



CITY OF CLEVELAND

Mayor Justin M. Bibb

Near West Design Review Advisory Committee

January 28th, 2025

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

Kerry Sandoval, Committee Chair

Britany Pabon, Committee Administrator, City Planner

CITY of **CLEVELAND**

MAYOR JUSTIN M. BIBB

CITY PLANNING

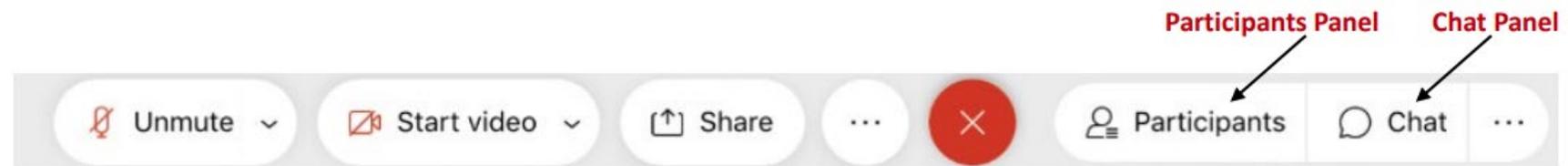


Cleveland City Planning Local Design Review: Community Comments

Any and all community members may provide their written comments, thoughts or questions regarding the projects presented to the committee for review and approval. Community members may also telephone their comments or questions to the committee administrator.

- All comments, thoughts or questions must be submitted to the committee administrator no later than **48 hours before** the start of the meeting.
- Submission may be made by email to bpabon@clevelandohio.gov
- Submission may be made by phone to **216 – 664 – 2984**
- Public comment or submissions made after the deadline will not be heard by the committee.
- Community Member's thoughts, comments or questions will be read into the record during the course of the meeting for committee consideration and applicant answering, if they so wish. Phone submissions will be summarized by the administrator prior to submission into the record.
- The applicant of the project is under no obligation to answer any community questions.

CALL-IN USERS CAN UNMUTE BY USING *6



Cleveland City Planning Local Design Review: Meeting Conduct

The meeting shall be conducted according to Robert's Rules of Order.

- Actions during the meeting will be taken by voice vote.

Abstentions due to a conflict of interest should be stated for the record prior to the taking of any vote.

No presentation submissions will be accepted after the deadline. The Chair will begin the meeting and ask for roll call of the Committee & Applicants.

The administrator will introduce the first project & provide some background information.

The meeting will then be turned over to the applicant to proceed through their presentation.

- Committee comments will be limited during this period to facilitate a smooth presentation.

- Please use the raised hand feature to be called on. Once the presentation has concluded the administrator will read any received comments.

The committee will then begin deliberations & project review. After deliberations & review concludes the committee will render its recommendation and vote.

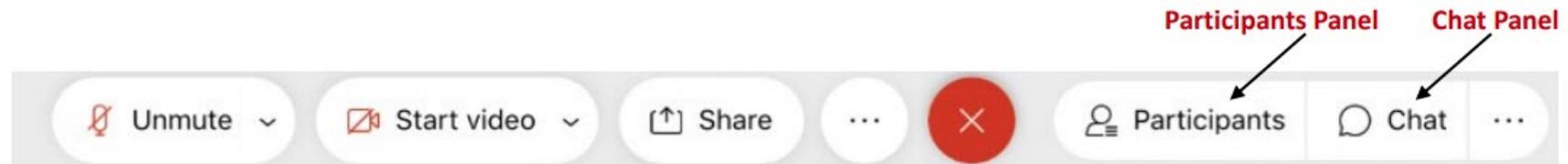
- After the vote, the applicant(s) may leave the meeting and the administrator will introduce the next project. All projects will follow the same format until all projects are heard by the committee.

Once all projects are heard, the Chair will call for any committee / administrator reports.

After all reports have been heard, the Chair will adjourn the meeting.



