



CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

February 21, 2025

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

Lillian Kuri, Commission Chair
Marka Fields, Interim Director



Cleveland City Planning Commission

P R E A M B L E

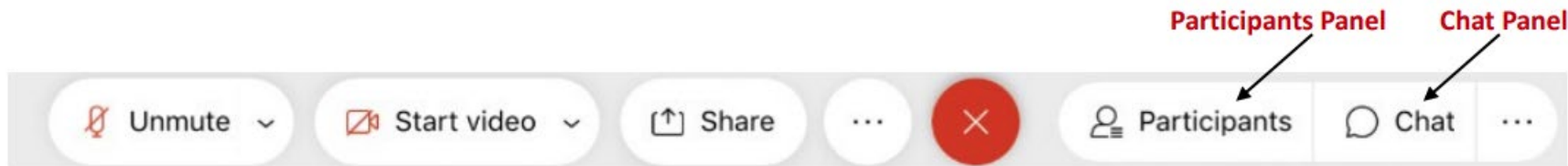
In compliance with notification requirements of Ohio's open meeting law and section 101.021 of the codified ordinances of Cleveland, Ohio, 1976, notice of this meeting has been publicly posted.

All boards and commissions under the purview of the city planning department conducts its meetings 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



Feb 21, 2025

Cleveland City Planning Commission

P R E A M B L E

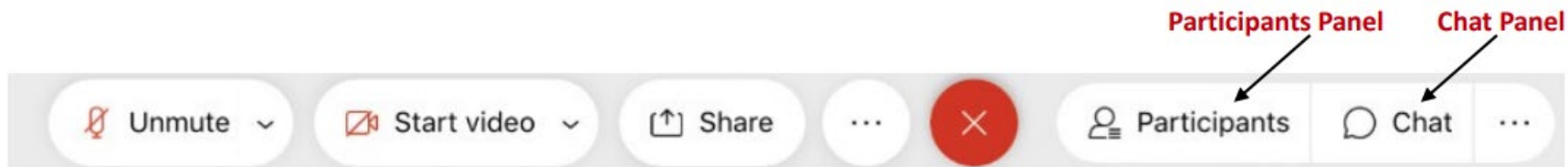
All meeting activity is being recorded via the Webex platform. these proceedings are also being live streamed via YouTube.

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)



Feb 21, 2025

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.**

Lillian Kuri, Chair

Feb 21, 2025

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

Feb 21, 2025

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting



CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 21, 2025

Cleveland City Planning Commission

Conditional Uses



CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 21, 2025

Townhouse in a One-Family District – Westpark Townhomes

Feb 21, 2025

Parcel Number: 024-15-001

Address: 3272 Warren Rd

Presenter: Shannan Leonard, Chief Zoning Administrator

Westpark Townhomes

3272 Warren Rd

City Planning Commission Hearing

February 21, 2025

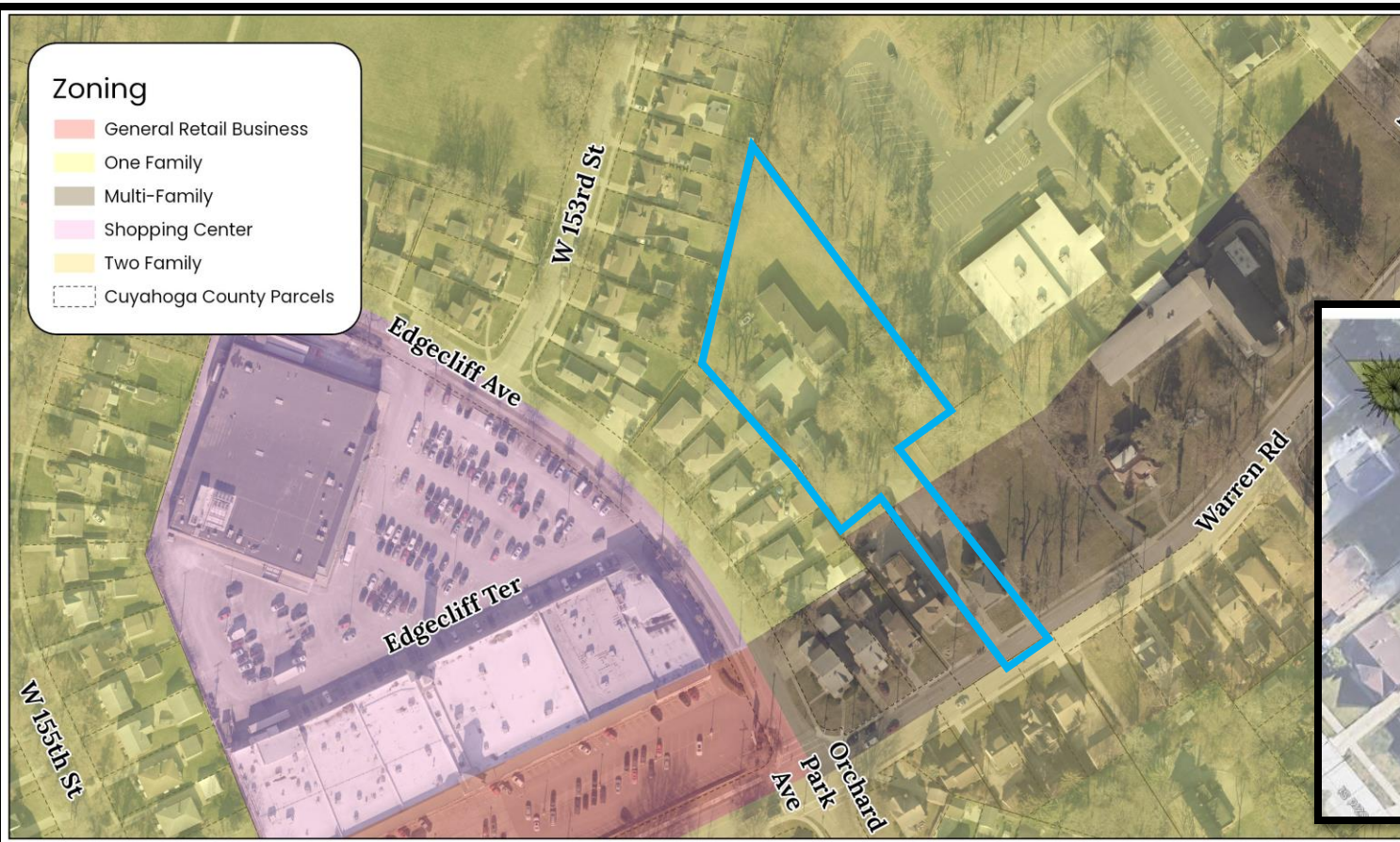
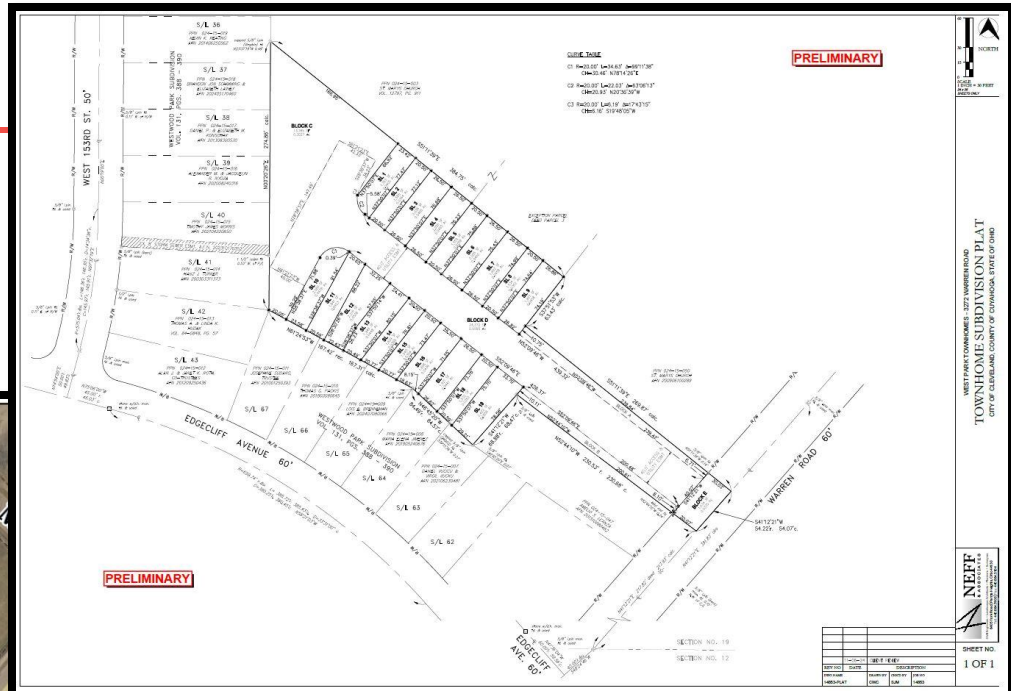


CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

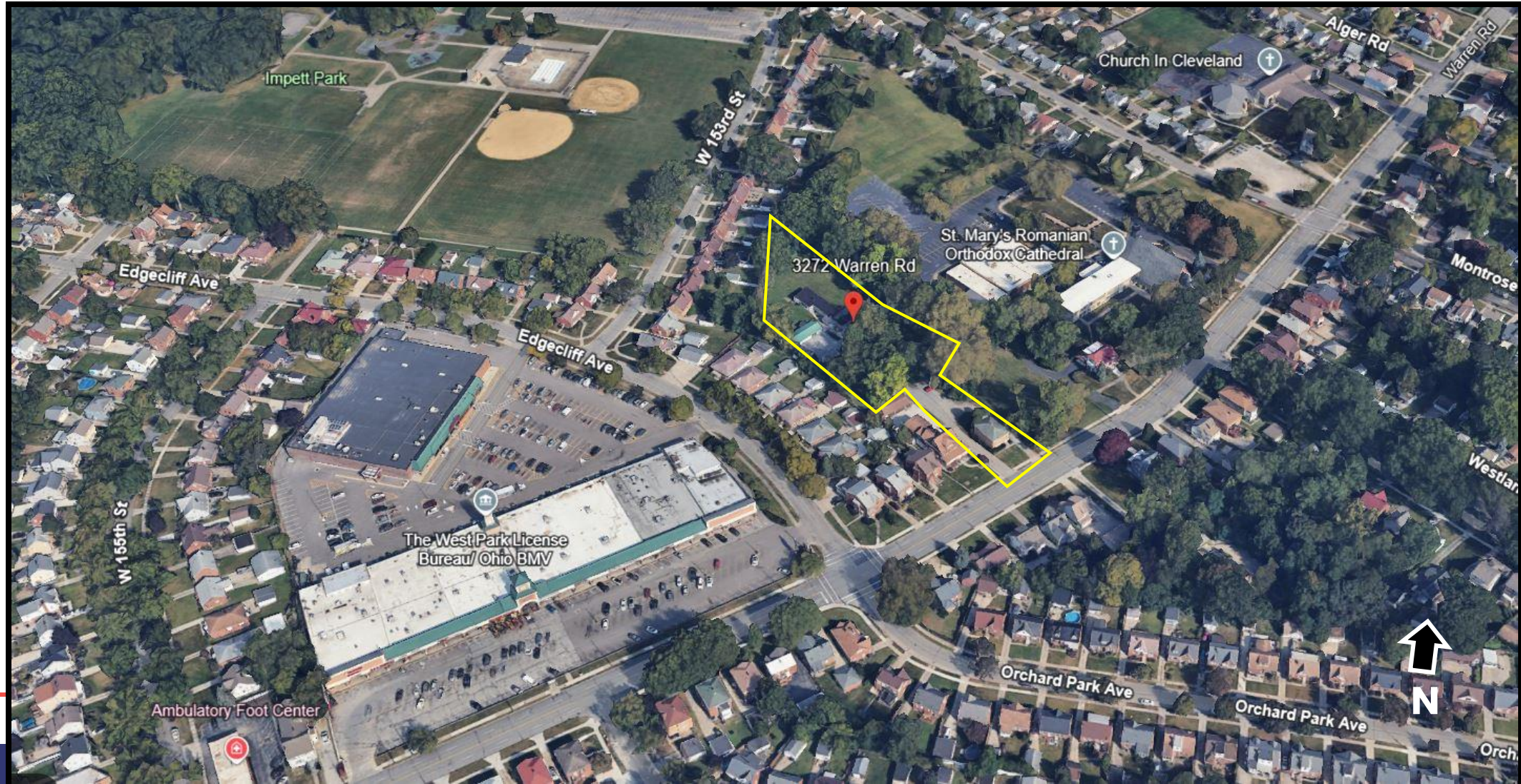
Conditional Use Townhouse in 1F

This project contains parcels located in a One-Family Residential District fronting Warren Rd.



Conditional Use Townhouse in 1F

Per §337.031(h)(2): In any zoning district where a townhouse use is not permitted by right (ex. Single Family, Two (2) Family), *the City Planning Commission shall determine, based on the application of division (e) of this section, if a townhouse use shall be permitted*



Conditional Use Townhouse in 1F

(e)(1) Is the development visually compatible with nearby properties in scale, height, setbacks, orientation to existing streets, roof lines, architectural character, materials, colors, and proportions of architectural features

37' Ht

SHAW BRICKS	COMPLY ALL SPECIES IN OWNER
BLAZE	COMPLY ALL SPECIES IN OWNER
TRIP	COMPLY ALL SPECIES IN OWNER
YOUNG BRICK	COMPLY ALL SPECIES IN OWNER
SHAW BRICKS	COMPLY ALL SPECIES IN OWNER
TRIP	COMPLY ALL SPECIES IN OWNER

NOT FOR CONSTRUCTION

General Notes:

ISSUED DATE

11-07-2023

WARREN RD MULTIFAMILY DEVELOPMENT

Westpark, Ohio

Drawing Title: EXTERIOR ELEVATIONS - TYPICAL

Sheet: **A2-01**



Conditional Use Townhouse in 1F

(e)(1) Is the development visually compatible with nearby properties in scale, height, setbacks, orientation to existing streets, roof lines, architectural character, materials, colors, and proportions of architectural features



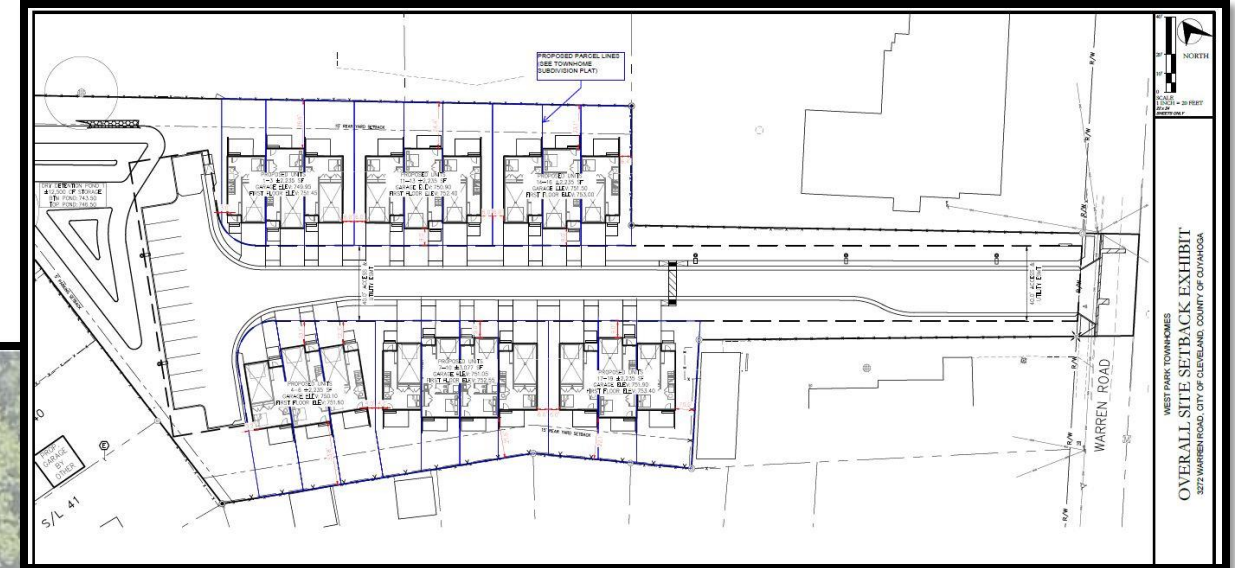
Conditional Use Townhouse in 1F

(e)(2) Is the development site layout arranged so as to create visual interest, promote security/safety, promote safe, efficient and comfortable pedestrian & vehicle circulation, conserve natural features and provided useable common and private open space



Conditional Use Townhouse in 1F

(e)(2) Is the development site layout arranged so as to create visual interest, promote security/safety, promote safe, efficient and comfortable pedestrian & vehicle circulation, conserve natural features and provided useable common and private open space





Motion Form

Date: 12/15/2023

Design Review District: Far West

Project: Warren Road Apartments New Construction: Seeking Final Approval

Project Location: 3272 Warren Road

Rationale:

Action: Motion to Approve as Presented.

ANTHONY <u>Y</u>	FLUKER: <u>Y</u>	KURI: <u>Y</u>	MCCRAY-SCOTT: <u>2</u>
MCKNIGHT <u>Y</u>	SARGEANT: <u>1</u>	SLIFE: <u>NP</u>	

“1” indicates that the member made the motion and voted to approve; “2” indicates that the member seconded the motion and voted to approve; “Y” indicates a yes vote; “N” indicates a no vote; “A” indicates abstention; “NP” indicates that member was not present; “R” indicates that member recused themselves

Motion: APPROVED: X

APPROVED SUBJECT TO STATED AMENDMENT:

POSTPONED:

FAILED TO PASS:

Pedestrian Retail Overlay

Feb 21, 2025

Project Address: 15798 Lorain Avenue

Per Section 343.23 (e) (2)

B. Driveway Across a Public Sidewalk

E. Interior Side Yard more than four (4) feet

Presenter: Xavier Bay, Zoning Planner

15798 Lorain Ave

Conditional Use Permit

City Planning Commission Hearing

February 21, 2025

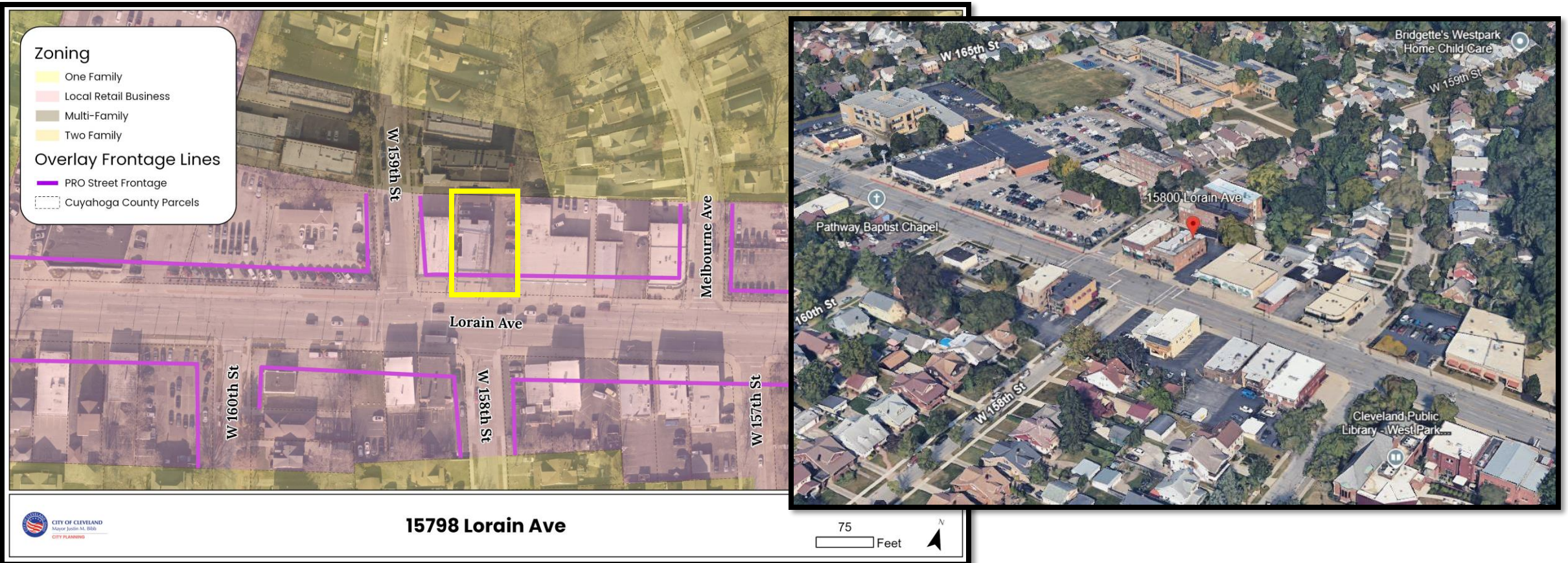


CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

Proposal

To establish use as smoke shop/retail space. Exterior alterations to existing building.



Date



Lorain & W 158th St Western View

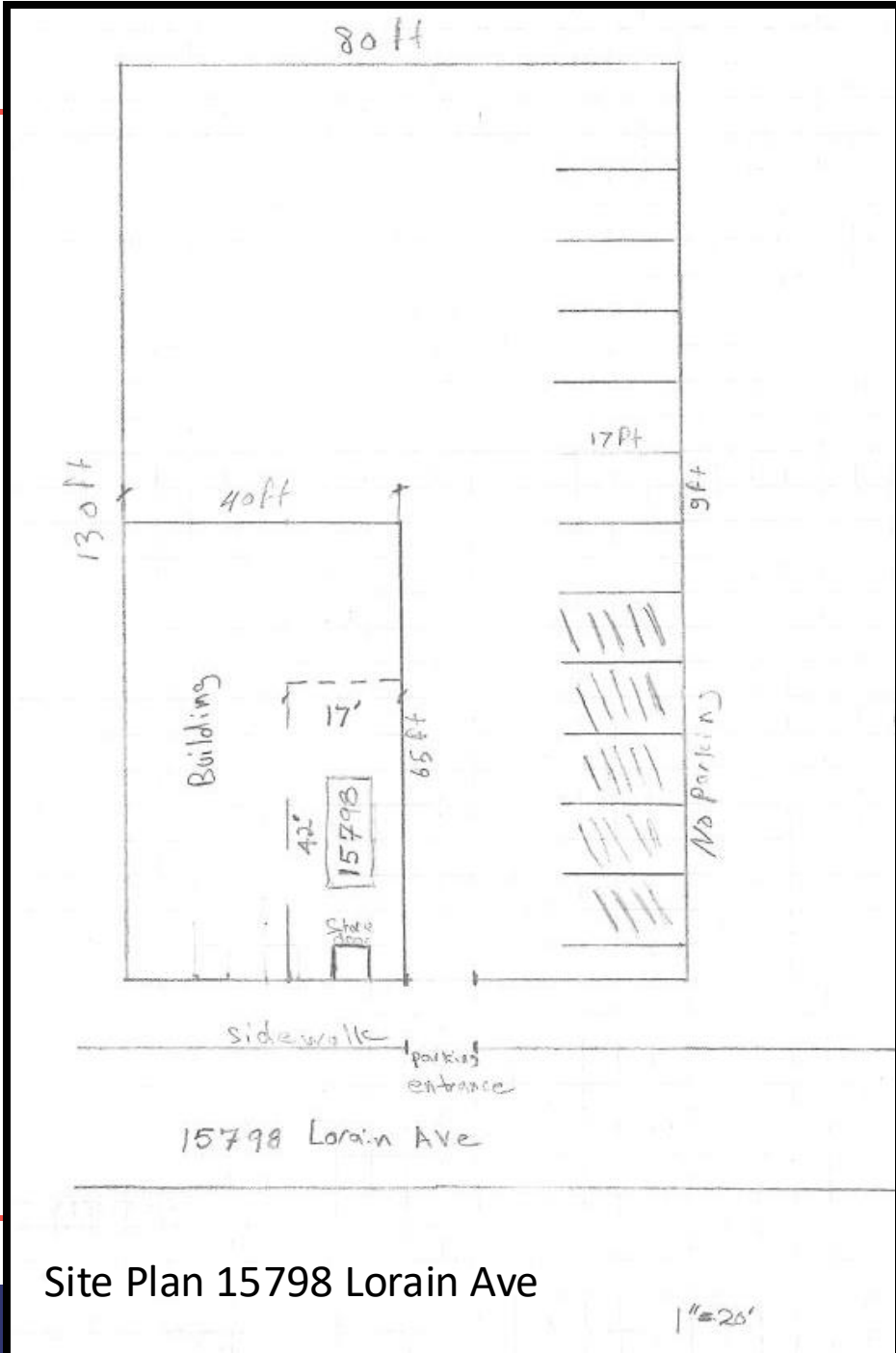


Lorain & W 158th St Eastern View

Pedestrian Retail Overlay Conditional Use & Criteria (343.23 (e) (2) (B))

B. Off-street parking or loading areas or driveway across public sidewalk – one (1) or both conditions apply:

- The size, shape or layout of the subject property does not permit placement of parking, loading or the driveway in a more suitable location?
- It has been demonstrated by the applicant that placement of the parking, loading or driveway in allowed location would jeopardize the continued occupancy of the subject property by uses suited to the PRO district.



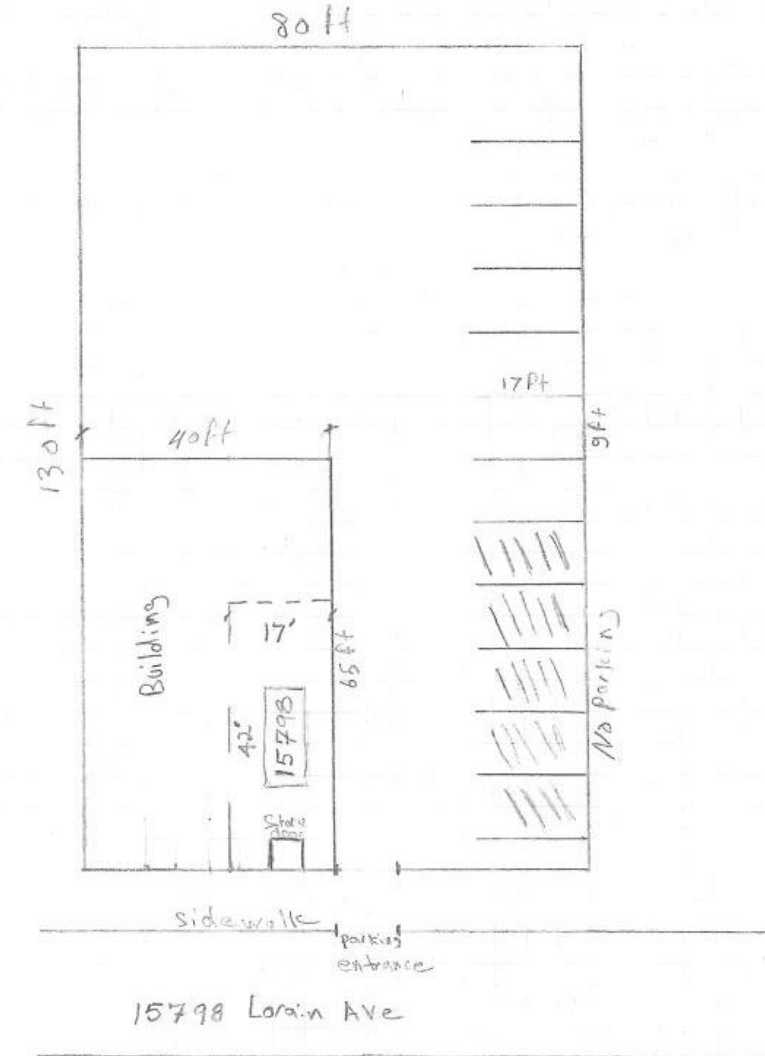
Site Plan 15798 Lorain Ave

1"=20'

Pedestrian Retail Overlay Conditional Use & Criteria (343.23 (e) (2) (E))

E. A building with an interior side yard more than (4) feet in width and located within forty (40) feet of a Pedestrian Retail Frontage:

- The subject building is an existing mixed use building with first floor retail and second story residences.



Site Plan 15798 Lorain Ave

1"=20'

Pedestrian Retail Overlay Conditional Uses

B.) Driveways Extending Across A Public Sidewalk

E.) A Building with an Interior Side Yard More Than Four (4) Feet in Width

Cleveland City Planning Commission

Zoning Map Amendments



CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 21, 2025

Ordinance No. xxx-2025 (Ward 3/Councilmember McCormack):

Feb 21, 2025

**Changing the Use, Area & Height Districts of parcels of land south of
West 26th Street between Chatham Avenue and Monroe Avenue (Map
Change 2689)**

Presenter: Shannan Leonard, Chief Zoning Administrator

Map Change 2689

City Planning Commission Hearing

February 21, 2025



CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

Proposal

Changing the Use, Area & Height districts of parcels of land south of West 26th Street between Chatham Avenue and Monroe Avenue.

(Map Change 2689)

Purpose

To promote walkability and support a diversity of housing typologies which is in alignment with the Connecting Cleveland 2020 comprehensive citywide plan.

Council Support of MC 2689

Outlook

Re: Meet w/ Dan Whalen - W 26 Rezoning

From Kerry McCormack <kmcormack@clevelandcitycouncil.org>

Date Sat 12/28/2024 2:26 PM

To Dan Whalen <dw@placesdev.com>; Bay, Xavier <XBay@clevelandohio.gov>; Leonard, Shannan <SLeonard@clevelandohio.gov>

CAUTION: This email originated from outside of the City of Cleveland. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@clevelandohio.gov.

Full support. Thank you!

Kerry

Kerry McCormack

Ward 3 Councilman

Cleveland City Council

On Dec 18, 2024, at 3:04 PM, Dan Whalen <dw@placesdev.com> wrote:

Councilman McCormack-

As discussed, please see the proposed zoning map change for these parcels in Ohio City along W 26th between Chatham Ave and Monroe Ave. We would like your approval and support so that the zoning team can submit this to the Planning Commission for 1/17/25 review.

Thanks,

Dan Whalen
Co-Founder & Managing Partner

dwh@placesdev.com

(440) 478-8245

Outlook

Re: Meet w/ Dan Whalen - W 26 Rezoning

Organizer Leonard, Shannan <SLeonard@clevelandohio.gov>

Meeting time This event occurred 2 months ago (Fri 12/13/2024 1:00 PM - 2:00 PM)

Location Microsoft Teams Meeting

My response Accepted

Required attendees Leonard, Shannan, Bay, Xavier, Flake, Kayla

Optional attendees Dan Whalen

Message sent Fri 2/7/2025 3:08 PM

CAUTION: This email originated from outside of the City of Cleveland. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@clevelandohio.gov.

Good to go on my end. Thanks

Kerry McCormack

Ward 3 Councilman

Cleveland City Council

On Feb 6, 2025, at 10:44 AM, Leonard, Shannan <SLeonard@clevelandohio.gov> wrote:

Good Morning Councilman McCormack,

Hope this email finds you well. I am writing this morning because the West 26th Rezoning was originally heard last month was tabled with a request that the project team go through Design Review/PETBOT and present their site design to the Commission - noting that this is not a site plan specific rezoning. Thus, the Map Change was originally rescheduled for CPC for this Friday, February 7, 2025 along with their conceptual approval for Design Review.

However, earlier this week Dan Whalen reached out to me stating that at PETBOT, Fire requested more clearance at the rear of the property. The original Map Change was to change the zoning on the properties on the west side of West 26th between Chatham and Monroe from Semi-Industry to Multi-Family Residential with a 5' Specific Mapped Setback.

Thus, based on the PETBOT review - I am asking for an email of support to amend the zoning proposal to Multi-Family Residential with a 3' Specific Mapped Setback instead of the 5'. This will bring the residential building closer to W. 26th Street away from neighboring townhomes and one/two family homes on West 28th and provide the necessary fire clearance.

Lastly, it is my hope that by receiving your support and coordinating with the Survey Department that CPC staff can get the public notice out by February 11, 2025 for the next CPC hearing on February 21, 2025. CPC can then hear the rezoning and the street vacation of Hanook Avenue at the same hearing.

Please let me know if you have any questions or concerns. I look forward to receiving your email support for this very minor change for fire clearance so that we may move this map change and project forward.

Thank you for your time and consideration.

Shannan Leonard

Shannan-

We got feedback from Fire during our PETBot that we may need a little more clearance at the rear of the property. Do you think we could amend the mapped setback on 26th to 3' as a result to give us room to move the building a few feet if needed?

Dan Whalen
Co-Founder & Managing Partner

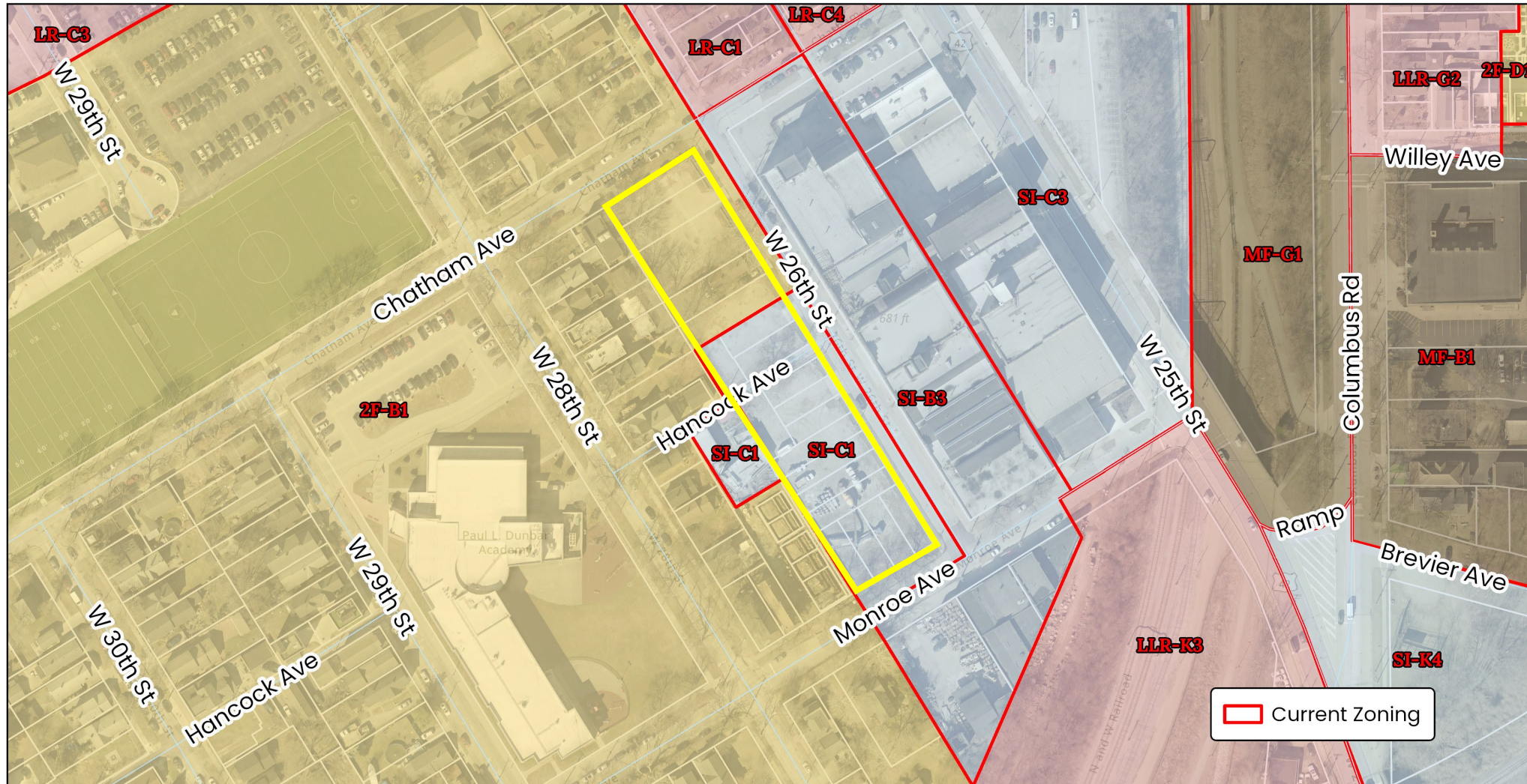


Shannan Leonard
Chief Zoning Administrator |
Zoning Manager
Phone 216.664.3814
[Cleveland City Planning Commission](#)



Current Zoning:

- Two Family-B1
- Semi-Industry-C1

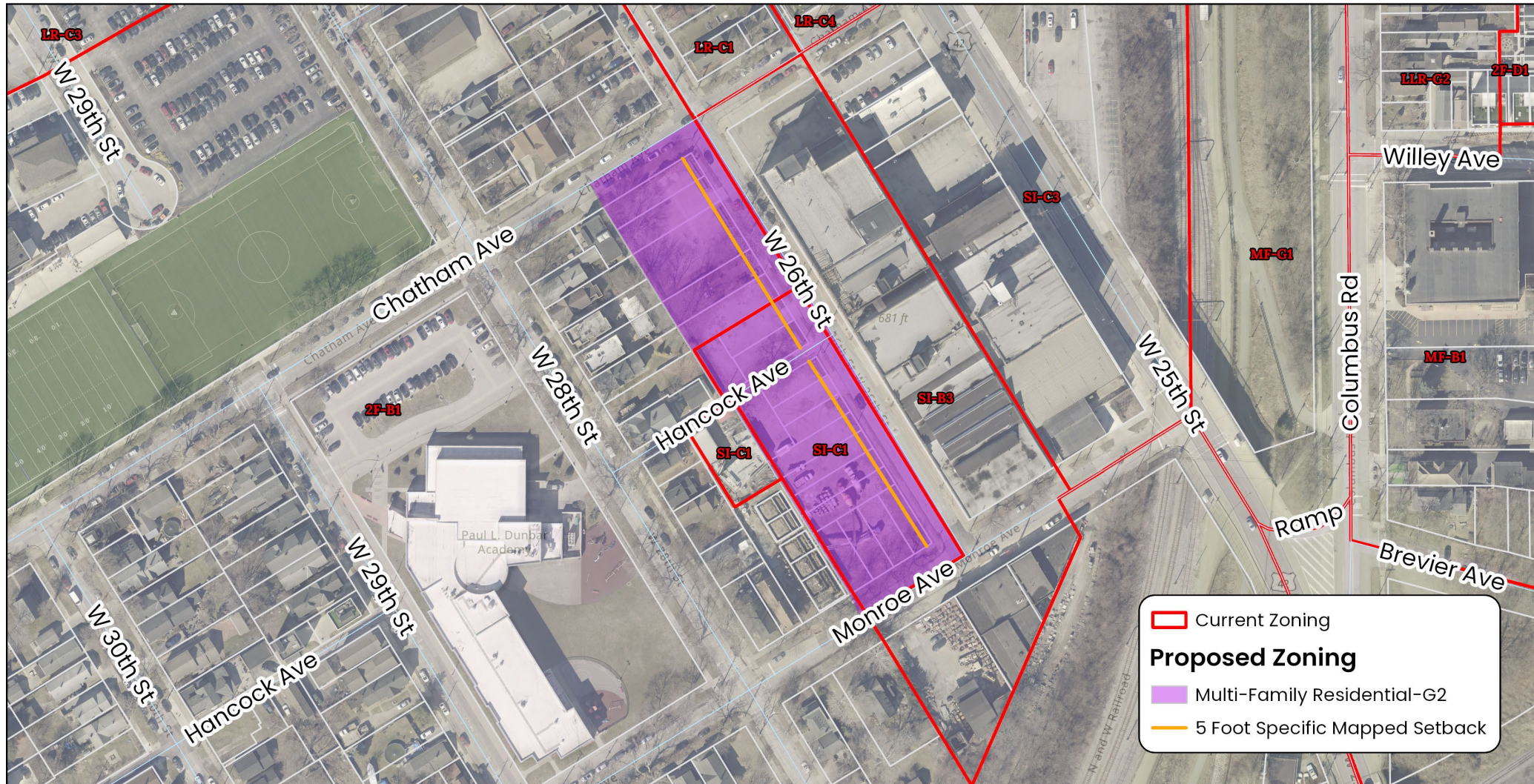


Map Change 2689

Changing the Use, Area, and Height districts of parcels of land west of West 26th Street between Monroe Ave and Chatham Ave



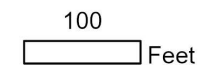
Map Change 2689 (1st Draft 5' setback)



Date: 12/18/2024

Map Change 2689

Changing the Use, Area, and Height districts of parcels of land west of West 26th Street between Monroe Ave and Chatham Ave





City of Cleveland
Justin M. Bibb, Mayor

Mayor's Office of Capital Projects
Division of Engineering & Construction
601 Lakeside Avenue, Room 518
Cleveland, Ohio 44114-1015
216/664-7434 Fax: 216/664-2289
www.clevelandohio.gov

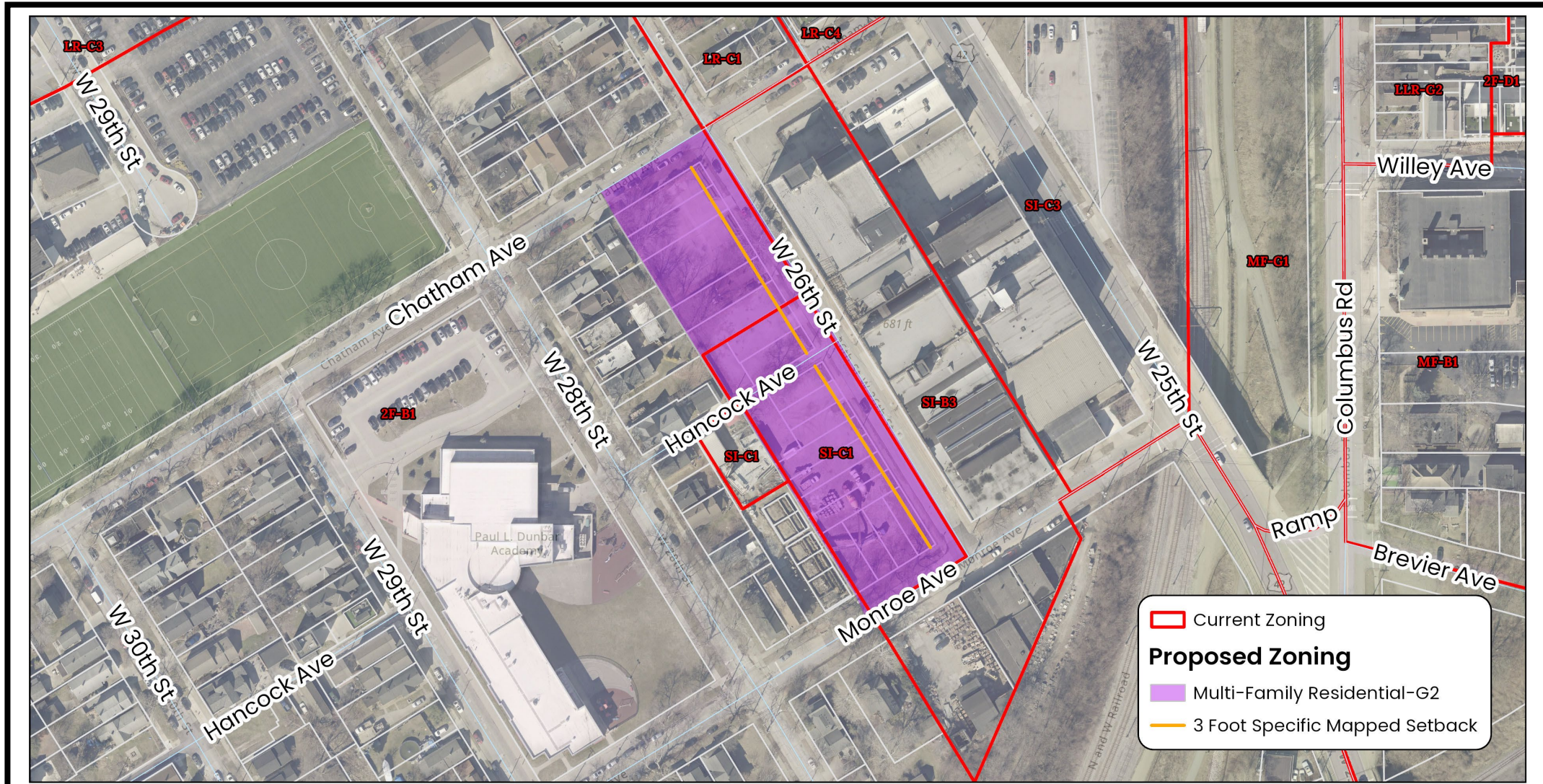
Meeting Date: 01/28/2025
PetBOT Meeting Minutes

PetBOT (Planning, Engineering, Traffic Engineering, and Bureau of Traffic) is a reviewing body integrated into City Planning's Conceptual / Schematic Design Review Process focused on the public right of way.

