



CITY OF CLEVELAND

Mayor Justin M. Bibb

Cleveland City Planning Commission

October 17, 2025

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

Lillian Kuri, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator

AGENDA

NEAR WEST DESIGN REVIEW

- NW2025-018 – 2554 Blatt Ct
Demolition

CENTRAL SOUTHEAST DESIGN REVIEW

- CSE2025-039 – 7628 Broadway Ave
Demolition
- CSE2025-040 – 7636 Broadway Ave
Demolition

FAR WEST DESIGN REVIEW

- FW2025-014 – Al Ihsan School Wing
Addition
- FW2025-015 – Camelot Bakery

EUCLID CORRIDOR BUCKEYE

DESIGN REVIEW

- EC2024-025 – Circle Square, East
Stokes Block, north portion

DOWNTOWN/FLATS DESIGN

REVIEW

- DF2025-021 – Union at Cleveland
Harbor
- DF2025-032 – Rock Block
Development: Cosm Cleveland



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.

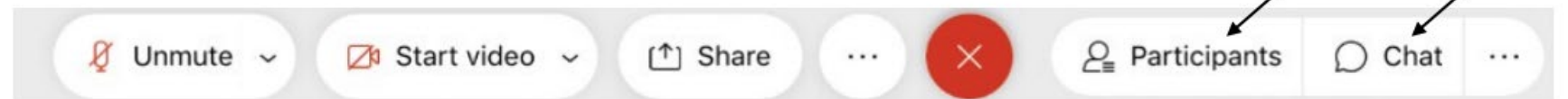
All boards and commissions under the purview of the City Planning department conduct their meetings in a manner modeled after Robert's Rules of Order. Actions during the meeting will be taken by voice vote. Recusals from any vote due to a conflict of interest should be stated for the record prior to 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



October 17, 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.

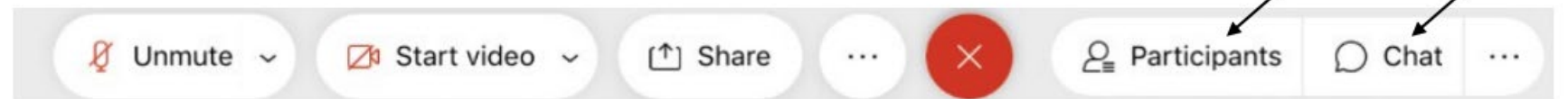
Any comments received by the **Wednesday 12:00 pm** deadline are collected by City Planning staff and disseminated to the Commission members prior to any scheduled meeting.

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)



CALL-IN USERS CAN UNMUTE BY USING *6



October 17, 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.

Cleveland City Planning Commission

Call to Order and Roll Call



CITY OF CLEVELAND
Mayor Justin M. Bibb

October 17, 2025

Lillian Kuri, Chair

October 17, 2025

August Fluker, Vice Chair

Charles Slife, Council Member

Dr. Denise McCray-Scott

Erika Anthony

Andrew Sargeant

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting



CITY OF CLEVELAND
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October 17, 2025

Cleveland City Planning Commission

Near West Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

October 17, 2025

NW2025-018 – 2554 Blatt Ct Demolition

October 17, 2025

Project Address: 2554 Blatt Ct

Type: Demolition

Project Representative: Woo Jun, City of Cleveland

Approval: Final

2554 Blatt Court

Proposal for Nuisance Abatement Demolition
of a Residential Structure & Garage



CITY OF CLEVELAND

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2554 Blatt Ct Cleveland Ohio

PPN: 007-33-065



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Mayor Justin M. Bibb

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Property Information

01

Owner

IPLAN GROUP AGENT FOR CUSTODIAN FBO
ANUP GARG ROTH IRA

- Owner since 10/25/2022
 - \$5,793.31 in back taxes
-

02

Complaints & Board-ups

Condemned on 04/22/25

3 complaints since 2023

1 board-up since 2023

03

Legal Issues

Law dept is prosecuting the owner.

04

Vacancy & Background

Property has been vacant since at least 2023.

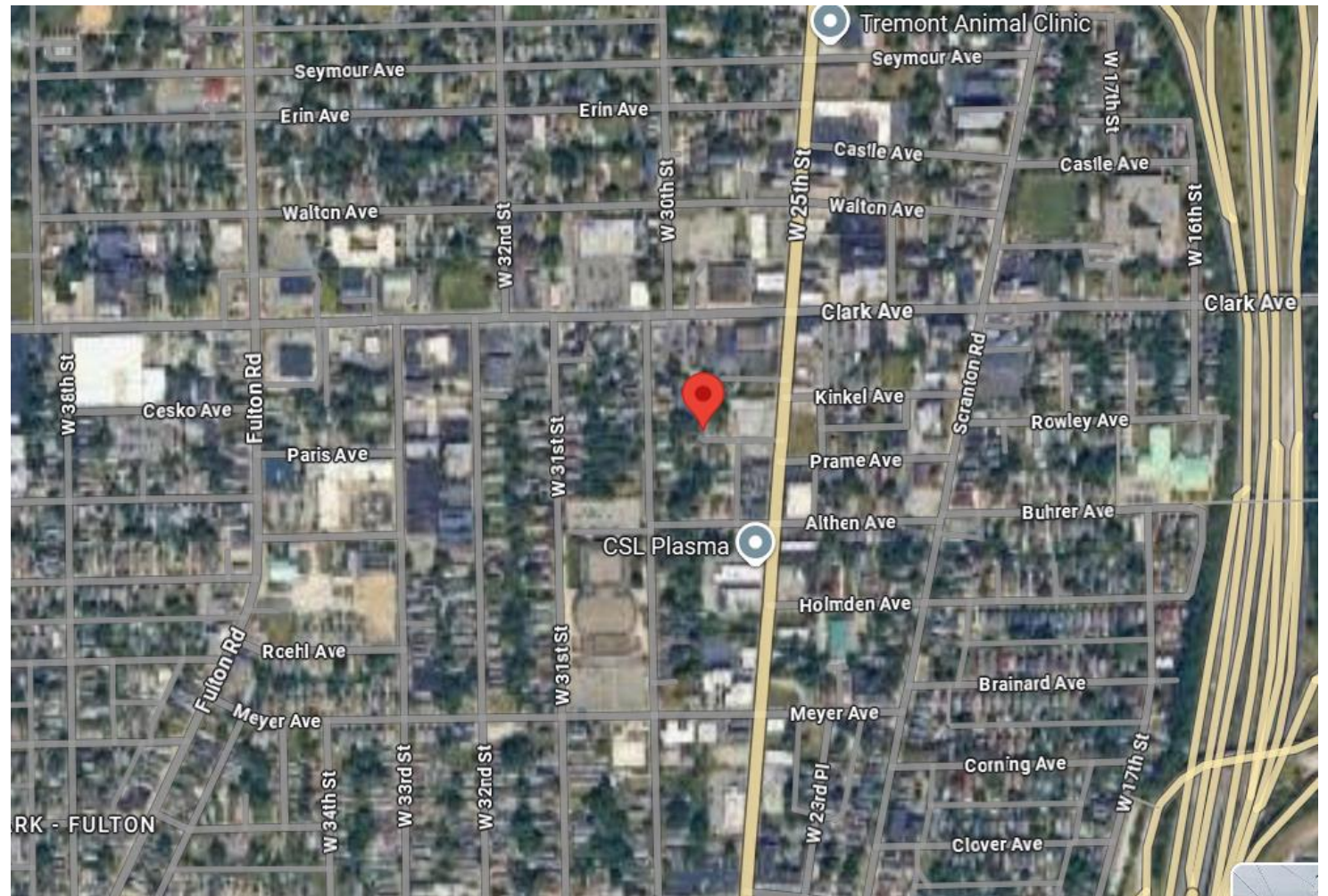
Owned by an IRA account



Site Location

Situated on the southside of Clark Ave and West of W 25th St

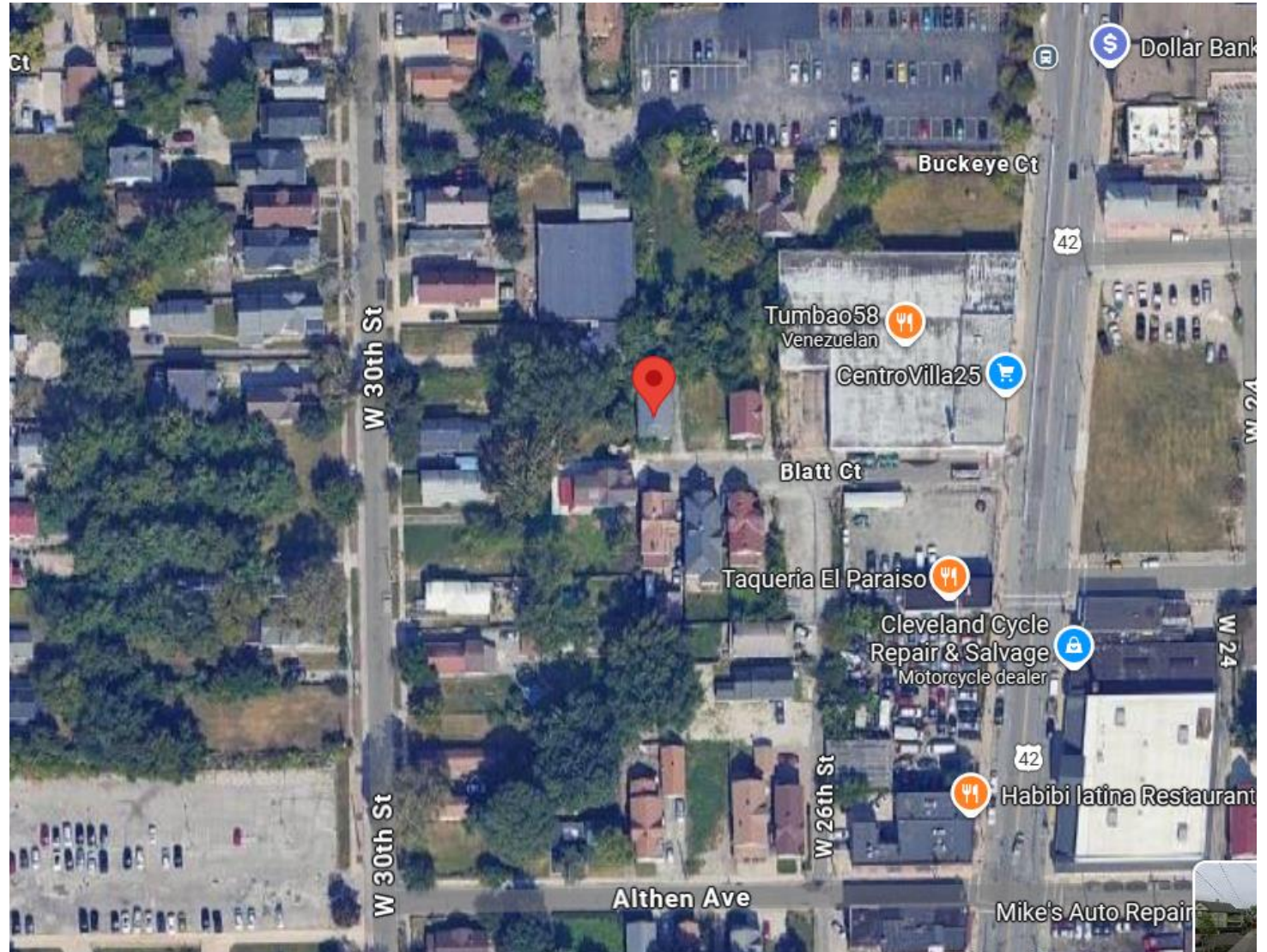
The immediate area is surrounded by both residential and commercial structures.



Site Context

Properties in the near vicinity are residential

Properties toward W 25th St are more commercial



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Mayor Justin M. Bibb

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Exterior Photos



Exterior Photos



Interior Photos



Living Room



Bedroom

Interior Photos



Bedroom



Dining Room



Bedroom

Adjacent Structures

East of 2554 Blatt



Street Opposite 2554 Blatt

Southside of Blatt Ave



Site Plan & Finish

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

Final Comments

Metro West CDC and Councilwoman Santana is in support of this demolition



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Near West Design Review – Staff Report

NW2025-018 – 2554 Blatt Ct Demolition

October 17, 2025

Design Review Advisory Committee:

NWDRAC recommended final approval (with no conditions) on 10/8/25.

City Planning Staff:

Planning staff is in support of this demolition.

Cleveland City Planning Commission

Central Southeast Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

October 17, 2025

CSE2025-039 – 7628 Broadway Ave Demolition

October 17, 2025

Project Address: 7628 Broadway Ave

Type: Demolition

Project Representative: Woo Jun, City of Cleveland

Approval: Final

Ward 12: Council Member Maurer

SPA: Broadway-Slavic Village

7628 Broadway

Proposal for Nuisance Abatement Demolition
of a Commercial Structure



CITY OF CLEVELAND

Mayor Justin M. Bibb

7628 Broadway Ave Cleveland Ohio

PPN: 133-20-034



Property Information

01 Owner

SV 7628 Broadway, LLC

- Owner since 05/23/2023
 - \$4,168.33 in back taxes
-

02 Complaints & Board-ups

Condemned on 05/20/2021

9 complaints since 2021

7 board-up since 2021

03 Legal Issues

None.

04 Vacancy & Background

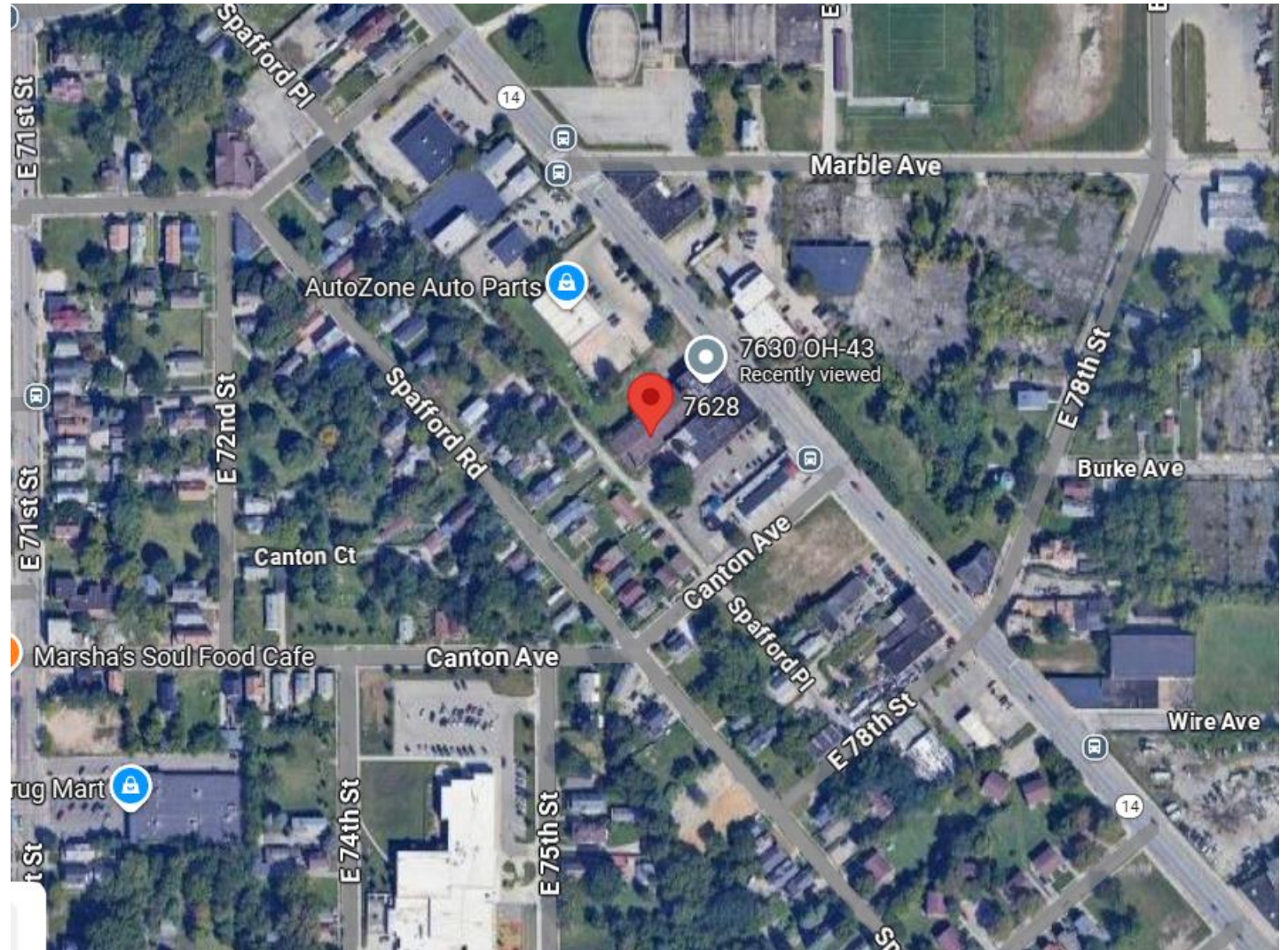
Property has been vacant since at least 2021.

Used to be Erie Savings and Loan Company

Site Location

Situated in between Broadway Ave and Spafford Pl

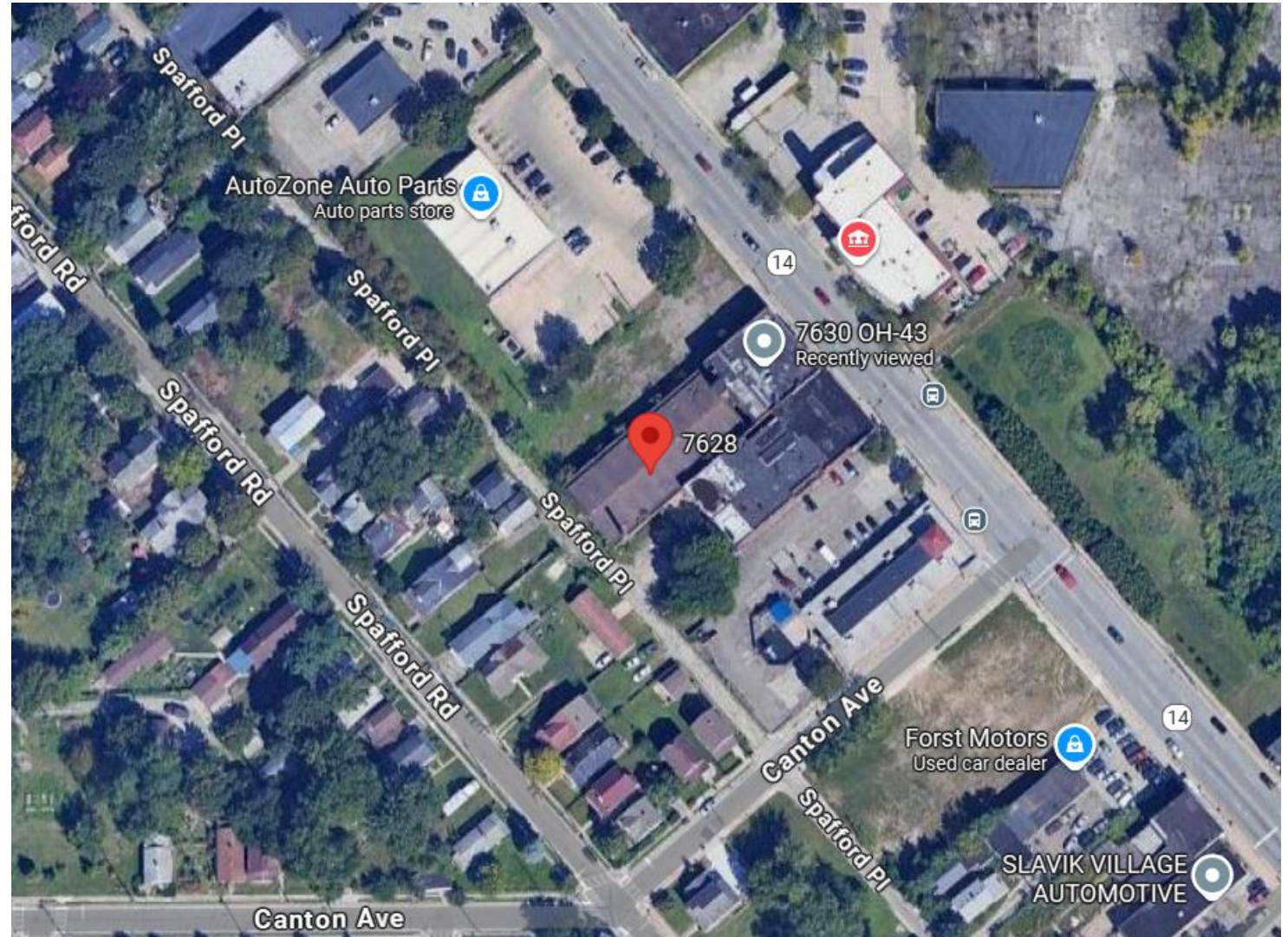
The immediate area is surrounded by both residential and commercial structures.



Site Context

Properties in the near vicinity are commercial structures

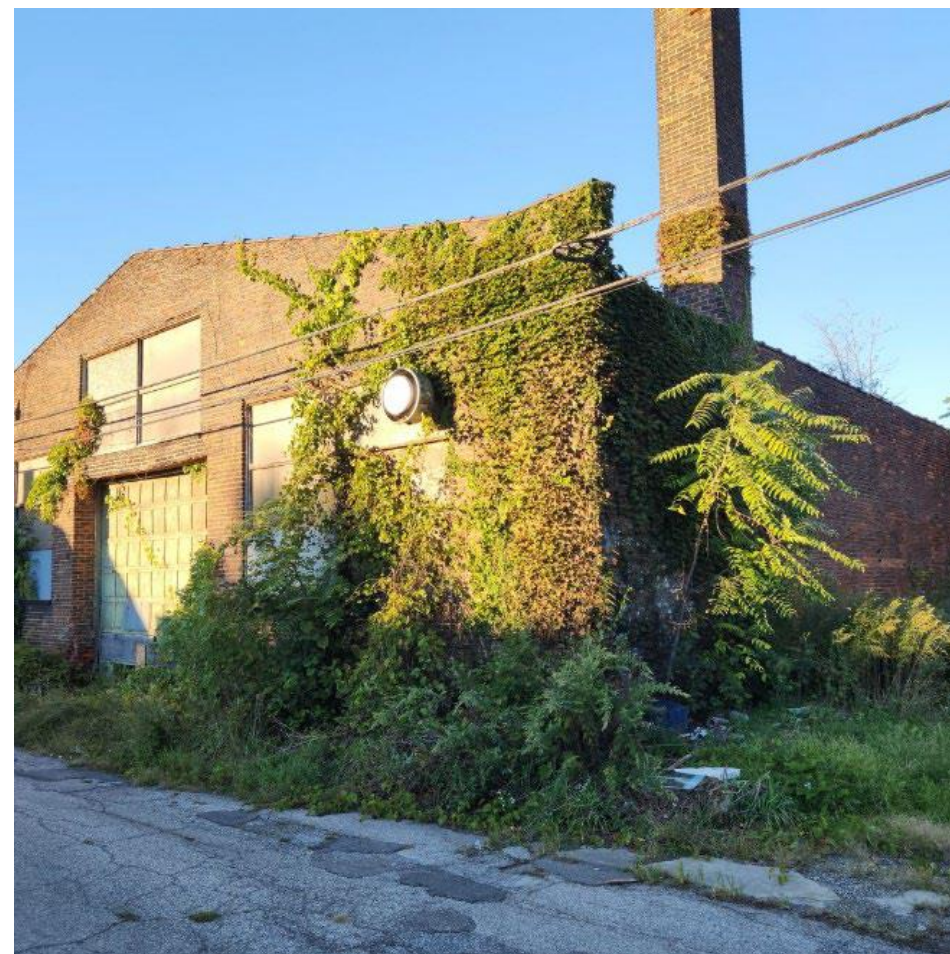
Properties toward the rear are residential



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Exterior Photos



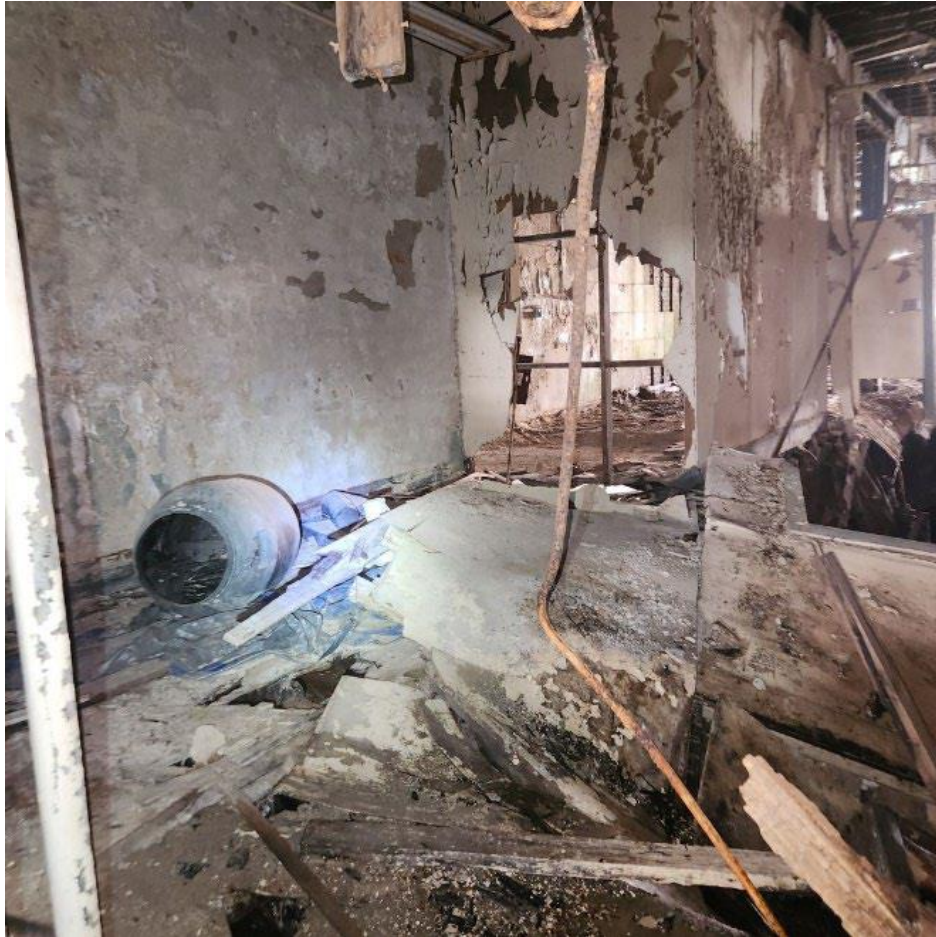
Exterior Photos



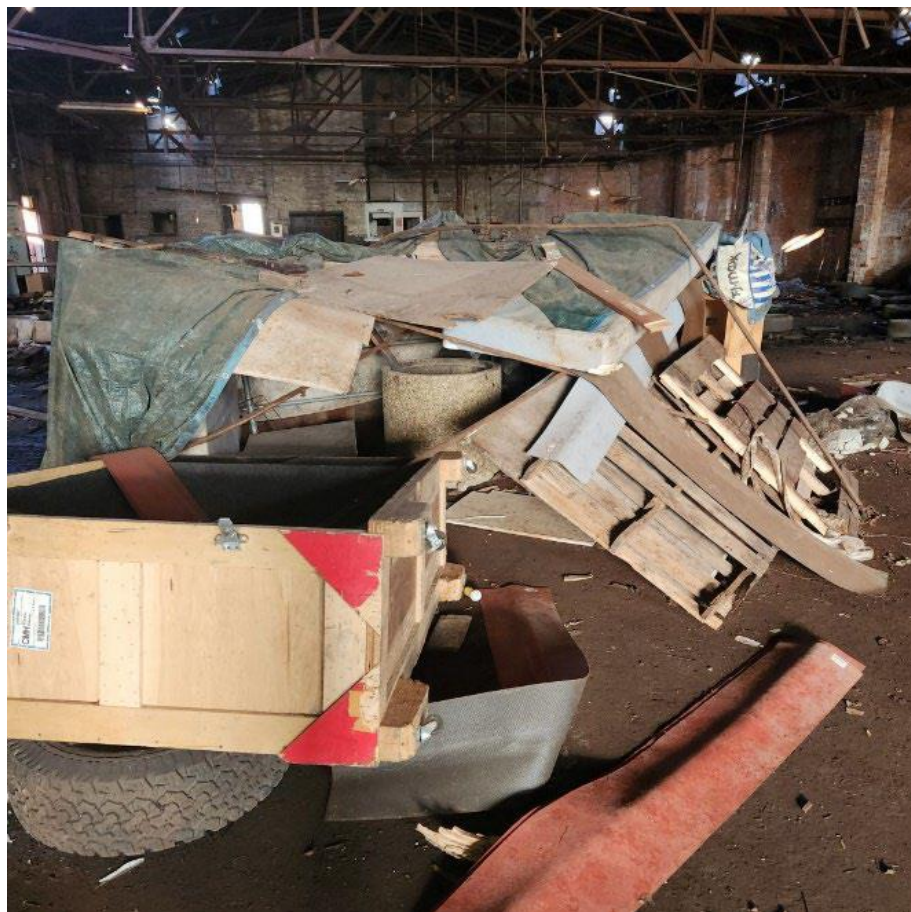
Interior Photos



Interior Photos



Interior Photos



Interior Photos



Adjacent Structures

East of 7628 Broadway



West of 7628 Broadway



Street Opposite 7628 Broadway



Site Plan & Finish

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

Final Comments

Part of the building are inaccessible due to roof and floor collapse



Central Southeast Design Review – Staff Report

CSE2025-039 – 7628 Broadway Ave Demolition

October 17, 2025

Design Review Advisory Committee:

CSEDRAC recommended final approval (with no conditions) on 10/14/25.

City Planning Staff:

Staff is in support of this demolition. It was mentioned that some of the signage be salvaged if possible, but the overall sentiment was that this would likely not be able to happen

CSE2025-040 – 7636 Broadway Ave Demolition

October 17, 2025

Project Address: 7636 Broadway Ave

Type: Demolition

Project Representative: Woo Jun, City of Cleveland

Approval: Final

Ward 12: Council Member Maurer

SPA: Broadway-Slavic Village

7636 Broadway

Proposal for Nuisance Abatement Demolition
of a Commercial Structure



CITY OF CLEVELAND

Mayor Justin M. Bibb

7636 Broadway Ave Cleveland Ohio

PPN: 133-20-035



Property Information

01 Owner

Pamela Napier

- Owner since 9/18/2023
 - \$60,927.08 in back taxes
-

02 Complaints & Board-ups

Condemned on 04/03/25

7 complaints since 2024

4 board-up since 2023

03 Legal Issues

Law dept is prosecuting the owner.

04 Vacancy & Background

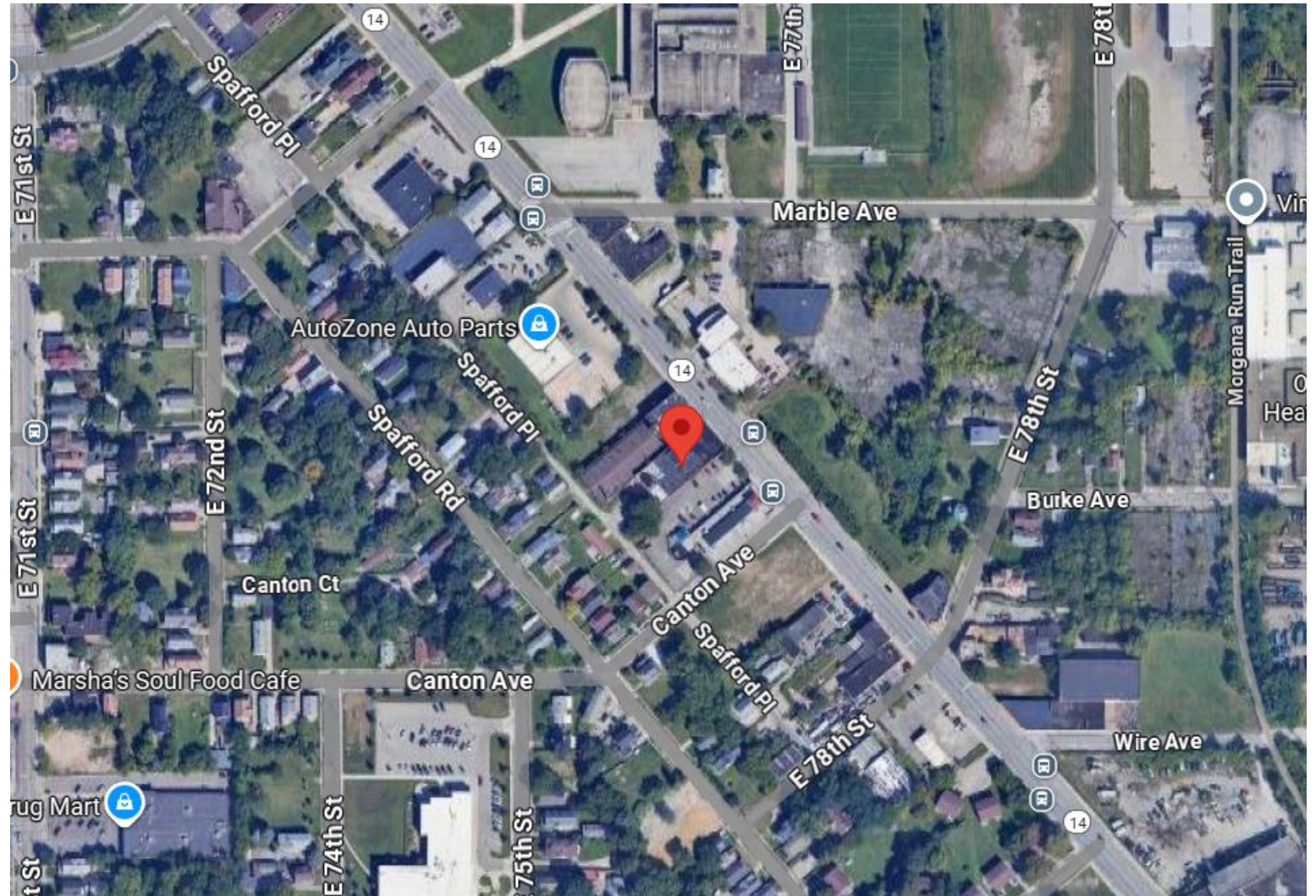
Property has been vacant since at least 2022.

Used to be Jaclin's Furniture & Appliances

Site Location

Situated in between Broadway Ave and Spafford Pl

The immediate area is surrounded by both residential and commercial structures.



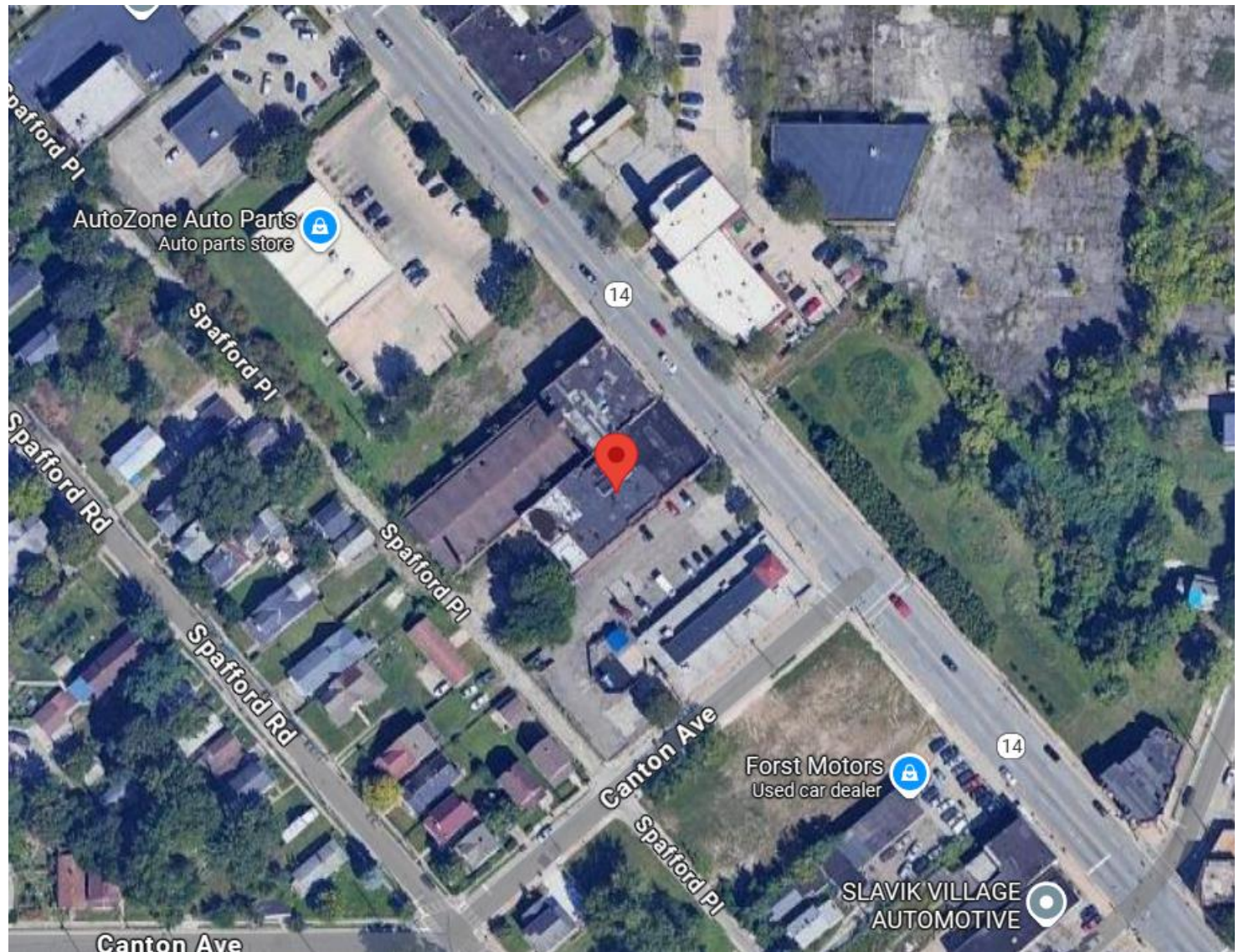
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Mayor Justin M. Bibb

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Site Context

Properties in the near vicinity are commercial structures

Properties toward the rear are residential



Exterior Photos



Exterior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Adjacent Structures

East of 7636 Broadway



West of 7636 Broadway



Street Opposite 7636 Broadway



Site Plan & Finish

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

Final Comments



Central Southeast Design Review – Staff Report

CSE2025-040 – 7636 Broadway Ave Demolition

October 17, 2025

Design Review Advisory Committee:

CSEDRAC recommended final approval (with no conditions) on 10/14/25.

City Planning Staff:

Staff is in support of this demolition. It was mentioned that some of the signage be salvaged if possible, but the overall sentiment was that this would likely not be able to happen

Cleveland City Planning Commission

Far West Design Review



CITY OF CLEVELAND
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October 17, 2025

FW2025-014 – Al Ihsan School Wing Addition

October 17, 2025

Project Address: 4600 Rocky River Drive

Type: Addition

Project Representative: JP Ptacek, Larsen Architects

Approval: Schematic

Ward 17: Council Member Slife

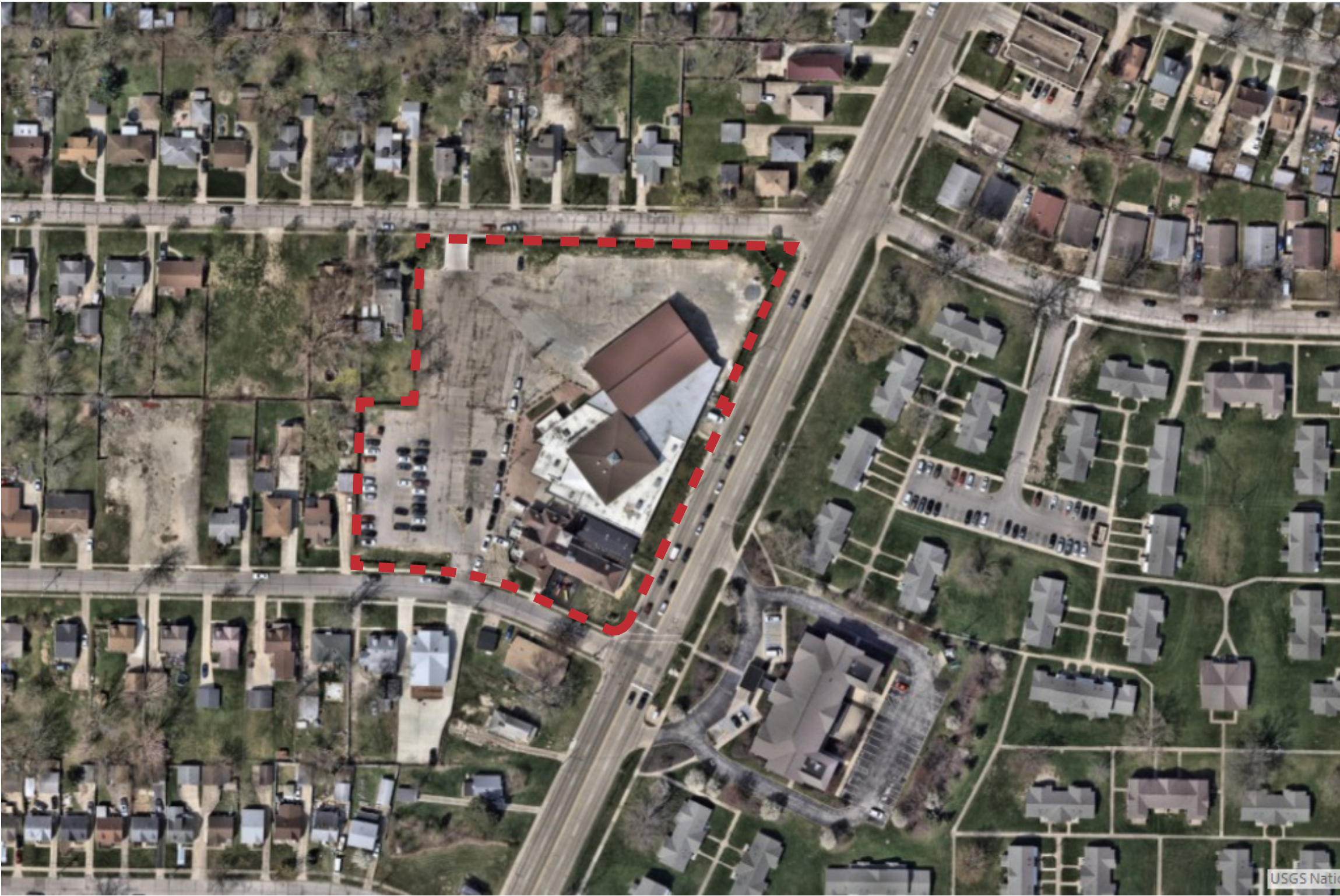
SPA: Kamm's

AL IHSAN SCHOOL AL ALOMARY MOSQUE

Proposed Building Addition

September 8, 2025

Revised October 8, 2025



4600 Rocky River Drive

Parcel Number:	026-33-010
Owner:	Cleveland Muslim Community Center
Area District:	B
Height District:	1
Use District:	Two Family
Zone Code:	2F-B1
Review District:	Kamms Corners Expansion
Ward:	17
Lot Size:	2.56 Acres

The site, which is currently occupied by the Al Ihsan School and the Al Alomary Mosque, is the subject of a two-phased proposal.

Phase I of this project involves a one-story masonry addition to the North, which will provide additional classrooms and shared spaces.

Aerial Location Plan
 Scale: Not to scale



18214 Fairville Avenue



18309 Fairville Avenue



18211 Ferncliffe Avenue



4650 Rocky River Drive



4546 Rocky River Drive



18161 Fairville Avenue



4650 Rocky River Drive



4609 Rocky River Drive

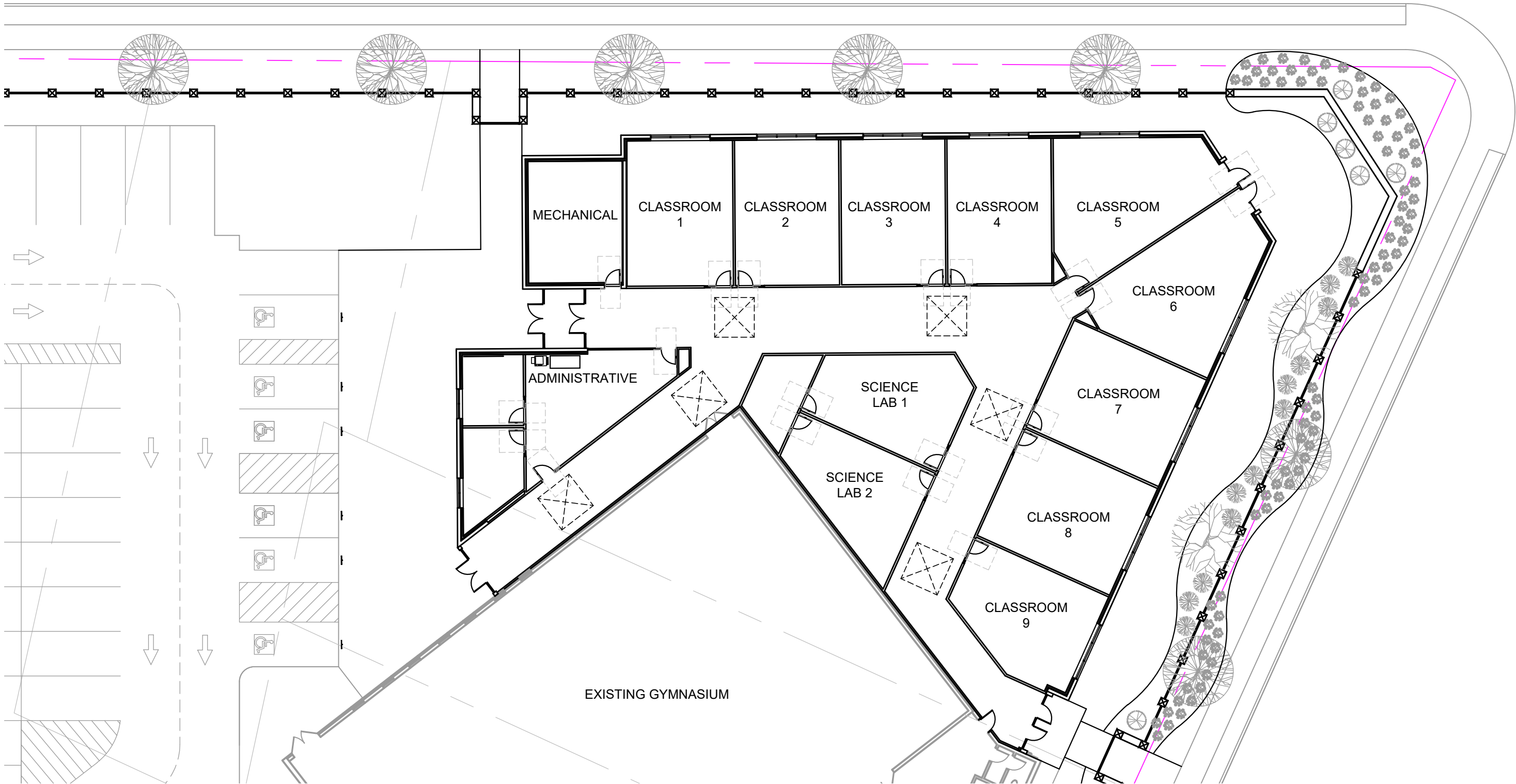




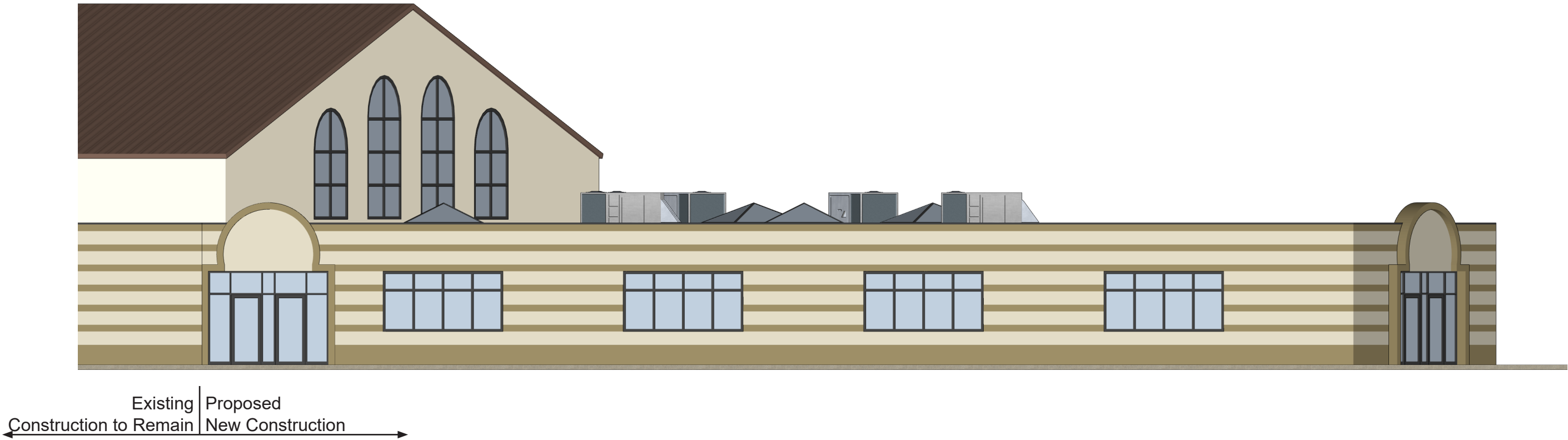
Existing Site Plan
 Scale: 1" = 60'-0"



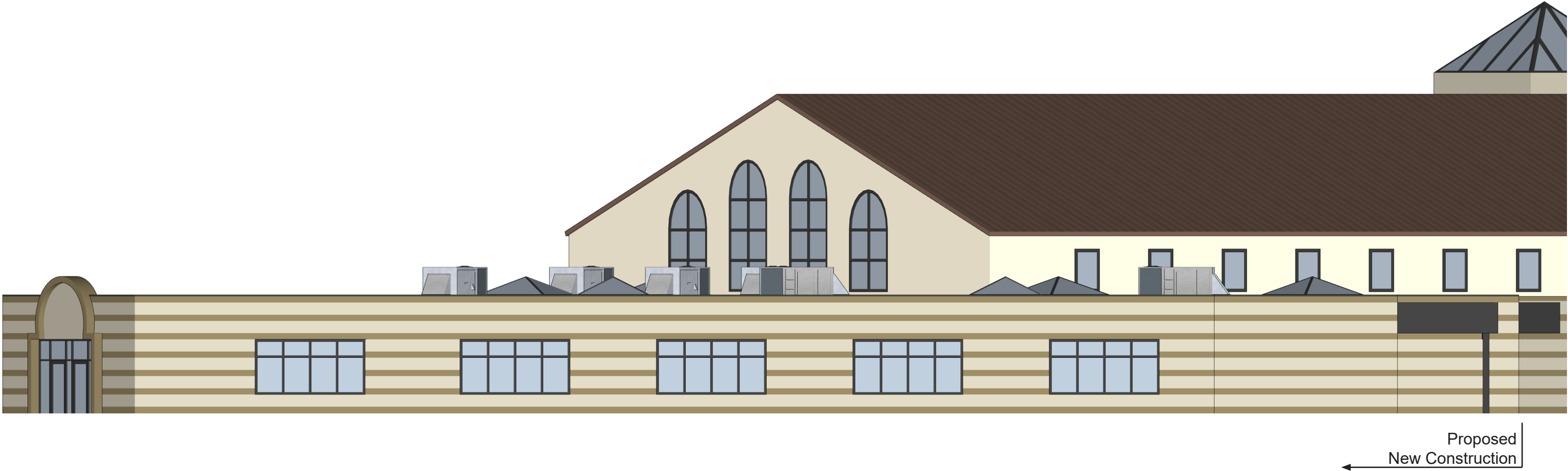
Proposed Site Plan
 Scale: 1" = 60'-0"

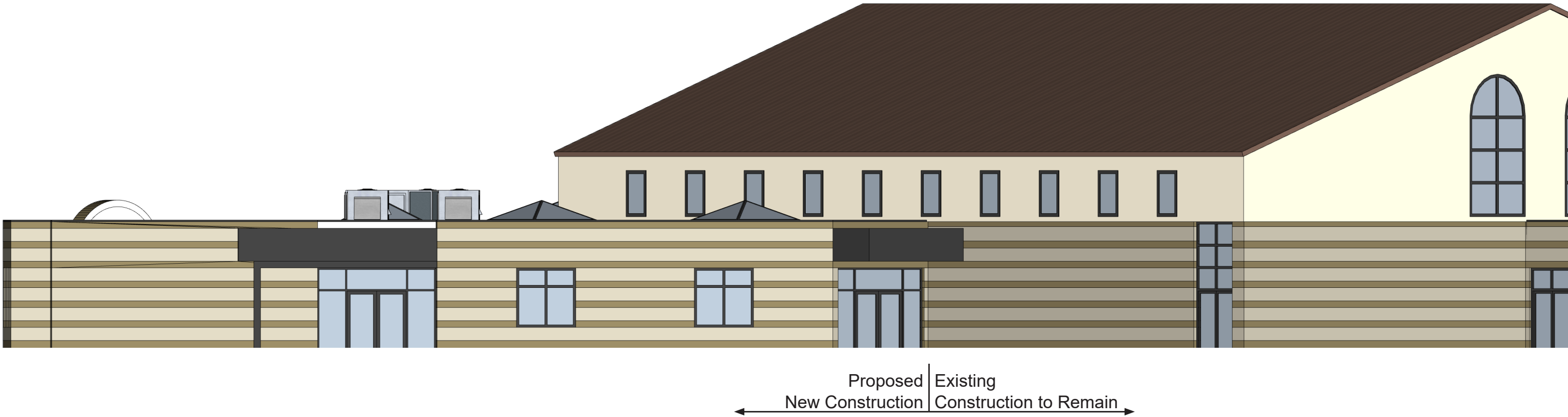


Proposed Floor Plan
Scale: 1" = 20'-0"



Proposed Southeast Elevation
Scale: 3/32" = 1'-0"

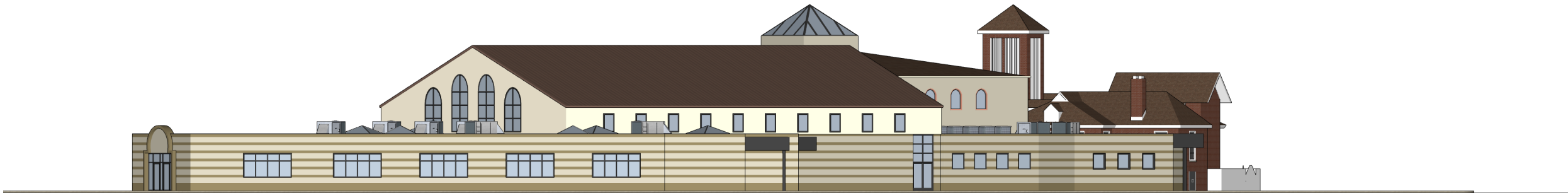




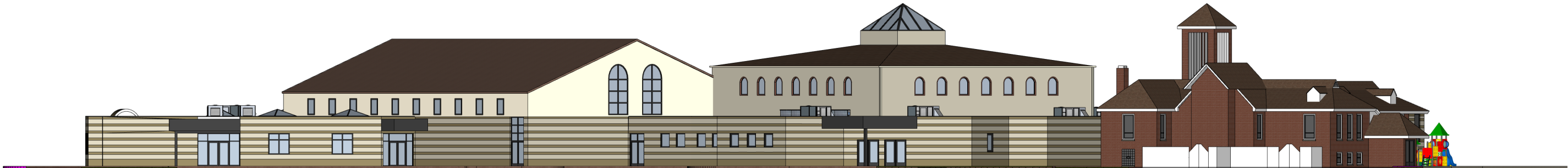
Proposed West Elevation
Scale: 3/32" = 1'-0"



Overall Site Southeast Elevation
Scale: 1" = 30'-0"



Overall Site North Elevation
Scale: 1" = 30'-0"



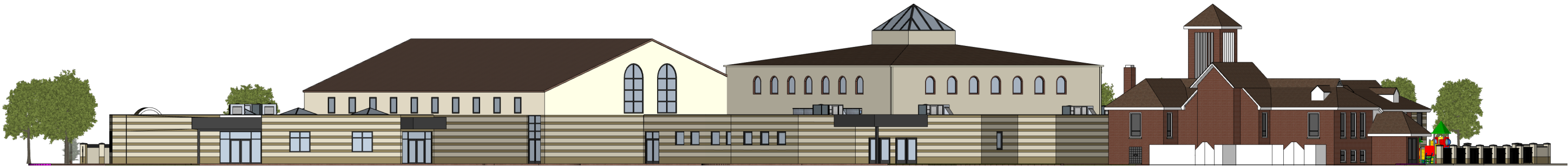
Overall Site West Elevation
Scale: 1" = 30'-0"



Overall Site Southeast Elevation
Scale: 1" = 30'-0"



Overall Site North Elevation
Scale: 1" = 30'-0"

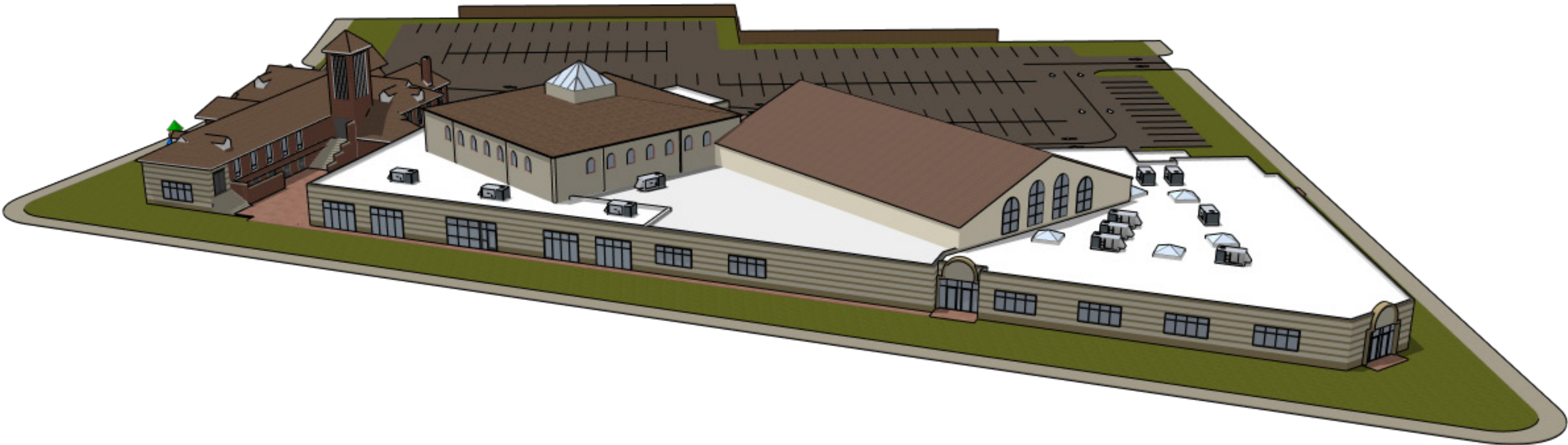


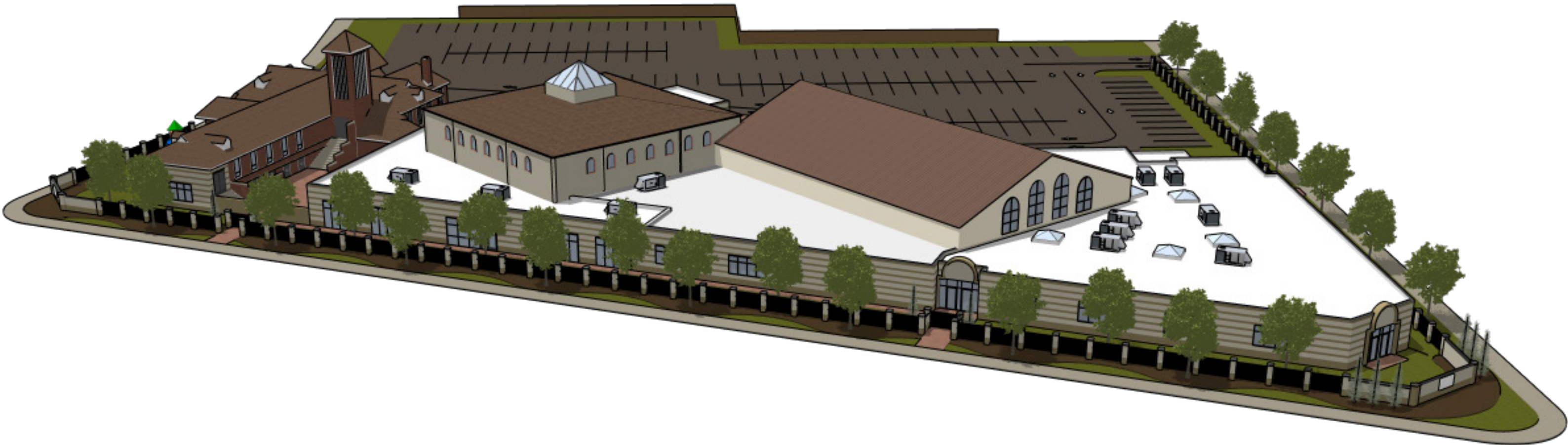
Overall Site West Elevation
Scale: 1" = 30'-0"

Al Ihsan School at Al Alomary Mosque

Proposed Building Addition - Exterior Perspective with Fence and Landscaping Removed

Project Number: 24114
September 8, 2025
Revised October 8, 2025

















FW2025-014 – Al Ihsan School Wing Addition

October 17, 2025

Design Review Advisory Committee:

FWDRAC recommended schematic approval with conditions on 10/15/25:

- Provide additional information and drawing on parking lot configuration, including proposed lighting and landscaping islands
- Study alternative facade materials and additional articulation of facade
- Provide parapet / elevation section to ensure proper screening
- Further development of Rocky River Dr "entry/exit" point

City Planning Staff:

Planning staff is supportive of the project and including Design Review comments in the conditions of approval.

