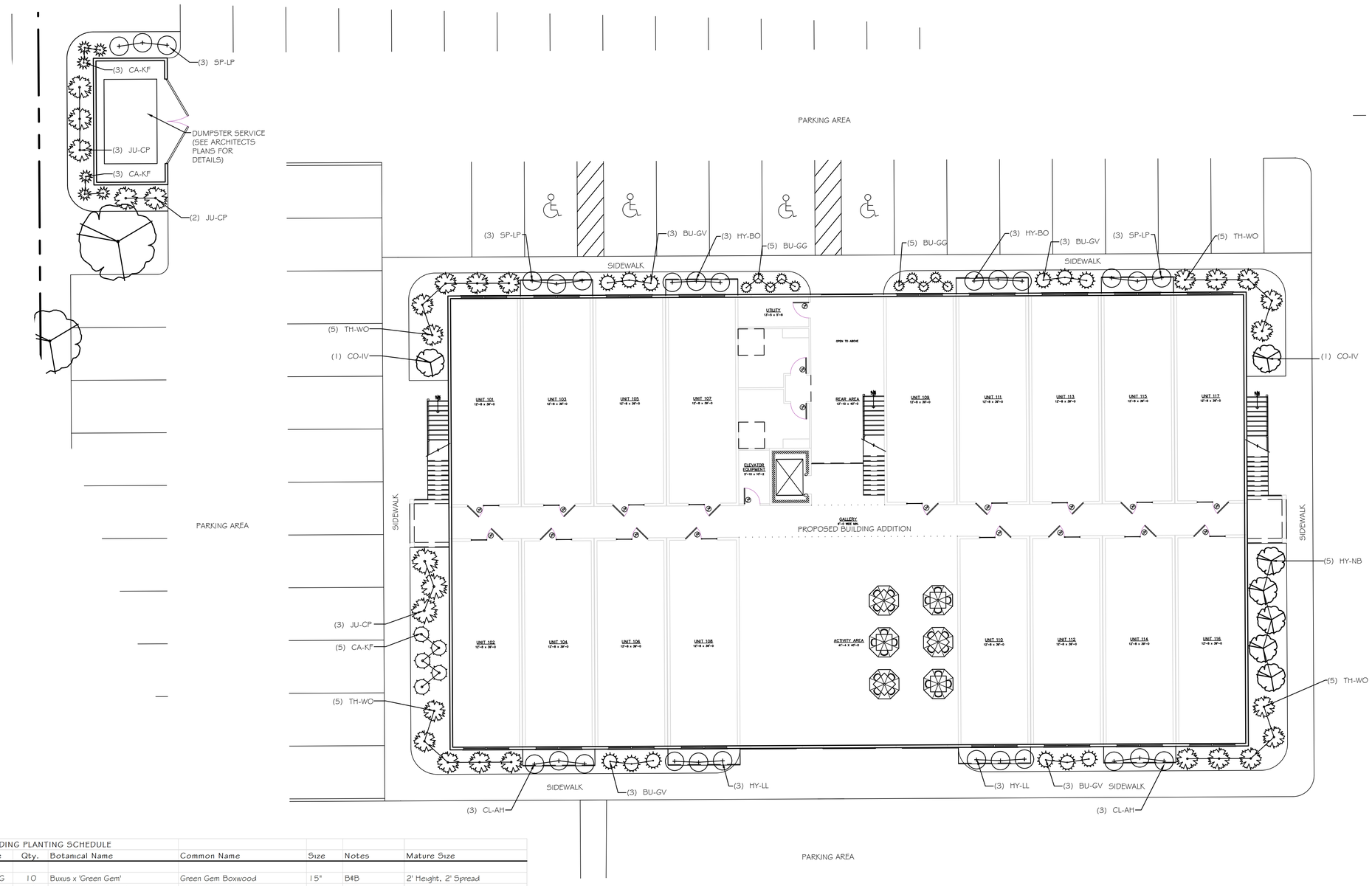
SHEET 1 OF 2



BUILDING PLANTING SCHEDULE

Code	Qty.	Botanical Name	Common Name	Size	Notes	Mature Size
BU-GG	10	Buxus x 'Green Gem'	Green Gem Boxwood	15"	B&B	2' Height, 2' Spread
BU-GV	12	Buxus x 'Green Velvet'	Green Velvet Boxwood	18"	B&B	3' Height, 3' Spread
CA-KF	11	Calamagrostis x 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2 Cont.		3' Height, 3' Spread
CL-AH	6	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	#5 Cont.		30" Height, 3'-4' Spread
CO-IH	2	Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	36"	B&B	4'-5' Height, 4'-5' Spread
HY-BO	6	Hydrangea p. 'Bobo'	Bobo Hydrangea	#3 Cont.		30" Height, 3'-4' Spread
HY-LL	6	Hydrangea p. ' Little Lime'	Little Lime Hydrangea	#5 Cont.		3'-5' Height, 3'-5' Spread
HY-NB	5	Hydrangea m. 'Nikko Blue'	Nikko Blue Hydrangea	24"	Cont.	3'-5' Height, 3'-5' Spread
JU-CP	8	Juniperus ch. 'Parsoni'	Parson's Juniper	#3 Cont.		2'-3' Height, 4'-5' Spread
SP-LE	9	Spiraea x b. 'Lemon Princess'	Lemon Princess Spiraea	#3 Cont.		2'-3' Height, 3'-4' Spread
TH-WO	20	Thuja o. 'Woodwardii'	Woodward Globe Arborvitae	24"	Cont.	3'-4' Height, 3'-4' Spread

BUILDING LANDSCAPE PLAN

SCALE: 1" = 10' (WHEN PRINTED AT FULL-SIZE 24"X36" SHEET)

NORTH

0 10 20 30

McCue Design Group, LLC
LANDSCAPE ARCHITECTS
P.O. BOX 234
WILLOUGHBY, OHIO 44096
216.870.7842 tel

BUILDING LANDSCAPE PLAN
AFRICAN TOWN RETAIL
CEDAR AVENUE
CLEVELAND, OH 44103

DATE	NOTES
25-09-10	CITY PLANNING SUBMITTAL

L 102

SHEET 2 OF 2

GENERAL NOTES

1. MODIFICATIONS TO THE DESIGNS MAY BE REQUIRED TO ACCOMMODATE VARYING FIELD CONDITIONS OR MODIFIED PLANT ARRANGEMENTS.
2. LANDSCAPE ARCHITECT TO BE THE AUTHORITY FOR INTERPRETATION OF PLAN AND QUALITY OF WORK.
3. ALL SUBSTITUTIONS SUBJECT TO APPROVAL OF LANDSCAPE ARCHITECT.
4. ALL MEASUREMENTS, ELEVATIONS, & PROPERTY LINE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ANY VARIATIONS OR DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
5. IF NO DISCREPANCIES ARE REPORTED PRIOR TO CONSTRUCTION AND THE OWNER OR CONTRACTOR DOES NOT EMPLOY THE LANDSCAPE ARCHITECT FOR THE CONSTRUCTION PHASE OF THE PROJECT, THE LANDSCAPE ARCHITECT SHALL BE HELD HARMLESS AND NOT RESPONSIBLE FOR MISINTERPRETATIONS, ERRORS, OR CHANGES MADE BY THE OWNER OR CONTRACTOR.
6. ALL SITE INFORMATION BASED ON ARCHITECTURAL SITE PLAN BY JOSEPH L. MYERS, ARCHITECT INC. DATED AUGUST 2025 440.975.1800
7. ALL WALL ELEVATIONS, PATIO ELEVATIONS, FINISHED GRADES, AND DRAIN LINE ELEVATIONS TO BE FINALIZED IN THE FIELD.
8. DEPTH OF ALL FOOTERS TO BE 3'-6" OR MEET ALL LOCAL BUILDING CODES.
9. CONTRACTOR IS RESPONSIBLE FOR ALL BUILDING PERMITS AND INSPECTIONS.
10. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES, SEPTIC SYSTEMS, IRRIGATION SYSTEMS, AND PROVIDE PROPER UTILITY PROTECTION PRIOR TO CONSTRUCTION. CALL APPROPRIATE STATE AUTHORITIES FOR MARKING. IF UNDERGROUND UTILITIES, CONSTRUCTION, OR SOLID ROCK LEDGES ARE ENCOUNTERED, OTHER LOCATIONS FOR PLANTINGS MAY BE SELECTED BY THE CONTRACTOR WITH THE OWNER/LANDSCAPE ARCHITECTS APPROVAL.
11. CONTRACTOR IS RESPONSIBLE FOR ALL CLEAN-UP ASSOCIATED WITH HIS CONSTRUCTION PROCEDURES.
12. QUALITY AND SIZES OF PLANTS TO MEET AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
13. ALL SUBSTITUTIONS OF PLANT SIZES AND VARIETIES SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
14. IF QUANTITIES LISTED IN PLANT LIST DO NOT CORRELATE WITH THE PLANTINGS INDICATED ON THE PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
15. CONTRACT SHALL CONSIST OF TOTAL UNITS AUTHORIZED BY THE OWNER.
16. THIS PROPERTY MAY BE LOCATED IN AN AREA WITH A DENSE DEER POPULATION. IF DEER ARE HUNGRY ENOUGH THEY WILL EAT ALMOST ANYTHING, INCLUDING PLANTS NOT NORMALLY EATEN BY DEER. IF OWNER SHOULD NOTICE ANY DEER GRAZING ON THEIR PROPERTY, THEY SHOULD TAKE IMMEDIATE ACTION IN PROTECTING THE PLANTS IN THEIR YARD.
17. FOR PLANTING BED PREPARATION, LOOSEN EXISTING SOIL TO A DEPTH OF 6", ADD TOPSOIL IN SUFFICIENT QUANTITY TO RAISE BED 4" ABOVE FINISHED LAWN GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND AROUND OR AWAY FROM PLANTING BEDS TO PREVENT PONDING OF WATER. DO NOT RAISE BED GRADE ABOVE THE FINISHED FLOOR ELEVATION OR WATER-PROOFING LINE ON FOUNDATION.
18. PREPARE PLANTING BEDS BY APPLYING ROUND-UP AS PER LABEL DIRECTIONS TO WEEDS OR GRASS GROWTH IN PLANTING AREAS ON-SITE. ALLOW SUFFICIENT TIME FOR HERBICIDE TO TAKE EFFECT. SCARIFY PLANTING AREAS TO A MINIMUM DEPTH OF SIX INCHES.TILL IN TOPSOIL, SANDY LOAM, AND ORGANIC MATERIAL (BED MIX). ADD 4 INCHES OF BED MIX TOPSOIL TO PLANTING AREAS. TILL IN SOIL TO CREATE A MIX OF EXISTING SOIL AND BED MIX. BRING BEDS TO GRADE AND RAKE TO REMOVE WEEDS, CLODS, ROCKS WITH A DIAMETER OF GREATER THAN ONE INCH. EXISTING TURF AREAS, IF ANY, THAT HAVE BEEN DAMAGED OR SCARRED DURING THE PLANTING OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
19. LEAF HUMUS TO BE MIXED INTO BED AREAS WHERE PERENNIAL PLANTINGS WILL BE LOCATED.
20. APPROPRIATE QUANTITIES OF 12-12-12 AGRIFORM SOLID FERTILIZER TABLETS (OR EQUAL) TO BE APPLIED TO ALL PLANTINGS.
21. ALL BEDS SHALL BE EDGED WITH A DEFINED, CUT EDGE.
22. ALL NYLON ROPING AND TWINE SHALL BE REMOVED PRIOR TO PLANTINGS. ALL NON-TREATED BURLAP AND/OR NON-ROT BURLAP TO BE REMOVED FROM THE TOP HALF OF THE ROOTBALL.
23. MULCH ALL PLANTINGS, BEDS, AND DISTURBED AREAS WITH A 3" DEPTH OF DOUBLE SHREDDED BARK MULCH
24. ALL PLANT MATERIALS AND GROUNDCOVERS TO BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE FINAL ACCEPTANCE OF WORK.
25. ALL SHRUBS AND TREES TO BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
26. LAWN INSTALLATION: SHADED LAWN AREAS TO BE SEEDED WITH A PREMIUM SHADE MIX. ENTIRE LAWN AREAS TO BE SEEDED WITH DELUXE SUN MIX (INCLUDING OVERSEEDING SHADE AREAS). AREAS TO BE SEEDED TO BE WITHOUT CONSTRUCTION DEBRIS, WEEDS, OR ROCKS GREATER THAN 3/4" DIAMETER APPLY A MINIMUM 2" OF TOPSOIL TO ALL LAWN AREAS.
27. RESEED ALL DISTURBED AREAS WITH THE APPROPRIATE SEED MIX.
28. ALL SEEDED AREAS TO BE COVERED WITH A 1-1/2" THICK LAYER OF NON-COMPACTED STRAW.
29. CONTRACTOR IS RESPONSIBLE FOR WATERING NEW PLANT MATERIAL UNTIL FINAL ACCEPTANCE OF WORK.
30. CONTRACTOR TO REMOVE TREE STAKING ONE YEAR FROM DATE OF FINAL ACCEPTANCE AS PART OF ORIGINAL LANDSCAPE CONTRACT.

LANDSCAPE MAINTENANCE STANDARDS

1. ALL LANDSCAPING MATERIALS SHALL BE INSTALLED AND MAINTAINED ACCORDING TO ACCEPTED NURSERY INDUSTRY PROCEDURES.
2. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE CONTINUED PROPERTY MAINTENANCE OF ALL LANDSCAPING MATERIALS, AND SHALL KEEP THEM IN A PROPER, NEAT AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS AT ALL TIMES.
3. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE PLACED WITHIN ONE YEAR OF THE CERTIFIED DATE OF PLANTING, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, BY PLANT MATERIAL SIMILAR IN SIZE AND TYPE OF THAT WHICH WAS REMOVED.