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AGENDA:

1. 1. NW2025- 021 | 30 West Apartments | W 30th & Seymour Ave | Schematic Approval | C

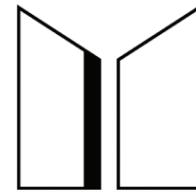
Type: New construction, multi-unit apartment complex

Representative: Alex Quinones, Fred Wolfe

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- **C** - Project will be reviewed at next available CPC meeting, **L** - Will need to appear on Landmarks agenda, **P** - Petbot



30 WEST APARTMENTS



YOUNG
DESIGN
STUDIO

30 West Apartments

ENV Properties is developing 30 West Apartments, a 21-unit residential infill project located at West 30th and Seymour in Cleveland's Westside Density Corridor.

The development sits on approximately 9,000 sq ft, including two parcels acquired through the Cleveland Land Bank. The Clark-Fulton Community Development Corporation and Councilwoman Jasmin Santana, have supported the need for increased density, more housing units, and responsible neighborhood-scale development.

The project footprint is planned as a 3-story building with an optimized layout to maximize space and efficiency near a major road connected to Cleveland's Opportunity Corridor.

Unit mix:

19 one-bedroom units

2 two-bedroom units, including ADA-accessible options

Key pre-development work completed so far includes:

Boundary and topographic surveys

Phase I Environmental Site Assessment

Architectural plans and floor-plan design

Design and architecture are led by Young Design Studio under the leadership of Brandon Young, whose team specializes in residential and multifamily infill design and adaptable unit layouts.

ENV Properties highlights:

Local developer leadership

Community impact and neighborhood stability

Walkable, transit-friendly housing

Modern, efficient rental units for the local workforce and transit-based renters

Minority-led development perspective and long-term neighborhood outcomes

Project goals and outcomes:

Increase neighborhood housing density

Deliver new, quality rental housing

Support transit-based urban living

Create stable long-term residential occupancy

Maintain efficient and lender-friendly development performance

As a local Cleveland developer, ENV Properties is committed to building attainable multifamily housing that strengthens the community and supports continued neighborhood growth.

