



CITY OF CLEVELAND

Mayor Justin M. Bibb

# Cleveland City Planning Commission

May 2, 2025

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

Lillian Kuri, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator



# Cleveland City Planning Commission

## P R E A M B L E

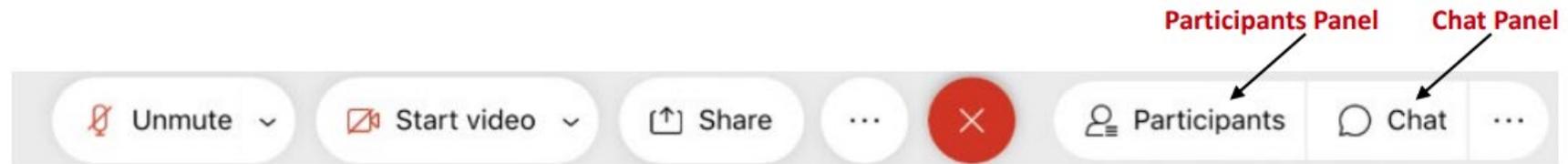
In compliance with notification requirements of Ohio's open meeting law and section 101.021 of the codified ordinances of Cleveland, Ohio, 1976, notice of this meeting has been publicly posted.

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



May 2, 2025

# Cleveland City Planning Commission

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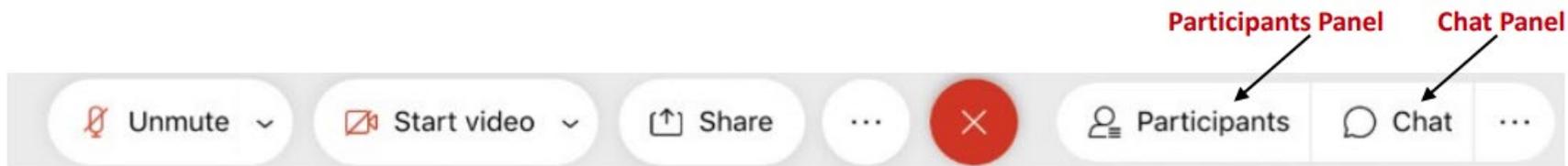
All meeting activity is being recorded via the Webex platform. these proceedings are also being live streamed via YouTube.

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](mailto: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)



May 2, 2025

# Cleveland City Planning Commission

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## 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**

May 2, 2025

**August Fluker, Vice Chair**

**Charles Slife, Council Member**

**Dr. Denise McCray-Scott**

**Erika Anthony**

**Andrew Sargeant**

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# Cleveland City Planning Commission

## Call to Order and Roll Call

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**CITY OF CLEVELAND**  
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May 2, 2025

# Cleveland City Planning Commission

## Approval of Minutes from Previous Meeting

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**CITY OF CLEVELAND**  
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May 2, 2025

# Cleveland City Planning Commission

## Conditional Uses

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

May 2, 2025

## **Pedestrian Retail Overlay** – Charter House Grille

Project Address: 991 E 185th St

Per Section 343.23 (e) (2)

- A. Off-street parking located within forty (40) feet of a Pedestrian Retail Frontage
- B. Driveways extending across a public sidewalk
- E. Interior side yard more than four (4) feet in width and located within forty (40) feet of a Pedestrian Retail Frontage

Presenter: Xavier Bay, City Planner

Project Representatives: Jill Brandt & Chris King

May 2, 2025

**991 East 185<sup>th</sup> Street**

**Conditional Use Permit**

**City Planning Commission Hearing**

**May 02, 2025**



**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

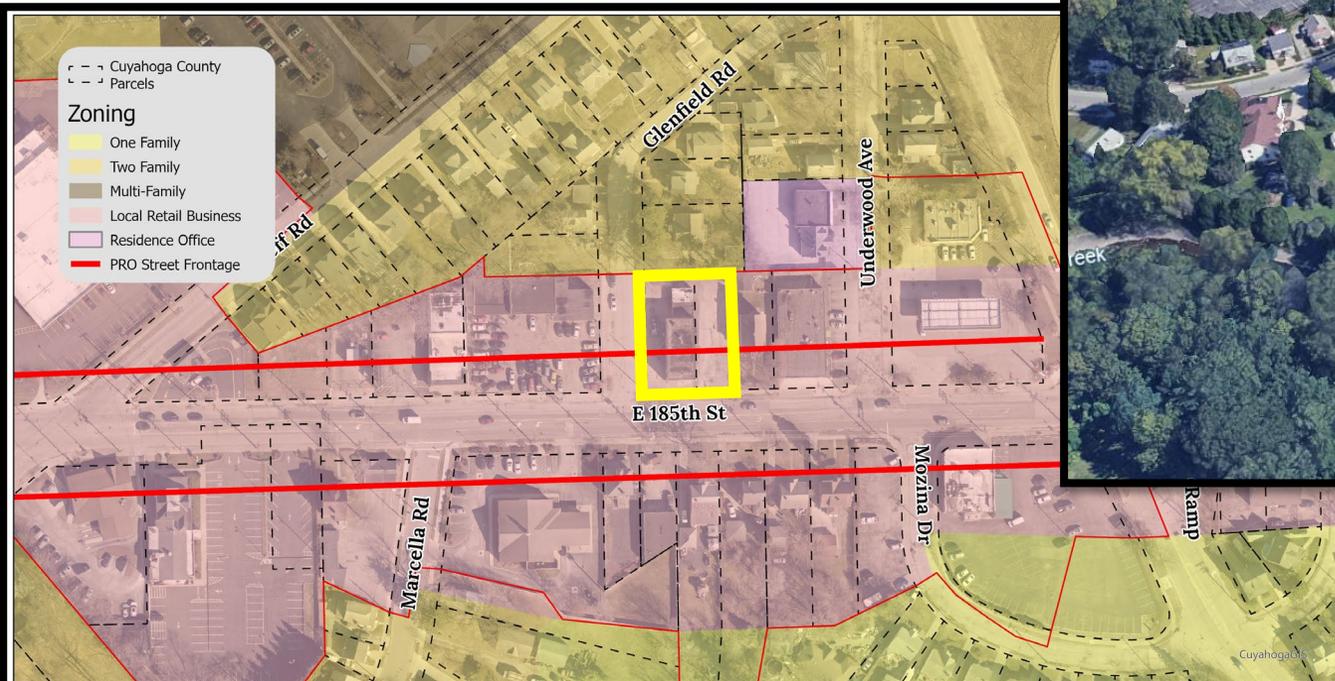
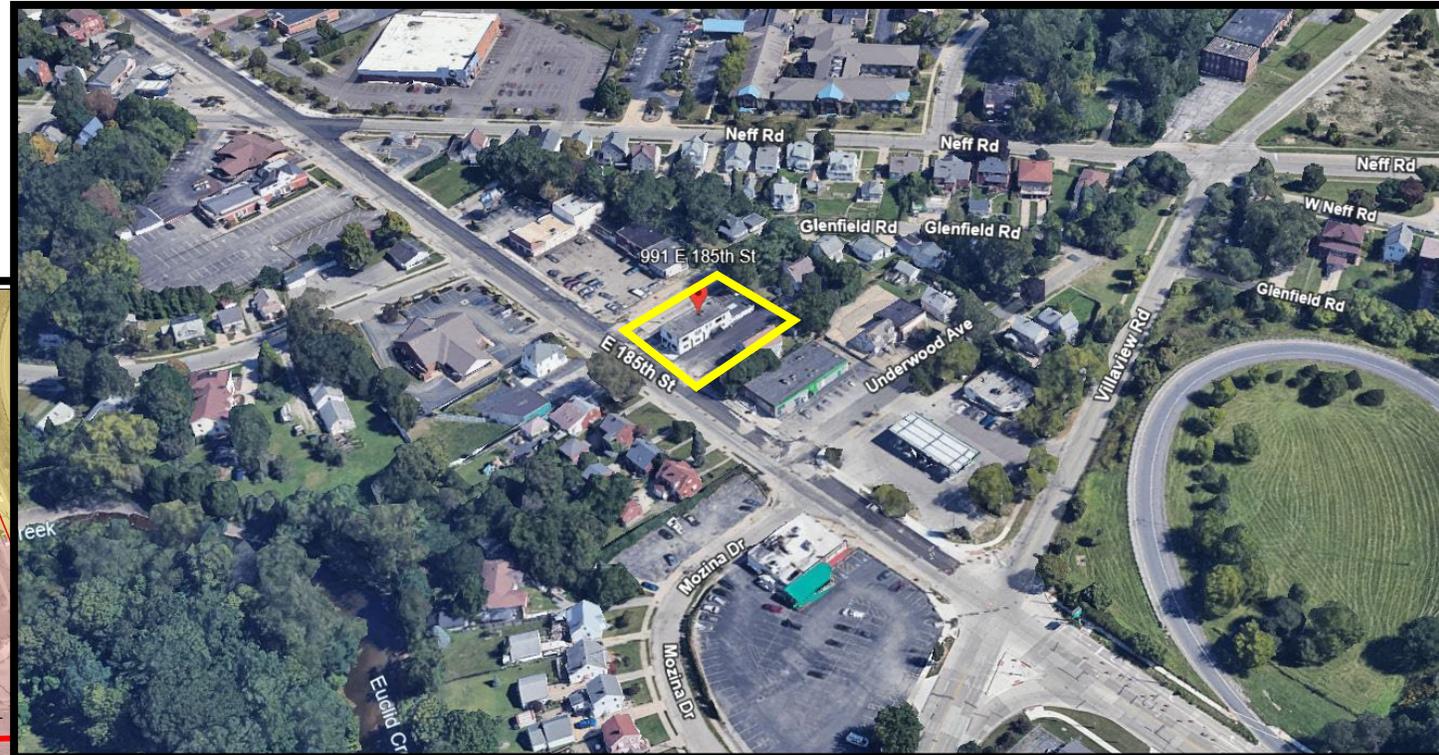
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**CITY PLANNING COMMISSION**

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## Proposal

To improve existing restaurant with patio addition.



**Pedestrian Retail Overlay Conditional Use**

**991 E 185th St**

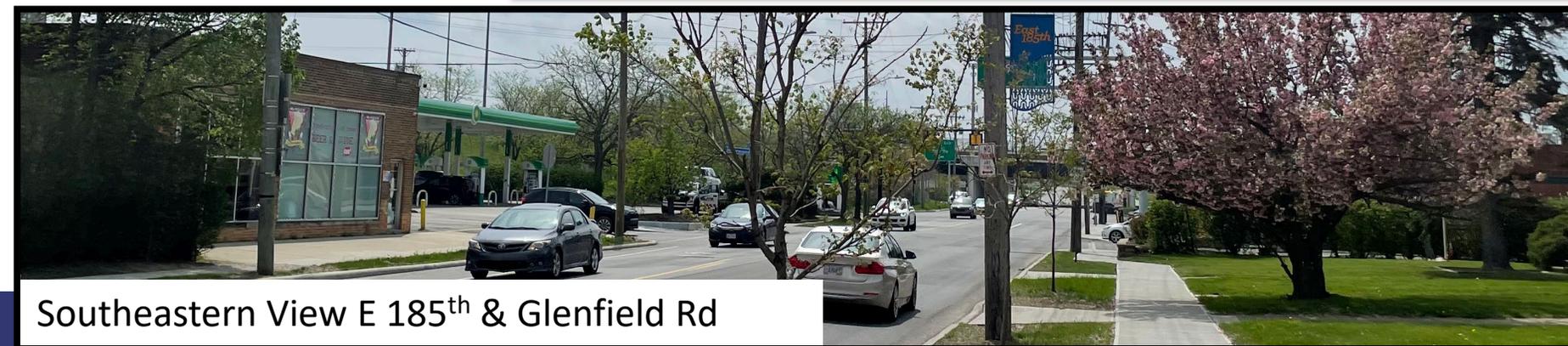




Eastern View  
E 185<sup>th</sup> & Glenfield Rd



Southeastern View E 185<sup>th</sup> & Glenfield Rd

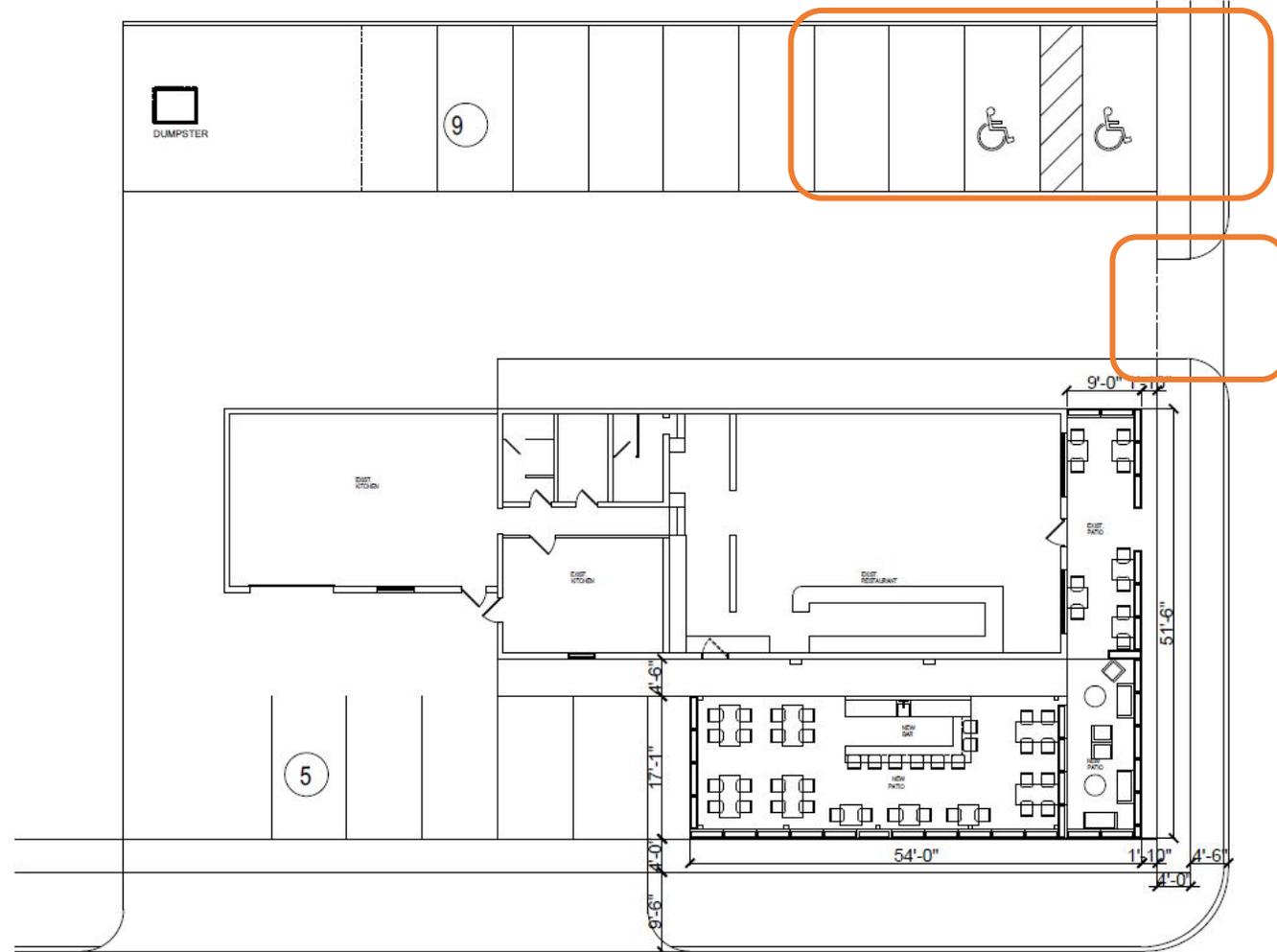


Southeastern View E 185<sup>th</sup> & Glenfield Rd

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

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

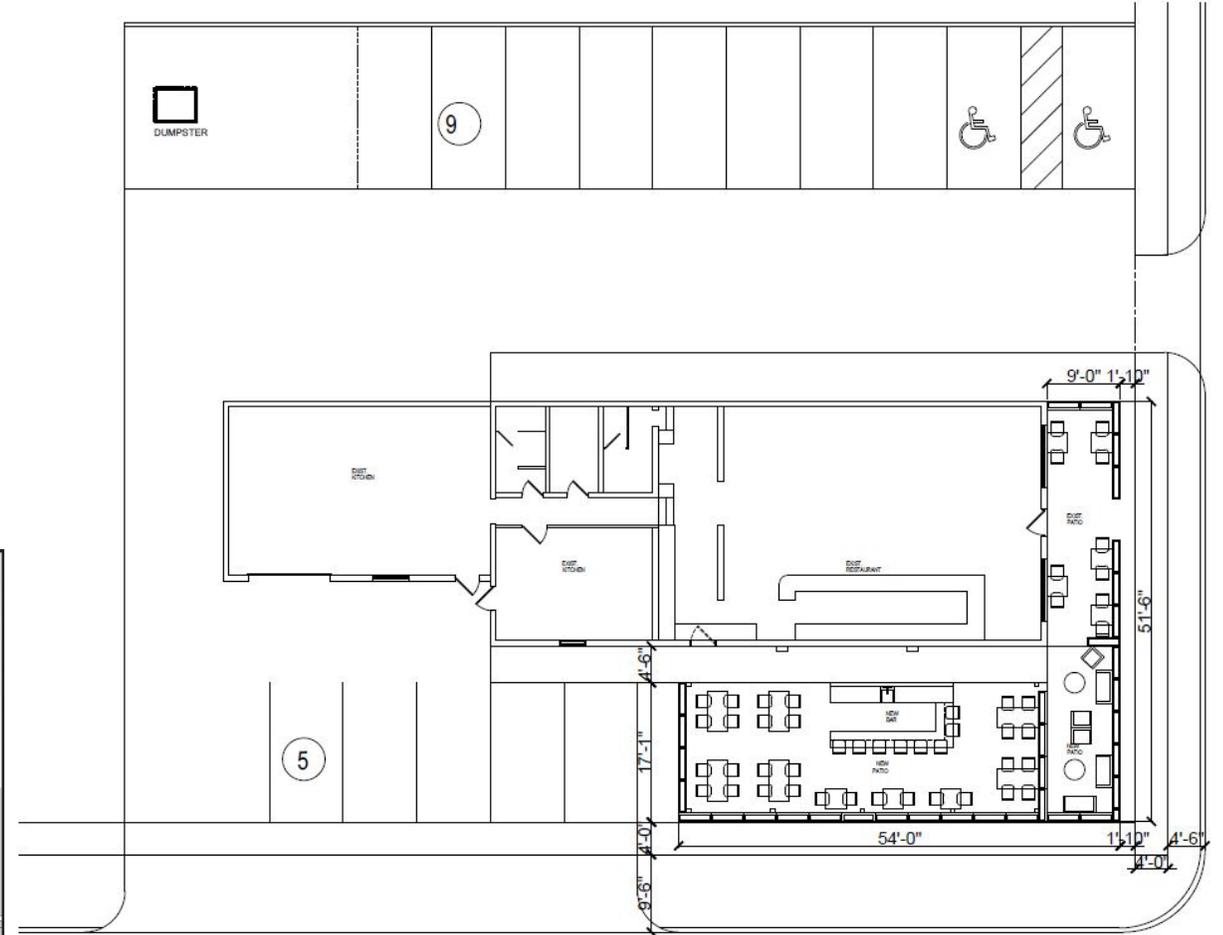
- The size, shape or layout of the subject property does not permit placement of parking, loading or the driveway in a more suitable location?
- It has been demonstrated by the applicant that placement of the parking, loading or driveway in allowed location would jeopardize the continued occupancy of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



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

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

- In the case of an interior side yard more than four (4) feet in width and located within forty (40) feet of a Pedestrian Retail Frontage, the subject building will be occupied by residential units which require the greater side yard area to allow for desirable levels of light and air.

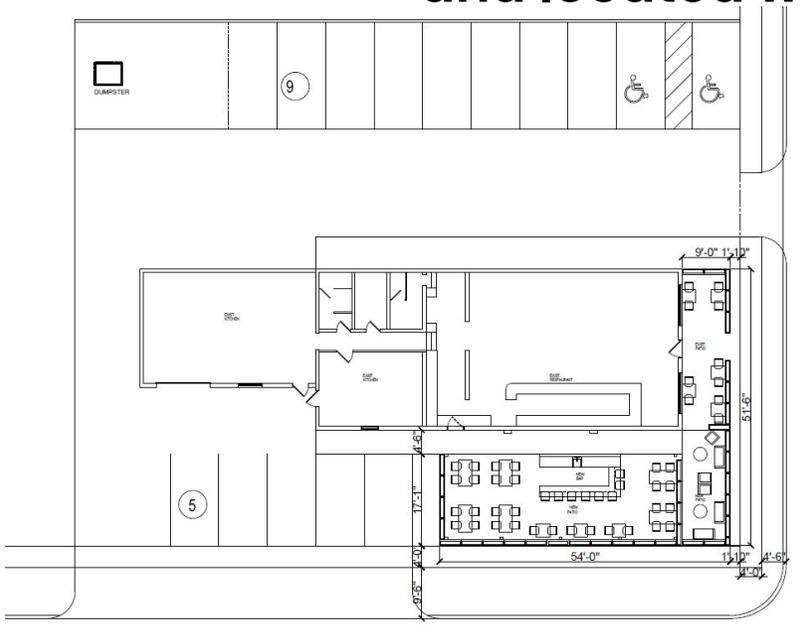


## Pedestrian Retail Overlay Conditional Uses

A.) Off-Street Parking or Loading Area

B.) Driveways Extending Across A Public Sidewalk

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



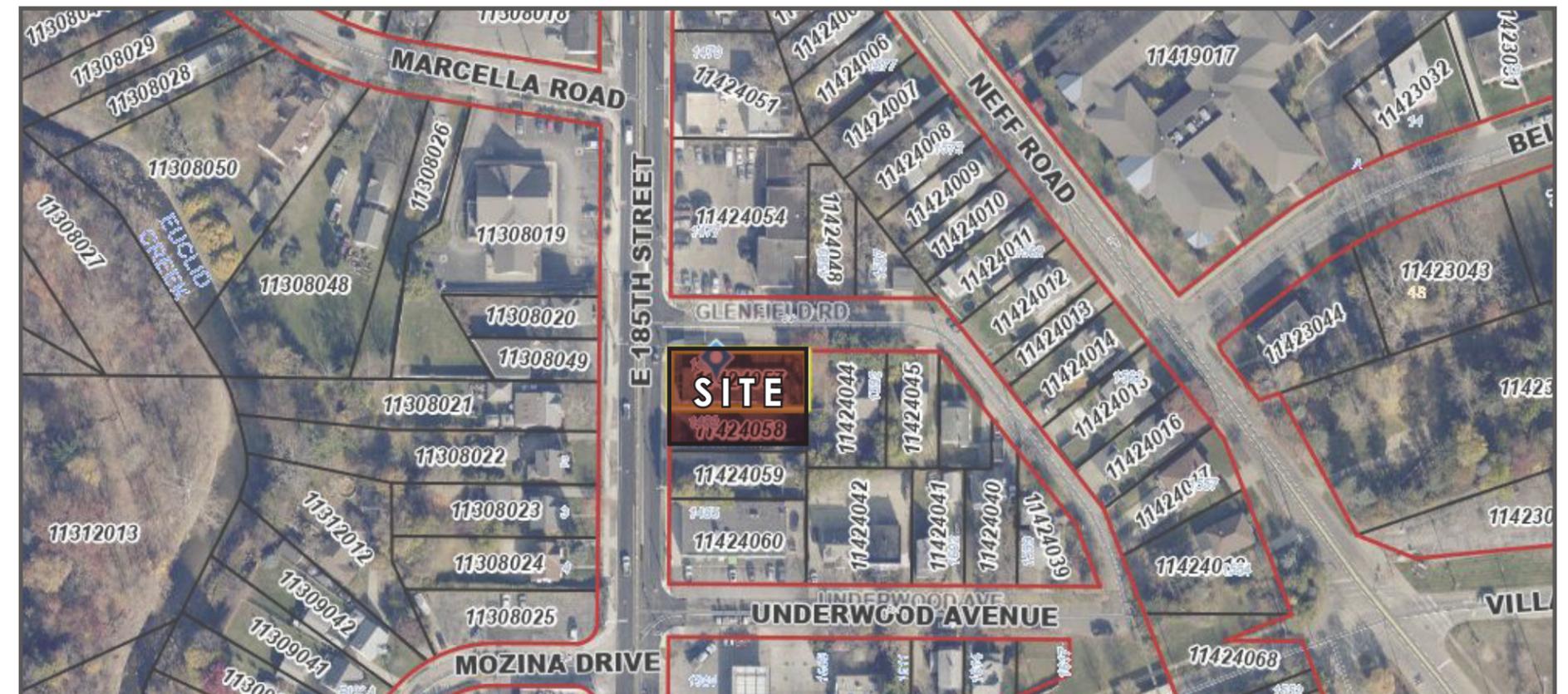
LOCATION: 991 E. 185TH

ZONING: RETAIL - LOCAL

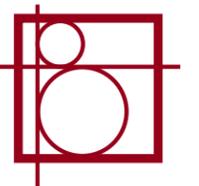
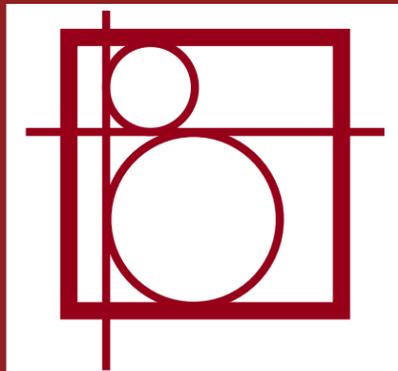
NUMBER OF LOTS: TWO

SQUARE FOOTAGE: 1,066 SF OUTDOOR PATIO  
2,567 SF EXISTING BUILDING

PROGRAM: COVERED OUTDOOR PATIO SEATING



# CHARTER HOUSE GRILLE



# SITE & PARKING

## GENERAL BUILDING INFORMATION

BUILDING AREA: 2,567 SF  
 EXIST. KITCHEN & SUPPORT SPACES = 1,454 SF  
 EXIST. RESTAURANT = 1,113 SF  
 EXISTING PATIO = 224 SF  
 NEW PATIO = 1,066 SF

CONSTRUCTION TYPE: III B - UNSPRINKLERED

USE GROUP: A-3

OCCUPANT LOAD - ACTUAL:

EXIST. KITCHEN & SUPPORT SPACES = 8  
 EXIST. RESTAURANT & EXIST. PATIO = 67  
 NEW PATIO = 66  
 TOTAL = 141

EXITS REQUIRED = 1

EXITS PROVIDED = 2

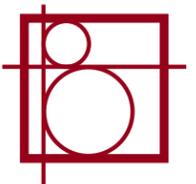
TOILET ROOMS REQUIRED = 3

TOILET ROOMS PROVIDED = 2

PARKING REQUIRED = 28 SPACE

PROVIDED ONSITE = 14

VALET/ ON STREET WITH IN 200' OF PROPERTY = 14



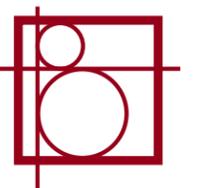
# EXISTING SITE PHOTOS



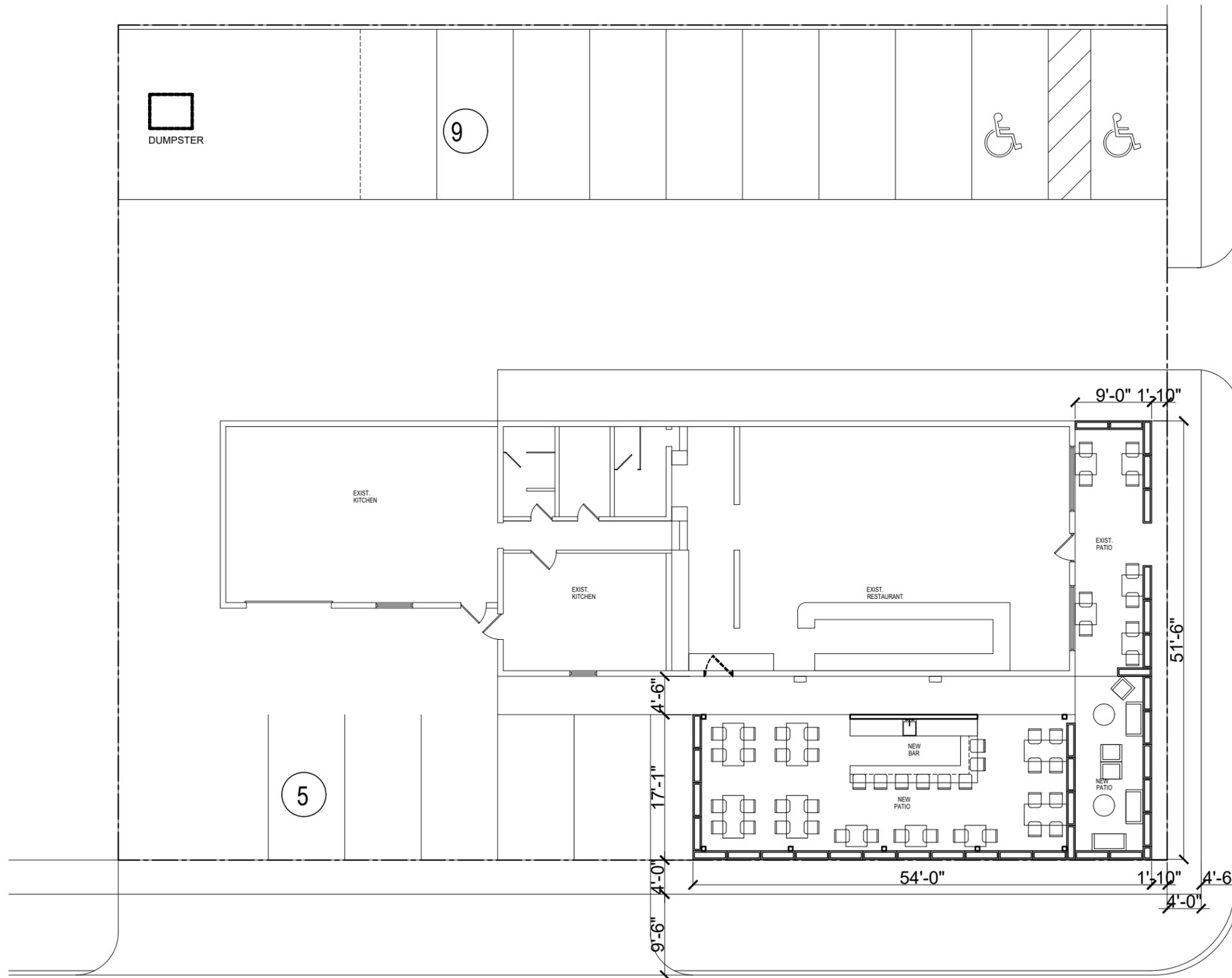
VIEW E 185TH



VIEW GLENFIELD

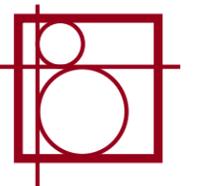


# PROPOSED SITE PLAN

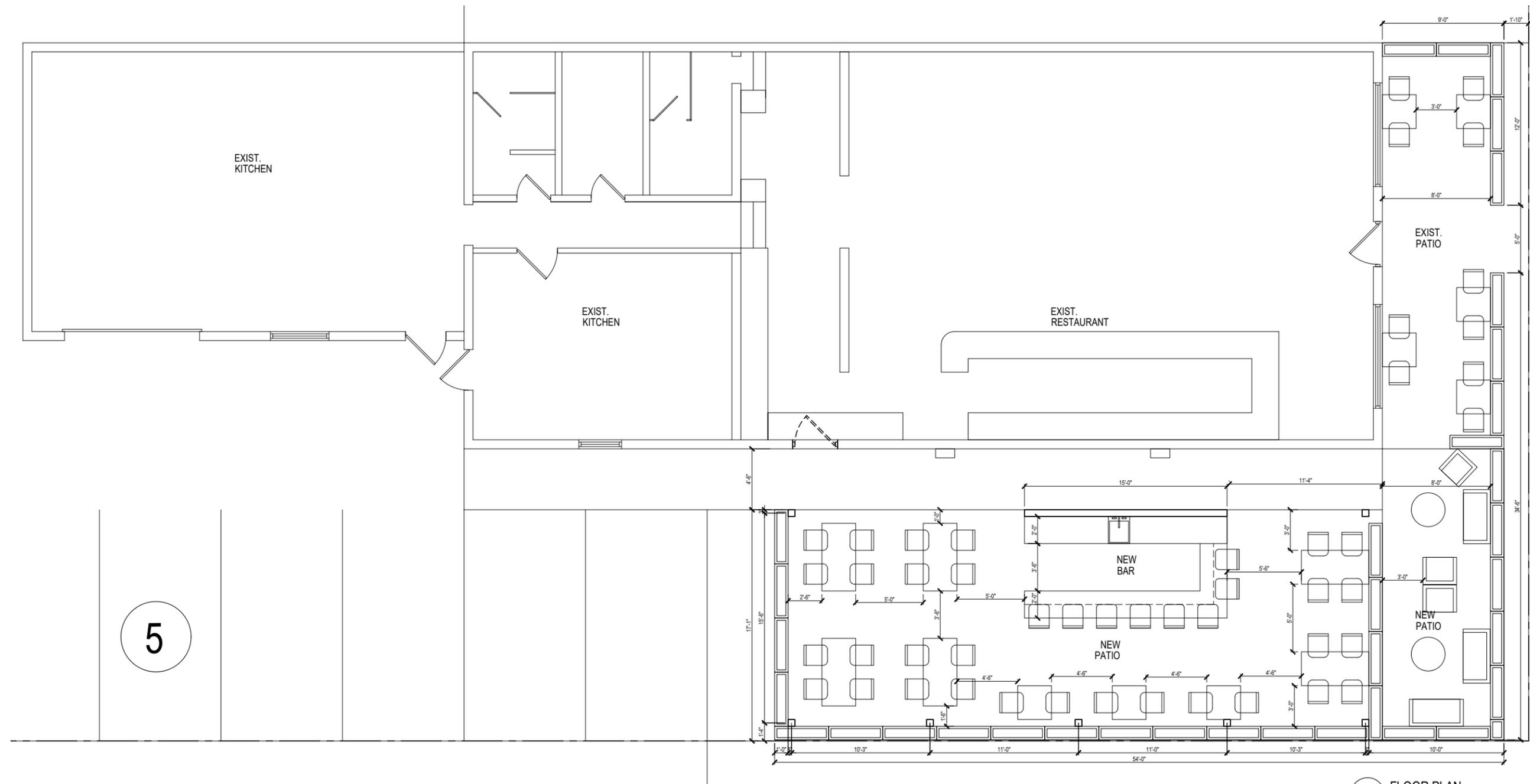


## CHARTER HOUSE GRILLE

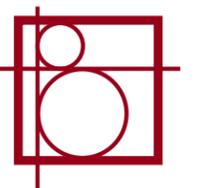
991 E. 185TH  
CLEVELAND, OHIO



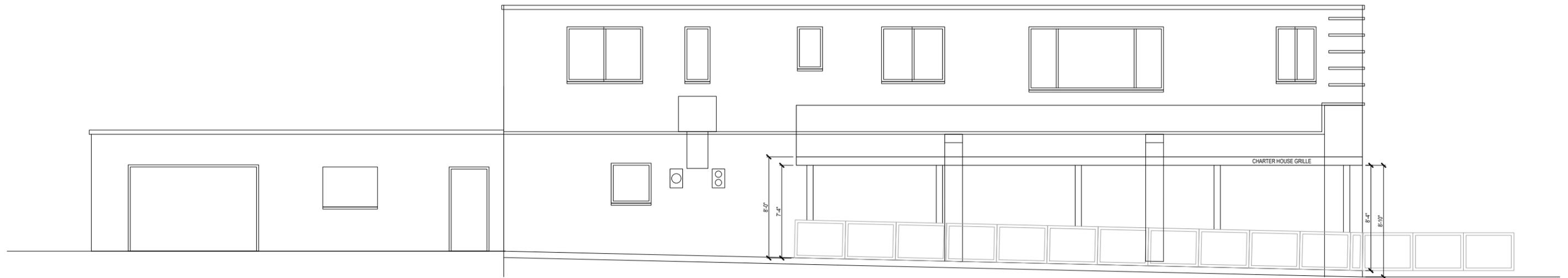
# FLOOR PLANS



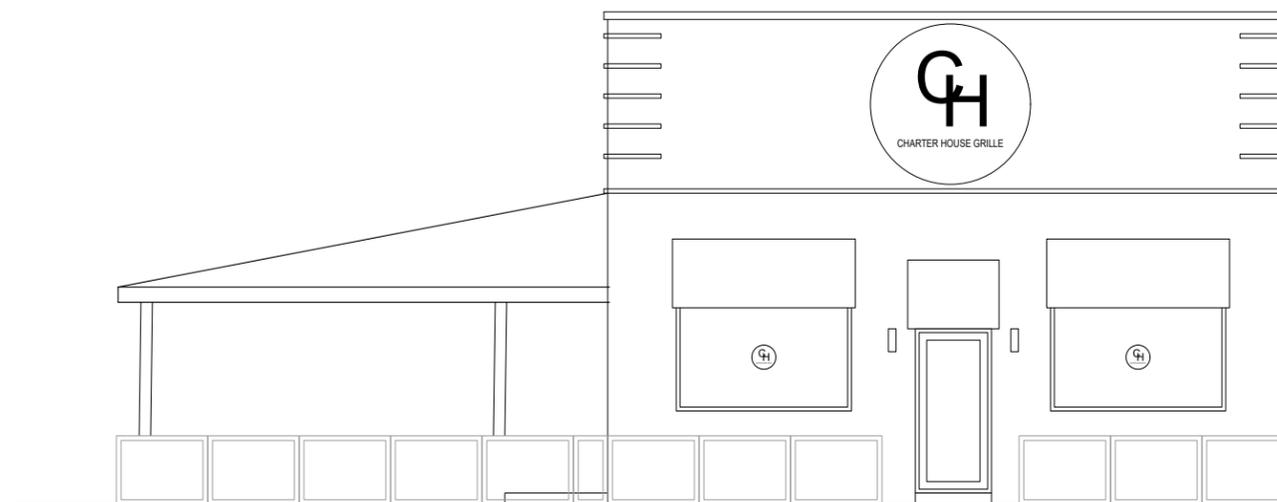
1 FLOOR PLAN  
A-1 SCALE: 1/4" = 1'-0"