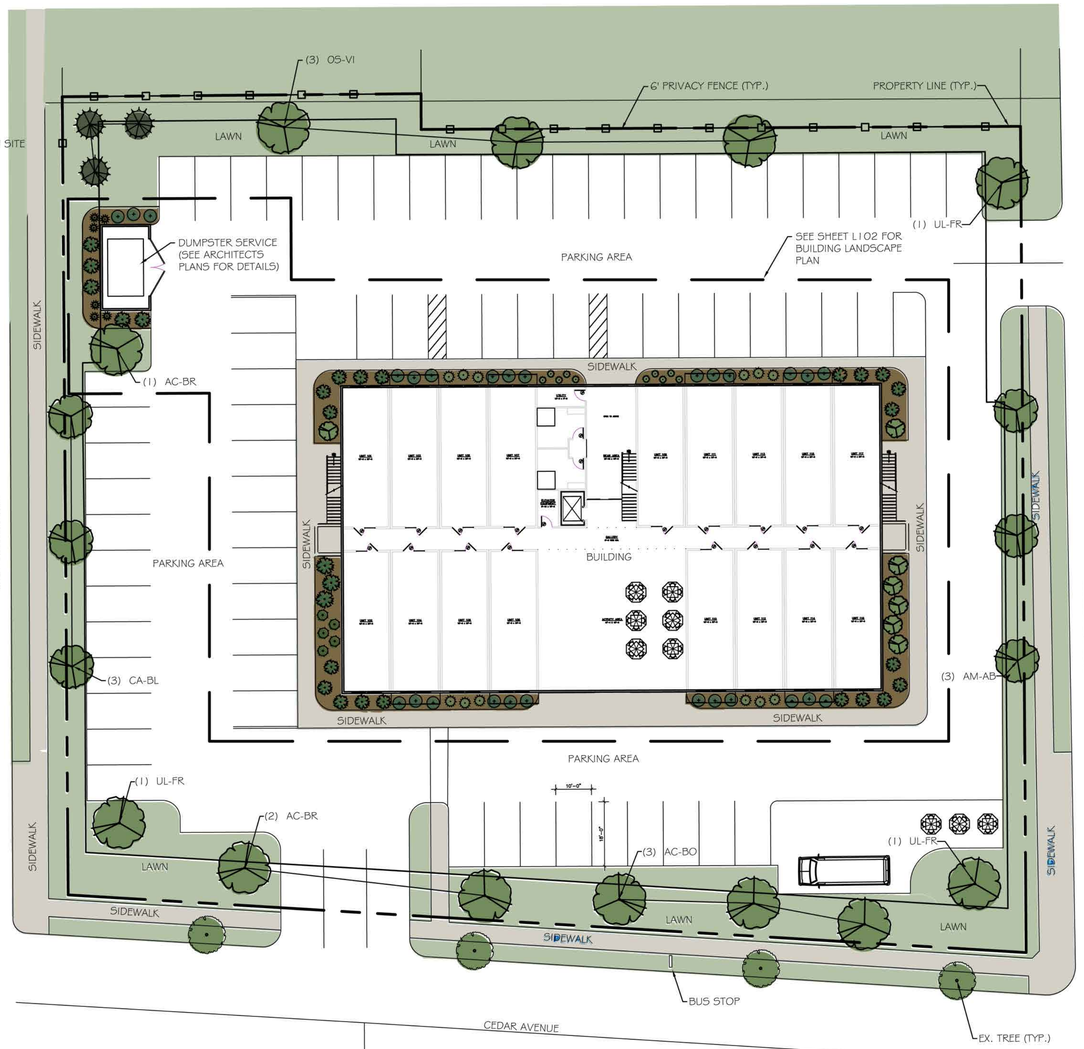
6' PVC PRIVACY FENCE

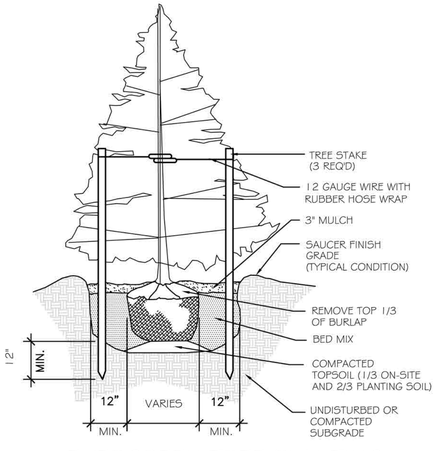
FENCING NOTES

1. FENCING IMAGES FOR REFERENCE TO STYLE AND LOOK OF PROPOSED FENCING ON SITE
2. ALL FENCING TO BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS.
3. SEE CIVIL ENGINEER'S PLANS FOR LOCATION AND LAYOUT FOR FENCING AND ALL REQUIRED UTILITY RUNS FOR POWER TO GATES.
4. CONTRACTOR TO PROVIDE SUBMITTAL'S ON ALL FENCING AND POWER REQUIRED FOR GATES TO OWNER, ARCHITECT, AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
5. ANY CONSTRUCTION DRAWINGS FOR FENCING TO BE PROVIDED BY OWNER OR OWNER'S ARCHITECT OR ENGINEER.

SITE PLANTING SCHEDULE

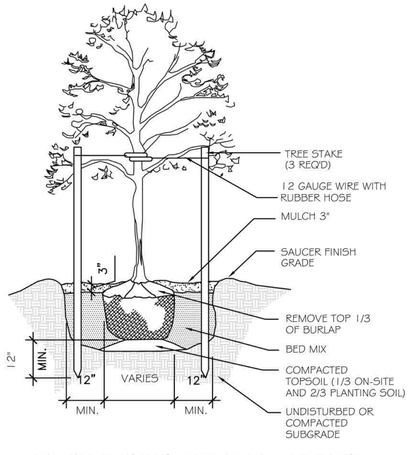
Code	Qty.	Botanical Name	Common Name	Size	Notes	Mature Size
AC-BR	3	Acer r. 'Brandywine'	Brandywine Maple	2" Cal.	B&B	35' Height, 15' Spread
AC-BO	3	Acer r. 'Bowhall'	Bowhall Maple	2" Cal.	B&B	40' Height, 15' Spread
AM-AB	3	Amelanchier x g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" Cal.	B&B, Single Stem	20' - 25' Height, 15' Spread
CA-BL	3	Carpinus b. 'Lucas'	Lucas Hornbeam	2" Cal.	B&B	20'-30' Height, 10'-12' Spread
OS-VI	3	Ostrya virginiana	Amencan Hophornmbeam	2" Cal.	B&B	25' - 40' Height, 15'-25' Spread
TH-CC	3	Thuja p. 'Can Can'	Can-Can Western Red Cedar	6'	B&B	15'-20' Height, 6'-8' Spread
UL-FR	3	Ulmus x. Frontier	Frontier Elm	2" Cal.	B&B	35' Height, 25' Spread





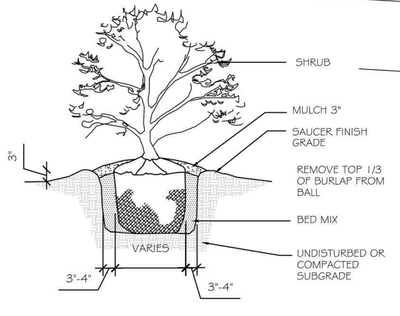
EVERGREEN TREE PLANTING

NOT TO SCALE



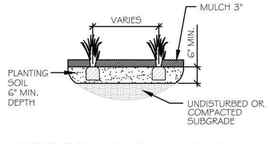
DECIDUOUS TREE PLANTING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE

SITE LANDSCAPE PLAN

SCALE: 1" = 20' (WHEN PRINTED AT FULL-SIZE 24"X36" SHEET)

NORTH

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2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

STATE OF OHIO
MATTHEW T. MCCUE
7002
REGISTERED LANDSCAPE ARCHITECT

McCue Design Group, LLC
LANDSCAPE ARCHITECTS
P.O. BOX 234
WILLOUGHBY, OHIO 44096
216.870.7842 tel

SITE LANDSCAPE PLAN & DETAILS

AFRICAN TOWN RETAIL

CEDAR AVENUE
CLEVELAND, OH 44103

DATE	NOTES
25-09-10	CITY PLANNING SUBMITTAL

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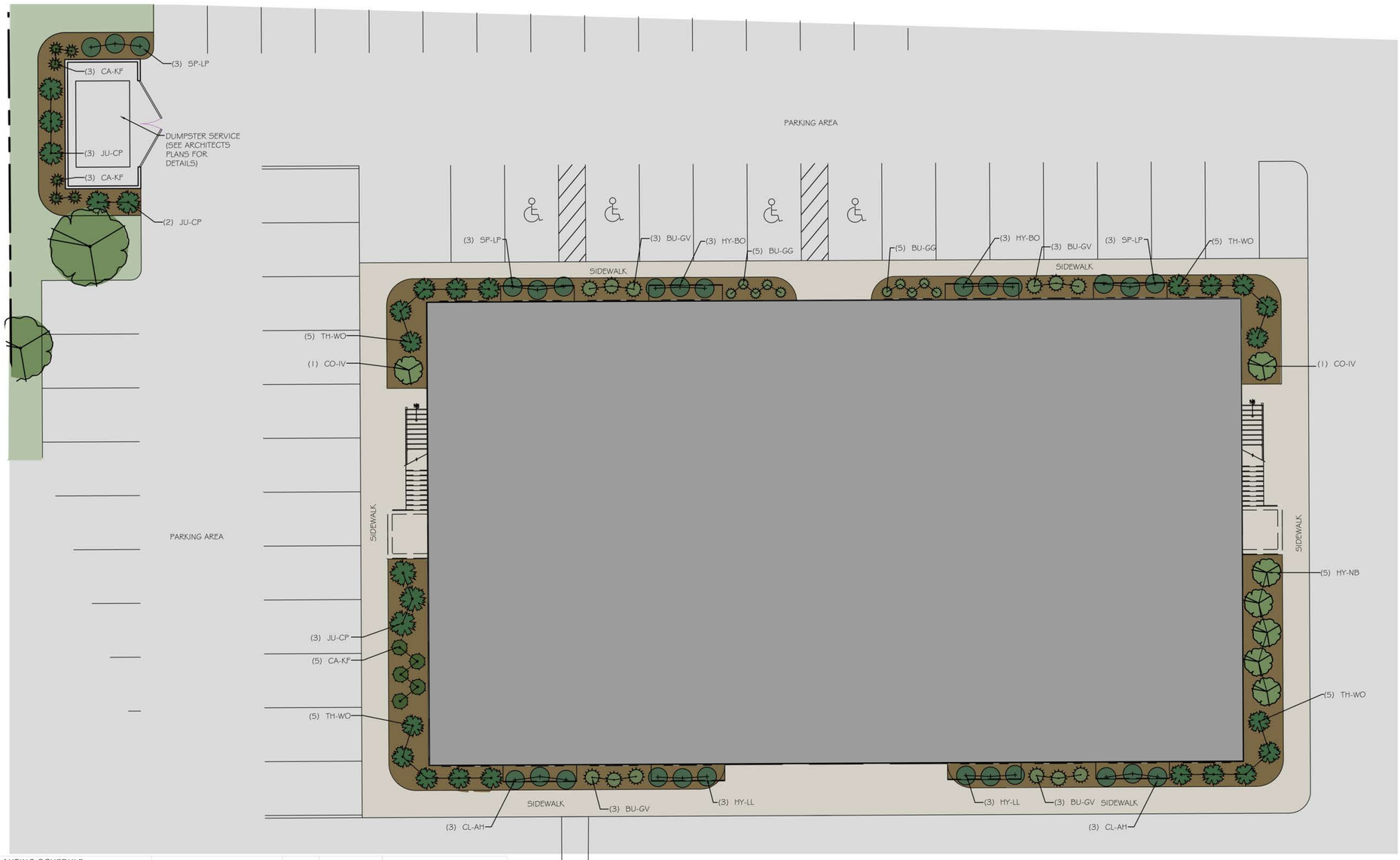
SHEET 1 OF 2



BUILDING PLANTING SCHEDULE

Code	Qty.	Botanical Name	Common Name	Size	Notes	Mature Size
BU-GG	10	Buxus x 'Green Gem'	Green Gem Boxwood	15"	B&B	2' Height, 2' Spread
BU-GV	12	Buxus x 'Green Velvet'	Green Velvet Boxwood	18"	B&B	3' Height, 3' Spread
CA-KF	11	Calamagrostis x 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2 Cont.		3' Height, 3' Spread
CL-AH	6	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	#5 Cont.		30" Height, 3'-4' Spread
CO-IH	2	Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	36"	B&B	4'-5' Height, 4'-5' Spread
HY-BO	6	Hydrangea p. 'Bobo'	Bobo Hydrangea	#3 Cont.		30" Height, 3'-4' Spread
HY-LL	6	Hydrangea p. ' Little Lime'	Little Lime Hydrangea	#5 Cont.		3'-5' Height, 3'-5' Spread
HY-NB	5	Hydrangea m. 'Nikko Blue'	Nikko Blue Hydrangea	24"	Cont.	3'-5' Height, 3'-5' Spread
JU-CP	8	Juniperus ch. 'Parsonii'	Parson's Juniper	#3 Cont.		2'-3' Height, 4'-5' Spread
SP-LE	9	Spiraea x b. 'Lemon Princess'	Lemon Princess Spiraea	#3 Cont.		2'-3' Height, 3'-4' Spread
TH-WO	20	Thuja o. 'Woodwardii'	Woodward Globe Arborvitae	24"	Cont.	3'-4' Height, 3'-4' Spread

BUILDING LANDSCAPE PLAN

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BUILDING LANDSCAPE PLAN

AFRICAN TOWN RETAIL

CEDAR AVENUE
CLEVELAND, OH 44103

DATE	NOTES
25-09-10	CITY PLANNING SUBMITTAL

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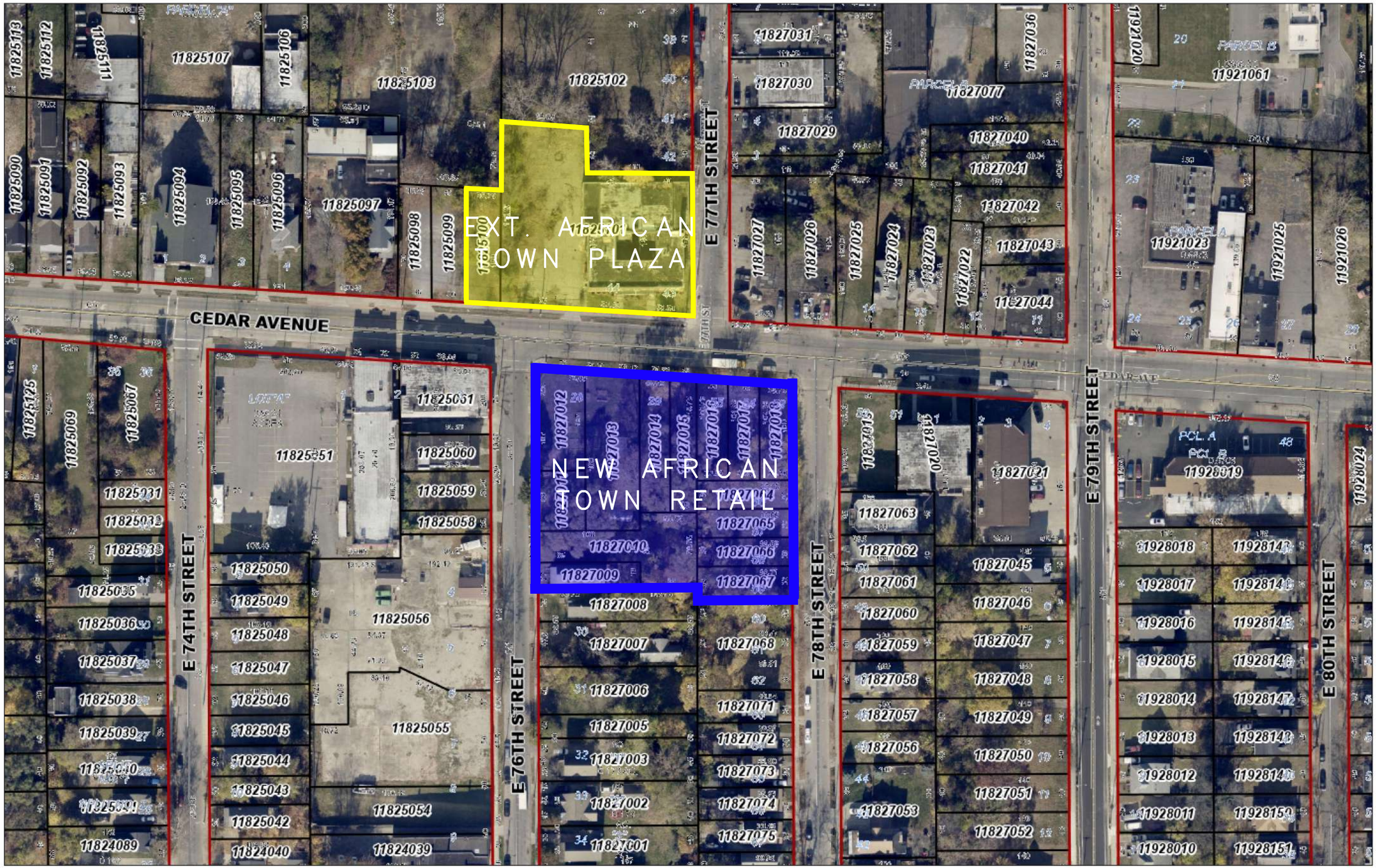
SHEET 2 OF 2

Cuyahoga County GIS Viewer



Date Created: 11/20/2024

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel
- Private Road

1: 1,200

200 0 100 200 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

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

Cuyahoga County Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP

African Town Retail Center

Project Overview

We are excited to announce a new proposed development on Cedar Avenue in Cleveland that will feature 38 modern retail and office spaces designed specifically to serve as business incubators.