- W 26th Apartments
 - Behind Voss Industries Site – currently a ‘run down’ site between Chatham and Monroe
 - Hancock Ave will be partially vacated
 - Encroachments exist within the project (existing drive and fence encroach onto existing property)
 - Access off Chatham Ave; Fire access off W 26th St
 - Trash pickup will be placed on frontage along Chatham
 - Invasive species of Trees will be removed from site; tree preservation plan will be provided
 - Sidewalk & Curbs must be compliant with COC 505 – will need Street Obstruction Permit. New curb cuts are planned on Chatham and West 26th St with current layout.
 - WPC: Provide Utility Plan when Ready – no known infrastructure along Hancock.
 - Waste: Not provided by city.
 - Planning: No major concerns
 - Urban Forestry: Keep in the loop as tree preservation plan develops
 - Parking: No plans to change on-street parking
 - RTA: Plan to utilize TDM program
 - Fire/Safety:
 - Current design is noted at 109 units – 4 stories, and 47.5’ high
 - Plan would not be approved given that only one fire access point is provided. At least two are required given there are over 100 units. Type I or II construction is option to bypass this requirement per IFC. Lt. Oleksiak requests revised plan and meeting to review.
 - Two approved aerial access routes required; Fire / Safety doesn’t see this at this point. No closer than 15’ – no further than 30’ away from buildings. OBC (Chap. 33 as of 2024 edition) + IFC provide guidelines on access.
 - CWD: Provide Utility Plan when Ready.
 - DEO: If gas ever becomes chosen, reach out – otherwise, no comment. Easements can be provided if required via Dominion Acquisition regarding Hanover Street Vacation.
 - NEORS: Determination letter will be required; reach out to Rob.
 - BoT: Please keep BoT updated on required road closures for construction.
 - Transportation: Ensure coordination of Bike Storage and parking with Transportation/Planning. Consider “Lollipop Racks.”

Zachary D. Miller, Assoc. AIA
PetBOT Project Coordinator
Mayor's Office of Capital Projects
CC: PetBOT Advisory Committee

Map Change 2689 (Revised 3' Setback)

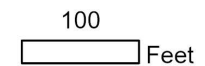


CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING COMMISSION

Date: 12/18/2024

Map Change 2689

Changing the Use, Area, and Height districts of parcels of land west of West 26th Street between Monroe Ave and Chatham Ave



Mapped Setbacks

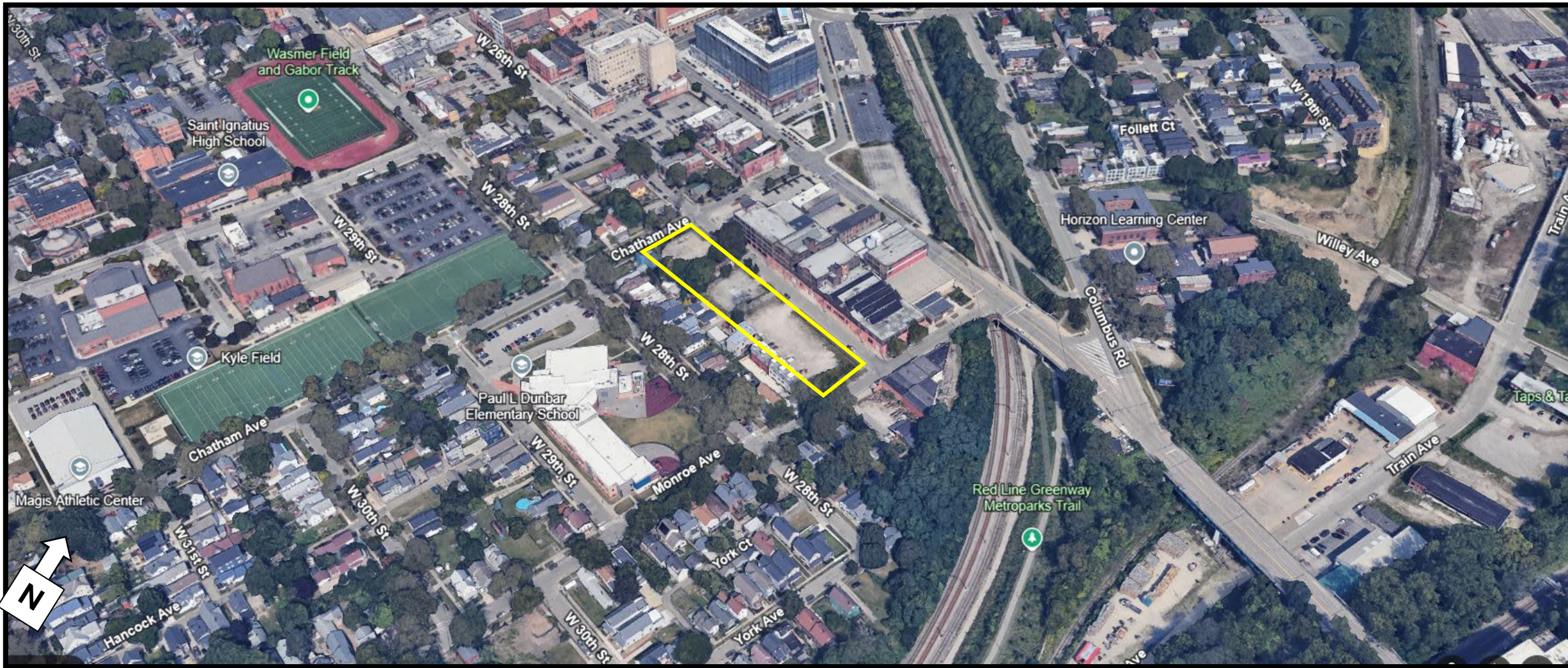
A required front yard space in which no structures may be located, except where specifically allowed by Cleveland Zoning Code

Indicated on Building Zone Maps of the City as from either the property line or the street centerline

Take precedence over all other setback regulations

Can only be changed with legislation

Current Context



West 26th St & Chatham Ave
Southern View



West 26th St & Hancock Ave
Southern View



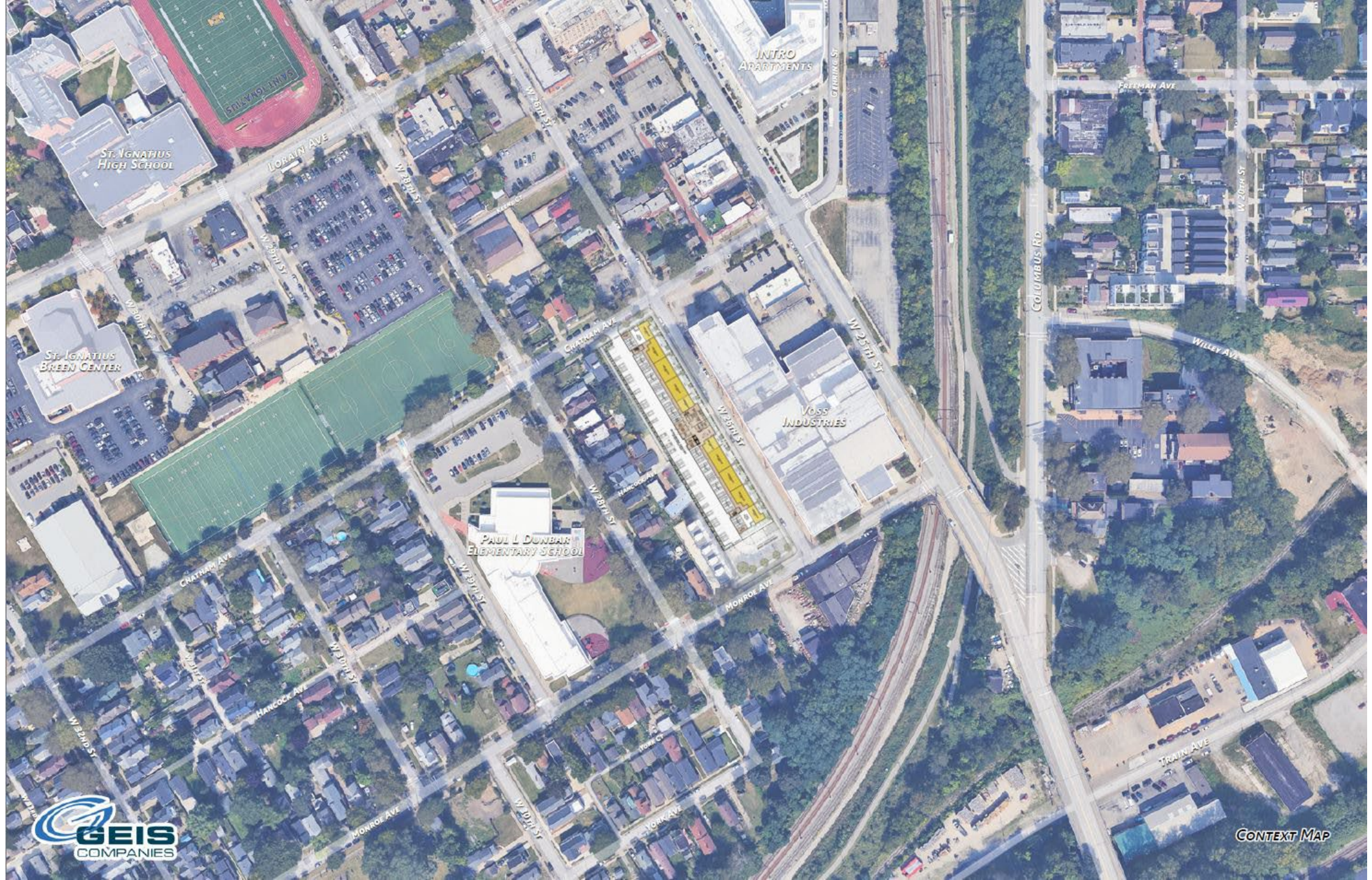
W 26TH APARTMENTS

MULTI-FAMILY

DAN WHALEN & LUKE PALMISANO

IN COLLABORATION WITH





ST. IGNATIUS
HIGH SCHOOL

ST. IGNATIUS
GREEN CENTER

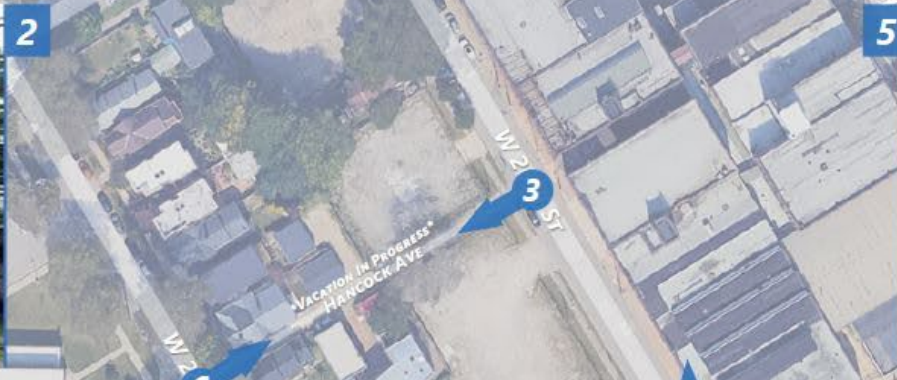
PAUL L. DUNBAR
ELEMENTARY SCHOOL

INTRO
APARTMENTS

VOSS
INDUSTRIES



CONTEXT MAP



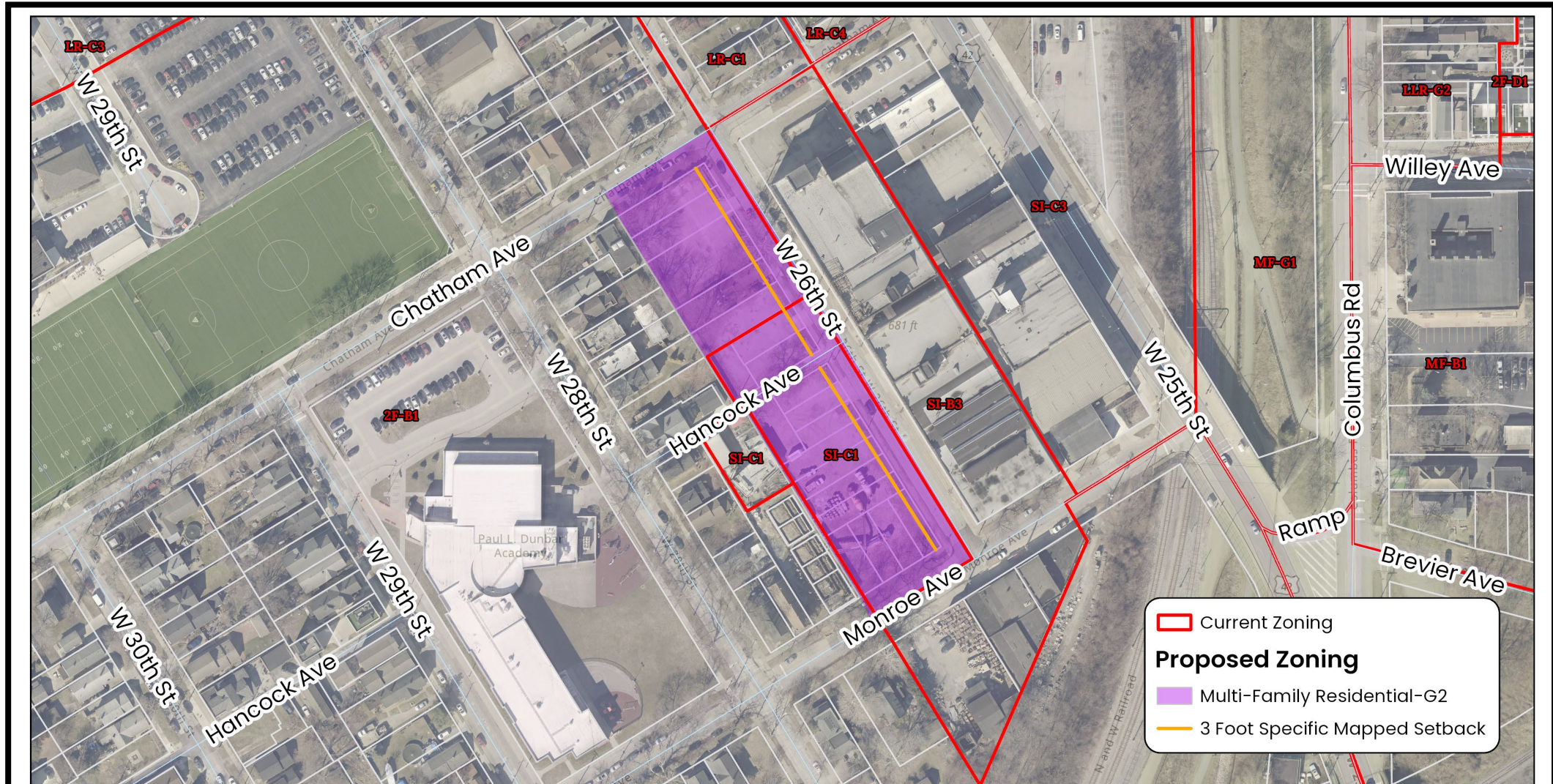



CONCEPTUAL RENDERING

*W 26TH APARTMENTS
W 26TH ST & CHATHAM AVE, CLEVELAND, OH*





Map Change 2687



 Current Zoning

Proposed Zoning

 Multi-Family Residential-G2

 3 Foot Specific Mapped Setback

Map Change 2689

Changing the Use, Area, and Height districts of parcels of land west of West 26th Street between Monroe Ave and Chatham Ave



Cleveland City Planning Commission

Near West Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 21, 2025

Near West Design Review

Feb 21, 2025

NW2025-002 – W 26th Apartments

Project Address: 0 W 26th St

Type: New Construction

Project Representative: Brandon Kline; Geis Construction

Approval: Schematic

Ward 3 – Councilmember McCormack | SPA: Ohio City

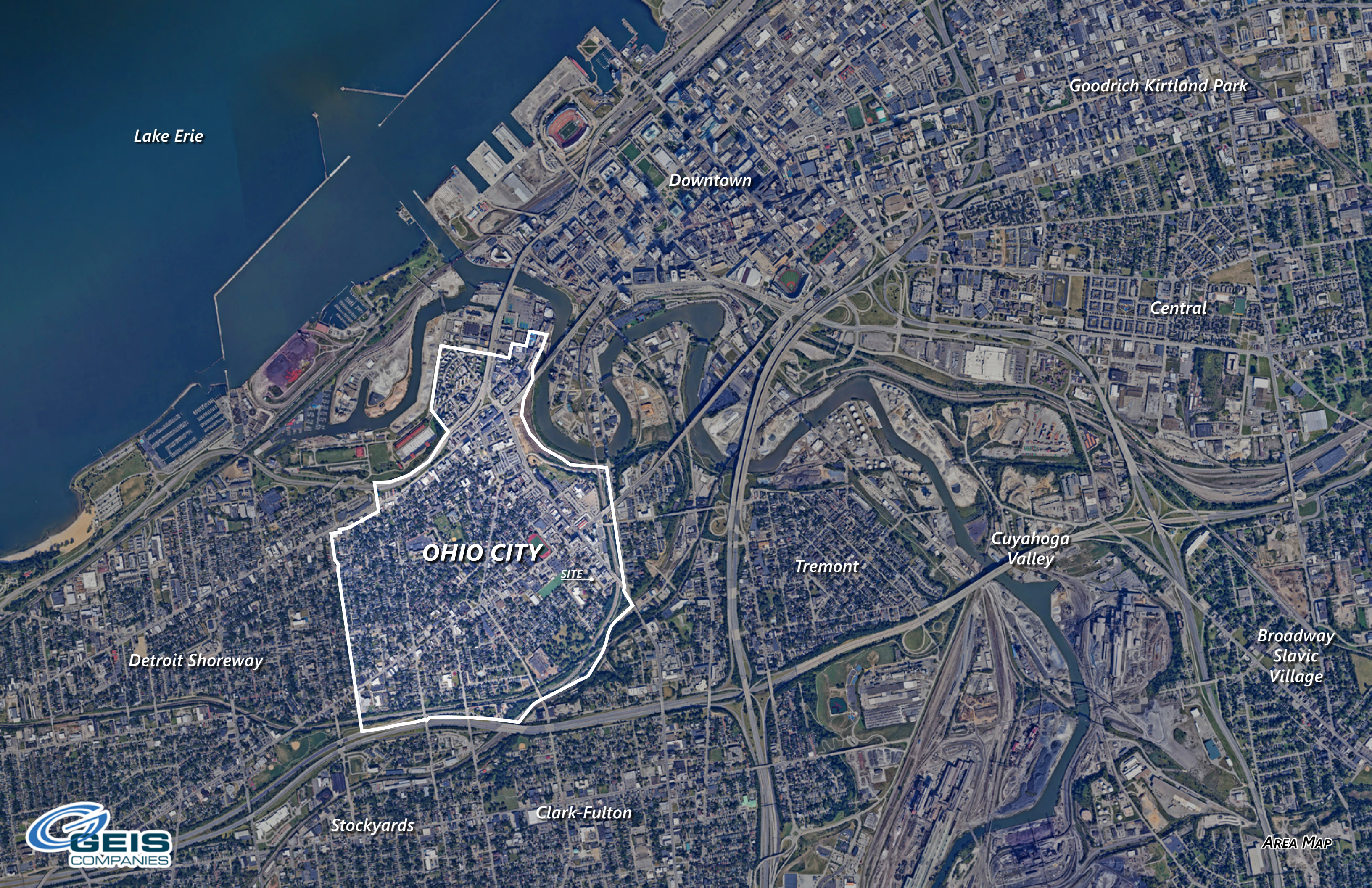
W 26TH APARTMENTS

MULTI-FAMILY

DAN WHALEN & LUKE PALMISANO

IN COLLABORATION WITH





Lake Erie

Goodrich Kirtland Park

Downtown

Central

OHIO CITY

SITE

Tremont

Cuyahoga Valley

Detroit Shoreway

Broadway Slavic Village

Stockyards

Clark-Fulton



AREA MAP



INTRO APARTMENTS

ST. IGNATIUS HIGH SCHOOL

ST. IGNATIUS BREEN CENTER

PAUL L DUNBAR ELEMENTARY SCHOOL

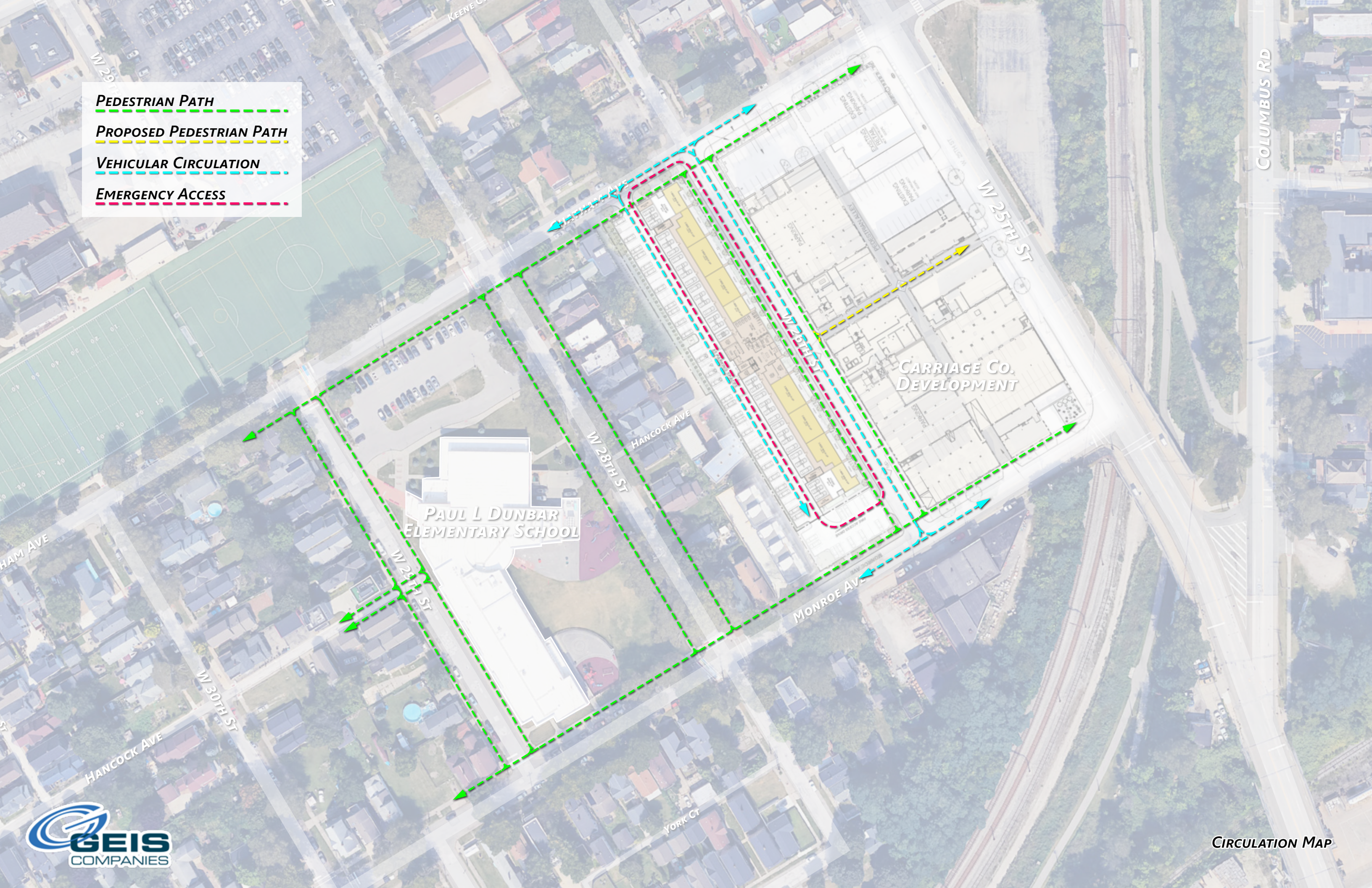
CARRIAGE CO. DEVELOPMENT



CONTEXT MAP



PEDESTRIAN PATH
PROPOSED PEDESTRIAN PATH
VEHICULAR CIRCULATION
EMERGENCY ACCESS



**PAUL L DUNBAR
ELEMENTARY SCHOOL**

**CARRIAGE CO.
DEVELOPMENT**



PROJECT DATA

OVERALL BUILDING AREAS

GROUND FLOOR	26,650 GSF
SECOND FLOOR	29,080 GSF
THIRD FLOOR	29,080 GSF
FOURTH FLOOR	25,975 GSF
TOTAL	110,785 GSF

PROGRAM AREAS

LOBBY & AMENITY	5,013 SF
ROOF TERRACE	3,145 SF
CIRCULATION & UTILITY	14,423 SF
RESIDENTIAL RSF	84,156 SF
TOTAL RSF	84,156 SF

UNIT MIX

STUDIOS	34	31%
ONE BEDROOMS	51	47%
TWO BEDROOMS	22	20%
THREE BEDROOMS	2	2%
TOTAL UNITS	109	

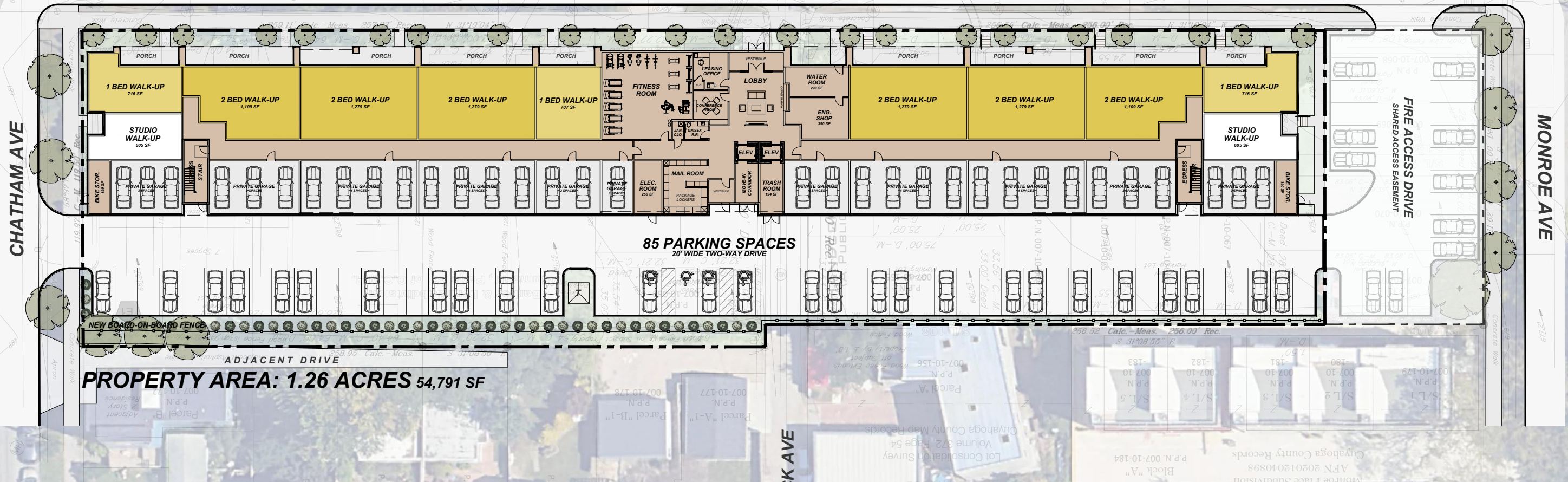
PARKING

PRIVATE GARAGE SPACES	33
SURFACE SPACES	52
TOTAL SPACES	85

This project is located within the Transit Oriented Development Zone.

W. 26TH STREET 30'
(FORMERLY HUDSON STREET)
(A PUBLIC RIGHT-OF-WAY)

W 26TH STREET



PROPERTY AREA: 1.26 ACRES 54,791 SF



GROUND FLOOR & SITE PLAN

W 26TH APARTMENTS
W 26TH ST & CHATHAM AVE, CLEVELAND, OH

PROJECT DATA

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This project is located within the Transit Oriented Development Zone.

W. 20TH STREET (FORMERLY HUDSON STREET)
(A PUBLIC RIGHT-OF-WAY)

W 26TH STREET

CHATHAM AVE

MONROE AVE



85 PARKING SPACES
20' WIDE TWO-WAY DRIVE

PROPERTY AREA: 1.26 ACRES 54,791 SF

PROJECT DATA

OVERALL BUILDING AREAS

GROUND FLOOR	26,650 GSF
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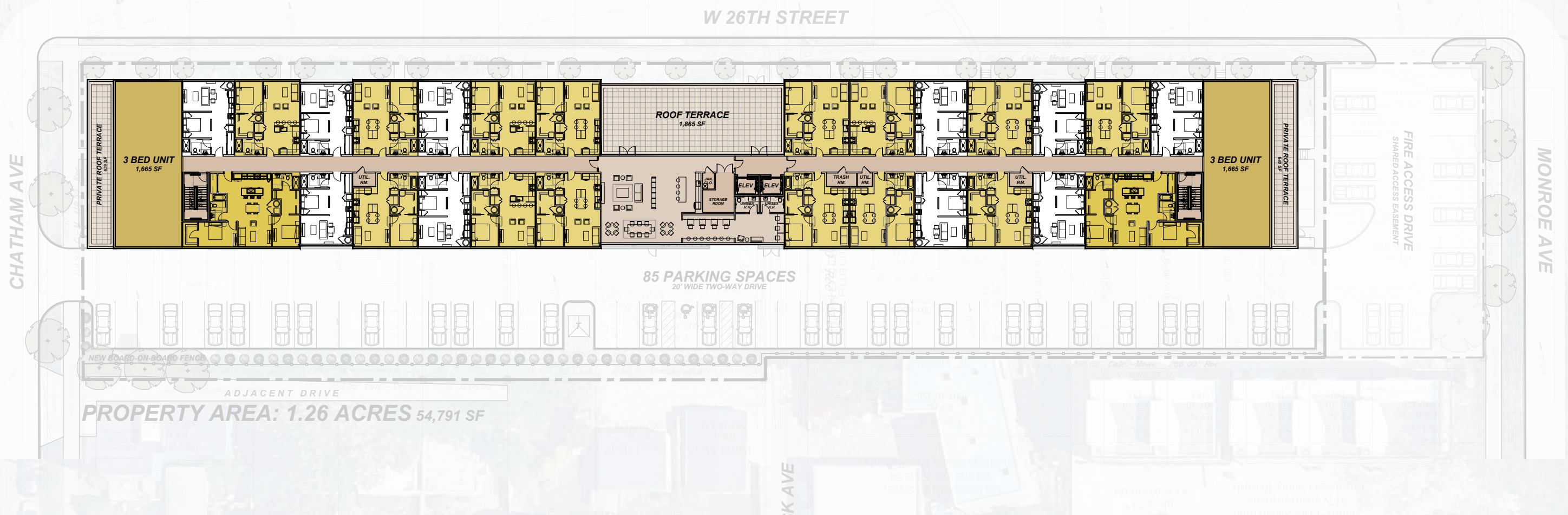
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TOTAL SPACES	85

This project is located within the Transit Oriented Development Zone.



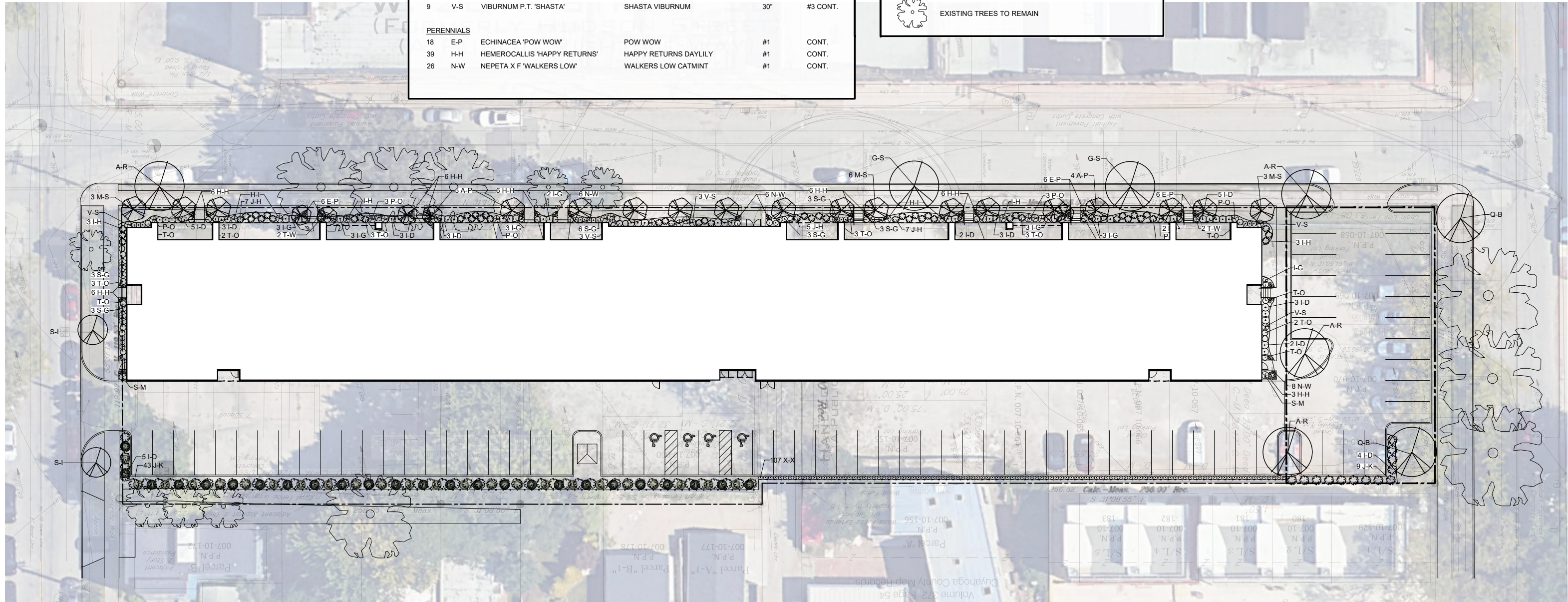
PLANT MATERIAL LIST					
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
4	A-R	ACER R. 'RED SUNSET'	RED SUNSET RED MAPLE	2" CAL.	B&B
9	A-P	AMELANCHIER 'RAINBOW PILLAR'	RAINBOW PILLAR SERVICEBERRY	1-1/2" CAL.	B&B
2	G-S	GLEDTSEA T I 'STREET KEEPER'	STREET KEEPER HONEYLOCUST	2" CAL.	B&B
12	M-S	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	1-1/2" CAL.	B&B
2	Q-B	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL.	B&B
SHRUBS					
2	H-I	HYDRANGEA A. 'INCREDIBALL'	INCREDIBALL HYDRANGEA	18"	#3 CONT.
49	I-D	ILEX G. 'DENSEA'	DENSEA COMPACT INKBERRY	15"	#3 CONT.
18	I-G	ILEX C. 'GREEN LUSTRE'	GREEN LUSTRE JAPANESE HOLLY	15"	#3 CONT.
8	I-H	ITEA VIRGINICA 'HENRY GARNET'	HENRY GARNET SWEETSPIRE	18"	#3 CONT.
52	J-K	JUNIPERUS CH. 'KETELEERI'	KETELEERI JUNIPER	5'	B&B
33	J-H	JUNIPERUS SQ. 'HOLGER'	HOLGER JUNIPER	15"	#3 CONT.
12	P-O	PHYSOCARUPUS O. 'OBSIDIAN'	OBSIDIAN NINEBARK	24"	#3 CONT.
27	S-G	SPIRAEA X B. 'GOLDFLAME'	GOLDFLAME SPIRAEA	15"	#3 CONT.
3	S-M	SYRINGA MEYERI	PALABIN LILAC	18"	#5 CONT.
27	T-O	THUJA O. 'AUREA'	GOLDEN GLOBE ARBORVITAE	15"	#3 CONT.
17	T-W	THUJA O. 'WOODWARDII'	WOODWARD GLOBE ARBORVITAE	18"	#3 CONT.
9	V-S	VIBURNUM P.T. 'SHASTA'	SHASTA VIBURNUM	30"	#3 CONT.
PERENNIALS					
18	E-P	ECHINACEA 'POW WOW'	POW WOW	#1	CONT.
39	H-H	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#1	CONT.
26	N-W	NEPETA X F 'WALKERS LOW'	WALKERS LOW CATMINT	#1	CONT.