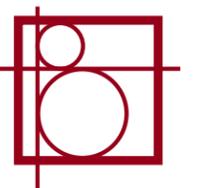
# ELEVATIONS



1 NORTH ELEVATION  
A-2 SCALE: 1/4" = 1'-0"



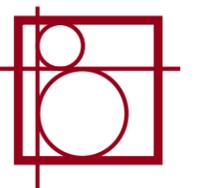
2 WEST ELEVATION  
A-2 SCALE: 1/4" = 1'-0"





**CHARTER HOUSE GRILLE**

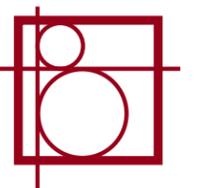
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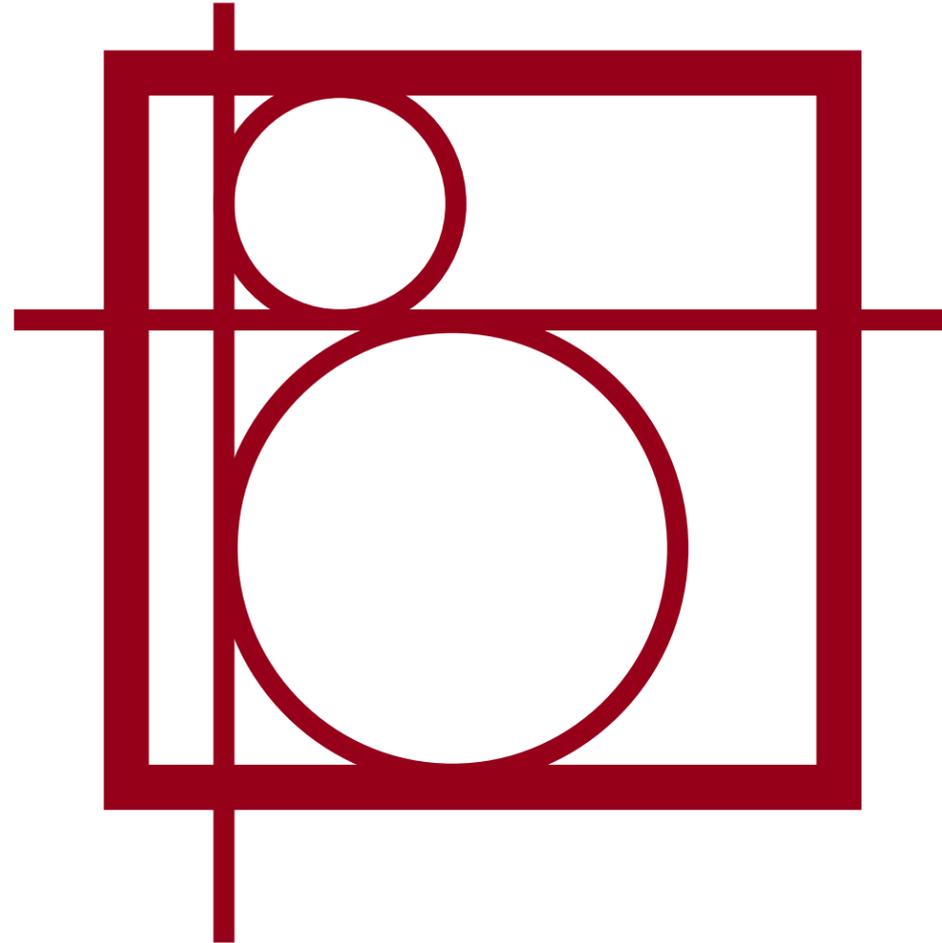




**CHARTER HOUSE GRILLE**

991 E. 185TH  
CLEVELAND, OHIO





2220 WOOSTER RD.

ROCKY RIVER, OHIO 44116

440-865-1824

[WWW.BRANDTARCHITECTURE.COM](http://WWW.BRANDTARCHITECTURE.COM)

# Cleveland City Planning Commission

## Far West Design Review

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

May 2, 2025

**FW2024-14** – Cleveland Clinic Fairview Hospital Expansion

May 2, 2025

Project Address: 18200 Lorain Avenue

Type: New construction

Project Representative: Richard Stuckey, Cannon Design

Approval: Schematic

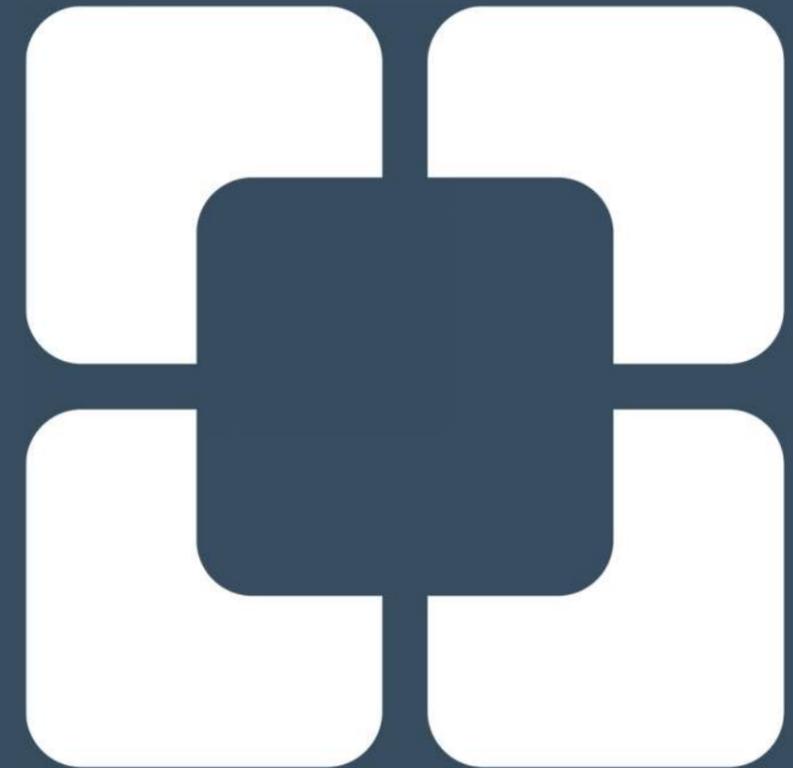
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**Ward 17 – Councilmember Slife**

**SPA: Kamm’s**

# CLEVELAND CLINIC FAIRVIEW HOSPITAL NORTH CAMPUS EXPANSION

CITY PLANNING COMMISSION  
SCHEMATIC DESIGN APPROVAL



MAY 2, 2025

# AGENDA

*REVIEW CPC CONCEPTUAL + SCHEMATIC SUBMISSION COMMENTS*

*CAMPUS PLAN*

*DEVELOPMENT PHASING*

*PARKING, CIRCULATION AND FLOWS*

*UNDERGROUND STUDY*

*LANDSCAPE / SITE ENHANCEMENTS*

*COMMUNITY ENGAGEMENT*

*MATERIALITY*

*BUILDING DESIGN*

*CONCEPTUAL RENDERINGS*

# REQUIREMENT CHECKLIST

## Conceptual Approval - Received 12/20/24

*General Idea of uses, scale, relationship among uses, and context*

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

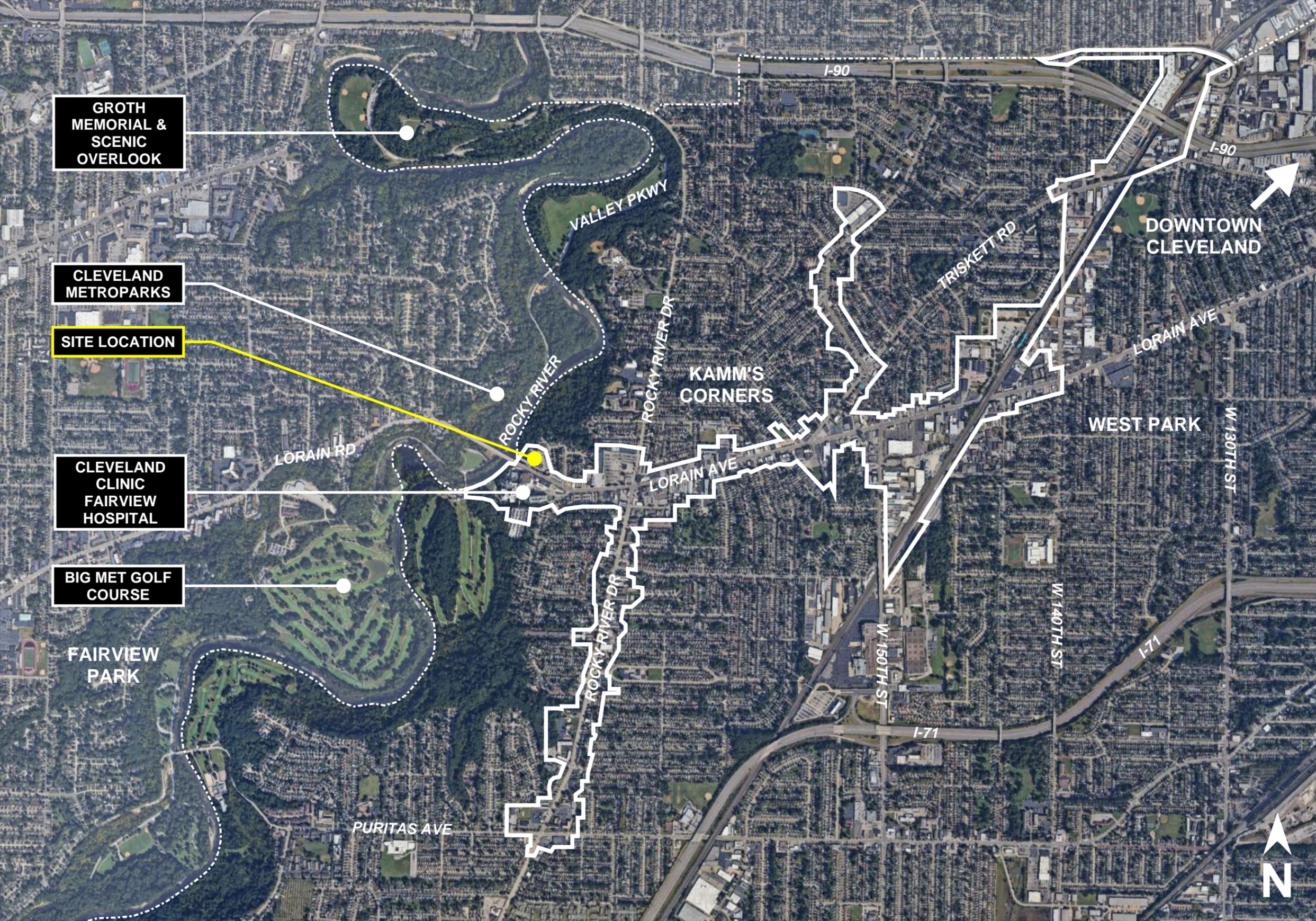
## Final Approval (schematic plus):

- *Signage Plan*
- *Lighting Plan*
- *Material, Color and Finish Samples and Lists*
- *Final Landscape and or Streetscape Plan (with plant list)*

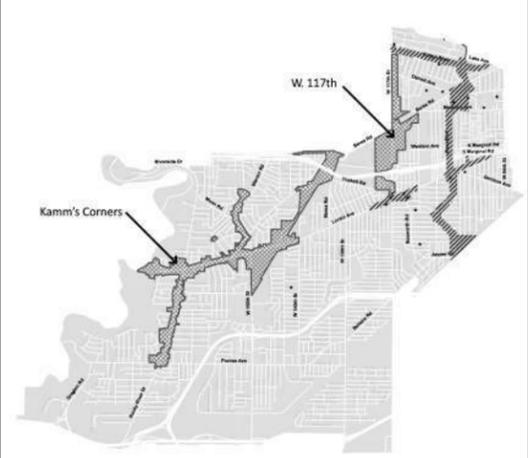
## Schematic Approval (conceptual plus):

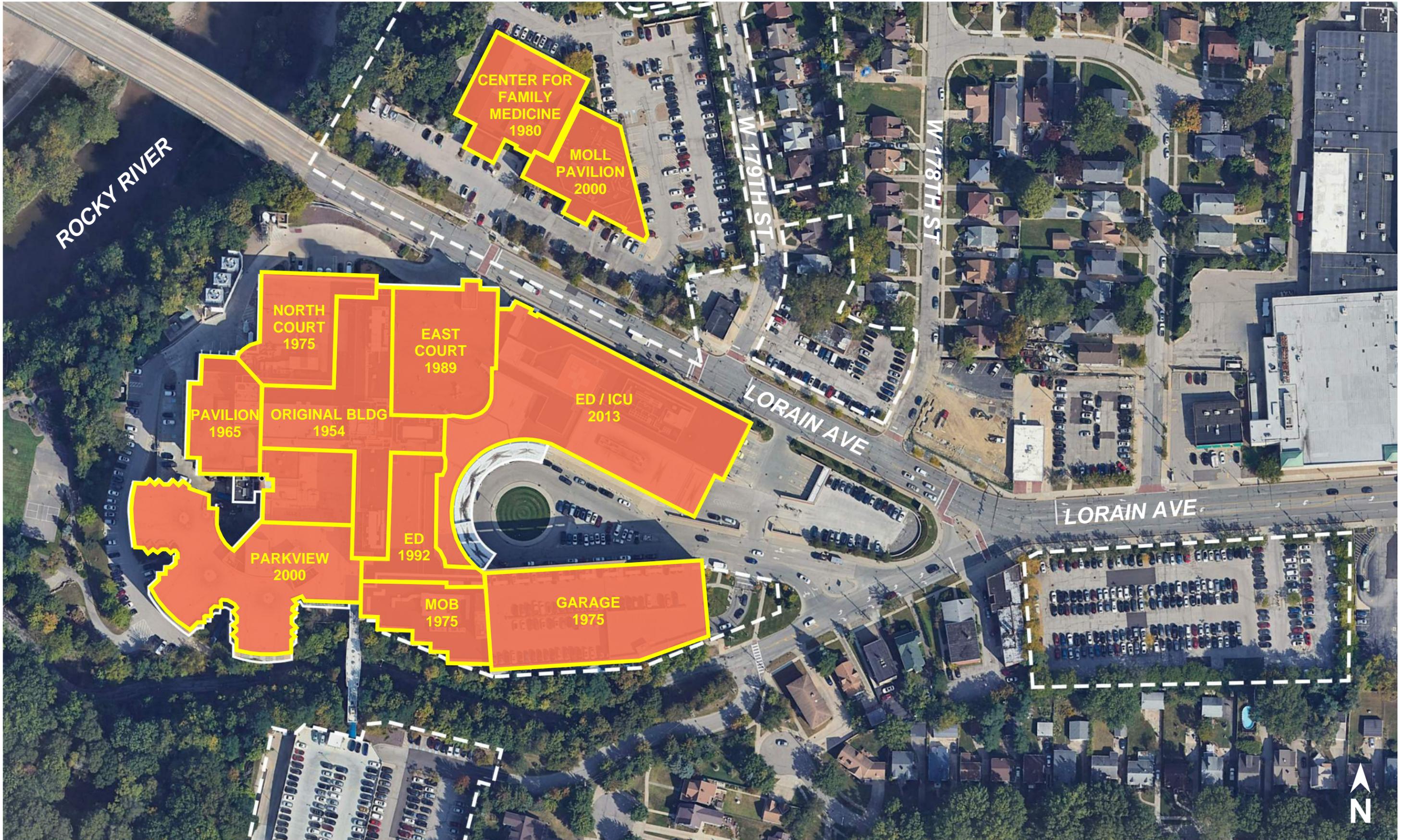
*Placement and configurations of footprints, site layout, structure massing, general texture, and design of facades*

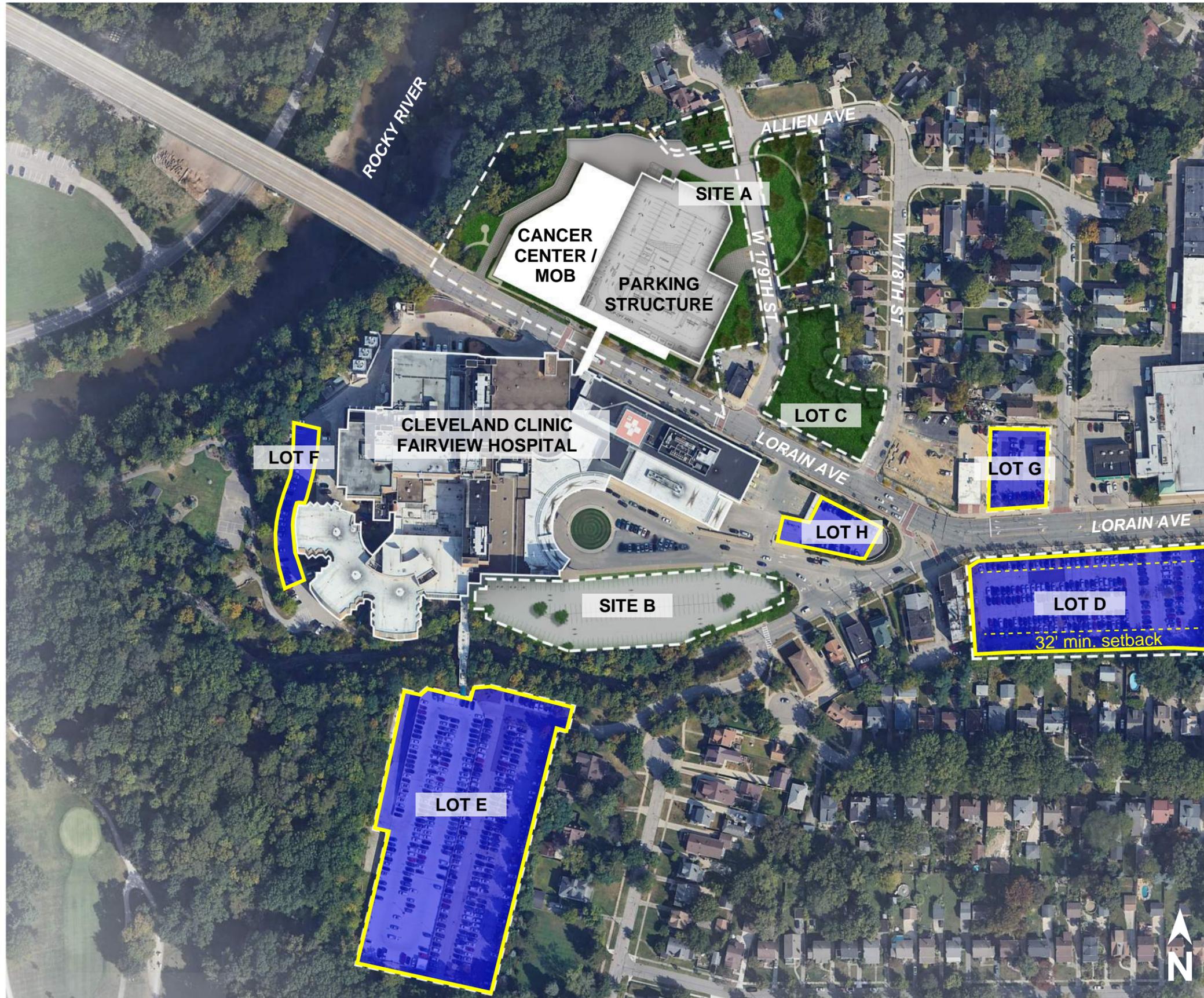
- *Illustrative Renderings*
- *Furnishings and Site Amenities*
- *Conceptual Landscape and/or Streetscape Plan*
- *Storm Water Management Plan*



— DESIGN REVIEW DISTRICT  
- - - FAR WEST REGION







**PLAN NOTES**

- NO CAPITAL CHANGES BEYOND THE CURRENT PROPOSAL ANTICIPATED IN THE NEXT 5 YEARS.
- ANY IMPROVEMENTS ON CAMPUS AFTER THAT IS LIKELY TO BE RECAPITALIZATION / RENOVATION ON EXISTING CAMPUS FOOTPRINT, NOT EXPANSION.
- KEEPING SERVICES CENTRALIZED IS PRIORITY.

**LOT D CONSTRAINTS**

- NOT SUITABLE FOR NEW BUILDING FOOTPRINT.
- ZONING DOES NOT ALLOW TALLER THAN 60' STRUCTURE AND ONLY HALF THE LOT AREA.
- IF BUILDING - PARKING CONCERNS
- LIMITS ACTIVATED LORAIN FRONTAGE POTENTIAL.
- INCREASED TRAFFIC CONGESTION ALONG LORAIN NEAR INTERSECTION.
- LONG WALK TO MAIN HOSPITAL. OVER 900' WALK TO CENTRALIZED SERVICES.
- SAFETY CONCERNS FOR PATIENTS CROSSING OLD LORAIN.

**LOT E CONSTRAINTS**

- MEMORANDUM OF UNDERSTANDING BETWEEN FAIRVIEW AND CITY THAT LIMITS FUTURE GROWTH POTENTIAL / HEIGHT RESTRICTIONS APPLY.





**PHASING KEY**

**EXISTING CONDITION:**  
-EXISTING CURRENT STATE

**PHASE 1 DEMOLITION:**  
-DEMO FAMILY MEDICINE AND ADJACENT PARKING  
-NEW CURB CUT ON 179TH  
-PLANT INITIAL VEGETATION

**PHASE 1 CONSTRUCTION:**  
-BUILD MOB/CC  
-NEW ACCESS ROAD WITH CURB CUTS  
-CONSTRUCT RETAINING WALL

**PHASE 2 DEMOLITION:**  
-DEMO MOLL CENTER AND ADJACENT PARKING

**PHASE 2 CONSTRUCTION:**  
-BUILD NEW PARKING STRUCTURE  
-BUILD NEW MOB LOBBY EXTENTION  
-BUILD CONNECTOR BRIDGE

**PHASE 2 COMPLETED:**  
-PARKING GARAGE & BRIDGE COMPLETE  
-DEMO LOT C SURFACE PARKING  
-EXTEND BUFFER ZONE TO LORAIN

**PHASE 3 DEMOLITION:**  
-DEMO OF EXISTING MOB AND GARAGE

**PHASE 3 COMPLETED:**  
-NEW SURFACE LOT COMPLETE





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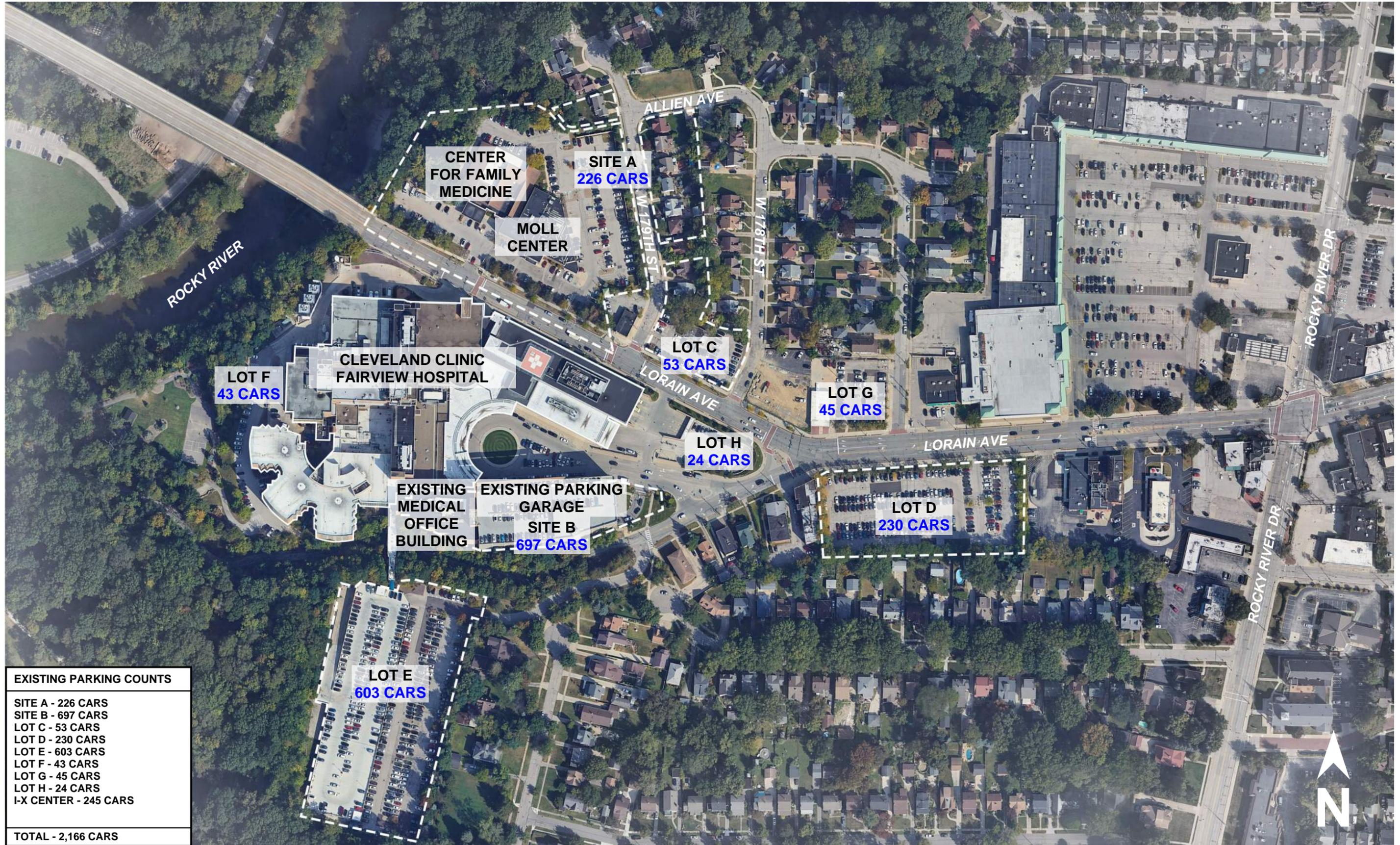
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**PHASE 3 DEMOLITION:**  
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**PHASE 3 COMPLETED:**  
-NEW SURFACE LOT COMPLETE



EXISTING PARKING COUNTS	
SITE A	- 226 CARS
SITE B	- 697 CARS
LOT C	- 53 CARS
LOT D	- 230 CARS
LOT E	- 603 CARS
LOT F	- 43 CARS
LOT G	- 45 CARS
LOT H	- 24 CARS
I-X CENTER	- 245 CARS
<b>TOTAL</b>	<b>- 2,166 CARS</b>





**PROPOSED PARKING COUNTS**

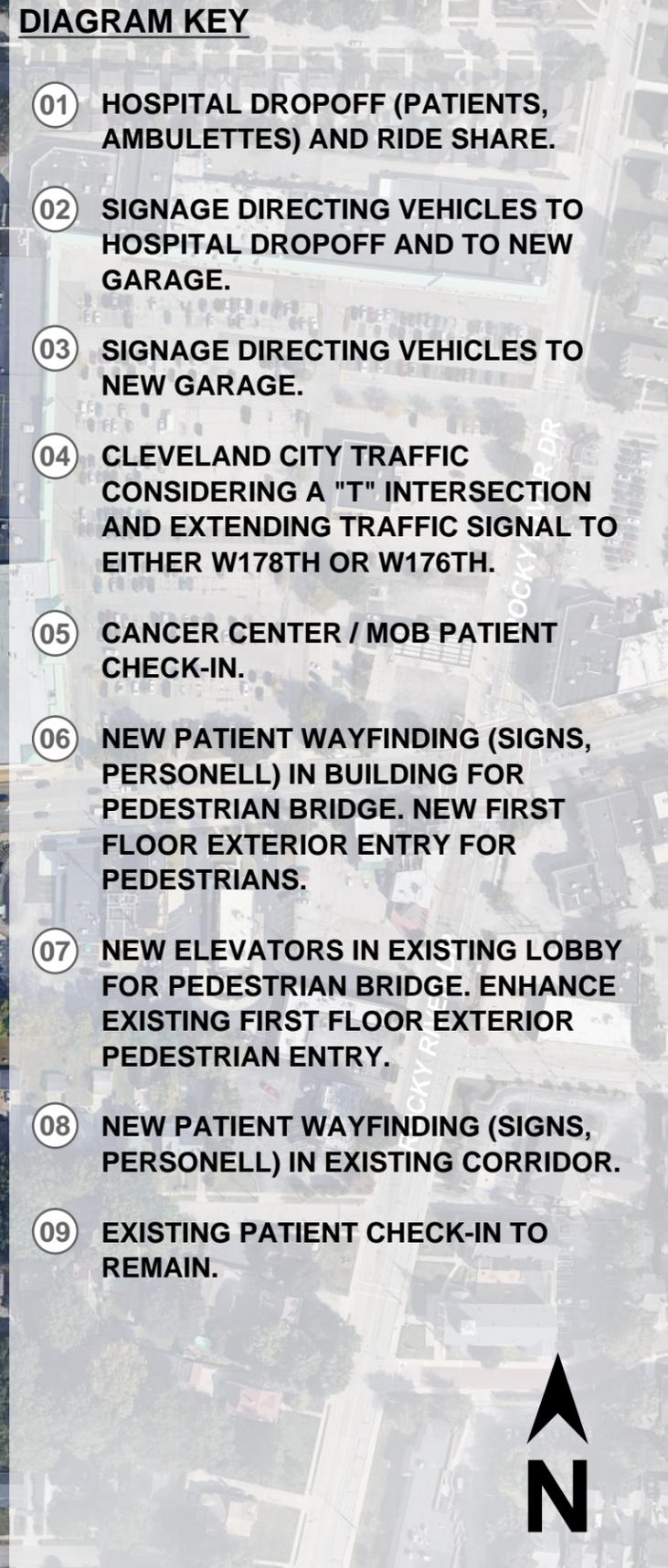
SITE A - 995 CARS
SITE B - 173 CARS
LOT D - 242 CARS
LOT E - 603 CARS
LOT F - 43 CARS
LOT G - 45 CARS
LOT H - 24 CARS
<b>TOTAL - 2,125 CARS</b>