This innovative project aims to empower local entrepreneurs, foster small business growth, and revitalize

the surrounding community by providing affordable, flexible spaces and access to share resources.

The development will create a thriving hub for innovation, collaboration and economic opportunity in the heart of Cleveland.

The development will also complement an ongoing $9,000,000.00 African Town Plaza project across the street by the same developer.

Total Development budjet $4,500,000.00

Job Opportunities:

The project will create approximately 20 construction and permanent jobs accessible to low-income people, residents of low-income communities or those facing barriers to employment.

Census Tract Designation:
39035197200
Severely Distressed Poverty: 33.80%
Income/AMI: 41.00%
Unemployment: 18.70%

Timing:
Close of Financing: 4th qtr. 2025
Construction Period:
12 -14 months

Euclid Corridor Buckeye Design Review – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-032 – African Town Retail

September 19, 2025

Design Review Advisory Committee:

ECDRAC recommended conceptual approval with conditions on 9/18/25:

- Return with sign placement and consider monument marquis to identify tenants
- Study the additional crosswalk connecting pedestrians from the sidewalk to the building

City Planning Staff:

The investment in this area can bring catalytic change to the physical and economic landscape. The concept was well received by committee members with many ideas expressed on how to treat the facade fronting Cedar.

Cleveland City Planning Commission

Special Presentations – Public Art

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 19, 2025

Special Presentations – Public Art

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-027 – Huntington Bank Buckeye Branch Mural

September 19, 2025

Project Address: 11623 Buckeye Road

Type: Public Art - Mural

Project Representative: Ahlon Gonzalez, LAND Studio

Approval: Final

Ward 6: Council Member Griffin

SPA: Buckeye-Shaker Square

Huntington Bank Buckeye Branch Mural Final Approval

11623 Buckeye Road

11623 Buckeye Road
Huntington Bank
ATM (Drive-Up)
E 117th St
Buckeye Rd
Buckeye Rd

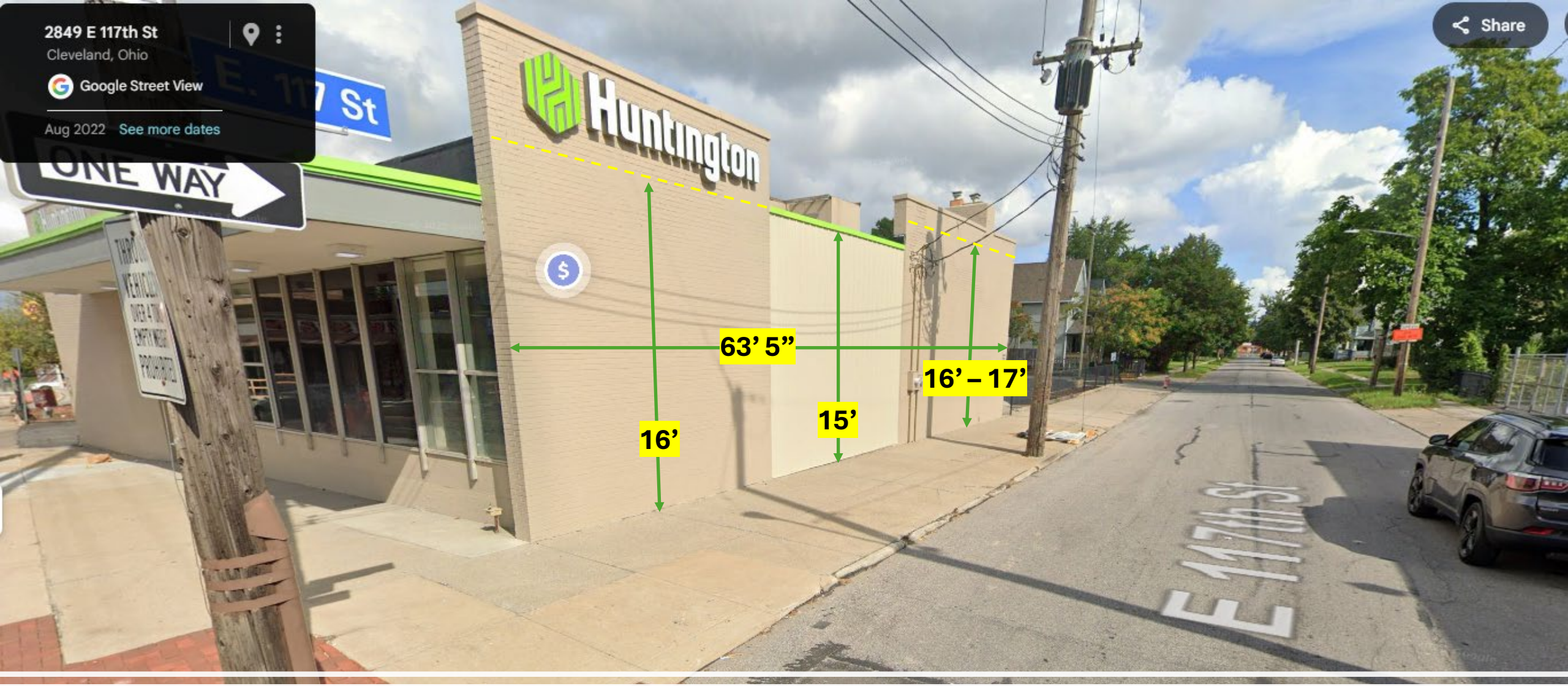
11623 Buckeye Road (street view facing west)

11623 Buckeye Road (street view facing east)

CHRISTA CHILDS

Artist Bio

Chista is a **freelance artist** based in Cleveland who specializes most in the medium acrylic paints. Most surfaces she's done work on has been **exterior surfaces**, **canvas**, and **fabrics** but loves to experiment and stretch her reach through color and texture! The work Christa produces is very stylized and falls in with **surrealism**, **pop art** and **street art**, speaking on her personal **experiences**, **interests**, and **emotions**. Her role in CCA is to guide students through working with and on **different mediums of Art** and helping them find and cultivate their voice through every piece they create.



11623 Buckeye Road (artwork dimensions)

Artwork Rendering & Mockup

Artist Statement: The concept here is early on trading. The children are making money and learning the art of trading in a positive way. Selling candy door to door, selling lemonade and even doing yard work. This concept shows the importance of community support and early on financial literary. Design wise the idea is to spray paint the background and hand paint the foreground. Creating a nice layer of depth between the subjects and background.

Project Details

Materials

- Paints:
  - Sherwin Williams Resilience
  - Nova Color Paints
  - Montana Spray Cans (if needed)
  - Finishing: Vandal Guard Anti Graffiti and UV protection

Community Outreach & Engagement

- Josiah Britt @ CollectivExpress has been guiding the project as community liaison
- The mural design has been shared at Neighbor Night on August 25th
- The design has also been shared with Council President Blaine Griffin

Ownership & Maintenance

- Triple R Associates, Ltd. owns the building and leases to The Huntington National Bank
- The Huntington National Bank Buckeye branch will be the steward of this mural

Project Timeline

- September 2025: Project approvals & permitting
- October 2025: Mural installation & ribbon cutting/celebration event

Thank You!

Special Presentations – Public Art – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-027 – Huntington Bank Buckeye Branch Mural

September 19, 2025

Design Review Advisory Committee:

ECDRAC recommended final approval (with no conditions) on 9/18/25.

City Planning Staff:

Staff is very supportive of this mural, and feels it is well integrated with the building, and adds to the vibrancy of the neighborhood.

Special Presentations – Public Art

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-028 – AsiaTown Pop-Up Park – Ground Mural

September 19, 2025

Project Address: 3236 Payne Avenue

Type: Public Art - Mural

Project Representative: Niraj Naik, MidTown Cleveland

Approval: Final

Ward 7: Council Member Howse-Jones | **SPA: Goodrich-Kirtland Pk**

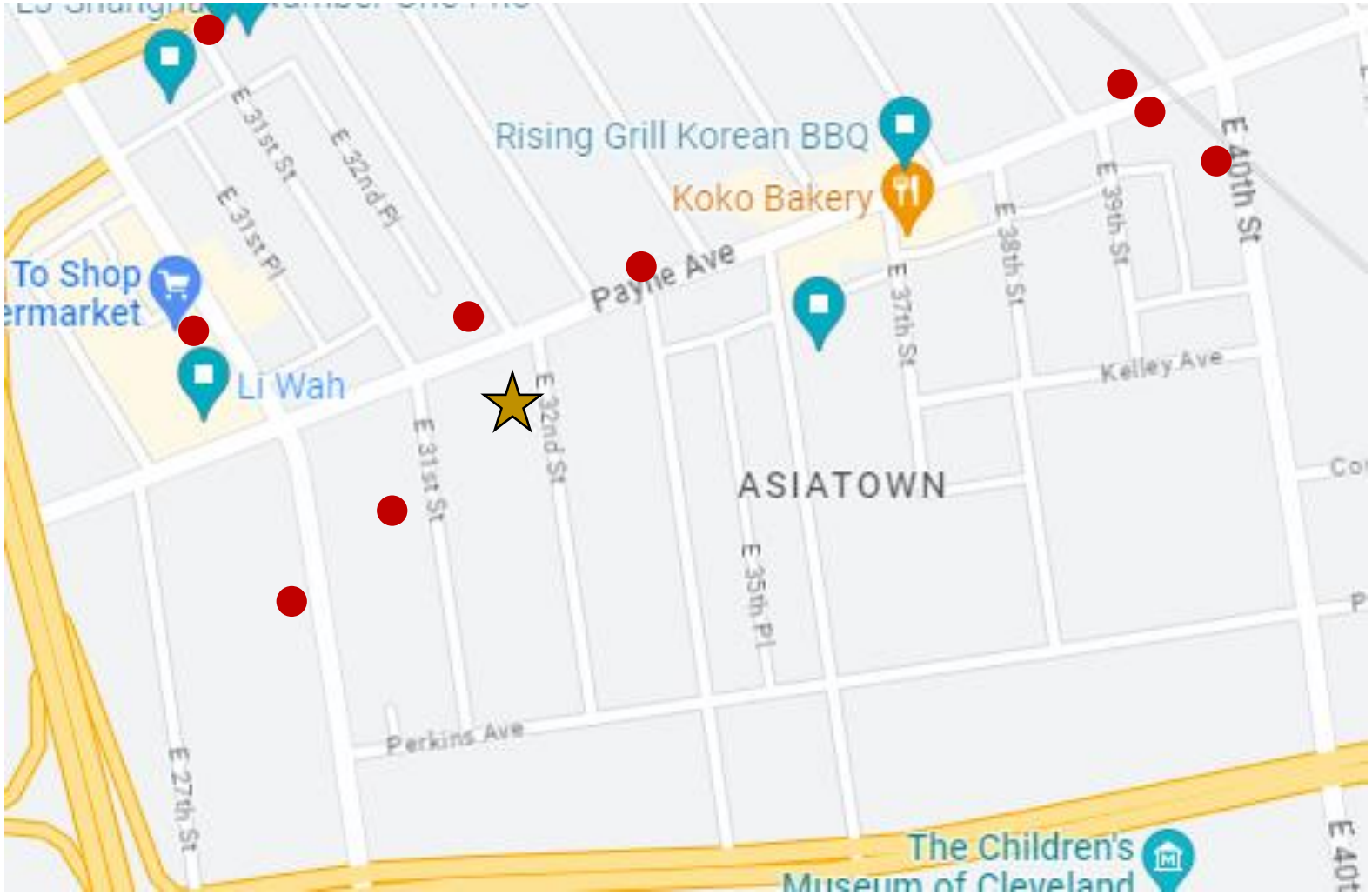
AsiaTown Pop-Up Park: Ground Mural

MidTown Cleveland, Inc.

Euclid Corridor Design Review

For Final Approval

Mural Locations



- Existing murals
- Proposed artwork

Artist Background: Glen Infante

Glen Infante (born March 17, 1981) is a mural artist, painter, illustrator, graphic designer, product photographer and founder of iLTHY (clothing) who emerged from the Cleveland music scene's as a mixtape designer. He was mostly known for his (vector) digital portrait style and it has become his signature art form since he started making mixtape cover art back in 2005. Glen has designed mostly for the local scene, but has also worked with nationally known recording artists such as, Machine Gun Kelley, Busta Rhymes, Eminem, Titi Boi (2 Chainz), Kid Cudi, King Chip, Wale, and Bone Thugs -N- Harmony. Glen's services includes, CD Cover designs, company logos, event flyers and concert posters.

Artist Background: Glen Infante

Mural Location: 3236 Payne Ave, Cleveland, OH 44114

Materials and Site Preparation

Materials

For the project, we will be using **Color Top concrete stain** as our primary paint material.

This product is durable, weather-resistant, and designed specifically for exterior concrete surfaces, ensuring long-lasting color retention and protection.

