

Cleveland Clinic Fairview Hospital North Campus Expansion

City Planning Commission
Final Design Approval
September 5, 2025



Agenda

- **Review CPC Schematic Submission Comments**
- **Campus Wayfinding + Signage**
- **Site Lighting**
- **Building Materiality**
- **Exterior Renderings**
- **Landscape + Site Enhancements**



Requirement Checklist

Conceptual Approval – Received 12/20/24

General Idea of uses, Scale, relationship among uses, and context

- Site Location Map (District Level)
- Site Context Plan
- Existing Conditions Plan
- Site Plan
- Section/ Elevation Drawings
- Floor Plans
- Tree Preservation Plan

Schematic Approval – Received 5/2/25

Placement and configurations of footprints, site layout, structure massing, general texture and design of facades

- Illustrative Renderings
- Furnishings and Site Amenities
- Conceptual Landscape and/or Streetscape Plan
- Storm Water Management Plan

Final Approval (Conceptual, Schematic Plus):

- Signage Plan
- Lighting Plan
- Material, Color and Finish Samples and Lists
- Final Landscape and or Streetscape Plan (With Pant List)



Design Responses

CIRCULATION / WAYFINDING

Comment: Show examples of wayfinding; clarify site use for vehicles/pedestrians
Response: Full signage study with examples; circulation diagram prepared

WARMER COLOR PALETTE

Comment: Use less white/grey materials
Response: Brick form liner at garage base; warm-toned precast at building perimeter

LORAIN MASSING

Comment: Break up Lorain façade massing
Response: Lorain façade massing broken up from garage, penthouse treated as separate mass

LIGHTING / PHOTOMETRICS

Comment: Investigate garage lighting to minimize light pollution; provide full photometric plan
Response: All garage lights on occupancy + daylight sensors; full photometric lighting plan included

LANDSCAPING

Comment: Program Lorain Ave green space; add streetscape amenities; provide off-street parking solution
Response: Active green space programmed on Lorain; streetscape amenities included; off-street parking on 179th

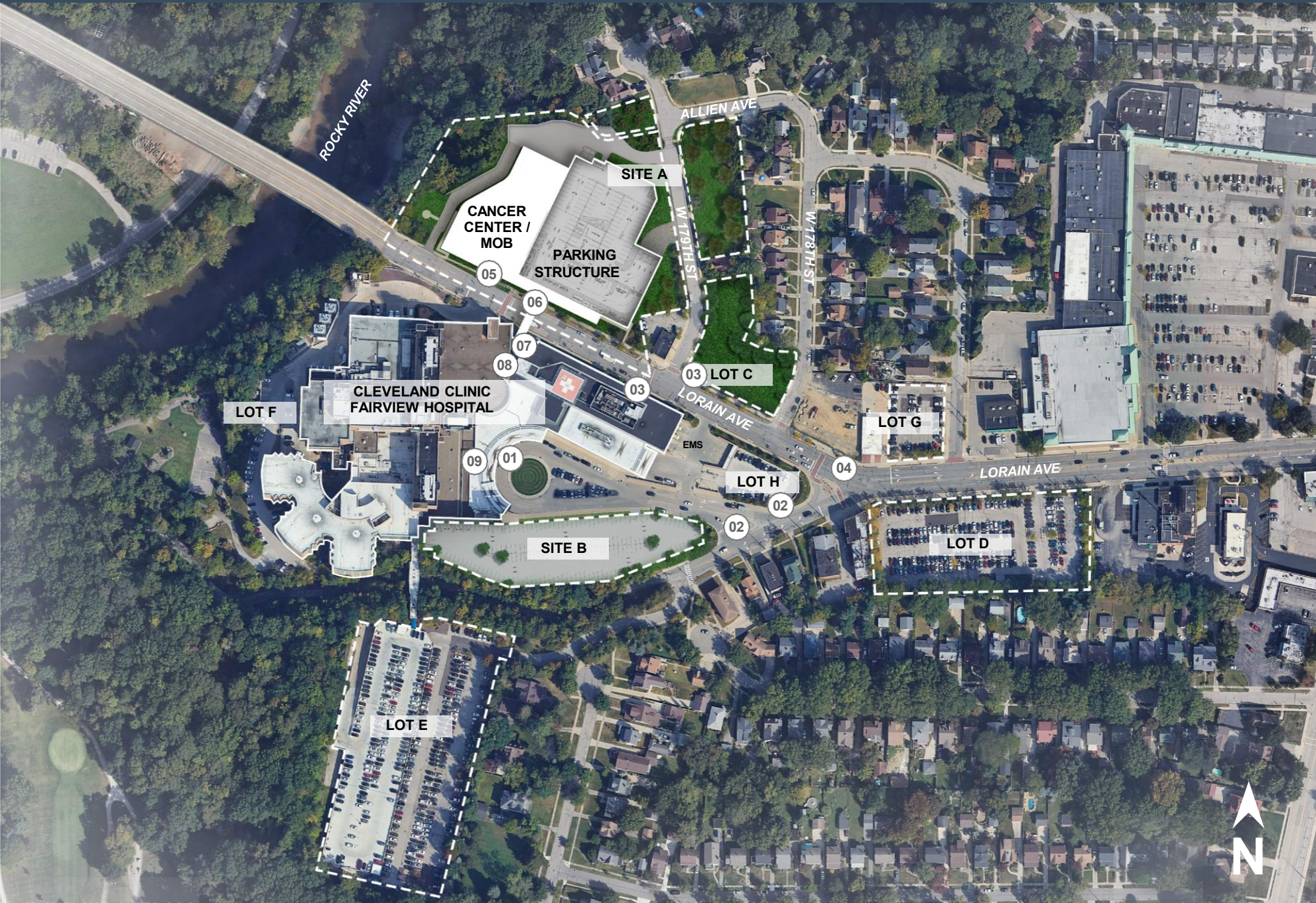
GARAGE SCREENING

Comment: Study Eastern elevation to be softened; use durable materials
Response: Broke up façade using multiple panel sizes; precedent at Crocker Park (10+ years proven durability)

GARAGE STAIRWELL SCREENING

Comment: Screen glass stairwell to provide privacy
Response: Acid-etched glass provides full privacy to neighborhood

Overall Site Plan



- DIAGRAM KEY**
- 01 HOSPITAL DROPOFF (PATIENTS, AMBULETTES) AND RIDE SHARE
 - 02 SIGNAGE DIRECTING VEHICLES TO HOSPITAL DROPOFF AND TO NEW GARAGE
 - 03 SIGNAGE DIRECTING VEHICLES TO NEW GARAGE
 - 04 CLEVELAND CITY TRAFFIC CONSIDERING "T" INTERSECTION AND EXTENDING TRAFFIC SIGNAL TO EITHER W178TH OR W176TH
 - 05 CANCER CENTER / MOB PATIENT CHECK-IN
 - 06 NEW PATIENT WAYFINDING (SIGNS, PERSONELL) IN BUILDING FOR PEDESTRIAN BRIDGE. NEW FIRST FLOOR EXTERIOR ENTRY FOR PEDESTRIANS
 - 07 NEW ELEVATORS IN EXISTING LOBBY FOR PEDESTRIAN BRIDGE. ENHANCE EXISTING FIRST FLOOR EXTERIOR PEDESTRIAN ENTRY
 - 08 NEW PATIENT WAYFINDING (SIGNS, PERSONELL) IN EXISTING CORRIDOR
 - 09 EXISTING PATIENT CHECK-IN TO REMAIN