Project Summary

30 West

West 30th St. Cleveland, Oh 44113





Site Map
30 West
West 30th St. Cleveland, Oh 44113



Southwest Corner



Northeast Corner



Northwest Corner



Southeast Corner

Existing Conditions

30 West
West 30th St. Cleveland, Oh 44113



Lot to the North



Lot to the East



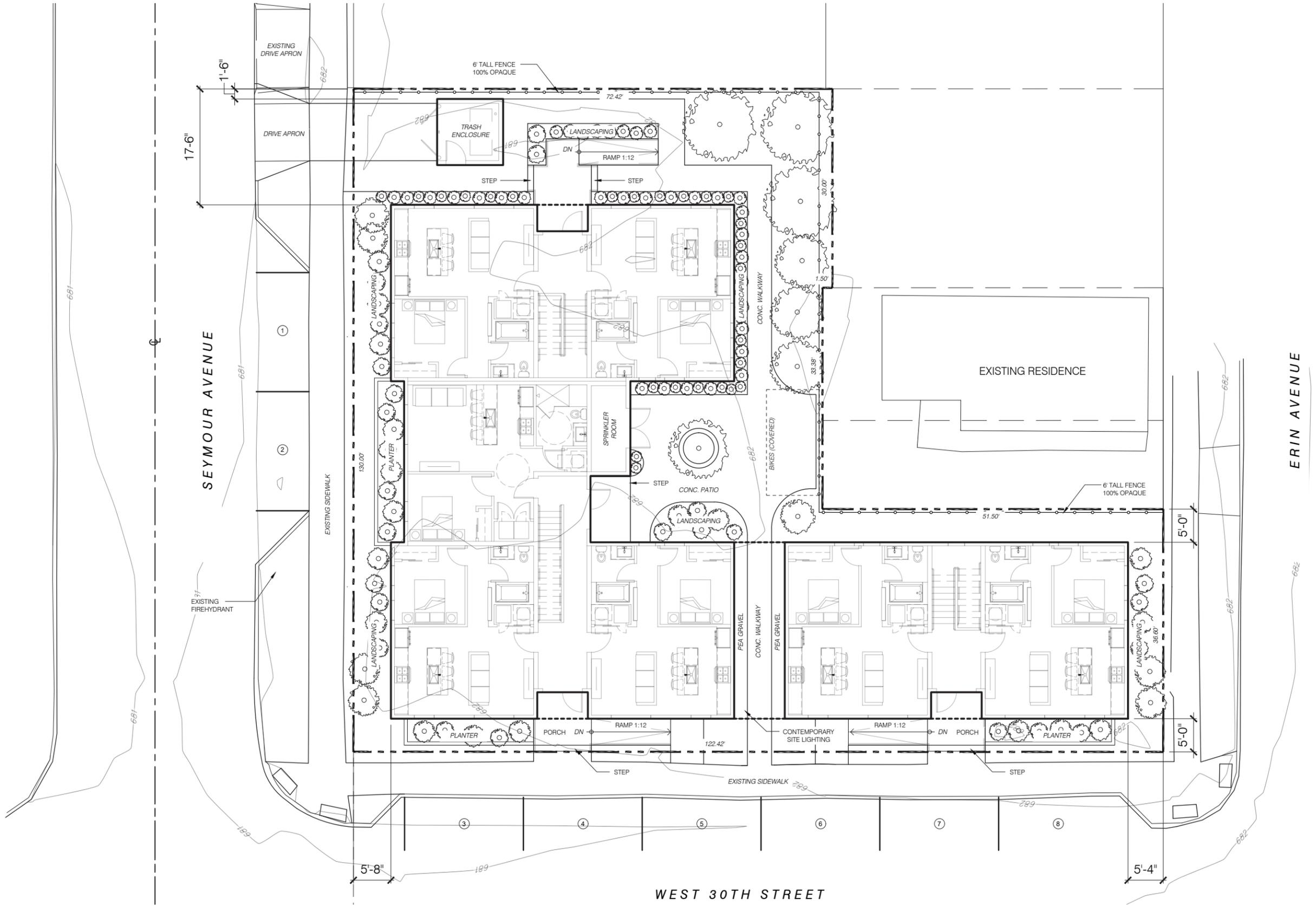
Lot to the South



Lot to the West

Existing Conditions

30 West
West 30th St. Cleveland, Oh 44113



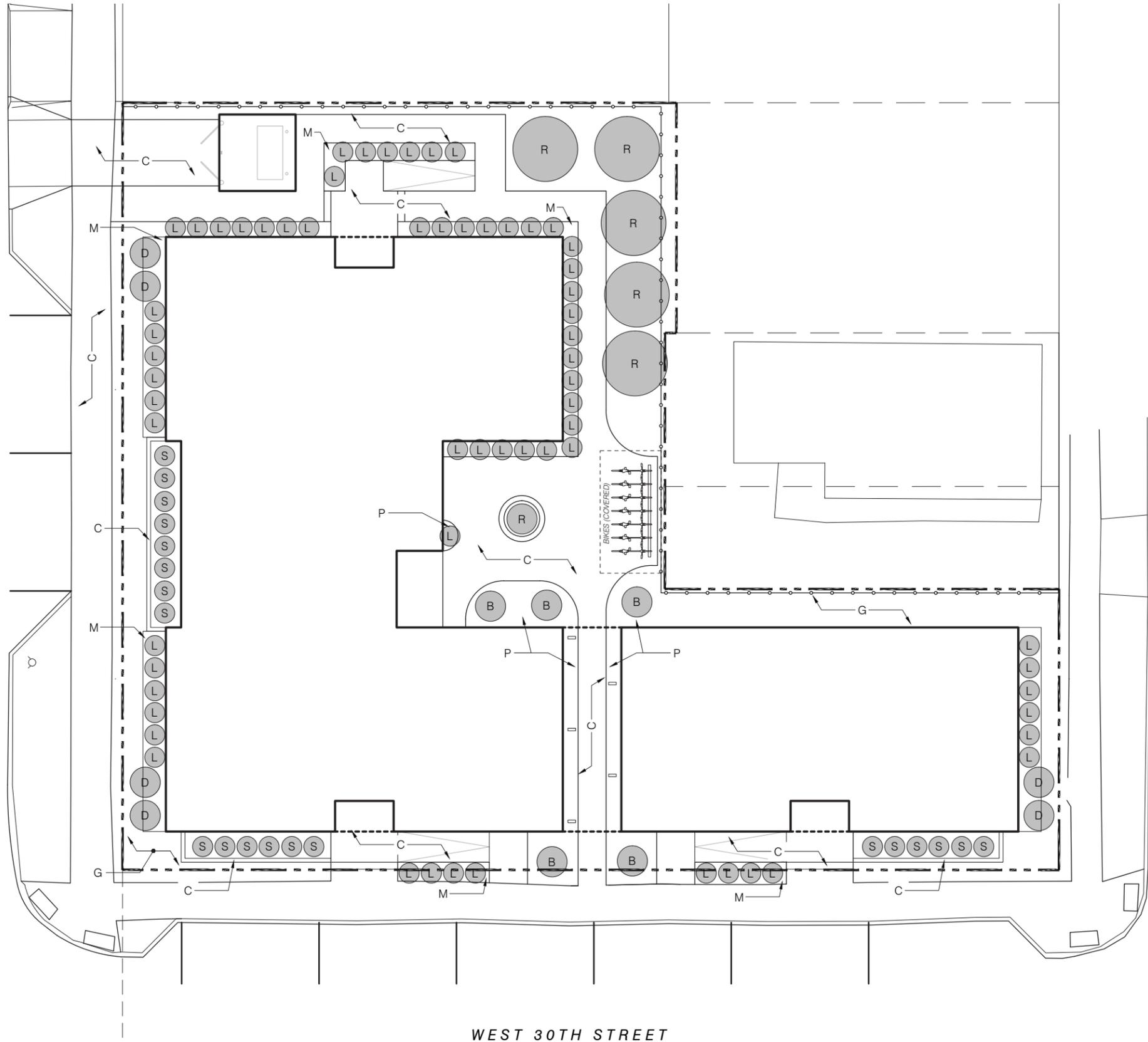
ARCHITECTURAL SITE PLAN
SCALE: 1 = 15'-0" N

UNITS PER STORY:	7
PROPOSED STORIES:	3
TOTAL UNITS:	21
BUILD AREA PER FLOOR:	5,054 SF
TOTAL BUILD AREA:	15,162 SF
OFF STREET PARKING:	0
ON STREET PARKING:	8
PARKING SPACED TOTAL:	8

Site Plan

30 West
West 30th St. Cleveland, Oh 44113





LANDSCAPE PLAN
SCALE: 1" = 15'-0" N

LANDSCAPE LEGEND	
GROUND COVER	
G	GRASS
C	CONCRETE
M	MULCH BED (MIN. 3" DEEP)
P	PEA GRAVEL BEDS
PLANTINGS	
D	PAGODA DOGWOOD (<i>CORNUS ALTERNIFOLIA</i>)
B	BOXWOOD SHRUB (<i>BUXUS SEMPERVIRENS</i>)
R	RIVER BIRCH (<i>BETULA NIGRA</i>)
S	SWITCHGRASS (<i>PANICUM VIRGATUM</i>)
L	LITTLE BLUE STEM (<i>SCHIZACHYRIUM SCOPARIUM</i>)



PAGODA DOGWOOD
(*CORNUS ALTERNIFOLIA*)



BOXWOOD SHRUB
(*BUXUS SEMPERVIRENS*)