For site preparation, our plan includes the following steps:

- **Surface Cleaning**: Thorough pressure washing to remove dirt, dust, oils, and any loose debris to ensure proper adhesion.
- **Masking & Protection**: Covering surrounding areas (sidewalks, landscaping, fixtures, etc.) with tape and plastic sheeting to prevent overspray or staining.
- **Base Prep**: Ensuring the surface is fully dry and ready prior to application.

ASIATOWN
CLEVELAND

MID TOWN

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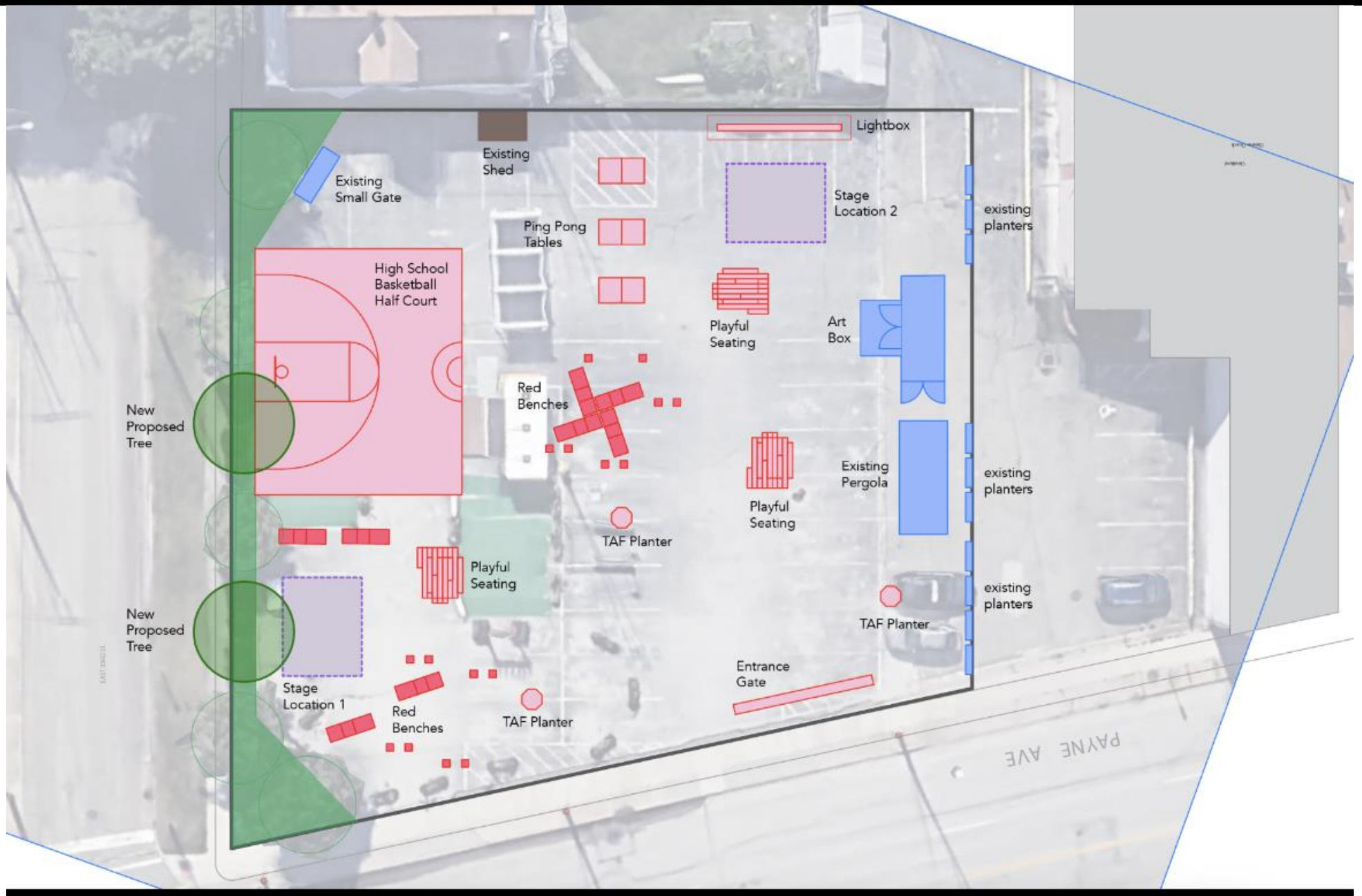

Existing Small Gate
Existing Shed
Lightbox
Stage Location 2
existing planters
Ping Pong Tables
High School Basketball Half Court
Playful Seating
Art Box
New Proposed Tree
Red Benches
Existing Pergola
existing planters
Playful Seating
TAF Planter
Playful Seating
existing planters
New Proposed Tree
TAF Planter
Entrance Gate
Stage Location 1
Red Benches
TAF Planter
PAYNE AVE

Special Presentations – Public Art – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-028 – AsiaTown Pop-Up Park – Ground Mural

September 19, 2025

Design Review Advisory Committee:

ECDRAC recommended final approval with conditions on 9/18/25:

- Verify location and size of court (31' x 30')

City Planning Staff:

Staff is supportive of the mural, with a semi-permanent basketball hoop at the proper location in relation to it. We recommend a nearby descriptive panel which would include explanation of the symbols shown in the artwork. Staff also agrees with the DRAC's condition to explore the proper size for the half court, as it is currently under regulation, and closer that of a backyard court.

Special Presentations – Public Art

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-029 – Ubuntu Gathering Space Obelisk

September 19, 2025

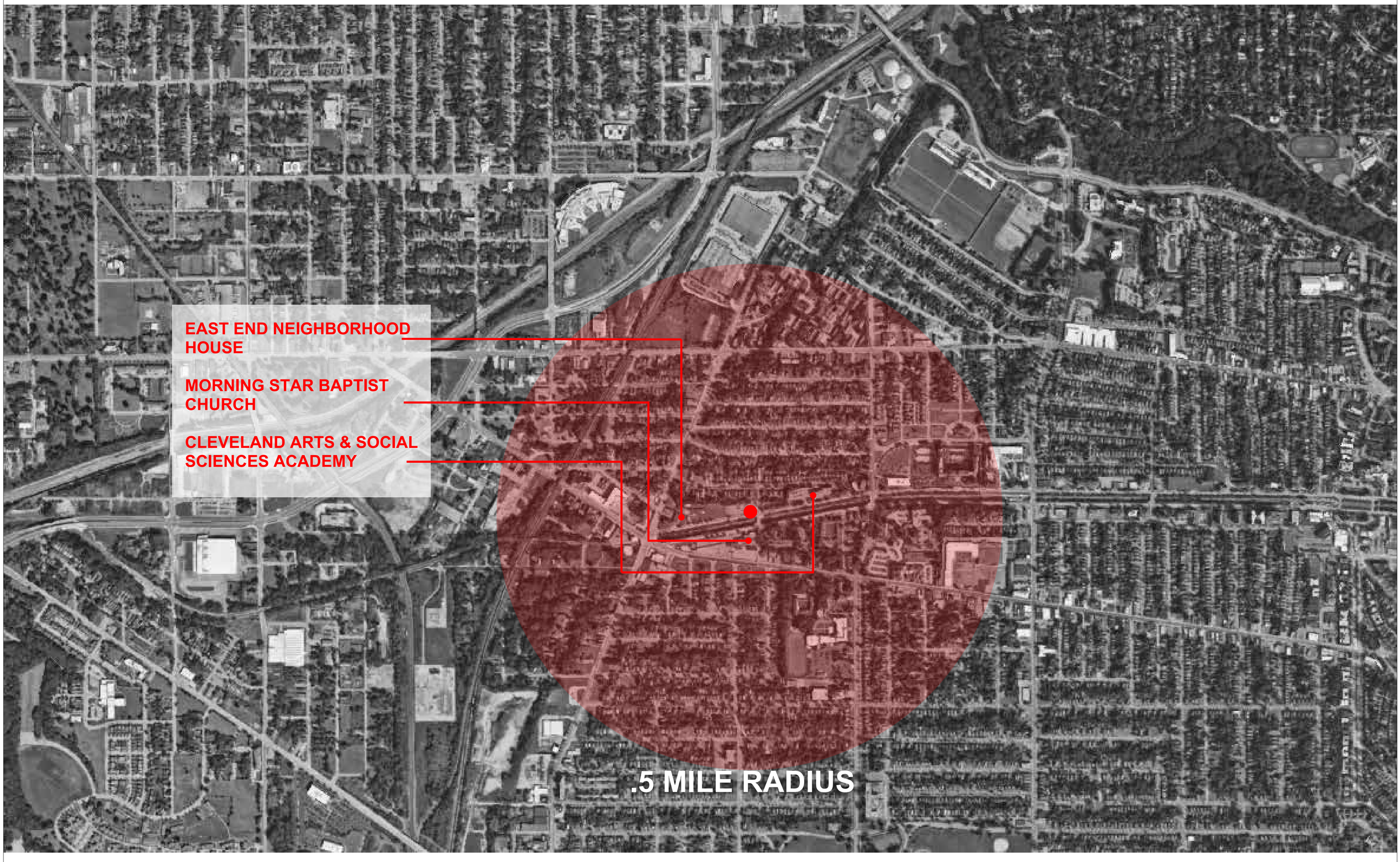
Project Address: 10299 Shaker Boulevard

Type: Public Art

Project Representative: Maya Madison, Robert P Madison Int'l Inc.

