



The Pearl CONCEPTUAL DESIGN

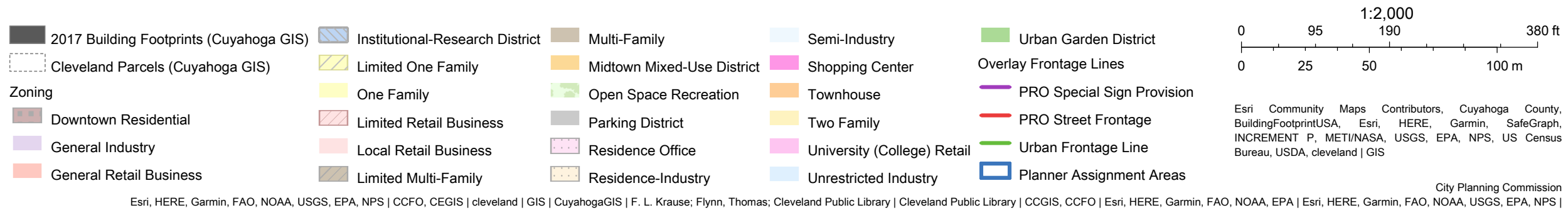
DUCK ISLAND BLOCK CLUB 12.07.2021

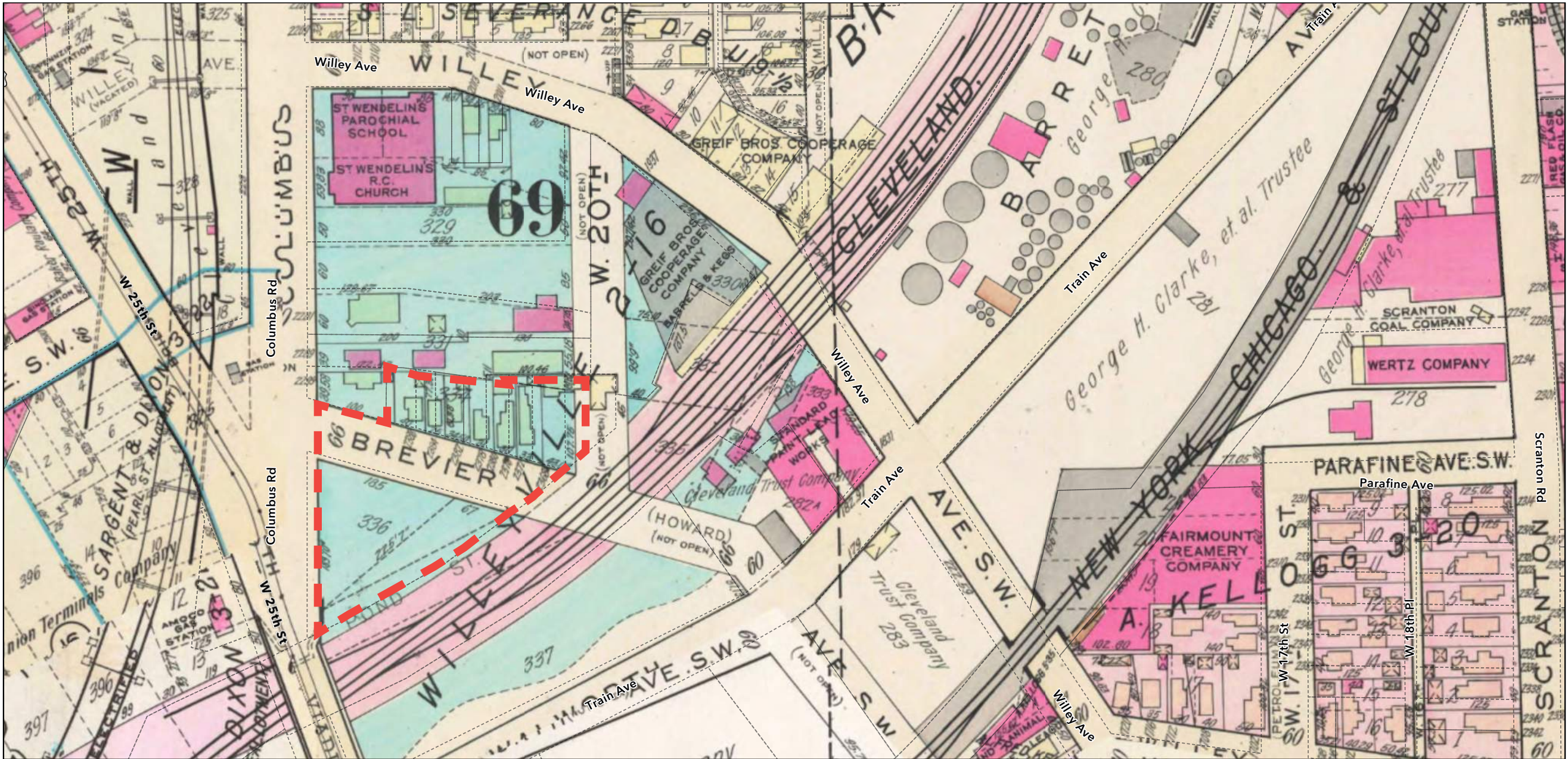
REALIFE GROUP
BIALOSKY CLEVELAND



Current and Future Developments

- 1** THE PEARL
185 units - 7 stories
176 parking spaces
- 2** CARRIAGE WORKS
80 units - 4 stories
300 parking spaces
- 3** INTRO
297 units - 9 stories
333 parking spaces
- 4** REDLINE GREENWAY
undisclosed
- 5** WATERFORD BLUFFS
241 units
- 6** ABBEY AVE. APARTMENTS
140 units
- 7** FAIRMOUNT CREAMERY
30 units
- 8** TREO
171 units - 5 stories
152 parking spaces
- 9** ELECTRIC GARDENS
130 units - 4 stories
54 parking spaces
- 10** THE LINCOLN
82 units





8/9/2021, 10:13:48 AM

Image

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Green: Band_2
Blue: Band_3

Image

Red: Band_1
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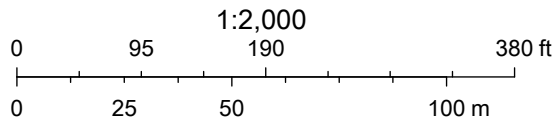
Cleveland Parcels (Cuyahoga GIS)

Zoning
Downtown Residential
General Industry

General Retail Business
Institutional-Research District
Limited One Family
One Family
Limited Retail Business
Local Retail Business
Limited Multi-Family

Multi-Family
Midtown Mixed-Use District
Open Space Recreation
Parking District
Residence Office
Residence-Industry
Semi-Industry

