



CITY OF CLEVELAND

Mayor Justin M. Bibb

Cleveland City Planning Commission

January 16, 2026

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

Erika Anthony, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator

Agenda: January 16, 2026

CONDITIONAL USES

- PRO District – Mixed-Use Building Renovation @ 4732 Lorain Ave
- PRO District – Apartment Renovation @ 10511 Madison Ave

EUCLID CORRIDOR BUCKEYE DESIGN REVIEW

- EC2025-021 – Cleveland Foundation A1 Building Demolition (Final)
 - EC2025-033 – Reese Consumer Health (Conceptual)
 - EC2026-001 – 7709 Cedar Demolition (Final)

DOWNTOWN/FLATS DESIGN REVIEW

- DF2026-001 – Good Night John Boy Signage (Final; Variance Required)
 - DF2026-002 – St Maron Parking Lot (Final)

MANDATORY LEGISLATIVE REFERRALS

- Res. No. 1084-2024 – Intent to Vacate Bronson Court

SPECIAL PRESENTATIONS (FOR INFORMATION ONLY)

- Experiencing COSM Dallas – Anthony Whitfield, CPC Commission Member

DIRECTOR'S REPORT & ADJOURNMENT





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.

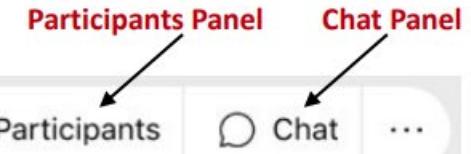
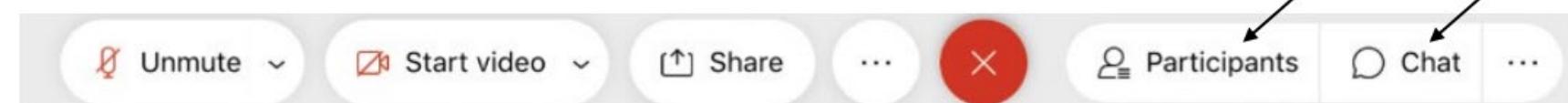
All boards and commissions under the purview of the City Planning department conduct their meetings in a manner modeled after Robert's Rules of Order. Actions during the meeting will be taken by voice vote. Recusals from any vote due to a conflict of interest should be stated for the record prior to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





Cleveland City Planning Commission

P R E A M B L E

All meeting activity is being recorded via the Webex platform.

These proceedings are also being live streamed via YouTube.

All requests to speak on a particular matter submitted through proper channels have been considered. We have also received emails from those who have provided written comment on a particular matter. Proper channels for comments are listed below.

Communication with members of this body must follow proper channels for consideration.

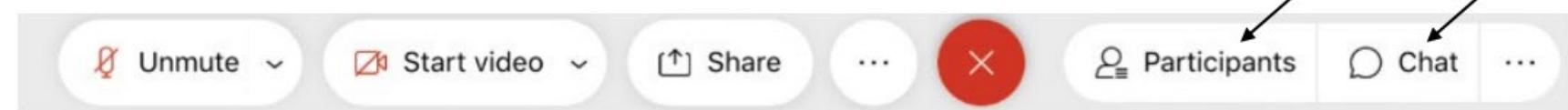
Any comments received by the **Wednesday 12:00 pm** deadline are collected by City Planning staff and disseminated to the Commission members prior to any scheduled meeting.

PROPER CHANNELS FOR PUBLIC COMMENT

- Sending an e-mail to the cityplanning@clevelandohio.gov address with a comment or a letter
- Calling and/or leaving a message at 216-664-2210
- Sending a letter or dropping off comments at City Hall (601 Lakeside Avenue, Suite 501, Cleveland, OH 44114)



CALL-IN USERS CAN UNMUTE BY USING *6





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

January 16, 2026

Erika Anthony, Chair

January 16, 2026

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

January 16, 2026

Meeting Summary: December 19, 2025

MOMENT OF SILENCE

-  Remembering Hunter Morrison

ZONING MAP AMENDMENTS

-  Map Change 2697 – Herman Ave

CONDITIONAL USES

-  Pedestrian Retail Overlay – Camelot Bakery

FAR WEST DESIGN REVIEW

-  FW2025-15 – Camelot Bakery
-  FW2025-18 – Al Ihsan Signage

CENTRAL SOUTHEAST DESIGN REVIEW

-  CSE2025-046 – 6405 Francis Ave Demolition

EUCLID CORRIDOR BUCKEYE DESIGN REVIEW

-  EC2025-040 – Unity Six

DOWNTOWN/FLATS DESIGN REVIEW

-  DF2025-044 – 750 Prospect Billboard

DIRECTOR'S REPORT

ADJOURNMENT

January 16, 2026

CPC Ruling:

-  Approved as Presented
-  Approved with Conditions
-  Postponed
-  Failed to Pass
-  For Information Only

*To view the full meeting minutes, please contact
the Planning Commission Administrator at
erueda@clevelandohio.gov

Cleveland City Planning Commission

Conditional Uses



CITY OF CLEVELAND

Mayor Justin M. Bibb

Pedestrian Retail Overlay District – Mixed-Use Building Renovation

January 16, 2026

Project Address: 4732 Lorain Ave

Presenter: Xavier Bay, City Planner

Project Representative: Tyler Brummett, Freeland Ventures

Approvals Needed Per Section 343.23(e)(2):

- A. Off-Street Parking
- B. Driveway Across a Public Sidewalk
- E. Interior Side Yard more than four (4) feet