FW2025-015 – Camelot Bakery

October 17, 2025

Project Address: 10401 Madison Avenue

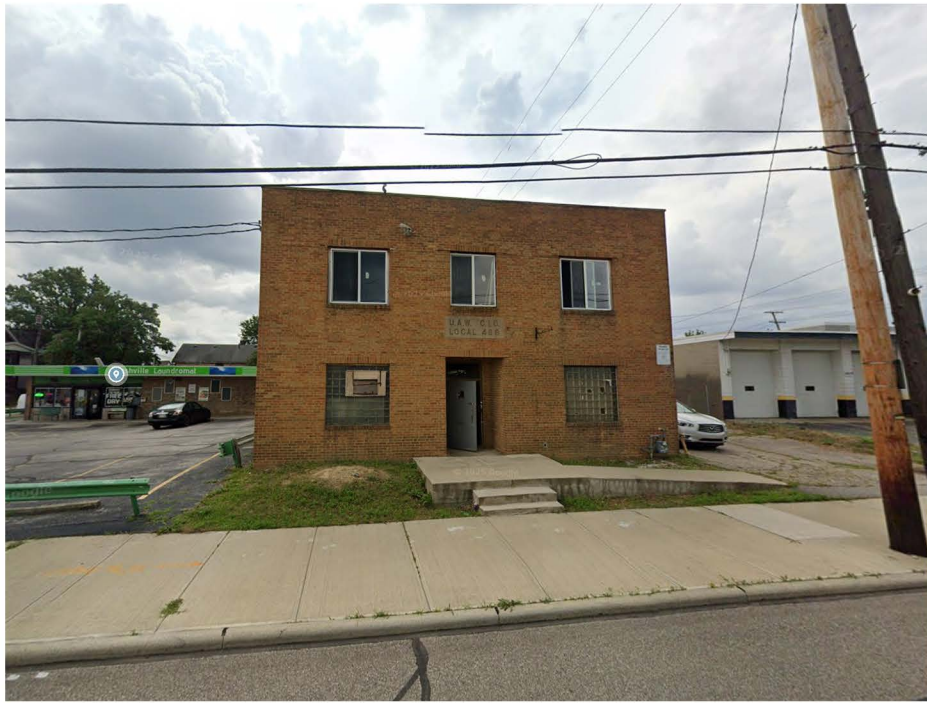
Type: New Construction – Commercial

Project Representative: Joe Moore, Meraki Architects

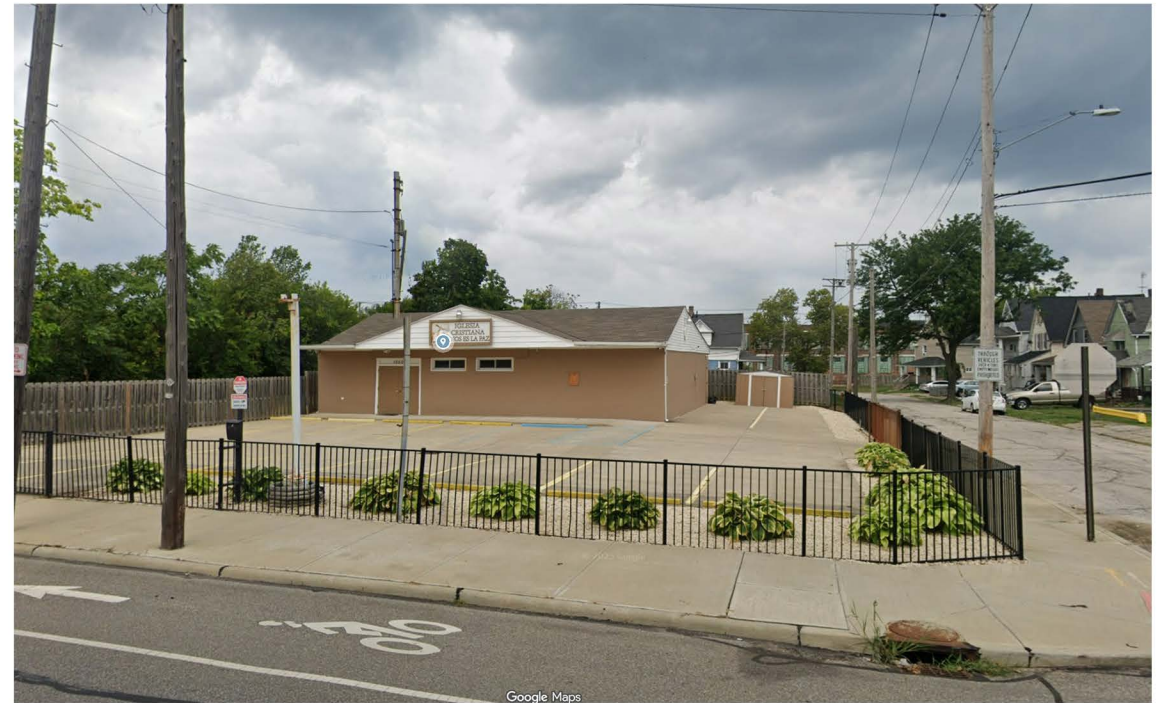
Approval: Conceptual

Ward 15: Council Member Spencer

SPA: Cudell



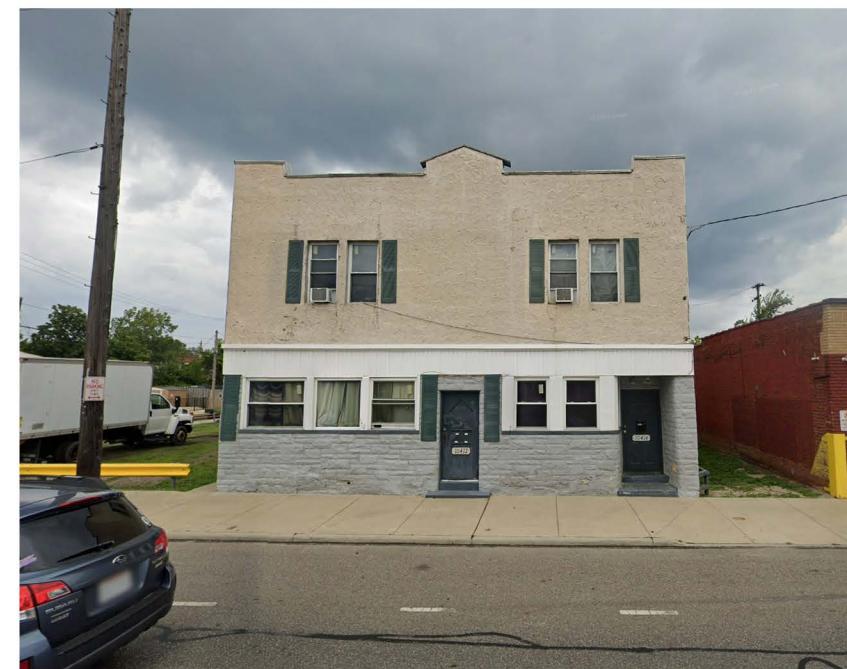
A1



A2



A3



A4



MERAKI ARCHITECTS, LLC

6887 SMITH ROAD SUITE #5
www.meraki-arch.com

MIDDLEBURG HEIGHTS, OH 44130
440.783.4290

OCTOBER 10, 2025

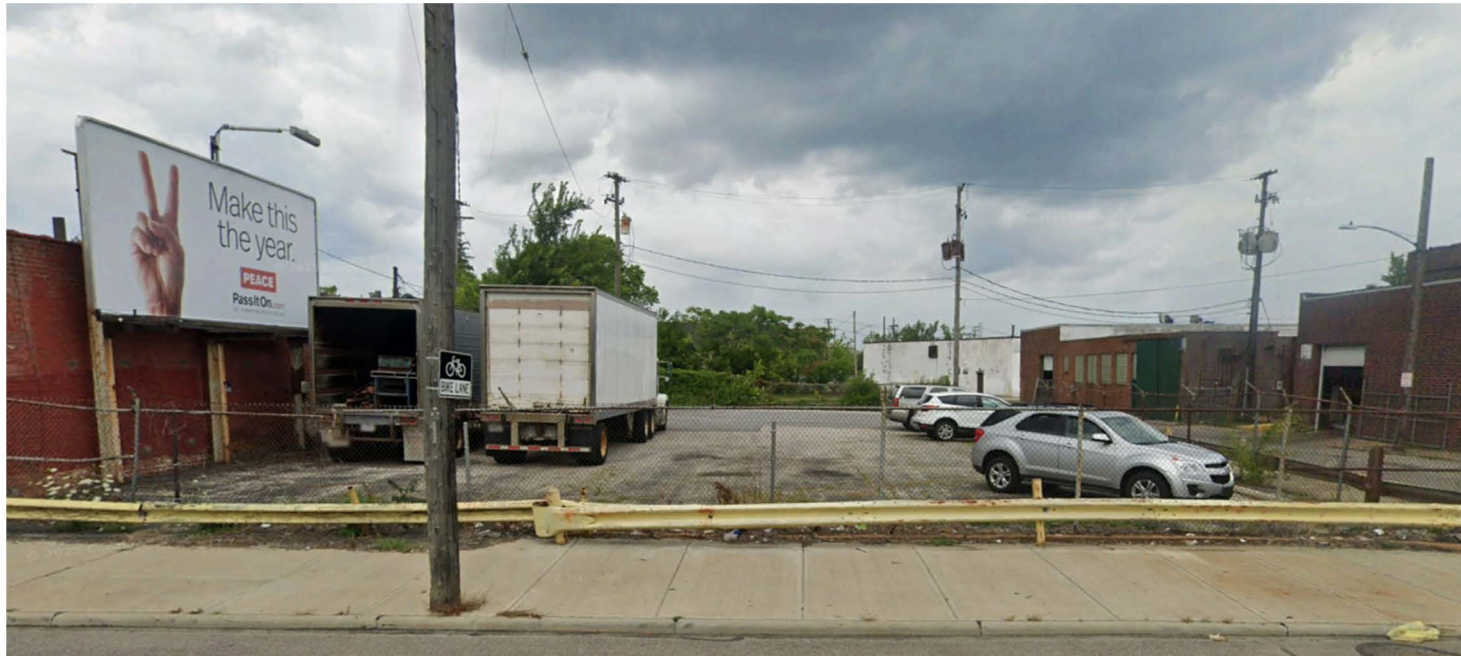
CAMELOT BAKERY
STREET CONTEXT



B1



B2



B3



B4



MERAKI ARCHITECTS, LLC

6887 SMITH ROAD SUITE #5
www.meraki-arch.com

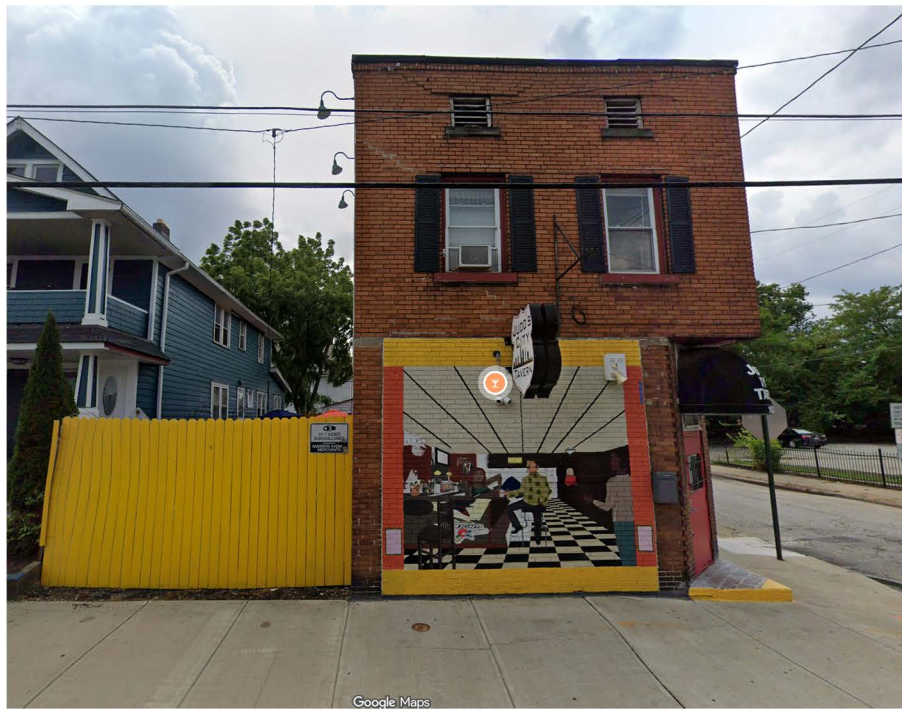
MIDDLEBURG HEIGHTS, OH 44130
440.783.4290

OCTOBER 10, 2025

CAMELOT BAKERY
STREET CONTEXT



C1



C2



C3



C4



MERAKI ARCHITECTS, LLC

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www.meraki-arch.com

MIDDLEBURG HEIGHTS, OH 44130
440.783.4290

OCTOBER 10, 2025

CAMELOT BAKERY
STREET CONTEXT



STREET PLAN



MERAKI ARCHITECTS, LLC

OCTOBER 10, 2025

CAMELOT BAKERY

STREET CONTEXT



DATE: October 10, 2025

City of Cleveland Planning Commission

Attn: Commission

601 Lakeside Avenue

Cleveland, OH 44114

RE: Proposed Camelot Bakery

Dear,

It is our pleasure to submit this letter describing the proposed development of the Camelot Bakery property of 0.65 acres (28,323 square feet) located at 10401 Madison Ave. (PPNs: 005-18-027, 005-18-028, 005-18-029, 005-18-030).

PROJECT SUMMARY

The project will include demolition of existing conditions on the site to make way for a new wholesale bakery. The project will be comprised of approximately 10,000 square feet of ground floor area with parking and landscaped areas. The property is currently zoned as a Local Retail Business District (LR-C2) and is within the bounds of the Pedestrian Retail Overlay District (Ord. No. 1332-13, Dated 11-25-13).

EXISTING SITE CONDITIONS

Camelot Bakery, located at 10401 Madison Ave, in Cleveland, consists of a 0.65 acre site backing up to residential zoned district to the south, Madison Ave to the north, and W 104th St. and W 105th St. to the west and east, respectively. The existing property currently has a 1,360 square foot building, built in 1940 and most recently remodeled in 2006. The building is currently used for the production of baked goods sold wholesale to venues around Cleveland. Entry to the site is gained via the double width lanes located on the north side of site to Madison Ave. and to the east on to W 104th St.

PROJECT LAYOUT

In an effort to maintain a pedestrian friendly connection to the retail district on Madison Ave., the double lane entry on Madison Ave will be eliminated, thus limiting vehicle traffic to street intersections. This entry will be replaced with a double width exit-only lane on the west side of the site to W 105th St. The proposed parking will be located on the southeast side of the site, utilizing the existing double width lane for access. The proposed building will consist of the bakery area, indoor shipping/receiving area, and space for future expansion as Camelot Bakery continues in its growth. There will be a landscape

buffer strip on the south side of the property giving separation to the residential district. A bike rack area will be located on the north side of the property, along Madison Ave.

PROJECT SPECIFICS

New Bakery Building:

- Proposed bakery area: 1,700 s.f.
- Proposed indoor shipping/receiving area: 1,834 s.f.
- Proposed future expansion area: 3,000 s.f.
- Proposed total area: 9,976 s.f.

Parking:

- Parking provided: 14 spaces, including one (1) ADA parking spaces

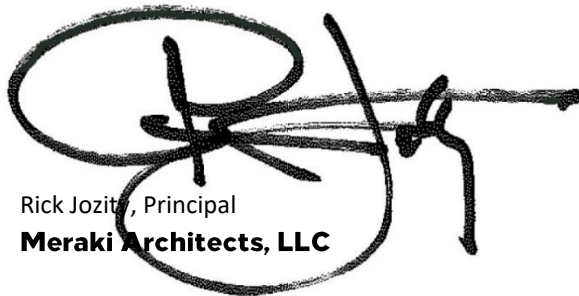
Detention:

- A proposed detention basin has been located towards the south-east corner of the site to collect storm water and alleviate the burden on the storm sewer system.

The proposed plan compliments the plans to connect the community to the retail district while respecting the residential area. The building is located just steps from the sidewalk on Madison Ave. invites passing pedestrians to stop and smell the aromas of the freshly baked goods of the Camelot Bakery.

On behalf of Camelot Bakery, we look forward to working with the City of Cleveland throughout the approval process to transform the existing site along Madison Avenue into a more inviting property.

Sincerely,



Rick Jozity, Principal
Meraki Architects, LLC

CAMELOT BAKERY

10401 MADISON AVENUE CLEVELAND, OH 44102



SHEET INDEX			
SHEET NO.	SHEET DESCRIPTION	ISSUE DATE	REV. DATE
T1.0	COVER SHEET, CODE DATA, SITE INFO	10-08-25	
AS1.0	SITE CONTEXT PLAN	10-08-25	
A1.0	PROPOSED FLOOR PLAN	10-08-25	
A2.0	ELEVATIONS	10-08-25	

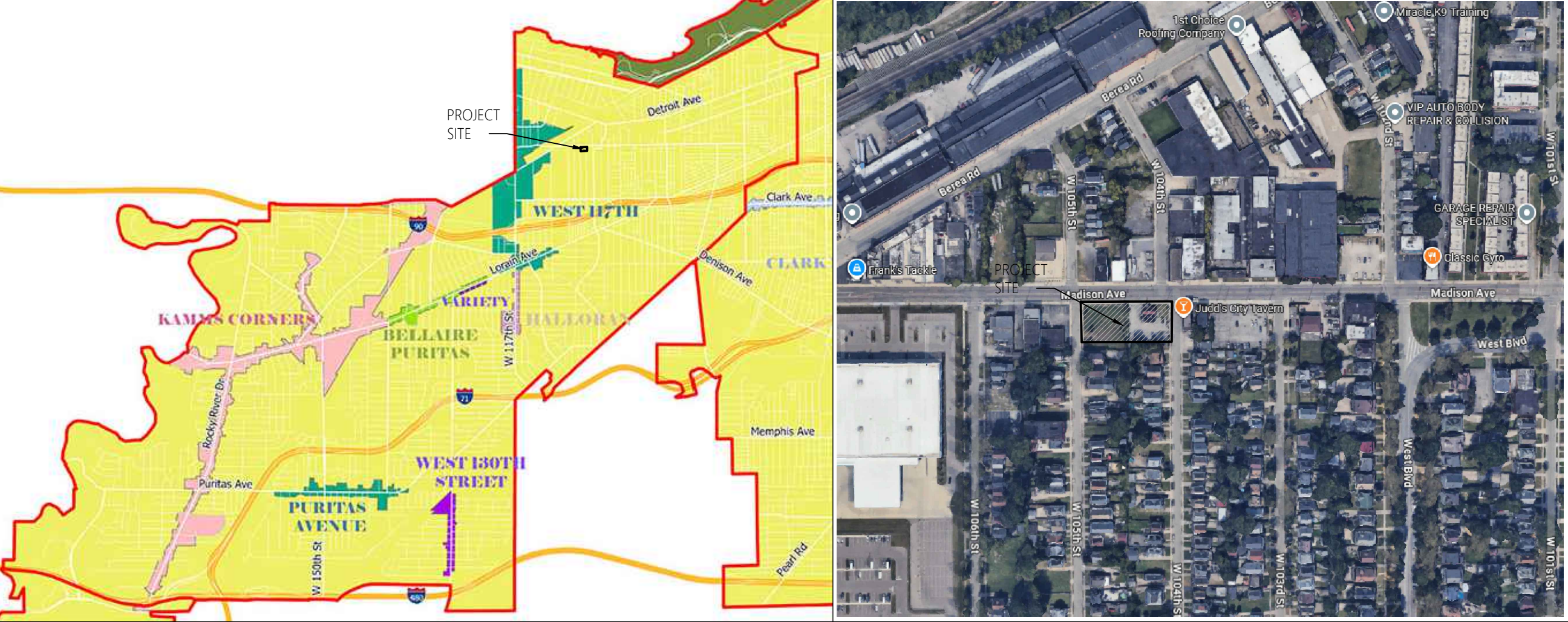
CODE DATA

EXISTING SITE INFO:		005-18-0027, 005-18-2028, 005-18-0029 & 005-18-030 (IF AVAILABLE, IF NOT AVAILABLE, DELETE FROM CODE DATA). LR-C2 (LOCAL RETAIL BUSINESS DISTRICT (PEDESTRIAN RETAIL OVERLAY	
PERMANENT PARCEL NO.: LEGAL DESCRIPTION: ZONING DISTRICT: DISTRICT)			
EXISTING LAND USE: LOT SIZE (EXISTING):		INDUSTRIAL 28,323 SQ. FT. (0.650 ACRES)	
YARD REGULATIONS (0000.00):		REQUIRED	PROPOSED
FRONT: 00'		00'	
SIDE: 00'		00'	
REAR: 00'		00'	
PARKING SETBACKS (349.05): <i>All such parking spaces shall be located behind the setback building line. No such parking space shall be located within ten (10) feet of any wall of a residential building or structure if such wall contains a ground floor opening designed to provide light or ventilation for such building or structure.</i>			
FRONT: 5'		52'	
SIDE: 00'		00'	
REAR: 5'		5'	
LOT COVERAGE :		EXISTING BLDG: 4.8% (1,358 S.F.)	PROPOSED BLDG: 35.2% (9,976 S.F.)
MAXIMUM HEIGHT (353.00):		60 FEET	41'-2"
PARKING REQUIREMENTS (349.04): WHOLESALE ESTABLISHMENTS: 1 SPACE FOR EACH 1,000 SQUARE FEET OF GROSS AREA 9,976 S.F. / 1,000 = 10 SPACES REQUIRED 18 SPACES PROVIDED (INCLUDING 4 INTERIOR LOADING SPACES)			
PROPOSED BUILDING INFO:			
GOVERNING CODES: O.B.C., OHIO BUILDING CODE (2024 EDITION) O.P.C., OHIO PLUMBING CODE (2024 EDITION) O.M.C., OHIO MECHANICAL CODE (2024 EDITION) O.F.C., OHIO FIRE CODE (2024 EDITION) N.E.C., NATIONAL ELECTRICAL CODE (2023 EDITION) ICC A117.1 (ANSI) ACCESSIBILITY GUIDELINES (2009 EDITION)			
USE GROUP (OBC 304.1 & 311.2): CONSTRUCTION TYPE (602.2): ALLOWABLE HEIGHT (OBC TABLE 504.3 & 504.4): ACTUAL HEIGHT: ALLOWABLE AREA (OBC TABLE 506.2):		USE GROUP F-1 / MODERATE HAZARD FACTORY INDUSTRIAL TYPE II-B 2 STORIES / 55' 1 STORIES / 30' 15,500 S.F.	
ACTUAL AREA:		9,976 S.F.	
FIRE RESISTANCE RATING (TABLE 601): PRIMARY STRUCTURAL FRAME: 0 HOURS EXTERIOR BEARING WALLS: 0 HOURS INTERIOR BEARING WALLS: 0 HOURS NON-BEARING EXTERIOR WALLS & PARTITIONS: 0 HOURS (PER TABLE 705.5) NON-BEARING INTERIOR WALLS & PARTITIONS: 0 HOURS FLOOR CONSTRUCTION: 0 HOURS ROOF CONSTRUCTION: 0 HOURS FIRE SEPARATION DISTANCE (TABLE 705.5): LESS THAN 5 FEET: 2 HOUR GREATER THAN 5 FEET, LESS THAN 10 FEET: 1 HOUR GREATER OR EQUAL TO 10 FEET, LESS THAN 30 FEET: 0 HOUR GREATER OR EQUAL TO 30 FEET: 0 HOURS			
OCCUPANCY (OBC TABLE 1004.5): INDUSTRIAL AREAS: 100 GROSS PER OCCUPANT (2,888 S.F.) 29 OCC. KITCHENS (COMMERCIAL): 200 GROSS PER OCCUPANT (4,060 S.F.) 21 OCC. STORAGE / WAREHOUSE: 500 GROSS PER OCCUPANT (3,028 S.F.) 7 OCC. OVERALL AREA (NET): 9,976 S.F. 57 OCC.			

SCOPE OF WORK

THIS PROJECT CONSISTS OF A PROPOSED NEW BAKERY/WAREHOUSE BUILDING (APPROXIMATELY 10,000 SQUARE FEET) TO BE BUILT ON THE EXISTING PROPERTY LOCATED ON MADISON AVENUE BETWEEN W. 104TH AND W.105TH STREETS IN CLEVELAND, OH. THE PROPOSED BAKERY WILL BE DESIGNED TO SERVE THE GROWING DEMAND FOR FRESH, HIGH-QUALITY BAKED GOODS AMONG LOCAL HOTELS, RESTAURANTS, AND HOSPITALITY VENUES. THE PROPOSED BUILDING SIZE ALLOWS FOR FUTURE EXPANSION TO ALSO SERVE THE LOCAL COMMUNITY AND TO REMAIN IN THIS AREA FOR YEARS TO COME.

LOCATION MAP



SEAL:

A PROJECT FOR:

NEW BUILDING FOR:
CAMELOT BAKERY
10401 MADISON AVENUE
CLEVELAND, OH 44102

REVISIONS:		
#	DESCRIPTION	DATE
1	P.C. CONCEPTUAL APPROVAL	10-08-25

Project No.: 25031
Drawn By: MJS
Reviewed By: RJJ
Scale: AS NOTED
Date: 08-02-2025

Sheet Title:

ELEVATIONS

Sheet #:

T1.0



PROJECT FOR:

NEW BUILDING FOR:
CAMELOT BAKERY
10401 MADISON AVENUE
CLEVELAND, OH 44102

[illegible]

Project No.:	25031
Drawn By:	MJS
Reviewed By:	RJJ
Scale:	AS NOTED
Date:	08-02-2025

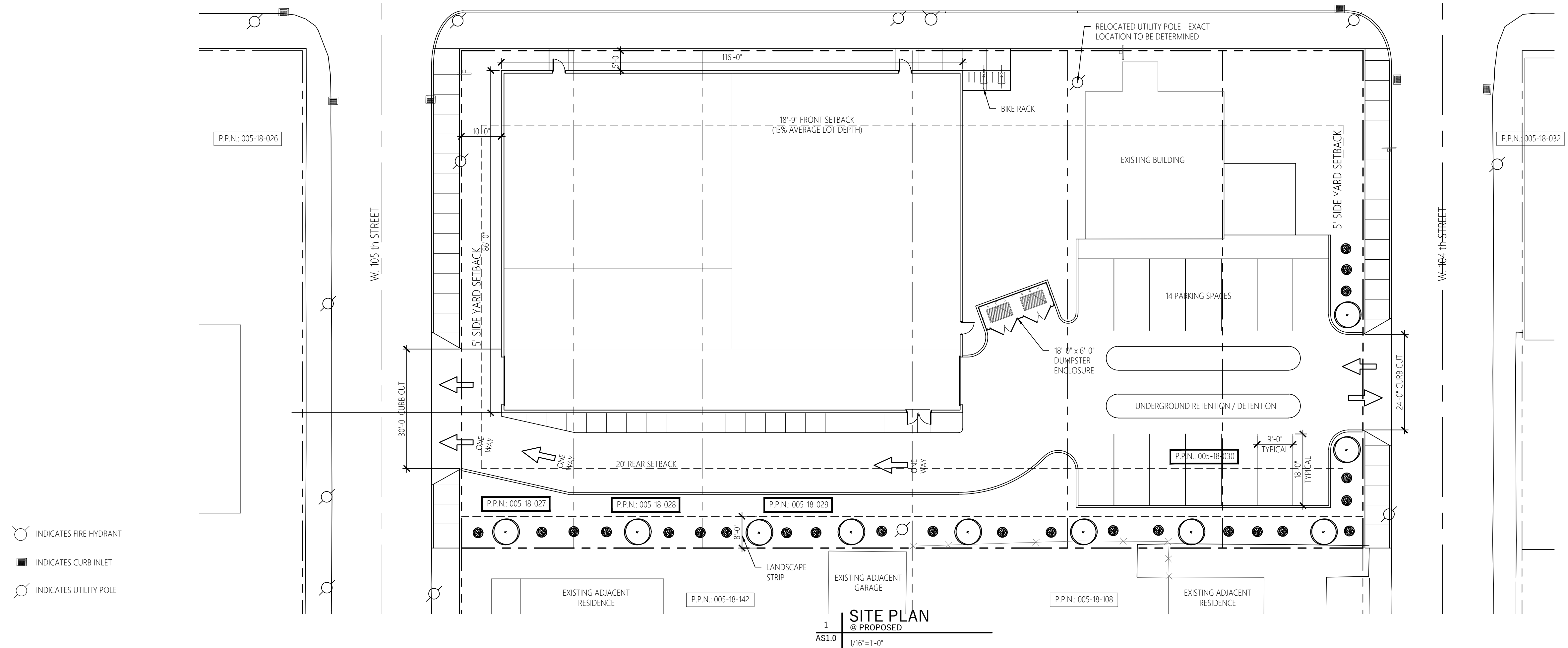
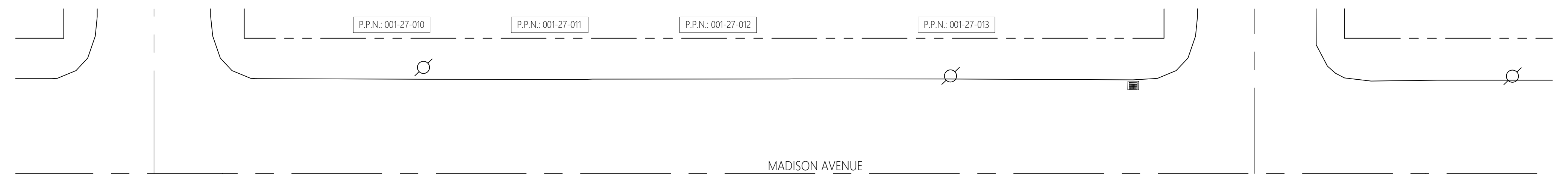
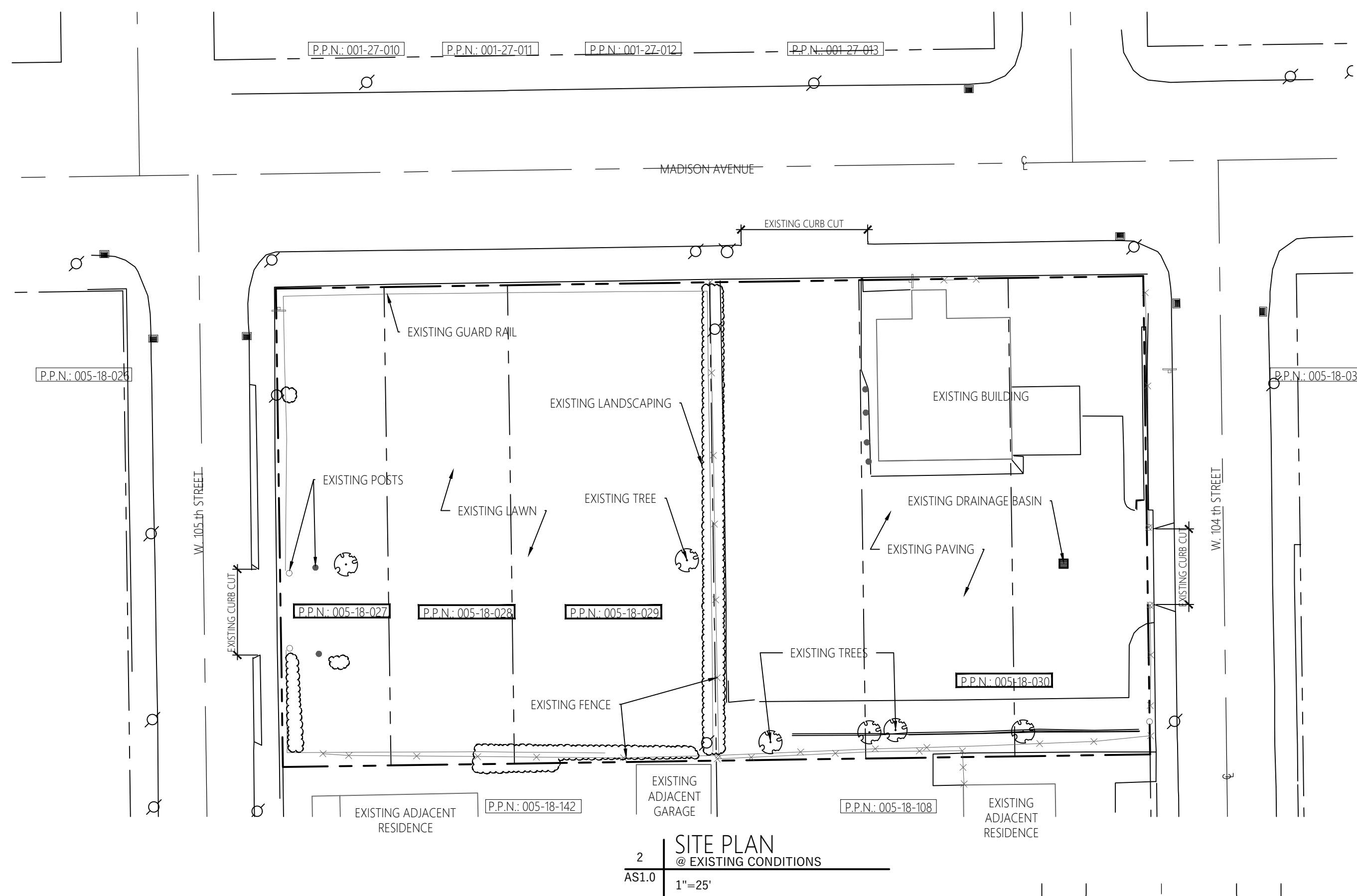
et Title:

SITE CONTEXT PLAN

et #:

AS1.0

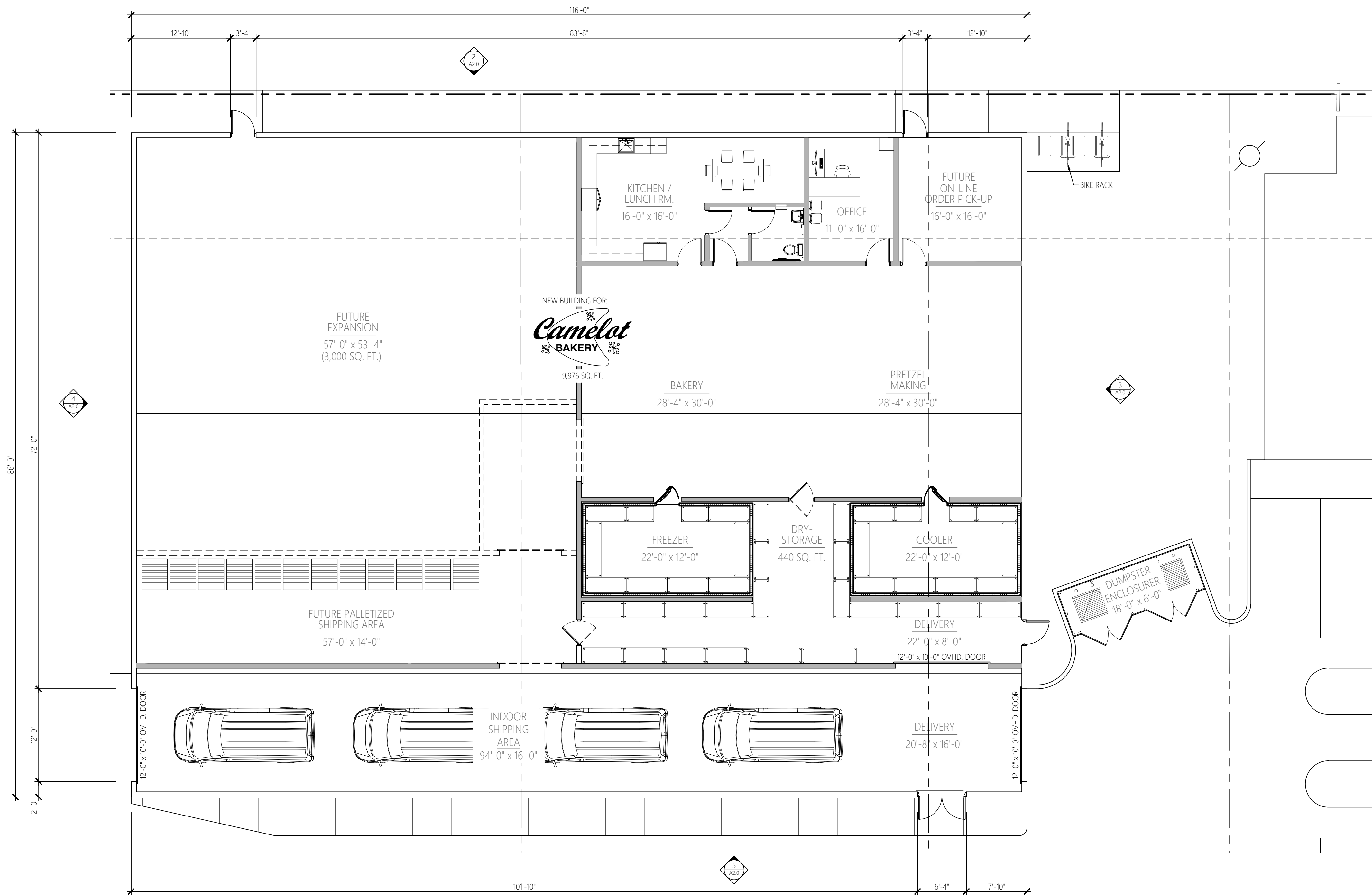
MERAKI ARCHITECTS, LLC 2024
ALL RIGHTS RESERVED



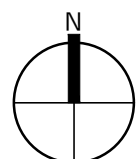
SEAL:

A PROJECT FOR:

NEW BUILDING FOR:
CAMELOT BAKERY
10401 MADISON AVENUE
CLEVELAND, OH 44102



1
A1.0
PROPOSED GROUND FLOOR PLAN
FOR NEW BUILDING FOR CAMELOT BAKERY
1/8"=1'-0"



REVISIONS:		
#	DESCRIPTION	DATE
1	P.C. CONCEPTUAL APPROVAL	10-08-25

Project No.: 25031
Drawn By: MJS
Reviewed By: RJJ
Scale: AS NOTED
Date: 08-02-2025

Sheet Title:

PROPOSED
FLOOR
PLAN

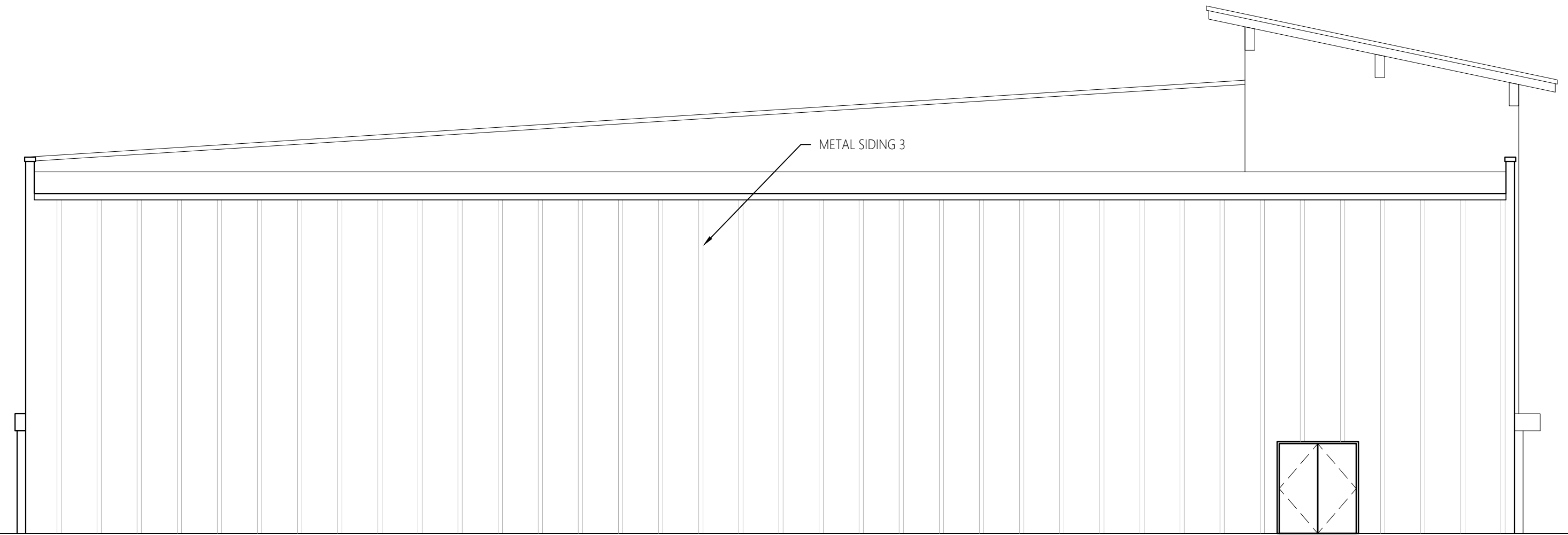
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A1.0

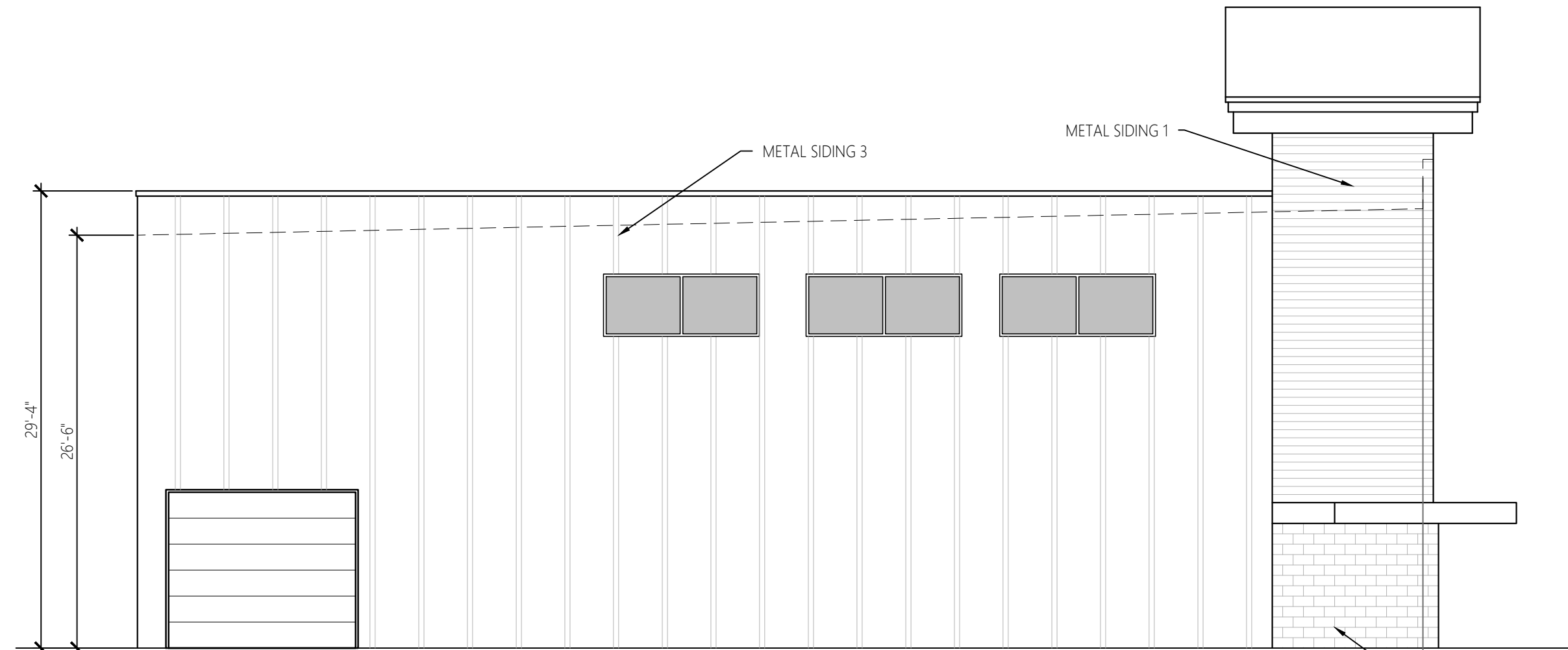
SEAL:

A PROJECT FOR:

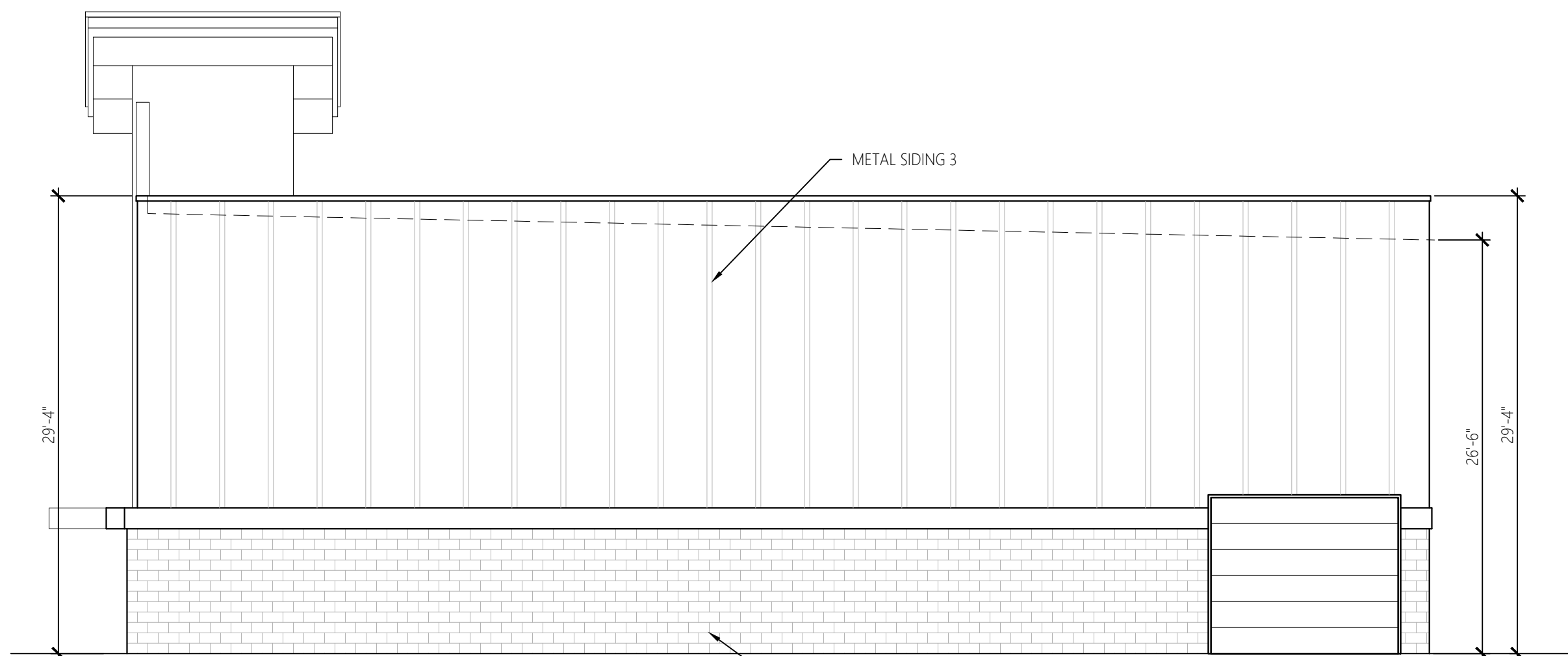
NEW BUILDING FOR:
CAMELOT BAKERY
10401 MADISON AVENUE
CLEVELAND, OH 44102



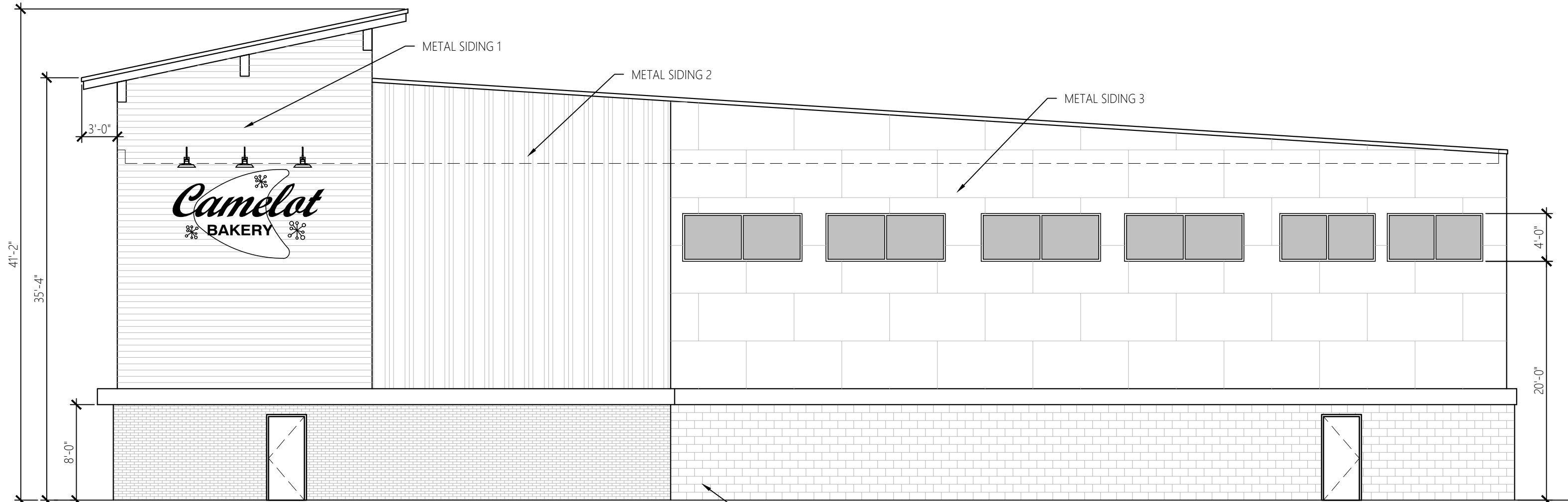
5
A2.0 | ELEVATION
@ SOUTH WALL
1/8"=1'-0"



3
A2.0 | ELEVATION
@ EAST WALL
1/8"=1'-0"

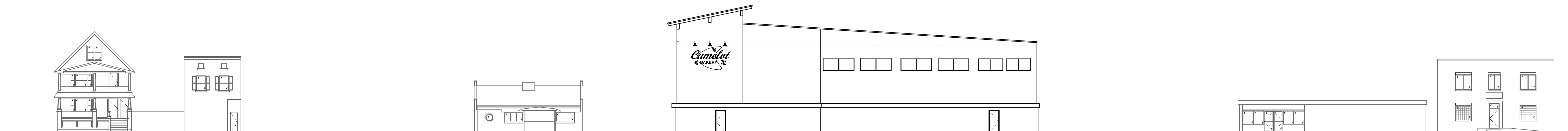


4
A2.0 | ELEVATION
@ WEST WALL
1/8"=1'-0"



2
A2.0 | ELEVATION
@ NORTH WALL OPTION 1
1/8"=1'-0"

TOTAL WINDOW AREA REQ'D: 317 S.F.
TOTAL WINDOW AREA PROVIDED: 224 S.F.
WINDOW AREA WITHIN P.R.O. REQ.: 0 S.F. (0%)
REQUIRED VARIANCE AREA: 317 S.F. (100%)



1
A2.0 | ELEVATION
@ STREETScape
1/16"=1'-0"

BUILDING AREA WITHIN P.R.O. REQ.: 108 S.F.
WINDOW AREA WITHIN P.R.O. REQ.: 0 S.F. (0%)

BUILDING AREA WITHIN P.R.O. REQ.: 83 S.F.
WINDOW AREA WITHIN P.R.O. REQ.: 0 S.F. (0%)

BUILDING AREA WITHIN P.R.O. REQ.: 158 S.F.
WINDOW AREA WITHIN P.R.O. REQ.: 43 S.F. (27%)

BUILDING AREA WITHIN P.R.O. REQ.: 270 S.F.
WINDOW AREA WITHIN P.R.O. REQ.: 63 S.F. (23%)

BUILDING AREA WITHIN P.R.O. REQ.: 170 S.F.
WINDOW AREA WITHIN P.R.O. REQ.: 31 S.F. (18%)

BUILDING AREA WITHIN P.R.O. REQ.: 170 S.F.
WINDOW AREA WITHIN P.R.O. REQ.: 31 S.F. (18%)

REVISIONS:		
#	DESCRIPTION	DATE
1	P.C. CONCEPTUAL APPROVAL	10-08-25

Project No.: 25031
Drawn By: MJS
Reviewed By: RJJ
Scale: AS NOTED
Date: 08-02-2025

Sheet Title:

ELEVATIONS

Sheet #:

A2.0

FW2025-015 – Camelot Bakery

October 17, 2025

Design Review Advisory Committee:

FWDRAC recommended conceptual approval with conditions on 10/15/25:

- Explore glazing and fenestration on first floor Madison Ave elevation to meet spirit of PRO District
- Review door placement and size/type for entryway
- Study potential impacts of HV Power lines that could impact setbacks
- Emphasis on extensive landscaping and importance of lighting to combat concerns over security and meeting spirit of PRO district

City Planning Staff:

Planning staff is supportive of the project and including Design Review comments in the conditions of approval.

PRO Conditional Approval and variances will be needed from BZA.