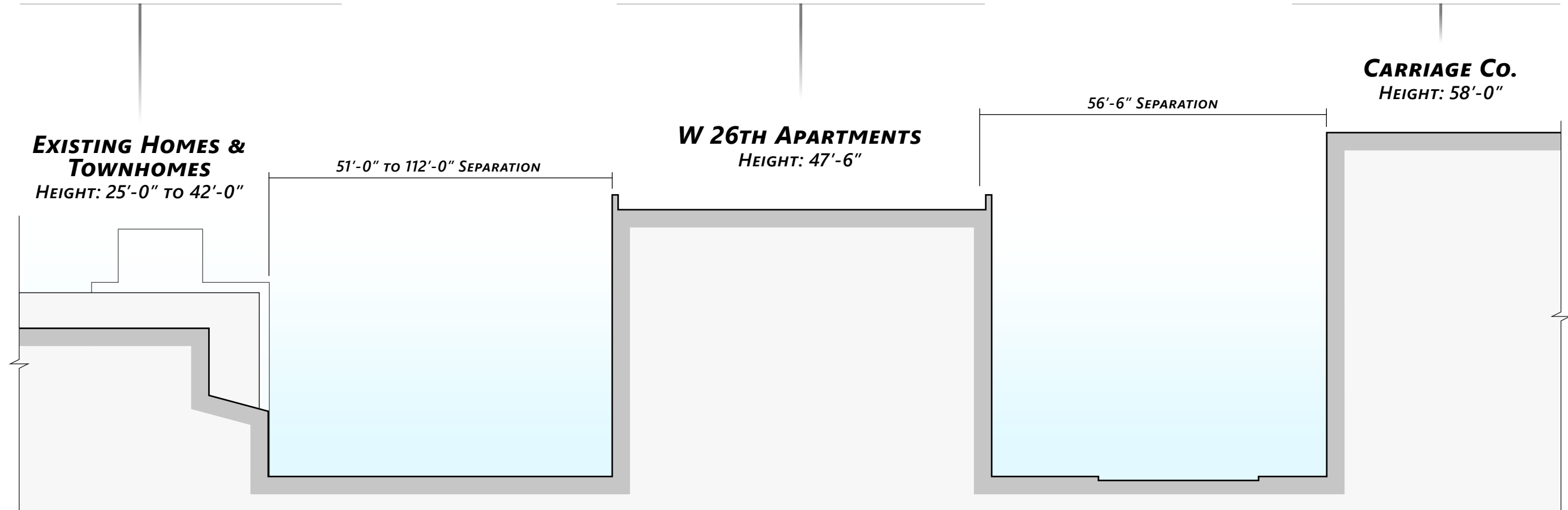
NOTES

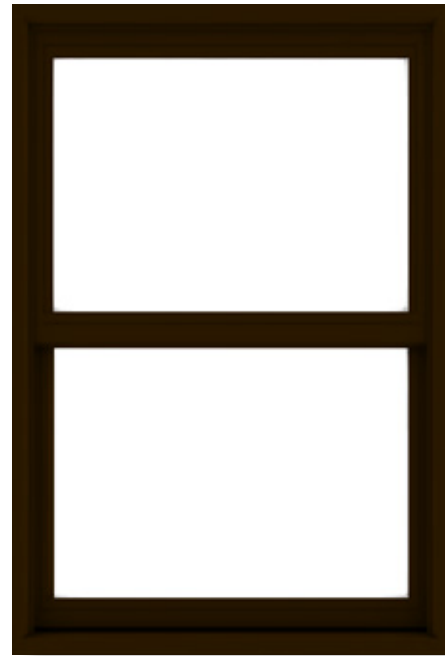
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED, FINE GRADED AND SEEDED WITH APPROPRIATE SEED MIX.
- MAINTAINED LAWN AREAS TO BE SEEDED WITH DWARF TALL FESCUE SEED MIX.

LEGEND

- SHADE TREES - 2" CALIPER
- ORNAMENTAL TREES - 1"-1/2" CALIPER
- EVERGREEN TREES - 5' HT.
- SHRUBS - LARGE 30"-36"
- SHRUBS - SMALL 18"-24"
- GRASSES/PERENNIALS/ GROUNDCOVER - 1 GAL
- EXISTING TREES TO REMAIN







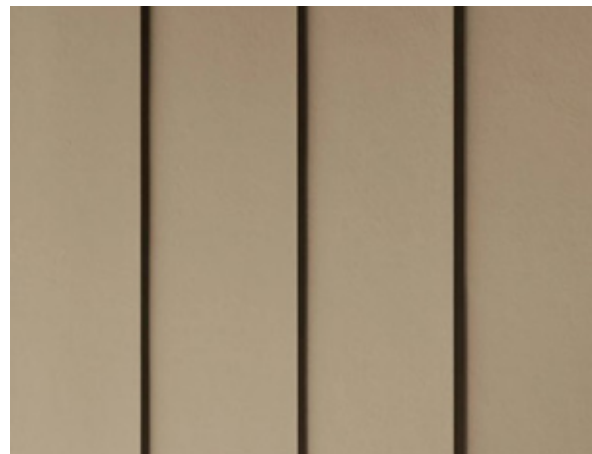
SINGLE HUNG WINDOWS
DARK BRONZE EXTERIOR
WHITE INTERIOR



PICTURE/FIXED WINDOWS
DARK BRONZE EXTERIOR
WHITE INTERIOR



FIBER CEMENT PANEL
JAMES HARDIE
HUNTER GREEN



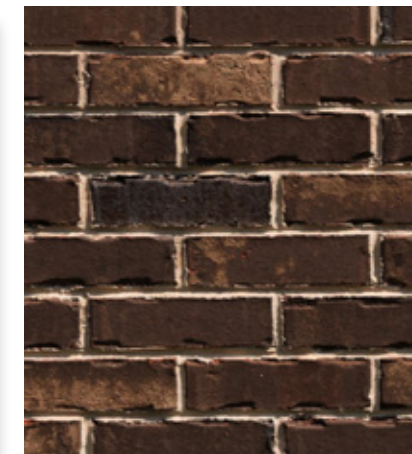
FIBER CEMENT PANEL
JAMES HARDIE
KHAKI BROWN



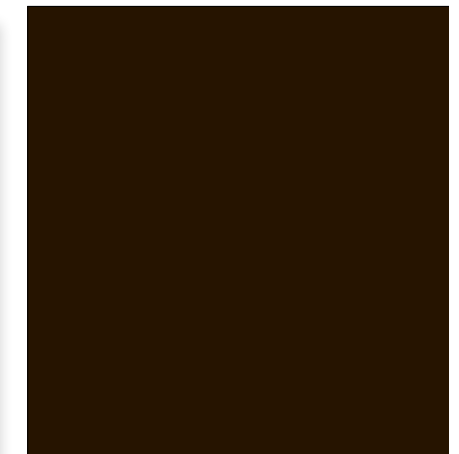
HOLLOW METAL
DOORS & PRIVATE GARAGE
DOORS
SHERWIN WILLIAMS
SANDERLING
SW 7513



MODULAR BRICK
TRIANGLE BRICK



MODULAR BRICK
TRIANGLE BRICK



ALUMINUM DOORS
& FRAMES
KAWNEER
DARK BRONZE













EAST ELEVATION



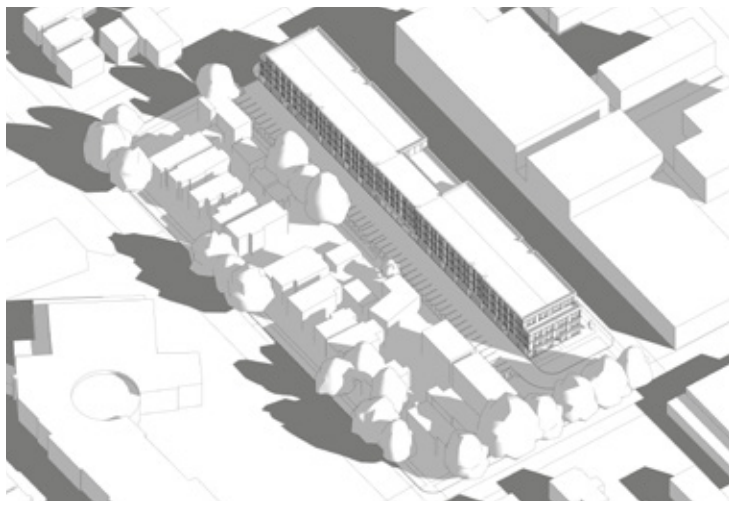
WEST ELEVATION



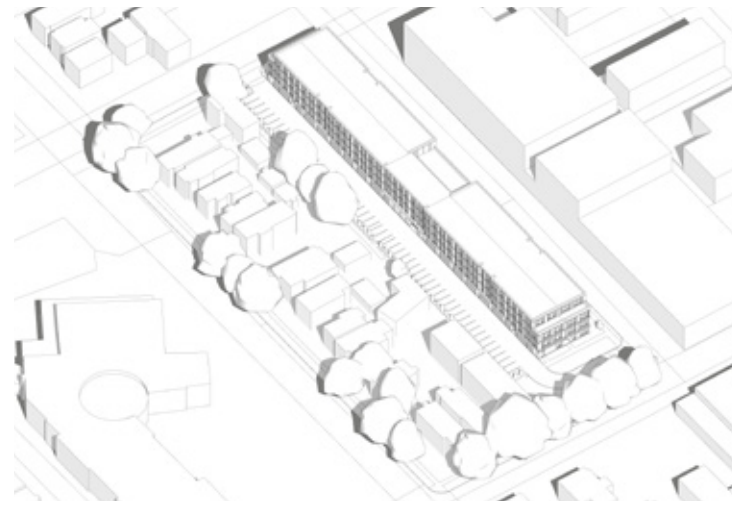
NORTH ELEVATION



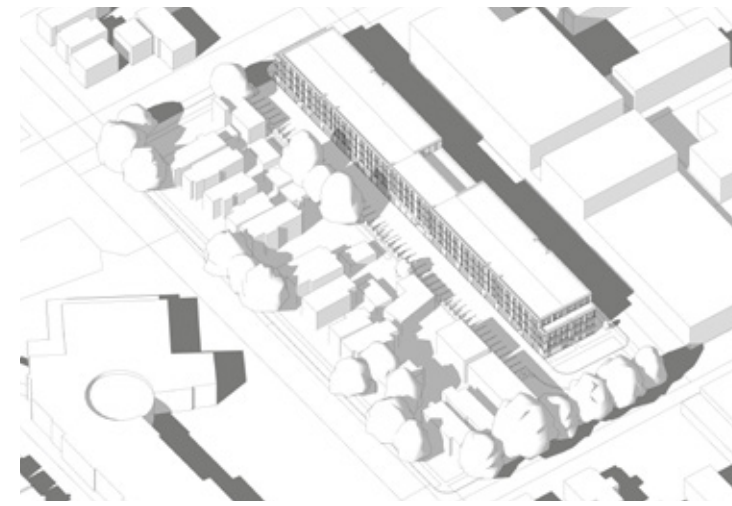
SOUTH ELEVATION



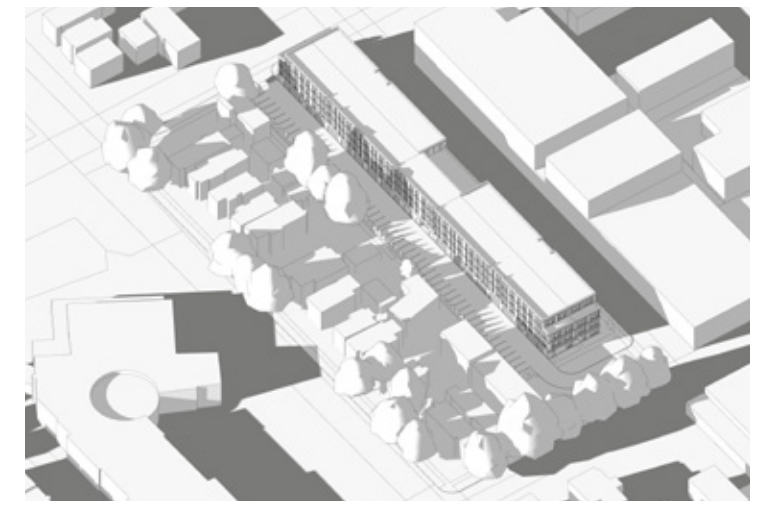
March 15th at 9:00 AM



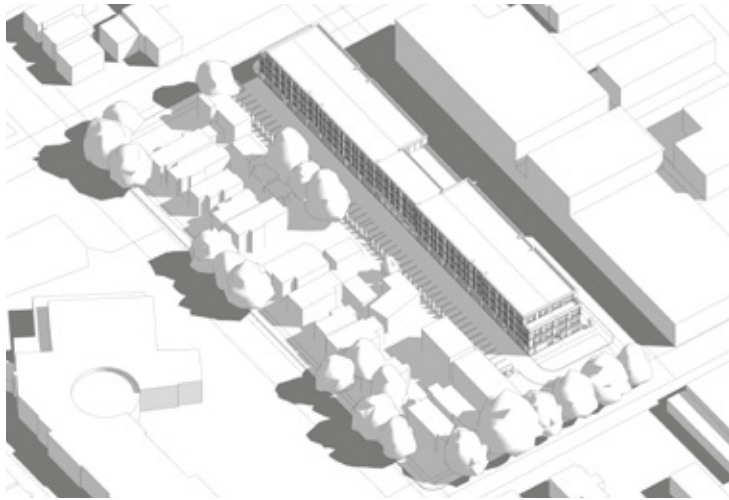
March 15th at 12:00 PM



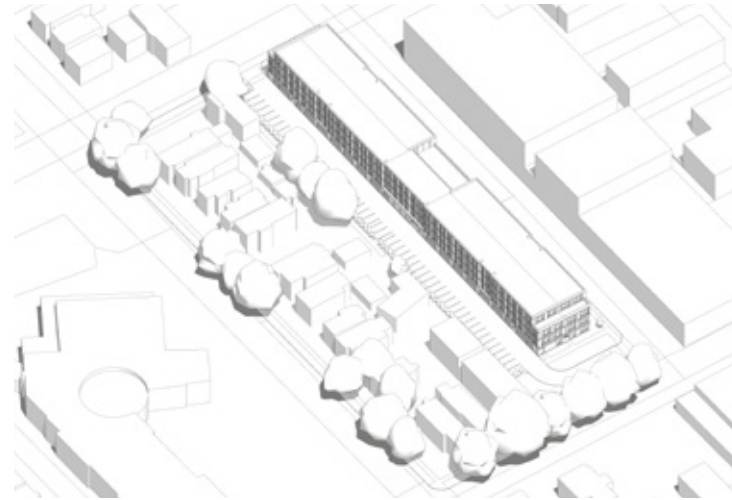
March 15th at 3:00 PM



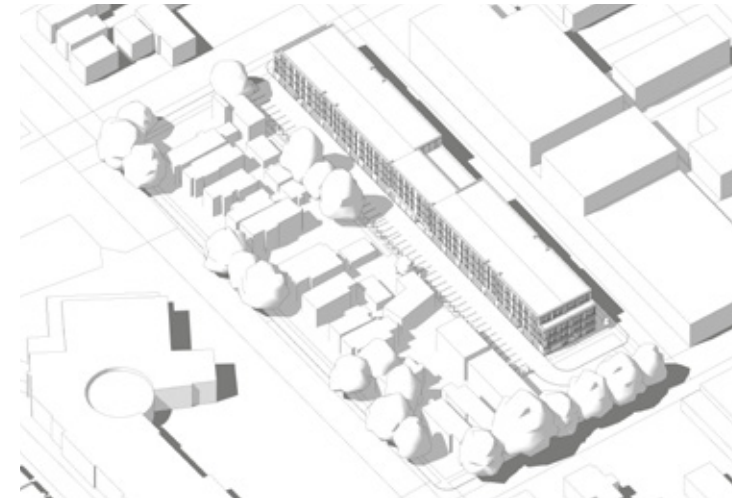
March 15th at 5:00 PM



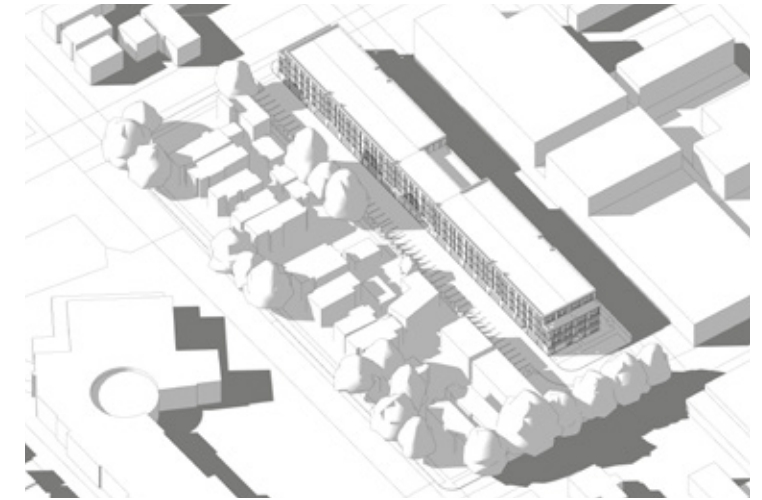
July 15th at 9:00 AM



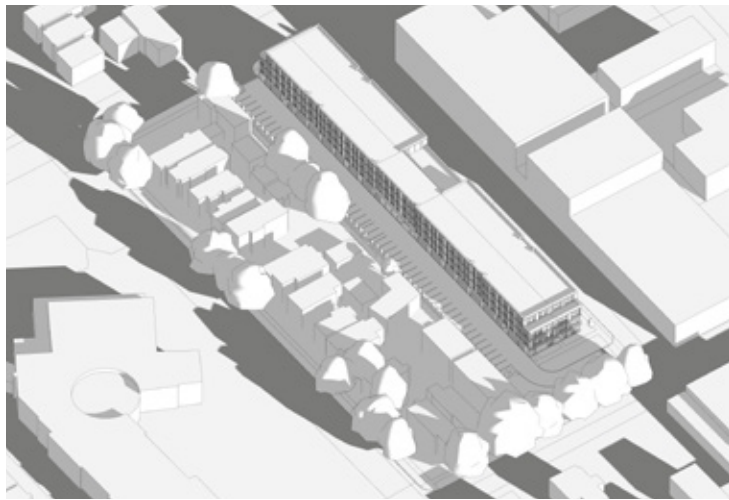
July 15th at 12:00 PM



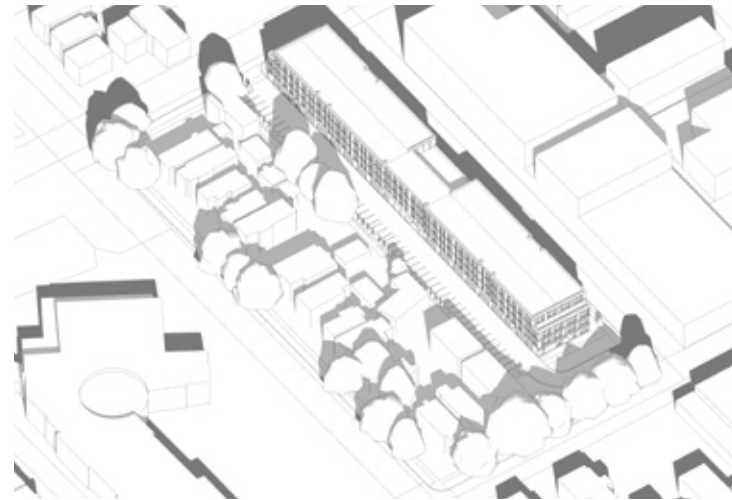
July 15th at 3:00 PM



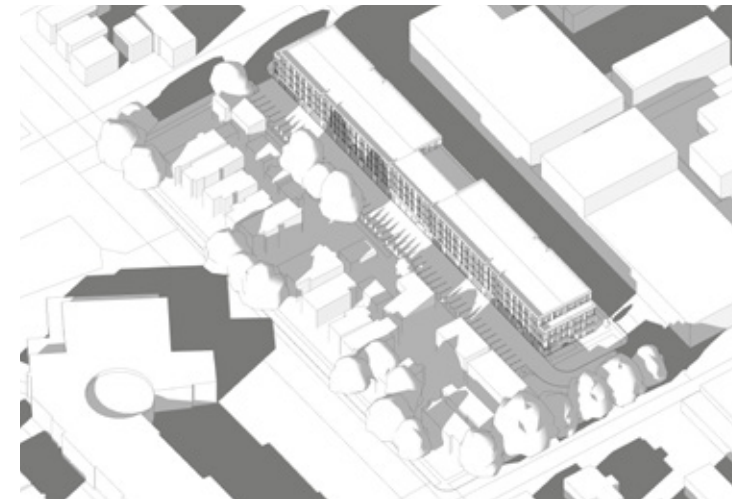
July 15th at 5:00 PM



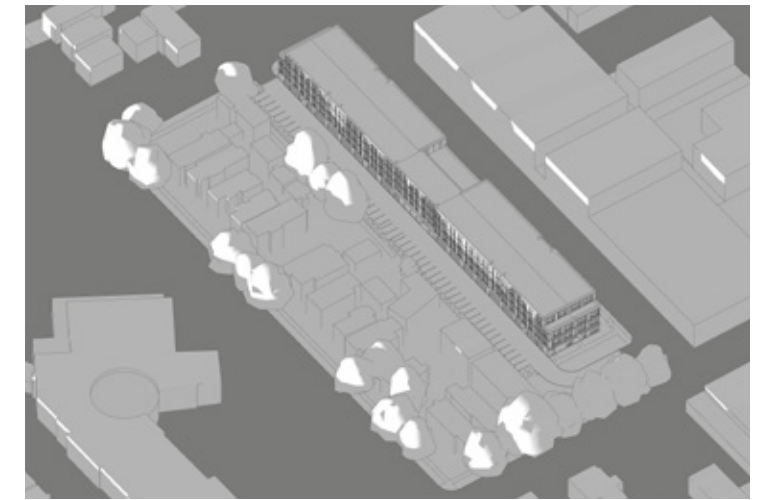
November 15th at 9:00 AM



November 15th at 12:00 PM



November 15th at 3:00 PM



November 15th at 5:00 PM

Vacated West 25th Place 15
Volume 247, Page 21 C.C.M.F.
(Ord. No. 2476-85)

CARRIAGE DEVELOPMENT



BIKE RACK



W 26TH STREET
(FORMERLY HUDSON ST)
(A PUBLIC RIGHT-OF-WAY)

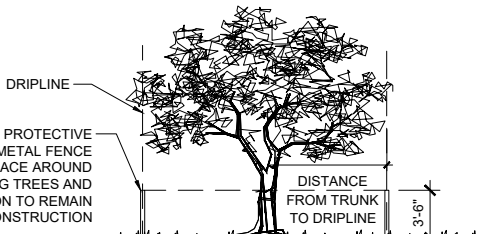
W 26TH STREET



PROPERTY AREA: 1.26 ACRES 54,791 SF



SITE AMENITIES & FURNISHINGS
W 26TH APARTMENTS
W 26TH ST & CHATHAM AVE, CLEVELAND, OH



TREE PROTECTION METHODS

- ALL TREES OR GROUPS OF TREES TO BE PRESERVED SHALL BE MARKED WITH A BLUE COLORED RIBBON PRIOR TO ANY CLEARING.
- PRIOR TO ANY CONSTRUCTION OR GRADING, A PROTECTIVE BARRIER AND/OR SIGNS SHALL BE PLACED AROUND THE TREES TO BE PRESERVED.
- BARRIERS LOCATIONS MAY VARY BY TREE LOCATION AND EXISTING PAVEMENTS.
- NO CONSTRUCTION MATERIALS, STOCKPILES, VEHICULAR TRAFFIC, EQUIPMENT, VEHICLES OR CHEMICALS SHALL BE STORED OR PLACED IN THE PROTECTION AREA OF THE DRIPLINE.
- ANY TREE BRANCHES EXTENDING PAST THE PROTECTIVE BARRIER WHICH BECOME DAMAGED DUE TO CONSTRUCTION OR NATURAL CAUSES, SHALL BE PRUNED PROPERLY AFTER NOTIFYING THE LANDSCAPE ARCHITECT.
- NO WIRES, BOARDS, NAILS, SIGNS, FENCES OR OTHER ATTACHMENT SHALL BE MADE TO A TREE TO BE PRESERVED.
- ANY DAMAGED, DISTURBED OR EXPOSED ROOTS SHALL IMMEDIATELY BE PROPERLY ROOT PRUNED AND COVERED WITH MULCH.

TREE PROTECTION FENCING
SCALE: NONE

EXISTING TREE KEY

A	Maple
M	Mulberry
C	Crabapple
H	Honeylocust
L	London Planetree
N	Norway Maple
P	Pear






PROPOSED TREES

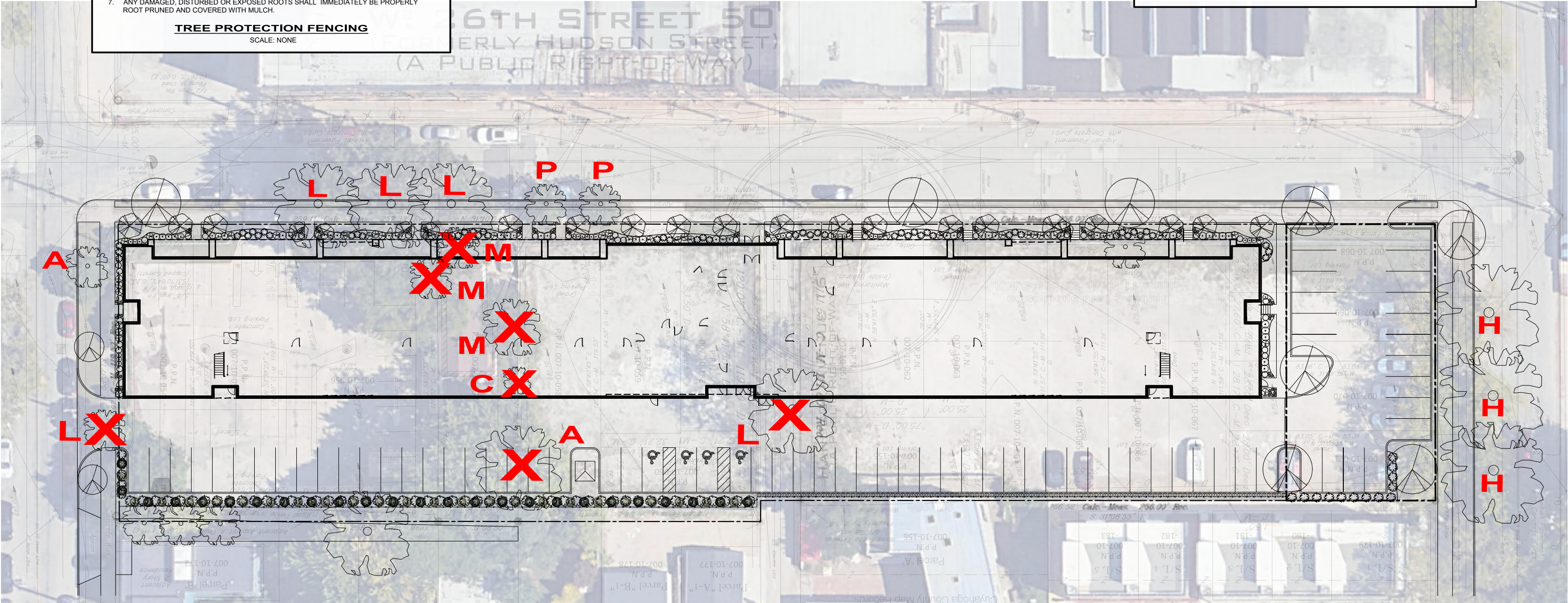
SHADE TREES 2" CALIPER
ORNAMENTAL TREES 1-1/2" CALIPER

CATEGORY OF ON SITE TREES BY SPECIES

Mulberry - Native, vigorous, prone to branch and trunk failure, not desirable
Maple - Native, desirable if structure is good
London Plane Tree - desirable, messy in fall, native
Honey Locust - Native, good street tree
Pear - Invasive, poor structure, not desirable

LEGEND

-  EXISTING TREE TO BE REMAIN AND PROTECT
-  EXISTING TREE TO BE REMOVED
-  PROPOSED SHADE TREES
-  PROPOSED ORNAMENTAL TREES
-  PROPOSED SHRUBS



Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 21, 2025



Near West Design Review Advisory Committee Meeting Motion and Report Form

Meeting Location: Virtual, 8:30 AM

Case Number: NW2025-002 Meeting Date: 2/12/25
 Project Name: W 26th Apartments Ward #: 3
 Project Address: 0 W 26th St
 Project Rep.: Brandon Kline; Geis Construction/ Dan Wha
 Existing Use: Vacant lot Proposed Use: Residential
 Project Scope: New market rate 109 unit apartment complex

Design Review Level Applied For: Schematic Approval

Motion by Design Review Committee:

Approve (as presented) Approve (with stated conditions) Disapprove Table

Conditions:

Approved as presented

Next steps: Schematic approval at CPC, zoning, and a vacation approval

Please provide an overview of your findings on meetings with the public, commentary and items addressed.

Committee Action:		(1 = First; 2 = Second; R = Recusal Yea = Yes; Nay = No; Abst. = Abstain; Pres. = Present)			
Contreras	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.	Madera	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		
Esposito	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.	Rakaukas	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		
Gallagher	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.	Sandoval	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		
Gardin	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.	Schmidt	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		
Hart	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		
Jurca (C)	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.				

Applicant Signature & Date: _____ Virtual Meeting – No Signature Required

Near West Design Review

Feb 21, 2025

NW2025-001 – La Bamba

Project Address: 3241 W65th St.

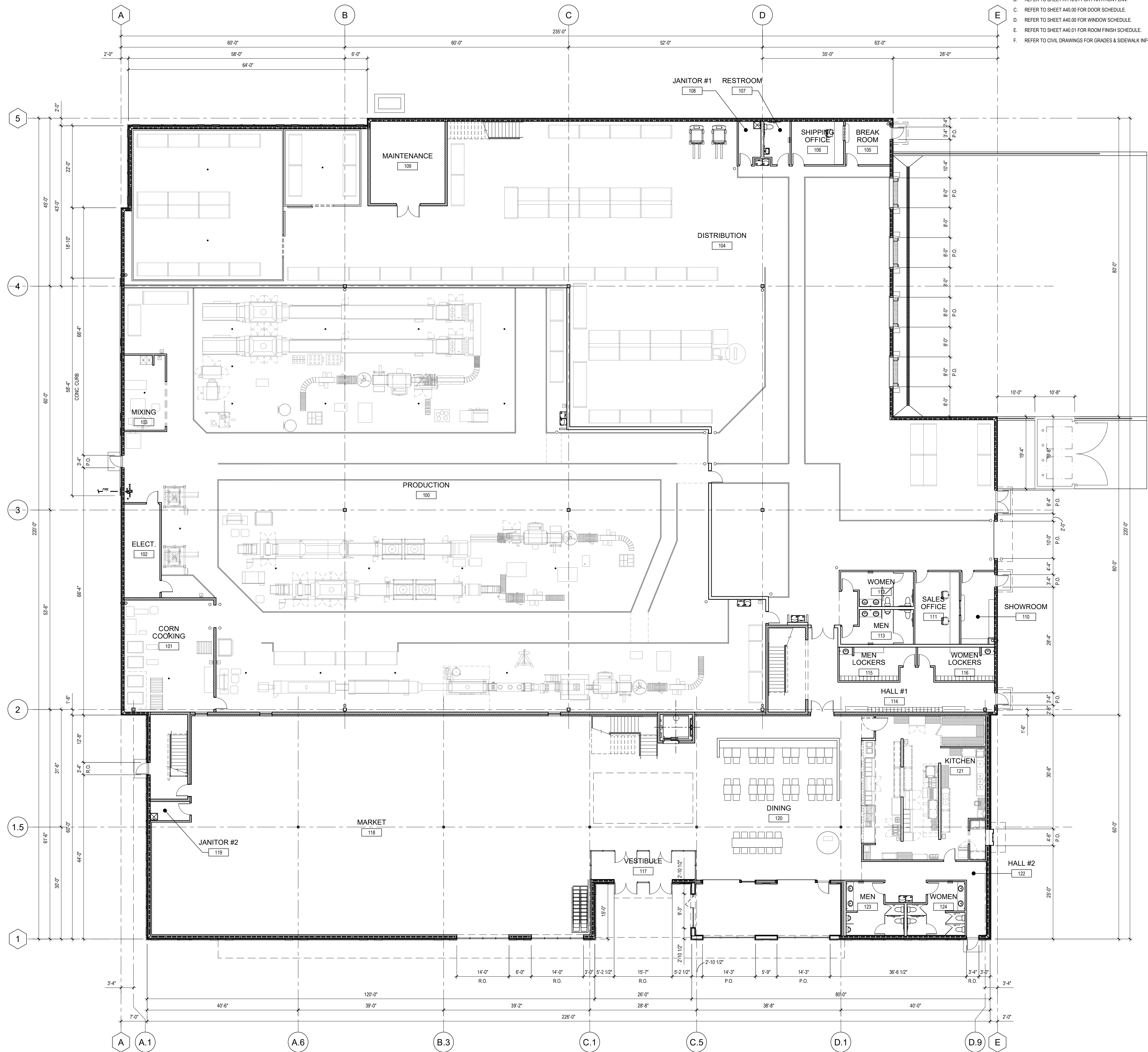
Type: Renovation/Adaptive Reuse

Project Representative: Tommy Chesnes; Onyx Creative

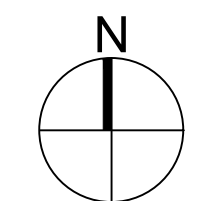
Approval: Final

Ward 3 – Councilmember McCormack | SPA: Stockyards

- GENERAL NOTES**
- A. ALL DIMENSIONS TO FACE OF GIB AND/OR FACE OF CMU/CONC - U.N.O.
 - B. REFER TO SHEET A1.10.01 FOR PARTITION PLAN.
 - C. REFER TO SHEET A40.00 FOR DOOR SCHEDULE.
 - D. REFER TO SHEET A40.00 FOR WINDOW SCHEDULE.
 - E. REFER TO SHEET A40.01 FOR ROOM FINISH SCHEDULE.
 - F. REFER TO CIVIL DRAWINGS FOR GRADES & SIDEWALK INFORMATION.

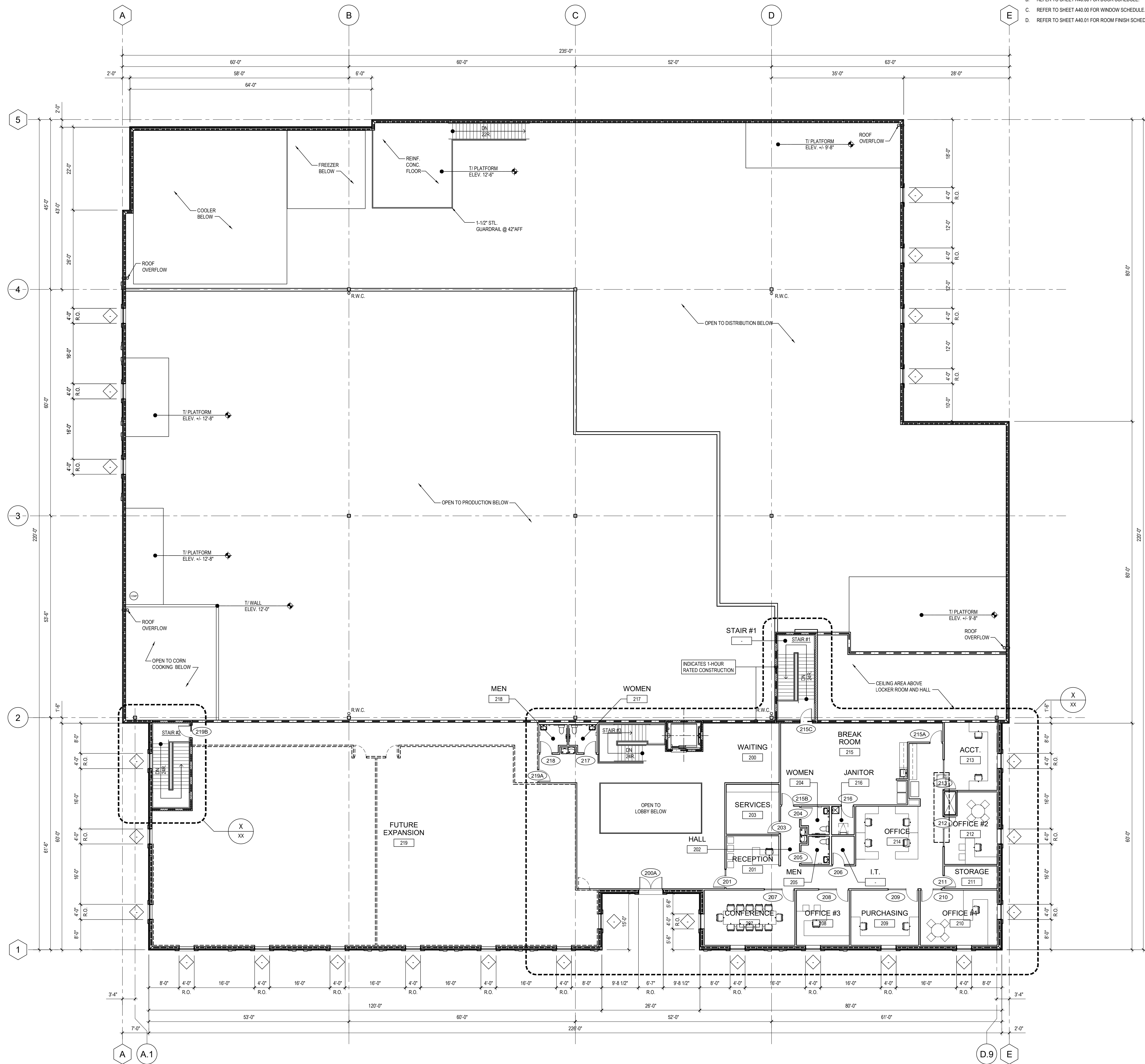


FIRST FLOOR PLAN
3/32"=1'-0"



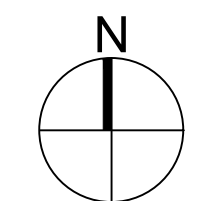
Design and construction documents are instruments of service and are given in confidence and remain the property of Onyx Creative. The use of this design and these construction documents for purposes other than the specific project named herein is strictly prohibited without the expressed written consent of Onyx Creative.