4732 Lorain Ave.

Conditional Use

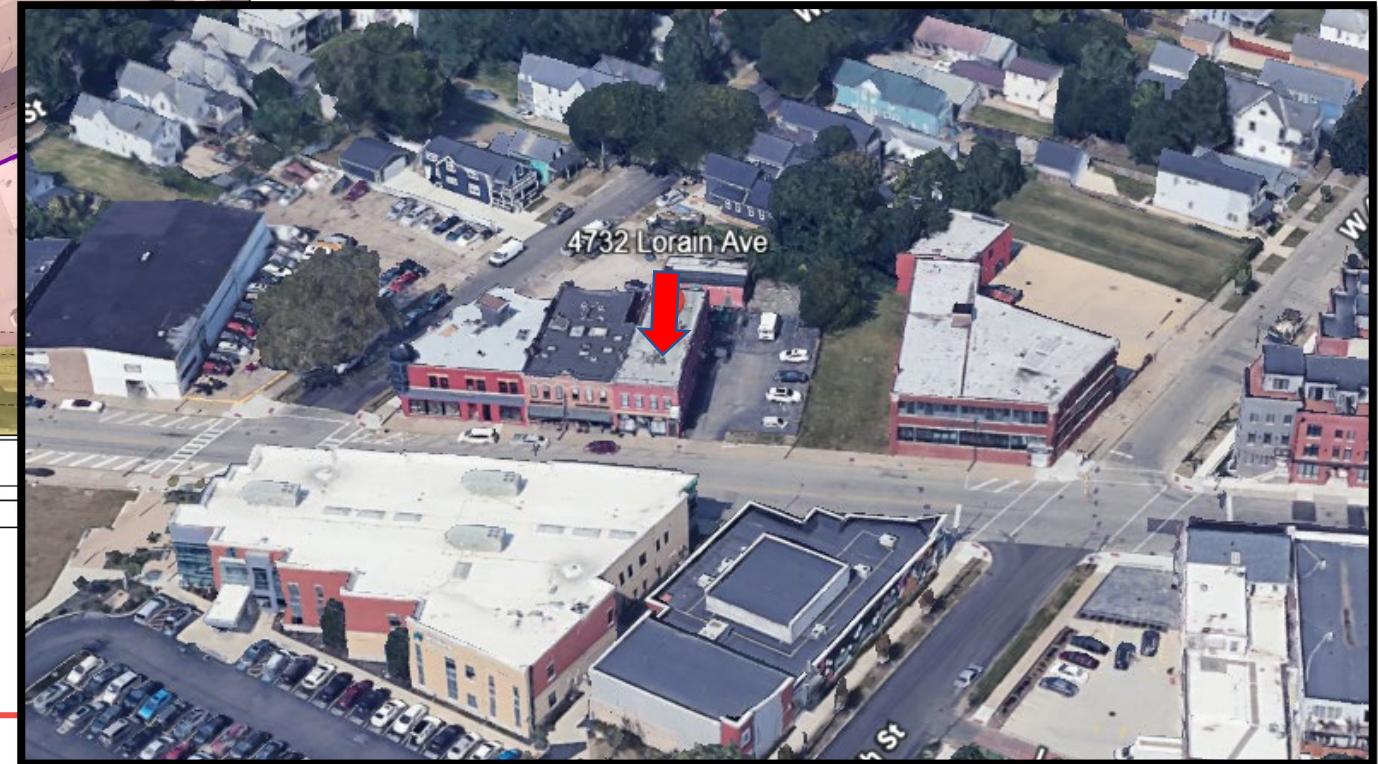
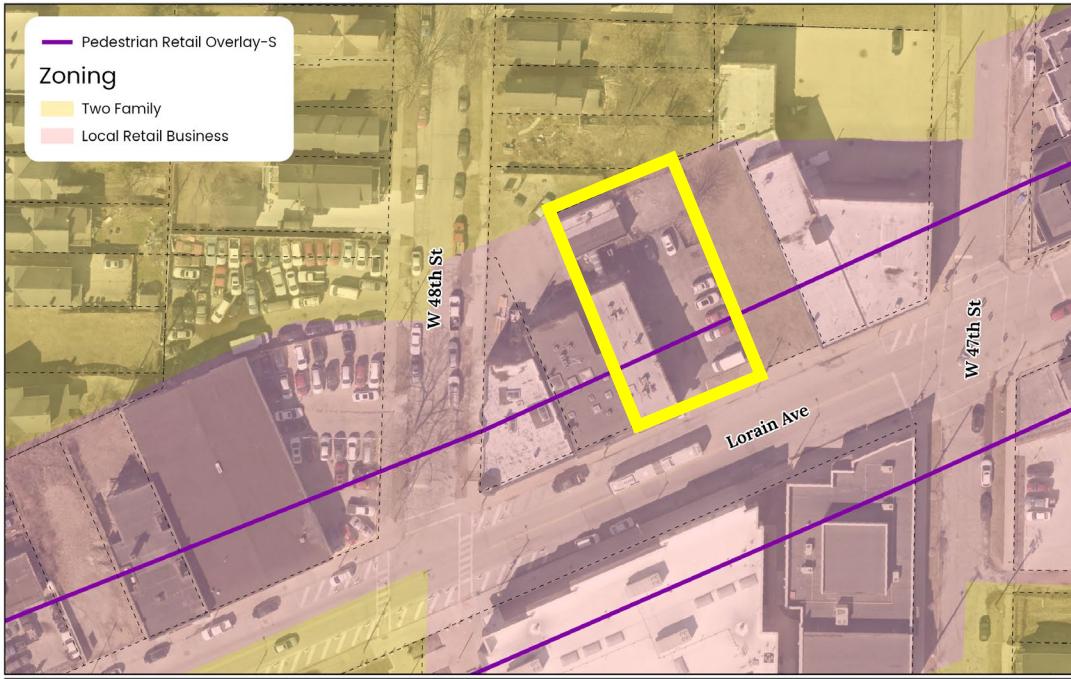
City Planning Commission Hearing

January 16, 2026



Proposal

To renovate mixed use building with residential apartments on second story.