Cleveland City Planning Commission

Euclid Corridor Buckeye Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

October 17, 2025

EC2024-025 – Circle Square, East Stokes Block, north portion

October 17, 2025

Project Address: Stokes Blvd and Chester Ave

Type: New Construction – Mixed Use

Project Representatives: Steve Rubin & Nolan Sit

Approval: Final

CIRCLE SQUARE

East Stokes Block

FINAL DESIGN REVIEW

PCP Voyager
October 16th, 2025



SCHEMATIC DESIGN

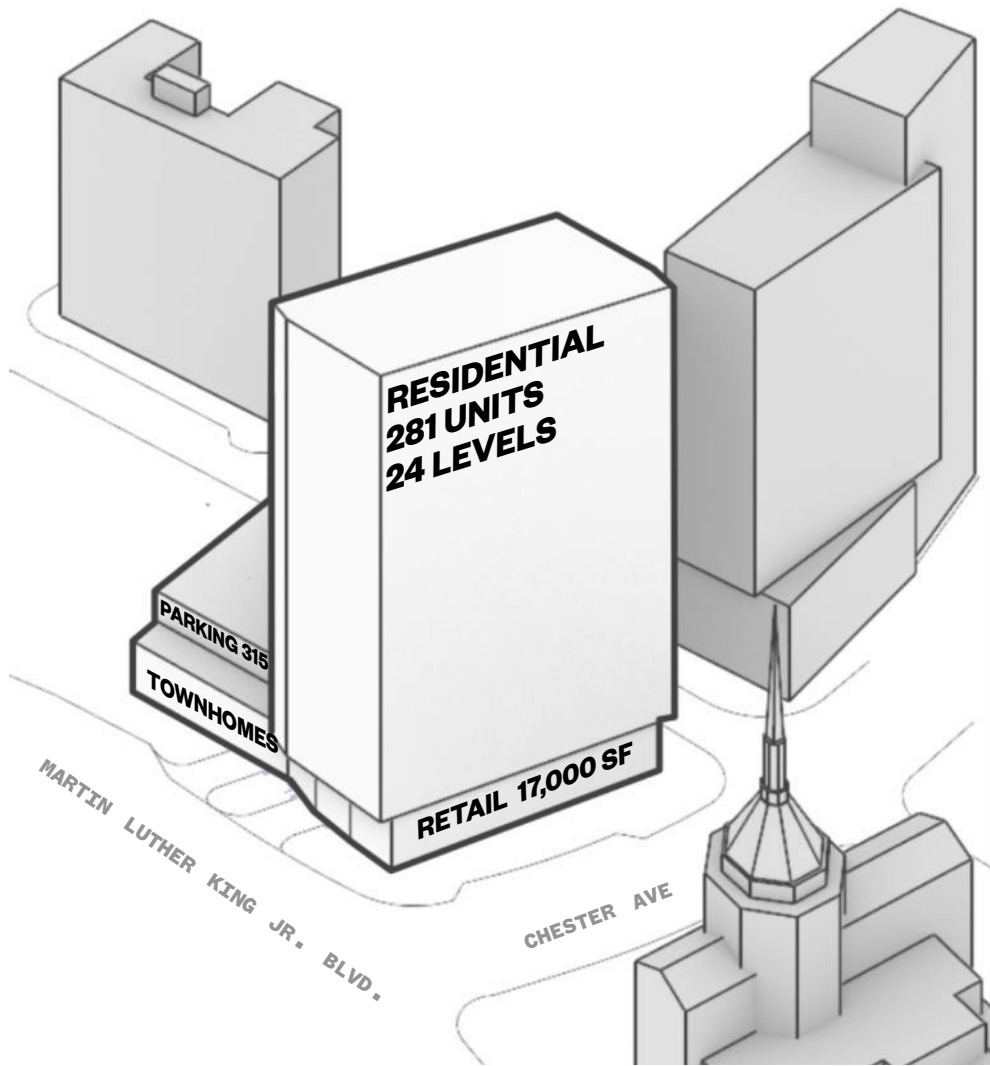
SCHEMATIC DESIGN

What We Heard

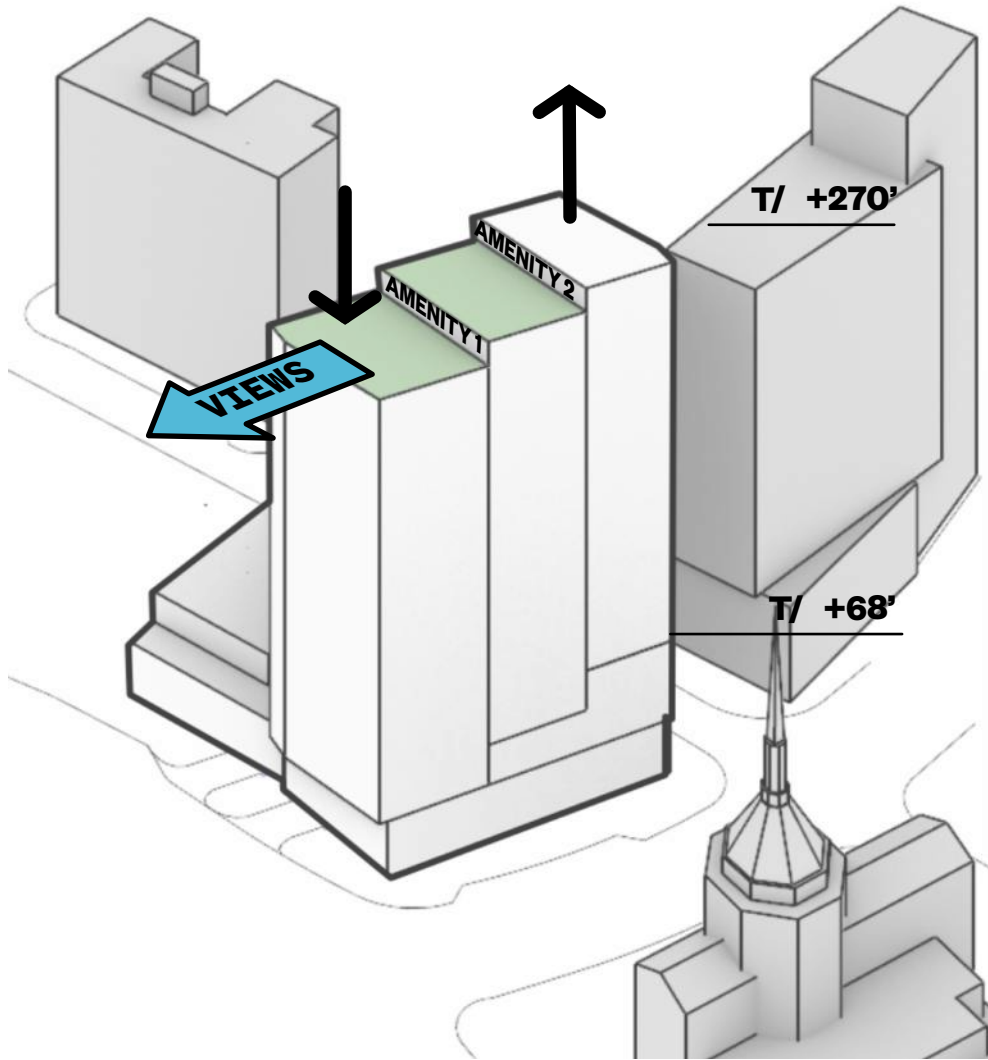
- **Phasing** - Return with Phasing Strategy showing architecture and landscape of each phase: how site is treated before townhouse construction. (will garage be exposed, any upturned beams; how adjacent site (south) will be treated in phasing.
- **Connection to Townhomes** - Study how the base of the building may be tied in to the townhomes, whether materials can be incorporated into building from the pedestrian level.
- **Spandrel Glass** - provide a clearer idea of how this will in the daytime with materiality using close up rendering of balcony and building and provide a night view showing vertical striping of spandrel verses daylit interiors
- **Large Concrete wall at the Garage on the South** - how will it be treated? Is there an opportunity at the base for art as screening? Show interim treatment(s) between phases
- **Interim Condition for Phase 2** - Describe how land to south of project will be treated once this building phase is complete
- **Liberty Oaks** - Study whether the Liberty Oaks can continue along MLK Dr regarding their historical significance
- **Complete Landscape & Lighting Plans, detailed retail space treatment**



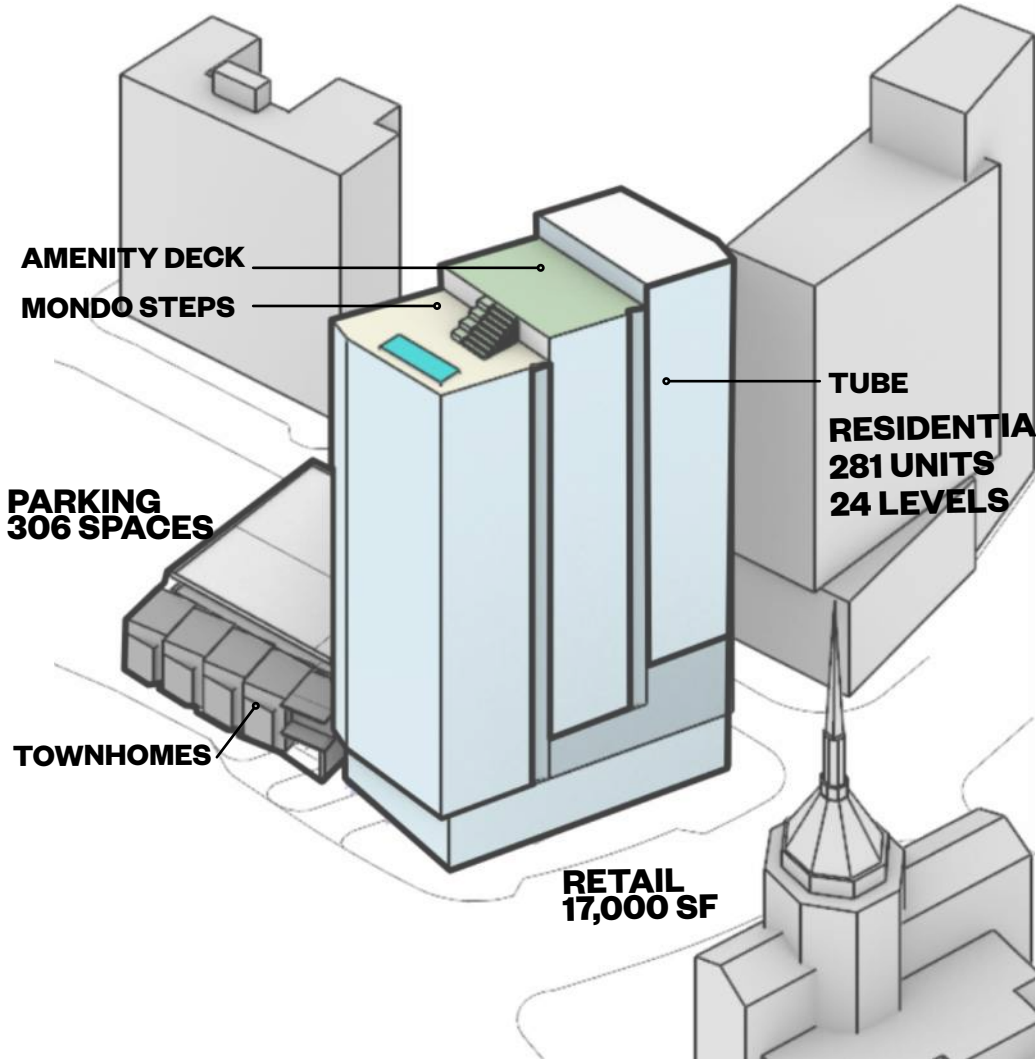
MASSING



PROGRAM

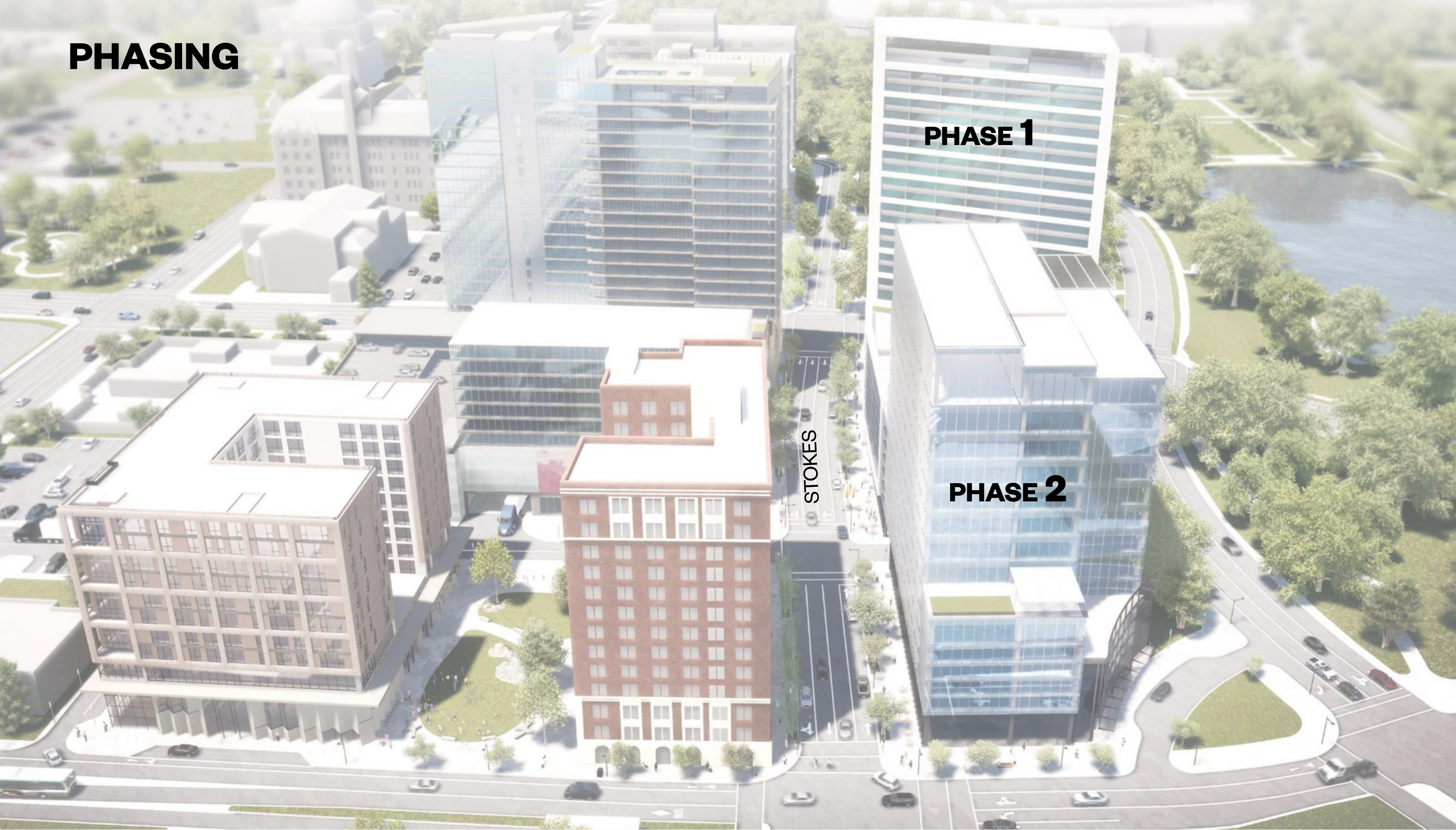


STEP DOWN TOWARDS THE VIEW

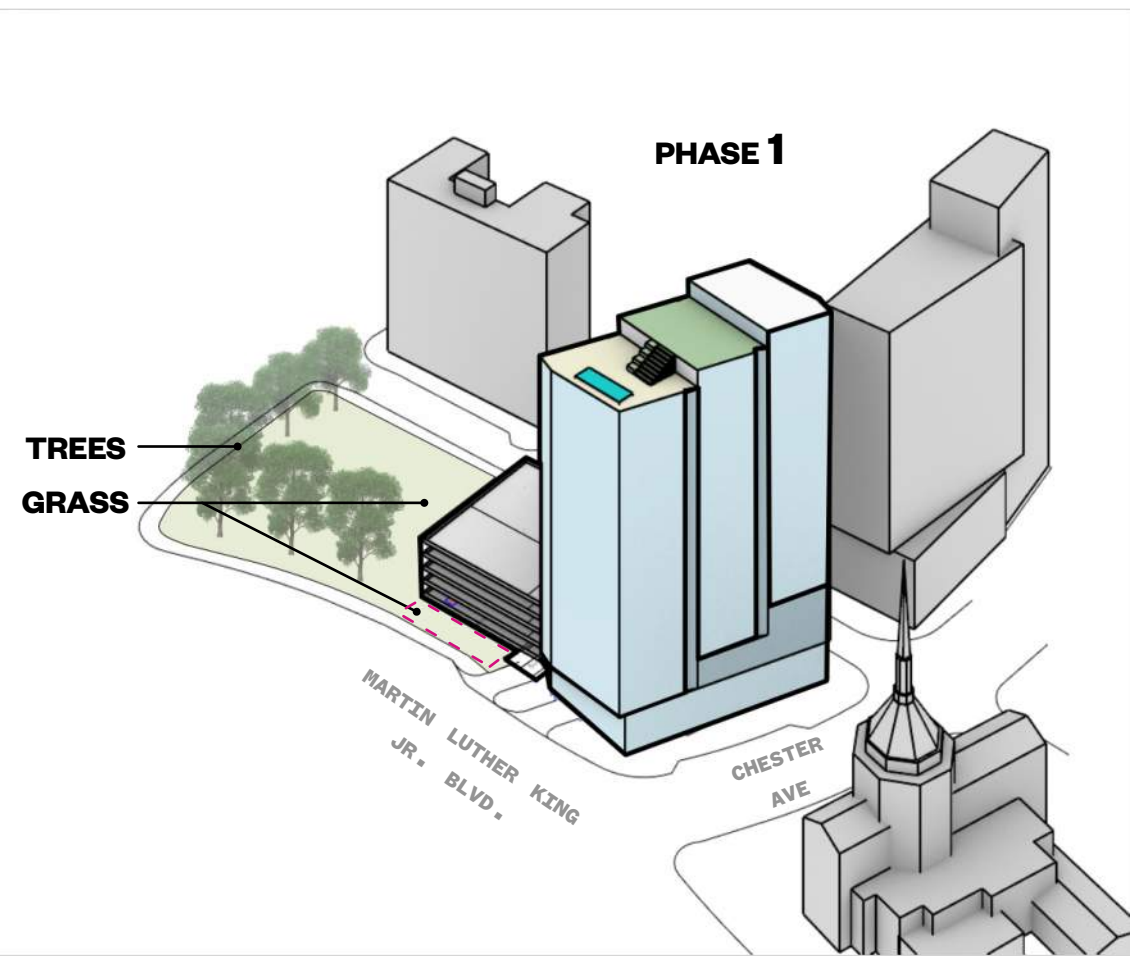


DEFINING THE MASS

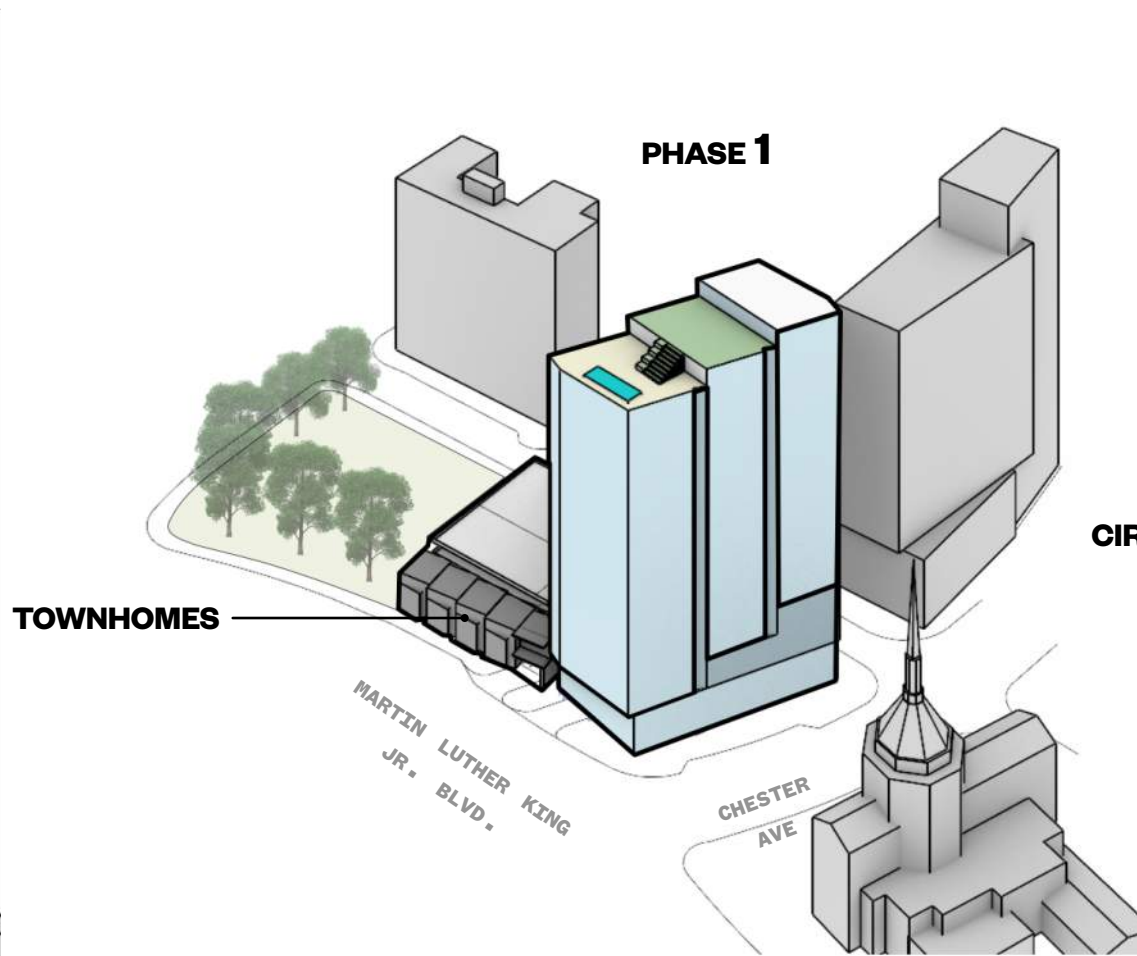
PHASING



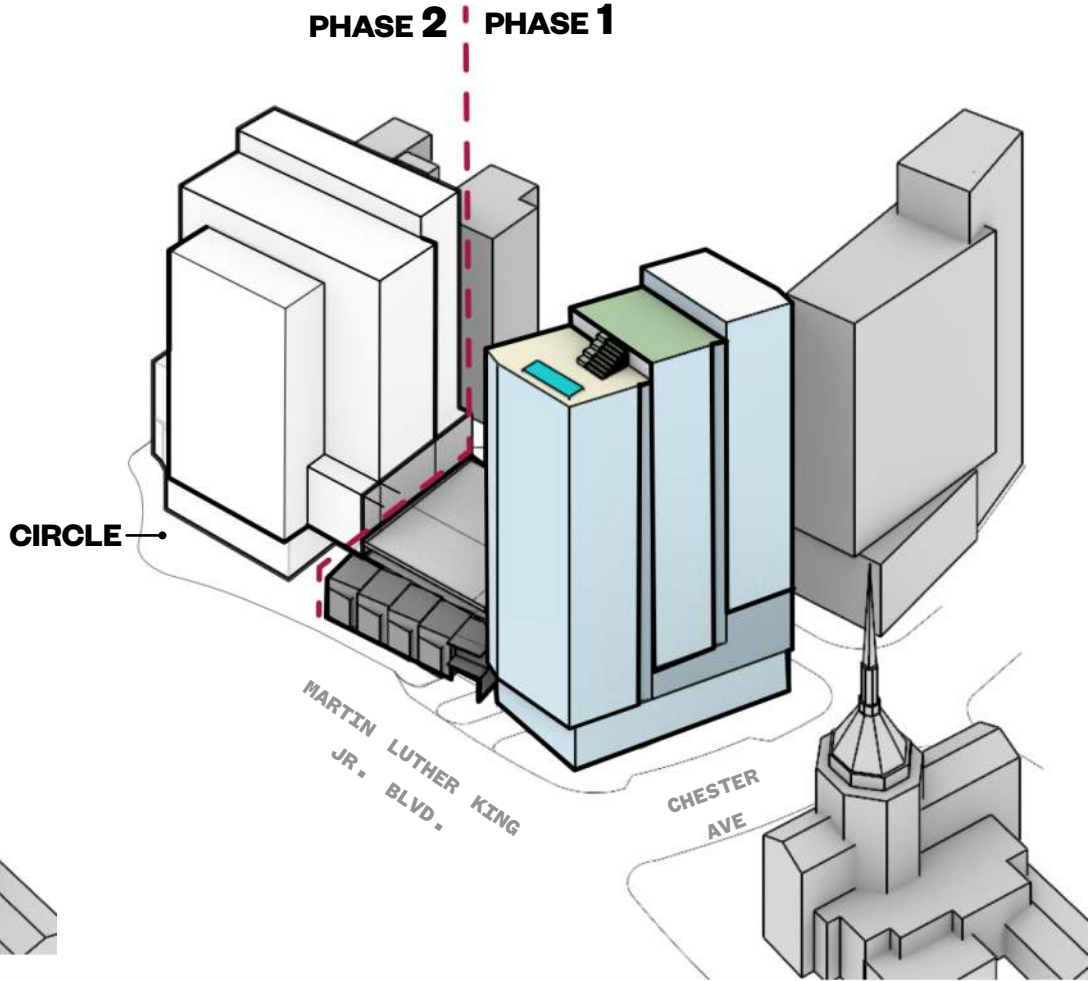
PHASING STRATEGY



INITIAL CONSTRUCTION



TOWNHOME COMPLETION



STOKES COMPLETE

FINAL DESIGN

CONCEPTUAL MASSING

View looking Southwest from Wade Lagoon

SILVERY BLUE

DARK BLUE GLASS

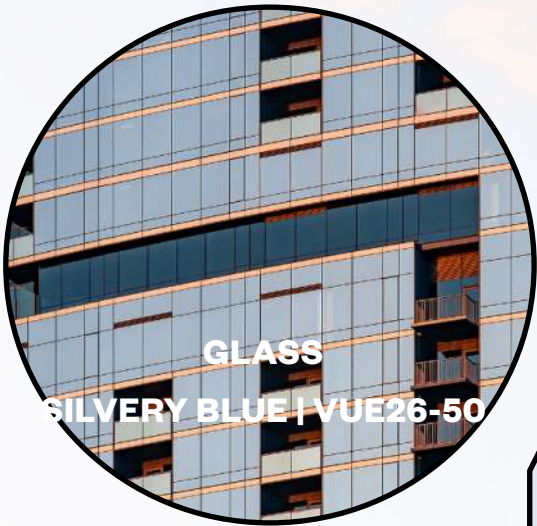
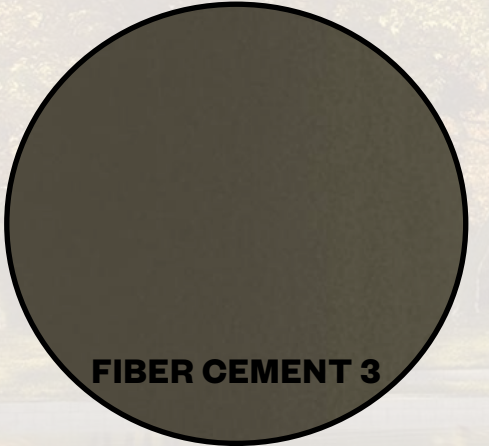
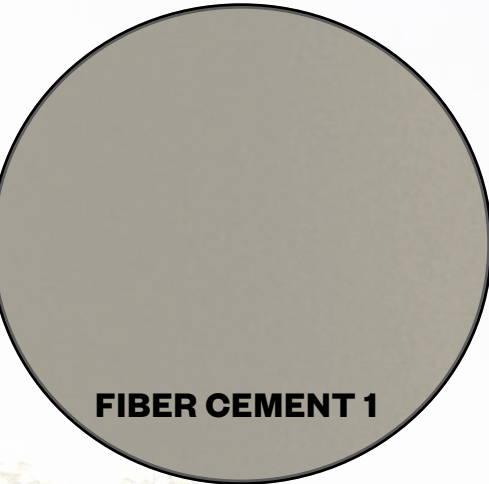
FIBER CEMENT 1

FIBER CEMENT 2

CLEAR GLASS

CONCEPTUAL MASSING

Materials

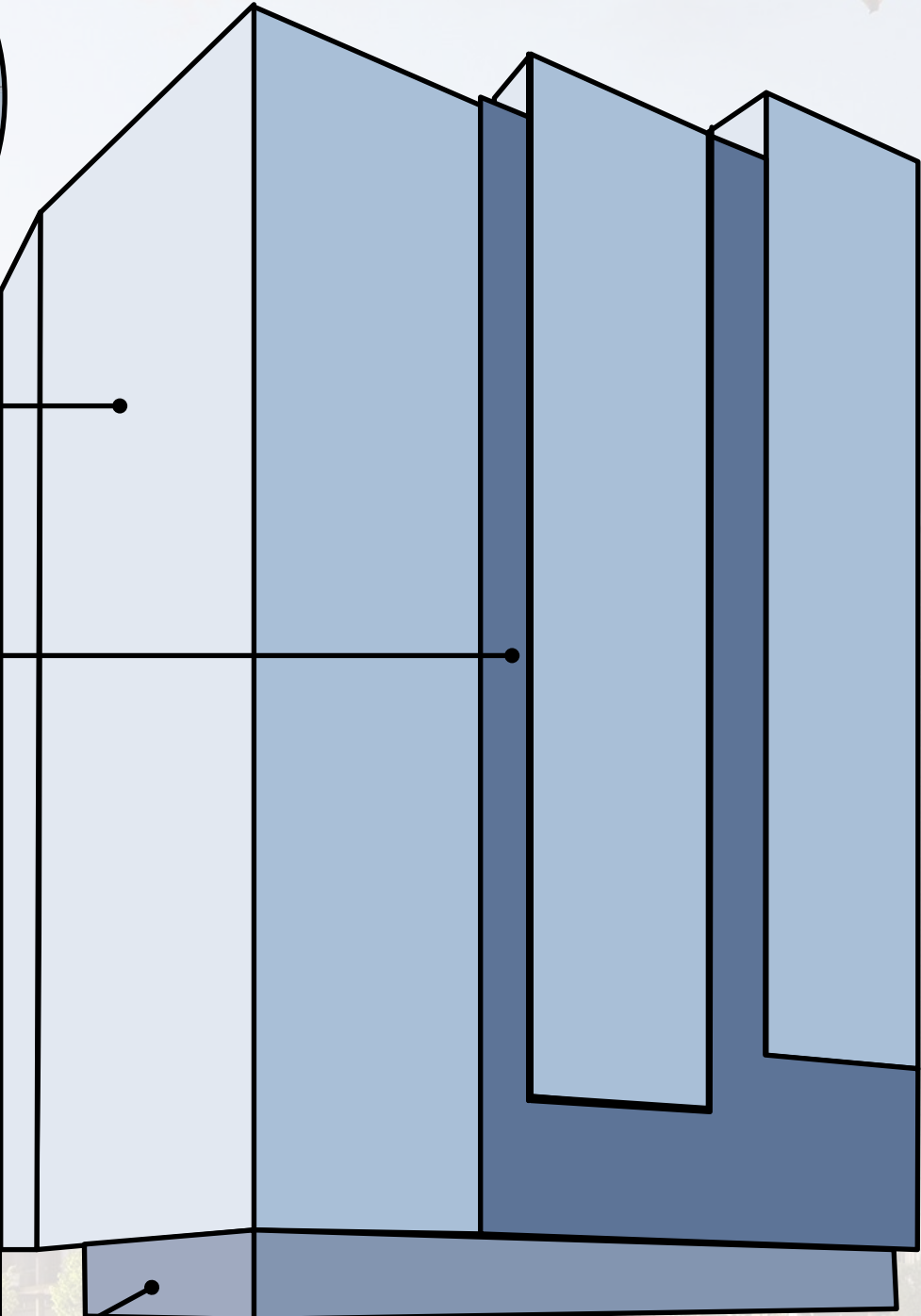


SILVERY BLUE

DARK BLUE GLASS

FIBER CEMENT 1
FIBER CEMENT 2
FIBER CEMENT 3

CLEAR GLASS



TOWER DAY

View looking Southwest from Wade Lagoon



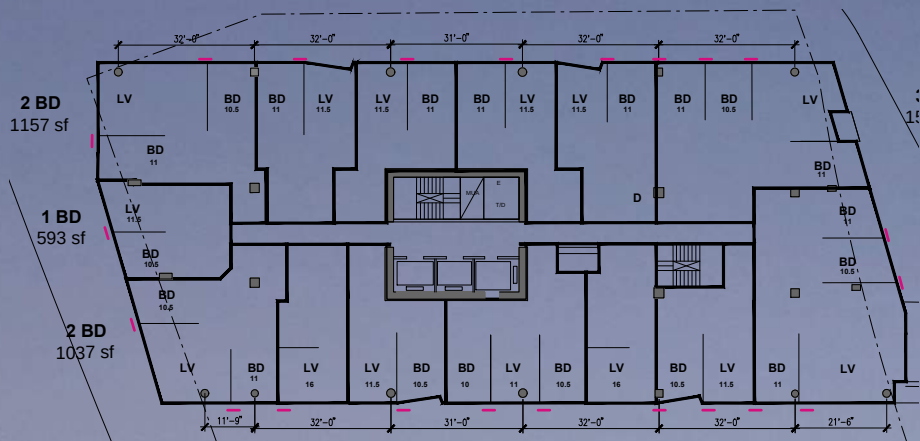
TOWER DUSK

View looking Southwest from Wade Lagoon



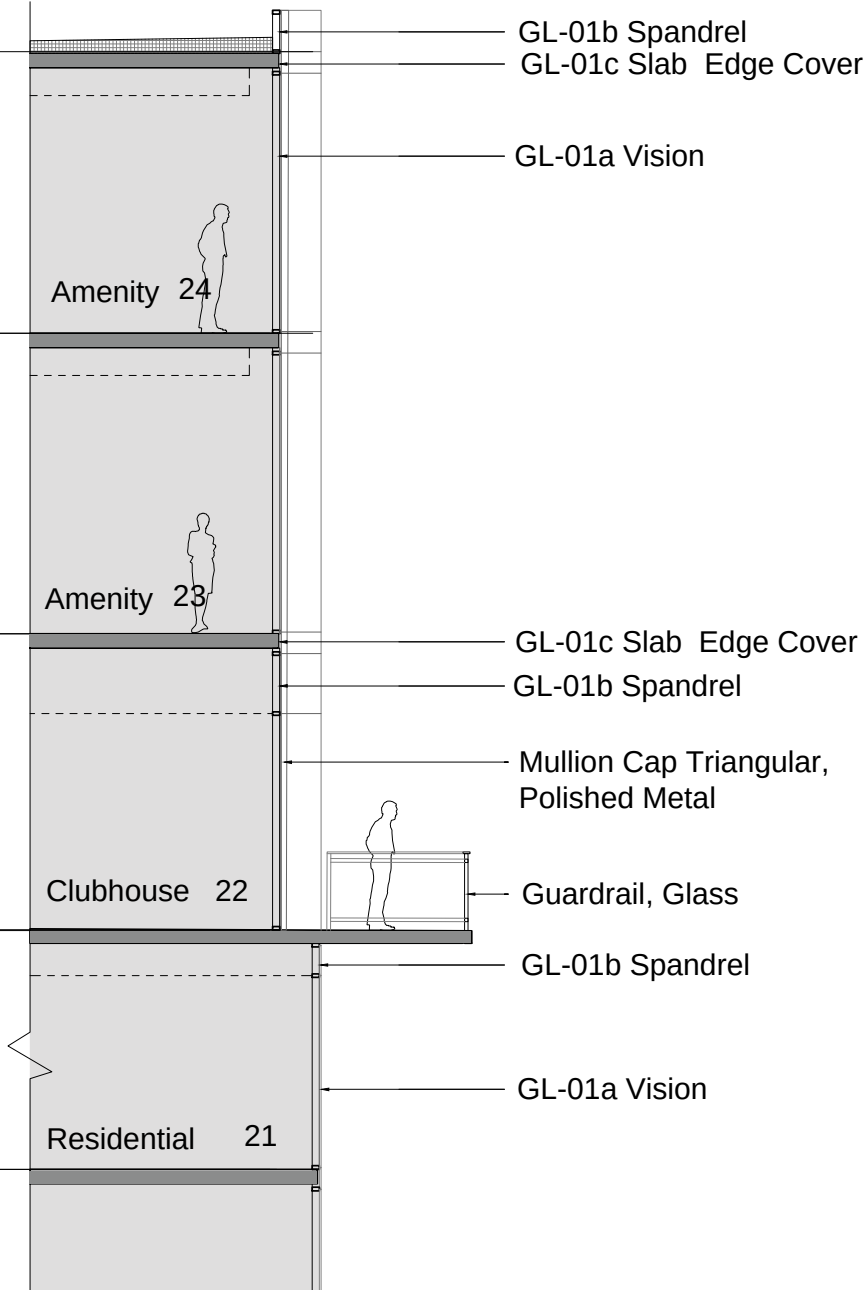
TOWER EVENING

40% SPANDREL, COLUMNS AND MECHANICAL



CROWN

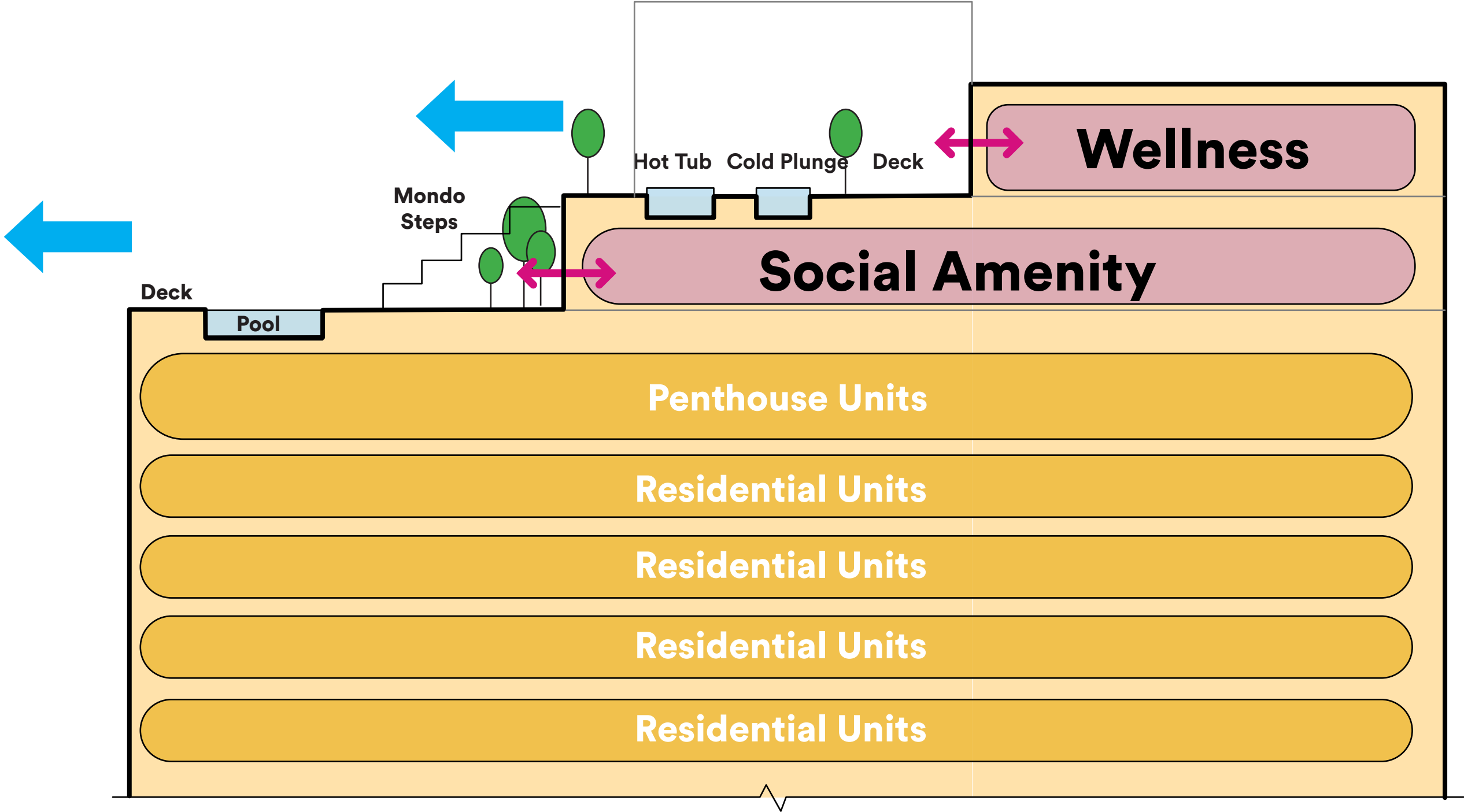
Top



SECTION



ELEVATION OF TOWER TOP



SECTION

CROWN

Materials

- GL-01a**
VRE1-54 OR SIMILAR
- GL-01b**
VRE1-54 WITH GRAY
SPANDREL
- GL-01c**
VRE1-54 WITH WHITE
SPANDREL
- GL-02a**
VUE26-50 OR SIMILAR
- GL-02b**
VUE26-50 WITH GRAY
SPANDREL
- GL-02c**
VUE26-50 WITH BLACK
SPANDREL
- GL-03**
CLEAR, PVB, CLEAR



SECTION

ELEVATION OF TOWER TOP



CROWN
Amenity Perspective



LEVEL 24

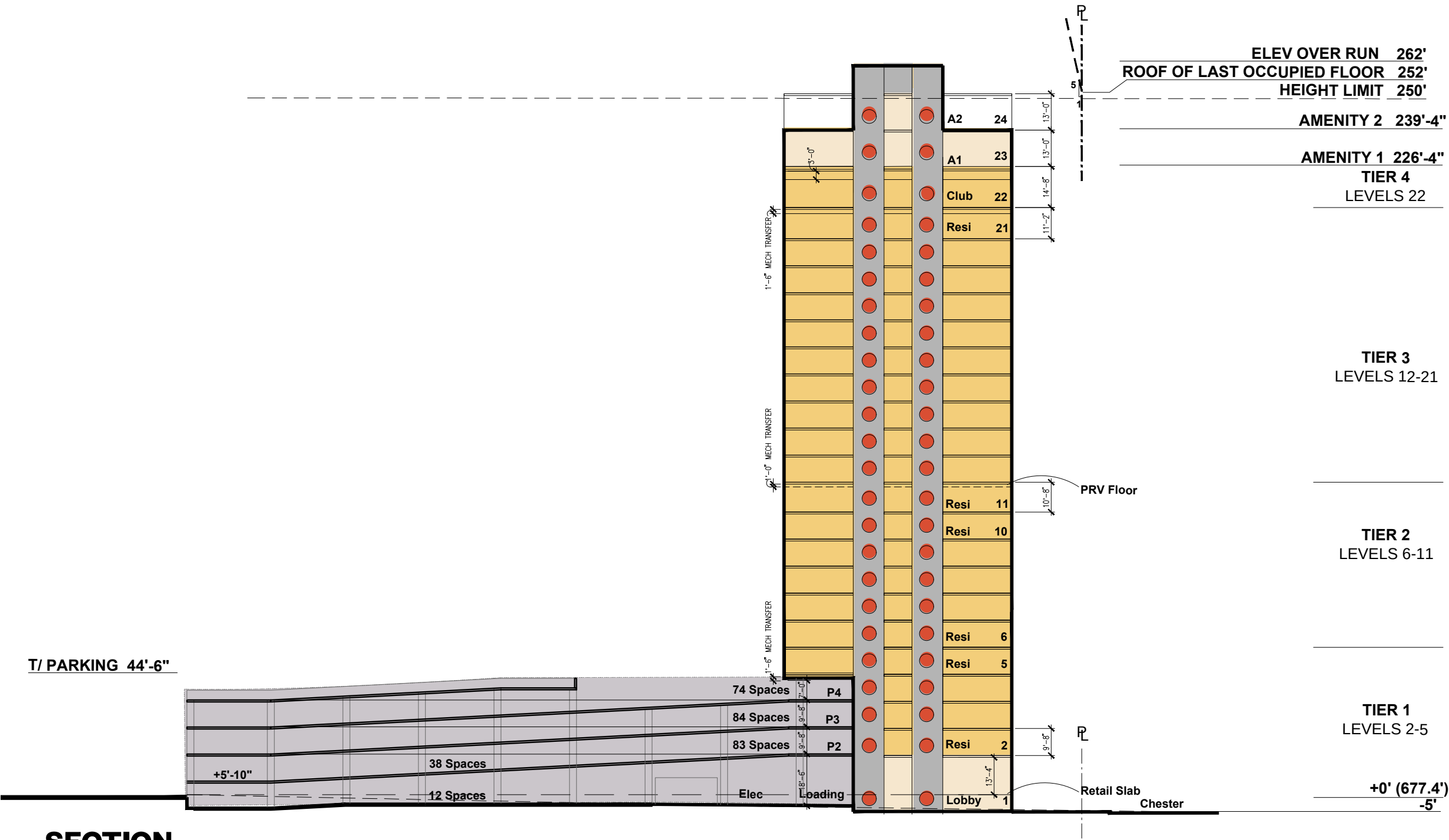


LEVEL 23

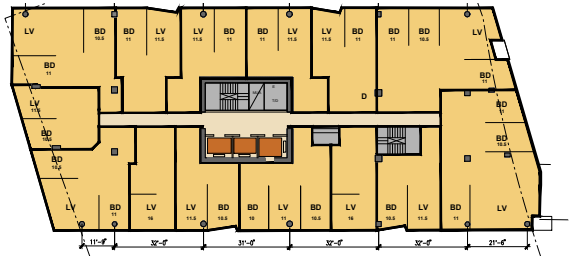


BUILDING SECTION

Unit Plans

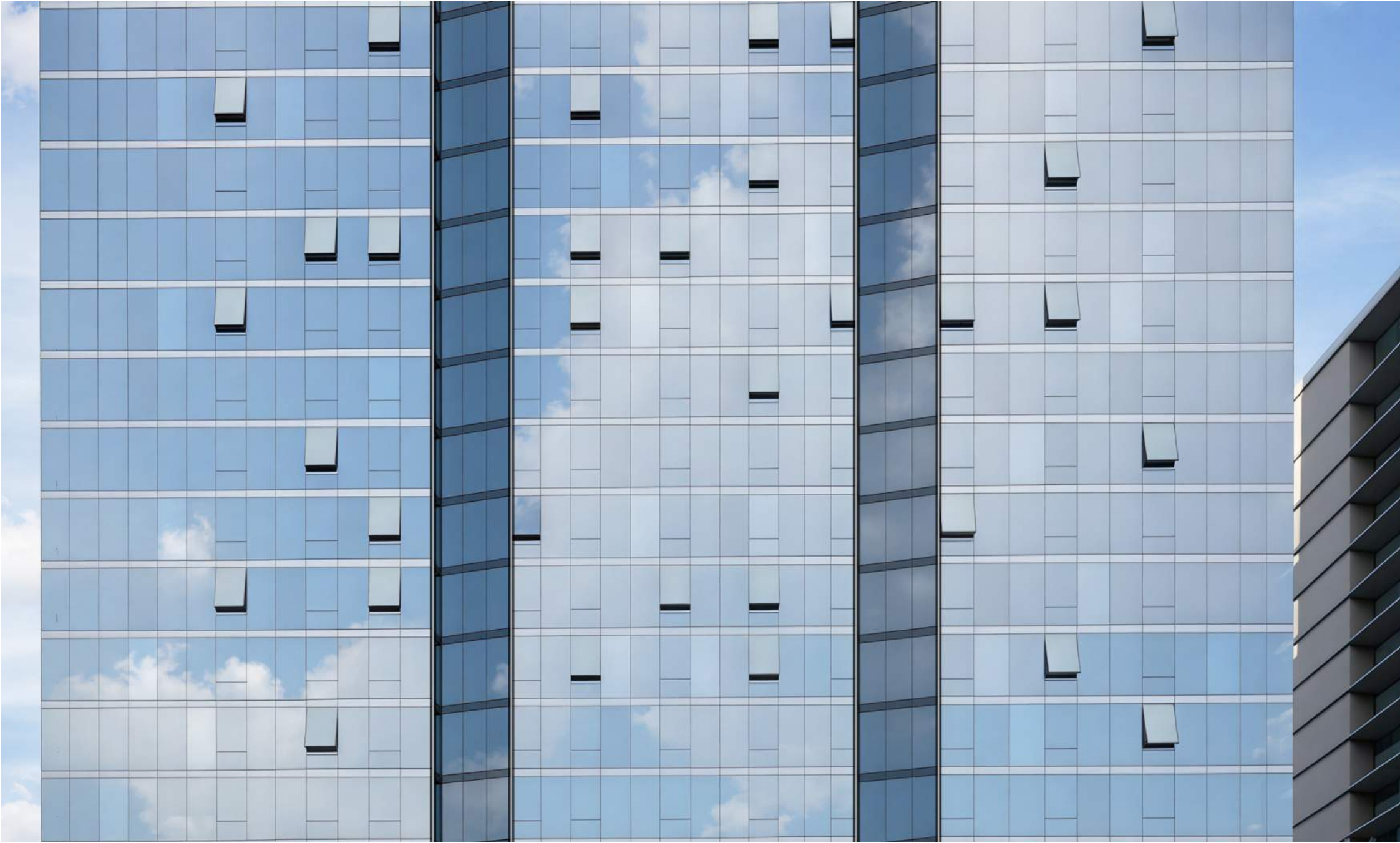
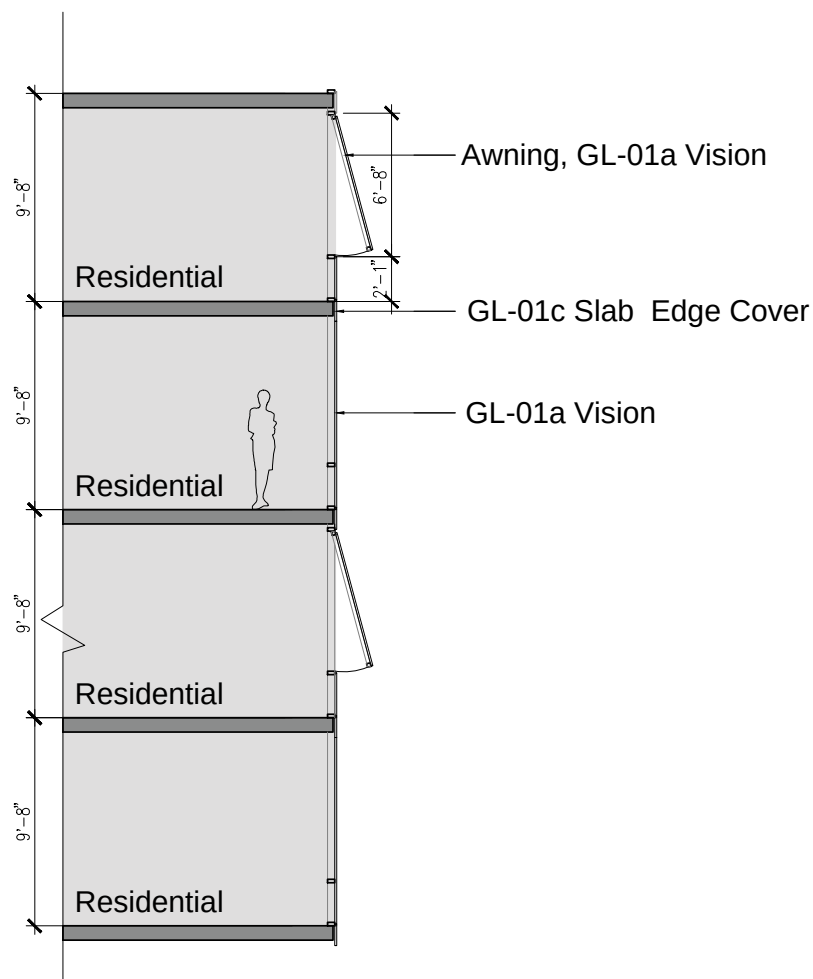


SECTION



TOWER

Mid Section

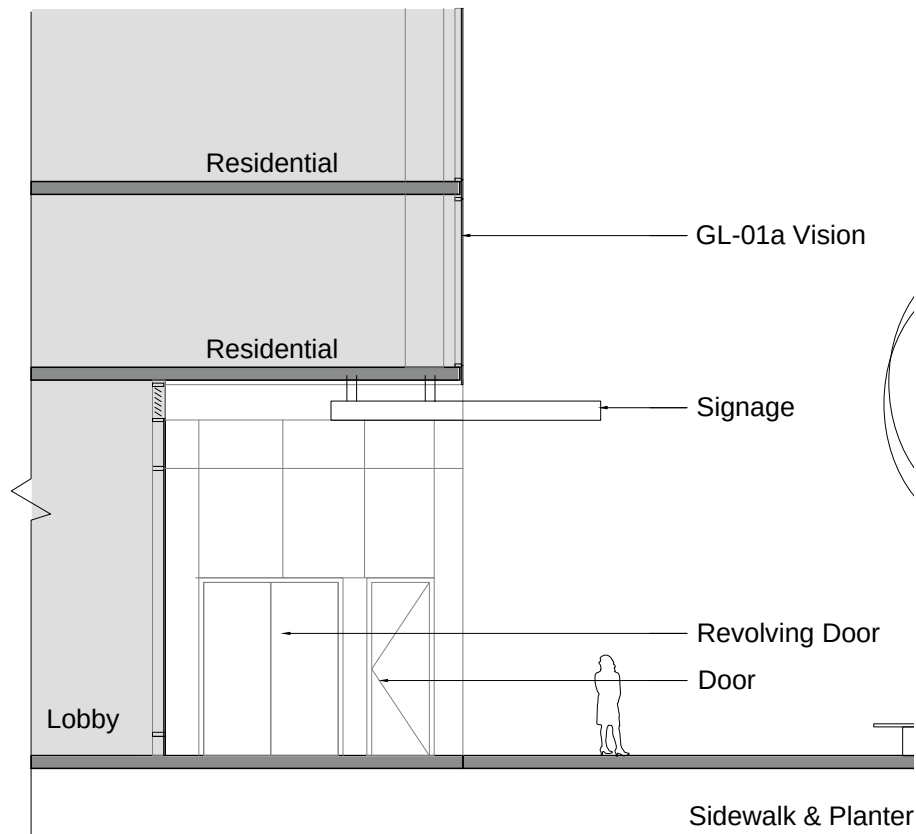


SECTION

TOWER PERSPECTIVE

STREET PERSPECTIVE

View Looking South along Chester



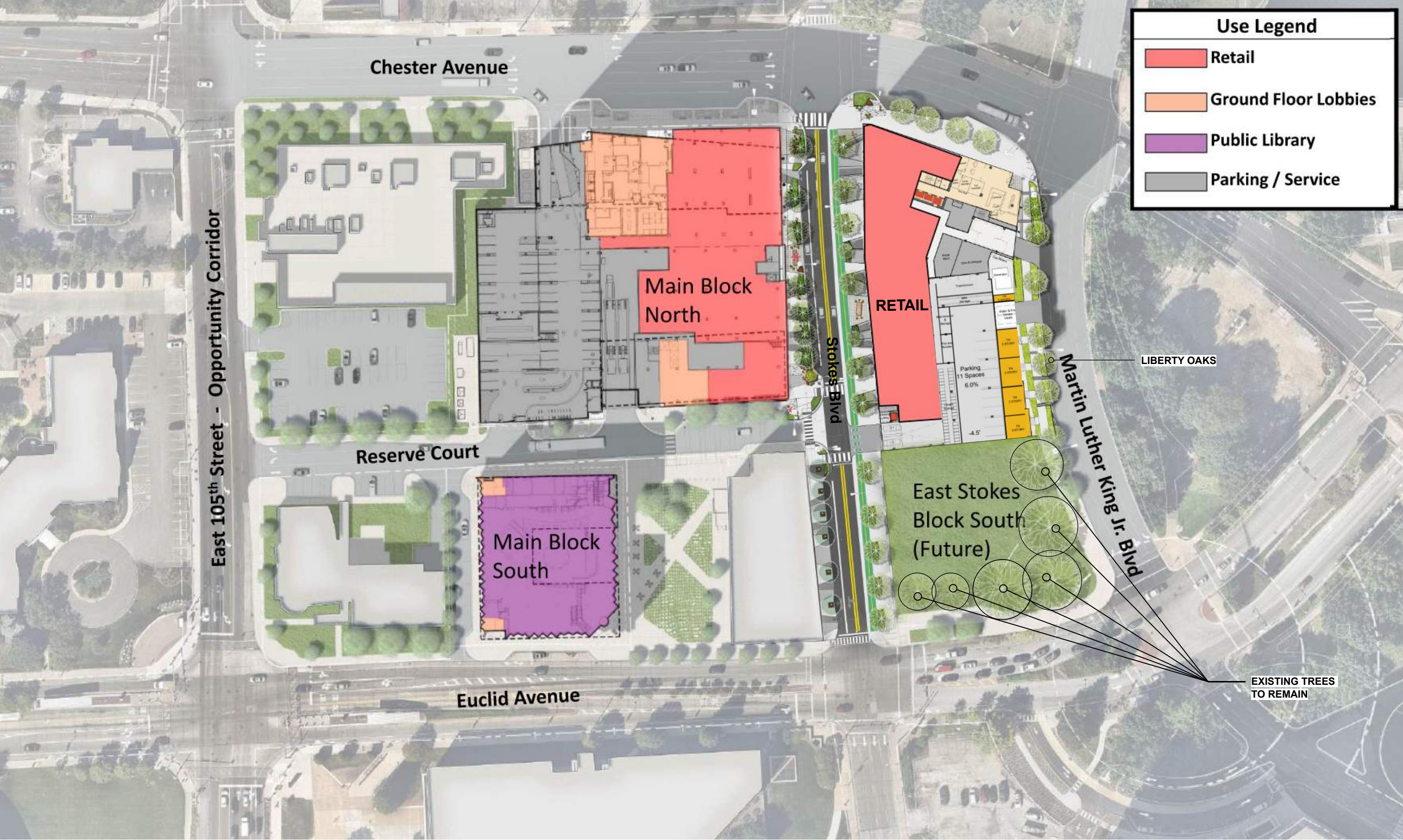
SECTION



STREET PERSPECTIVE



MASTER PLAN



SITE PLAN



LANDSCAPE & STREETSCAPE PLAN



AMENITIES AND PLANTINGS FROM
CIRCLE SQUARE NEIGHBORHOOD
STREETSCAPE DESIGN
(PRELIMINARILY APPROVED)



STREETSCAPE FURNISHING AND SITE AMENITIES



**VIEW LOOKING SOUTH FROM CHESTER AND STOKES
(MASTERPLAN)**



VIEW FROM CHESTER & STOKES

STREETSCAPE FURNISHING AND SITE AMENITIES

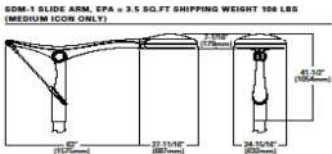
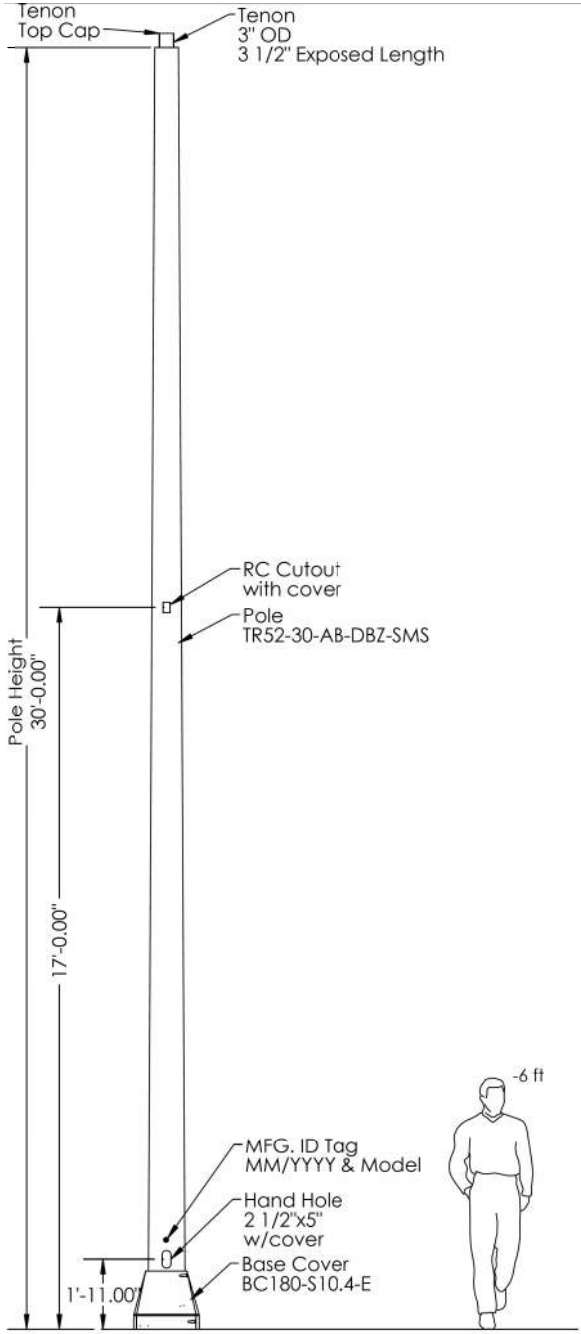


WALKING NORTH ON STOKES WITH ACTIVE STREET LIFE (MASTERPLAN)



VIEW ALONG STOKES

LIGHTING



STREET LIGHTS (MASTERPLAN)