Patient Arrival Sequence

Circulation/Wayfinding

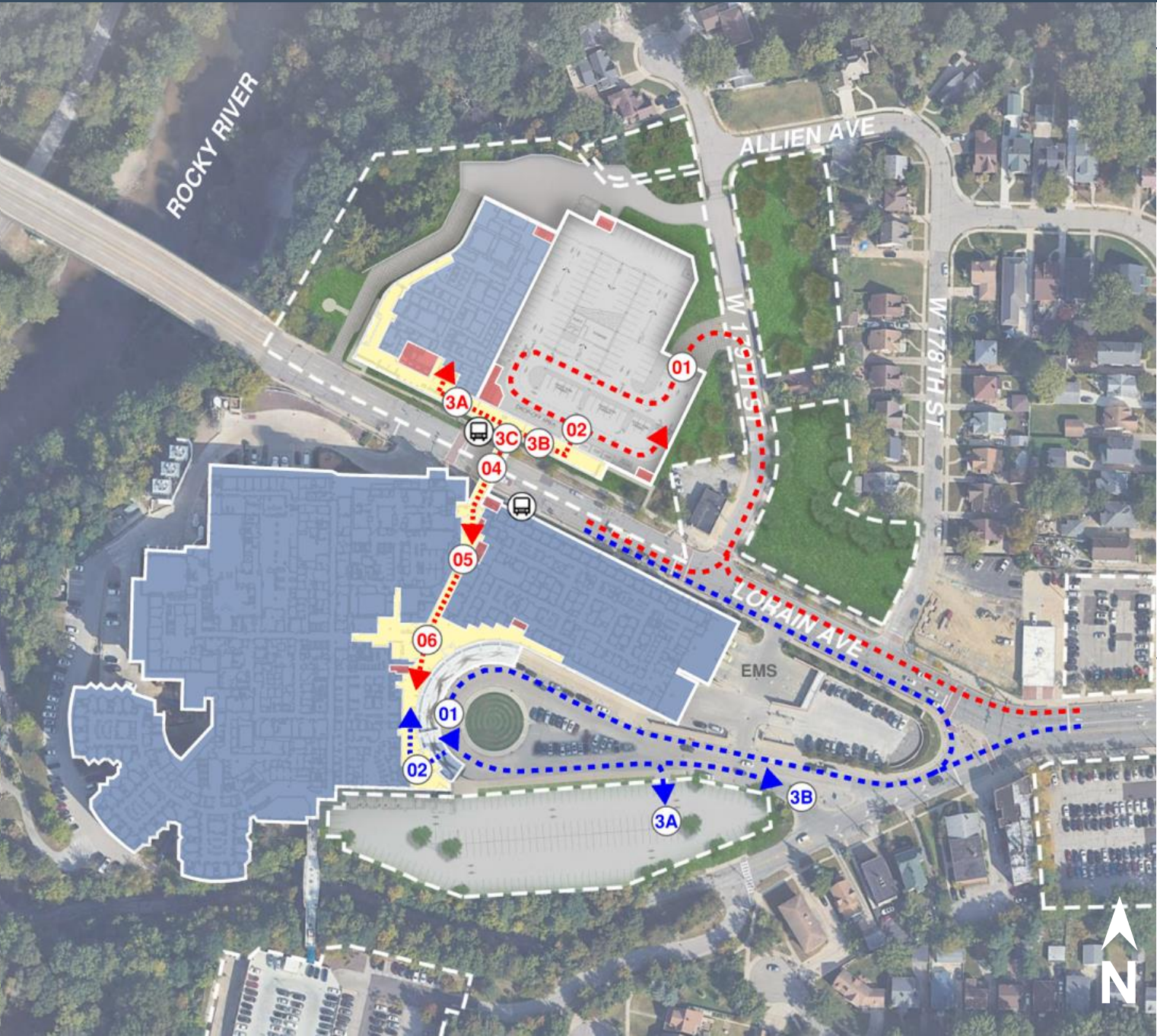


DIAGRAM KEY

MOB / CC / PEDESTRIAN PARKING GARAGE PATH

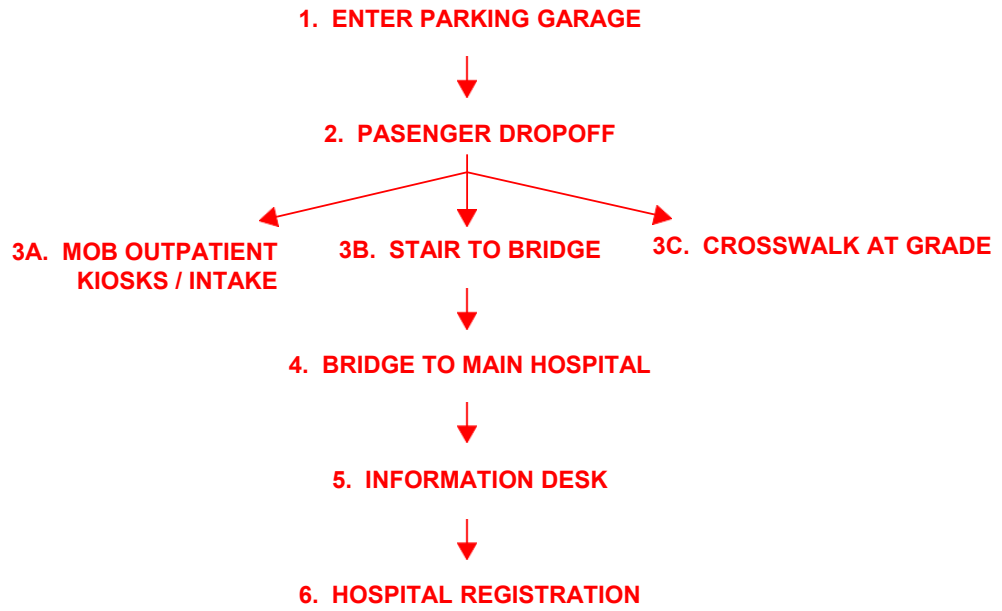
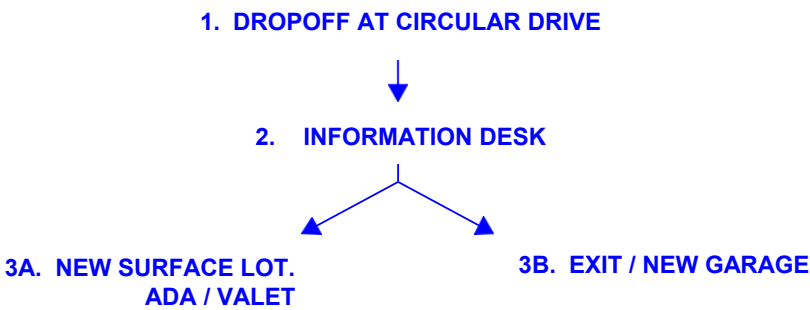


DIAGRAM KEY

MAIN HOSPITAL PATH



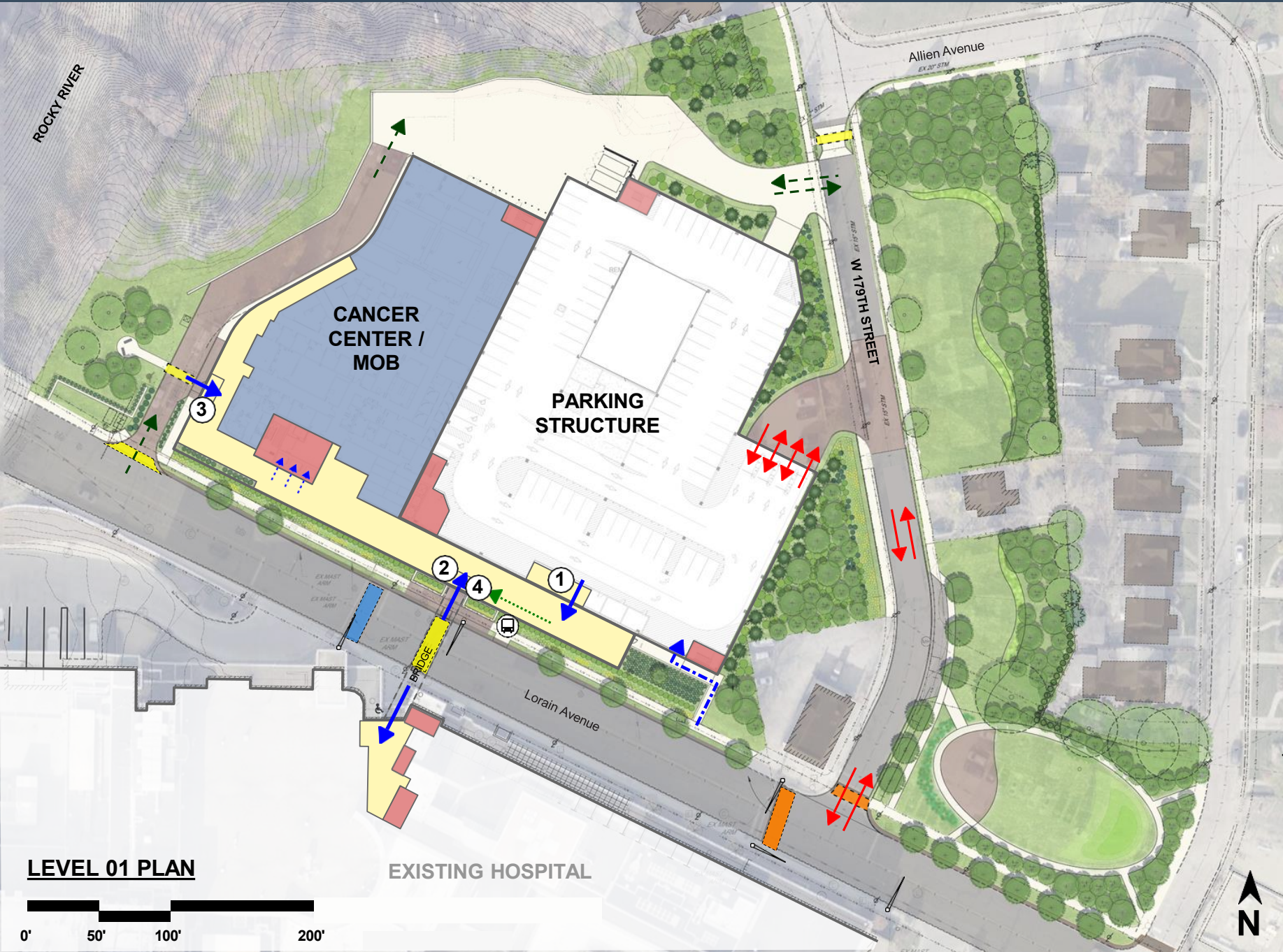


DIAGRAM KEY

| | |
|--------------------------------|--|
| MAJOR VEHICULAR TRAFFIC | |
| SERVICE VEHICULAR TRAFFIC | |
| PEDESTRIAN TRAFFIC | |
| ENTRY FROM LOBBY | |
| LOBBY STAIRCASE | |
| WEST-BOUND BUS STOP | |
| BIKE PARKING / PATH | |
| MAIN ENTRY FROM GARAGE | |
| PEDESTRIAN ENTRY OFF LORAIN | |
| AMBULETTE ENTRY | |
| ENTRY FROM BRIDGE | |
| PROPOSED CROSSWALKS | |
| EXISTING CROSSWALK TO RELOCATE | |
| EXISTING CROSSWALKS | |

PROGRAM KEY

| | |
|----------------------------|--|
| FRONTAGE CIRCULATION | |
| CLINICAL / ADMIN / SUPPORT | |
| VERTICAL CORE CIRCULATION | |