Approval: Schematic

Ward 6: Council Member Griffin | **SPA: Buckeye-Woodhill**

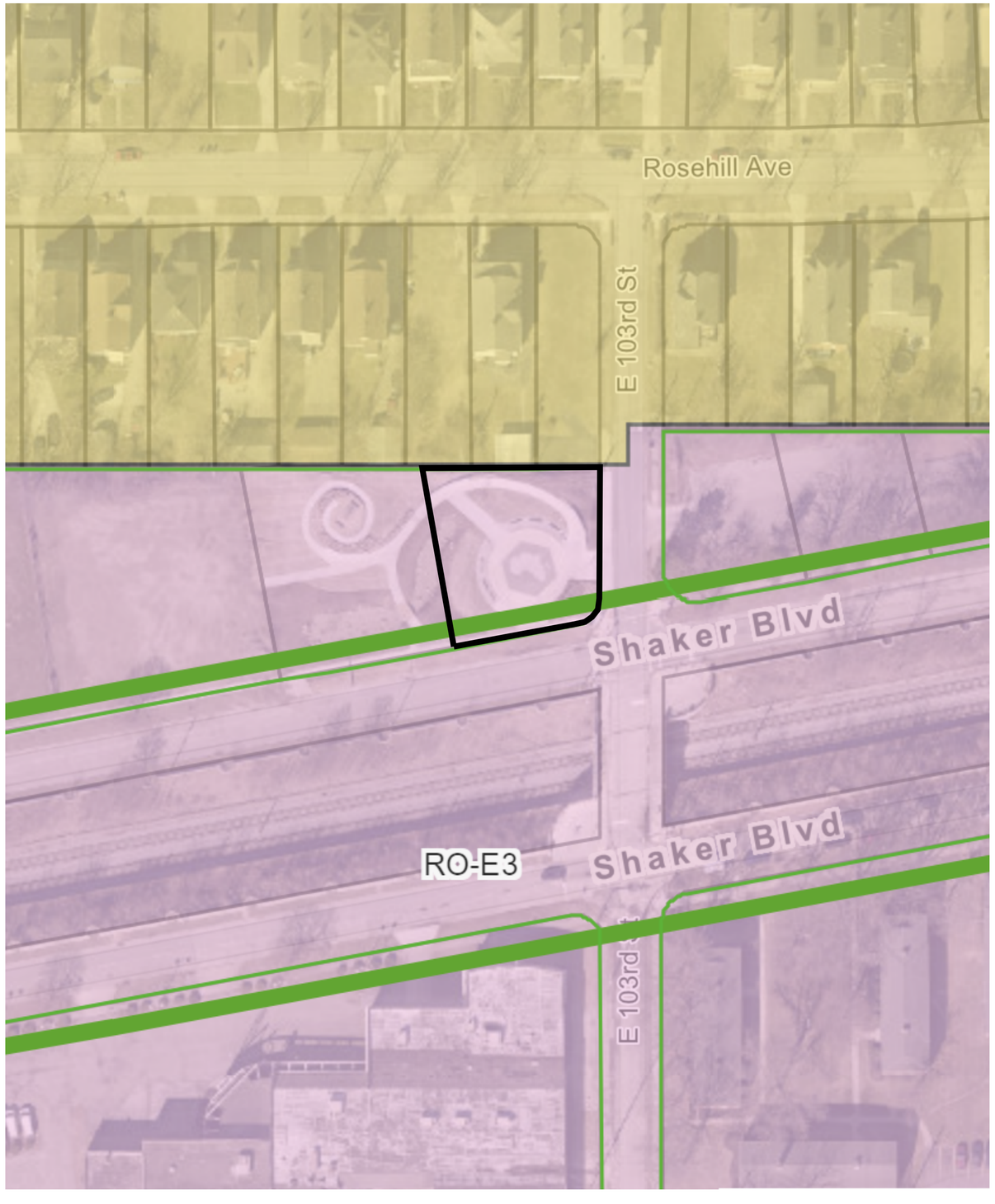


ROBERT P. MADISON INTERNATIONAL, INC.
ARCHITECTS • INTERIORS • PLANNERS

SITE MAP

Ubuntu Park Obelisk Art Installation

A100
East End Neighborhood House



Form & PRO Overlay Districts

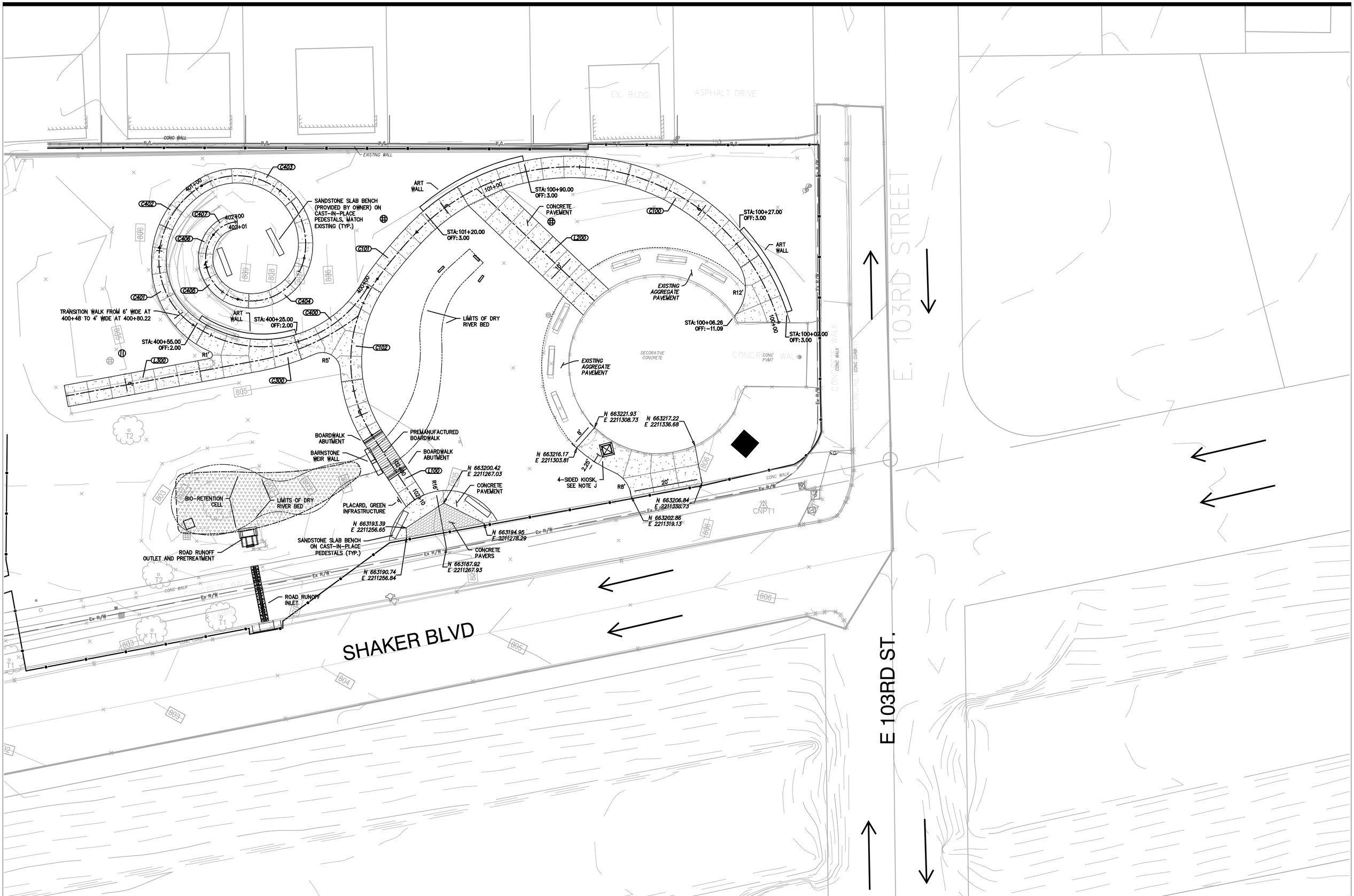
- Pedestrian Retail Overlay
- Pedestrian Retail Overlay-Sign
- Urban Core Overlay
- Urban Form Overlay

Overlay Frontage Lines

Frontage Type

- PRO Special Sign Provision
- PRO Street Frontage
- Urban Frontage Line

Riparian - Wetland Zones



1 PLAN OVERALL FIRST FLOOR PLAN

1/16" = 1'-0"

ROBERT P. MADISON INTERNATIONAL, INC.
ARCHITECTS • INTERIORS • PLANNERS

SITE PLAN

Ubuntu Park Obelisk Art Installation

A101
East End Neighborhood House

ROBERT P. MADISON INTERNATIONAL, INC.
ARCHITECTS • INTERIORS • PLANNERS

SITE PHOTOS

Ubuntu Park Obelisk Art Installation

A101 (2)
East End Neighborhood House

STA: 100+06.26
OFF: -11.09

STA: 100+02.00
OFF: 3.00

DECORATIVE CONCRETE

CONCRETE WALK

CONC PVMT

CONCRETE WALK

CONCRETE CONC CURB

E. 10

Ex R/W

221.93
1308.73

N 663217.22
E 2211336.68

6" COLD FORMED METAL FRAMING

PRE-CAST STONE OR CONCRETE PANELS

OBELISK (BY OTHERS)

3 A301

4 A301

2 A301

1 A301

15'-2 9/16"

9'-5 7/8"

806

20'

CONC WALK

Ex R/W

N 663206.84
E 2211338.73

N 663202.86
E 2211319.13

415

CNPT1

806

1 PLAN OVERALL FIRST FLOOR PLAN
1/4" = 1'-0"

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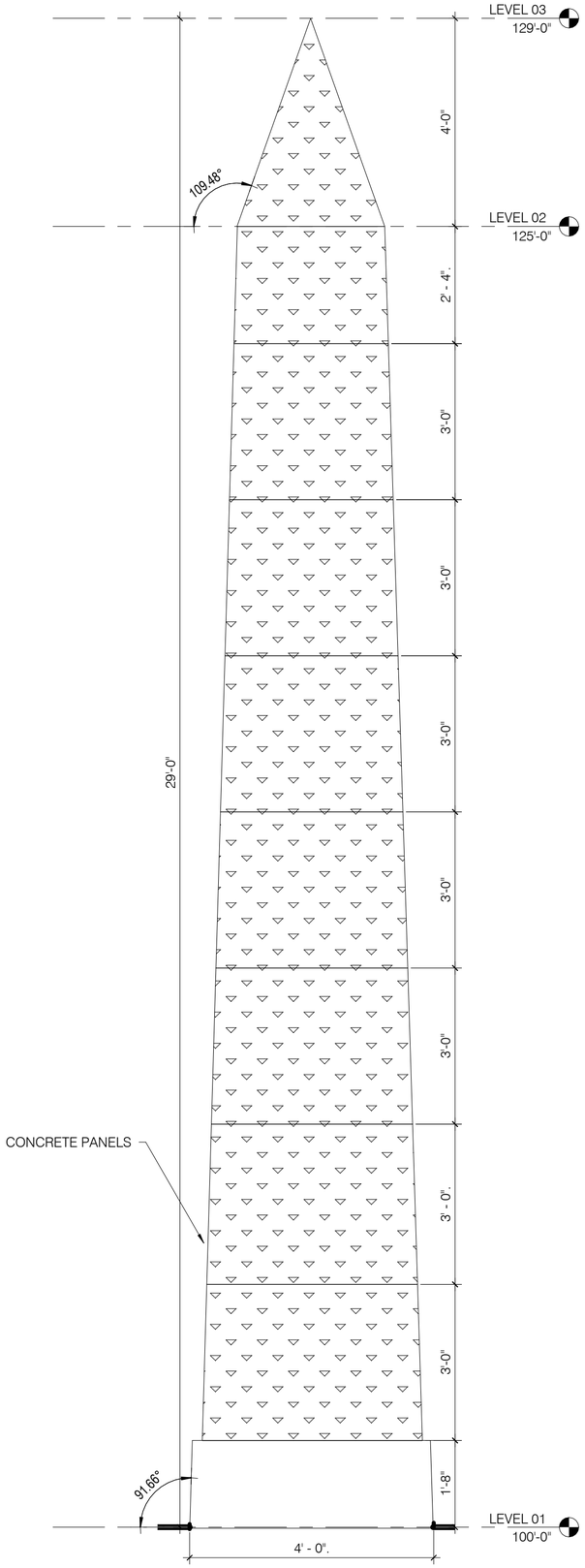
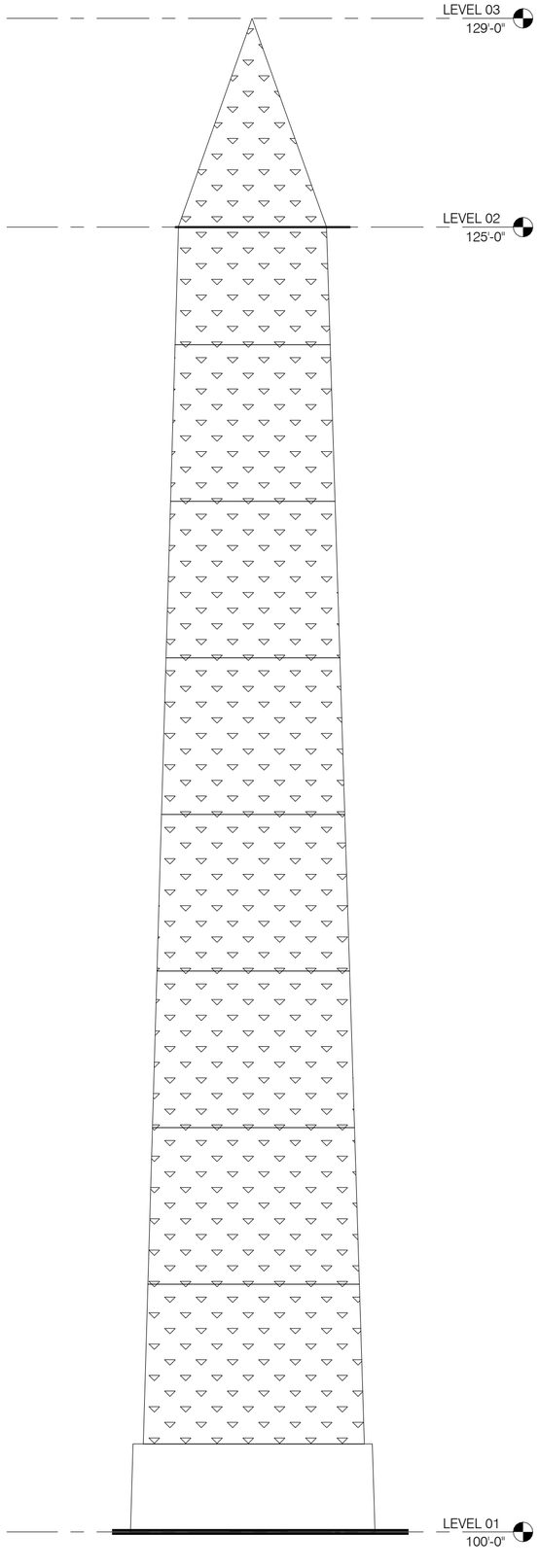
LEVEL 01 - FLOOR PLAN - OVERALL

Ubuntu Park Obelisk Art Installation

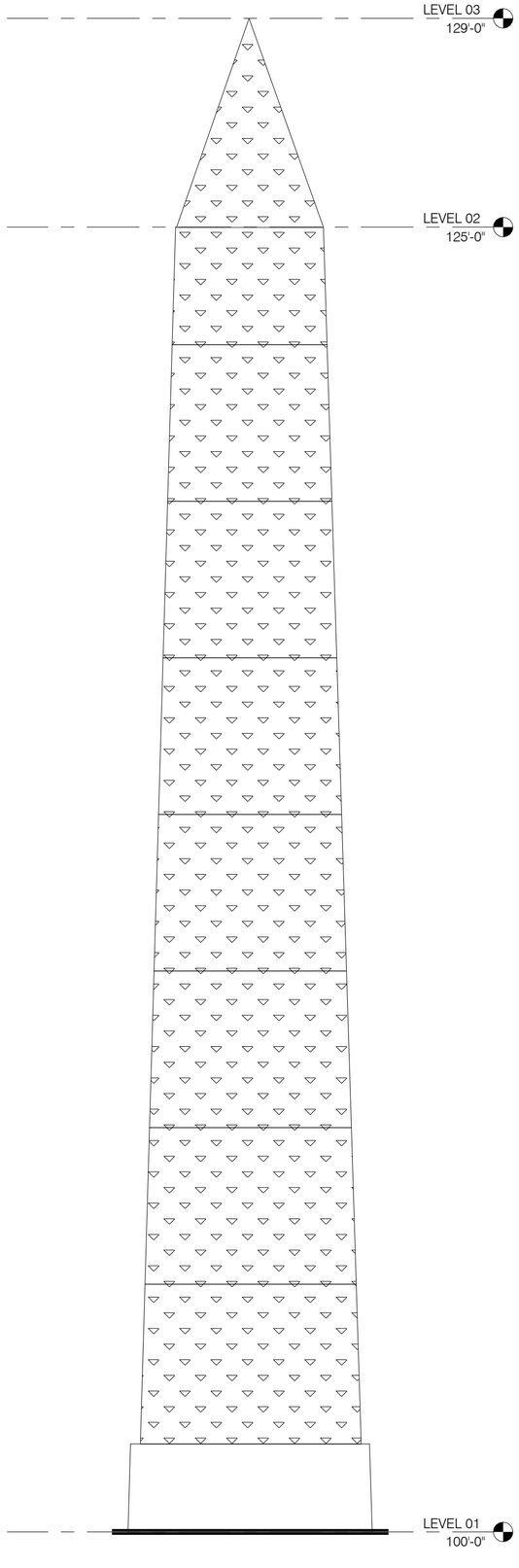
A101 (1)
East End Neighborhood House



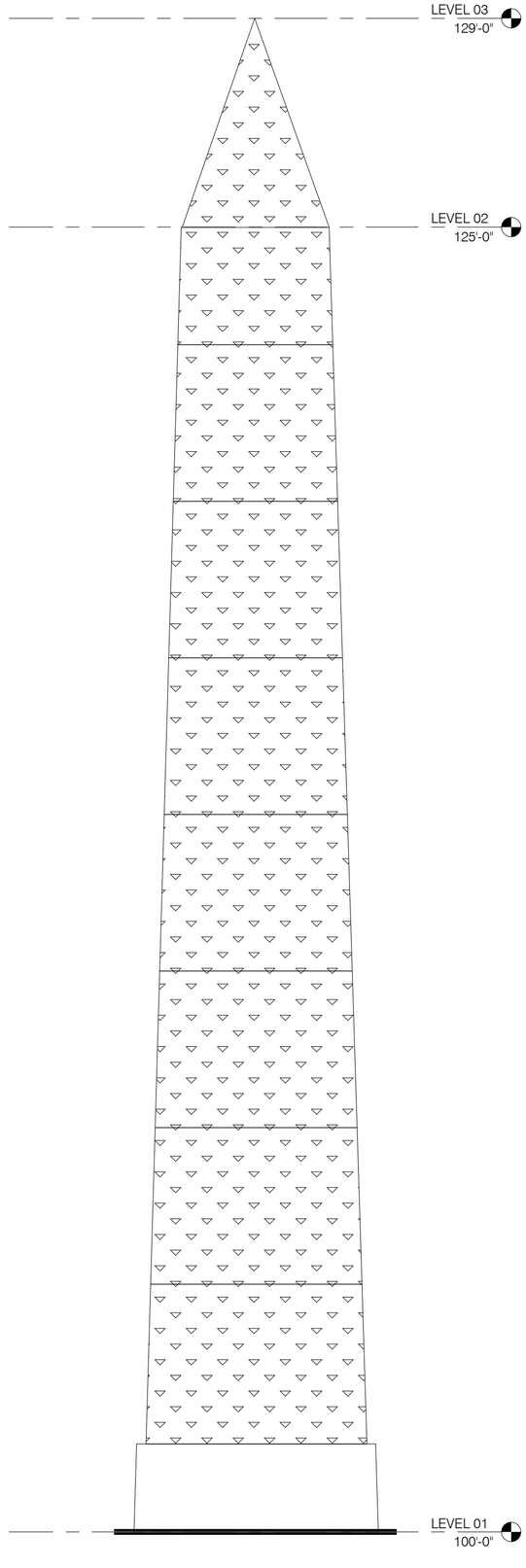
1 ELEVATION NORTH
1/2" = 1'-0" REF: 1 / A101 (1)