SIGNAGE



1 CANOPY MOUNTED SIGN



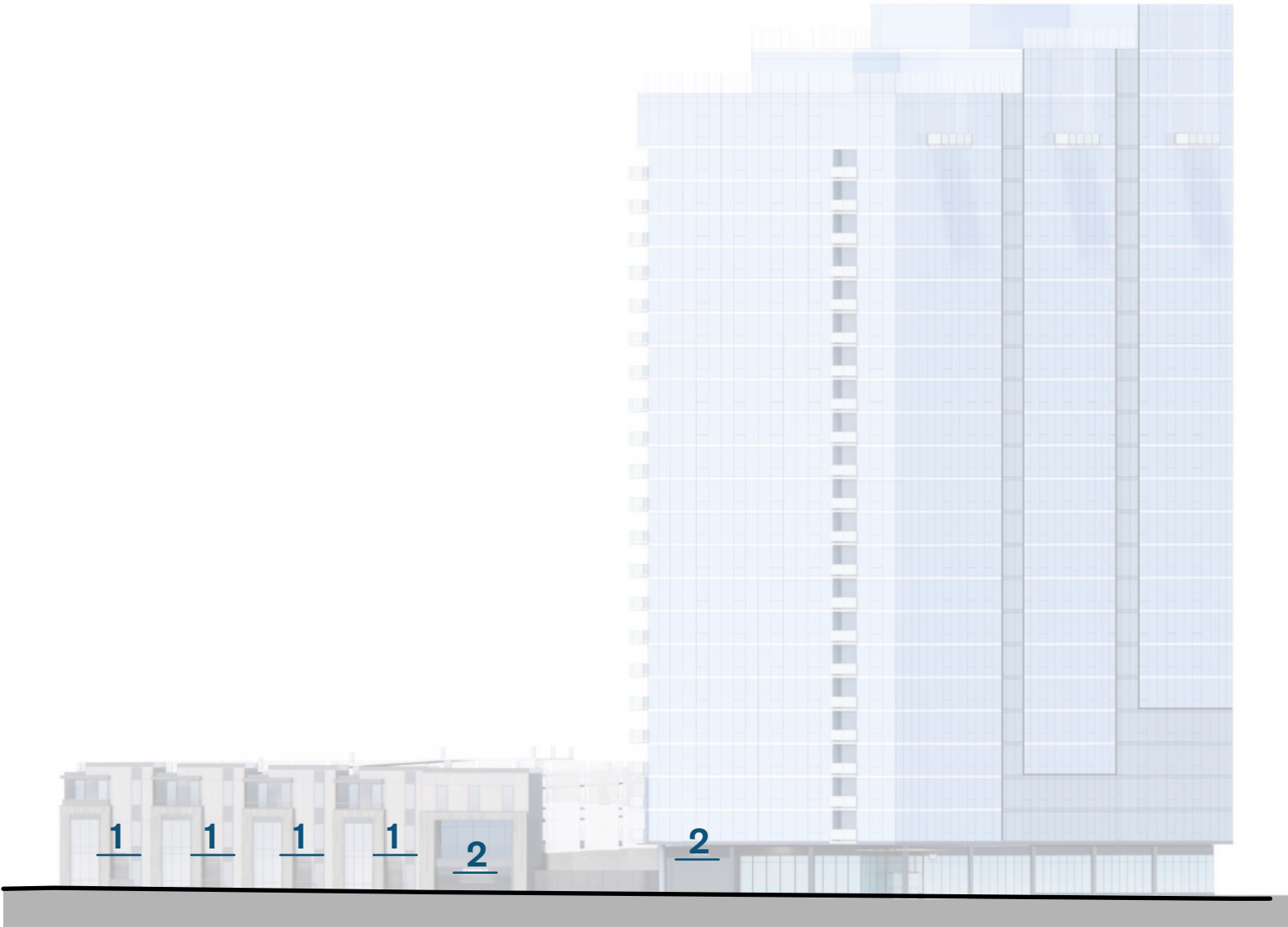
2 BUILDING MOUNTED SIGN



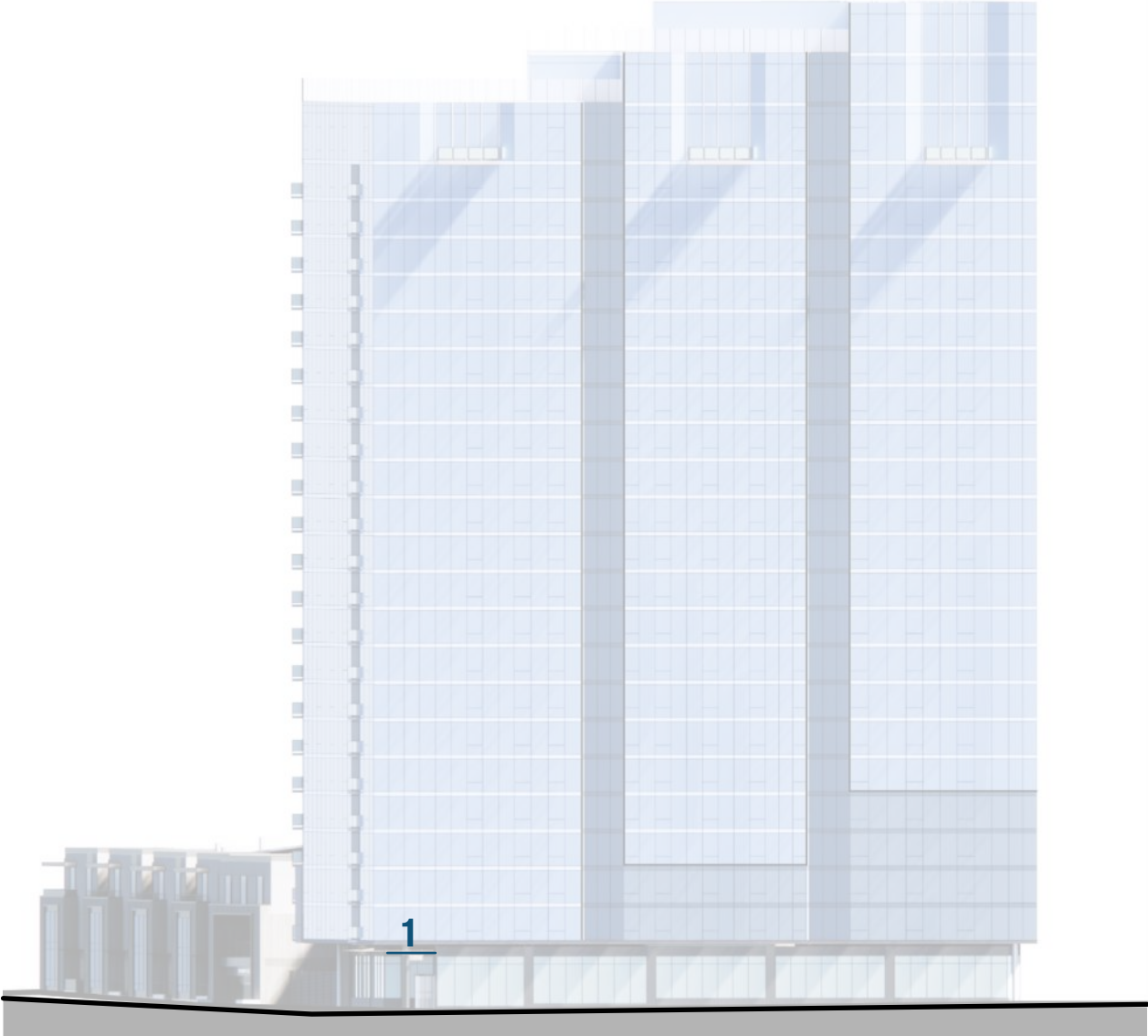
3 WALL MOUNTED BLADE SIGN



4 SOFFIT MOUNTED SIGN



EAST ELEVATION



NORTH ELEVATION

SIGNAGE



1 CANOPY MOUNTED SIGN



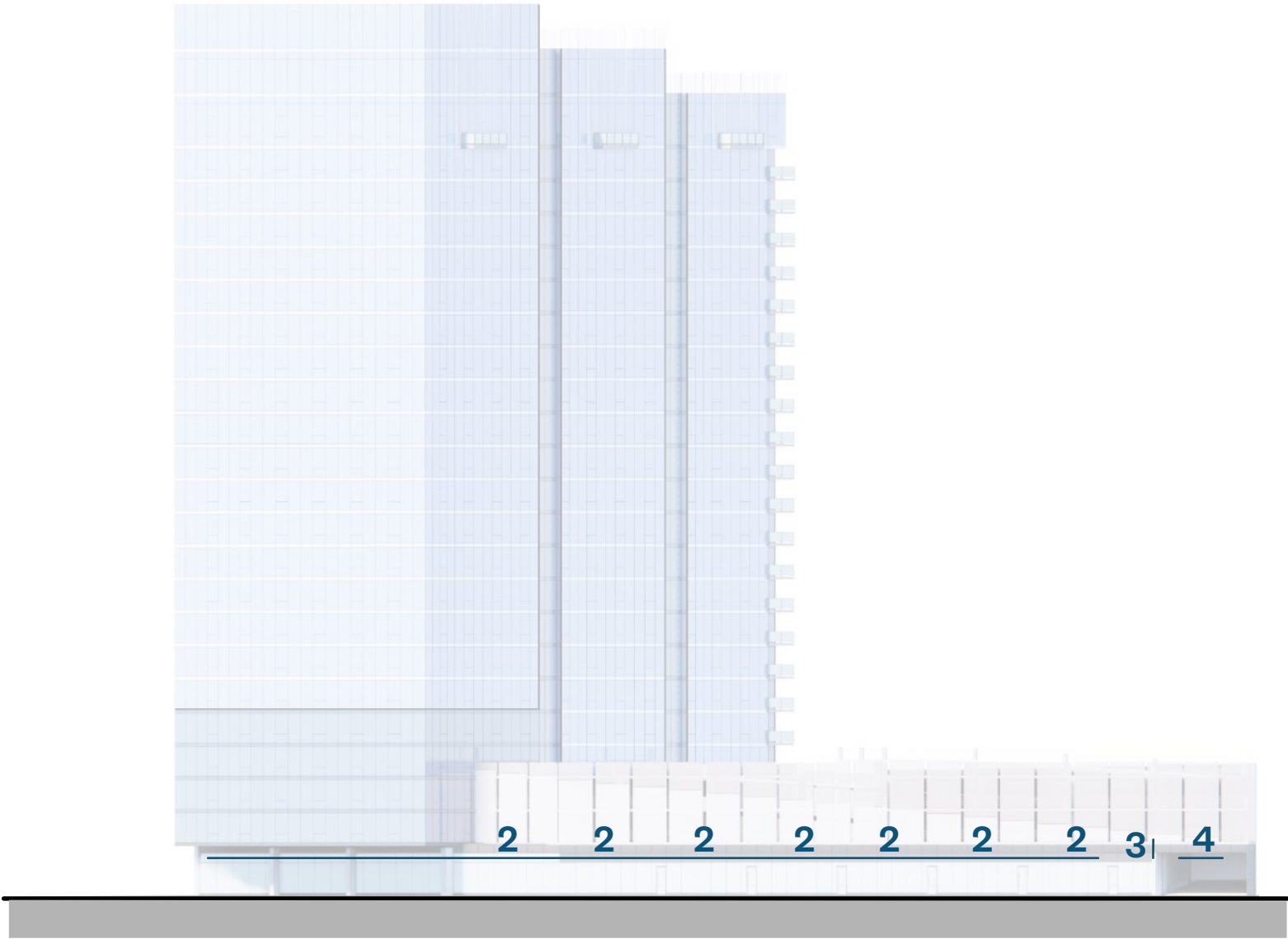
2 BUILDING MOUNTED SIGN



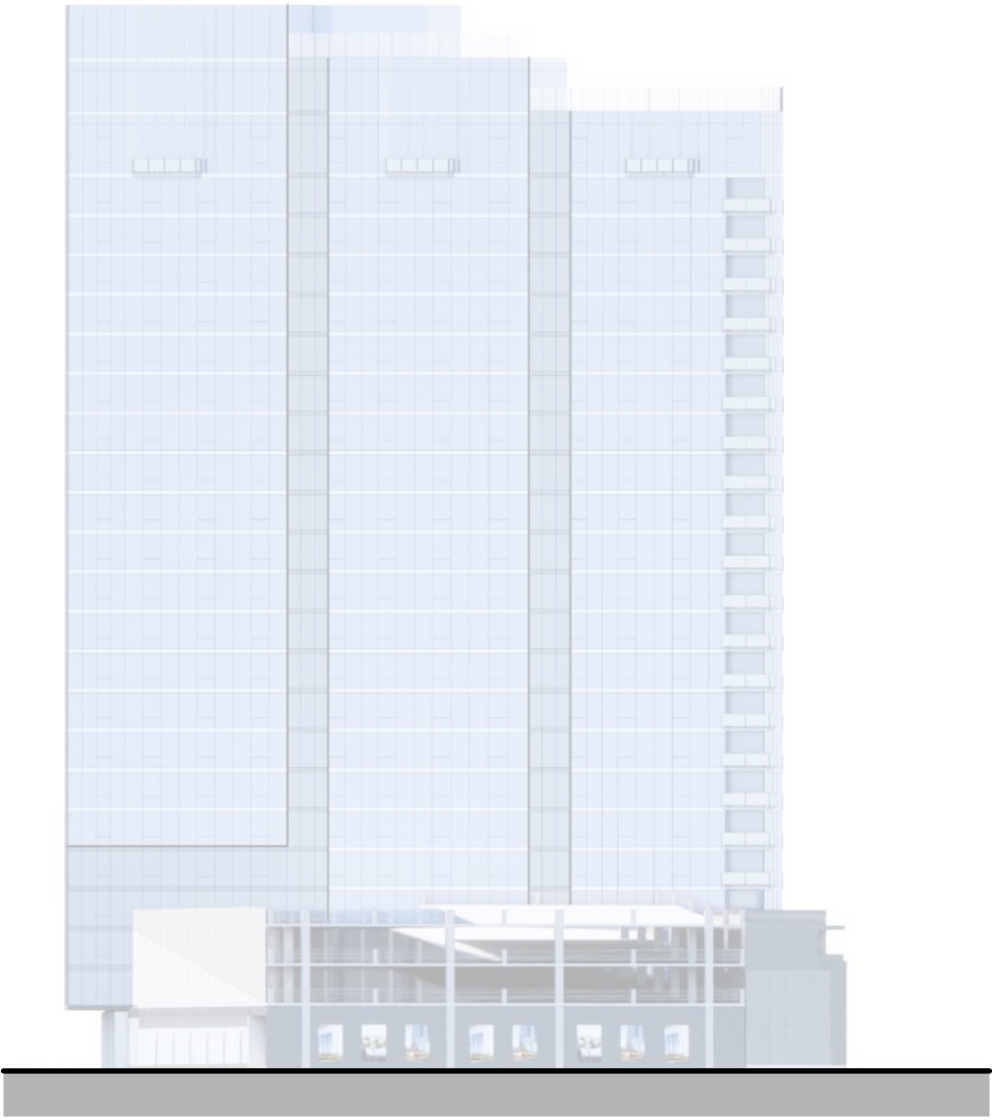
3 WALL MOUNTED BLADE SIGN



4 SOFFIT MOUNTED SIGN



WEST ELEVATION



SOUTH ELEVATION

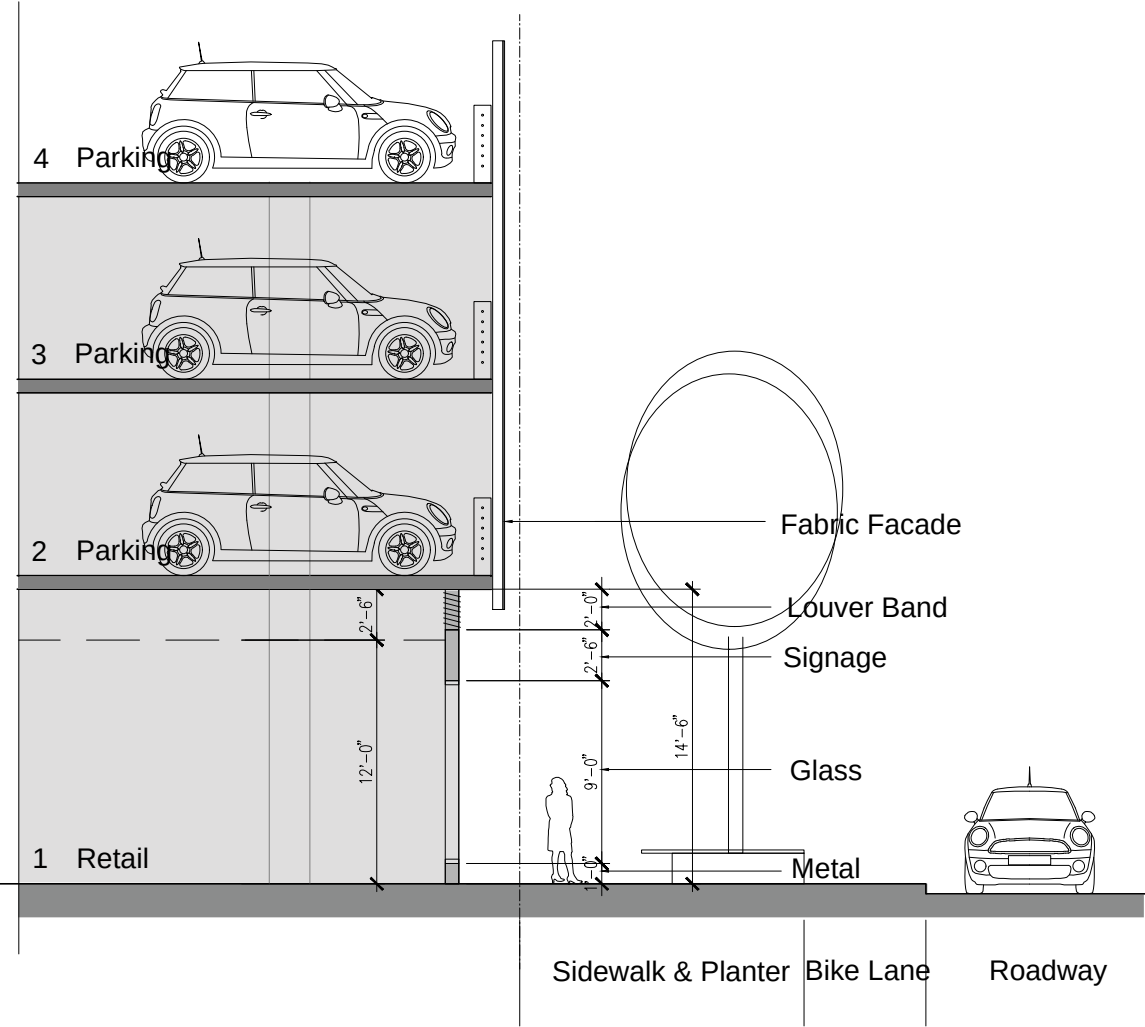
STREET PERSPECTIVE

View Looking Southeast at Stokes and Chester



FLEXIBILITY

Initial Construction



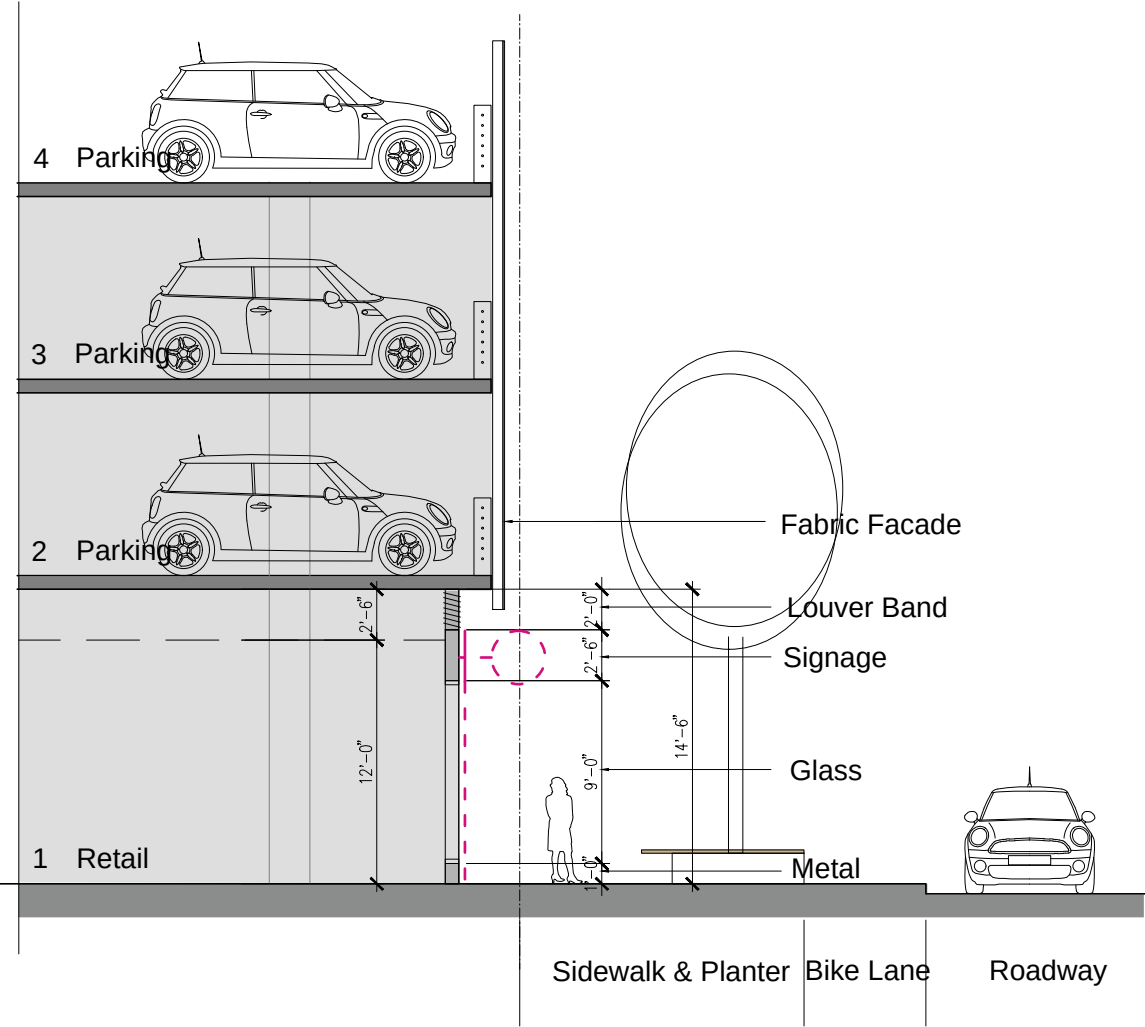
SECTION



VIEW ON STOKES LOOKING AT RETAIL

ECLECTIC RETAIL

Tenant Improvements



SECTION



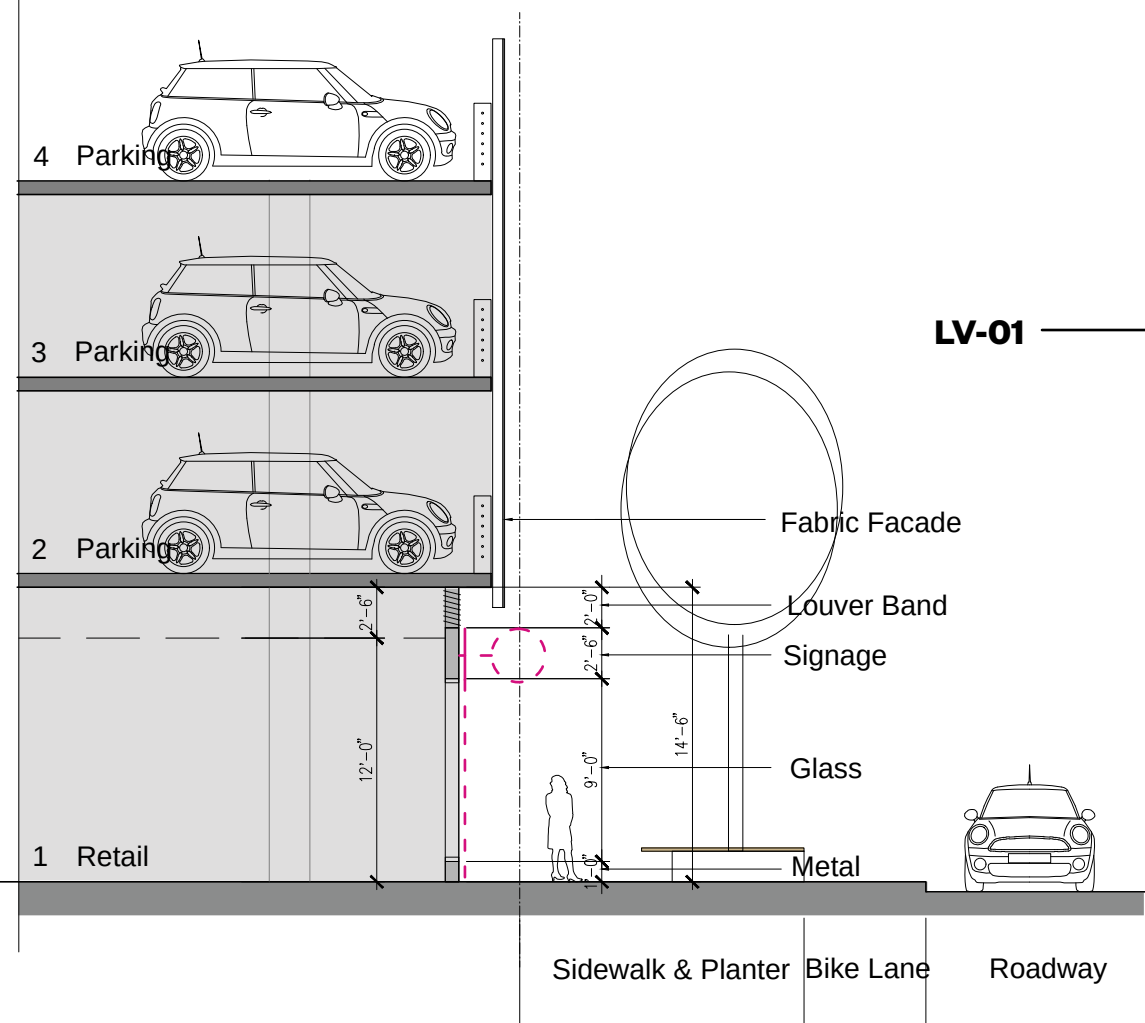
VIEW ON STOKES LOOKING AT RETAIL

STRETCHED FABRIC MATERIALS

FABRIC
FA-01
LIGHT GRAY

FABRIC
FA-02
DARK GRAY

LOUVER
LV-01
BLACK



SECTION



VIEW ON STOKES LOOKING AT RETAIL

STRETCHED FABRIC EXAMPLE

CROCKER PARK



EXTERIOR



INTERIOR

STREET PERSPECTIVE

View Looking West along MLK

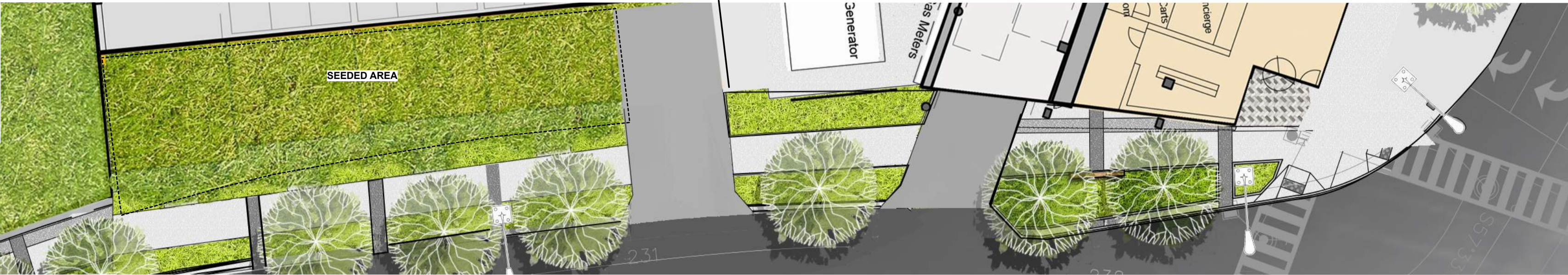


STREET PERSPECTIVE

View Looking West along MLK



MLK ELEVATION



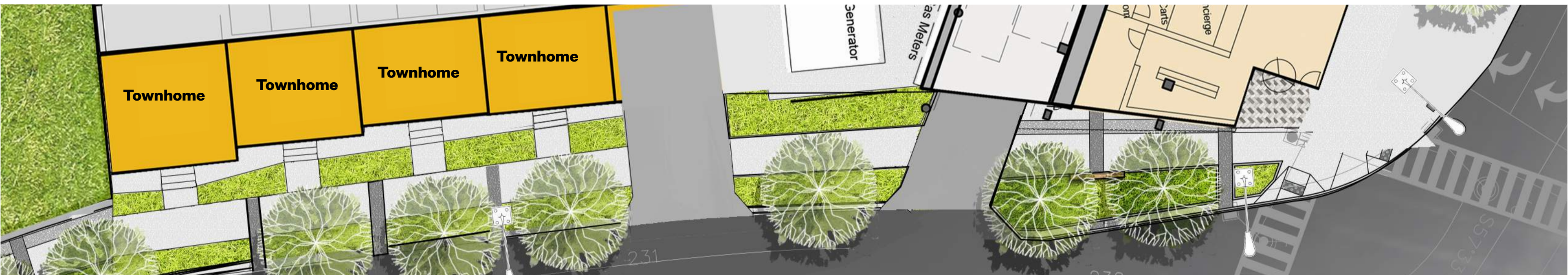
MLK ENLARGED PLAN

PHASING

View Looking West along MLK



MLK ELEVATION



MLK ENLARGED PLAN

TOWNHOME PERSPECTIVE

View Looking North along MLK

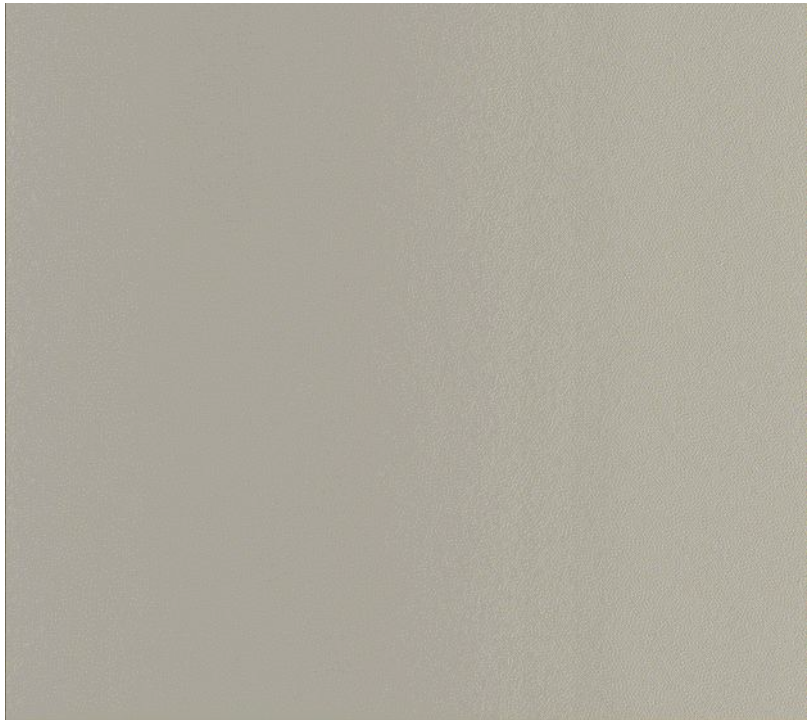


TOWNHOMES

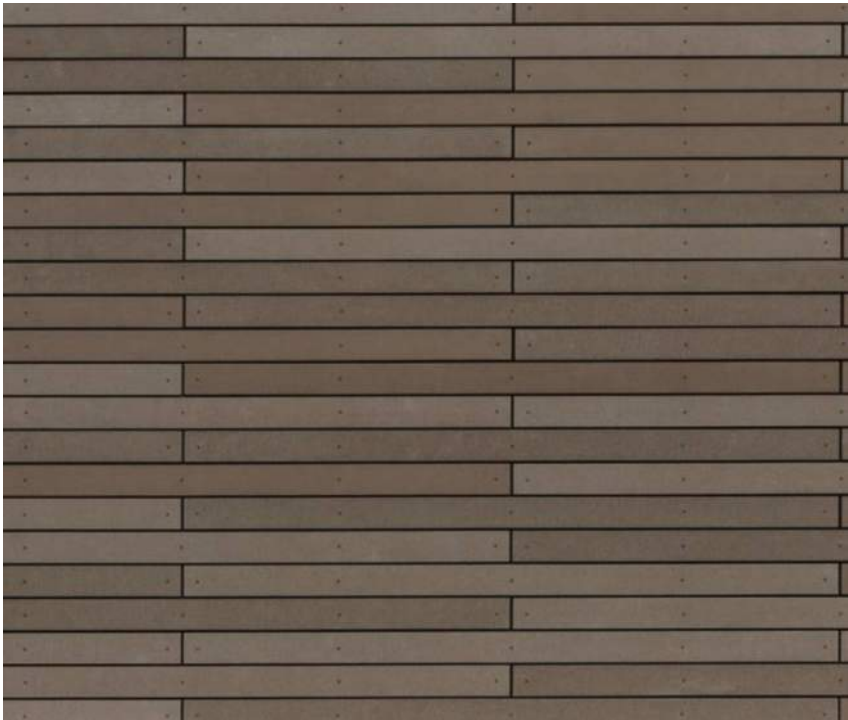
Materials



TOWNHOME ELEVATION



FIBER CEMENT TAUPE



FIBER CEMENT MIX PALETTE



FIBER CEMENT DARK GRAY

TOWER & TOWNHOMES



TOWER STREET PERSPECTIVE



TOWNHOME STREET PERSPECTIVE



SOUTH ELEVATION

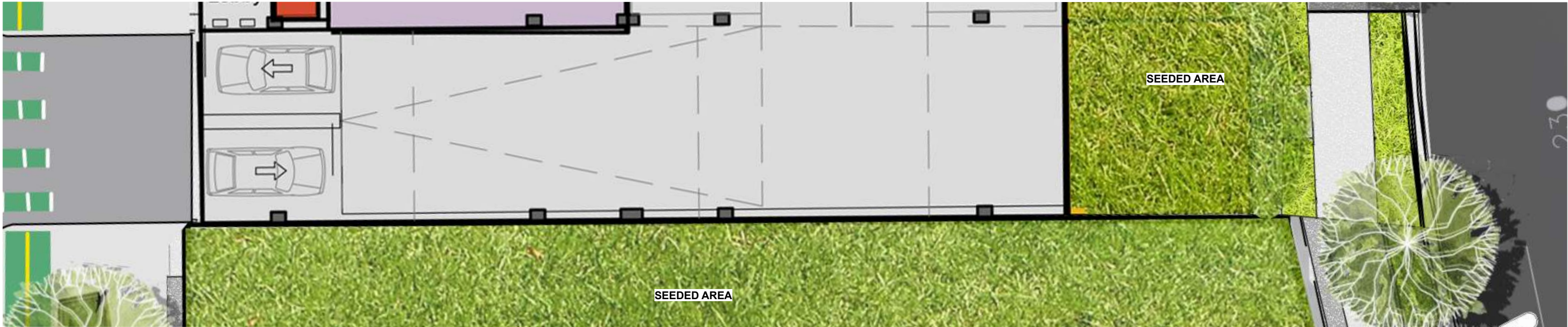
At Initial construction



SOUTH ELEVATION



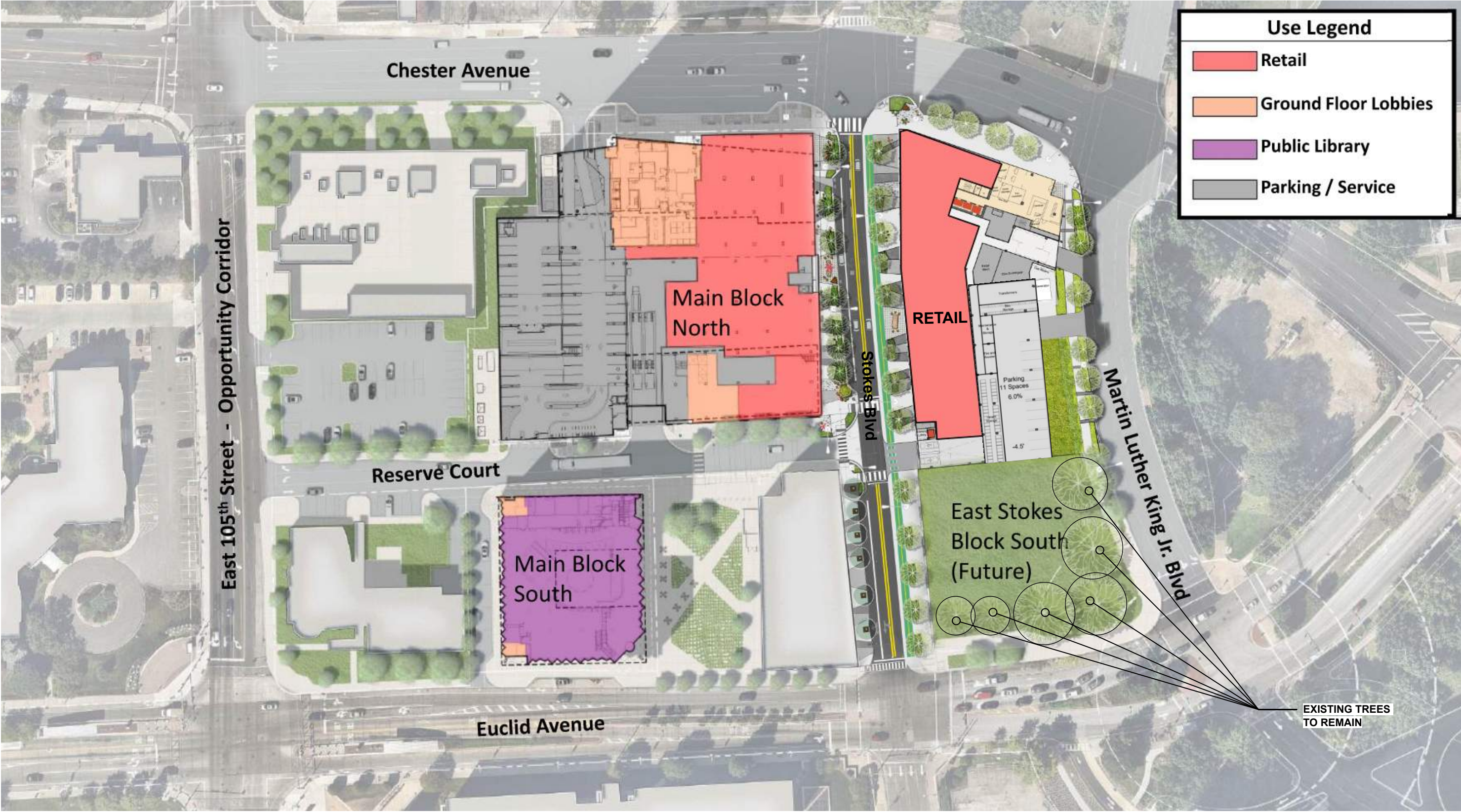
SPLIT FACED CMU



ENLARGED PLAN

MASTER PLAN

Initial construction



SOUTH ELEVATION
View Looking North from Euclid

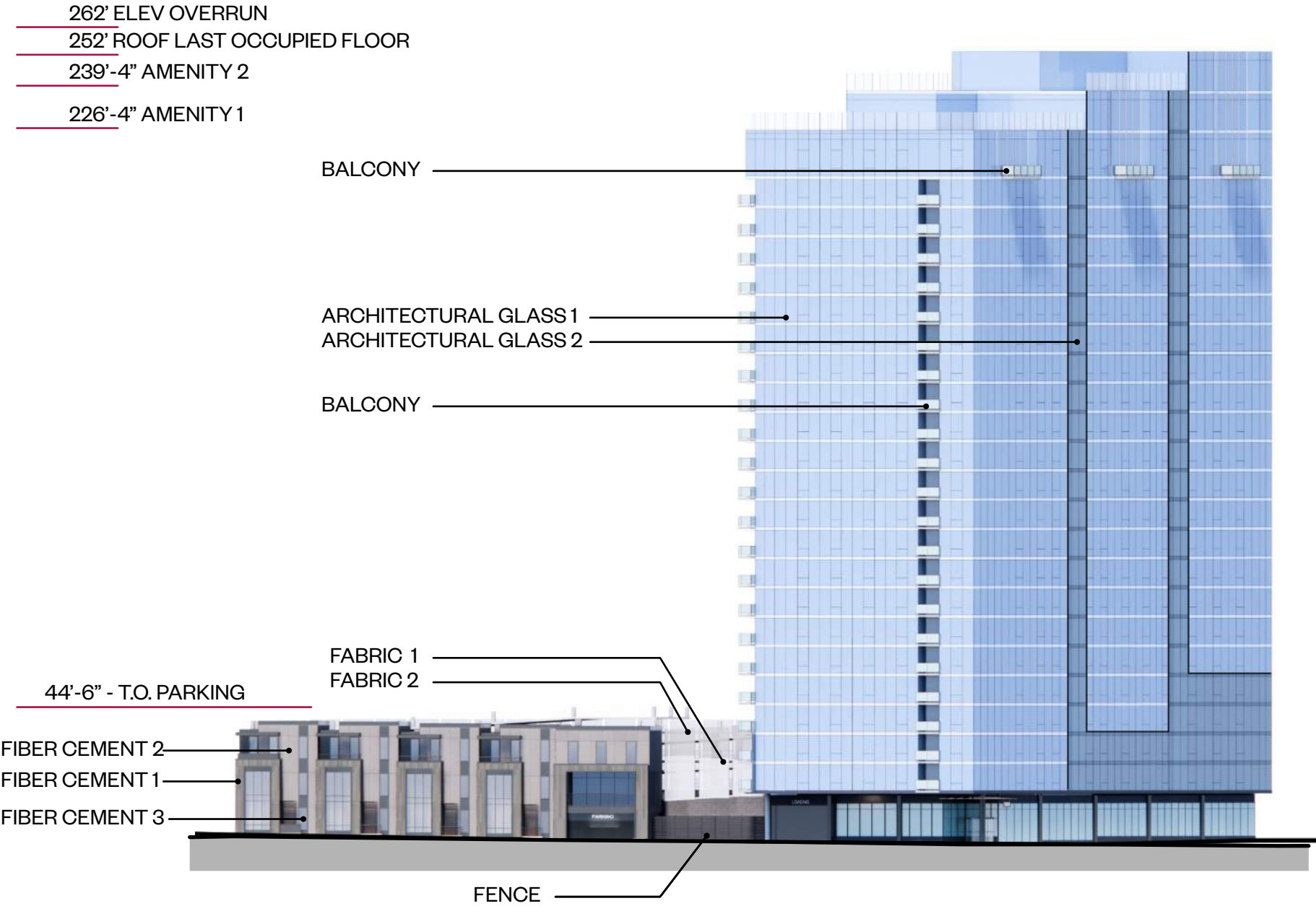




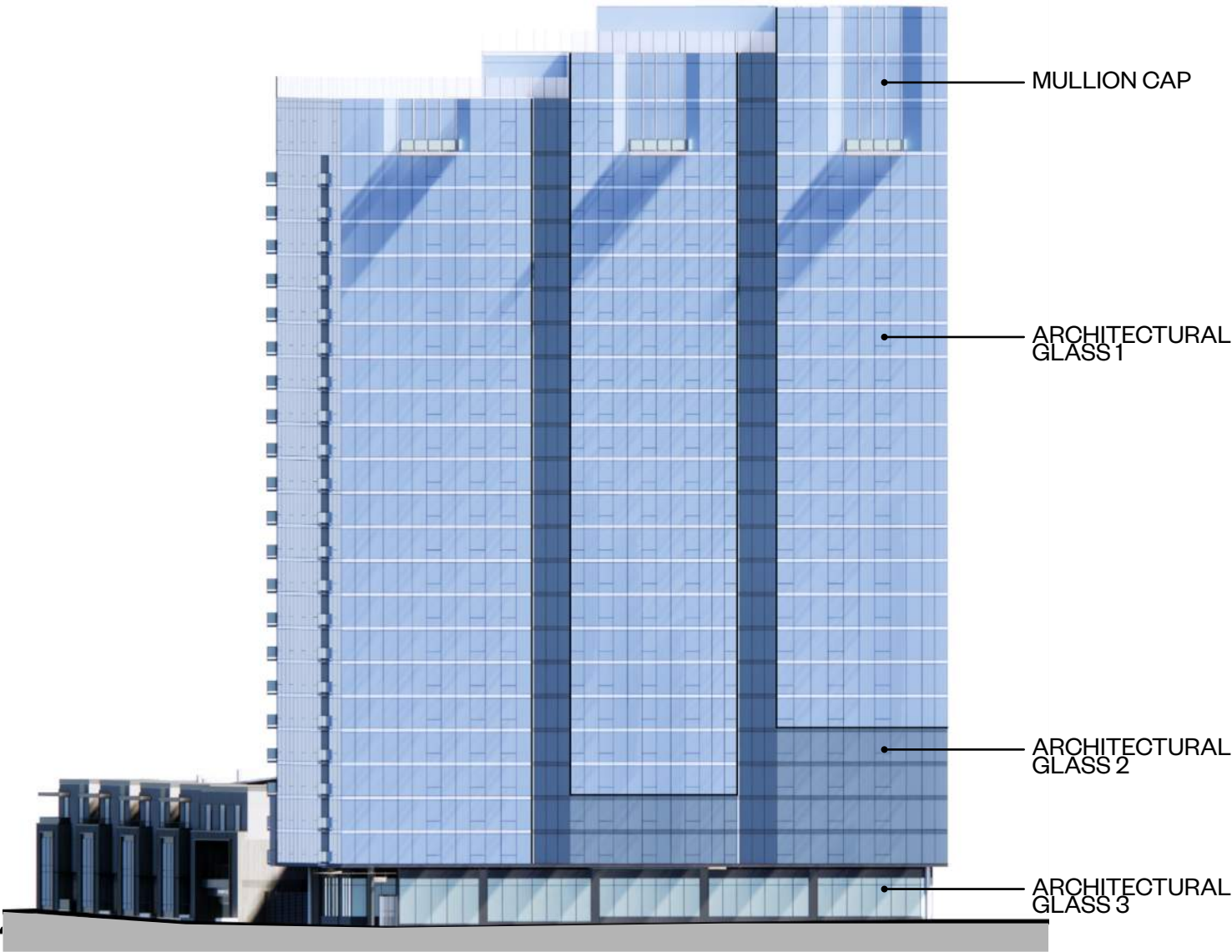
**THANK
YOU**

APPENDIX

ELEVATIONS

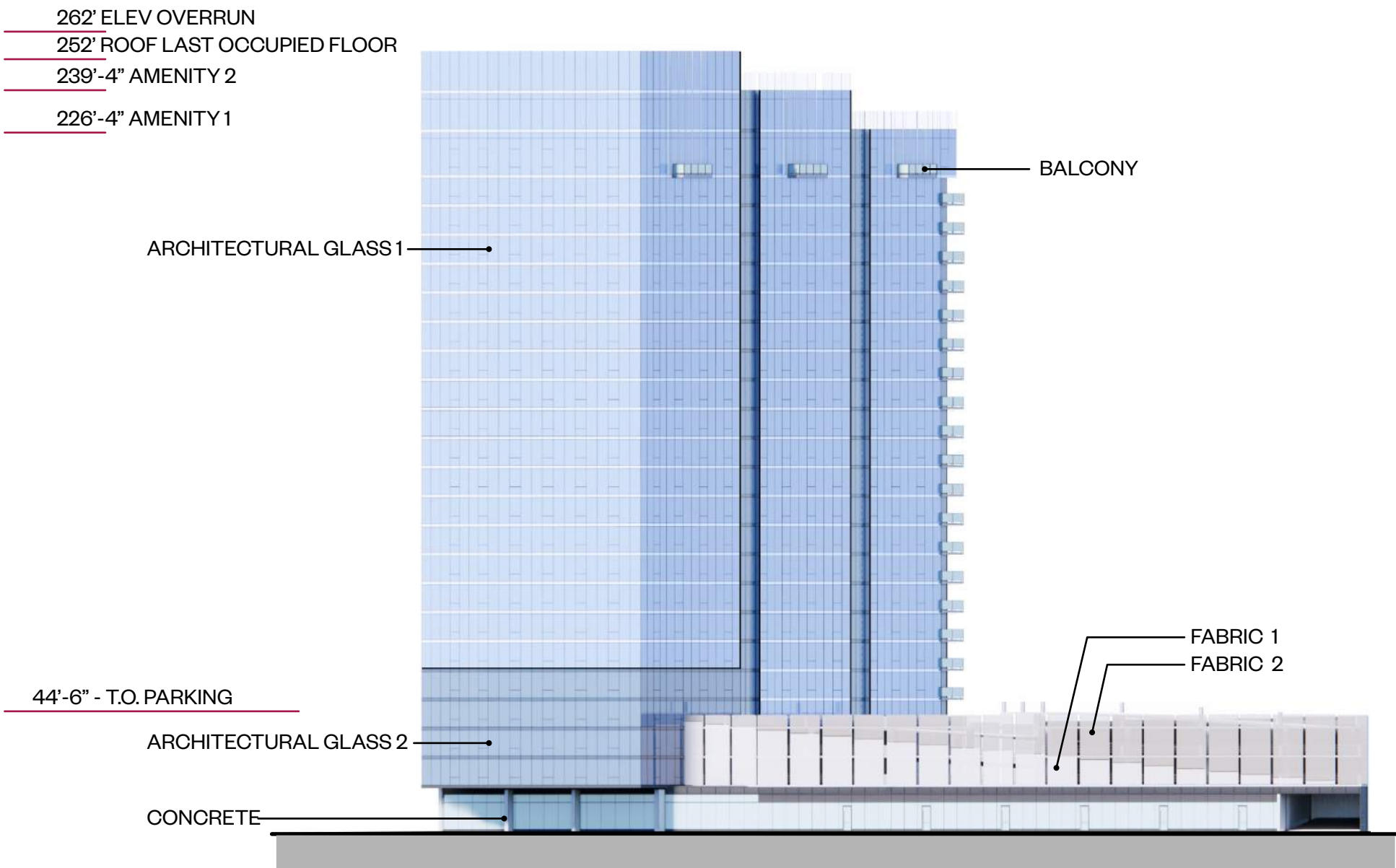


EAST ELEVATION

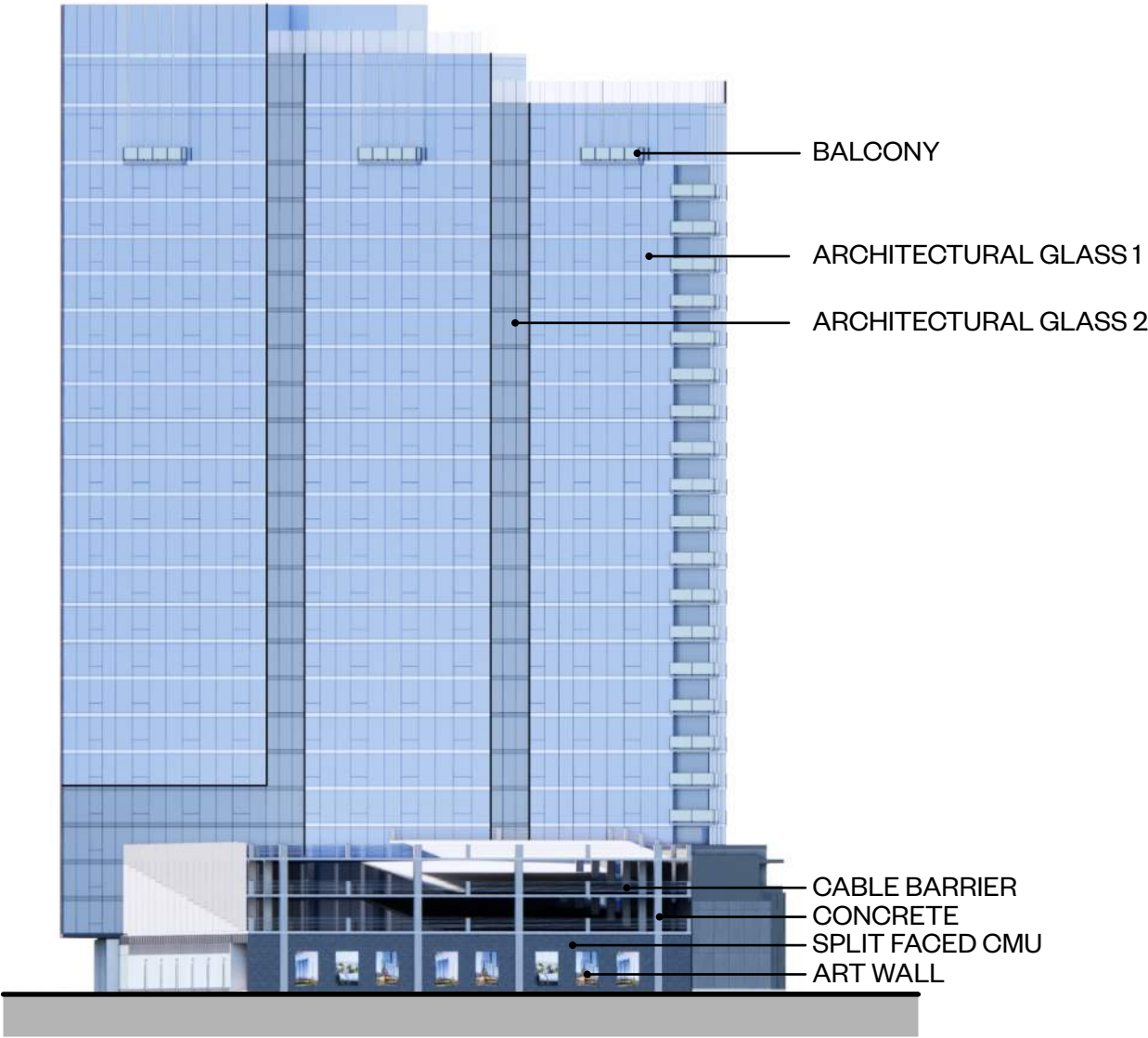


NORTH ELEVATION

ELEVATIONS



WEST ELEVATION



SOUTH ELEVATION

ARCHITECTURAL GLASS 1

Silvery Blue VRE1-54

VIRACON OR SIMILAR VRE1-54	
VISIBLE LIGHT TRANSMITTANCE	43%
EXTERIOR REFLECTANCE	34%
INTERIOR REFLECTANCE	15%
SOLAR HEAT GAIN COEFFICIENT	.29



PARAGON CHICAGO



TRANSPARENT WITH SUN



REFLECTIVE WITH SKY

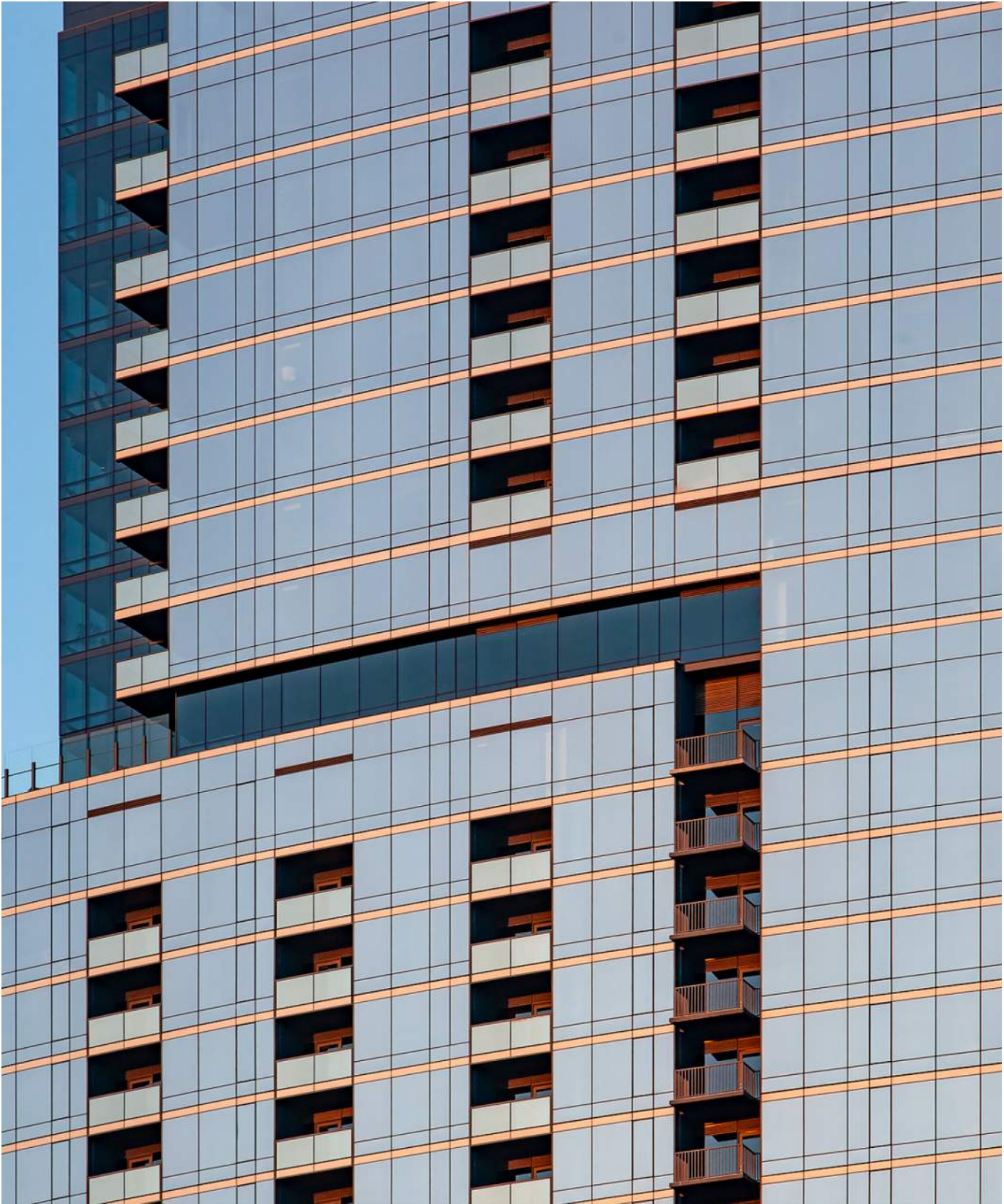
ARCHITECTURAL GLASS 2

Dark Blue VUE 26-50

VIRACON OR SIMILAR VUE 26-50	
VISIBLE LIGHT TRANSMITTANCE	31%
EXTERIOR REFLECTANCE	7%
INTERIOR REFLECTANCE	11%
SOLAR HEAT GAIN COEFFICIENT	.2



414 LIGHT STREET BALTIMORE



ACCENT GLASS



UPDATED SITE PLAN At Initial Construction

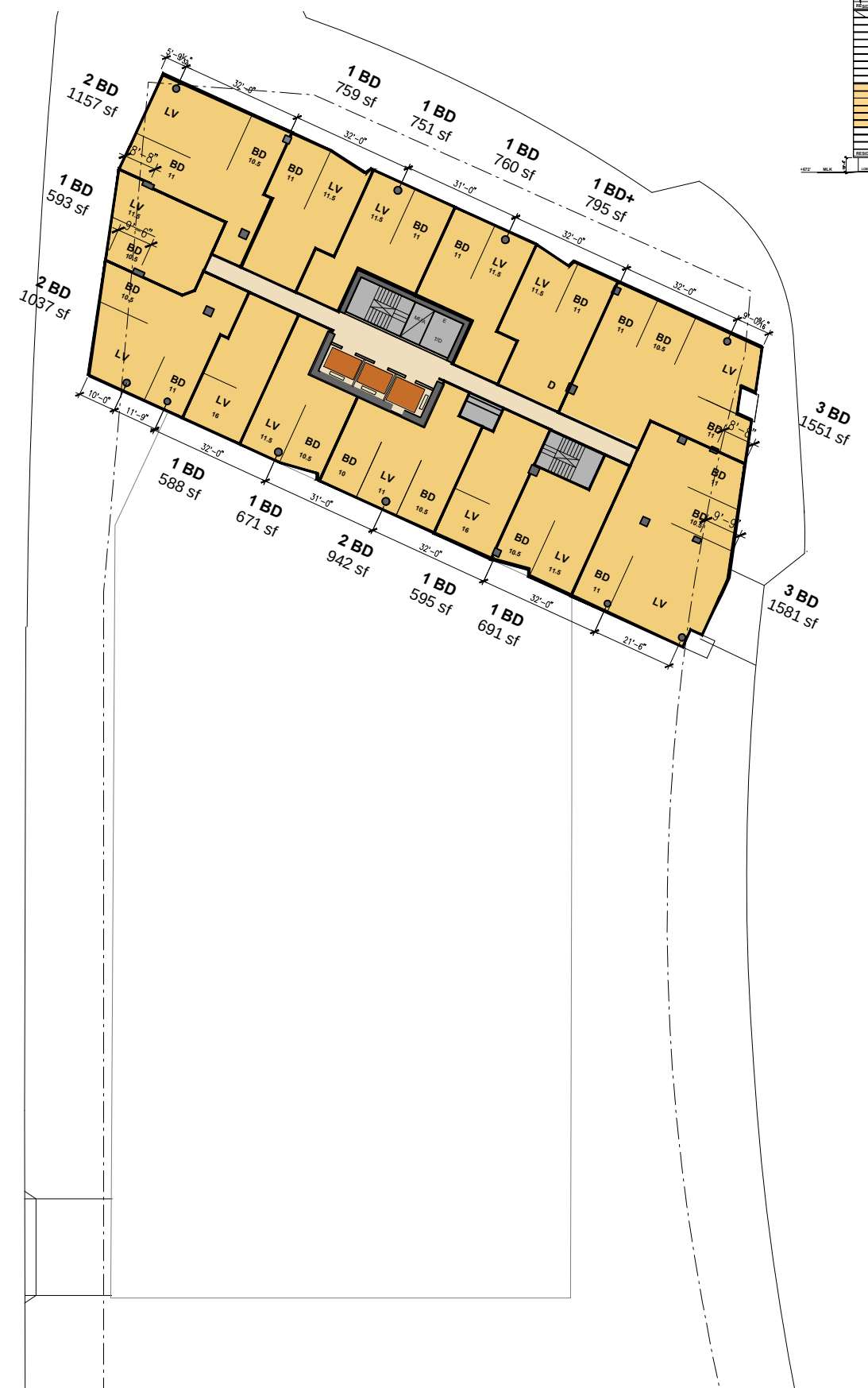
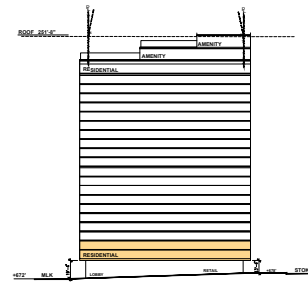