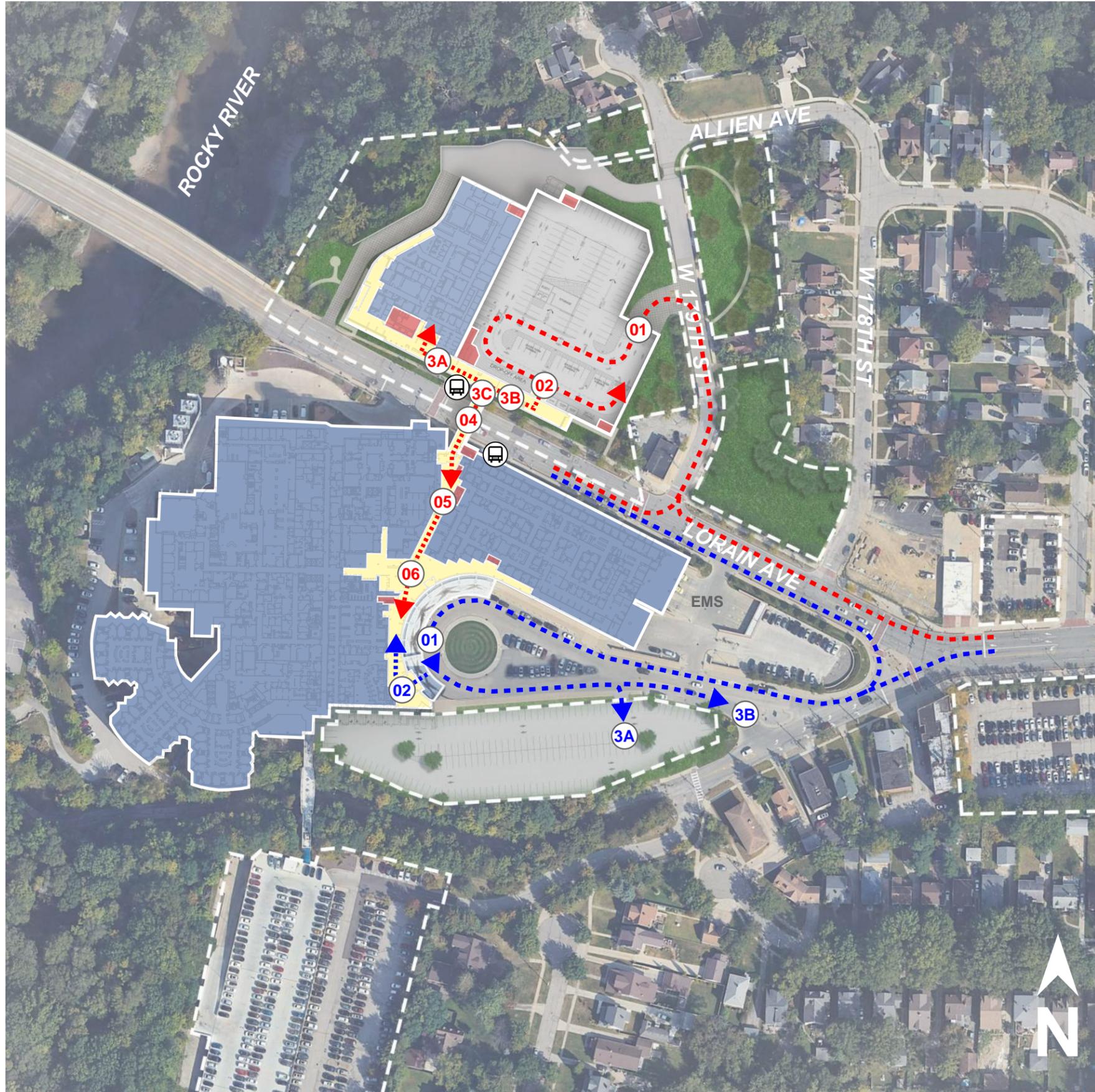


**DIAGRAM KEY**

- 01 CCF PROPERTY - BUFFER AREA
- 02 POTENTIAL PARKING / POTENTIAL GREEN SPACE.
- 03 NEW METROPARKS PATH.
- 04 STREETScape AMENITIES
- 05 HEALING GARDEN

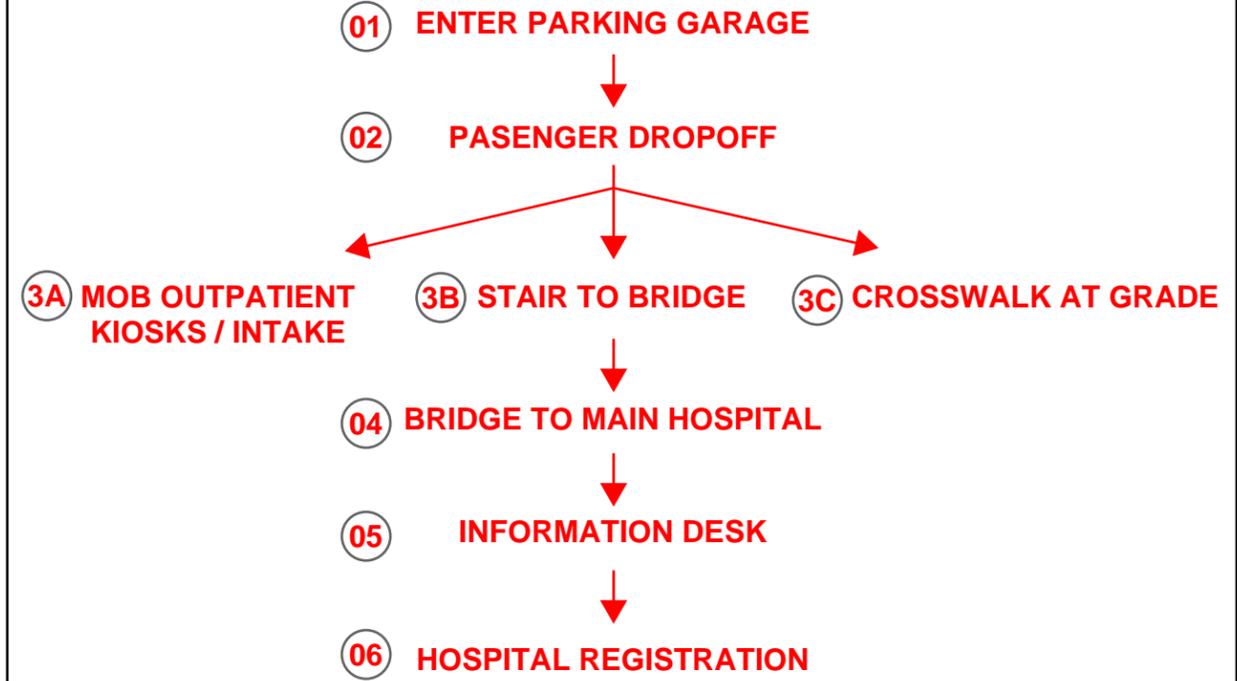






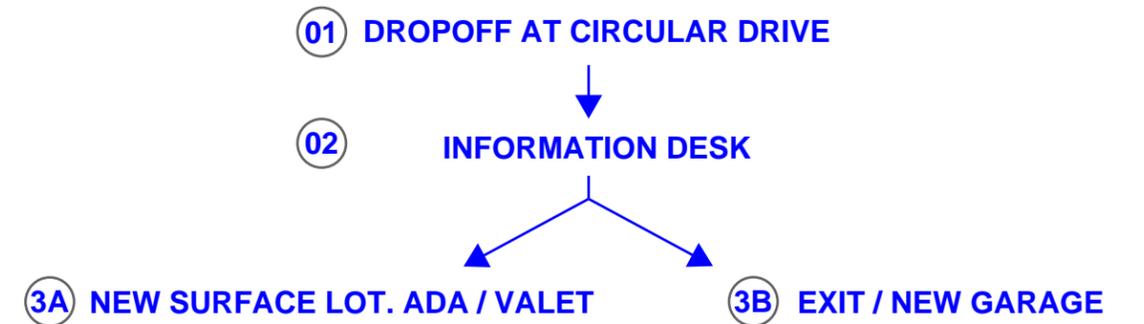
**DIAGRAM KEY**

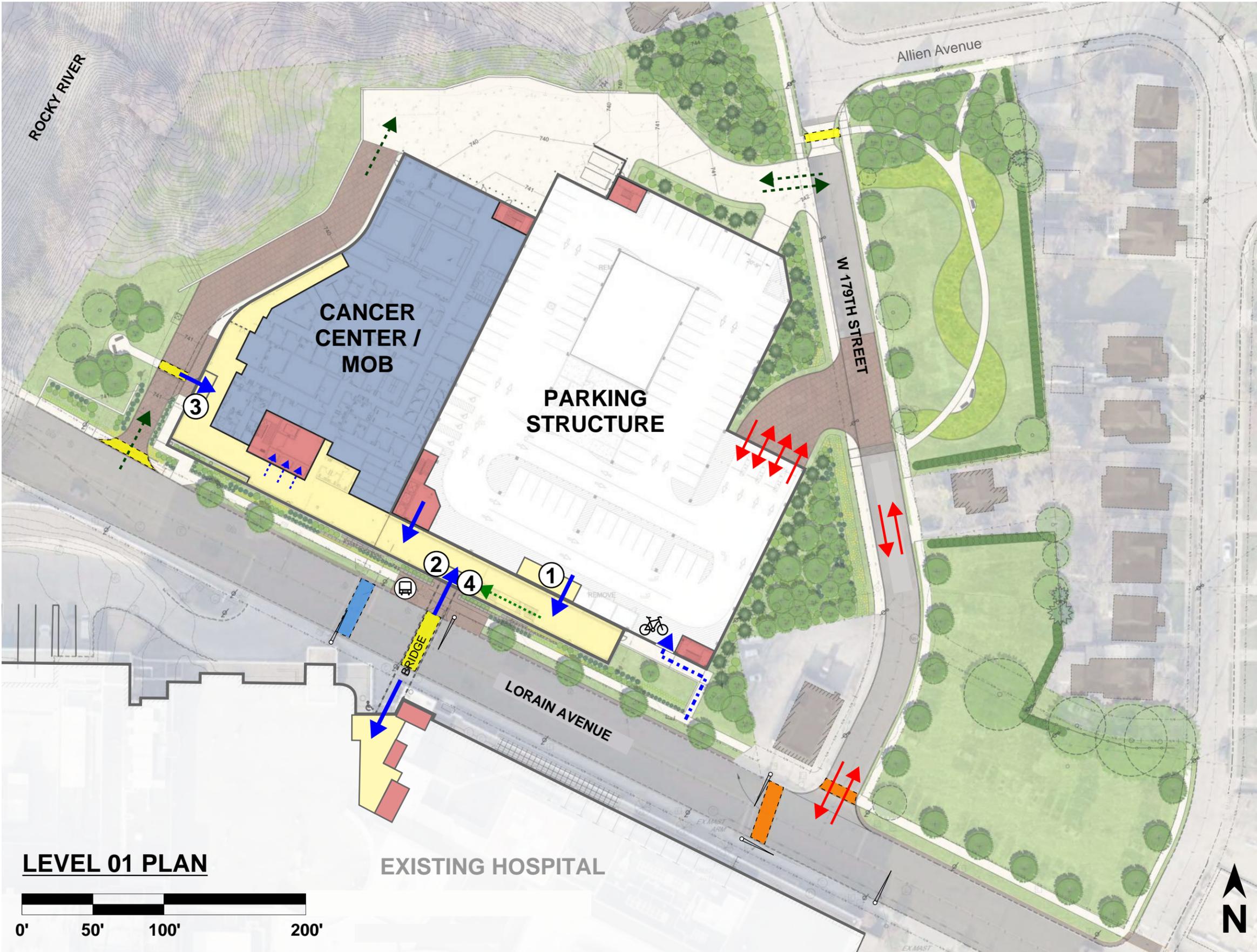
MOB / CC / PEDESTRIAN PARKING GARAGE PATH - - - - -



**DIAGRAM KEY**

MAIN HOSPITAL PATH - - - - -





**DIAGRAM KEY**

- MAJOR VEHICULAR TRAFFIC →
- SERVICE VEHICULAR TRAFFIC →
- PEDESTRIAN TRAFFIC →
- ENTRY FROM LOBBY →
- LOBBY STAIRCASE →
- WEST-BOUND BUS STOP →
- BIKE PARKING / PATH →
- MAIN ENTRY FROM GARAGE ①
- PEDESTRIAN ENTRY OFF LORAIN ②
- AMBULETTE ENTRY ③
- ENTRY FROM BRIDGE ④
- PROPOSED CROSSWALKS [Yellow dashed line]
- EXISTING CROSSWALK TO RELOCATE [Blue dashed line]
- EXISTING CROSSWALKS [Orange dashed line]

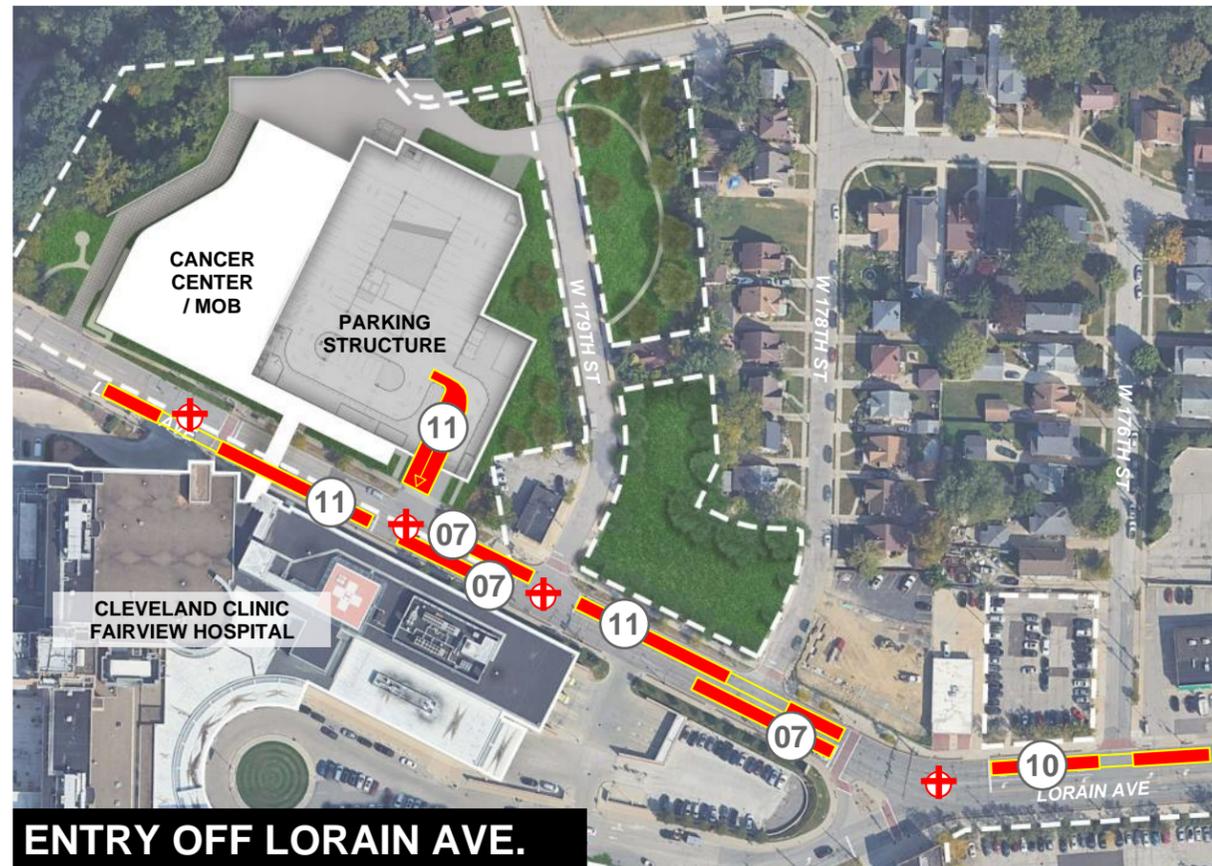
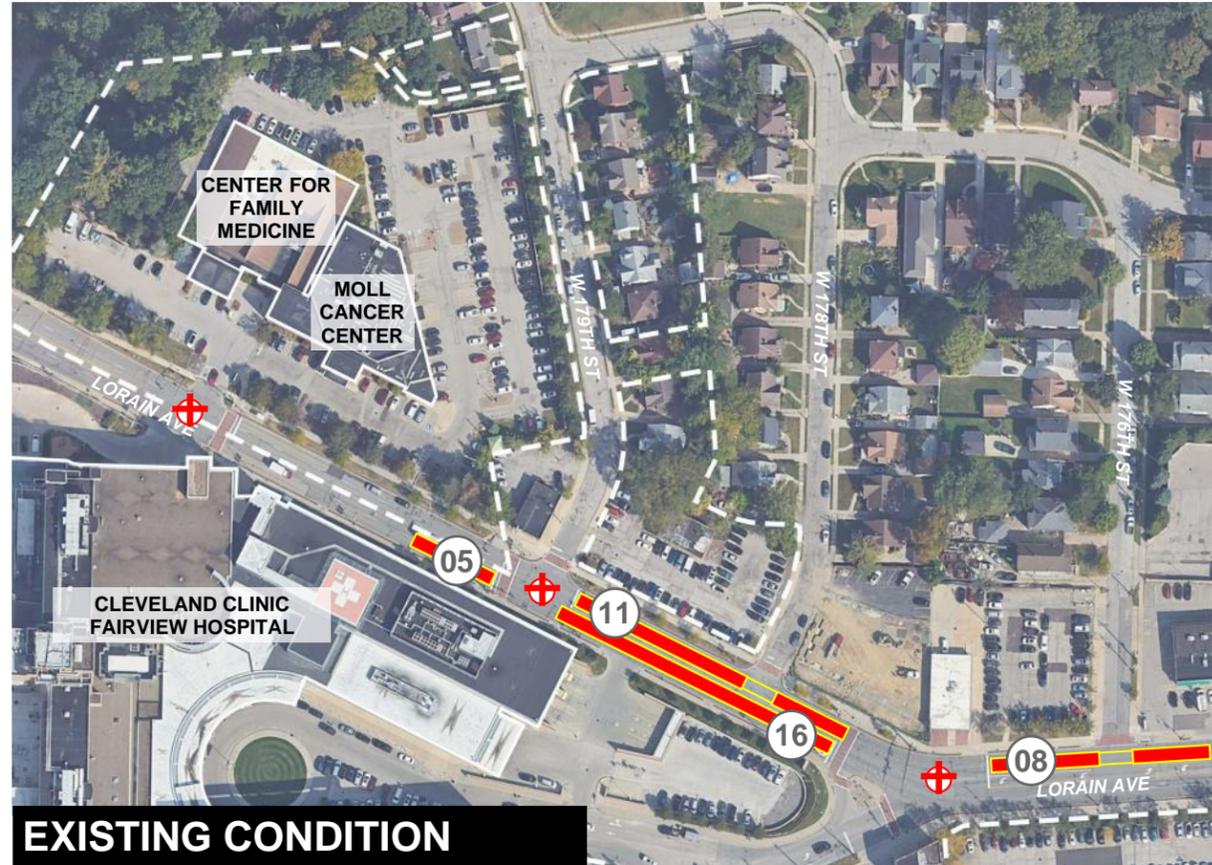
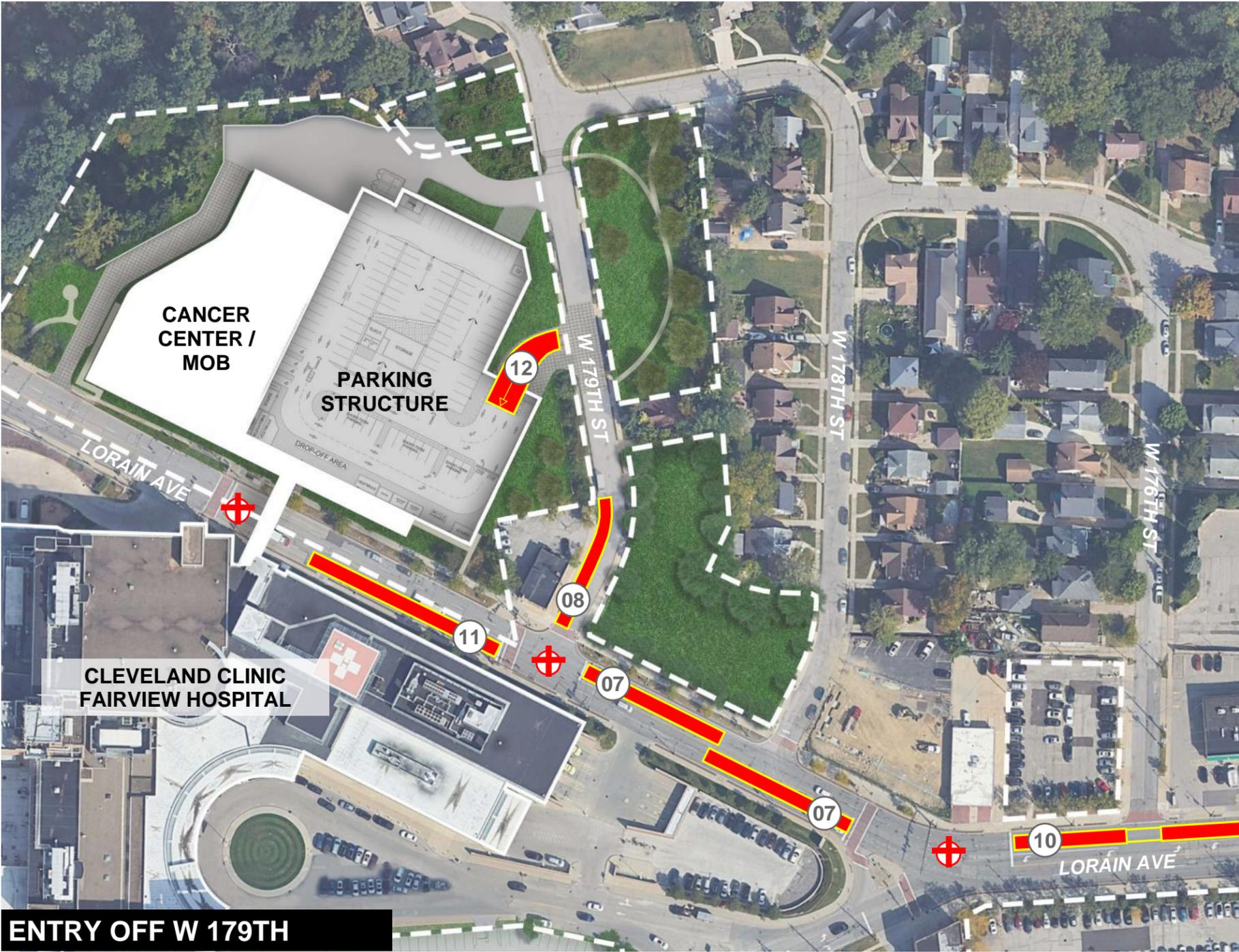
**PROGRAM KEY**

- FRONTAGE CIRCULATION [Yellow box]
- CLINICAL / ADMIN / SUPPORT [Blue box]
- VERTICAL CORE CIRCULATION [Red box]

**LEVEL 01 PLAN**

EXISTING HOSPITAL



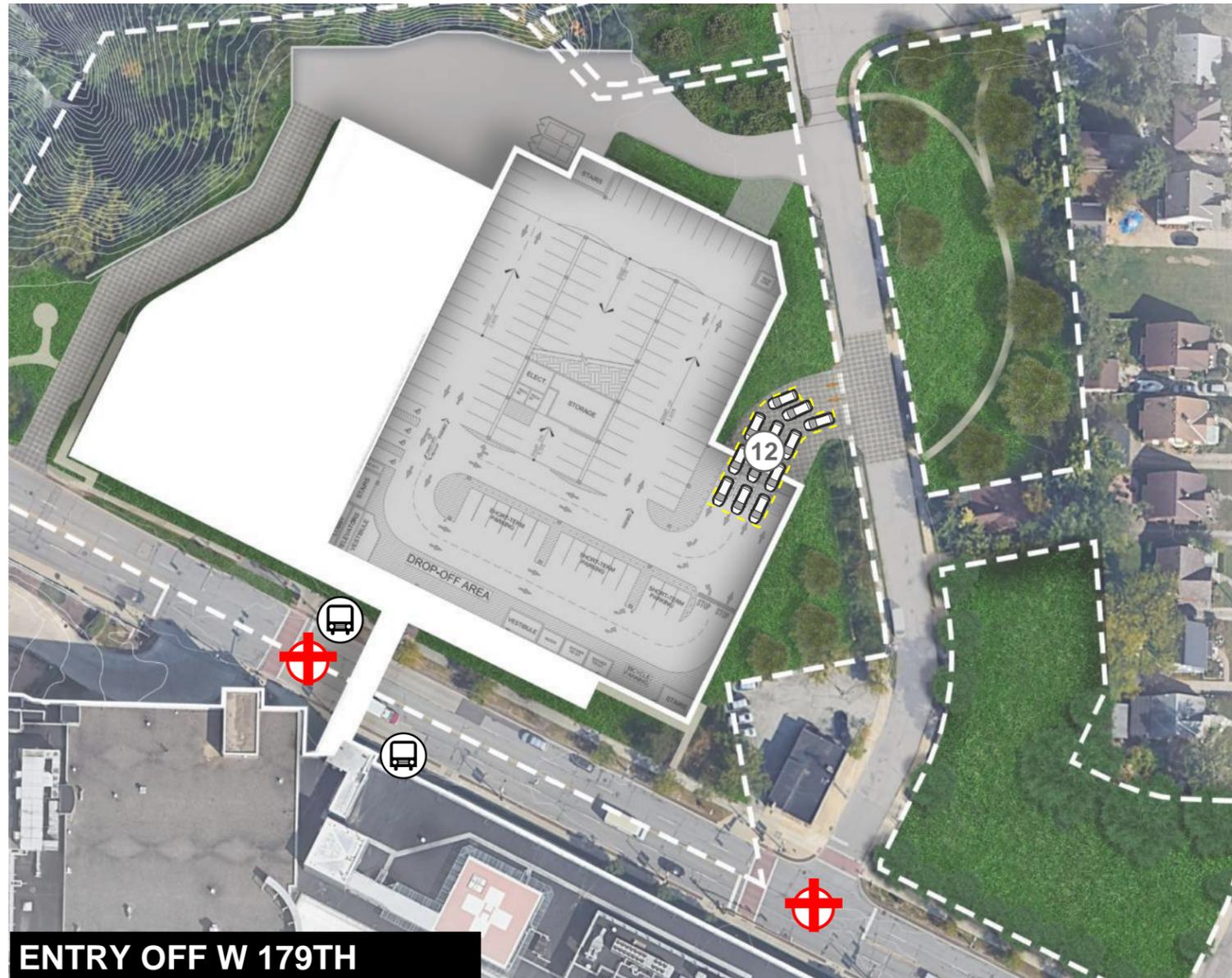


**CONTROLLED INTERSECTION** 

**NUMBER OF CARS IN STACK** 

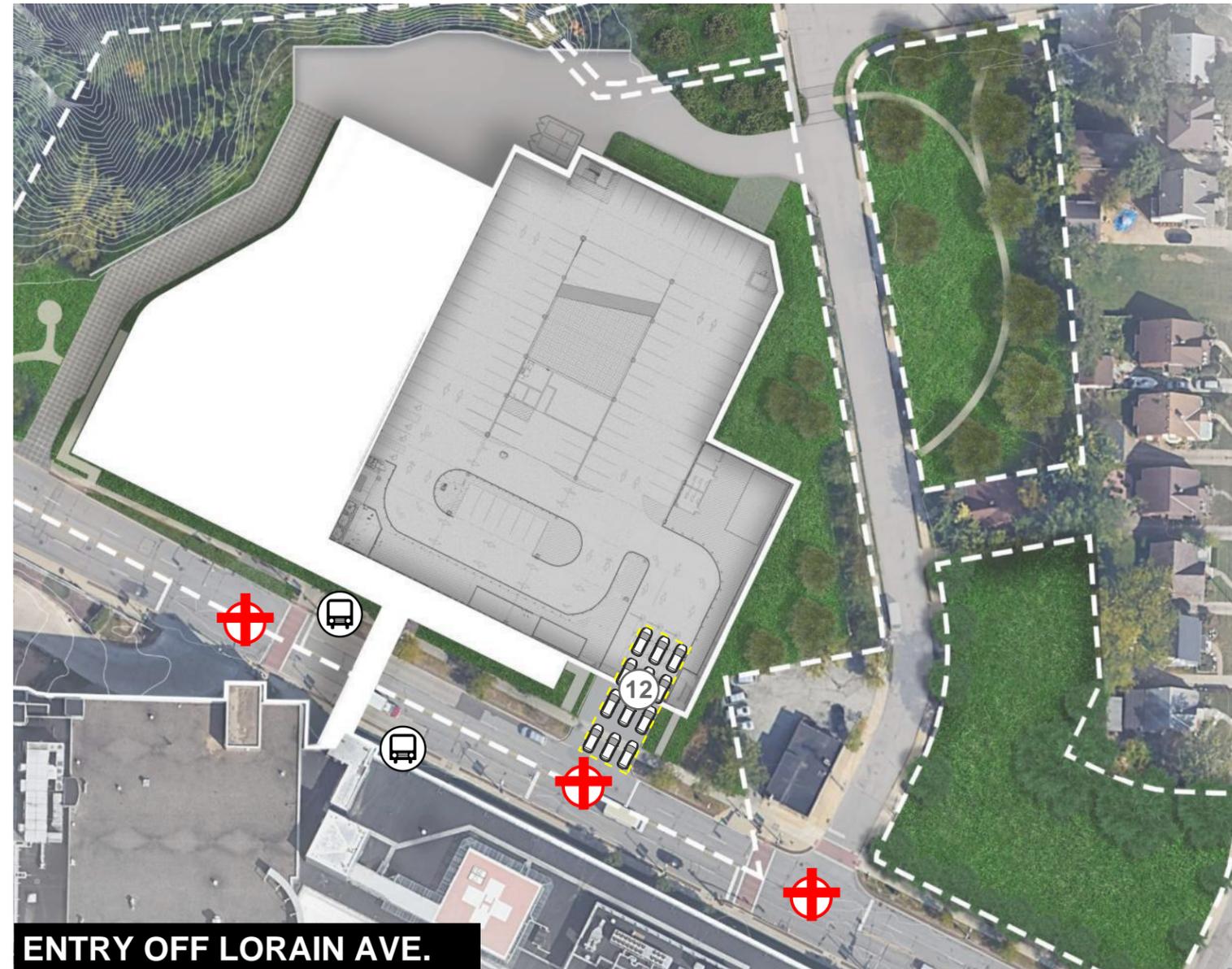
**STACK LENGTH @ AM / PM MAX QUEUE** 

**N** 



**ENTRY OFF W 179TH**

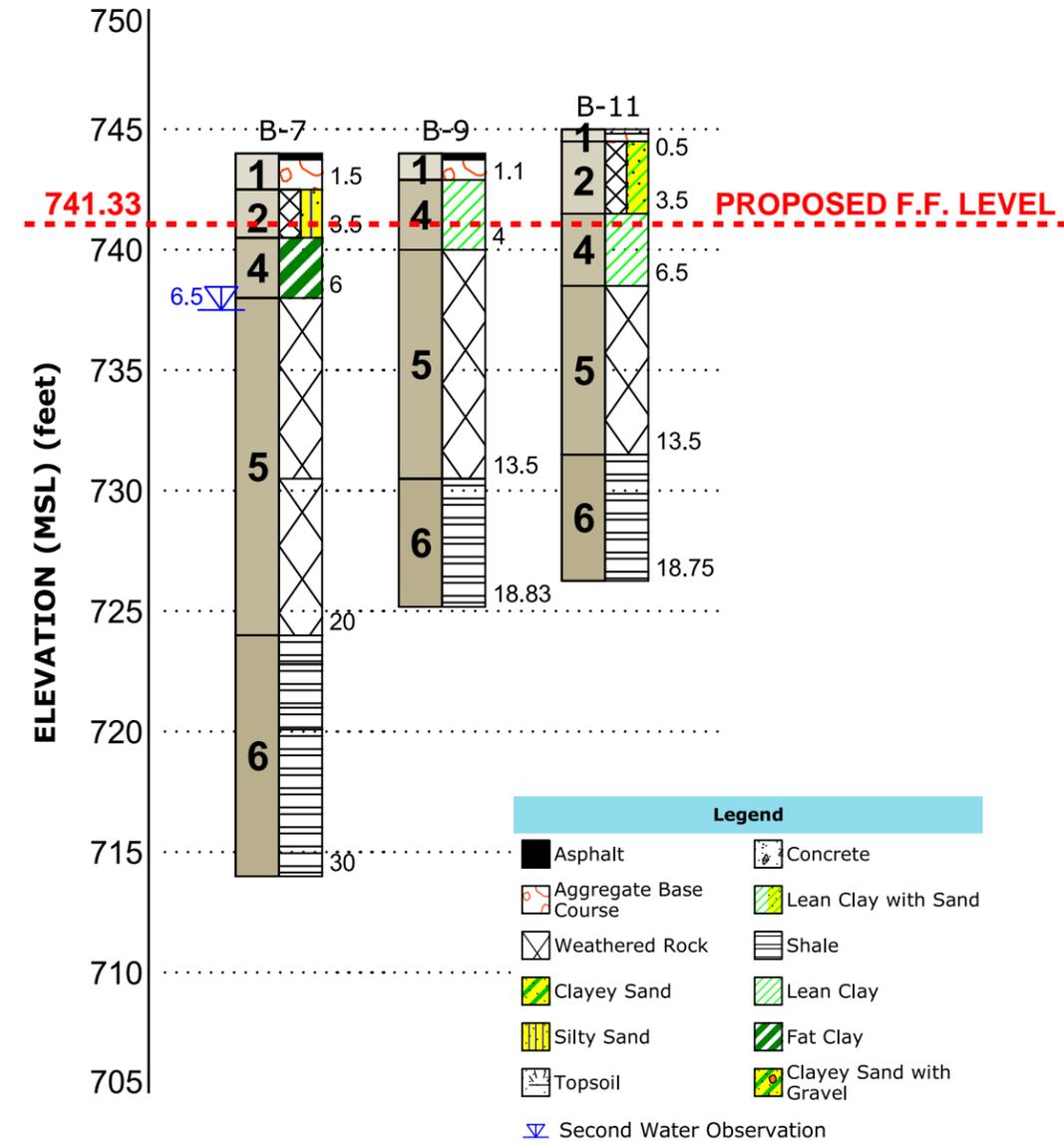
- PROS**
- CAR STACK TO ENTER GARAGE DOES NOT OVERLAP HIGHLY TRAFFICKED SIDEWALK.
  - GOOD DISPERSION OF TRAFFIC SIGNALS ALONG LORAIN
  - SAFER FOR PEDESTRIAN CROSSING / CIRCULATION ALONG LORAIN
  - MINIMAL QUEUING ON 179TH
  - GREATER POTENTIAL FOR ACTIVE LORAIN FRONTAGE



