



CITY OF CLEVELAND

Mayor Justin M. Bibb

Cleveland City Planning Commission

December 5, 2025

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

Erika Anthony, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator

AGENDA

NEAR WEST DESIGN REVIEW

- NW2025-020 – Witch Doctor Signage

FAR WEST DESIGN REVIEW

- FW2025-017 – Dante's Pizza Signage

EUCLID CORRIDOR BUCKEYE DESIGN REVIEW

- EC2025-032 – African Town Retail
- EC2025-037 – 8514 Carnegie Demolition
- EC2025-038 – 8302 Carnegie Demolition

DOWNTOWN/FLATS DESIGN REVIEW

- DF2023-058 – Cleveland Clinic Global Peak Performance Center

SPECIAL PRESENTATIONS – PUBLIC ART

- CSE2025-045 – E 79th Street RTA Station Artwork

LEGISLATION

SPECIAL PRESENTATIONS (for information only)

- North Coast Waterfront Development



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.

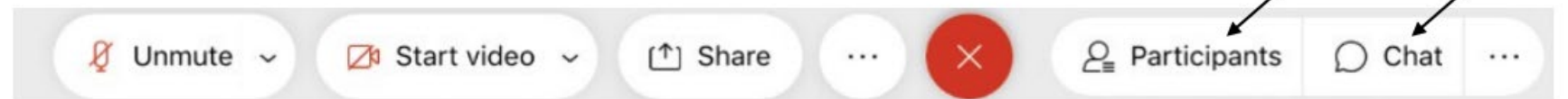
All boards and commissions under the purview of the City Planning department conduct their meetings in a manner modeled after Robert's Rules of Order. Actions during the meeting will be taken by voice vote. Recusals from any vote due to a conflict of interest should be stated for the record prior to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



December 5, 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.

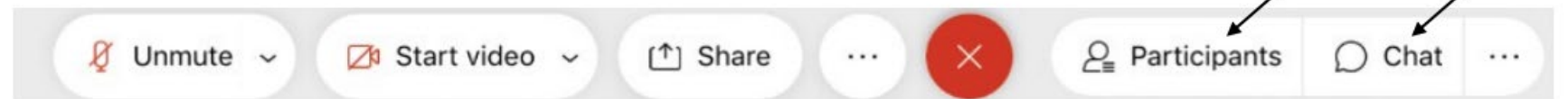
Any comments received by the **Wednesday 12:00 pm** deadline are collected by City Planning staff and disseminated to the Commission members prior to any scheduled meeting.

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)



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December 5, 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

December 5, 2025

Erika Anthony, Chair

December 5, 2025

August Fluker, Vice Chair

Charles Slife, Council Member

Dr. Denise McCray-Scott

Andrew Sargeant

Anthony Whitfield

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting




CITY OF CLEVELAND
Mayor Justin M. Bibb

December 5, 2025


December 5, 2025

AGENDA



ZONING MAP AMENDMENTS

-  Map Change 2695 – Jefferson Ave


NEAR WEST DESIGN REVIEW

-  NW2025-019 – Jefferson Apartments





CONDITIONAL USES – NEAR WEST DESIGN REVIEW

-  Townhouse in a 2F District – 41st & Burton Ct Townhomes
-  NW2025-016 – Kline Development

FAR WEST DESIGN REVIEW

-  FW2025-014 – Al Ihsan School Wing Addition

LEGISLATION

-  Approved as Presented
-  Approved with Conditions
-  Postponed
-  Failed to Pass

Cleveland City Planning Commission

Near West Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

December 5, 2025

NW2025-020 – Witch Doctor Signage

December 5, 2025

Project Address: 3314 Broadview Road

Type: Signage

Project Representative: Charlie Eby, Owner

Approval: Final (Variance Required)

Witch Doctor

3314 Broadview Rd.

City Planning Commission Hearing

December 05, 2025



CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

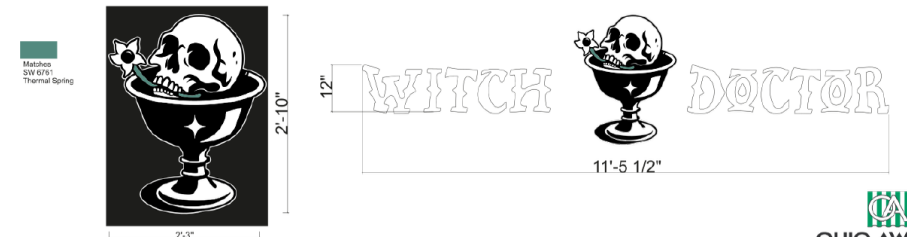
Proposal

Applicant is proposing 521 sqft business identification wall signage.



JOB: WITCH DOCTOR
GRAPHIC PROOF
COLOR: WHITE ON BLACK ACRYLIC FABRIC
LOGO ON THE DECK AREA OF THE AWNING

V2.0



150 years
of craftsmanship & innovation

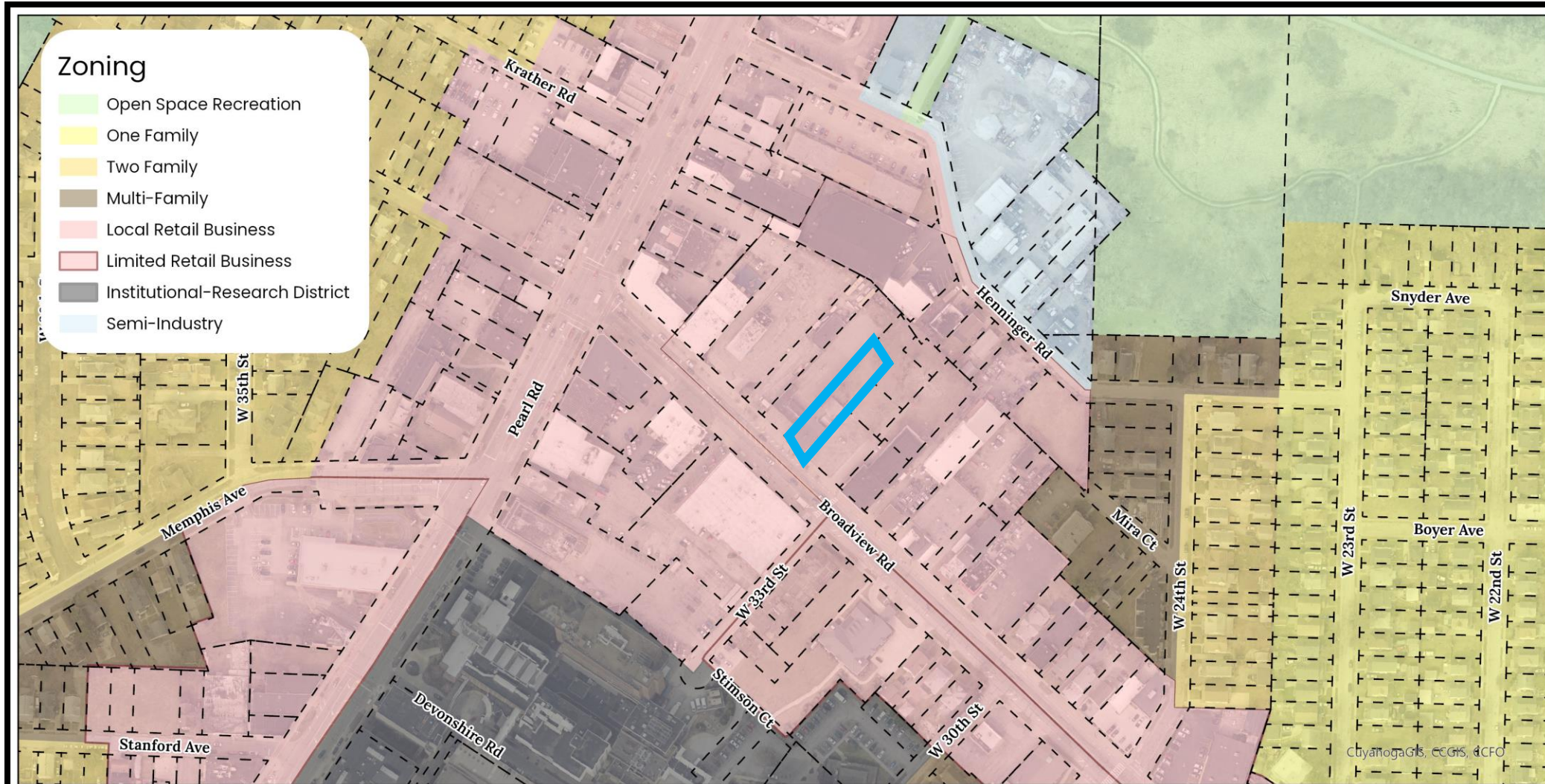
OHIO AWNING
& MANUFACTURING COMPANY
5777 Grant Avenue Cleveland, OH 44105
Office-(216) 861-2400 x:1108
nikki@ohioawning.com

Existing Zoning

Limited Retail Business-G2

Zoning

- Open Space Recreation
- One Family
- Two Family
- Multi-Family
- Local Retail Business
- Limited Retail Business
- Institutional-Research District
- Semi-Industry



CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING

3314 Broadview Rd.

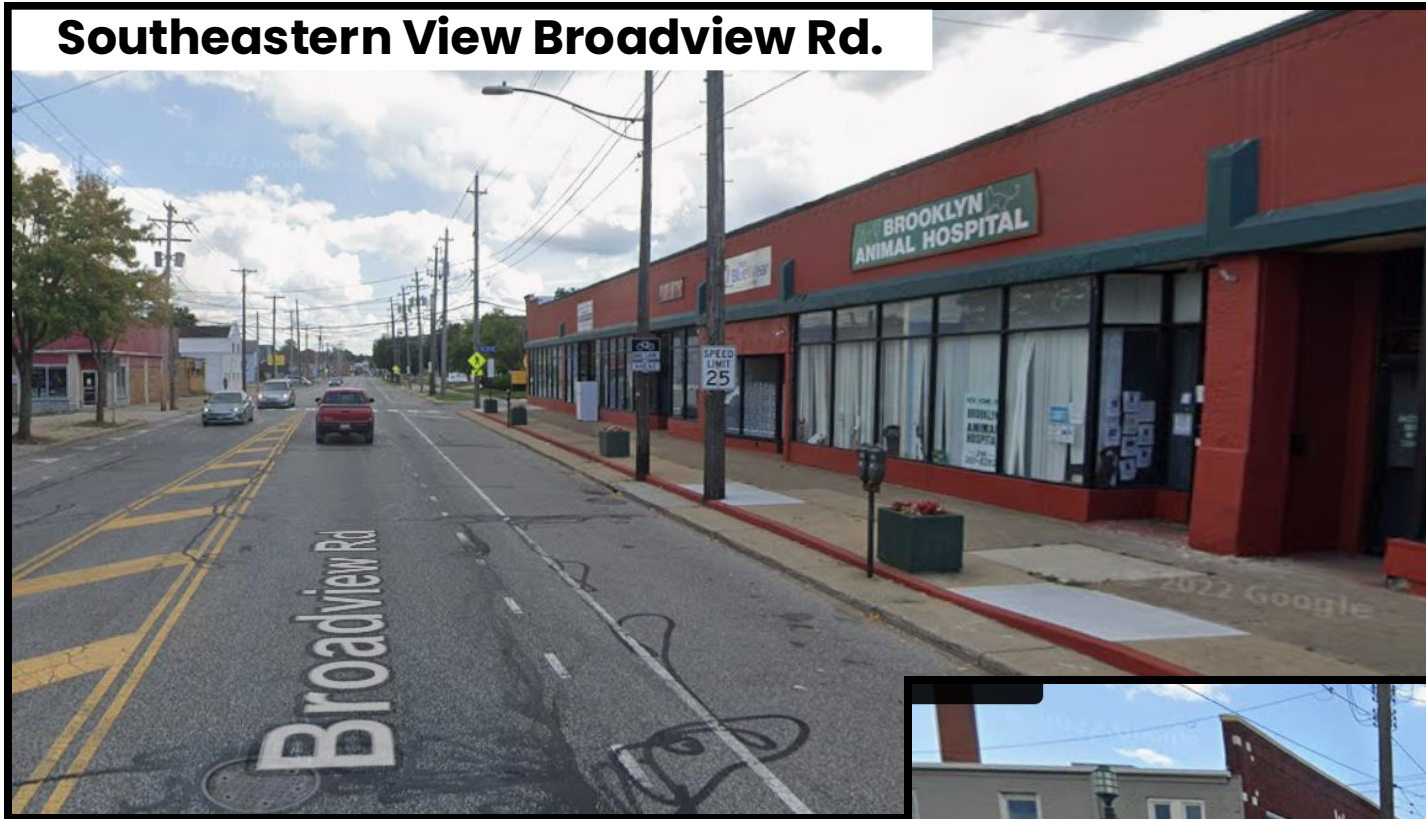
150
Feet





3314 Broadview Rd.

Southeastern View Broadview Rd.



CITY of **CLEVELAND**

MAYOR JUSTIN M. BIBB

CITY PLANNING COMMISSION



Northwest View Broadview Rd.

Why City Planning Commission?

- §350.16 gives City Planning Commission the jurisdiction to vary the Sign Code to either more strict or less strict regulations than what §350 requires based on a specific set of criteria: (*Administrative approval does not apply*)
 - **Design Compatibility:** may vary only if such variation will result in signage which is better suited to the design of the subject property or nearby properties of architectural or historic significance
 - **Design Guidelines:** any variation from regulations shall be approved only in accordance with applicable design guidelines adopted by CPC & City Council
 - **Minimum Variation:** Any variation shall be the **MINIMUM** necessary to ensure design compatibility
-

Business identification Sign

- **Business Sign:** An identification sign which may also display such detailed information about the operation of the business as brand names of goods or services offered on the premises, prices or special “sale” information, forms of payment accepted, hours of operation, telephone number and so forth
 - **Identification Sign:** A sign identifying or naming of business, building, use, etc.
 - **Projecting Sign:** A sign erected on the outside wall of a building and projecting out at an angle therefrom.
-

Variances Required

Wall Business Identification Sign:

- **49 sqft max permitted for wall signs.**
- **Proposing 521 sqft**
- **472 sqft variance required**

Signage Represents
126 sqft



Signage Represents
352 sqft



Signage
Represents
43 sqft

Considerations

- ❖ Does this result in signage that is better suited to the design of the subject property or nearby properties? (*Design Compatibility*)
- ❖ Does this result in signage that follows CPC's standard of *approved design guidelines*?
- ❖ **Are these variances the *minimum necessary* to ensure design compatibility with surrounding properties and residential neighbors?**



Witch Doctor Sign

In connection to the Old
Brooklyn Blooms Mural
Project.

Community Support

- We have received several messages, comments, and emails supporting our project throughout the years
- Cash donations through a past lobby campaign
- Drawing from a little girl who lived next to the mural we painted on State Rd. (She drew a picture of our mural)
- Drivers honking and stopping to give thanks for brightening up their neighborhood.
- Gifts from neighbors showing their appreciation in forms of home made goods, hot sauces, etc.



Location

3314 Broadview Rd. Cleveland, OH 44109

***Southwest Facing Wall on
former "Sticks & Stones"***

Current Owner: Charles Eby

Location Benefits:

- On a main street with lots of traffic.
- Plenty of viewing space on all sides.
- Is on the other side of the building as a previous Old Brooklyn Blooms mural.





Plenty of space for pedestrians, motorists, and bikers to view the mural. Many businesses near by.



Maintenance

I have agreed to check on the mural periodically and make small repairs if need be. The business has agreed to compensate me for larger repairs.

Design

Project Specifications

Materials

- Exterior Latex paint in various colors on primed brick

Dimensions

- 22' x 16'



JOB: WITCH DOCTOR

GRAPHIC PROOF

COLOR: WHITE ON BLACK ACRYLIC FABRIC

LOGO ON THE DECK AREA OF THE AWNING

V2.0



Design



Project Specifications

Materials

- Exterior Latex paint in various colors on primed brick

Dimensions

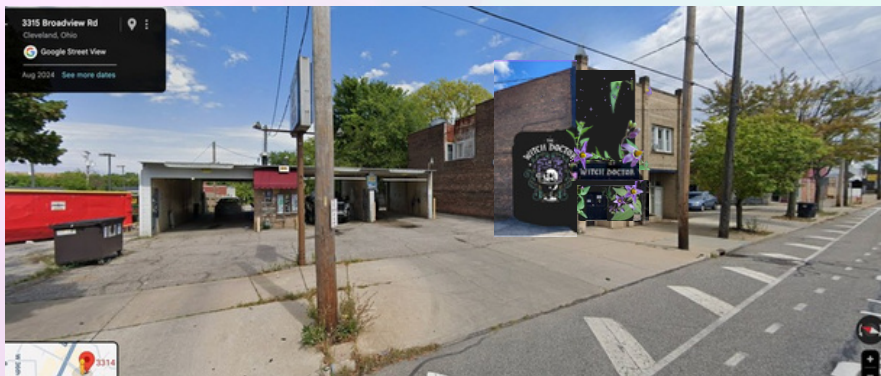
- 14' x 9'
- art approx 8' x 5'

Revised Application



Both sides together for comparison.

Revised Application



Here's a view from the street

Support Letters

To the Design Review Committee:

I am writing as an owner of the property on 3314 Broadview Road in Old Brooklyn, and as an owner of the bar The Witch Doctor in that same location. We would be ecstatic if we could get Eileen Dorsey to provide some artwork to the building exterior. The building is currently very plain and we would like to ask that you allow Eileen to add some color and beauty to the walls. She has done wonderful work on this building before and we would love more murals from her. This would add color and personality to not just this building, but to the neighborhood as a whole.

We love the community of Old Brooklyn and want to see it grow and improve. We firmly believe additional art and color would further those goals. We're hoping to be a great boon to the community and are very excited to see her work added to our building. Thank you for your attention and consideration!

Sincerely,
Charlie Eby
The Witch Doctor, Owner
(440) 319-9249

Rebecca Maurer

To: me, Cc: Kathleen - Thu, Sep 11 at 8:37 PM ▾

Looks lovely! I'm fully supportive – please let me know how I can be helpful.

From: eileen dorsey <eileen_dorsey@yahoo.com>
Sent: Tuesday, September 9, 2025 9:34 PM
To: Rebecca Maurer <rmaurer@clevelandcitycouncil.org>
Subject: Re: Mural in Old Brooklyn

Hi Rebecca,

I hope all is well with you and that your campaign is running beautifully!

I am writing you today in hopes of your support for a mural I am intending to paint in Old Brooklyn. If everything is approved, it should be installed before the end of the year. It will be located on the face of the former Sticks and Stones on 3314 Broadview rd and will be the face for the new Witch Doctor's bar. I'll attach an image below.

NW2025-020 – Witch Doctor Signage

December 5, 2025

Design Review Advisory Committee:

NWDRAC recommended approval of the mural and painted signage separately on 10/22/25.

CPC approved the mural and painted signage separately on 11/7/25, however the Zoning Manager reviewed the project holistically and clarified that (1) the painted logo signage, (2) the awning logo, and (3) the botanical mural components need to be adjudicated and approved as one complete signage package with the required variances, per zoning code.

City Planning Staff:

After further consideration, public art staff is in support of this being treated as a 3-part sign package, in consideration of the continuation of the branding colors and style around the front and side facades of the building. This will clarify the differentiation between our side code and outdoor works of art ordinance, so there is precedence moving forward, and consistency with past practices.

Cleveland City Planning Commission

Far West Design Review



CITY OF CLEVELAND
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December 5, 2025

FW2025-017 – Dante's Pizza Signage

December 5, 2025

Project Address: 4200 Rocky River Drive

Type: Signage

Project Representative: Josh Fargus, Owner

Approval: Final (Variance Required)

Ward 17: Council Member Slife

SPA: Kamm's

Dante's Pizza

4200 Rocky River Dr.

City Planning Commission Hearing

December 05, 2025



CITY OF CLEVELAND
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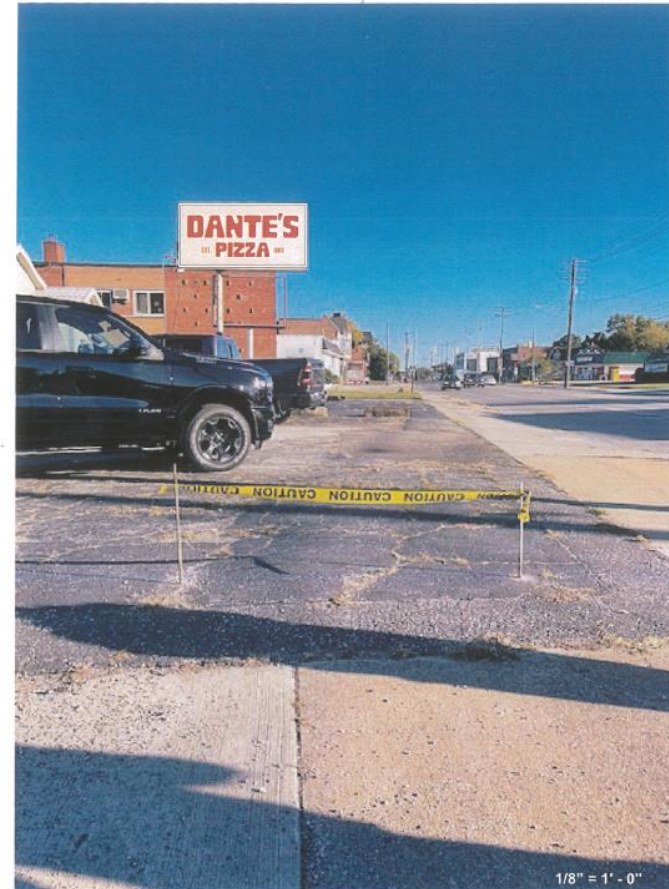
CITY PLANNING COMMISSION

Proposal

Applicant is proposing a 17 ft. tall 50 sqft business identification free-standing sign.

SIGN #1

Reface existing double face pole sign
Optional: Non-illuminated or internally illuminated with LED
Flat face with digital print graphics

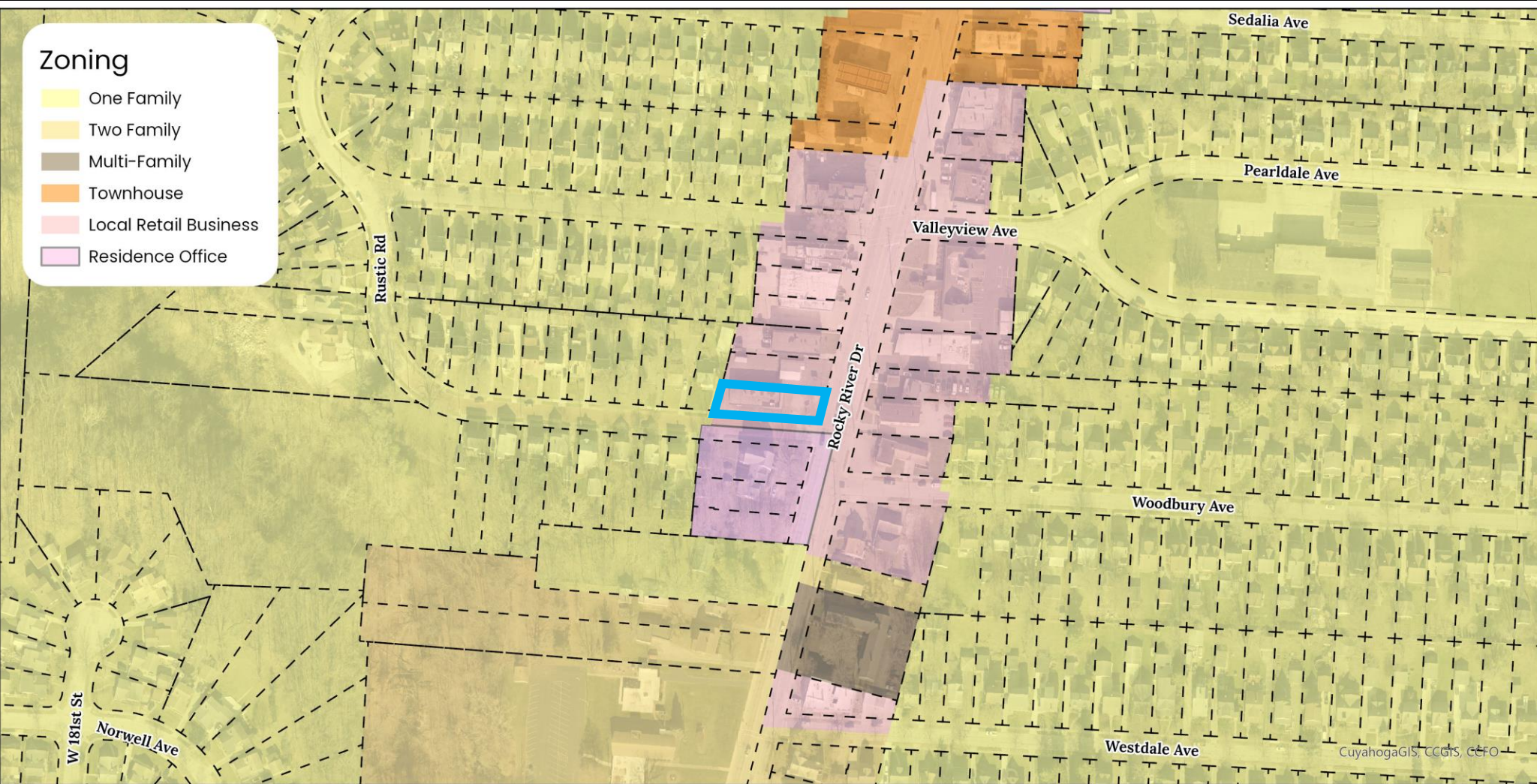


Existing Zoning

Local Retail Business-C1

Zoning

- One Family
- Two Family
- Multi-Family
- Townhouse
- Local Retail Business
- Residence Office



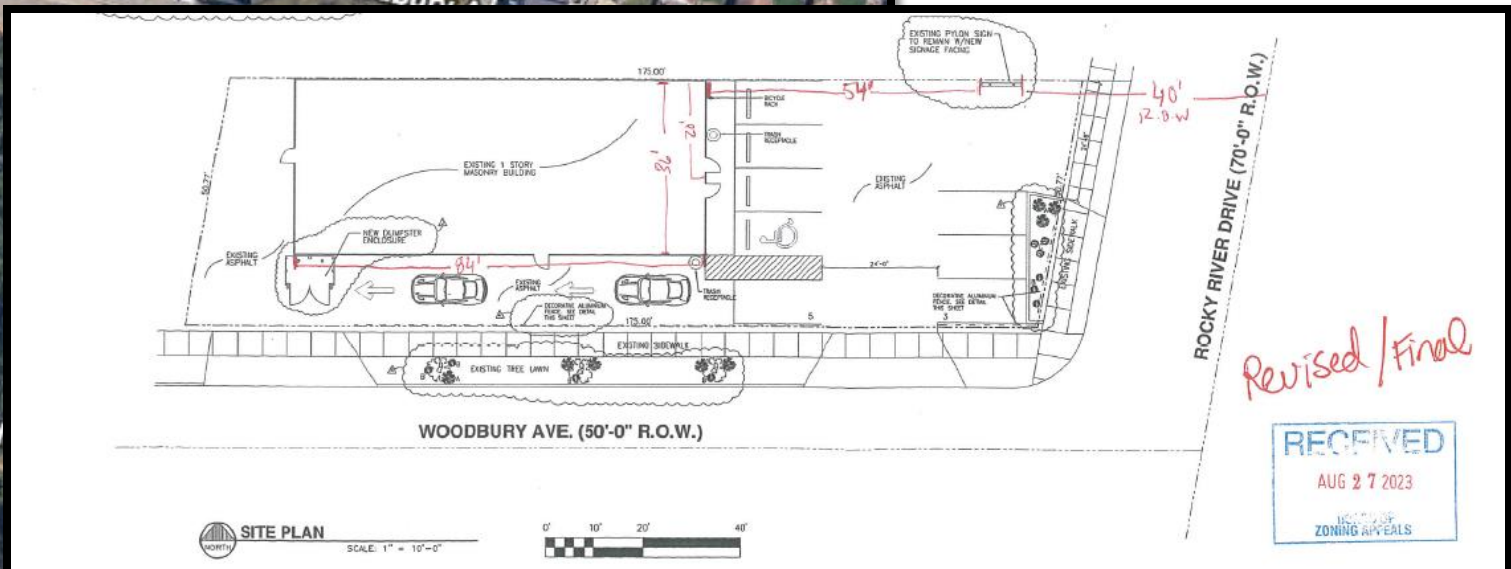
CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING

4200 Rocky River Dr.

150
Feet



CuyahogaGIS, CCGIS, CCFO





Northeastern View Rocky River Dr.



Southern View Rocky River Dr. & Woodbury Ave.

Why City Planning Commission?

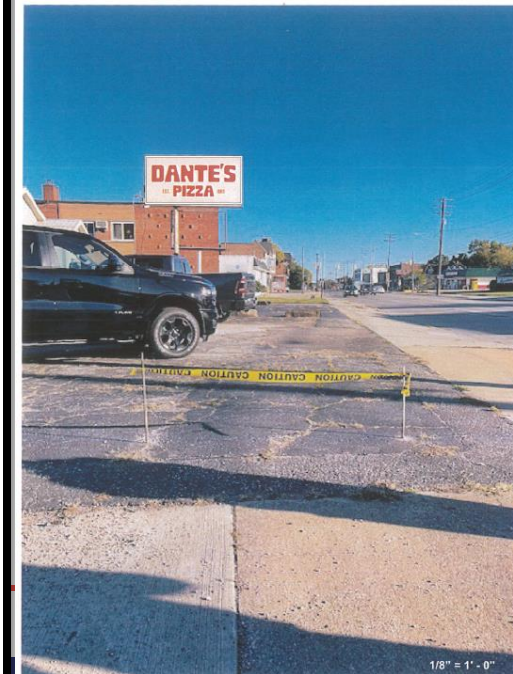
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Business identification Sign

- **Business Sign:** An identification sign which may also display such detailed information about the operation of the business as brand names of goods or services offered on the premises, prices or special “sale” information, forms of payment accepted, hours of operation, telephone number and so forth
 - **Identification Sign:** A sign identifying or naming of business, building, use, etc.
 - **Projecting Sign:** A sign erected on the outside wall of a building and projecting out at an angle therefrom.
-

Free-Standing Business Identification Sign:

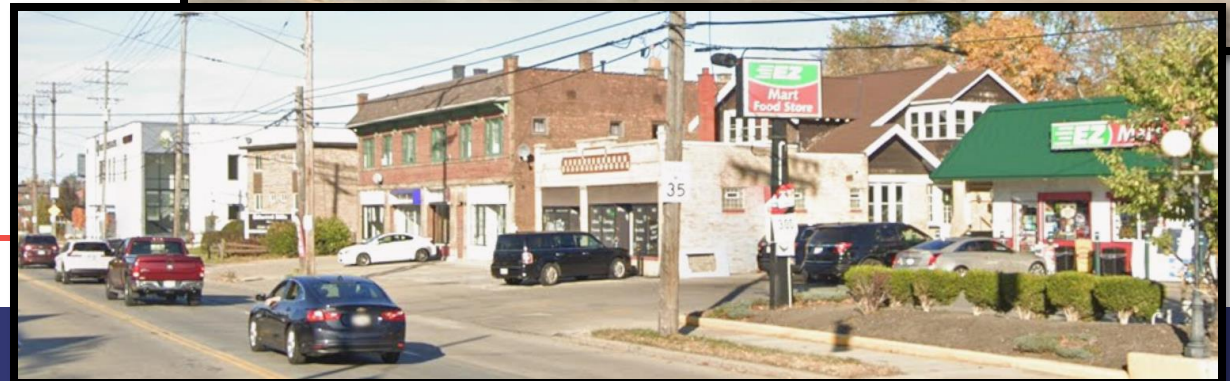
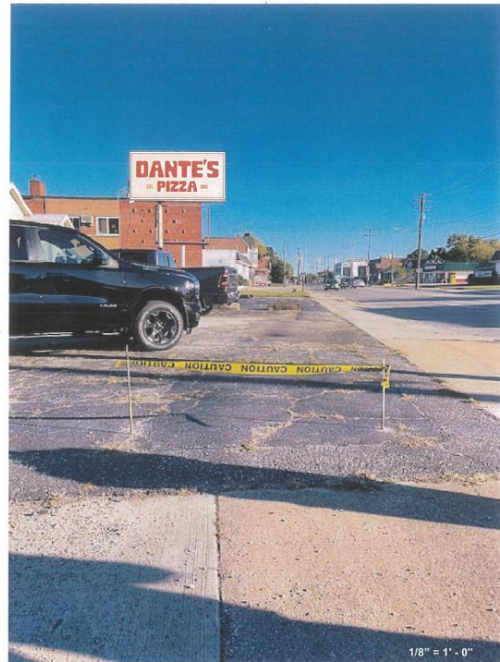
- CITY of CLEVELAND**
MAYOR JUSTIN M. BIBB
-
- CITY PLANNING COMMISSION**

[illegible]

Considerations

- ❖ Does this result in signage that is better suited to the design of the subject property or nearby properties? (*Design Compatibility*)
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- ❖ **Are these variances the *minimum necessary* to ensure design compatibility with surrounding properties and residential neighbors?**

SIGN #1
Reface existing double face pole sign
Optional: Non-illuminated or internally illuminated with LED
Flat face with digital print graphics



SIGN #1

Reface existing double face pole sign
Optional: Non-illuminated or internally illuminated with LED
Flat face with digital print graphics



Date 10.18.24

Scale 1/2" = 1' - 0"

Drawing # 1 of 4

Filename DantesPizza04_100924

Sales Tricia

Drawn JP

Work Order MO-

This drawing has been reviewed and is:

- ☐ APPROVED AS SUBMITTED
☐ APPROVED AS NOTED
☐ NOT APPROVED REVISE AND RESUBMIT

Representative Signature


Date

These drawings, specifications or plans are the property of The Wagner Electric Sign Company as a direct result of original work performed by its employee(s). They are being submitted to you, or the organization that you directly represent for the sole purpose for you or your organizations consideration as to whether or not there is intent to purchase products or services from The Wagner Electric Sign Company as shown within these plans. Unauthorized distribution or circulation of such plans without the express, written consent of The Wagner Electric Sign Company is expressly forbidden. In the event that such exhibition occurs, or other use of such plans or designs to secure goods or materials from other sources will result in costs and fees due to The Wagner Electric Sign Company for such design services rendered. Such use will constitute acceptance of design services performed. The fee for a standard sign valued at up to \$20,000 shall be \$1,000. The fee for standard sign valued over \$20,000 shall be a minimum of \$5,000 based on design time vested and/or uniqueness of the design and the time spent preparing such designs. In addition to any and all legal expenses to collect such.

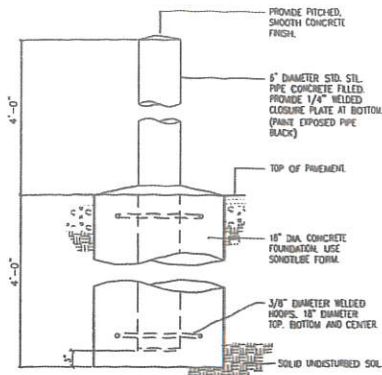
NOTE:

This layout was prepared for printing on Tabloid or 11"x17" stock. Reproducing this on media other than size stated above, will distort and no longer be to scale. Colors are for representation purposes and are not intended to match the final product color. See PMS® note.

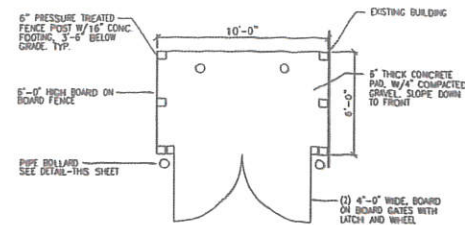
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 THIS PRODUCT IS LISTED BY UNDERWRITERS LABORATORIES INC. AND BEARS THE MARK

Wagner Electric Sign Co. © 2024



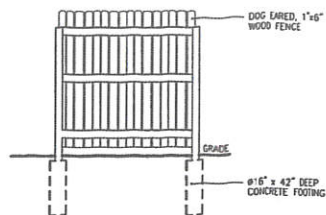
PIPE BOLLARD DETAIL
NOT TO SCALE



DUMPSTER ENCLOSURE PLAN
NOT TO SCALE

FENCE SPEC.

THE WOOD FENCING SHALL INCLUDE 4x4 POSTS AT 8' OC SET IN CONCRETE 42" DEEP WITH 2x6 HORIZONTAL RAILS AND 1x6 VERTICAL FENCE BOARDS. ALL FENCE LUMBER SHALL BE PRESSURE TREATED LUMBER. NO PAINTING IS REQUIRED FOR THE FENCE.



FENCE DETAILS

NO SCALE

PROPERTY INFORMATION

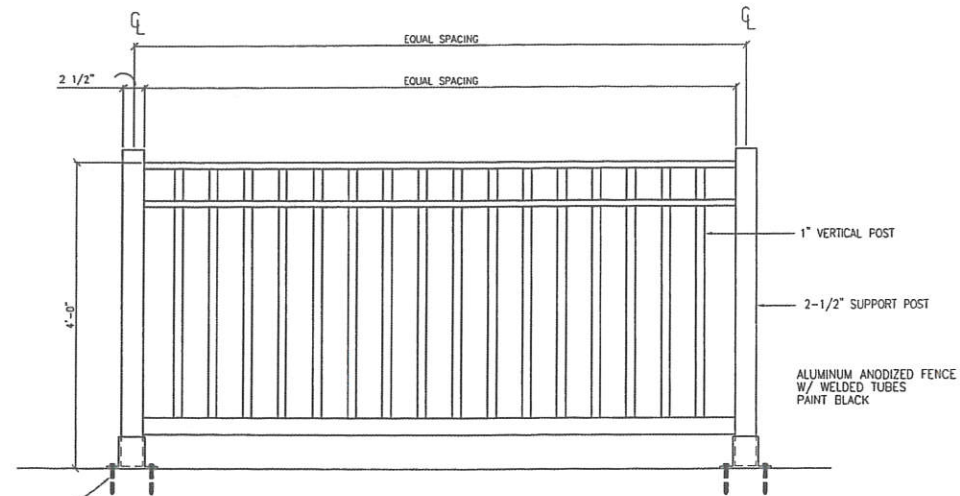
FOCAL POINT PROPERTIES
PPN: 026-08-031



REV.	DATE	DESCRIPTION
2	8-2023	OWNER CHANGES
3	15-2023	SITE PLAN CHANGES
7	28-2023	SITE DETAILS ADDED
8	14-2023	SITE DETAILS ADDED

LANDSCAPE LEGEND				
SYMBOL	QTY.	DESCRIPTION	WIDTH	HEIGHT MATURE
A	1	BURNING BUSH EUONYMUS ALATUS	3'-4'	3'-4'
B	6	JAPANESE BLOOD GRASS POACEAE	1'-2'	2'-3'
C	2	FORSYTHIA OLEACEAE	3'-4'	4'-5'
D	3	ORNAMENTAL PEAR PYRUS CALLERYANA	6'-8'	15'-18'

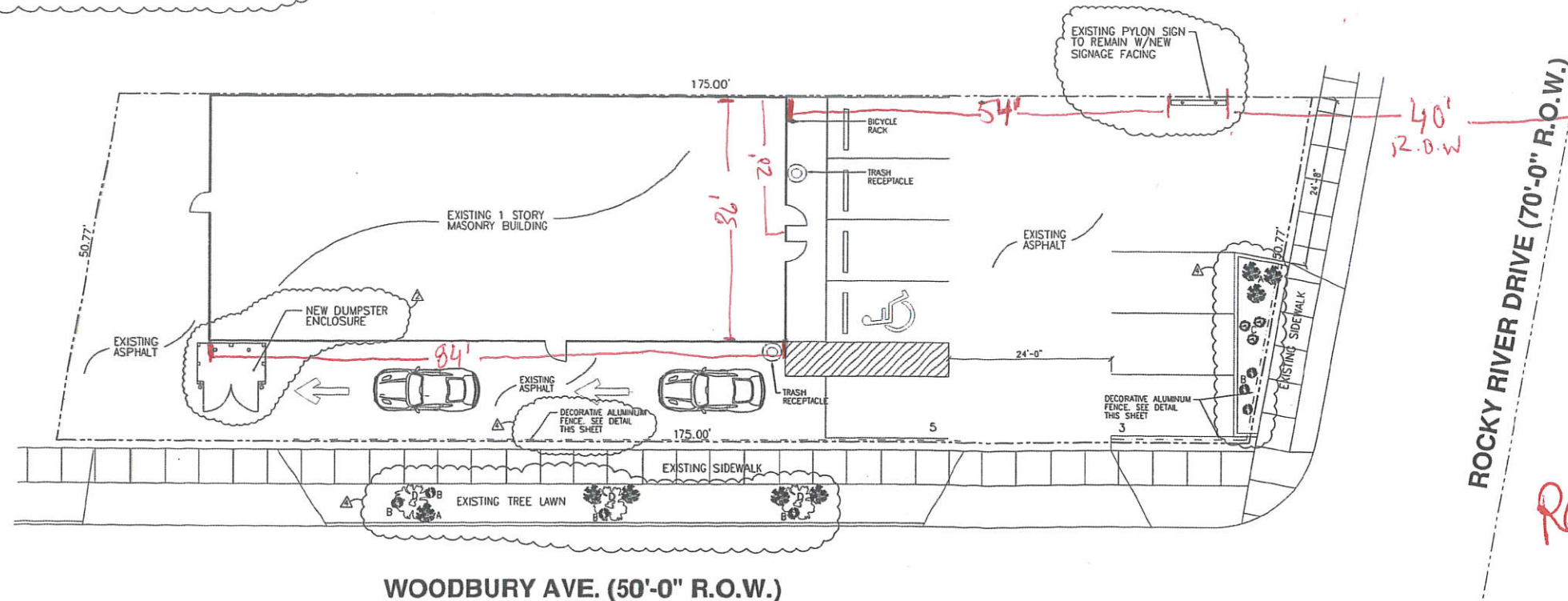
GROUND COVER: BROWN MULCH



DECORATIVE FENCE

NO SCALE

IRON POST FLANGE ANCHORED TO CONCRETE SLAB W/ (4) STAINLESS STEEL ANCHOR BOLTS. IRON POST FLANGE TO BE FINISHED TO MATCH CLEAR ANODIZED ALUMINUM.