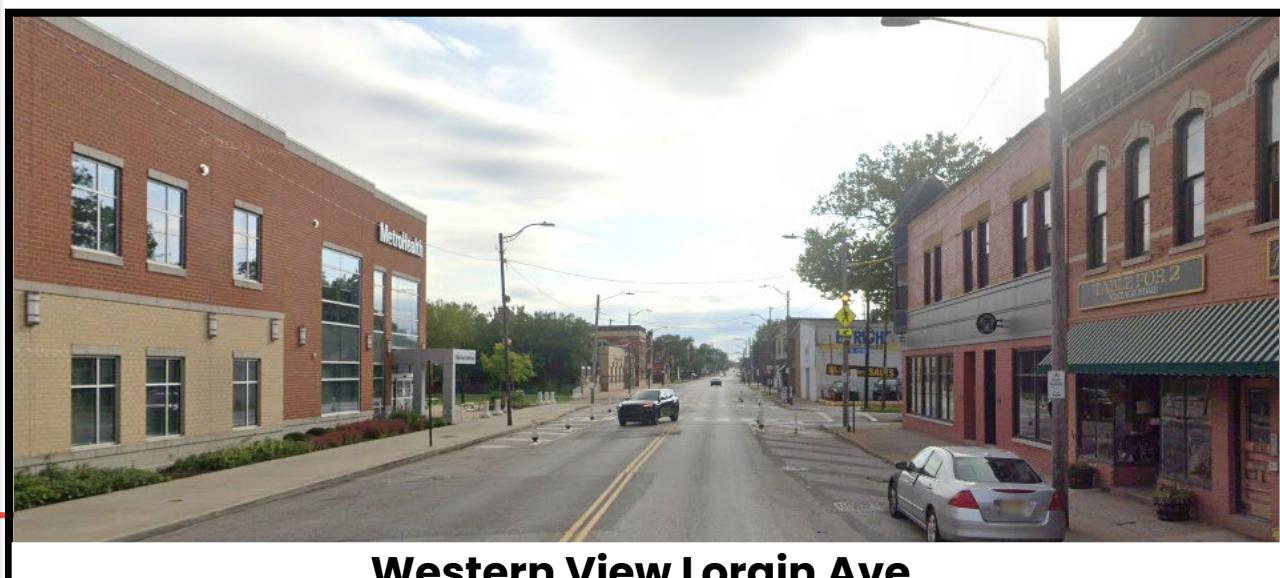




4732 Lorain Ave.



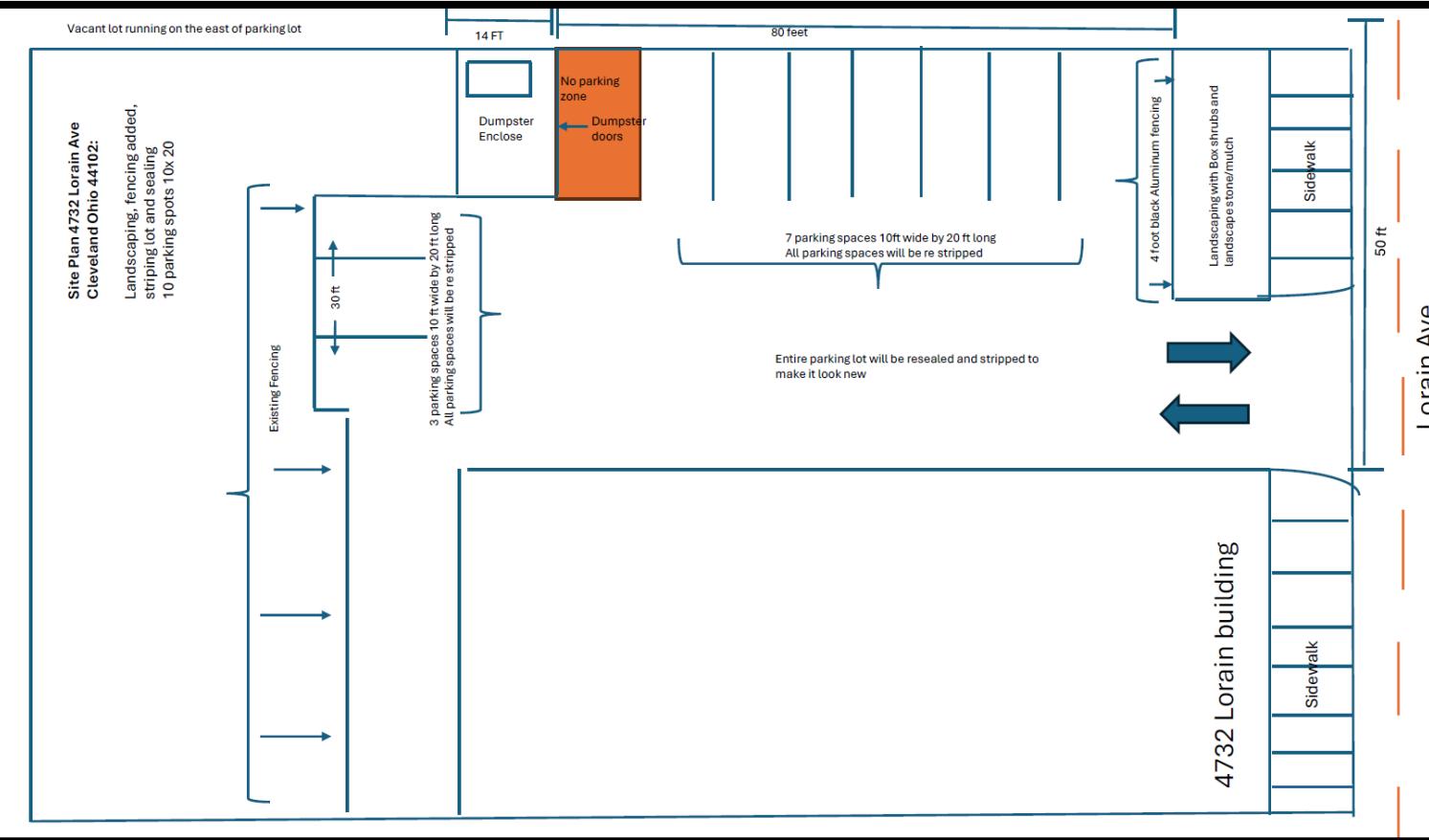
Eastern View Lorain Ave.

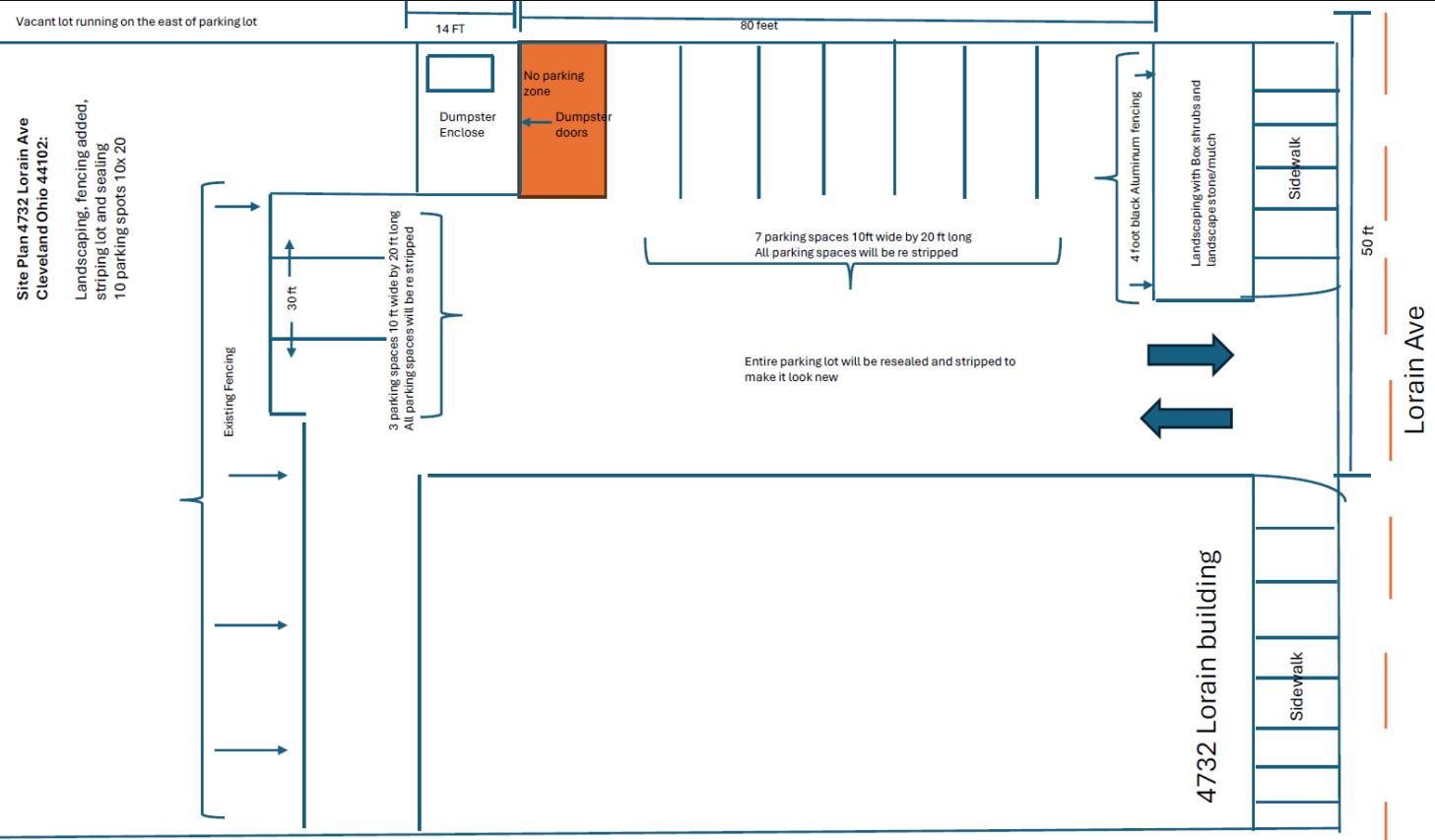


Western View Lorain Ave.