PLANS

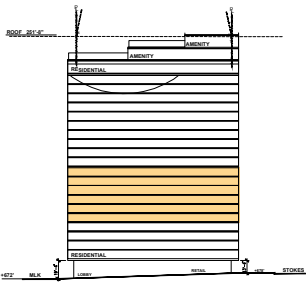




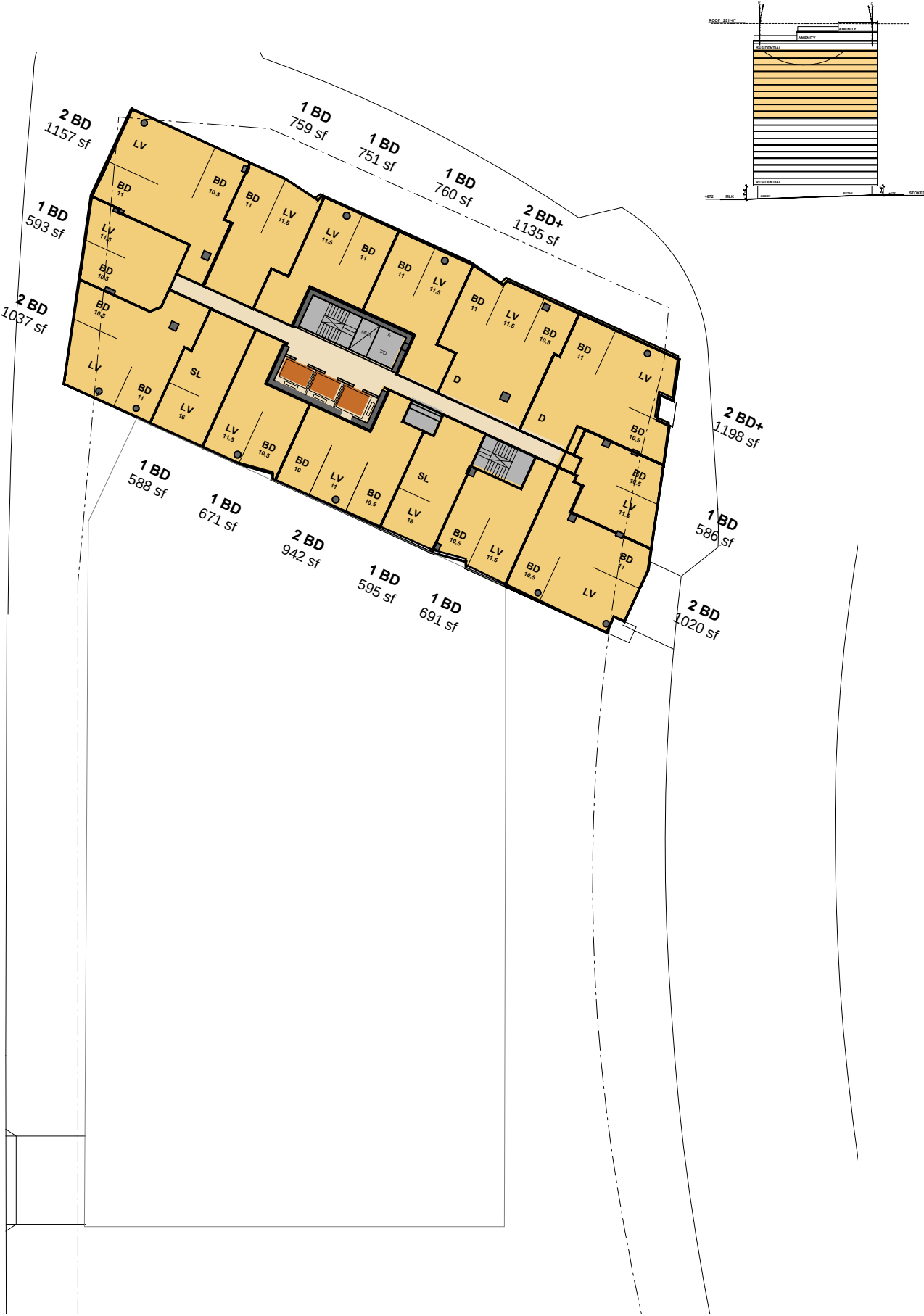
TIER 1 | LEVEL 2-4



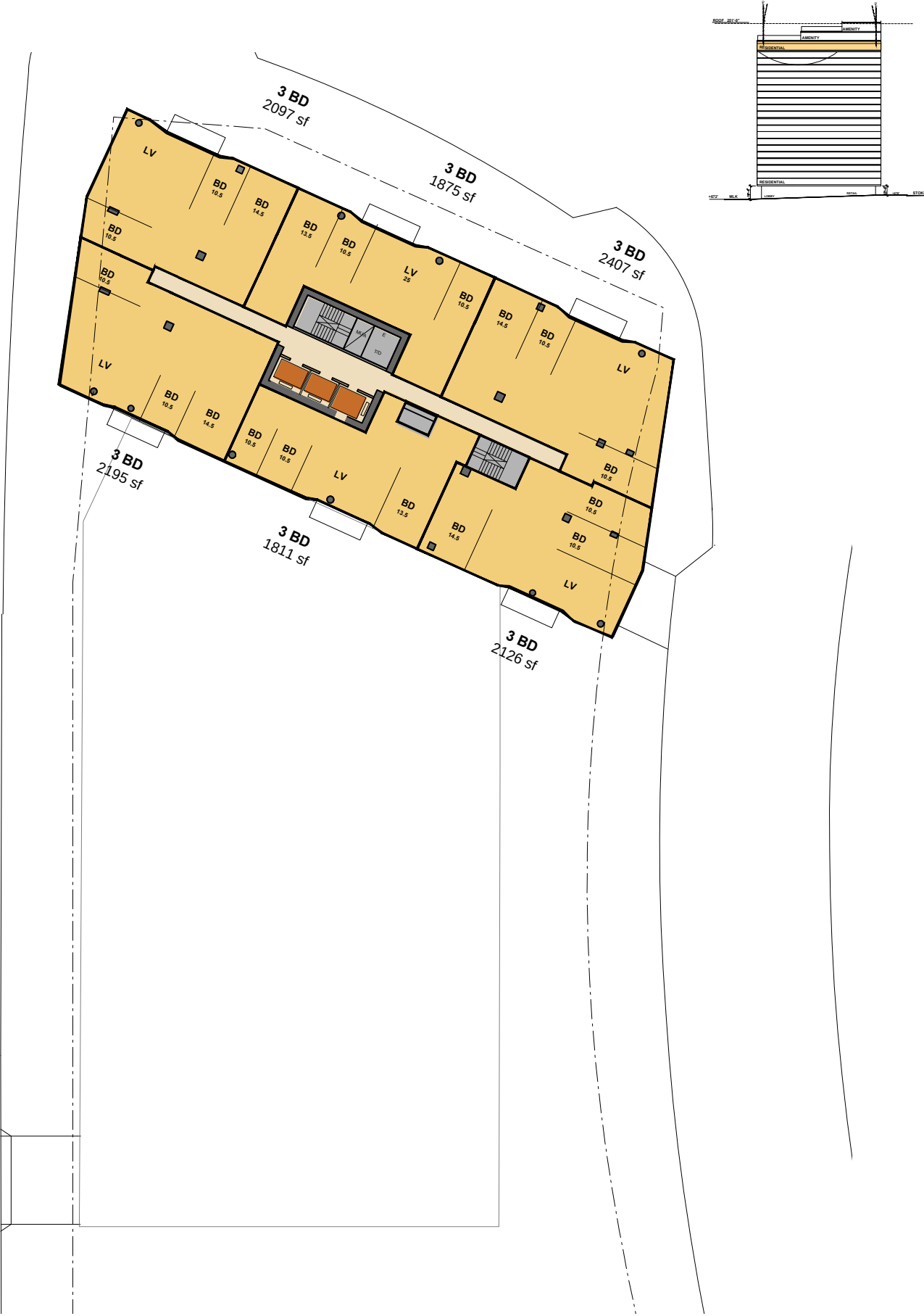
TIER 2 | LEVEL 5-11



PLANS

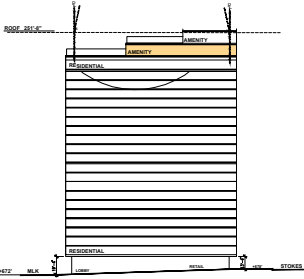
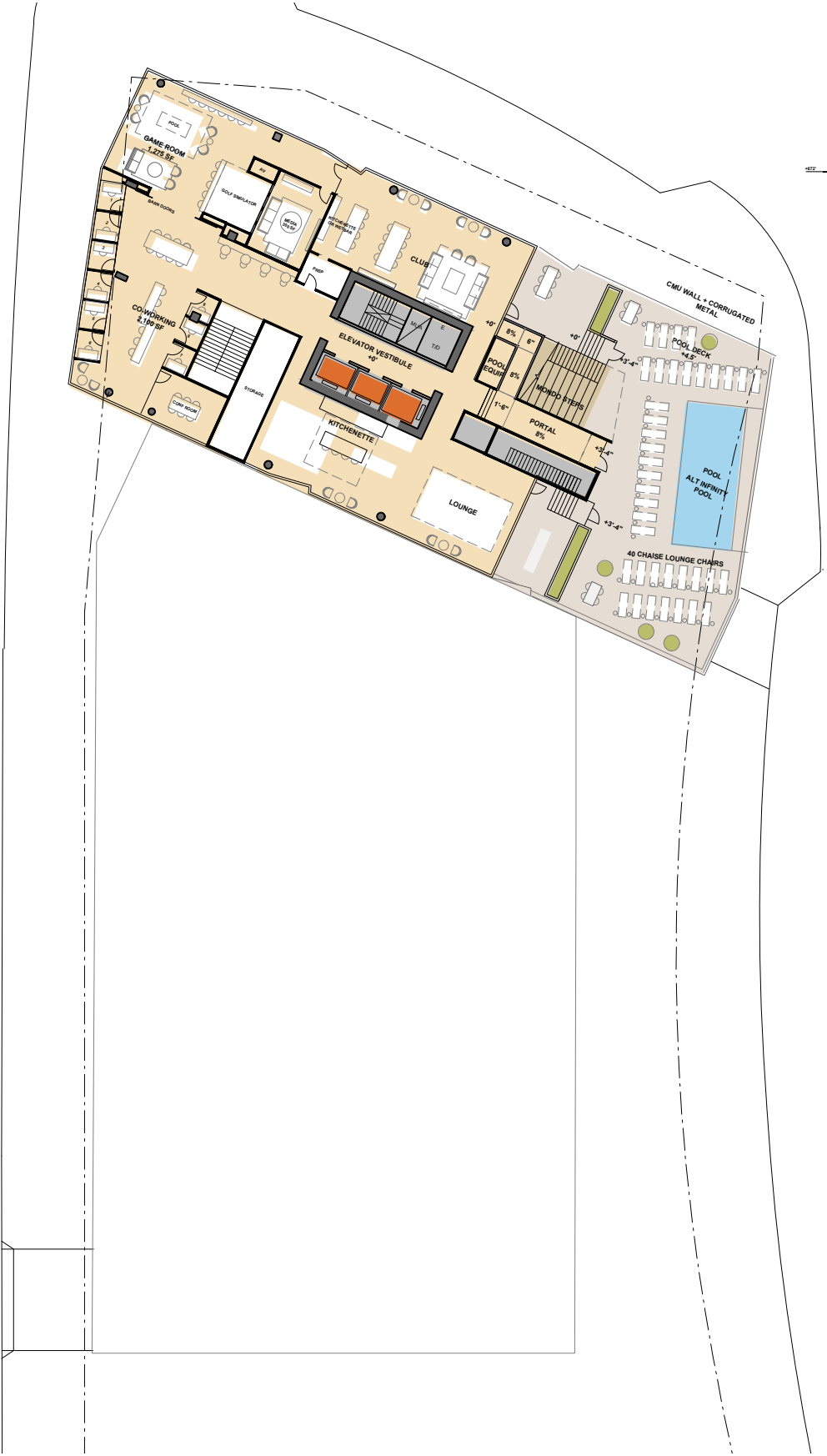


TIER 3 | LEVEL 12-21

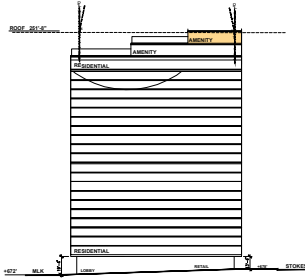


TIER 4 | LEVEL 22

PLANS

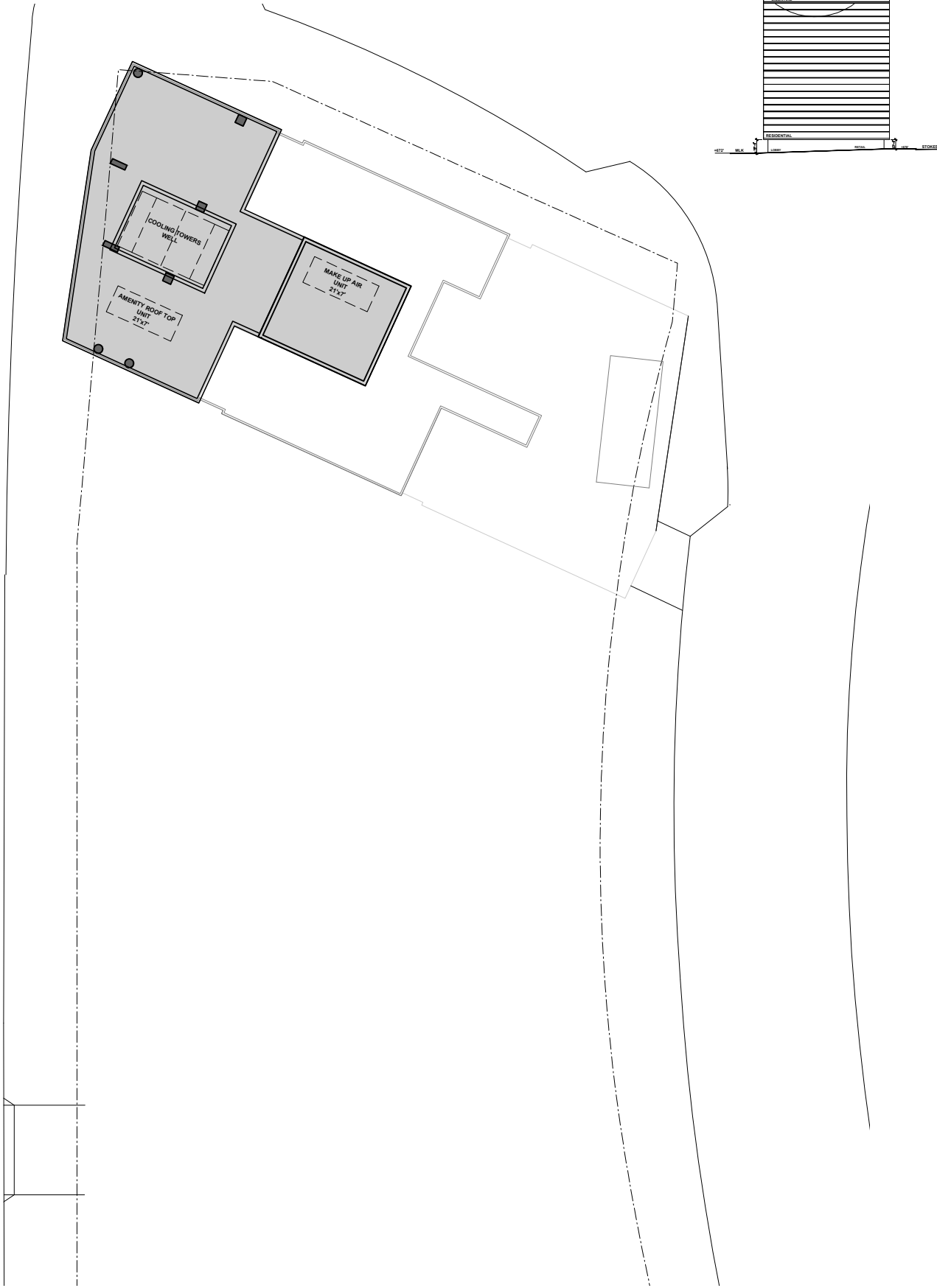


AMENITY | LEVEL 23



AMENITY | LEVEL 24

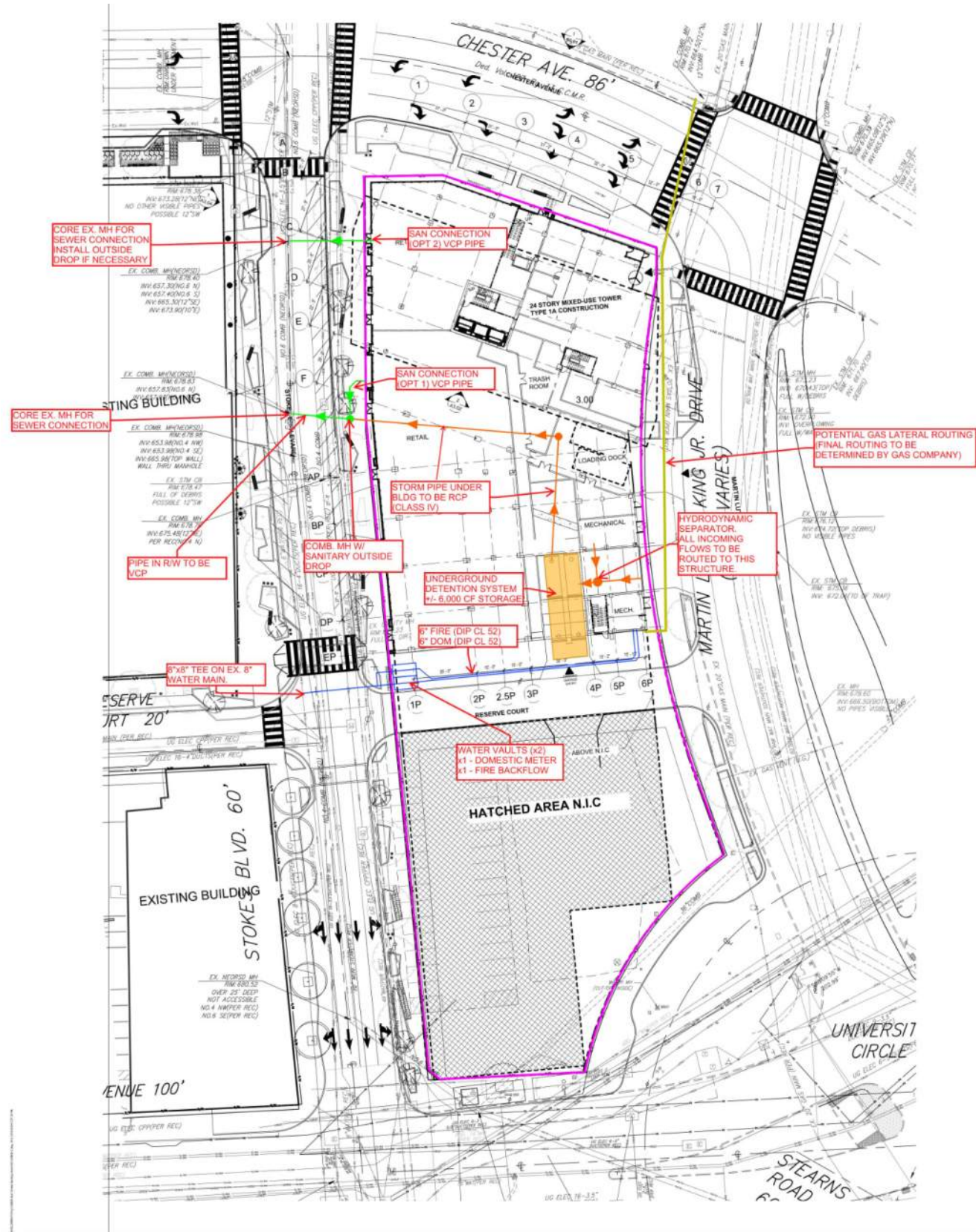
PLANS



ROOF

STORMWATER MANAGEMENT

SITE UTILITY PLAN SHOWING STORMWATER CONNECTIONS & UNDERGROUND DETENTION SYSTEM



REGIONAL SEWER DISTRICT (NEORS) DETERMINATION LETTER



September 6, 2024

Mr. Grant Weirich, P.E.
Neff & Associates
6405 York Road
Parma Heights, OH 44130

Re: **East Stokes - Cleveland, Ohio**
Title IV Review Applicability Determination

Dear Mr. Weirich,

The Title IV Combined Sewer Code of the Northeast Ohio Regional Sewer District's (NEORS) Code of Regulations provides the NEORS with the authority to control combined sewer overflows (CSOs) from the combined sewer system and to control peak flows from local combined sewer systems at the point of connection into sewers owned by the NEORS or a member community. Therefore, the NEORS has the authority to review all requests for connection approval within the combined sewer system.

- Based on preliminary information, the referenced project:
- ☒ Will be subject to review by the NEORS under Title IV - Combined Sewer Code. The proposed stormwater management design for the site must meet the current NEORS Title IV Combined Sewer Code requirements, detailed in the attached guidance document, **Submittal Requirements for Connections to the Combined Sewer System - Guidelines for Review and Approval**.
 - ☐ Will not be subject to review by the NEORS under Title IV - Combined Sewer Code.

If you have any questions, please feel free to contact me at ext. 6881.

Kind Regards,



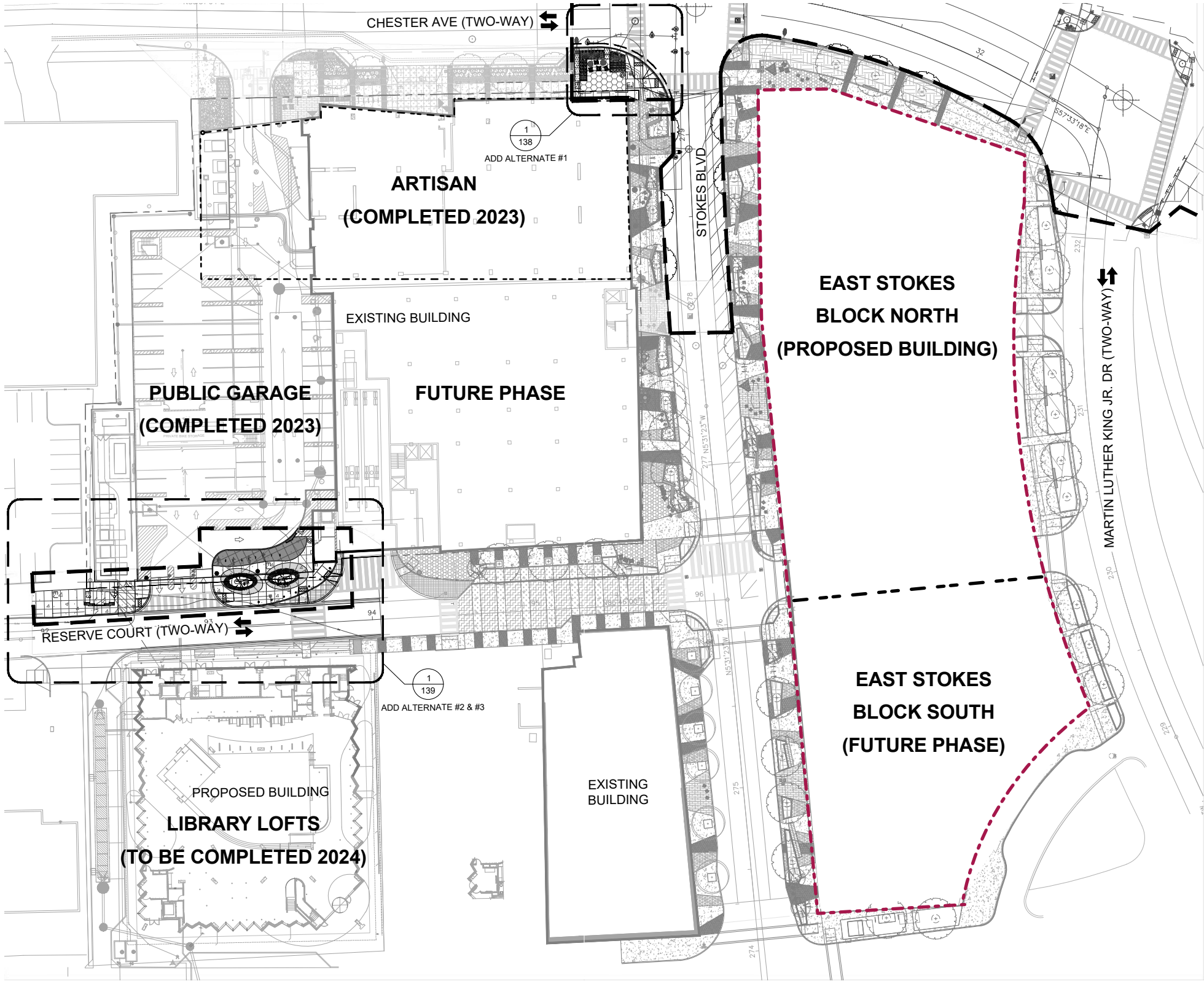
Jeffrey Jowett,
Community Discharge Permit Program Manager

cc:
Elie Ramy, Cleveland WPC
Adam Davenport, Cleveland City Planning Commission

George J. McMonagle 3900 Euclid Avenue P: 216.881.6600
Administration Building Cleveland, Ohio 44115 neorsd.org



SITE PLAN



LEGEND

- PROPERTY LINE
- PROJECT LIMIT LINE, OFFSET 2' FOR CLARITY
- DECIDUOUS TREE, 8' HEIGHT
- SHRUBS/PERENNIALS
- PERENNIALS/ GROUNDCOVER
- 6" CONCRETE WALK, AS PER PLAN, PER D-23 AND D-24
- 6" CONCRETE WALK (INTEGRAL COLOR A), AS PER PLAN, PER D-23 AND D-24
- 6" CONCRETE WALK (INTEGRAL COLOR B), AS PER PLAN, PER D-23 AND D-24
- 6" CONCRETE WALK (INTEGRAL COLOR C), AS PER PLAN, PER D-23 AND D-24
- 8" CONCRETE WALK, AS PER PLAN, PER D-23 AND D-24
- PEDESTRIAN UNIT PAVERS, TYPE 1
- VEHICULAR UNIT PAVERS
- CURB, TYPE 6, AS PER D-23 AND D-24 (PLANTER CURB)
- CONTROL JOINT
- EXPANSION JOINT
- FENCE, TYPE CLT
- GATE, TYPE CLT
- INTEGRAL COLOR CONCRETE PLANTER
- METAL SCREEN
- WAYFINDING SCREEN, TYPE 1
- WAYFINDING SCREEN, TYPE 2
- BOLLARD
- BIKE RACK
- TRASH RECEPTACLE
- LIGHT POLE, REFER TO CIVIL
- GFCI OUTLET COVER
- LED STRIP LIGHT
- FIXED FURNITURE, NIC

1 OVERALL SITE PLAN (FOR REFERENCE ONLY)
1" = 30'-0"



UNIVERSITY CIRCLE



EXISTING ROW CONDITIONS



1 - LOOKING EAST ON CHESTER AVE



2 - LOOKING SOUTH ON STOKES BLVD



3 - LOOKING SOUTH ON MARTIN LUTHER KING JR. BLVD



4 - LOOKING WEST ON CHESTER AVE



5 - LOOKING NORTH ON MARTIN LUTHER KING JR. BLVD



6 - LOOKING NORTH ON STOKES BOULEVARD

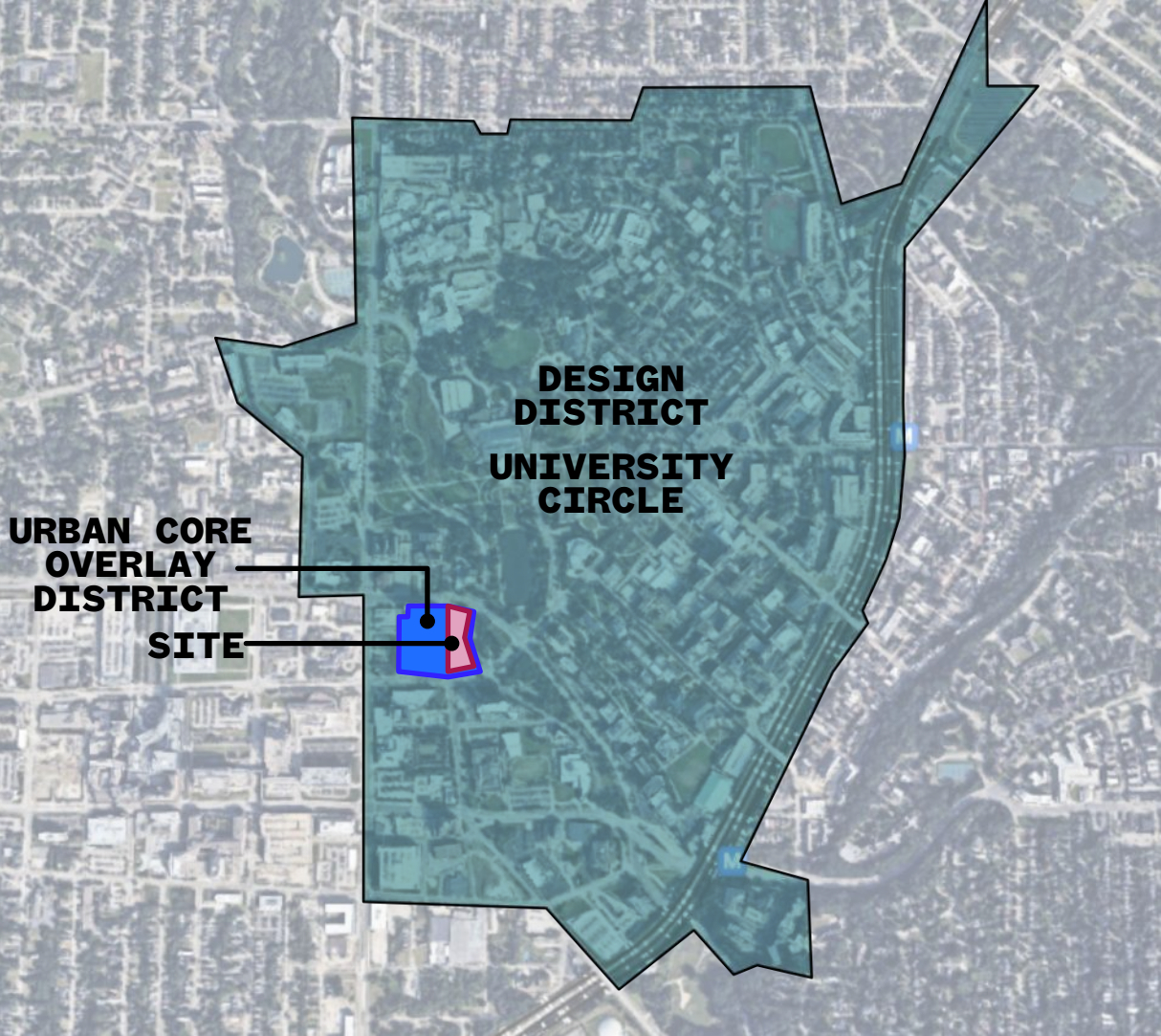


ZONING

PROJECT BRIEF

EAST STOKES IS A 24-STORY 296,000 GSF 281 UNIT APARTMENT BUILDING WITH GROUND LEVEL RETAIL. THE PARKING GARAGE WILL CONTAIN 315 PARKING SPACES

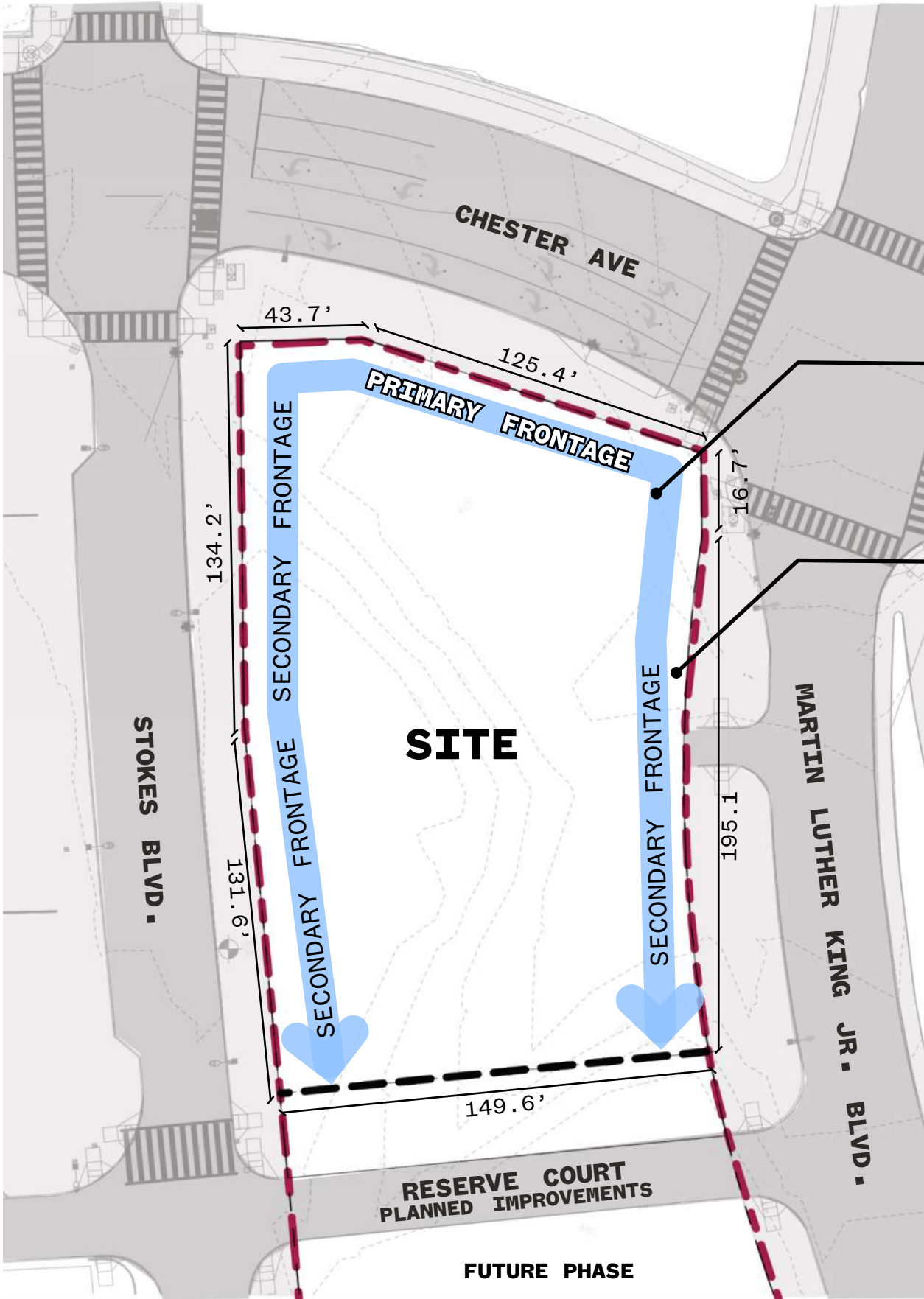
SITE LOCATION MAP



ZONING MATRIX																					
Address: Cleveland, Ohio																					
Section	Item	ALLOWED	PROPOSED																		
	Design Review Regions	Euclid Corridor/Buckeye																			
	Design Review District	University Circle																			
348.05	Overlays	Urban Core Overlay																			
301	Transit Oriented Development and Transportation	Transit Oriented Development Zone																			
	Demand Management																				
	Zoning	LLR-K5																			
	Use District	Limited Retail Business	Retail, Office, Residential																		
	Area District	K																			
	Height District	5																			
Building Height																					
348.05	Urban Core Overlay (UC) District																				
	Minimum	Minimum building height at actual setback shall be 1/2 the width of the street ROW on which the building fronts. Maximum height shall be as regulated by the underlying Height District.																			
	Maximum	Maximum Height shall be as regulated by the underlying Height District																			
353.01	Underlying Height District Regulations	5 * (Distance to Center Line of Street); maximum 250' without setbacks																			
353.02	Setback Regulations and Maximum Height	Any portion of a building may exceed the height limit specified in Section 353.01(b) provided that such portion is set back from all buildings lines or required yard lines the distance specified in the following table, and provided further that such portion does not exceed the maximum height specified in the table:																			
		<table><tr><th>Height District Number</th><th>Above Height Limit: Setback for Each Foot of Additional Height (Feet)</th><th>Maximum Height Above Grade Level * (Feet)</th></tr><tr><td>1</td><td>1</td><td>50</td></tr><tr><td>2</td><td>1/2</td><td>90</td></tr><tr><td>3</td><td>1/3</td><td>175</td></tr><tr><td>4</td><td>1/4</td><td>260</td></tr><tr><td>5</td><td>1/5</td><td>375</td></tr></table> * Except as provided in Section 353.06	Height District Number	Above Height Limit: Setback for Each Foot of Additional Height (Feet)	Maximum Height Above Grade Level * (Feet)	1	1	50	2	1/2	90	3	1/3	175	4	1/4	260	5	1/5	375	
Height District Number	Above Height Limit: Setback for Each Foot of Additional Height (Feet)	Maximum Height Above Grade Level * (Feet)																			
1	1	50																			
2	1/2	90																			
3	1/3	175																			
4	1/4	260																			
5	1/5	375																			
	Allowable Building Height Summary	Project is allowed a Maximum Height of 375' above grade with 1/5 setback for each foot of additional height above 250' above grade																			
Block Length - Urban Core Overlay (UC) District																					
348.05(d)(1)	A. Block Length B. Block Perimeter C. Mid Block pedestrian Connection or Public alley	500' max; no development shall cause a net increase in existing block length 1,400' max Block Lengths over 400'																			
Setbacks - Urban Core Overlay (UC) District																					
348.05(d)(2)	A. Front yard depth; principal street frontage B. Front yard depth; secondary street frontage C. Interior Side yard depth D. Rear yard depth	80% of frontage build-out 0' to 3' or equivalent ground plane area 20% of frontage build-out: 12 ft. max., or equivalent ground plane area 80% of frontage build-out: 0' to 3' max or equivalent ground plane area 20% of frontage build-out: 12 ft. max., or equivalent ground plane area 0' min. 0' min.	0' Setback																		
	(3) Building Configuration A. Frontage build-out, principal and secondary street frontage B. Active use; first-story	90% min.; the frontage build-out requirement may be met with a streetscreen, plaza, or square for up to 10% of the street frontage. Streetscreens shall be 3.5' in height min. Streetscreens screening non-active uses shall be 6' in height min. and shall have 50% opacity min. Required on 70% of each of the principal and secondary street frontages																			
Floor Area Ratio (FAR) - Urban Core Overlay (UC) District																					
348.05(d)(3)	D. Floor area ratio	No max																			
Parking, Loading and Garage requirements - Urban Core Overlay (UC) District																					
348.05(d)(5)	A. Required parking	None	56 Spaces																		



ZONING DIAGRAMS



ZONING PLAN

353.02:

SETBACK REGULATIONS AND MAXIMUM HEIGHT

MAXIMUM 375' ABOVE AVERAGE GRADE WITH
1/5 SETBACK PER FOOT ABOVE 250'

EL: 375'
MAX HEIGHT
EL: 1,052.03'

353.01: HEIGHT DISTRICTS ESTABLISHED

MAXIMUM 250' ABOVE AVERAGE GRADE FOR
HEIGHT ZONE 5

348.05(D)(3):

ACTIVE GROUND-LEVEL USES ON 70% OF EACH
PRINCIPAL AND SECONDARY STREET FRONTAGES

EL: 250'
MAX HEIGHT
EL: 927.03

348.05(D)(2):

FRONT YARD DEPTH; PRINCIPAL & SECONDARY
STREET FRONTAGE

- 80% OF FRONTAGE BUILDOUT AT 0-3FT
MAX, OR EQUIVALENT GROUND PLANE AREA
- 20% OF FRONTAGE BUILDOUT AT 12FT MAX,
OR EQUIVALENT GROUND PLANE AREA

348.05(D)(2):

INTERIOR SIDE & REAR YARD DEPTH:

0 FT. MINIMUM.

STOKES BLVD.

AVG. GRADE
EL: 677.03

MLK JR BLVD.

ZONING SECTION



Euclid Corridor Buckeye Design Review – Staff Report

EC2024-025 – Circle Square, East Stokes Block, north portion

October 17, 2025

Design Review Advisory Committee:

ECDRAC recommended final approval (with no conditions) on 10/16/25, and included the following suggestions:

- Consider looking at a different masonry unit at the base of the parking garage.
- Is there any chance to use the fabric solution on the South side instead of posters or whatever you are thinking.
- Consider, in the first phase initial construction, is there another solution to the brown split face concrete block that is not overly expensive since it is in the interim phase, or something more thoughtful than a block wall, such as the fabric.

City Planning Staff:

Staff is supportive of the project.

Cleveland City Planning Commission

Downtown/Flats Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

October 17, 2025

DF2025-021 – Union at Cleveland Harbor

October 17, 2025

Project Address: 5455 N. Marginal Road

Type: New Construction – Residential

Project Representatives: Meg Kavourias & Calvin Tustan, RDL Architects

Approval: Schematic

Ward 3: Council Member Welch

SPA: Goodrich-Kirtland Park



UNION AT CLEVELAND HARBOR

CLEVELAND, OHIO

SCHEMATIC DESIGN REVIEW

OCTOBER 9, 2025

AGENDA



- 01 INTRODUCTION
- 02 LOCATION + CONTEXT
- 03 EXISTING CONDITIONS
- 04 SCHEMATIC SITE PLAN
- 05 SCHEMATIC FLOOR PLANS

01

INTRODUCTION

THE TEAM

DEVELOPER:
THE ANNEX GROUP
FISHERS, INDIANA

ARCHITECT:
RDL ARCHITECTS, INC.
BEACHWOOD, OHIO

CIVIL:
RIVERSTONE COMPANY
CLEVELAND, OHIO

LANDSCAPE:
POD DESIGN
COLUMBUS, OHIO



Union at Bluffs Run
Council Bluffs, IA
Affordable Housing 192 Units



Union at Crescent
Bloomington, IN
Affordable Housing 146 units



Union at Purple Heart Trail
Wichita, KS
Affordable Housing 240 Units



Union at Tryon
Charlotte, NC
Affordable Housing 200 units



The Annex of Pullman
Pullman, WA
Student Housing 204 units/399 beds



The Annex of Bozeman
Bozeman, MT
Workforce Housing 134 units

02

LOCATION
+
CONTEXT

LOCATION/CONTEXT

LOCATED AT 5475 N MARGINAL ROAD
PARCEL # 10501101

ACREAGE
+/- 186,230-SF, 4.27-ACRES
PLUS
+/- 37,640-SF, 0.86-ACRES

ZONING
GR-D3, ALLOWS MULTI-FAMILY BY-RIGHT



PLANNING

PROPOSED BIKE PATH EXTENSION ALONG N MARGINAL ROAD

IMMEDIATELY ADJACENT TO SITE
10' TRAIL
> LOCATION OF BIKE PATH CURRENTLY DESIGNED AND UNDER CONSTRUCTION SHOWN ON SITE PLAN

E 55th MARINA IMPROVEMENTS

NEW BOAT HOUSE & NEW USE AS SAILING CENTER

METROPARKS

MEETING 3/31
REQUESTED A PLAYGROUND
TRAIL TO MARINA, NEW PARK TO HELP WEAVE TOGETHER NEW USES

CHEERS

EXPANSION OF GORDON PARK



Legend

ACTIVITIES

-  Pedestrian Highway Crossing
-  Boat Launch
-  Public Boat Launch
-  RTA Bus Routes

EXISTING BIKE + TRAILS

-  Pedestrian/Bike Trail
-  On-Street Bike Route
-  Recreational Trail

PLANNED MIDWAY TRAILS

-  Orange Way
-  Magenta Way
-  Blue Way

The map above identifies current and planned mobility routes.

SOURCE: CITY OF CLEVELAND GIS, CLEVELAND METROPARKS, GOOGLE EARTH, AND CLEVELAND.COM

CONTEXT

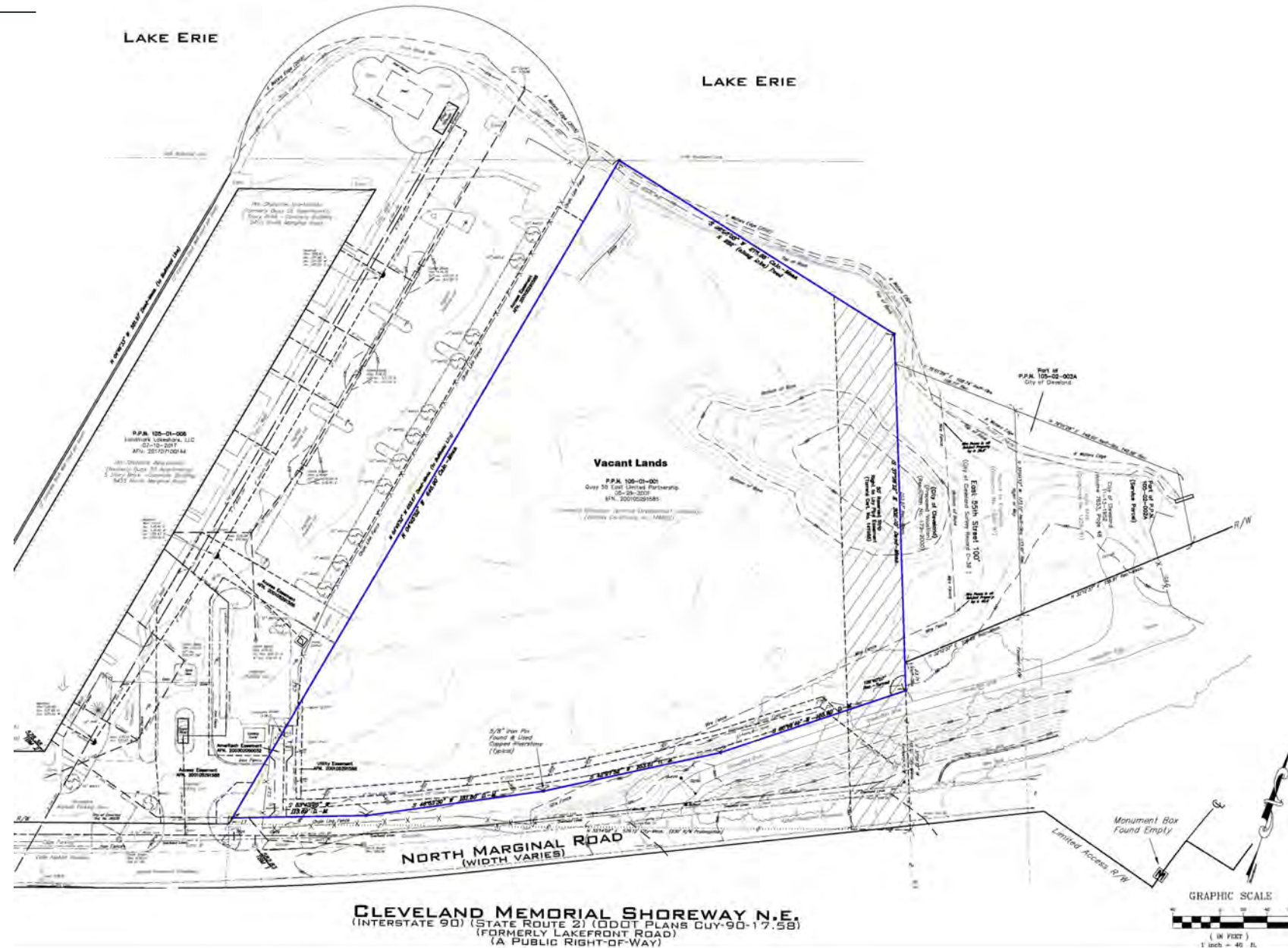


03

EXISTING
CONDITIONS

ALTA SURVEY

- SEWER EASEMENT ON SITE ALONG N MARGINAL
- EASEMENTS AT SOUTHWEST CORNER OF THE SITE
- E 55th STREET RIGHT-OF-WAY EXTENSION VACATED
- CHANGE IN GRADE ALONG N. MARGINAL ROAD
- CONNECTION TO THE SHORELINE APTS PROHIBITED, NO SHARED EASEMENTS
- SOILS – AGGREGATE PIERS BELOW FOUNDATIONS FOR STABILIZATION
- PROXIMITY TO BURKE LAKEFRONT AIRPORT



SITE PHOTOS



1 LOOKING EAST AT SITE, FROM THE SOUTHWEST CORNER



2 LOOKING AT WESTERN SIDE OF SITE & EAST ON N. MARGINAL

SITE PHOTOS



3 GRADE CHANGE



4 LOOKING WEST ON
N. MARGINAL



5 VIEW OF SITE FROM SOUTHEAST
LOOKING NORTHWEST



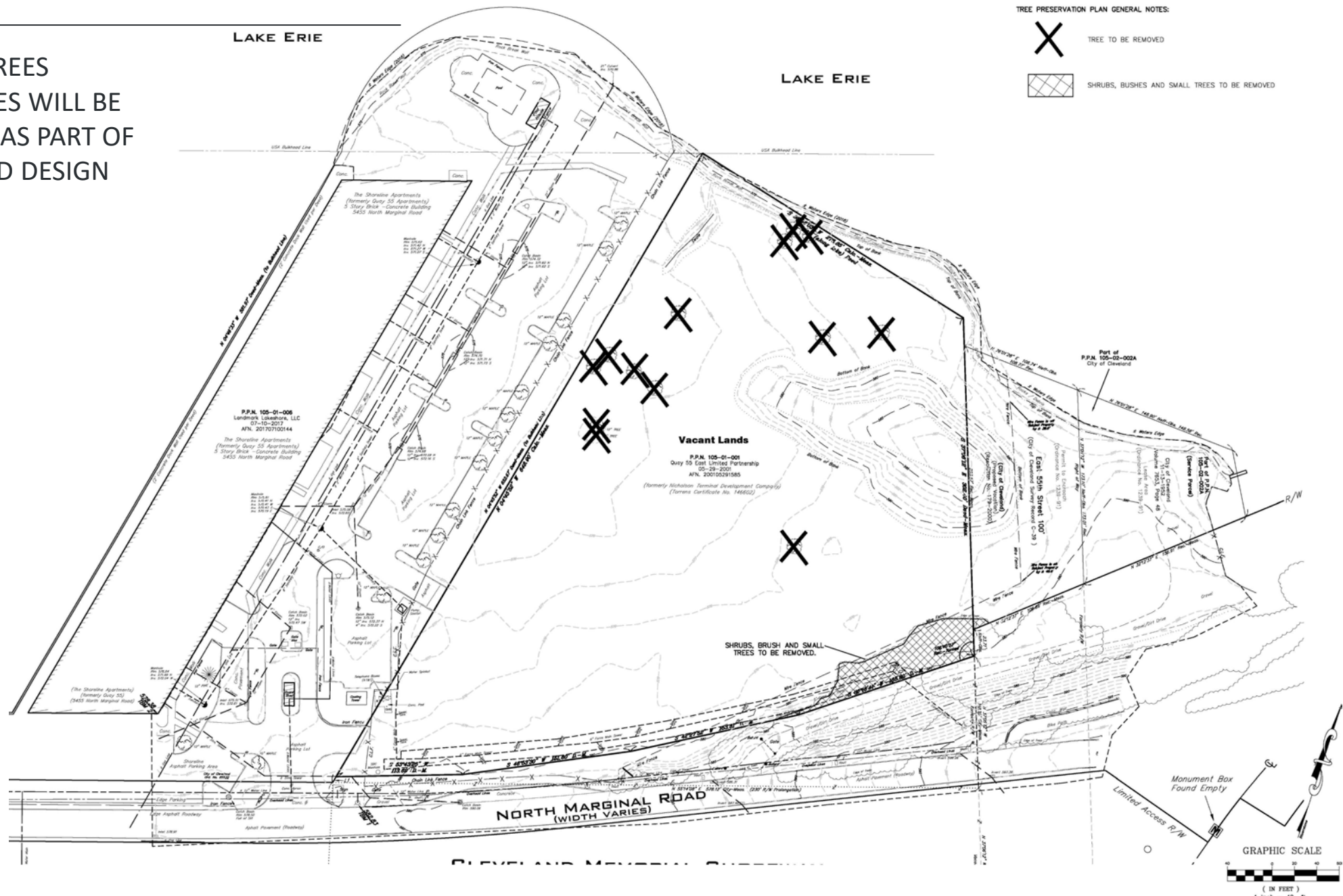
6 VIEW OF SITE
LOOKING NE



7 LOOKING NORTH

TREE PLAN

- ONSITE TREES
- NEW TREES WILL BE PLANTED AS PART OF PROPOSED DESIGN



TREE PRESERVATION PLAN GENERAL NOTES:

X TREE TO BE REMOVED

[Cross-hatched box] SHRUBS, BUSHES AND SMALL TREES TO BE REMOVED

Monument Box Found Empty

Limited Access R/W

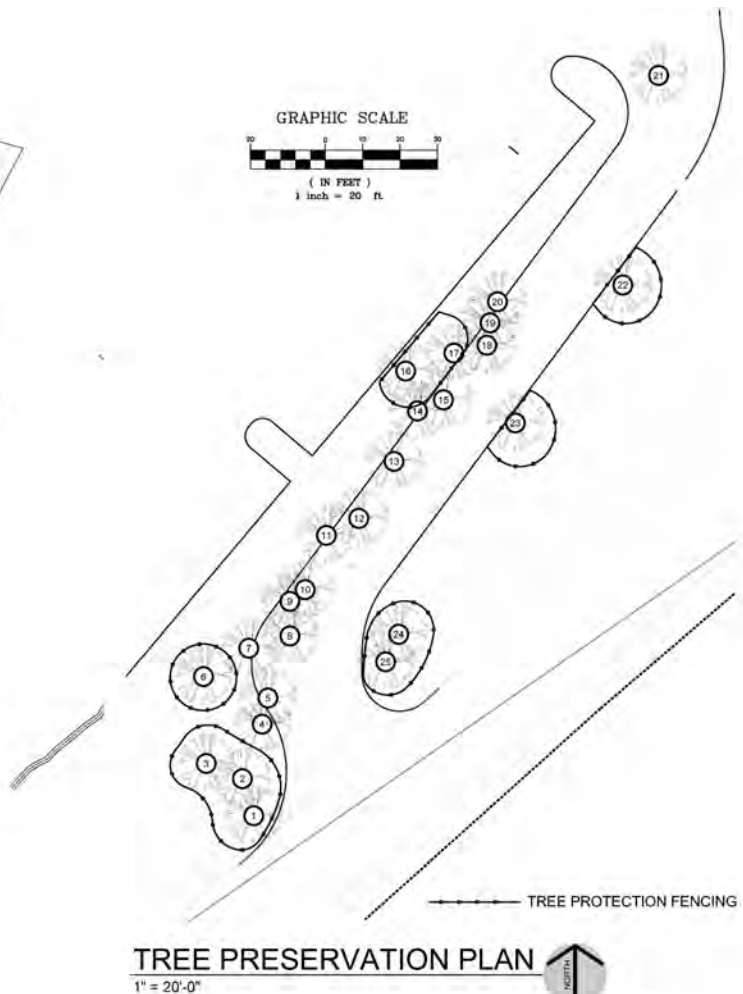
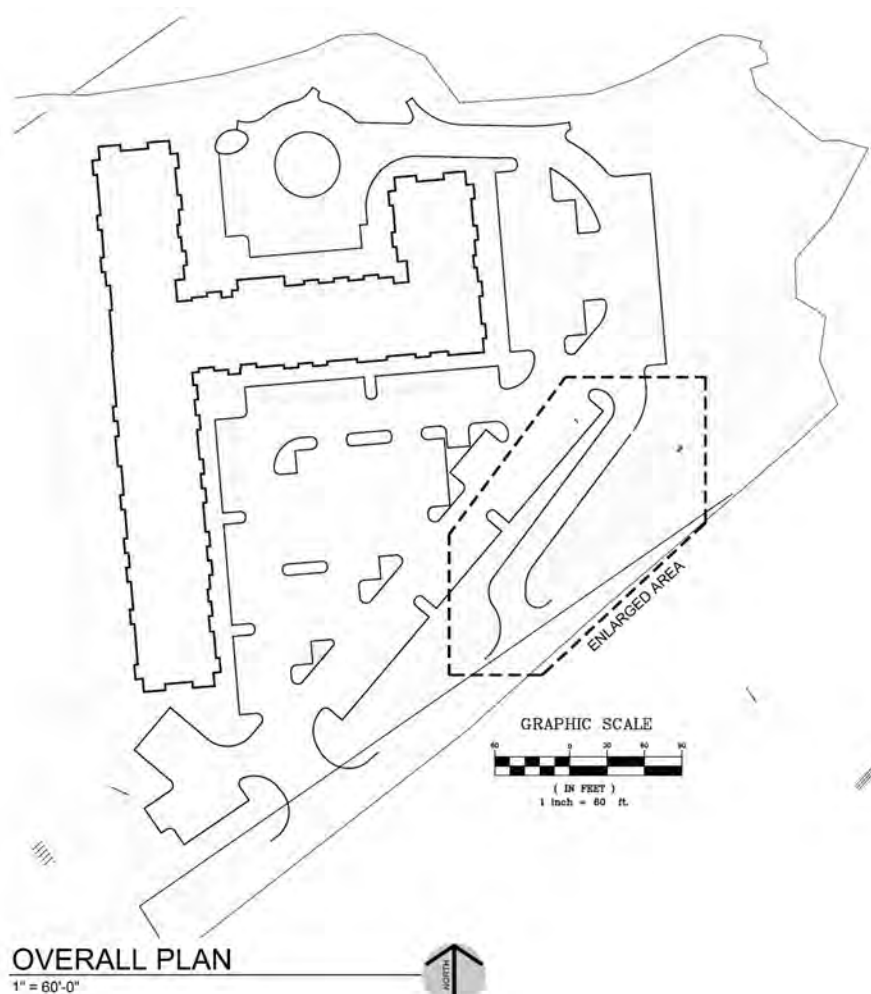
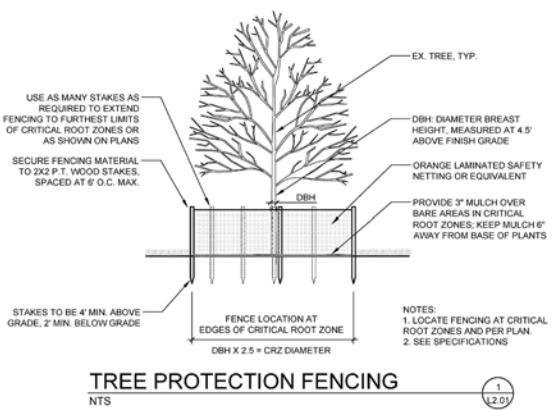
GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft.