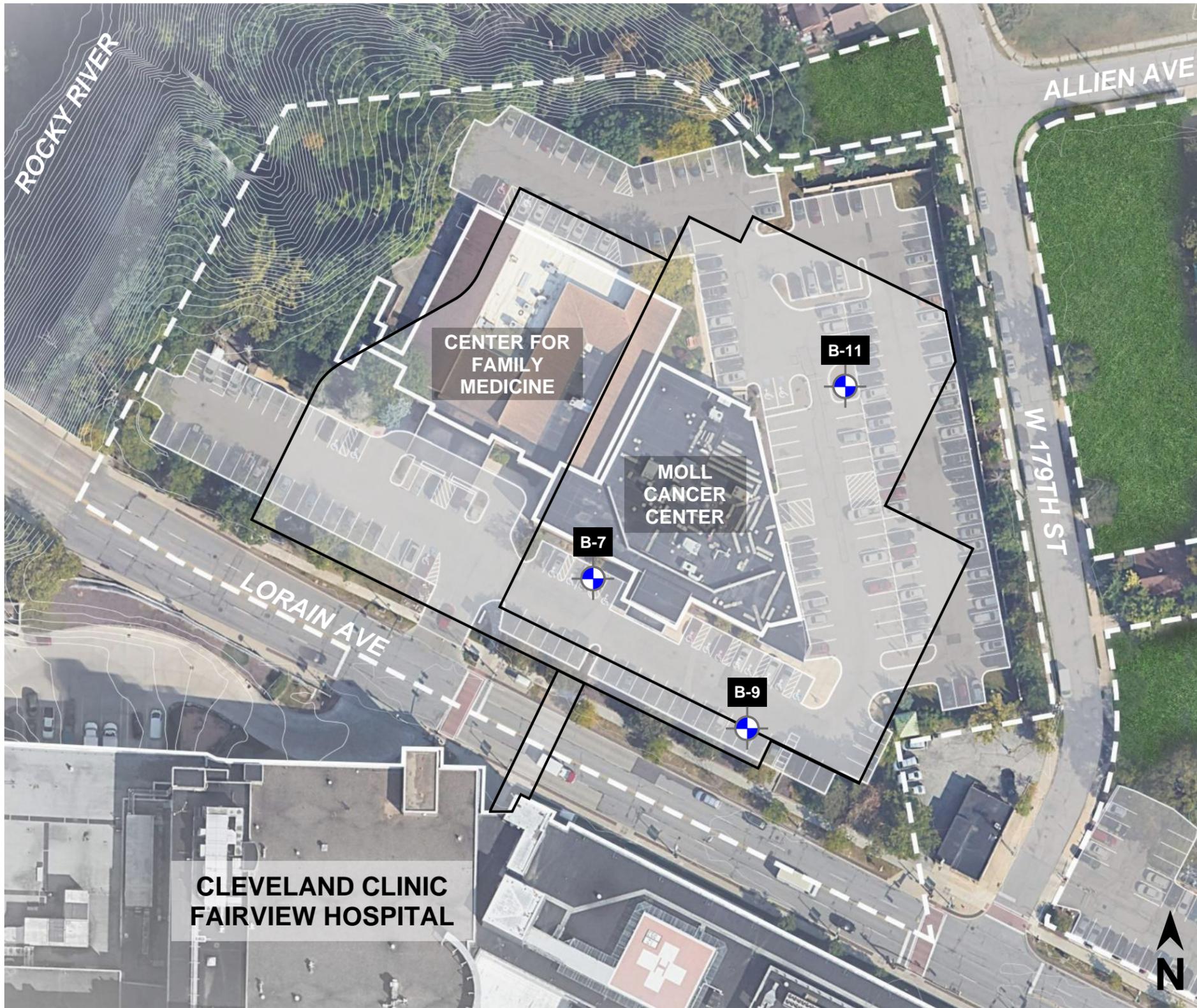
**ENTRY OFF LORAIN AVE.**

- CONS**
- SAFETY CONCERN: CONGESTION
  - SAFETY CONCERN: CAR STACK OVERLAPS POTENTIALLY HIGHLY TRAFFICKED SIDEWALK.
  - SAFETY CONCERN: PEDESTRIANS WALKING ALONG FRONTAGE.
  - SAFETY CONCERN: PROXIMITY TO RTA BUS STOP / MID BLOCK CROSSING
  - SAFETY CONCERN: PEDESTRIAN CROSSING 4 LANES OF TRAFFIC
  - TRAFFIC CONGESTION: MULTIPLE TRAFFIC LIGHTS IN CLOSE PROXIMITY
  - TRAFFIC CONGESTION: INCREASED VEHICULAR CONGESTION ALONG LORAIN
  - REDUCED LOBBY / ACTIVE FRONTAGE ALONG LORAIN

### GeoModel



Model Layer	Layer Name	General Description
1	Surface Cover	Asphalt, concrete, aggregate base, topsoil
2	Undocumented Fill	Lean clay, clayey sand, silty sand
3	Native Fine-Grained Soil 1	Soft lean clay
4	Native Fine-Grained Soil 2	Medium stiff to very stiff lean clay
5	Weathered Bedrock	Shale, highly weathered, very weak
6	Bedrock	Shale, highly to slightly weathered, very weak to medium strong



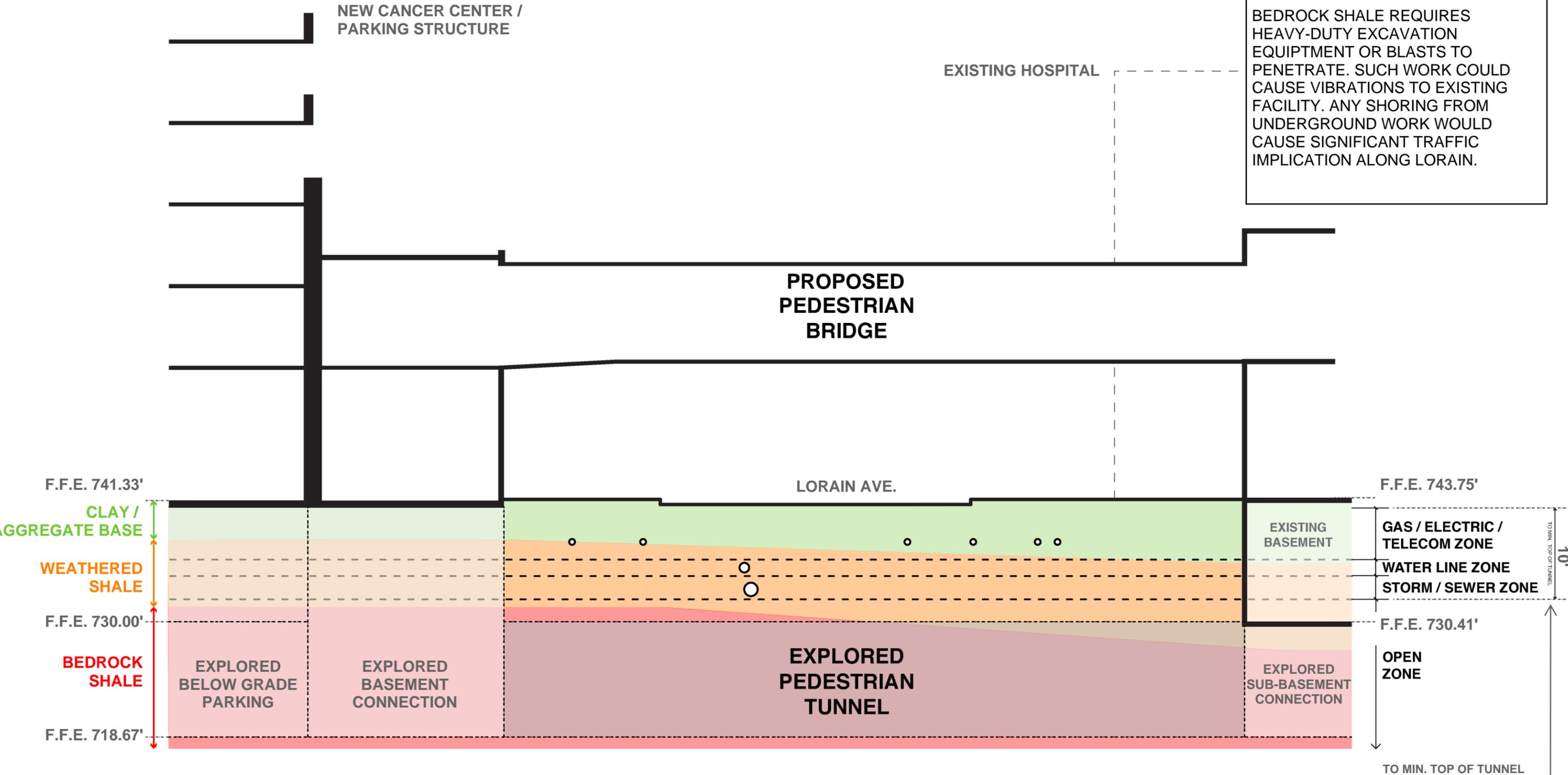


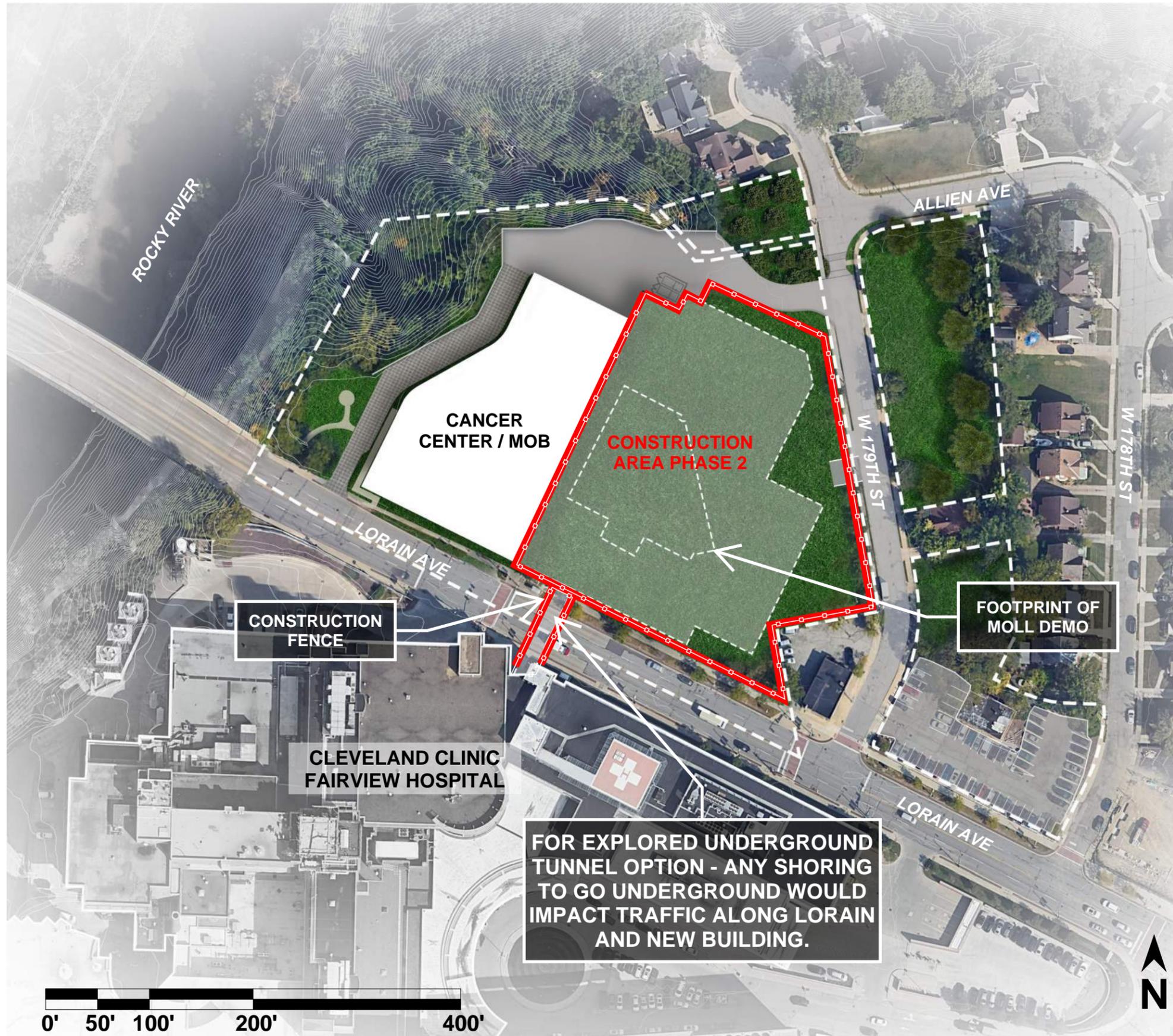
EXISTING BASEMENT FLOOR IMAGES OF THE PYRITIC SHALE PRIOR TO EXCAVATION



EXCAVATION REQUIRED TO MITIGATE THE CIRCUMSTANCES OF THE EXPANSIVE SHALE FROM EXISTING BASEMENT.

**KEY NOTES:**  
 BEDROCK SHALE REQUIRES HEAVY-DUTY EXCAVATION EQUIPMENT OR BLASTS TO PENETRATE. SUCH WORK COULD CAUSE VIBRATIONS TO EXISTING FACILITY. ANY SHORING FROM UNDERGROUND WORK WOULD CAUSE SIGNIFICANT TRAFFIC IMPLICATION ALONG LORAIN.





**CONSTRUCTION IMPACTS ON LORAIN**

**KEY NOTES:**

**A) TECHNICAL:**

- i. CONCERN WITH ACCELERATING THE WEATHERING OF UNDISTURBED SHALE
- ii. PROTECTING THE NATURAL SITUATION AS LONG AS FEASIBLY POSSIBLE

**B) OPERATIONAL:**

- i. EXISTING CANCER CENTER TO REMAIN OPERATIONAL DURING CONSTRUCTION - KEEPING PATIENT CARE LOCAL
- ii. CONCERNS ABOUT SENSITIVE EQUIPMENT (CT SIM, LINAC, MRI, ETC) THAT WOULD NEED TO BE RECALLIBRATED REGULARLY AS RESULT OF HEAVY EXCAVATION
- iii. COMMUNITY IMPACT - LORAIN AVE, NOISE, VIBRATION
- iv. WOULD REQUIRE BUILDING SUB-BASEMENT UNDER EXISTING HOSPITAL. COMPLICATED CONSTRUCTION AND HIGH RISK OF DISTURBANCE.

**C) FINANCIAL:**

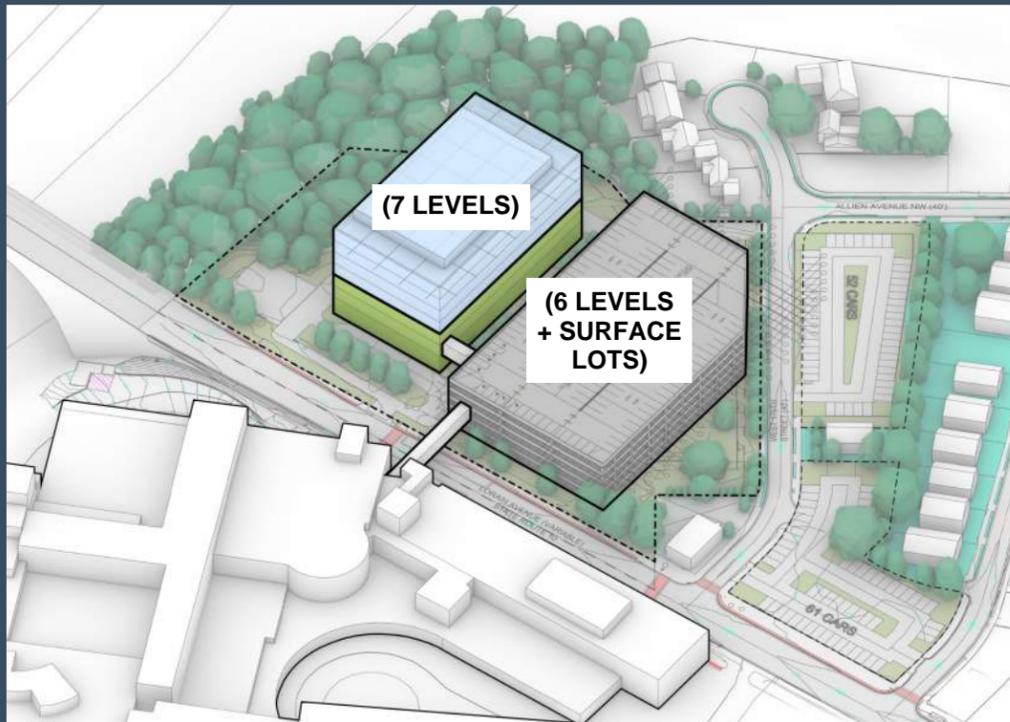
- i. MOST TIME INTENSIVE AND COSTLY TO DO LARGE SCALE EXCAVATION OF SHALE AND BEDROCK

**TIMELINE OF COMMUNITY AND CITY MEETINGS BY CCF:**



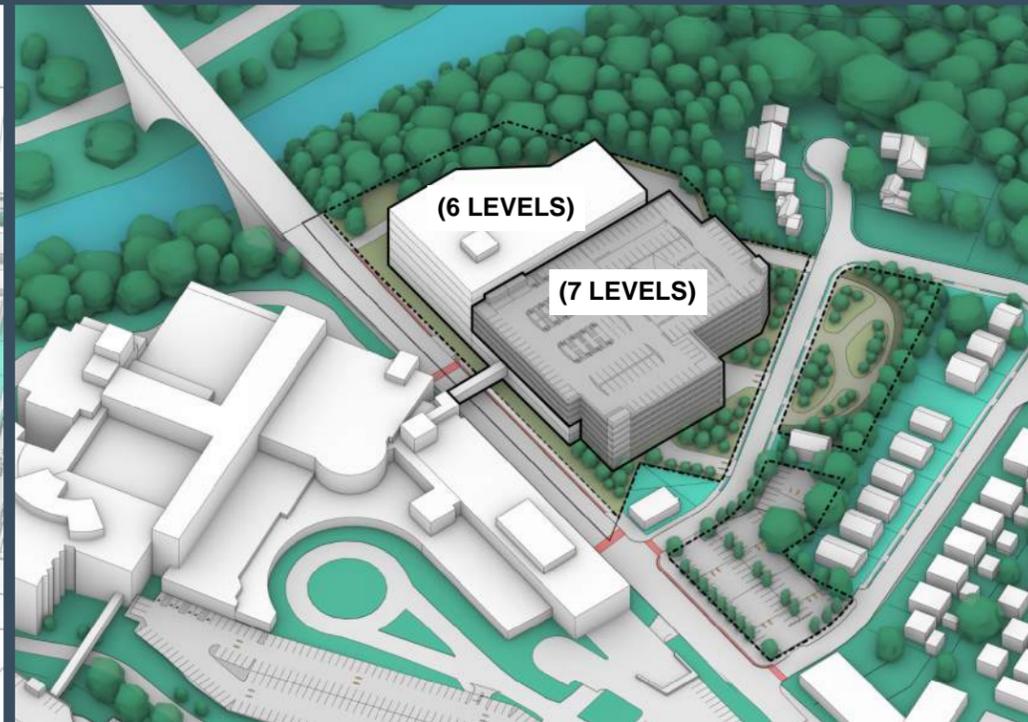
**DESIGN PROGRESSION AS A RESULT OF COMMUNITY FEEDBACK:**

- A) CLEVELAND CLINIC HAS HOSTED 5+ COMMUNITY MEETINGS
- B) ATTENDED COUNCILMAN + CDC LED MEETINGS AS AN OBSERVER TO HEAR FEEDBACK FIRST HAND
- C) RE-ALLOCATED PROGRAM TO A DIFFERENT LOCATION TO REMOVE 1 LEVEL OF BUILDING AND 1 LEVEL OF PARKING GARAGE



**MAY 2023**

- 7 LEVEL MOB / CC
- 6 LEVEL GARAGE + SURFACE LOTS COVERING BOTH NORTH-EAST AND SOUTH-EAST BUFFER ZONES



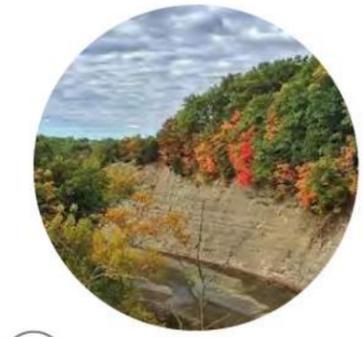
**AUGUST 2024**

- 6 LEVEL MOB / CC
- 7 LEVEL GARAGE + SURFACE LOT AT SOUTH-EAST CORNER ONLY



**MARCH 2025**

- 4 LEVEL MOB / CC + PH
- 5 LEVEL GARAGE + ROOF PARKING



01 BLUFF WITH EXISTING TREES



02 TALLER SCREENING TREES



03 POLLINATOR PATHWAY



04 PAVER IN WARM COLOR



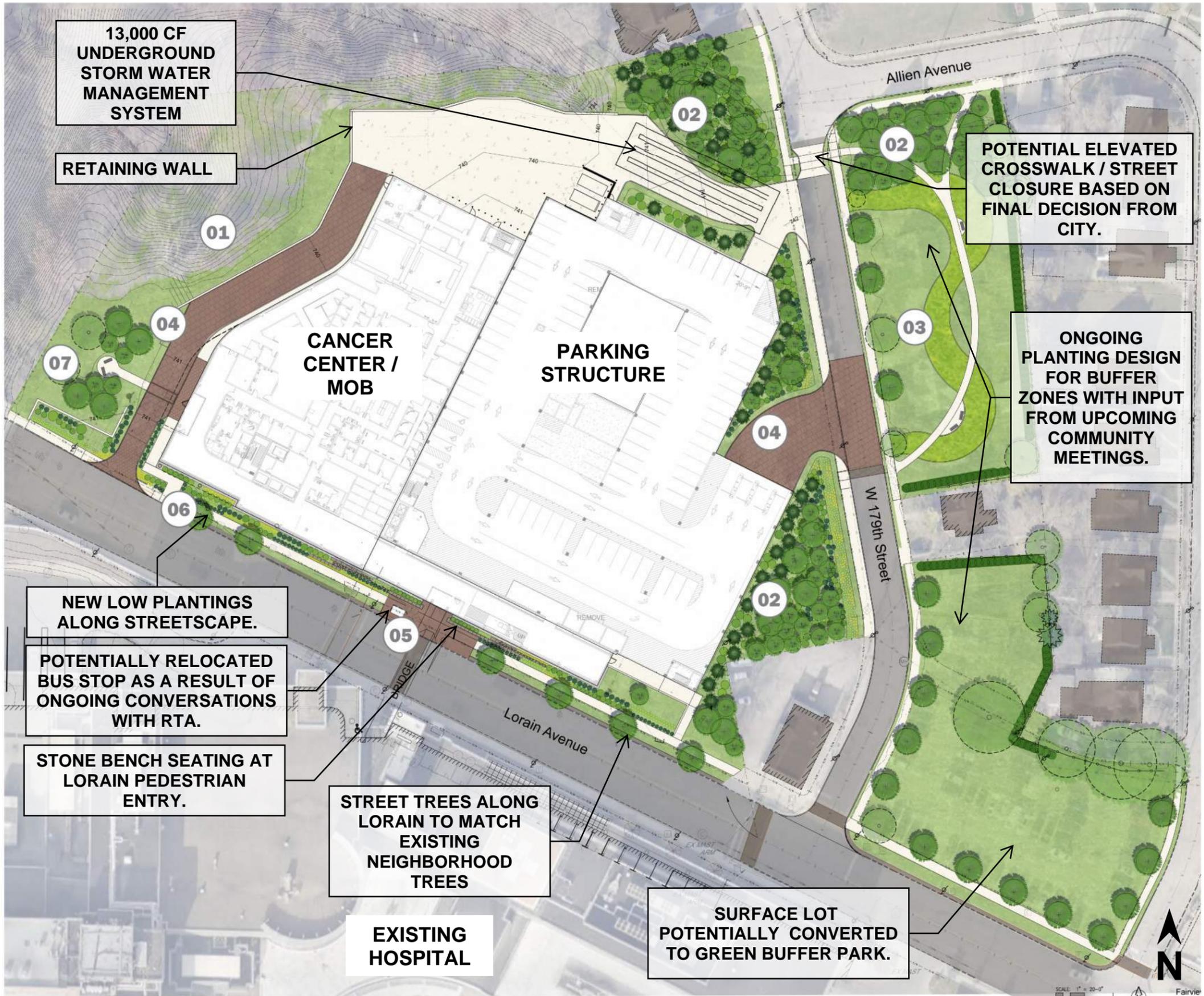
05 STONE SEAT WALLS



06 NATIVE PRAIRIE GRASS, WINTERBERRY HOLLY, & BEARBERRY GROUNDCOVER



07 HEALING GARDEN



FAST EVERGREEN SCREEN



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

LARGE CANOPY TREES



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

LOW FLOWERING TREES



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



● FAST GROWTH RATE    ● MEDIUM GROWTH RATE    ● SLOW GROWTH RATE



FAST EVERGREEN SCREEN



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

LARGE CANOPY TREES



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

LOW FLOWERING TREES



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



**FAST GROWTH RATE**      **MEDIUM GROWTH RATE**      **SLOW GROWTH RATE**



FAST SHRUB SCREEN



**RED TWIG DOGWOOD -**  
 3 FEET AT INSTALL  
 6-8 FEET IN FIVE YEARS  
 10-15 FEET MAX HEIGHT

LARGE CANOPY TREES



**BLACK GUM AND PIN OAK -**  
 14 FEET AT INSTALL / 14 FEET AT INSTALL  
 20-25 FEET IN FIVE YEARS / 25-30 FEET IN FIVE YEARS  
 30-50 FEET MAX HEIGHT / 60-70 FEET MAX HEIGHT

LOW FLOWERING TREES



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



**FAST GROWTH RATE**      **MEDIUM GROWTH RATE**      **SLOW GROWTH RATE**

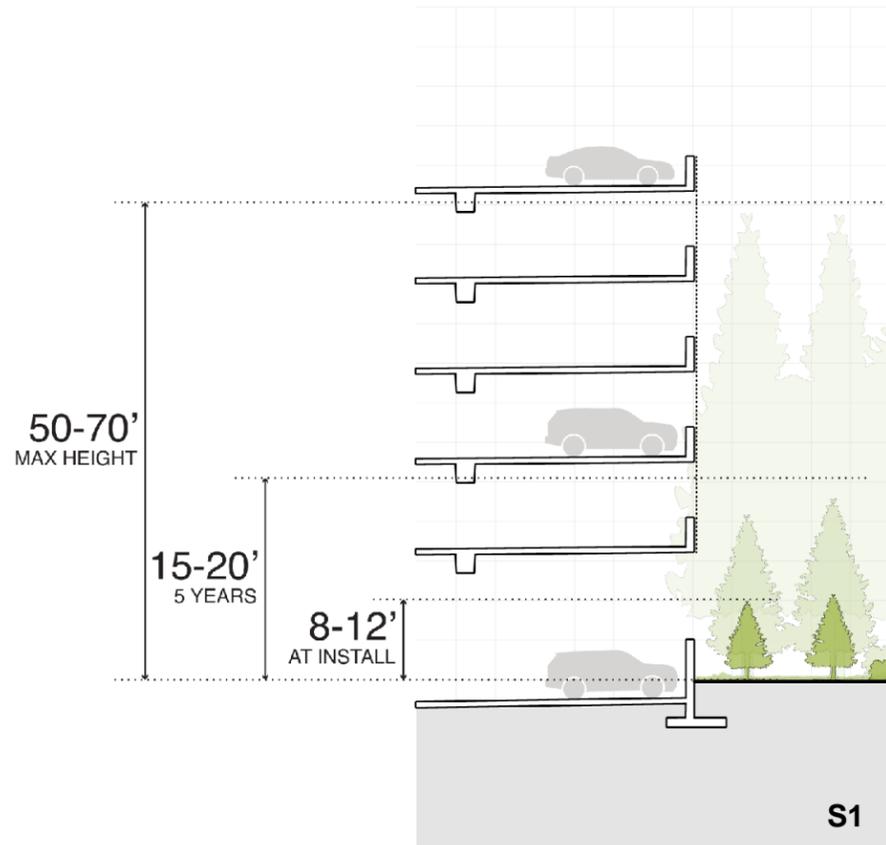
FAST SHRUB SCREEN



LARGE CANOPY TREES



HYBRID ELM AND TULIP POPLAR -  
 14 FEET AT INSTALL / 14 FEET AT INSTALL  
 35-40 FEET IN FIVE YEARS / 25-30 FEET IN FIVE YEARS  
 50-70 FEET MAX HEIGHT / 50-100 FEET MAX HEIGHT