WOODBURY AVE. (50'-0" R.O.W.)



SITE PLAN

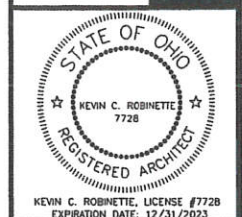
SCALE: 1" = 10'-0"



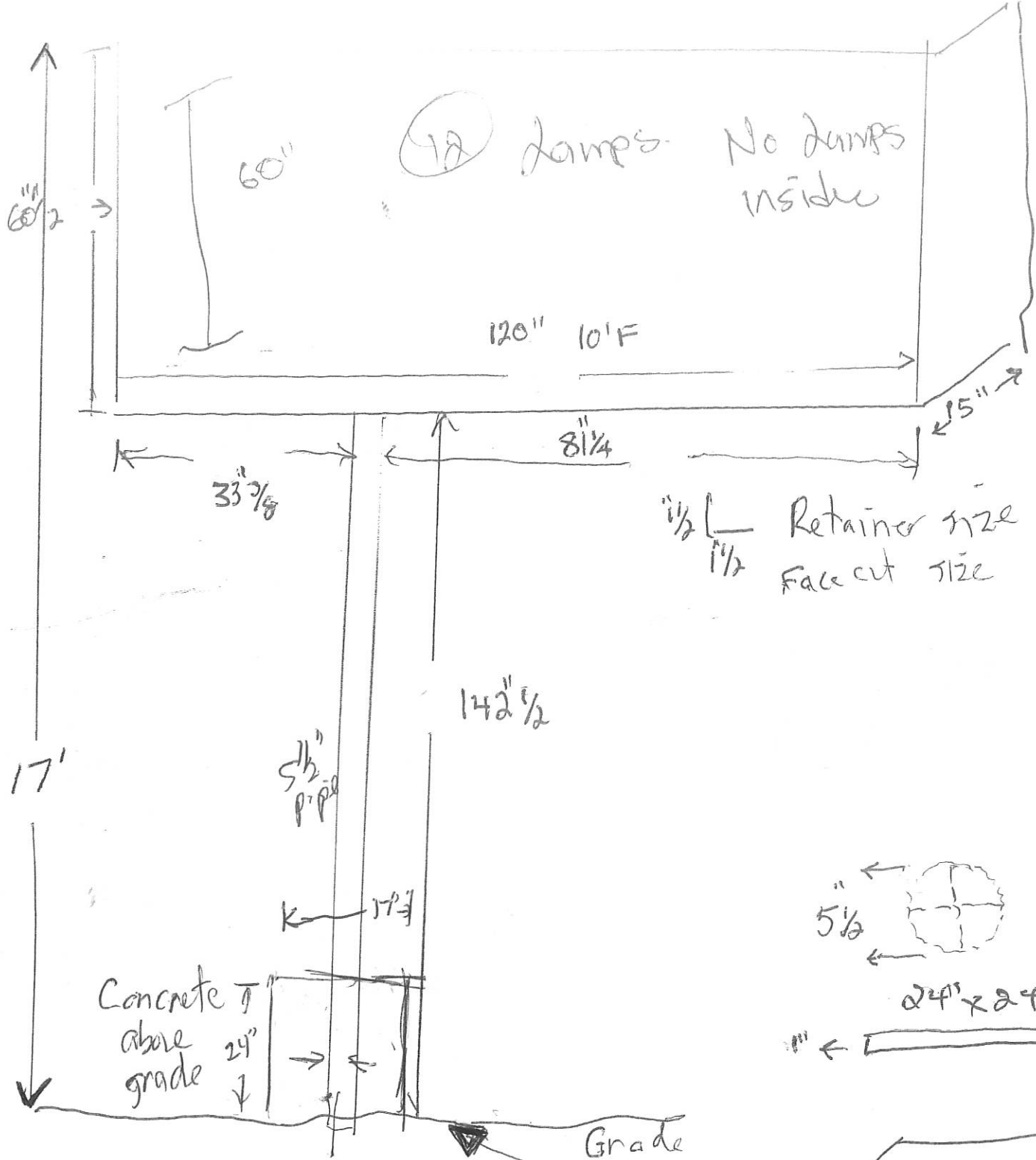
Revised / Final



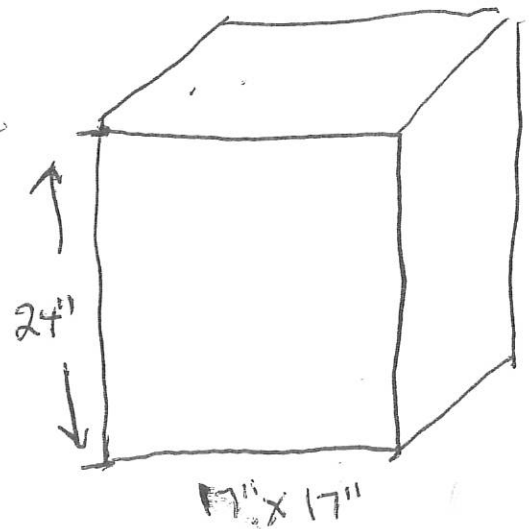
Project	DANTE'S PIZZA
Address	4200 ROCKY RIVER DRIVE CLEVELAND, OHIO
Drawing	SITE PLAN
Scale	AS SHOWN
Date	1-12-23
Issue for	PERMIT



SP.2



Darke's Pizza



Across the Street

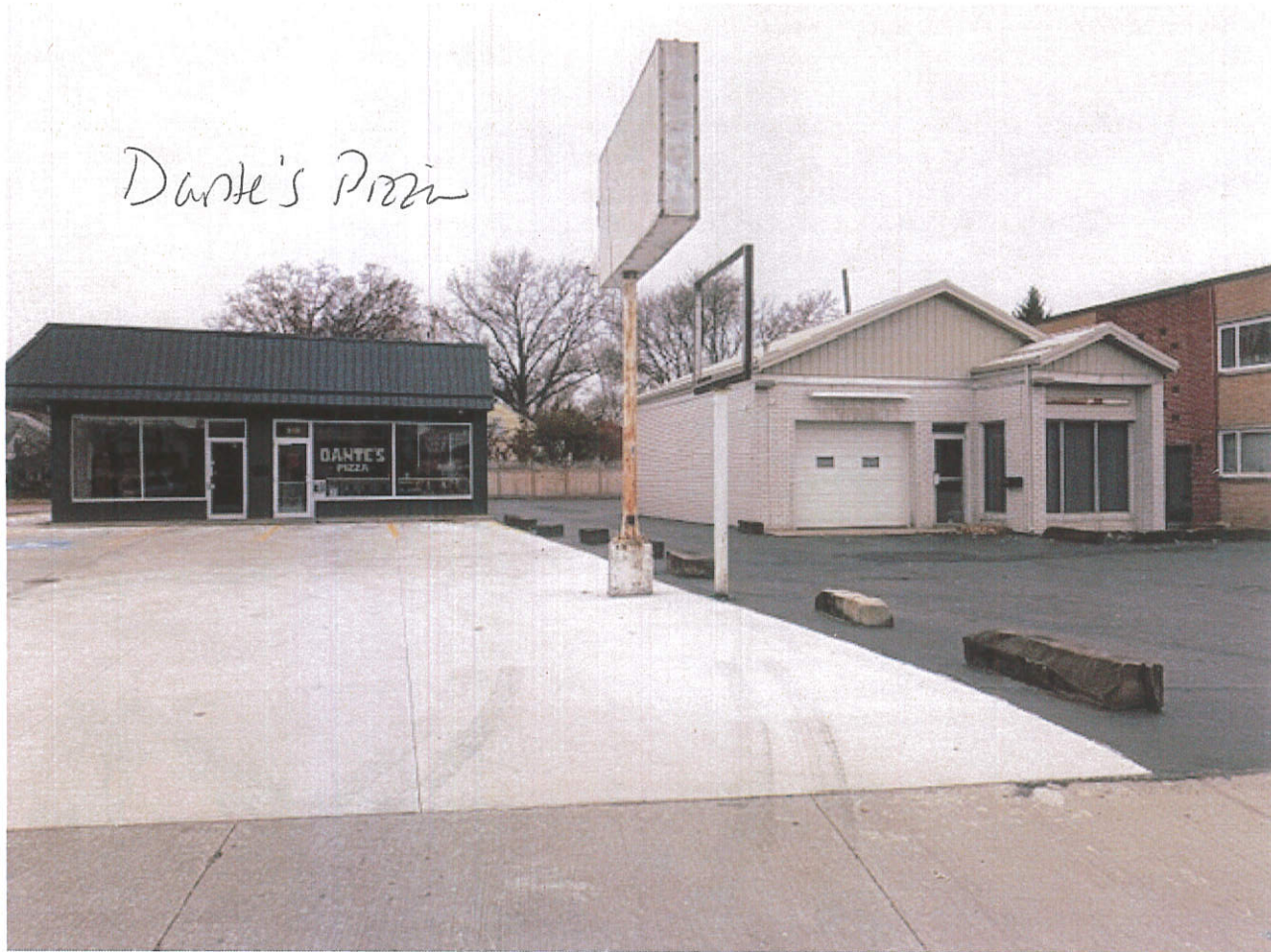


Across the Street

Conterv-Air



Dante's Pizzeria



Conserv-Air Rocky River Drive 40' R.O.W.
Curb to pole sign 25'





Here are the square footage calculations of the existing signs at Dante's Pizza 11/19/2025

1. Round Sign – 16" Diameter- Front Door Window Vinyl

Radius = 8"

$$\text{Area} = \pi \times 8^2 = 201.06 \text{ in}^2$$

Convert to sq ft:

$$201.06 \div 144 = 1.40 \text{ sq ft (approx.)}$$

2. Rectangular Sign – 24" H × 66" W- Window Vinyl

$$\text{Area} = 24 \times 66 = 1,584 \text{ in}^2$$

Convert to sq ft:

$$1,584 \div 144 = 11.00 \text{ sq ft}$$

3. Rectangular Sign – 4' H × 3' W- Neon sign in front window

$$\text{Area} = 4 \times 3 = 12 \text{ sq ft}$$

Total Square Footage

1.40 sq ft

11.00 sq ft

12.00 sq ft

= 24.40 sq ft total, plus the address and phone number vinyl





FW2025-017 – Dante's Pizza Signage

December 5, 2025

Design Review Advisory Committee:

FWDRAC recommended final approval with the following conditions on 12/3/25:

- Committee noted that any future pole signs (rebuild or new sign) should conform to zoning code; variance should only be granted because the pole sign already exists.

City Planning Staff:

Planning staff is in support of approving the sign variance and agrees with the condition recommended by FWDRAC regarding future signage conformance.

Cleveland City Planning Commission

Euclid Corridor Buckeye Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

December 5, 2025

EC2025-032 – African Town Retail

December 5, 2025

Project Address: Cedar Avenue between E 77th and E 78th

Type: New Construction – Commercial

Project Representatives: Joe Myers, Joseph Myers Architects, James
Sosan, Developer

Approval: Schematic (requesting Final)

Ward 5: Council Member Starr

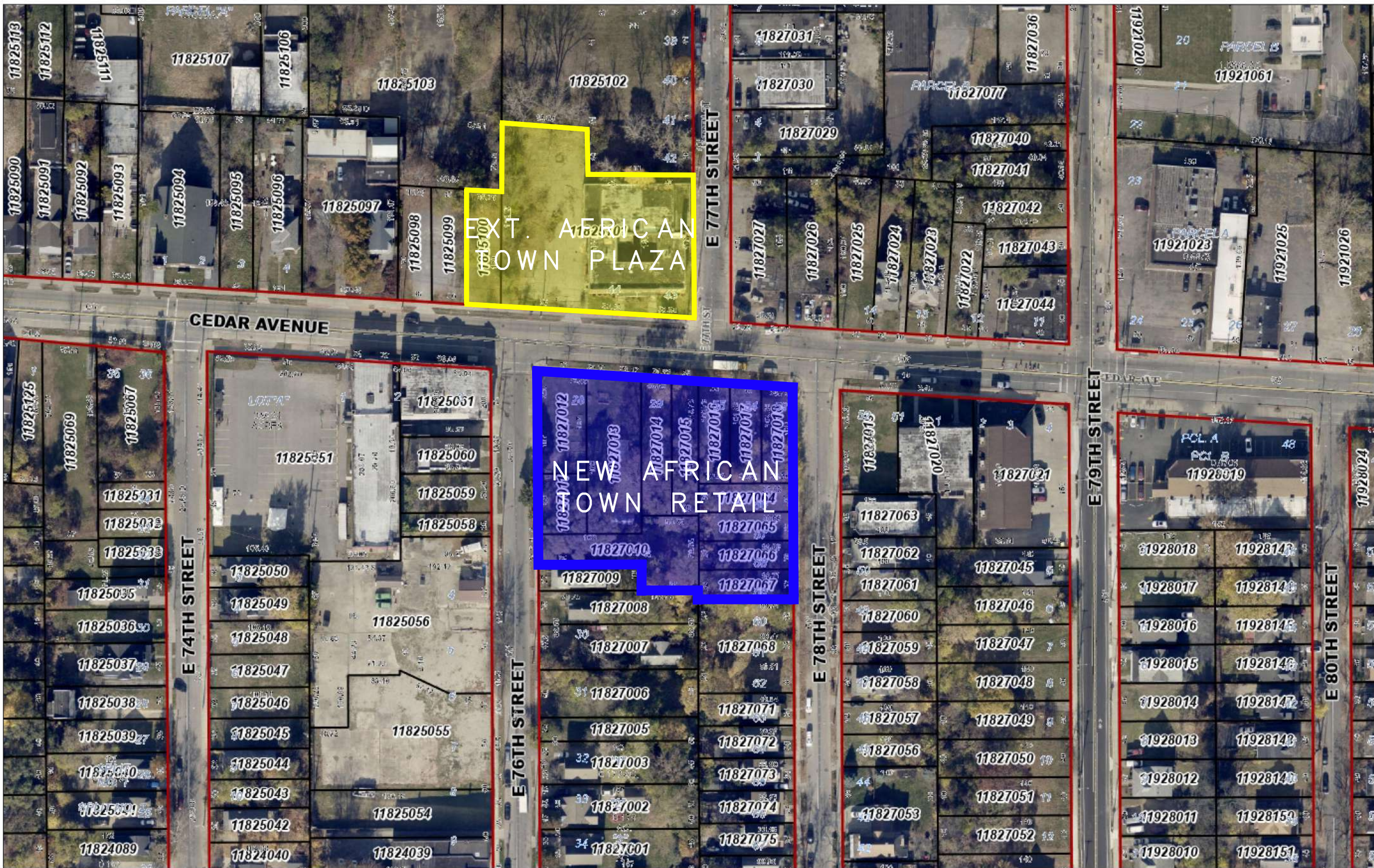
SPA: Fairfax



Date Created: 11/20/2024

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel
- Private Road



200 0 100 200 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

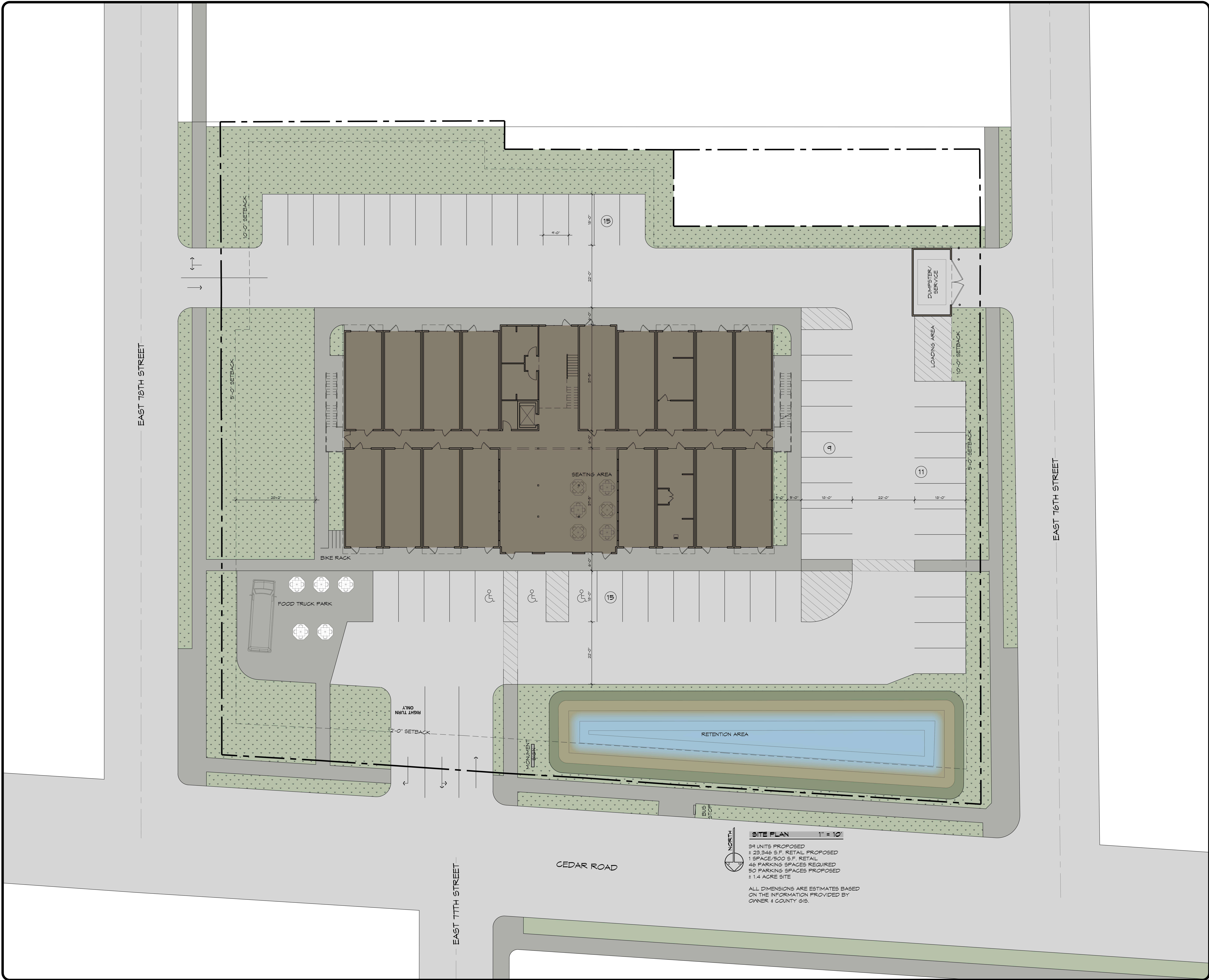
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:1,200









SITE PLAN
1" = 10'
34 UNITS PROPOSED
± 23,346 S.F. RETAIL PROPOSED
1 SPACE/500 S.F. RETAIL
46 PARKING SPACES REQUIRED
50 PARKING SPACES PROPOSED
± 1.4 ACRE SITE
ALL DIMENSIONS ARE ESTIMATES BASED
ON THE INFORMATION PROVIDED BY
OWNER & COUNTY GIS.

REVISIONS	BY
PETBOY MEETING 04.09.2025	
EXCLO CORRECTOR 04.25.2025	
REVISED 10.10.2025	

JOSEPH L. MYERS, ARCHITECT, INC.
38030 Second Street Willoughby, Ohio 44094
(440) 975-1800

AFRICAN TOWN RETAIL PLAZA
CEDAR AVENUE
CLEVELAND, OHIO
SITE PLAN

DRAWN XX
DATE OCTOBER 2025
SCALE 1/2"
JOB NO. 24042
SHEET SP
OF X SHEETS

AFRICAN TOWN RETAIL PLAZA



FRONT ELEVATION 1/4"

REVISIONS	BY
PETITORY MEETING	
04.28.2025	
EGLD CONSIDOR	
04.28.2025	
REVISED	
10.10.2025	
PLANNING COMMISSION	
11.15.2025	

JOSEPH L. MYERS, ARCHITECT, INC.
38030 Second Street Willoughby, Ohio 44094
(440) 975-1800

AFRICAN TOWN RETAIL PLAZA

CEDAR AVENUE
CLEVELAND, OHIO

TITLE

DRAWN	XX
DATE	NOVEMBER 2025
SCALE	1/10
JOB NO.	24049
SHEET	
T	
OF X	SHEETS

JOSEPH L. MYERS, ARCHITECT, INC.
38030 Second Street Willowoughby, Ohio 44094
(440) 975-1800

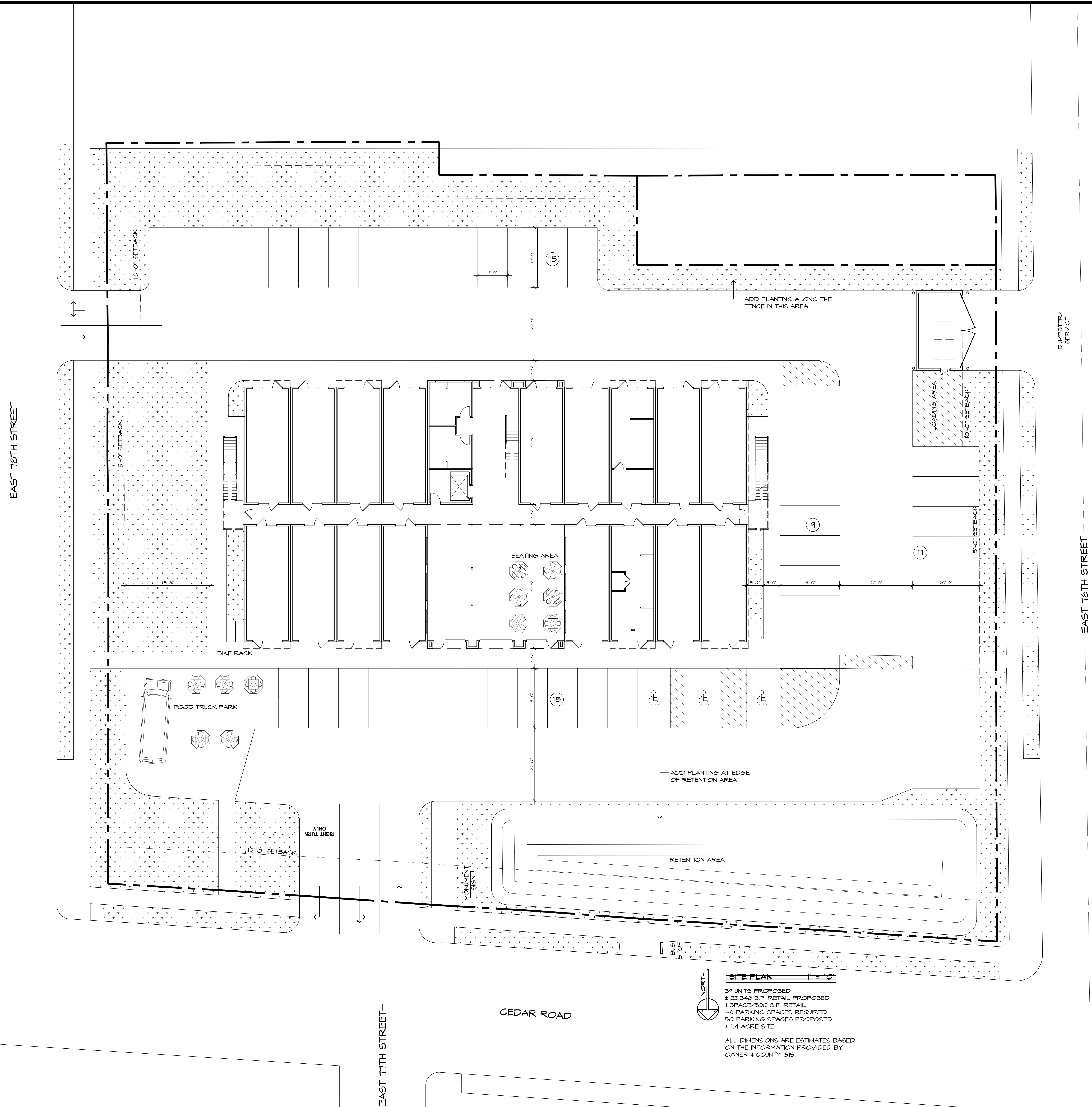
AFRICAN TOWN RETAIL PLAZA

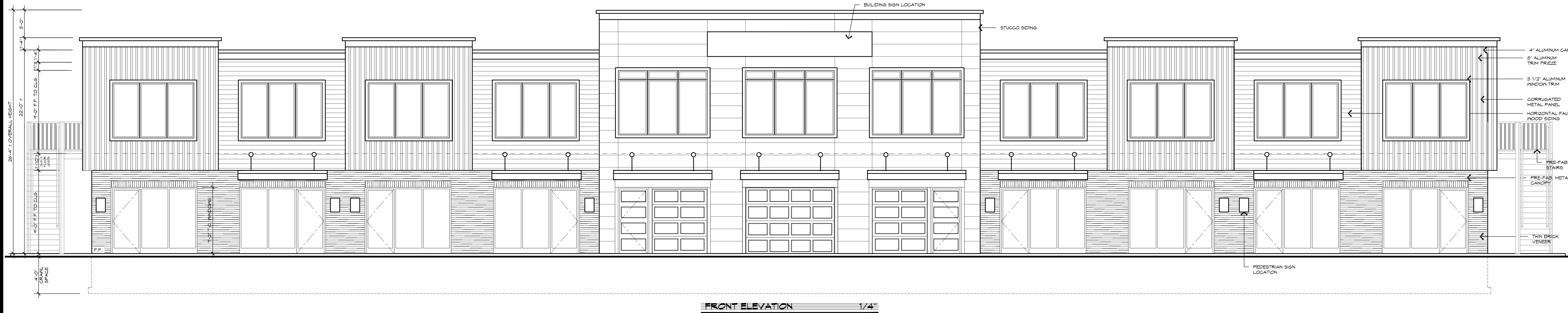
CEDAR AVENUE

CLEVELAND, OHIO

SITE PLAN

DRAWN XX
DATE NOVEMBER 2023
SCALE 1:10
JOB NO. 24045
SHEET SP
OF X SHEETS





FRONT ELEVATION 1/4"



REAR ELEVATION 1/4"

REVISIONS	BY
PETITOT MEETING 01.09.2023	
BUILD CORRECTOR 04.25.2023	
REVISED 10.10.2023	
PLANNING COMMISSION 11.5.2023	

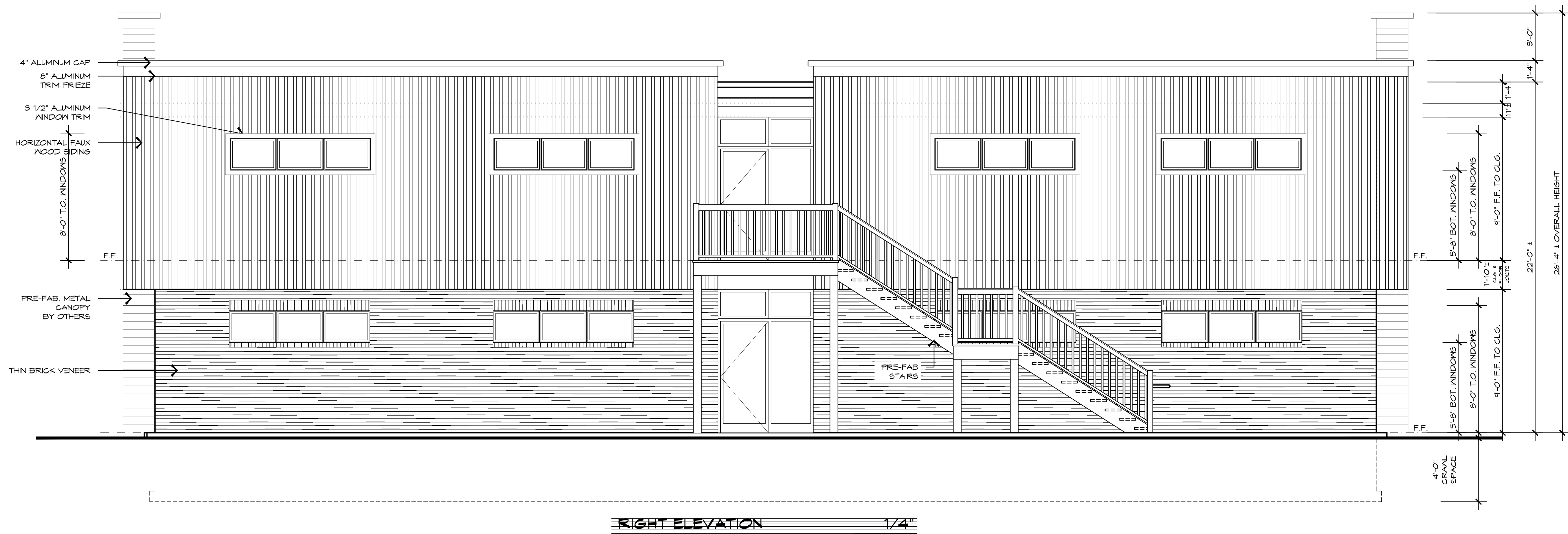
JOSEPH L. MYERS, ARCHITECT, INC.
38030 Second Street Willoughby, Ohio 44094
(440) 975-1800

AFRICAN TOWN RETAIL PLAZA

CEDAR AVENUE
CLEVELAND, OHIO

FRONT & REAR ELEVATIONS

DRAWN JL
DATE NOVEMBER 2023
SCALE 1/10
JOB NO. 24045
SHEET A1
OF X SHEETS



REVISIONS	BY
PETITOT MEETINGS	
07.05.2023	
BLVD CONCEPT	
04.05.2023	
REVISED	
10.10.2023	
PLANNING COMMISSION	
11.5.2023	

JOSEPH L. MYERS, ARCHITECT, INC.
38030 Second Street
Willoughby, Ohio 44094
(440) 975-1800

AFRICAN TOWN RETAIL PLAZA

CEDAR AVENUE
CLEVELAND, OHIO

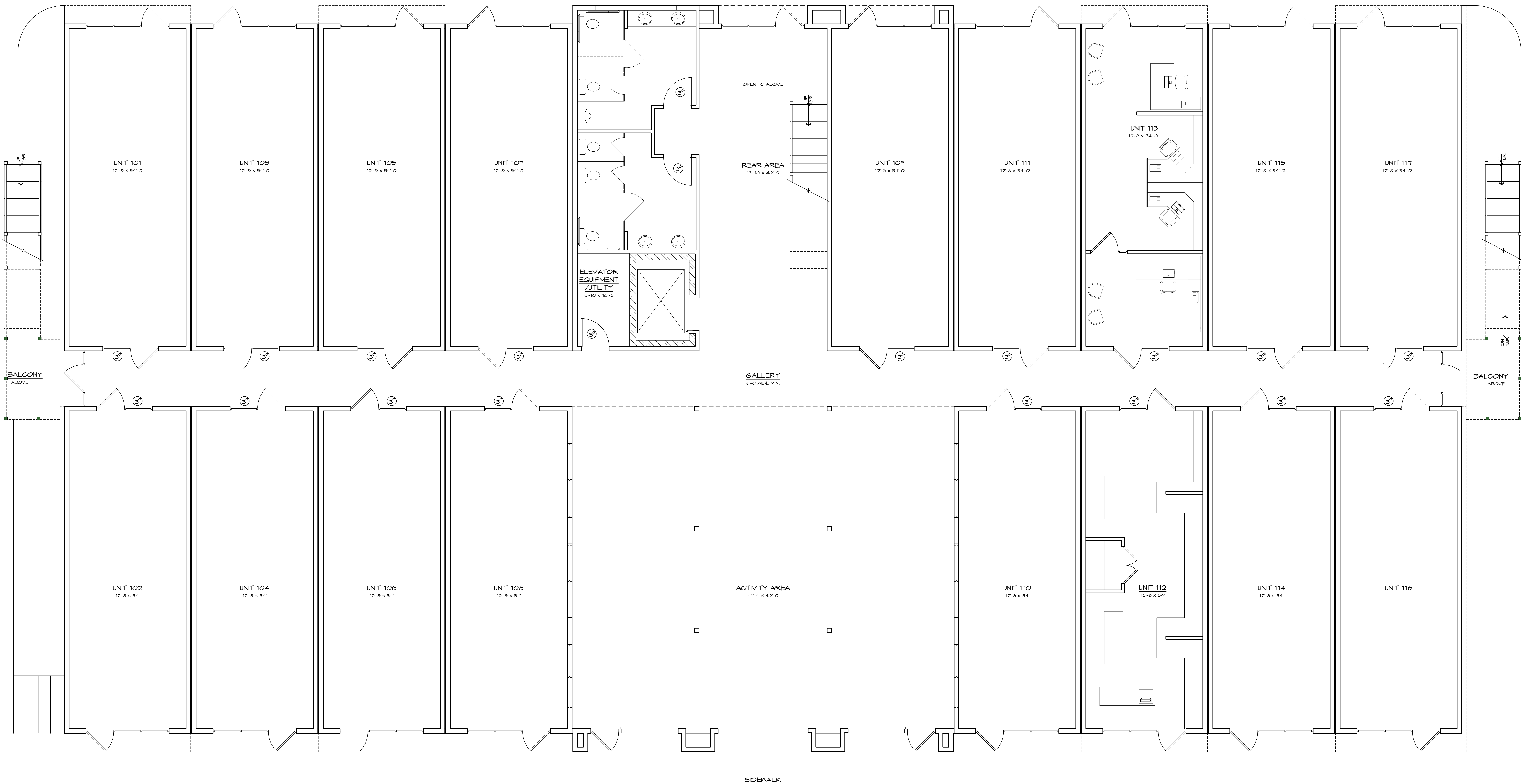
LEFT & RIGHT ELEVATIONS

DRAWN
XX
DATE
NOVEMBER 2023
SCALE
1/10
JOB NO.
24049
SHEET

A2

OF X

SHEETS



ENTRY LEVEL FLOOR PLAN 1/4"

17 ENTRY LEVEL UNITS
±0,251 S.F. ENTRY RETAIL FLOOR AREA

38 TOTAL UNITS
±18,596 S.F. OVERALL RETAIL FLOOR AREA

±11,490 S.F. BUILDING FOOTPRINT
FIRE AREA: 12,346 SF

REVISIONS	BY
PETIT/MEETING	04.09.2023
BLVD CORRIDOR	04.25.2023
REVISED	10.10.2023
PLANNING COMMISSION	11.5.2023

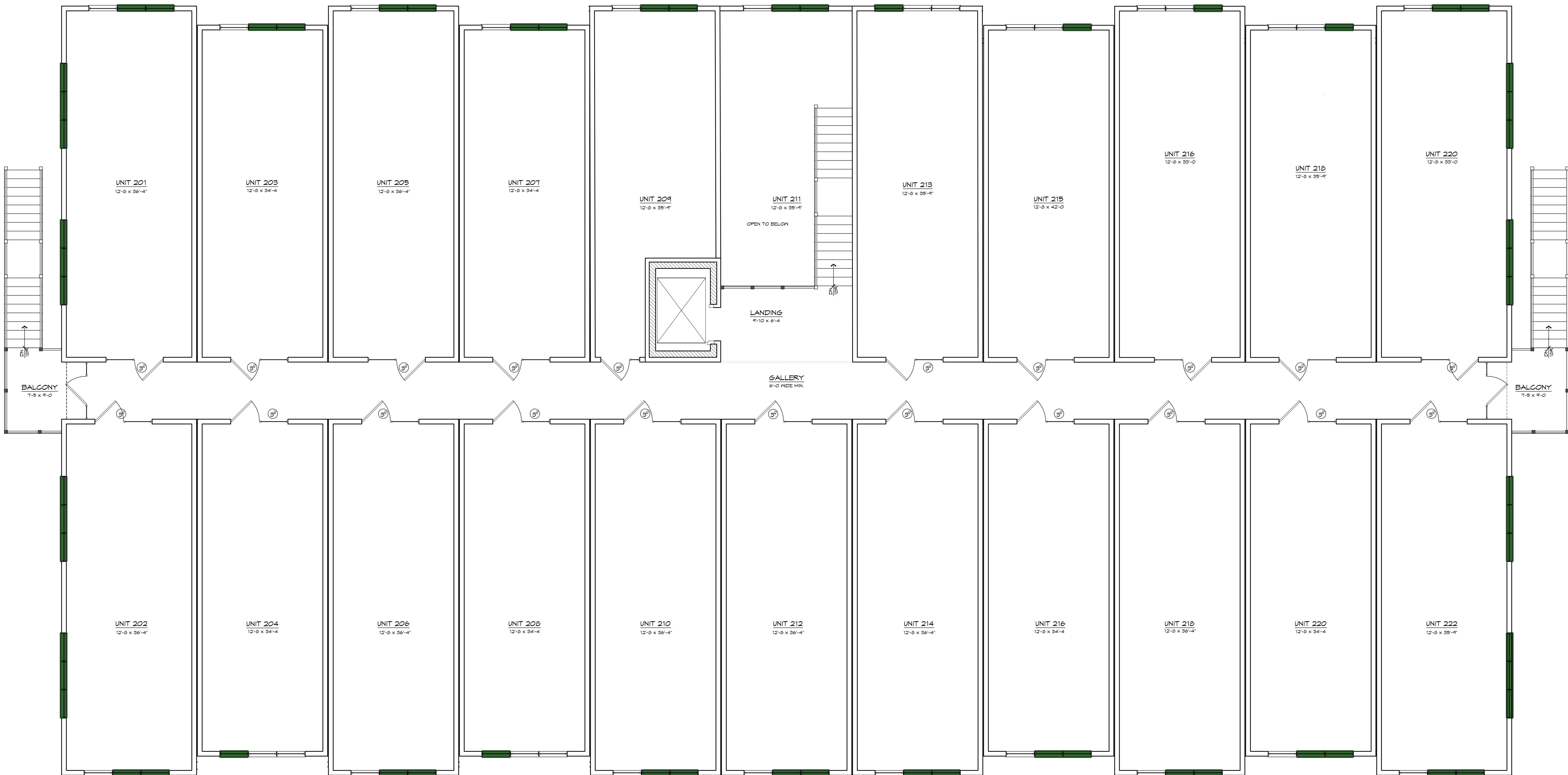
JOSEPH L. MYERS, ARCHITECT, INC.
38030 Second Street
Willoughby, Ohio 44094
(440) 975-1800

AFRICAN TOWN RETAIL PLAZA

CEDAR AVENUE
CLEVELAND, OHIO

ENTRY LEVEL FLOOR PLAN

DRAWN	30
DATE	NOVEMBER 2023
SCALE	1/10
JOB NO.	24049
SHEET	
A3	
OF X	SHEETS



UPPER LEVEL FLOOR PLAN 1/4" = 1'-0"

REVISIONS	BY
PERIOD MEETING 04.05.2023	
BLVD CORRIDOR 04.25.2023	
REVISED 10.10.2023	
PLANNING COMMISSION 11.5.2023	

JOSEPH L. MYERS, ARCHITECT, INC.
38030 Second Street
Willoughby, Ohio 44094
(440) 975-1800