2 ELEVATION SOUTH
1/2" = 1'-0" REF: 1 / A101 (1)



3 ELEVATION EAST
1/2" = 1'-0" REF: 1 / A101 (1)



4 ELEVATION WEST
1/2" = 1'-0" REF: 1 / A101 (1)

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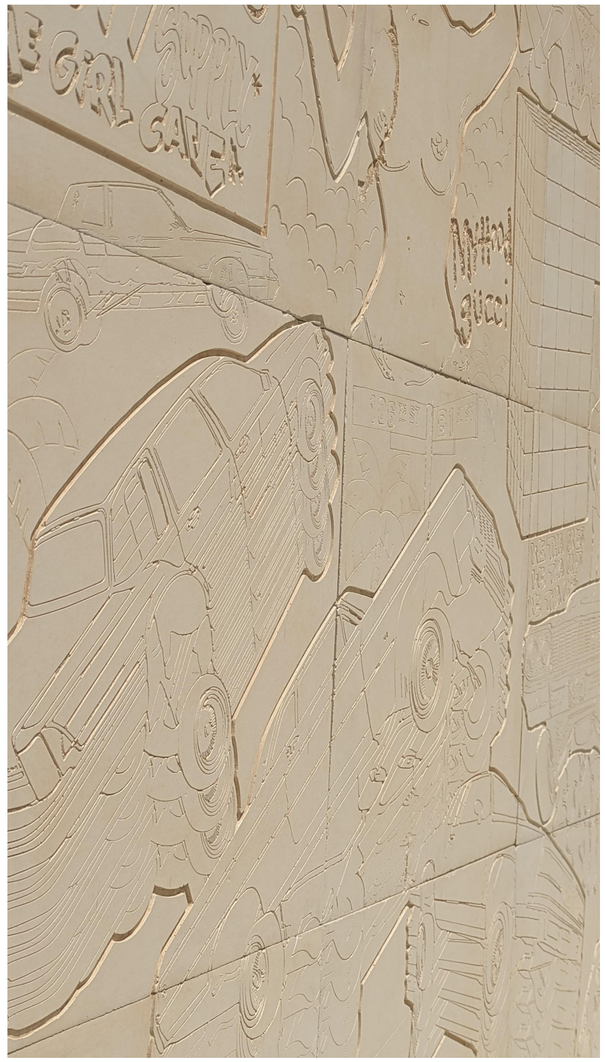
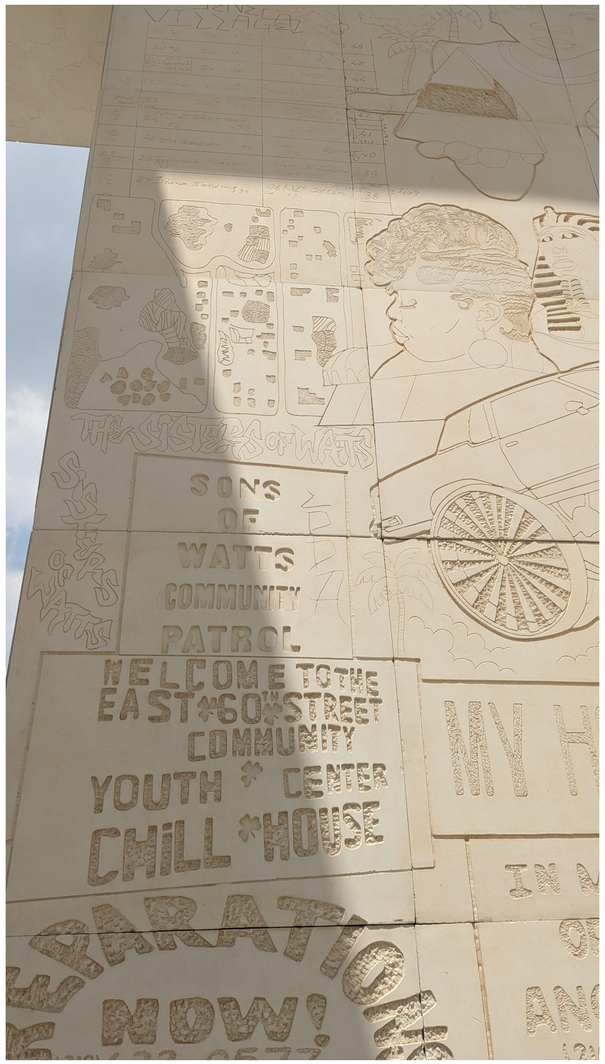
EXTERIOR ELEVATIONS - OVERALL

Ubuntu Park Obelisk Art Installation

A301
East End Neighborhood House





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SHAKER BLVD., E103RD ST INTERSECTION

Ubuntu Park Obelisk Art Installation

A300 (A)
East End Neighborhood House

ROBERT P. MADISON INTERNATIONAL, INC.
ARCHITECTS • INTERIORS • PLANNERS

SHAKER BLVD., E103RD ST INTERSECTION

Ubuntu Park Obelisk Art Installation

A300 (A)
East End Neighborhood House

Special Presentations – Public Art – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

EC2025-029 – Ubuntu Gathering Space Obelisk

September 19, 2025

Design Review Advisory Committee:

N/A; Project is not in a Design Review District

City Planning Staff:

Staff is supportive of the project but is curious as to the decision to remove the flanking bench. We also want to confirm that the greenery and shrubs that we saw in the initial presentation for the public art on the site in 2023 and in the earlier slides are still part of the project. Having all of those elements seemed to ground it, and (as shown on the final slide), now the obelisk feels oddly isolated from the other components of the site.

Special Presentations – Public Art

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

TAF Art Garden Spine Florae Sculpture

September 19, 2025

Project Address: 3357 W. 50th St.

Type: Public Art

Project Representative: Luis Rivas, Metro West CDO

Approval: Schematic

Ward 14: Council Member Santana | **SPA: Stockyards**

Support from:

COUNCILWOMAN Jasmin Santana WARD 14

METRO WEST

CITY OF CLEVELAND
Mayor Justin M. Bibb

BLACK BRAIN GROUP

THE ART GARDEN

art trail beauty to uplift the human spirit

BLACK BRAIN GROUP

Support from:

COUNCILWOMAN Jasmin Santana WARD 14

METRO WEST

CITY OF CLEVELAND
Mayor Justin M. Bibb

BLACKBRAIN GROUP

Summary of Project

Art Garden: Cultivating Sustainable Art for Cleveland

Public Art (Sculpture):3357 W 50th St, Cleveland, OH 44102

BlackBrain Group's *Art Garden* is a transformative public art initiative supported by Mayor Bibb's Transformative Arts Fund (TAF) in partnership with Metrowest CDC. This project aims to extend its impact through murals and sculptures across the city. Focused on growth, real-world experience, and community.

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ABOUT

Spine Florae

- **Transforms Vacant Land into a more compelling place**
  a. Repurposes an underutilized lot into a vibrant and welcoming public space, directly addressing disinvestment and lack of color in the neighborhood.
- **Part of Cleveland's Largest Public Art Investment**
  a. As a centerpiece of the **Transformative Arts Fund (TAF)**
- **Enhances Neighborhood Identity and Investment Potential:**
  a. Creates a recognizable landmark that puts Storer Avenue on the map as an art destination
- **Design, Scale, and Fabricator**:
  a. Approximately `29 feet long, 11 feet tall, and 8–10 feet wide, featuring a series of aluminum vertebrae and floral forms.
  b. Fabricator will be RustBelt Cleveland who has experience with Public Art Installations
- **Supports Broader Initiatives:**
  a. Complements Councilwoman Santana's plans along with Metro West CDO's, aligning with current planning priorities.

Address:

3357 W50th St. Cleveland, OH 44109

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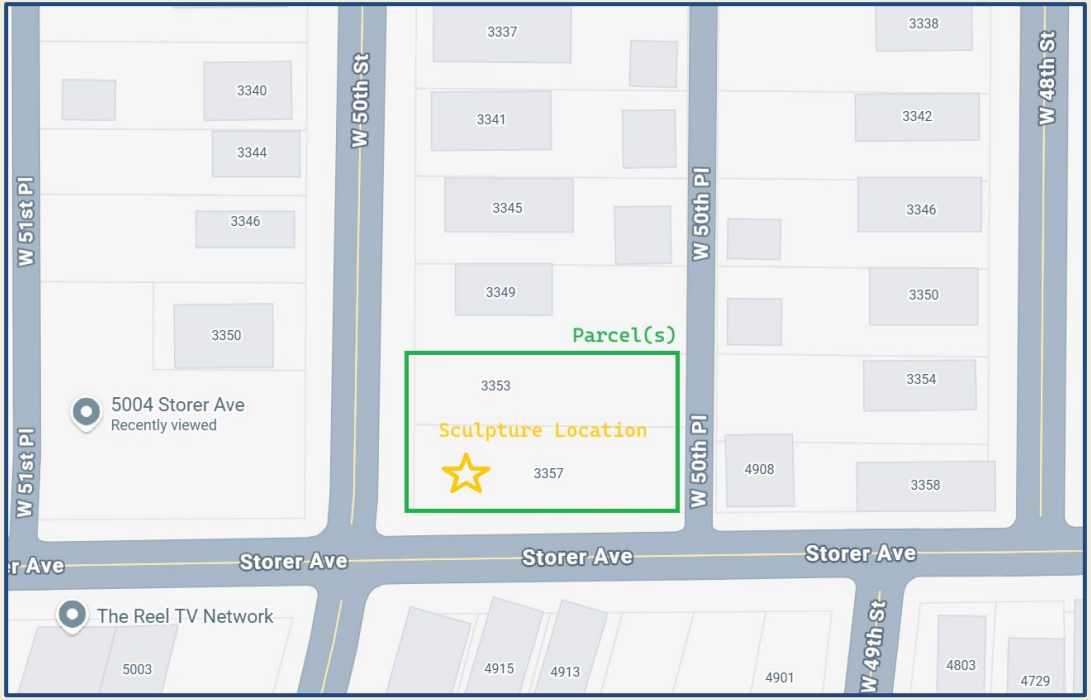
Current Sculpture Map



Parcel Information

- **Parcel Number:** 016-12-001
- **Address:** 3357 W. 50th Street, Cleveland, OH 44109

Address:

3357 W50th St. Cleveland, OH 44109

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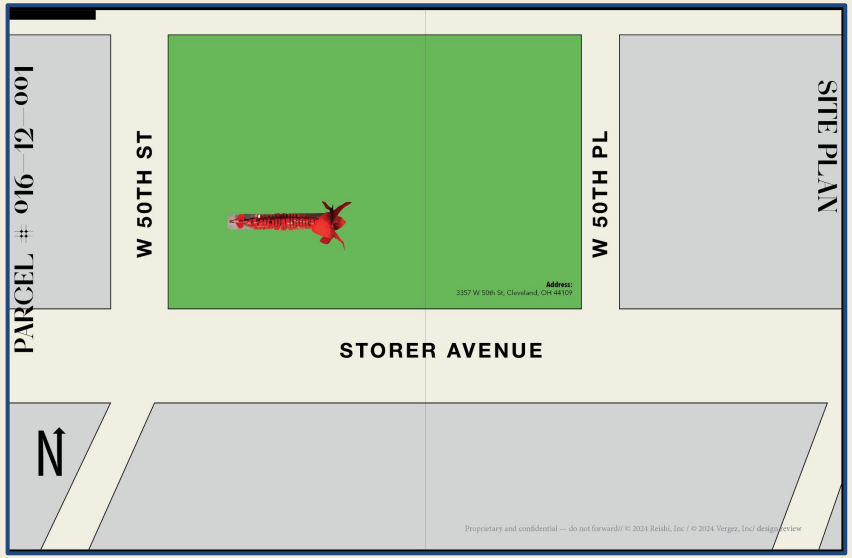
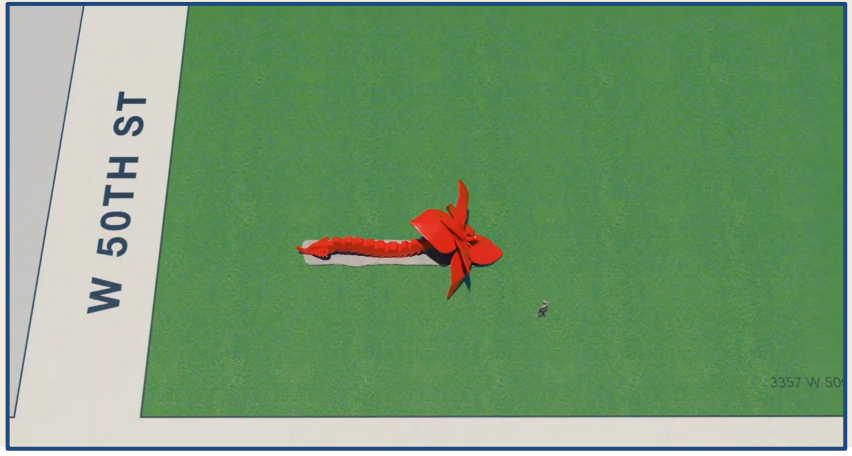
ABOUT





Site Context

- The location is currently a vacant lot with no active use.
- A broader vision for the parcel is being explored, with Councilwoman Santana, lead artist Ariel Vergez, and Western Reserve Land Conservancy in conversation about transforming the site into a pocket park.
- At this stage, Western Reserve is finalizing contractual agreements before any park development proceeds.
- Immediate plans are limited to installing the proposed sculpture on-site.
- This installation will serve as an anchor piece for the lot, providing visual interest and signaling the community's long-term vision for the parcel.
- The sculpture will sit approximately 15-20 ft. from the sidewalk

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CONTEXT

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CONTEXT

Address:

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Previously Approved Mural

(Across the Street From Lot)

Address:

3357 W50th St. Cleveland, OH 44109

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Art Work and Fabricators

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ABOUT

Fabricator Rust Belt Cleveland

Slavic Village:

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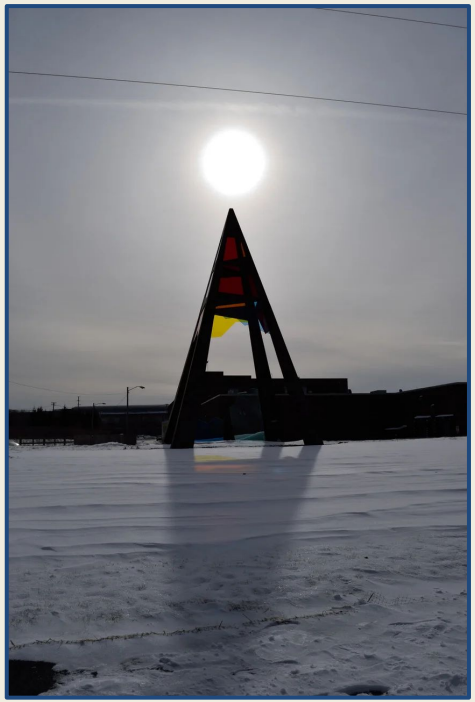
ABOUT