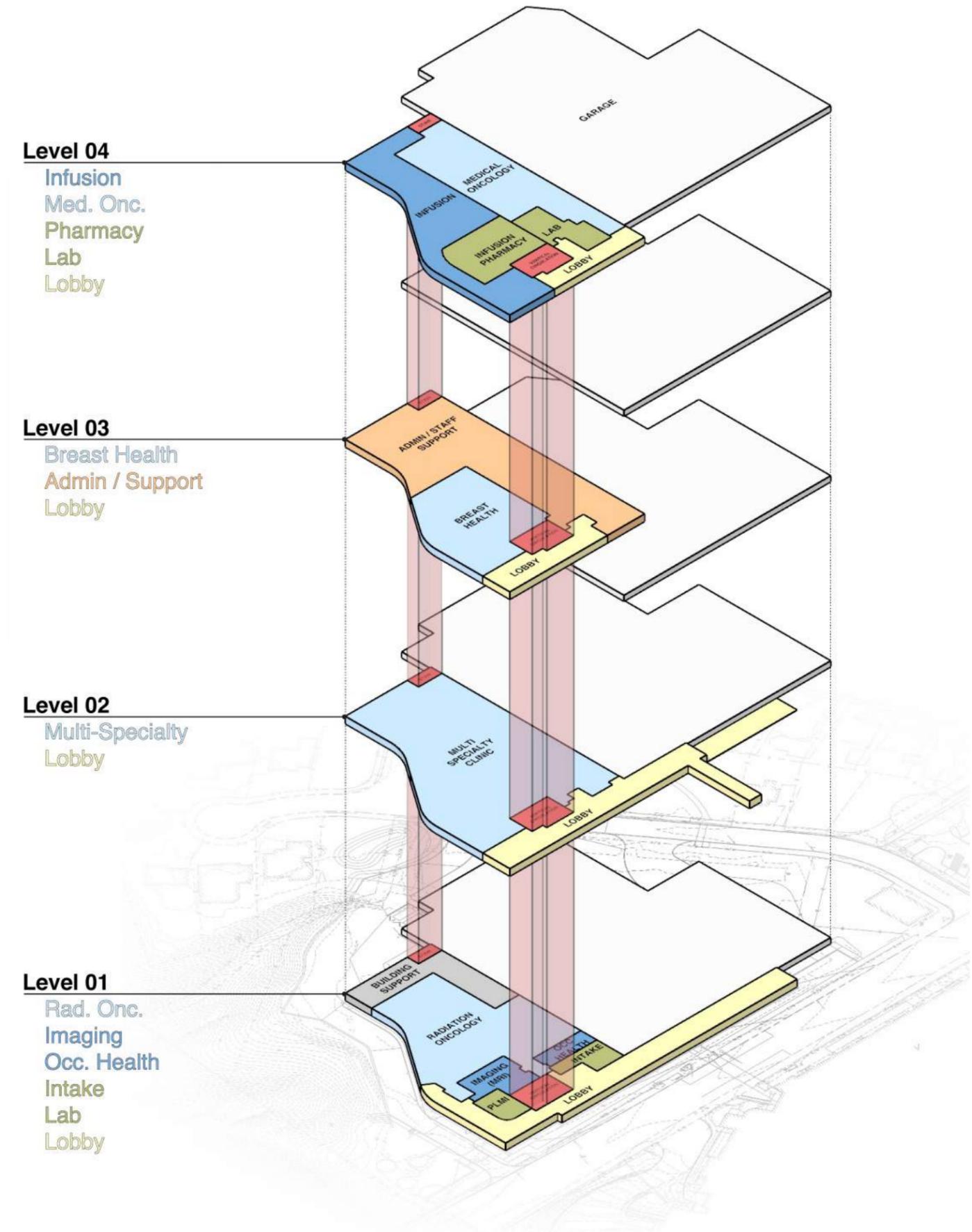
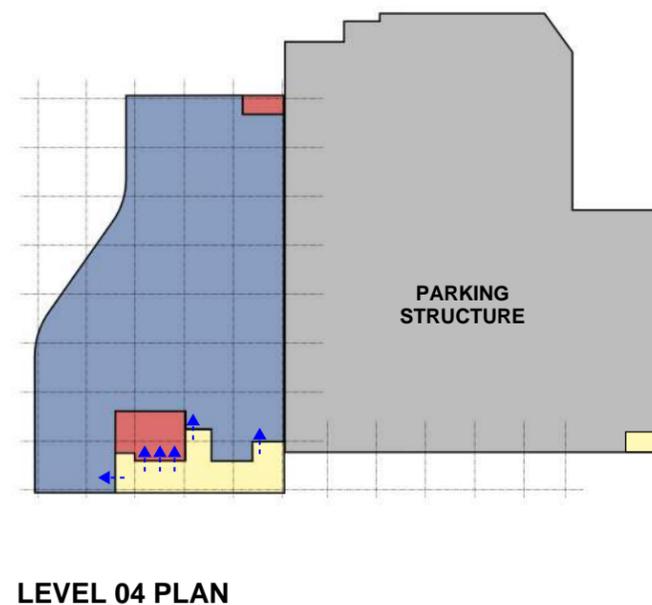
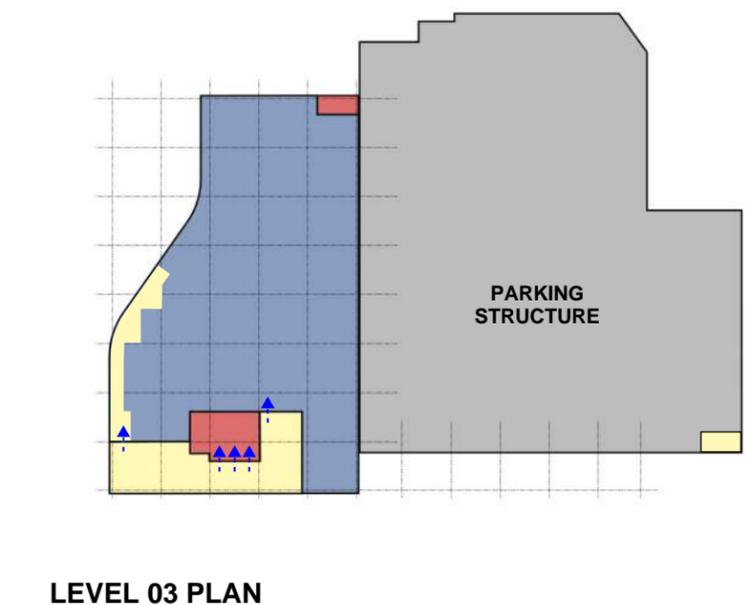
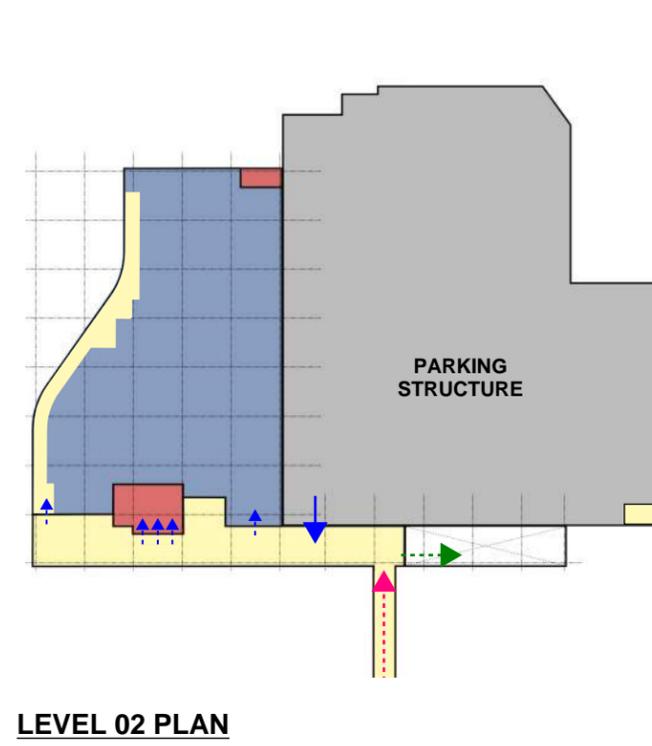


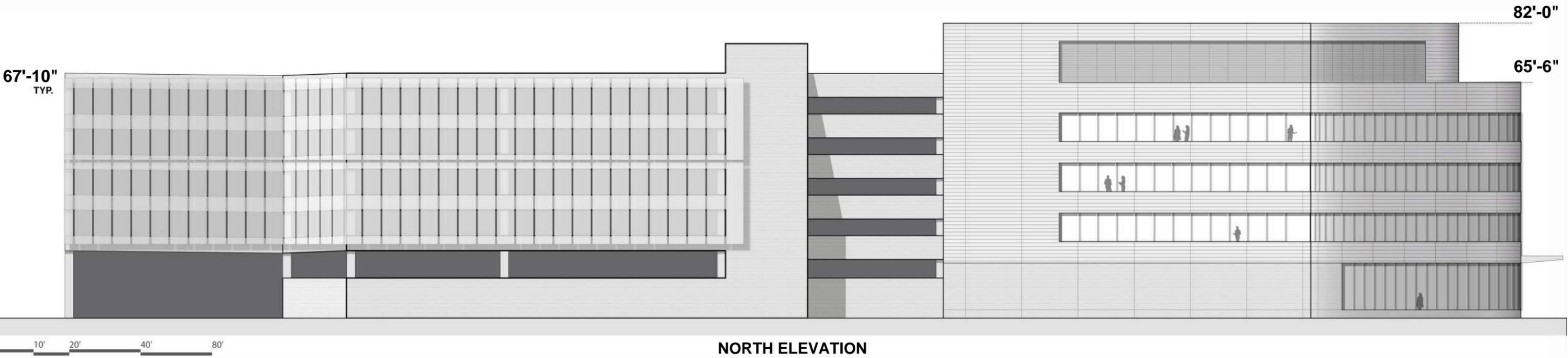
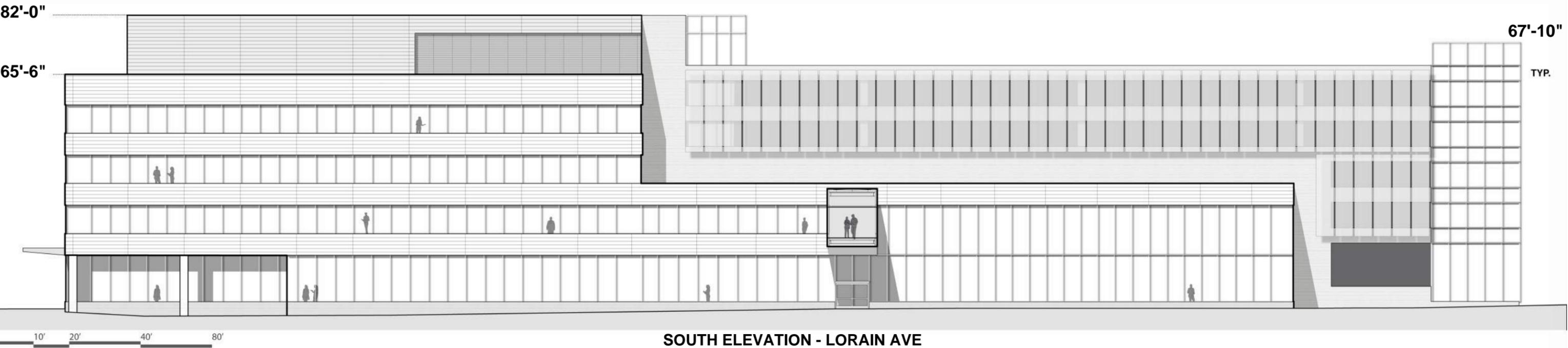
S1

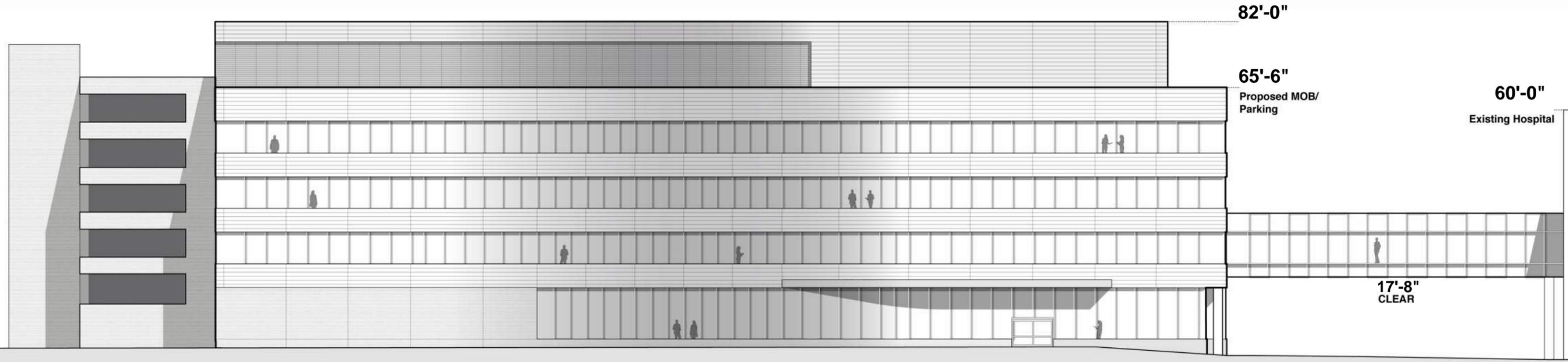


● FAST GROWTH RATE    ● MEDIUM GROWTH RATE    ● SLOW GROWTH RATE

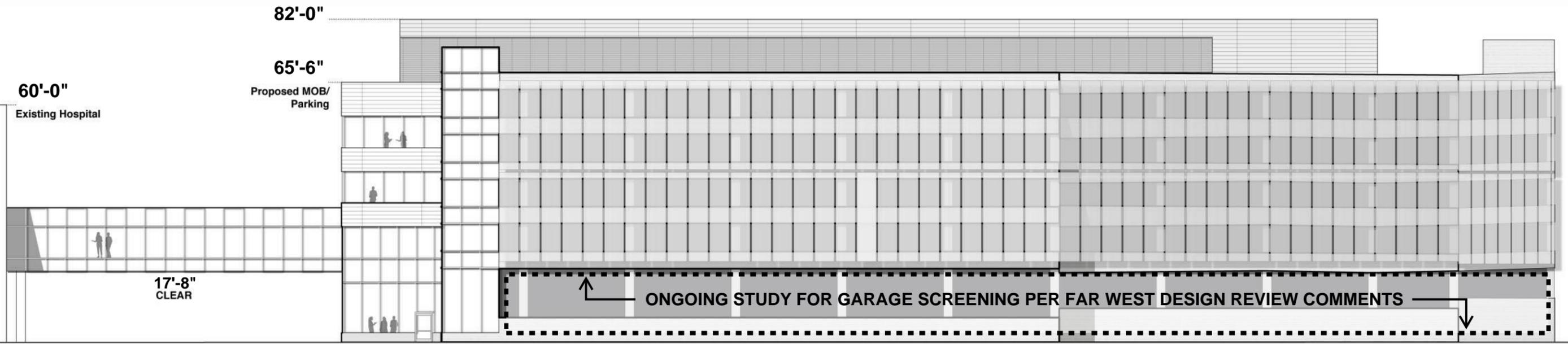
- PUBLIC CIRCULATION
- CLINICAL / ADMIN / SUPPORT
- VERTICAL CIRCULATION
- PEDESTRIAN TRAFFIC
- ENTRY FROM LOBBY
- SKYWALK BRIDGE
- SERVICE TRAFFIC
- LOBBY STAIR
- GARAGE ENTRY







WEST ELEVATION



EAST ELEVATION

BUILDING ELEVATION - EAST / WEST



01 PREFINISHED METAL PANEL - METALIC FINISH



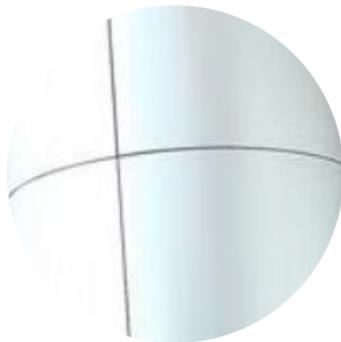
02 SSG INSULATED GLASS - W / FRIT



03 SSG INSULATED GLASS - NEUTRAL



04 PRECAST CONCRETE



05 PREFINISHED METAL PANEL - METALIC FINISH





01 PREFINISHED METAL PANEL - METALIC FINISH



02 SSG INSULATED GLASS - NEUTRAL W/ FRIT



03 PES / PTFE MESH SCREEN



04 PRECAST CONCRETE



05 CAST-IN-PLACE CONCRETE





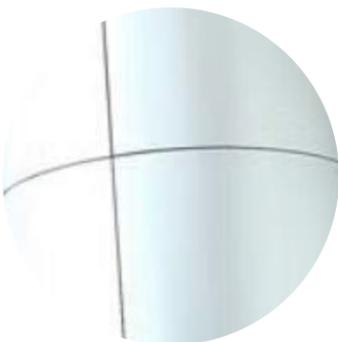
01 PREFINISHED METAL PANEL - METALIC FINISH



02 SSG INSULATED VISION GLASS - W/ FRIT



03 SSG INSULATED SPANDREL GLASS



04 PREFINISHED METAL -METALIC FINISH



05 PREFINISHED METAL LOUVER - METALIC FINISH



**CCF design guidelines define the use of bird-safe glass at Hospital, FHCs, MOBs, and other owned spaces:**

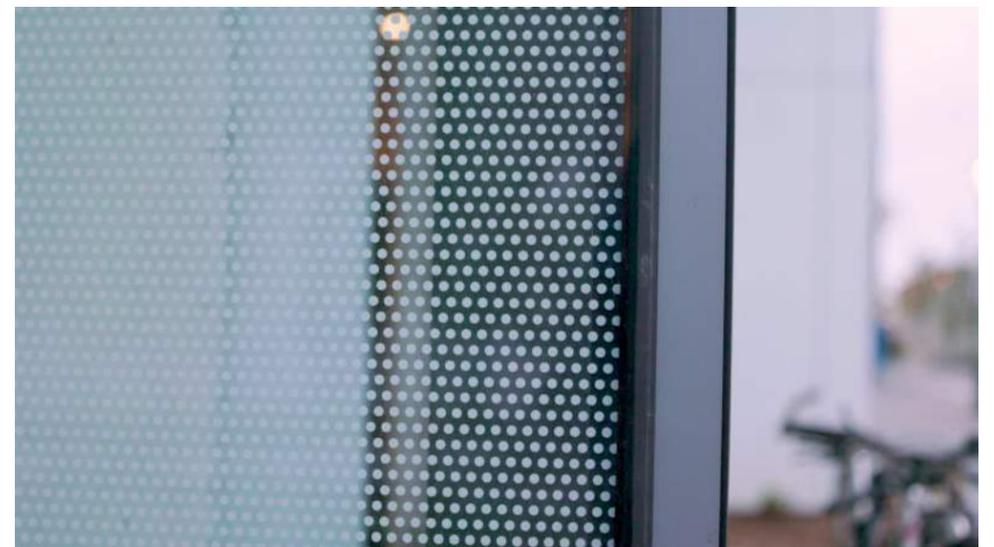
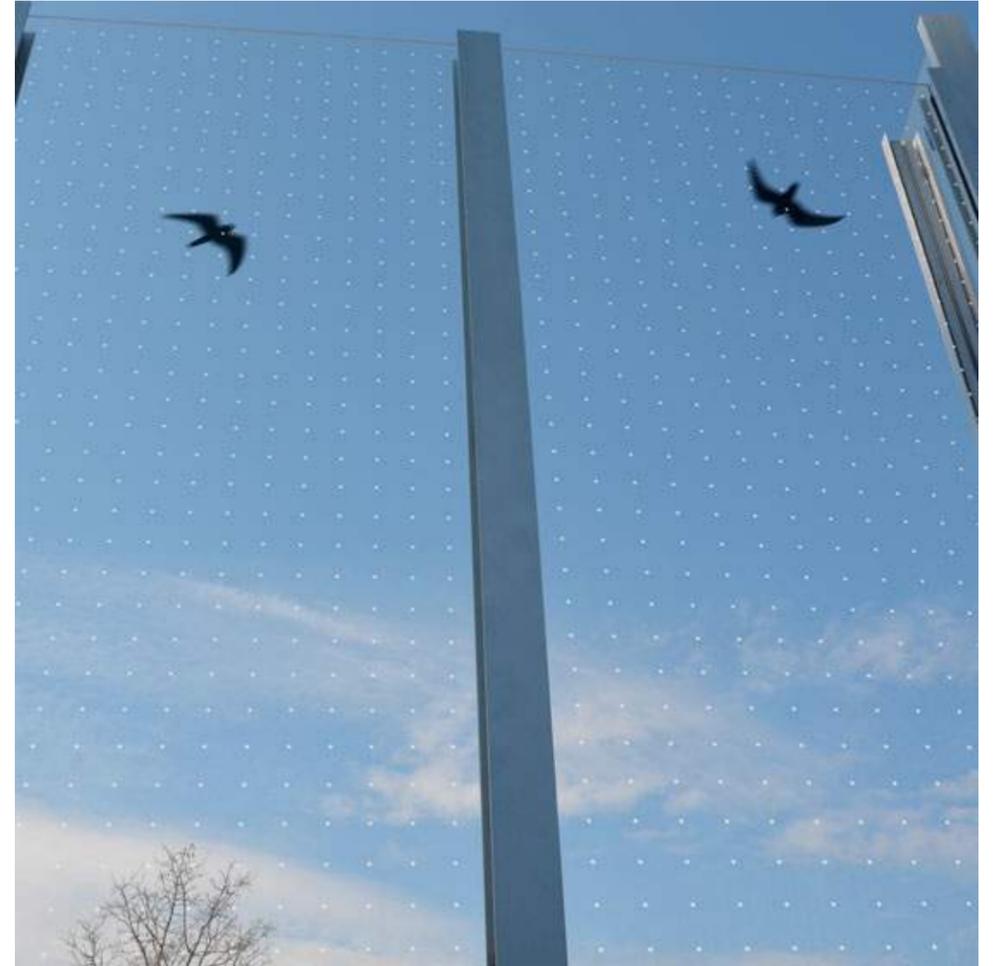
*“Birds impact humans and the environment by helping control insect populations and disperse seeds and bird window strikes are a major factor in the decline of bird populations globally. Bird-safe glass prevents these collisions by making glass visible to birds while transparent for people.”*

*(CCF Design Guidelines pg. 326)*

**Prescriptive 2x2 Pattern Rule: Threat Factor 20**

*The 2x2 Rule indicates developing patterns with lines or shapes spaced no more than 2” apart can deter collisions.*

*(American Bird Conservancy Prescriptive Rating Guidelines for Bird-friendly Materials 2023)*



**2X2 Example 1**

Pattern: 1/8” Lines, 2” On-Center Horizontal or Vertical (Print #2824), 6% Coverage



**2X2 Example 2**

Pattern: 1/4” Dots, 2” Inline (Print #51777), 1% Coverage



**2X2 Example 3**

Pattern: 1/4” Dots, 2x2 Staggered (Print #51767), 1% Coverage

**WHY PES MESH:**

POLYVINYL COATED POLYESTER (PES) VENTILATED FABRIC MESH WITH PROTECTIVE COATING. EASY TO CLEAN.

THIS MATERIAL IS APPROPRIATE FOR THIS CLIMATE AND PROVIDES SCREENING / PRIVACY SUITABLE FOR THIS PROJECT APPLICATION.

THIS MESH HAS BEEN USED IN AND AROUND CLEVELAND ON OTHER PROJECTS PREVIOUSLY APPROVED / BUILT / UNDER CONSTRUCTION.

**APPLICATIONS:**

MOST COMMON AND ECONOMICAL SCREENING TYPE FOR VENTILATED FACADE SCREENS TO PROVIDE SHADING/SCREENING, LOWER HEAT GAIN, MAINTAIN VIEWS OUT, AND MAINTAIN OPEN AIRFLOW.

**LIFESPAN:**

20+ YEAR LIFESPAN



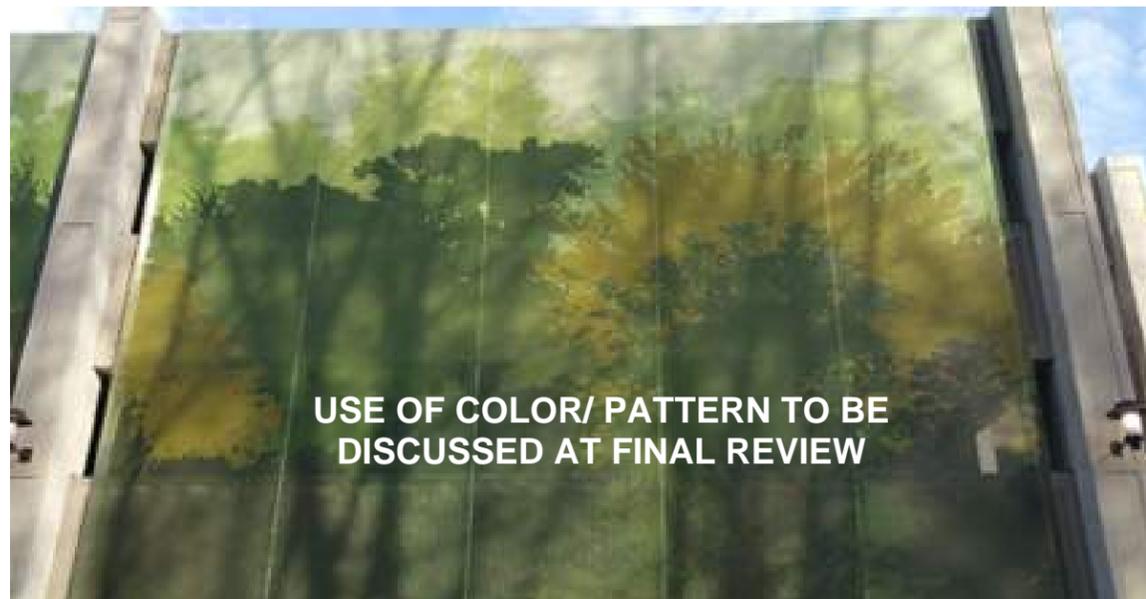
Select FlexFacade Installations, Great Lakes Region



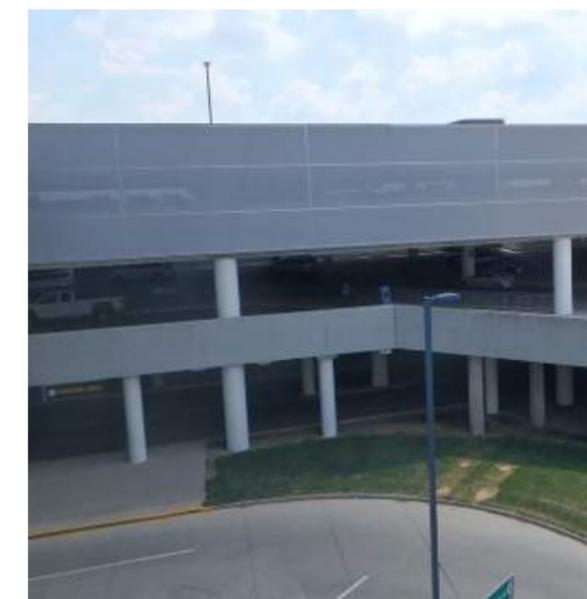
The Artisan, Cleveland OH, 2023



Studio Park Garage, Grand Rapids MI



Crocker Park, Westlake OH, 2015



John Glenn Int. Airport, Columbus OH







\*LANDSCAPE SHOWS 5 YEAR GROWTH.  
SEE LANDSCAPE PLAN.



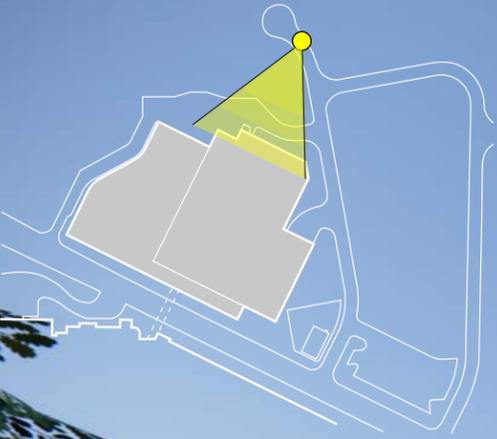
\*LANDSCAPE SHOWS MATURE GROWTH.  
SEE LANDSCAPE PLAN.





\*LANDSCAPE SHOWS 5 YEAR GROWTH.  
SEE LANDSCAPE PLAN.





\*LANDSCAPE SHOWS MATURE GROWTH.  
SEE LANDSCAPE PLAN.









# REQUIREMENT CHECKLIST

## Schematic Approval (conceptual plus):

- Placement and configurations of footprints, site layout, structure massing, general texture, and design of facades*
- *Illustrative Renderings*
  - *Furnishings and Site Amenities*
  - *Conceptual Landscape and/or Streetscape Plan*
  - *Storm Water Management Plan*

## Final Approval (schematic plus):

- *Signage Plan*
- *Lighting Plan*
- *Material, Color and Finish Samples and Lists*
- *Final Landscape and/or Streetscape Plan (with plant list)*

## Items which will be fully addressed in Final Design Development Presentation

- *Detailed landscape plan including plant species, design, and detail as a result of community input*
- *Final lighting plan with photometric study showing light levels at garage*
- *Final material selections*
- *Final parking garage screening design, color use, base materiality*
- *Signage plan including potential artwork & gateway considerations*



Every life deserves world class care.

# Cleveland City Planning Commission

## Staff Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

May 2, 2025

## **FW2024-14** – Cleveland Clinic Fairview Hospital Expansion

May 2, 2025

CPC postponed this item on 4/4/25 for the applicant to respond to the local design review committee's conditions, develop a full campus plan, complete a traffic study for egress on Lorain rather than 179th, and a wildlife impact study.

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## **FW2024-14** – Cleveland Clinic Fairview Hospital Expansion

May 2, 2025

FWDRAC gave schematic approval with conditions on 4/2/25:

- Materials – Warmer color palette needed. Too much white and grey currently.
  - Parking garage screening – Metal panels or thermally modified wood, screen with public art.
  - Screen the first floor of the garage using same materials and further study the eastern elevation to be softened.
  - Lorain Avenue green space – Support green space over parking lot. Space should take cues from proposed Healing Garden and be developed further.
  - Landscape plan – Add a double row of trees along Lorain Avenue green space. Buffer zone needs to be maximized to protect residential neighborhood. Full landscape plan needed.
  - Pedestrian bridge on Lorain– public art or "gateway" signage needed
  - Full photometric lighting plan needed.
  - Streetscape – Further develop. Show types of amenities for bus shelters, bike racks, trash cans, seating etc
  - Massing – Further study breaking up Lorain facade massing; facade feels too long
  - Wayfinding – street level wayfinding needed to navigate entire campus. Show examples.
  - Circulation – Further investigation into how this space will function for pedestrians and the overall experience.
-

## **FW2024-14** – Cleveland Clinic Fairview Hospital Expansion

May 2, 2025

7 Residents submitted Public Comments in opposition to this project, citing:

- Overwhelming Scale & Massing of Structures
  - Lack of Long-Term Transparency & Commitment to Residential Integrity
  - Traffic & Safety Impact on Residential Streets
  - Noise, Light, and Environmental Disruptions
  - Failure to Meet High Standards of Site Planning
-

## **FW2024-14** – Cleveland Clinic Fairview Hospital Expansion

May 2, 2025

CPC Staff recommends approval with the following conditions:

- Lot C be preserved as green space and further developed with community in conjunction with adjacent green space to the north
  - Pedestrian bridge be used as a gateway opportunity
  - Parking garage be screened using durable materials
  - Study opportunities for additional public art on the campus
  - Study street level wayfinding of campus
-

**FW2025-05** – Cleveland Clinic FHC & Moll Center Demolition

May 2, 2025

Project Address: 18200 Lorain Ave

Type: Demolition

Project Representative: Richard Stuckey, Cannon Design

Approval: Final

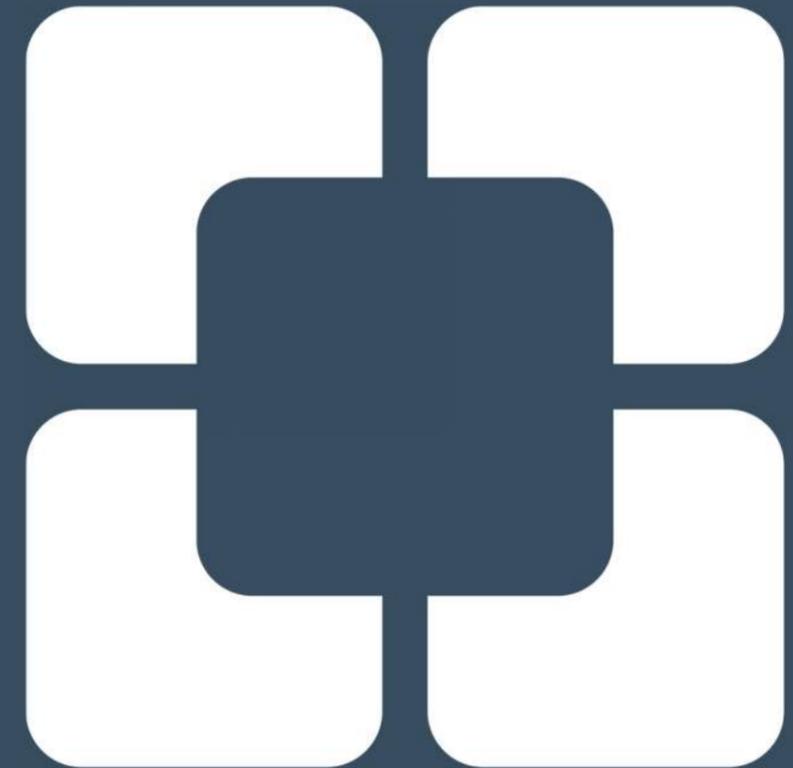
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**Ward 17 – Councilmember Slife**

**SPA: Kamm’s**

# CLEVELAND CLINIC FAIRVIEW HOSPITAL NORTH CAMPUS EXPANSION

FHC / MOLL CENTER DEMOLITION PERMIT



MAY 2, 2025





**PHASING KEY**

**EXISTING CONDITION:**  
-EXISTING CURRENT STATE

**PHASE 1 DEMOLITION:**  
-DEMO FAMILY MEDICINE AND ADJACENT PARKING  
-NEW CURB CUT ON 179TH  
-PLANT INITIAL VEGETATION

**PHASE 1 CONSTRUCTION:**  
-BUILD MOB/CC  
-NEW ACCESS ROAD WITH CURB CUTS  
-CONSTRUCT RETAINING WALL

**PHASE 2 DEMOLITION:**  
-DEMO MOLL CENTER AND ADJACENT PARKING

**PHASE 2 CONSTRUCTION:**  
-BUILD NEW PARKING STRUCTURE  
-BUILD NEW MOB LOBBY EXTENTION  
-BUILD CONNECTOR BRIDGE

**PHASE 2 COMPLETED:**  
-PARKING GARAGE & BRIDGE COMPLETE  
-DEMO LOT C SURFACE PARKING  
-EXTEND BUFFER ZONE TO LORAIN

**PHASE 3 DEMOLITION:**  
-DEMO OF EXISTING MOB AND GARAGE

**PHASE 3 COMPLETED:**  
-NEW SURFACE LOT COMPLETE





**PHASING KEY**

**EXISTING CONDITION:**

-EXISTING CURRENT STATE

**PHASE 1 DEMOLITION:**

-DEMO FAMILY MEDICINE AND ADJACENT PARKING.  
 -NEW CURB CUT ON 179TH  
 -PLANT INITIAL VEGETATION

**PHASE 1 CONSTRUCTION:**

-BUILD MOB/CC  
 -NEW ACCESS ROAD WITH CURB CUTS  
 -CONSTRUCT RETAINING WALL

**PHASE 2 DEMOLITION:**

-DEMO MOLL CENTER AND ADJACENT PARKING

**PHASE 2 CONSTRUCTION:**

-BUILD NEW PARKING STRUCTURE  
 -BUILD NEW MOB LOBBY EXTENTION  
 -BUILD CONNECTOR BRIDGE

**PHASE 2 COMPLETED:**

-PARKING GARAGE & BRIDGE COMPLETE  
 -DEMO LOT C SURFACE PARKING  
 -EXTEND BUFFER ZONE TO LORAIN

**PHASE 3 DEMOLITION:**

-DEMO OF EXISTING MOB AND GARAGE

**PHASE 3 COMPLETED:**

-NEW SURFACE LOT COMPLETE





**PHASING KEY**

- EXISTING CONDITION:**  
-EXISTING CURRENT STATE
- PHASE 1 DEMOLITION:**  
-DEMO FAMILY MEDICINE AND ADJACENT PARKING  
-NEW CURB CUT ON 179TH  
-PLANT INITIAL VEGETATION
- PHASE 1 CONSTRUCTION:**  
-BUILD MOB/CC  
-NEW ACCESS ROAD WITH CURB CUTS  
-CONSTRUCT RETAINING WALL
- PHASE 2 DEMOLITION:**  
-DEMO MOLL CENTER AND ADJACENT PARKING
- PHASE 2 CONSTRUCTION:**  
-BUILD NEW PARKING STRUCTURE  
-BUILD NEW MOB LOBBY EXTENTION  
-BUILD CONNECTOR BRIDGE
- PHASE 2 COMPLETED:**  
-PARKING GARAGE & BRIDGE COMPLETE  
-DEMO LOT C SURFACE PARKING  
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FOOTPRINT OF MOLL DEMO.