AFRICAN TOWN RETAIL PLAZA
CEDAR AVENUE
CLEVELAND, OHIO
UPPER LEVEL FLOOR PLAN

DRAWN JLM
DATE NOVEMBER 2023
SCALE 1:10
JOB NO. 24045
SHEET A4
OF X SHEETS

- GENERAL NOTES
1. MODIFICATIONS TO THE DESIGNS MAY BE REQUIRED TO ACCOMMODATE VARYING FIELD CONDITIONS OR MODIFIED PLANT ARRANGEMENTS.
 2. LANDSCAPE ARCHITECT TO BE THE AUTHORITY FOR INTERPRETATION OF PLAN AND QUALITY OF WORK.
 3. ALL SUBSTITUTIONS SUBJECT TO APPROVAL OF LANDSCAPE ARCHITECT.
 4. ALL MEASUREMENTS, ELEVATIONS, & PROPERTY LINE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ANY VARIATIONS OR DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
 5. IF NO DISCREPANCIES ARE REPORTED PRIOR TO CONSTRUCTION AND THE OWNER OR CONTRACTOR DOES NOT EMPLOY THE LANDSCAPE ARCHITECT FOR THE CONSTRUCTION PHASE OF THE PROJECT, THE LANDSCAPE ARCHITECT SHALL BE HELD HARMLESS AND NOT RESPONSIBLE FOR MISINTERPRETATIONS, ERRORS, OR CHANGES MADE BY THE OWNER OR CONTRACTOR.
 6. ALL SITE INFORMATION BASED ON ARCHITECTURAL SITE PLAN BY JOSEPH L. MYERS, ARCHITECT INC. DATED 10/30/25 440.975.1800
 7. ALL WALL ELEVATIONS, PATIO ELEVATIONS, FINISHED GRADES, AND DRAIN LINE ELEVATIONS TO BE FINALIZED IN THE FIELD.
 8. DEPTH OF ALL FOOTERS TO BE 3'-6" OR MEET ALL LOCAL BUILDING CODES.
 9. CONTRACTOR IS RESPONSIBLE FOR ALL BUILDING PERMITS AND INSPECTIONS.
 10. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES, SEPTIC SYSTEMS, IRRIGATION SYSTEMS, AND PROVIDE PROPER UTILITY PROTECTION PRIOR TO CONSTRUCTION. CALL APPROPRIATE STATE AUTHORITIES FOR MARKING. IF UNDERGROUND UTILITIES, CONSTRUCTION, OR SOLID ROCK LEDGES ARE ENCOUNTERED, OTHER LOCATIONS FOR PLANTINGS MAY BE SELECTED BY THE CONTRACTOR WITH THE OWNER/LANDSCAPE ARCHITECT'S APPROVAL.
 11. CONTRACTOR IS RESPONSIBLE FOR ALL CLEAN-UP ASSOCIATED WITH HIS CONSTRUCTION PROCEDURES.
 12. QUALITY AND SIZES OF PLANTS TO MEET AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
 13. ALL SUBSTITUTIONS OF PLANT SIZES AND VARIETIES SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 14. IF QUANTITIES LISTED IN PLANT LIST DO NOT CORRELATE WITH THE PLANTINGS INDICATED ON THE PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
 15. CONTRACT SHALL CONSIST OF TOTAL UNITS AUTHORIZED BY THE OWNER.
 16. THIS PROPERTY MAY BE LOCATED IN AN AREA WITH A DENSE DEER POPULATION. IF DEER ARE HUNGRY ENOUGH THEY WILL EAT ALMOST ANYTHING, INCLUDING PLANTS NOT NORMALLY EATEN BY DEER. IF OWNER SHOULD NOTICE ANY DEER GRAZING ON THEIR PROPERTY, THEY SHOULD TAKE IMMEDIATE ACTION IN PROTECTING THE PLANTS IN THEIR YARD.
 17. FOR PLANTING BED PREPARATION, LOOSEN EXISTING SOIL TO A DEPTH OF 6", ADD TOPSOIL IN SUFFICIENT QUANTITY TO RAISE BED 4" ABOVE FINISHED LAWN GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND AROUND OR AWAY FROM PLANTING BEDS TO PREVENT PONDING OF WATER. DO NOT RAISE BED GRADE ABOVE THE FINISHED FLOOR ELEVATION OR WATER-PROOFING LINE ON FOUNDATION.
 18. PREPARE PLANTING BEDS BY APPLYING ROUND-UP AS PER LABEL DIRECTIONS TO WEEDS OR GRASS GROWTH IN PLANTING AREAS ON-SITE. ALLOW SUFFICIENT TIME FOR HERBICIDE TO TAKE EFFECT. SCARIFY PLANTING AREAS TO A MINIMUM DEPTH OF SIX INCHES. TILL IN TOPSOIL, SANDY LOAM, AND ORGANIC MATERIAL (BED MIX). ADD 4 INCHES OF BED MIX TOPSOIL TO PLANTING AREAS. TILL IN SOIL TO CREATE A MIX OF EXISTING SOIL AND BED MIX. BRING BEDS TO GRADE AND RAKE TO REMOVE WEEDS, CLODS, ROCKS WITH A DIAMETER OF GREATER THAN ONE INCH. EXISTING TURF AREAS, IF ANY, THAT HAVE BEEN DAMAGED OR SCARRED DURING THE PLANTING OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
 19. LEAF HUMUS TO BE MIXED INTO BED AREAS WHERE PERENNIAL PLANTINGS WILL BE LOCATED.
 20. APPROPRIATE QUANTITIES OF 12-12-12 AGRIFORM SOLID FERTILIZER TABLETS (OR EQUAL) TO BE APPLIED TO ALL PLANTINGS.
 21. ALL BEDS SHALL BE EDGED WITH A DEFINED, CUT EDGE.
 22. ALL NYLON ROPING AND TWINE SHALL BE REMOVED PRIOR TO PLANTINGS. ALL NON-TREATED BURLAP AND/OR NON-ROT BURLAP TO BE REMOVED FROM THE TOP HALF OF THE ROOTBALL.
 23. MULCH ALL PLANTINGS, BEDS, AND DISTURBED AREAS WITH A 3" DEPTH OF DOUBLE SHREDDED BARK MULCH.
 24. ALL PLANT MATERIALS AND GROUNDCOVERS TO BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE FINAL ACCEPTANCE OF WORK.
 25. ALL SHRUBS AND TREES TO BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
 26. LAWN INSTALLATION: SHADED LAWN AREAS TO BE SEEDED WITH A PREMIUM SHADE MIX. ENTIRE LAWN AREAS TO BE SEEDED WITH DELUXE SUN MIX (INCLUDING OVERSEEDING SHADE AREAS). AREAS TO BE SEEDED TO BE WITHOUT CONSTRUCTION DEBRIS, WEEDS, OR ROCKS GREATER THAN 3/4" DIAMETER. APPLY A MINIMUM 2" OF TOPSOIL TO ALL LAWN AREAS.
 27. RESEED ALL DISTURBED AREAS WITH THE APPROPRIATE SEED MIX.
 28. ALL SEEDED AREAS TO BE COVERED WITH A 1-1/2" THICK LAYER OF NON-COMPACTED STRAW.
 29. CONTRACTOR IS RESPONSIBLE FOR WATERING NEW PLANT MATERIAL UNTIL FINAL ACCEPTANCE OF WORK.
 30. CONTRACTOR TO REMOVE TREE STAKING ONE YEAR FROM DATE OF FINAL ACCEPTANCE AS PART OF ORIGINAL LANDSCAPE CONTRACT.

LANDSCAPE MAINTENANCE STANDARDS

1. ALL LANDSCAPING MATERIALS SHALL BE INSTALLED AND MAINTAINED ACCORDING TO ACCEPTED NURSERY INDUSTRY PROCEDURES.
2. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE CONTINUED PROPERTY MAINTENANCE OF ALL LANDSCAPING MATERIALS, AND SHALL KEEP THEM IN A PROPER, NEAT AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS AT ALL TIMES.
3. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE PLACED WITHIN ONE YEAR OF THE CERTIFIED DATE OF PLANTING, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, BY PLANT MATERIAL SIMILAR IN SIZE AND TYPE OF THAT WHICH WAS REMOVED.

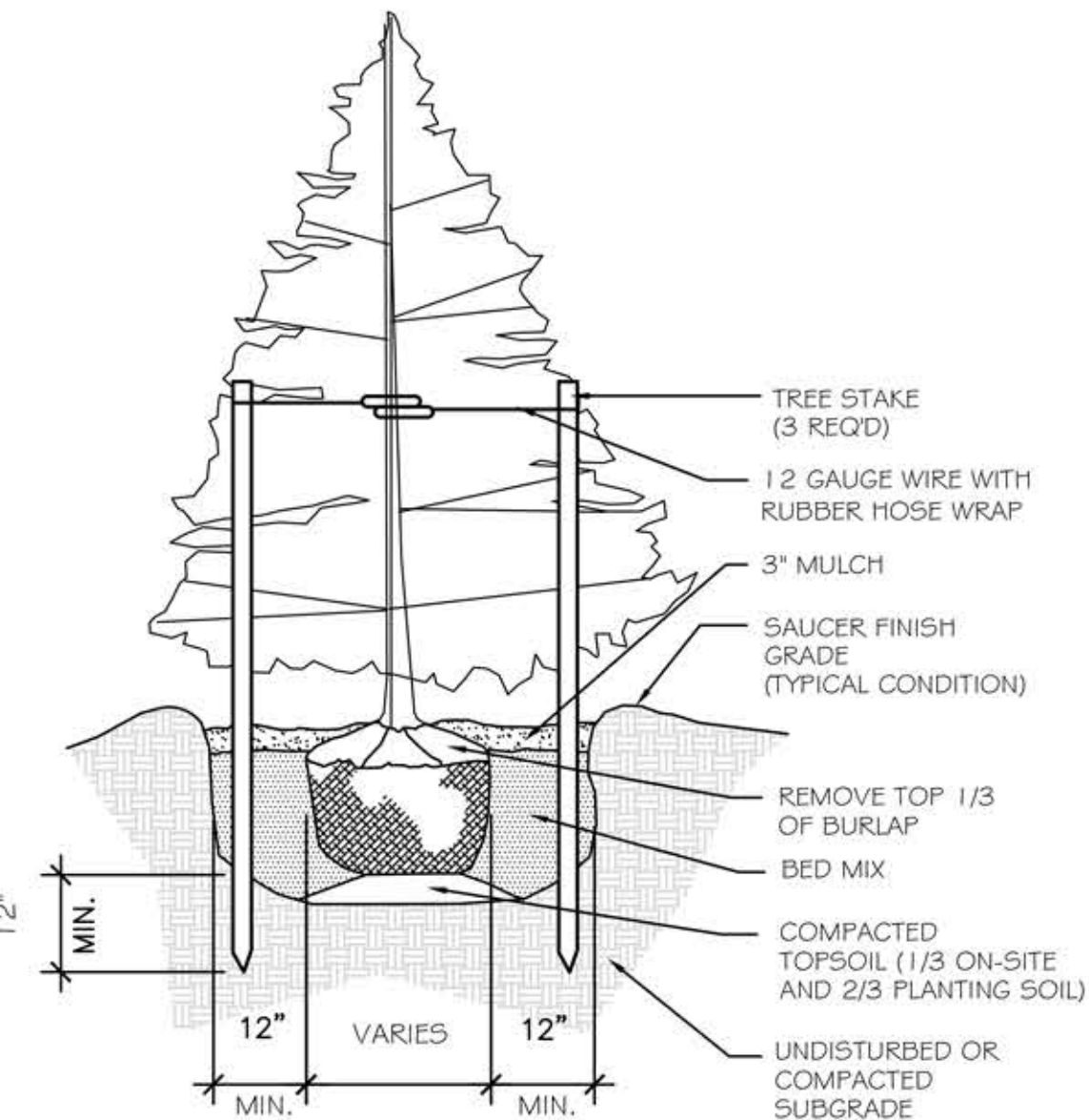


6' PVC PRIVACY FENCE

FENCING NOTES

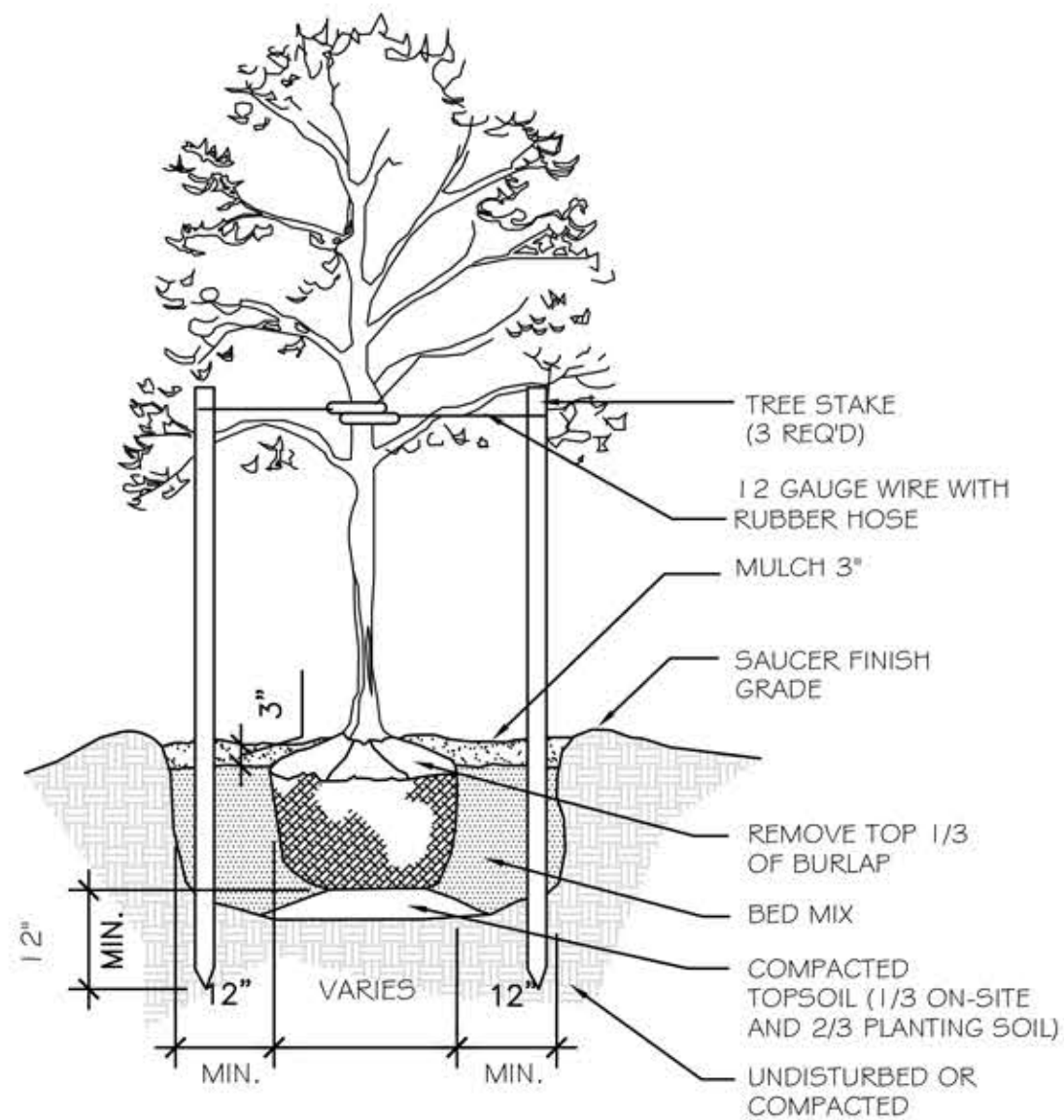
1. FENCING IMAGES FOR REFERENCE TO STYLE AND LOOK OF PROPOSED FENCING ON SITE
2. ALL FENCING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. SEE CIVIL ENGINEER'S PLANS FOR LOCATION AND LAYOUT FOR FENCING AND ALL REQUIRED UTILITY RUNS FOR POWER TO GATES.
4. CONTRACTOR TO PROVIDE SUBMITTALS ON ALL FENCING AND POWER REQUIRED FOR GATES TO OWNER, ARCHITECT, AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
5. ANY CONSTRUCTION DRAWINGS FOR FENCING TO BE PROVIDED BY OWNER OR OWNERS ARCHITECT OR ENGINEER.

SITE PLANTING SCHEDULE					
Code	Qty.	Botanical Name	Common Name	Size	Notes
AC-BR	3	Acer r. 'Brandywine'	Brandywine Maple	2" Cal.	B4B
AC-BO	3	Acer r. 'Bowhall'	Bowhall Maple	2" Cal.	B4B
AM-AB	3	Amelanchier x g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" Cal.	B4B, Single Stem
CA-BL	3	Carpinus b. 'Lucas'	Lucas Hornbeam	2" Cal.	B4B
OS-VI	3	Ostrya virginiana	American Hophornbeam	2" Cal.	B4B
TH-CC	3	Thuja p. 'Can Can'	Can-Can Western Red Cedar	6'	B4B
UL-FR	2	Ulmus x. Frontier	Frontier Elm	2" Cal.	B4B



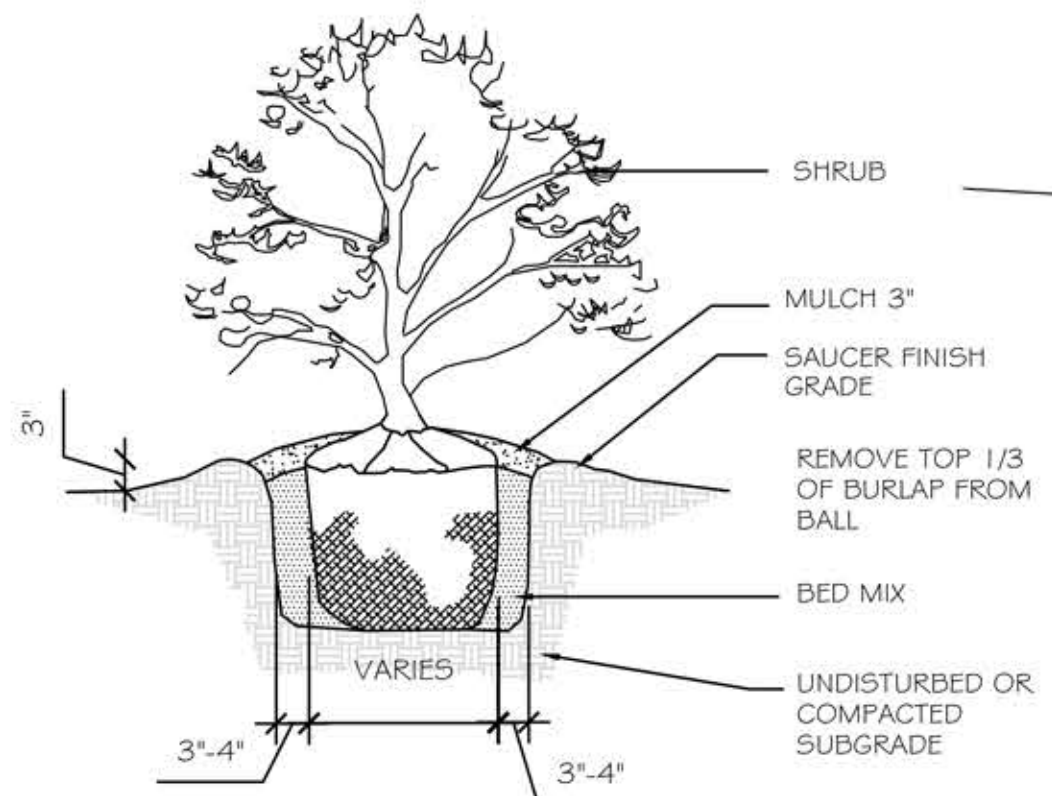
EVERGREEN TREE PLANTING

NOT TO SCALE



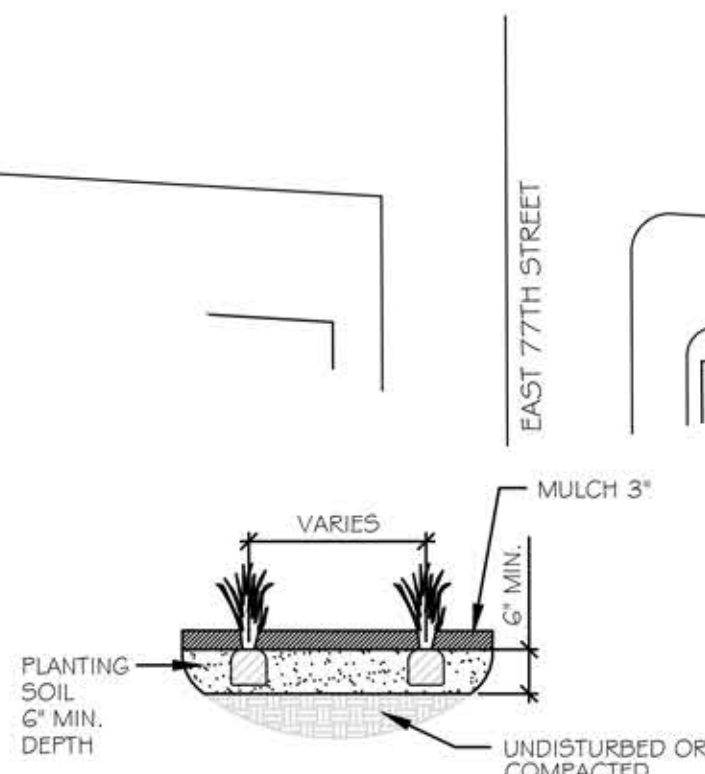
DECIDUOUS TREE PLANTING

NOT TO SCALE



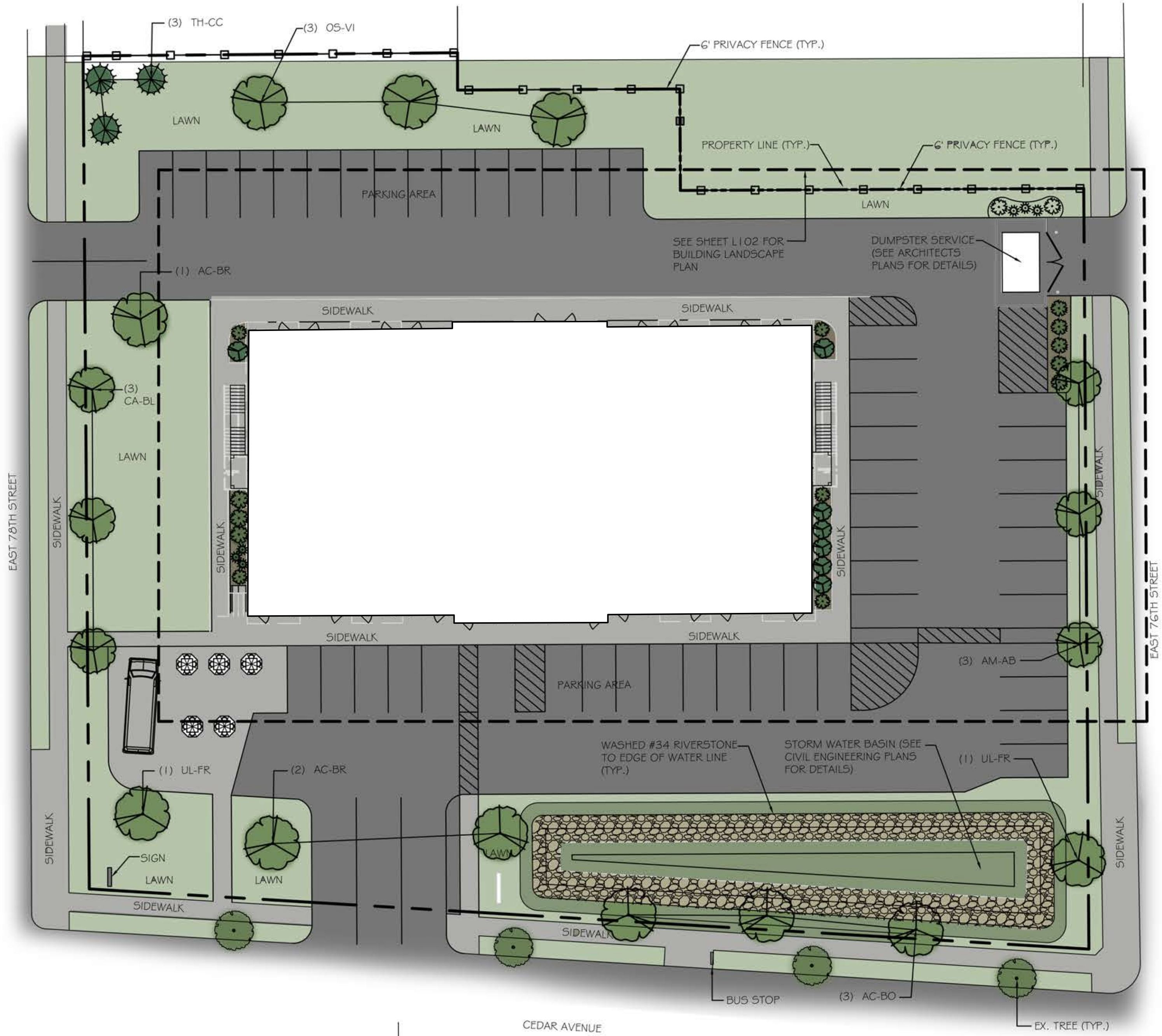
SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE

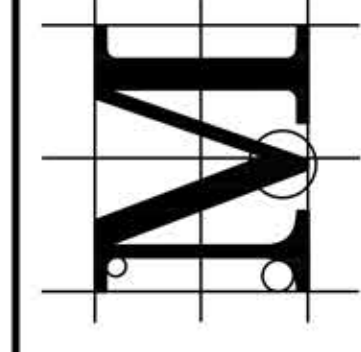


SITE LANDSCAPE PLAN

SCALE: 1" = 20' (WHEN PRINTED AT FULL-SIZE 24"X36" SHEET)



M c c u e
Design Group, LLC
LANDSCAPE ARCHITECTS
P.O. BOX 234
WILLOUGHBY, OHIO 44096
216.870.7842 tel



SITE LANDSCAPE PLAN & DETAILS

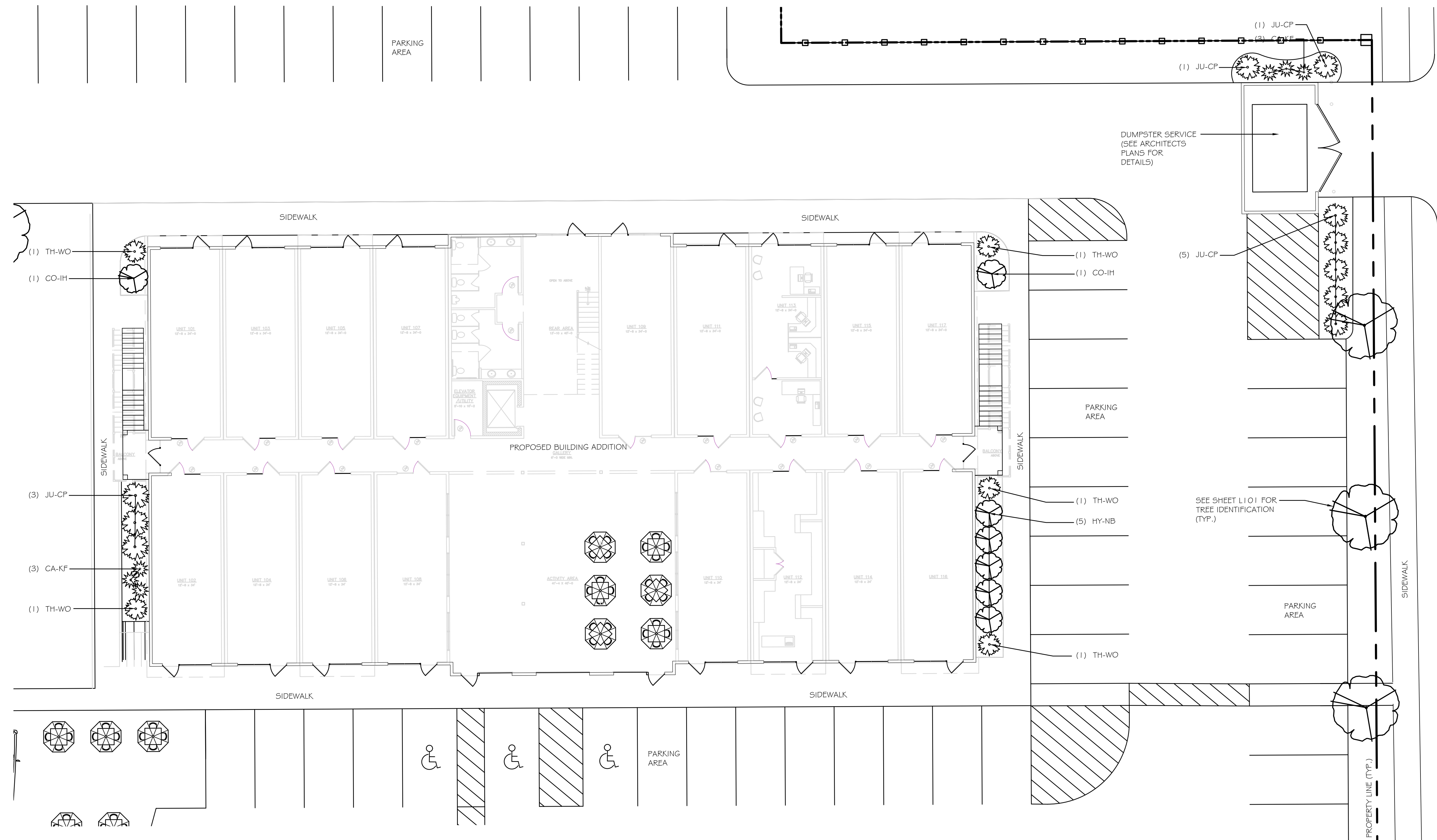
AFRICAN TOWN RETAIL

CEDAR AVENUE
CLEVELAND, OH 44103

DATE	NOTES
25-09-10	CITY PLANNING SUBMITTAL
25-11-10	CITY PLANNING SUBMITTAL #2

L 101

SHEET 1 OF 2



BUILDING PLANTING SCHEDULE						
Code	Qty.	Botanical Name	Common Name	Size	Notes	Mature Size
CA-KF	6	Calamagrostis x 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2 Cont.		3' Height, 3' Spread
CO-IH	2	Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	36"	B4B	4'-5' Height, 4'-5' Spread
HY-NB	5	Hydrangea m. 'Nikko Blue'	Nikko Blue Hydrangea	24"	Cont.	3'-5' Height, 3'-5' Spread
JU-CP	10	Juniperus ch. 'Parsoni'	Parson's Juniper	#3 Cont.		2'-3' Height, 4'-5' Spread
TH-WO	5	Thuja o. 'Woodwardii'	Woodward Globe Arborvitae	24"	Cont.	3'-4' Height, 3'-4' Spread

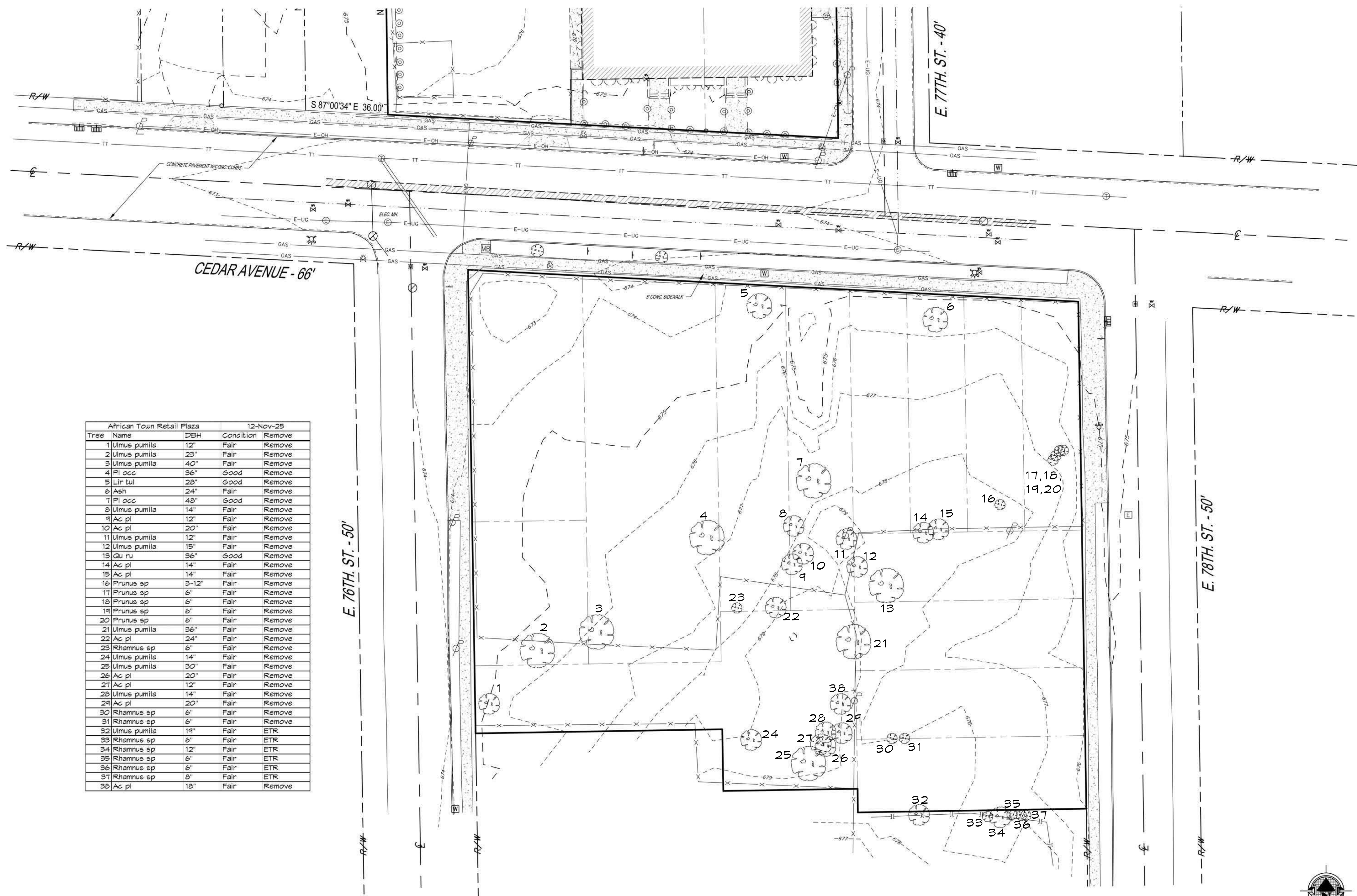
BUILDING LANDSCAPE PLAN
SCALE: 1" = 10' (WHEN PRINTED AT FULL-SIZE 24"X36" SHEET)



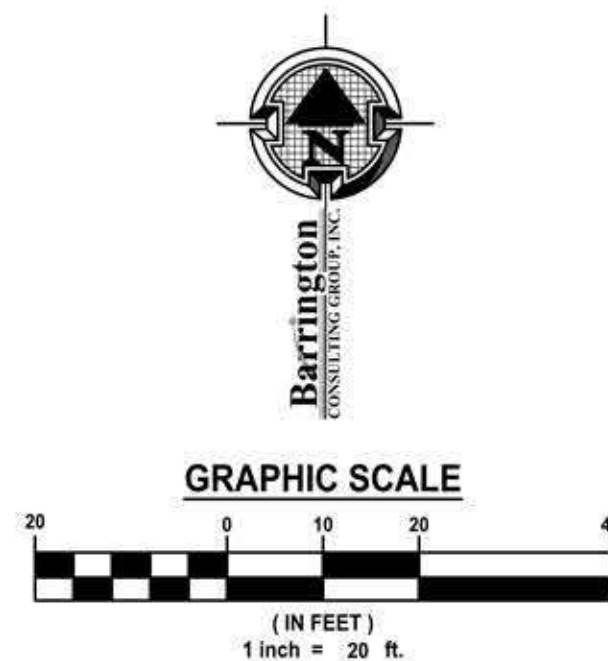
DATE	NOTES
25-09-10	CITY PLANNING SUBMITTAL
25-11-10	CITY PLANNING SUBMITTAL #2

BUILDING LANDSCAPE PLAN
AFRICAN TOWN RETAIL
CEDAR AVENUE
CLEVELAND, OH 44103

Design Group, LLC
LANDSCAPE ARCHITECTS
P.O. BOX 234
WILLOUGHBY, OHIO 44096
216.870.7842 tel



African Town Retail Plaza				12-Nov-25
Tree	Name	DBH	Condition	Remove
1	Ulmus pumila	12"	Fair	Remove
2	Ulmus pumila	23"	Fair	Remove
3	Ulmus pumila	40"	Fair	Remove
4	Pl occ	36"	Good	Remove
5	Lir tul	28"	Good	Remove
6	Ash	24"	Fair	Remove
7	Pl occ	48"	Good	Remove
8	Ulmus pumila	14"	Fair	Remove
9	Ac pl	12"	Fair	Remove
10	Ac pl	20"	Fair	Remove
11	Ulmus pumila	12"	Fair	Remove
12	Ulmus pumila	15"	Fair	Remove
13	Qu ru	36"	Good	Remove
14	Ac pl	14"	Fair	Remove
15	Ac pl	14"	Fair	Remove
16	Prunus sp	3-12"	Fair	Remove
17	Prunus sp	6"	Fair	Remove
18	Prunus sp	6"	Fair	Remove
19	Prunus sp	6"	Fair	Remove
20	Prunus sp	6"	Fair	Remove
21	Ulmus pumila	36"	Fair	Remove
22	Ac pl	24"	Fair	Remove
23	Rhamnus sp	6"	Fair	Remove
24	Ulmus pumila	14"	Fair	Remove
25	Ulmus pumila	30"	Fair	Remove
26	Ac pl	20"	Fair	Remove
27	Ac pl	12"	Fair	Remove
28	Ulmus pumila	14"	Fair	Remove
29	Ac pl	20"	Fair	Remove
30	Rhamnus sp	6"	Fair	Remove
31	Rhamnus sp	6"	Fair	Remove
32	Ulmus pumila	19"	Fair	ETR
33	Rhamnus sp	6"	Fair	ETR
34	Rhamnus sp	12"	Fair	ETR
35	Rhamnus sp	6"	Fair	ETR
36	Rhamnus sp	6"	Fair	ETR
37	Rhamnus sp	8"	Fair	ETR
38	Ac pl	18"	Fair	Remove



DATE	REVISIONS	BY

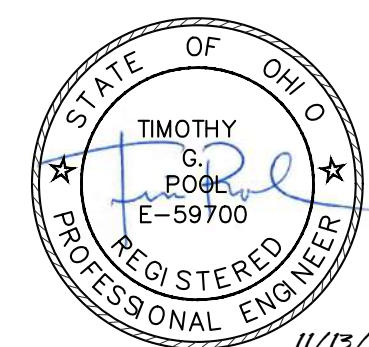
DAVID ALLEN
CERTIFIED ARBORIST OH 171
440-285-9382

JOS CONSTRUCTION
JAMES SOSAN
PO BOX 203
TWINSBURG, OHIO 44087
PH: 216-544-4242

AFRICAN TOWN RETAIL PLAZA
7600-7704 CEDAR AVENUE
CLEVELAND, OHIO 44103

DRAWN
CHECKED
DATE 11/5/2025
SCALE 1" = 20'
JOB NO. 25128
SHEET 1

JOSEPH L. MYERS, ARCHITECT, INC.
38030 Second Street Willoughby, Ohio 44094
(440) 975-1800







EC2025-032 – African Town Retail

December 5, 2025

Design Review Advisory Committee:

ECDRAC recommended final approval with the following conditions:

- Move handicap spaces left or right to prevent congestion in front of main entry
- Inset doors on main entry to increase space in front of building entry
- Provide landscape material edge around the retention basin
- Include landscape material against fence at rear of property
- Adjust dumpster and add bollards at rear
- Submit updates to administrator for distribution with Committee members

City Planning Staff:

Planning staff supports the recommended conditions from the committee for final approval, and will administratively review and approve the updated design submissions responding to the conditions listed.