Project No.: 24.1088
Drawn By: CFM
Date: Issue
XX-XX-XXXX Bid & Permit



GENERAL NOTES
 A. ALL DIMENSIONS TO FACE OF G.W.B. AND/OR FACE OF CMU/CONC. - U.N.O.
 B. REFER TO SHEET A40.00 FOR DOOR SCHEDULE.
 C. REFER TO SHEET A40.00 FOR WINDOW SCHEDULE.
 D. REFER TO SHEET A40.01 FOR ROOM FINISH SCHEDULE.

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



Design and construction documents are instruments of service and are given in confidence and remain the property of Onyx Creative. The use of this design and these construction documents for purposes other than the specific project named herein is strictly prohibited without expressed written consent of Onyx Creative.

Project No.: 24.1088
 Drawn By: CFM
 Date: Issue
 XX-XX-XXXX Bid & Permit





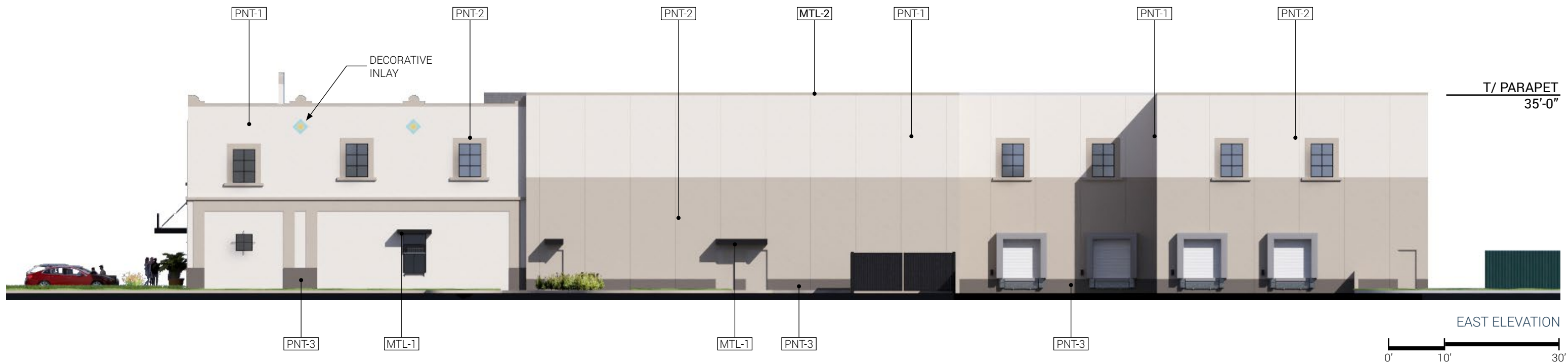


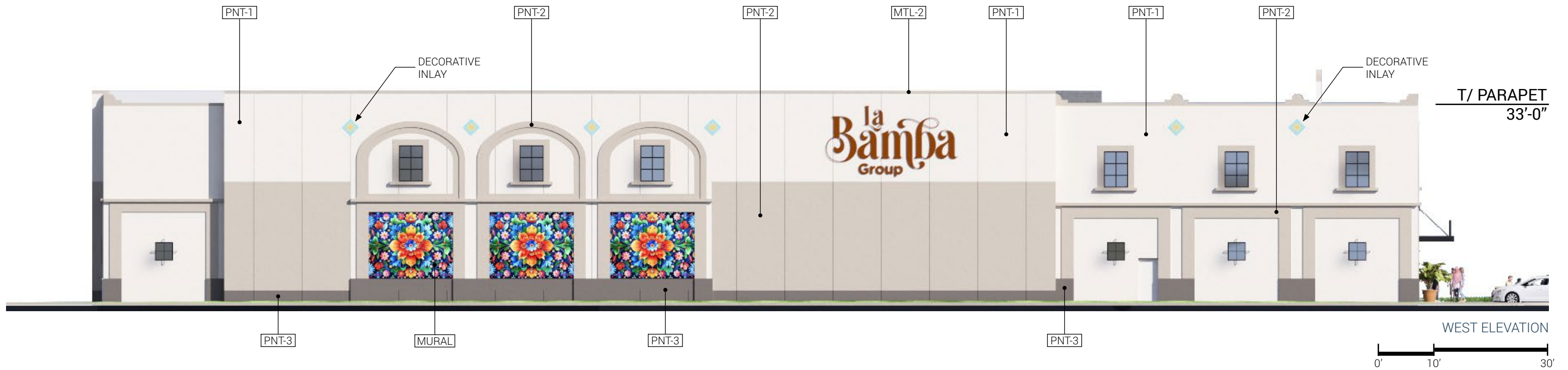
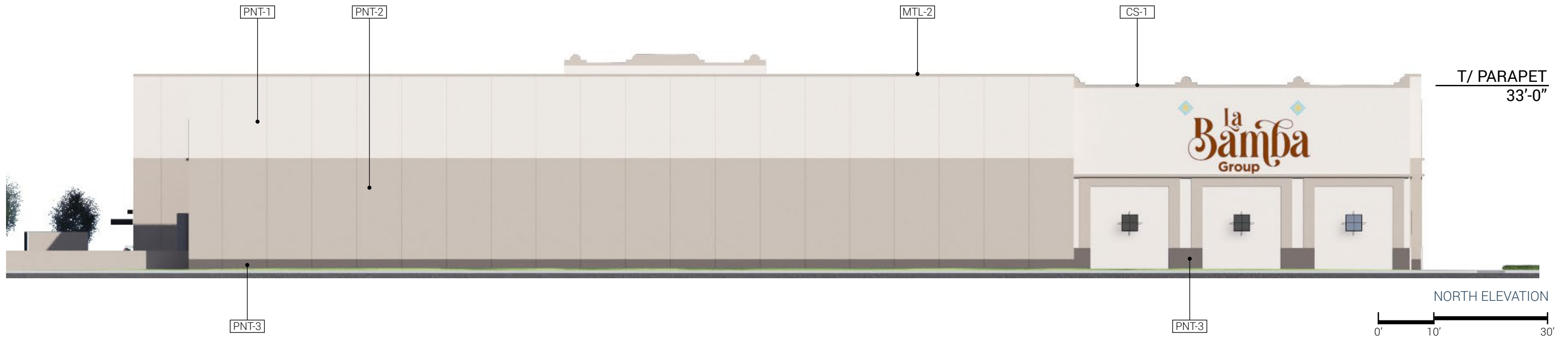




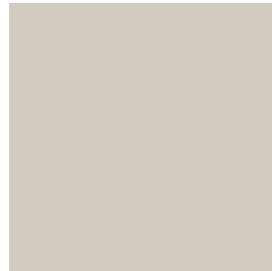






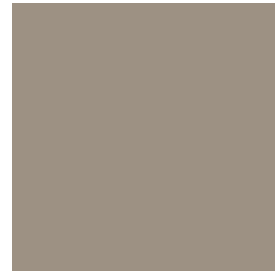


EIFS



PNT-1

Agreeable Gray
SW 7029
Sherwin Williams



PNT-2

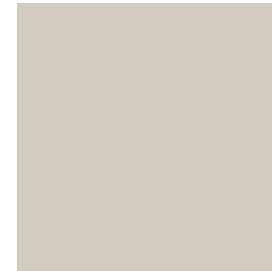
Keystone Gray
SW 7504
Sherwin Williams



PNT-3

Urbane Bronze
SW 7048
Sherwin Williams

MATERIALS



CS-1

Cast Stone
Coping



STF-1

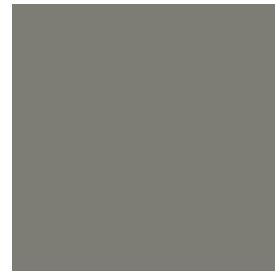
Aluminum Storefront
System
Black Anodized

METAL



MTL-1

Aluminum Brake
Metal
ATAS - Black



MTL-2

Aluminum Brake
Metal
ATAS- Slate Grey

OPTION A

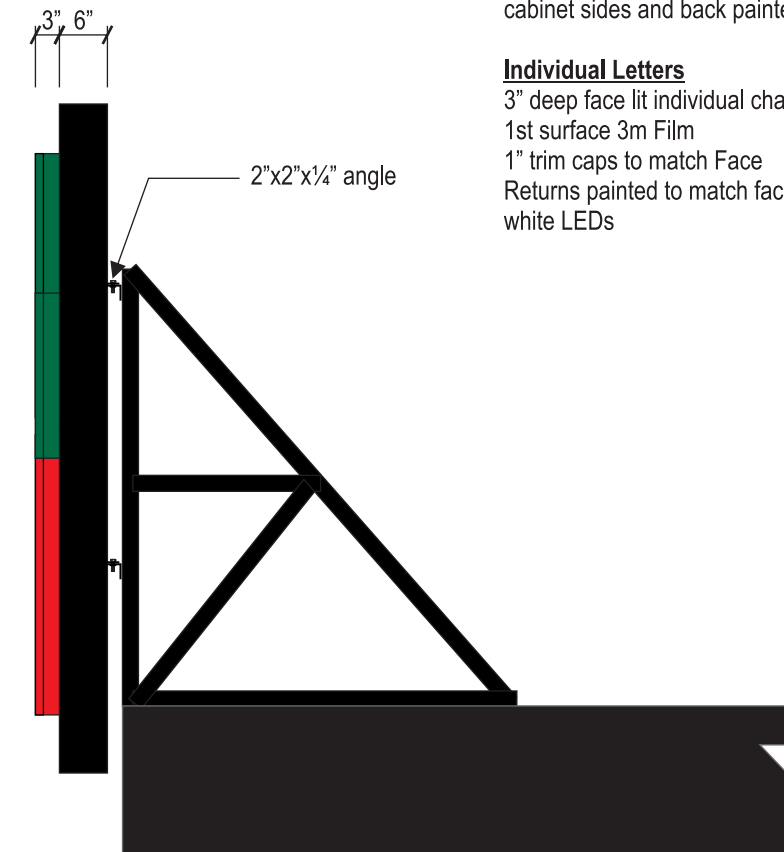


South Elevation
scale: 1/16" = 1'-0"

Survey needed for exact sizes



Illuminated Channel Letters on Cabinet
scale: 1/2" = 1'-0"



Sign Cabinet
6" deep internally illuminated cabinet
.125 aluminum face
Face painted white with 1 1/2" black border
cabinet sides and back painted black with satin finish

Individual Letters
3" deep face lit individual channel letters
1st surface 3m Film
1" trim caps to match Face
Returns painted to match faces with satin finish
white LEDs

End View
scale: 1/2" = 1'-0"

VECTOR ARTWORK NEEDED

<p>P.O. Box 603117 • Cleveland, OH 44103 1750 E. 55th St. • Cleveland, OH 44103 216-551-7900 • www.apx12.com</p>	Client Onyx Creative	Original Date 1/24/25	Project Manager BH	Drawing Number 25-106-02	Revision 1 1/27/25 MH change to 5" deep	Revision 8	Approval
	LA BAMBBA	Site Number	Designer mh	Electronic File Name 25-106-00 LaBamba W 65th St Cleveland, OH.cdr	Revision 2 1/27/25 MH change sign 1 to Fiesta Amigos	Revision 9	Signature Date
	Address 3241 West 65th st Cleveland, OH 44102	Page # 1 of 4			Revision 3	Revision 10	
					Revision 4	Revision 11	
				Revision 5	Revision 12		
					Revision 6	Revision 13	
					Revision 7	Revision 14	

OPTION B



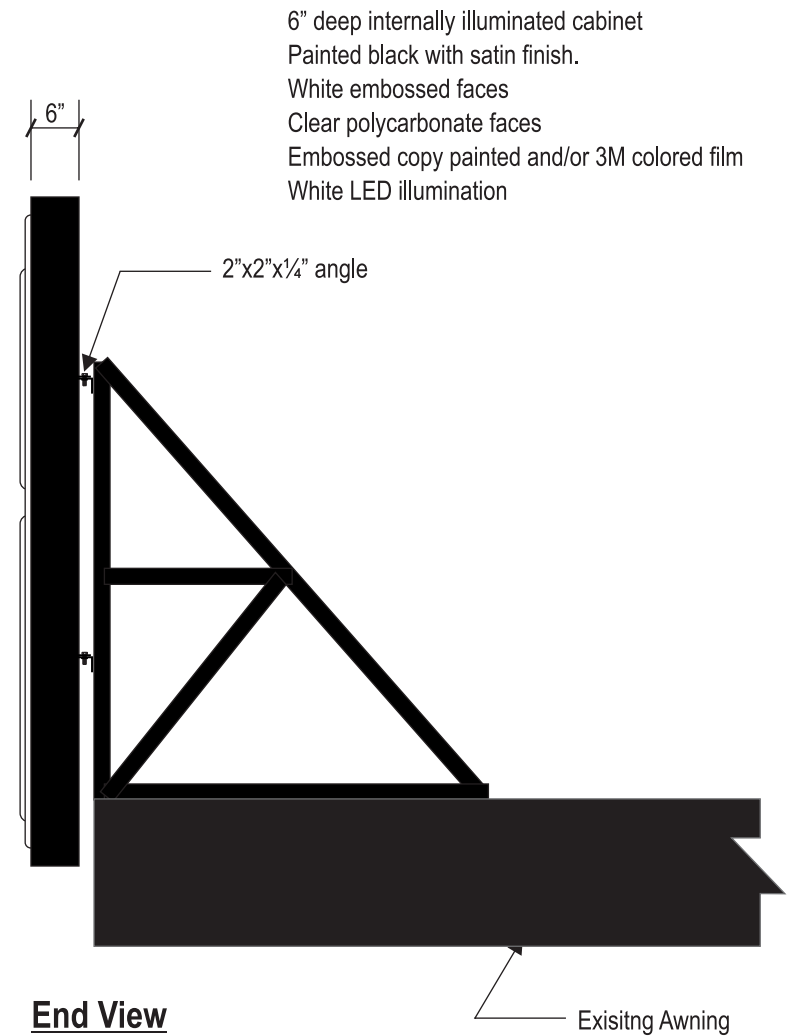
T/ PARAPET
33'-0"

South Elevation
scale: 1/16" = 1'-0"

Survey needed for exact sizes



Illuminated Cloud Sign
scale: 1/2" = 1'-0"



End View
scale: 1/2" = 1'-0"

- 6" deep internally illuminated cabinet
- Painted black with satin finish.
- White embossed faces
- Clear polycarbonate faces
- Embossed copy painted and/or 3M colored film
- White LED illumination

VECTOR ARTWORK NEEDED



Client	Onyx Creative	Original Date	1/24/25	Project Manager	BH	Drawing Number	25-106-02	Revision	Date	Designer	Description	Revision	Date	Designer	Approval
LA BAMBA		Site Number		Designer	mh			Rev 1	1/27/25	MH	change to 5" deep	Rev 8			Signature Date
Address	3241 West 65th st Cleveland, OH 44102	Page #	2 of 4	Electronic File Name	25-106-00 LaBamba W 65th St Cleveland, OH.cdr			Rev 2	1/27/25	MH	change sign 1 to Fiesta Amigos	Rev 9			
								Rev 3				Rev 10			
								Rev 4				Rev 11			
								Rev 5				Rev 12			
								Rev 6				Rev 13			
								Rev 7				Rev 14			

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North Elevation

scale: 1/16" = 1'-0"

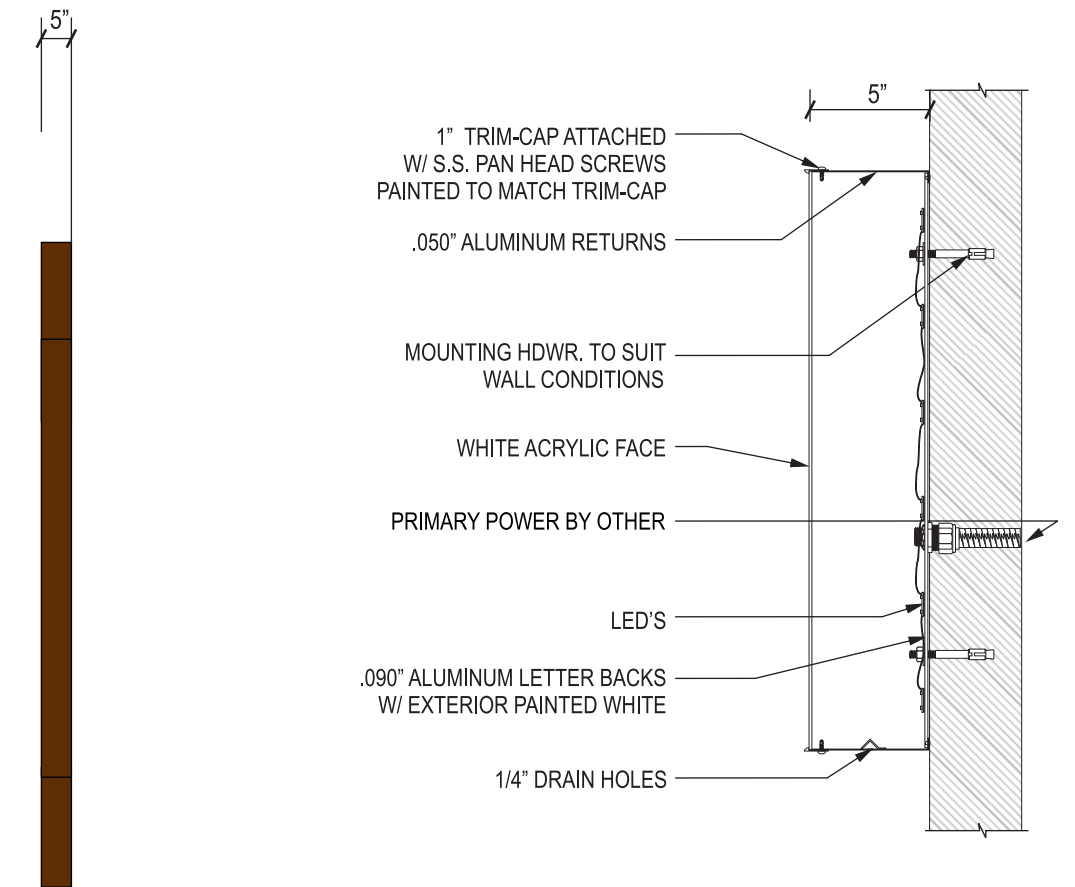


Illuminated Channel Letters

scale: 3/8" = 1'-0"

VECTOR ARTWORK NEEDED

5" deep internally illuminated channel letters
 3/16" 7328 white acrylic faces
 Applied 3M brown perforated vinyl *EXACT COLOR TBD*
 Illuminate White at night and brown during the day
 1" trim cap to match face color
 Aluminum returns painted to match face with satin finish
 White LED illumination



Side View

scale: 3/8" = 1'-0"

Channel Letters Detail

scale: 1 1/2" = 1'-0"

 P.O. Box 603117 • Cleveland, OH 44103 1750 E. 55th St. • Cleveland, OH 44103 216-551-7900 • www.apx12.com	Client Onyx Creative	Original Date 1/24/25	Project Manager BH	Drawing Number 25-106-02	Revision 1 1/27/25 MH 1. change to 5" deep	Revision 8	Approval
	LA BAMBA	Site Number	Designer mh	Revision 2 1/27/25 MH change sign 1 to Fiesta Amigos	Revision 9	Signature	
	Address 3241 West 65th st Cleveland, OH 44102	Page # 3 of 4	Electronic File Name 25-106-00 LaBamba W 65th St Cleveland, OH.cdr	Revision 3	Revision 10	Date	
				Revision 4	Revision 11	Designer	
				Revision 5	Revision 12		
				Revision 6	Revision 13		
				Revision 7	Revision 14		



West Elevation

scale: 1/16" = 1'-0"



Illuminated Channel Letters

scale: 3/8" = 1'-0"

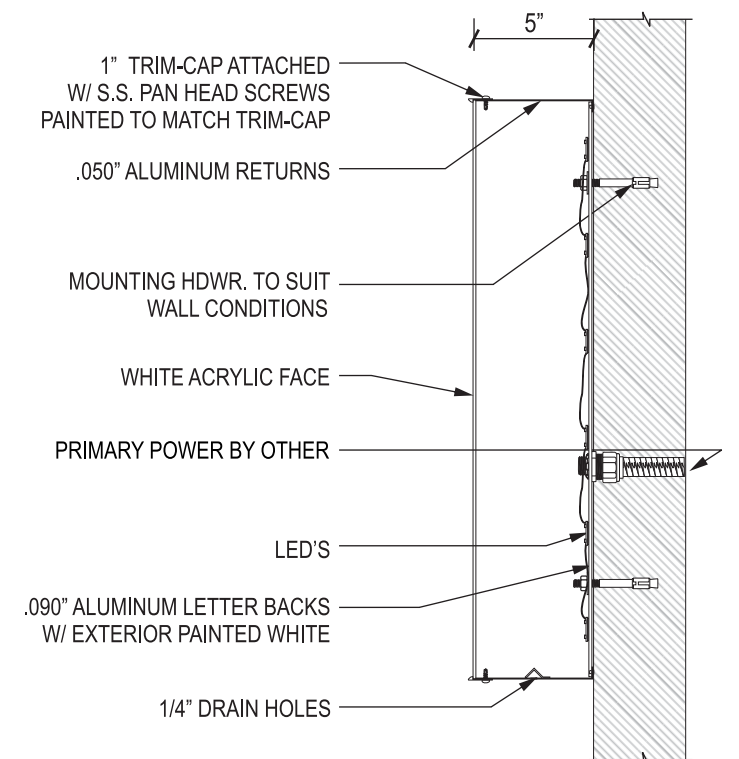
VECTOR ARTWORK NEEDED

5" deep internally illuminated channel letters
 3/16" 7328 white acrylic faces
 Applied 3M brown perforated vinyl *EXACT COLOR TBD*
 Illuminate White at night and brown during the day
 1" trim cap to match face color
 Aluminum returns painted to match face with satin finish
 White LED illumination

5"

Side View

scale: 3/8" = 1'-0"

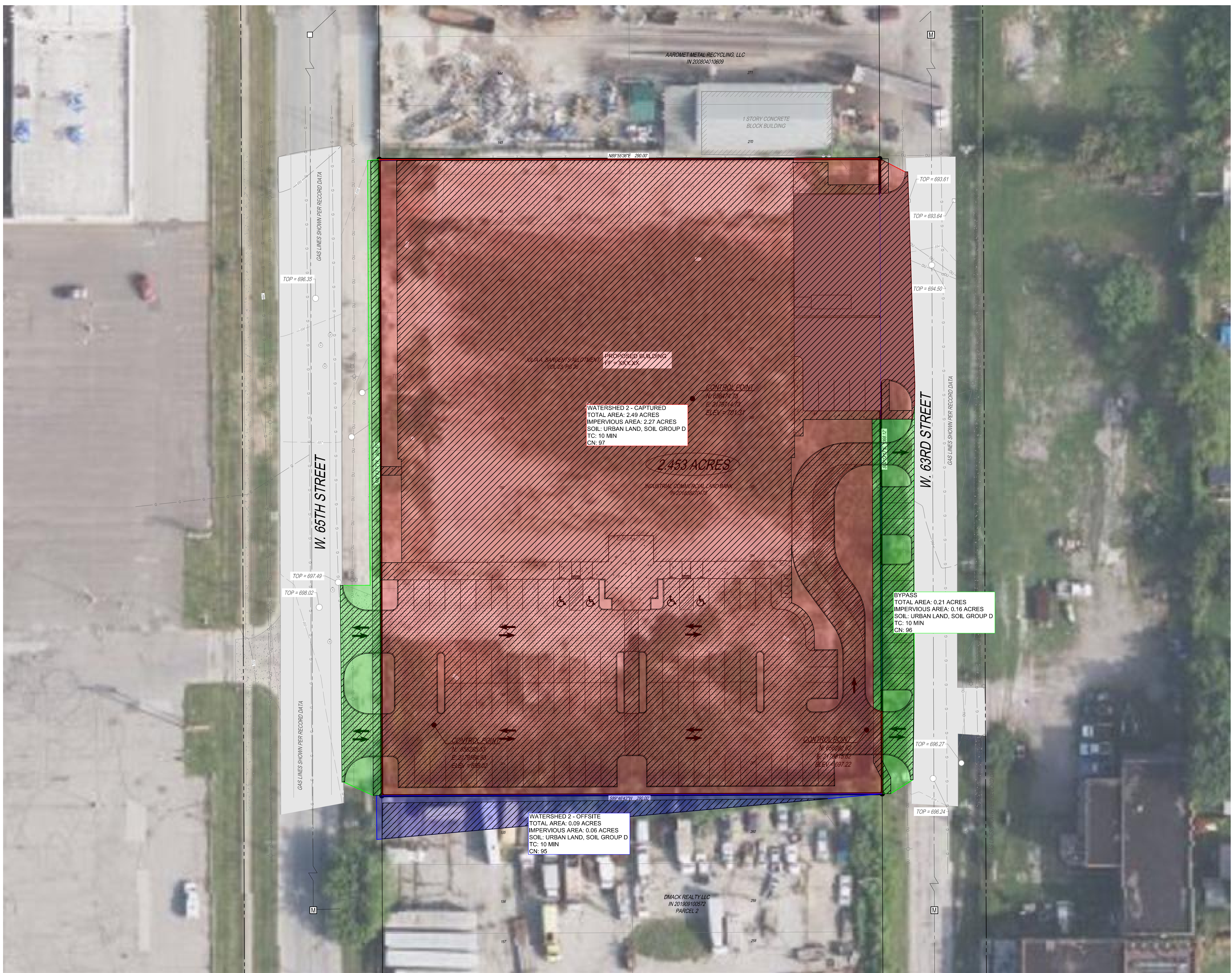


Channel Letters Detail

scale: 1 1/2" = 1'-0"



Client	Onyx Creative	Original Date	1/24/25	Project Manager	BH	Drawing Number	25-106-02	Revision	Date	Designer	Description	Revision	Date	Designer	Approval
LA BAMBA		Site Number		Designer	mh			Rev 1	1/27/25	MH	1. change to 5" deep	Rev 8			Signature Date
Address 3241 West 65th st Cleveland, OH 44102		Page #	4 of 4	Electronic File Name	25-106-00 LaBamba W 65th St Cleveland, OH.cdr			Rev 2	1/27/25	MH	change sign 1 to Fiesta Amigos	Rev 9			
								Rev 3				Rev 10			
								Rev 4				Rev 11			
								Rev 5				Rev 12			
								Rev 6				Rev 13			
								Rev 7				Rev 14			



SEAL:	
NO. DATE DESCRIPTION	

LA BAMBA BAKERY FACILITY
 CUYAHOGA COUNTY
 CLEVELAND, OHIO

PROJECT NO: 241055.000
 DATE: 01-21-2025
 SCALE: 1" = 40'

POST-DEVELOPED DRAINAGE MAP



H:\Northwest Ohio\2024\1010550000_Drains\Drawn\Drawings\LA Bamba - Post-Developed Drainage Map.dwg, 1/21/2025, 9:45:41 AM, rshaban

GO

Products Uline Products Quick Order Catalog Request Special Offers About Us Careers

Home > All Products > Facilities Maintenance > Bike Racks > Circle Bike Rack



[More Images](#)

CIRCLE BIKE RACK

Clean, minimalist design for metro areas.

- 2 contact points for locking frame and wheel.
- 10-gauge, galvanized steel or attractive powder coating.
- Mounting hardware included.

CIRCLE BIKE RACK

Galvanized Black

MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY	WT. (LBS.)	PRICE EACH		ADD TO CART
					1	3+	
H-6572	Circle	35 x 2 1/2 x 33"	2	32	\$290	\$275	Specify Color

SHIPS VIA UPS

Gretchen

landscapeforms

Product Data Sheet



Bench



- Gretchen bench ships fully assembled.
- The bench is available backed or backless.
- Bench is available in exterior woods, interior woods, or Polysite (72" only).
- FSC certified wood available for upcharge.
- Available in two lengths, the 72" and 96" bench. Backed options for both can be specified with or without end arms.
- There are two arm styles; loop arms and ornamental arms.
- Arms and supports are powdercoated cast aluminum.
- Freestanding/surface mount support is standard.

Finishes

- Exterior woods are unfinished and will weather to a soft pewter gray, requiring no future maintenance.
- Interior woods are finished with Landscape Forms' exclusive LF-80 wood finish, a clear, catalyzed acrylic lacquer.
- Metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Call for standard color chart.

To Specify

- Select Gretchen bench. Specify backed or backless and bench length. For wood, specify wood type. For Polysite, specify color. Specify backed bench with or without arms and arms, and arm style. Specify powdercoat color for metal components.

	Style	Depth	Width	Height	Weight
	72" Backless	22"	72"	17"	87 lb
	96" Backless	22"	96"	17"	110 lb
	72" Backed	25"	72"	32"	125 lb
	72" Backed Loop Arms	25"	72"	32"	125 lb
	72" Ornamental Arms	25"	72"	32"	132 lb
	96" Backed	25"	96"	32"	155 lb
	96" Backed Loop Arms	25"	96"	32"	155 lb
	96" Backed Ornamental Arms	25"	96"	32"	162 lb

Gretchen

landscapeforms

Product Data Sheet



Litter



- Litter ships fully assembled.
- Litter is offered in either side-open or top-open styles.
- Available in exterior woods, interior woods, or Polysite™.
- Litter is offered as a freestanding/surface mounted.
- 25-gallon capacity polyethylene liner included.

Finishes

- Exterior woods are unfinished and will weather to a soft pewter gray, requiring no future maintenance.
- Interior woods are finished with Landscape Forms' exclusive LF-80 wood finish, a clear, catalyzed acrylic lacquer.
- PolySite™ is colored recycled plastic timbers.
- Metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Call for standard color chart.

To Specify

- Select Gretchen Litter. Specify top-open or side-open. For wood, specify wood type. For Polysite, specify color. Specify powdercoat color for metal components.

	Style	Capacity	Diameter	Height	Weight
	Top Open	25 Gal	23"	35"	93 lb
	Side Open	25 Gal	23"	42"	93 lb



Gretchen

Product Data Sheet



Picnic Table

- Picnic table does not ship fully assembled.
- Picnic table can be freestanding or surface mounted.
- Table has an optional umbrella hole.
- Available in exterior woods, interior woods, or Polysite™.
- FSC certified woods available for an upcharge.
- Supports are powdercoated metal.
- ADA compliant style available.

	Style	Depth	Width	Height	Weight
	Umbrella Hole	58"	54"	30"	270 lb
	No Umbrella Hole	58"	54"	30"	270 lb

Finishes

- Exterior woods are unfinished and will weather to a soft pewter gray.
- Interior woods are finished with Landscape Forms' exclusive LF-80 wood finish, a clear, catalyzed acrylic lacquer.
- PolySite™ is colored recycled plastic timbers.
- Metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Call for standard color chart.

To Specify

- Select Gretchen Picnic Table. Specify umbrella hole or no hole. For wood, specify wood type. For Polysite, specify color. Select mounting style, freestanding or surface mount. Specify powdercoat color for metal components.

Visit landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.
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Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 21, 2025



Near West Design Review Advisory Committee Meeting Motion and Report Form

Meeting Location: Virtual, 8:30 AM

Case Number: NW2025-001 **Meeting Date:** 2/13/25
Project Name: La Bamba **Ward #:** 3
Project Address: 3241 W65th St.
Project Rep. : Tommy Chesnes; Onyx Creative
Existing Use: Vacant lot **Proposed Use:** New Construction
Project Scope: New construction of mixed use building holding a tortilla distribution center, restaurant, drive-Thru, store, offices and storage

Design Review Level Applied For: Final approval

Motion by Design Review Committee:

Approve (as presented) Approve (with stated conditions) Disapprove Table

Conditions:

Approved as presented with the recommendations of:

- Adding windows to the north side (Back) of the distribution center on the second story as shown on the east for natural lighting and enhancing quality of life for workers.
- Consider an additional bike parking near W 65th street by public transit
- Look into green infrastructure and more trees and shrubbery around the lot
- Petbot approved with tree preservation plan requested, Firecode research (503, 507, Appendix D), and tree line parking permit.
- Highly anticipated development coming to Stockyards, a pioneer and anchor changing the way the street frontage will look forever.

Committee Action:

(1 = First; 2 = Second | Abst. = Abstain | Attendance

Contreras	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.	Madera	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
Esposito	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.	Rakaukas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.
Gallagher	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.		
Hart	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		
Jurca	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.	Quorum reached	<input checked="" type="checkbox"/> Yes
Sandoval (C)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.		

Next Steps: Final approval at city planning commission. Please provide planner the associated permit number via email once submitted to Building & Housing Dept. (In person at City Hall #505, or through the online portal)

Link: <https://www.clevelandohio.gov/city-hall/departments/building-housing>

Applicant Signature & Date: _____

Virtual Meeting – No Signature Required

Cleveland City Planning Commission

Central Southeast Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 21, 2025

Central Southeast Design Review

CSE2025-001 – 4193 Lee Rd Demolition

Feb 21, 2025

Project Address: 4193 Lee Rd

Type: Demolition

Project Representative: NTWA, LLC

Approval: Final

Ward 1 – Councilmember Jones

SPA: Lee-Harvard

Central Southeast Design Review

Feb 21, 2025

CSE2025-007 – 4197 Lee Rd Demolition

Project Address: 4197 Lee Rd

Type: Demolition

Project Representative: NTWA, LLC

Approval: Final

Ward 1 – Councilmember Jones

SPA: Lee-Harvard

NTWA, LLC.

" Nothing To Worry About"

Mahmoud Zayed Hamouda LLC

4193 Lee Rd
4197 Lee Rd
Cleveland, Ohio 44128



Prepared For:

**City Planning Commission
Cleveland City Hall
601 Lakeside Ave, Rm 501
Cleveland, Ohio 44114**

NTWA, LLC.

" Nothing To Worry About"

Work Plan

This work plan has been prepared by NTWA, LLC for the demolition of the vacant properties located at: 4193 & 4197 Lee Rd, Cleveland, Ohio 44128.

Under City of Cleveland Ordinance, a demolition permit requires the complete removal of all foundations, slabs and mechanical systems including underground sewer systems.

Scope of Work

- Permits
 - Ohio EPA Notification
 - Hydrant Permit
 - Sewer Permit
 - Demolition Permit
- Demolition
 - Raze Property, garage, driveway and fencing associated with properties per city, county and clients' specs.
 - Trucking & Disposal
 - Bring in dirt to Backfill Seed and Straw.
 - Will maintain pedestrian and vehicular right of way.
 - Provide Temporary Fencing during demolition.

NTWA, LLC.

" Nothing To Worry About"

4193 Lee Rd, Cleveland, Ohio 44128



NTWA, LLC.

" Nothing To Worry About"

4193 Lee Rd, Cleveland, Ohio 44128



NTWA, LLC.

" Nothing To Worry About"

4197 Lee Rd, Cleveland, Ohio 44128



NTWA, LLC.

" Nothing To Worry About"

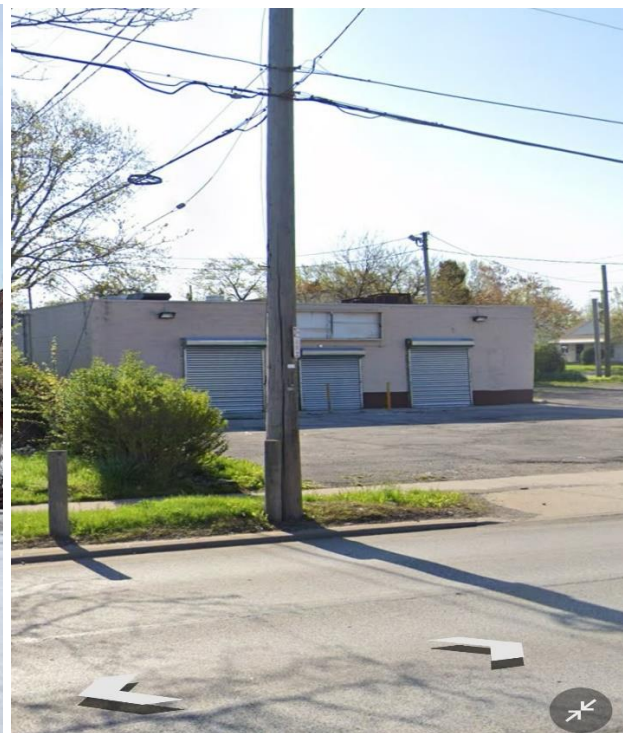
4197 Lee Rd, Cleveland, Ohio



NTWA, LLC.

" Nothing To Worry About"

4193 & 4197 Lee Rd, Cleveland, Ohio Surrounding Area



NTWA, LLC.

" Nothing To Worry About"

4193 & 4197 Lee Rd, Cleveland, Ohio

After Demolition Activities Will Seed and Straw for new Grass.



Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 21, 2025

Central Southeast Design Review Case Detail Report

Project Information

Central Southeast CASE # CSE 2025-001

Project Name: **4193, Lee Rd Demolition**
 Address: **4193 Lee Rd**
 Contact: **Eric La'Ronn Witherspoon**
 Company: **NTWA LLC**
 Owner/Rep:
 Architect/Contractor: **Eric La'Ronn Witherspoon**
 Phone:
 Email: **Ntwa.llc@aol.com**

General Description:
NTWA is looking to demolish, and seed the two homes listed.

Notes:

ACTIONS/APPROVALS/DISAPPROVALS

Action (Not Final)	
Action Date:	January 21, 2025
Committee:	Staff
Action Type:	Initial Plan Submission
Notes:	
Action (Final)	
Action Date:	February 11, 2025
Committee:	Staff
Action Type:	Tabled
Conditions:	1st Motion: Khrys, approve w/ motion that applicant meet with City Planning and HCSC to flesh out plans for intended future development 2nd Motion: Dawn Mayes Hills: Yes Mayes: 2nd Khrys: 1st Ferringer: Yes Pesta: Yes Weslian: Yes
Notes:	
City Planning Commission (Final)	

Action Date:	
Committee:	City Planning Commission
Action Type:	
Conditions:	

Central Southeast Design Review Case Detail Report

Project Information

Central Southeast CASE # CSE 2025-007

Project Name: **4197 Lee Rd Demolition**

Address: **4197 Lee Rd**

Contact:

Company: **NTWA, LLC**

Owner/Rep:

Architect/Contractor:

Phone:

Email: **Ntwa.llc@aol.com**

General Description:

Notes:

Action Type:	
Conditions:	

ACTIONS/APPROVALS/DISAPPROVALS

Action (Not Final)	
Action Date:	January 14, 2025
Committee:	Local Design Review Committee
Action Type:	Initial Plan Submission
Notes:	
Action (Final)	
Action Date:	February 11, 2025
Committee:	Staff
Action Type:	Tabled
Conditions::	1st Motion: Khrys, approve w/ motion that applicant meet with City Planning and HCSC to flesh out plans for intended future development 2nd Motion: Dawn Mayes Hills: Yes Mayes: 2nd Khrys: 1st Ferringer: Yes Pesta: Yes Weslian: Yes
Notes:	
City Planning Commission (Final)	
Action Date:	
Committee:	City Planning Commission

Central Southeast Design Review

Feb 21, 2025

CSE2025-002 – Francis Ave Demolition

Project Address: 6307 Francis Ave

Type: Demolition

Project Representative: Jillian Bolino, City of Cleveland

Approval: Final

Ward 5 – Councilmember Starr

SPA: Broadway-Slavic Village



CITY OF CLEVELAND
Mayor Justin M. Bibb

Proposed Nuisance Abatement Demolition

6307 Francis Ave

January 30, 2025



6307 Francis Ave, Cleveland, Ohio 44127

PPN: 125-01-014

Property Information:

- Single family
- Lot size: 50' x 140'
- Acreage: 0.161
- Square Footage: 2,148
- Zoning use: Two family
- Ward: 5
- Neighborhood: Broadway-Slavic Village



Background Information

01 Owner

Victor J. Bondar, Jr

- Owner since 2021; transferred upon death of current owner's father.