DEMO LOT AFTER CONSTRUCTION COMPLETE. FUTURE BUFFER ZONE.





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Every life deserves world class care.

# Cleveland City Planning Commission

## Staff Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

May 2, 2025

## **FW2025-05** – Cleveland Clinic FHC & Moll Center Demolition

May 2, 2025

FWDRAC gave final approval with conditions on 4/2/25:

- Temporary signage be posted by Cleveland Clinic to dissuade any contractors from parking on residential streets
- Work with City Traffic Commissioner to see if West 179th/Allen Ave can be closed during construction to avoid intrusion to residential neighborhood.

CPC postponed this item on 4/4/25 as it is tied to FW2024-14 which was also postponed.

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# Cleveland City Planning Commission

## Special Presentations – Public Art

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

May 2, 2025

**DF2025-016** – Canal Basin Park Mural and Towpath Sign

May 2, 2025

Project Address: 908 West Street

Type: Public Art / Signage

Project Representative: Jay Rauschenbach, MOCAP

Approval: Final

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**Ward 3 – Councilmember McCormack** | **SPA: Cuyahoga Valley**



CITY OF CLEVELAND  
Mayor Justin M. Bibb

# Canal Basin Park Interpretive Mural & Towpath Trail Map

May 2, 2025



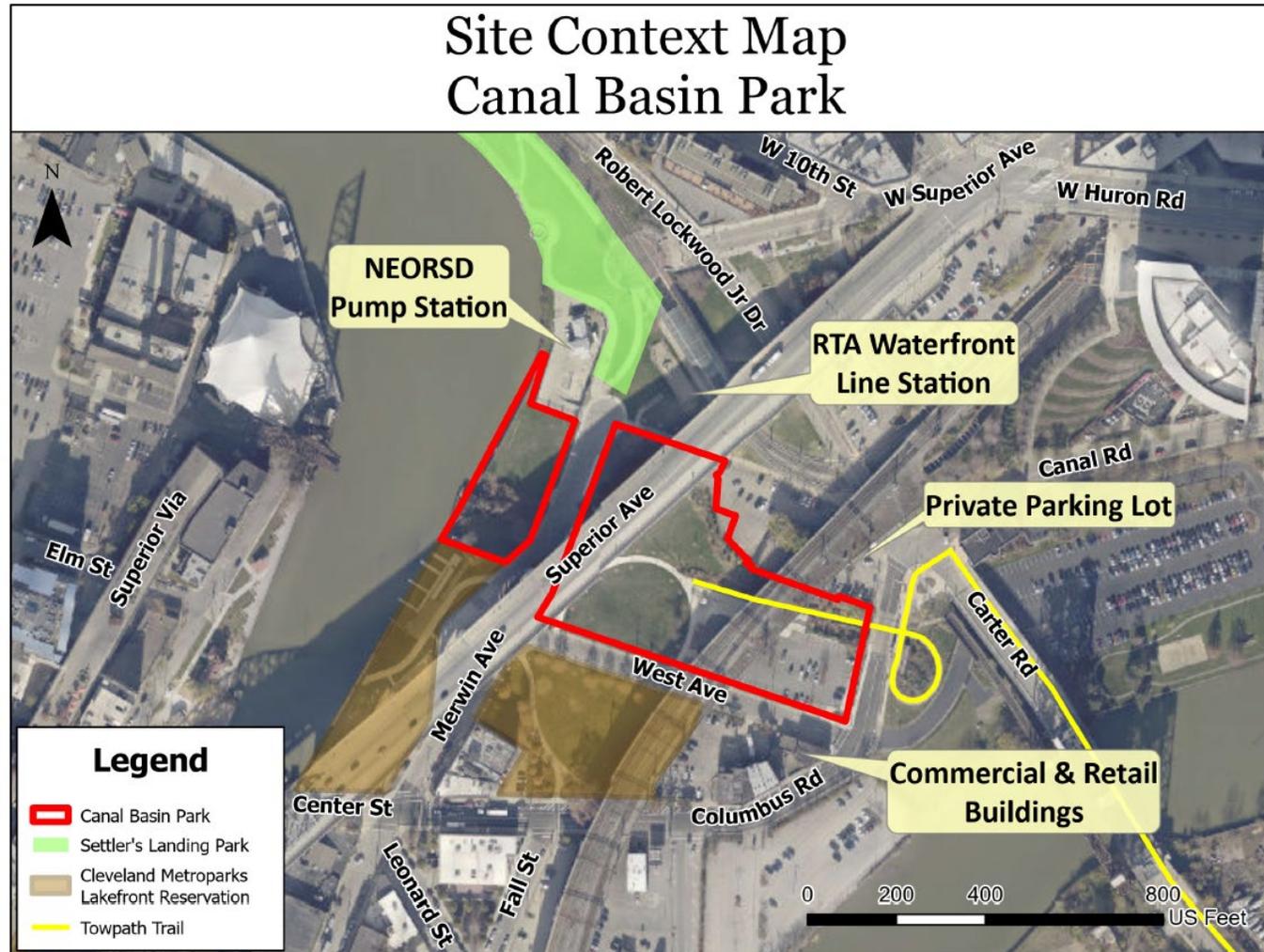
# Project Context

## District Level



# Project Context

## Site Level



# Project History

## Initial Improvements to Canal Basin Park

### 2020/Late 2021

- Construction

### July 2022

- Opened to the public

### Improvements

- Existing parking lot was reduced in size and converted to green space; remaining parking lot was renovated and EV charging stations were added
- New sidewalks were introduced, including a semi-circle in the park and seating steps between the parking lot and Towpath Trail
- Bicycle racks and an informational kiosk with small panels were added
- However, no additional interpretive or navigational signage provided



# Project History

## Initial Improvements to Canal Basin Park

### March 2023

- MOCAP submits grant application to the Ohio & Erie Canalway Coalition Strategic Initiatives using \$50,000 in city matching funds to provide additional interpretive and navigational signage

### June 2023

- MOCAP awarded \$35,000

### January 2024

- MOCAP, in collaboration with Canalway Partners, releases RFP to procure professional services to deliver interpretive and navigational signage

### Summer 2024

- FireWatch Design is awarded the project to deliver:
  1. Towpath Trail Map
  2. Interpretive Mural



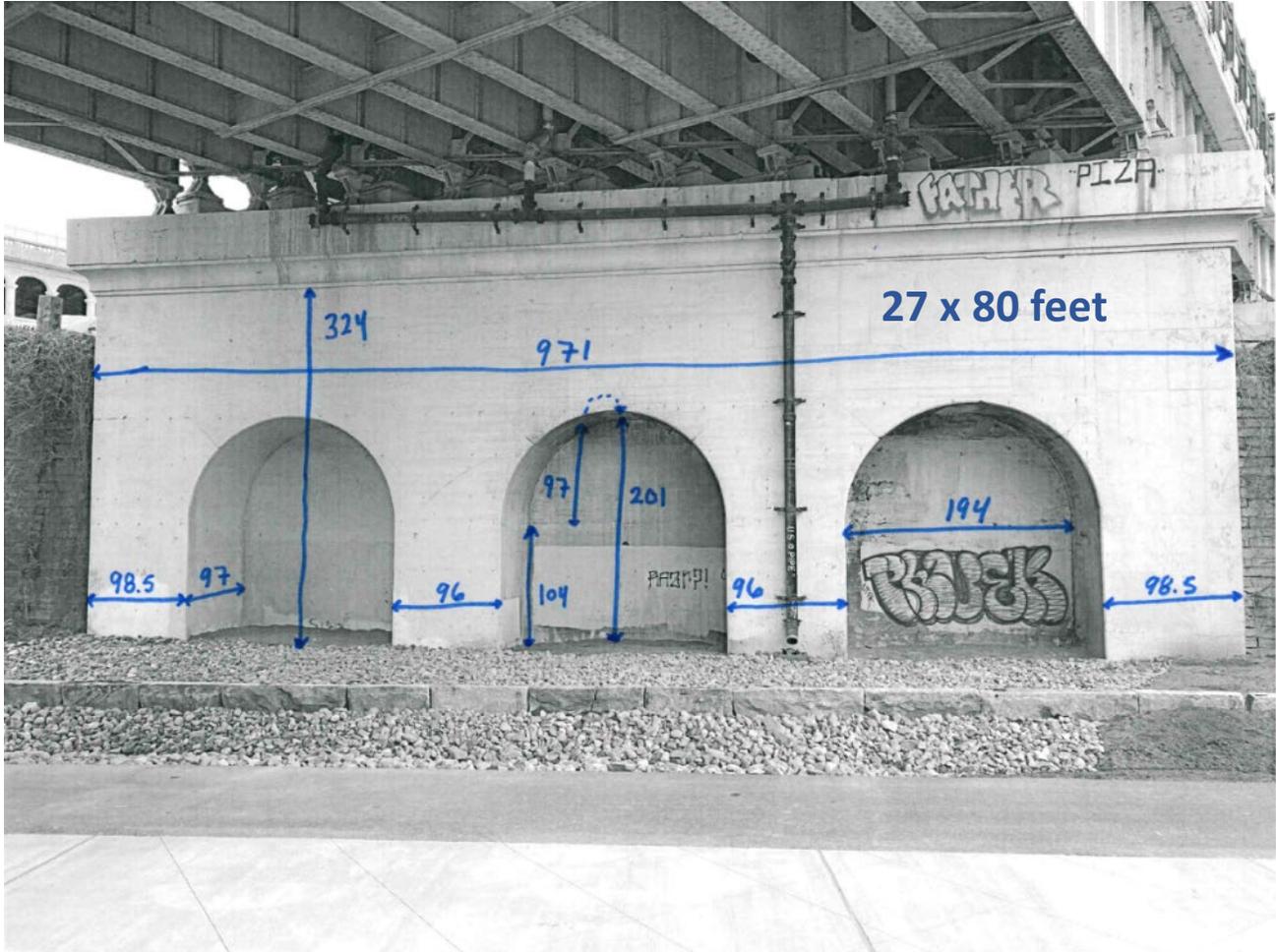
# Interpretive Mural

## Bridge Archways Existing Conditions



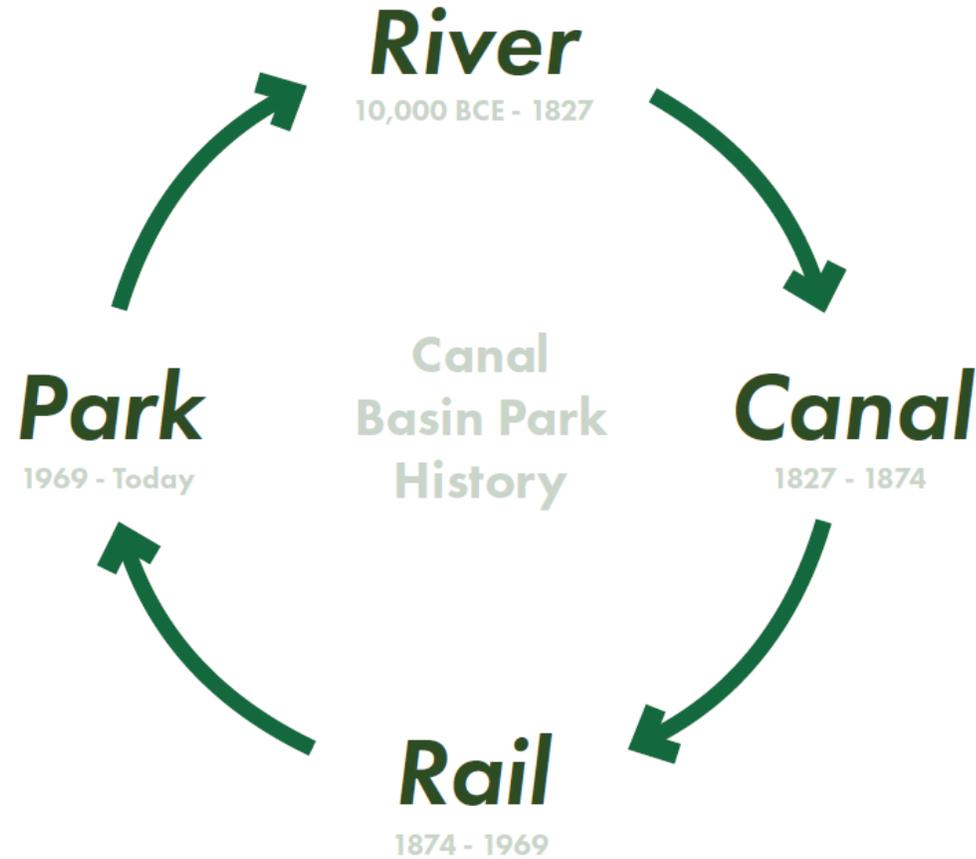
# Interpretive Mural

## Bridge Archways Dimensions



# Interpretive Mural

## Development – Themes



# Interpretive Mural

## Development – Color Palette

BRAND ELEMENTS / COLOR

Canal Basin Park



VIBRANT INDUSTRIAL

**Our color palette reflects the vibrancy of the canal basin's past, present and future.**



# Interpretive Mural

## Development – Typography

BRAND ELEMENTS / TYPOGRAPHY

Canal Basin Park

# Our primary font is Colton.

HEADLINE: COLTON COND. SEMIBOLD

COLTON HAS A TALL **X-HEIGHT** FOR EXCELLENT READABILITY AT DISTANCE

**I**iron

Using a combination of horizontal & vertical terminals along with squarish ovals, it is built with a confident structure that feels so much more than a neutral sans, it feels iconic.

Engineered in 5 widths, compressed to extra wide, and in nine weights, HD Colton features a huge 90 styles that will offer this project the ultimate flexibility and variation in one primary font family.

The black weights will help bring prominence to every outdoor application while the light to mid weights will help tell any story at a smaller size.

PARAGRAPH: COLTON REGULAR



# Interpretive Mural

## Development – Color & Typography



# Interpretive Mural

## Development – Styles

Flat Design



Bold Drawing



Traditional



Sketch



Line & Color



Collage



# Interpretive Mural

## Draft Concepts by FireWatch Design



# Interpretive Mural

Draft Concepts by FireWatch Design



# Interpretive Mural

Draft Concepts by FireWatch Design



# Interpretive Mural

## Draft Concepts by FireWatch Design



# Interpretive Mural

## Draft Concepts by FireWatch Design



# Interpretive Mural

## Draft Concepts by FireWatch Design



# Interpretive Mural

## Draft Concepts by FireWatch Design



# Interpretive Mural

## Artist Selection

### January 2025 – City, Canalway Partners, and FireWatch Design issue RFP

- 64 submissions received
- FireWatch reviews and categorizes into tiers based on pricing, availability, and ability to produce preferred styles

### February 2025

- Top 4 artists are interviewed

### March 2025

- Project is awarded to Kelle Schwab



*Kelle Schwab is a Cleveland-based artist creating bold, narrative-rich paintings and large-scale public murals. Her fine art explores empowered women and archetypes of rebellion—drawing from myth, history, and pop culture to explore themes transformation and resistance. Her murals are immersive and expressive, transforming walls into stories that speak to identity, place, and community.*



# Interpretive Mural

Compilation of Preferred Draft Concepts given to Kelle Schwab



**Cleveland in the Past  
(Our Beginnings/the  
Canal)**

**Cleveland Today  
(Vibrant City)**



**Cleveland in the Future  
(Going Forward/the Trail)**



# Interpretive Mural

## Artist Designs

Option 1A



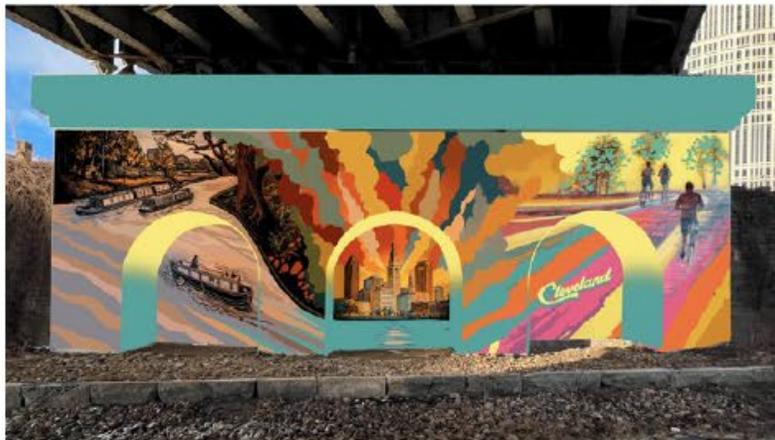
Option 2A



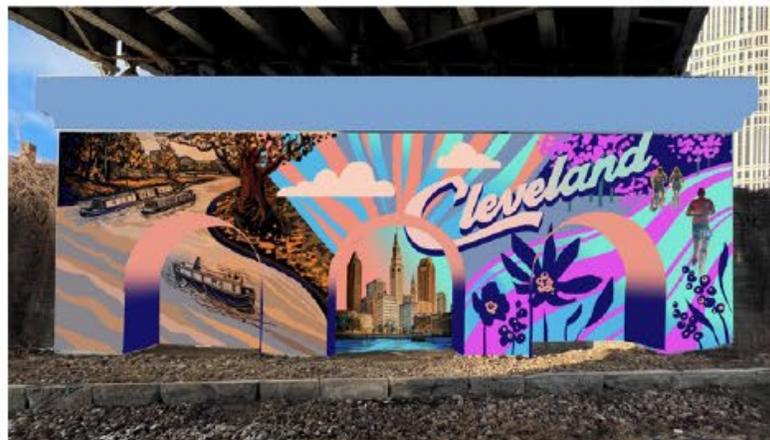
Option 3A



Option 1B



Option 2B

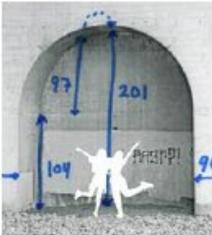
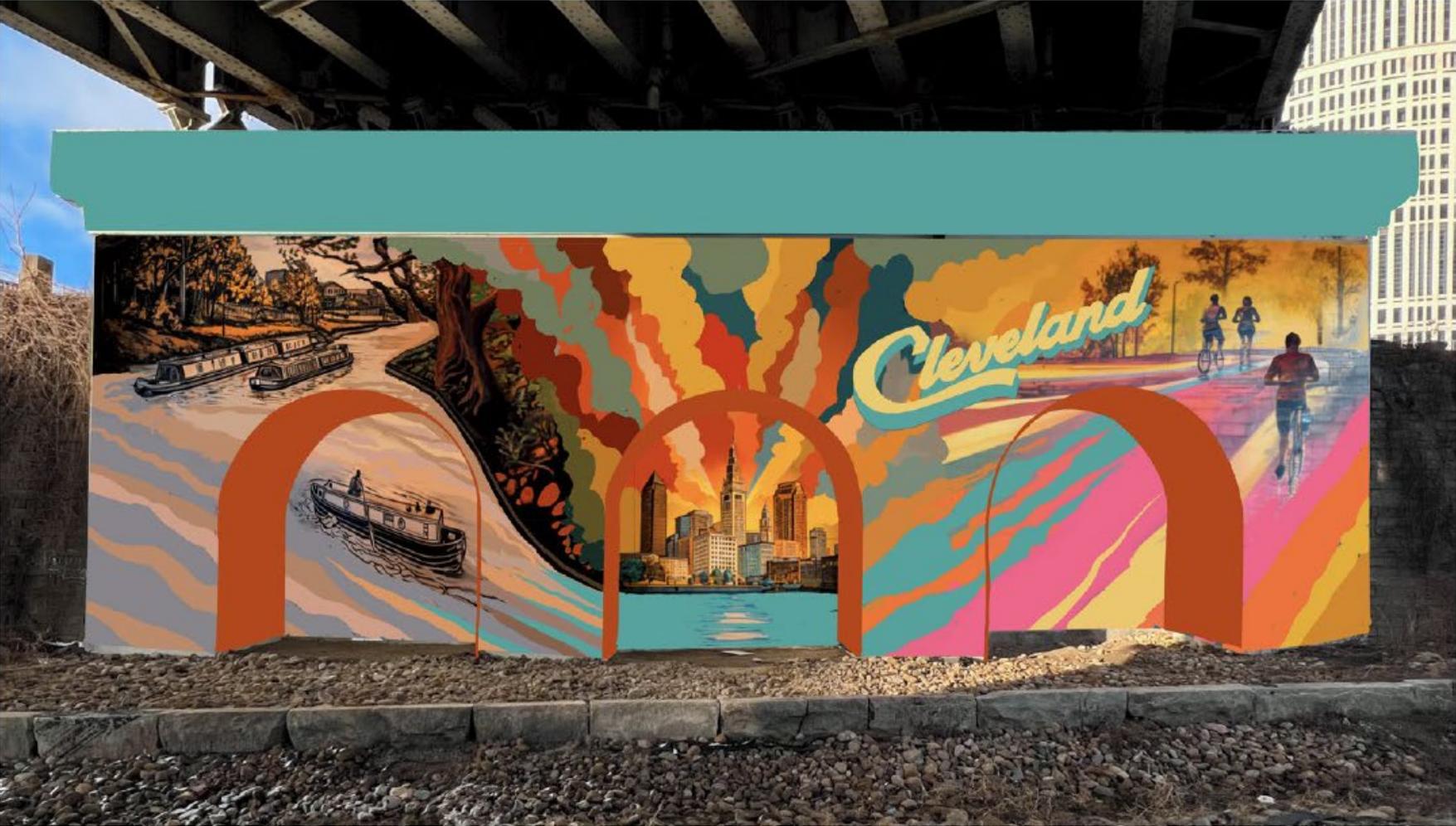


Option 3B



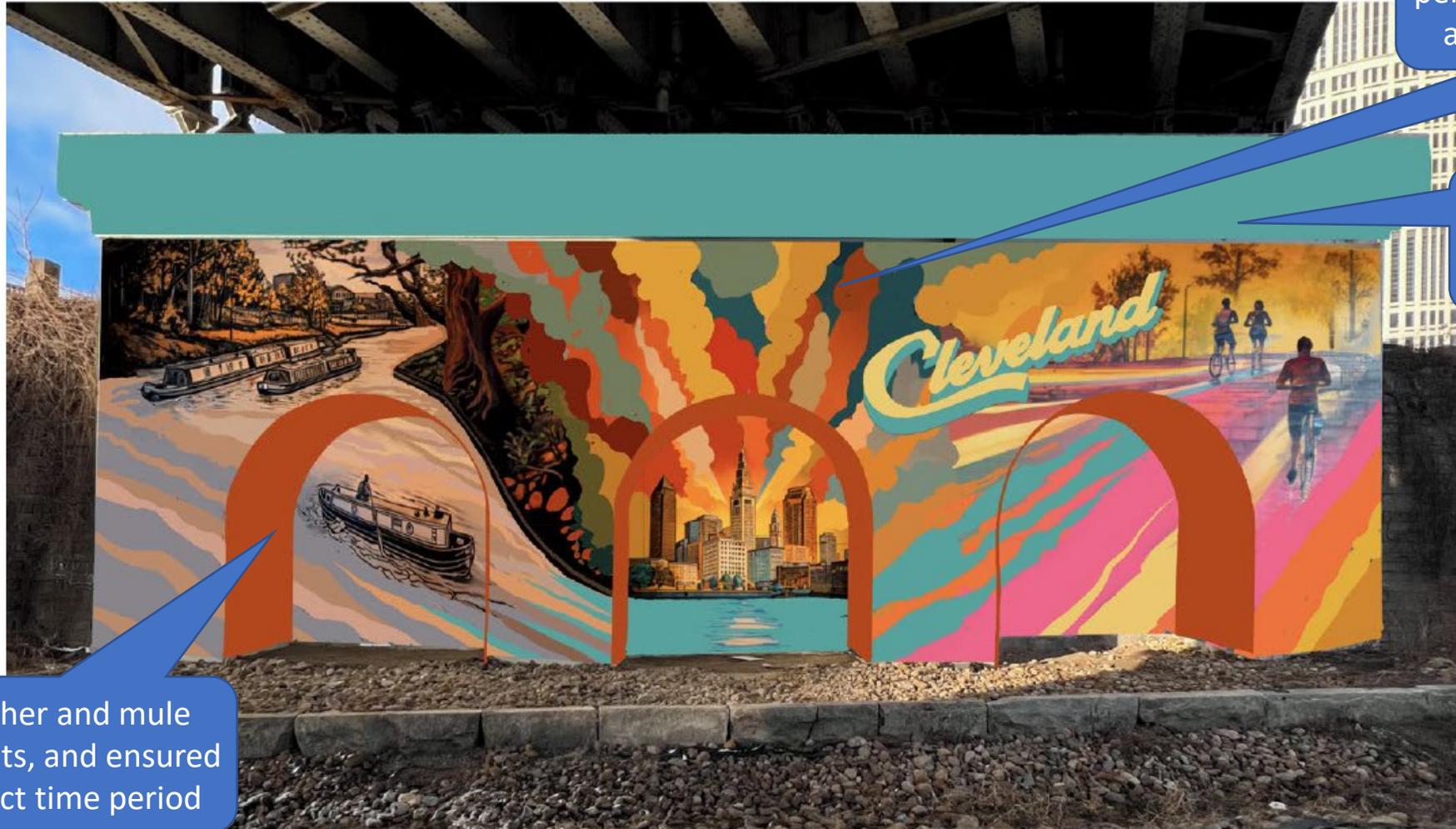
# Interpretive Mural

## Selected Design



# Interpretive Mural

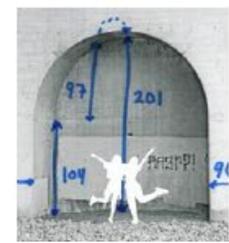
## Selected Design with Notes to Flats/Downtown Design Review



Cleveland skyline changed to perspective from Heritage Park + add freighter + soften clouds

Cleveland changed to "Towpath Trail" in cursive, centered on middle arch

Added tether and mule team to boats, and ensured boats reflect time period

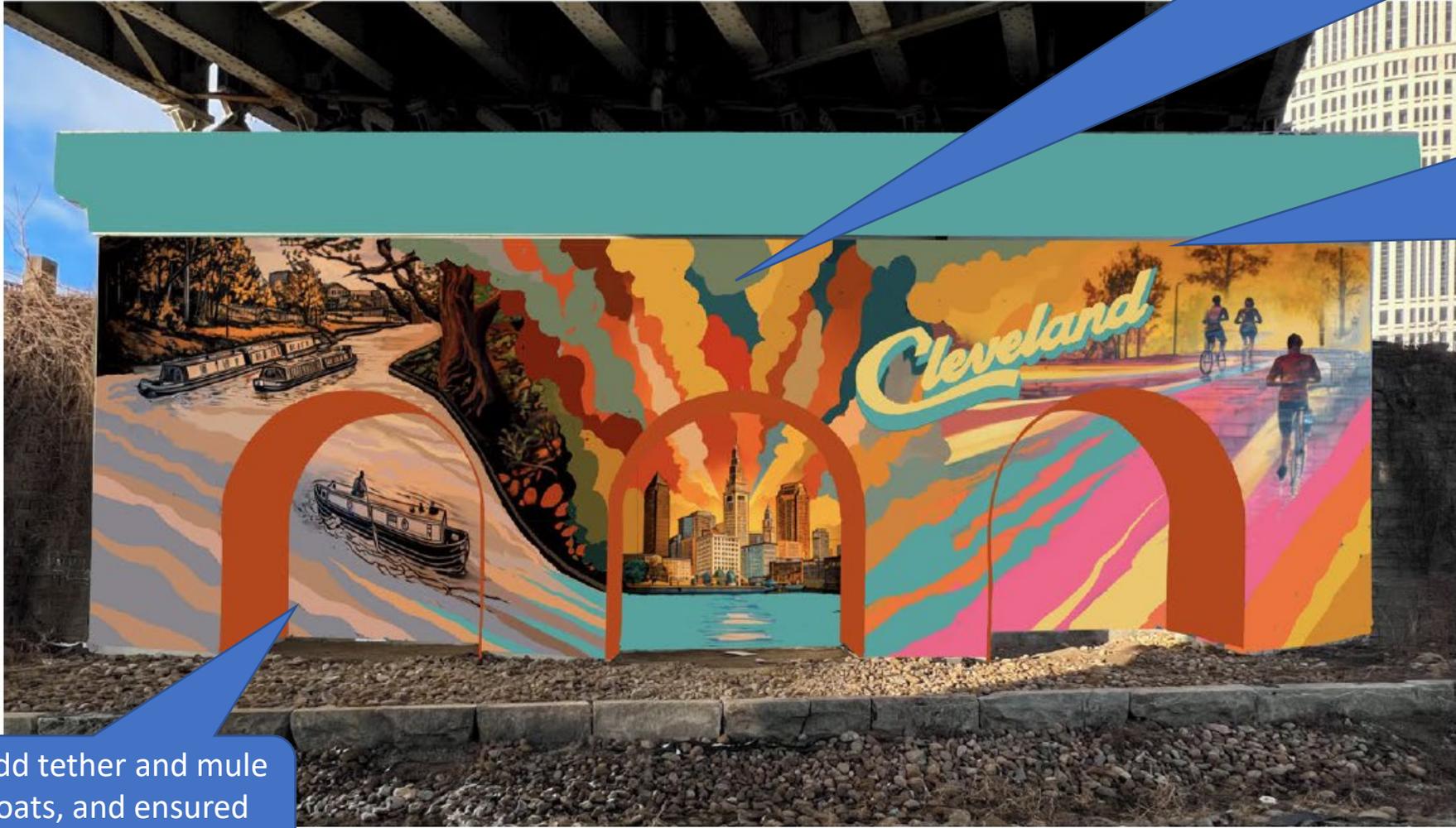


# Interpretive Mural

## Notes from Flats/Downtown Design Review

AGREED: Change Cleveland skyline perspective to Heritage Park; ADDED: Ensure Terminal Tower is centered

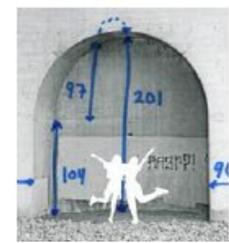
DISAGREED: Soften clouds; keep as is



AGREED: Change Cleveland to "Towpath Trail" in cursive; ADDED: Keep in current location and size

ADDED: Add a smoke stack

AGREED: Add tether and mule team to boats, and ensured boats reflect time period



# Interpretive Mural

## Final Design



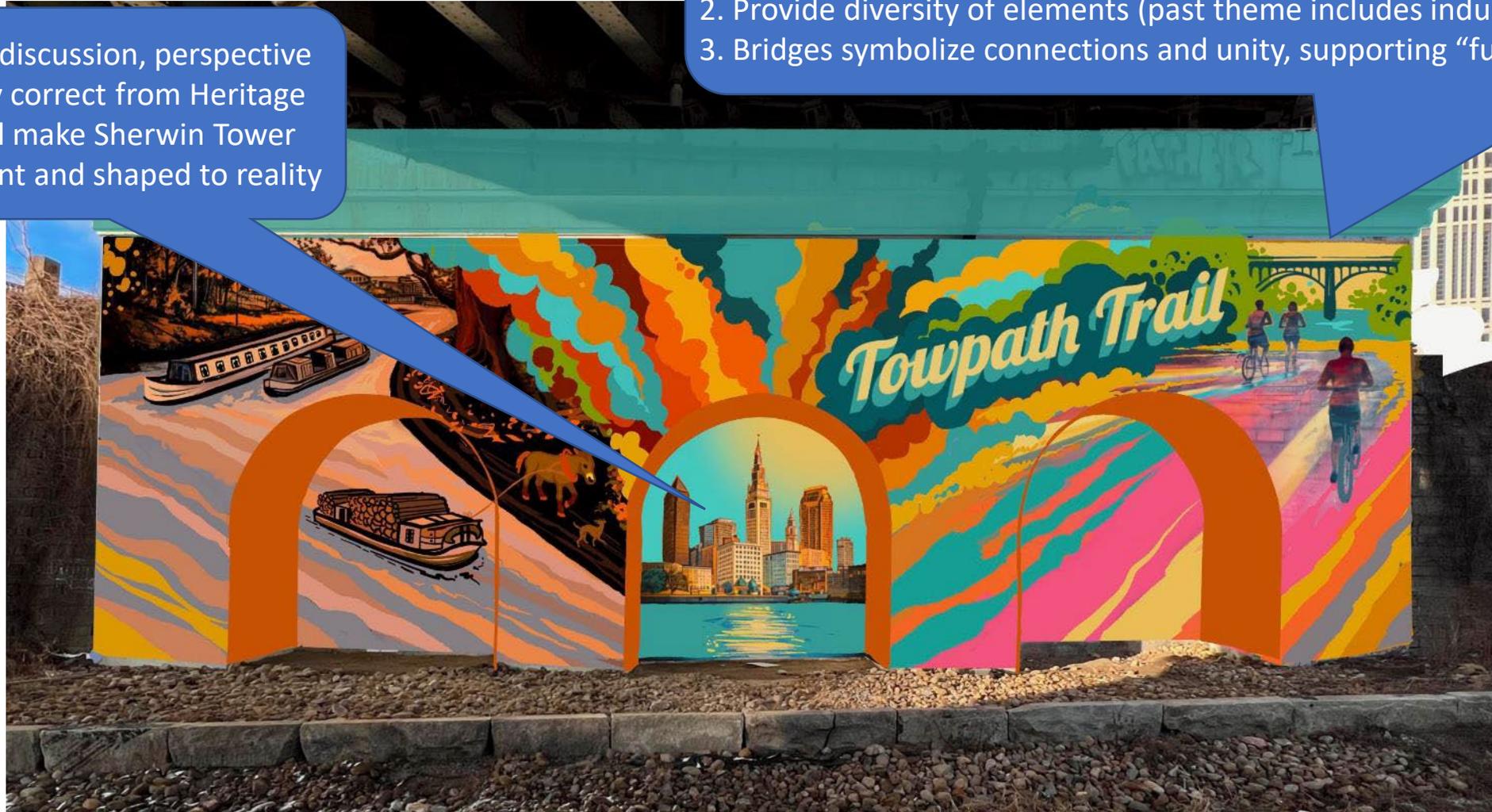
# Interpretive Mural

## Final Design with Notes

Upon further discussion, perspective was generally correct from Heritage Park, but will make Sherwin Tower more prominent and shaped to reality