EC2025-037 – 8514 Carnegie Demolition

December 5, 2025

Project Address: 8514 Carnegie Ave

Type: Demolition

Project Representative: David Bowen, Bowen +

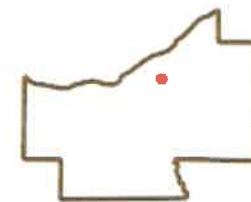
Approval: Final

Ward 6: Council Member Griffin

SPA: Fairfax



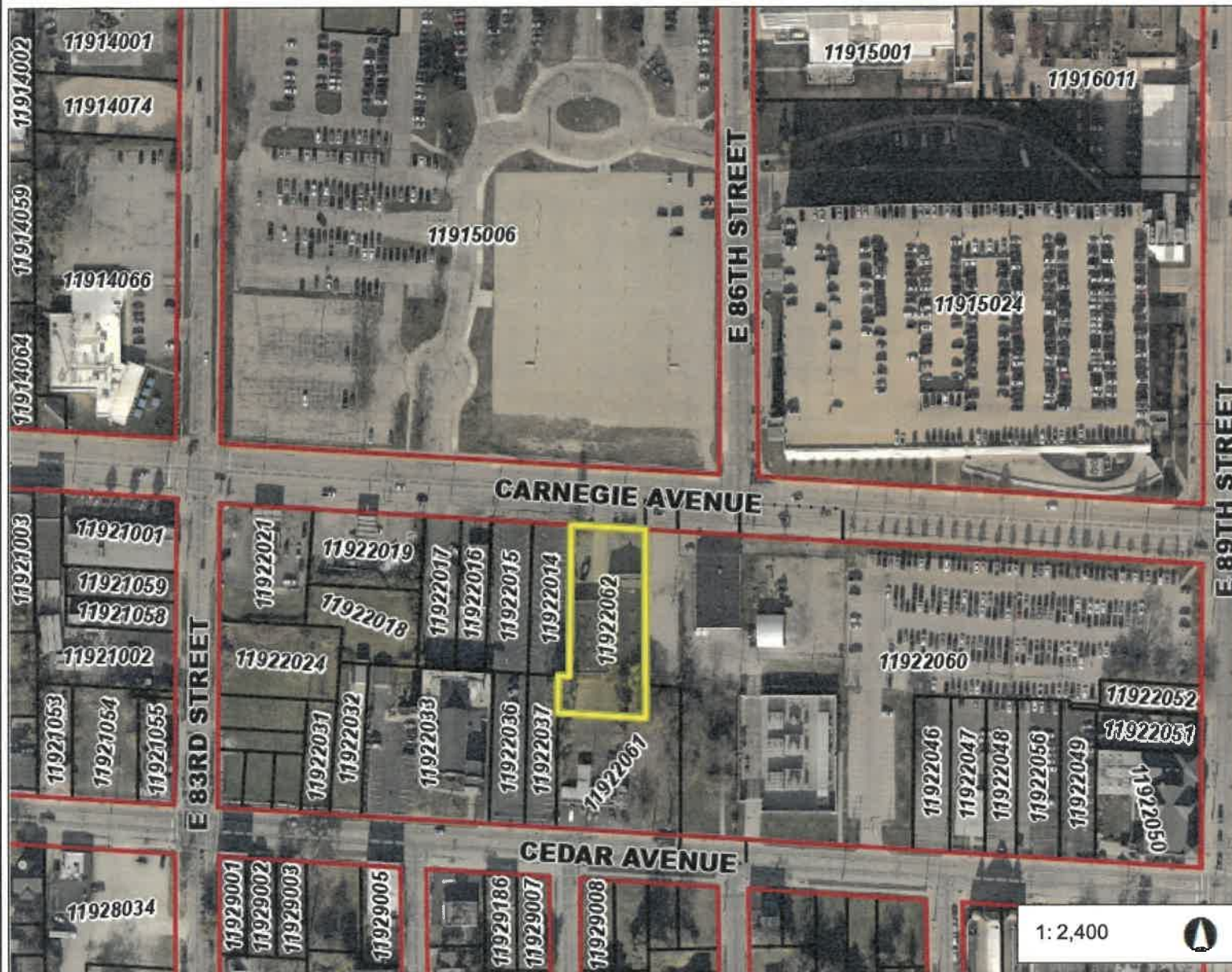
Cuyahoga County GIS Viewer



Date Created: 11/25/2025

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel



400 0 200 400 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

— Cuyahoga County —
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP

Auto Body Specialists

Since 1949

PARTS
DELIVERIES

DO NOT BLOCK
ENTRANCE





PARTS
DELIVERIES

NO PARKING
DELIVERIES ONLY



























EC2025-037 – 8514 Carnegie Demolition

December 5, 2025

Design Review Advisory Committee:

ECDRAC recommended final approval (with no conditions) on 12/4/25.

City Planning Staff:

Planning staff is in support of this demolition.

EC2025-038 – 8302 Carnegie Demolition

December 5, 2025

Project Address: 8302 Carnegie Ave

Type: Demolition

Project Representatives: Ibrahim Shehadeh, Hemos Property; Gihad Zayed
& Elizabeth Rivera, Reliable GC LLC

Approval: Final

Demolition of Existing Building – 8302 Carnegie Ave

PROPOSED NEW BUILDING RETAIL / CONVENIENT STORE
8302 CARNEGIE AVE., CLEVELAND, OH 44103



○ RENDERING

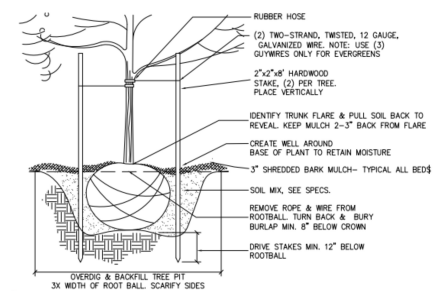
8302 CARNEGIE AVE
NEW RETAIL / CONVENIENCE STORE BUILDING

A.1



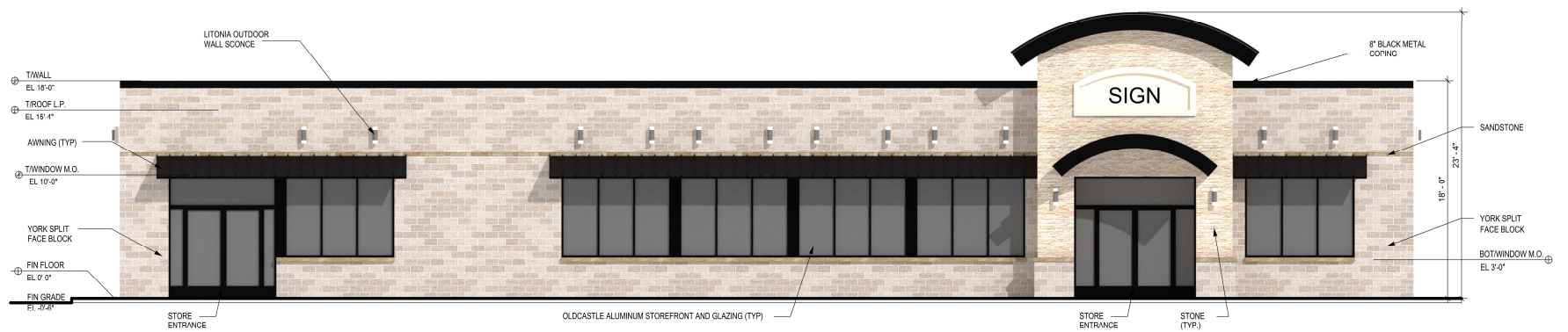
PROPOSED LANDSCAPING PLAN
Scale: 1" = 30'-0"

Plant Schedule					
Key	Qty	Botanical / Common Name	Size	Cont.	Spacing
Trees					
ABA	1	Acer rubrum 'ARMSTRONG' / Red Maple	21" Cal.	B&B	30' O.C.
AC	3	Amelanchier canadensis / Serviceberry	7' Clump	B&B	
Shrubs					
JVG	28	Juniperus virginiana 'Grey Owl' / Medium Juniper	18"	No. 3	7' O.C.
SBG	15	Spiraea x bumalda 'Gold Flame' / Pink Spiraea	24"	No. 3	7' O.C.
Groves					
PAN	32	Panicum virgatum 'Shenandoah' / Switch Grass	Clump	No. 2	24" O.C.
Perennials					
NEP	35	Hepta fasciculata 'Droptone' / Catmint	Clump	No. 2	18" O.C.
Seed All Disturbed Areas for Lawn					



TREE PLANTING & STALKING
Not to scale

8302 CARNEGIE AVE
NEW RETAIL / CONVENIENCE STORE BUILDING



○ FRONT / NORTH ELEVATION
1/8" = 1'-0"

8302 CARNEGIE AVE
NEW CONVENIENCE STORE BUILDING



Demolition of Existing Building





**CITY OF CLEVELAND
DEPARTMENT OF BUILDING AND HOUSING**

File [] Insp. [] Owner/Cust. []

Inspector: MARK WATSON
Phone No. 2166643071
Email: mwatson@city.cleveland.oh.us

Building Permit
NEW
Permit No: B24012464

DATE PRINTED: 5/7/2025

POST THIS PERMIT
IN PLAIN VIEW.

CONTACT YOUR INSPECTOR AT LEAST 12 HOURS PRIOR TO REQUESTED INSPECTIONS. PLEASE CALL
BETWEEN THE HOURS OF 7:00 A.M. AND 10:00 A.M. APPROVED DRAWINGS MUST BE KEPT ON JOB SITE.

Location: 8302 CARNEGIE AVE, Cleveland, OH 44103

Issue Date: 05/07/2025

Permit Fee: \$2,379.00

Additional Permit Fee: \$0.00

Estimated Cost: \$180,000.00

Floor Covered:

AKA:

Use: M Mercantile - Stores / Markets / Retail

Constr. Class: IIB

Zoning District: D 3

District: 3

Census Tract: 1972

Plan Process Fee: \$80.00

Site Development Fee: \$0.00

Storm Water Process Fee: \$0.00

Additional Const. Cost: \$0.00

Surcharge: \$69.00

Additional Fee Surcharge: \$0.00

C.O. Fee: \$60.00

Late Fee:

Zoning Fee: \$150.00

Ward: 6

PPN: 11922021

PURSUANT TO FILING THE REQUIRED APPLICATION BY

Contractor: ELIZABETH RIVERA, RELIABLE GC LLC. Phone No. 440-310-0759
Address: 7250 PEARL RD, UNDEFINED, MIDDLEBURG HTS, OH 44130

ON BEHALF OF

Owner: HEMOS PROPERTIES, LLC C/O IBRAHIM SHEHADE Phone No. 440-454-2176
Address: 8302 CARNEGIE AVE, CLEVELAND, OH 44103

PERMISSION IS HEREBY GRANTED TO:
ERECT NEW, ONE STORY, 4202 SF MERCANTILE SPACE. STRUCTURAL, PLUMBING, HVAC AND ELECTRICAL
PERMITS REQUIRED.

A CERTIFICATE OF OCCUPANCY IS REQUIRED. THIS PREMISES SHALL NOT BE OCCUPIED UNTIL A
CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.

THIS PERMIT IS FOR THE WORK SPECIFIED ON THE APPLICATION FILED THEREFORE ANY UNAUTHORIZED
CHANGE OR ALTERATION FROM THE AFORESAID APPLICATION OR PLANS WILL RENDER THIS PERMIT
NULL AND VOID.

Sally Martin O' Toole
DIRECTOR, DEPARTMENT OF BUILDING AND HOUSING

THE REPRODUCTION OF THIS DOCUMENT IS PROHIBITED BY LAW
ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATION.



City of Cleveland
Justin Bibb, Mayor

Department of Building & Housing
Division of Construction Permitting
601 Lakeside Avenue, Room 505
Cleveland, Ohio 44114-1070
216/664-2910
www.city.cleveland.oh.us

SITE PLAN/ZONING APPROVAL NOTICE

Examined by: Chuks Okoye

Date: 5/24/2024

Contact: IBRAHIM SHEHADE

Contact Address: 4620 W 196 ST

Owner: HEMOS PROPERTIES, LLC

Owner Address: 8302 CARNEGIE AVE

Location: 8402 Carnegie Ave

Application No.: B24012464

Zoning Use:

Area:

Height:

Secondary Zoning:

Attn: IBRAHIM SHEHADE

Re:

The site plan application for the premises listed above is approved. At this time, if you wish to apply for the required Building Permit for the project, you must complete the Building Application in Room 505, Cleveland City Hall. Unless they have already been submitted, at least 5 copies of any required construction documents are to be submitted with the application, and there will be a separate plan processing fee due at the time of submission. You must file the Building Permit Application within 60 days of the date of this site plan approval letter. After 60 days, this site approval is null and void, and will be discarded. If you have any questions, contact the Department of Building and Housing at 216-664-2910.

Zoning Administrator

Cc: , , ,



1 of 2

City of Cleveland

Department of Building and Housing

Lakeside Avenue, Room 517, Cleveland, Ohio 44114

FINAL INSPECTION(S) SIGN-OFF FORM

NOTE: REQUEST THAT EACH INSPECTOR COMPLETES THE APPROPRIATE PORTION OF THIS FORM WHEN A FINAL INSPECTION IS MADE. PLEASE COMPLETE THE INFORMATION BELOW AND SUBMIT THIS FORM AS YOUR REQUEST FOR A CERTIFICATE OF OCCUPANCY, TO ROOM 517, CLEVELAND CITY HALL, 601 LAKESIDE AVENUE, CLEVELAND, OHIO 44114

BUILDING PERMIT No. B24012464 PROJECT ADDRESS: 8302 Carnegie
AREA TO BE OCCUPIED: Entire
ISSUE TO: Hemos Property CONTACT: _____
ADDRESS: _____
TELEPHONE No. _____ FAX No. _____ Email Address: _____

THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION WORK COMPLIES WITH PERMITS ISSUED FOR THIS PROJECT, AND ALL INSPECTION RESULTS (INCLUDING ANY REQUIRED SPECIAL INSPECTION REPORTS) ARE SUBMITTED TO THE CHIEF BUILDING OFFICIAL FOR APPROVAL.

NO REQUIRED INSPECTIONS WILL BE MADE BY CITY INSPECTORS IF PERMITS AND APPROVED PLANS ARE NOT CONSPICUOUSLY POSTED AND READILY AVAILABLE AT THE JOB SITE AND FURTHER, THAT WORK SHALL BE STOPPED IF SAID CONDITIONS ARE NOT MET.

THE GENERAL CONTRACTOR/OWNER MUST ENSURE THAT EVERY SUB-CONTRACTOR ARRANGES FOR ALL INSPECTIONS REQUIRED BY ALL OTHER CITY AGENCIES TO FINALIZE ALL PERMITS NECESSARY FOR THE COMPLETION OF THE PROJECT. HE/SHE IS ALSO RESPONSIBLE FOR SEPARATELY CONTACTING THE FIRE PREVENTION BUREAU FOR INSPECTION UPON COMPLETION OF ALL WORK.

BUILDING PERMIT(S) CONTACT INSPECTOR ON PERMIT. THIS INSPECTION IS MADE AFTER ALL OTHERS			
Permit No(s)	Date Issued	Inspector (print/signature)	DATE
<u>B24012464</u>		<u>Mark A. Tsen</u>	<u>11/26/23</u>
<input type="checkbox"/> APPROVED	<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED
<input type="checkbox"/> FINAL	<input type="checkbox"/> TEMPORARY*	<input type="checkbox"/> PARTIAL*	<input type="checkbox"/> PHASED

PLUMBING PERMIT(S) 216.664.3618			
Permit No(s)	Date Issued	Inspector (print/signature)	DATE
<u>P23023166</u>		<u>Rob Uter</u>	<u>11/13/23</u>
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED
<input type="checkbox"/> FINAL	<input type="checkbox"/> TEMPORARY*	<input type="checkbox"/> PARTIAL*	<input type="checkbox"/> PHASED

H.V.A.C. PERMIT(S) 216.664.3618			
Permit No(s)	Date Issued	Inspector (print/signature)	DATE
<u>H23036707</u>		<u>Rob Uter</u>	<u>11/12/23</u>
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED
<input type="checkbox"/> FINAL	<input type="checkbox"/> TEMPORARY*	<input type="checkbox"/> PARTIAL*	<input type="checkbox"/> PHASED

ELECTRICAL PERMIT(S) 216.664.2616			
Permit No(s)	Date Issued	Inspector (print/signature)	DATE
<u>E23028205</u>		<u>Tom Patrick</u>	<u>11-24-23</u>
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED
<input type="checkbox"/> FINAL	<input type="checkbox"/> TEMPORARY*	<input type="checkbox"/> PARTIAL*	<input type="checkbox"/> PHASED

ELEVATOR PERMIT(S) 216.664.2284			
Permit No(s)	Date Issued	Inspector (print/signature)	DATE
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED
<input type="checkbox"/> FINAL	<input type="checkbox"/> TEMPORARY*	<input type="checkbox"/> PARTIAL*	<input type="checkbox"/> PHASED

THIS IS NOT THE CERTIFICATE OF OCCUPANCY

Submit this completed form to Room 517, Cleveland City Hall

EC2025-038 – 8302 Carnegie Demolition

December 5, 2025

Design Review Advisory Committee:

ECDRAC recommended final approval with the following conditions on 12/4/25:

- Review and illustrate signage placement and additional canopy, and provide approximate dimensions
- Provide dumpster enclosure detail location including materials and bollard placement
- Specify delineation between the two properties and how they will be treated with landscape material
- Return to committee and present conditional items listed above

City Planning Staff:

Planning staff supports the recommendations of the committee for final approval of the demolition with conditions listed.

Cleveland City Planning Commission

Downtown/Flats Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

December 5, 2025

DF2023-058 – Cleveland Clinic Global Peak Performance Center

December 5, 2025

Project Address: W.3rd & Eagle Ave/Stones Levee

Type: New Construction

Project Representatives: Nora Romanoff, Bedrock; Cullen Meves, MKSK

Approval: Final

An aerial photograph of the Cleveland skyline, featuring prominent skyscrapers like the Terminal Tower and the Cuyahoga Falls Tower. The image is overlaid with a semi-transparent teal color. The text is white and centered.

SEQUENCE 1A PUBLIC REALM

WEST 3RD STREETScape, EAGLE AVENUE BRIDGE STREETScape, RIVERWALK

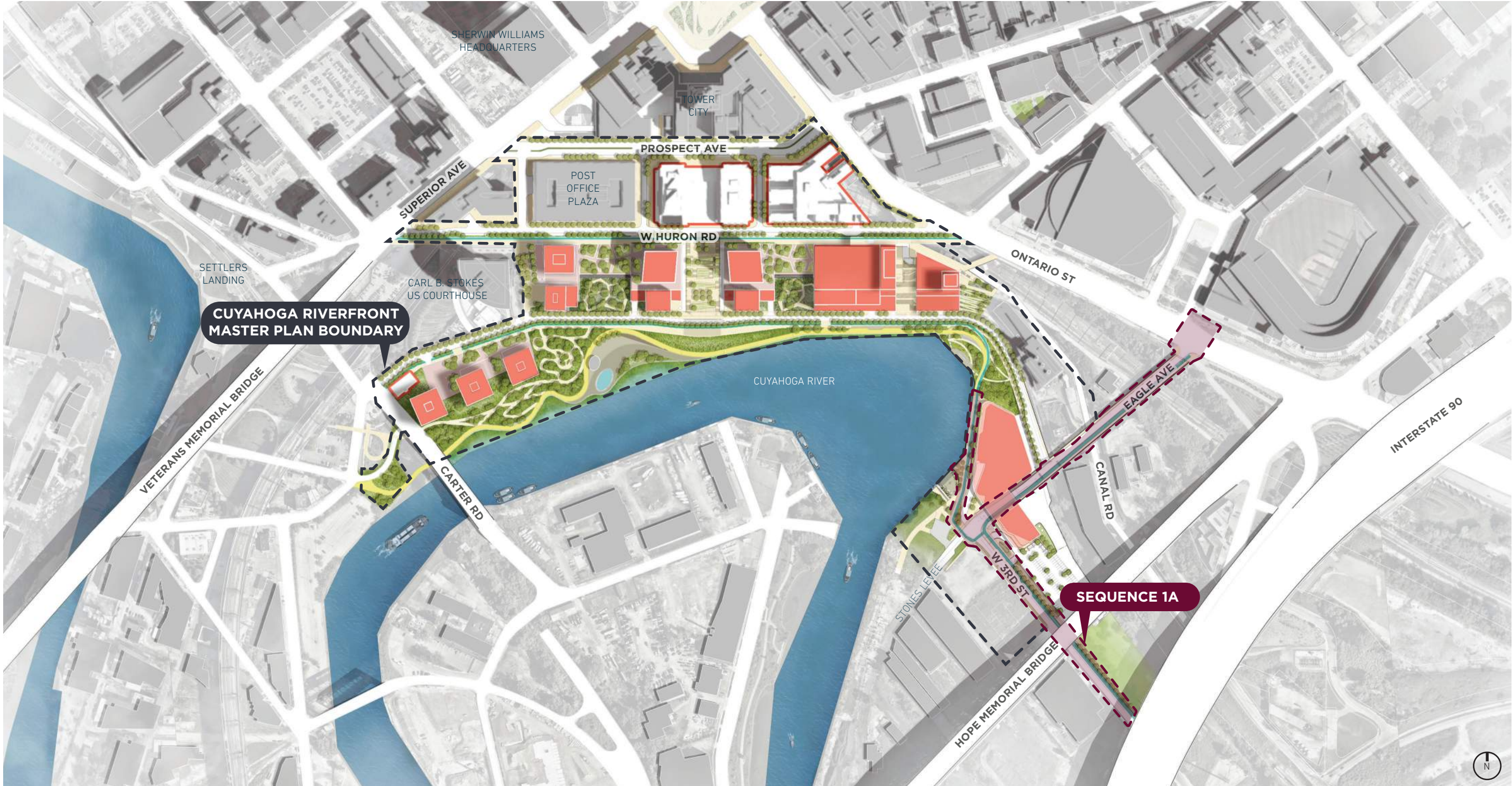
CUYAHOGA RIVERFRONT DEVELOPMENT PROJECT

DESIGN REVIEW + CITY PLANNING COMMISSION

FINAL DESIGN REVIEW

NOVEMBER 2025

CUYAHOGA RIVERFRONT MASTER PLAN | Vision

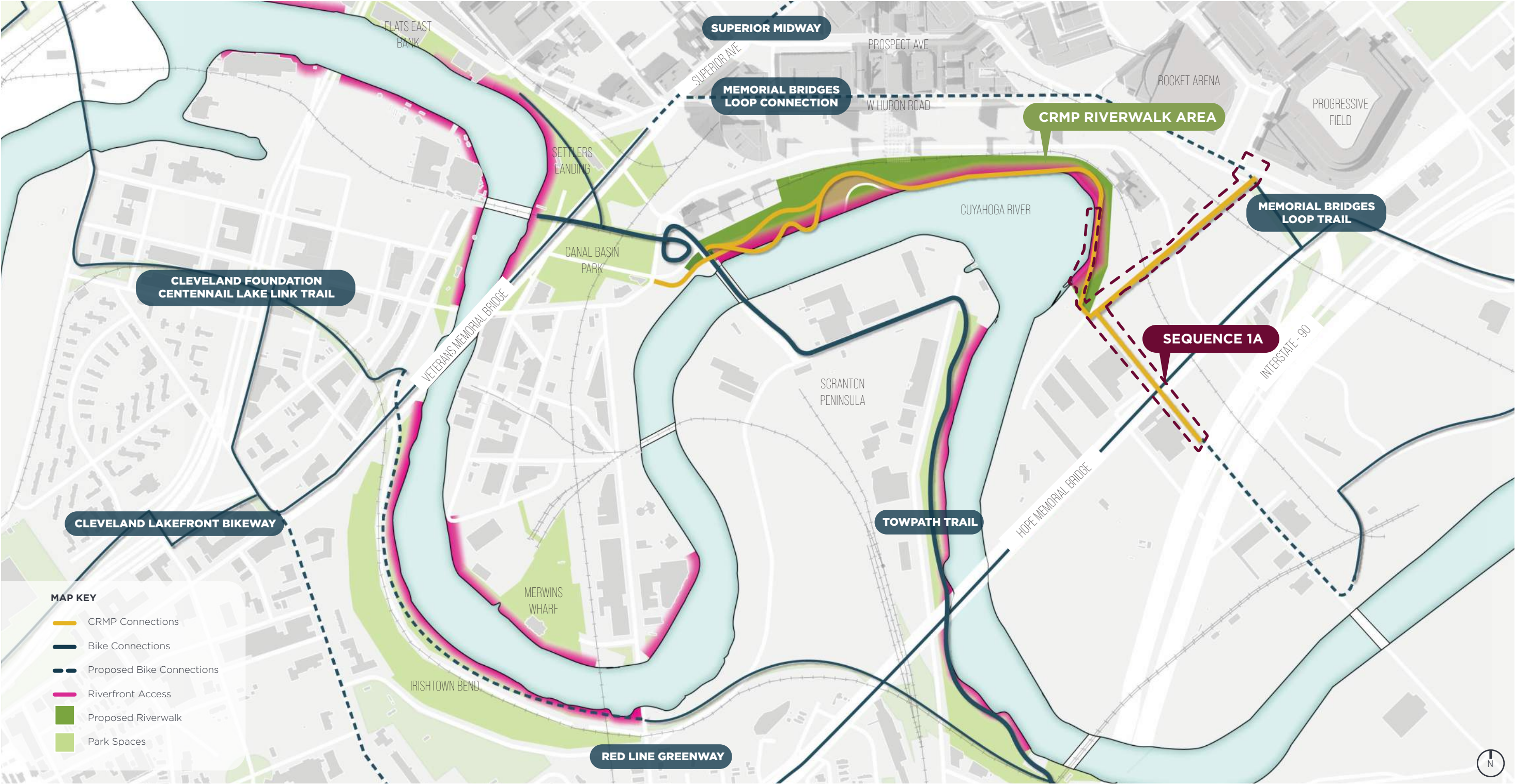




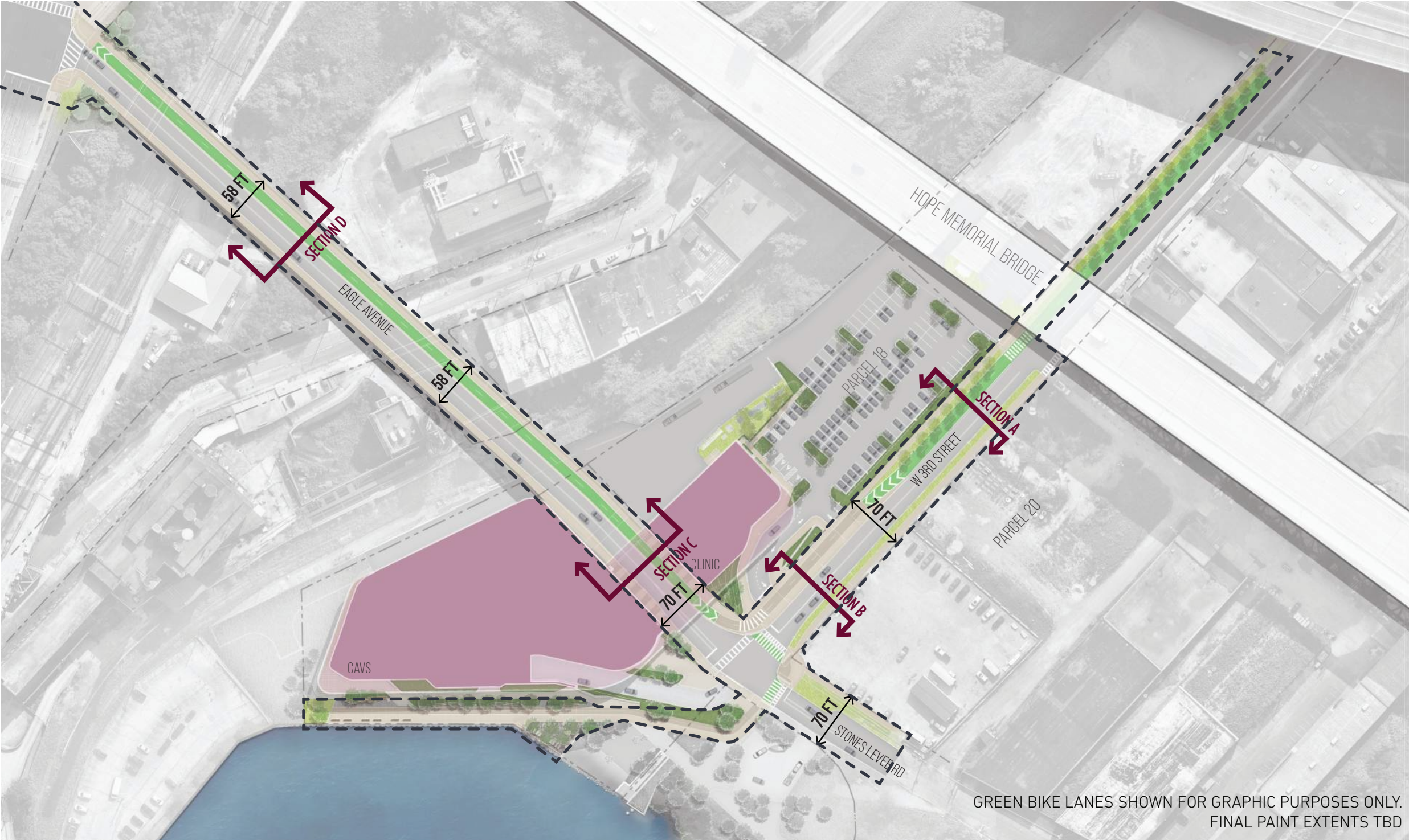
CUYAHOGA RIVERFRONT MASTER PLAN | Site Context



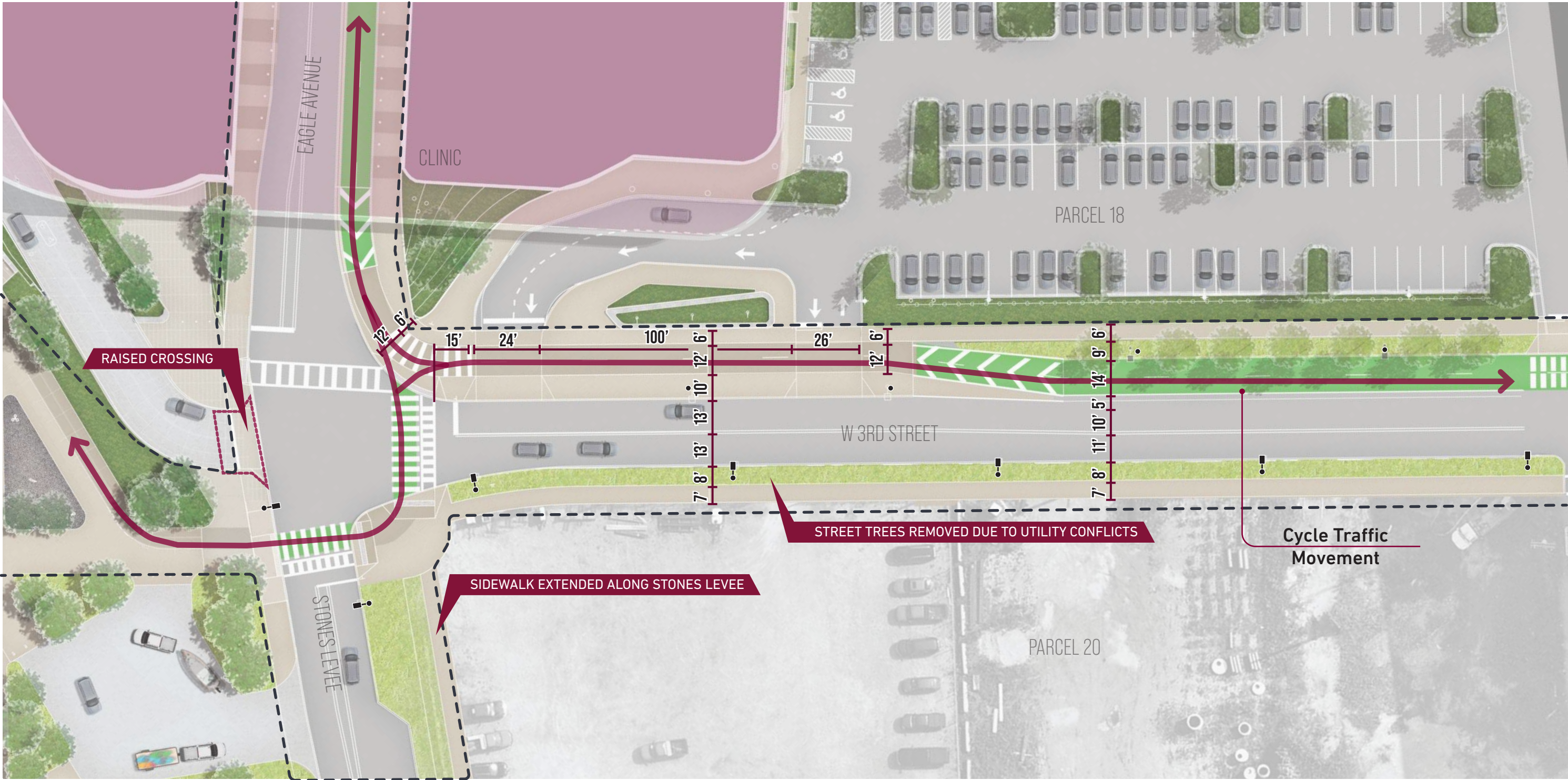
SITE DESIGN | Key Riverfront Areas + Connectivity

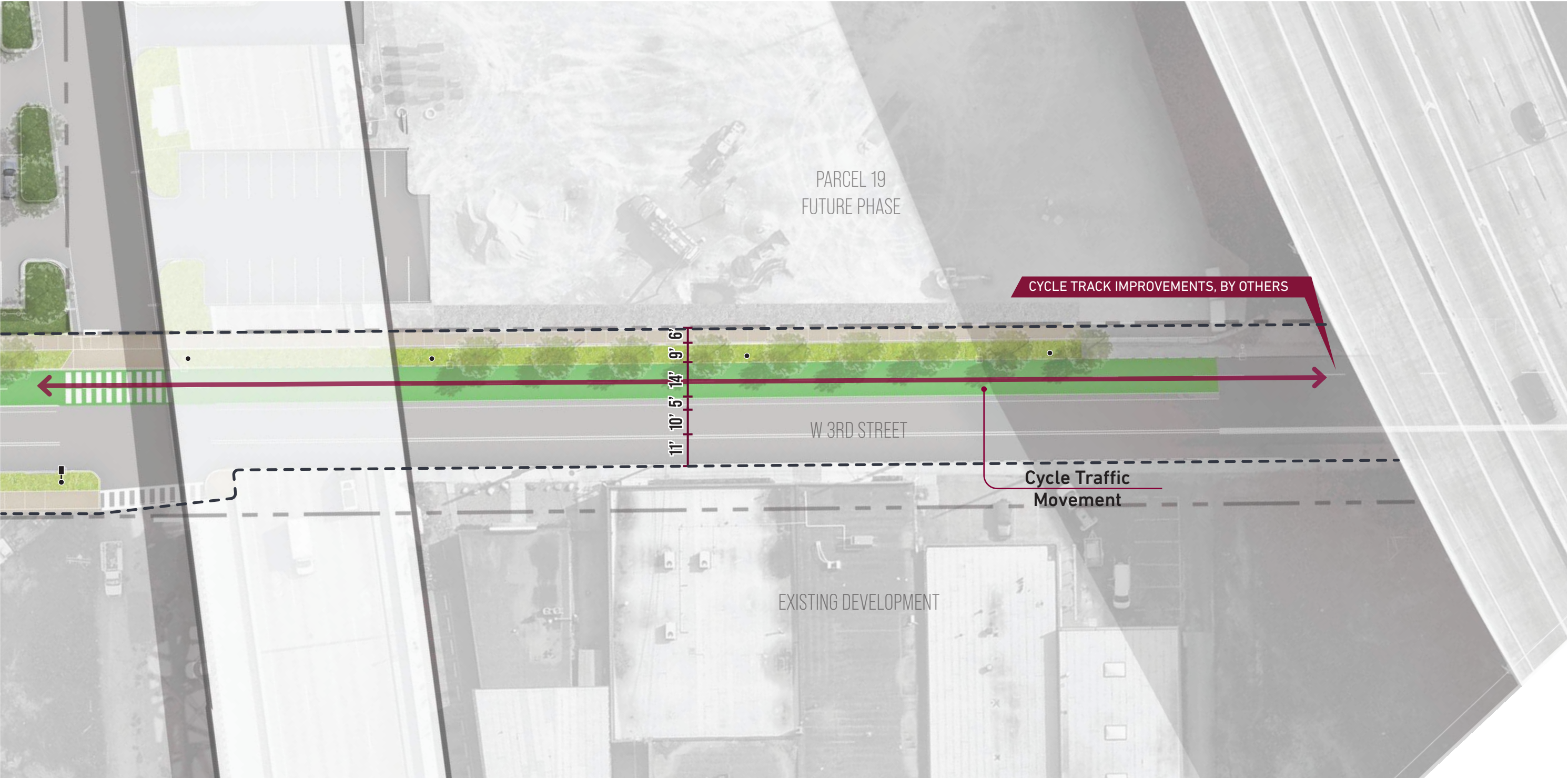


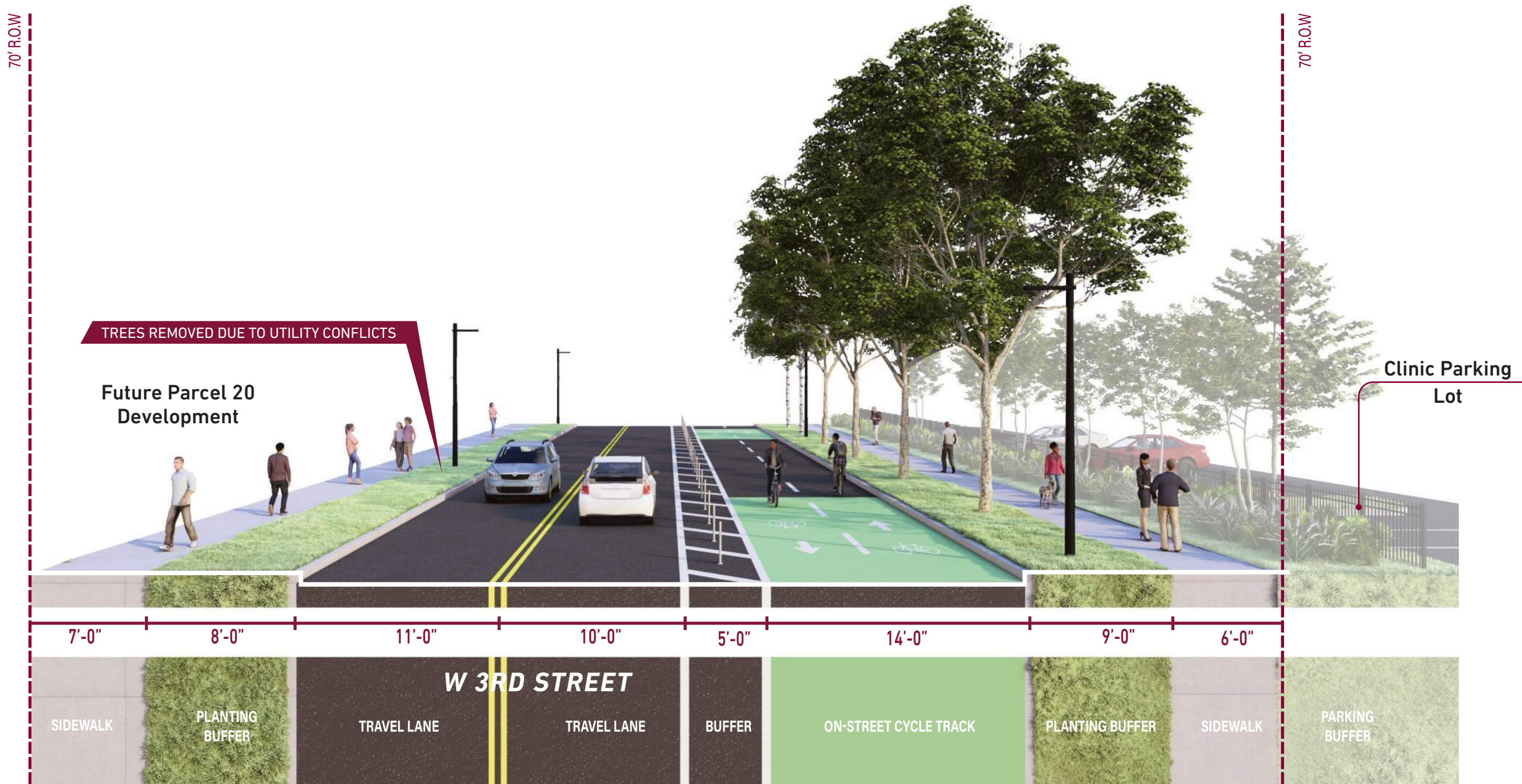




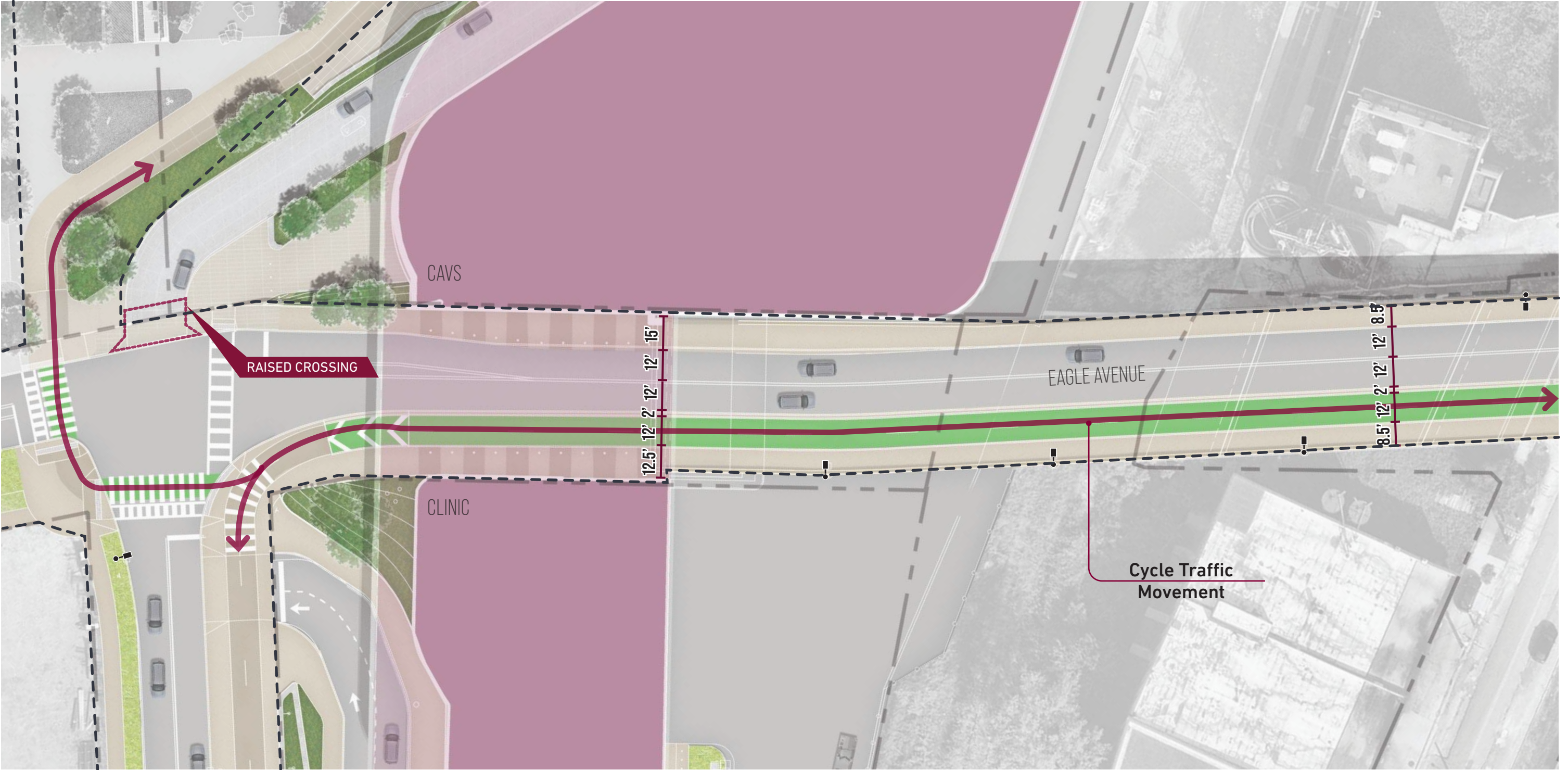
SITE DESIGN | Streetscapes Plan | Clinic + Parcel 18 + West 3rd Street