Illuminated Channel Letters:

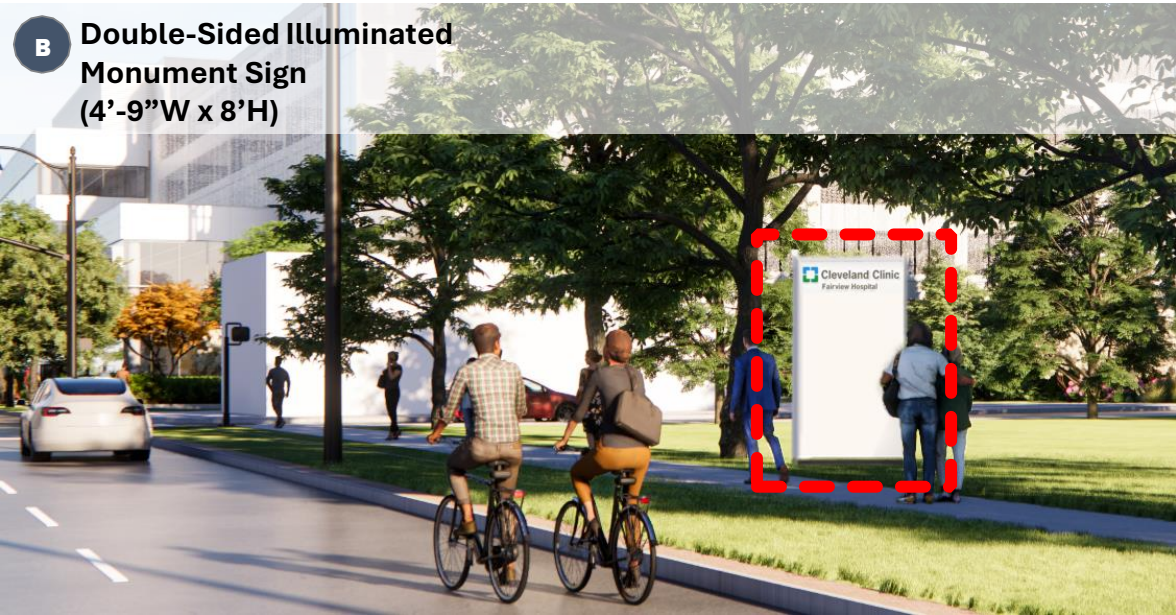
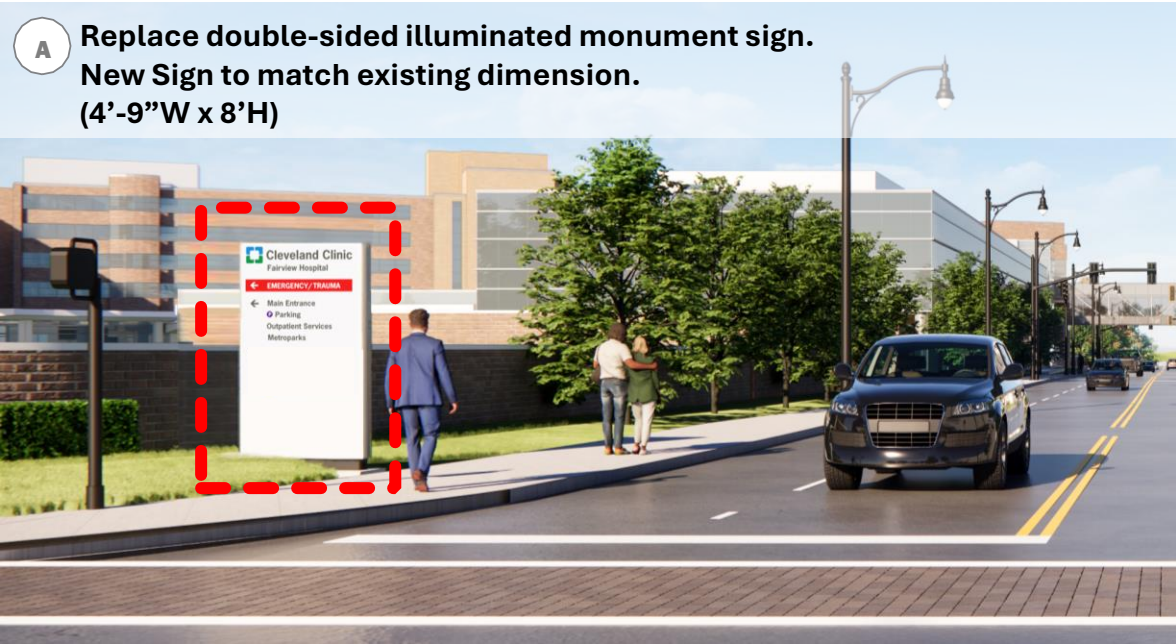
- 01 Building Mounted Channel Letters
- 02 Building Mounted Channel Letters

Illuminated Monument Signs


- A Directional
Refer to slide 9
- B Directional
Refer to slide 9


Post and Panel Signs



- C Directional
Refer to slide 10
- D Directional
Refer to slide 10
- E Directional
- F DO NOT ENTER
Ambulance only
- G DO NOT ENTER
Service Vehicles Only
- H Parking Garage
- I Right Turn Only





West Facing


**Cleveland Clinic**
Fairview Hospital


 **EMERGENCY/TRAUMA**



 Main Entrance
 Parking
Outpatient Services
Metroparks

 Donor Recognition Pavilion
Medical Office Building
 Parking


East Facing



**Cleveland Clinic**
Fairview Hospital

 **EMERGENCY/TRAUMA**


 Main Entrance
 Parking
Outpatient Services
Metroparks


West Facing


**Cleveland Clinic**
Fairview Hospital

 Donor Recognition Pavilion
Medical Office Building
 Parking

East Facing

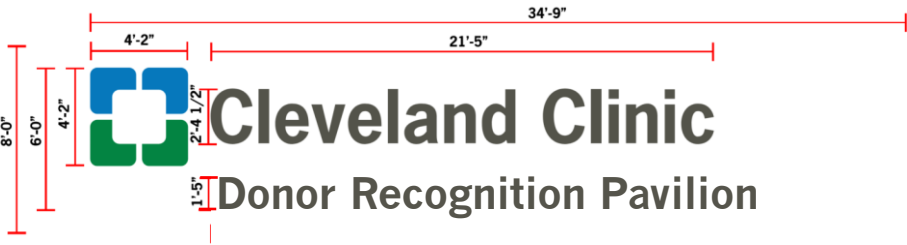
**Cleveland Clinic**
Fairview Hospital

 **EMERGENCY/TRAUMA**

  Parking
 Main Entrance
 Parking
Outpatient Services
Metroparks



Illuminated, Building Mounted Channel Letters:



Note on Channel Letters: Renderings show preliminary size. The formatting and potential donor name may also impact the size.



SOUTH ELEVATION - LORAIN AVE



WEST ELEVATION

- 01 FLUSH MOUNTED LIGHT FIXTURES**
 - Dim to 30% output once area is unoccupied.



- 02 LOWER ROOF LIGHT FIXTURES**
 - 10' tall
 - Distributed to reduce light pollution outside of garage.
 - Dim to 30% output once area is unoccupied.