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

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



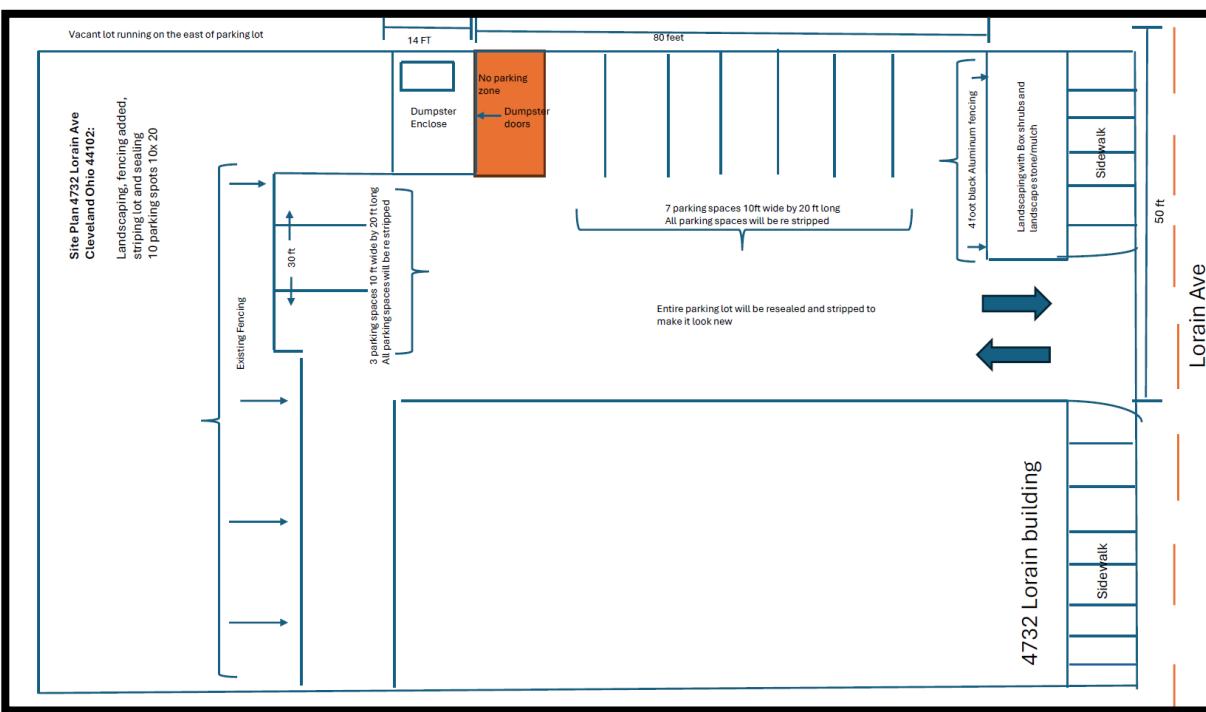


E. A building with an interior side yard more than four (4) feet in width and located within forty (40) feet of a Pedestrian Retail Frontage:

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

Pedestrian Retail Overlay Conditional Uses

- A.) Off-street parking or loading area
- B.) Driveways extending across a public sidewalk
- E.) Interior side yard greater than four (4) feet.



Vacant lot running on the east of parking lot

Site Plan 4732 Lorain Ave
Cleveland Ohio 44102:

Landscaping, fencing added,
striping lot and sealing
10 parking spots 10x 20

14 FT

80 feet

Dumpster
Enclose

No parking
zone

Dumpster
doors

3 parking spaces 10 ft wide by 20 ft long
All parking spaces will be re striped

7 parking spaces 10ft wide by 20 ft long
All parking spaces will be re striped

Entire parking lot will be resealed and stripped to
make it look new

Existing Fencing

30 ft

4732 Lorain building

Landscaping with Box shrubs and
landscape stone/mulch

Sidewalk

Sidewalk

Sidewalk

50 ft

Lorain Ave



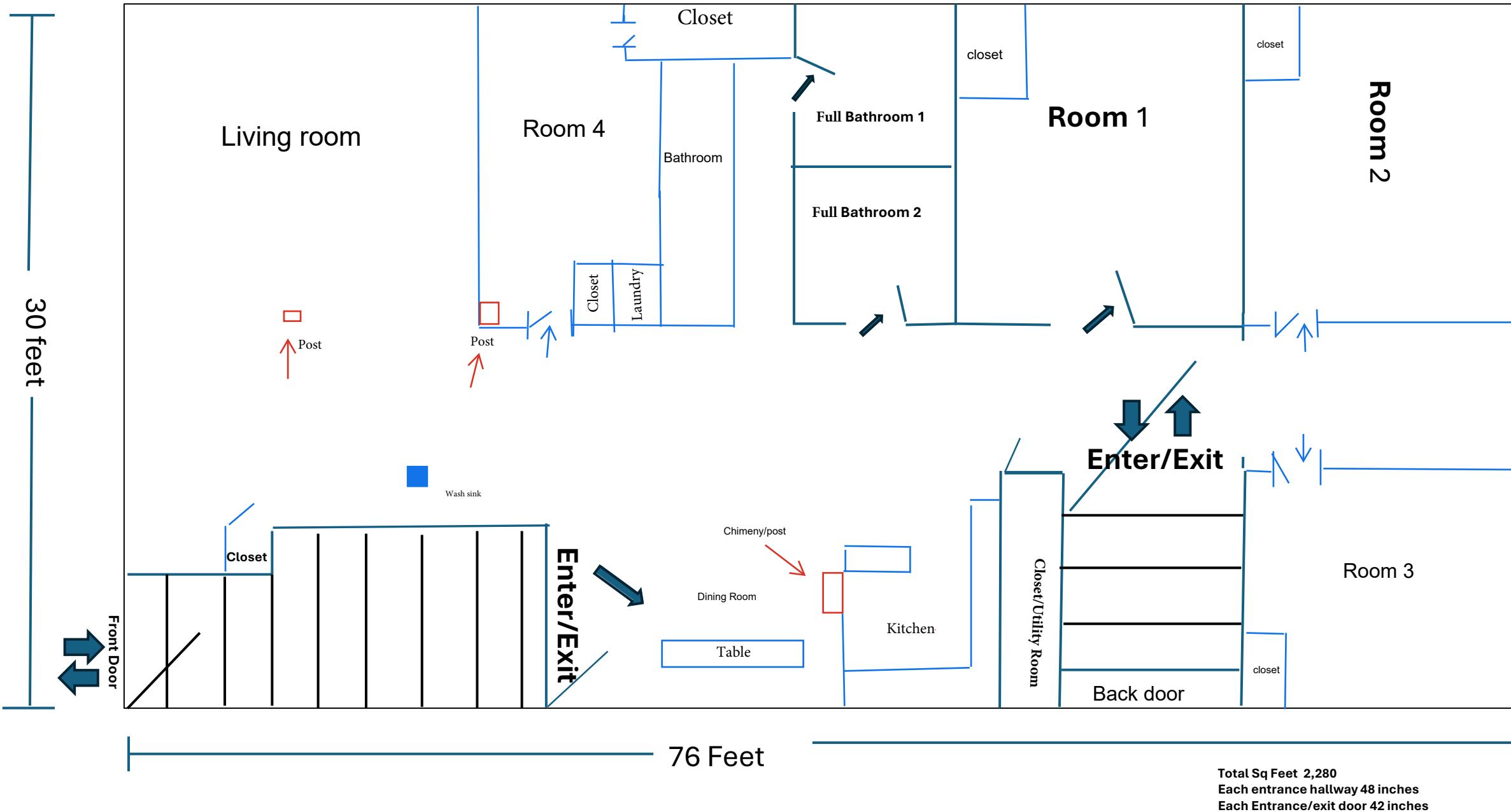
48" Tall Fence



Existing layout to stay the same. Was used as daycare in the past

4732 Lorain Ave

No shared common areas or entry. 2 sources to enter the apartment.