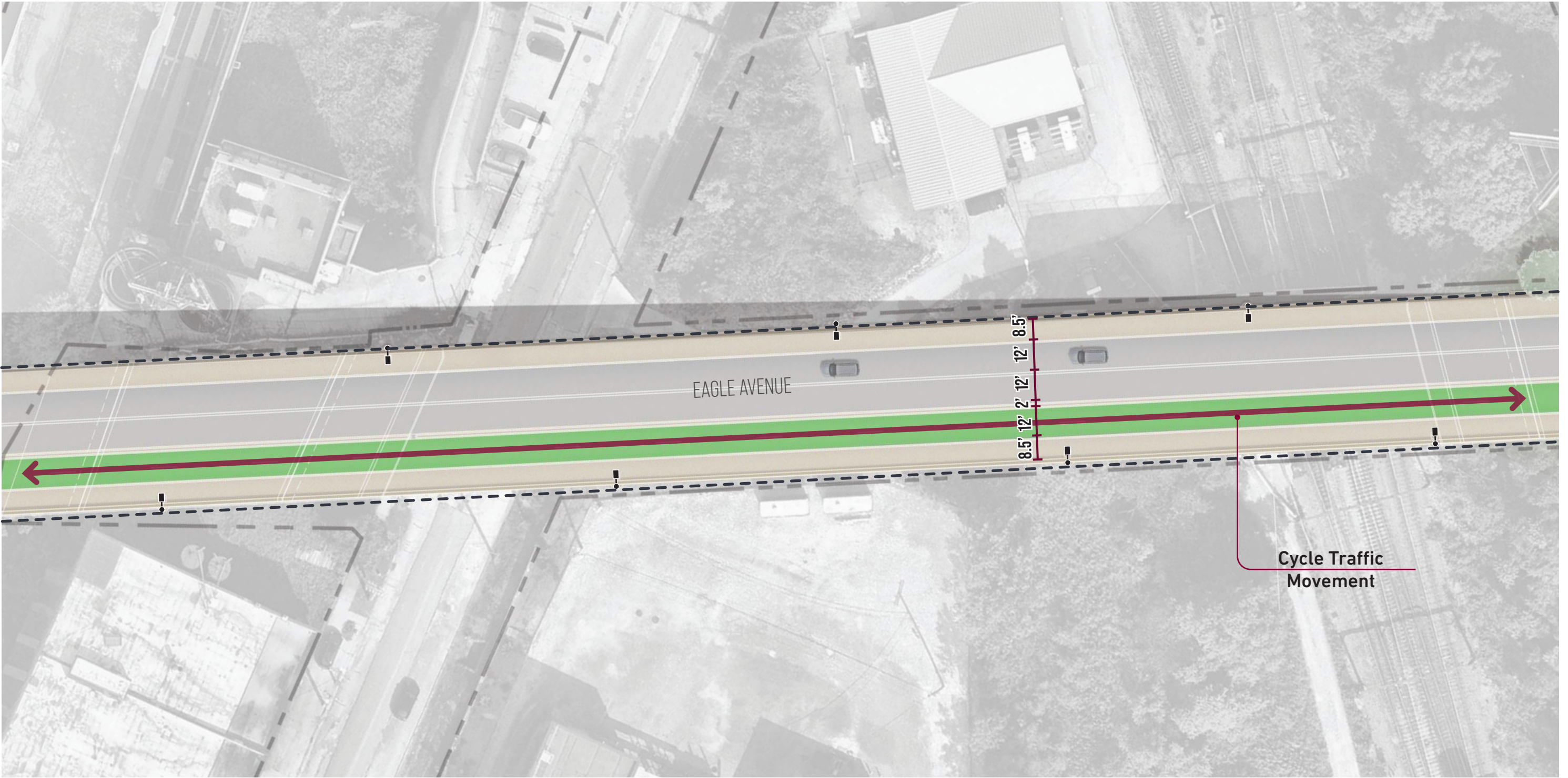


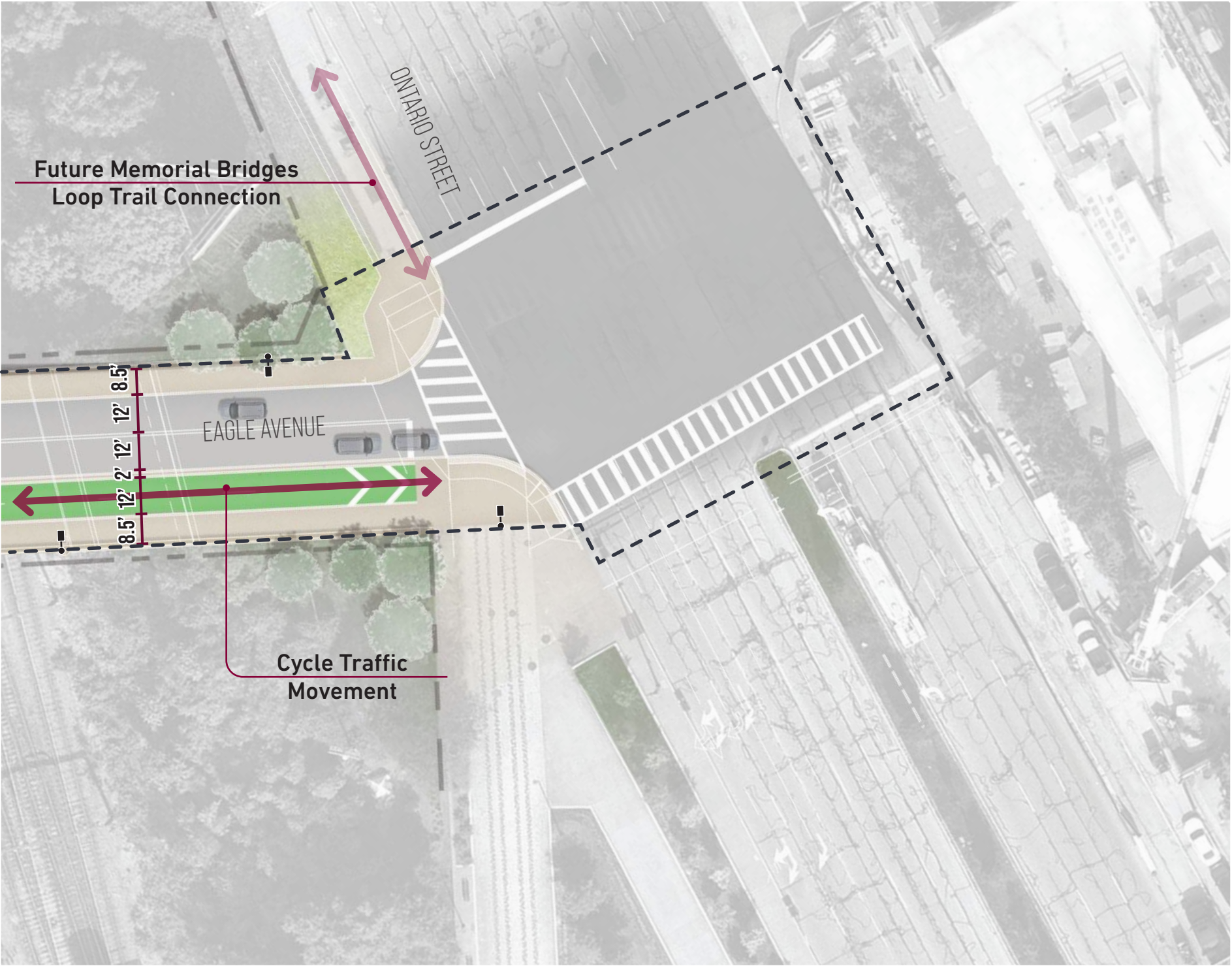




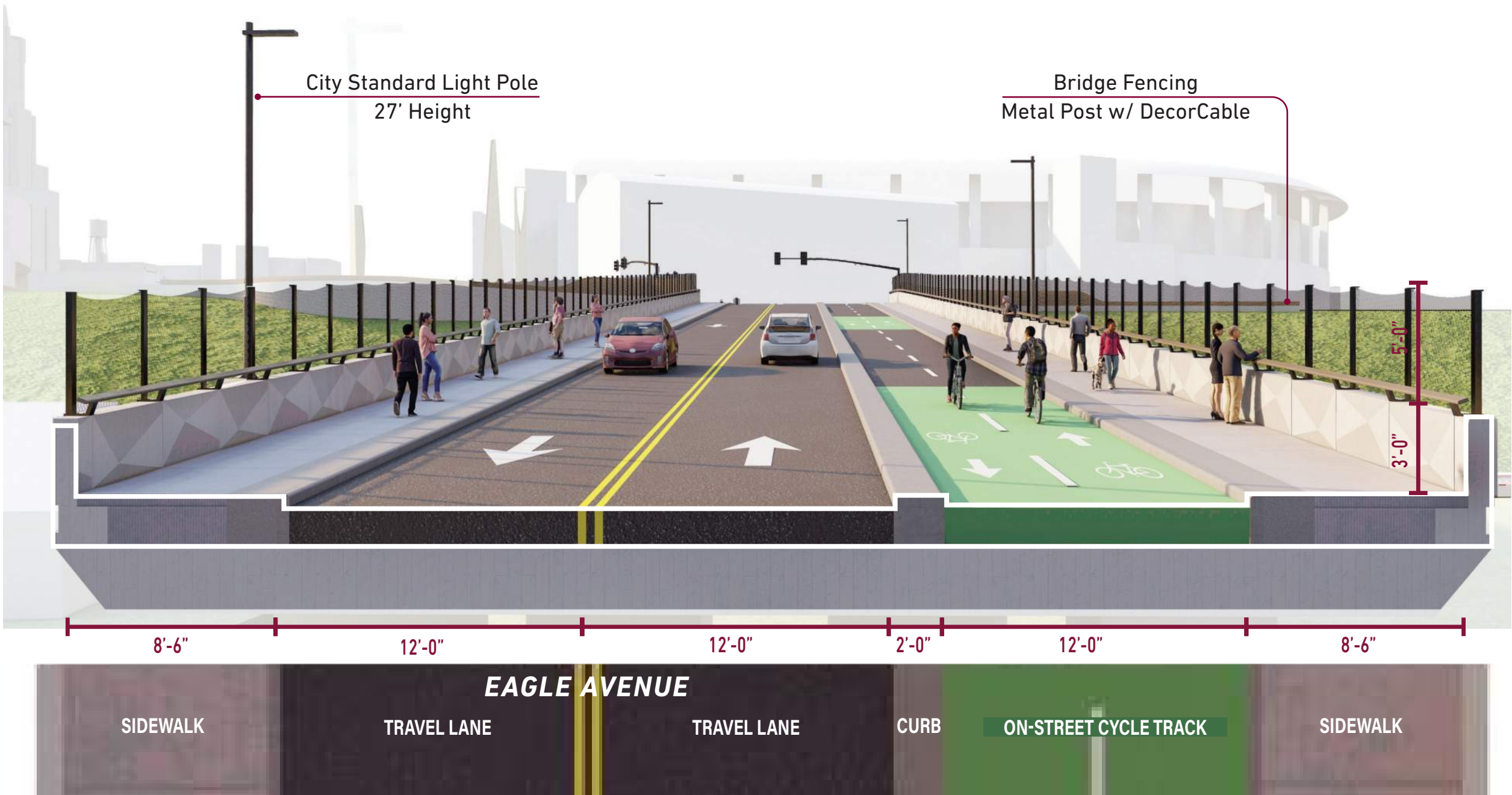
SECTION A (W. 3RD STREET ON-STREET CYCLE TRACK CONDITION)







58' ROW



58' ROW

SECTION D (AT BRIDGE & MSE STRUCTURE CONDITIONS)

SITE DESIGN | Eagle Avenue Bridge

MAP KEY

BRIDGE COMPONENTS

- 1 Abutment walls | *Cast-in-place concrete coping*
- 2 Steel girders | *Galvanized steel*
- 3 Steel girders | *Weathering steel*
- 4 Piers | *Round column, pier cap, concrete*
- 5 MSE walls | *Standard panel forms (patterns)*
- 6 Parapets | *Exterior Treatment*

FENCING

- 7 Fencing | *Powder-coated vertical posts w mesh infill*

STREETLIGHTS

- 8 27' ht. Light Pole, Single-headed (plus 3' parapet wall)



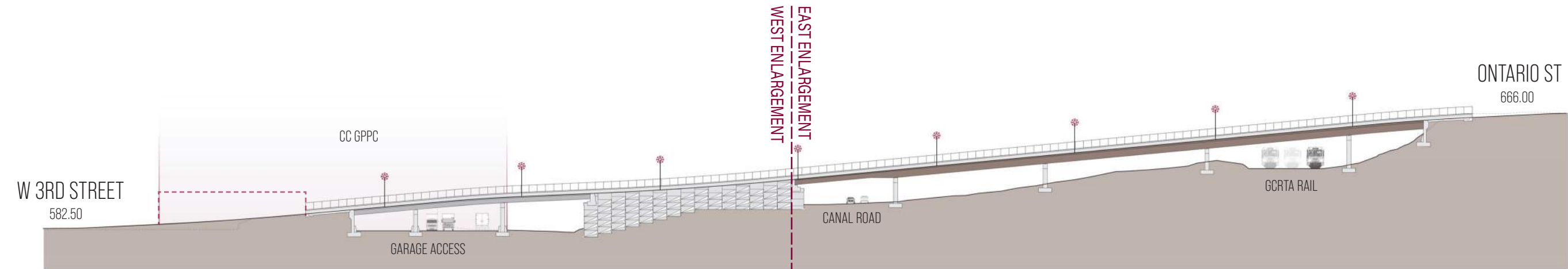
2 Steel girders | *Galvanized steel*



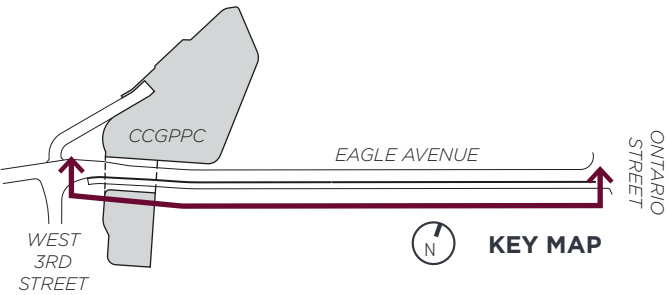
3 Steel girders | *Weathering steel*



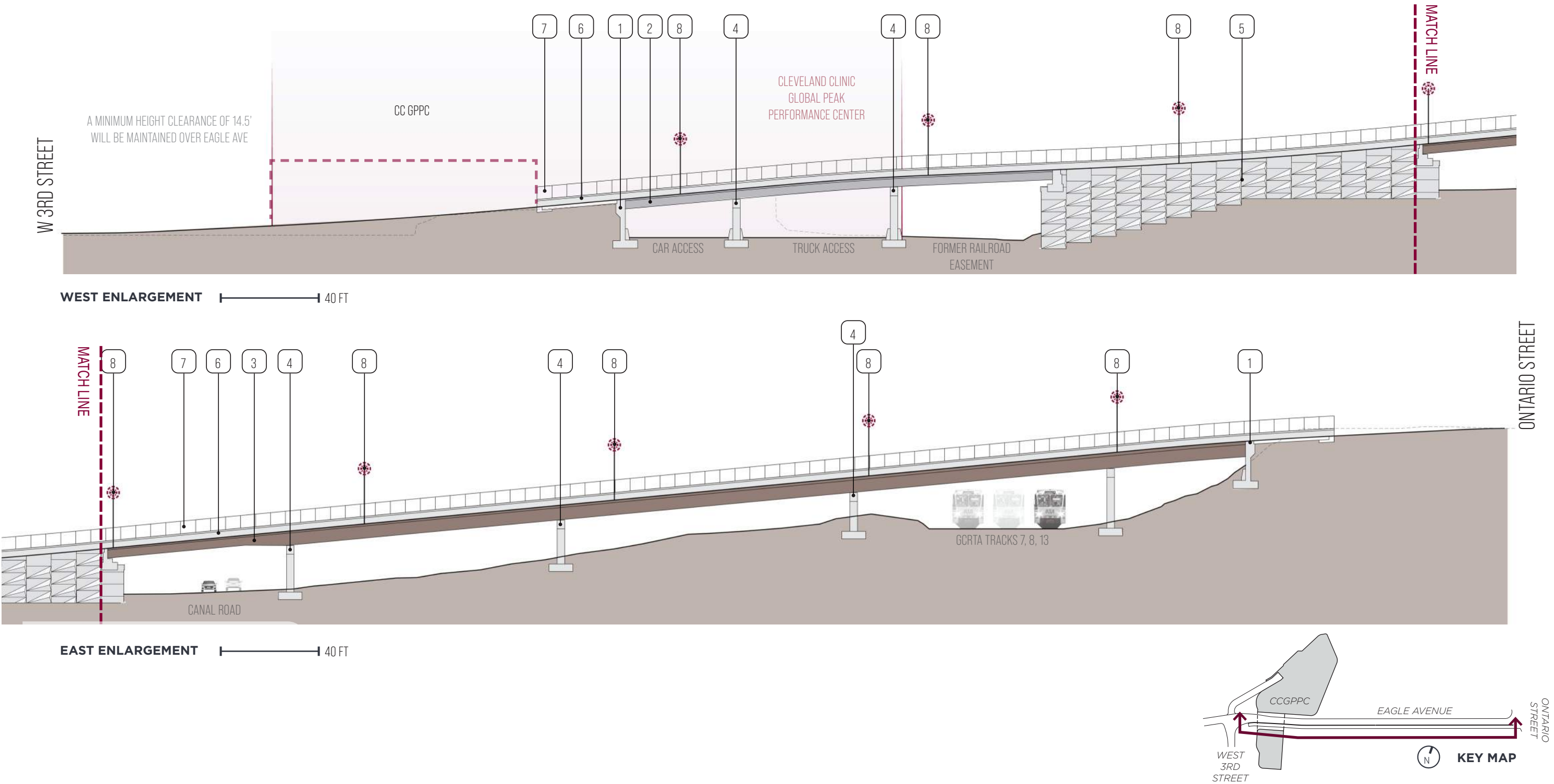
4 Piers | *Round column, pier cap, concrete*



OVERALL BRIDGE ELEVATION | 80 FT

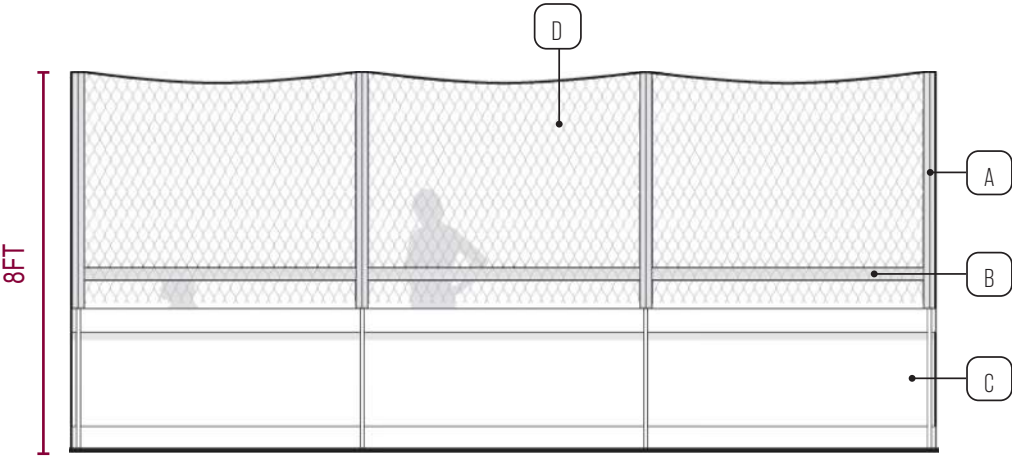


SITE DESIGN | Eagle Avenue Bridge

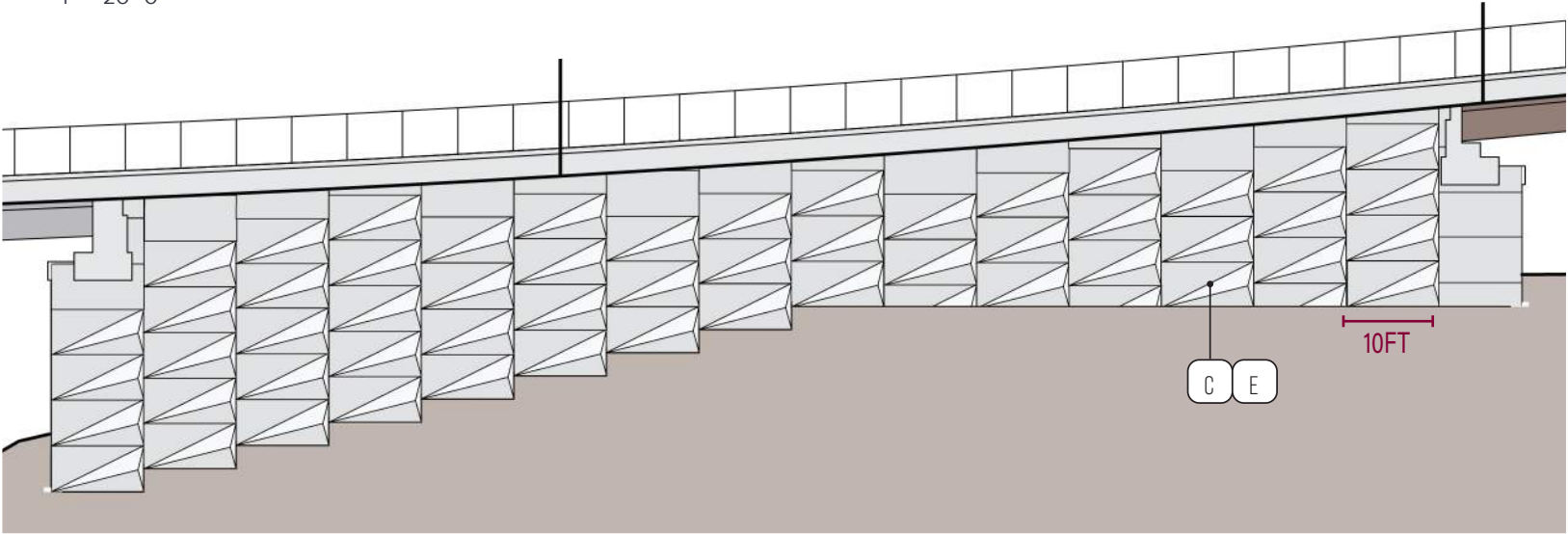


SITE DESIGN | Eagle Avenue Bridge

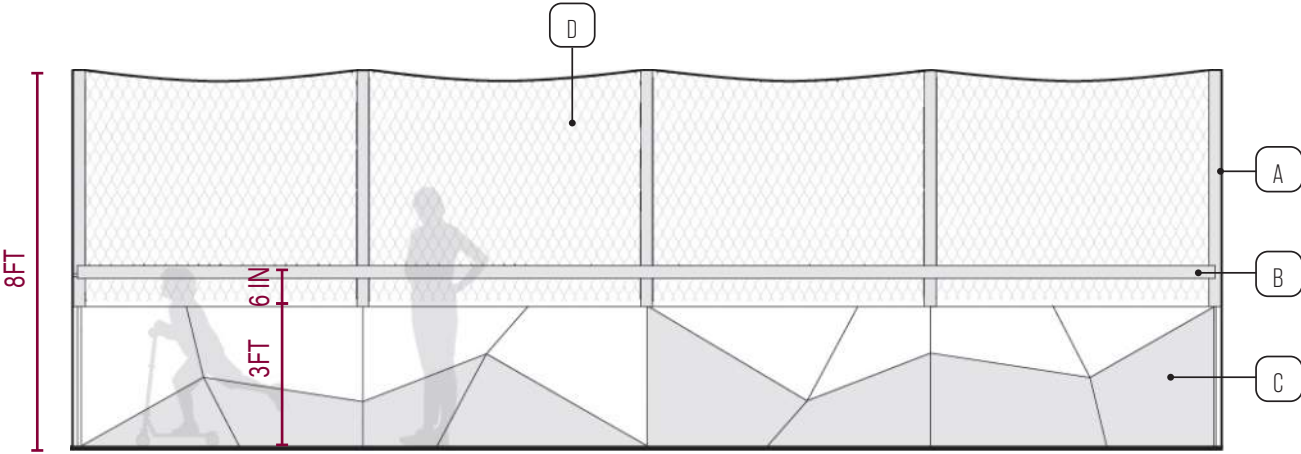
EAGLE AVENUE BRIDGE: PARAPET WALL | EXTERIOR
1/4" = 1'-0"



EAGLE AVENUE BRIDGE: MSE WALL | EXTERIOR
1" = 20'-0"



EAGLE AVENUE BRIDGE: PARAPET WALL | INTERIOR
1/4" = 1'-0"



EAGLE AVENUE BRIDGE: MATERIAL PALETTE



MSE Wall Reference Image



SITE DESIGN | Eagle Avenue Bridge



SITE DESIGN | Eagle Avenue Bridge







ELM *Ulmus spp.*



LONDON PLANE TREE *Platanus x acerfolia*



GINKGO *Ginkgo biloba*



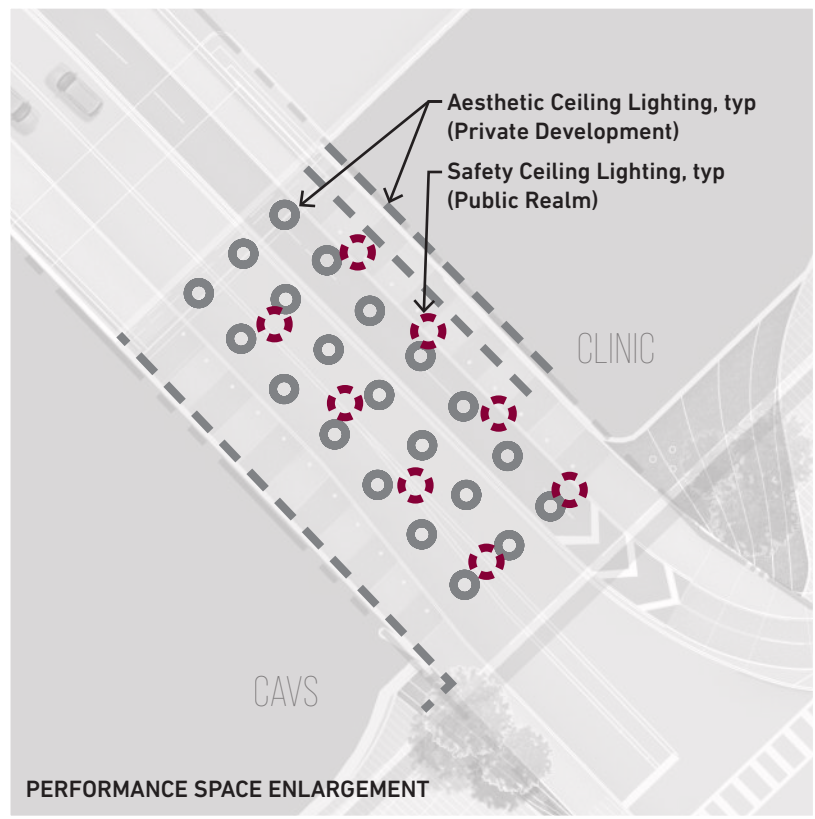
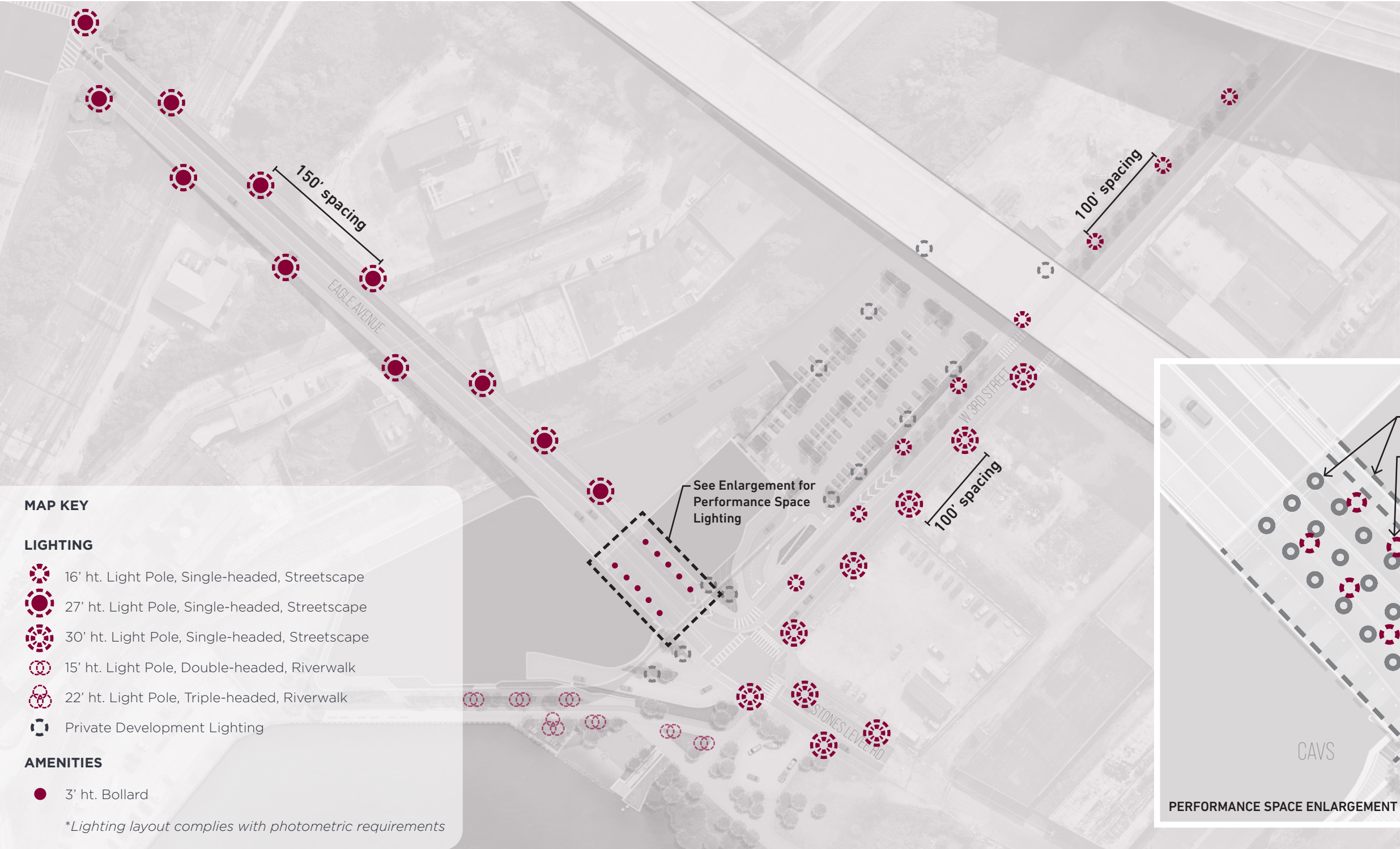
TOP-SEEDED INT. COLOR CONCRETE
Cycletrack

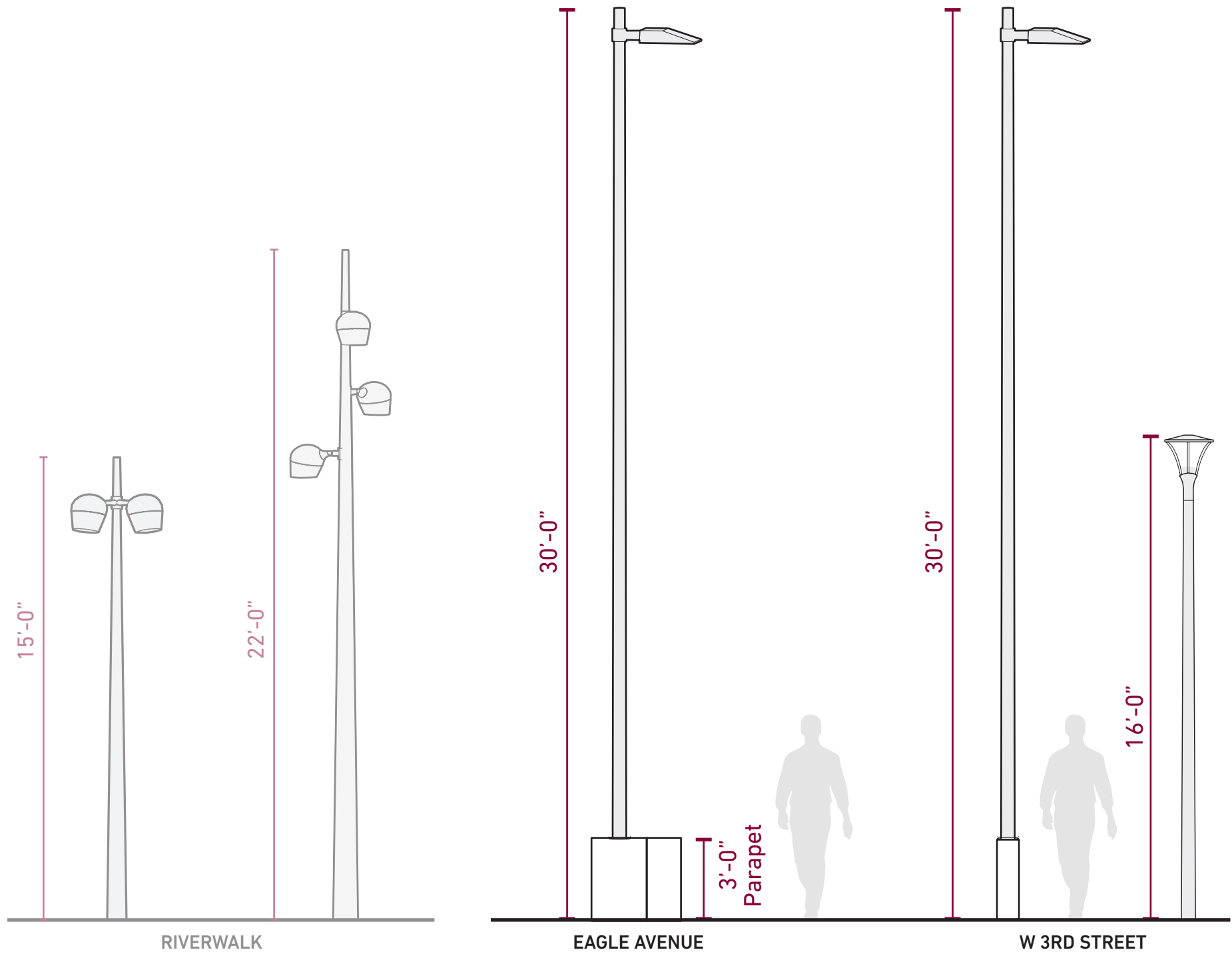


BUFF WASH CONCRETE
Sidewalk @ W. 3rd / Eagle Intersection

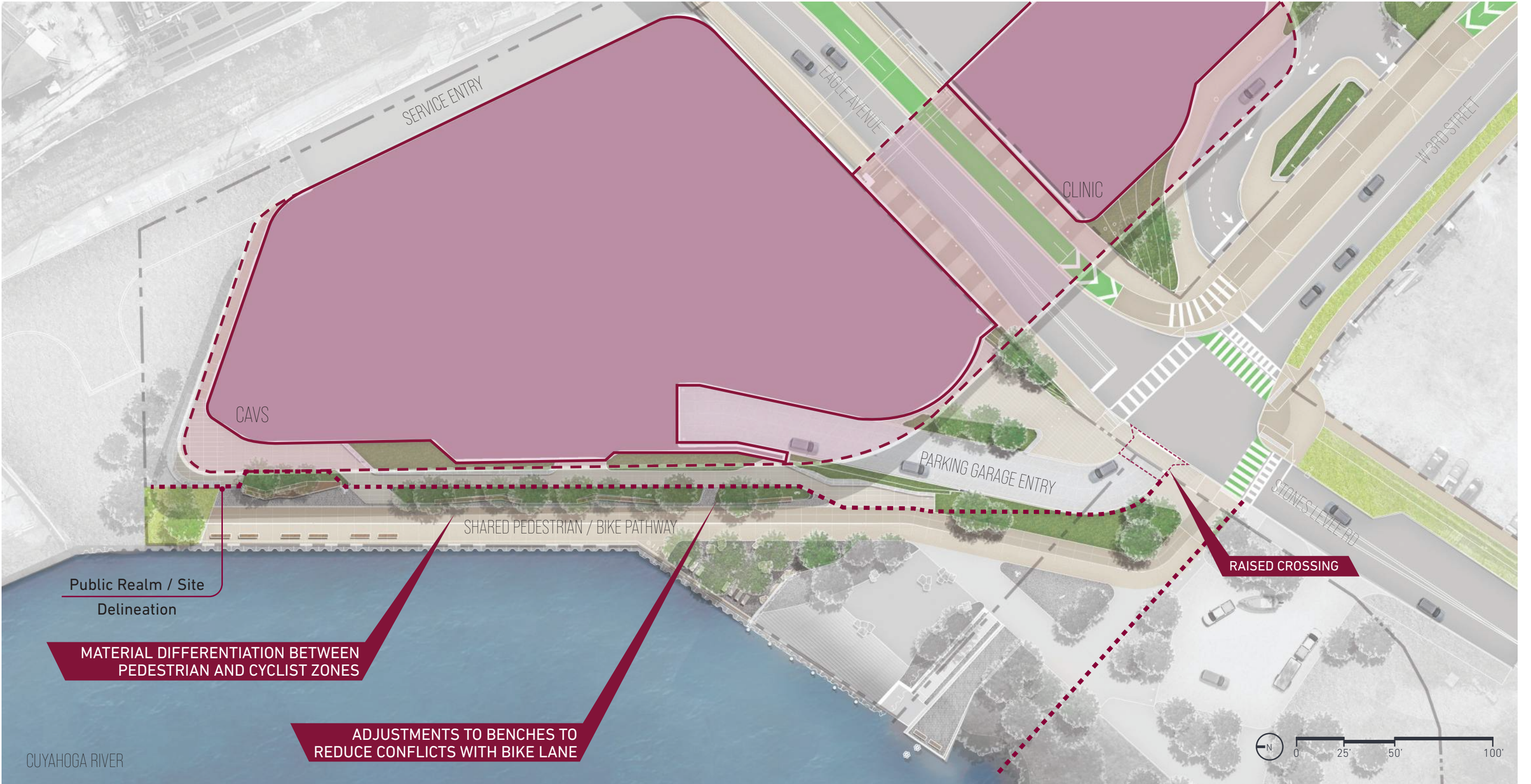


BROOM FINISH CONCRETE
Sidewalks





COBRA POLE LIGHT
City Standard Street Light



CAVS

RIVERWALK

30 FT

20 FT

SHARED PEDESTRIAN / BIKE PATHWAY

20 FT

PARKING GARAGE ENTRY

17 FT

137 FT

69 FT

250 FT

EAGLE AVENUE

WARD STREET

CLINIC

STONELEVEL ROAD

CUYAHOGA RIVER

0 25' 50' 100'