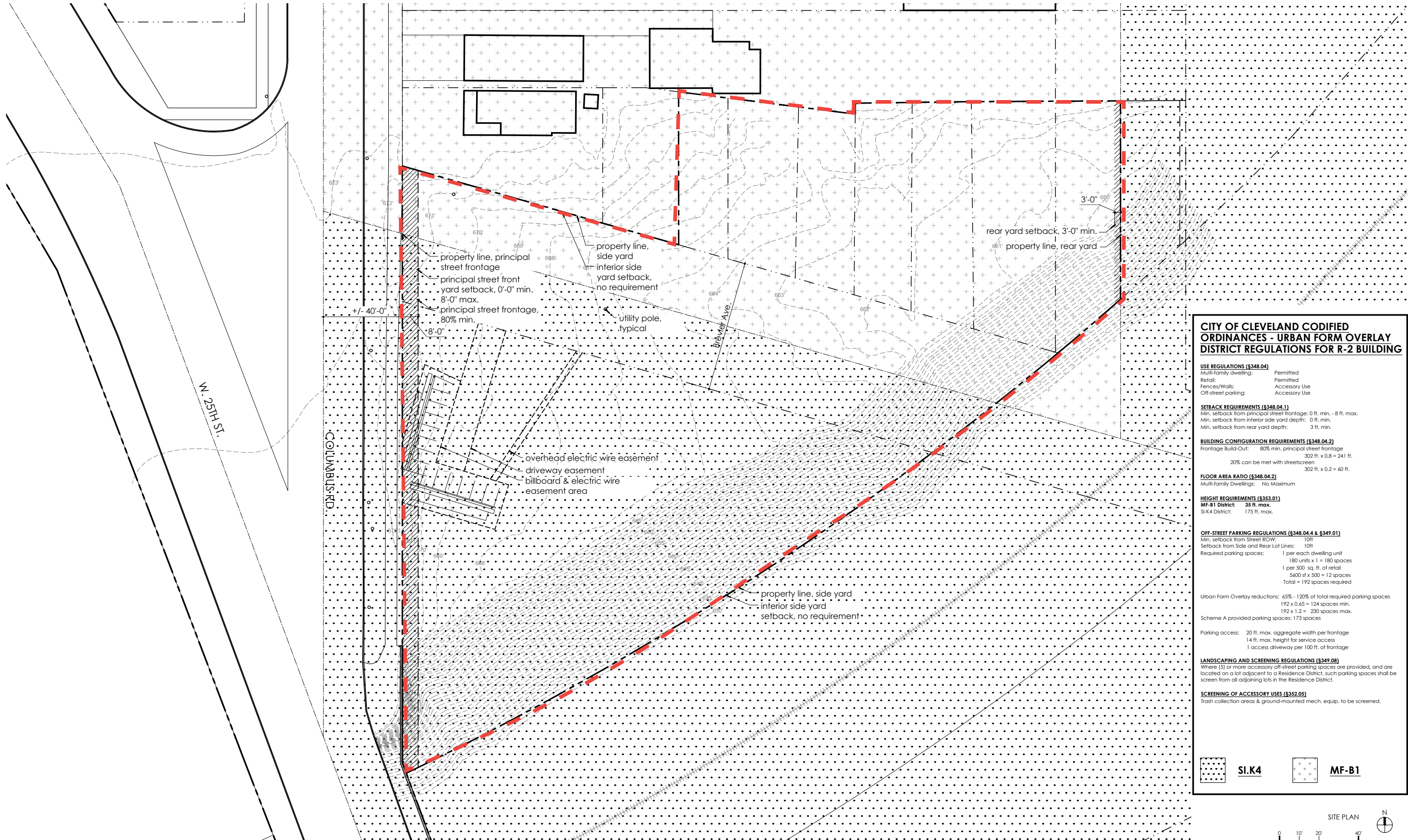
Shopping Center
Townhouse
Two Family
University (College) Retail
Unrestricted Industry
Urban Garden District
Overlay Frontage Lines
PRO Special Sign Provision



Cleveland Public Library, Esri Community Maps Contributors, Cuyahoga County, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, cleveland | GIS

City Planning Commission

Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS | CCFO, CEGIS | cleveland | GIS | CuyahogaGIS | F. L. Krause; Flynn, Thomas; Cleveland Public Library | Cleveland Public Library | CCGIS, CCFO | Esri, HERE, Garmin, FAO, NOAA, EPA | Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS |



CITY OF CLEVELAND CODIFIED ORDINANCES - URBAN FORM OVERLAY DISTRICT REGULATIONS FOR R-2 BUILDING

USE REGULATIONS (§348.04)

Multi-family dwelling: Permitted

Retail: Permitted

Fences/Walls: Accessory Use

Off-street parking: Accessory Use

SETBACK REQUIREMENTS (§348.04.1)

Min. setback from principal street frontage: 0 ft. min. - 8 ft. max.

Min. setback from interior side yard depth: 0 ft. min.

Min. setback from rear yard depth: 3 ft. min.

BUILDING CONFIGURATION REQUIREMENTS (§348.04.2)

Frontage Build-Out: 80% min, principal street frontage

302 ft. x 0.8 = 241 ft.

20% can be met with streetscreen

302 ft. x 0.2 = 60 ft.

FLOOR AREA RATIO (§348.04.2)

Multi-family Dwellings: No Maximum

HEIGHT REQUIREMENTS (§353.01)

MF-B1 District: 35 ft. max.

SI-K4 District: 175 ft. max.

OFF-STREET PARKING REGULATIONS (§348.04.4 & §349.01)

Min. setback from Street ROW: 10ft

Setback from Side and Rear Lot Lines: 10ft

Required parking spaces:

1 per each dwelling unit

180 units x 1 = 180 spaces

1 per 500 sq. ft. of retail

5600 sf x 500 = 12 spaces

Total = 192 spaces required

Urban Form Overlay reductions: 65% - 120% of total required parking spaces

192 x 0.65 = 124 spaces min.