Fabricator Rust Belt Cleveland

Slavic Village:



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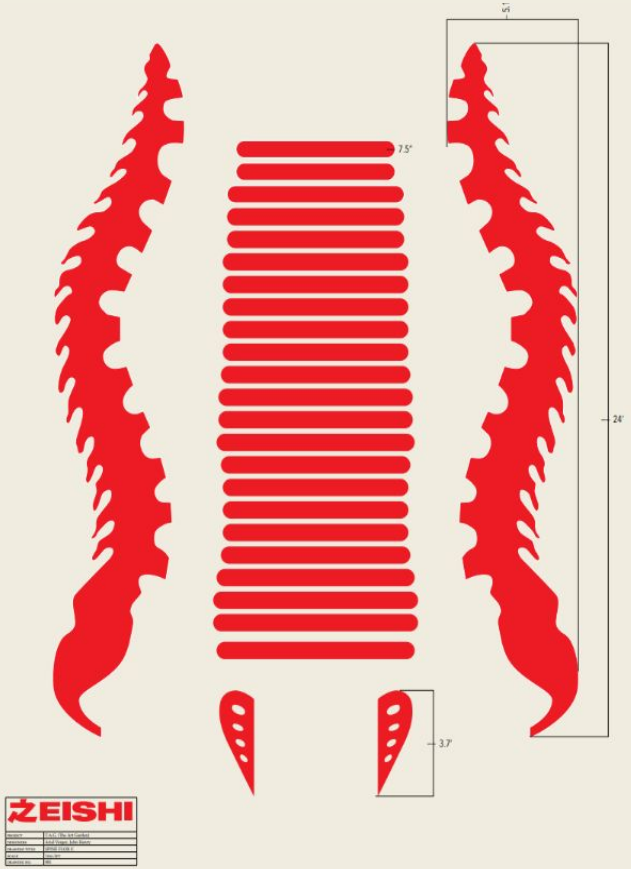

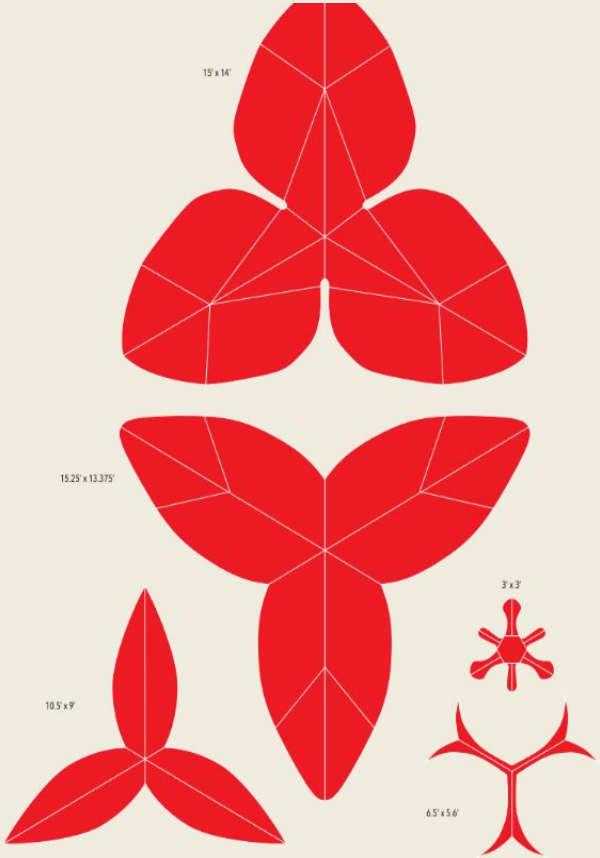

Sculpture Materials and Foundation

Material: Aluminum Welded

Material Finish: Etching Primer, Sherwin Williams Exterior Paint, Clear Coat

Footer/Stabilization: Cement Footer/Bench with 4ft depth foundation

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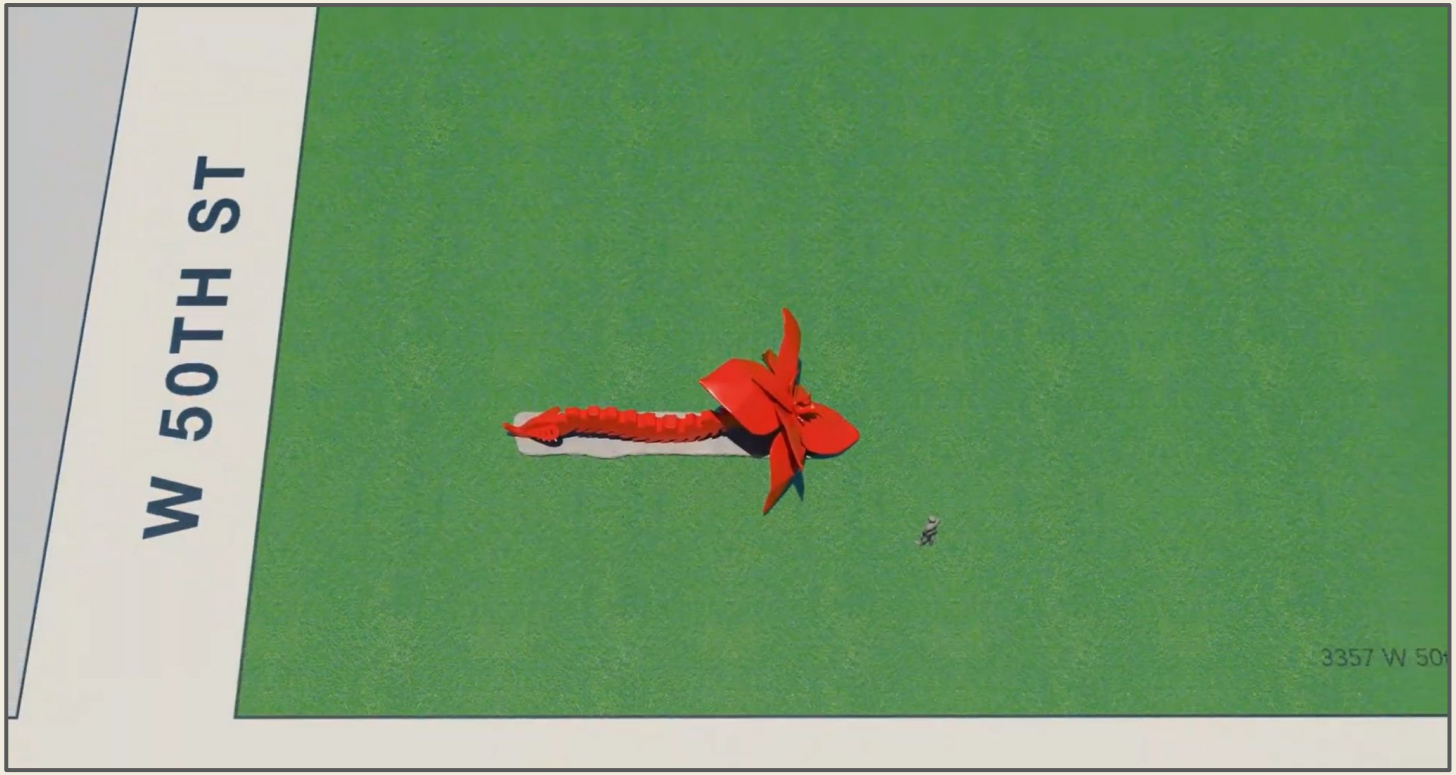

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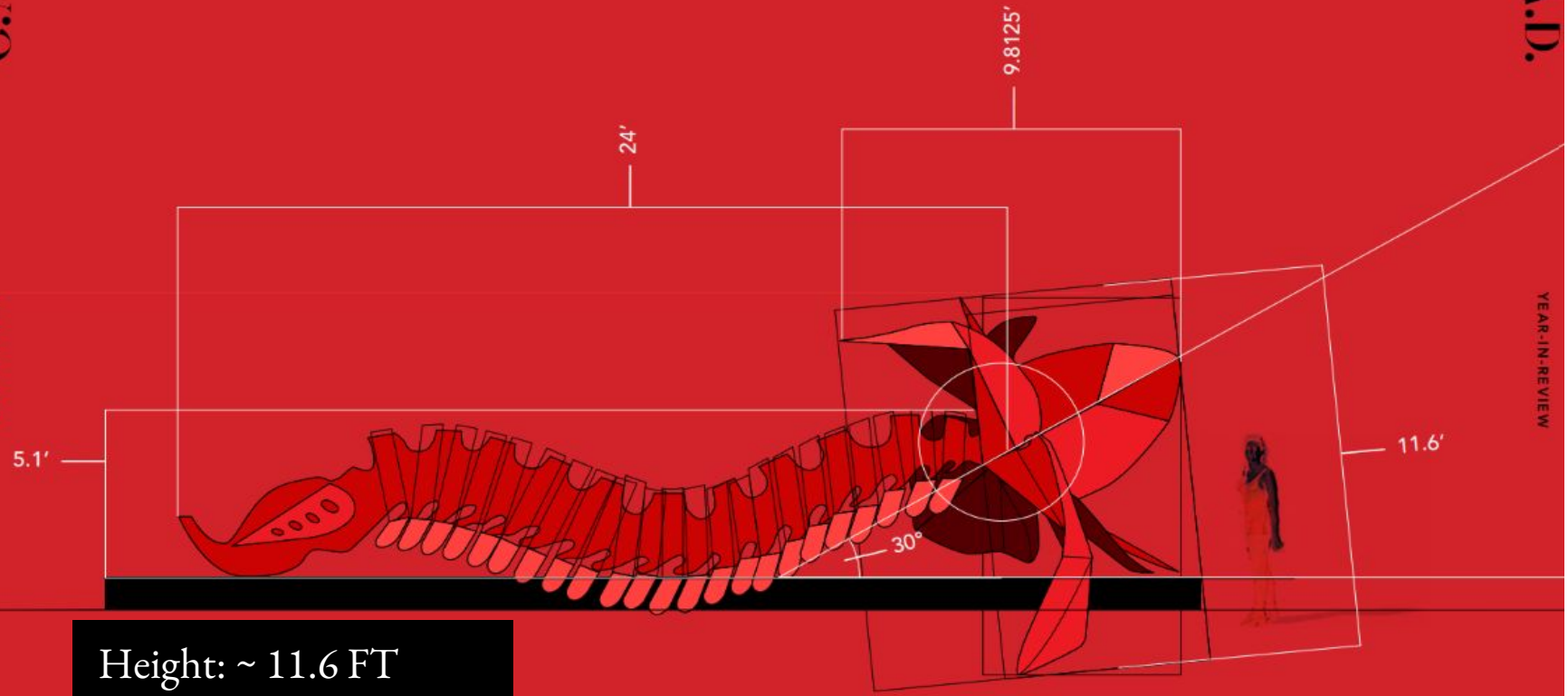
C.A.D.

C.A.D.

YEAR-IN-REVIEW

YEAR-IN-REVIEW



Height: ~ 11.6 FT
Length: ~ 29 FT

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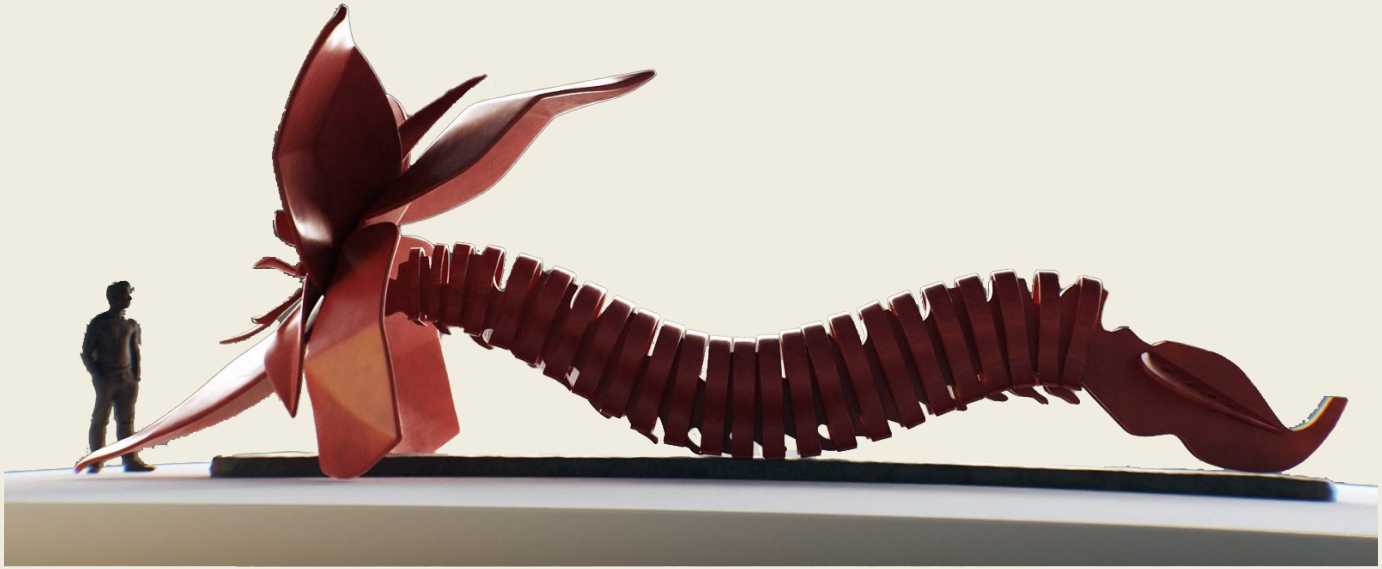
CONTEXT



Address:

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CONTEXT

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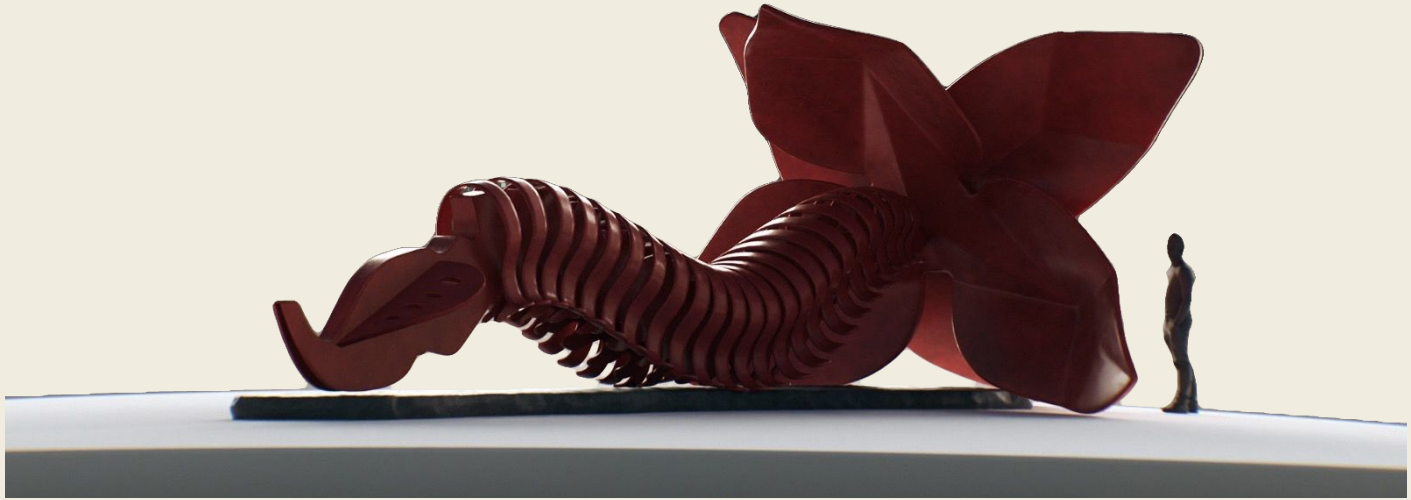
CONTEXT



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Thank you!