- 03 SCREENING VEGETATION**



- 04 50% PES MESH FAÇADE COVERAGE**

- 05 HEIGHTENED RETAINING WALLS**

- 06 SOLID UPTURNED BEAMS/ CRASH WALLS**

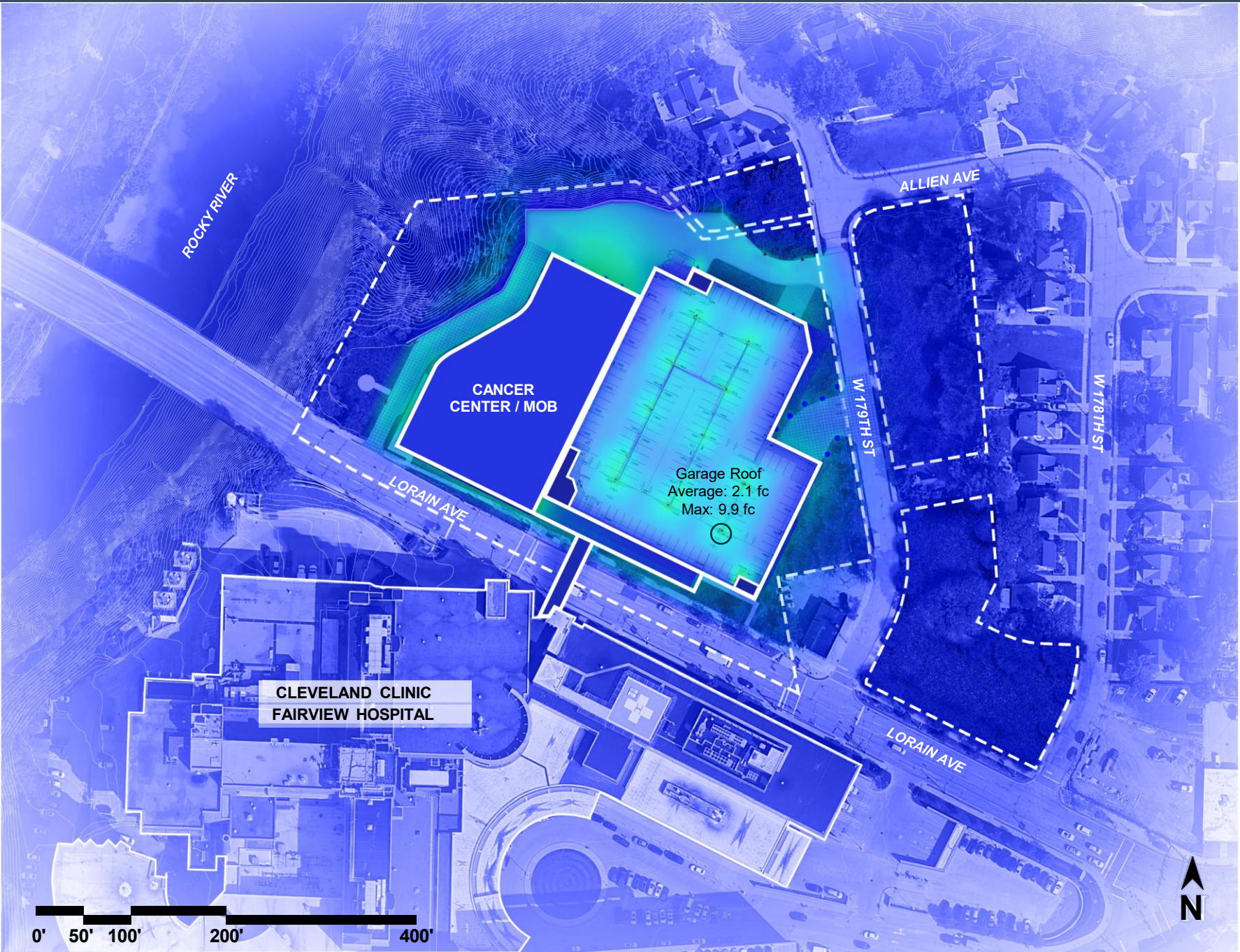
- 07 GARAGE RAMPING**



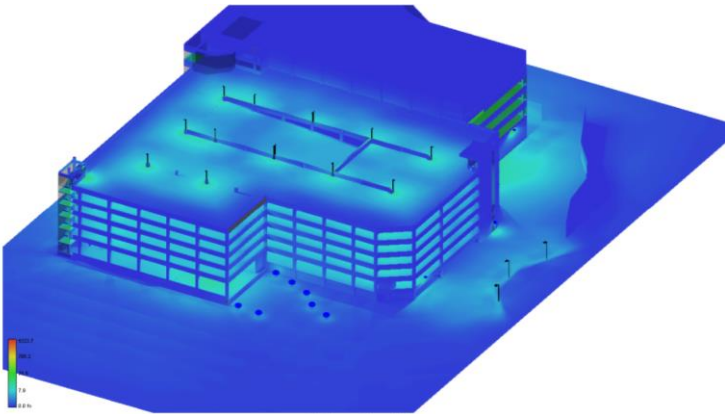
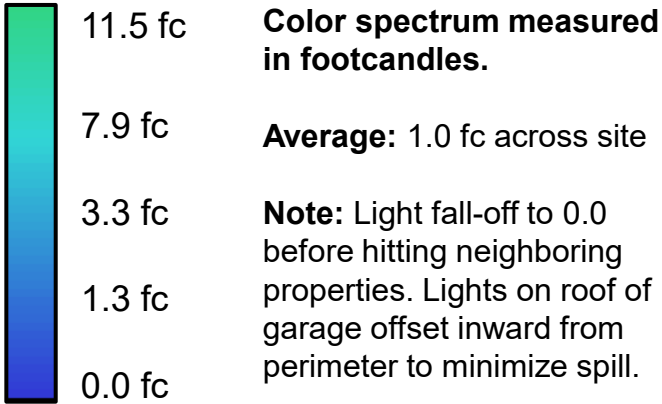


LIGHTING KEY

-  **Bollards at Garage Entry**
 - Dark Light Compliant
 - Backlight Control
 - Height – 4'
-  **Site Light #1 – Driveway**
 - Dark Light Compliant
 - Backlight Control
 - Spillage Control
 - Height – 15'
-  **Light #2 – Parking Garage Roof**
 - Dark Light Compliant
 - Backlight Control
 - Spillage Control
 - Height – 10'
-  **Site Light #3 – Wall Mounted**
 - Dark Light Compliant
 - Backlight Control
 - Mounted on Building




LIGHTING KEY




Reference: The suggested footcandle level for reading ranges from 30 to 50 fc


- Operating Room: 100-200 fc
- Department Store: 50-80 fc




01 PREFINISHED INSULATED METAL PANEL – SILVERSMITH METALLIC FINISH




02 PRECAST CONCRET WITH 8” OC REVEALS




06 SPANDREL GLASS -- 1/8” DOT S, 2” INLINE BIRD FRIT




07 CAST-IN-PLACE CONCRETE




03 REFLECTIVE VISION GLASS - 1/8” DOT S, 2” INLINE BIRD FRIT




04 PREFINISHED RIBBED METAL PANEL – SILVERSMITH METALLIC FINISH




05 CLEAR VISION GLASS



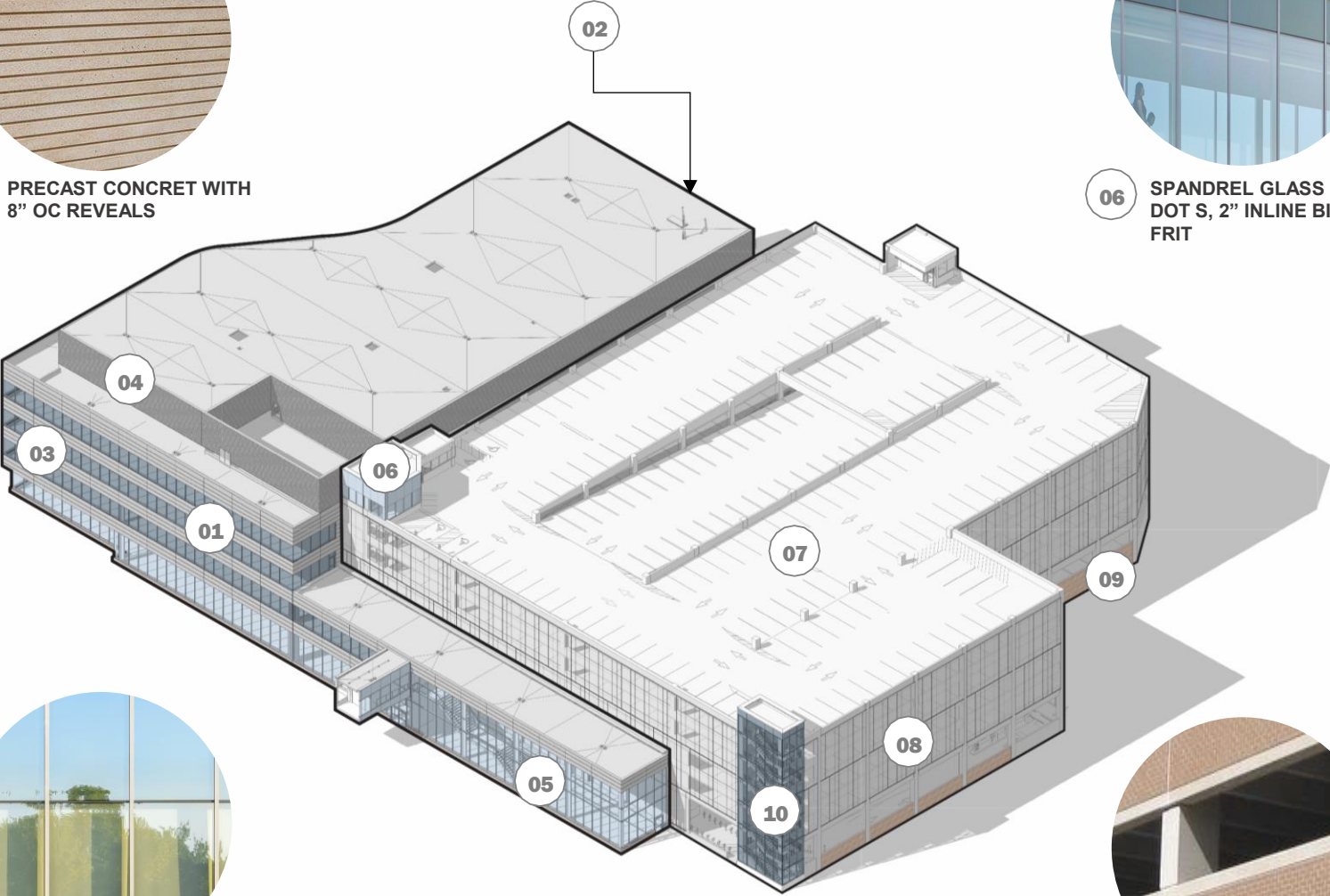
09 STAINED CONCRETE WITH BRICK FORMLINER