RAISED CROSSING

EAGLE AVENUE

WEST 3RD STREET

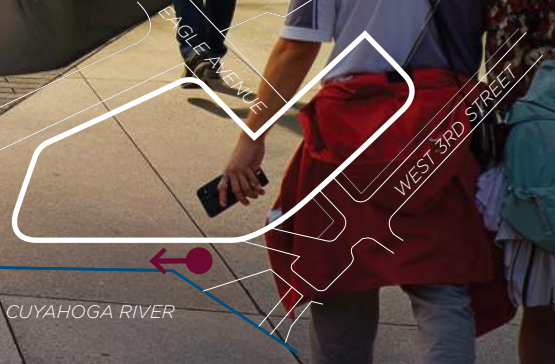
CUYAHOGA RIVER



TACTILE WARNING

1.5' MINIMUM BUFFER

INTEGRAL COLOR CONCRETE



SITE DESIGN | Riverwalk | Materials





SITE DESIGN | Riverwalk | Site Furnishing & Amenities





Pole Top Area Lights
Selux Olivio Sistema



Bicycle Rack
Vestre Forum (Embedded Mount)



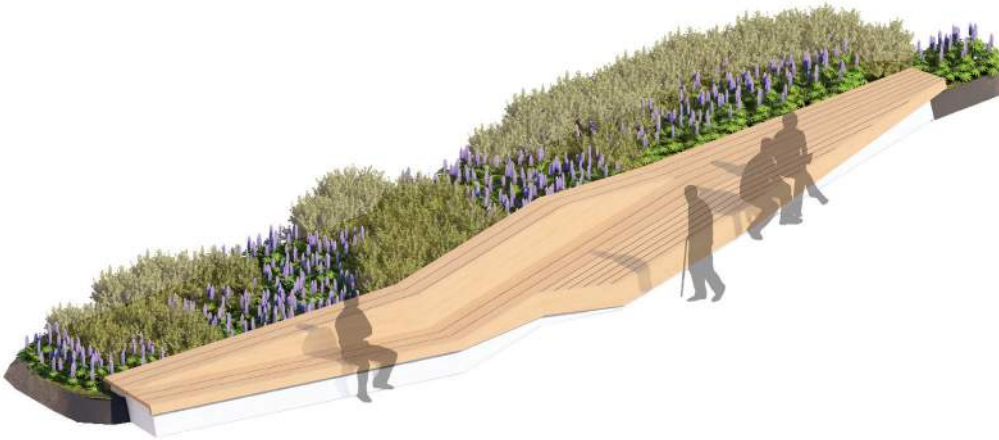
Litter Receptacle
Landscape Forms Lakeside



Chaise Lounge
Maglin 720



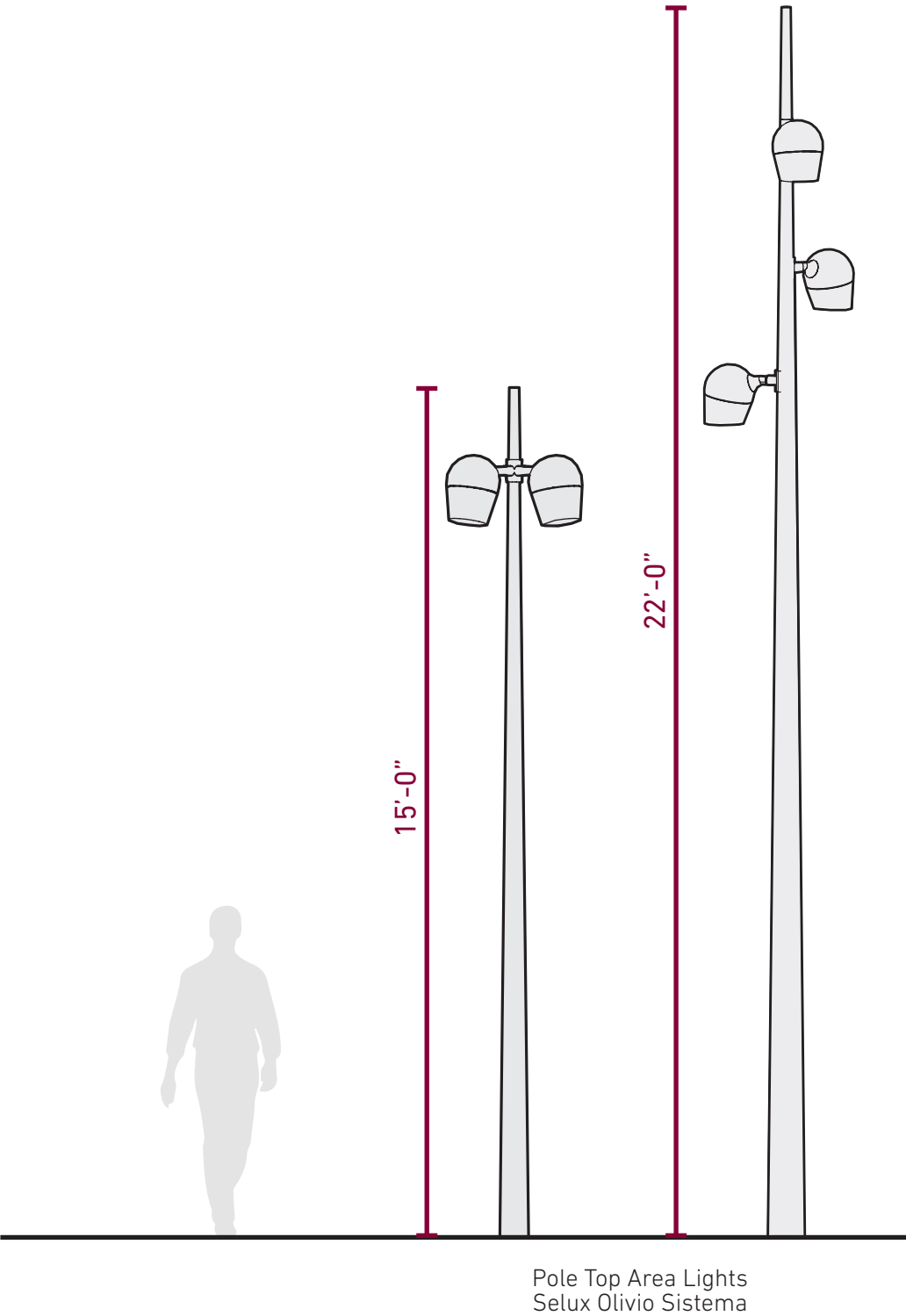
Railing



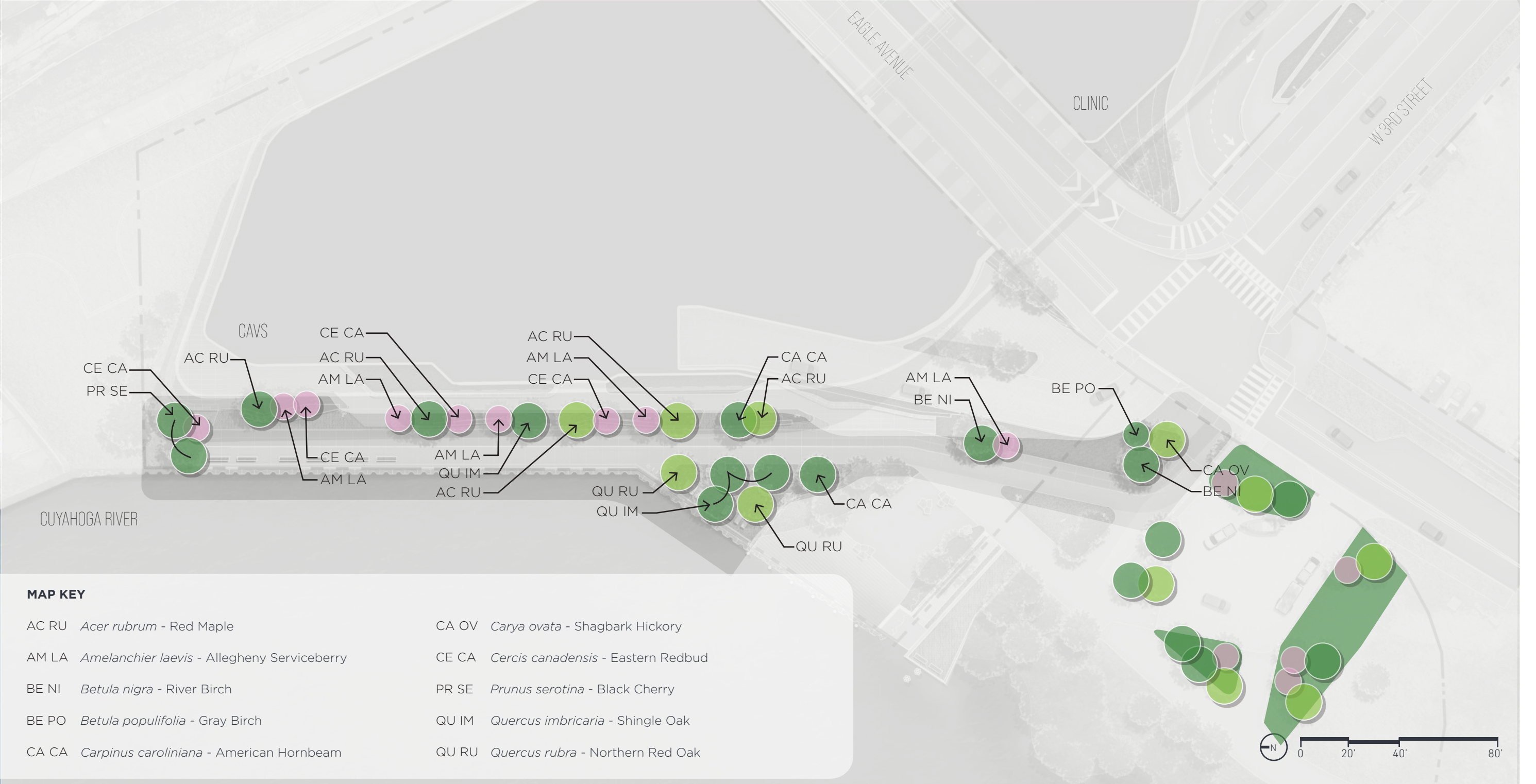
Riverwalk Seating
Social Seating



Riverwalk Seating
Seat Wall



SITE DESIGN | Riverwalk | Planting Plan





NORTHERN RED OAK
Quercus rubra



RED MAPLE *Acer rubrum*
(Plaza / Tree Grate Tolerant)



EASTERN REDBUD
Cercis canadensis



GRAY BIRCH
Betula populifolia



SHAGBARK HICKORY
Carya ovata



BLACK CHERRY
Prunus serotina



AMERICAN HORNBEAM
Carpinus caroliniana (Plaza / Tree Grate Tolerant)

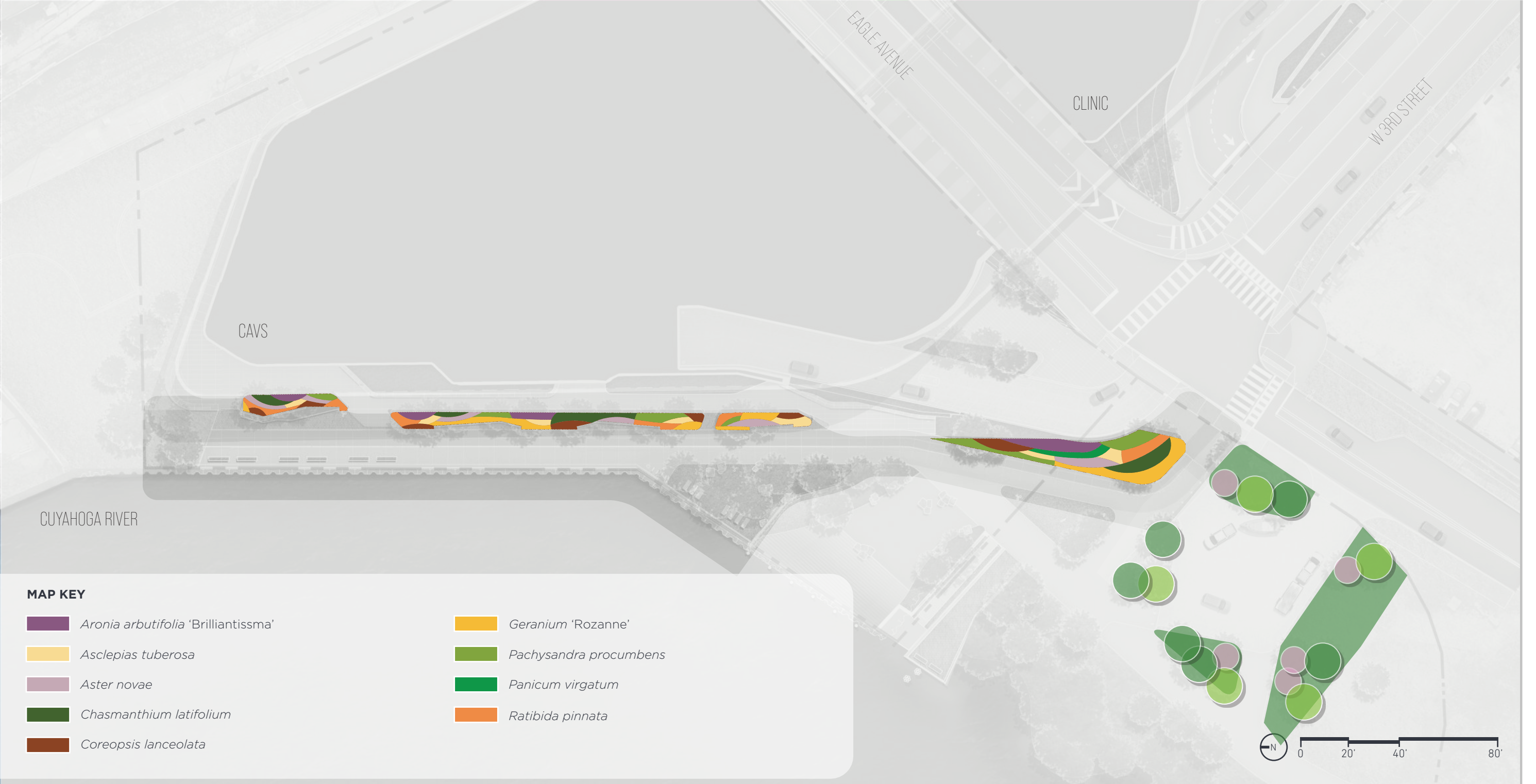


RIVER BIRCH
Betula nigra



SHINGLE OAK
Quercus imbricaria

SITE DESIGN | Riverwalk | Planting Plan





BUTTERFLY WEED
Asclepias tuberosa



NEW ENGLAND ASTER
Aster novae



BRILLIANT RED CHOKEBERRY
Aronia arbutifolia 'Brilliantissima'



LONG-STALKED COREOPSIS
Coreopsis lanceolata



FRAGRANT SUMAC
Rhus aromatica



GRAY-HEADED CONEFLOWER
Ratibidia pinnata



ROZANNE CRANE'S-BILL
Geranium 'Rozanne'



MOUNTAIN SPURGE
Pachysandra procumbens



NORTHERN SEA OATS
Chasmanthium latifolium



SWITCHGRASS
Panicum virgatum

DF2023-058 – Cleveland Clinic Global Peak Performance Center

December 5, 2025

Design Review Advisory Committee:

DFDRAC recommended final approval with the following conditions on 11/13/25:

- All final paver/material selections to be submitted and reviewed administratively by Staff.
- Provide bump-outs at Eagle/Ontario intersection, incorporate Ontario's southernmost travel lane(s) into trail, & minimize crossing distances for safer pedestrian experience.

Unresolved Previous Conditions (included as final conditions):

- Further differentiate riverwalk bikeway from pedestrian zones (signage, materials, color, etc.) & provide sufficient space between riverwalk bikeway and seating areas.
- Provide direct & ADA accessible connection from Cavs entry plaza to Riverwalk trail across parking garage's driveway [via 0-inch ADA pedestrian crossing.]
- Provide renderings of bridge from all angles and in context with existing conditions, buildings, and Cavs/Clinic. Provide additional form liner options along bridge's parapet walls, detailing for approach piers, [as well as detailing to achieve a sense of arrival between Gateway and New Riverfront District appropriate for a location of prominence.]

City Planning Staff:

Planning Staff is in support of approving this project with the recommended conditions.

- Applicant will coordinate further with Staff on northern Clinic driveway width, which can be administratively approved.
- **NOTE:** Eagle/Ontario intersection & gateway design, signage package, and public art components will be coming back to the Commission as separate projects.

Cleveland City Planning Commission

Special Presentations – Public Art



CITY OF CLEVELAND
Mayor Justin M. Bibb

December 5, 2025

CSE2025-045 – E 79th Street RTA Station Artwork

December 5, 2025

Project Address: E 79th St GCRTA Station

Type: Public Art

Project Representatives: Maribeth Feke, RTA & Bob Peck, Artist

Approval: Final

Ward 5: Council Member Starr

SPA: Kinsman

An aerial architectural rendering of the E. 79th Street GCRTA station. The station features a large, colorful geometric mural on its exterior wall, composed of various triangles and polygons in shades of blue, green, yellow, and red. The station has a modern design with a white roof and a glass-enclosed waiting area. A paved walkway leads from the station to a grassy area with a few trees. In the background, there are more trees and a road with a white car. The text "E. 79th Street GCRTA station" is overlaid in the center of the image.

E. 79th Street GCRTA station

Artwork submission by Bob Peck

About the artist

Professional artist since 2003
30+ years experience overall.

50+ Murals and public art pieces across
Northeast Ohio and beyond

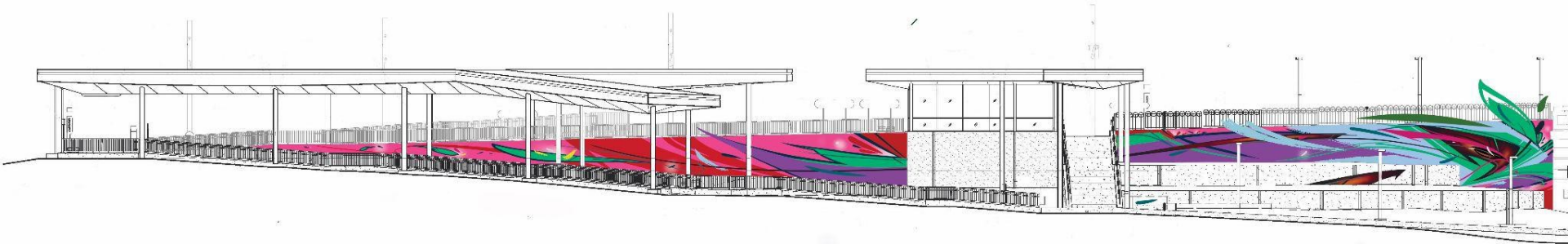
Born and raised in Cleveland and a lifelong
user of the GCRTA rapid transit system.





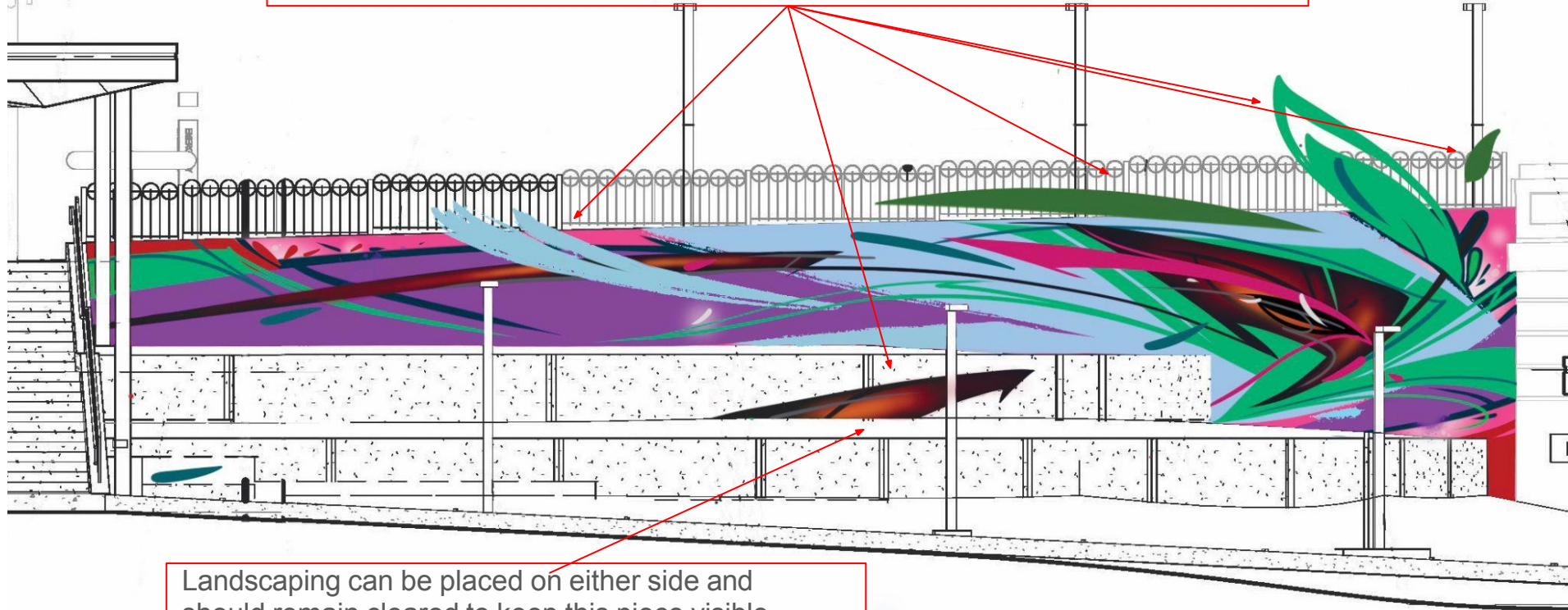


The linework and colors of this mural bring that boldness to the surface of the walls. The abstract piece was designed to capture the energy and movement of the trains that pass through, as well as the diversity of passengers coming and going from the station.



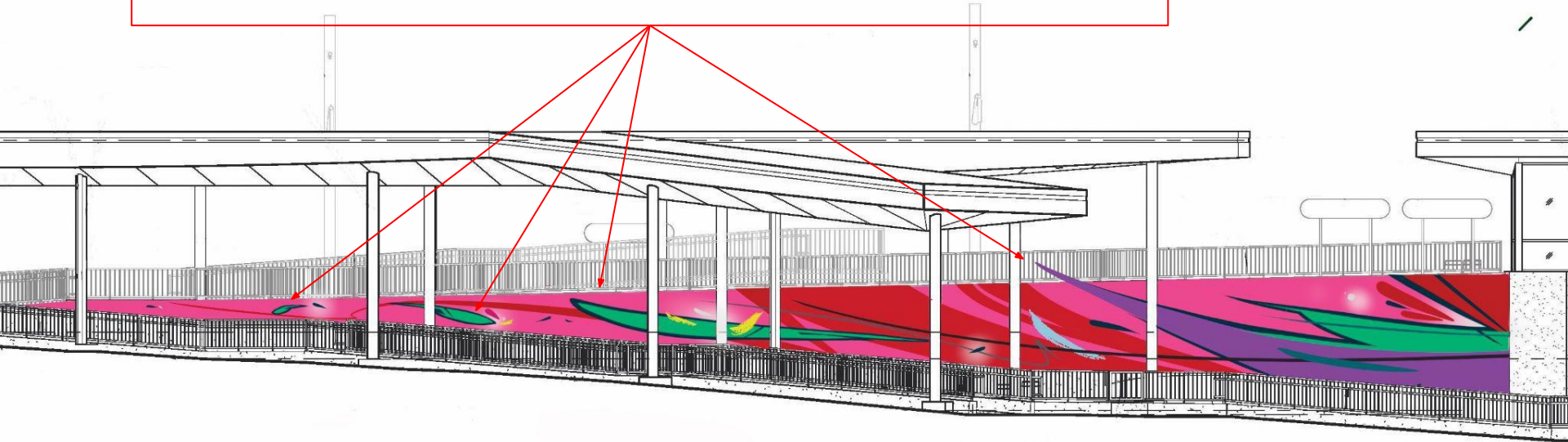
The flowing artwork appears as if it's moving through the structure, and gives the illusion of it heading off the edge of the wall, following the tracks in both east and west directions.

The artwork extends beyond the limits of the wall using mounted 3/16" stainless steel, die cut pieces.

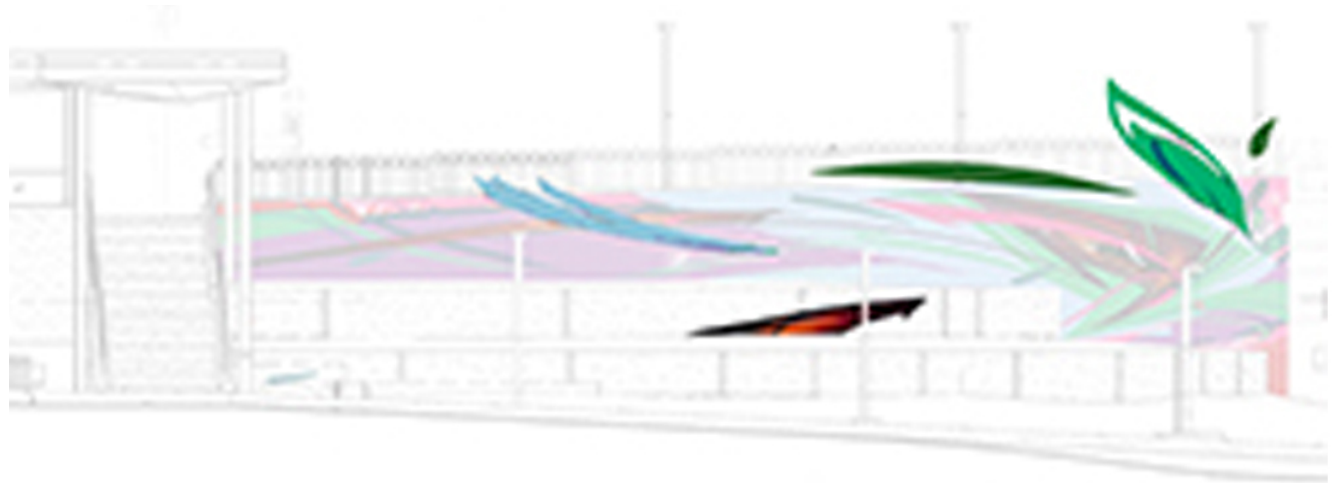


Landscaping can be placed on either side and should remain cleared to keep this piece visible.

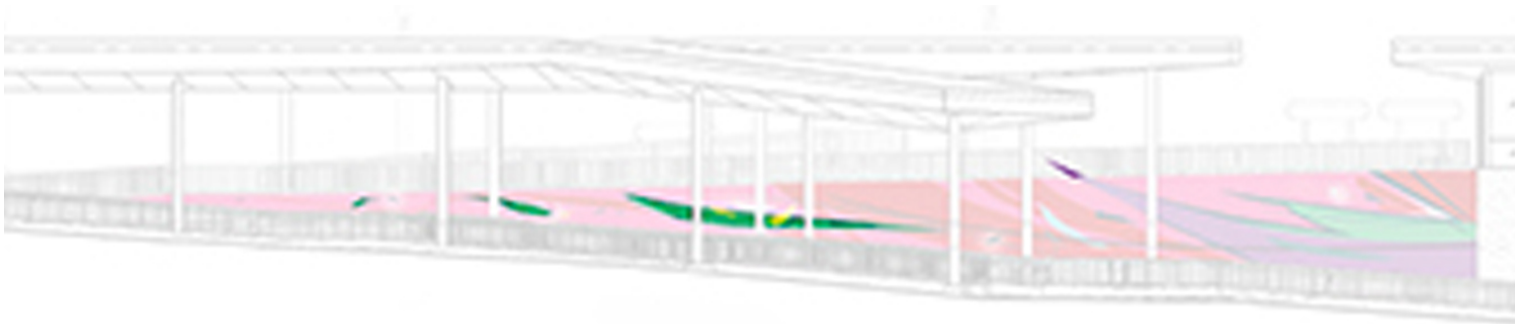
Additional mounted 3/16" stainless steel, die cut pieces will be float-mounted with spacers to add depth



All die cut metal elements will have rounded/smoothed edges and softened points for public safety.

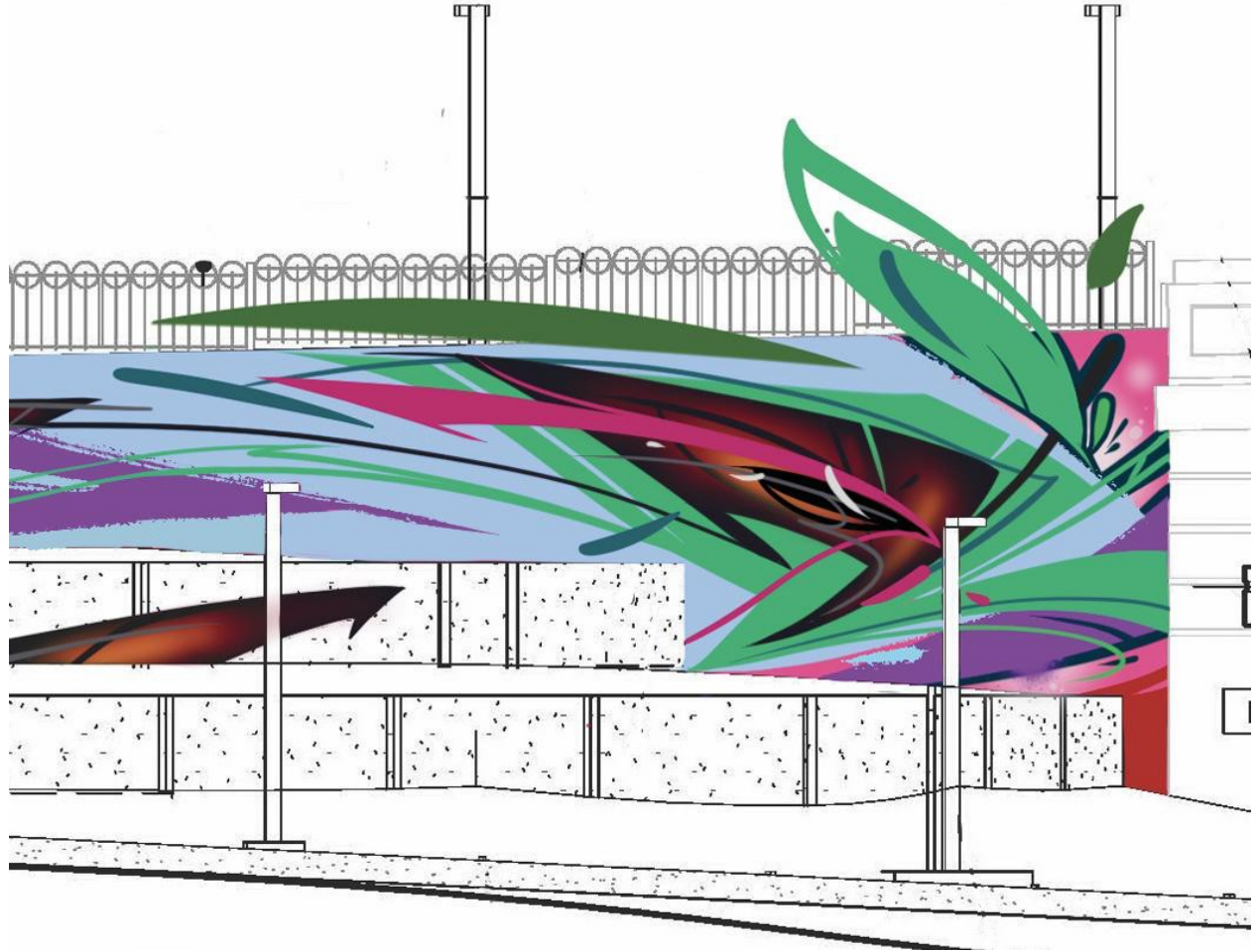


Highlighted areas denote metalwork placement.



The mural would be painted with artist-grade spray paint and exterior latex.

The high quality of these materials provide longevity for the bright colors and line detail.



The mural will be coated with a high-quality, UV-resistant, and graffiti-proof clear finish.

The clear coat will allow GCRTA to easily maintain the wall with the ability to power wash off any potential vandalism. UV resistance will protect the colors from extensive fading.





Community Engagement

I would reach out to East Tech and Cleveland School of the Arts to have interested students participate in painting the mural.

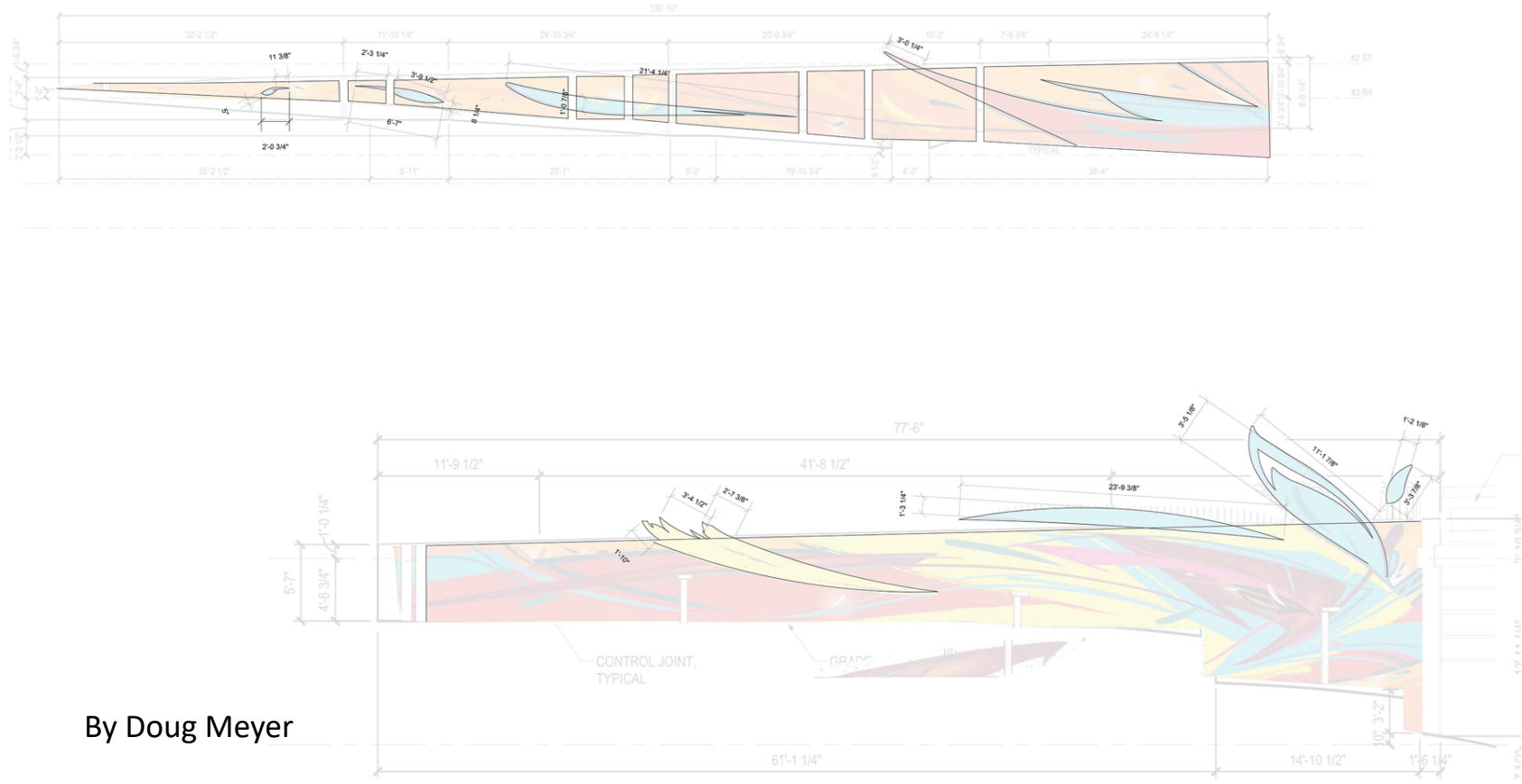
These students would receive a monetary stipend. The opportunity would provide a unique work experience and training to support career development for Cleveland's youth.

Doug Meyer - Metal Fabricator

Doug is a full-time sculptor that specializes in metal work since 2008. He was awarded multiple awards of excellence from the American Craft Council in 2013. He has also sold his hand-crafted furniture across the united states and his work has been featured in articles from Elle Decor to American Craft to the NY Times. He currently works out of his 5,000 square foot metalworking studio near Youngstown.

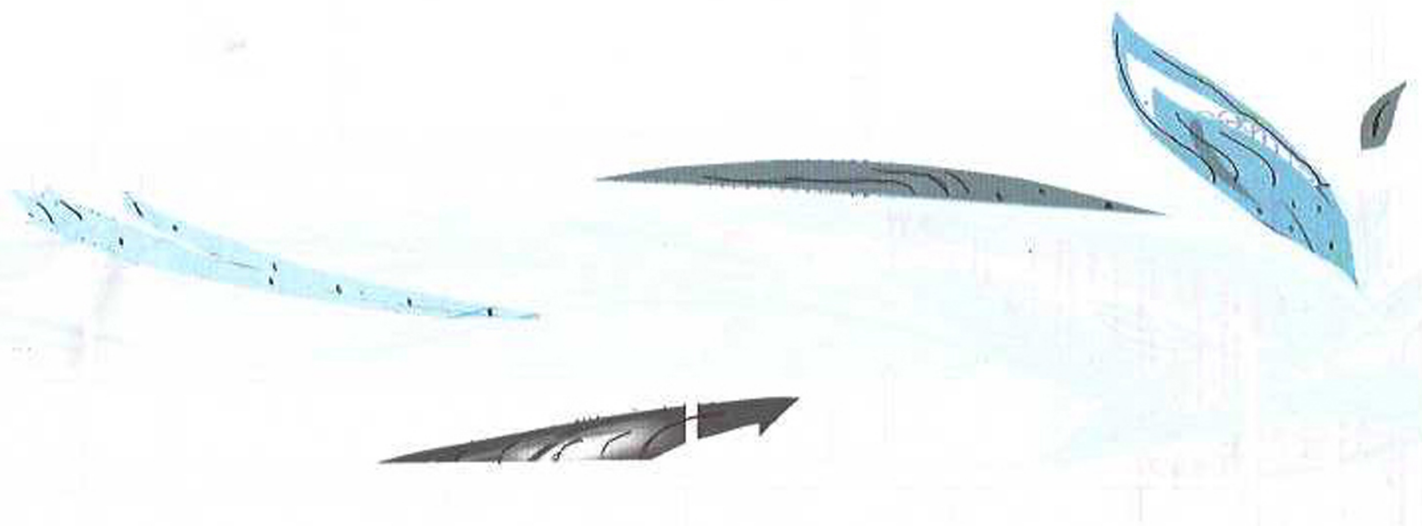


Metal Anchoring locations



By Doug Meyer

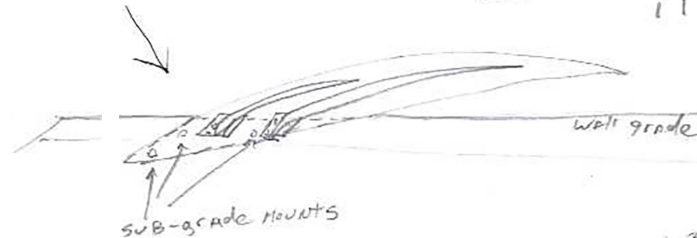
Marks indicate bracket mount points



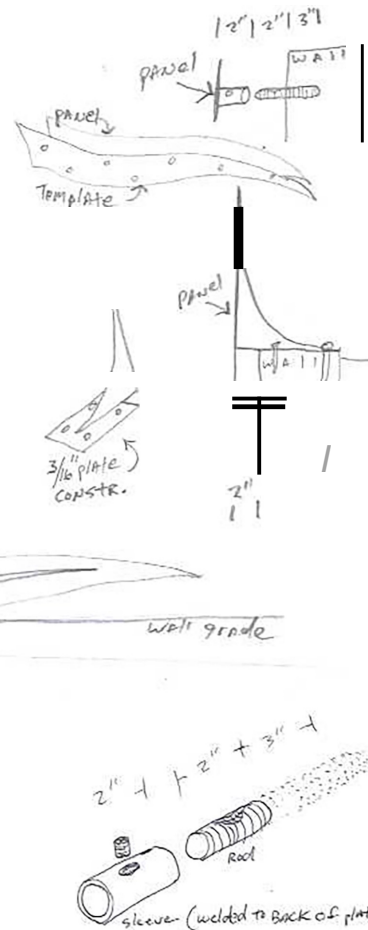
Metal Anchoring Details

- Each metal panel will have a duplicate template for transferring connections to wall via pipe/sleeve mounts with set screw. Wall stud secured with masonry epoxy
*one day cure period
- For panels rising above wall grade, brackets will be welded to panel backs-following slope as necessary. Brackets will be bolted to wall cap with sleeve anchors every 14 inches. Brackets will also serve as ribs, extending to max length and following shape contours as necessary.