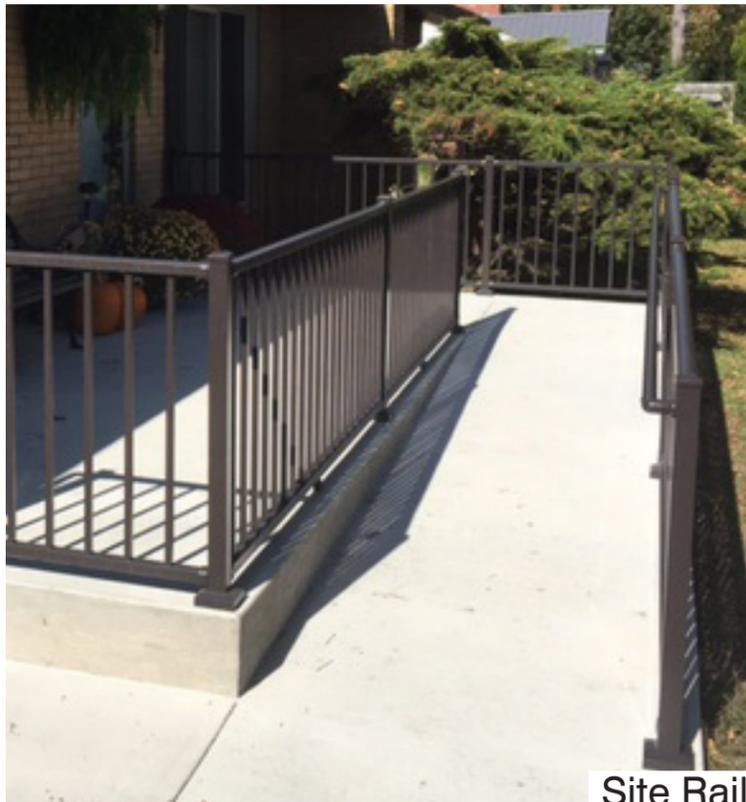


RIVER BIRCH
(*BETULA NIGRA*)

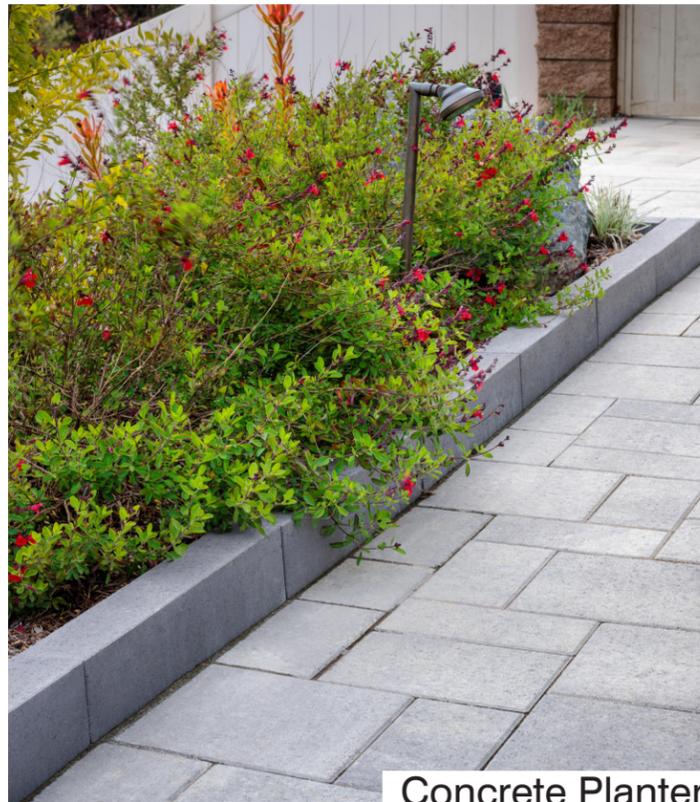


SWITCHGRASS
(*PANICUM VIRGATUM*)