192 x 1.2 = 230 spaces max.

Scheme A provided parking spaces: 173 spaces

Parking access:

20 ft. max. aggregate width per frontage

14 ft. max. height for service access

1 access driveway per 100 ft. of frontage

LANDSCAPING AND SCREENING REGULATIONS (§349.08)

Where (5) or more accessory off-street parking spaces are provided, and are located on a lot adjacent to a Residence District, such parking spaces shall be screen from all adjoining lots in the Residence District.

SCREENING OF ACCESSORY USES (§352.05)

Trash collection areas & ground-mounted mech. equip. to be screened.

SI-K4

MF-B1

BIALOSKY

CLEVELAND

The Pearl

Duck Island Block Club - Conceptual Design

December 07, 2021

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Google Earth
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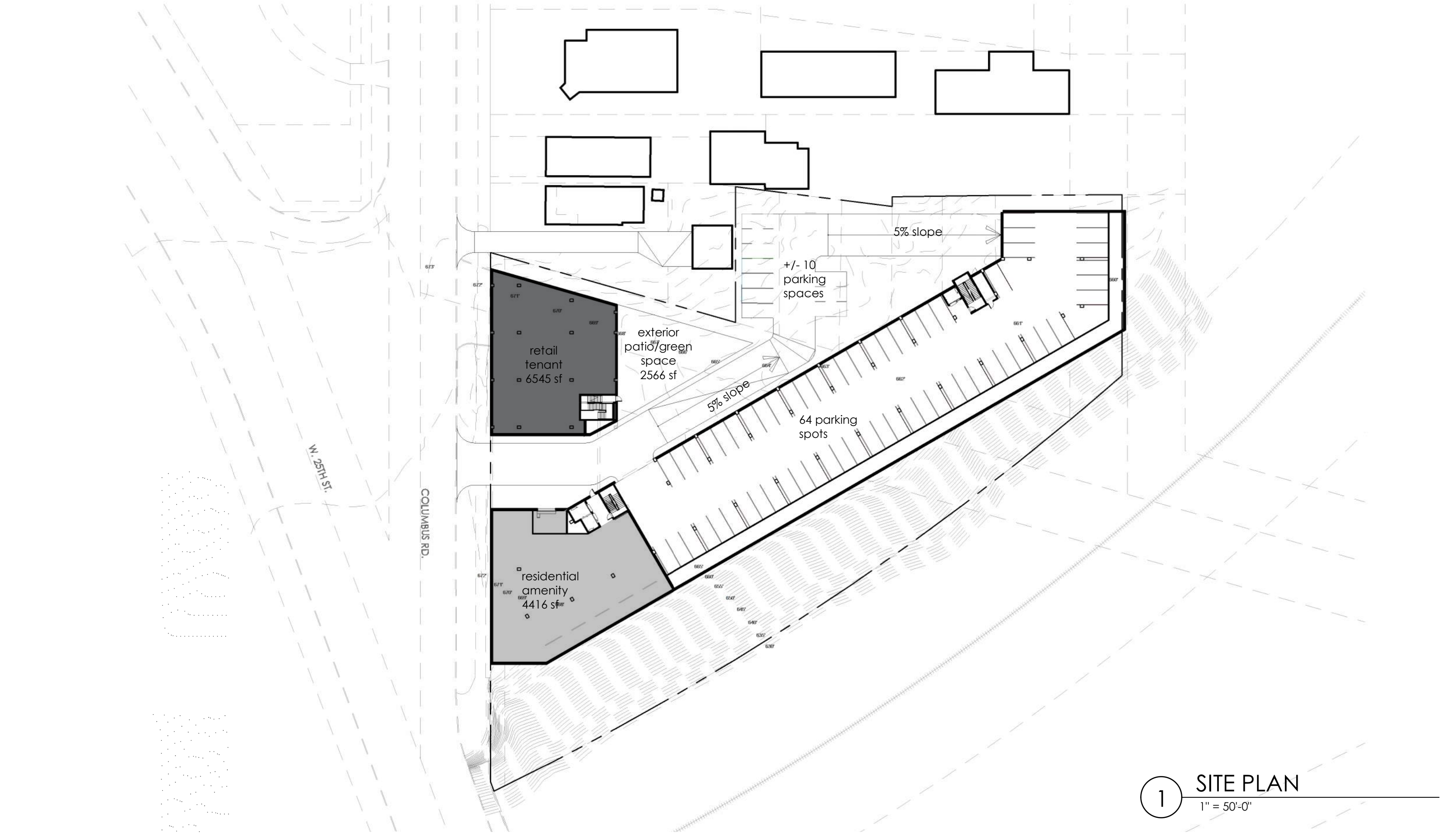