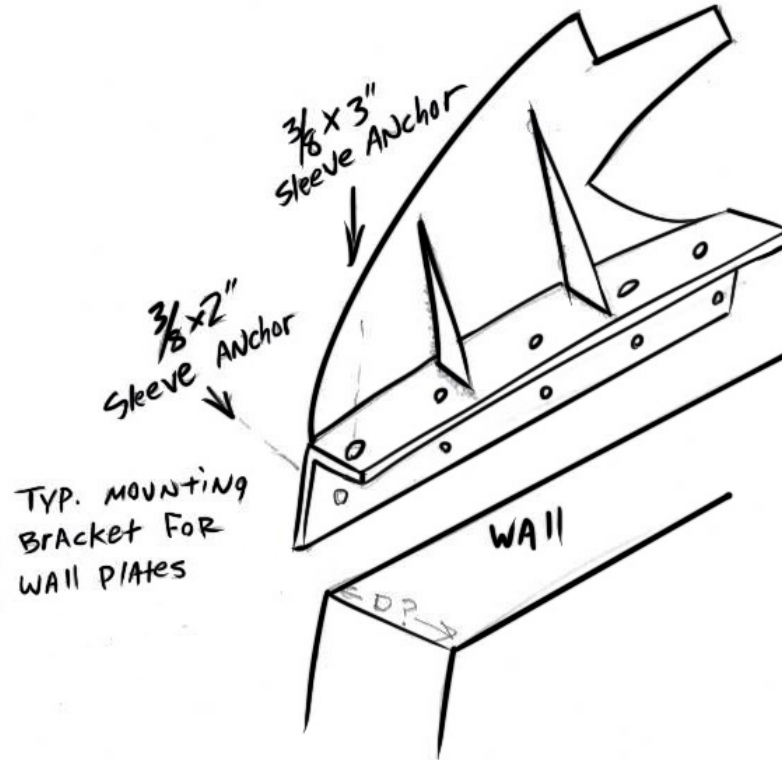
Example:



- Connection Detail: minimum of 3/8 stainless thread rod anchored into wall and diveted into wall to accept set screw where it passes through sleeve to lock panel into place. Rod is situated with divet facing best access point. Mounts will be spaced in a manner that maximizes load capacity and plumb to the wall. 2" standard step off from wall.



Metal Detailing Detail



CSE2025-045 – E 79th Street RTA Station Artwork

December 5, 2025

Design Review Advisory Committee:

CSEDRAC recommended final approval with the following condition on 11/25/25:

- Coordinate landscape design and planning layout with the artwork. Make adjustments to the planning design if needed so as to not obscure the artwork

City Planning Staff:

Public art staff is in support of this project, and feel the artwork integrates well with the architecture of the building, and that the color and vibrancy will only enhance those features. The projected portions had additional visual depth, which works well in the space as well.

Cleveland City Planning Commission

Administrative Approvals



CITY OF CLEVELAND
Mayor Justin M. Bibb

December 5, 2025

Ord. No. 1456-2025 (introduced by Council Members Welch, Bishop, Hairston, and Griffin – by departmental request) Authorizing the Director of Parks and Recreation to enter into an amendment to the Property Operations and Programming Agreement, effective June 30, 2016, with Downtown Cleveland, Inc., as assignee of the Group Plan Commission, to provide a restricted contribution to support the ongoing maintenance obligations at Public Square.

December 5, 2025

Ord. No. 1460–2025 (introduced by Council Members Welch, Slife, and Griffin – by departmental request) Authorizing the Director of Port Control or other appropriate director to terminate the City of Cleveland’s lease with Cleveland–Cuyahoga County Port Authority for the Rock and Roll Hall of Fame and Museum’s original site and approving the consolidation of the original site and adjacent expansion site into a single lease agreement directly between the City of Cleveland and the Rock and Roll Hall of Fame and Museum, Inc.

December 5, 2025

Ord. No. 1512-2025 (introduced by Council Members Welch, Bishop, Slife, Hairston, and Griffin – by departmental request) Authorizing the Directors of Parks and Recreation and Port Control to enter into a seventh amendment to the Lakefront Parks Lease with the Board of Park Commissioners of the Cleveland Metropolitan Park District to add the North Coast Inner Harbor and Marina to the lease.

December 5, 2025

Ord. No. 1520-2025 (introduced by Council Member Spencer) Establishing the Lorain Antiques Design Review District north and south of Lorain Avenue between West 83rd Street and West 61st Place (Map Change No. 2685).

December 5, 2025

Ord. No. 1521-2025 (introduced by Council Member Spencer) Expanding the West 117th Street Design Review District to include additional parcels north and south of Detroit Avenue between West 116th Street and West 107th Street and removing residential parcels of land along West 117th Street south of Thornton Road and north of Lorain Avenue (Map Change No. 2683).

December 5, 2025

Ord. No. 1536-2025 (introduced by Council Members Hairston and Griffin – by departmental request) To amend 3103.21 of the Codified Ordinances of Cleveland, Ohio, 1976, as amended by Ordinance No. 2393-02, passed February 2, 2003, relating to fees for hearings and time extensions before the Board of Building Standards and Building Appeals.

December 5, 2025

Ord. No. 1541-2025 (introduced by Council Members Bishop and Griffin – by departmental request) Authorizing the Director of Capital Projects to enter into an amendment to Lease Agreement No. CT 0103 NF 2015-052 with Flats East Management LLC, the designee for Flats East Development, LLC to authorize charging boat docking reservation fees.

December 5, 2025

Cleveland City Planning Commission

Special Presentations (for information only)



CITY OF CLEVELAND
Mayor Justin M. Bibb

December 5, 2025

North Coast Waterfront Development – Scott Skinner, NCWDC

December 5, 2025

Ward 3: Council Member Welch

SPA: Downtown

Request for Qualifications for Development

Downtown Cleveland Lakefront *(Between West 3rd and East 9th Streets)*

Up to 50 acres of publicly owned waterfront land

In partnership with:



CITY OF CLEVELAND
Mayor Justin M. Bibb



Cleveland's
North Coast

CBRE



Letter from Mayor Justin Bibb

The City of Cleveland is seeking bold, visionary partners to help reimagine our Downtown Lakefront and, in doing so, reshape the world's perception of Cleveland.

This is more than a development opportunity. It is a once-in-a-generation chance to build a vibrant, connected, and iconic neighborhood on the shores of Lake Erie. Our North Coast, a 50-acre stretch of publicly owned lakefront, sits at the intersection of civic pride, economic opportunity, and global ambition.

As Mayor, transforming our downtown lakefront has been one of my top priorities and a lifelong dream. We have laid the groundwork. Over the past four years, the City has collaborated with residents, civic leaders, and national experts to shape a Lakefront Master Plan with guiding principles. We created a new Shore-to-Core-to-Shore TIF District to fund transformative public infrastructure. We secured more than \$150 million in federal and state grants to construct a landmark pedestrian land bridge that will finally connect the core of downtown to the waterfront. We also launched the North Coast Waterfront Development Corporation (NCWDC), an independent nonprofit with a singular focus: turning vision into action.

We are looking for developers, designers, and placemakers who see what we see: a world-class destination that celebrates our Great Lake, strengthens our downtown, and centers community. In addition to architectural brilliance, we seek ideas that promote economic growth and vitality: fostering local businesses, creating job opportunities, and ensuring that our lakefront is a thriving hub for both residents and visitors. We envision a place where families can gather, artists can showcase their work, and everyone can enjoy activities by the water.

In partnership with NCWDC, we are issuing this request for qualifications to identify the teams that will help shape the future of Cleveland's North Coast. NCWDC is working closely with the City to facilitate this request for qualifications and execute on this ambitious project.

For decades, Clevelanders have dreamed of unlocking the full potential of our lakefront. We encourage you to think big and prepare to create spaces that inspire, engage, and ultimately transform our lakefront into a celebrated destination that reflects our shared aspirations for Cleveland's future. We invite you to be part of the team that finally brings this vision to life.

Let's build something extraordinary together.



A handwritten signature in blue ink, appearing to read "Justin Bibb", is positioned above the printed name of the Mayor.

Mayor Justin M. Bibb
City of Cleveland



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01

Introduction



Executive Summary

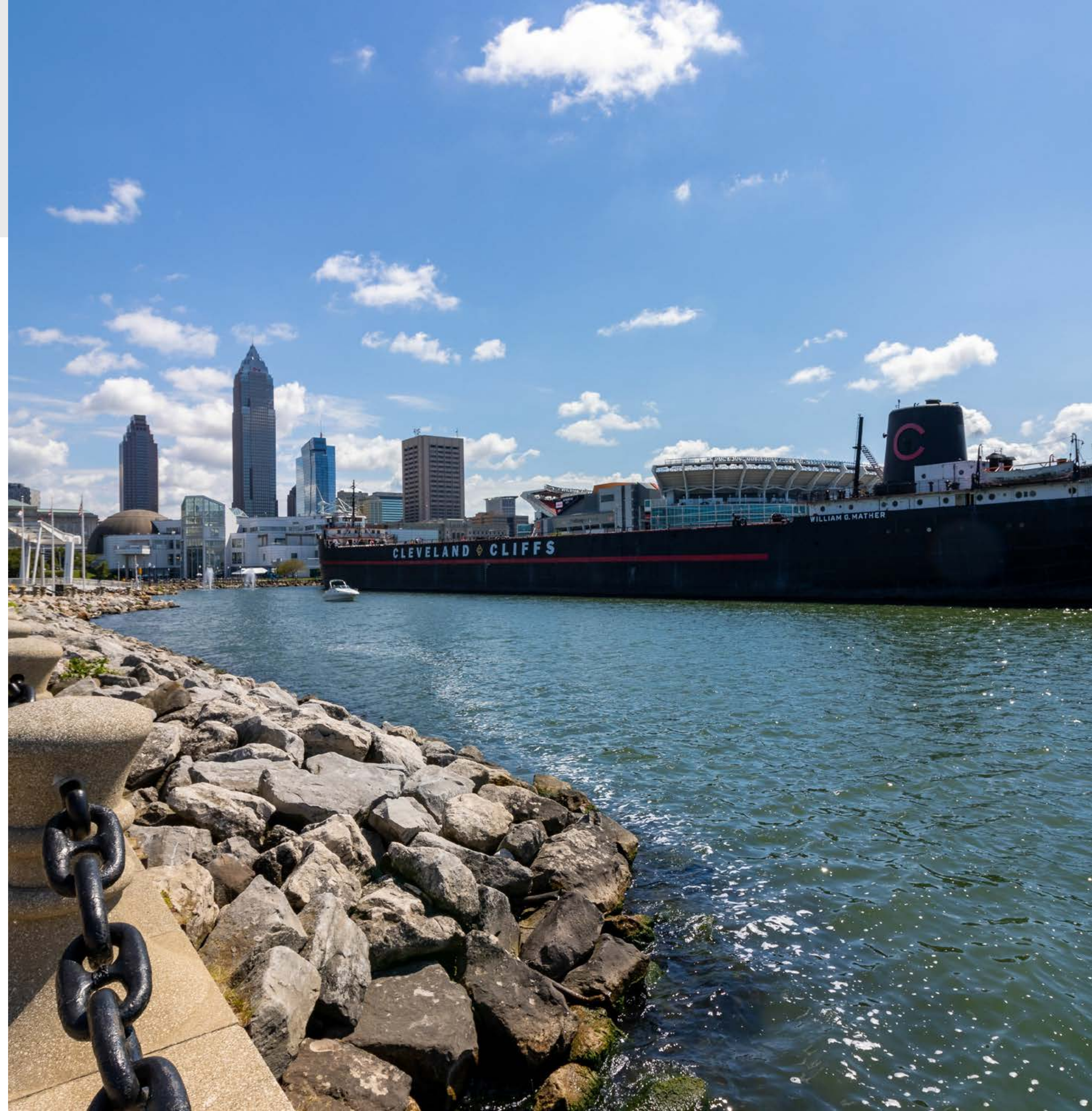
The North Coast Waterfront Development Corporation (“NCWDC”) and the City of Cleveland aim to create a world-class lakefront experience with the guiding principle of connecting the community to Lake Erie. NCWDC, Mayor Bibb’s office, and Cleveland City Council are seeking development partners to collaboratively reimagine up to 50 acres north of Route 2.

The site currently includes surface parking lots, pedestrian and vehicle thoroughways, a temporary activation project called The North Coast Yard, and the footprint of the current Browns Stadium, expected to be demolished in 2029 if the Browns move to Brook Park, Ohio. It will also include the design of a pedestrian Land Bridge that will cross over the railway tracks and Shoreway, directly connecting Downtown to Lake Erie. Construction of the Land Bridge will be completed by the City of Cleveland and will commence in 2027.

The project aims to reorient and connect the city’s Downtown core to the Lakefront, bringing the waterfront to the center of public life and helping to transform the region.

Key goals for the development are to:

- Improve access and connectivity to the Lakefront
- Create a welcoming destination that belongs to everyone; and
- Unlock economic development opportunities by repurposing vacant and underutilized land



The Lakefront Opportunity

This Request for Qualifications is the first step for NCWDC and the City to engage with potential partners who have an interest in developing up to 50 acres in Downtown Cleveland along Lake Erie.

Development partners who are interested in serving as master developer, interested in developing a specific portion of the site, or developing a specific use should respond and indicate their type of interest. Our goal is to bring in expertise, resources, and experiences of reputable developers for the benefit of the City and region. We are asking interested developers to partner with us to deliver a project aligned with the guiding principles of the Lakefront Master Plan, drive activation, and spur new economic development.

Uses on the site could include but are not limited to housing, hospitality, hotels, corporate office, retail, recreation, entertainment, sports, cultural amenities, and public space.

The City of Cleveland and NCWDC have spent several years laying the groundwork for a transformed lakefront. Progress to date includes:

- **The North Coast Connector**
 - A \$284 million infrastructure project that is fully funded through federal, state, and local sources. It will create important connections to the Project Site via a 100-foot wide pedestrian Land Bridge, converting a highway to a boulevard that includes signalized intersections, and a significant amount of new pedestrian and bicycle pathways. This is the first phase of a planned \$447 million project that includes additional infrastructure investment further east of the project site and the construction of a multi-modal transit hub.
- **Innovative Financing Tools**
 - In 2024, the City established the Shore-to-Core-to-Shore TIF District over the entirety of its downtown to support major public improvement projects in the City. In 2025, the City and NCWDC established a New Community Authority (NCA) to support site specific infrastructure and public amenities on the Project Site.
- **Master Planning and Community Engagement**
 - The City spent over three years soliciting public engagement to determine the uses and values most desired by Cleveland residents and to build deep civic support for the development of the Project Site.
- **Placemaking and Activation**
 - In 2025, the City and NCWDC opened the North Coast Yard - a dynamic public space with consistent programming and hospitality. The NCY is an early activation of the Project Site and builds momentum for what's to come.



Process and Expectations

Interested parties will respond to this RFQ via the process outlined on Pages 27-29. A selection committee will evaluate responses and invite selected developers to formally submit a proposal. The selection committee is comprised of NCWDC Board Members, all of whom have been publicly appointed, as well as representatives from the City itself.

The selection committee will consider the following:

- Understanding of the opportunity and vision outlined in this document
- A demonstrated ability to successfully develop complex mixed-use projects in urban environments
- Experience in developing quality transformative projects with public partners
- A commitment to fostering diverse project teams

Once a proposal is submitted, the selection committee will conduct interviews and it is anticipated that a development partner or partners will be selected by the end of 2025.

The City of Cleveland and NCWDC are eager to partner with development groups who share our vision, guided by community input, for a developed lakefront that provides both equitable access to the waterfront and economic development opportunities. Several years of public engagement have resulted in the Values and Principles that drive our vision, outlined below:

- **Economic Opportunity**
 - *Strengthen connections between Downtown and Lake Erie and set the stage for future transformations across Cleveland's waterfronts.*
- **Racial Equity**
 - *Integrate thoughtful and equitable development centered around the core master plan values of access, equity, and environmental health, and prioritize wealth creation opportunities for historically marginalized communities.*
- **Climate Resiliency**
 - *Provide proactive, sustainability-first designs that not only protect against climate change but actively repair habitats, advance environmental justice, and build on Cleveland's legacy in leading the environmental movement.*
- **Joy**
 - *Balance and prioritize water access, community gathering spaces, nature and green spaces, and economic opportunities that encourage intergenerational and year-round use.*



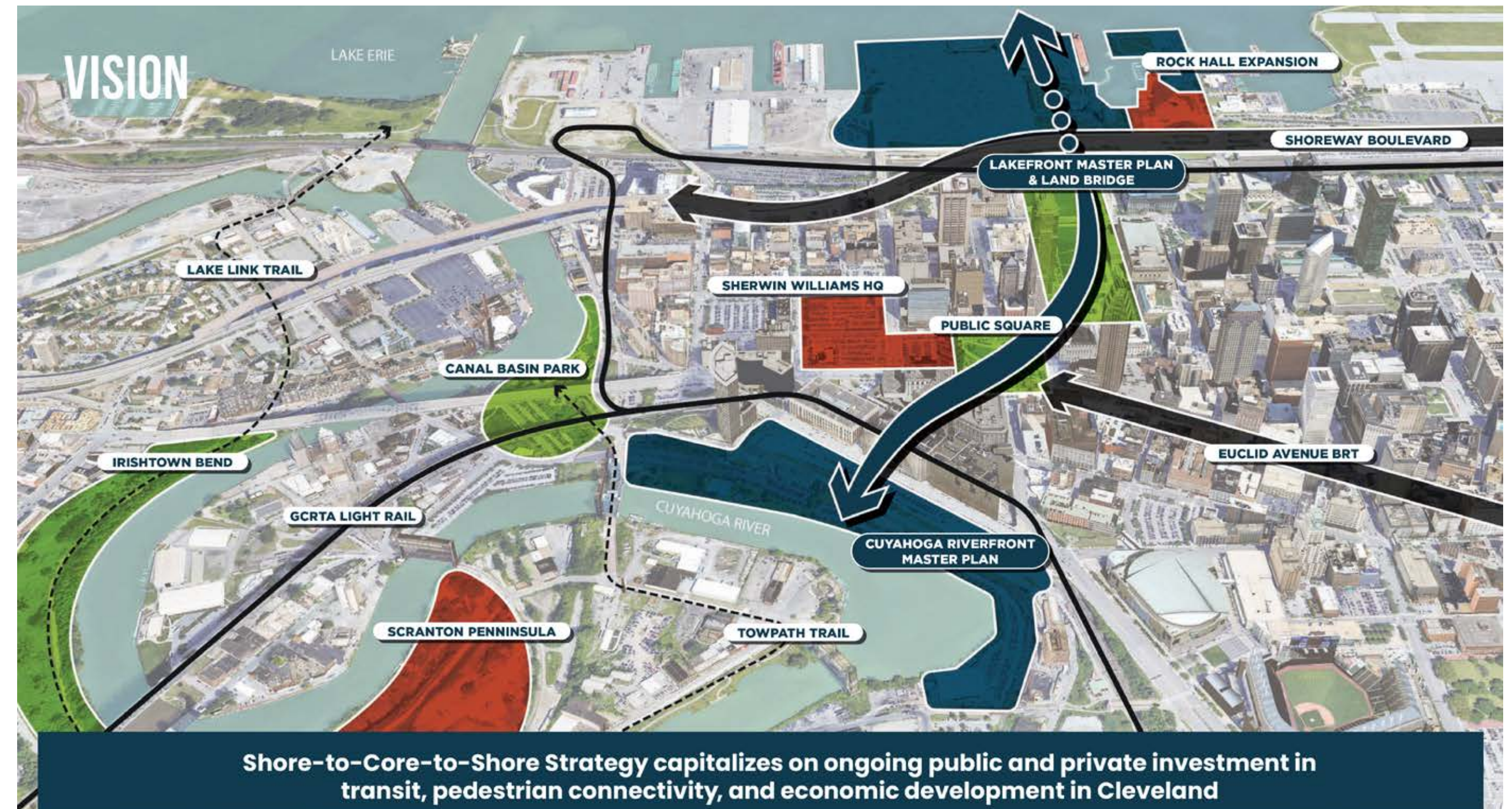
Shore-to-Core-to-Shore

Development of the Downtown Lakefront is part of a larger initiative to connect Cleveland's riverfront, Downtown, and Lake Erie, creating a continuous connection from shore-to-core-to-shore that recognizes Cleveland as a two-waterfront city. Please learn more [here](#).

Tying together Cleveland's two waterfront areas are core assets of a vibrant and reinvested Downtown that include a reimagined Public Square, the new Sherwin-Williams Global HQ, and the malls over the Huntington Convention Center. Along the Cuyahoga River to the south, Bedrock is already at work developing The Riverfront (<https://theriverfront.com/>), a dynamic plan to develop 3.5M SF on 35 acres, kicked off recently with the Cleveland Cavaliers Training Center.

"Bedrock has a strong public-private partnership with Mayor Bibb and the City of Cleveland, who have been essential in project visioning and creative financing as we advance our \$3.5 billion transformational Cuyahoga Riverfront development. As partners, they bring forward thinking, innovative approaches while acting with a sense of urgency that reflects Mayor Bibb's charge of 'Cleveland can't wait'"

- Kofi Bonner, Bedrock CEO



Lakefront development to the north will be supported with economic development tools including various state and federal grants, as well as the Shore-to-Core-to-Shore TIF District. Replacing the Route 2 Bridge with a city boulevard and creating a pedestrian Land Bridge will remove physical barriers to access and open up meaningful opportunity on up to 50 acres of underutilized waterfront land. Property that historically has not been able to support anything other than a destination sports facility will now have an opportunity as a year-round, mixed-use Downtown neighborhood.

02

Development Guidelines + Principles



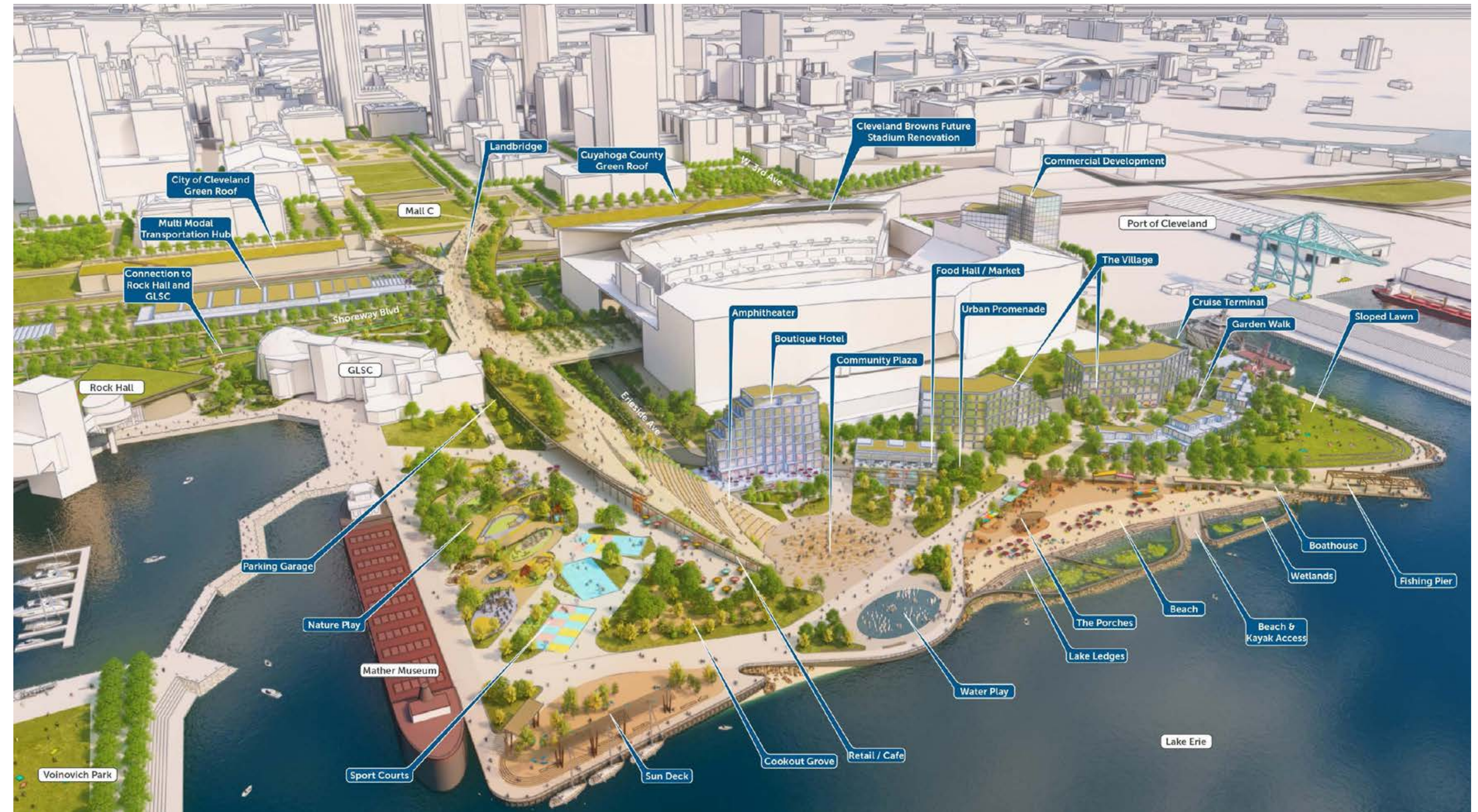
The North Coast Master Plan

[Click here to learn more about NCWDC, the Lakefront, and the North Coast Plan](#)

The North Coast Master Plan was developed over three years through a process driven by community engagement and centered around the notion that Cleveland's Downtown Lakefront should be accessible to all Clevelanders and visitors alike.

The Master Plan places a significant focus on public space along the water's edge, viewing it as Cleveland's "Front Porch." At the time the Master Plan was created, the City and the Cleveland Browns were working towards a renovation of their existing stadium on the site. Since that time, the Browns have confirmed their intentions to move to a new suburban location.

This image from the Master Plan is included in this RFQ for inspiration, but the City and NCWDC do not assume that a stadium will be present on the site past 2029. We look forward to working with development partners to establish a new version of this plan that is visionary, adheres to the original principles, and can be implemented expeditiously.



Guiding Design Principles

The North Coast Master Plan outlined the following Design Principles that outline a vision for the Project Site:

- Embrace the Skyline
- Embrace the Bluff
- Vary the Shoreline
- Celebrate the Working Waterfront
- Integrate Thoughtful and Equitable Development
- Center Equitable and Multi-Modal Transit
- Expand Water Access
- Connect Core to Shore
- Foster Joy and Activation



To align with the design principles to the left, NCWDC and the City would envision the following as priorities for development partners and a future project:

- Encourage public access and activation of the shoreline
- Design with a focus on quality, ensuring compatibility with public open spaces
- Protect key view corridors both towards the water and towards the downtown skyline
- Thoughtfully incorporate the proposed location and design of the Land Bridge
- Create a street grid that encourages a pedestrian friendly environment and incorporates the site into the downtown grid
- Incorporate community programs and public facing activities that enhance the ground floor
- Identify opportunities to work with local, small, and minority-owned businesses
- Set proactive sustainability goals
- Include a variety of housing types, with a to be determined percentage of affordable units
- Develop integrated parking structures
- Identify uses that will drive consistent activation of the site

North Coast Aspirational Examples

Click the project
photo to learn more

The following developments in other markets are representative of the guiding design principles of the project.

Bridge Park - Dublin, OH



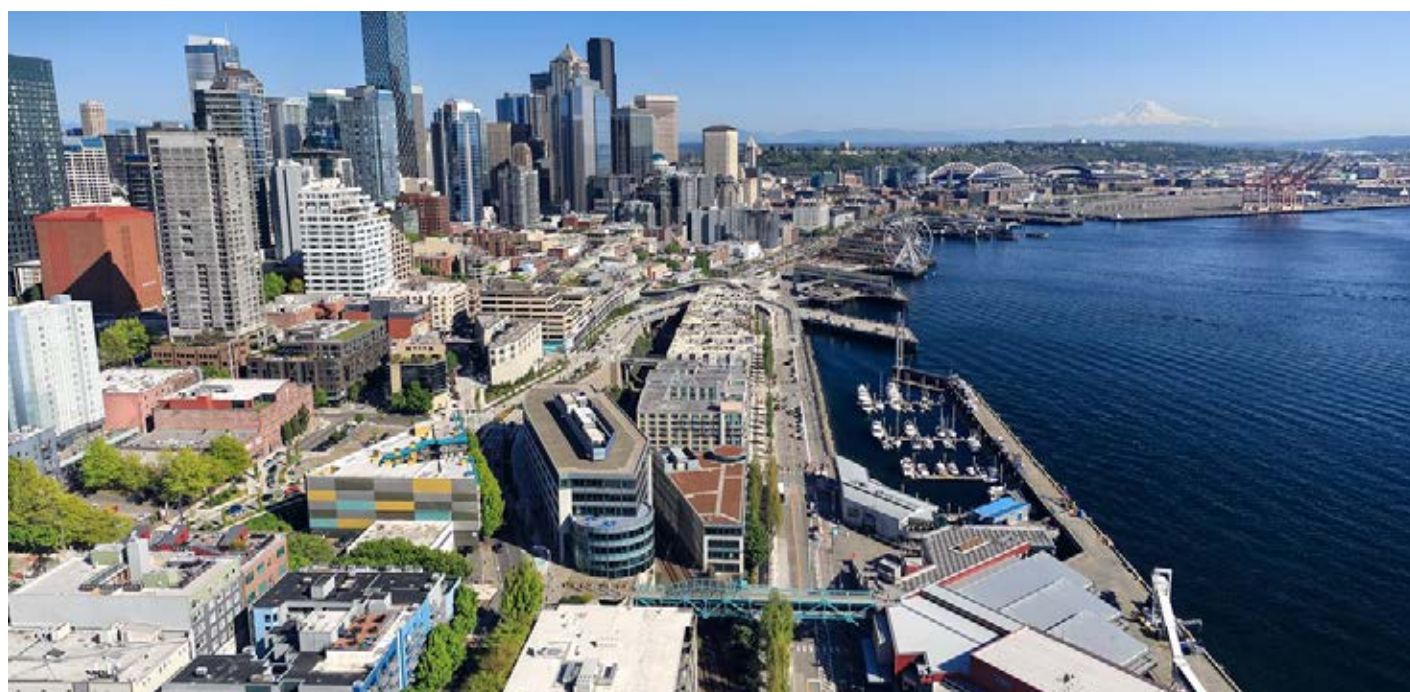
Capitol Riverfront/Navy Yard - Washington DC



King's Crossing - London, England



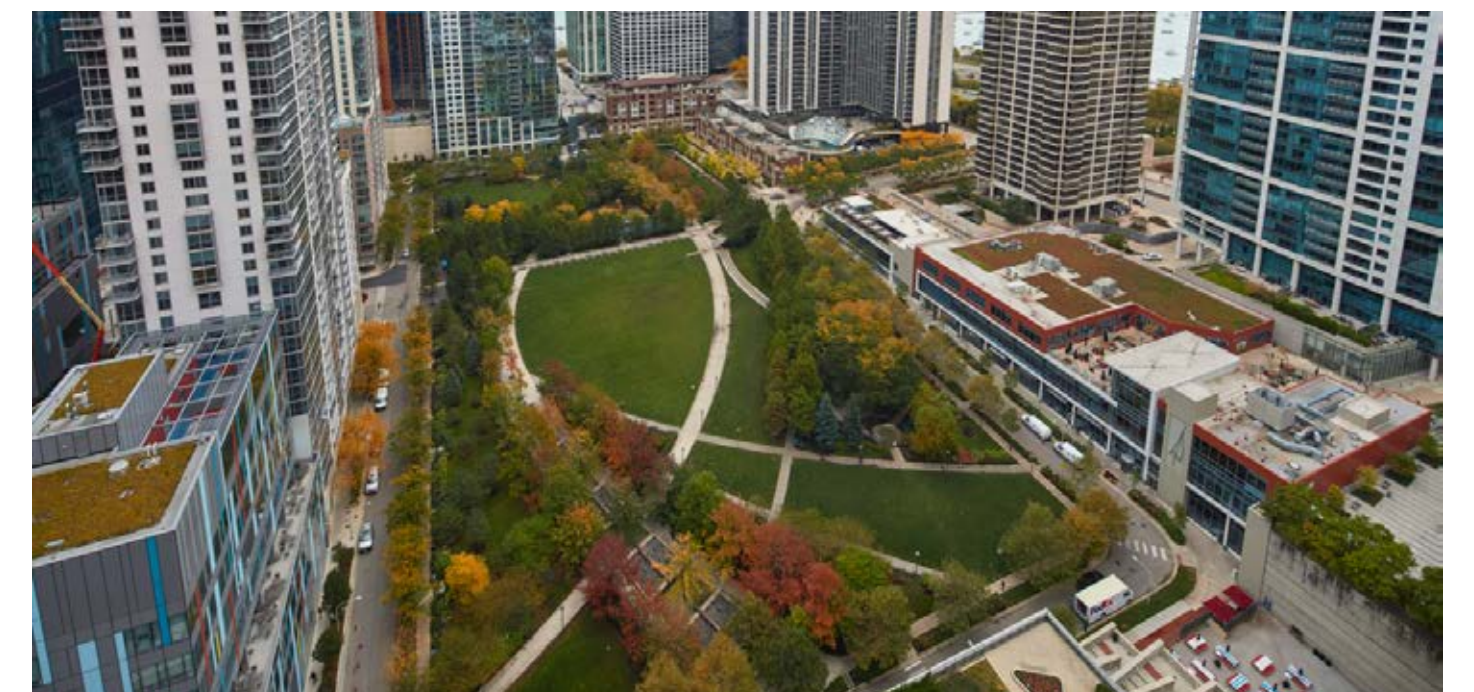
Seattle Waterfront - Seattle, WA



Union Market District - Washington, DC



Lakeshore East - Chicago, IL

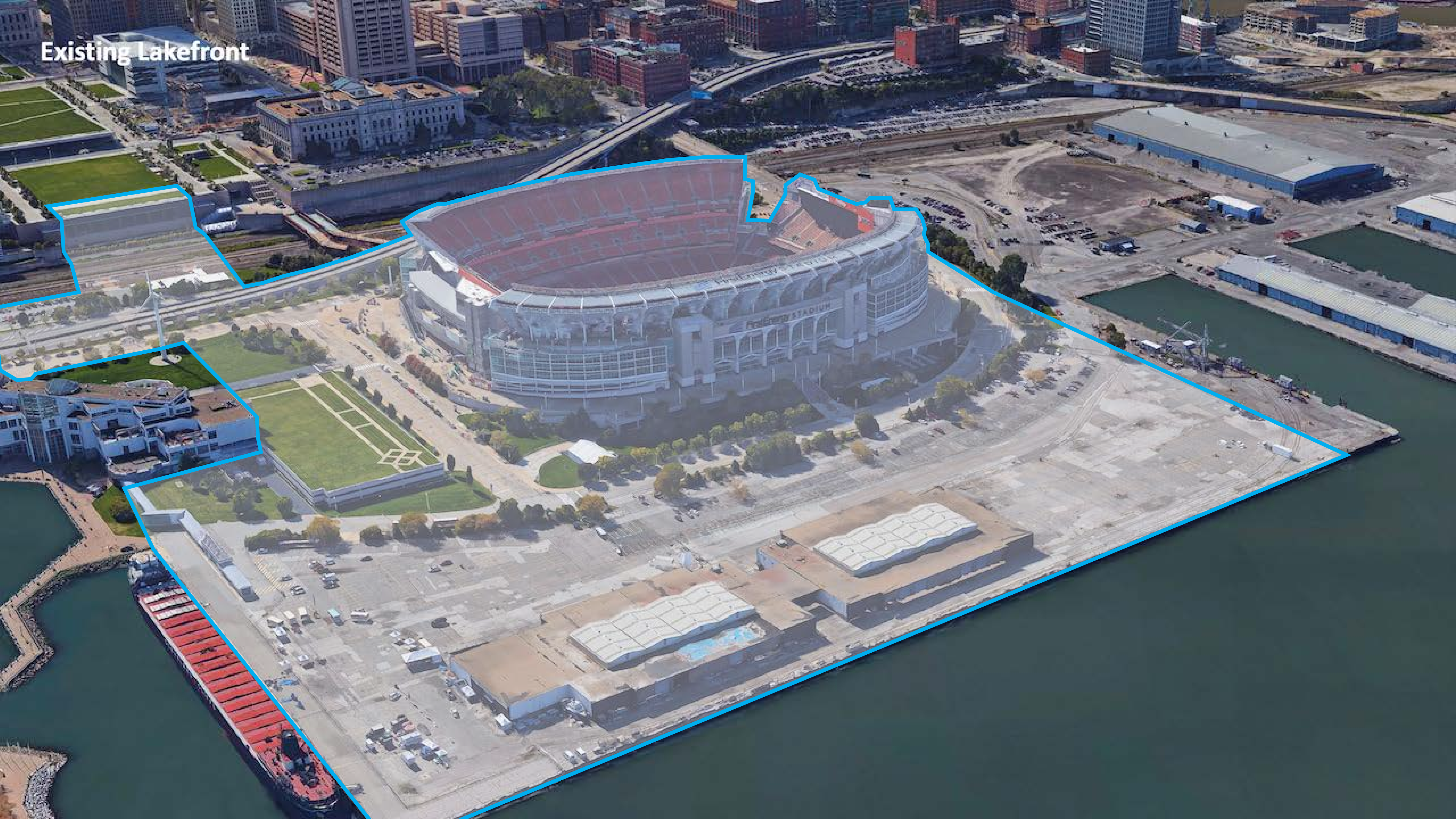


03

Project Site

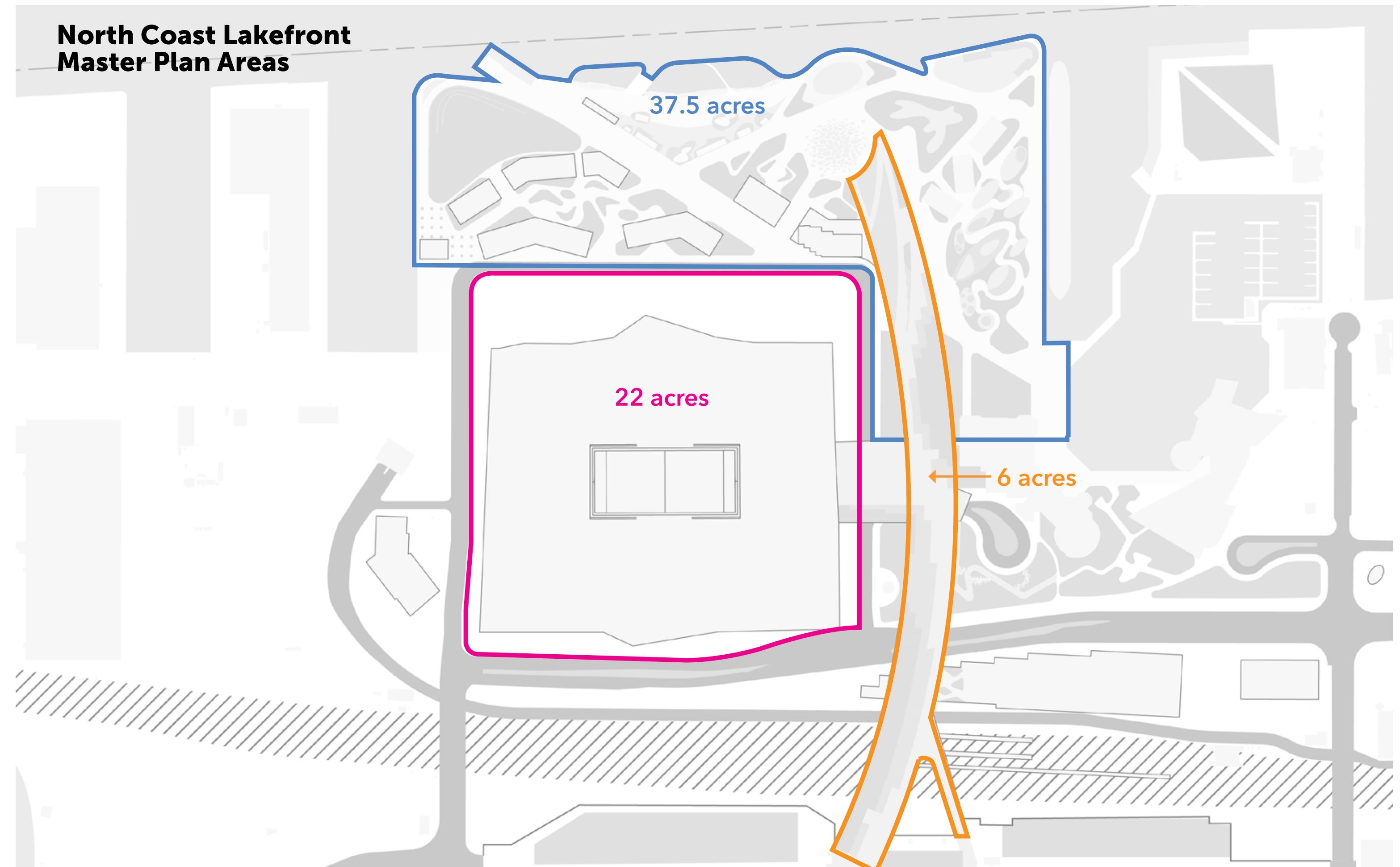


Existing Lakefront



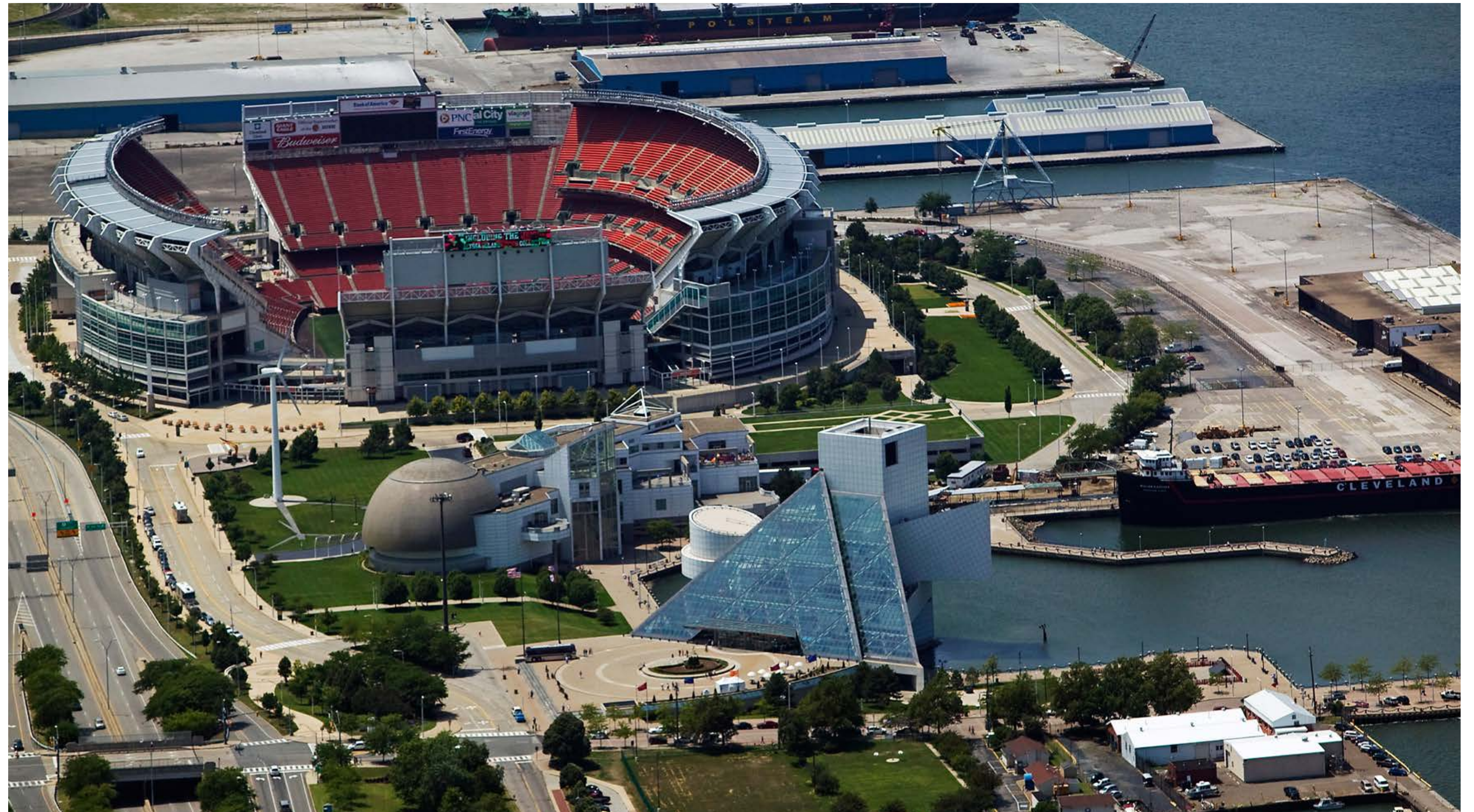
Lakefront Key Components

- Up to 50 acres of waterfront land
 - The Lakefront Master Plan anticipates approximately 15 acres of public park and/or privately operated publicly accessible space
 - A master developer will have the flexibility on how to integrate public space and a street grid. NCWDC and the City will work with development partners to determine street grid and shared amenities
 - The City's current assumption is that the stadium will be demolished in 2029 if the Browns move to Brook Park, Ohio. However, developers are also welcome to propose a reuse of the existing stadium
- Final configuration and proportions of these areas are flexible and will change based on input from selected developers.