TREE PLAN

- PROTECTING AND MAINTAINING HILLSIDE BETWEEN NORTH MARGINAL AND SITE



Key	Species	Caliper	Height	Status
1	Robinia pseudoacacia	4"	30'	Preserve
2	Robinia pseudoacacia	6"	30'	Preserve
3	Robinia pseudoacacia	8"	30'	Preserve
4	Robinia pseudoacacia	5"	30'	Replace
5	Robinia pseudoacacia	8"	30'	Replace
6	Robinia pseudoacacia	6"	30'	Preserve
7	Robinia pseudoacacia	6"	30'	Replace
8	Robinia pseudoacacia	9"	45'	Replace
9	Robinia pseudoacacia	7"	45'	Replace
10	Robinia pseudoacacia	5" MS	45'	Replace
11	Robinia pseudoacacia	7" MS	30'	Replace
12	Robinia pseudoacacia	6" MS	30'	Replace
13	Robinia pseudoacacia	7"	30'	Replace
14	Robinia pseudoacacia	11"	50'	Replace
15	Robinia pseudoacacia	10"	50'	Replace
16	Ulmus americana	8" MS	30'	Preserve
17	Robinia pseudoacacia	6"	30'	Preserve
18	Robinia pseudoacacia	9"	30'	Replace
19	Robinia pseudoacacia	7"	30'	Replace
20	Robinia pseudoacacia	11"	30'	Replace
21	Ulmus americana	12"	45'	Replace
22	Ulmus americana	7" MS	45'	Preserve
23	Populus deltoides	12" MS	60'	Preserve
24	Fraxinus pennsylvanica	8"	30'	Preserve
25	Fraxinus pennsylvanica	7"	30'	Preserve

MS = multistem

04

SCHEMATIC
SITE PLAN

DESIGN EVOLUTION

UNIT YIELD GOAL: 278 UNITS

PARKING GOAL: 1.25-1.5 SPACES/DU

5-STORY APARTMENT BUILDING / 219 UNITS

197 PARKING SPACES + 22 OVERFLOW SPACES TO THE NORTH

MAIN VEHICULAR/PEDESTRIAN /BICYCLE ACCESS FROM
N. MARGINAL

SECONDARY EMERGENCY ACCESS FROM N MARGINAL

OPEN SPACE / LOCATED GREEN SPACE ALONG THE LAKE



DESIGN CONCEPT

HARBORING LAKEFRONT ACCESSIBILITY

- HARMONIZING COASTAL HOUSING WITH NEIGHBORING MARINAS & PARK SPACES
- SYMBOLIZING SECURITY & HOPE FOR RESIDENTS & GUESTS
- -SHELTERING LIFE & COMMUNITY ALONG THE LAKEFRONT
- THE BUILDING IS DESIGNED TO OPTIMIZE VIEWS OF THE LAKE.



(REFERENCE IMAGES)



SCHEMATIC SITE PLAN

BUILDING

5-STORY APARTMENT BUILDING
GENERAL POPULATION
209 UNITS

PARKING

188 PARKING SPACES + 21 ADA PARKING SPACES
209 PARKING SPACES TOTAL
12 EXTERIOR BIKE PARKING SPACES
36 INTERNAL BIKE PARKING SPACES

AMENITY SPACES

ADDED COMMUNITY GARDENS, A MULTI-USE LAWN,
AND A CONTINUOUS WALKING PATH

RELOCATED PARKING

SHIFTED ALL PARKING FROM THE NORTH END OF THE
BUILDING TO THE EAST AND SOUTH

EASEMENT

REVIEWED CITY VACATED RIGHT OF WAY ALLOWED
USES AND ADDED CITY PARK TO THE EAST SIDE OF
SITE. REMOVED PARKING FROM EAST HALF OF THE
VACATED RIGHT OF WAY PER CURRENT LEASE WITH
PROPERTY OWNER AND PER CITY REAL ESTATE
DEPARTMENT.



LANDSCAPE PLAN



PLANTING LEGEND

- DECIDUOUS TREE, MIN 2" CALIBER, PER ISLAND STRIP & FRONTAGE STRIP CODE
- DECIDUOUS TREE, GENERAL LANDSCAPING
- EVERGREEN SHRUBS, PER SCREENING CODE 352.10
- ISLAND STRIP LANDSCAPING (SHRUBS, PERENNIALS, & GROUNDCOVERS), PER SCREENING CODE 352.10
- FRONTAGE LANDSCAPE STRIP, PER TABLE 352.11
- CONCRETE WALK, TYP.
- PROPERTY LINE

ZONING REQUIREMENTS

- LANDSCAPE & SCREENING REQUIREMENTS**
- 352.05 (C) Ground Cover in Landscaped Strips
Grass or other ground cover shall be planted over all landscaped strips including earthen face of berms, except in areas planted in flowers, shrubs, or trees, so as to present a finished appearance and reasonably complete coverage within three months after planting.
- Per Table 352.08
Site Zoning District Compatibility Index Number
2: Multi-Family
- Per Table 352.09
Screening Intensity Required in Transition Strip = No Strip Required
- Per Table 352.10 - Uses Requiring Other Screening or Landscaping:
Over 100 spaces of open off-street parking spaces:
(a.) A minimum of 5% of the parking area shall consist of landscaping. Any required Strip may be credited toward this requirement.
Total parking area = 84,000 SF
Provided Parking Lot Landscaping = 8,000 SF = 10%
Frontage Strip Required = Medium Intensity
Island Strip Required = Light Intensity
(e.) Island Strips shall have a minimum area of 100 square feet each and shall be separated by no more than 20 parking spaces.
Open service and refuse disposal areas:
(b.) Installation is required of screening with 75% or greater opacity of sufficient height to conceal uses specified herein from view from the ground floor level on adjoining properties and from the street.
Provided: Evergreen Shrub Screen, >75% opacity, height (to match height of compactors to ensure proper screening)
Electrical and Mechanical Equipment:
(b.) Installation is required of screening with 75% or greater opacity of sufficient height to conceal uses specified herein from view from the ground floor level on adjoining properties and from the street.
Provided: Evergreen Shrub Screen, >75% opacity, height (to match height of compactors to ensure proper screening)
- Per Table 352.11
Light Screening Intensity Requirements for Island Strip:
Landscape Strip:
4' width min.
Trees:
Spacing: 50' min.
(a.) Spacing is mean average spacing; trees are not required to be spaced uniformly. At least 1 tree shall be installed in each separate landscaped area.
Evergreen: 6' height min.
Deciduous: 1.5" caliber min. (at 1 foot above grade at base, at time of installation)
Shrubs:
Spacing: 20' min. spacing on-center
(a.) Spacing is mean average spacing; shrubs are not required to be spaced uniformly.
Height: 1.5' min. height (at 1 foot above grade at base, at time of installation)
Medium Screening Intensity Requirements for Frontage Strip:
Landscape Strip: 6' width min.
Screening:
Height: 2.5' min.
Year-round Opacity: 50%
(h.) May be a fence, wall, berm, or landscape screening as provided in division (a) of Section 352.05
Trees:
Spacing: 40' min.
(a.) Spacing is mean average spacing; trees are not required to be spaced uniformly. At least 1 tree shall be installed in each separate landscaped area.
Evergreen: 6' height min.
Deciduous: 2" caliber min.
Shrubs:
Spacing: 16' min. spacing on-center
Height: 2' min. height

NOTES

- REFER TO SHEET L1.1 FOR SCHEMATIC PLANT PALETTE
- ALL AREAS OUTSIDE OF PAVING & PLANT BEDS ARE TO BE LAWN/ SEEDING

SITE PLANTINGS

Deciduous Shade Trees



Betula nigra
River Birch (NATIVE)



Ginkgo biloba Princeton Sentry
Princeton Sentry Ginkgo



Ulmus New Horizon
New Horizon Elm



Quercus Kindred Spirit Nadler
Kindred Spirit Oak



Quercus palustris
Pin Oak (NATIVE)



Amelanchier Autumn Brilliance
Serviceberry (NATIVE)

Evergreen Trees



Juniperus virginiana
Eastern Redcedar (NATIVE)



Thuja Green Giant
Thuja Green Giant

Deciduous Shrubs



Ceanothus americanus
New Jersey Tea (NATIVE)



Rhus aromatica 'Gro-Low'
Gro-Low Fragrant Sumac (NATIVE)



Hypericum prolificum
Shrubby St. John's Wort (NATIVE)

Evergreen Shrubs



Ilex vomitoria
Dwarf Yaupon Holly



Taxus x media 'Everlow'
Everlow Yew



Juniperus x pfitzeriana 'Sea Green'
Sea Green Juniper



Taxus x media 'Hickii'
Hick's Yew

Perennials, Grasses, and Groundcover



Nepeta racemosa 'Walker's Low'
Walker's Low Catmint



Rudbeckia hirta
Black Eyed Susan (NATIVE)



Echinacea purpurea
Purple coneflower (NATIVE)



Hemerocallis 'Happy Returns'
Daylily Happy Returns



Liriope spicata
Creeping Lilyturf



Calamagrostis x acutiflora 'Karl Foerster'
Karl Foerster Reed Grass



Bouteloua gracilis 'Blonde Ambition'
Blonde Ambition Blue Grama Grass



Bouteloua curtipendula
Sideoats Grama Grass (NATIVE)



Schizachyrium scoparium 'Standing Ovation'
Standing Ovation Little bluestem (NATIVE)

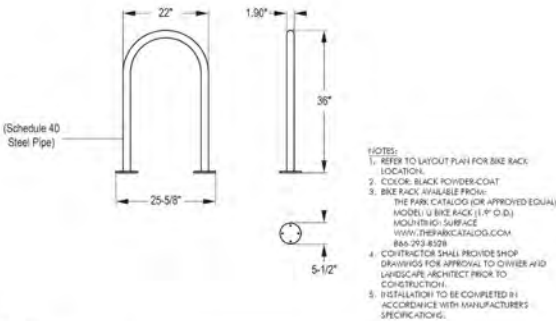


Panicum virgatum 'Shenandoah'
Shenandoah Switchgrass (NATIVE)

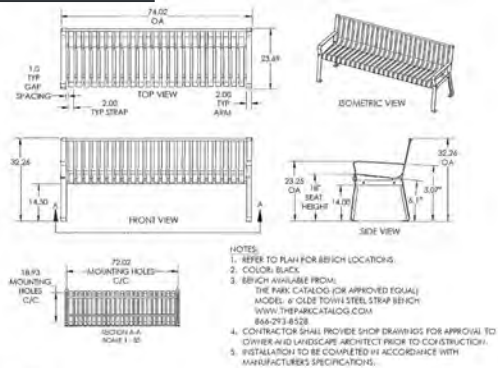


Vinca minor
Periwinkle

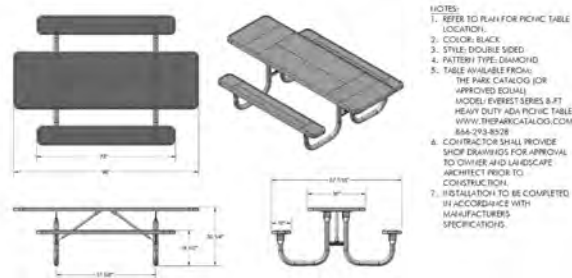
SITE FURNISHING AND AMENITIES



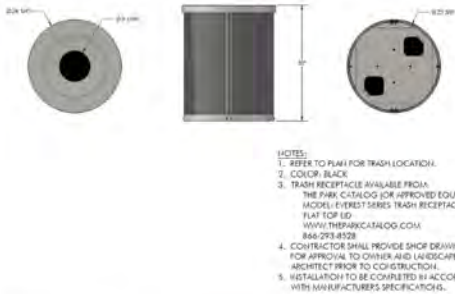
1 Bike Rack
NTS



2 Bench
NTS



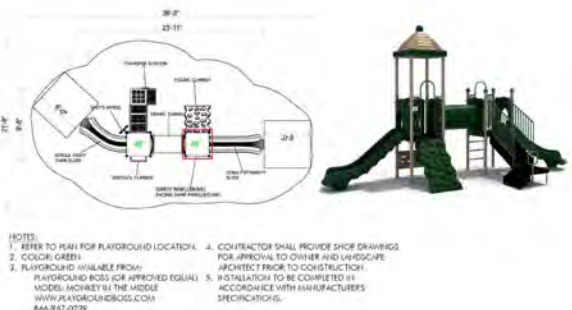
3 Picnic Table
NTS



4 Trash Receptacle
NTS



5 Gazebo
NTS



6 Playground
NTS



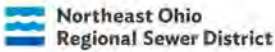
7 Community Garden
NTS



8 Outdoor Table and Stools
NTS

STORM WATER MANAGEMENT

- SCHEMATIC MANAGEMENT PLAN DESIGN
- DETERMINATION LETTER OF NON-REVIEW



May 29, 2025

Mr. Jeffrey A. Jardine, P.E.
The Riverstone Company
3800 Lakeside Avenue, Suite 100
Cleveland, OH 44114

Re: **Union at Cleveland Harbor – Cleveland, Ohio**
Title IV Review Applicability Determination

Dear Mr. Jardine,

The Title IV Combined Sewer Code of the Northeast Ohio Regional Sewer District's (NEORSRD) Code of Regulations provides the NEORSRD with the authority to control combined sewer overflows (CSOs) from the combined sewer system and to control peak flows from local combined sewer systems at the point of connection into sewers owned by the NEORSRD or a member community. Therefore, the NEORSRD has the authority to review all requests for connection approval within the combined sewer system.

Based on preliminary information, the referenced project:

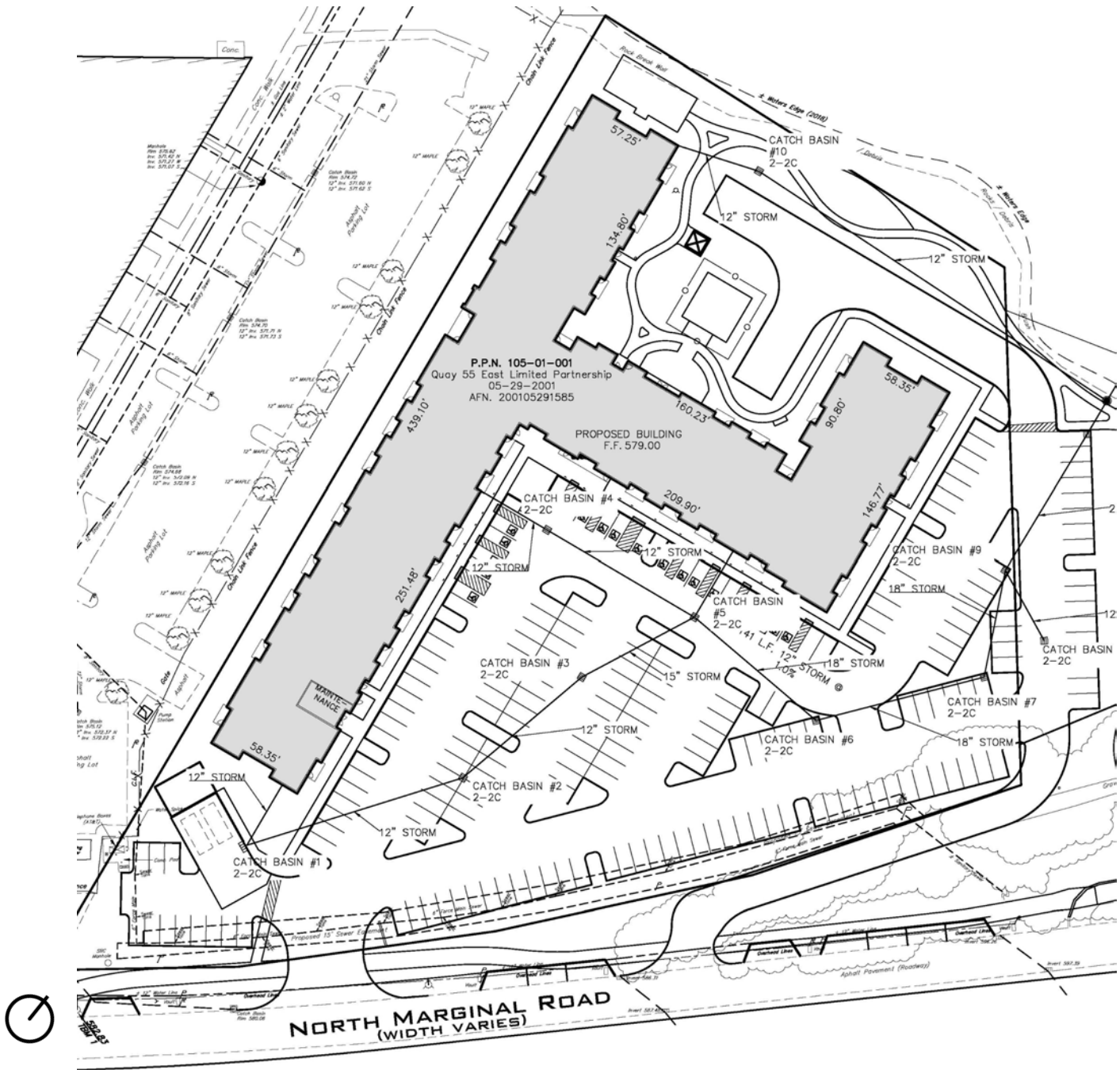
- ☐ Will be subject to review by the NEORSRD under Title IV – Combined Sewer Code. The proposed stormwater management design for the site must meet the current NEORSRD Title IV Combined Sewer Code requirements, detailed in the attached guidance document, **Submittal Requirements for Connections to the Combined Sewer System – Guidelines for Review and Approval**.
- ☒ Will not be subject to review by the NEORSRD under Title IV – Combined Sewer Code.

If you have any questions, please feel free to contact me at ext. 6466.

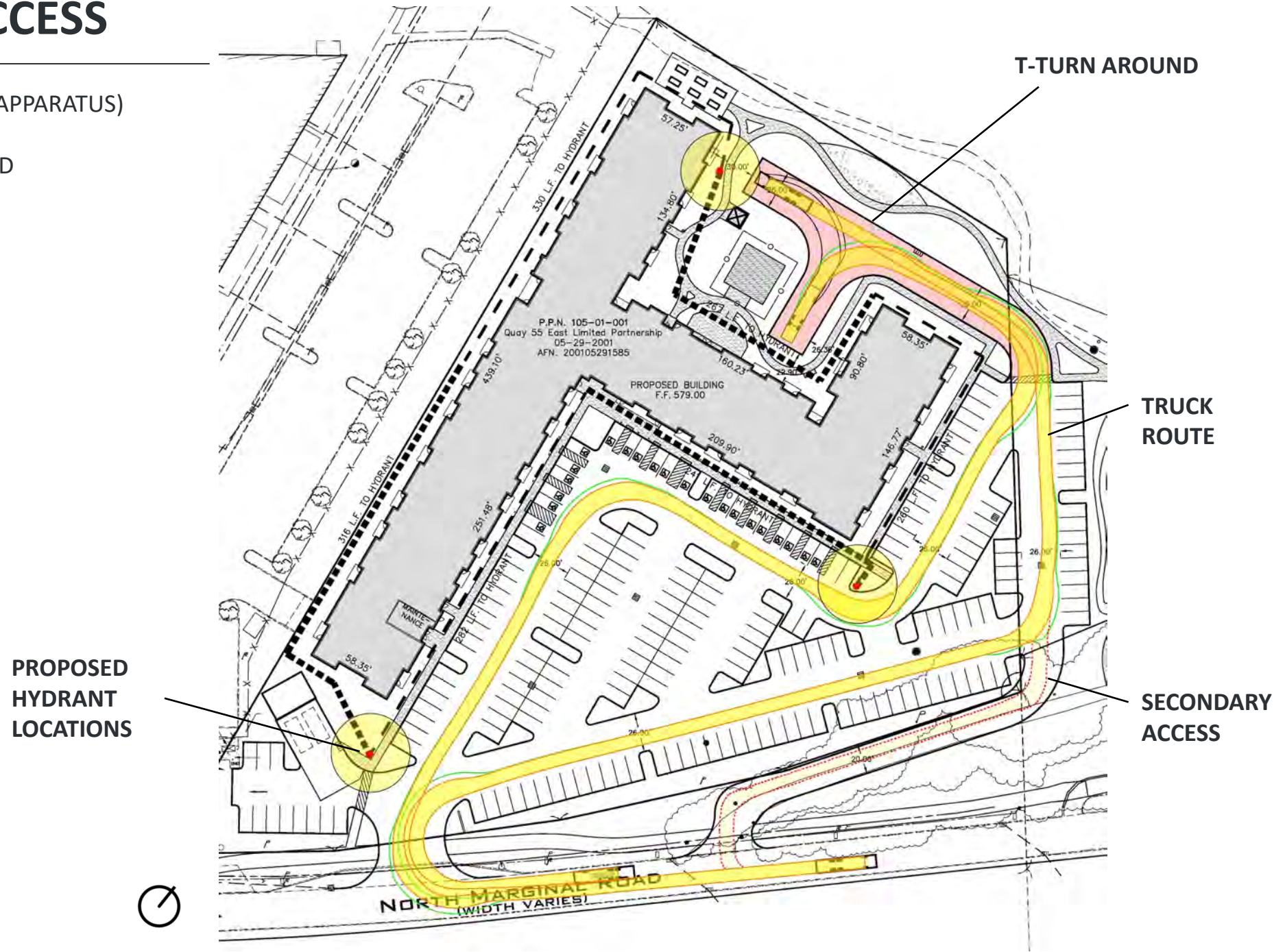
Kind Regards,


Jeff Jowett
Community Discharge Permit Program Manager

cc:
Elie Ramy, Cleveland Water Pollution Control
Adam Davenport, Cleveland Planning



- 26' WIDE FIRE LANE (FOR AERIAL APPARATUS)
- TWO POINTS OF ACCESS PROVIDED
- HYDRANTS PROVIDED ON SITE



CONCEPTUAL APPROVAL ITEMS:

DESIGN REVIEW BOARD

1. REPORT OF CONVERSATION WITH RTA ON PROVIDING PUBLIC TRANSPORTATION TO THE SITE:

CONVERSATIONS WERE HELD ON JULY 17 AND IT WAS DETERMINED THERE IS NOT ENOUGH TRAFFIC ON ROUTE TO ADD A STOP. THE ANNEX GROUP WILL BE PURCHASING THE BUS SHELTER FOR EXISTING 55TH AND MARGINAL.

2. RESOLUTION / CONFIRMATION OF THE EASEMENT EAST OF THE SITE FOR PARKING: REAL ESTATE CONFIRMED THE PROJECT CAN PROCEED THROUGH DRB AND PLANNING COMMISSION APPROVALS ASSUMING THE USE OF THE WEST HALF OF THE VACATED RIGHT OF WAY IS FOR PARKING.

3. EXPLORING PROVIDING CONVENIENCE / GROCERIES ON SITE: ADDED 2 VENDING MACHINES AND A FOOD PANTRY IN COORDINATION WITH THE GREATER CLEVELAND FOOD BANK.

PLANNING COMMISSION

1. STUDY RTA CONNECTIVITY FURTHER AND SEE IF A BUS STOP CAN BE RELOCATED: CURRENTLY UNDER REVIEW AND AWAITING UPDATES FROM THE DIRECTOR OF CITY PLANNING.

2. REVIEW THE AMOUNT OF AMENITIES ON SITE TO SEE IF MORE CAN BE ADDED: NEW AMENITIES INCLUDE PET WASH STATIONS, COMMUNITY GARDENS, A MULTI-USE LAWN, GAZEBO, EXTERIOR BIKE PARKING, AND CONTINUOUS WALKING PATH AROUND THE BUILDING.

3. LOOK INTO RELOCATING THE 17 PARKING SPACES NORTH OF THE SITE: ALL 17 PARKING SPACES NORTH OF THE SITE HAVE BEEN RELOCATED BY DISTRIBUTING SPACES TO THE AGREED UPON EASEMENT AND REWORKING SOME PARKING TO THE SOUTH.



05

SCHEMATIC
ARCHITECTURE

SCHEMATIC PLANS

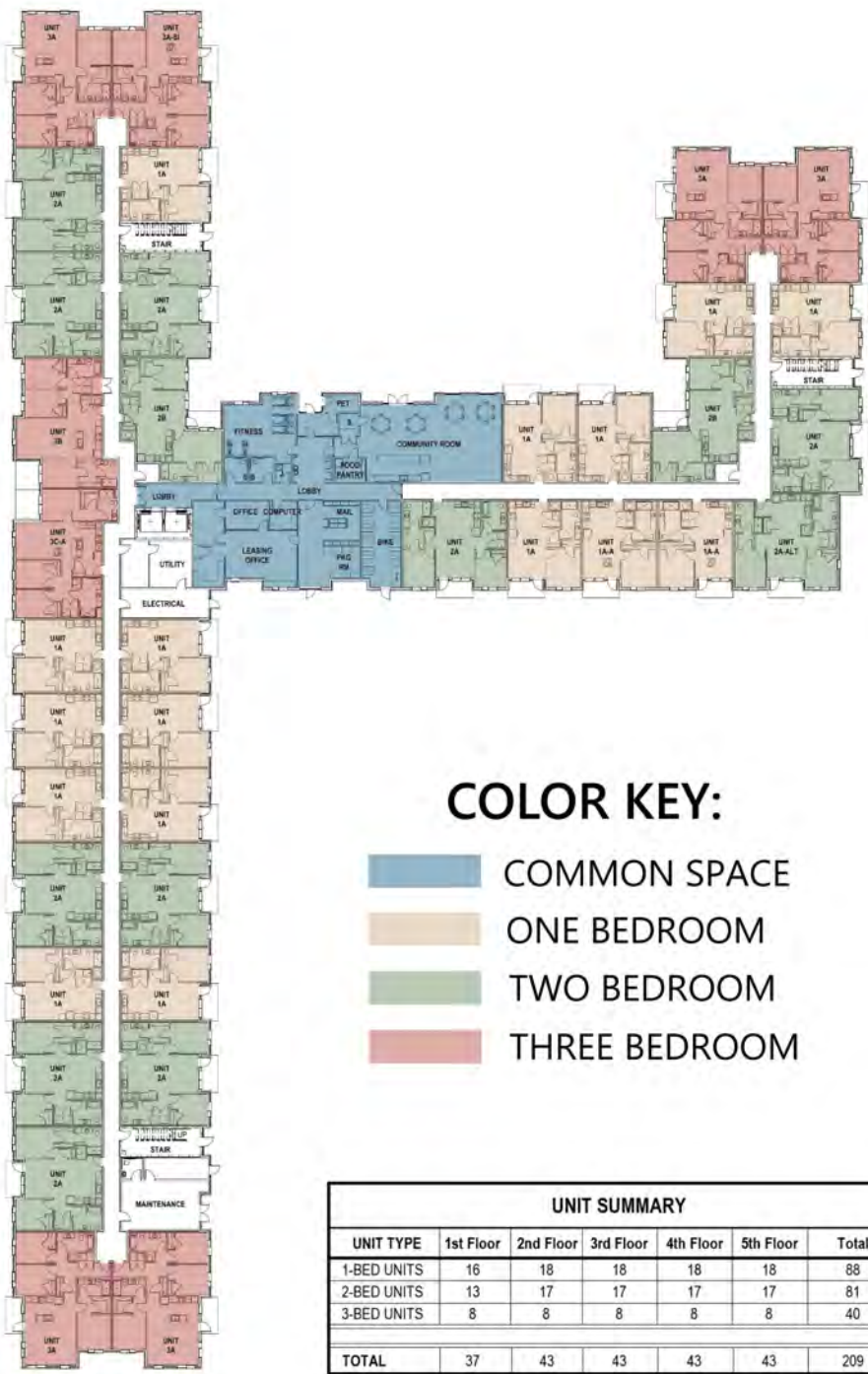
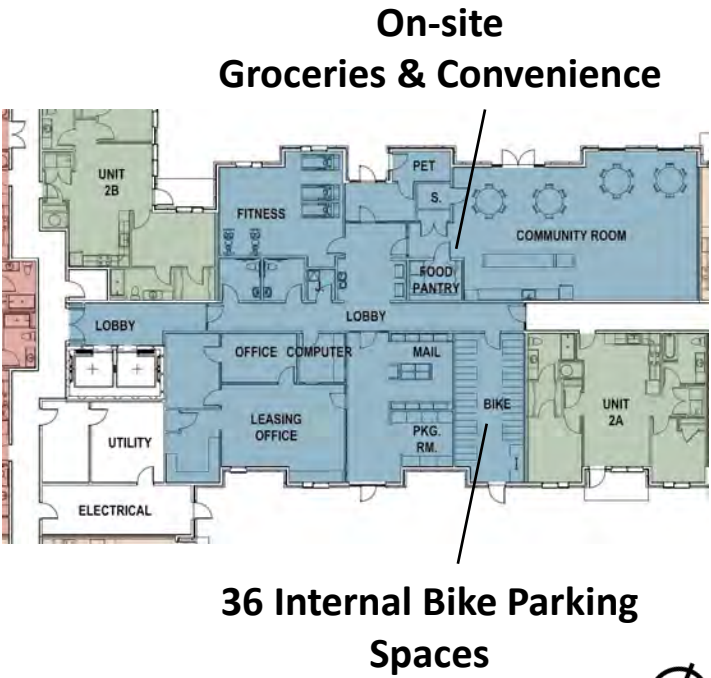
OVERALL BUILDING INFORMATION

5-STORY APARTMENT BUILDING
GENERAL POPULATION
209 UNITS
229,934-SF TOTAL

UNIT MIX
88 ONE-BEDROOM UNITS
81 TWO-BEDROOM UNITS
40 THREE-BEDROOM UNITS
209 UNITS TOTAL
(22 UNITS WILL BE TYPE A ACCESSIBLE)

FIRST FLOOR
46,058-SF
3,435-SF OF COMMON SPACE
(COMMUNITY ROOM, OFFICES,
BIKE STORAGE ROOM, FITNESS
CENTER)

UNIT MIX
16 ONE-BEDROOM UNITS
13 TWO-BEDROOM UNITS
08 THREE-BEDROOM UNITS
37 UNITS TOTAL



42 %
39 %
19 %

SCHEMATIC PLANS

TYPICAL UPPER FLOOR

45,969-SF

UNIT MIX / FLOOR

18 ONE-BEDROOM UNITS

17 TWO-BEDROOM UNITS

08 THREE-BEDROOM UNITS

43 UNITS TOTAL / FLOOR



COLOR KEY:

- COMMON SPACE
- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM

UNIT SUMMARY						
UNIT TYPE	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	Total
1-BED UNITS	16	18	18	18	18	88
2-BED UNITS	13	17	17	17	17	81
3-BED UNITS	8	8	8	8	8	40
TOTAL	37	43	43	43	43	209

42 %
39 %
19 %



ELEVATION INSPIRATION

CONTEMPORARY | TIMELESS | CLEAN



COASTAL | SOFT | REFRESHING



NATURAL | INVITING | WARM



FACADE DESIGN

Single Hung Window

Vinyl Kraft
Color - Beige



Balcony Decking

Composite Wood



Aluminum Coping

Hickman – PermaSnap Premier Plus
20 Year Warranty



Onyx (Matte Black) ▲

Aluminum Balcony Railings

Superior - Picket Style B



Hardie Plank - Colors



Fiber Cement Lap Siding

Color: Navajo Beige



Fiber Cement Board & Batten

Color: Deep Ocean



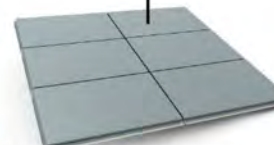
Pre-Engineered Canopy

Vestis - Aluminum Rust Resistant



Hardie Panel Veneer

Color: Pearl Gray



Masonry Veneer

Belden Brick – Burbank
Blend Course Velour



FACADE DESIGN



EAST WING - SOUTH



EAST WING - EAST



EAST WING - NORTHEAST

FACADE DESIGN



EAST WING - WEST



CENTRAL WING - NORTH



WEST WING - NORTH



WEST WING - EAST

FACADE DESIGN



WEST WING - WEST



SOUTH WING - EAST



WEST WING - SOUTH

PERSPECTIVE VIEW

FRONT ENTRANCE



PERSPECTIVE VIEW

INNER COURT



PERSPECTIVE VIEW

LAKESIDE FORECOURT





CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

Union @ Cleveland Harbor

Staff Report

Oct 17, 2025



Staff Recommended Conditions:

- Limit dimensions of driveways to 20', prioritize trail users with materiality, and treat sewer access easement driveway more like a trail than a roadway
- Further advance & provide additional amenities more applicable for this unit count (209 units, 370 beds; likely to exceed 100 kids)

Downtown/Flats Design Review Motion:

- Incorporate Staff Report, with special attention to site planning issues



Limit driveway dimensions to 20'

Driveway exceeds code maximum of 30'

Proposal shown at ~45' & 27'

Crosses new bike trail, and materiality should prioritize trail users



**Limit driveway
dimensions to 20'**

Driveway exceeds
code maximum of 30'

Proposal shown at
~45' & 27'

Crosses new bike
trail, and materiality
should prioritize trail
users

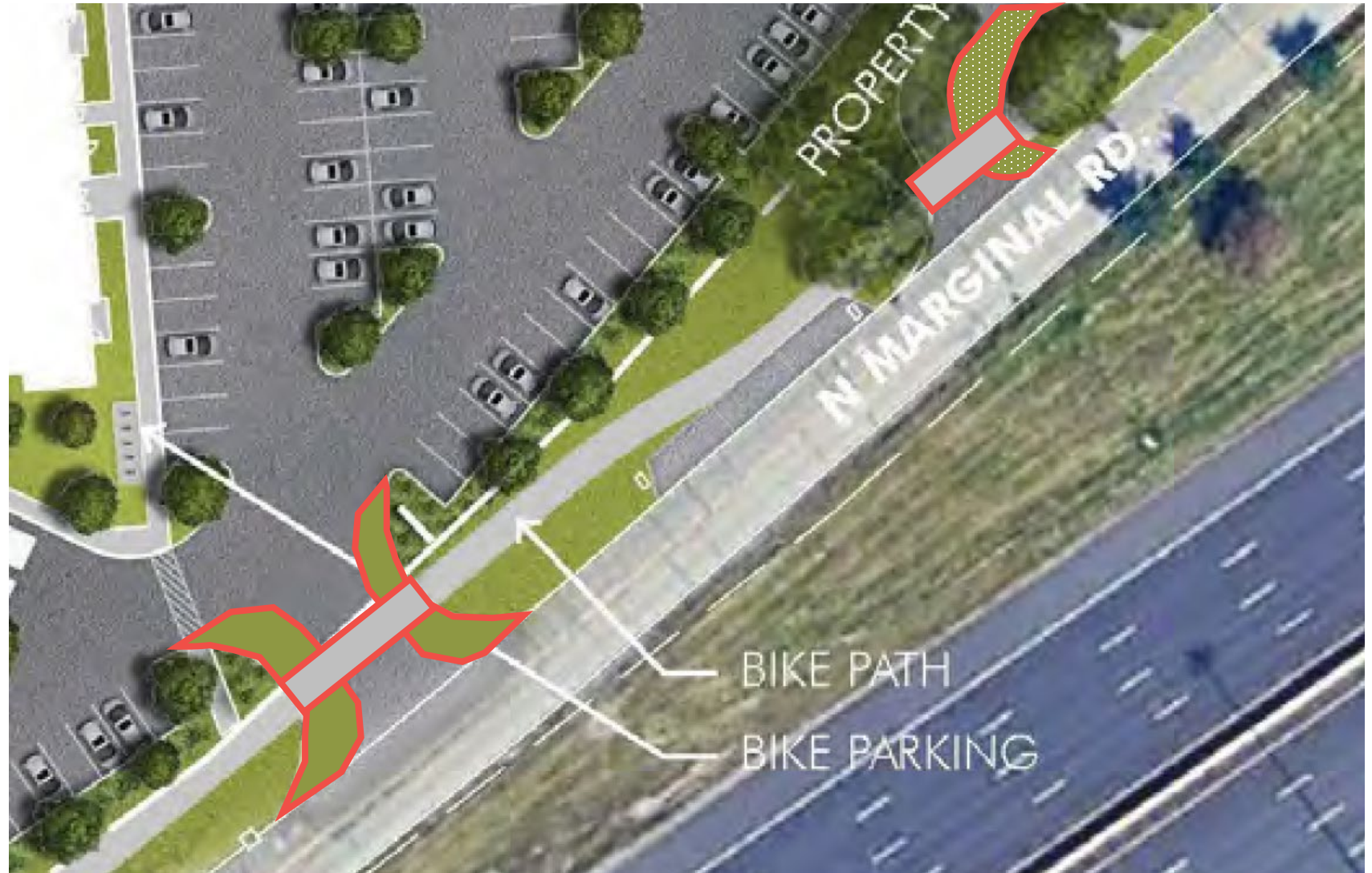


Limit driveway dimensions to 20'

Driveway exceeds code maximum of 30'

Proposal shown at ~45' & 27'

Crosses new bike trail, and materiality should prioritize trail users



Advance amenity spaces

Playground

2-5 age range



Advance amenity spaces

Playground

5-12 age range
(and 13+)



Advance amenity spaces

Designated grill area

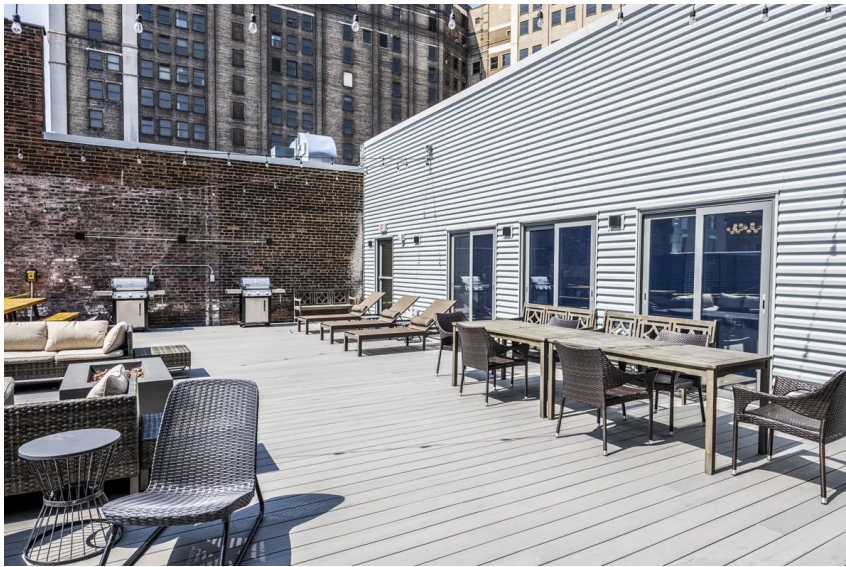
Proposal includes:

- 3 tables & chairs at grill
- 3 picnic tables at park
- 4 benches along pathways



Advance amenity spaces

Comparable unit count amenity spaces

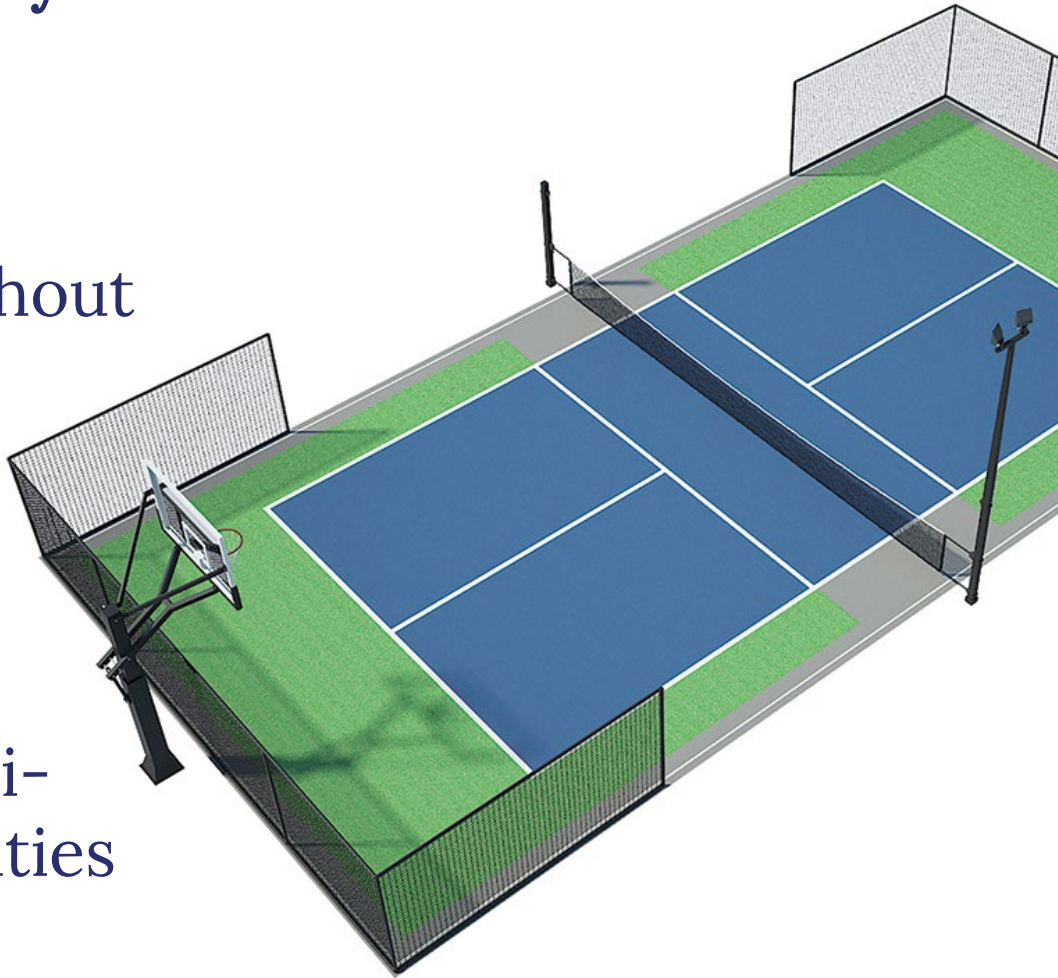


Advance amenity spaces

Enhance fire turnaround without obstructing use

Pop-up sport courts

Affordable multi-user play amenities



Advance amenity spaces

Seating variety

Swing benches
most popular
along Lakefront



Staff Recommended Conditions:

- Limit dimensions of driveways to 20', prioritize trail users with materiality, and treat sewer access easement driveway more like a trail than a roadway
- Further advance & provide additional amenities more applicable for this unit count (209 units, 370 beds; likely to exceed 100 kids)

DF2025-021 – Union at Cleveland Harbor

October 17, 2025

Design Review Advisory Committee:

DFDRAC recommended schematic approval with conditions on 10/9/25:

- Incorporate the staff recommendations (→) with special attention to site planning issues

City Planning Staff:

Planning staff recommends approval with the following conditions:

- Limit dimensions of driveways to 20', prioritize trail users with materiality, and treat sewer access easement driveway more like a trail than a roadway
 - Further advance & provide additional amenities more applicable for this unit count (209 units, 370 beds; likely to exceed 100 kids)
-

DF2025-032 – Rock Block Development: Cosm Cleveland

October 17, 2025

Project Address: East 4th Street + Huron Road

Type: New Construction – Commercial

Project Representatives: Nora Romanoff, Bedrock

Approval: Schematic

COSM CLEVELAND

SCHEMATIC APPROVAL PACKAGE | OCTOBER 2, 2025

ROSSETTI

01	PROJECT SUMMARY
02	VICINITY PLAN
03	SITE CONTEXT
04	EXISTING CONDITIONS
05	SITE PLAN
06	ELEVATIONS AND SECTION
07	FLOOR PLANS
08	RENDERINGS
09	FURNISHINGS AND SITE AMENITIES
10	CONCEPTUAL LANDSCAPE / STREETSCAPE PLAN
11	TREE PRESERVATION PLAN
12	STORMWATER MANAGEMENT

01 PROJECT SUMMARY

Cosm, in partnership with Bedrock, proposes the development of a pioneering immersive entertainment and hospitality venue known as Cosm Cleveland.

The venue will be located within the Rock Block development—bounded by Prospect Avenue East, East 4th Street, and Huron Road East—in the heart of downtown Cleveland.

Cosm Cleveland will feature two primary programmatic elements: the Dome and the Hall, complemented by internal food and beverage service, outdoor seating, and premium club spaces. The building will span approximately 29,000 square feet at the base, totaling roughly 64,000 square feet across three stories, with no basement level. A service curb cut is planned along Huron Road East to facilitate loading and operational needs.

Upon completion, the venue is expected to employ approximately 300 staff, contributing significantly to the local economy and downtown vitality.

Bedrock will oversee the design and execution of site improvements and prepare a pad-ready site for the Cosm development team. Construction is anticipated to begin in February 2026 and proceed over an estimated 15-month timeline. The entitlement process will occur between June and November 2026.

02 VICINITY PLAN



03 SITE CONTEXT



THE MALL

PUBLIC SQUARE

CUYAHOGA RIVERFRONT

THE
ARCADÉ

4TH ST

SITE

ARCADÉ

THE
GATEWAY
DISTRICT

PLAYHOUSE
SQUARE

10 MIN. WALK

PEAK
PERFORMANCE
CENTER

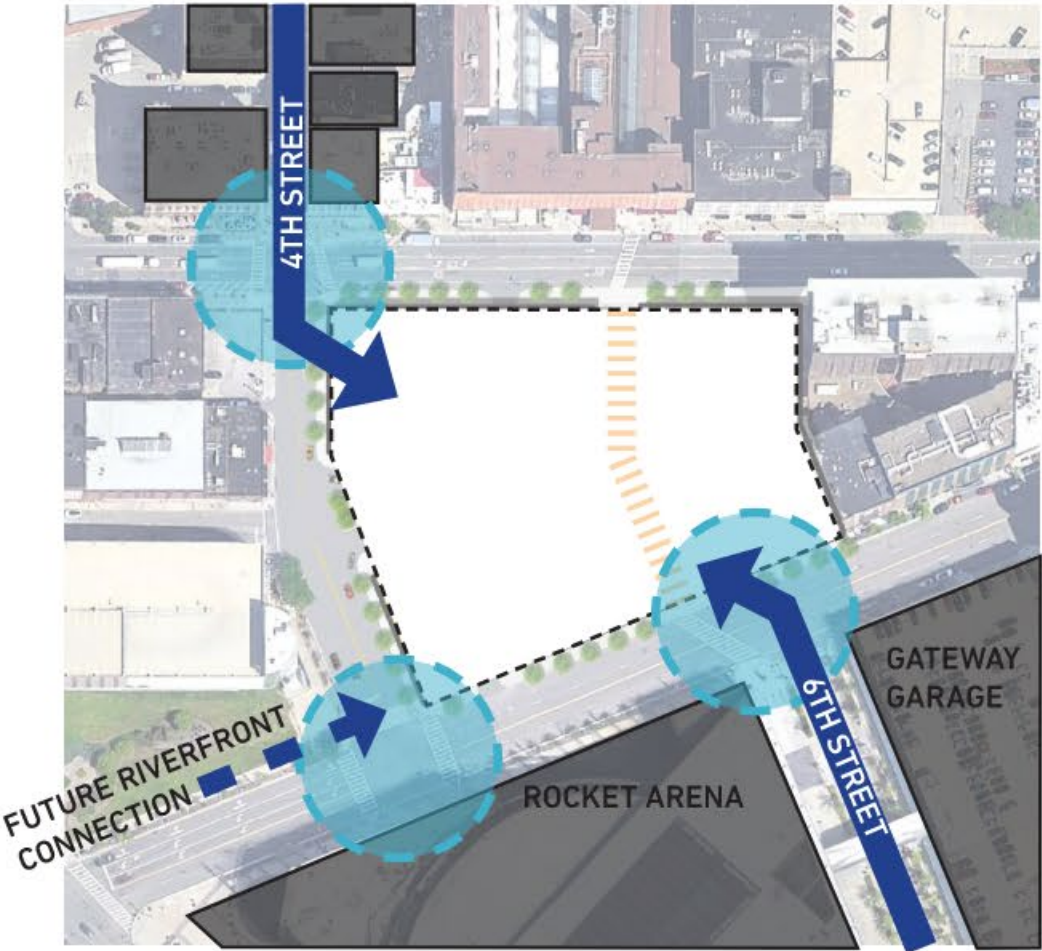
SITE CONTEXT

COSM CLEVELAND SCHEMATIC APPROVAL PACKAGE | OCTOBER 2, 2025

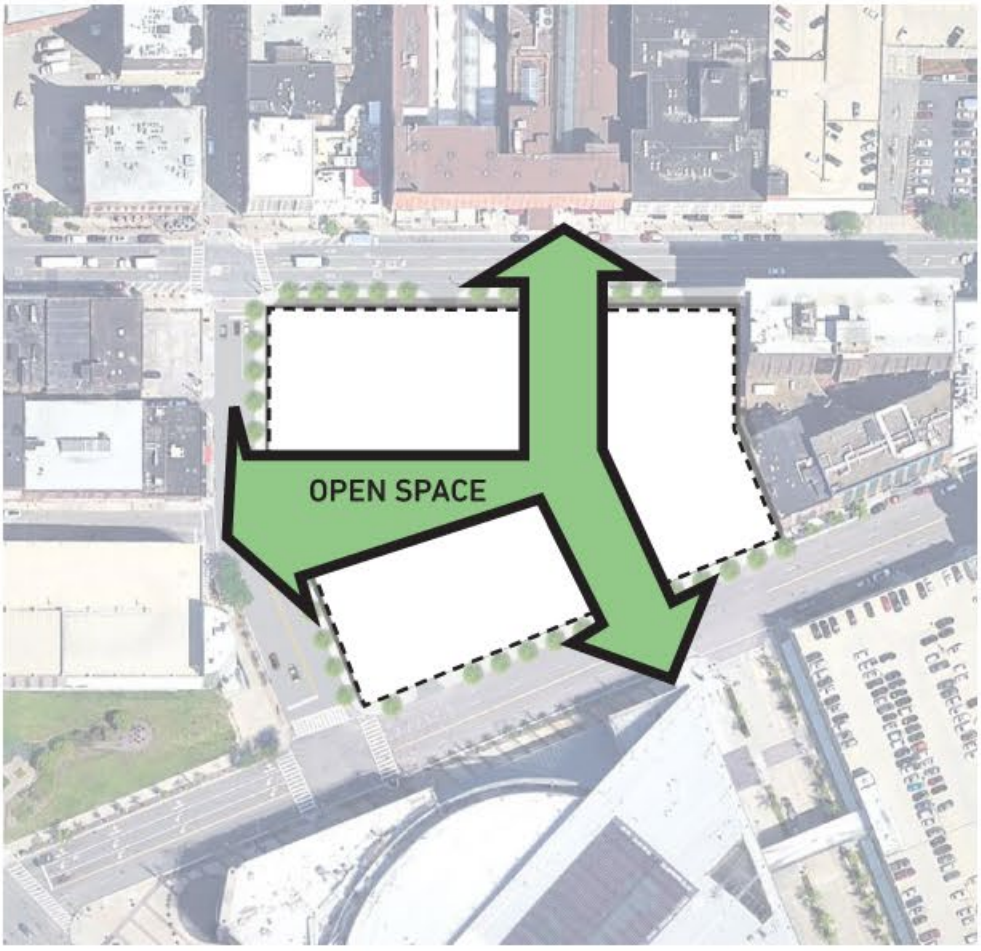
© ROSSETTI

OBJECTIVES

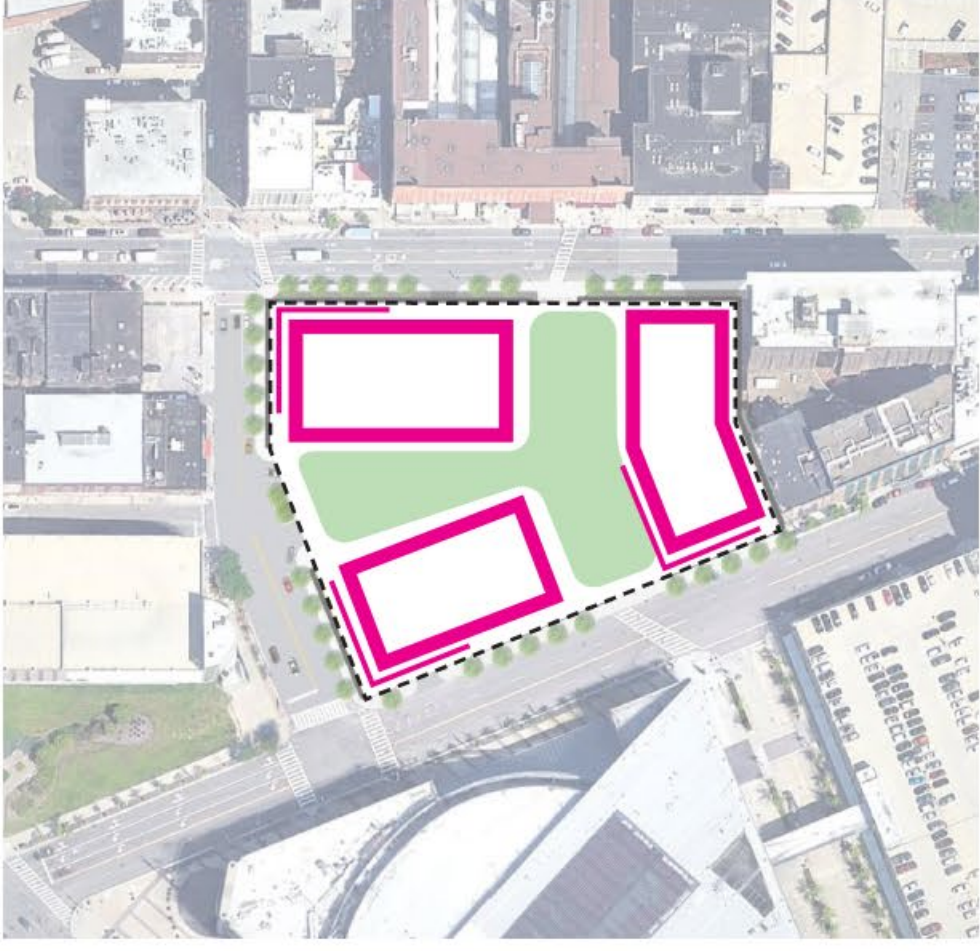
ROCK BLOCK



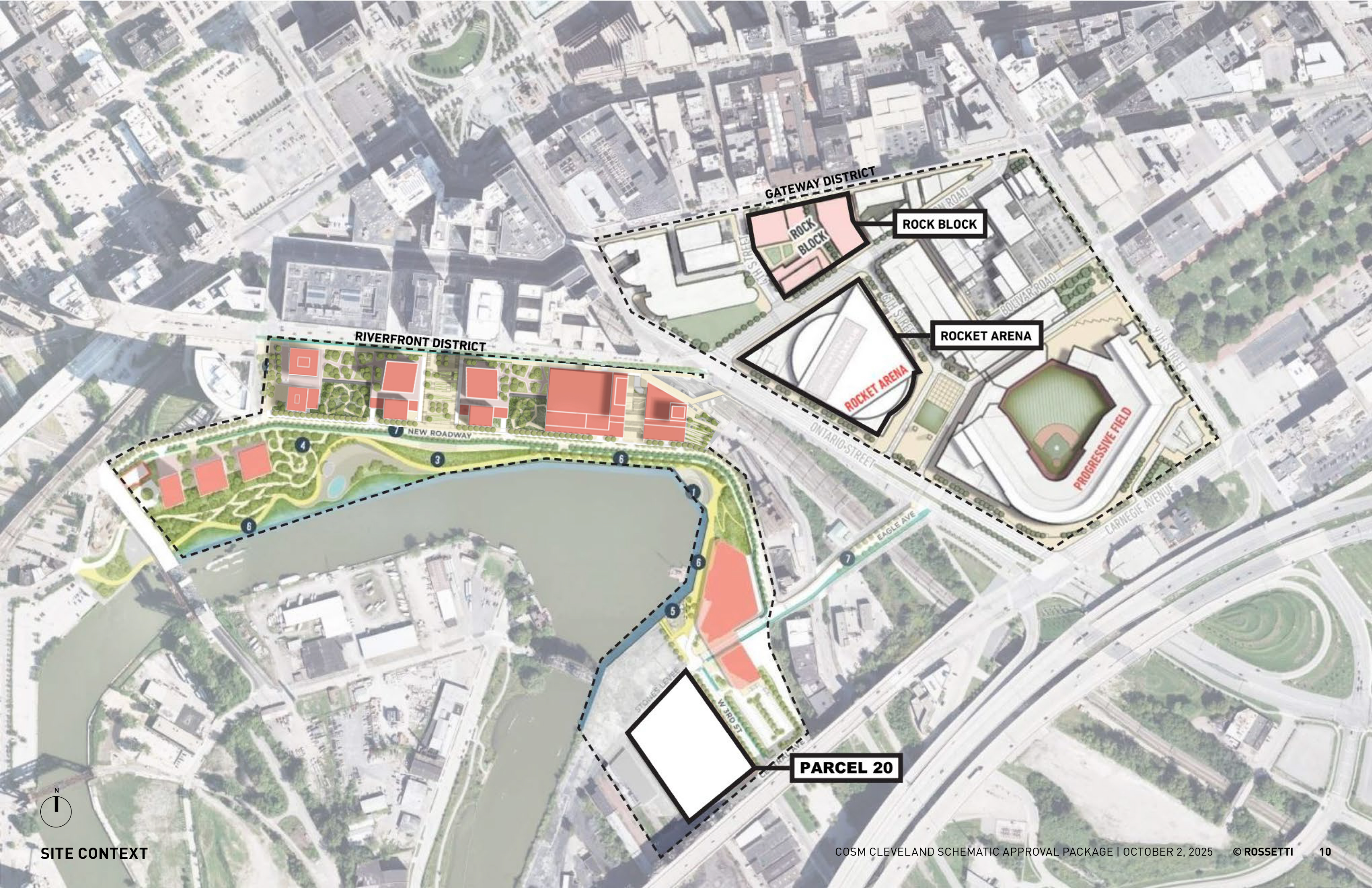
Strengthen connections to broader community and provide transition from historic 4th street to arena district scale



Establish identity and authentic sense of place through programming and open spaces