Google Earth
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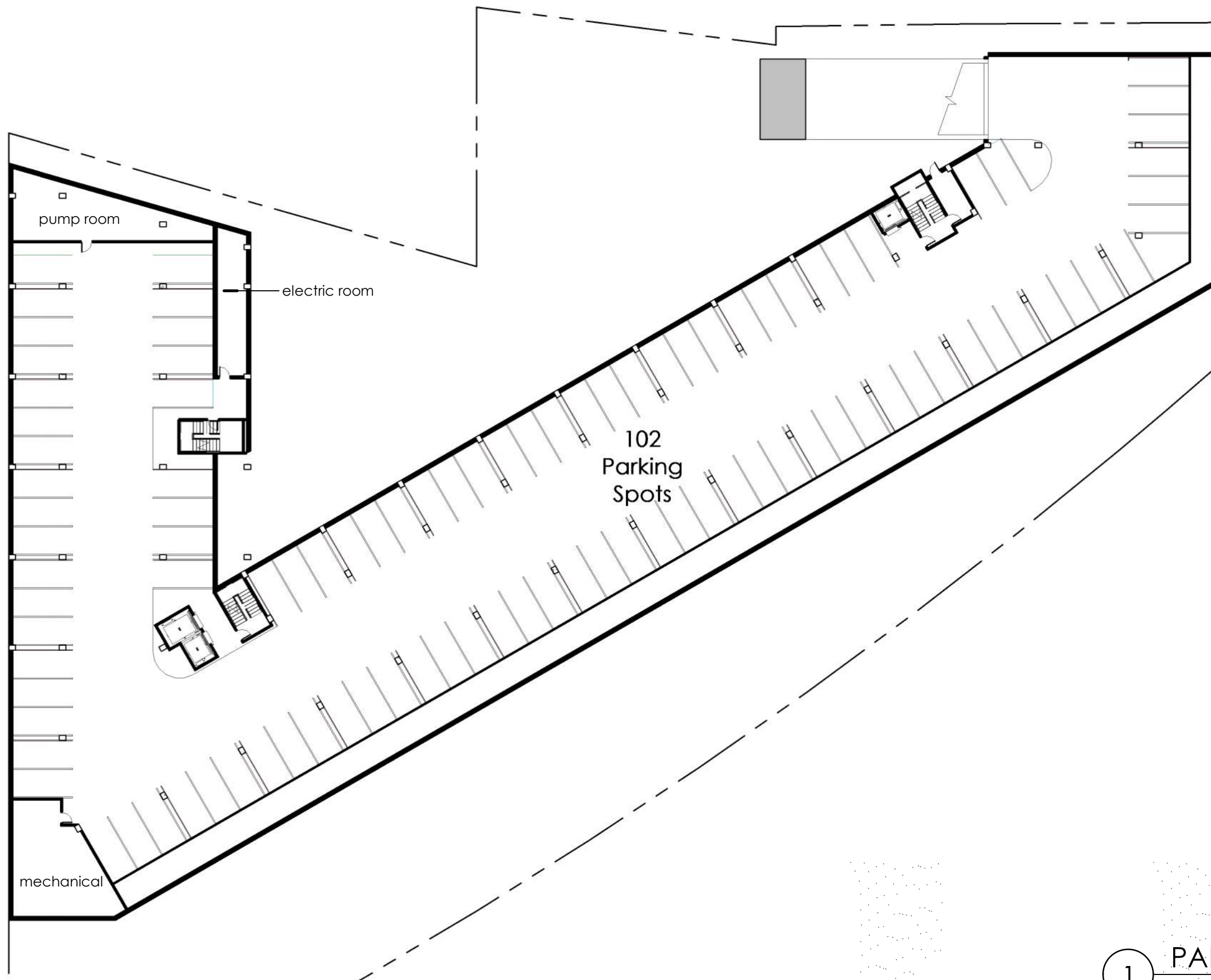