Pedestrian Retail Overlay District – 4732 Lorain Ave

January 16, 2026

Conditional Use Requirements:

Approvals Needed Per Section 343.23(e)(2):

- A. Off-Street Parking
- B. Driveway Across a Public Sidewalk
- E. Interior Side Yard more than four (4) feet

City Planning Staff Recommendations:

Staff has worked with the applicant by recommending improving the parking area with screening and landscaping. Staff also recommends reducing the amount of parking within the pedestrian retail space.

Pedestrian Retail Overlay District – Apartment Renovation

January 16, 2026

Project Address: 10511 Madison Ave

Presenter: Xavier Bay, City Planner

Project Representative: Mahmud Naser, Owner

Approvals Needed Per Section 343.23(e)(2):

- A. Off-Street Parking
- B. Driveway Across a Public Sidewalk
- C. Non-Retail First Story Use
- E. Interior Side Yard more than four (4) feet

Ward 12: Council Member Shah

SPA: Cudell

10511 Madison Ave.

Conditional Use

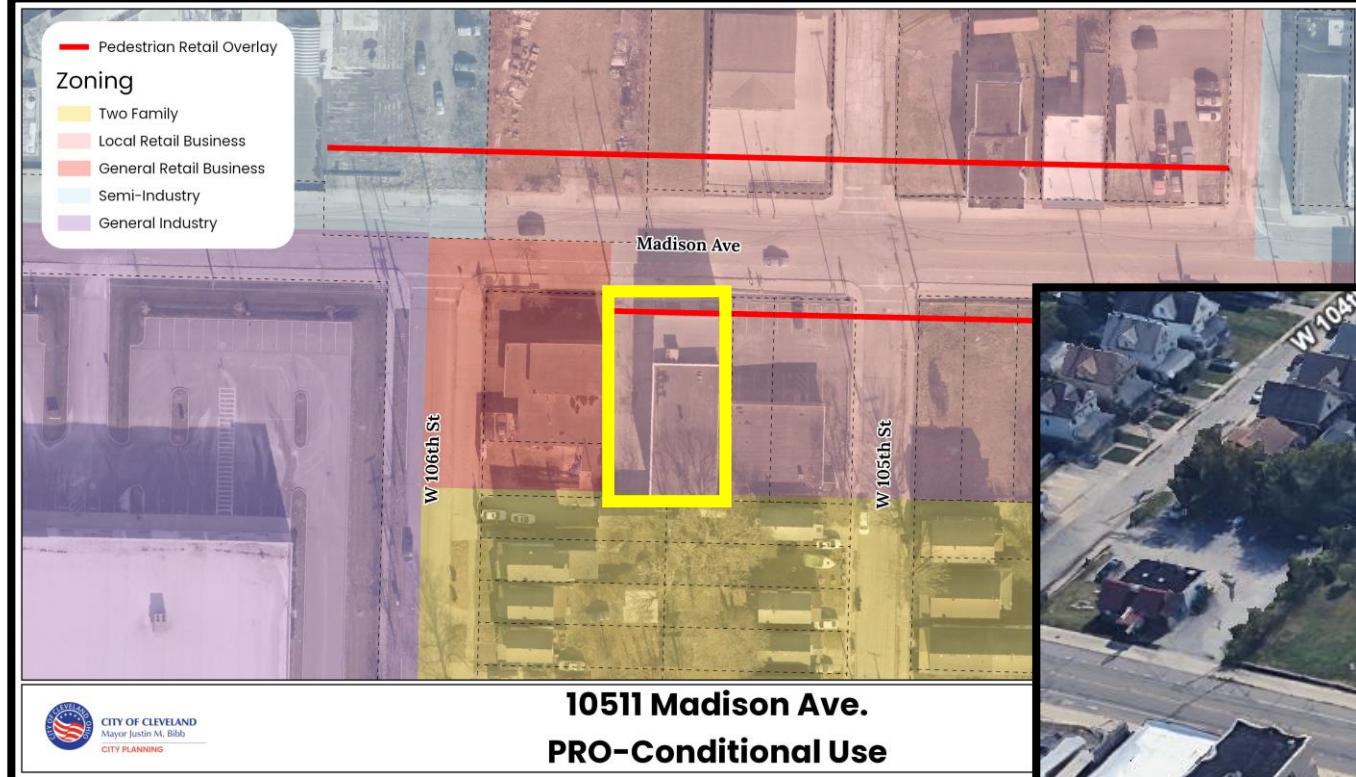
City Planning Commission Hearing

January 16, 2026



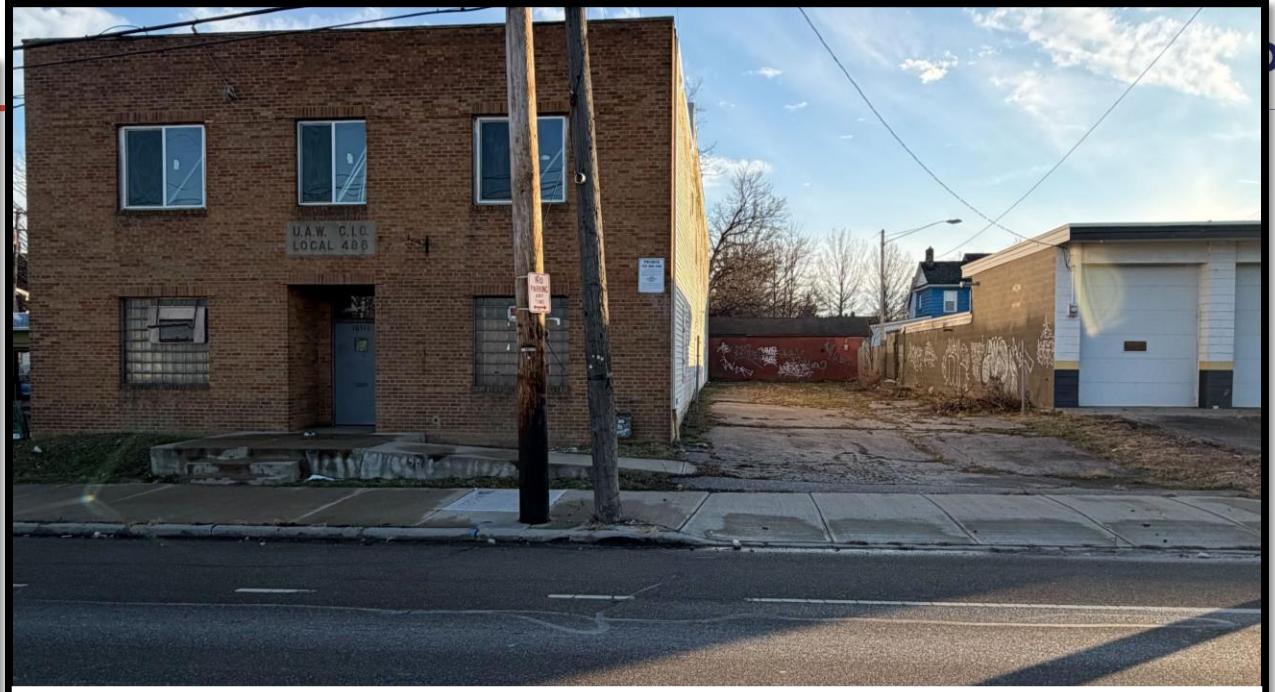
Proposal

To renovate mixed use building with residential apartments on first floor.