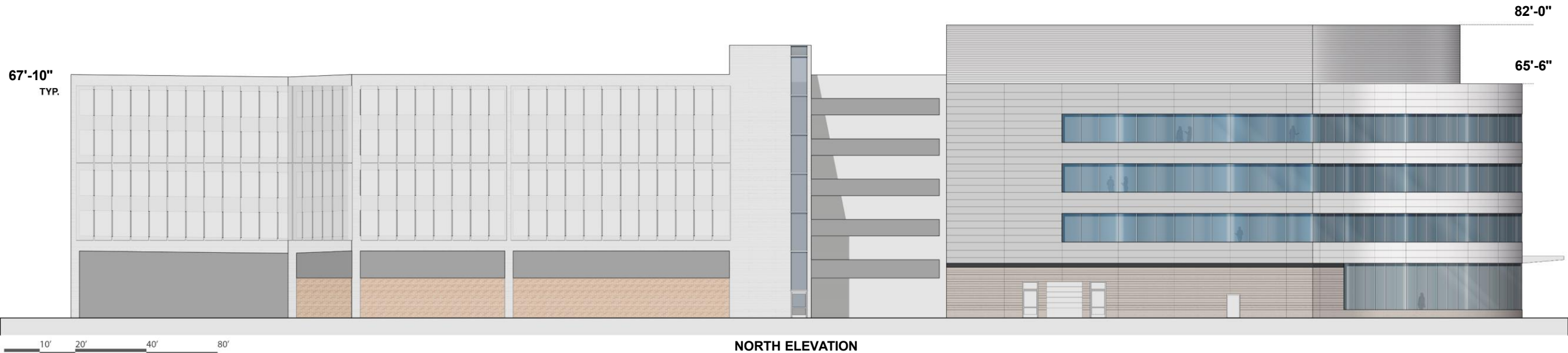
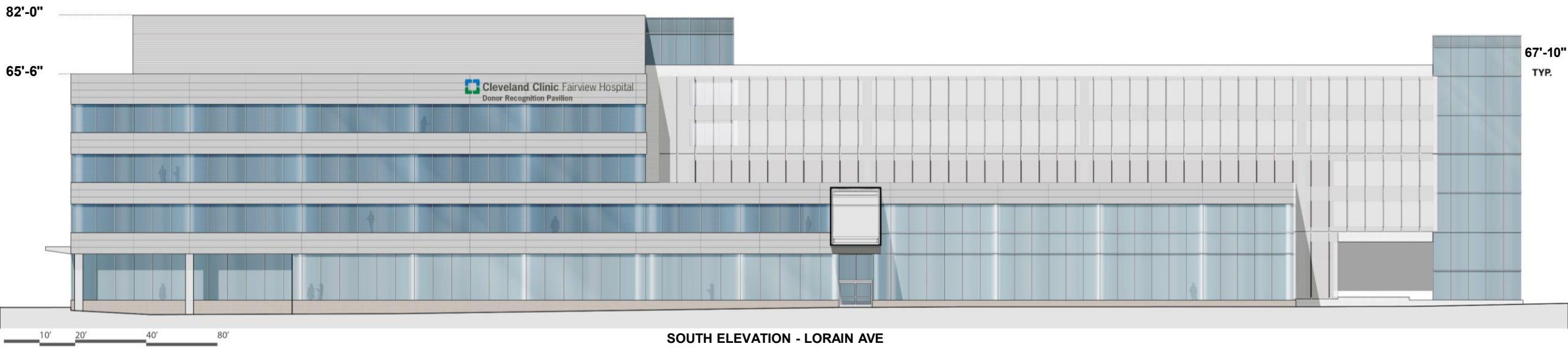
10 ACID ETCHED PRIVACY GLASS

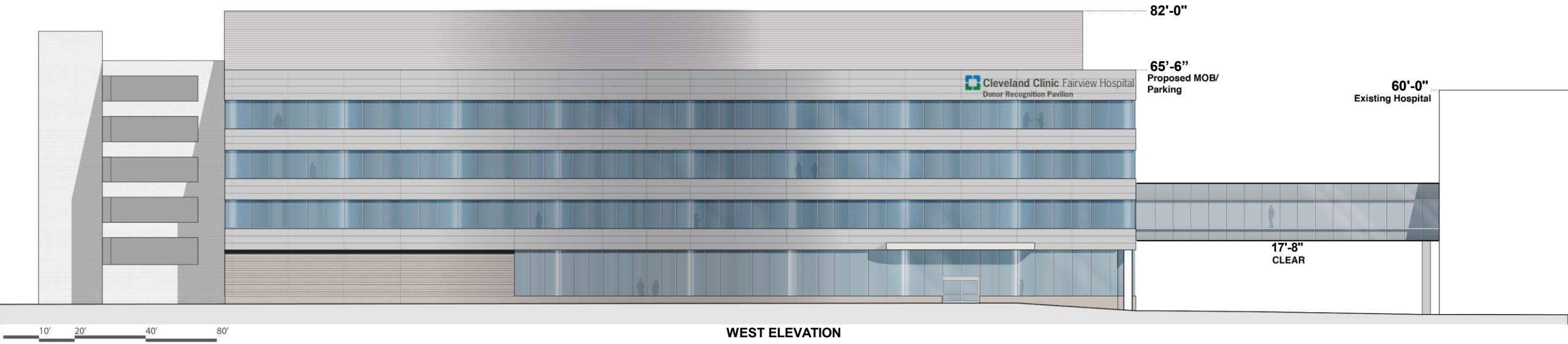


08 50% CLOSED PES MESH SCREENING



01 02 03 04 05 06 07 08 09 10





Building Exterior Material



01 PREFINISHED INSULATED METAL PANEL - SILVERSMITH METALLIC FINISH



02 REFLECTIVE VISION GLASS - 1/8" DOT S, 2" INLINE BIRD FRIT



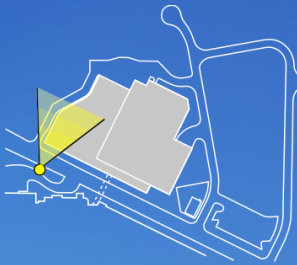
03 CLEAR VISION GLASS



04 PRECAST CONCRET WITH 8" OC REVEALS



05 PREFINISHED METAL - SILVERSMITH METALLIC FINISH





01 PREFINISHED INSULATED METAL PANEL – SILVERSMITH METALLIC FINISH



02 CLEAR VISION GLASS



03 PES MESH SCREENING



04 ACID ETCHED PRIVACY GLASS



05 CAST-IN-PLACE CONCRETE



Building Exterior Material



01 PREFINISHED INSULATED METAL PANEL – SILVERSMITH METALLIC FINISH



02 CLEAR VISION GLASS - 1/8" DOT S, 2" INLINE BIRD FRIT



03 SPANDREL GLASS - 1/8" DOT S, 2" INLINE BIRD FRIT



04 PREFINISHED METAL - SILVERSMITH METALLIC FINISH



05 PREFINISHED RIBBED METAL PANEL – SILVERSMITH METALLIC FINISH



Bird Safe glass:

- Makes glass visible to birds
- Mostly is not obstructive to views for people

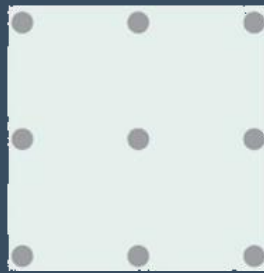
2x2 Pattern Rule (Threat Factor 20):

- Lines or shapes spaced less than 2" apart
- Proven to deter bird collisions



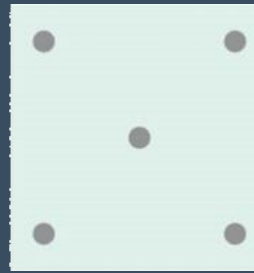
2x2 Example 1

Pattern: 1/8" Lines, 2" On-Center
Horizontal or Vertical



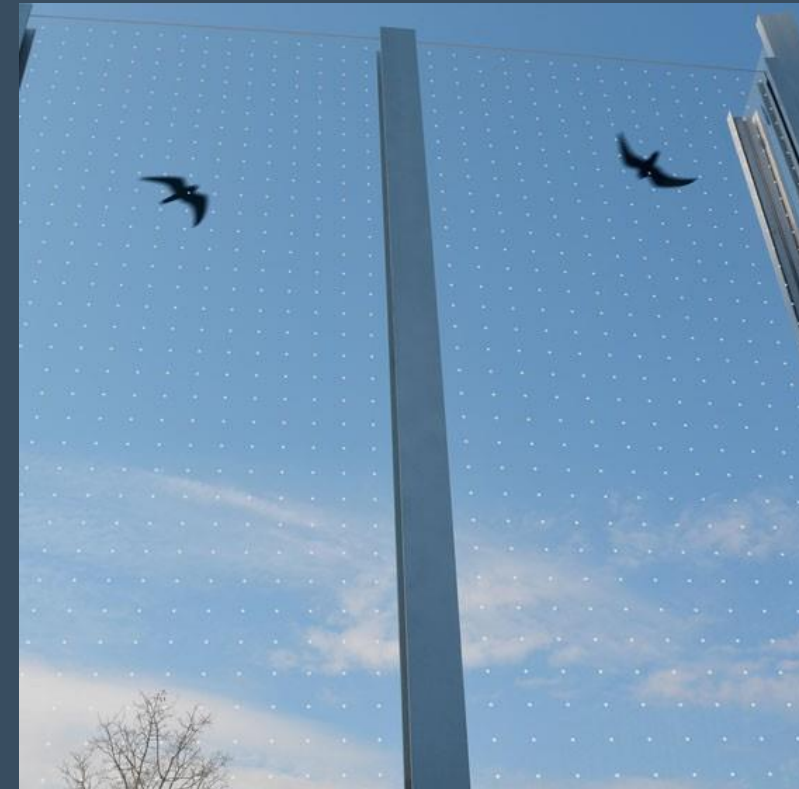
2x2 Example 2

Pattern: 1/4" Dots, 2" Inline



2x2 Example 3

Pattern: 1/4" Dots, 2x2 Staggered



Bird Safe Glass Ex. From Exterior



Bird Safe Glass Ex. From Interior

Bird Safe Glass Strategy

-  VISION- SEMI REFLECTIVE WITH BIRD FRIT
-  VISION- CLEAR
-  VISION- CLEAR WITH BIRD FRIT
-  SPANDREL- CLEAR WITH BIRD FRIT
-  TRANSLUCENT- SEMI REFLECTIVE WITH PRIVACY ACID ETCH