Activate with diverse mix of uses and destinations that prioritize the corners



GATEWAY DISTRICT

ROCK BLOCK

ROCK BLOCK

ROCKET ARENA

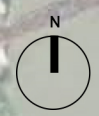
ROCKET ARENA

PROGRESSIVE FIELD

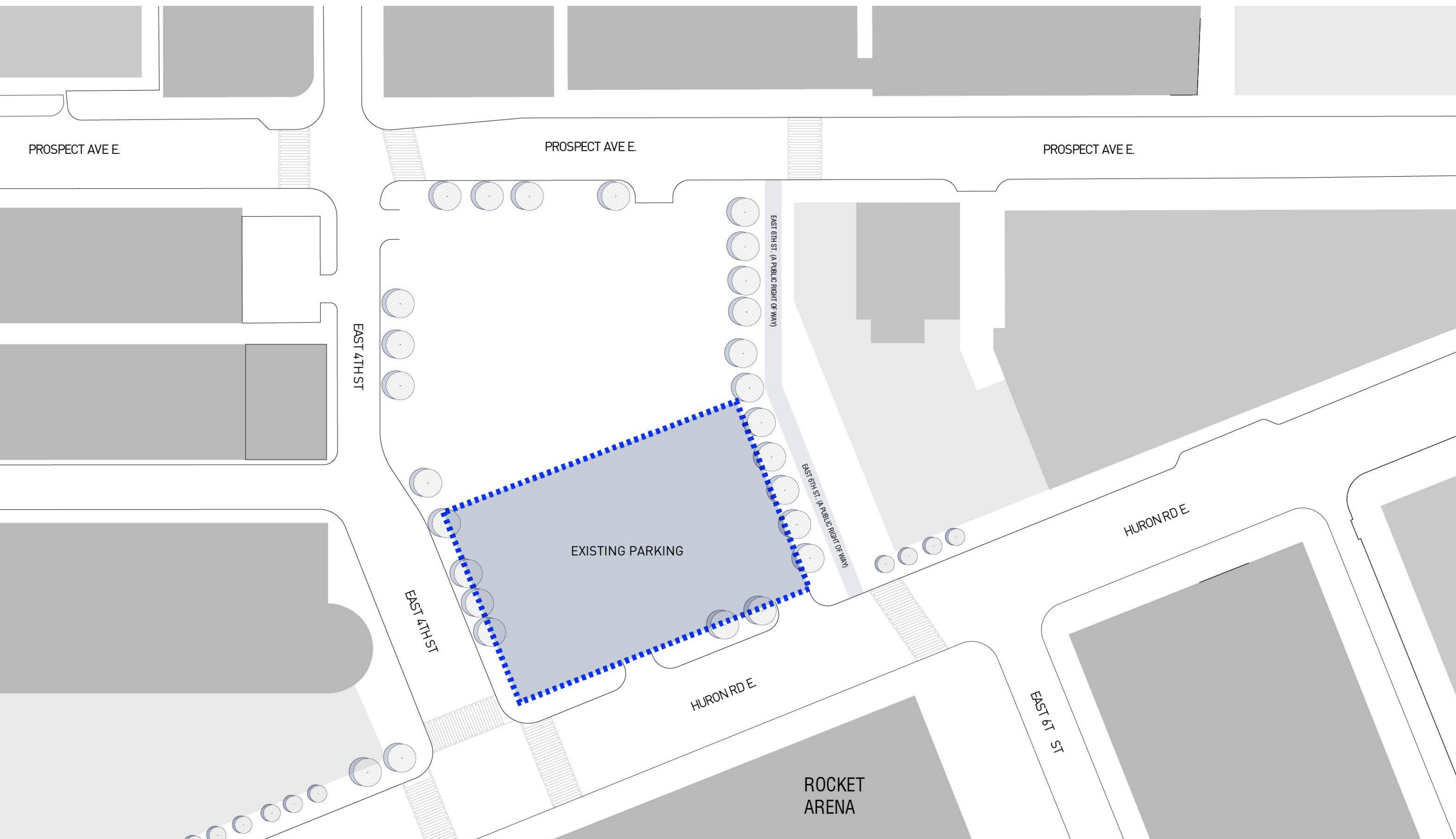
RIVERFRONT DISTRICT

NEW ROADWAY

PARCEL 20



04 EXISTING CONDITIONS





TOWARD EAST 6TH ST



FROM HURON RD E



TOWARD ROCKET ARENA



FROM EAST 6TH ST



TOWARD EAST 4TH ST

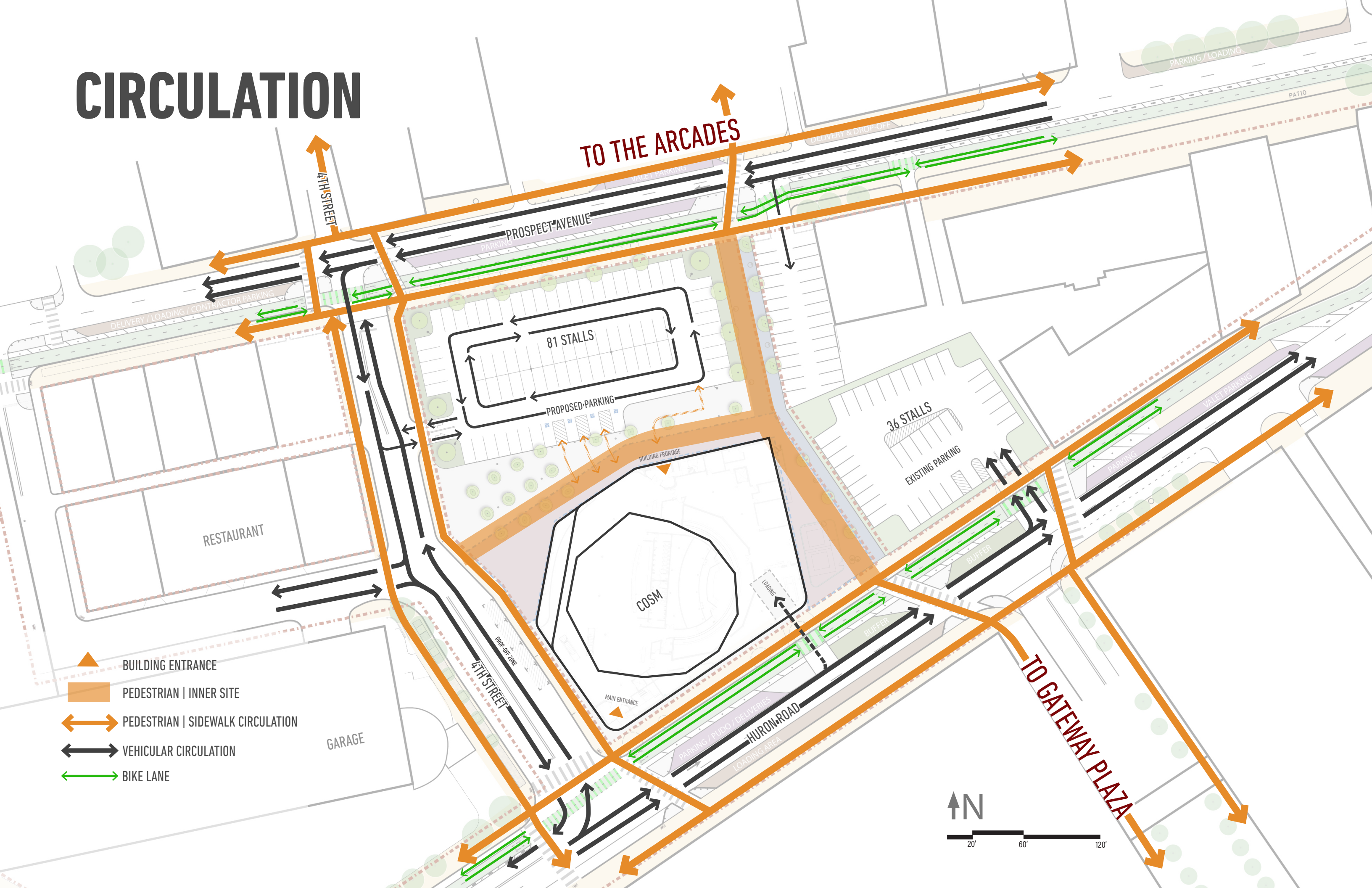


TOWARD PROSPECT AVE EAST

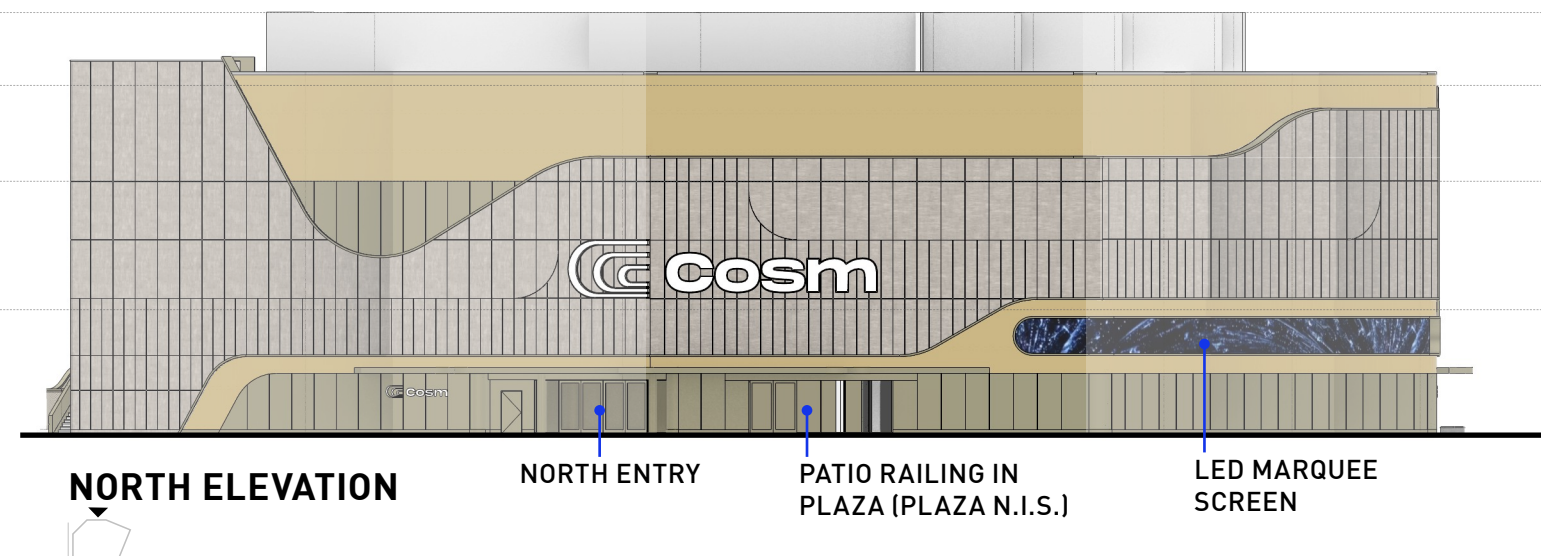
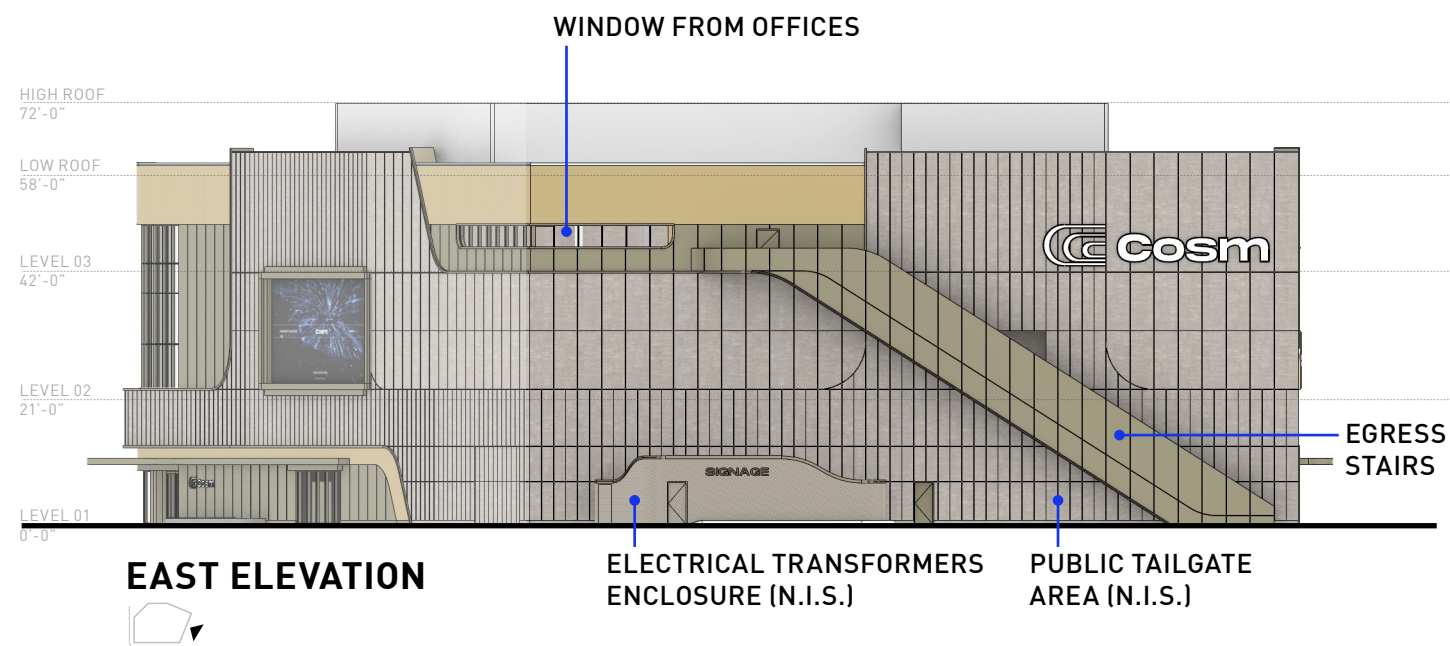
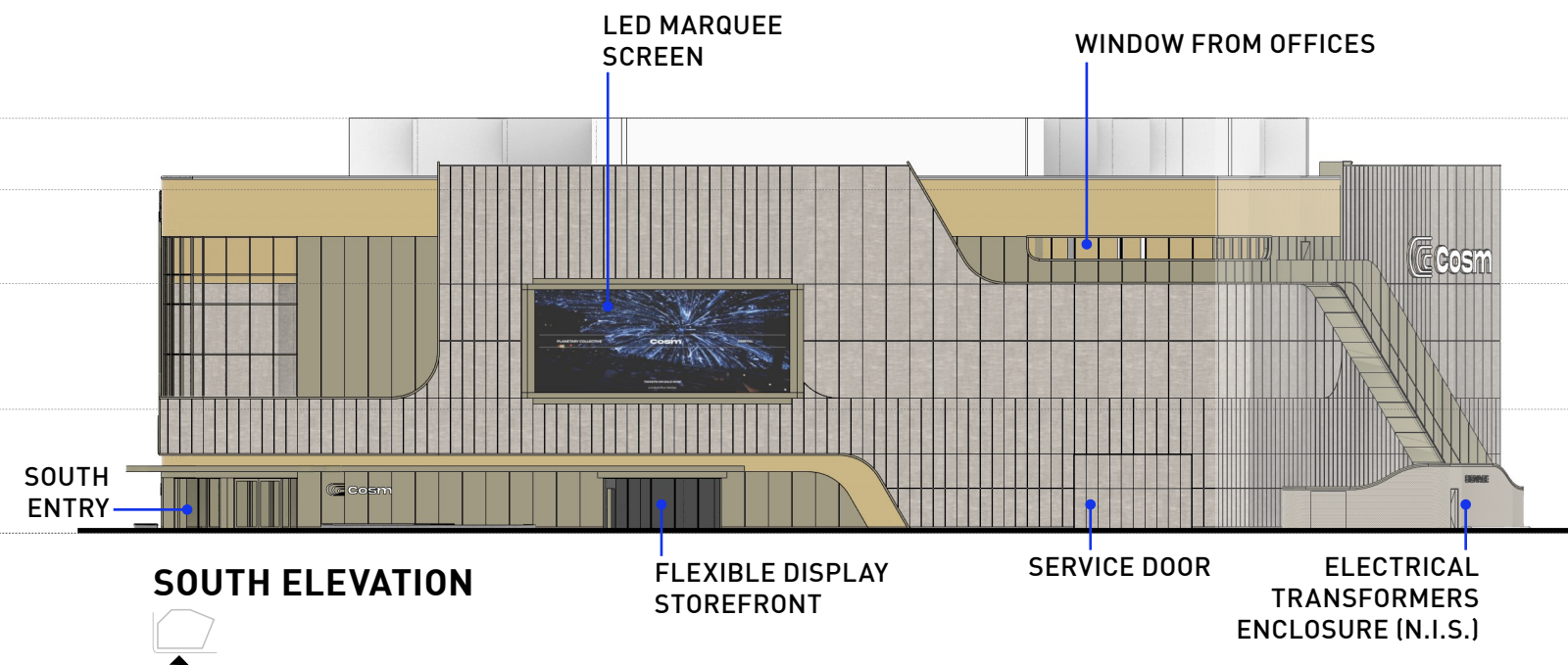
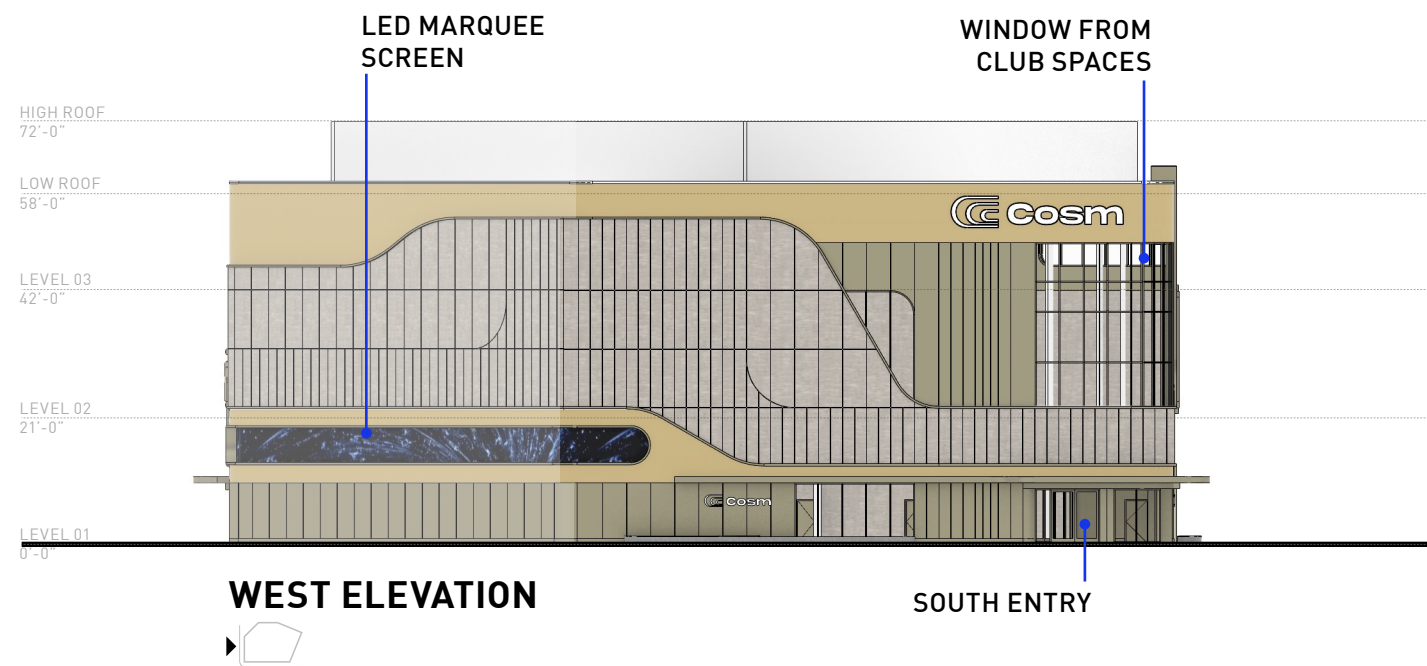
05 SITE PLAN



CIRCULATION

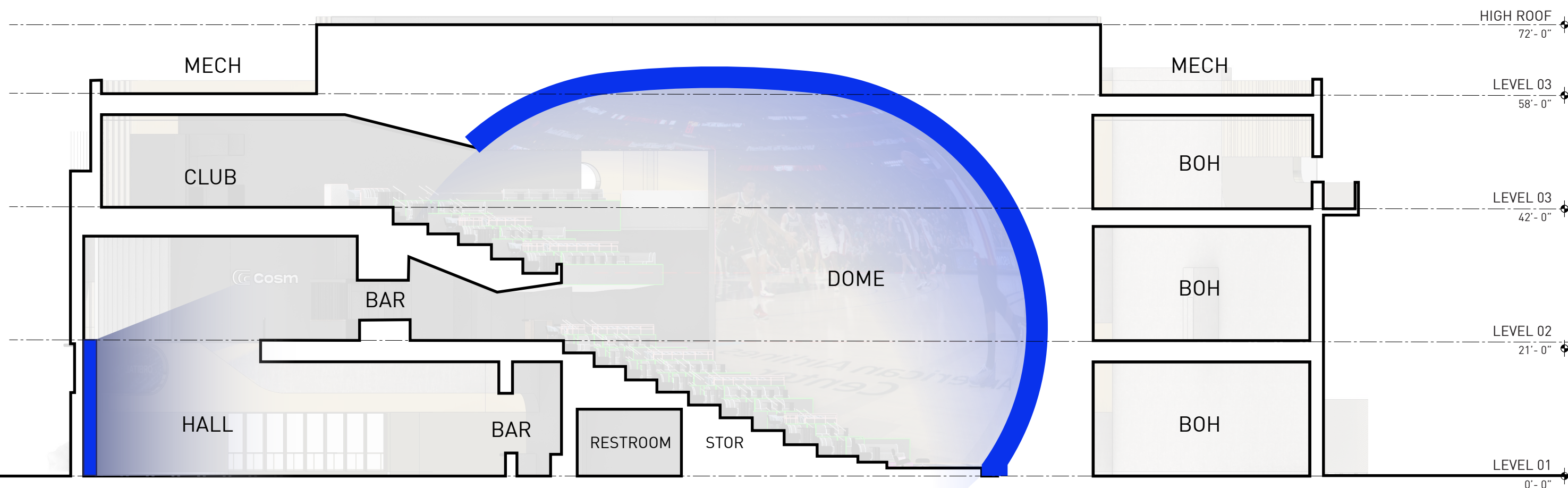
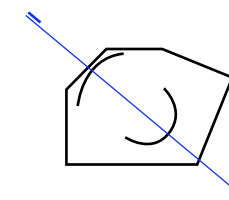


06 ELEVATIONS AND SECTION



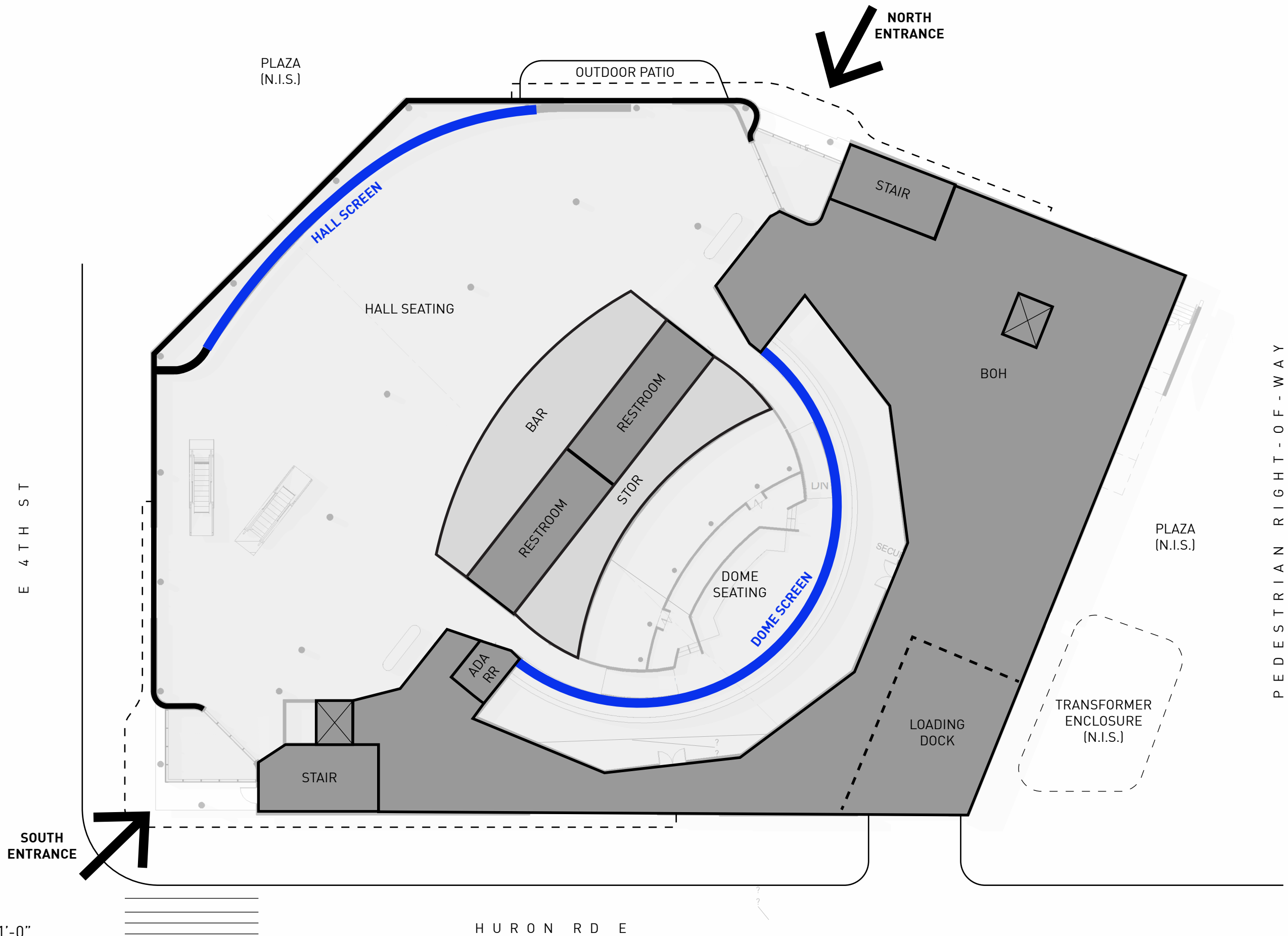
SCALE: 1/32" = 1'-0"

ELEVATIONS

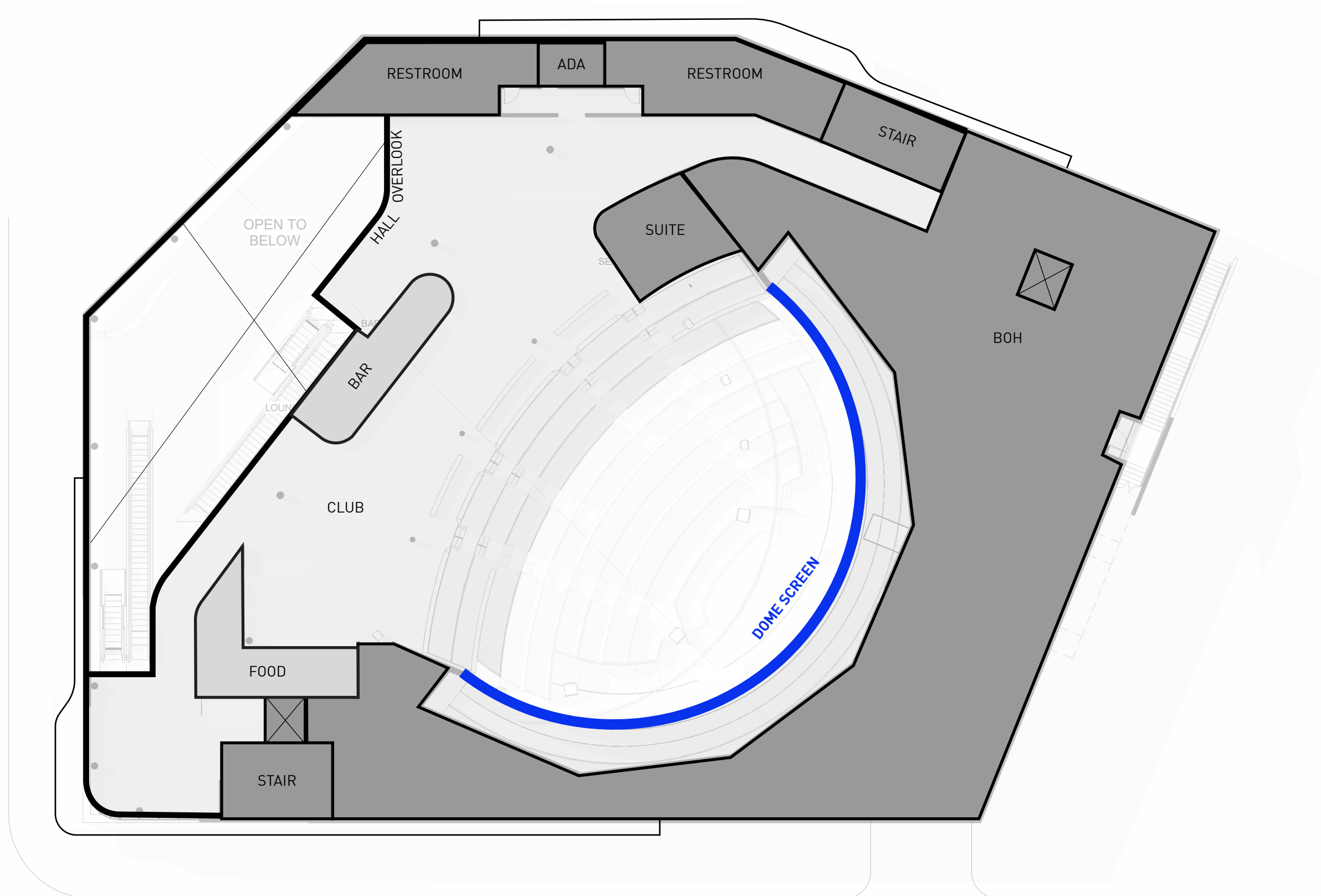


SCALE: 1/16" = 1'-0"

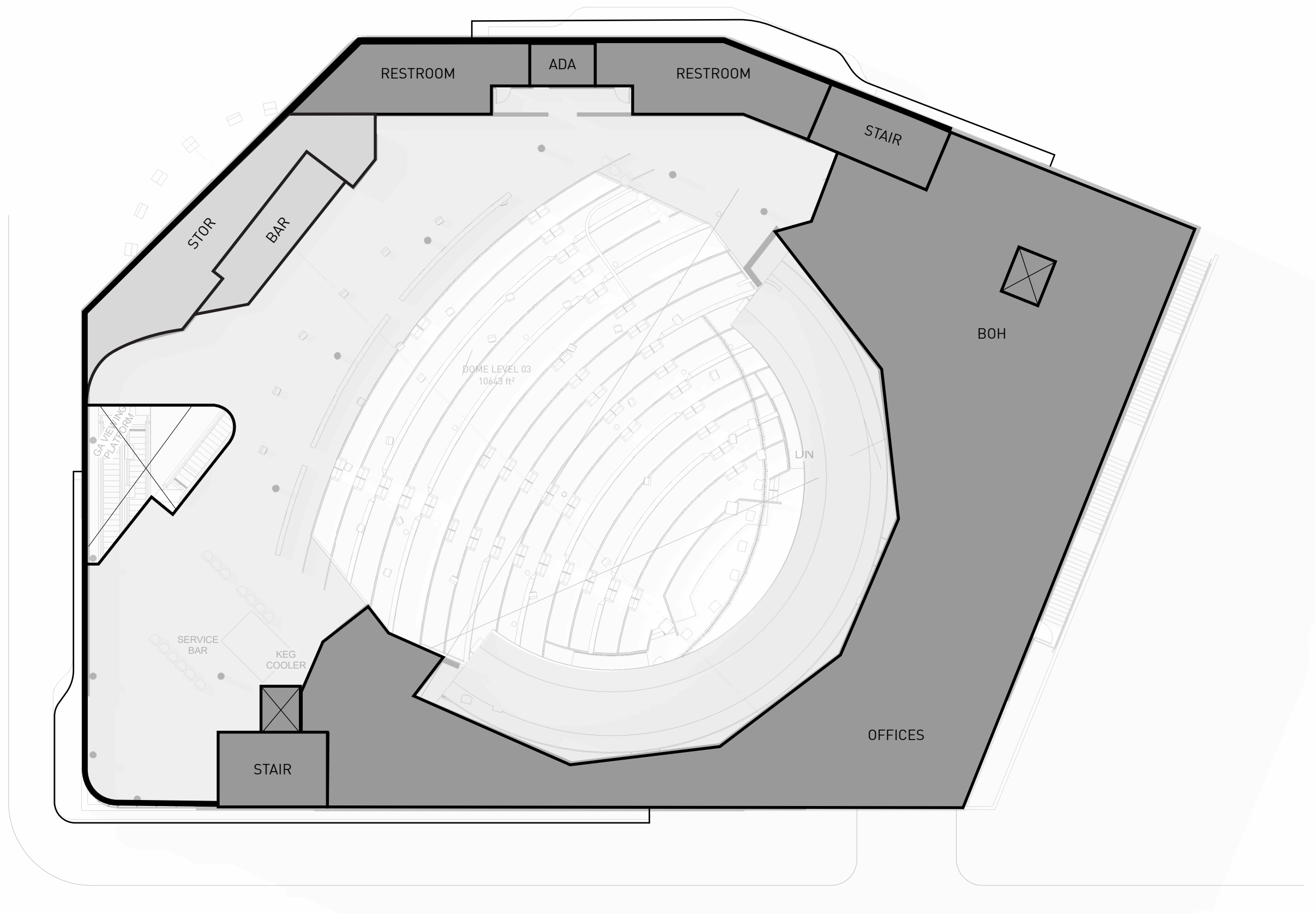
07 FLOOR PLANS



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



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



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

08 RENDERINGS



COSM CLEVELAND PRELIMINARY SCHEMATIC APPROVAL PACKAGE



FIBER CEMENT PANEL



CORRUGATED METAL PANEL



FLAT METAL PANEL



CURVED LED MARQUEE SCREEN



DIMENSIONAL SIGNAGE



ANNODIZED BRONZE
STOREFRONT







ROSSETTI | BEDROCK | COSM | COSM CLEVELAND SCHEMATIC APPROVAL PACKAGE

COSM CLEVELAND PRELIMINARY SCHEMATIC APPROVAL PACKAGE





ROSSETTI | BEDROCK | COSM | COSM CLEVELAND SCHEMATIC APPROVAL PACKAGE

COSM CLEVELAND PRELIMINARY SCHEMATIC APPROVAL PACKAGE





09 FURNISHINGS AND SITE AMENITIES

ELEMENTS

PLAZA GROVE

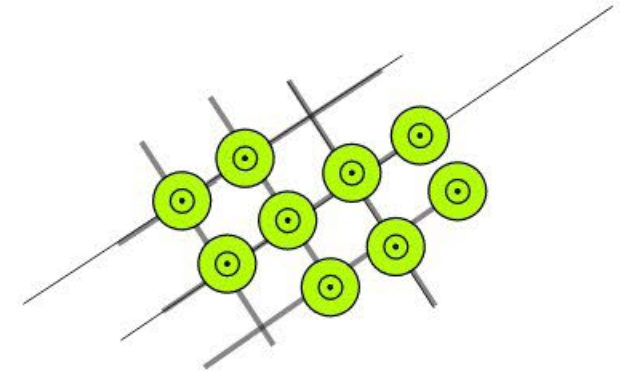
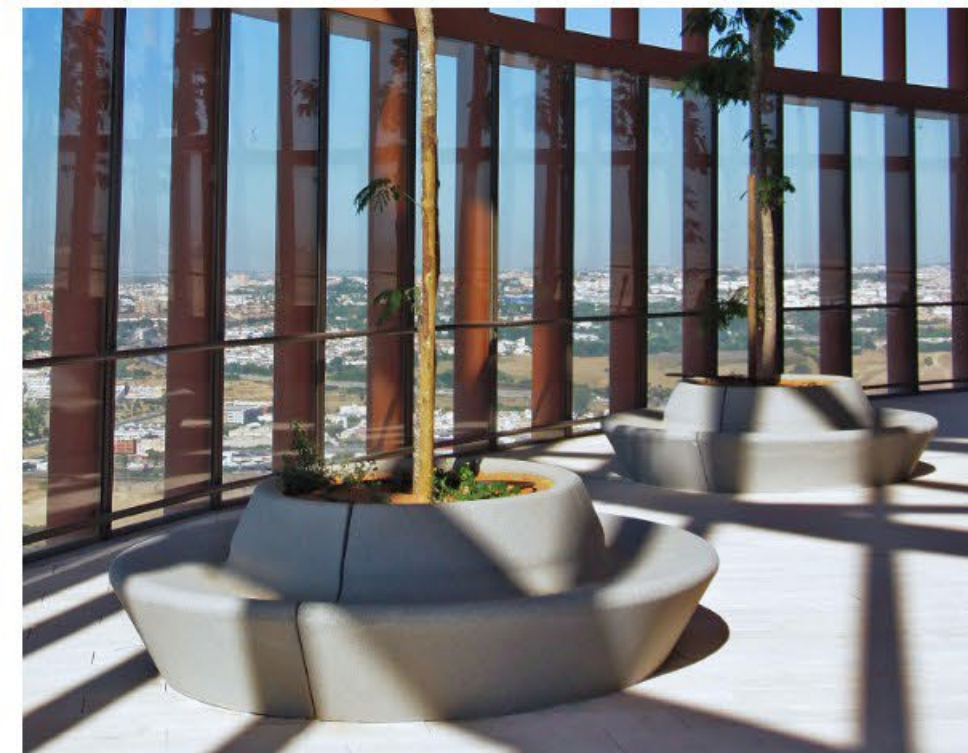
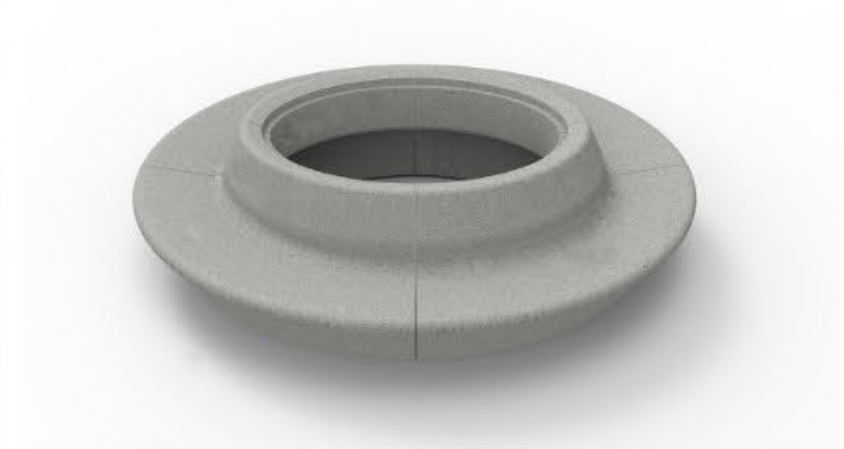
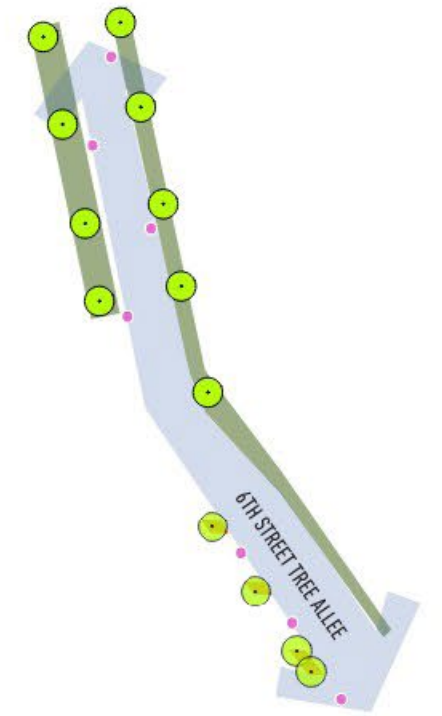


IMAGE DEPICTING TREE PLANTER PRECEDENT/CHARACTER



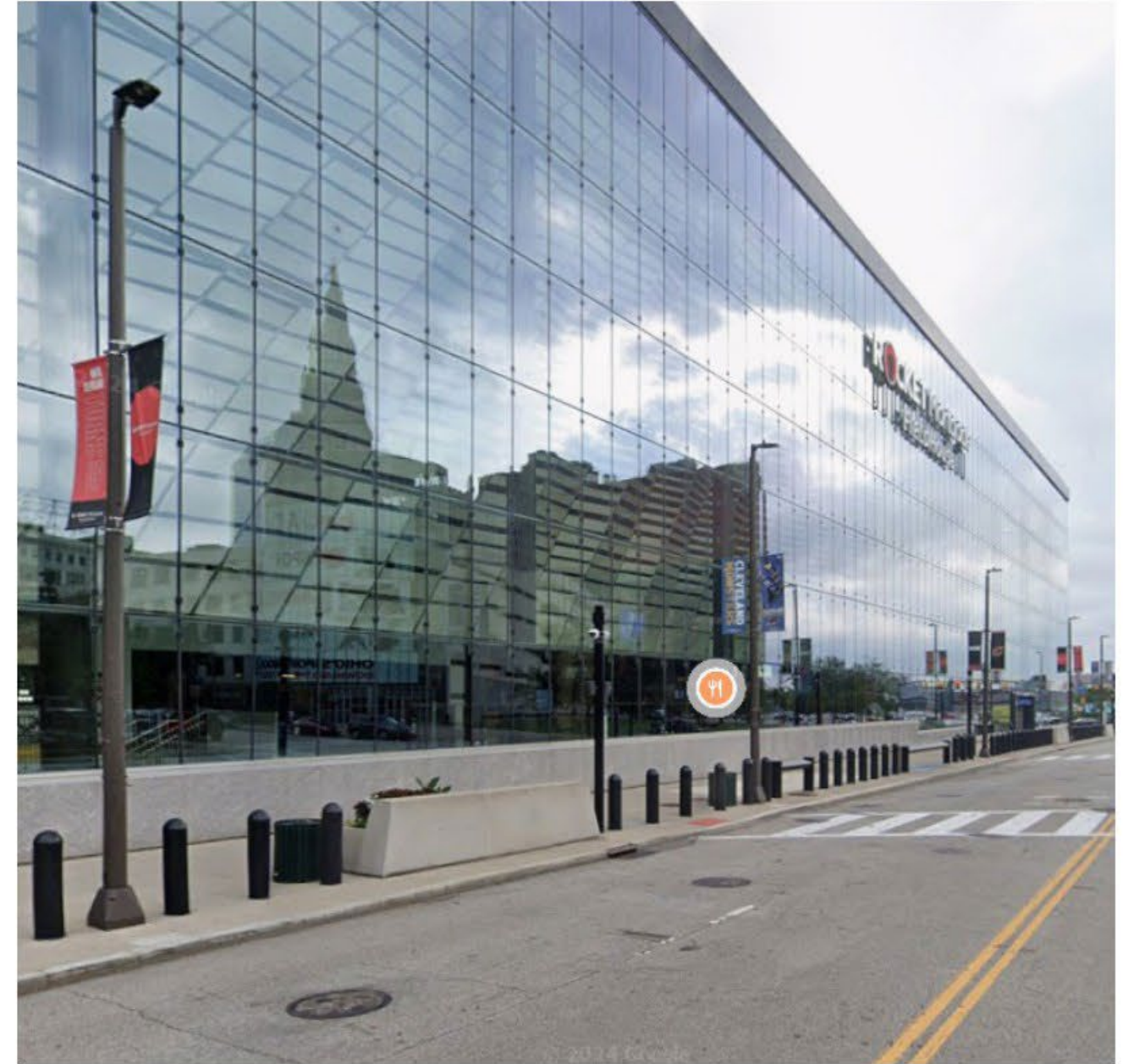
ELEMENTS

6TH STREET TREE ALLEE



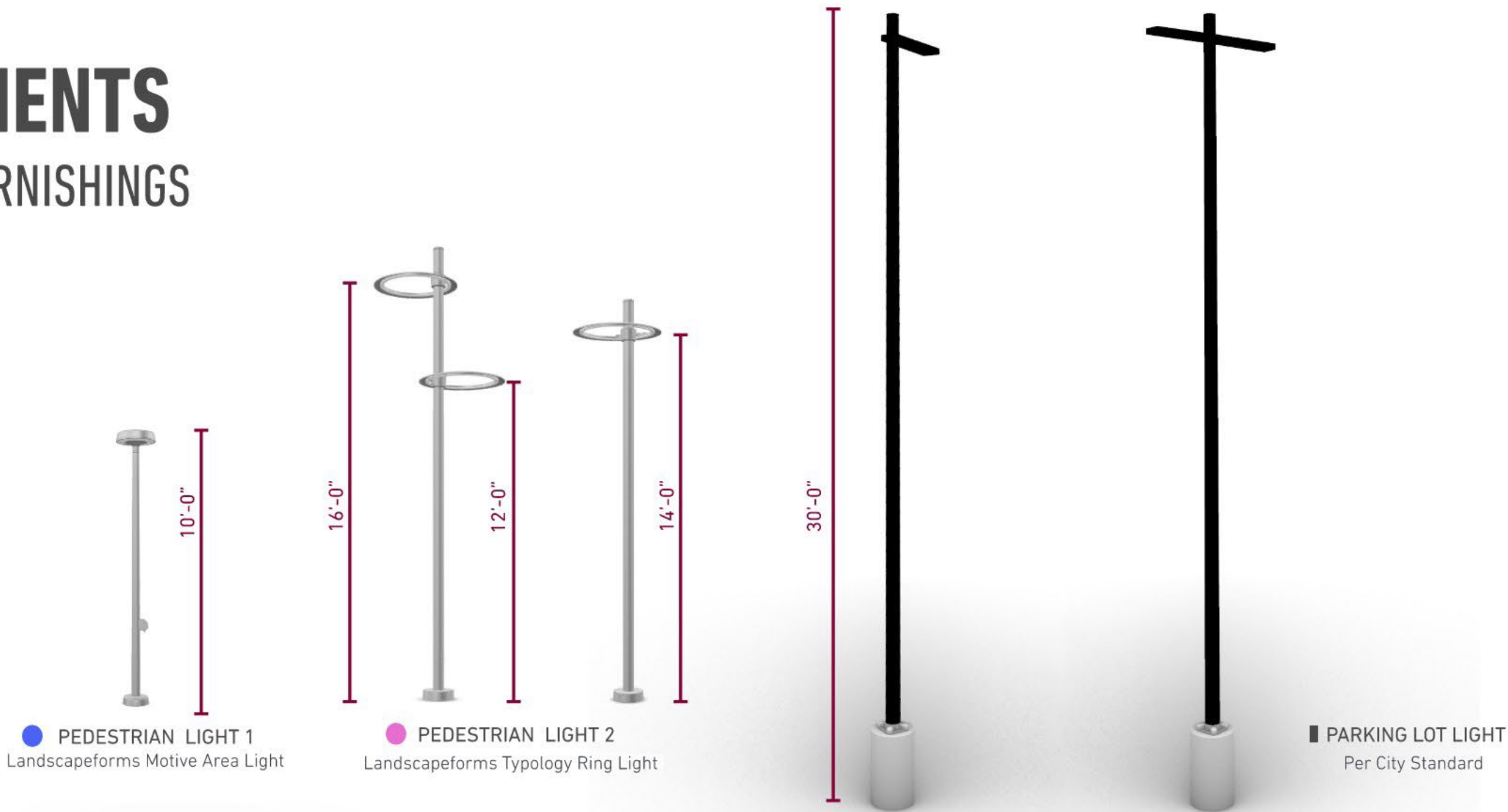
ELEMENTS

LIGHTING



ELEMENTS

SITE FURNISHINGS



○ PLAZA PLANTER
Landscapeforms Mirador Planter



■ PLANTER ALONG PARKING LOT
Tournesol Montara Planter



■ 6TH STREET TREE ALLEE PLANTER
Landscapeforms Parallel 42 Planter

PLANTING PALETTE

TREES



 **RED MAPLE/SERVICE BERRY**
Acer rubrum



 **MAIDENHAIR TREE**
Ginkgo biloba



 **AMERICAN HORNBEAM**
Carpinus caroliniana



 **GREEN VASE**
Zelkova serrata



 **GRAY BIRCH**
Betula populifolia



 **EASTERN REDBUD**
Cercis canadensis



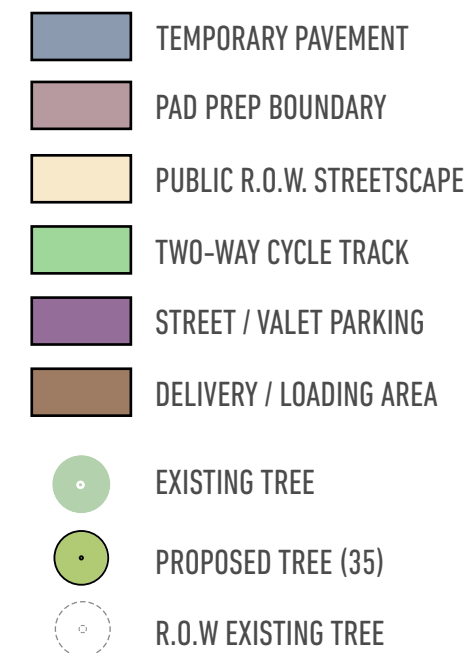
 **DOGWOOD**
Cornus kousa



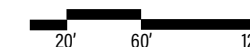
 **SERVICEBERRY**
Amelanchier spp.

10 CONCEPTUAL LANDSCAPE / STREETSCAPE PLAN

EXISTING CONDITION INTEGRATED WITH CITY OF CLEVELAND ONE-WAY PAIR STREET PLAN



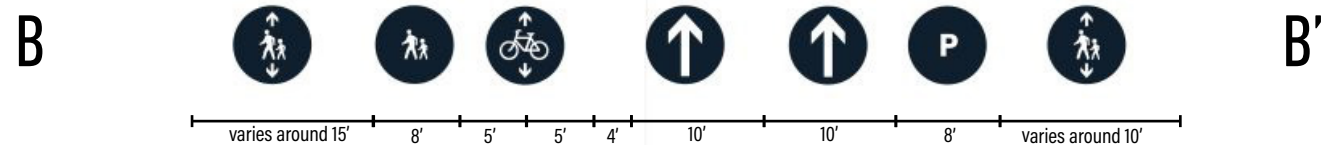
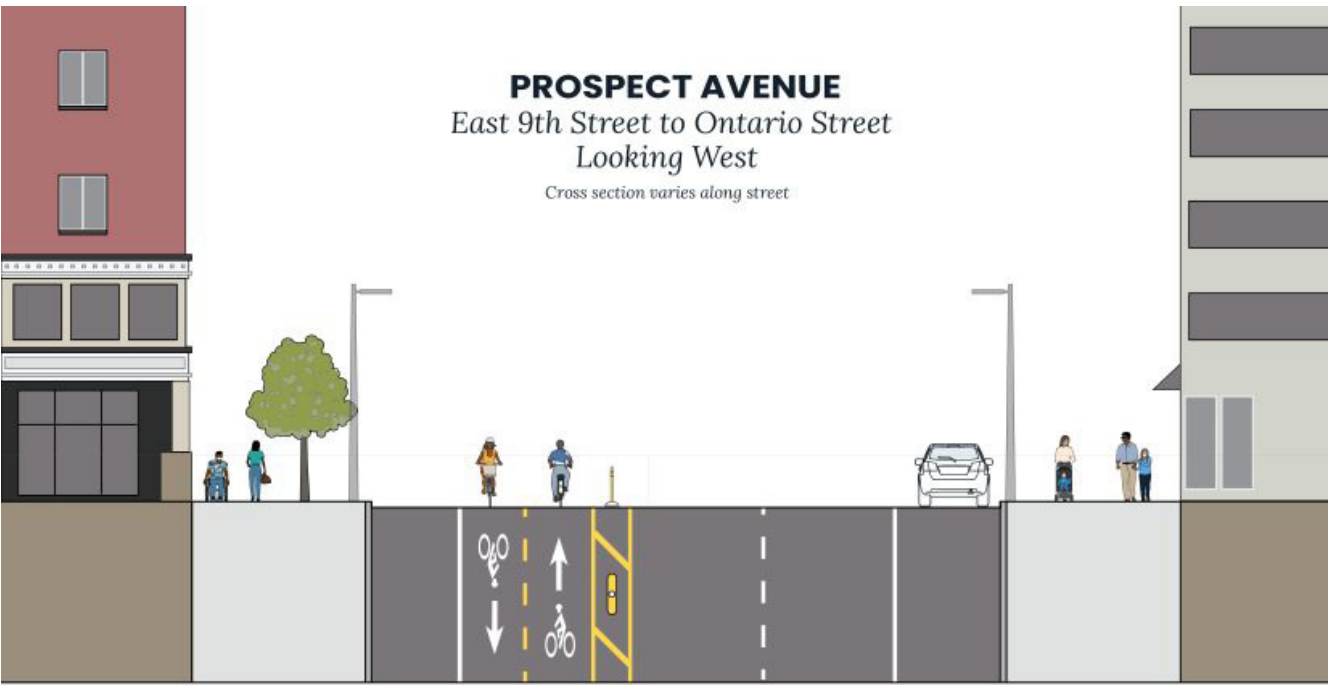
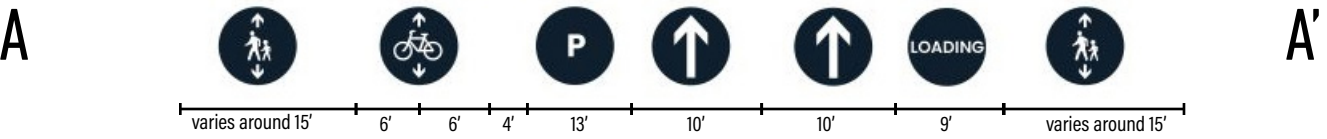
NOTE: There are a total of 35 existing Ginkgo biloba and Pyrus calleryana trees to be removed during preparation of the COSM site. An equal number of 35 new trees are proposed as replacements. 12 trees are proposed in parking lot as part of the screen barrier per code. Other 23 trees will be proposed within the larger project boundary.



Reference Source: <https://www.clevelandohio.gov/transportation-mobility/prospect-huron>



CONTEXT

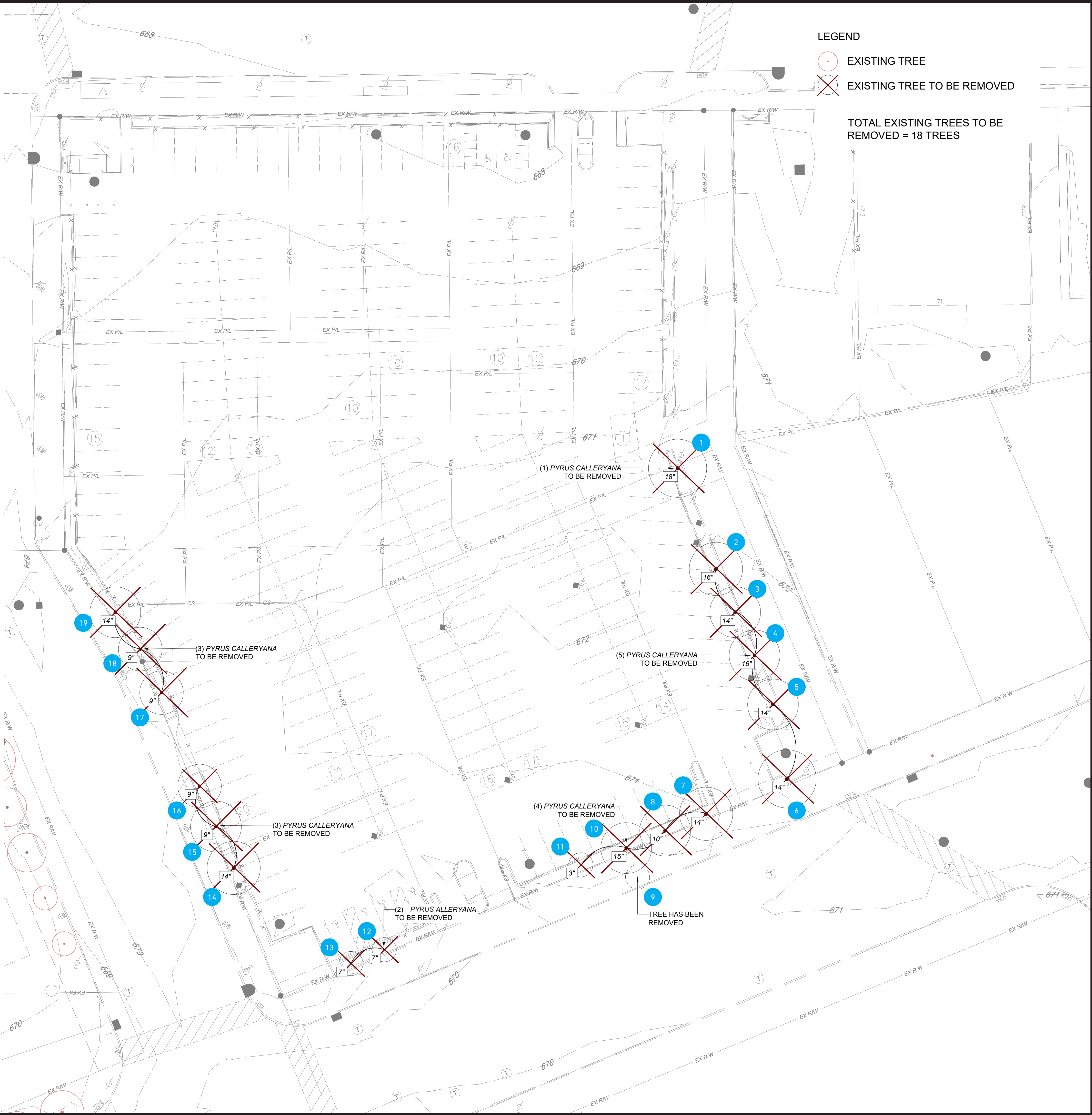


11

TREE PRESERVATION PLAN

No.	Genus, Species, Common Name	DBH	Canopy Spread	Condition	Action
1	<i>Pyrus calleryana</i> , Common Pear Tree	18"	34' dia.	Good/Fair*	Remove & replace
2	<i>Pyrus calleryana</i> , Common Pear Tree	16"	30' dia.	Good/Fair*	Remove & replace
3	<i>Pyrus calleryana</i> , Common Pear Tree	14"	30' dia.	Good/Fair*	Remove & replace
4	<i>Pyrus calleryana</i> , Common Pear Tree	16"	30' dia.	Good/Fair*	Remove & replace
5	<i>Pyrus calleryana</i> , Common Pear Tree	14"	24' dia.	Good/Fair*	Remove & replace
6	<i>Pyrus calleryana</i> , Common Pear Tree	14"	30' dia.	Good/Fair*	Remove & replace
7	<i>Pyrus calleryana</i> , Common Pear Tree	14"	20' dia.	Good/Fair*	Remove & replace
8	<i>Pyrus calleryana</i> , Common Pear Tree	10"	20' dia.	Good/Fair*	Remove & replace
9	Tree has been removed				
10	<i>Pyrus calleryana</i> , Common Pear Tree	15"	20' dia.	Good/Fair*	Remove & replace
11	<i>Pyrus calleryana</i> , Common Pear Tree	3"	20' dia.	Good/Fair*	Remove & replace
12	<i>Pyrus calleryana</i> , Common Pear Tree	7"	8' dia.	Poor	Remove & replace
13	<i>Pyrus calleryana</i> , Common Pear Tree	7"	8' dia.	Poor	Remove & replace
14	<i>Pyrus calleryana</i> , Common Pear Tree	14"	30' dia.	Good/Fair*	Remove & replace
15	<i>Pyrus calleryana</i> , Common Pear Tree	9"	30' dia.	Good/Fair*	Remove & replace
16	<i>Pyrus calleryana</i> , Common Pear Tree	9"	20' dia.	Good/Fair*	Remove & replace
17	<i>Pyrus calleryana</i> , Common Pear Tree	9"	30' dia.	Good/Fair*	Remove & replace
18	<i>Pyrus calleryana</i> , Common Pear Tree	9"	20' dia.	Good/Fair*	Remove & replace
19	<i>Pyrus calleryana</i> , Common Pear Tree	14"	30' dia.	Good/Fair*	Remove & replace

* Condition of tree is generally good with respect to vigor, but the specimen displays significant branch splaying and poor branching structure conducive to limb break risk/liability. Significant branch dieback or stress observed near the crown of the tree. Trees are at or past typical mature prime for this species. Condition as observed per field visit 6/25/2023.



LEGEND

EXISTING TREE

EXISTING TREE TO BE REMOVED

TOTAL EXISTING TREES TO BE REMOVED = 18 TREES

2019 CENTER STREET
CLEVELAND, OH 44113
216.423.6150 MKSKSTUDIOS.COM

client / owner
Bedrock

project name
Rock Block Development:
Cosm Cleveland

project address
East 4th Street +
Huron Road

CHECK SET

Not For Construction

revision	date	issued
△		
△		
△		
△		
△		
△		
△		
△		



issue date
07.22.2025

project number
c22031

12 STORMWATER MANAGEMENT

SITE STORMWATER

The COSM stormwater approach is to keep the total disturbance for the initial project under an acre, therefore not triggering the general permit requirements for this first submittal. While the project does not require general permit coverage initially, the project is over half an acre, triggering NEORSD Title IV requirements. The project will work with NEORSD to ensure all Title IV requirements are met with the COSM project. We will work with WPC and Cuyahoga SWCD as well, confirming all local requirements are met during the initial project.