LITTLE BLUE STEM
(*SCHIZACHYRIUM SCOPARIUM*)



Site Rail



Concrete Planter



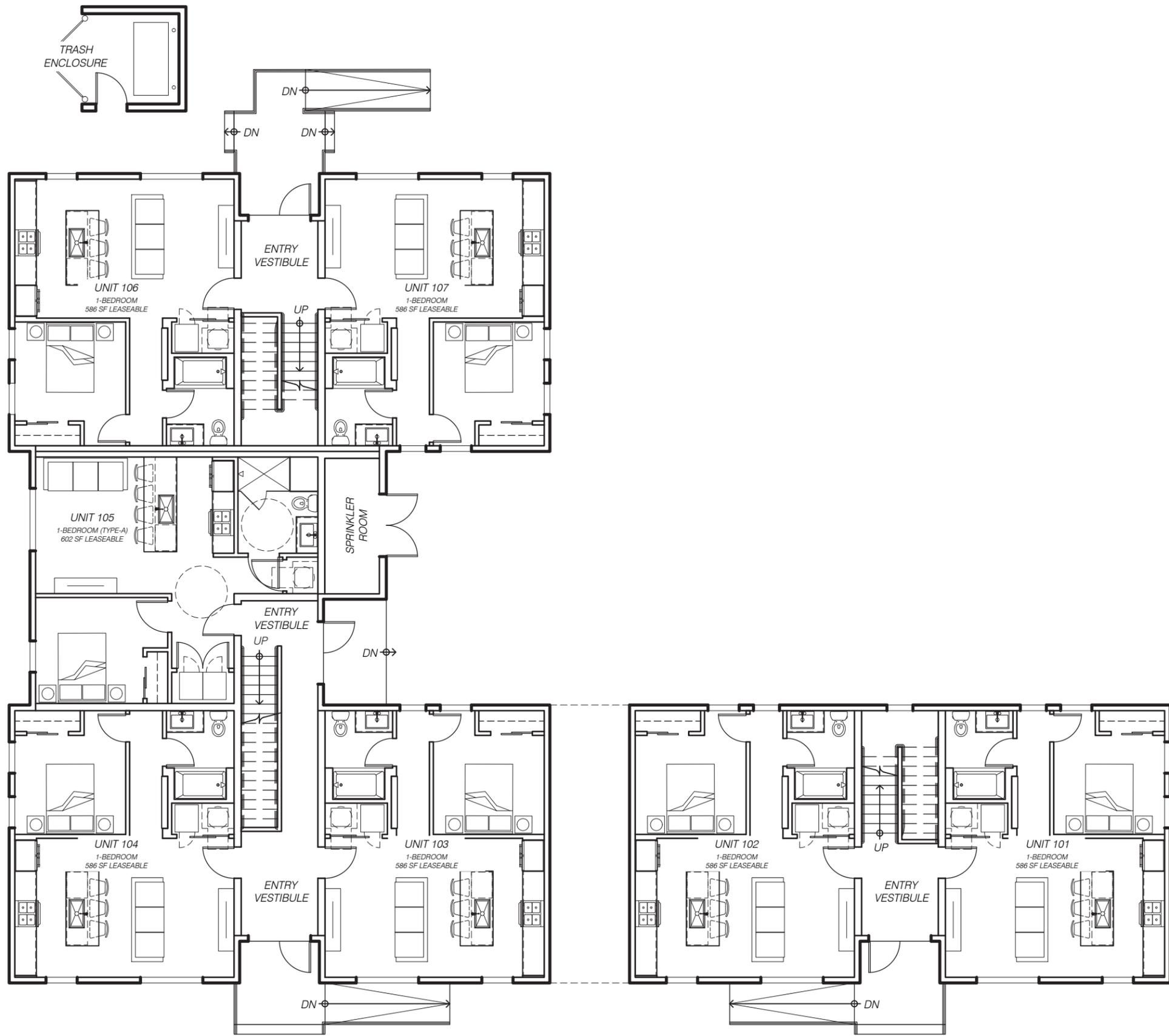
Covered Bike Parking



Bike Stand

Site Features

30 West
West 30th St. Cleveland, Oh 44113



FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

Floor Plans
30 West
 West 30th St. Cleveland, Oh 44113

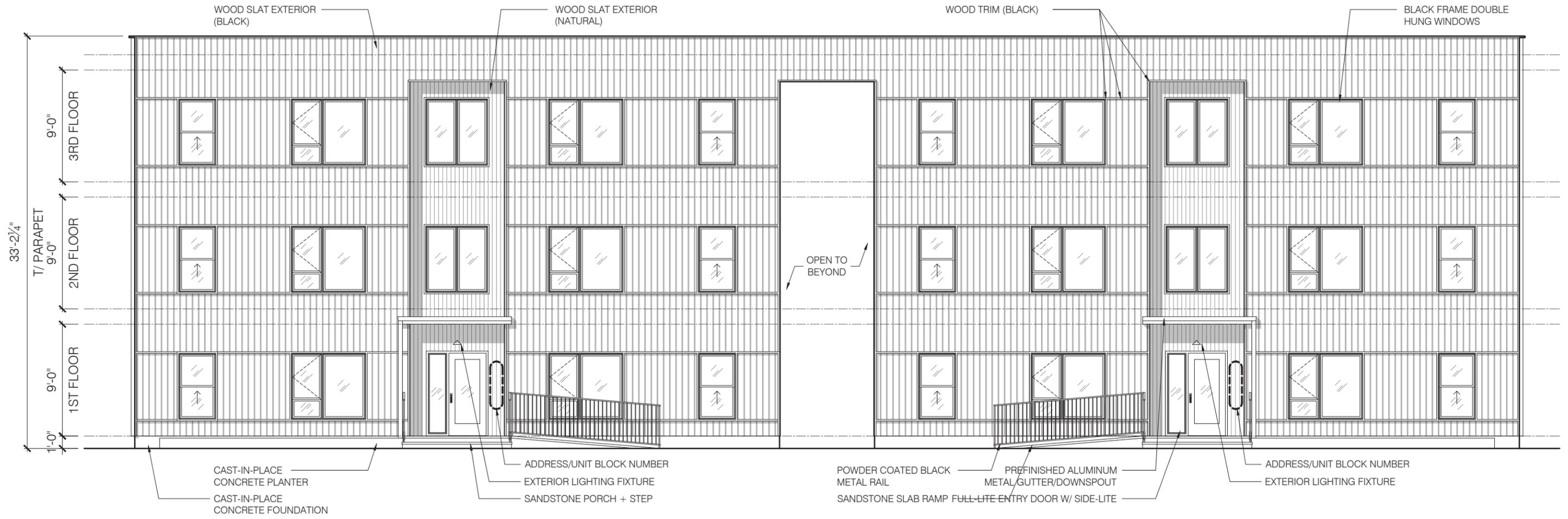




THIRD FLOOR PLAN
 SCALE: 3/32" = 1'-0"

Floor Plans
30 West
 West 30th St. Cleveland, Oh 44113





WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Exterior Elevations

30 West
West 30th St. Cleveland, Oh 44113



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



Front View

30 West

West 30th St. Cleveland, Oh 44113



Side 1 View 1

30 West
West 30th St. Cleveland, Oh 44113



Side 1 View 2

30 West
West 30th St. Cleveland, Oh 44113



Side 2 View 1
30 West
West 30th St. Cleveland, Oh 44113



Courtyard View

30 West
West 30th St. Cleveland, Oh 44113

Closing:

Additional comments, updates, and/or shout-outs?

Meeting Adjourned



CITY OF CLEVELAND

Mayor Justin M. Bibb

Next NW | DRAC Meeting: February 11th, 2025

*Please note spots **may** have already been filled, please contact Britany Pabon for availability