VISION- SEMI REFLECTIVE WITH 1/8" DOTS, 2" INLINE BIRD FRIT



VISION- CLEAR



VISION- CLEAR WITH 1/8" DOTS, 2" INLINE BIRD FRIT



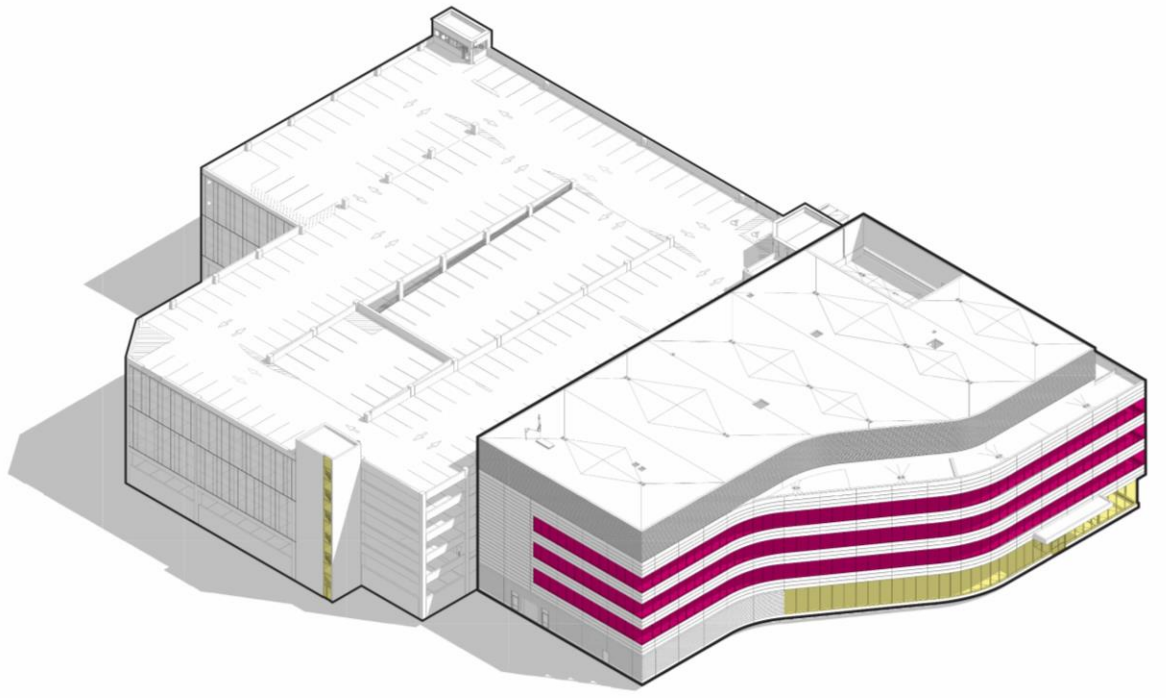
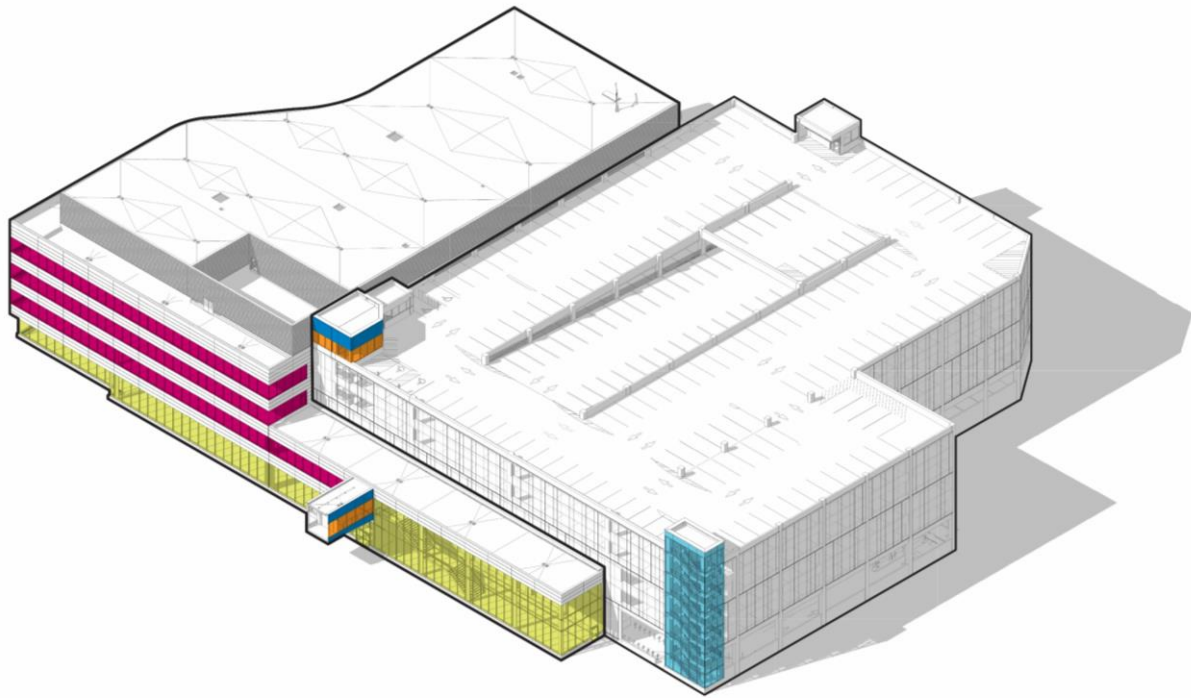
SPANDREL- CLEAR WITH 1/8" DOTS, 2" INLINE BIRD FRIT

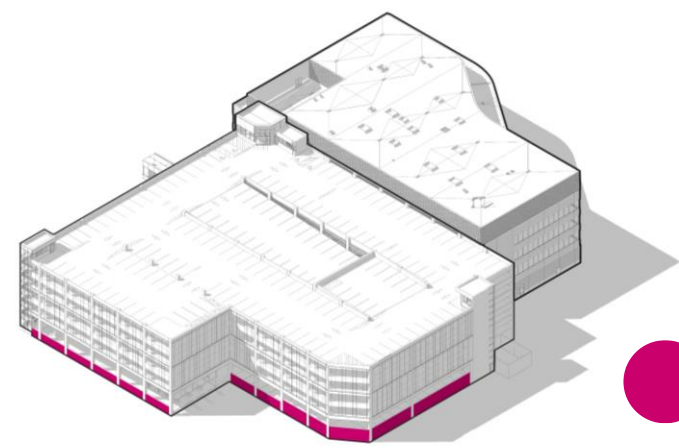


TRANSLUCENT- SEMI REFLECTIVE WITH PRIVACY ACID ETCH



Bird Friendly Glass and Garage Stairwell Screening





Brick Form-Liner Locations





105th St bridge
Main Campus



Old Lorain Rd Bridge
Fairview Hospital



VISION- CLEAR
WITH 1/8" DOTS, 2"
INLINE BIRD FRIT



SPANDREL- CLEAR
WITH 1/8" DOTS, 2"
INLINE BIRD FRIT



102nd St Bridge
Main Campus



Akron General Ave Bridge
Akron General Hospital



Designed Bridge

Render View – Lorain SE at Old Lorain



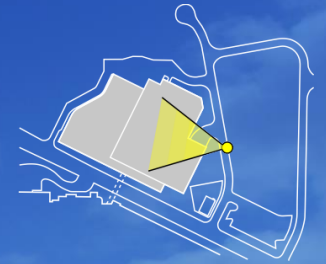
Render View – Lorain SE at Lot C



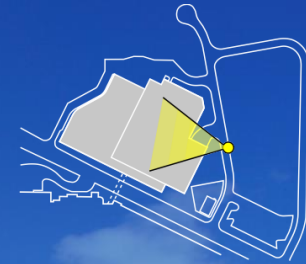
Render View – Lorain SE



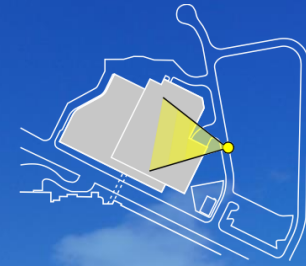
*LANDSCAPE SHOWS 5 YEAR GROWTH. SEE
LANDSCAPE PLAN.



*LANDSCAPE SHOWS POST CONSTRUCTION
PRIOR TO FIRST TREE PLANTINGS



*LANDSCAPE SHOWS 5 YEAR GROWTH. SEE
LANDSCAPE PLAN.

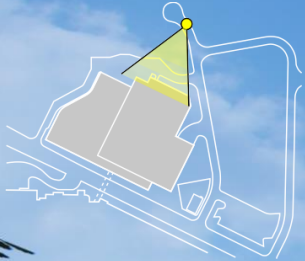


*LANDSCAPE SHOWS MATURE GROWTH. SEE LANDSCAPE PLAN.



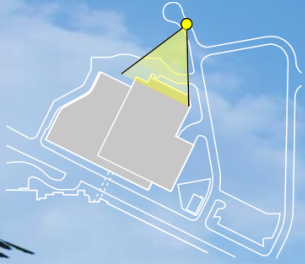
Render View – Allien & W 179th Cul-de-sac

*LANDSCAPE SHOWS 5 YEAR GROWTH. SEE
LANDSCAPE PLAN.