03 Complaints & Board-ups

Condemned since October 3, 2023.

4 formal complaints in Accela since 2023

2 board-ups since 2023

02 Legal Issues

None, the Demolition Bureau is prepared to move forward. An asbestos survey has been completed.

04 Vacancy & Background

Possibly vacant since sometime in 2023 when we first received a complaint and based on aerial images from Eagleview.

A deceased woman was found in the building on January 17, 2025.

Property tax balance is \$7,034.78 – dating back to 2022.

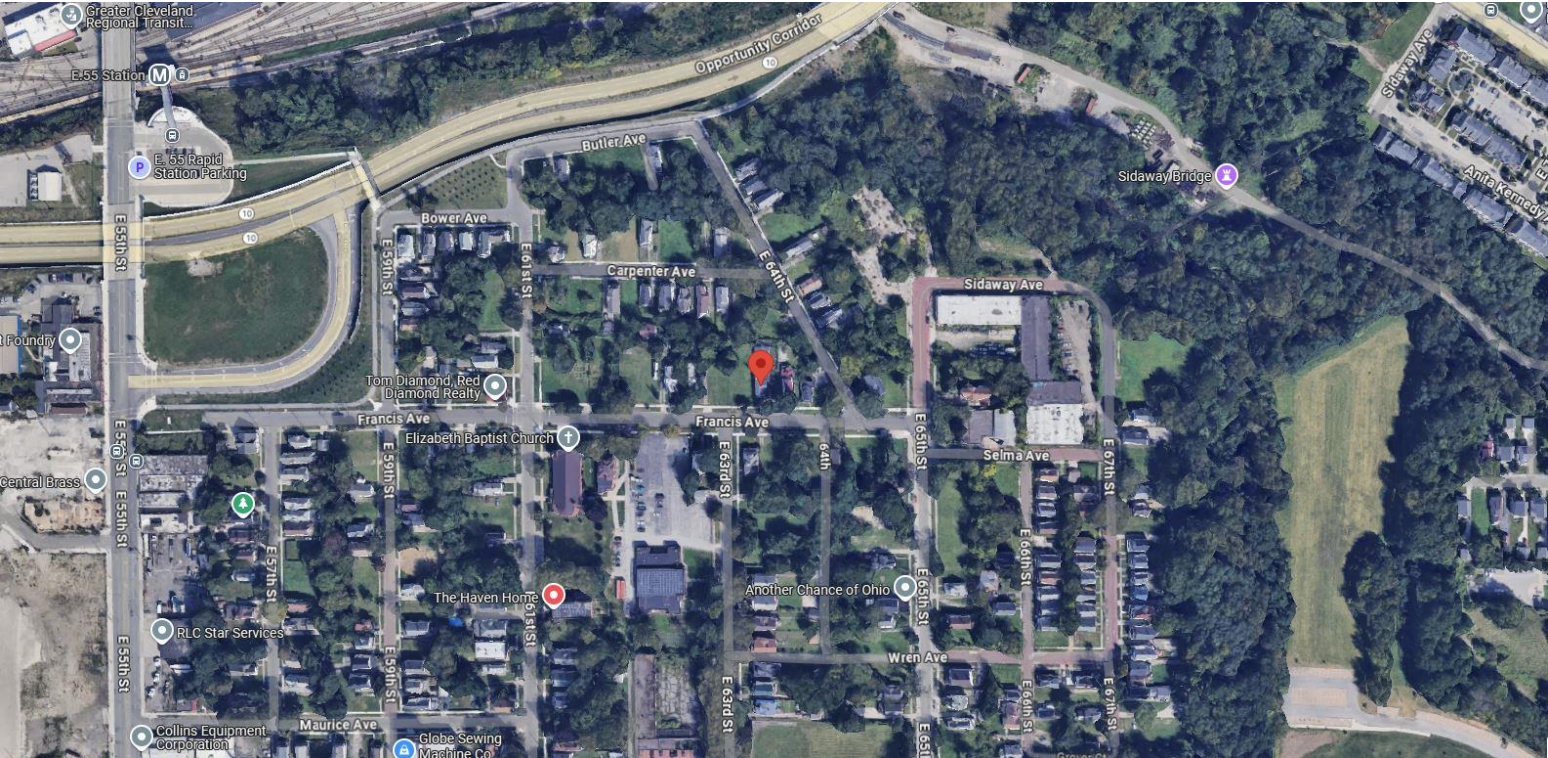


Site Location

Situated on the north side of Francis Avenue

East of 59th Street
West of 64th Street

South of Opportunity Corridor
East of 55th Street



Site Context

Adjacent Uses:

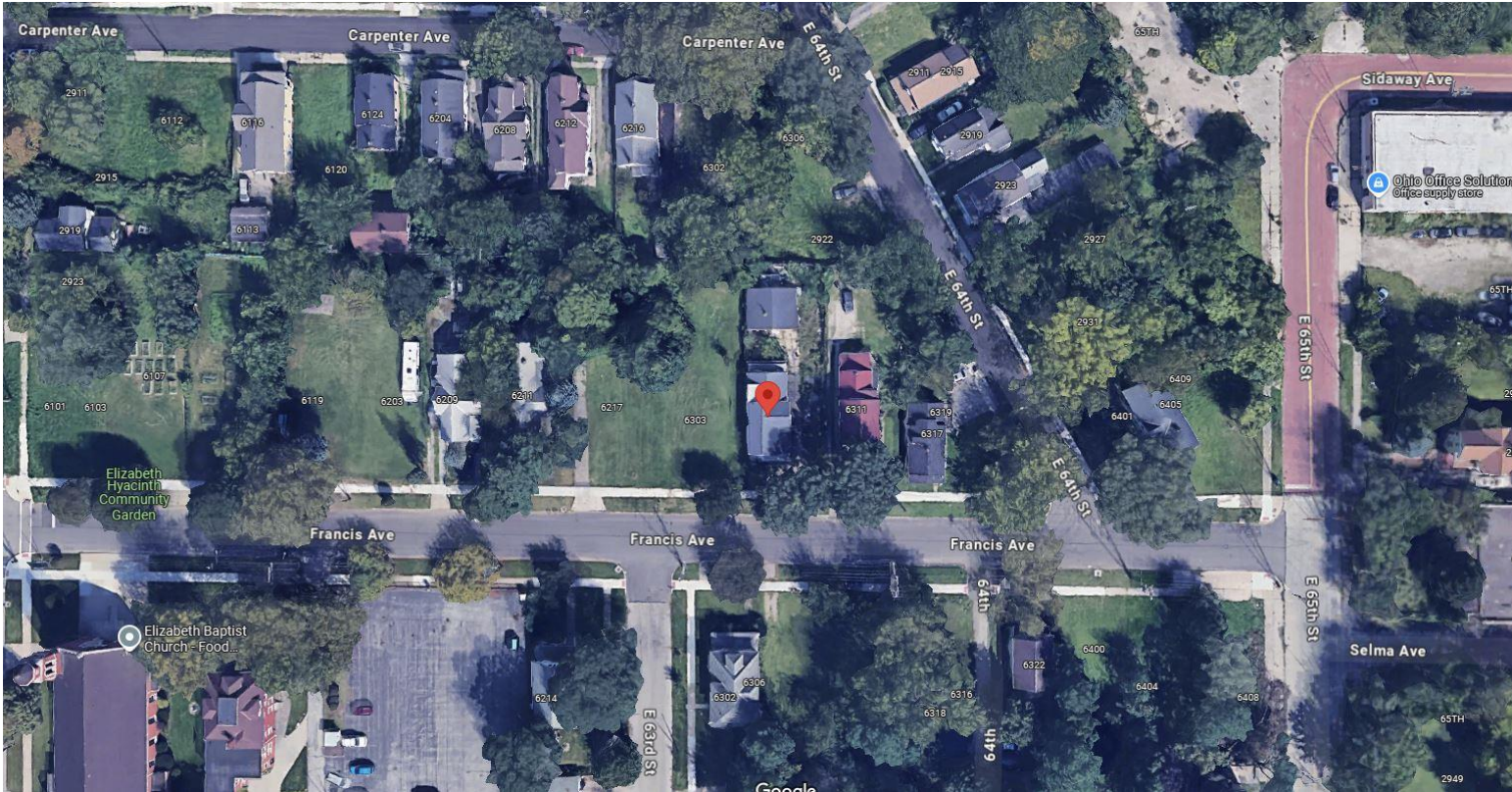
Privately Owned Single Family Residential & Privately Owned Vacant Land

Across the street:

Privately Owned Single Family Residential & Publically Owned Vacant Land

Rear:

Publically Owned Vacant Land



Exterior Photos

Front & Rear Elevations



Exterior Photos

Side elevations



Interior Photos



Interior Photos



First Floor



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Attic



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Site Plan & Finish

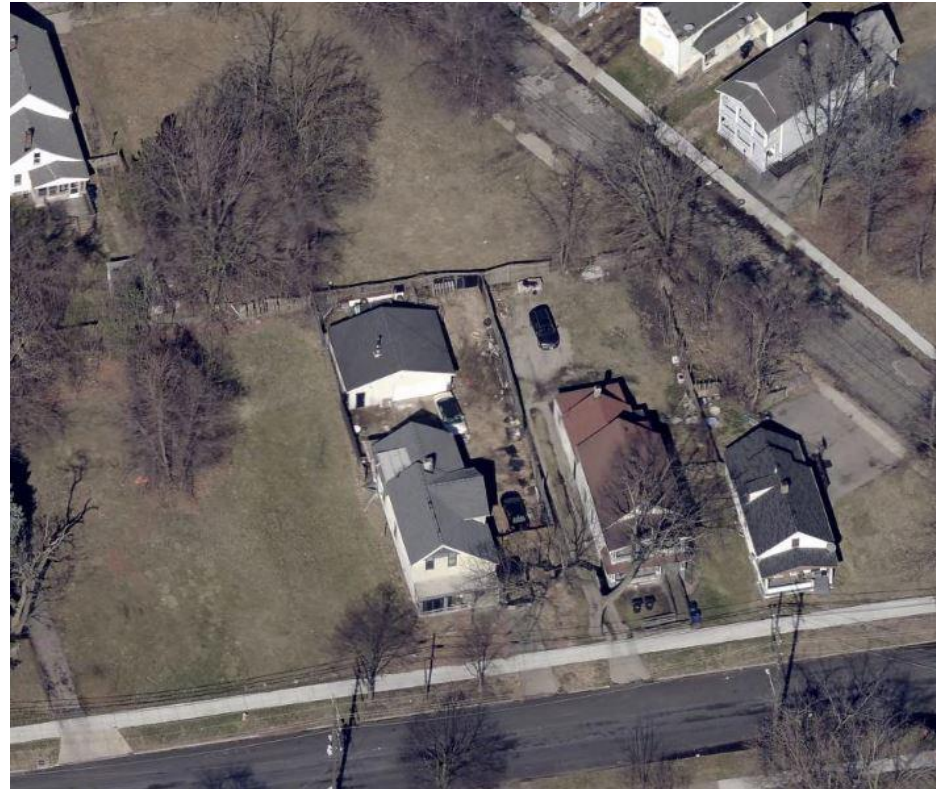
Demolish the structure
Remove all foundation and subgrade material
Level the site with clean backfill
Topsoil, seed, and straw.

Final Comments

Current owner is believed to be local, but has abandoned the structure.

Inherited property upon his father's death.

Deceased woman was found in the structure on January 17, 2025.



6307 Francis is first structure on the left.

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 21, 2025

Central Southeast Design Review Case Detail Report

Project Information

Central Southeast CASE # CSE 2025-002

Project Name: **6307 Francis Ave Nuisance Abatement Demolition**

Address: **6307 Francis Ave**

Contact: **Jillian Bolino**

Company: **City Of Cleveland, Demolition Bureau**

Owner/Rep:

Architect/Contractor: **TBD**

Phone: **216.664.2259**

Email: **JBolino@clevelandohio.gov**

General Description:

"We'd like to bring this before the Design Review committee. There was a deceased person found in this structure two weeks ago."

Notes:

ACTIONS/APPROVALS/DISAPPROVALS

Action (Not Final)	
Action Date:	January 30, 2025
Committee:	Staff
Action Type:	Initial Plan Submission
Notes:	
Action (Final)	
Action Date:	February 11, 2025
Committee:	Staff
Action Type:	Approved
Conditions::	1st Motion: Mayes, Approve 2nd Motion: Pesta Hills: Yes Mayes: 1st Khrys: Yes Ferringer: Yes Weslian: Yes Pesta: 2nd
Notes:	
City Planning Commission (Final)	

Action Date:	
Committee:	City Planning Commission
Action Type:	
Conditions:	

Central Southeast Design Review

CSE2025-003 – E 116th St Demolition

Feb 21, 2025

Project Address: 3759 E 116th St

Type: Demolition

Project Representative: Jillian Bolino, City of Cleveland

Approval: Final

Ward 2 – Councilmember Bishop

SPA: Union-Miles



CITY OF CLEVELAND
Mayor Justin M. Bibb

Proposed Nuisance Abatement Demolition

3759 E. 116th Street

February 5, 2025



3759 E. 116th Street, Cleveland, Ohio

PPN: 137-14-009

Property Information:

- Two-family
- Lot size: 51' x 130'
- Acreage: 0.152
- Zoning use: Two-family
- Ward: 2
- Neighborhood: Union-Miles



Background Information

01 Owner

Baldou Project

- Owner since 2019
- Address is in Detroit, Michigan
- Summoned to housing court last year, but did not appear.

03 Complaints & Board-ups

Condemned since October 30, 2023

- 19 complaint
- 8 board-ups

Significantly more complaints & board-ups than other vacant properties.

02 Legal Issues

None, the Demolition Bureau is prepared to move forward. An asbestos survey has been completed.

04 Vacancy & Background

Fire in May 2024

Likely vacant since mid-to-late 2020; first board up request was November 2020



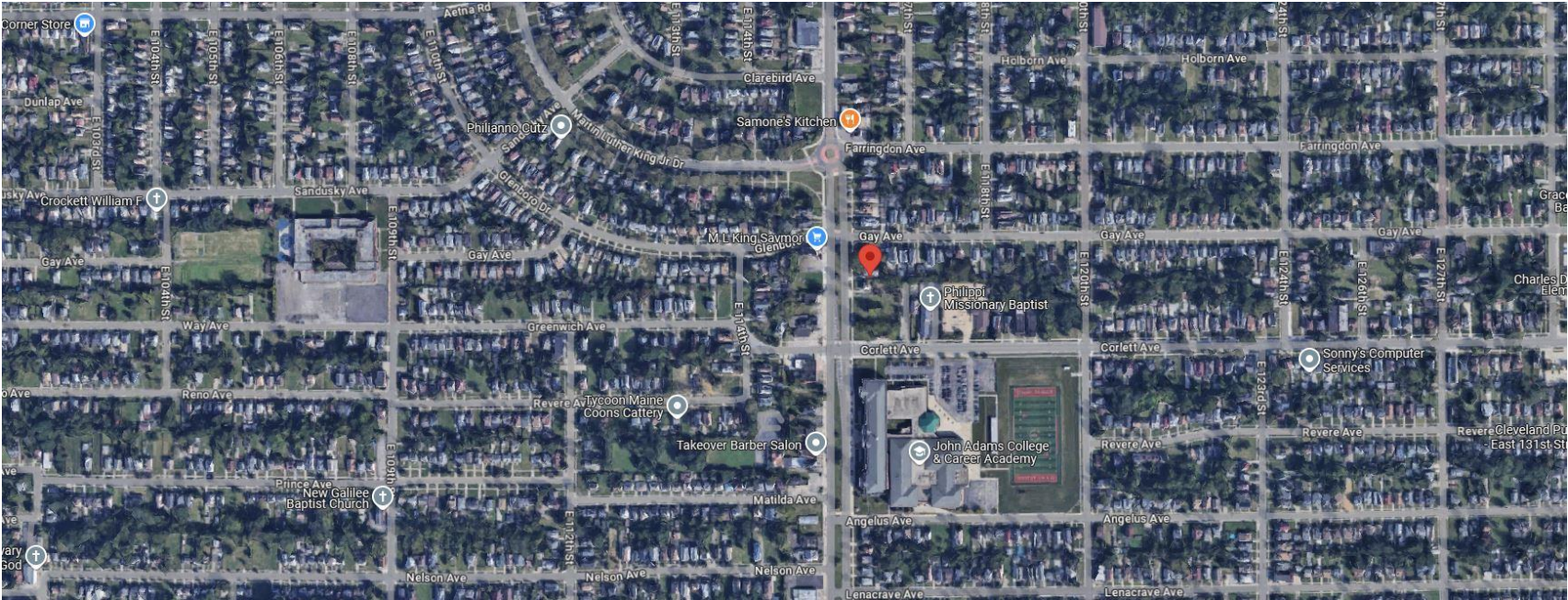
Site Location

Situated on the east side of E. 116th Street

North of Corlett Ave

South of Gay Ave

One block north of John Adams College & Career Academy



Site Context

Adjacent Uses:

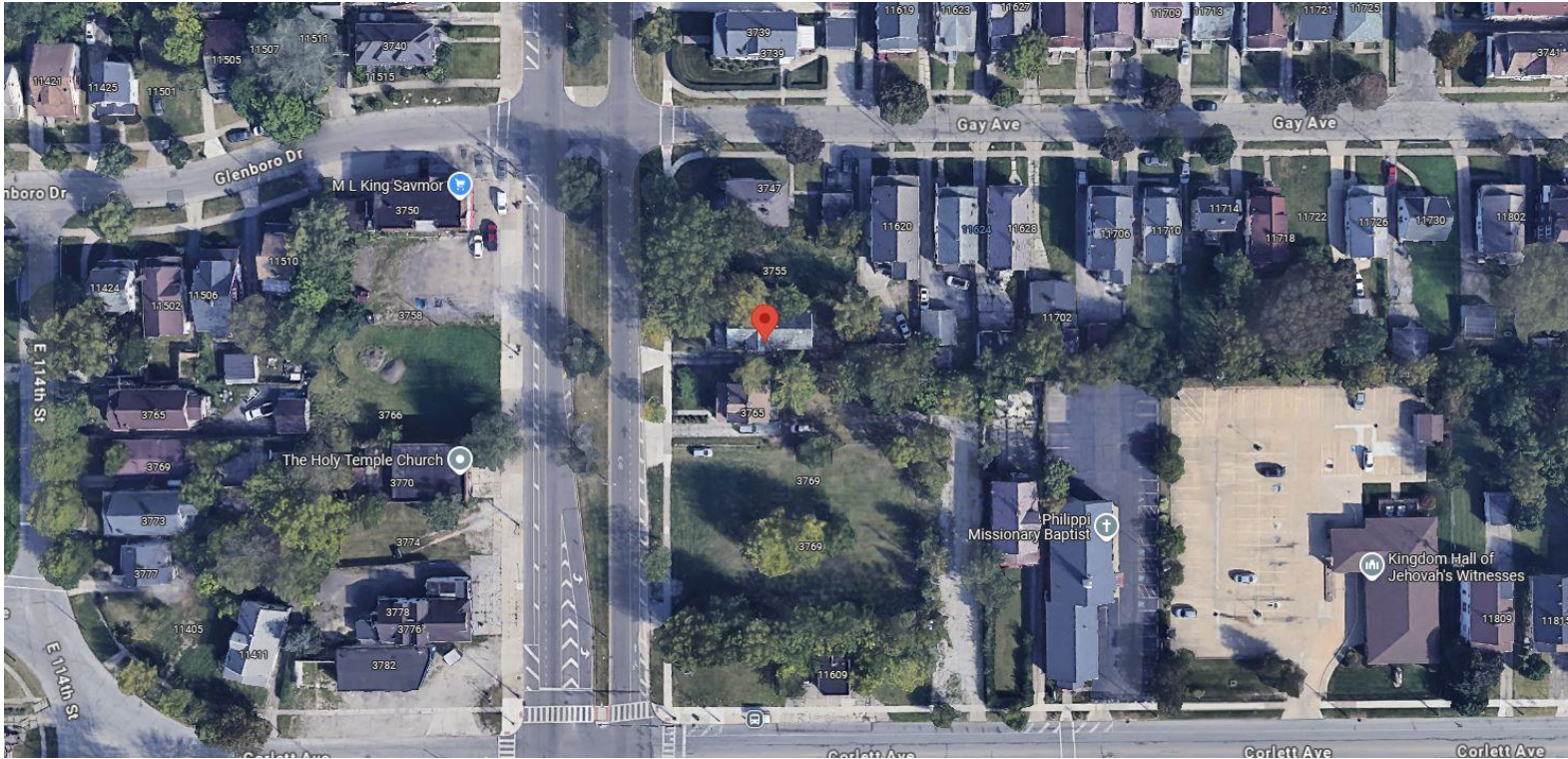
Publically owned vacant land to the north
Privately owned residential to the south

Rear

Privately owned residential

Across E. 116th Street

Privately owned mixed use, corner store



Exterior Photos



Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Attic Photos



Site Plan & Finish

Demolish the structure

Remove all foundation and subgrade material

Level the site with clean backfill

Topsoil, seed, and straw.

Final Comments

Owner is out of state and has not made repairs to the structure since they've had possession.

Structure has never been occupied under their ownership.

Owner did not show up for housing court appearance in 2024.

Receiving more complaints than we do on other vacant structures.



3759 E. 116th Street is circled in red.

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 21, 2025

Central Southeast Design Review Case Detail Report

Action Type:	
Conditions:	

Project Information

Central Southeast CASE # CSE 2025-003

Project Name: 3759 E 116th St Demo
 Address: 3759 E 116th St
 Contact: Jillian Bolino
 Company: City Of Cleveland, Demolition Bureau
 Owner/Rep:
 Architect/Contractor: TBD
 Phone: 216.664.2259
 Email: JBolino@clevelandohio.gov
 General Description:
 Notes:

ACTIONS/APPROVALS/DISAPPROVALS

Action (Not Final)	
Action Date:	February 4, 2025
Committee:	Staff
Action Type:	Initial Plan Submission
Notes:	
Action (Final)	
Action Date:	February 11, 2025
Committee:	Staff
Action Type:	Approved
Conditions:	1st Motion: Pesta, Approve 2nd Motion: Mayes Hills: Yes Mayes: 2nd Shefton: Yes Ferringer: Yes Weslian: Yes Pesta: 1st
Notes:	
City Planning Commission (Final)	
Action Date:	
Committee:	City Planning Commission

Central Southeast Design Review

Feb 21, 2025

CSE2025-004 - Harvard Ave Demolition

Project Address: 13800 Harvard Ave

Type: Demolition

Project Representative: Jillian Bolino, City of Cleveland

Approval: Final

Ward 1 - Councilmember Jones

SPA: Union-Miles



CITY OF CLEVELAND
Mayor Justin M. Bibb

Proposed Nuisance Abatement Demolition

13800 Harvard Ave, Rear

February 5, 2025



13800 Harvard Ave, Rear, Cleveland, Ohio 44105

PPN: 138-12-082

Property Information:

- One-family (rear structure on lot)
- Lot size: 50' x 146'
- Acreage: 0.168
- Zoning use: Local Retail
- Ward: 1
- Neighborhood: Union-Miles



Background Information

01 Owner

Jimmie Don Woody

- Owner since 2000

03 Complaints & Board-ups

Condemned since October 16, 2023

- 1 complaint
- 0 board-ups

02 Legal Issues

None, the Demolition Bureau is prepared to move forward. An asbestos survey has been completed.

04 Vacancy & Background

Front structure was razed in 2021 as an emergency demolition. The rear structure remained.

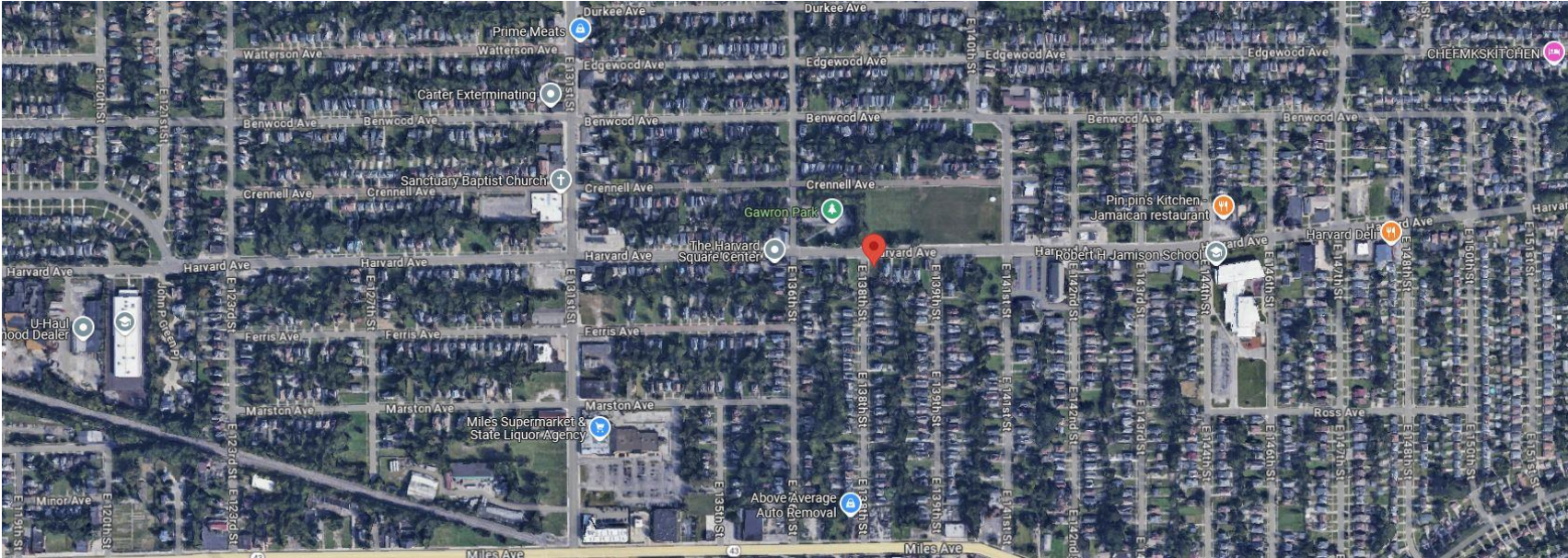
Unsure of length of vacancy. Limited data in accel.



Site Location

Situated on the south side of Harvard Avenue

On the corner of 138th Street & Harvard Avenue



Site Context

Adjacent Uses:

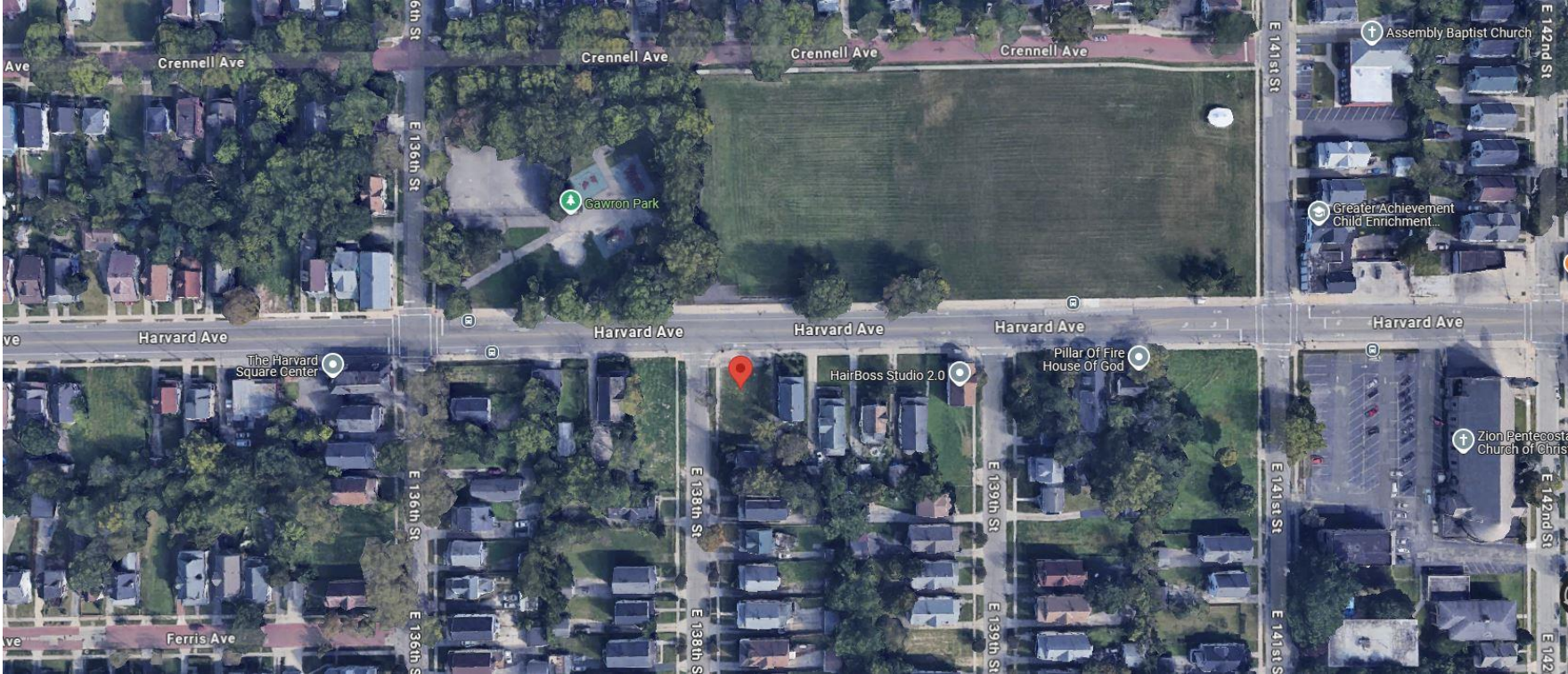
Residential to the East
Residential to the South

Across Harvard:

Public Park Space, Gawron Park
to the North

Across E. 138th Street:

Privately owned vacant land



Exterior Photos



Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Attic Photos



Site Plan & Finish

Demolish the structure

Remove all foundation and subgrade material

Level the site with clean backfill

Topsoil, seed, and straw.

Final Comments

Owner is in court as we pursue collections against him for demolition of the front structure in 2020.

- He is likely to file chapter 7 bankruptcy.
- He does not have the funds to repair the remaining structure.

Based on the condition of the structure and the owner's financial situation, demolition appears to be the best solution.



Properties at 13800 Harvard Ave before demolition of the front structure.

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 21, 2025

Central Southeast Design Review Case Detail Report

Project Information

Central Southeast CASE # CSE 2025-004

Project Name: **13800 Harvard Ave Demolition**
 Address: **13800 Harvard Ave**
 Contact: **Jillian Bolino**
 Company: **City Of Cleveland, Demolition Bureau**
 Owner/Rep:
 Architect/Contractor: **TBD**
 Phone: **216.664.2259**
 Email: **JBolino@clevelandohio.gov**
 General Description:
 Notes:

Action Type:	
Conditions:	

ACTIONS/APPROVALS/DISAPPROVALS

Action (Not Final)	
Action Date:	February 4, 2025
Committee:	Staff
Action Type:	Initial Plan Submission
Notes:	
Action (Final)	
Action Date:	February 11, 2025
Committee:	Staff
Action Type:	Approved
Conditions::	1st Motion: Pesta 2nd Motion: Mayes Hills: Yes Mayes: 2nd Shefton: Yes Ferrerger: Yes Weslian: Yes Pesta: 1st
Notes:	
City Planning Commission (Final)	
Action Date:	
Committee:	City Planning Commission

Cleveland City Planning Commission

Far West Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 21, 2025

FW2024-08 – West 116th Street Demolition

Feb 21, 2025

Project Address: 1420 West 116th Street

Type: Demolition

Project Representative: Jillian Bolino, City of Cleveland

Approval: Final

Ward 15 – Councilmember Spencer | SPA: Edgewater



CITY OF CLEVELAND
Mayor Justin M. Bibb

Proposed Nuisance Abatement Demolition

1420 W. 116th Street

February 5, 2025



1420 W. 116th Street, Cleveland, Ohio 44102

PPN: 001-24-045

Property Information:

- Two-family
- Lot size: 45' x 140'
- Acreage: 0.145
- Zoning use: Two Family
- Ward: 15
- Neighborhood: Edgewater



Background Information

01 Owner

Chelsea's Vintage Clothing, Inc

- Owner since 2017
- Associated owner owns the neighboring commercial property.

03 Complaints & Board-ups

Condemned since June 26, 2023

- 5 formal complaints in Accela since 2019
- 2 board-ups since 2019

Squatters recently occupying the property, mainly the front porch.

Priority for the council office.

02 Legal Issues

None, the Demolition Bureau is prepared to move forward. An asbestos survey has been completed.

04 Vacancy & Background

Mostly Vacant since at least June 2011.

Briefly occupied sometime in 2016

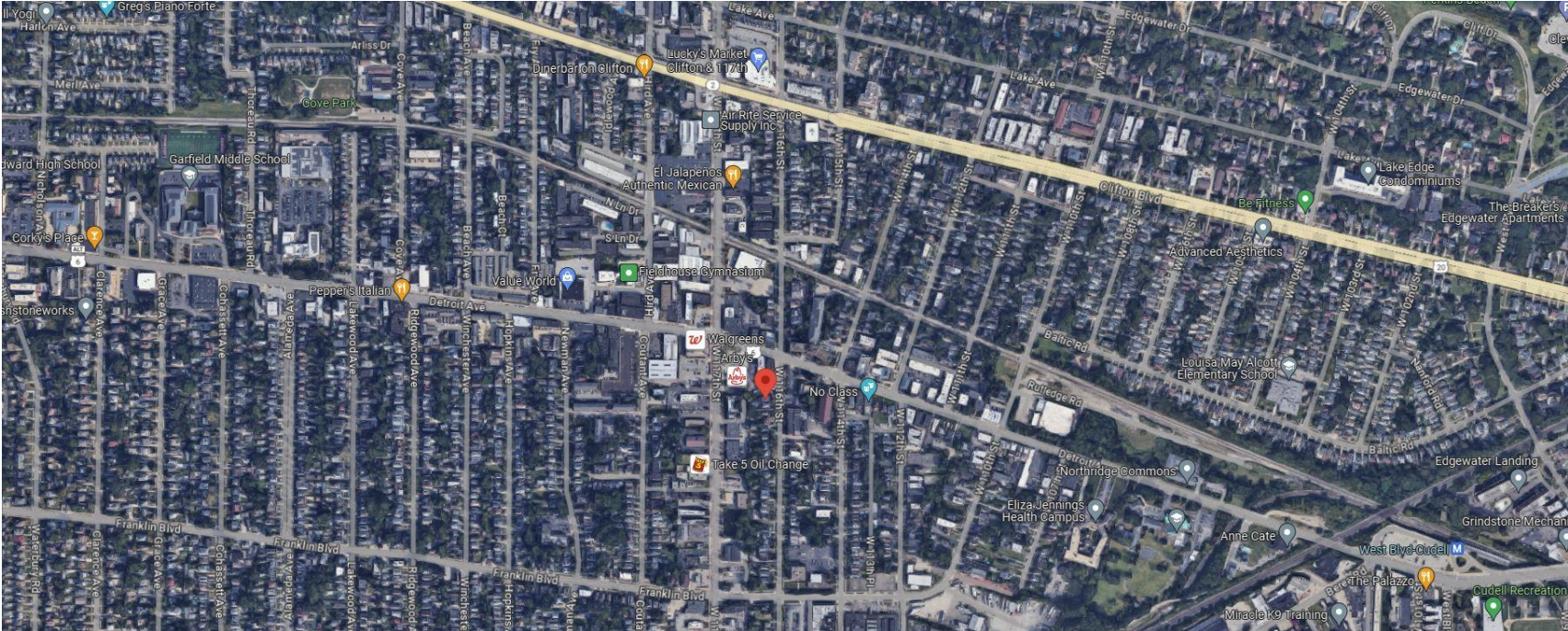


Site Location

Situated on the west side of W. 116th Street

Between W. 114th Street & W. 117th Street

South of Detroit & North of Franklin



Site Context

Adjacent Uses:

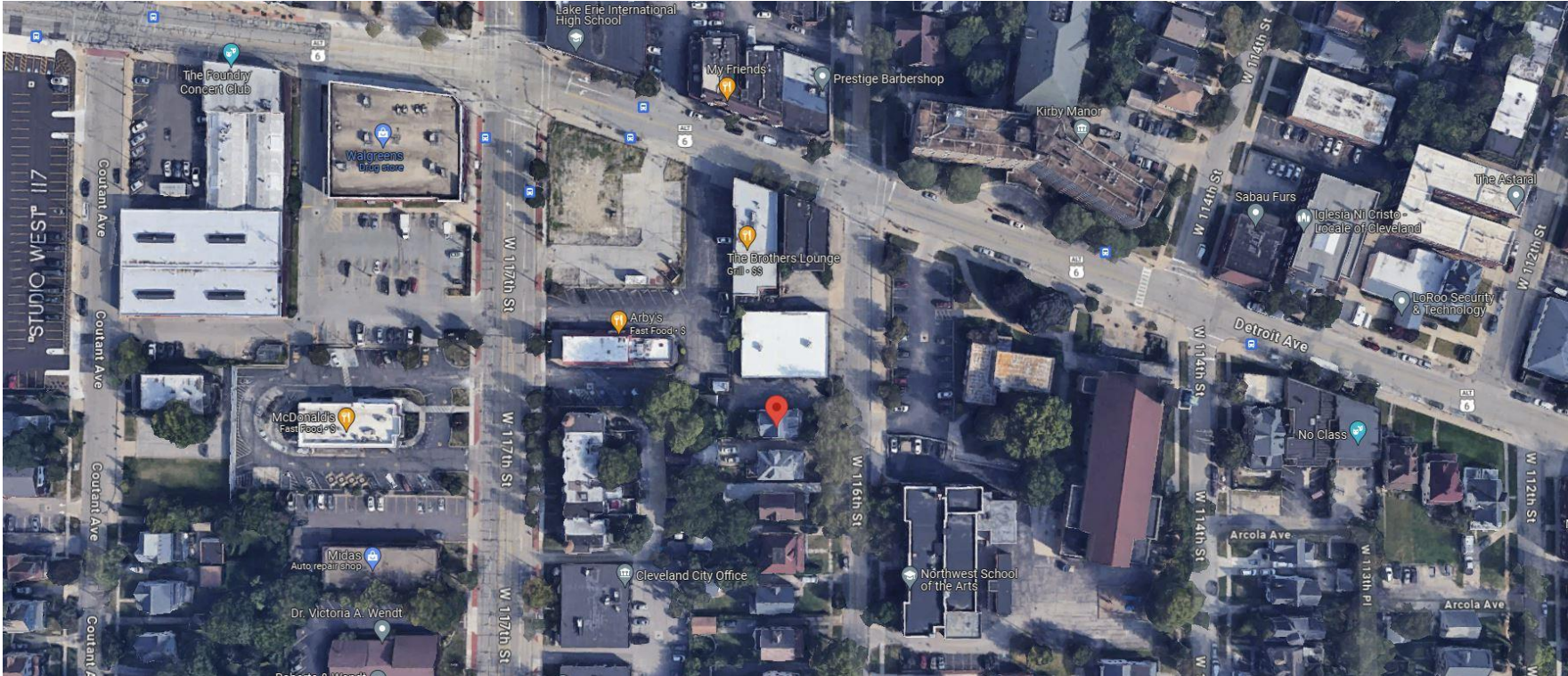
Commercial to the North
Residential to the South

Across the street:

Commercial Parking Lot/School

Rear:

Multifamily Townhouses &
Commercial Uses



Exterior Photos

Front & rear elevations.