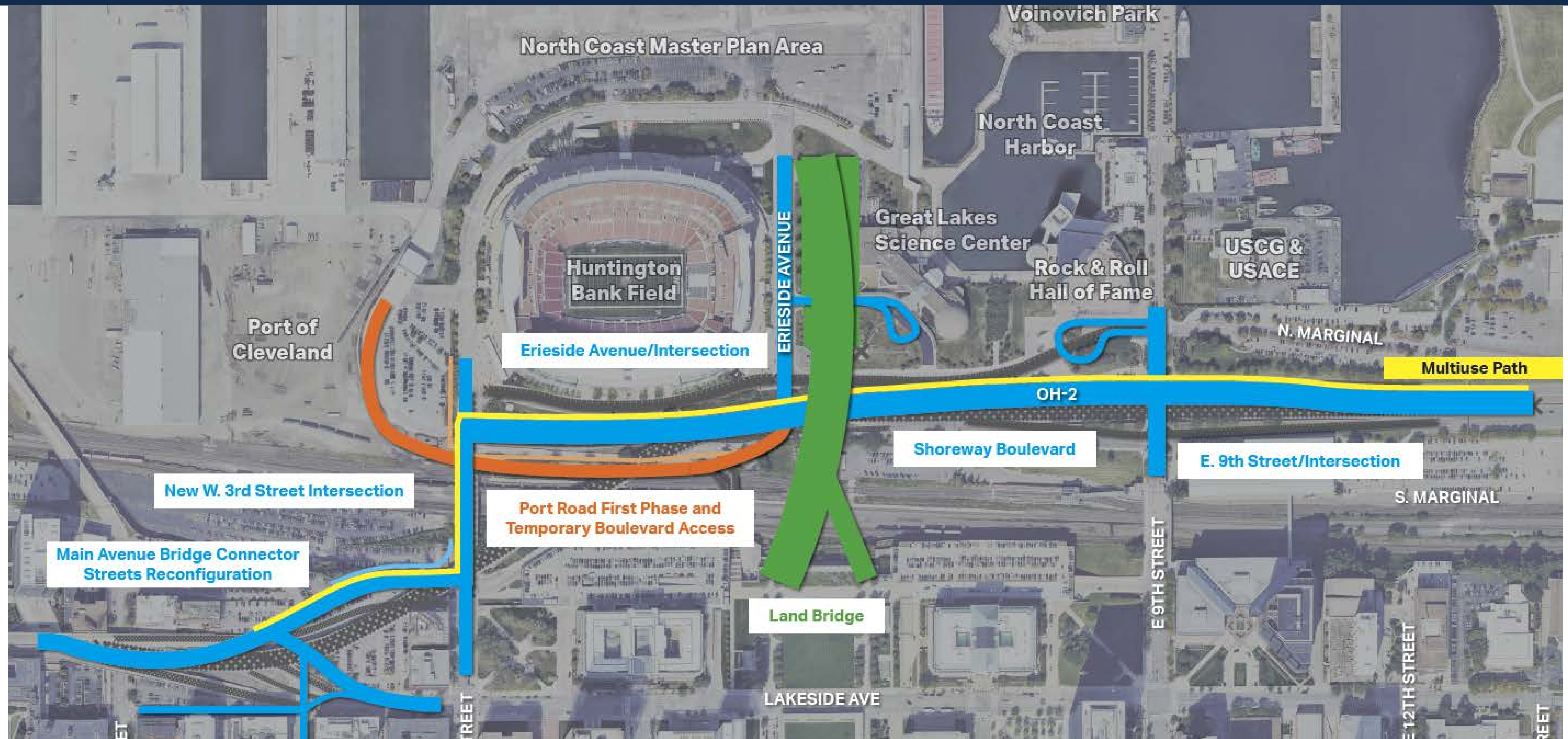


Access + North Coast Connector

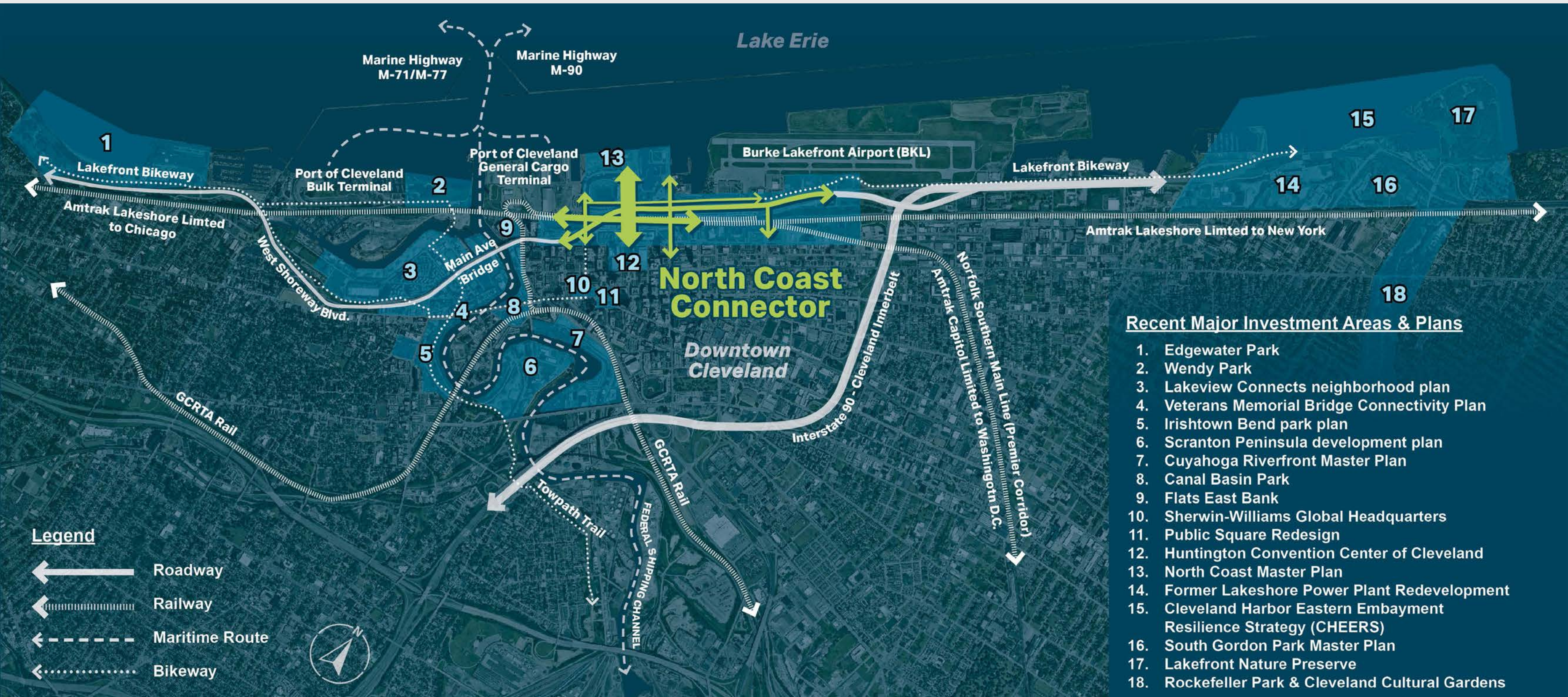
To realize the Lakefront vision, the City is building a transformative infrastructure project to improve access to a historically constrained site called the NorthCoastConnector. The NorthCoastConnector consists of two main changes: constructing a 100+ foot wide pedestrian only land bridge connecting the site to Downtown, as well as transforming the highway that bisects the Project Site from Downtown into a City Boulevard with signalized intersections. The Project Site will benefit from better vehicular circulation, dramatically improved bike and pedestrian pathways, and separate traffic for the Lakefront and Port of Cleveland operations. This design will maintain and improve access to the Rock and Roll Hall of Fame, Great Lakes Science Center, and the Project Site. The goals of the North Coast Connector are to connect the Project Site to Downtown, drive new economic development, and encourage year-round use of the new Lakefront. Later this year the City will be releasing a separate RFQ to contract with a progressive design build team to construct the North Coast Connector with construction starting in 2027 and completed in 2030.



North Coast Connector



Cleveland's Connected Waterfronts



NorthCoast Harbor Assets

Rock & Roll Hall of Fame

- 600k Annual visitors
- \$100M, 50k SF Expansion underway, to open Fall 2026
- Biannual Cleveland HOF induction ceremony

Great Lakes Science Center

- 300k Annual visitors
- Includes NASA Glenn Visitor Center & Cleveland Clinic DOME Theater
- Operates adjacent William G. Mather Steamship

NorthCoast Harbor

- Voinovich Park
- Oasis Marinas and Goodtime III
- Volleyball Courts
- Apartments
- Restaurants



North Coast Yard

The North Coast Yard is a temporary pop-up park that activates the site and creates a sense of place in the interim time period before the site sees permanent development. It has attracted thousands of visitors since it opened on June 13 through regular recreation and music programs, food and beverage, and other events with both national and local partners.



Public Park and Infrastructure

Public Park Space

- City and NCWDC will work with developers to determine ideal location and type of public space on the site
- Open to a variety of different financing, construction, and ownership models
- NCWDC is developing a phased fundraising and construction plan for public space on the Project Site

Additional On-site Infrastructure

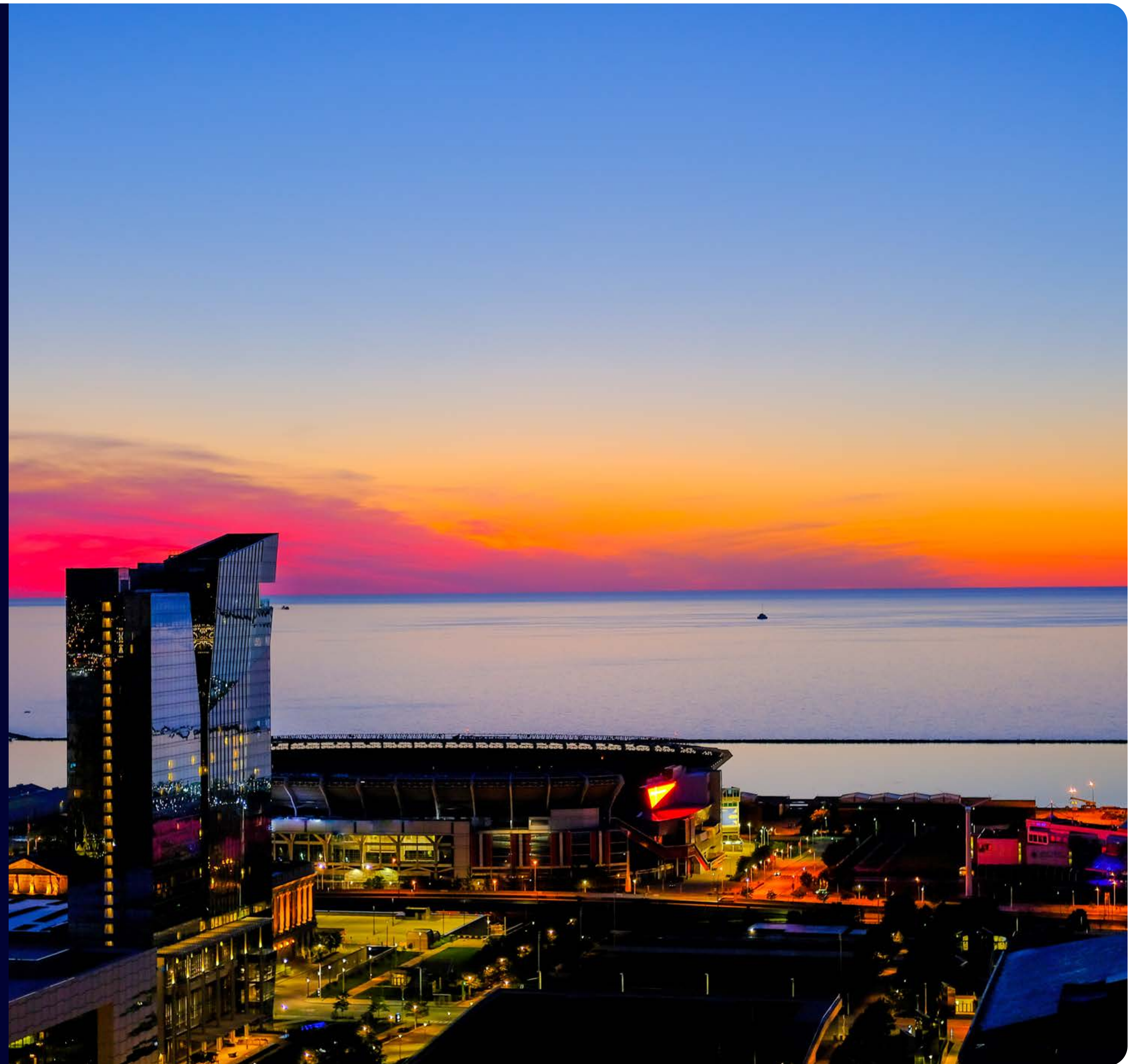
- Estimated \$40 million cost to create appropriate roadway/streetscape, utility infrastructure, and public spaces exclusive of a park



Photo is of The North Coast Yard, a temporary park space that exists on the site

04

Contemplated Engagement + Development Strategy



North Coast Waterfront Development Corporation (NCWDC) Structure and Authority

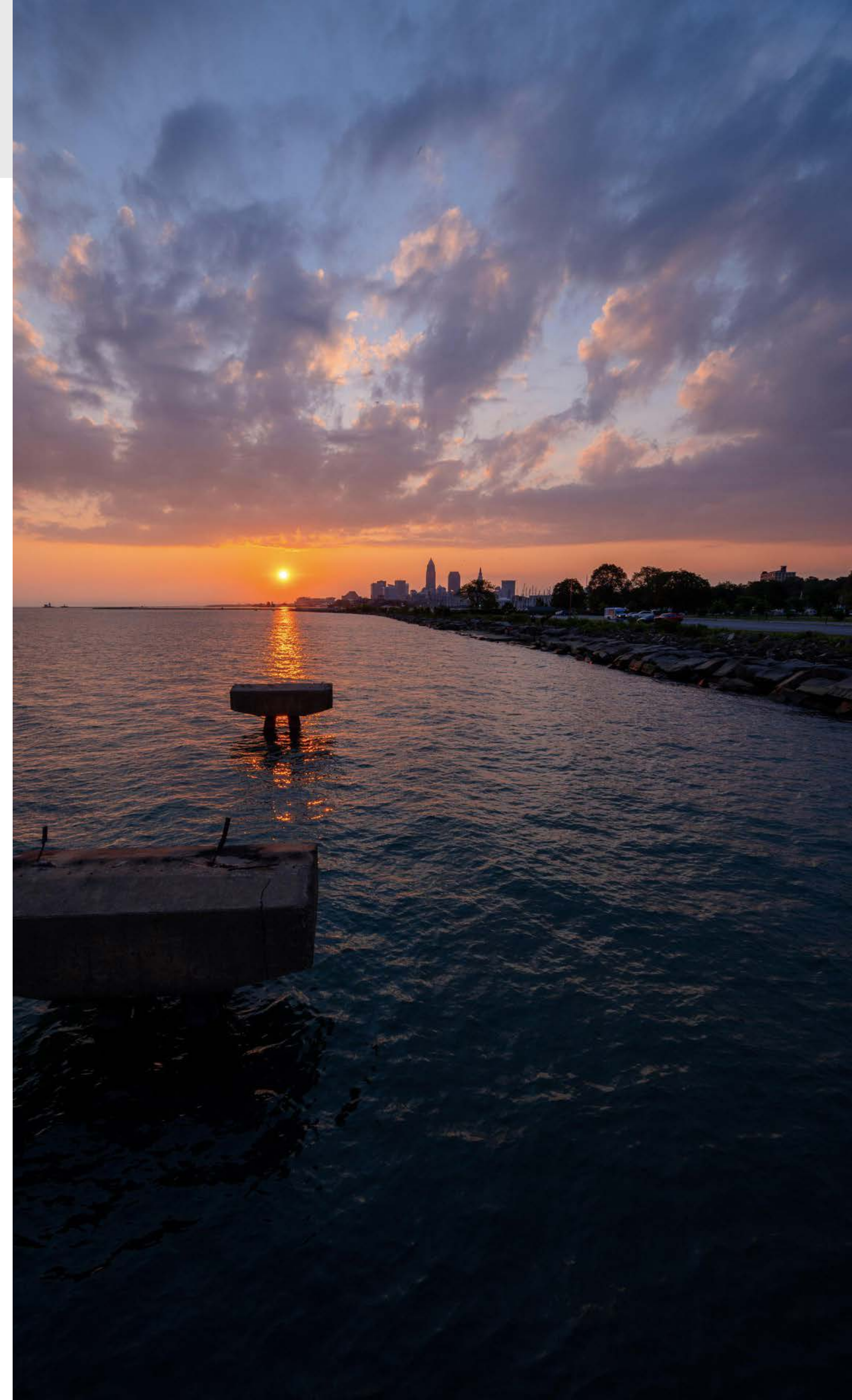
- City of Cleveland created NCWDC to facilitate development of the Lakefront under an approach based on best practices across the country
- NCWDC is an independent nonprofit run by a former real estate executive with deep experience in financing complicated multifamily transactions
- NCWDC will also work on behalf of the development team to ensure City is providing timely and appropriate support can move expeditiously
- NCWDC manages New Community Authority, a tool that can be used to facilitate infrastructure improvements and public spaced by issuing debt to facilitate new construction

NCWDC and Developer Engagement

- Developer(s) to work collaboratively with NCWDC to finalize final development plan including providing input on budget, scheduling and phasing, engineering, feasibility, financeability, underwriting public spaces, etc. to inform a final master development plan
- Developers will have an opportunity to ground lease the development parcels under a long-term market-rate ground lease with extension rights
- NCWDC and City of Cleveland would be open to discounted favorable lease terms if economically viable and in order to support extraordinary outcomes

Infrastructure Assumptions

- \$284M infrastructure investment in the Land Bridge and Boulevard already committed:
 - \$130M Federal grants
 - \$20M State of Ohio grants
 - \$134M Local Match supported by Shore-to-Core-to-Shore Cleveland TIF District
- Estimated +/- \$40 million to create appropriate roadway/streetscape, utility infrastructure, and public spaces
 - Shared investment between Developer and City/NCWDC, TBD



New Community Authority

What is a New Community Authority?

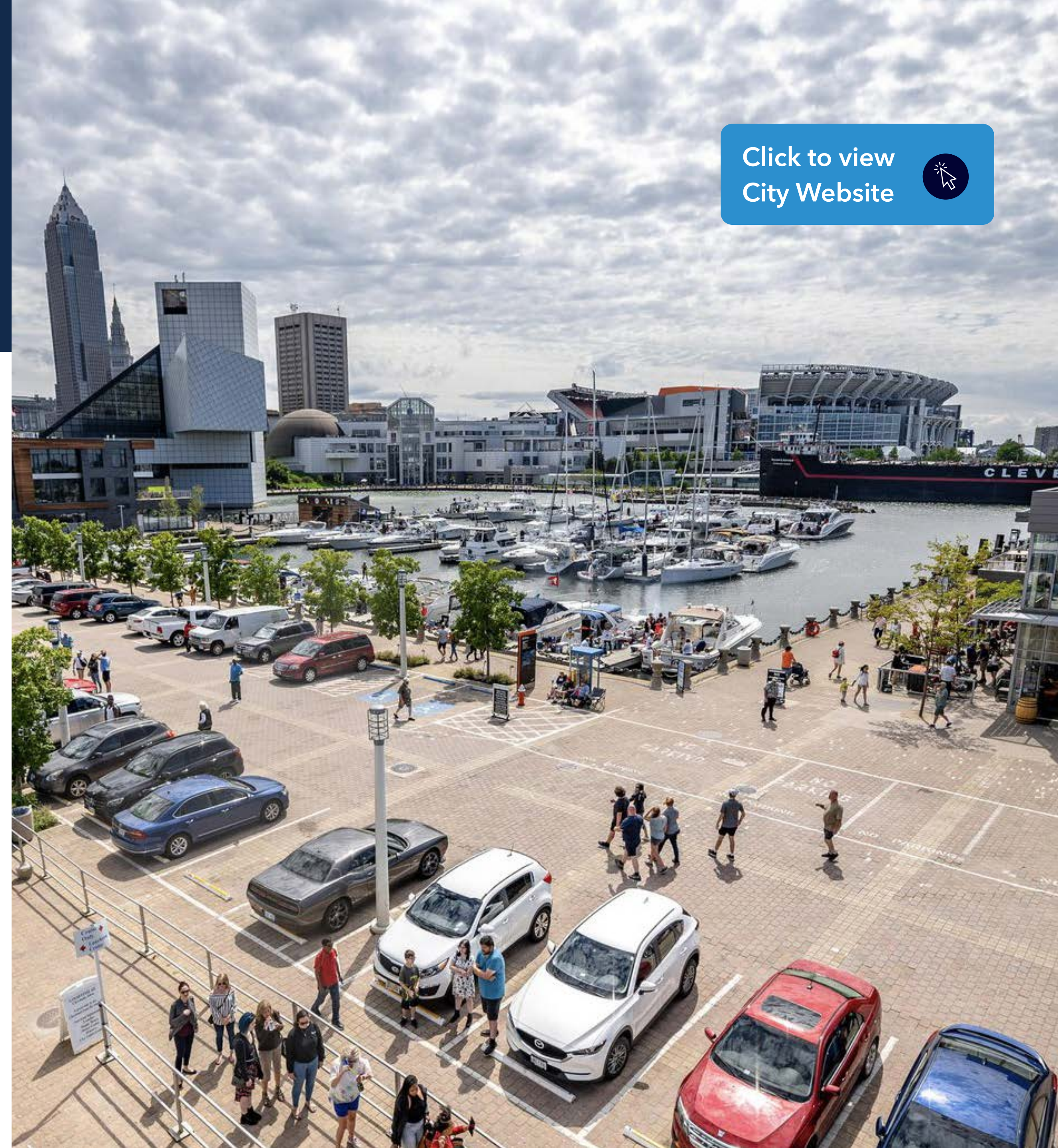
A New Community Authority (NCA) is an economic development tool permitted by State law and specific to the State of Ohio that supports development in a specific area by collecting voluntary charges from property owners or lessees within the NCA area that are spent on improvements and services within the NCA area. 56 NCAs exist in the state today and have been used to successfully foster development across the state. The Project Site was established as an NCA in early 2025.

NCWDC and the City expect any developer of the Site to opt-in to NCA charges.

An NCA:

- Assesses specific charges ***within a set area with the consent of the property owner/lessee*** on items such as parking, food and beverage, admission or ticket sales, and hotel/motel tax.
- Relies on property owner/lessee consent
- Can obtain bond financing based on the charges
- Uses charges to support public infrastructure shared by property owners/lessees and to establish programs and services within the NCA District
- Is separate from and can be along side with a TIF, SID, DORA, and other economic development tools

Click to view
City Website



City Incentive Opportunities

Developing the Lakefront is a priority for the City of Cleveland. While the City needs to ensure its development goals are being met, it is open to working with NCWDC and development partners to ensure that this is a financeable and achievable development opportunity. These are only examples of potential financial incentives and should neither be assumed as guarantees nor limitations. The City is eager to work with developers on this site and is open to other ideas related to development incentives that Respondents have seen be successful in other municipalities.

Potential City Incentive Opportunities:

- Up to 75-year ground lease, with two 50 year extensions
 - Discounted land lease payment until Certificate of Occupancy
 - Discounted land lease for developers/users who help project achieve goals of activation, access, and equity, or present extraordinary economic opportunities
- 15-Year, 85% Residential Real Estate Tax Abatement
- Up to 10-year, 75% Commercial Real Estate Tax Abatement or combination with TIF
- Project-based, non-school TIF of 30 years
- New Community Authority for project financing of infrastructure, public space, or public amenities
- Opportunity for shared parking and public space access
- Opportunity Zone designation
- Job Creation Tax Credit - 50+ new jobs
- Partnership and support from City in state development incentives including OZ tax credit, TMUD, Brownfield, other potential future programs
- Concierge level service from NCWDC and City
- Upon completion of major milestones, ROFO on other City-owned land in the Lakefront District that includes municipal lots.

Development Partner Requirements:

- Working with NCWDC
- Design requirements and coordination with other developers of the site, consistent with principles
- Participation in financing and construction of public space on site
- CBA participation including affordability component, workforce hiring goals and public space construction - 20% affordability requirement
- Completion of mutually agreed development milestones



05

RFQ Instructions for Interested Parties



RFQ Instructions

NCWDC and the City are seeking development partners who are interested in developing the Downtown Lakefront, as either a) master developer over the entire 50+-acre site, or b) developers of limited areas or c) developers of specific uses. Any potential development partner(s) must present an experienced team with resume in comparable projects, diverse backgrounds and expertise, and sufficient resources to execute on the planning and development for the Lakefront. If a master developer is not identified, NCWDC may coordinate with multiple development teams. To that end, CBRE has been authorized to present this RFQ for the purposes of evaluating the qualifications of potential parties.



Requested RFQ Content

Statement and Scope of Interest (3 pages max)

- Demonstrate Developer understanding of and commitment to stated project goals
- Developer's independent view of Cleveland's Lakefront and desire to participate in project
- Statements of development philosophy – generally or specific to this project
- Identify whether Developer's interest is as a master planner and developer over the entire 50+ acres, or only for a specific amount or portion of the site. Provide visuals if relevant.
- Identify whether Developer's interest is limited to specific uses or users identified in this RFQ
- Identify other uses or users Developer would have an interest in exploring for the site

Qualifications (15 pages max)

- Company Overview and History
- Current Leadership Team including point of contact
- Team Member Biographies and Relevant Project Experience
- Examples of Relevant Project Experience (Up to 5 examples)
 - o Project Overview, including scope, scale, and overarching project objectives
 - o Participating Team Members
- Financial commitment and structuring
- Current or prior work with City of Cleveland (not a requirement for project)
- Current or prior work or projects in Northeast Ohio (not a requirement for project)
- Statement on experience with public-private partnerships and creative financing tools
- Statement on commitment to fostering diverse development and construction teams

Project Approach (2 pages max)

- Provide input and suggestions to the Lakefront concepts outlined herein, including the vision, uses, and development grids, etc.
- Provide input and suggestions, if applicable, to the incentive opportunities and other creative solutions that have been integral to other projects in Developer's experience
- Demonstrate an understanding of the project, as well as some insight into how Developer views and approaches a project such as this

Instructions for Submission

Interested parties shall be required to complete and submit an RFQ Registration at www.ClevelandLakefront-CBRE.com in order to request information from CBRE, Inc., receive updates and addenda to the Request for Qualifications, and to ultimately make a submission to NCWDC. The RFQ Registration should be submitted as early as possible to ensure parties are in receipt of updates.

Please submit complete, written responses to CBRE by no later than 11:00 am ET on Friday September 19, 2025. Please provide your submission in a digital Adobe Acrobat (PDF) format by email to the contacts shown on the back cover to this RFQ. In order to minimize delays due to file size, please provide in the email a link to download any files larger than 10 MB. Please be sure to confirm receipt by CBRE.

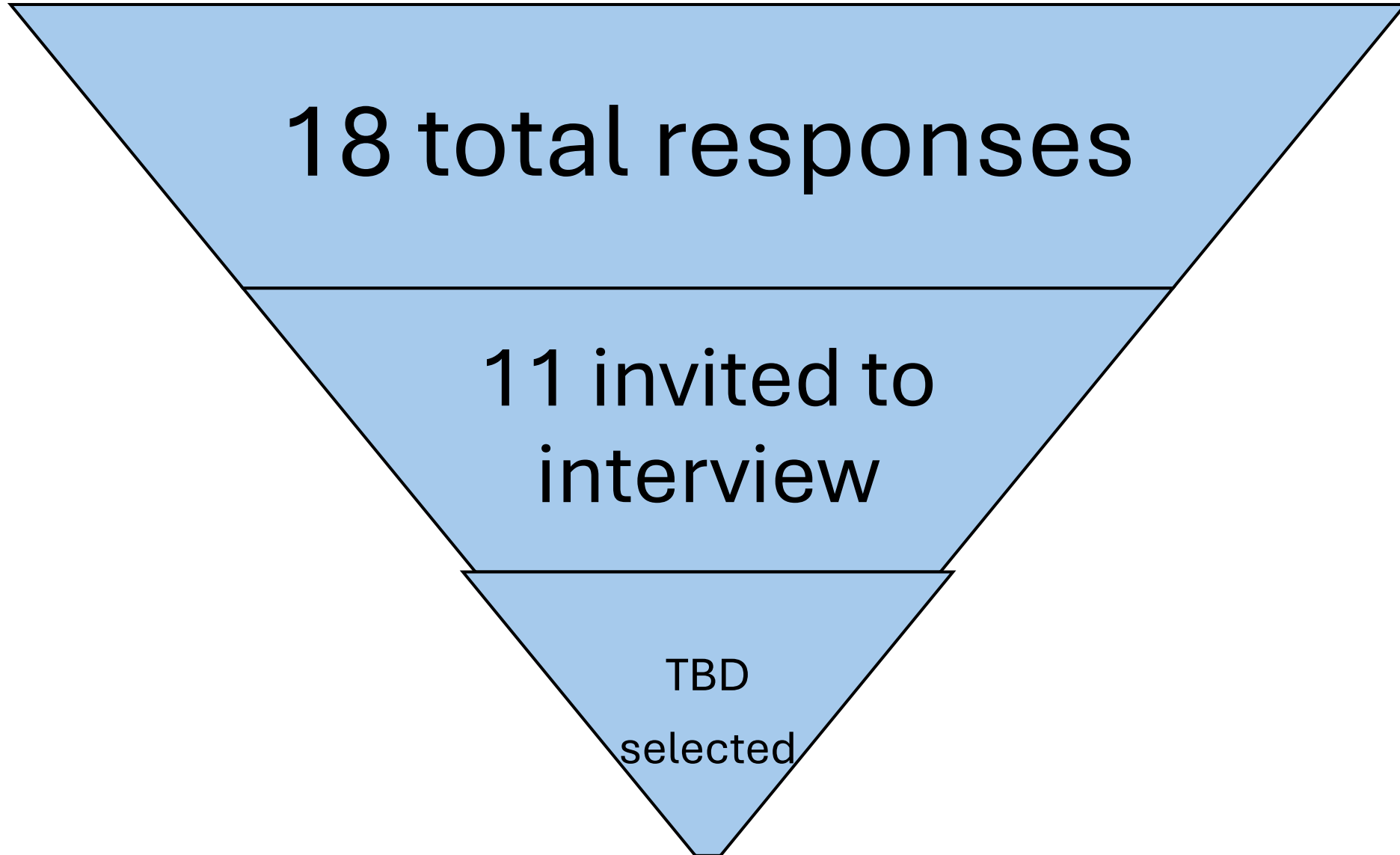
Selections for proposals, interviews, and final development partners will be made by members of the NCWDC Board, whom have all been appointed the City of Cleveland and will include representatives from the City itself. Selections will be based on the the Respondent's understanding of the opportunity and vision outlined in this document, a demonstrated ability to successfully develop complex mixed-use projects in urban environments, experience in developing quality transformative projects with public partners, and a commitment to fostering diverse project teams.

NCWDC and CBRE reserve the right to conduct discussions with any individual parties for the purpose of making clarifications or ensuring full understanding of and responsiveness to this RFQ. Selections for interviews and final development partners will be made by members of the NCWDC Board, whom have been appointed the City of Cleveland and will include representatives from the City itself. NCWDC and CBRE reserve the right to reject any or all submissions or to cancel or re-issue this RFQ at any time without penalty and are not liable for any costs incurred in the preparation and presentation of proposals submitted in response to this RFQ. NCWDC and CBRE reserve the right to solicit proposals specific to this project from any individual parties and to ultimately award only portions of the project described in this RFQ or to award multiple contracts to multiple parties.

All interested parties are welcome to submit questions during the course of preparing proposals, but must first complete the RFQ Registration and then do so in writing to CBRE, who shall provide responses to questions available to all registered parties. Questions posed until 11:00 am ET on Friday August 29th, 2025 shall be addressed by CBRE and answers distributed generally to all registered proposers, except if the inquiry is vendor-specific.



Numbers and Process



Uses and Scores

Description of Proposed Use	Role	Flexibility if MD	Final
Consulting services for walkability	Master Developer	n/a	2
Hospitality	Individual Developer	n/a	5
Music Venue	Individual Developer	n/a	5
Transportation Center	Master Developer	Unknown	1
Mixed-use hospitality	Individual Developer	n/a	4
Sports anchor, housing, hospitality, public	Master Developer	Willing to partner/co-lead	4
LIHTC housing	Individual Developer	n/a	4
Master planning/design services	Consultant/Advisor	n/a	
Master planning/design services	Consultant/Advisor	n/a	
Master developer for site - housing, hospit	Master Developer	Willing to partner/co-lead	5
Planning services with initial development	Master Developer	Willing to partner/co-lead	4
Stadium Renovation consulting services +	Individual Developer	n/a	0
Design consulting services + development	Individual Developer	n/a	0
Housing	Individual Developer	n/a	3
Mixed-use housing, hospitality, and public	Master Developer	Unknown	5
Mixed-Income Housing	Individual Developer	n/a	4
Mixed-use entertainment center	Master Developer	Willing to partner/co-lead	3
Hyper Loop Demonstrater	Individual Developer	n/a	1

Timeline and Evaluation Criteria

Timeline

- October 3: Responses Due
- October 6-15: Review and score
- October 17: Meet to review and make selections
- October 20: Notify teams to schedule interviews and request proposals
- November 3-21: Interview/presentations
- November 25: Decision and notification
- December: Announcement

Evaluation Criteria for RFQ –

Score each 1-5:

- Statement and Scope of Interest:
 - Proposed use and fit with principles of master plan – economic impact, activation, community benefits
- Qualifications:
 - Quality of team (history, financial capacity, likelihood of success)
- Project Approach
 - Cohesion with Lakefront Vision and project goals and commitment to collaboration

Interview Process

Selected Respondents asked to present:

- Detailed description of concept
- Needs: Acreage, parking
- Financing plan
- Project Team
- Timeline
- Comp images or renderings
- Community Benefits Statement

Evaluation Criteria for proposals:

- Viability
- Quality of Team
- Meets goals of project
- Cohesion with Lakefront goals of activation, public access, economic impact

Process

- 30-minute interviews followed by 30 minutes of Q&A
- Completed virtually

Selection Committee

NCWDC Board Members and Scorers

- Justin Bibb
 - Mayor of Cleveland, NCWDC Board Member
- Blaine Griffin
 - President of Cleveland City Council, NCWDC Board Member
- David Gilbert
 - CEO of Destination Cleveland, CEO of Greater Cleveland Sports Commission, NCWDC Board Member
- Mitchell Schneider
 - Founder and CEO of First Interstate Properties, NCWDC Board Member
- Scott Skinner
 - President and Executive Director of NCWDC

Cleveland City Planning Commission

Director's Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

December 5, 2025

Cleveland Planning Commission & Design Review Advisory Committees



Meeting Schedule for 2026 updated 12/4/25

	January		February		March		April		May		June		July		August		September		October		November		December	
City Planning Commission Room 514, City Hall - 601 Lakeside Ave 1st & 3rd Fridays @ 9:15 am		16	6	20	6	20	3	17	1	15	5	26*	10*	24*	7	21	4	18	2	16	6	20	4	18
Design Review Advisory Committees	January		February		March		April		May		June		July		August		September		October		November		December	
Downtown/Flats Virtual Meeting 2nd & 4th Thursdays @ 9:00am	8	22	12	26	12	26	9	23	14	28	11	25	9	23	13	27	10	24	8	22	12	26	10	24
Central Southeast Virtual Meeting 2nd & 4th Tuesdays @ 8:30 am	13	27	10	24	10	24	14	28	12	26	9	23	14	28	11	25	8	22	13	27	10	24	8	22
Euclid Corridor Buckeye Virtual Meeting 1st and 3rd Thursdays @ 8:00 am	1	15	5	19	5	19	2	16	7	21	4	18	2	16	6	20	3	17	1	15	5	19	3	17
Far West Virtual Meeting 1st & 3rd Wednesdays @ 9:00 am	7	21	4	18	4	18	1	15	6	20	3	17	1	15	5	19	2	16	7	21	4	18	2	16
Near West Virtual Meeting 2nd & 4th Wednesdays @ 8:30 am	14	28	11	25	11	25	8	22	13	27	10	24	8	22	12	26	9	23	14	28	11	25	9	23
Northeast Virtual Meeting 1st & 3rd Tuesdays @ 8:00 am	6	20	3	17	3	17	7	21	5	19	2	16	7	21	4	18	1	15	6	20	3	17	1	15

* Meeting date adjusted for Holiday

Virtual meeting links are emailed to design review applicants prior to the scheduled meetings.

Public comment can be submitted to Planning Commission Staff at least 48 hours before the scheduled meeting by emailing cityplanning@clevelandohio.gov

Cleveland City Planning Commission Meetings are live streamed on the City Planning YouTube Channel: [@ClevelandPlanningCommission](https://www.youtube.com/ClevelandPlanningCommission)

Cleveland City Planning Commission

Adjournment



CITY OF CLEVELAND
Mayor Justin M. Bibb

Next Meeting: December 19, 2025