In lieu of adding a smoke stack, a bridge was added because:

1. Bridges and trees reflect overall Trail experience
2. Provide diversity of elements (past theme includes industry)
3. Bridges symbolize connections and unity, supporting “future” theme



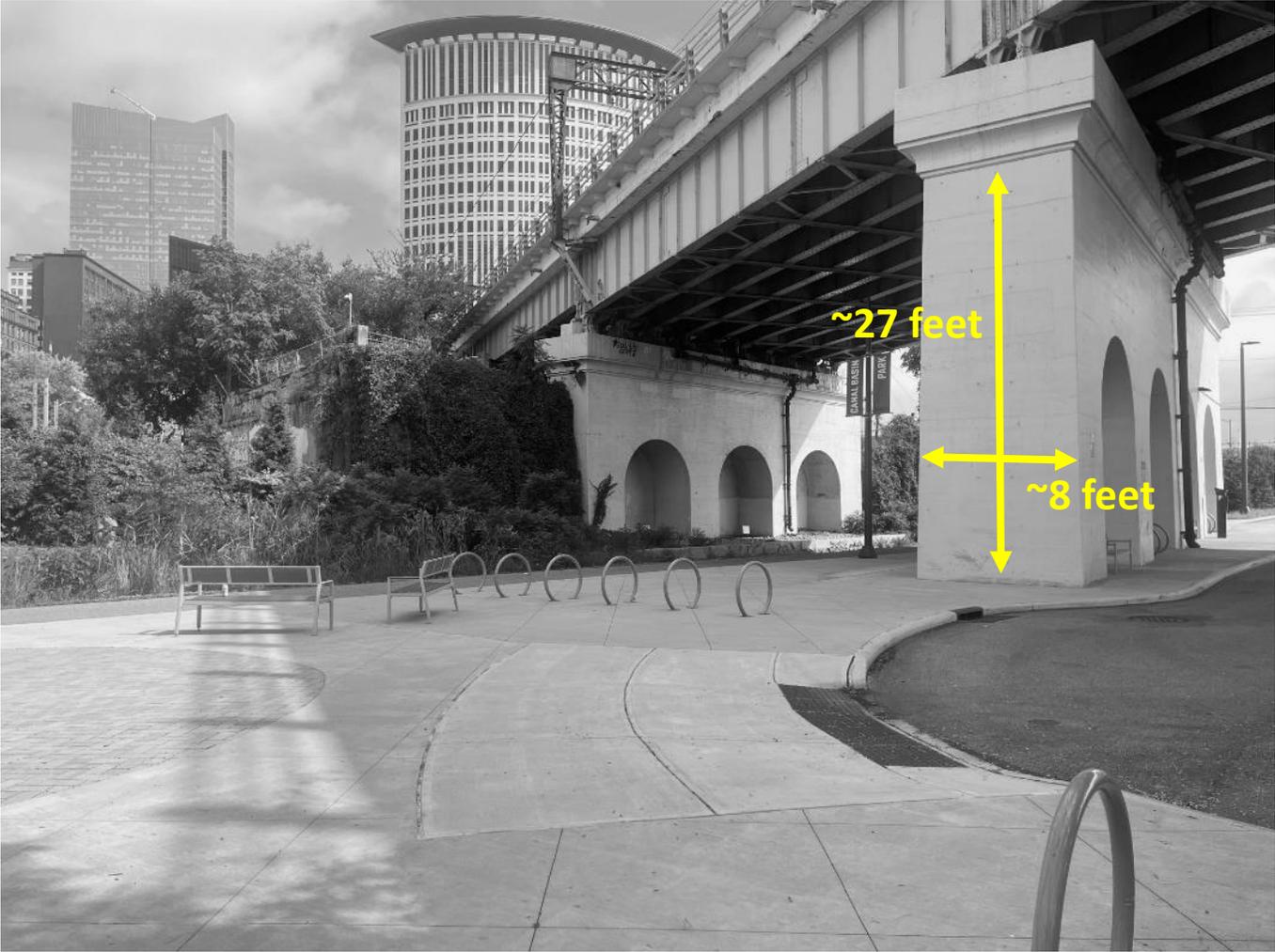
# Towpath Trail Map

## Bridge Column Existing Conditions



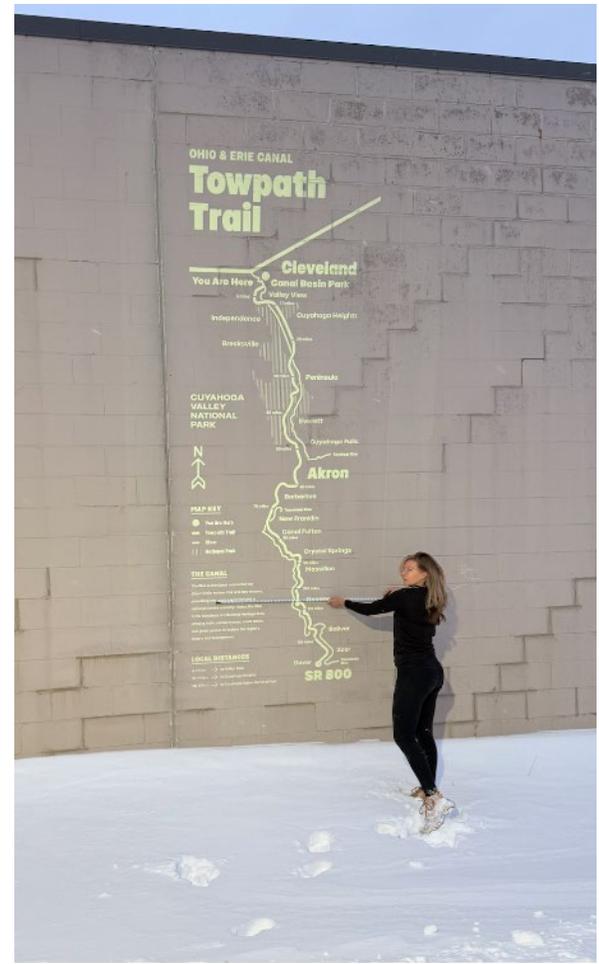
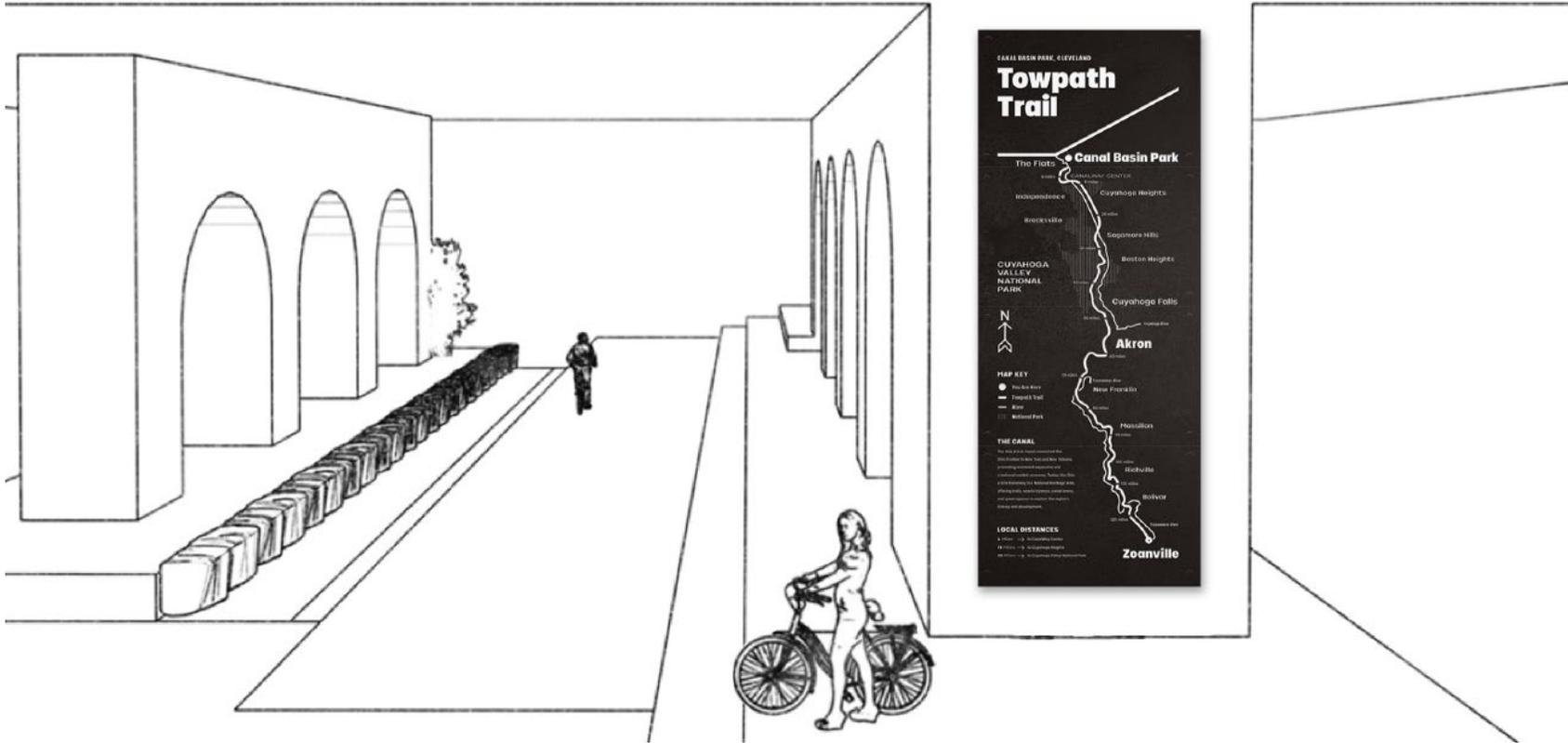
# Towpath Trail Map

## Bridge Column Dimensions



# Towpath Trail Map

## Development – User Experience & Scale



# Towpath Trail Map

## Development – Materials

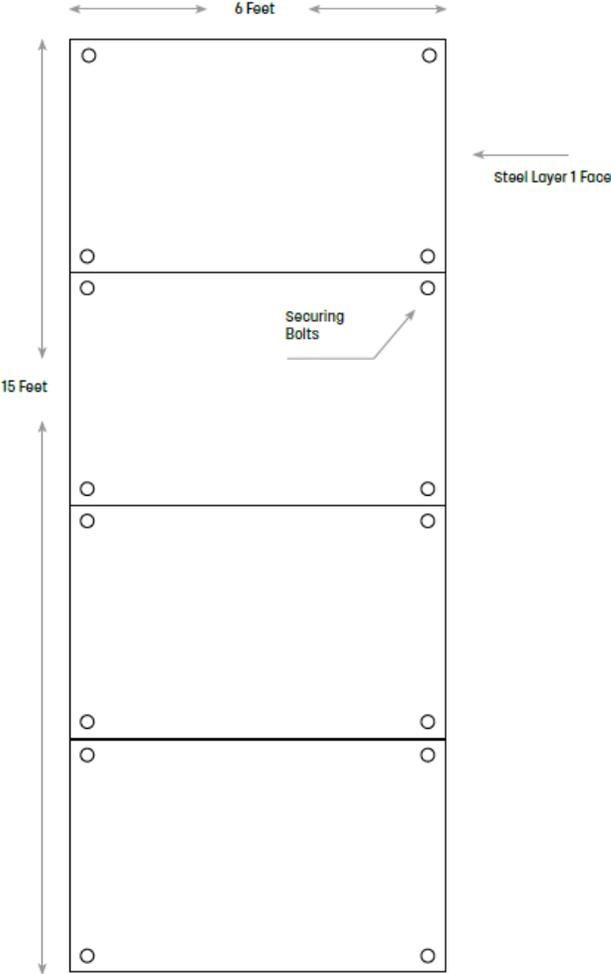


- Canvas
- Corten Steel
- Painted Mural
- Raw Steel



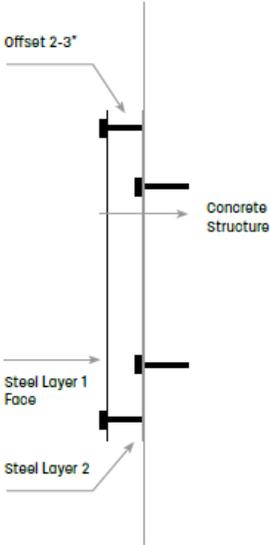
# Towpath Trail Map

## Development – Fabrication & Mounting



### Canal Basin Park

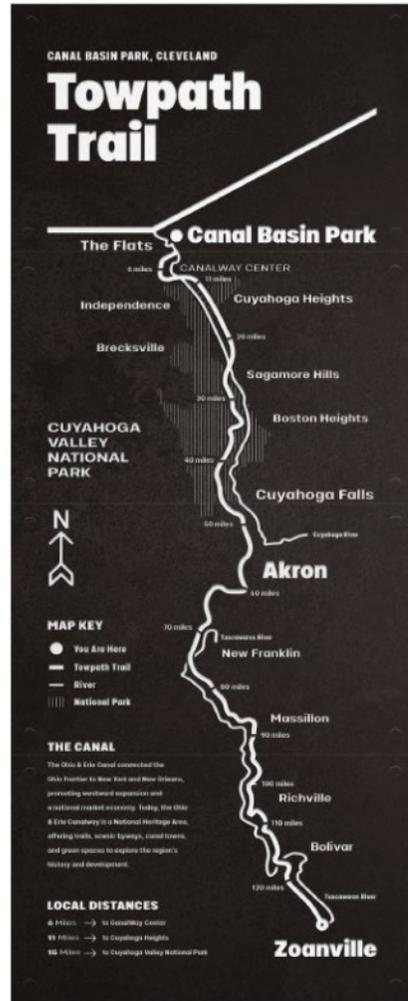
#### Side Profile



# Towpath Trail Map

## Development – Content

October 29, 2024



December 4, 2024



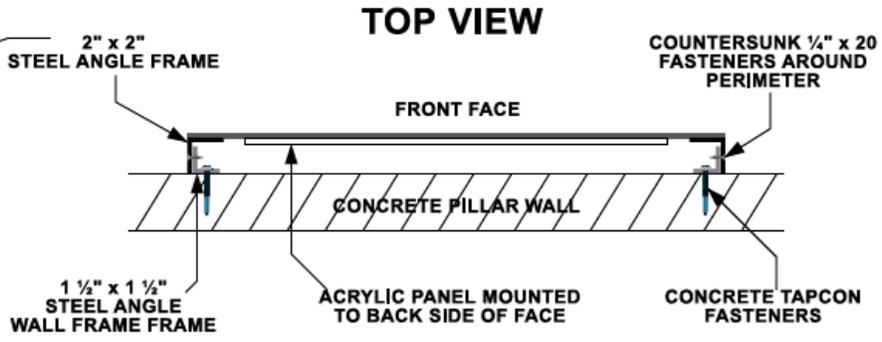
December 17, 2024



# Towpath Trail Map

## Final Design

Front plate: Corten steel with cut outs  
Back plate: Acrylic with color

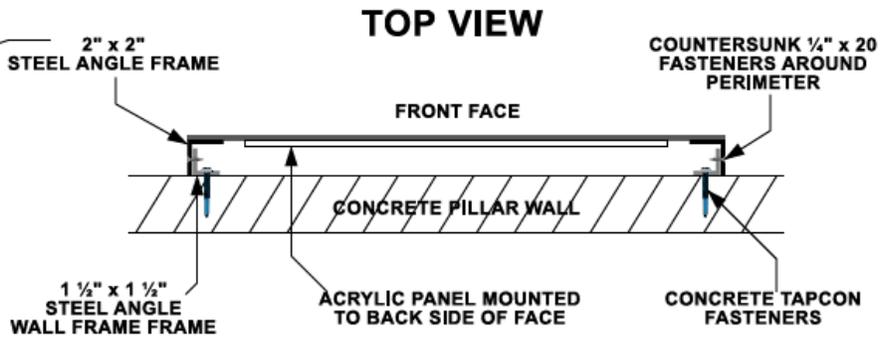


# Towpath Trail Map

## Final Design



Front plate: Corten steel with cut outs  
Back plate: Acrylic with color



Flats/Downtown Design Review Primary Comment:  
Ensure all elements are rust proof and will not drip onto and/or stain the bridge column and/or ground



# Interpretive Mural & Towpath Trail Map

## Schedule

### Thursday, April 24, 2025

- Flats Design Review Approval

### Monday, April 28, 2025

- Arches for mural were power washed and primed

### Friday, May 2, 2025

- City Planning Commission Approval

### Monday, May 5, 2025

- Start of mural project
- Order fabrication of Towpath Trail Map (~6 weeks)

### June 2025

- Mural is completed
- Towpath Trail Map is installed
- Project is complete





CITY OF CLEVELAND  
Mayor Justin M. Bibb

# Canal Basin Park Interpretive Mural & Towpath Trail Map

May 2, 2025

## QUESTIONS?



# Cleveland City Planning Commission

## Staff Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

May 2, 2025

## **DF2025-016** – Canal Basin Park Mural and Towpath Sign

May 2, 2025

DFDRAC gave final approval with conditions on 4/24/25:

- Applicant to review that compatible metals are used in the signage to fully prevent rust from forming, and all metals, materials, and finishes are rustproof.
  - "Towpath Trail" text to replace "Cleveland" text in same location & size.
  - Clouds to remain robust, not softened.
  - Applicant to further consider skyline view, and is encouraged to review the central prominence of Tower City within the arch which also adds to the radiating effect of the rest of the mural.
  - Applicant encouraged to review the "Lake Erie" graphic rectilinear line and align it with the curvilinear style of the rest of the sign.
  - Final art to be circulated to Committee, if needed
-

# Cleveland City Planning Commission

## Special Presentations

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

May 2, 2025

## **Parks and Recreation Master Plan** – Jay Rauschenbach, MOCAP and Alexandria

May 2, 2025

Nichols, Parks and Recreation

---

# Cleveland Parks & Recreation Plan

Executive Summary



CITY OF CLEVELAND  
Mayor Justin M. Bibb

**OLIN**

# PLAN CONTENTS

## CONTEXT



The Value of Parks & Recreation

Citywide Dynamics

An Equitable Parks & Recreation System

Recreation Trends

## PARKS AND RECREATION TODAY



Cleveland's Parks & Recreation Story

The Parks & Recreation System Today

Cleveland's Planning Regions

Recreation Programs

Parks & Recreation Management & Organizational Structure

Financial Snapshot

## COMMUNITY NEEDS

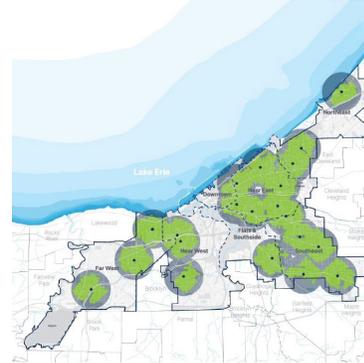


The Planning Process

Community Needs Assessment

Key Themes & Priorities

## GUIDELINES



Design Guidelines

Classifications

Program Classifications

Level of Service

General Investment Strategies

Planning Region Score Cards

Capital Life Cycle

Equity-Based Park Prioritization Strategy

Recreation Facility Prioritization Strategy

Program Life Cycles

Funding

## POLICY FRAMEWORK



Maintenance & Updates

Funding

Community & Partnerships

Connectivity & Accessibility

System Awareness & Communications

Safety

Recreation Programming

Staffing & Hours

Parks

Recreation Facilities

Nature & Green Spaces

## IMPLEMENTATION



How Do We Get There?

Early Actions

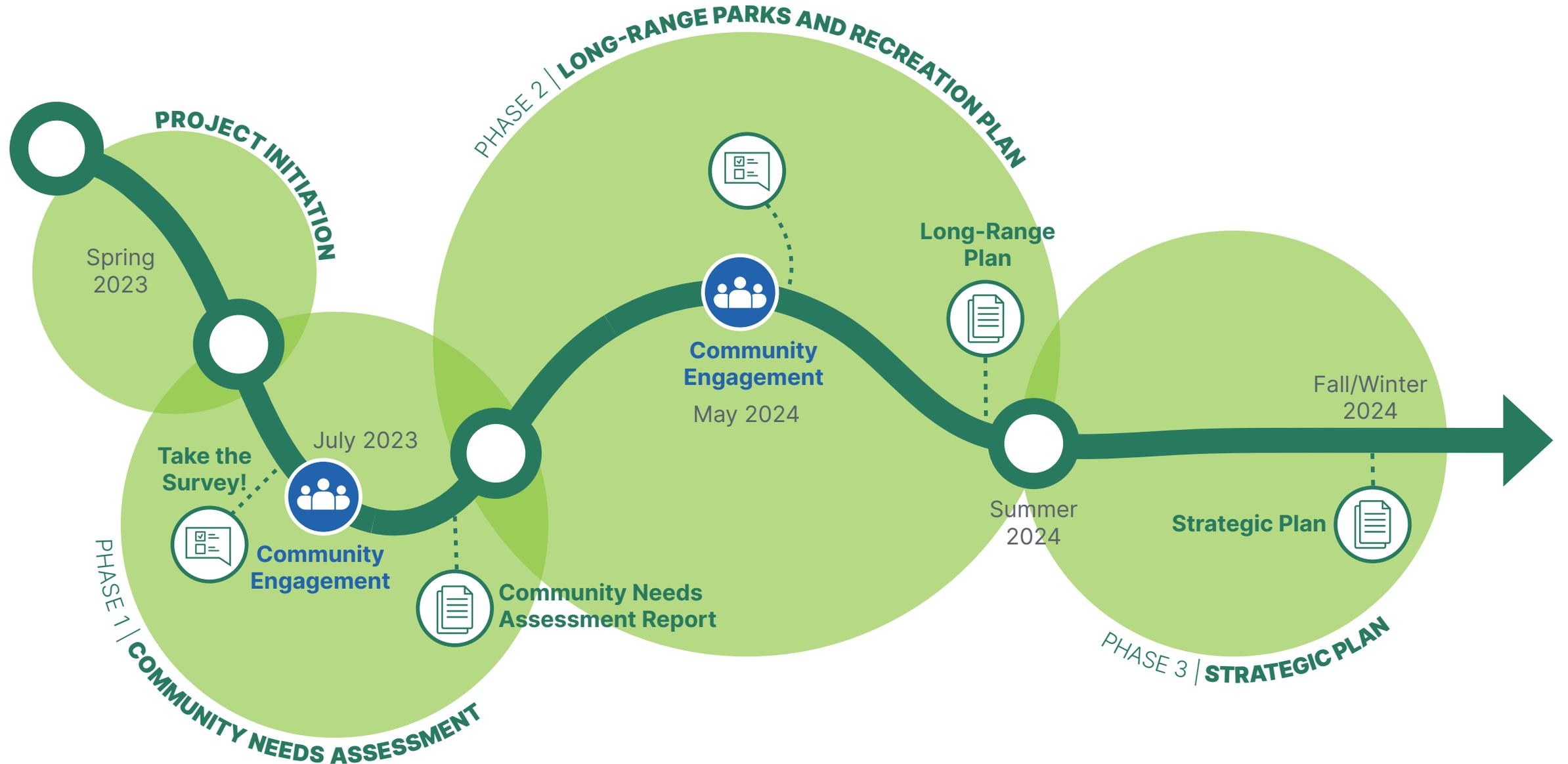
Index of All Actions

Endnotes

# Parks & Recreation Vision

Cleveland's **dynamic and equitable** network of parks and recreational facilities **enhances** quality of life and the natural environment, **preserves and stewards** the city's rich cultural identities, and **evolves** with the needs of current and future generations of Clevelanders.

# PLANNING PROCESS



# COMMUNITY ENGAGEMENT

## 2,000+ Points of Engagement

Open Houses



**250+**

Open House Attendees

Pop-Ups



**250+**

Pop-Up Attendees

Youth Workshops



**100+**

Youth Workshop Participants

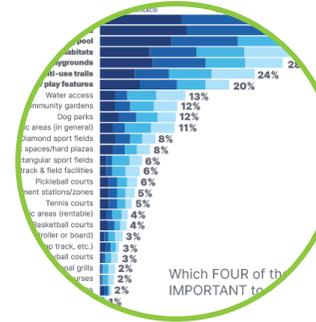
Neighborhood Meeting Grants & Kits



**158**

Neighborhood Meeting Participants

Statistically Valid Survey



**528**

Statistically Valid Survey Responses

Online Survey



**765**

Online Survey Responses

City & Partner Organization Interviews



**45+**

City & Community Group Interviews

# AN EQUITABLE PARKS & RECREATION SYSTEM

- Ensure **just and fair capital investment** in parks and recreation
- Provide **equitable connections to quality** parks and recreation
- Meet the **needs of current and future** city residents, community groups, and organizations



## Level of Service Standards

What amenities are needed and where

## General Investment Strategies

Parts of the city that need more equitable access to parkland

## Prioritization Strategy

Which parks should be invested in first

## Policy Framework

Actions the City should take to more equitably achieve goals

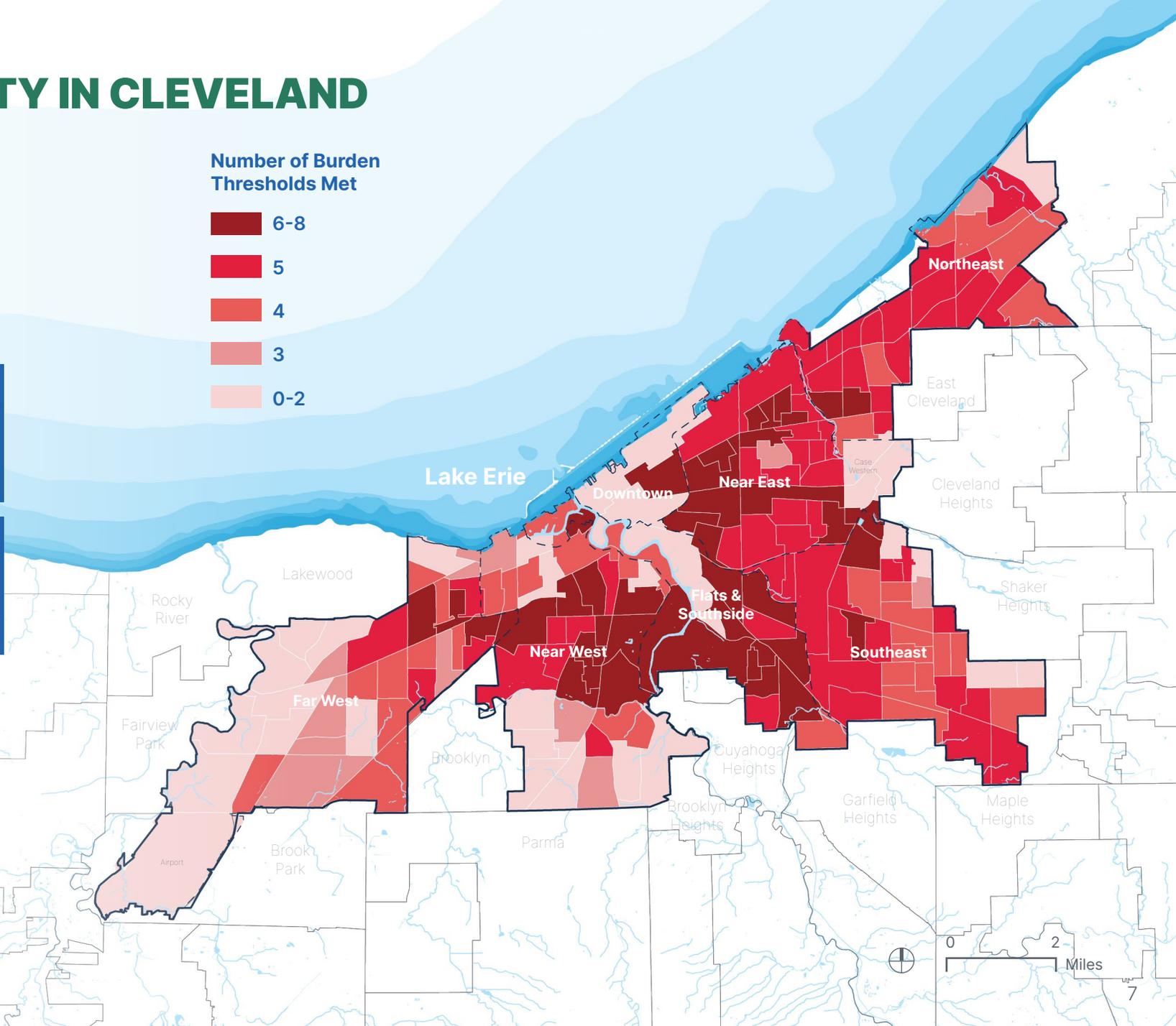
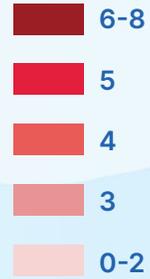
# A TOOL FOR MAPPING EQUITY IN CLEVELAND

## Climate & Economic Justice Screening Tool (CEJST)

### Eight Categories of Burden



### Number of Burden Thresholds Met



# DESIGN GUIDELINES

Design guidelines are a road map for designing new parks and recreation facility sites and refreshing existing ones.



Design



Context



Wayfinding



Connectivity



Infrastructure



Zones

**DRAFT**

## REGIONAL PARK

**DESIGN**

- SYSTEM-WIDE DESIGN LANGUAGE
- DESIGN VOCABULARY
- COHESIVE SITE LAYOUT
- PARK CORE
- INDOOR-OUTDOOR CONNECTIONS
- PLANTING VARIETY
- SHADE
- IDENTITY FEATURES
- NATURAL / HISTORIC FEATURES

**CONTEXT**

- PARK SUPPORTIVE USES
- BUILDING FRONTAGE
- METROPARKS PROPERTY
- PUBLIC PROPERTY / INSTITUTIONAL
- STREETScape ENHANCEMENTS

**CONNECTIVITY**

- STREET GRID CONNECTIVITY
- SEAMLESS PUBLIC SPACE
- TRAIL MODE SEPARATION
- LOOP TRAIL
- INTERNAL WALKING TRAIL
- TRAIL CONNECTION
- SAFE ROUTES / PASSAGES

**WAYFINDING**

- PRIMARY GATEWAY
- SECONDARY GATEWAY
- PATH HIERARCHY

**INFRASTRUCTURE**

- Bike Rack
- Transit Stop
- Street Parking
- On-Site Parking
- Safe Pedestrian Access
- Support Facility
- Maintenance Facility

**ZONES**

- IU INTENSIVE USE**
  - Outdoor Event Space
  - Group Picnic Area
  - Restroom
  - Seating
  - Dog Park
- PG PROGRAMMABLE GATHERING**
  - Park Shelter
  - Seating
- RE RECREATION**
  - Fitness / Exercise Facility
  - Creative Play Attraction
  - Playground
  - Rectangular Field
  - Diamond Field
  - Basketball Court
  - Tennis / Pickleball Court
  - Volleyball Court
  - Water Play
  - Pool
- CU CASUAL USE**
  - Individual Picnic Area
  - Casual Use Space
  - Seating
- NA NATURAL**
  - Stormwater Management
  - Natural Space
  - Community Garden
  - Unique Landscape Feature
  - Seating

0 600'  
128 GUIDELINES

**DRAFT**

CLEVELAND PARKS & RECREATION PLAN 129

# LEVEL OF SERVICE

LOS standards help guide decisions about how many amenities are needed and where.

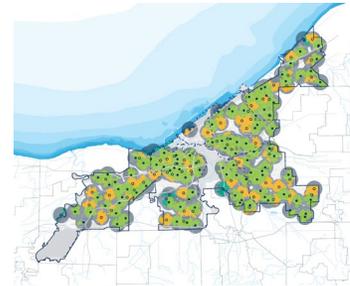
## Population-Based Standards

How many of each park amenity does Cleveland have per resident?

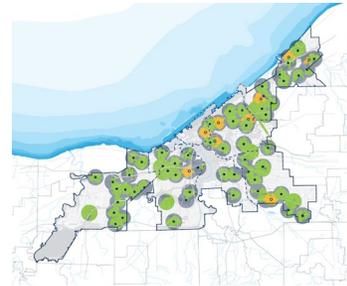
-  Playgrounds
-  Basketball Hoops
-  Pools
-  Splashpads
-  Rectangular Fields
-  Diamond Fields
-  Community
-  Gardens
-  Pickleball Courts
-  Dog Parks
-  Tennis Courts
-  Volleyball Courts
-  Walking Loops

## Access-Based Standards

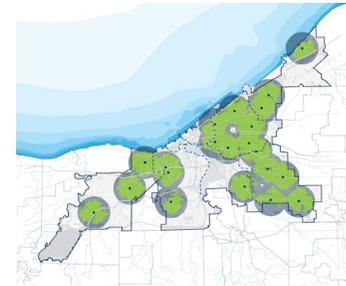
How close should residents be to a type of park amenity?