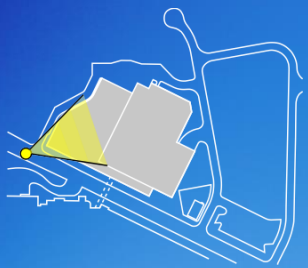
Render View – Allien & W 179th Cul-de-sac

*LANDSCAPE SHOWS MATURE GROWTH. SEE
LANDSCAPE PLAN.



Render View – SW Garden

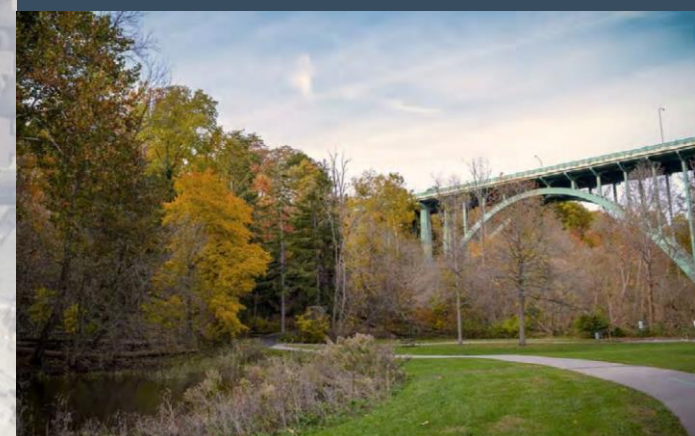




Render View – Lorain SW



Landscape / Site Enhancement Plan



Buffer Zone - Option 3



MEADOW EDGE

FENCE AND
WOODLAND EDGE

PARKING PULL OFF

EXISTING TREES

BIOSWALE

PAVERS

LOOP WALK

TREE PLANTING FOR
STREET BUFFER

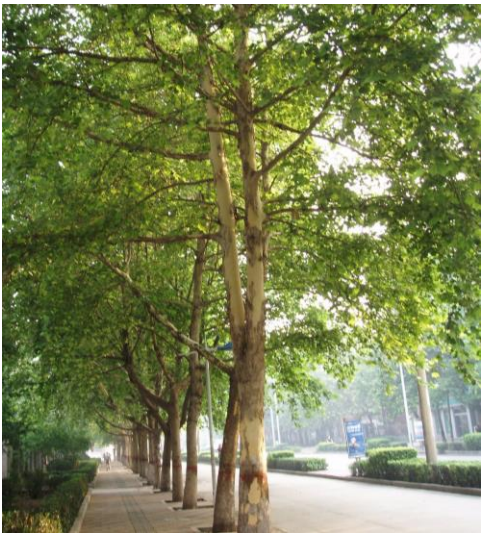
IMAGE REFERENCE KEY



PASSIVE GREEN SPACE

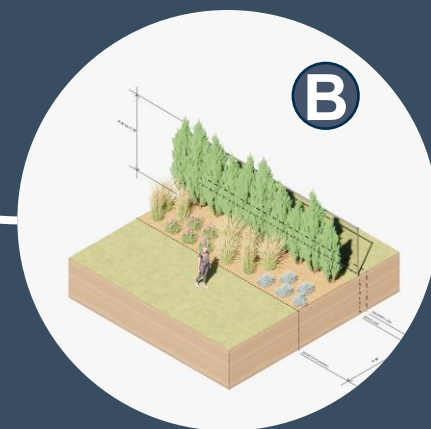
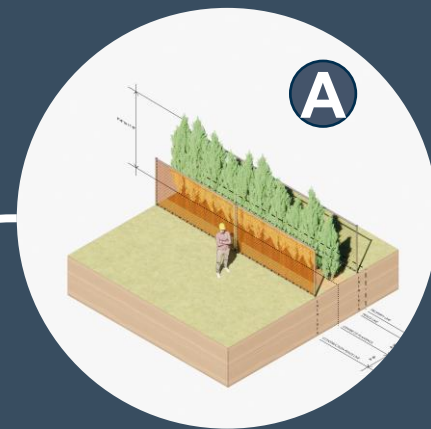