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Special Presentations – Public Art – Staff Report

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CITY PLANNING COMMISSION

TAF Art Garden Spine Florae Sculpture

September 19, 2025

Design Review Advisory Committee:

N/A; Project is not in a Design Review District

City Planning Staff:

Staff is in support of this project, which is being leased from the City's Land Bank. The applicants just need to make sure they keep up the insurance requirements and will need to come back for final approval with engineering details for securing the sculpture to the slab and for the footers in the slab and ground.

Cleveland City Planning Commission

Mandatory Referrals

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 19, 2025

Mandatory Referrals

September 19, 2025

Ord. No. 1073-2025 (introduced by Council Members Bishop, Hairston, and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell certain City-owned property no longer needed for the City's public use located at the terminus of Bern Avenue to Greg Cznadel, for the purpose of consolidation with existing land to be used for greenspace and garden development.

Cleveland City Planning Commission

Real Estate Legislation

September 5, 2025

CITY OF CLEVELAND
Mayor Justin M. Bibb

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

Ord. No. 1073-2025
Sale of City Land for consolidation and greenspace development
(009-32-146)

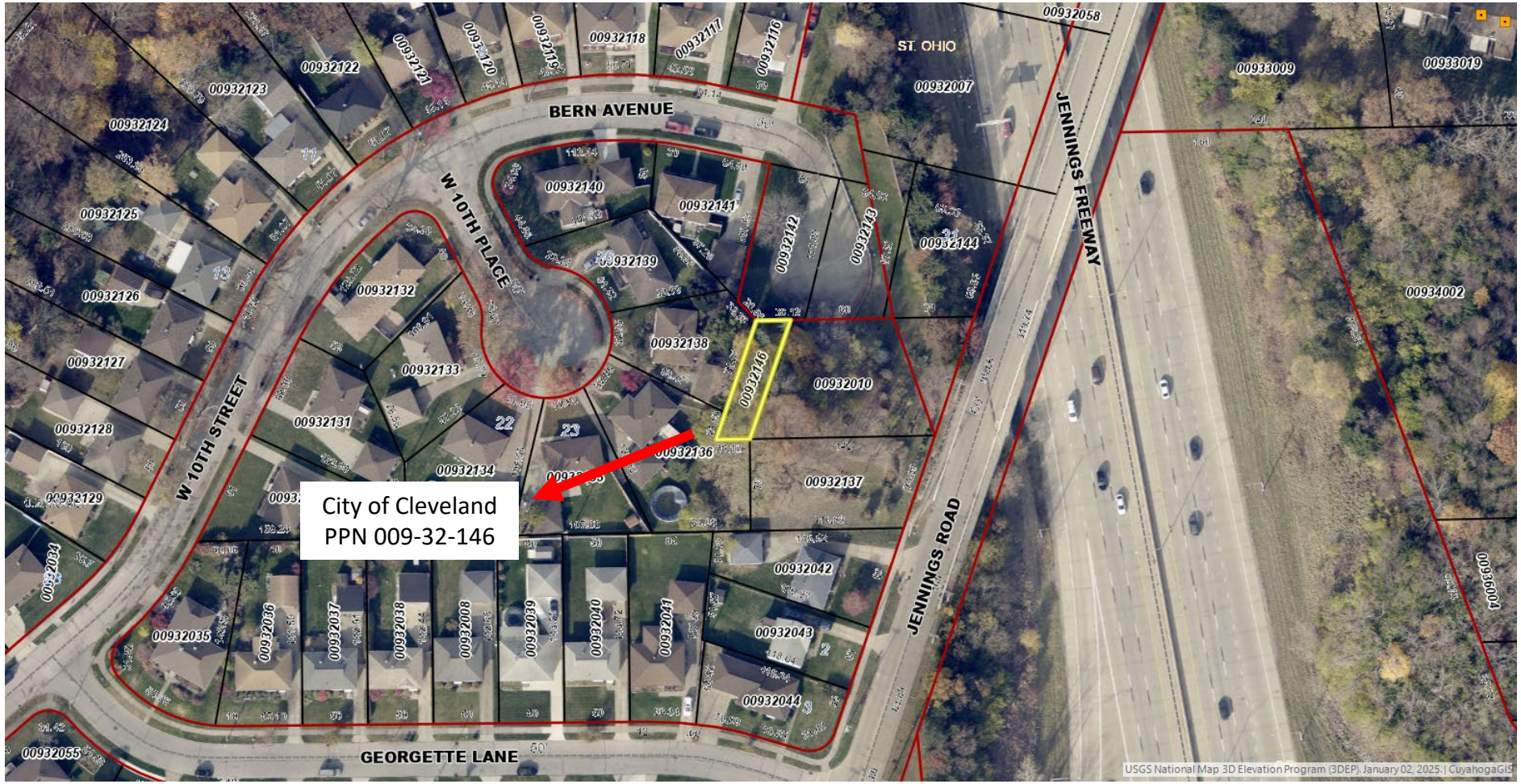
Legislative Purpose

Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell certain City-owned property no longer needed for the City's public use located at the terminus of Bern Avenue to Greg Cznadel for the purpose of consolidation with existing land to be used for greenspace and garden development.

CITY OF CLEVELAND
Mayor Justin M. Bibb

MAYOR'S OFFICE OF CAPITAL PROJECTS
MOCAP
Building Cleveland

Ord. No. 1073-2025
Sale of City Land for consolidation and greenspace development (009-32-146)
Location Map



Ord. No. 1073-2025

Street View

Sale of City Land for consolidation and greenspace development (009-32-146)

Ord. No. 1073-2025
Sale of City Land for consolidation and greenspace development (009-32-146)

- In 2005, the City acquired the vacant lot located at the rear of Bern Ave, 009-32-146, for roadway purposes in connection with construction of the Jennings Freeway.
- Greg Cznadel, the buyer, owns and resides in adjacent property and plans to consolidate the City land with his existing land and use the City land for greenspace and gardens.
- Sale of the City land will put the property into productive re-use.
- Buyer will purchase the property at County appraised value of $500.00.
- Ward 12 Councilwoman Rebecca Maurer is in support of this sale.

CITY OF CLEVELAND
Mayor Justin M. Bibb

MAYOR'S OFFICE OF CAPITAL PROJECTS
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Building Cleveland

Mandatory Referrals

September 19, 2025

Res. No. 1097-2025 (introduced by Council Members Spencer, Bishop, and Griffin – by departmental request) Requesting the Director of Transportation of the State of Ohio determine and declare a reasonable and safe prima-facie speed limit of 30 miles per hour for Lake Avenue between West 117th Street and Detroit Avenue.

Lake Avenue Speed Limit Reduction

September 19, 2025

City Planning Commission

Cleveland MOVES

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB

Speed Matters

Hit by a vehicle traveling at

23 MPH

10% risk of death

Hit by a vehicle traveling at

42 MPH

50% risk of death

Hit by a vehicle traveling at

58 MPH

90% risk of death

Cleveland MOVES

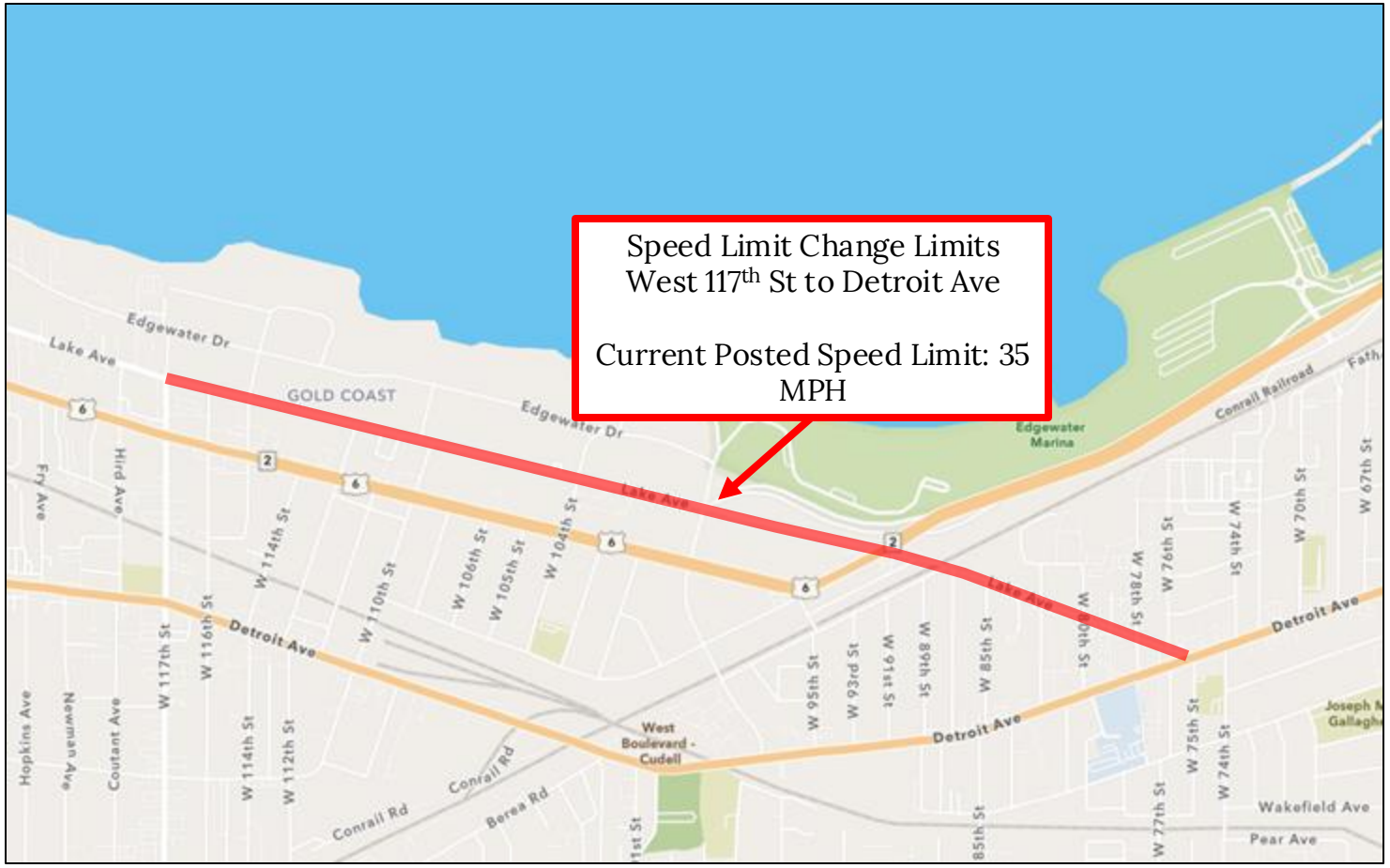
Between 2022-2024, 51% of all fatal crashes in Cleveland involved speeding.

Cleveland MOVES

*Excludes crashes on highways and freeways

Lake Avenue – W. 117th to Detroit

- Longstanding requests and efforts to reduce speeding
- Speed limit changes require a formal study and approval from the Ohio Department of Transportation
- Lakewood successfully reduced the speed limit on their section of Lake Avenue from 35 MPH to 30 MPH last year



Cleveland MOVES

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB

Speed Zone Study

Speed Data Collection Points

1. 11328 Lake Ave
2. 11018 Lake Ave
3. 10603 Lake Ave
4. 9419 Lake Ave
5. 8318 Lake Ave

Speed Zone Study Findings

Traffic Count Location	Average Daily Traffic	50th Percentile Speed (MPH)	85th Percentile Speed (MPH)	95th Percentile Speed (MPH)	Average Speed (MPH)	10 MPH Pace Speed
11328 Lake Ave	6095	28.5	34.0	37.0	30.2	26-35
11018 Lake Ave	6545	26.5	31.5	34.5	27.4	24-33
10603 Lake Ave	3598	27.5	32.5	35.5	28.3	24-33
9419 Lake Ave	2026	28.5	33.0	35.5	29.7	25-34
8318 Lake Ave	5090	30.0	34.5	37.5	31.2	27.5-36.5
AVERAGE	**4670.8**	**28.2**	**33.1**	**36**	**29.3**	**25.3-34.3**

Cleveland MOVES

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB

Crashes & Roadway Context

- Crash Data (2022-2024):
  - 64 total crashes (15 injury crashes)
  - 7 speed-involved crashes (7 injury crashes)

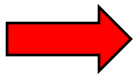
- Lake Avenue's roadway design has changed over time:
  - Lane reductions
  - Bike lanes
  - Center median islands

Cleveland MOVES

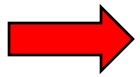
Study Conclusion & Next Steps

- 30 MPH is determined to be a safe and reasonable speed limit

Pass Council Resolution and receive ODOT's final approval



Notify community members of the upcoming change



Install new 30 MPH speed limit signage

Cleveland MOVES

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB

Cleveland City Planning Commission

Administrative Approvals

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 19, 2025

Administrative Approvals

September 19, 2025

Ord. No. 1108-2025 (introduced by Council Members Polensek and Griffin – by departmental request) Authorizing the Director of Public Safety to enter into an amendment to Lease Agreement No. LS 2018-24 with Cuyahoga County for the lease of certain space located on various floors of the Justice Center to extend the term for one additional year, beginning October 2, 2025, with a one-year option to renew, exercisable by the Director of Public Safety.

Cleveland City Planning Commission

Director's Report

CITY OF CLEVELAND
Mayor Justin M. Bibb

September 19, 2025

Cleveland City Planning Commission

Adjournment

CITY OF CLEVELAND
Mayor Justin M. Bibb

Next Meeting: October 3, 2025