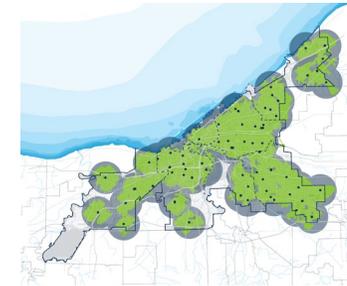
**Playgrounds**  
(10-min walk)



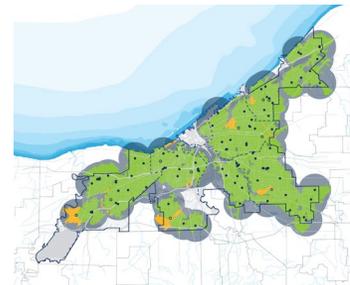
**Basketball Hoops**  
(10-min walk)



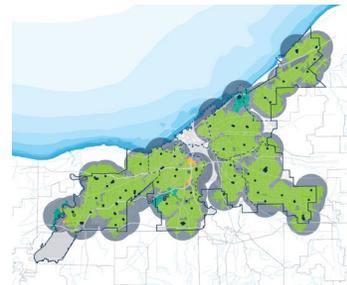
**Recreation Centers**  
(20-min walk)



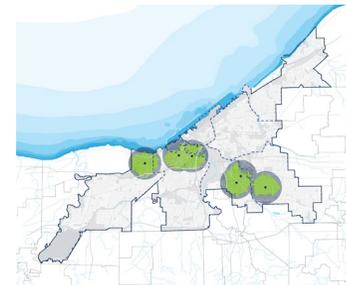
**Pools + Splashpads**  
(20-min walk)



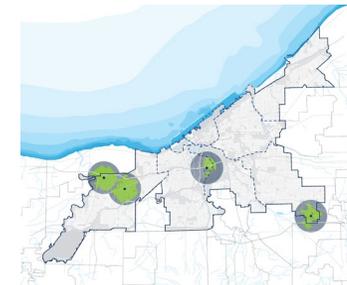
**Rectangular + Multi-Purpose Fields**  
(20-min walk)



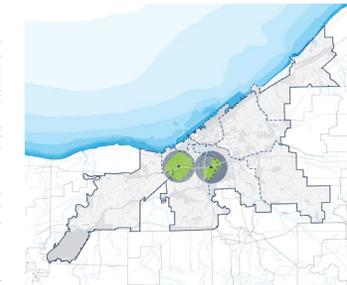
**Diamond Fields**  
(20-min walk)



**Community Gardens**  
(20-min walk)



**Pickleball Courts**  
(20-min walk)



**Dog Parks**  
(20-min walk)

# PARK CLASSIFICATIONS

- Regional Park (12)
- Community Park (28)
- Neighborhood Park (63)
- Mini Park (26)
- Civic Space (19)
- Special Use Park (15)

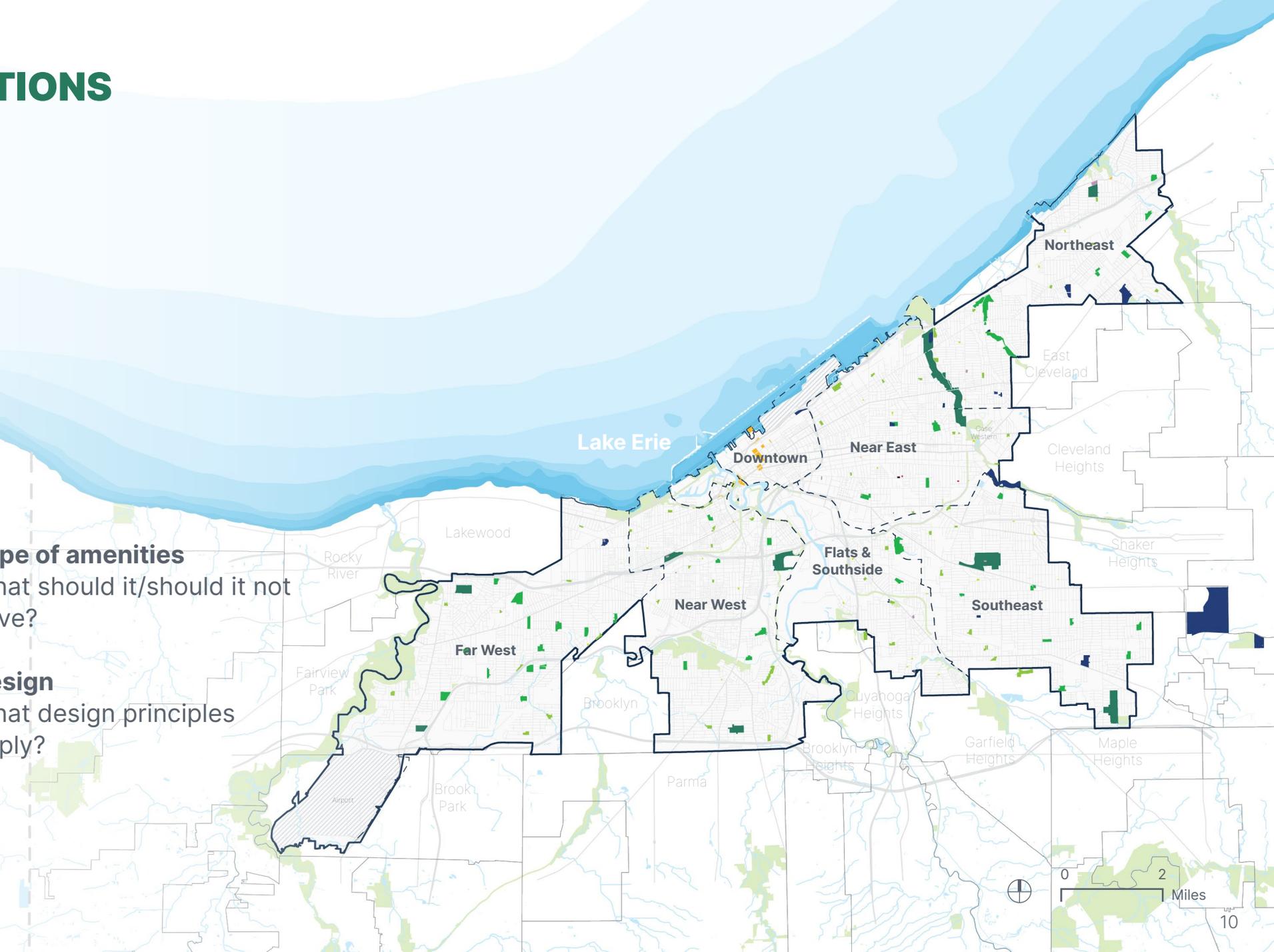
**Size**  
What is the range in acreage/sq ft?

**Type of amenities**  
What should it/should it not have?

**Visit length**  
How long should someone stay?

**Design**  
What design principles apply?

**Parking**  
Is there parking? If so, on site...on street?



# EQUITY-BASED PRIORITIZATION STRATEGY

**Site Evaluation = Prioritization Strategy**



**Site Evaluation ≠ Prioritization Strategy**

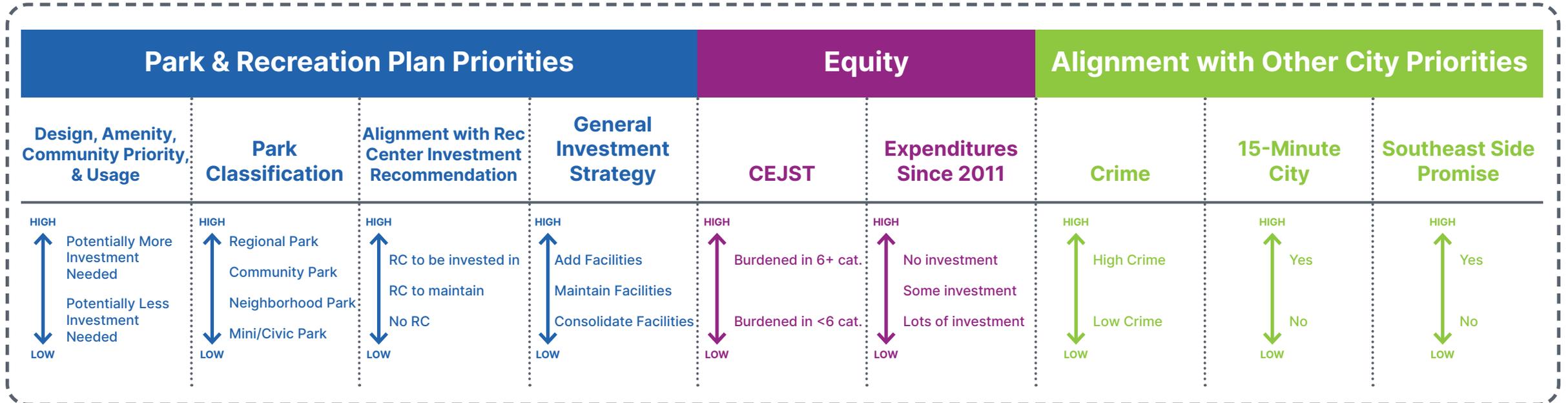
# EQUITY-BASED PRIORITIZATION STRATEGY

Park & Recreation Plan Priorities

Equity

Alignment with Other City Priorities

# EQUITY-BASED PRIORITIZATION STRATEGY



→ **Data-Based Methodology for Ranking!**

# REC CENTER & SPECIAL FACILITY CLASSIFICATIONS



## Regional

Collinwood  
Frederick Douglass  
Glenville-James Hubbard  
Gunning  
Lonnie Burten  
Zelma Watson George



## Community

Cudell  
Earle B. Turner  
E.J. Kovacic  
Estabrook  
Fairfax  
Michael Zone  
Stella Walsh  
Thurgood Marshall



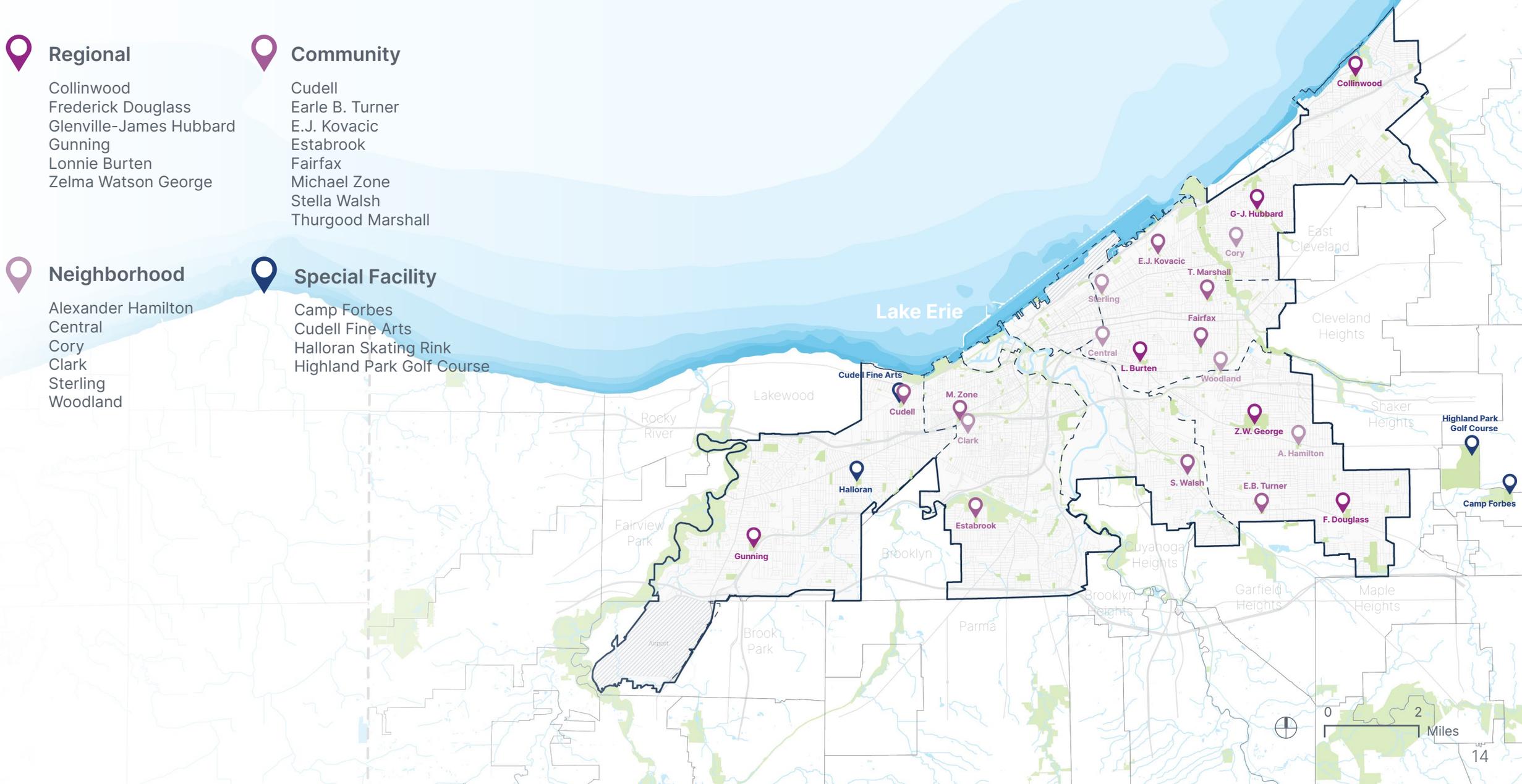
## Neighborhood

Alexander Hamilton  
Central  
Cory  
Clark  
Sterling  
Woodland



## Special Facility

Camp Forbes  
Cudell Fine Arts  
Halloran Skating Rink  
Highland Park Golf Course



# POLICY FRAMEWORK

## RESPONSIBLE STEWARDSHIP



Maintenance & Updates



Funding



Community & Partnerships

## ENGAGING EXPERIENCES



Recreation Programming



Staffing & Hours

## ACCESSIBLE FACILITIES



Connectivity & Accessibility



System Awareness & Communications



Safety

## ENHANCED SPACES



Parks



Recreation Facilities



Nature & Green Spaces

# POLICY FRAMEWORK

## Responsible Stewardship

### 1/ MAINTENANCE & UPDATES

**Goal:** Ensure parks and recreation facilities are operated and maintained effectively and to defined standards.

#### ACTIONS

- 1.1.** Define clear maintenance standards that will be consistently met.
- 1.2.** Make procurement and contracting processes clearer and more transparent.
- 1.3.** Strengthen sustainability policies and practices.

### 2/ FUNDING

**Goal:** Enhance the fiscal sustainability of Cleveland's parks and recreation facilities.

#### ACTIONS

- PRIORITY**
- 2.1.** Secure funding to support development, maintenance, and programming of parks and recreation facilities and ensure those public funds are efficiently and effectively spent.
  - 2.2.** Account for both up-front and ongoing costs and benefits in maintenance and capital budgeting.
  - 2.3.** Identify and pursue public-private, nonprofit, and philanthropic partnerships to support capital improvements and programs.
  - 2.4.** Identify revenue-generating opportunities from parks, recreation facilities, and programs that can be reinvested back into these assets.
  - 2.5.** Track and report revenues and direct and indirect costs with the Parks and Recreation Department's services.

### 3/ COMMUNITY & PARTNERSHIPS

**Goal:** Build and strengthen partnerships to leverage resources for mutual benefit.

#### ACTIONS

- 3.1.** Establish partnerships between the new Parks and Recreation Department and other City departments.
- 3.2.** Formalize and strengthen partnerships with other major providers of parks, recreation facilities, programs, and community services in Cleveland and the greater Cleveland area.
- 3.3.** Create and regularly revise partnership policies and agreements to ensure fair and equitable relationships.
- PRIORITY** **3.4.** Cultivate long-term relationships with community members, leaders, and community and cultural organizations to help enhance parks and recreation facilities and programs.

# POLICY FRAMEWORK

## Accessible Facilities

### 4/ CONNECTIVITY & ACCESSIBILITY

**Goal:** Ensure equitable access to quality parks & recreation facilities.

#### ACTIONS

- 4.1. Utilize this plan's level of service standards as a planning tool to manage public space assets equitably and efficiently and provide a high quality of service.
- 4.2. Make efficient use of land resources and facilities through system-wide planning and investments.
- 4.3. Create safe routes to parks and recreation facilities.
- 4.4. Embed accessibility and universal access as a fundamental aspect of parks and recreation facilities, programs, and services.

**PRIORITY**

### 5/ SYSTEM AWARENESS & COMMUNICATIONS

**Goal:** Improve users ability to quickly find park and recreation facilities and programs.

#### ACTIONS

- 5.1. Promote City parks and recreation facilities as part of a unified regional system.
- 5.2. Create a legible brand identity for City parks and recreation facilities.
- 5.3. Develop a communications and marketing plan that increases awareness of parks, recreation facilities, programs, and other department services.
- 5.4. Provide a single source to learn about programs and services, register for programs and make facility reservations.
- 5.5. Gather input from residents on a recurring basis.

**PRIORITY**

### 6/ SAFETY

**Goal:** Continue to enhance safety and security in all parks and recreation facilities through multiple models of community safety and harm reduction.

#### ACTIONS

- 6.1. Support a visible community presence in parks and recreation facilities.
- 6.2. Work with law enforcement and social service agencies on a coordinated approach to preventive and reactive safety and security in parks and at recreation facilities.
- 6.3. Incorporate 'Crime Prevention through Environmental Design' (CPTED) principles into design standards.

**PRIORITY**

# POLICY FRAMEWORK

## Engaging Experiences

### 7/ RECREATION PROGRAMMING

**Goal:** Provide equitable access to quality recreational experiences.

#### ACTIONS

- 7.1. Expand year-round usability of existing recreation facilities.
- 7.2. Ensure indoor and outdoor facilities and programs continue to respond to changing user needs.
- 7.3. Promote public health and wellness through public space programming.
- 7.4. Consider the separate and combined needs of children, youth, families, adults, seniors, and individuals with disabilities.

### 8/ STAFFING & HOURS

**Goal:** Ensure that staff capabilities match park and recreation needs.

#### ACTIONS

- 8.1. Increase full and part-time staff and contractor capacity and capabilities.
- 8.2. Provide regular training to ensure that existing staff develop the skills to perform their duties.

# POLICY FRAMEWORK

## Enhanced Spaces

### 9/ PARKS

**Goal:** Elevate the design of park facilities.

#### ACTIONS

**9.1.** Develop a unified design language for parks and recreation facilities that is flexible enough to reflect individual community identities.

**9.2.** Consider the design of adjacent parks, recreation facilities, and other public facilities holistically.

**PRIORITY** **9.3.** Strive for design excellence in the development and refresh of parks and recreation facilities.

**9.4.** Incorporate public art, including landscape-based art and functional art, into parks and recreation facilities.

### 10/ RECREATION FACILITIES

**Goal:** Better leverage recreation facility resources to enhance the delivery of recreation programming.

#### ACTIONS

**10.1.** Optimize the use of recreation centers to best meet recreation needs and provide access to City services.

**PRIORITY** **10.2.** Utilize this plan's level of service standards as a planning tool to manage recreation assets efficiently and reduce duplication of services without reducing the overall quality of service.

**10.3.** Create a welcoming, safe, and seamless experience between recreation facilities and adjacent parks.

### 11/ NATURE & GREEN SPACES

**Goal:** Protect and enhance natural, historic, and cultural resources in parks and at recreation facilities.

#### ACTIONS

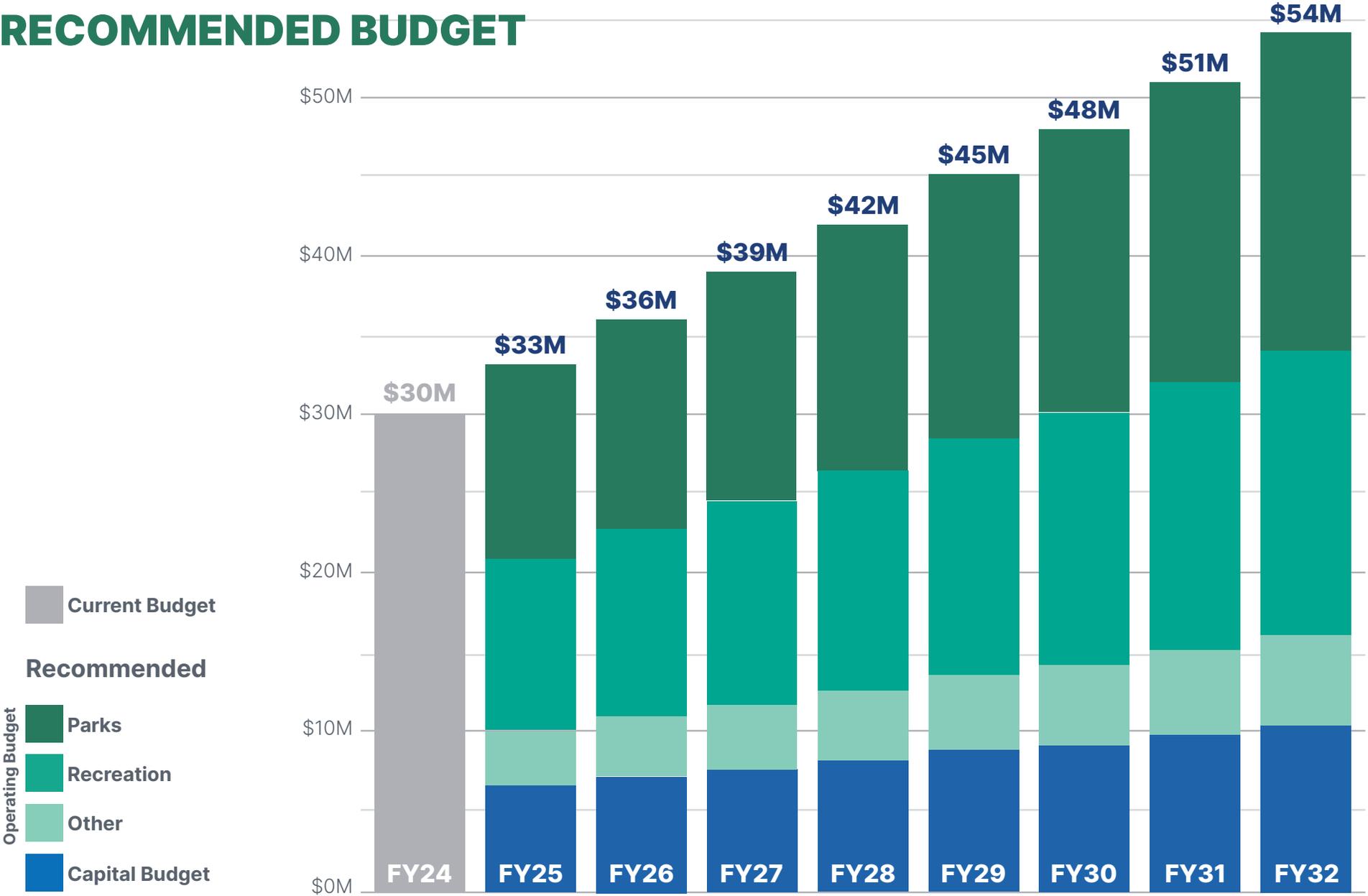
**PRIORITY** **11.1.** Integrate natural resources and natural resource interpretation into the design of parks and recreation facilities.

**11.2.** Promote the planting, preservation, and maintenance of canopy trees and native vegetation.

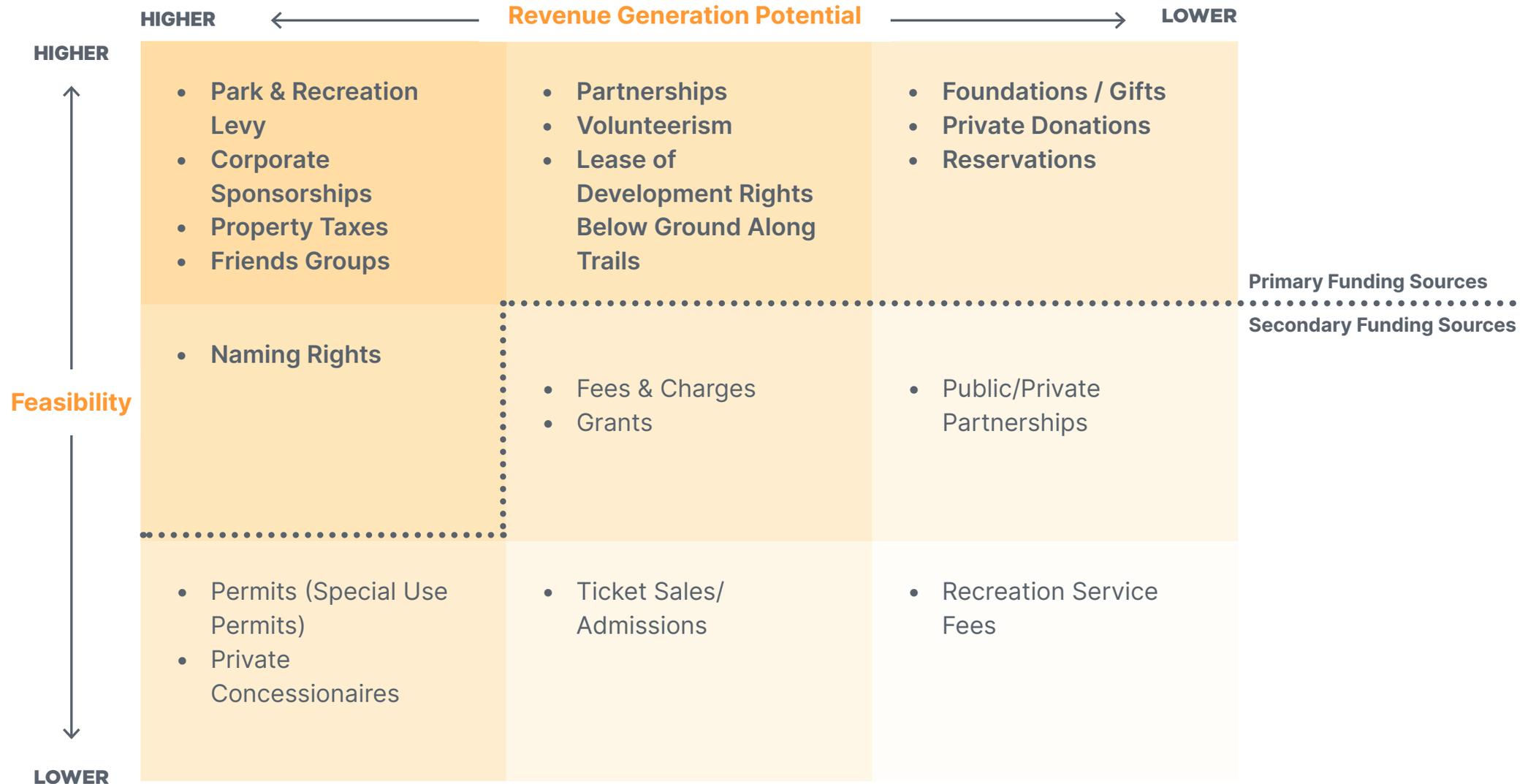
**11.3.** Expand the capacity to care for natural resources.

**11.4.** Capitalize on historic and cultural resources, themes, neighborhood history, and stories in parks and recreation facilities. [e.g., Ohio & Erie Canalway National Heritage Area]

# RECOMMENDED BUDGET



# FUNDING & REVENUE STRATEGIES



# A CLEVELAND PARKS & RECREATION LEVY

## Best Case Funding Scenario

**What is a parks levy?**

A real estate tax that would be dedicated to parks and recreation, separate from the general fund

**What could it fund?**

Operations, maintenance, and capital projects

**How is it established?**

By voter referendum, either in perpetuity or for a certain number of years after which it must be re-approved

**Is there precedent?**

Yes, this is how Cleveland Metroparks receives a large portion of its funding

**Why is this the best case scenario?**

A levy is the only potential funding source that can match the magnitude of the system

# A CLEVELAND PARKS & RECREATION LEVY

## Getting There

Dec 2024



Plan Completed

# A CLEVELAND PARKS & RECREATION LEVY

## Getting There



# A CLEVELAND PARKS & RECREATION LEVY

## Getting There

Dec 2024



Plan Completed

1

### Stand up the Parks & Recreation Department

- ✓ **Year 1** Reconcile staff and budget that will move to the new department

2

### Demonstrate Department Effectiveness

- ✓ **Years 1-3** Improve level of service and meet customer service expectations



# A CLEVELAND PARKS & RECREATION LEVY

## Getting There

Dec 2024



Plan Completed

1

### Stand up the Parks & Recreation Department

- ✓ Year 1 Reconcile staff and budget that will move to the new department

2

### Demonstrate Department Effectiveness

- ✓ Years 1-3 Improve level of service and meet customer service expectations

3

### Plan & Publicly Campaign for a Levy

- ✓ Year 3-4 Make the case for a levy based on improved performance

# A CLEVELAND PARKS & RECREATION LEVY

## Getting There



# POLICY FRAMEWORK

## Priority Actions

### RESPONSIBLE STEWARDSHIP

**2.1.** Secure funding to support development, maintenance, and programming of parks and recreation facilities and ensure those public funds are efficiently and effectively spent.

**3.4.** Cultivate long-term relationships with community members, leaders, and community and cultural organizations to help enhance parks and recreation facilities and programs.



### ACCESSIBLE FACILITIES

**4.4.** Embed accessibility and universal access as a fundamental aspect of parks and recreation facilities, programs, and services.

**5.3.** Develop a communications and marketing plan that increases awareness of parks, recreation facilities, programs, and other department services.

**6.1.** Support a visible community presence in parks and recreation facilities.



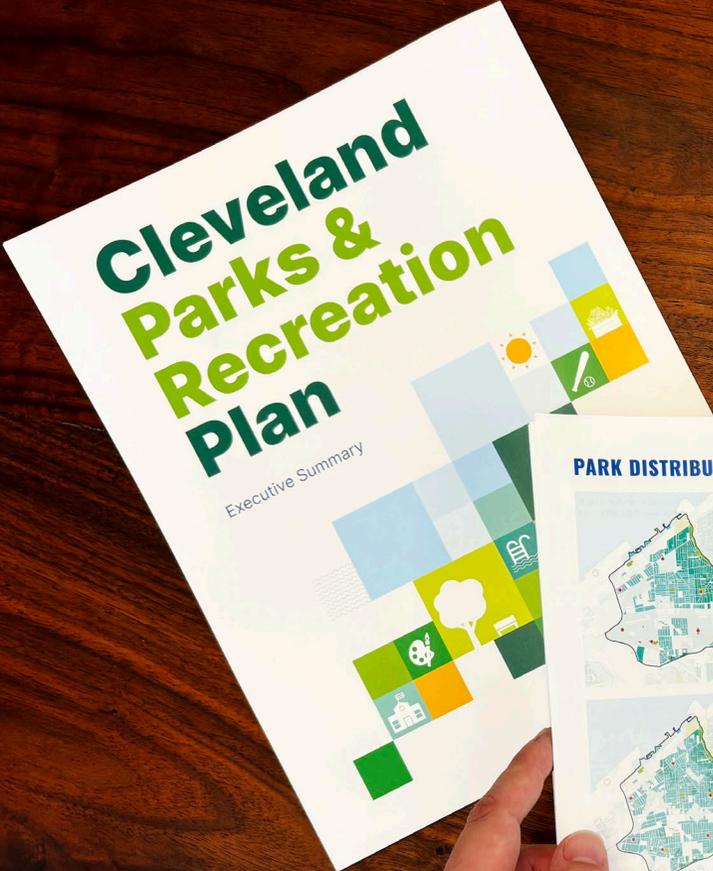
### ENHANCED SPACES

**9.3.** Strive for design excellence in the development and refresh of parks and recreation facilities.

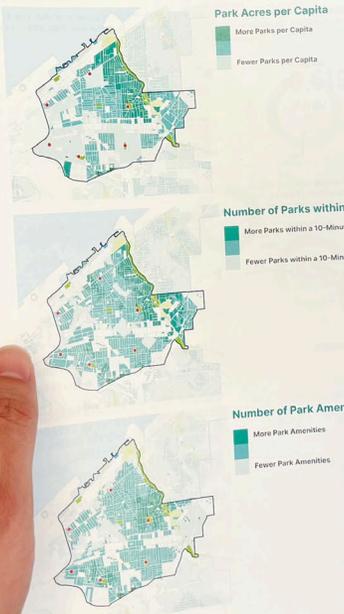
**10.2.** Utilize this plan's level of service standards as a planning tool to manage recreation assets efficiently and reduce duplication of services without reducing the overall quality of service.

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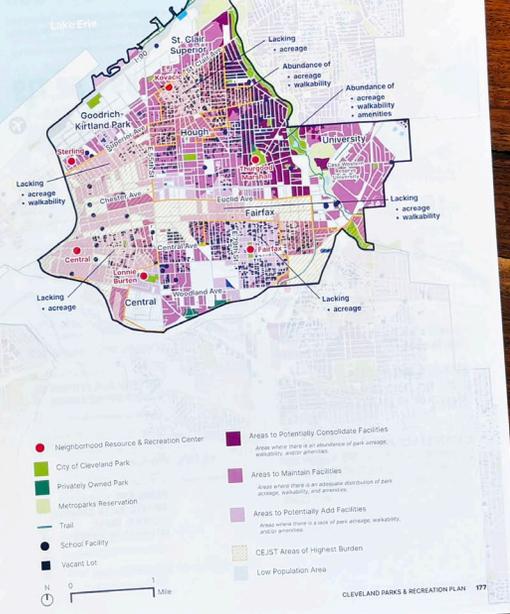




## PARK DISTRIBUTION



## GENERAL INVESTMENT STRATEGIES



# Discussion



# Cleveland City Planning Commission

## Administrative Approvals

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

May 2, 2025

**Ord. No. 561-2025** (introduced by Councilmembers McCormack, Hairston, and Griffin – by departmental request) Approving the application to add certain parcels of real property to the North Coast Waterfront New Community Authority District and to amend the petition for establishment of the North Coast Waterfront New Community Authority as a New Community Authority and declaring an Emergency.

May 2, 2025

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**Ord. No. 567-2025** (introduced by Councilmember McCormack) Changing the Use, Area, and Height Districts of parcels of land north and south of Lorain Avenue between West 32nd Street and Columbus Road as shown on the attached map (Map Change 2670).

May 2, 2025

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# Cleveland City Planning Commission

## Director's Report

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

May 2, 2025

# Cleveland City Planning Commission

## Adjournment

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**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

Next Meeting: May 16, 2025