MEADOW EDGE



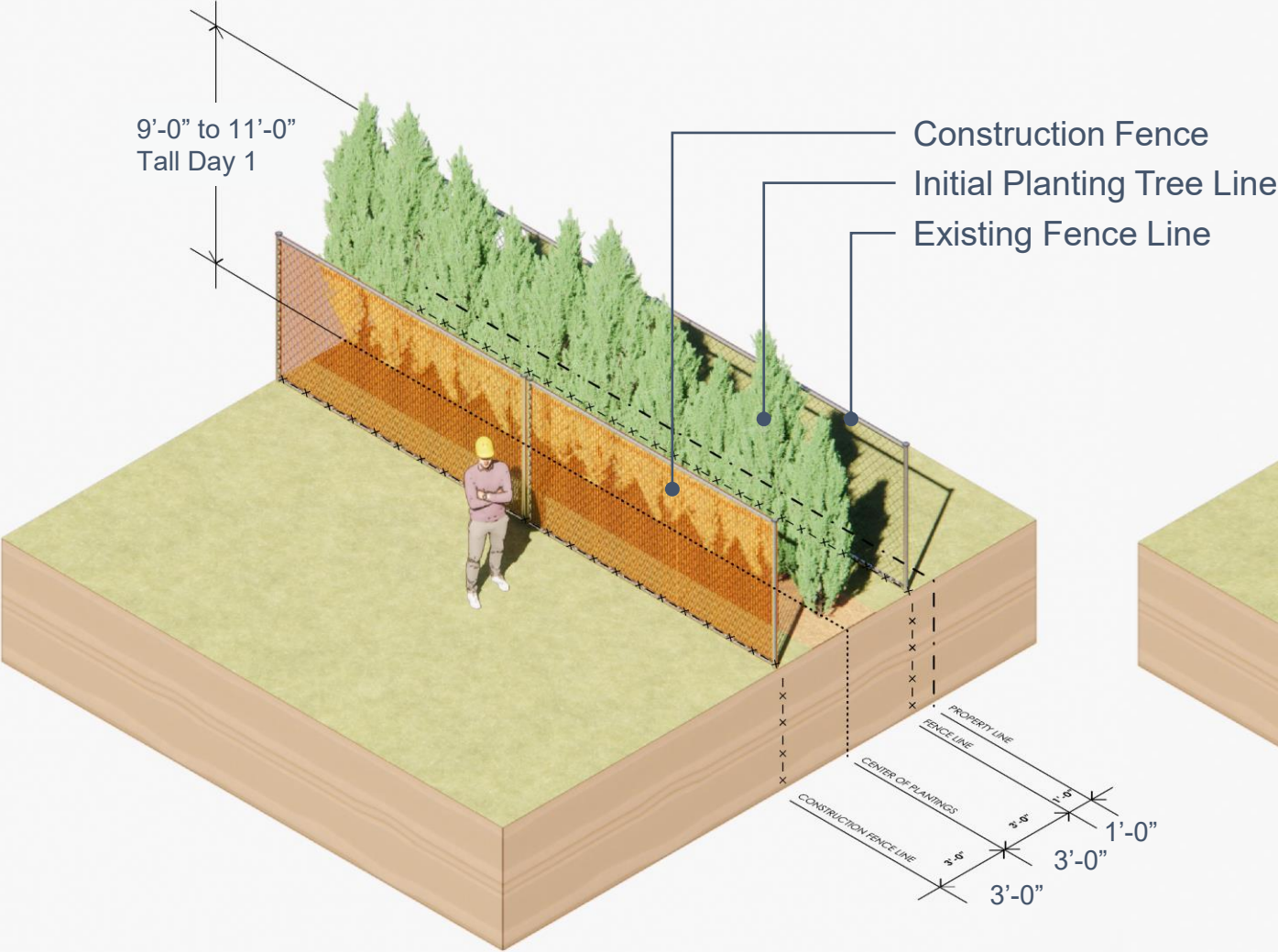
TREES FOR STREET BUFFER

Planting Strategy Vignettes

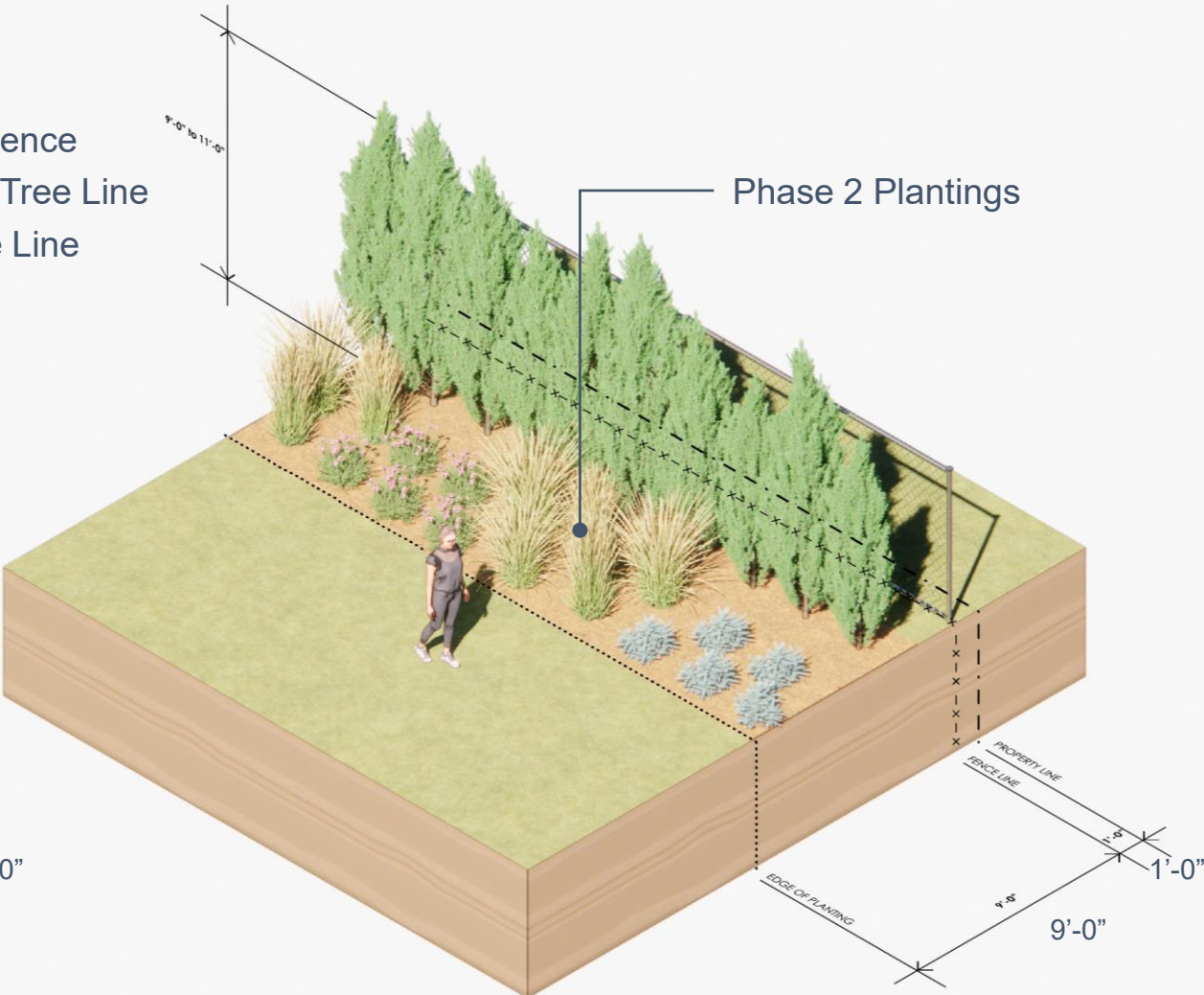


Planting Strategy Vignettes

A Zone 1 Planting Strategy
During Construction




B Zone 1 Planting Strategy
Post Construction



Planting Strategy at Garage - Tree Species and Growth Rates


FAST EVERGREEN SCREEN



 GIANT ARBORVITAE - 10 FEET AT INSTALL
15-20 FEET IN FIVE YEARS
50-70 FEET MAX HEIGHT


LARGE CANOPY TREES



 SWAMP WHITE OAK AND SWEETGUM - 14 FEET AT INSTALL
20-25 FEET IN FIVE YEARS
50-70 FEET MAX HEIGHT

LOW FLOWERING TREES



 FRINGETREE AND REDBUD - 8 FEET AT INSTALL
10-12 FEET IN FIVE YEARS
15-20 FEET MAX HEIGHT




 FAST GROWTH RATE  MEDIUM GROWTH RATE  SLOW GROWTH RATE

Planting Strategy at W 179 + Allien - Tree Species and Growth Rates

FAST EVERGREEN SCREEN



 GIANT ARBORVITAE - 10 FEET AT INSTALL
15-20 FEET IN FIVE YEARS
50-70 FEET MAX HEIGHT


LARGE CANOPY TREES



 SHINGLE OAK AND TULIP POPLAR -
14 FEET AT INSTALL / 14 FEET AT INSTALL
20-25 FEET IN FIVE YEARS / 25-30 FEET IN FIVE YEARS
50-100 FEET MAX HEIGHT / 50-100 FEET MAX HEIGHT

LOW FLOWERING TREES

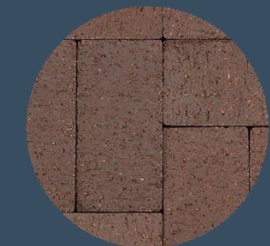


 FRINGETREE AND REDBUD - 8 FEET AT INSTALL
10-12 FEET IN FIVE YEARS
15-20 FEET MAX HEIGHT



 FAST GROWTH RATE  MEDIUM GROWTH RATE  SLOW GROWTH RATE

Planting Strategy at Lorain – Groundcover Vegetation



01 PAVER IN WARM COLOR



02 NATIVE PRAIRIE GRASS



03 PURPLE CONEFLOWER



04 WINTERBERRY HOLLY



05 INKBERRY HOLLY



06 BEARBERRY GROUNDCOVER



Planting Strategy at Lorain – Groundcover Vegetation

| Plant Schedule | | | | | |
|----------------------|-----|--|-----------|-------|----------|
| Key | Qty | Botanical / Common Name | Size | Cond. | Spacing |
| Trees | | | | | |
| AG | | Amelanchier x grandiflora 'Autumn Brilliance' / Serviceberry | 8' | B&B | See Plan |
| CC | | Carpinus caroliniana / American Hornbeam | 2.5" Cal. | B&B | See Plan |
| CCA | | Cercis canadensis / Redbud | 8' | B&B | See Plan |
| CV | | Chionanthus virginicus / White Fringetree | 8' | B&B | See Plan |
| HV | | Hamamelis 'Arnold Promise' / Witchhazel specimen tree | 8' | B&B | See Plan |
| LS | | Liquidambar styraciflua / Sweet Gum | 2.5" Cal. | B&B | See Plan |
| LT | | Liriodendron Tulipifera / Tulip Poplar | 2.5" Cal. | B&B | See Plan |
| NS | | Nyssa sylvatica / Black Gum | 2.5" Cal. | B&B | See Plan |
| QB | | Quercus bicolor / Swamp White Oak | 2.5" Cal. | B&B | See Plan |
| QI | | Quercus imbricaria / Shingle Oak | 2.5" Cal. | B&B | See Plan |
| QP | | Quercus palustris / Pin Oak | 2.5" Cal. | B&B | See Plan |
| TP | | Thuja plicata / Giant Arborvitae | 8' | B&B | See Plan |
| UA | | Ulmus a. 'Frontier' / Frontier Elm | 2.5" Cal. | B&B | See Plan |
| | | | | | |
| Shrubs | | | | | |
| CAL | | Calycanthus floridus / Eastern Sweetshrub | 30" | No. 5 | 6' O.C. |
| CS | | Cornus sanguinea 'Midwinter Fire' / Midwinter Fire Dogwood | 36" | No. 5 | 6' O.C. |
| CSA | | Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood | 24" | No. 5 | 5' O.C. |
| HYD | | Hydrangea p. 'Little Lime' / Little Lime Hydrangea | 24" | No. 3 | 4' O.C. |
| IG | | Ilex glabra 'Densa' / Densa Compact Inkberry Holly | 18" | No. 3 | 4' O.C. |
| IVSC | | Ilex verticillata 'Shortcake' / Shortcake Winterberry Holly | 24" | No. 3 | 4' O.C. |
| IVJD | | Ilex verticillata 'Jim Dandy' / Winterberry Holly | 24" | No. 3 | 5' O.C. |
| JUC | | Juniperus communis 'Blueberry Delight' / Common Juniper | 18" | No. 3 | 3' O.C. |
| JGO | | Juniperus virginiana 'Grey Owl' / Grey Owl Juniper | 24" | No. 3 | 3' O.C. |
| MP | | Myrica pensylvanica / Bayberry | 24" | No. 3 | 5' O.C. |
| | | | | | |
| Perennials & Grasses | | | | | |
| BTG | | Bouteloua gracilis / Blue Grama Grass | | | 18" O.C. |
| EPB | | Echinacea 'Prima Berry' / Coneflower (short) | | | 15" O.C. |
| ECH | | Echinacea purpurea / Coneflower | | | 24" O.C. |
| PAN | | Panicum v. 'Cheyenne Sky' / Switchgrass | | | 24" O.C. |
| PHR | | Penstemon d. 'Husker's Red' / Smooth Penstemon | | | 24" O.C. |
| SSP | | Schizachyrium scoparium / Little Bluestem | | | 24" O.C. |
| SMN | | Sorghastrum nutans / Indian Grass | | | 24" O.C. |
| | | | | | |

Planting schedule

PLANT PALETTE: TREES



SERVICEBERRY



AMERICAN HORNBEAM



REDBUD



WHITE FRINGETREE



WHITCHAZEL
SPECIMEN



SWEETGUM



TULIP POLAR



BLACK GUM



SWAMP WHITE OAK



SHINGLE OAK



PIN OAK



GIANT ARBORVITAE

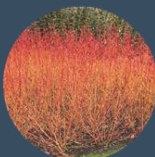


FRONTIER ELM

PLANT PALETTE: SHRUBS



EASTERN SWEET-
SHRUB



MIDWINTER FIRE DOG-
WOOD



ARCTIC FIRE DOG-
WOOD



LITTLE LIME HYDRANGEA



INKBERRY HOLLY



SHORTCAKE WINTER-
BERRY HOLLY



WINTERBERRY
HOLLY



COMMON JUNIPER



GREY OWL JUNIPER



BAYBERRY

PLANT PALETTE: PERENNIALS & GRASSES



BLUE GRAMA GRASS



CONEFLOWER
(SHORT)



CONEFLOWER



SWITCHGRASS



SMOOTH PENSTEMON



LITTLE BLUESTEM



INDIANGRASS

Green Space Rendering



Render View – Lorain SW





Every life deserves world class care.