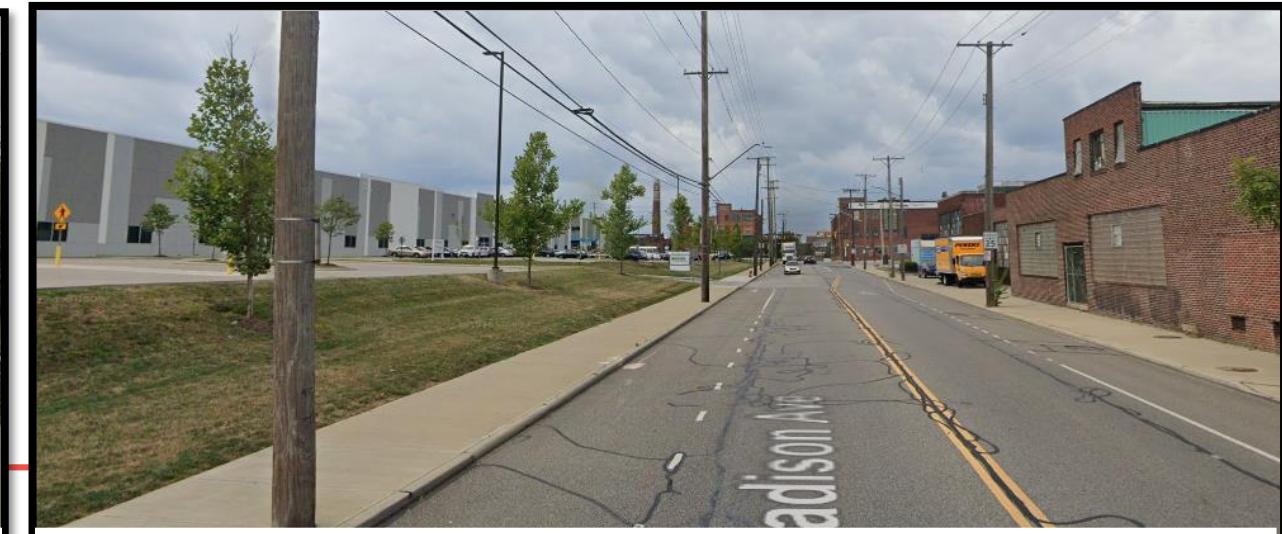
10511 Madison Proposed



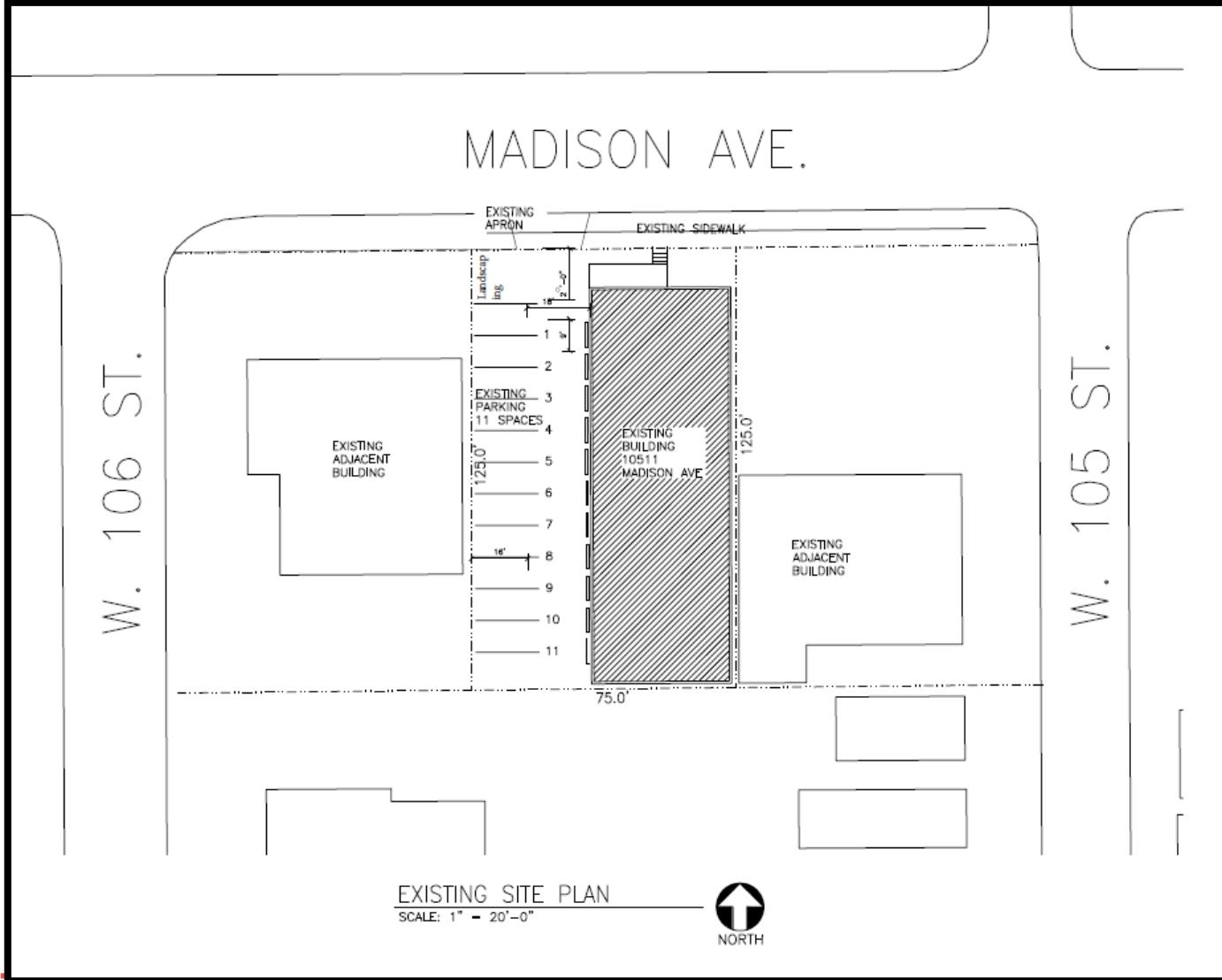
10511 Madison Existing



Eastern View Lorain Ave.