Since this will ultimately become part of a larger development, we will be required to account for the fractional WQv related to COSM. The Rock Block project as a whole will include a stormwater system to treat the WQv for the entire development in a later phase. This system will include a pretreatment device designed to remove suspended solids and an underground storage system to treat the required WQv for the full development. We have used this approach most recently on pad prep for the Peak Performance Center.

(Response by Osborn Engineering)

CHEERS

ROSSETTI



CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

Bedrock – Rock Block Cosm Development

Staff Report

October 17, 2025



PREVIOUS CONCEPTUAL REVIEW (8/1)

STAFF RECOMMENDED CONDITIONS:

- Loading & service dock placement to be thoroughly reviewed and thoughtfully located. Special attention to be paid to complementing Rocket Arena, impacts on 'One-way Pair' bike facilities, and E.4th & E. 6th pedestrian environments
- PUDO to be located within ROW space and not cross over or impact sidewalk / pedestrian zones
- Facades to be active-uses & engaging at the street-level

PREVIOUS CONCEPTUAL REVIEW (8/1)

APPROVED WITH CONDITIONS:

- Exterior spaces & plaza to be integrated with public realm across Cosm & wider Rock Block site, with meaningful viewsheds, focal points, and alignments to key District features
- Include interim conditions of 'Future Development' sites
- Incorporate Staff recommended conditions

SCHEMATIC REVIEW

STAFF RECOMMENDED CONDITIONS:

- Work with City on streetscape improvements, including integration of One-way Pairs, PUDO/delivery zones, bumpouts, tree planting, and curblin modifications
- Review opportunities for LEED, integrated Green Infrastructure, and full-depth mature tree plantings
- Façades to be active uses and engaging at the street-level



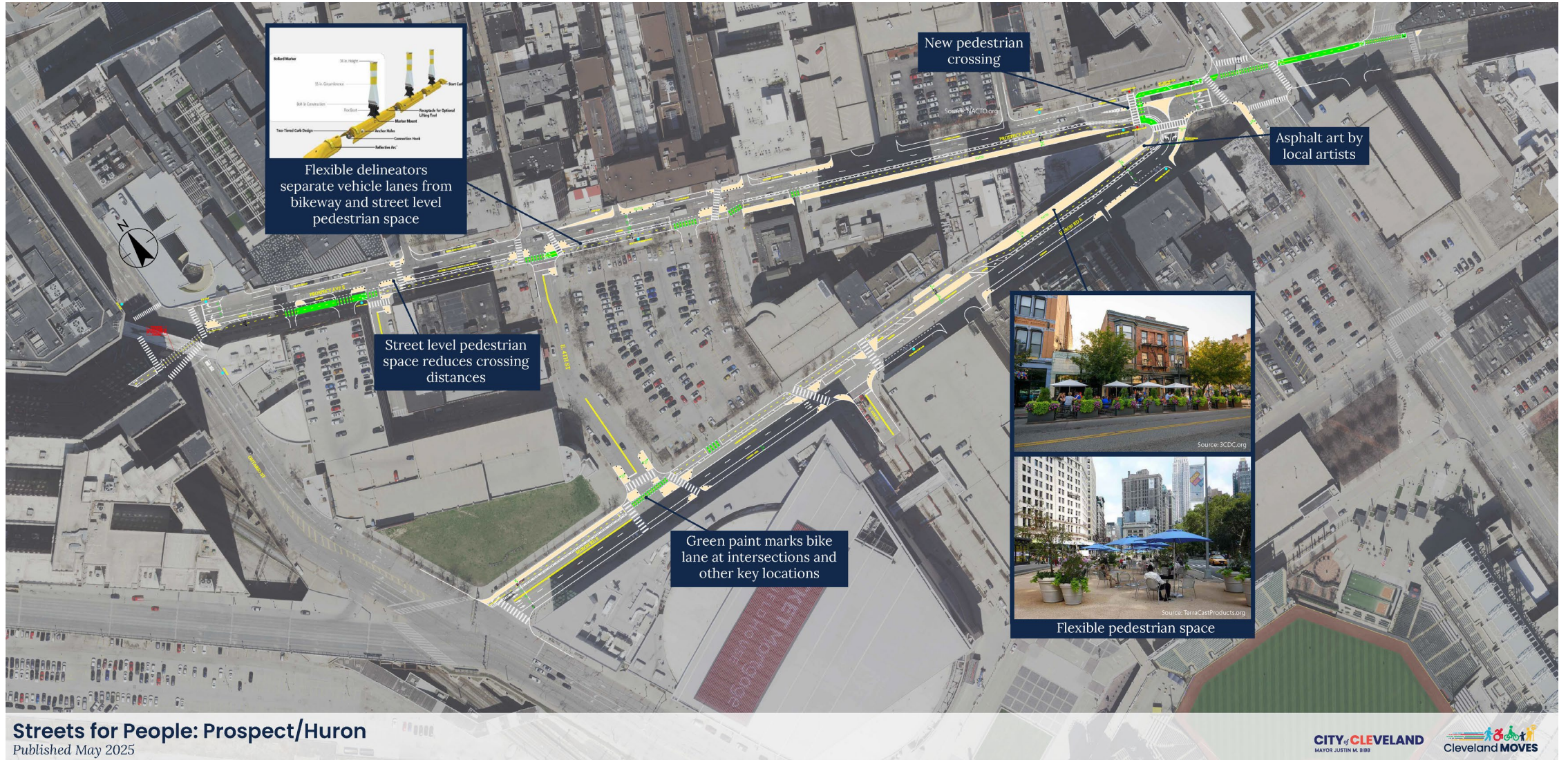
SCHEMATIC REVIEW

DOWNTOWN/FLATS APPROVED WITH CONDITIONS:

- Study heights of canopies (to be higher), and incorporate Staff Report
- Recommend increasing digital experience on exterior of building (while avoiding impacts to residential areas to the north) [not a condition]



Streets for People: Huron/Prospect One-way Pairs





HURON & PROSPECT ONE-WAY PAIRS | CLEVELAND, OHIO
PERSPECTIVE RENDERING



Streets for People: Huron/Prospect One-way Pairs

Cosm & Rock Block
sites interface with
bike lanes and addl.
pedestrian space



Streets for People: Huron/Prospect One-way Pairs

16-26' of additional
pedestrian or
non-vehicular space



Streets for People: Huron/Prospect One-way Pairs

16-26' of additional
pedestrian or
non-vehicular space



Streets for People: E.4th Potential Extension to Arena



Streets for People: E.4th Potential Extension to Arena



Streets for People: E.4th Potential Extension to Arena

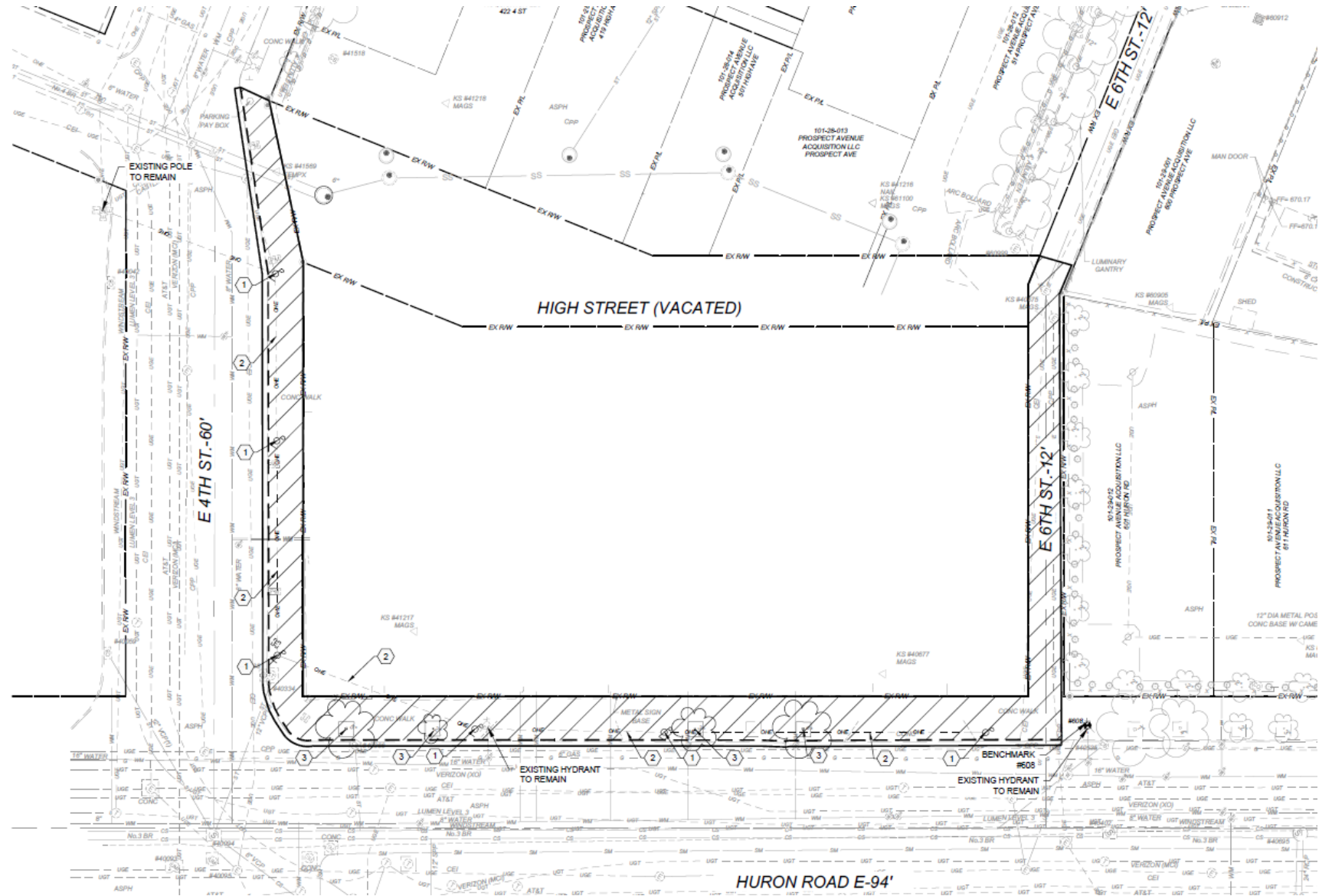


Sidewalk condition is generally good shape



Incorporate One-way Pair Design

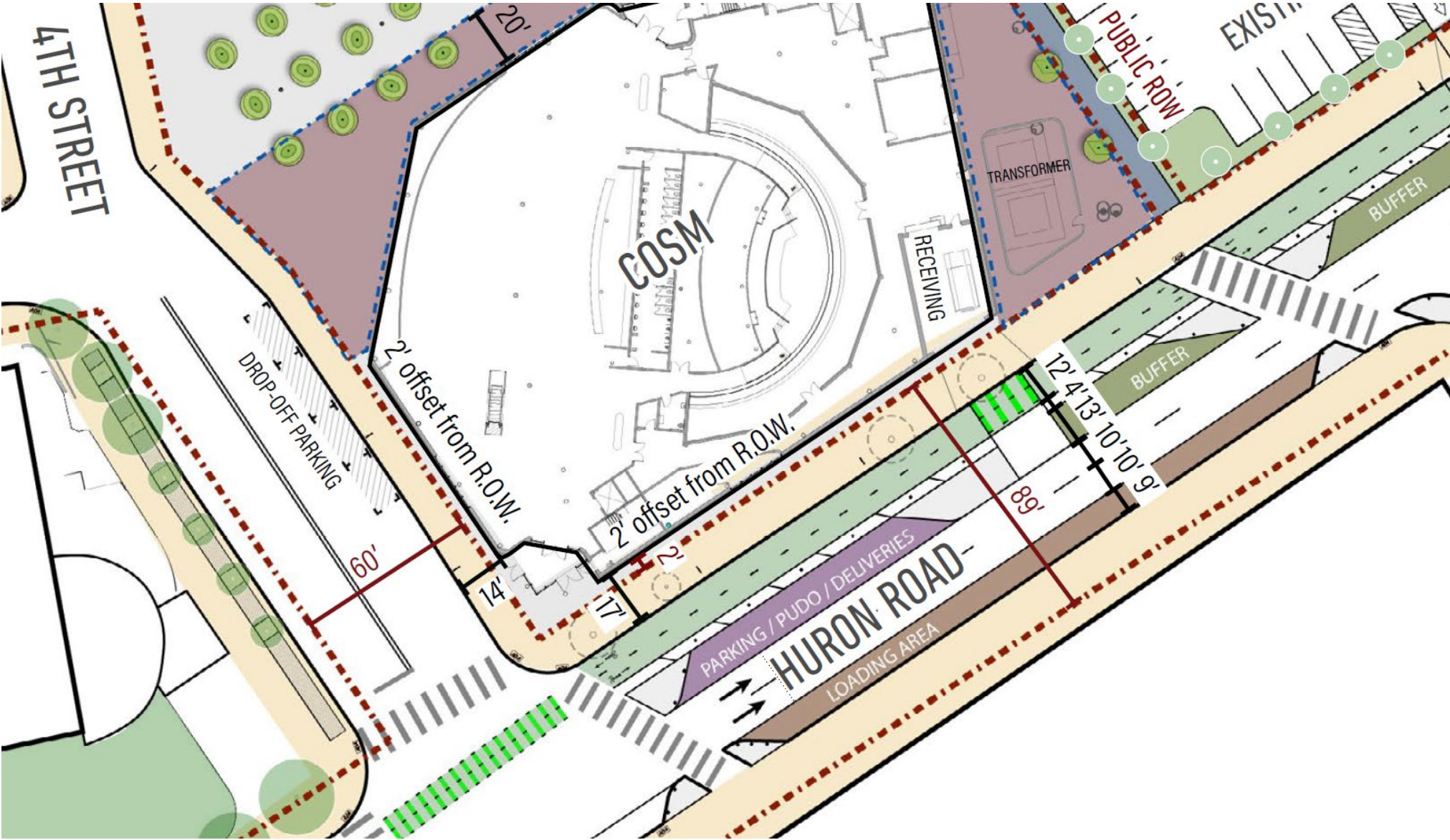
Sidewalk
removal &
replacement
planned



Sidewalk removal & replacement planned



Incorporate One-way Pair Design



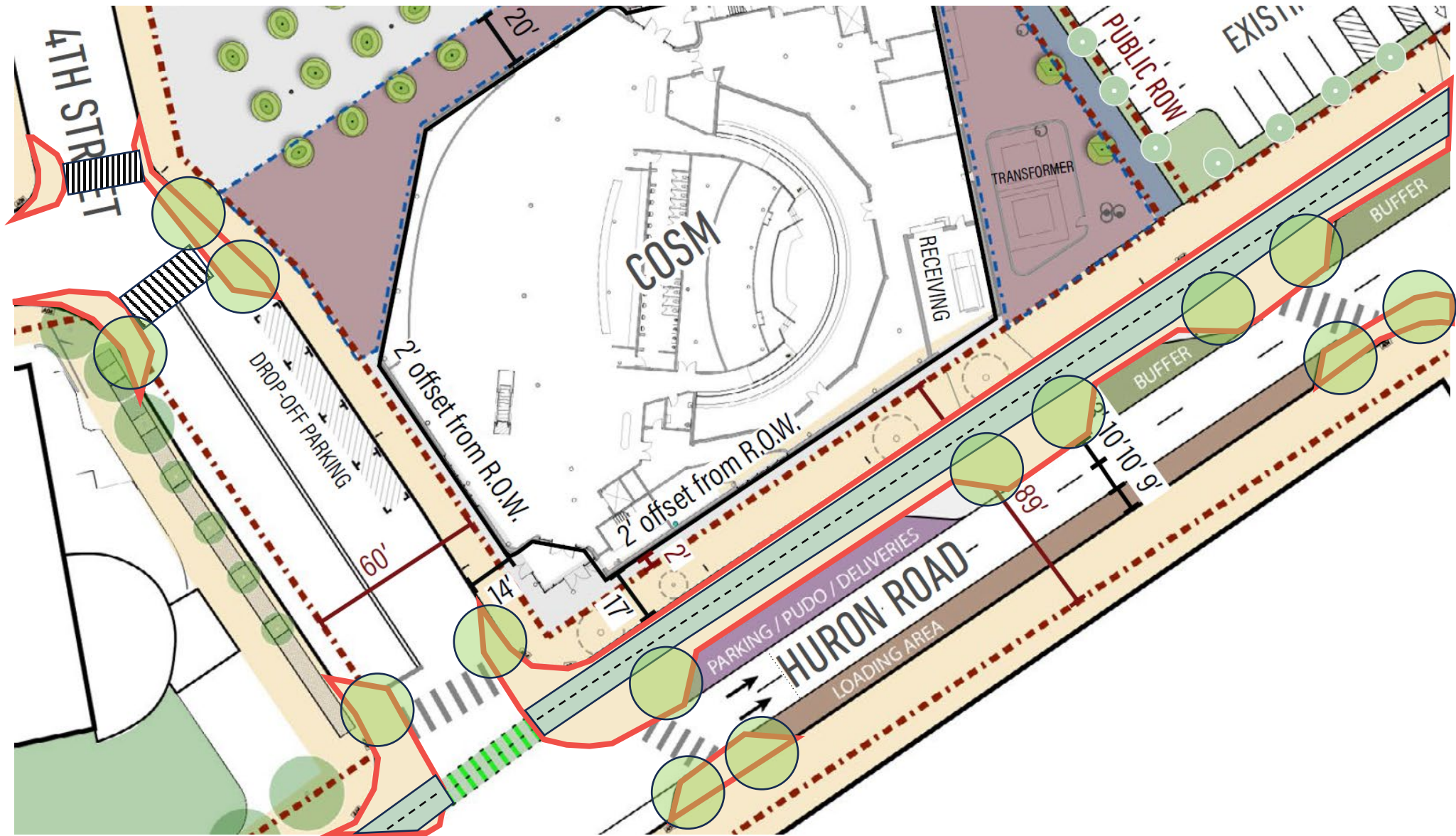
[illegible][illegible][illegible][illegible]

The site plan illustrates a proposed development along Huron Road. A central feature is a large circular building labeled "COSM". To its right is a rectangular building labeled "RECEIVING". A red boundary delineates the project's extent. Key elements include:

- Parking and Loading Areas:** A designated "DROP-OFF PARKING" area is located near the intersection with 4th Street. Along Huron Road, there are zones for "PARKING / PUDO / DELIVERIES" and a "LOADING AREA".
- Infrastructure and Utilities:** A "TRANSFORMER" is shown near the RECEIVING building. The plan also identifies "PUBLIC ROW" (Public Right-of-Way) and "EXISTING" conditions.
- Setbacks and Dimensions:** Various setbacks and dimensions are specified, including a "2' offset from R.O.W." (Right-of-Way), a "60'" dimension, and setbacks of "14'", "17'", "89'", "10'10'9'", and "20'".
- Streets and Orientation:** The plan shows the intersection of "4TH STREET" and "HURON ROAD". Arrows indicate traffic flow on Huron Road.

Incorporate One-way Pair Design

Increased
Landscaped
Spaces &
Tree Canopy



Facades active and engaging at the street-level

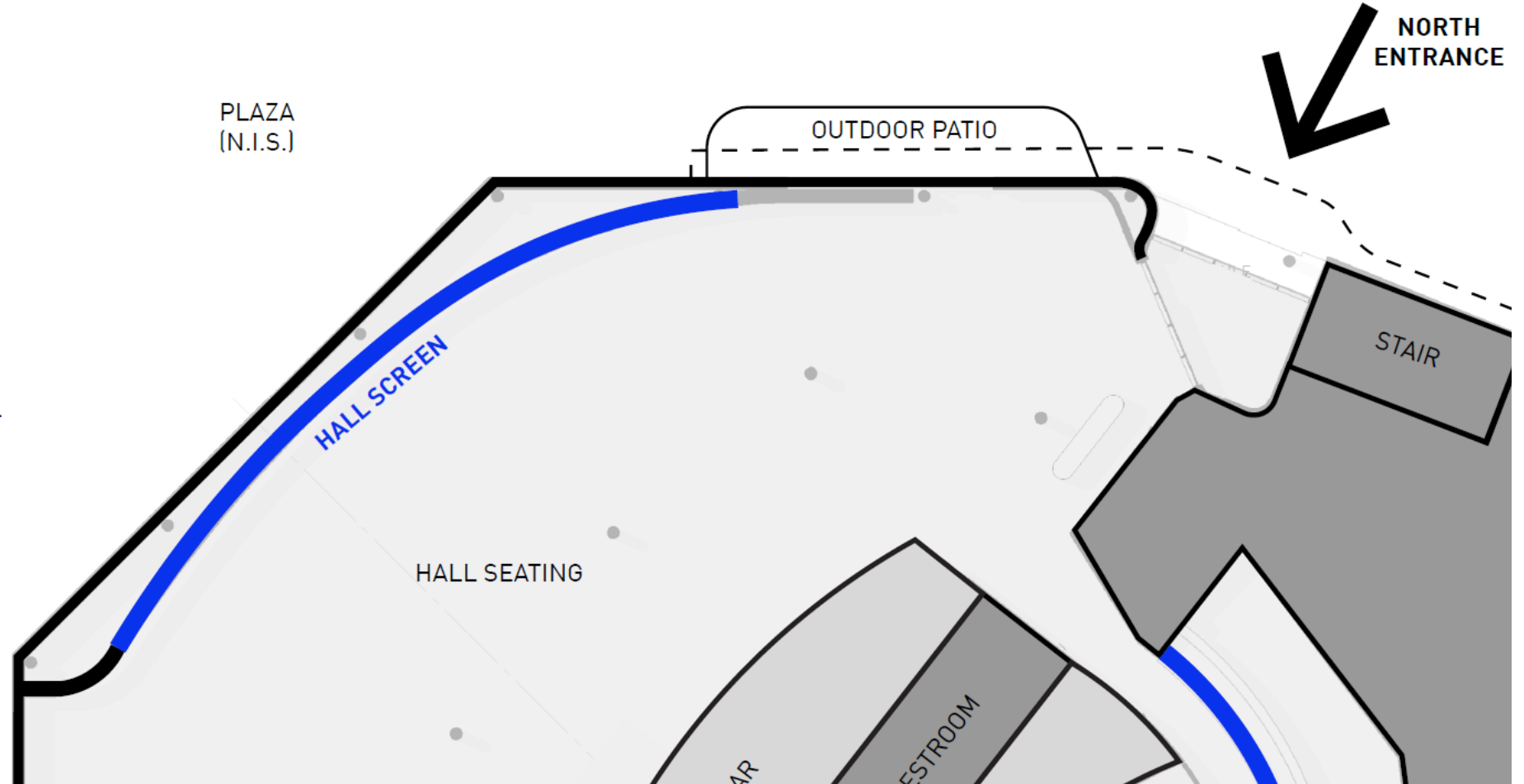
Balance of
fenestration vs
protection of
daylight on
screens



Facades active and engaging at the street-level

Lively patio brings
inside out

Activates the plaza
consistently



Facades active
and engaging at
the street-level

LA Cosm

Screens, window
walls, and patio
uses



**Facades active
and engaging at
the street-level**

LA Cosm

Screens, window
walls, and patio
uses

Lively patio brings
inside out



SCHEMATIC REVIEW

STAFF RECOMMENDED CONDITIONS:

- Work with City on streetscape improvements, including integration of One-way Pairs, PUDO/delivery zones, bumpouts, tree planting, and curblin modifications
- Review opportunities for LEED, integrated Green Infrastructure, and full-depth mature tree plantings
- Façades to be active uses and engaging at the street-level

SCHEMATIC REVIEW

DOWNTOWN/FLATS APPROVED WITH CONDITIONS:

- Study heights of canopies (to be higher), and incorporate Staff Report:
 - Work with City on streetscape improvements, including integration of One-way Pairs, PUDO/delivery zones, bumpouts, tree planting, and curblin modifications
 - Review opportunities for LEED, integrated Green Infrastructure, and full-depth mature tree plantings
 - Façades to be active uses and engaging at the street-level
- Recommend increasing digital experience on exterior of building (while avoiding impacts to residential areas to the north)



DF2025-032 – Rock Block Development: Cosm Cleveland

October 17, 2025

Design Review Advisory Committee:

DFDRAC recommended schematic approval with conditions on 10/9/25:

- Study heights of canopies (to be higher)
- Recommend increasing digital experience on exterior of building (while avoiding impacts to residential areas to the north) [not a condition]
- Incorporate the staff recommendations (→)

City Planning Staff:

Planning staff recommends approval with the following conditions:

- Work with City on streetscape improvements, including integration of One-way Pairs, PUDO/delivery zones, bumpouts, tree planting, and curblane modifications
 - Review opportunities for LEED, integrated Green Infrastructure, and full-depth mature tree plantings
 - Façades to be active uses and engaging at the street-level
-

Cleveland City Planning Commission

Director's Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

October 17, 2025

Euclid Avenue Utility Boxes: Art Refresh 2025

Funded by:



Existing Example



All Utility Boxes will have one-side (smallest size) branded with Citizens and DCI

 Citizens[®]

Artwork by: ARTIST NAME



**Downtown
Cleveland**



Boxes 1, 2, and 3

Thao Nguyen

I'm **Thao Nguyen**, a Korean-Vietnamese illustrator and designer based in Cleveland, Ohio. I earned my BFA in Illustration from the Cleveland Institute of Art in 2021. I have a desire to always create and love helping others bring their visions to life.

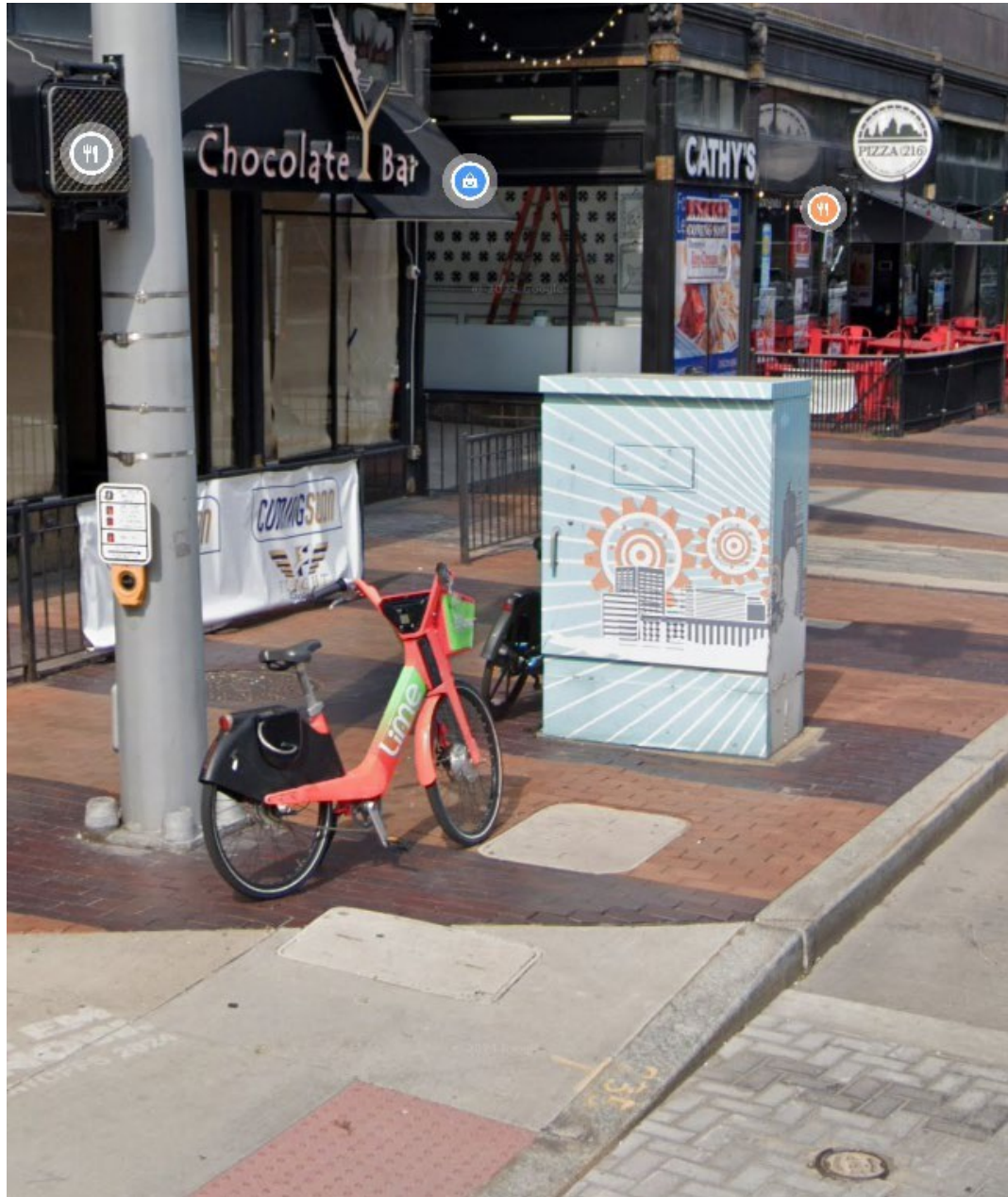
In my artistic practice, I aim to evoke emotion through light, shadow, and color, encouraging viewers to appreciate the impact these elements have on our lives and their role in art.

Throughout my creative journey, I've gained experience in the greeting card, stationery, entertainment, and surface design industries.

Outside of illustration, I'm deeply passionate about health and wellness. I enjoy seeking new experiences that enrich my life and inspire my creativity.

For a closer look at my process and behind-the-scenes glimpses, feel free to check out my [Instagram](#) page!

Current (installed in 2014)



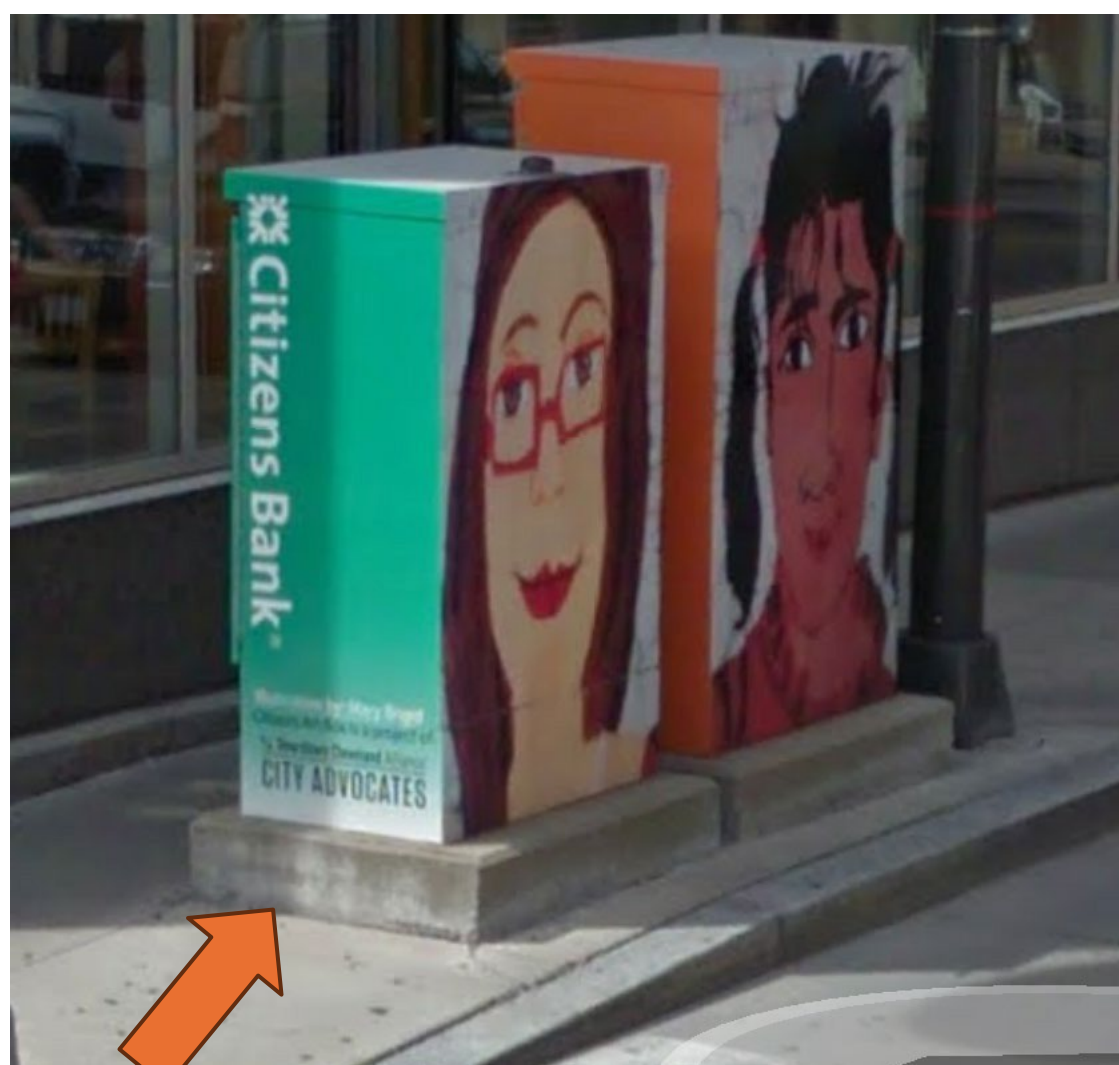
Box 1: East 4th and Euclid

- 2 Large Panels: W 44" xH 69"
- 2 Small Panels: W 27" x H 69"

Proposed new design:



Current (installed in 2014)



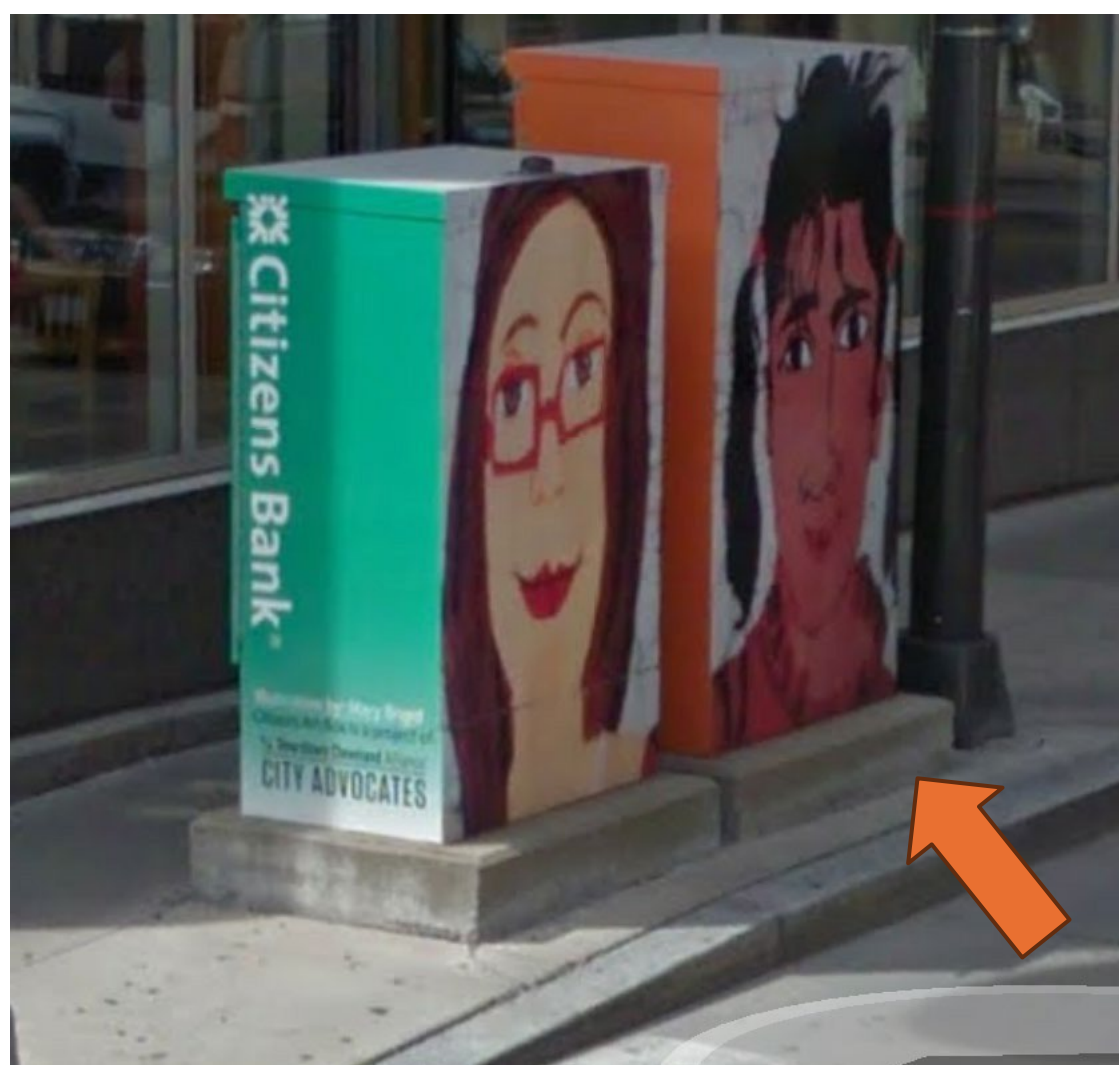
Box 2: East 6th and Euclid

- 2 Large Panels: W44" xH 68"
- 2 Small Panels: W27" x H 68"

Proposed new design:



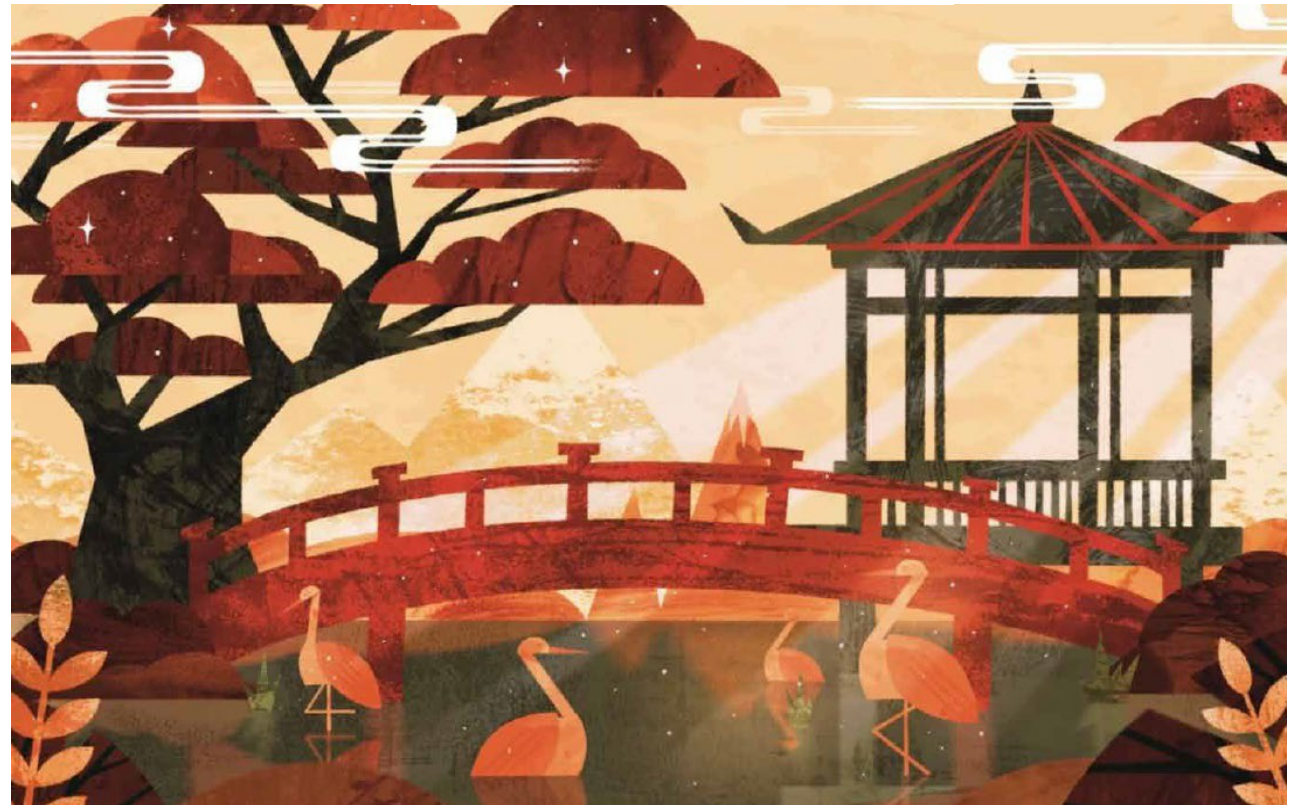
Current (installed in 2014)



Box 3: East 6th and Euclid

- 2 Large Panels: W44" xH 78"
- 2 Small Panels: W27" x H 78"

Proposed new design:



Boxes 4, 5, 6, and 7

Alyssa Lizzini

Alyssa Lizzini is an artist from Cleveland, Ohio whose work explores concepts of social geography and community engagement through on-location drawing. Lizzini's layered images are heavily inspired by her own archival, ethnographic, and visual research of city spaces. In the studio, she utilizes drawing, painting, and printmaking techniques to create visually complex images that mirror the complexity of our social and spatial world. Lizzini graduated with a Bachelor of Fine Arts from the Cleveland Institute of Art in 2022.



Current (installed in 2014)



Box 4: East 9th and Euclid

- 2 Large Panels: W44" xH 68"
- 2 Small Panels: W28" x H 68"

Proposed new design:



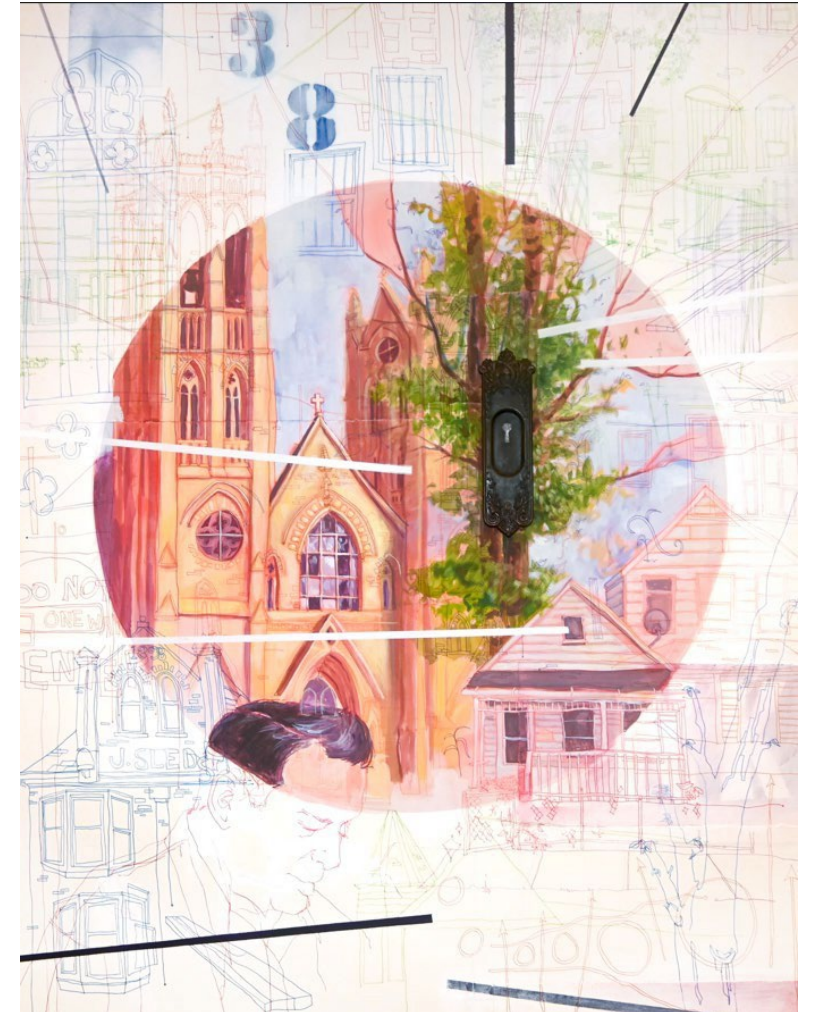
Current (installed in 2014)



Box 5: East 9th and Euclid

- 2 Large Panels: W 44" xH 78"
- Small Panels: W 28" x H 78"

Proposed new design:



Current (installed in 2014)



Box 6: East 9th and Euclid

- 2 Large Panels: W 24" xH 68"
- 2 Small Panels: W 17" x H 68"

Proposed new design:



Current (installed in 2014)



Box 7: East 12th and Euclid

- 2 Large Panels: W 44" xH 69"
- 2 Small Panels: W 27" x H 69"

Proposed new design:



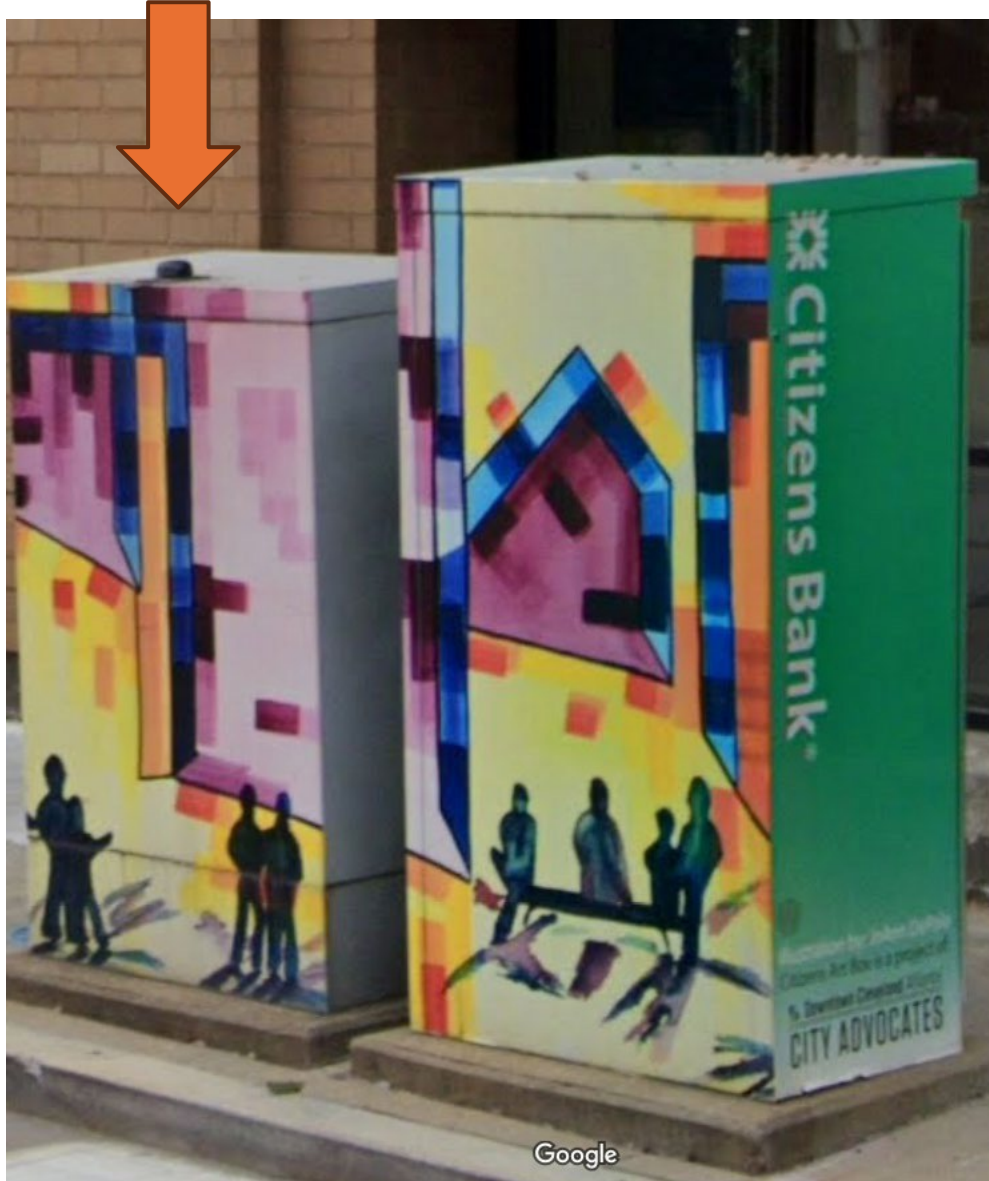
Boxes 8, 9, 10, 11

Dinara Mirtalipova



Dinara Mirtalipova is an award-winning folk artist, illustrator, and surface designer with a profound passion for folklore storytelling and the enchanting world of classic fairytales. Her captivating artwork and unique style are inspired by the vibrant traditions and cultural heritage found in folkloric tales. Dinara's mastery of traditional techniques shines through in her handcrafted illustrations, where she skillfully employs a bright primary color palette and incorporates bold folk floral patterns, resulting in visually compelling and whimsical visuals. Working primarily with gouache and pencils on paper, as well as exploring printmaking and block printing, Dinara brings to life narrative-driven art that tells captivating stories. In addition to her creative pursuits, Dinara serves as an Assistant Professor at the Cleveland Institute of Art, nurturing and guiding future illustrators. From her Northeast Ohio home studio, Dinara continues to immerse herself in book illustrations, collaborations, and commissions, illustrating the beauty of folklore and captivating audiences with her evocative artistic expressions.

Current (installed in 2014)

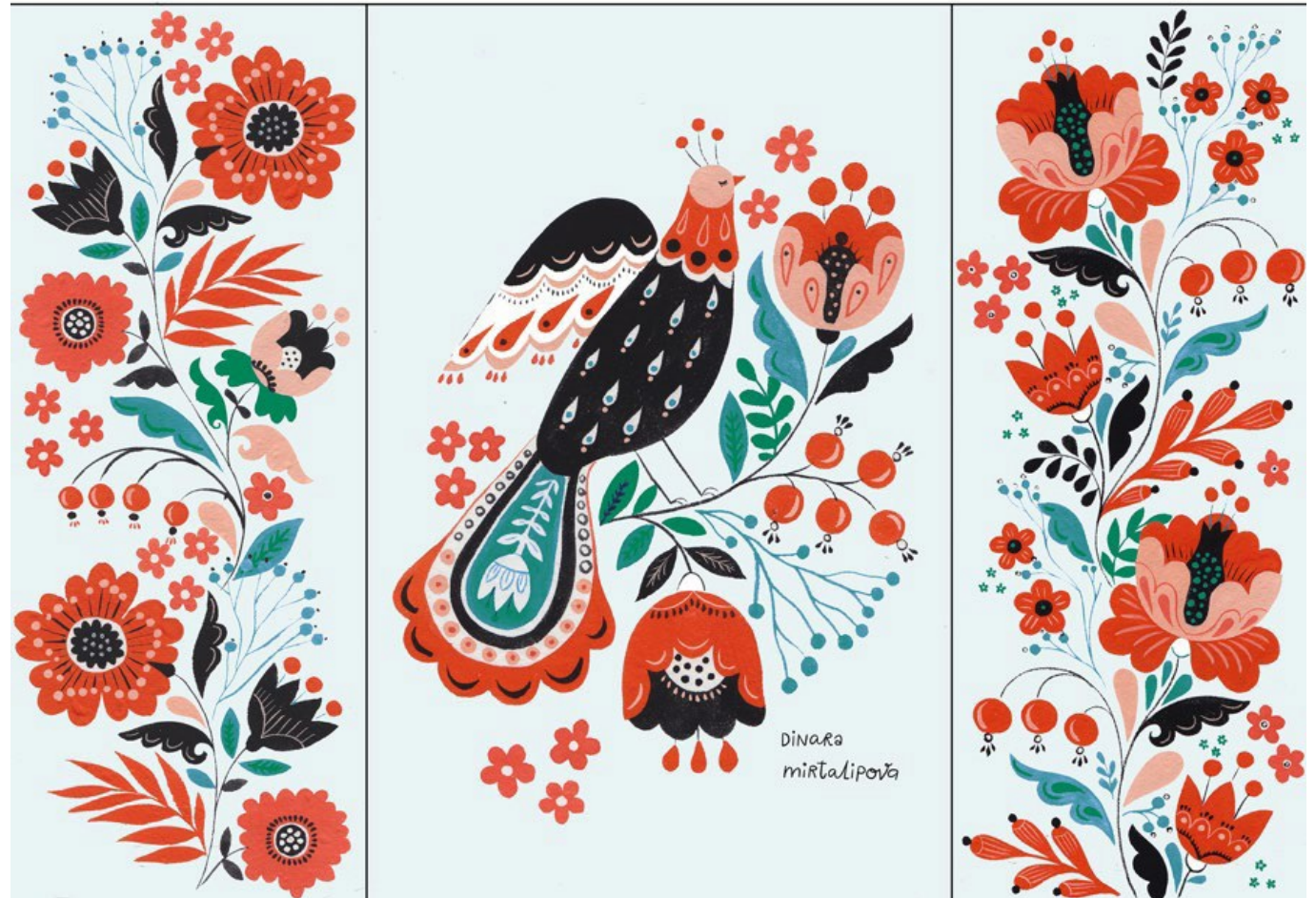


Google

Box 8: East 13th and Euclid

- 2 Large Panels: W 44" xH 68"
- 2 Small Panels: W 27" x H 68"

Proposed new design:



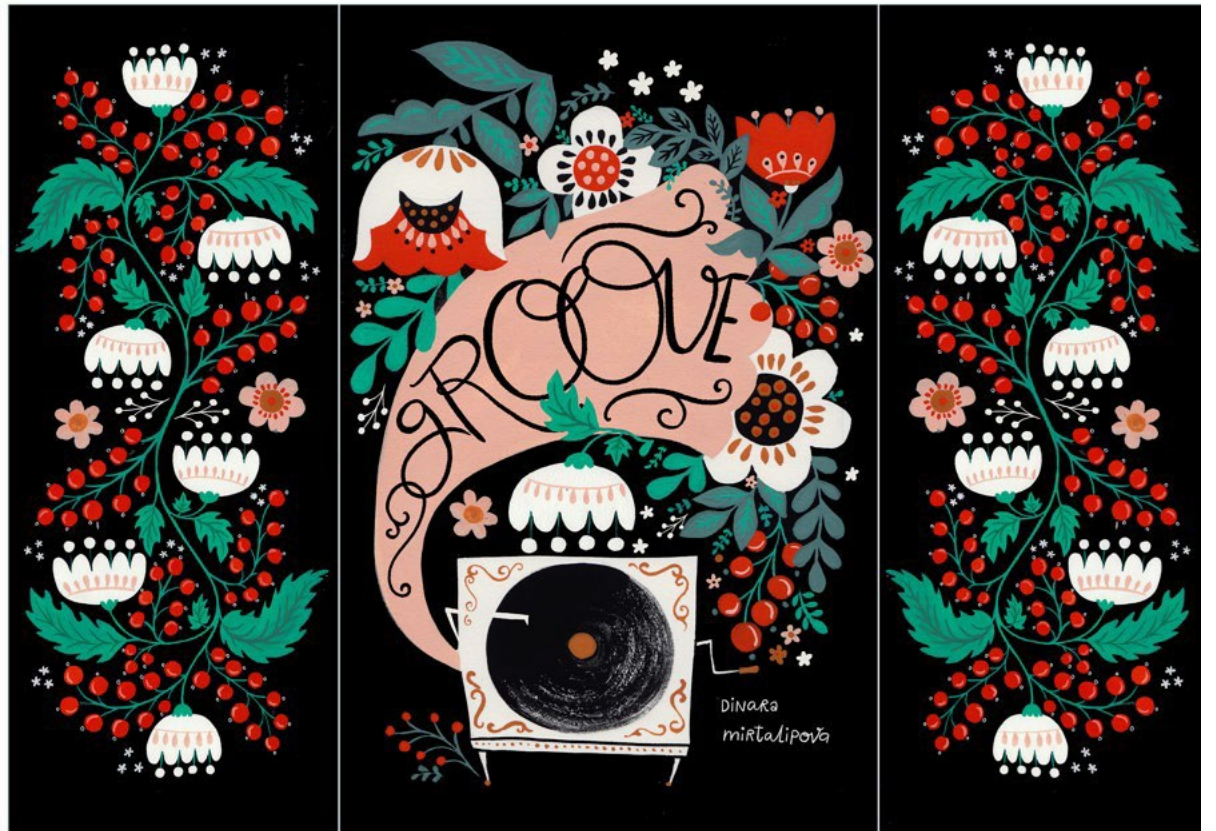
Current (installed in 2014)



Box 9: East 13th and Euclid

- 2 Large Panels: W 44" xH 78"
Small Panels: W 27" x H 78"

Proposed new design:



Current (installed in 2014)



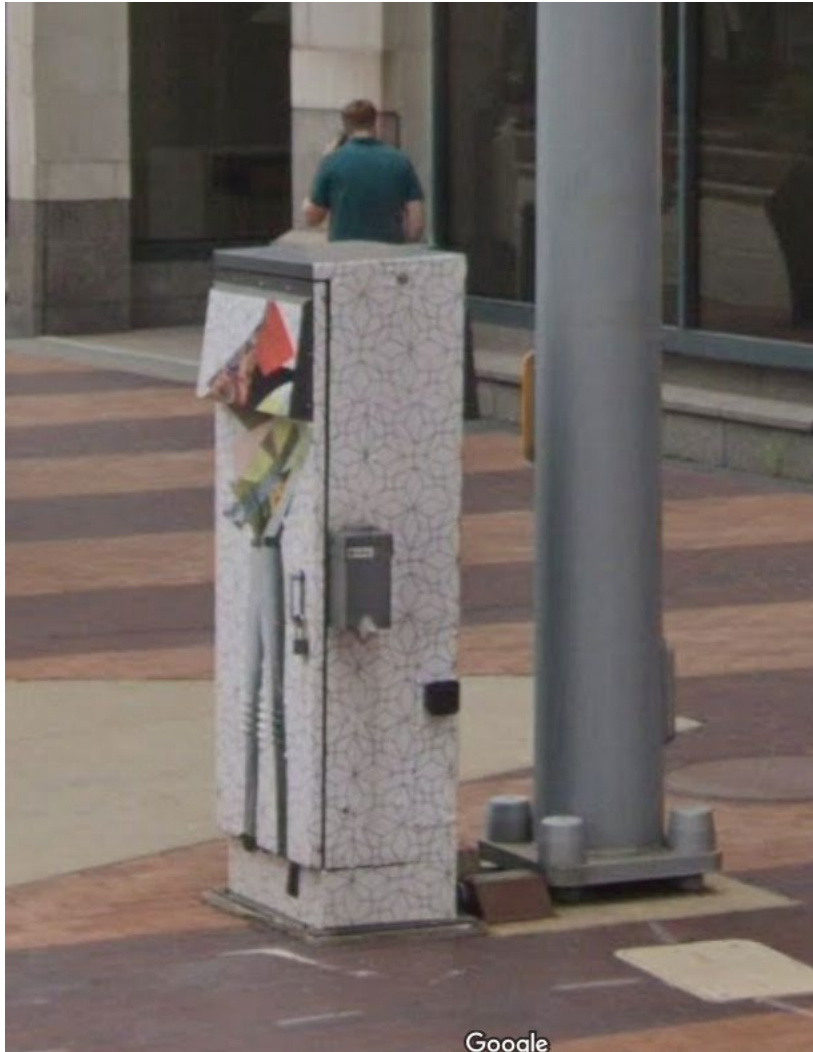
Box 10: East 14th and Euclid

- 2 Large Panels: W 44" xH 68"
- 2 Small Panels: W 27" x H 68"

Proposed new design:



Current (installed in 2014)



Box 11: East 14th and Euclid

- 2 Large Panels: W 24" xH 68"
- 2 Small Panels: W 17" x H 68"

Proposed new design:



Cleveland City Planning Commission

Adjournment



CITY OF CLEVELAND
Mayor Justin M. Bibb

Next Meeting: November 7, 2025