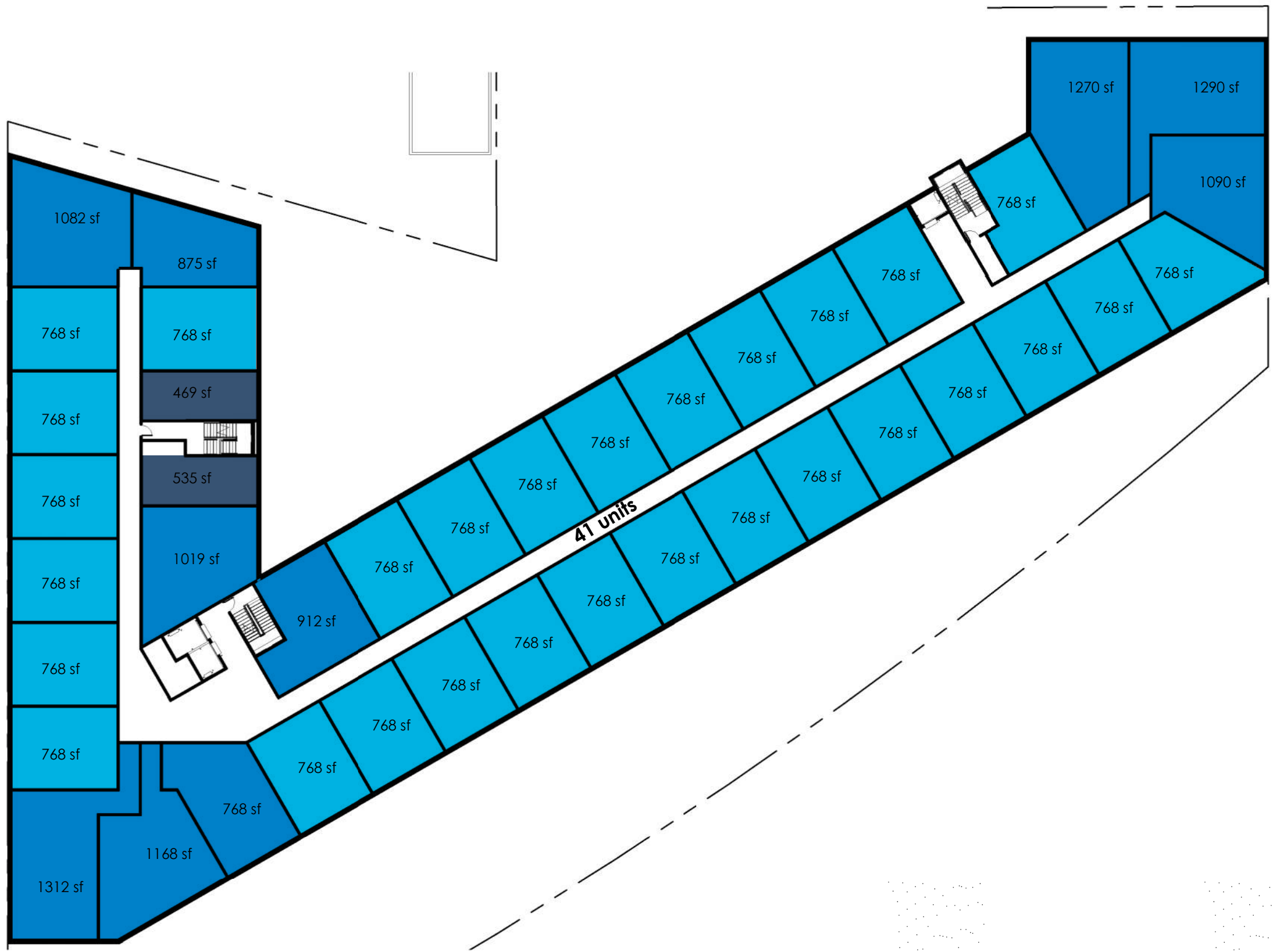




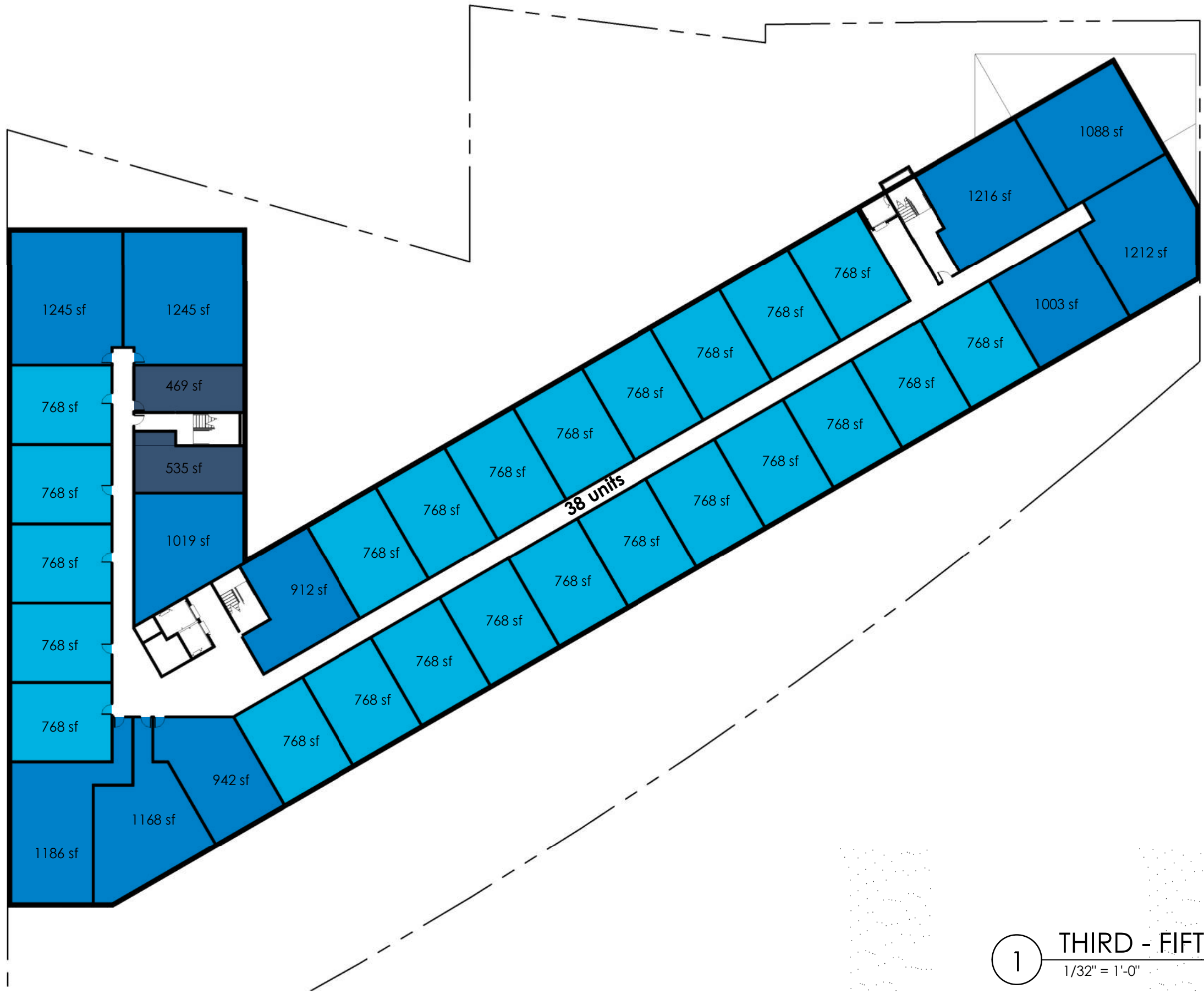
1 SITE PLAN
1" = 50'-0"



1 PARKING LEVEL PLAN
1/32" = 1'-0"



2 SECOND FLOOR PLAN
1/32" = 1'-0"



1 THIRD - FIFTH FLOOR PLAN
1/32" = 1'-0"





1 SEVENTH FLOOR PLAN
1/32" = 1'-0"