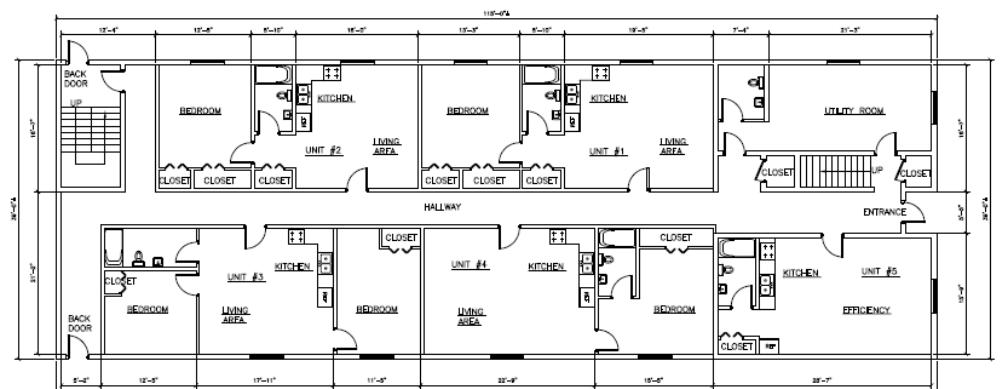
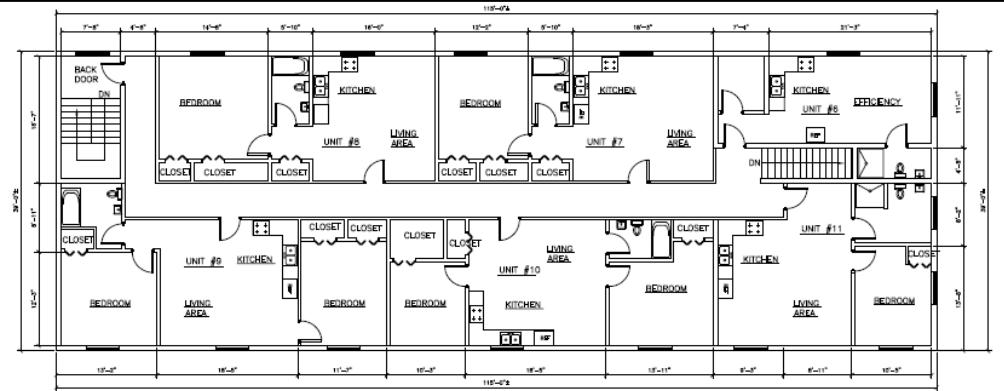


Western View Lorain Ave.



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- It has been demonstrated by the applicant that placement of the parking, loading or driveway in allowed location would jeopardize the continued occupancy of the subject property by uses suited to the PRO district.



INTERIOR RENOVATION
10511 MADISON AVE.
CLEVELAND, OHIO 44102

MARTIN REESE - 216-304-0217
3396 MONTICELLO BLVD.
CLEVELAND HEIGHTS, OH. 44118

PROPOSED
FLOOR PLANS

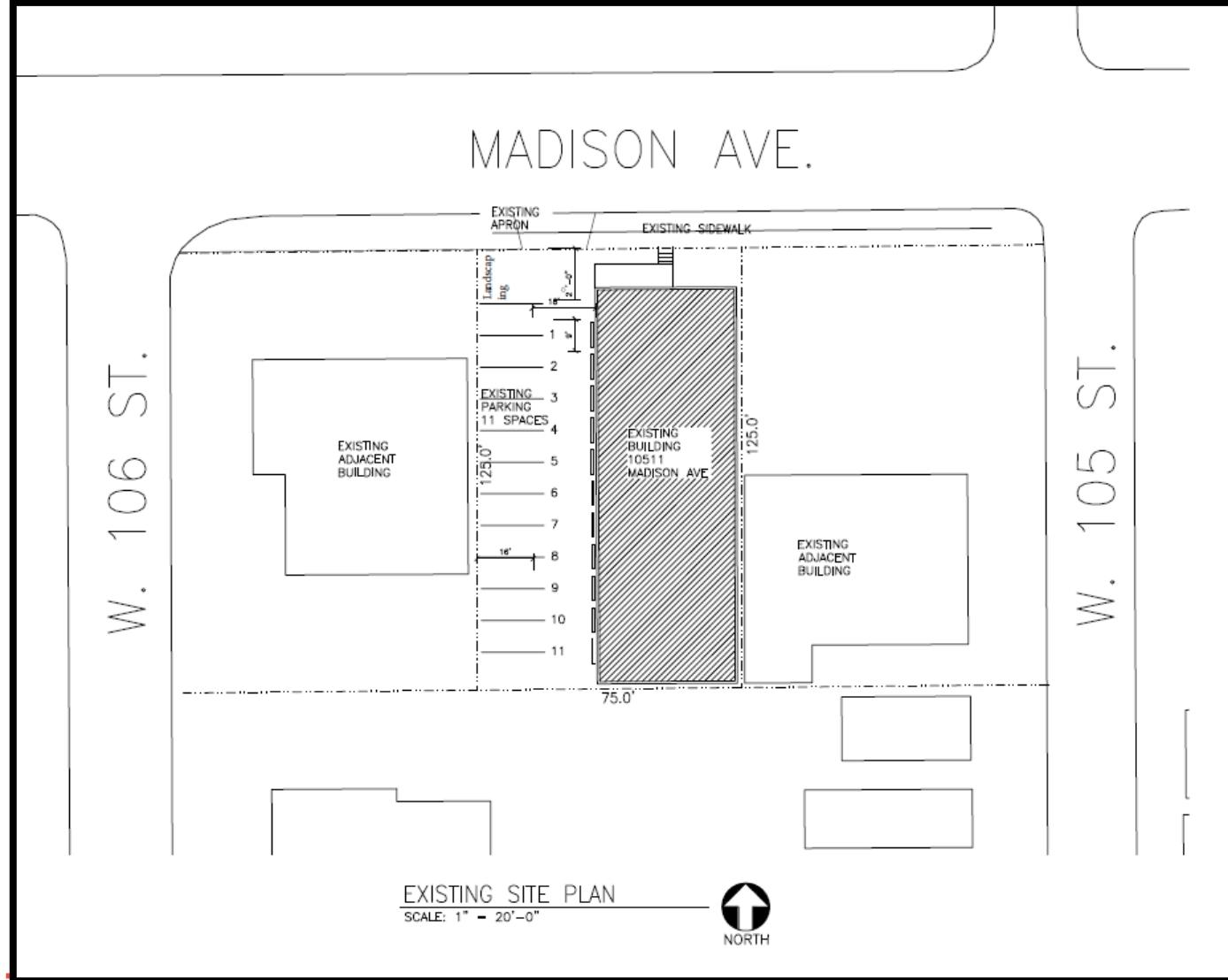


12/10/25

A-2

C. Residential use on first floor:

- The subject building space was designed specifically for the type of use proposed and, as such, occupancy by an allowed use is an unreasonable expectation;
- Denial of the application for occupancy by a conditional use would result in a long-term vacancy of the subject property, as demonstrated by the applicant;
- It has been determined that the proposed use is needed in the immediate area and that suitable alternative locations are unavailable.