Exterior Photos

Side elevations.



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Attic Photos



Basement Photos



Basement Photos



Site Plan & Finish

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

Final Comments

Owner is in a nursing home.

5 judgement liens from the State of Ohio Department of Taxation.

All filed since November 2023.

- \$2,383.30 – 5% interest
- \$5,926.06 – 5% interest
- \$1,069.10 – 5% interest
- \$1,066.54 – 5% interest
- \$1,150.17 – 5% interest
- Additional liens filed from the State of Ohio Department of Taxation since last meeting.
 - \$625.83 – 5% interest \$1,129.54 – 5% interest
 - \$625.63 – 5% interest \$1,118.72 – 5% interest
 - \$288.90 – 5% interest \$629.04 – 5% interest
 - \$292.65 – 5% interest \$596.45 – 5% interest



Properties owned by Chelsea's Vintage Clothing, Inc & Nancy Wilson



Updates since July 5, 2024

Court hearings:

August 12, 2024– Owner, Ms. Nancy Wilson placed on three years Court-ordered Community Control.

- Requirement of CC is to abate the nuisance at 1420 W. 116th Street
- Ms. Wilson stated at the hearing that she intends to raze the structure.

August 15, 2024– Council office speaks with Ms. Wilson’s attorney, Sam Zingale and provides information needed for demolition.

September 19, 2024– Council office follows up with Sam Zingale via email and inquires about status of the sale of the property; Mr. Zingale states they are negotiating proceed distribution with the State of Ohio.

October 23, 2024 – Court hearing – no attempts to abate the nuisance.

December 10, 2024 - Council office follows up with Mr. Zingale; no response. Housing Court Specialist reports that Mr. Zingale states “ new offer pending for sale.”

January 15, 2025 – Community Control status hearing. No attempt to abate the nuisance. No progress or updates about sale. Court orders all broken windows to be properly boarded.

January 30, 2025 – Council office follows up with Housing Court Specialists who states there are no updates about negotiations with the State of Ohio and/or a transfer of the property.



Updated Exterior Photos



Updated Exterior Photos



Updated Exterior Photos



Updated Exterior Photos



Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 21, 2025



Far West Design Review Advisory Committee Meeting Motion and Report Form

Meeting Location: Virtual, 9:00 AM

Case Number: FW2024-08 Meeting Date: 02.05.25
 Project Name: 1420 West 116th Street Demolition Ward #: 15
 Project Address: 1420 West 116th Street
 Project Rep. : Jillian Bolino, City of Cleveland
 Existing Use: Single family home Proposed Use:
 Project Scope: Demolition of single family home

Design Review Level Applied For: Final

Motion by Design Review Committee:

Approve (as presented) Approve (with stated conditions) Disapprove Table

Conditions:

No conditions but committee expressed frustration at the current process for dealing with vacant/tax delinquent homes and would like to avoid this situation in the future.

Committee Action:

(1 = First; 2 = Second; R = Recusal Yea = Yes; Nay = No; Abst. = Abstain; Pres. = Present)

Andrews (Alt.)	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.	Petratis	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
Blazek	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.	Provolt (VC)	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
Hewitt - NP	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.	Starry	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
Horton	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.	Tinnirello	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
Howard	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.	Young (C)	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
Orehek	<input checked="" type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.		

Applicant Signature & Date: _____

Virtual Meeting – No Signature Required

Cleveland City Planning Commission

Downtown/Flats Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 21, 2025

Downtown/Flats Design Review

Feb 21, 2025

DF2025-001 – Voinovich Site Furnishings

Project Address: Erieside Ave

Type: Renovation – City of Cleveland Park

Project Representative: Emily Petz & John Hoose, City of Cleveland

Approval: Final

Ward 3 – Councilmember McCormack | SPA: Downtown



Motion Form

Date: 5/5/2023

Design Review District: NA

Project: Ordinance No. 488-2023: Determining the method of making the public improvement of constructing improvements to the North Coast Harbor identified under the Capital Improvement Plan; and authorizing the Director of Port Control to enter into one or more public improvement contracts for the making of the improvement; and authorizing the Director of Port Control to enter into various written standard purchase and requirement contracts needed for the purchase of lighting, signage, landscaping, and other outdoor furnishings and amenities, including labor and installation, to implement the Capital Improvement Plan, for the Department of Port Control.

Action:

Motion to Approve with Conditions: Planning Commission to review Phase 2 of the improvements before they are implemented.

ANTHONY Y

DOWNING: 1

FLUKER: 2

KURI: Y

MCCRAY-SCOTT Y

SLIFE: Y

“1” indicates that the member made the motion and voted to approve; “2” indicates that the member seconded the motion and voted to approve; “Y” indicates a yes vote; “N” indicates a no vote; “A” indicates abstention; “NP” indicates that member was not present; “R” indicates that member recused themselves

Motion APPROVED:

APPROVED SUBJECT TO STATED AMENDMENT: X

DISAPPROVED UNLESS AMENDED:

FAILED TO PASS:



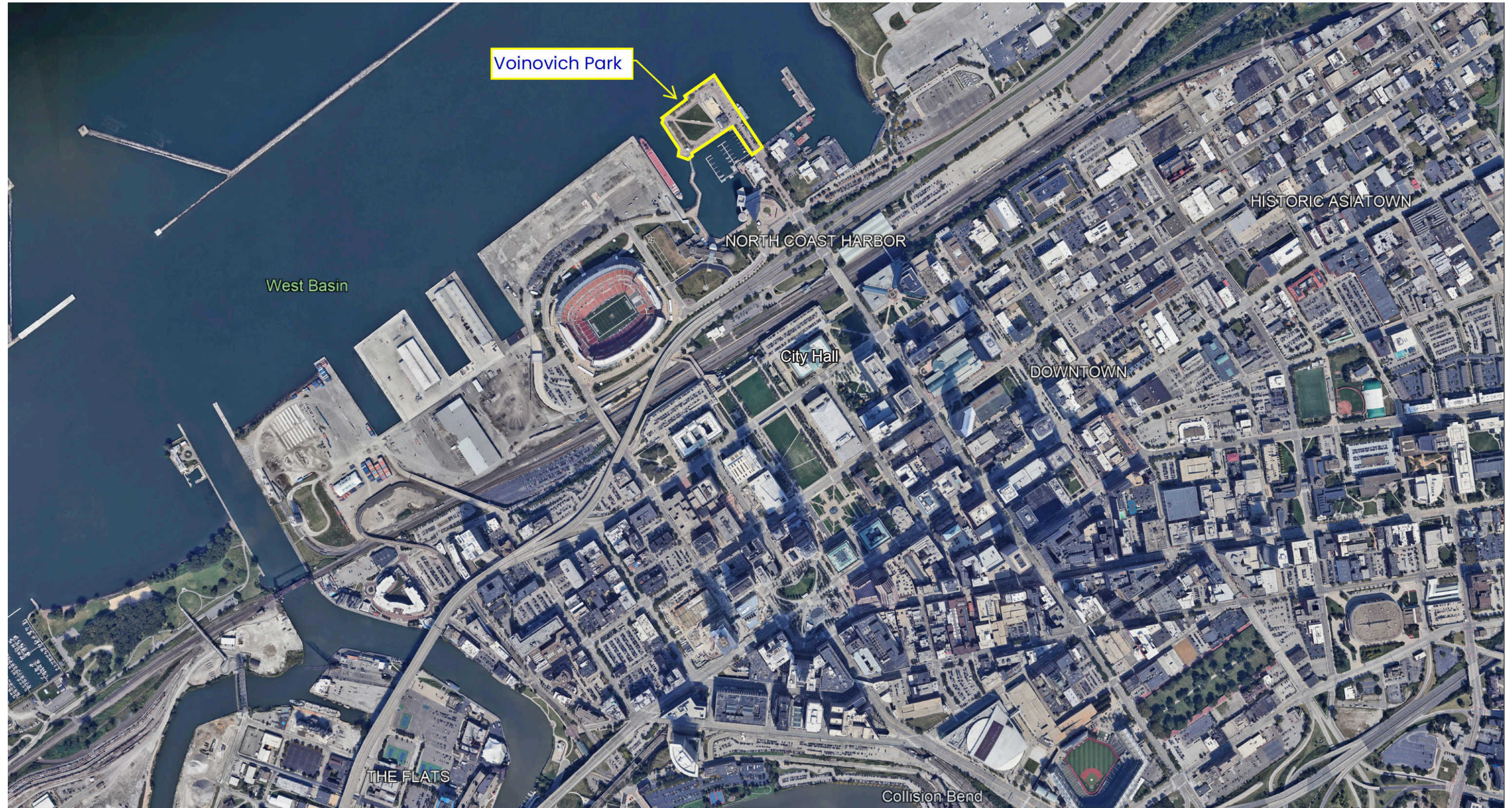
Cleveland's

North Coast

HARBOR

SITE FURNISHINGS

Voinovich Park February 2025



Overall Aerial NTS

Existing Conditions



Cleveland Sign



Harbor View



Existing Bocce



Stage View



West End



End of E 9th Pier

Site Plan



SITE PHOTOS

Site Furnishings Legend

- | | | | |
|--|------------------|--|--------------|
| | SWING BENCH | | LOUNGE SEATS |
| | PICNIC TABLE | | LITTER |
| | TABLE AND CHAIRS | | SONIC DRUMS |
| | LOUNGER | | VIEW TABLE |
| | | | CORN HOLE |



SCALE: 1" = 50'-0"



Site Furnishings

Picnic Tables



HARVEST TABLE - LANDSCAPE FORMS | HIGH-DENSITY POLY-ETHYLENE (H.D.P.E.) SURFACE AND POWDER COATED METAL SUPPORTS IN SUNSET ORANGE COLOR

Tables and Chairs



CATENA TABLE AND EVERYDAY CHAIR - LANDSCAPE FORMS | MIX AND MATCH - OBSIDIAN TABLE, MANGO, AND SKY BLUE CHAIRS

Passive View Table



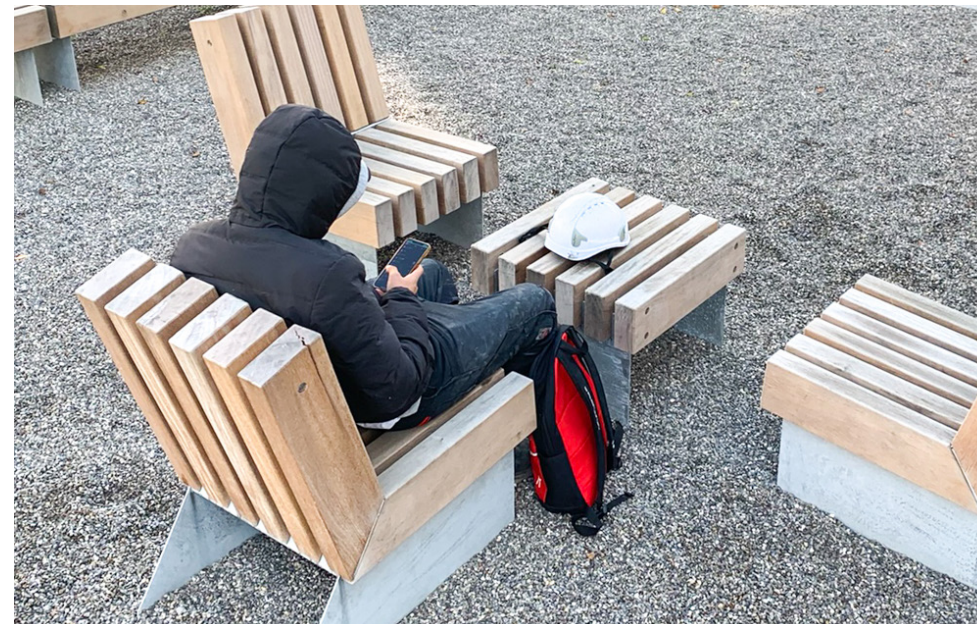
TAKEOUT TABLE - LANDSCAPE FORMS | LEFT TRIPLE AND RIGHT TRIPLE (TABLE WITH EXTENSION) IN MANGO

Loungers



HEAVY HEAVY LOUNGER - STREETLIFE | WOOD WITH GALVANIZED STEEL BASE

Lounge Chairs



ROUGH AND READY SEATS AND CUBES - STREETLIFE | WOOD WITH GALVANIZED STEEL BASE

Litter



ROCKFORD LITTER - LANDSCAPE FORMS | OBSIDIAN BODY WITH LID IN SUNSET ORANGE AND DIVERTER IN MANGO

Structures



Cleveland's
North Coast
HARBOR

Swing Benches

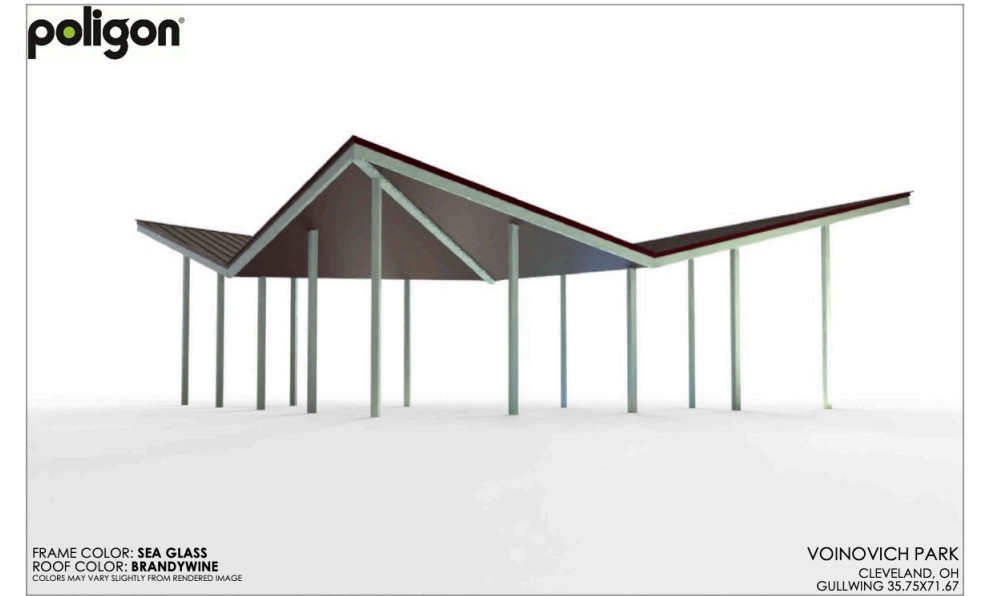


STRUCTURE WITH SWINGS
DARK GREY POSTS, WOOD TOP, SWINGS IN MANGO

Playful Pavilion for Shade



CUSTOM STRUCTURE, TRIANGULAR FOOTPRINT AS SHOWN
ON PLAN



CUSTOM STRUCTURE BY POLIGON



WOOD SLATS AND ORANGE GLIDER



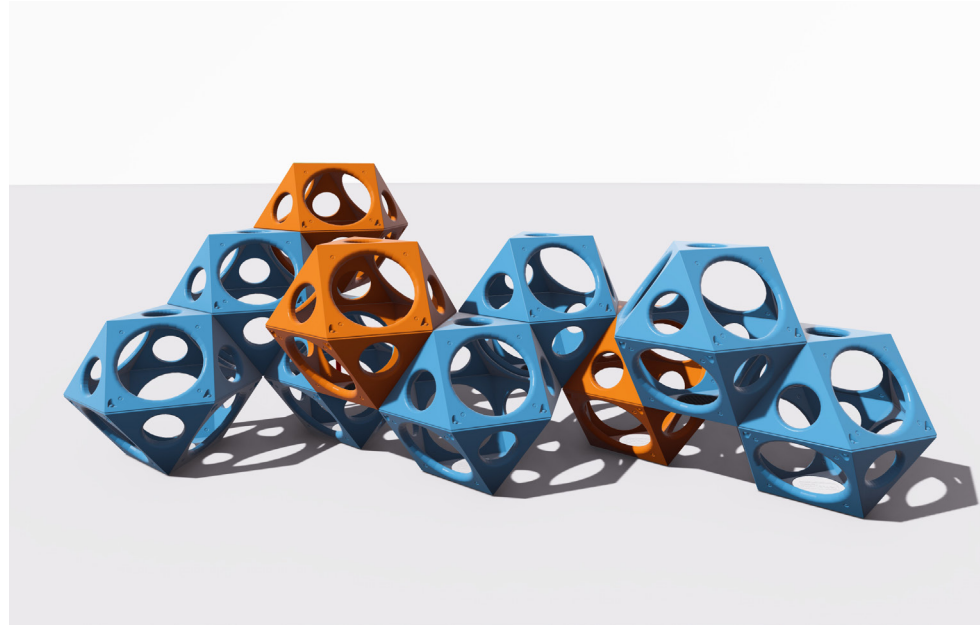
MULTICOLOR ROOF WITH OBSIDIAN POSTS, WOOD TONGUE
AND GROOVE CEILING

Active Play



Cleveland's
North Coast
HARBOR

Playful Pavilion for Shade



CLIMBER - PLAYWORLD



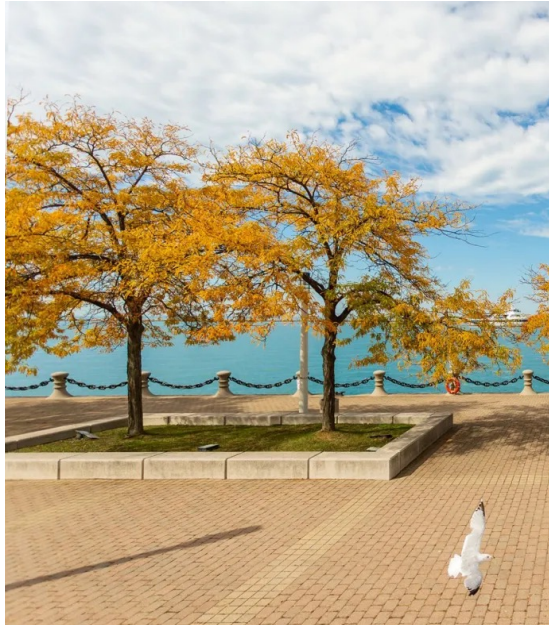
MUSICAL DRUM TABLE - SONIC ARCHITECTURE



CORN HOLE BOARDS - COMMERCIAL RECREATION
SPECIALISTS IN BLUE



EXERCISE EQUIPMENT



EXISTING PLANTERS TO BE
AMENDED WITH NEW TOPSOIL



HONEY LOCUST - MATCH EXISTING



WEeping WILLOW



AUTUMN GOLD GINKGO



LONDON PLANE TREE



ALLIUM



PRAIRE DROPSEED



CREEPING MAZUS



BEARDED IRIS



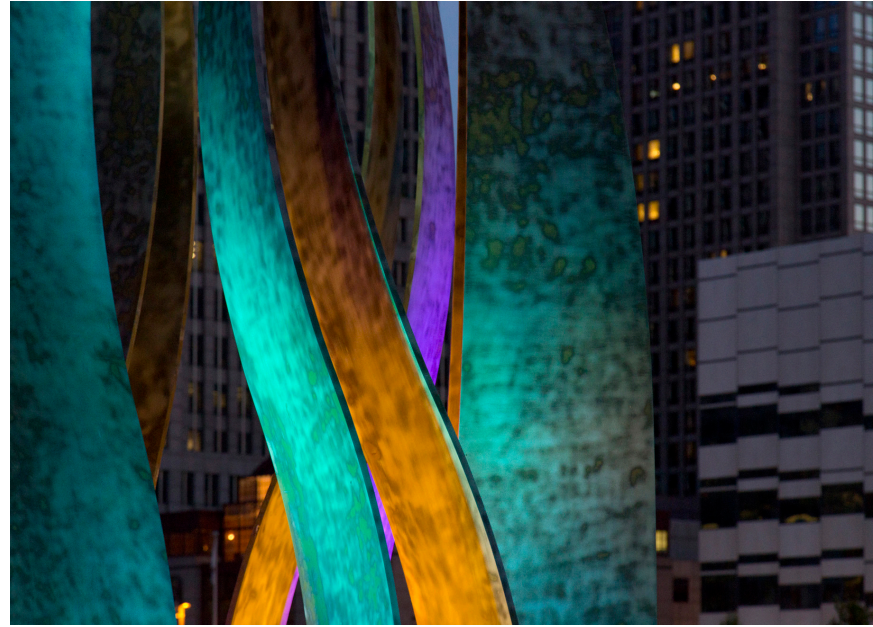
ROZANNE GERANIUM

Viewing Arch

Arch to Frame Lake View - Separate Artist Project



HART CRANE MEMORIAL



COLORFUL ARCH



DECORATIVE ARCH



CUSTOM DECORATIVE ARCH



MUSICAL DECORATIVE ARCH

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 21, 2025



CITY OF CLEVELAND
Mayor Justin M. Bibb

Downtown/Flats Design Review District

Design Review Advisory Committee

Meeting Motion and Report Form

Meeting Location: City Hall Room 514, 601 Lakeside Avenue

Case Number: DF 2025-001

Meeting Date: 02/13/2025

Project Name: Voinovich Site Furnishings

Project Address: Erieside Ave

Contact Person: Emily Petz, John Hoose

Architect/Contractor: MOCAP

General Description: Final Submission

Motion by Design Review Committee:

Approved

Approve: Yablonsky, Bogart, Brown, Geist, Pesarchick, Schwartzberg, Soltis, Zarfoss

Disapprove:

Abstain:

Non-Voting Members:

- Overall commendation of the plan

Recommendation:

- Use neoprene spacers & G1180 exterior coating at galvanized bases for improved longevity

DF2025-007 – Cleveland Public Square Programming Hub

Feb 21, 2025

Project Address: Public Square

Type: New Construction – Public Property

Project Representative: Drew Crawford, Downtown Cleveland, Inc

Approval: Conceptual

Ward 3 – Councilmember McCormack | SPA: Downtown

Cleveland Public Square Programming Hub

February 2025



Project
for Public
Spaces



Vision

Downtown Cleveland is a vibrant and welcoming city center that weaves Downtown districts and surrounding neighborhoods into a seamless urban fabric that is greater than the sum of its parts.

Mission

Downtown Cleveland, Inc.'s mission is to attract talent, jobs, residents, and investment through market influence, community impact, and irresistible experiences.

Events + Activations Across Downtown (2024)



3 Holiday Events



105 Food Truck Days



49 Music Pop-Ups



84 Sports/Rec
Activations



41 Fun/Games Activations



29 Winter Events



12 Community Cleanup
Events



17 Other Activations

Including 90 Public Square Activations



Project for Public Spaces awards \$100,000 to Downtown Cleveland, Inc. in 2023

*Our groundbreaking placemaking approach helps
communities transform their public spaces into vital places
that highlight local assets, spur rejuvenation, and serve
common needs*

Sample of Awardees:



W. 29th Street Open Street

CITY OF CLEVELAND CITY PLANNING COMMISSION | CLEVELAND, OHIO, USA



Washington Square

DOWNTOWN DEVELOPMENT CORPORATION | ROCHESTER, NEW YORK, USA



Marion Public Library & Museum Courtyard

MARION PUBLIC LIBRARY & MUSEUM | MARION, INDIANA, USA



Flex Space at Parque Zaragoza

AUSTIN PARKS FOUNDATION | AUSTIN, TEXAS, USA



Public Square

DOWNTOWN CLEVELAND ALLIANCE | CLEVELAND, OHIO, USA



Pea Ridge Park

CITY OF PEA RIDGE | PEA RIDGE, ARKANSAS, USA

Grant Goals:

- **Establish physical staff and storage hub**
- **Increase resident engagement and ownership**
- **Reduce barriers to small-scale programs**

Engagement to Date:

- **1 working group tour**
- **2 workshops with 29 participants**
- **5 stakeholder interviews**
- **Online survey with 829 responses**
- **Month-long “game station” with 1,200 visitors**

DCI “Hub” Examples

Hospitality Cart



Cocktail Cabin



Game Station



Programming Hub Goals:

- **Versatile Storage Solution** – secure, on-site storage for programming and operations materials
- **Vibrant Landmark** – eye-catching and dynamic structure that visitors can engage with
- **Added Staff Presence** – shelter for staff, making DCI easier to find and accessible to visitors
- **Appropriate to Public Square's Design** – responsive to the geometry and modern aesthetic of the space

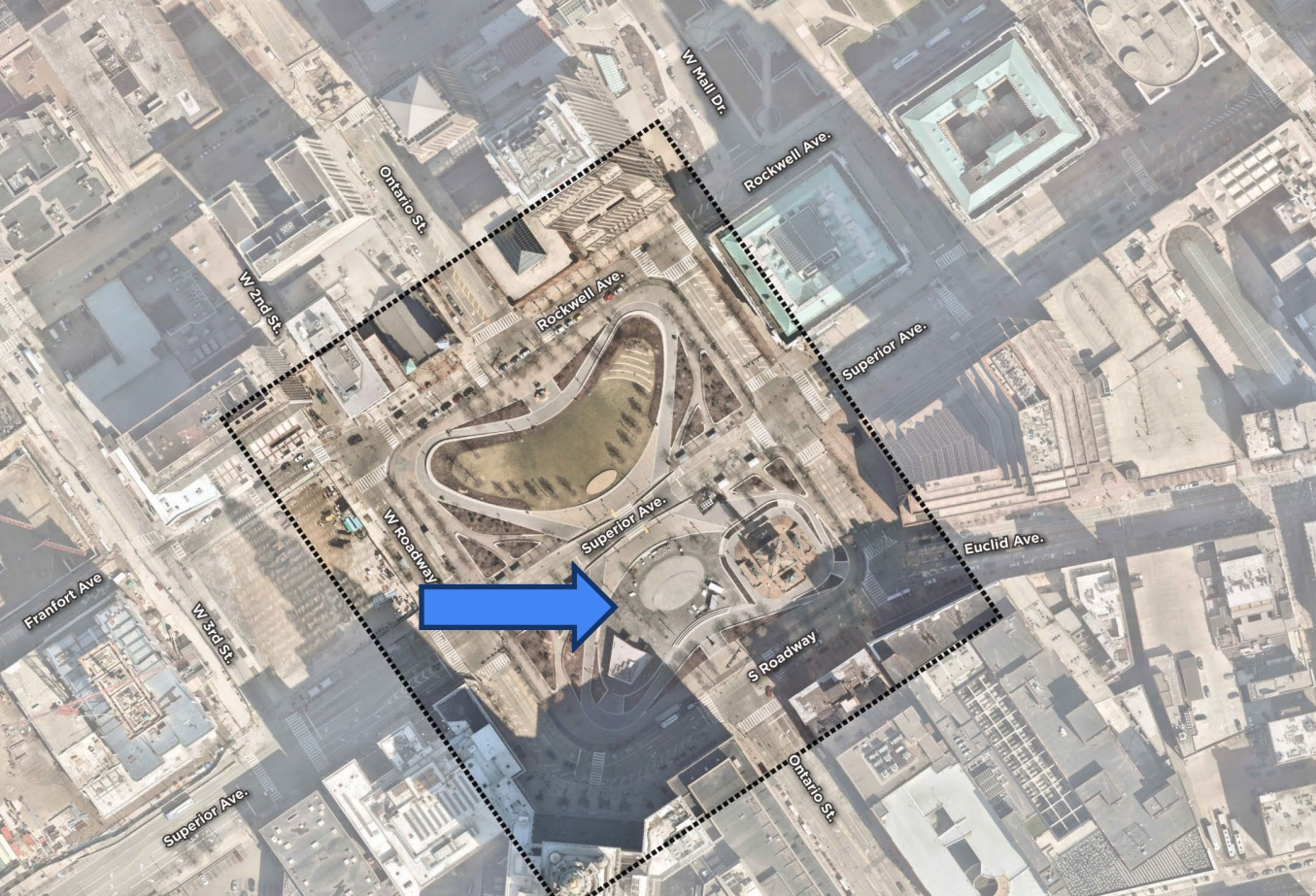
Existing Conditions: Public Square Looking North



Existing Conditions: Public Square Looking North



Existing Conditions: Public Square Looking North



Existing Conditions: Public Square Looking North



Program and Space Needs

- **Primary Need: Storage** – minimum 60 sq ft needed to store operations and event materials, which could include hospitality cart, cleaning supplies, pop-up tent, folding tables, Imagination Playground, and other event and programming miscellany
- **Secondary Need: Hospitality and Community Engagement** – minimum 25 sq ft needed to comfortably shelter a staff person, and display informational resources, and board/lawn games
- **Tertiary Need: Seasonal-Specific Needs** – hospitality area being flexible to accommodate changing program (“flipping closets”)

Design Considerations

- Interior space able to “hide” materials and equipment
- Beautiful structure even when closed; areas that are not open could be aesthetically treated with art, lights, or other features
- Large opening(s) to feel welcome and inviting - not feel like a ticket booth - when used for engagement purposes
- Large opening (like double door size) for moving materials in and out
- Preference for no windows
- Interior space for staff and not accessible to the public; potential to pull out table/cart to be the counter separating interior space from public access
- Open/transparent corner facing both fountain and Tower City entrance to be prioritized

Inspiration: Approachable Openings



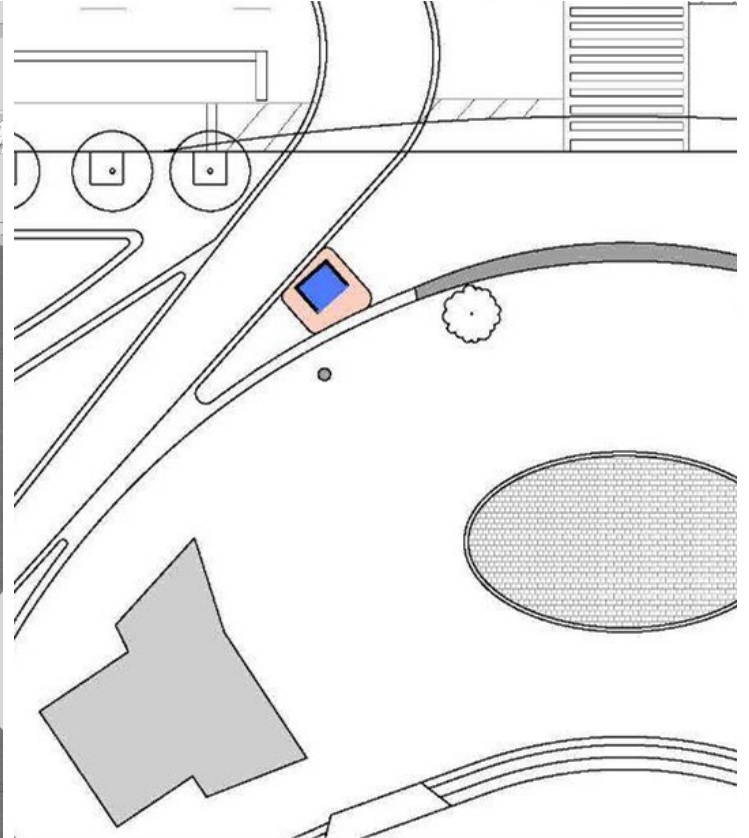
Inspiration: Canopy and Warm Materials



Enhancing the Programming Hub Experience



Project for Public Spaces Concept



Materials in Context

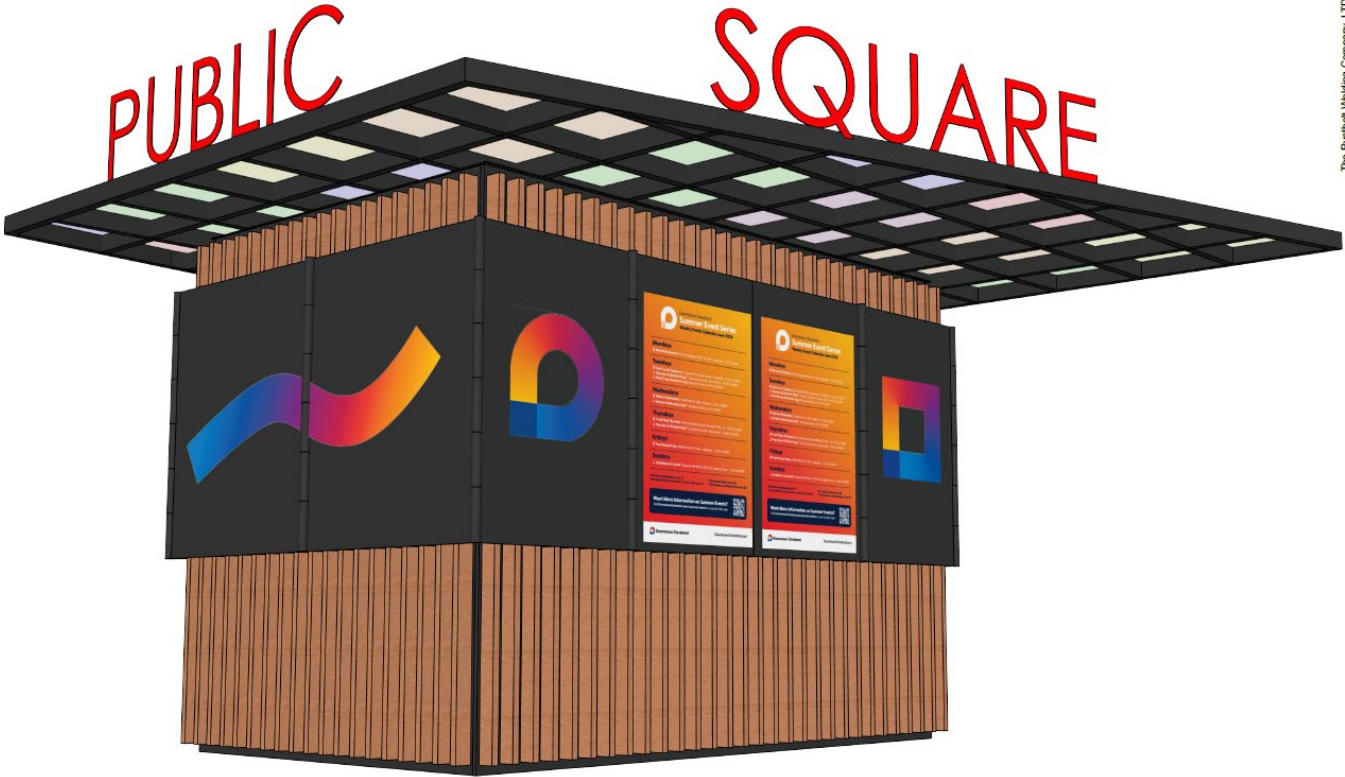


Rustbelt/RFP Response/LAND Studio

*Programming Hub Fabrication Selection:
Rustbelt Welding Co.*



Rustbelt Welding Co. Designs



The Rustbelt Welding Company / LTD.

Rustbelt Welding Co. Designs

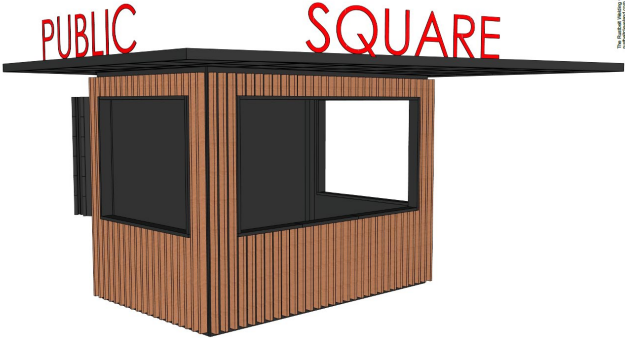


The Rustbelt Welding Company, LTD
rustbeltcleveland.com

Rustbelt Welding Co. Designs



The Rustbelt Welding Co. Designs Ltd



The Rustbelt Welding Co. Designs Ltd

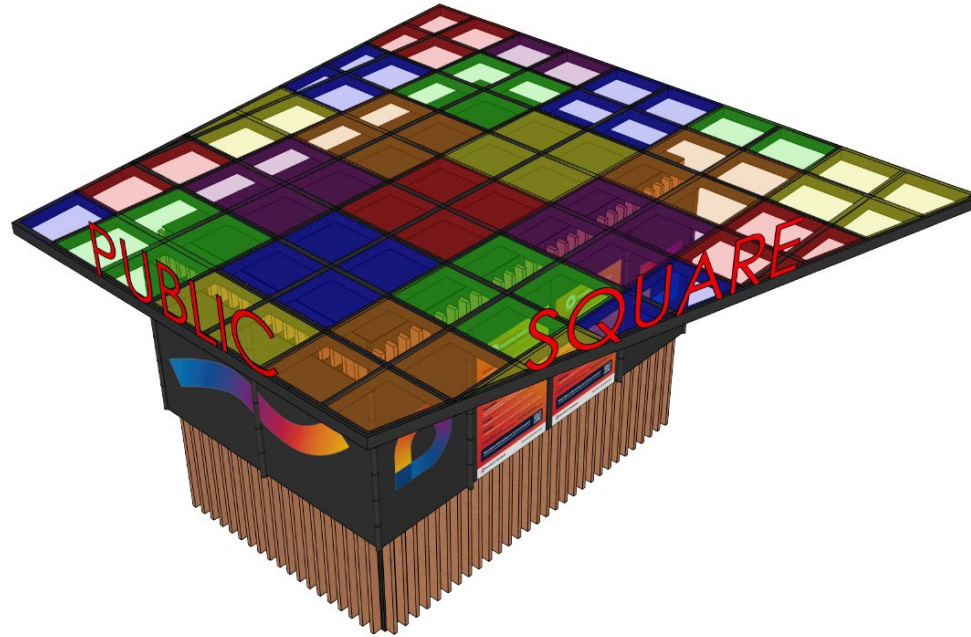


The Rustbelt Welding Co. Designs Ltd



The Rustbelt Welding Co. Designs Ltd

Rustbelt Welding Co. Designs

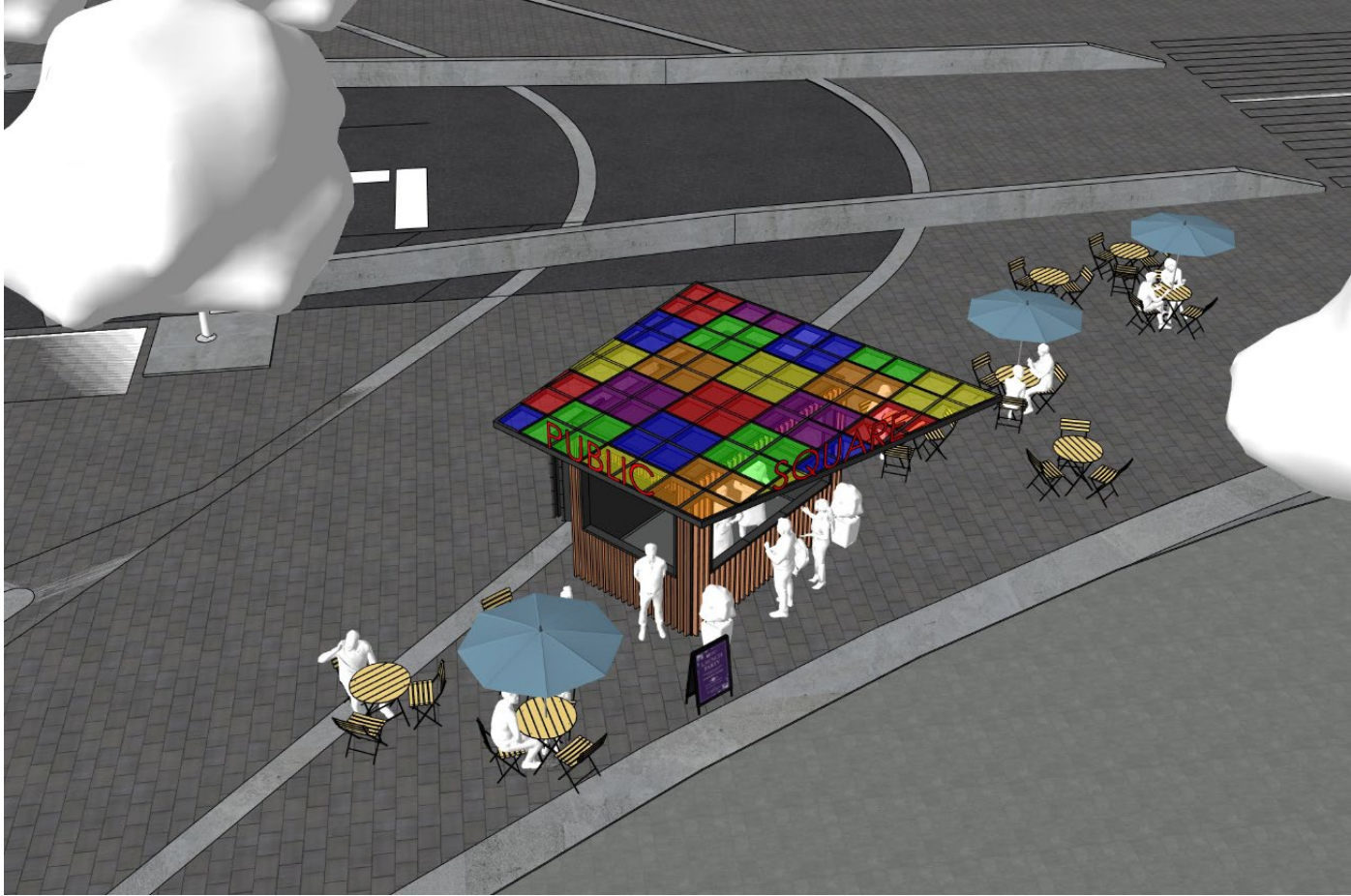


The Rustbelt Welding Company, LTD.
www.rustbeltwelding.com

Rustbelt Welding Co. Designs



Rustbelt Welding Co. Designs



Rustbelt Welding Co. Designs



Rustbelt Welding Co. Designs



Design Review Feedback

- Review how proportions and angles of the openings, roofline, and overall canopy relate to the rest of the structure; and how they respond to the context of Public Square
- Review architectural transitions at edges and base
- Review ADA and other safety concerns of swinging doors
- Review siding materials that better withstands transport

Updated Design



Specifications

- Composite Wood Slats
- Short side “shutters” can be folded open and secured flat against the back of the kiosk.
- Outer rim of the canopy 6” tall (rather than 4” tall) to add to the visual weight relative to the height of the kiosk
- Paneling starts 6” from the ground and 6” from the top for visual balance
- Lighten the density of the grid of the canopy, moving from 2’ x 2’ squares to 8’ x 2’ rectangles
- Structural aluminum 4” x 4” x 1/4” at the corners with 2” x 8” x 1/4” for the main horizontal beams
- Plexiglass for the canopy 2” thick
- Wall panels and the swinging door panels would be 1/4” thick and extend from ground to top
- No HVAC or plumbing
- Connects to Electric Grid/outlet at location

Specifications: size

- 12' x 3" wide by 8' x 5" length
- Canopy is 18' x 1" wide by 13' x 2" (shortest) to 19' x 11" (longest)

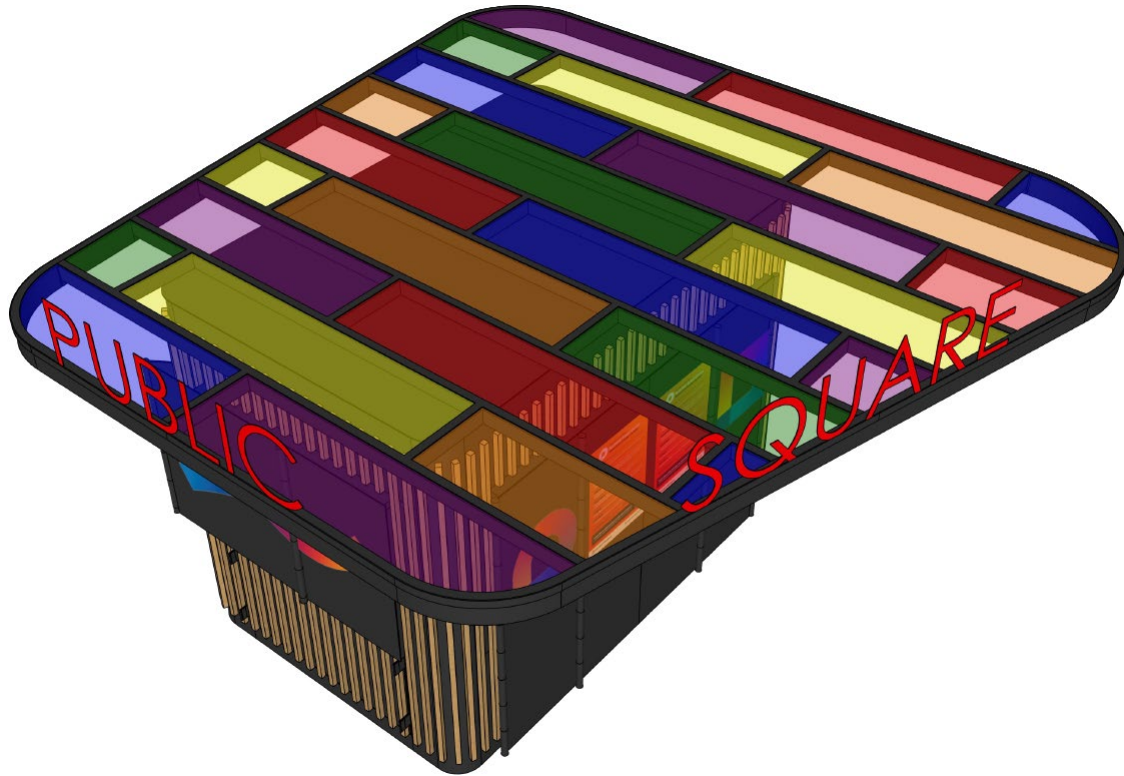
Updated Design



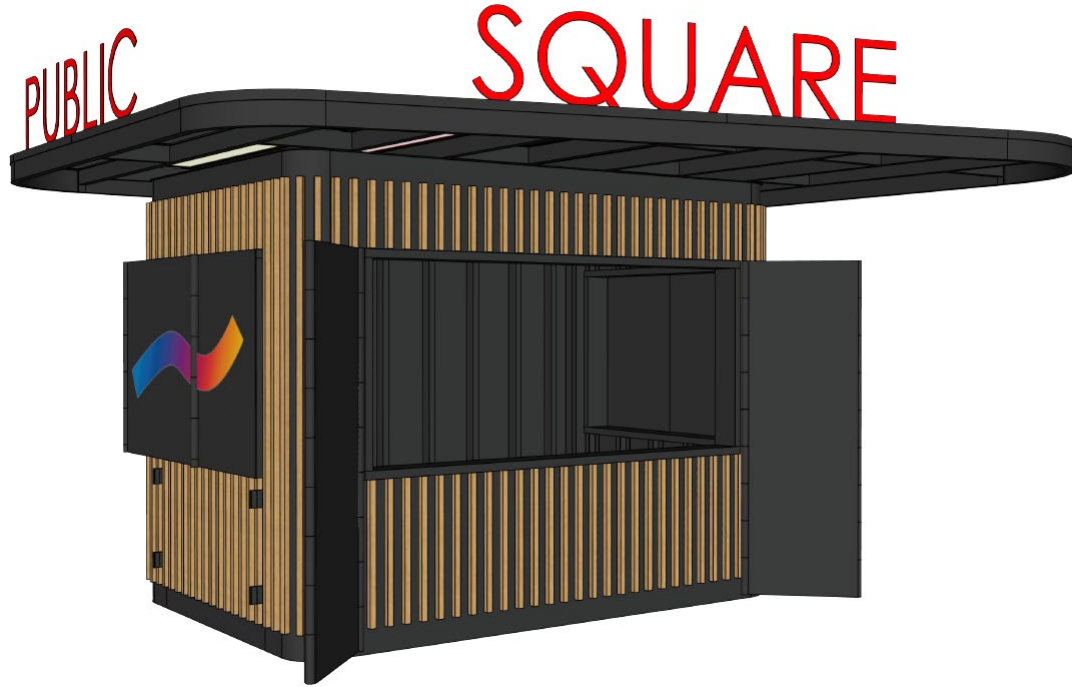
Updated Design



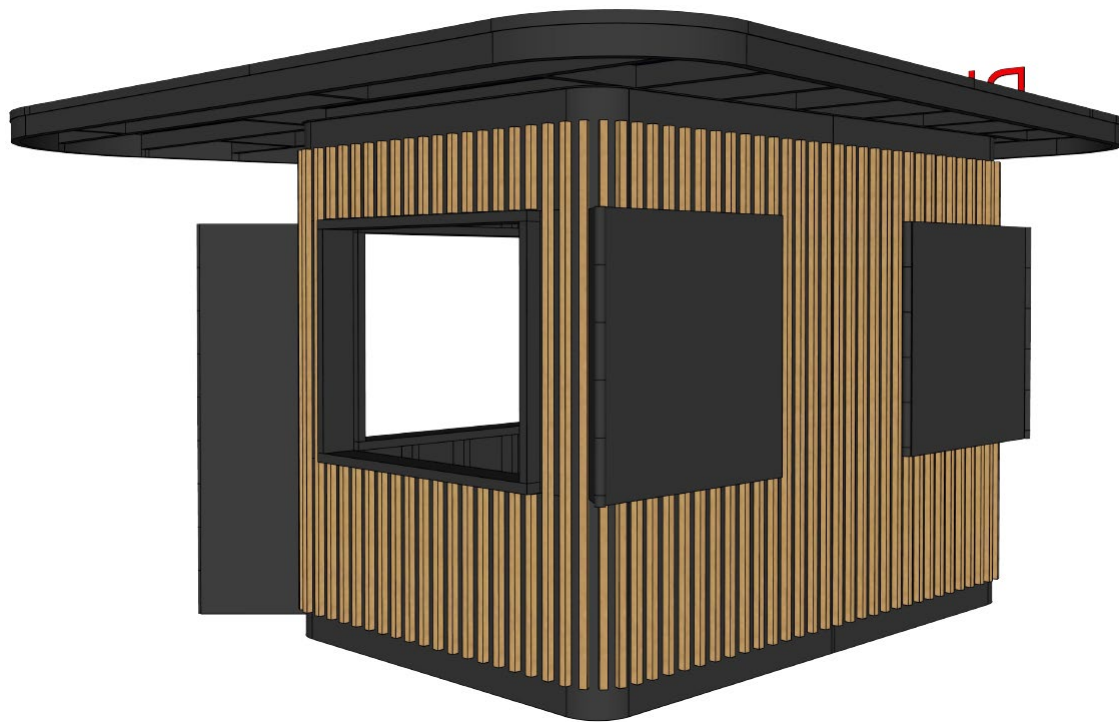
Updated Design



Updated Design



Updated Design



Updated Design



Timeline

- ~~November: Fabricator RFP~~
- ~~December: Fabricator Selected~~
- January – February: Planning Commission
- February – April: Permitting and Fabrication
- April: Furniture (tables, umbrellas, etc.) Purchased
- May 1: Target Install Date

Thank You



Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 21, 2025



CITY OF CLEVELAND
Mayor Justin M. Bibb

Downtown/Flats Design Review District

Design Review Advisory Committee

Meeting Motion and Report Form

Meeting Location: City Hall Room 514, 601 Lakeside Avenue

Case Number: DF 2025-007

Meeting Date: 02/13/2025

Project Name: Cleveland Public Square Programming Hub

Project Address: Public Square

Contact Person: Drew Crawford

Architect/Contractor: Rustbelt Welding Co.

General Description: _____

Motion by Design Review Committee:

Conceptual Approval

Approve: Yablonsky, Bogart, Brown, Geist, Pesarchick, Schwartzberg, Soltis, Zarfoss

Disapprove:

Abstain:

Non-Voting Members:

- Review how proportions & angles of the openings, roofline, and overall canopy relate to the rest of the structure; and how they respond to the context of Public Square
- Review architectural transitions at edges and base
- Review ADA and other safety concerns of swinging doors
- Review siding material that better withstands transport

Cleveland City Planning Commission

Special Presentation – Public Art



CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 21, 2025

Feb 21, 2025

DF2025-008 – Illuminate CLE (Temporary) Badge Sculptures

Project Addresses: 601 Erieside Ave. & 1935 Euclid Ave.

Project Representative: Courtni Began, Destination Cleveland

Approval: Final

Ward 3 – Councilmember McCormack | SPA: Downtown

Ward 5 – Councilmember Starr

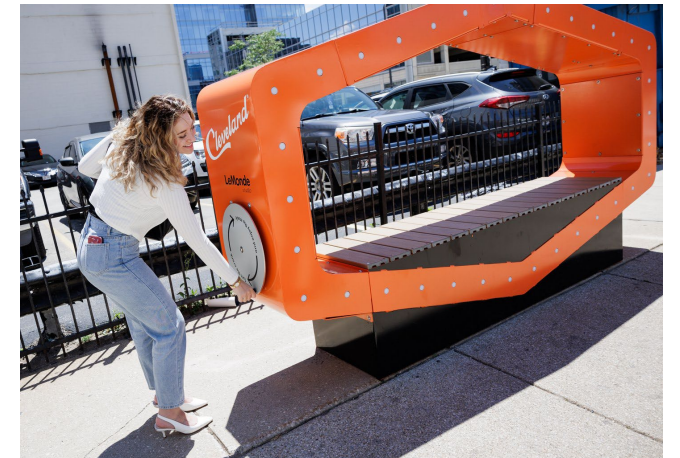
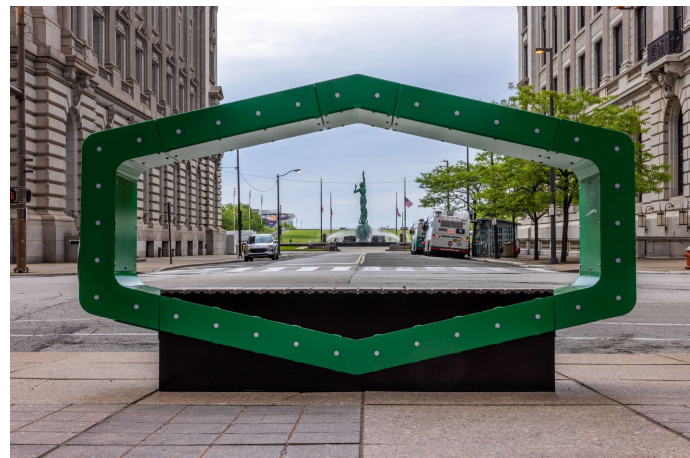


2025 Badge Sculpture Sites

February 2025

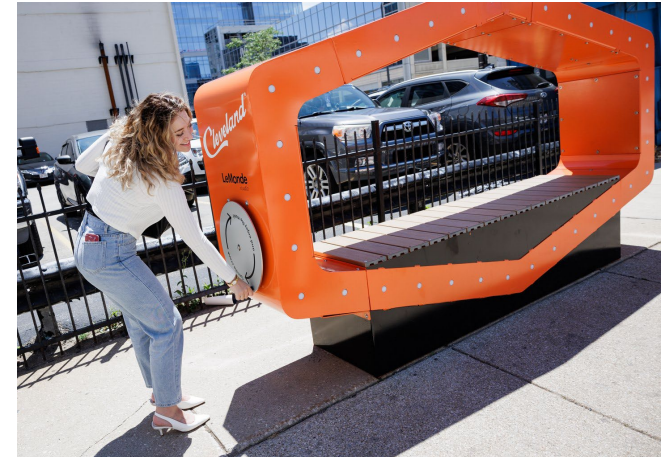
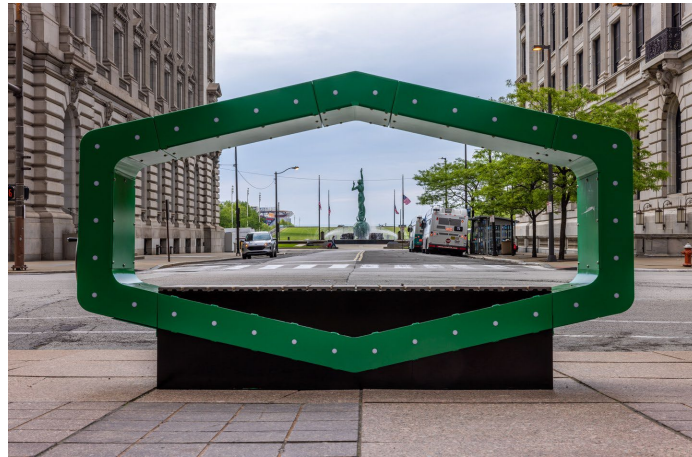
Background

- Three badge sculptures ("badges") are pieces of illuminated street furniture
- Illuminate CLE
 - Downtown lighting project with goals to improve connectivity, walkability, visitation, perceptions of safety and economic activity



Background

- Currently sit at Huron and Ontario, W 3rd and St Clair, and E 3rd and Superior
- They must move once a year– will move in April 2025



Background

- Weighs 1,500 pounds empty and is filled with 1,800 pounds of concrete ballast
- Lights and sound are powered by a hand crank
- Purpose is an interactive photo-op



Great Lakes Science Center

601 Erieside Ave, Cleveland, OH 44114



Great Lakes Science Center Orange badge



Current View



Great Lakes Science Center



Looking north

Looking south

Cleveland State University

1935 Euclid Ave, Cleveland, OH 44115



Cleveland State University Green Badge



Current View



Cleveland State University



Looking east



Cleveland State University



Looking west

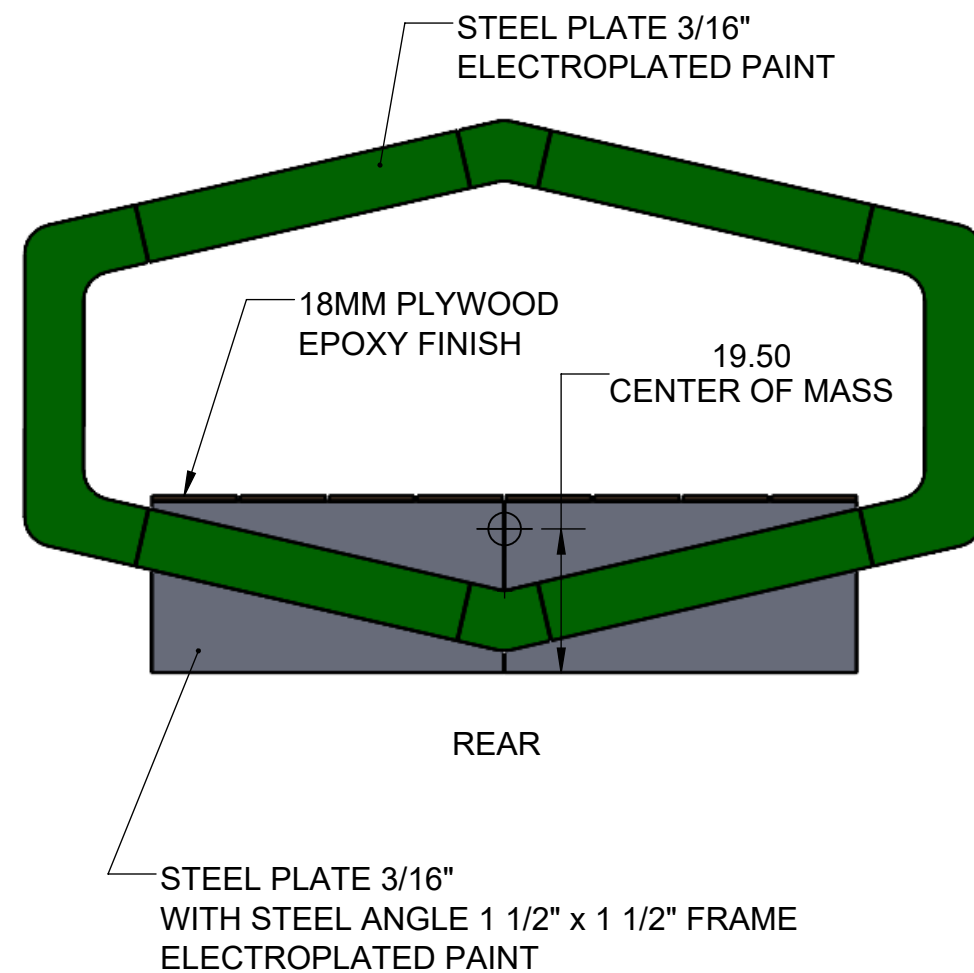
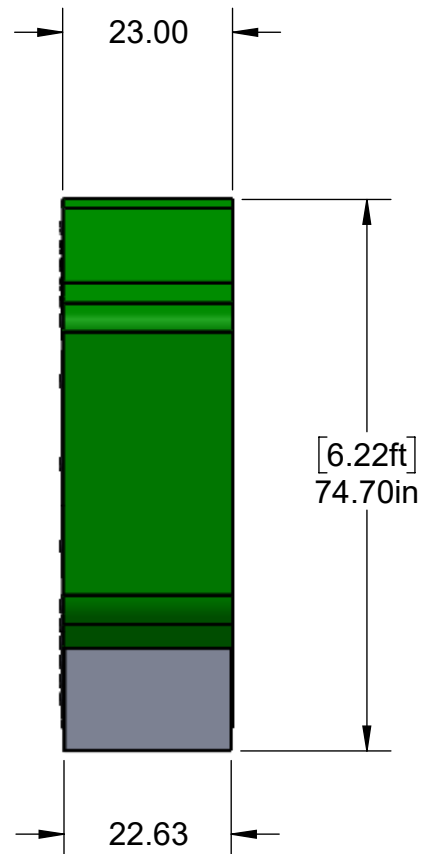
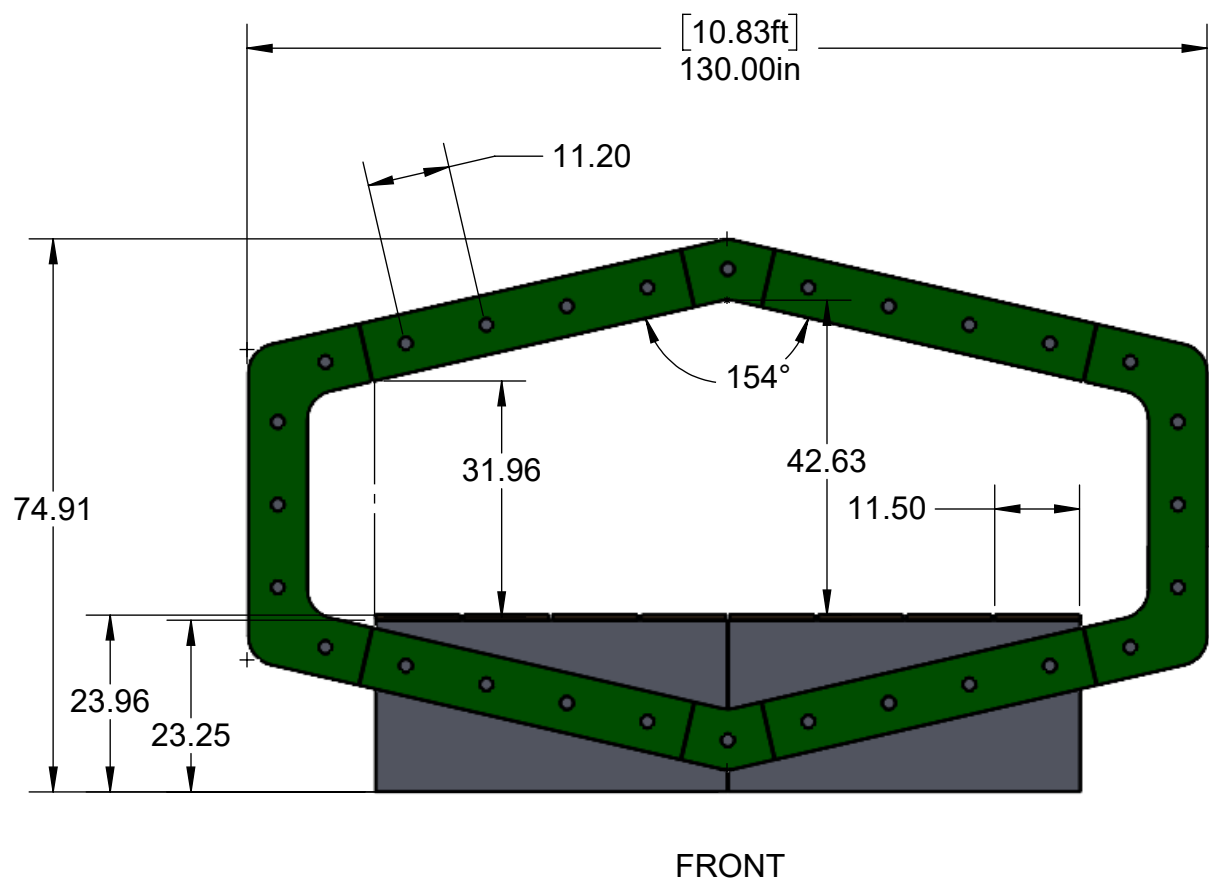
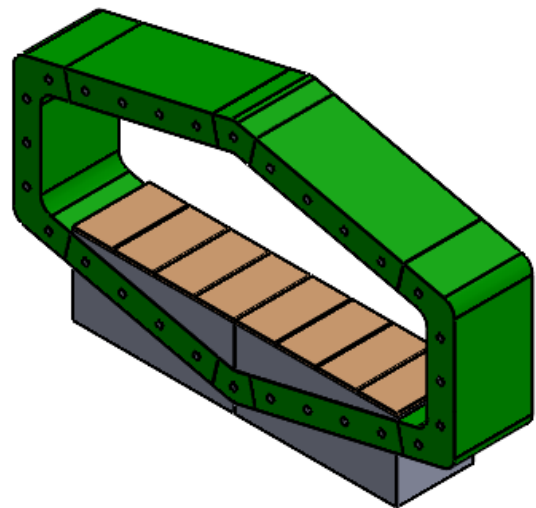
DIRECTOR
FELIX MARZELL
DESIGNER
ERIC JACQUES

W071-MODEL 001
1011USD - DESTINATION CLEVELAND
BENCHES

PROJECT MANAGER
FELIX MARZELL
DRAWN BY
ERIC JACQUES
CREATION DATE
2024-01-19
LAST SAVED DATE
2024-02-13

DOC NAME
W071-MODEL 001

WEIGHT	SCALE
3300.00 LBS	1:26
SHEET SIZE	SHEET REVISION
B	1 OF 1 0



REVISIONS

ZONE	REV.	DESCRIPTION	DATE	APPROVED
------	------	-------------	------	----------

No. ARTICLE	NUMERO DE PIECE	DESCRIPTION	Material	Weight	QTE
1	W071-BB01	3/16" STEEL PLATE	STEEL	53.47	1
2	W071-BB02	3/16" STEEL PLATE	STEEL	51.48	1
3	W071-BB03	3/16" STEEL PLATE	STEEL	23.89	2
4	W071-BBA	1 1/2" x 1 1/2" ANGLE IRON WELDED FRAME	STEEL	31.02	1
5	W071-BB01BC	3/16" STEEL PLATE	STEEL	53.47	1
6		16" Grey Concrete Patio Stone	CONCRETE	37.23	25

2550 RUE D'ANDURAND, SUITE 410B MONTRÉAL (QC) H2G 1Y9
514.544.1010 www.dix2.com

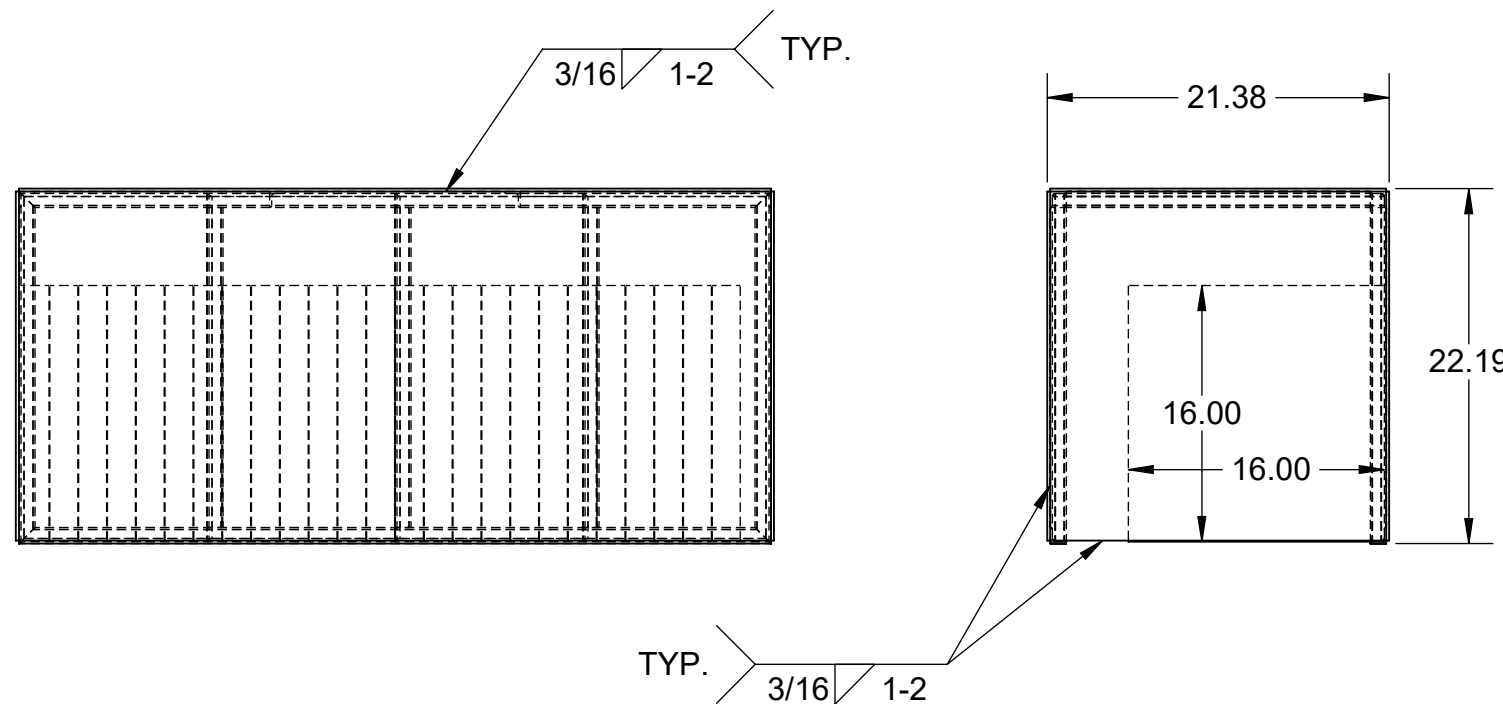
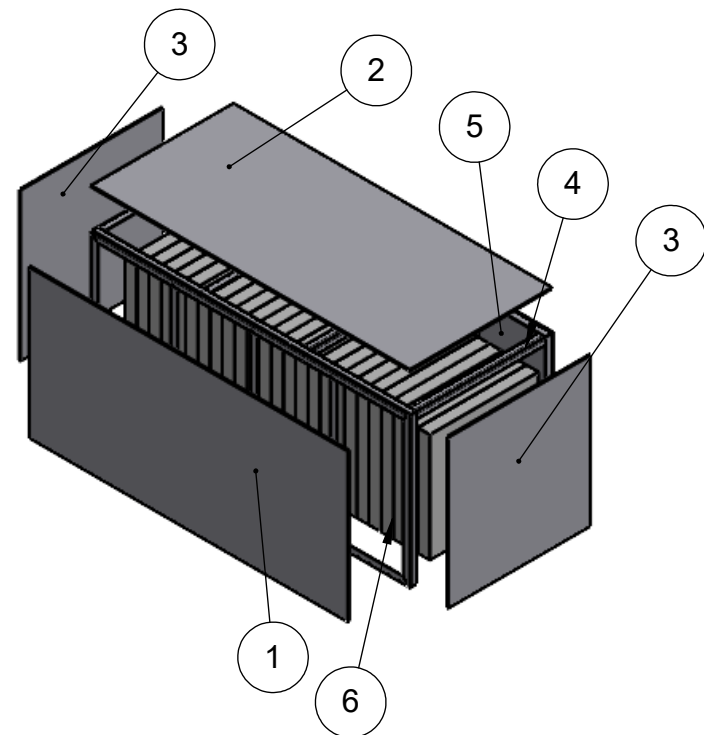
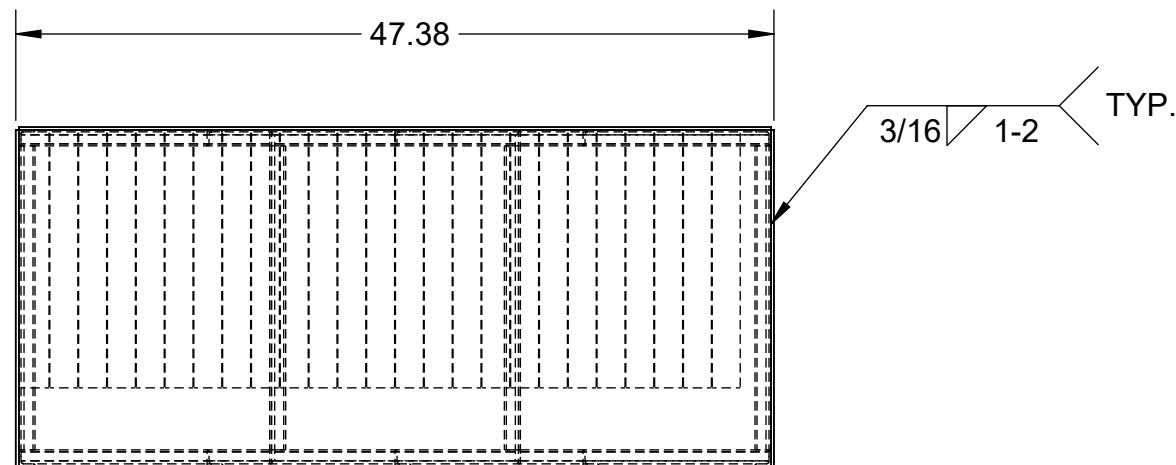
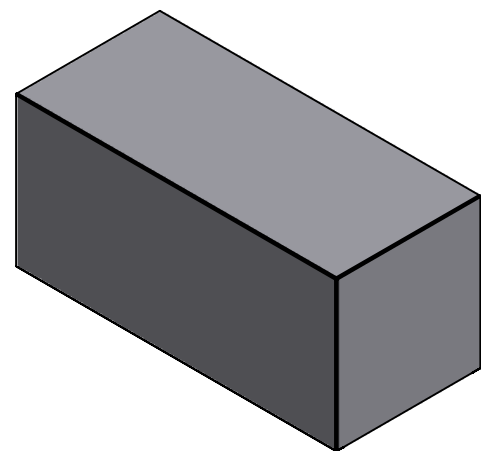
DIRECTOR
FELIX MARZELL
DESIGNER
ERIC JACQUES

W071-BB
1011USD - DESTINATION CLEVELAND
BENCH ASSEMBLY

PROJECT MANAGER
FELIX MARZELL
DRAWN BY
ERIC JACQUES
CREATION DATE
2024-02-01
LAST SAVED DATE
2024-02-13

DOC NAME
W071-BB

WEIGHT 1167.86 LBS	SCALE 1:12
SHEET SIZE B	SHEET REVISION 1 OF 1 0



REVISIONS

ZONE	REV.	DESCRIPTION	DATE	APPROVED



CITY OF CLEVELAND
Mayor Justin M. Bibb

Downtown/Flats Design Review District

Design Review Advisory Committee

Meeting Motion and Report Form

Meeting Location: City Hall Room 514, 601 Lakeside Avenue

Case Number: DF 2025-008

Meeting Date: 02/13/2025

Project Name: IlluminateCLE - Green & Orange Badge Sculptures

Project Address: 1935 Euclid Ave / 601 Erieside Ave

Contact Person: Alex Harnocz

Architect/Contractor: LeMonde Studios

General Description: Final - Relocation of sculptures from prior approved sites to new sites

Motion by Design Review Committee:

Approved

Approve: Yablonsky, Bogart, Brown, Geist, Pesarchick, Schwartzberg, Soltis, Zarfoss

Disapprove:

Abstain:

Non-Voting Members:

Cleveland City Planning Commission

Mandatory Referrals



CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 21, 2025

Res. No. XXX-2025 (introduced by Council Member McCormack)

Feb 21, 2025

Declaring the intent to vacate a portion of Hancock Avenue.



CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission

Richard Switalski, PE

Administrative Manager

Mayor's Office of Capital Projects

Division of Engineering & Construction

Friday, February 21, 2025

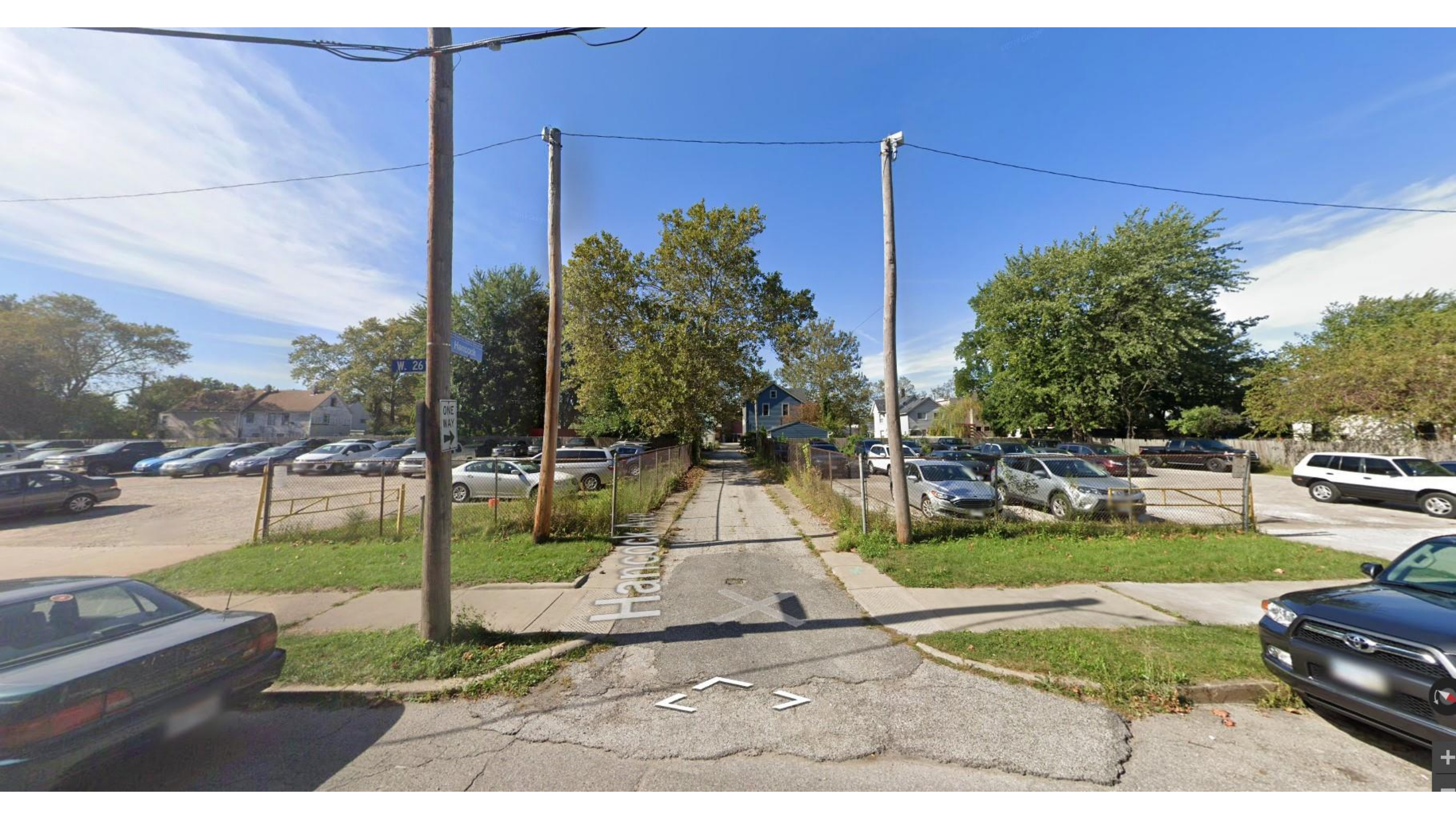


Intent to vacate a portion of Hancock Avenue

Res. No. XX-2024

Places Development, LLC is requesting a portion of Hancock Avenue be vacated for a safer environment at the rear of the adjacent homes and for a cohesive development at the rear of these houses.





W. 26

Hancock

ONE WAY
→

Hancock

↖ ↗





BIRD'S EYE VIEW – LOOKING NORTHWEST TOWARDS W 28TH

Questions & Feedback?



Cleveland City Planning Commission

Administrative Approvals



CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 21, 2025

Ord. No. 157-2025 (introduced by Council Members Spencer, Howse-Jones, Bishop, and Griffin – by departmental request) Authorizing the Director of Capital Projects and/or City Planning to enter into one or more contracts with Svona Studio LLC, Lauren HB Studio and Kistler Studio LLC for professional services necessary for the design, production, and installation of three yet-to-be designed public artwork installations at the renovated Clark Recreation Center, the renovated Sterling Recreation Center, and the new Fire Station No. 26.

Feb 21, 2025

Cleveland City Planning Commission

Special Presentation – For Information Only



CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 21, 2025

Special Presentation – For Information Only

Cleveland Moves Progress Update – Sarah Davis, Transportation

Feb 21, 2025

Cleveland Moves

City Planning Commission

February 21, 2025

The Vision:

Clevelanders deserve safe streets.

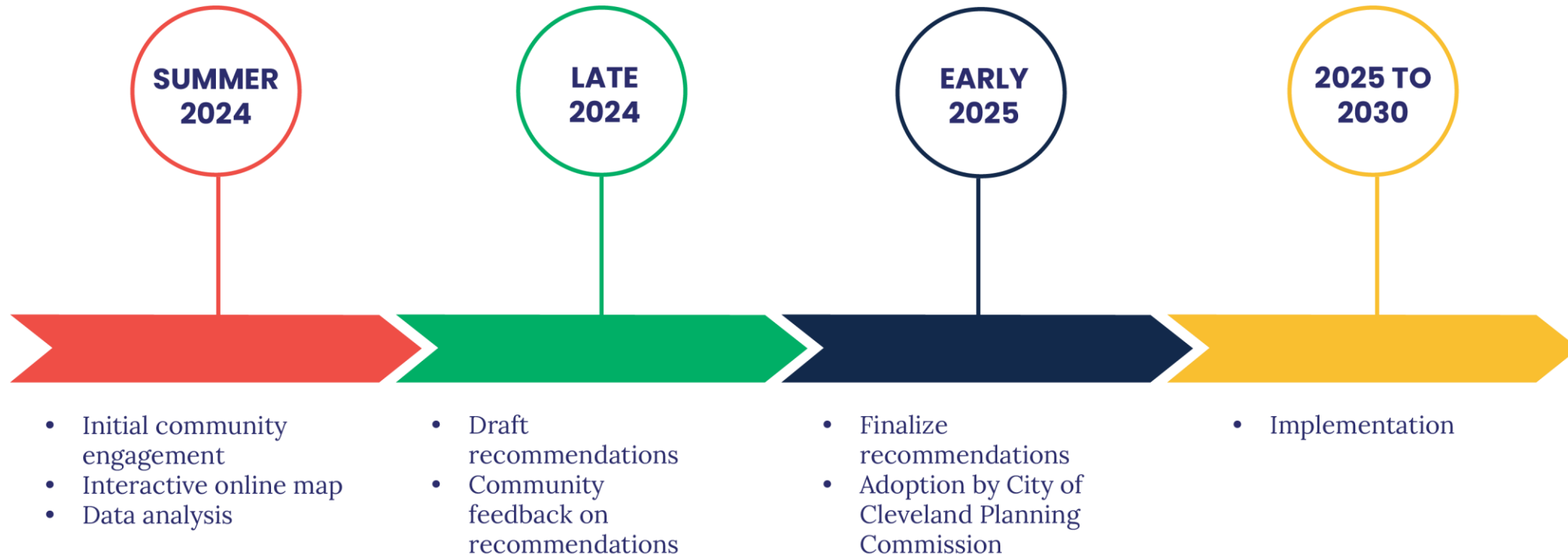
The Goals

We will:

1. Create safe and **comfortable** streets.
2. Make it **convenient** to get around.
3. Center the **community** in street design.



Where are we in the process?



Engagement to Date

- Engagement Efforts
 - Project webpage on City website
 - Pop-ups/tabling
 - Focus groups/community conversations
 - Online map
 - Virtual office hours
 - Occasional email updates to subscribers
 - Media interviews (radio, print, TV)
 - Storymap



In-Person Events

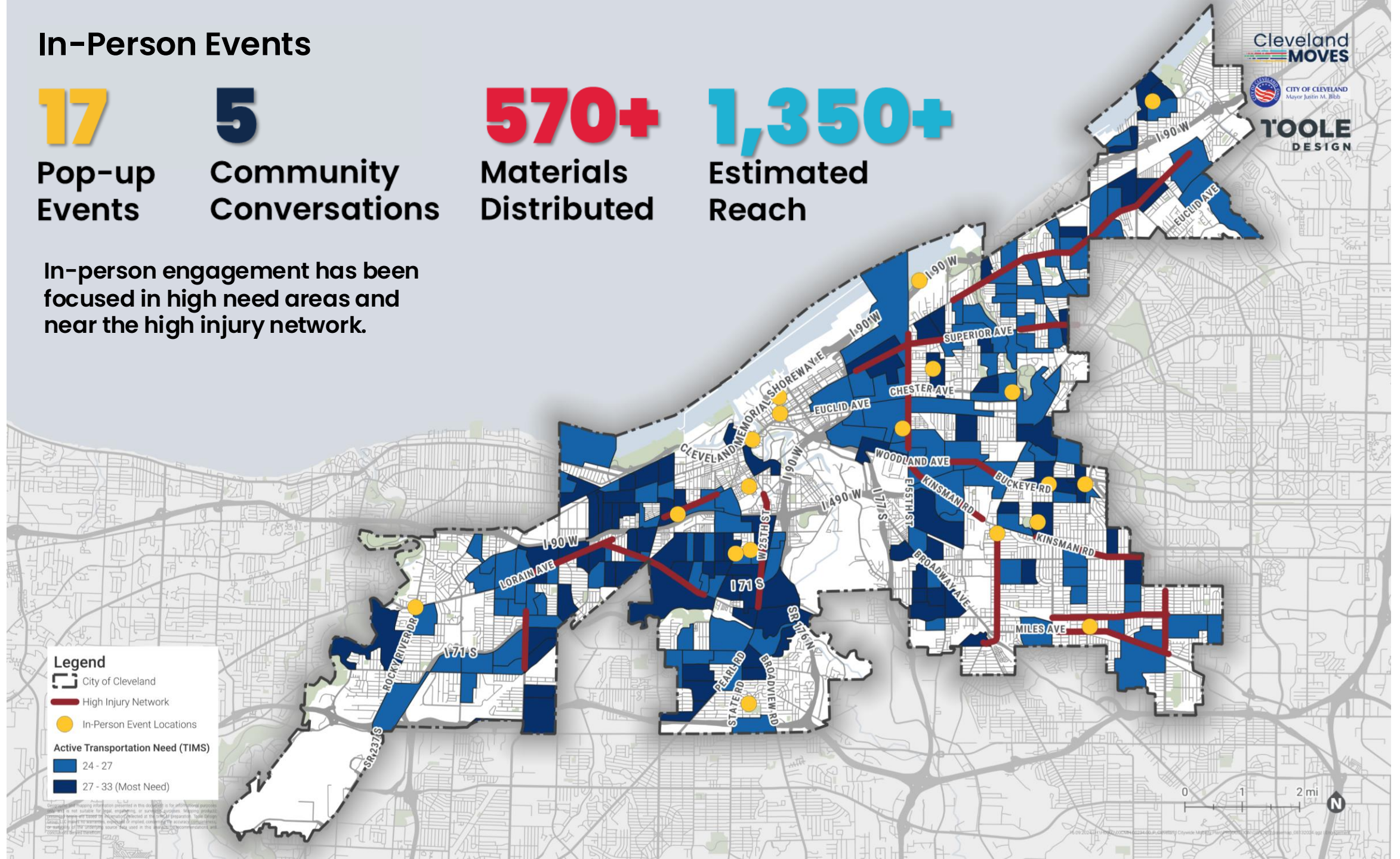
17
Pop-up
Events

5
Community
Conversations

570+
Materials
Distributed

1,350+
Estimated
Reach

In-person engagement has been focused in high need areas and near the high injury network.



Legend

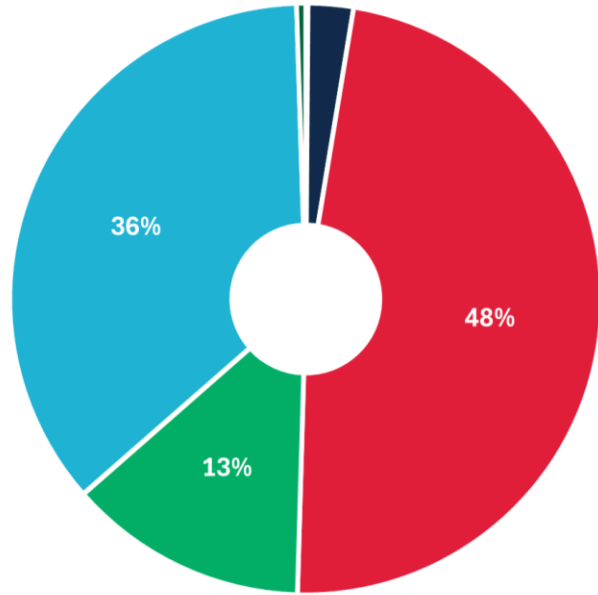
- City of Cleveland
- High Injury Network
- In-Person Event Locations
- Active Transportation Need (TIMS)
 - 24 - 27
 - 27 - 33 (Most Need)

Geographic mapping information presented in this document is for informational purposes only and is not intended for legal, engineering, or scientific purposes. Mapping products, including those used in this document, are not intended to be used as a substitute for professional engineering or other services. The City of Cleveland is not responsible for any errors or omissions in this document or for any consequences arising from the use of the information contained herein.

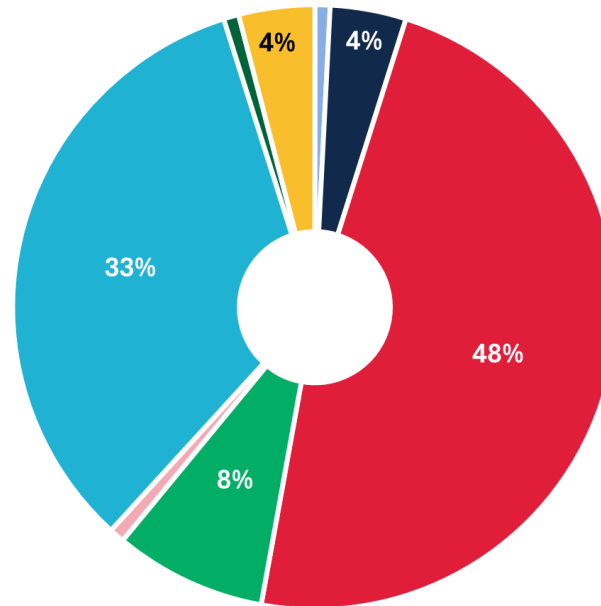
Demographics – Race



City of Cleveland

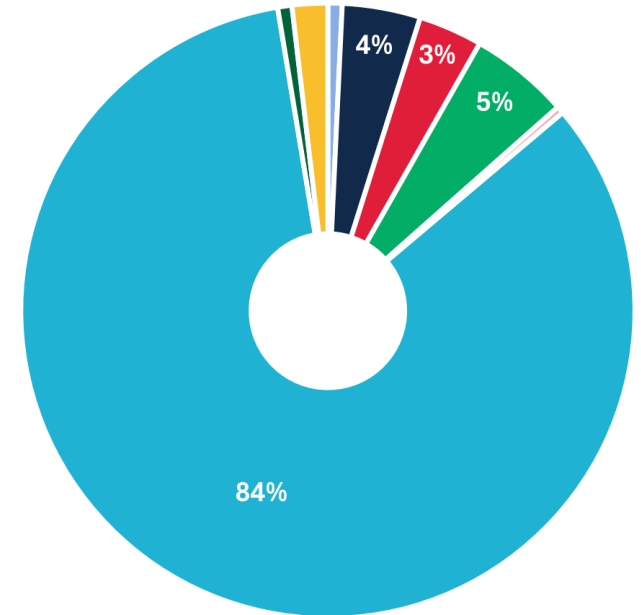


In Person



n = 144

Online Map



n = 267

- American Indian or Alaskan Native
- Black or African American
- Native Hawaiian or Other Pacific Islander
- Some Other Race

- Asian
- Hispanic or Latino/a/x
- White
- Prefer to self-describe

How we engaged

Story Card



We want to hear from you! Your input will help us improve street safety and prioritize projects in Cleveland. Please fill out both sides of this card to share your personal story.

I typically _____ to move around my _____ neighborhood
(walk, bike, scoot, ride RTA, drive) (neighborhood name)

and get where I need to go. I would like to _____ more often,
(walk, bike, scoot, ride RTA, drive)

but I don't because _____
(mobility challenge or reason)

I believe the most dangerous street in my neighborhood is _____
(street name or intersection)

because _____ One thing to change to make my
(safety concern or reason)

neighborhood easier for everyone to get around is _____
(accessibility or mobility idea)

Myth or Truth





I like the separated bike lanes.
You would feel so much safer walking on a main street. Or even driving. Because they [drivers] just whip around you and go in a bike lane.



- Killingsworth Meeting Place Community Conversation participant

Key Community Engagement Themes

- More protected and high comfort infrastructure
- Sidewalks are in poor condition
- Driver behavior and vehicle speed
- Concerns around personal safety

- People want:
 - More speed tables
 - Traffic calming
 - Trees and shade
 - Better ADA accessibility
 - Better street maintenance
 - Streetlights that work



We analyzed existing conditions so we can track our success – these are our performance metrics:

1. Total miles of all ages and abilities bikeways in the City of Cleveland.
2. Percentage of the City’s all ages and abilities bikeways in areas that the Ohio Department of Transportation considers “High Need.”
3. Total number of reported crashes resulting in a fatality or serious injury involving people walking, biking, scooting, skating, or rolling in Cleveland and broken out by neighborhood. (Consistent with Vision Zero, the target is zero.)
4. Number of reported crashes resulting in a fatality or serious injury involving people walking, biking, scooting, skating, or rolling in areas that the Ohio Department of Transportation considers “High Need.” (Consistent with Vision Zero, the target is zero.)
5. Percentage of population within a quarter-mile (5-minute walk) of a bikeway.
6. Percentage of population within a quarter-mile (5-minute walk) of an all ages and abilities bikeway.
7. Total number of high stress crossings in the City of Cleveland.

All Ages and Abilities

All Ages and Abilities bikeways are context sensitive facilities that feel comfortable for most people to use, and can include protected bike lanes, trails, shared use paths, and traffic-calmed neighborhood streets.

Our metrics look at crashes, bikeways...

- Today there are **62.65 miles** of all ages and abilities (AAA) bikeways in Cleveland.
- **6% of people** live within a quarter mile (5-minute walk) of a AAA bikeway.
- **4% of people** that live within a high need area are within a quarter mile (5-minute walk) of a AAA bikeway.
- For context, **38%** of the population lives in a High Need area and **19%** of the city's AAA bikeways are in High Need areas.

...and pedestrian crossings.

There are **4,024 high stress crossings** in the City of Cleveland - 14.8% of all crossings within the City.

Legend

- City of Cleveland
- Lakes and Rivers
- Parks and Open Space
- Streets
- Streets
- Crossing Level of Stress
 - 1 (Lowest Stress Level)
 - 2
 - 3
 - 4 (Highest Stress Level)

Geographic information presented in this document is for informational purposes only and is not available for legal, engineering or other professional services. The City of Cleveland is not responsible for any errors or omissions in this document. The City of Cleveland is not responsible for any damages or losses resulting from the use of this information. The City of Cleveland is not responsible for any damages or losses resulting from the use of this information.



We have two types of infrastructure recommendations

■ Network:

- 3-year rapid implementation (short-term)
- Vision (long-term)
- **Focus:** Bicycles
- **Safety benefits for all users** (e.g. slower speeds of vehicles, shorter crossing distances for pedestrians)
- Street Specific

■ Systemic Practices:

- Citywide approaches to planning, engineering, construction, and maintenance. These are not tied to a specific street project.
- **Focus:** Varies by practice

Systemic Practice Recommendations

■ **Signalization Practices**

- Signal Coordination and Progression
- Shorter Cycles
- Leading Pedestrian Intervals
- Automatic Pedestrian Phasing
- No Right on Red (NROR)
- Pedestrian Signal Heads

■ **Crosswalk Practices**

- Midblock & Trail Crossing Improvements
- High Visibility Crosswalks
- Raised Crosswalks
- Curb Extensions
- Daylighting

■ **Bike Infrastructure Practices**

- Bike Signals
- Bike Boxes
- Protected Intersections
- Green Paint

■ **Road Diets**

■ **Other Intersection Practices**

- Lighting
- Mini-Roundabouts
- Centerline Hardening

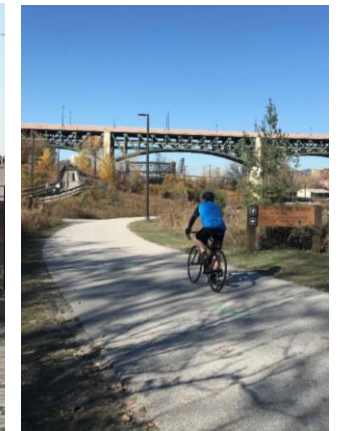
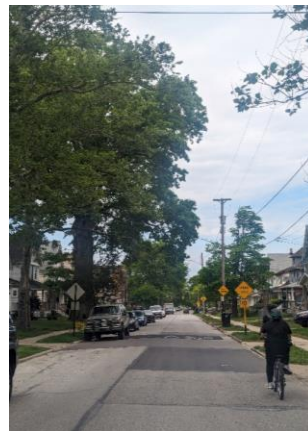
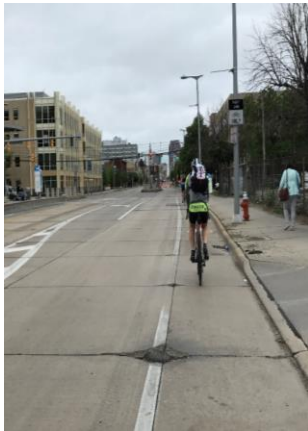
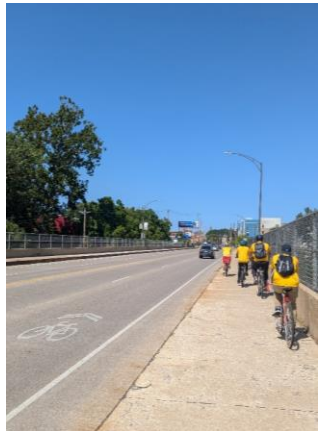
Designing for All Ages and Abilities



Less

Level of Comfort

More



Major Street Shared Lane

Bicycle Lane

Buffered Bike Lane

Neighborhood Greenway

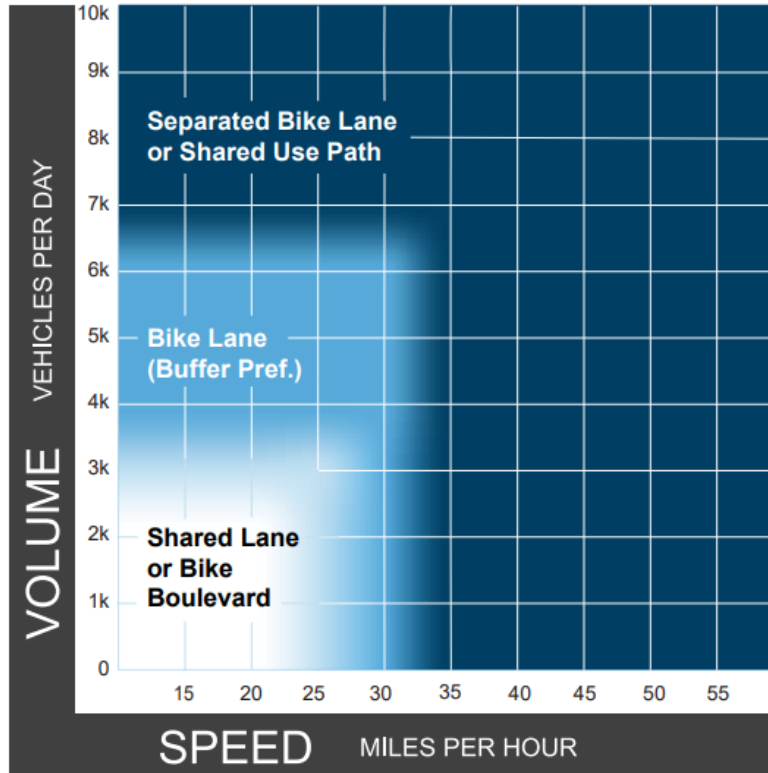
Separated Bike Lane

Shared Use Path along Road

Off-Street Trail

Context Matters

- What is the speed limit?
- What are vehicle volumes?
- Is the bike lane next to parking?



Contextual Guidance for Selecting All Ages & Abilities Bikeways

Roadway Context				All Ages & Abilities Bicycle Facility	
Target Motor Vehicle Speed [†]	Target Motor Vehicle Volume (ADT)	Motor Vehicle Lanes	Key Operational Considerations		
Any		Any	Any of the following: high curbside activity, frequent buses, motor vehicle congestion, or turning conflicts [‡]	Protected Bicycle Lane	
< 10 mph	Less relevant		Pedestrians share the roadway	Shared Street	
≤ 20 mph	≤ 1,000 – 2,000	No centerline, or single lane one-way	< 50 motor vehicles per hour in the peak direction at peak hour	Bicycle Boulevard	
≤ 25 mph	≤ 500 – 1,500	Single lane each direction, or single lane one-way		Low curbside activity, or low congestion pressure	Conventional or Buffered Bicycle Lane, or Protected Bicycle Lane
	≤ 1,500 – 3,000		Buffered or Protected Bicycle Lane		
	≤ 3,000 – 6,000		Protected Bicycle Lane		
	Greater than 6,000	Multiple lanes per direction	Protected Bicycle Lane, or Reduce Speed		
Greater than 26 mph [†]	≤ 6,000	Single lane each direction	Low curbside activity, or low congestion pressure	Protected Bicycle Lane, or Reduce to Single Lane & Reduce Speed	
	Greater than 6,000	Multiple lanes per direction		Protected Bicycle Lane	
			Any	Any	Protected Bicycle Lane
High-speed limited access roadways, natural corridors, or geographic edge conditions with limited conflicts			Any	High pedestrian volume	Bike Path with Separate Walkway or Protected Bicycle Lane
				Low pedestrian volume	Shared-Use Path or Protected Bicycle Lane

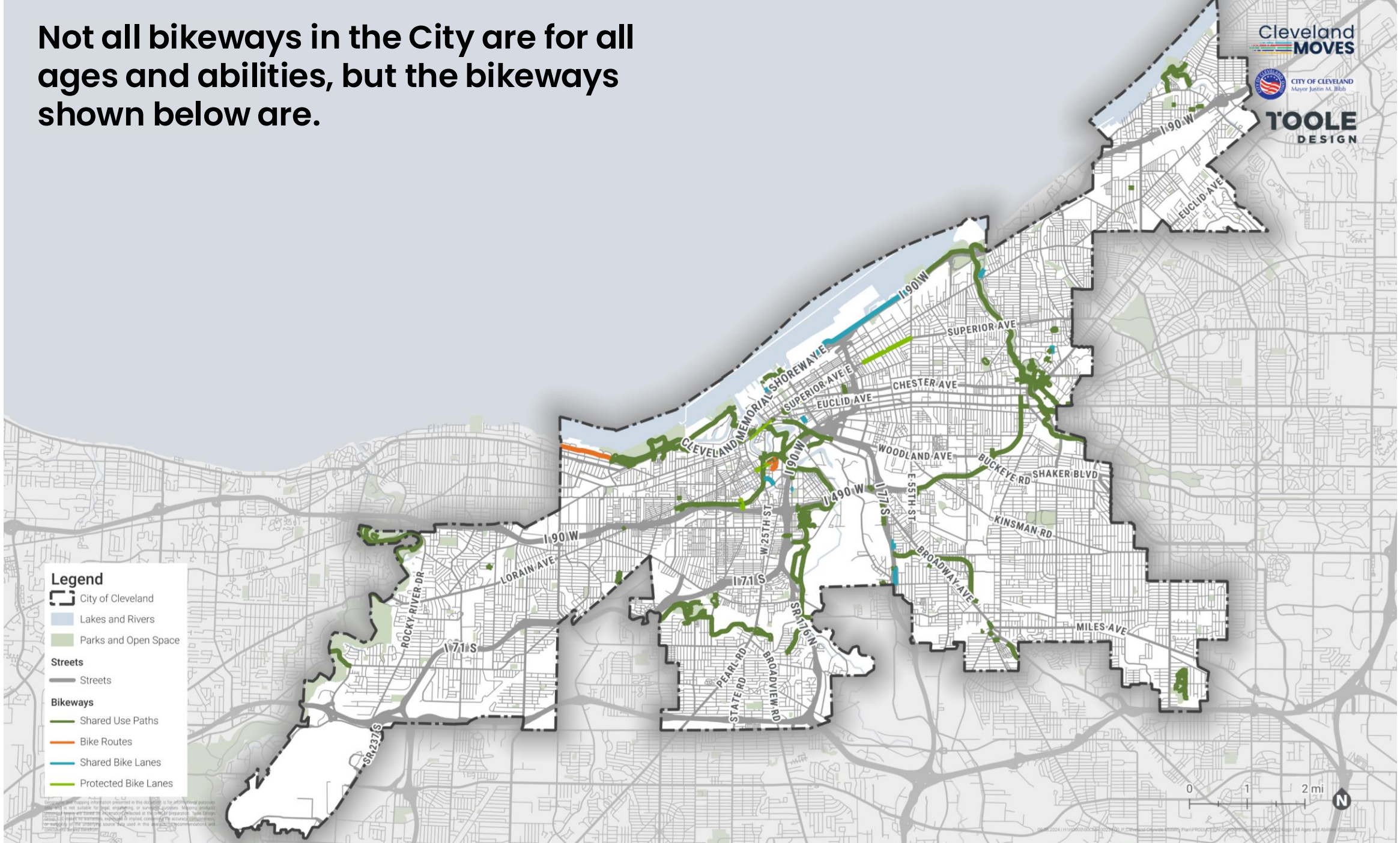
NACTO



FHWA

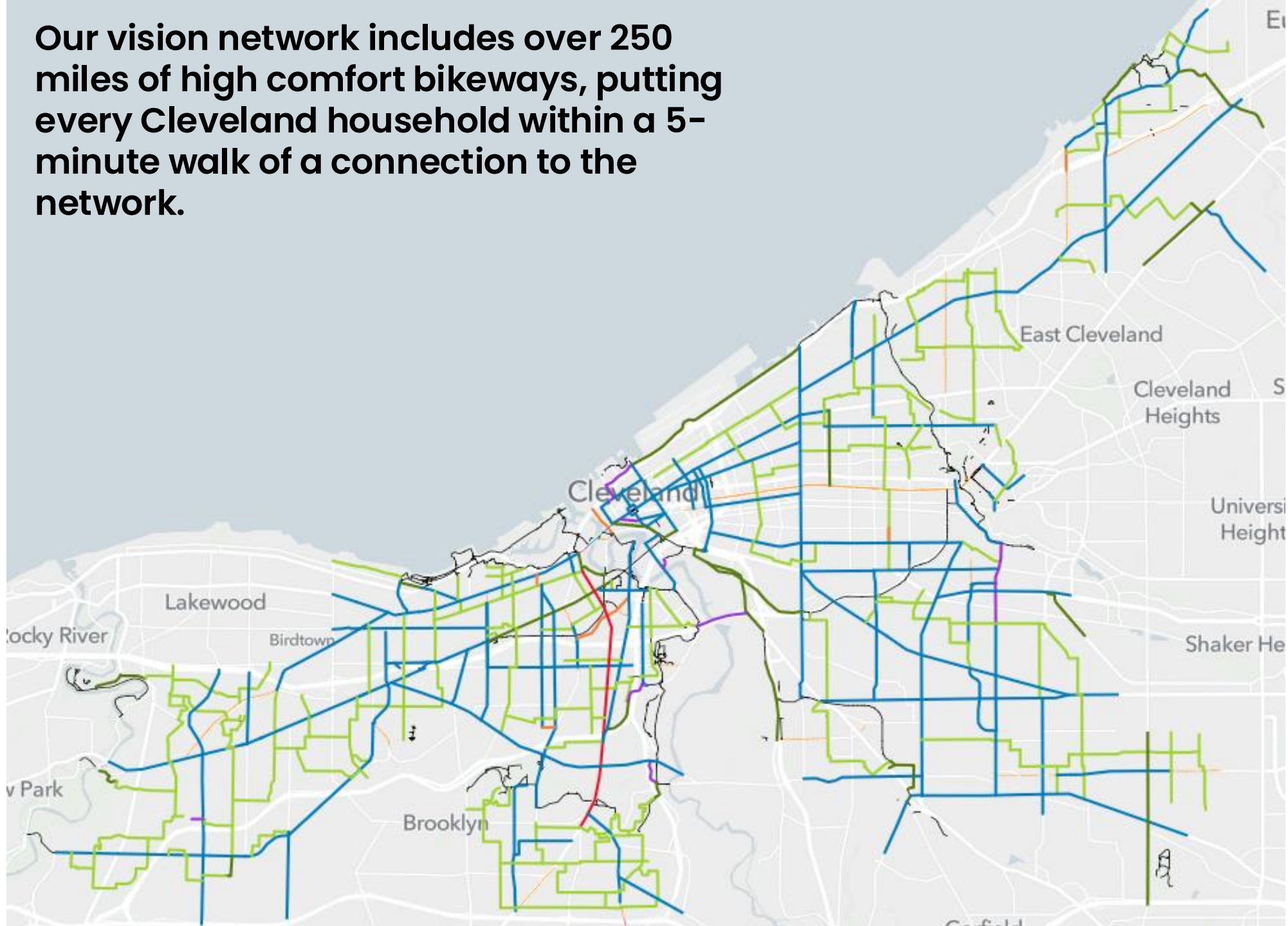
CITY of CLEVELAND
MAYOR JUSTIN M. BIBB

Not all bikeways in the City are for all ages and abilities, but the bikeways shown below are.



- Legend**
- City of Cleveland
 - Lakes and Rivers
 - Parks and Open Space
 - Streets**
 - Streets
 - Bikeways**
 - Shared Use Paths
 - Bike Routes
 - Shared Bike Lanes
 - Protected Bike Lanes

Our vision network includes over 250 miles of high comfort bikeways, putting every Cleveland household within a 5-minute walk of a connection to the network.





Thank you

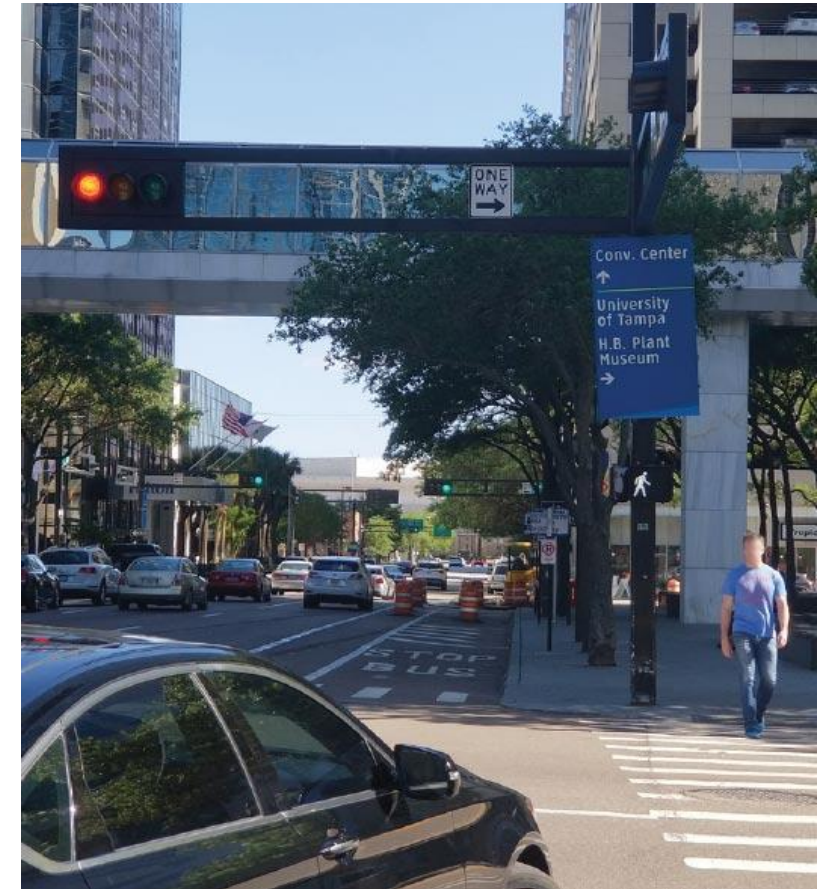


www.clevelandohio.gov/cleveland-moves

What tools are in our toolkit?

Traffic signal changes

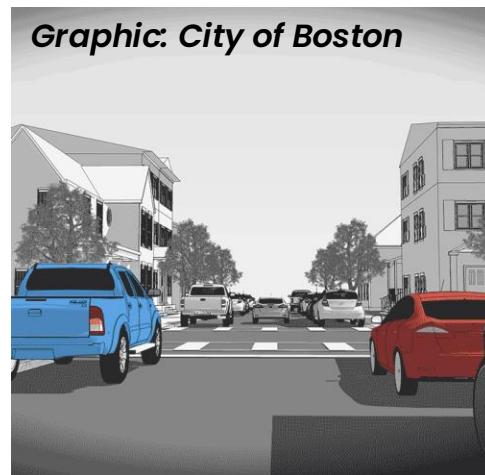
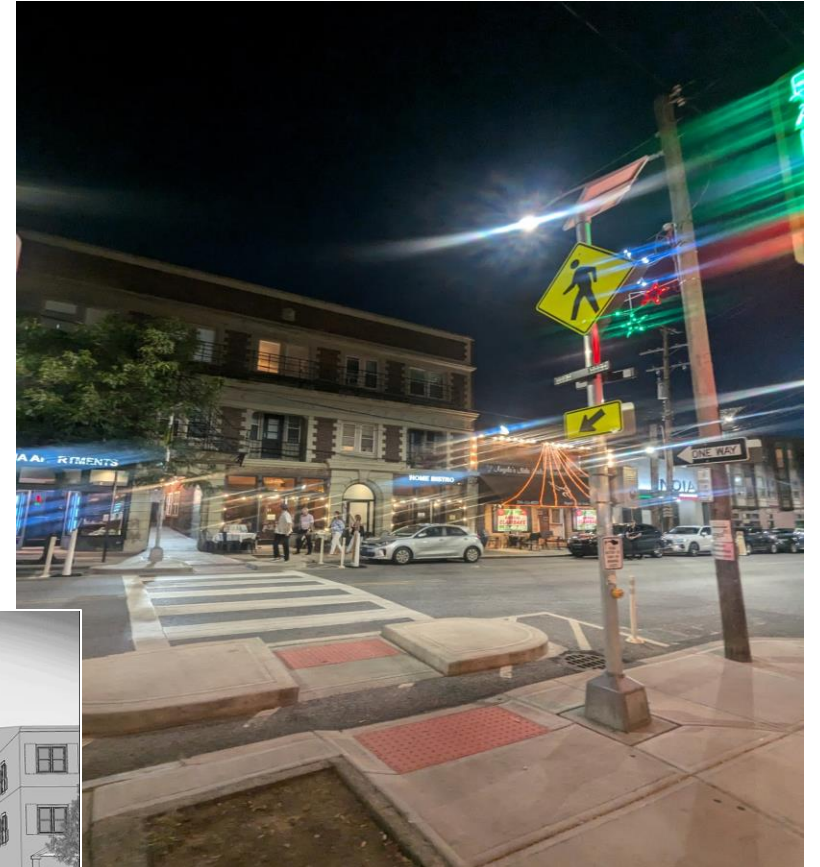
- Shorter cycles
- Leading pedestrian intervals
- No Turn on Red
- Signal progression
- Pedestrian signal heads



What tools are in our toolkit?

Pedestrian crossings

- High visibility crosswalks
- Curb extensions
- Raised crossings
- Clear corners (daylighting)
- Pedestrian refuge islands



What tools are in our toolkit?



Bike infrastructure

- Upgrade existing bike lanes
- Green paint in strategic locations
- Separated bike lanes
- Bike boxes
- Protected intersections
- Two stage turn box

Photos: Toole Design (below)



What tools are in our toolkit?

- Lighting
- Chicanes
- Mini roundabouts
- Speed tables
- Centerline hardening



Cleveland City Planning Commission

Director's Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 21, 2025

Cleveland City Planning Commission

Adjournment



CITY OF CLEVELAND
Mayor Justin M. Bibb

Feb 21, 2025