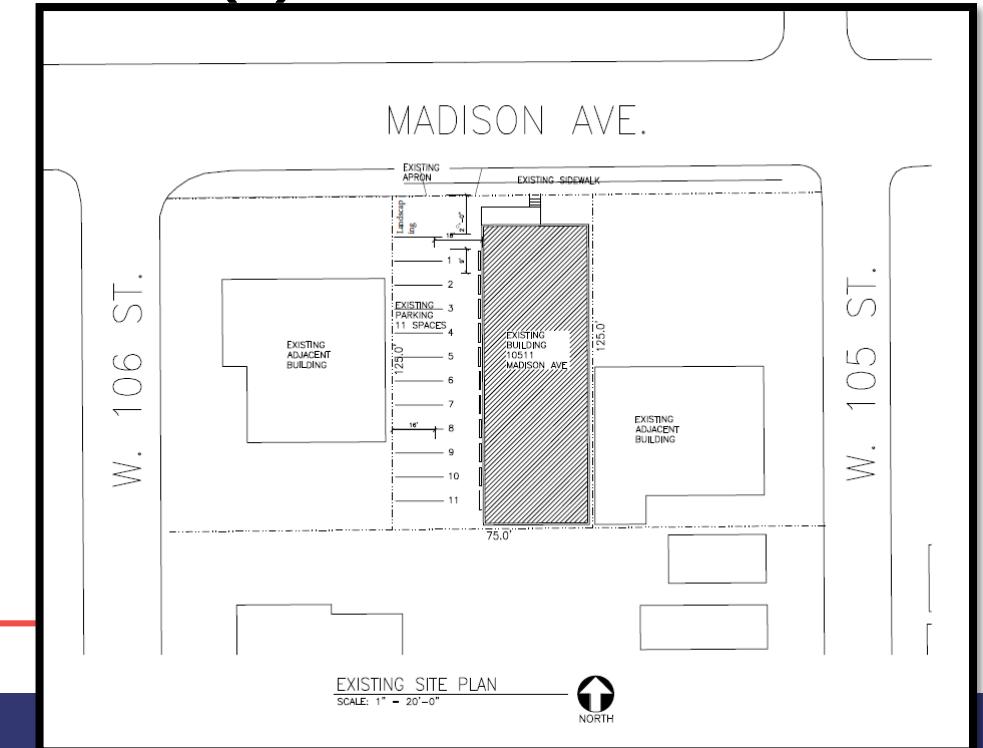


E. A building with an interior side yard more than four (4) feet in width and located within forty (40) feet of a Pedestrian Retail Frontage:

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Pedestrian Retail Overlay Conditional Uses

- A.) Off-street parking or loading area
- B.) Driveways extending across a public sidewalk
- C.) Residential use on first floor
- E.) Interior side yard greater than four (4) feet.



PROPOSED INTERIOR RENOVATION EXISTING APARTMENT BUILDING

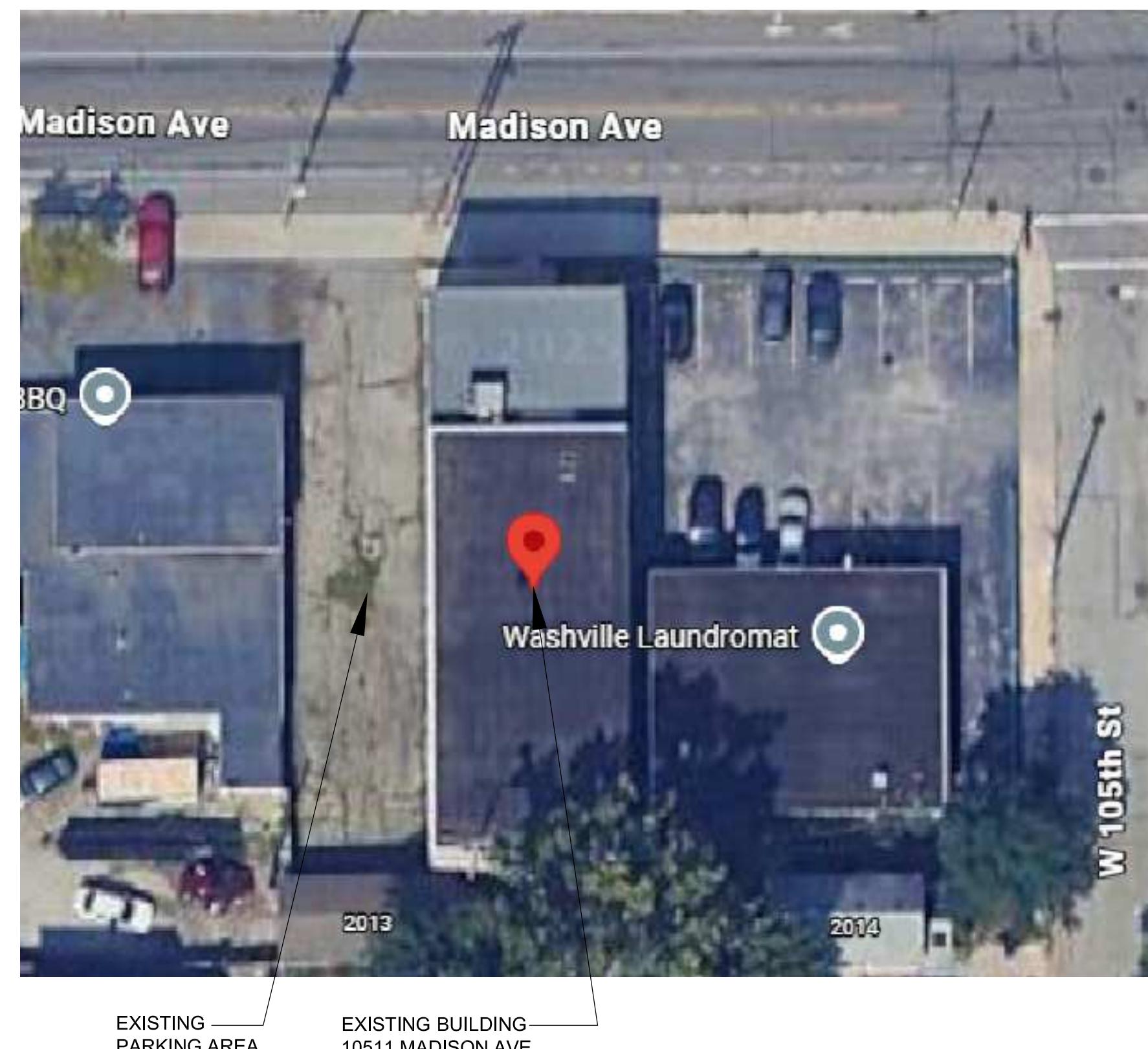
10511 MADISON AVE. CLEVELAND, OHIO 44102

GENERAL NOTES

1. WORK SHALL BE IN ACCORDANCE WITH THE DESIGN DRAWINGS, SPECIFICATIONS AND THE LATEST ADDITION OF THE " OHIO BUILDING CODES".
2. ALL ELEVATIONS ARE REFERENCED FROM FINISH GRADE ELEVATION = 0'-0".
3. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO INSURE THAT THE NEW CONSTRUCTION WILL FIT IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE OWNER, PRIOR TO FABRICATION OR PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING A FIELD MEASUREMENTS AND NOTES RELATED TO THE AREA.
4. PRIOR TO START OF EXCAVATING, THE CONTRACTOR SHALL MEET WITH THE OWNER TO DETERMINE THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND IMMEDIATELY NOTIFY THE OWNER OF ANY DIFFERENCES.
5. IN THE EVENT ANY EXISTING UTILITIES OR FACILITIES ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL MAKE THE NECESSARY REPAIR AT NO EXPENSE TO THE OWNER.
6. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE WORK AREA AND SURROUNDING SURROUNDING PREMISES FREE OF WASTE, SURPLUS OF MATERIAL, RUBBISH AND DEBRIS RESULTING FROM THE WORK.
7. MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THE WORK SHALL BE STORED AT THE OWNERS DESIGNATED LOCATIONS.
8. CONTRACTORS SHALL BE REGISTERED WITH THE CITY OF CLEVELAND.

DRAWING INDEX

T-1 TITLE SHEET & LOCATION PLAN
A-1 EXISTING SITE PLAN
A-2 PROPOSED FLOOR PLANS



EXISTING LOCATION PLAN

N.T.S.

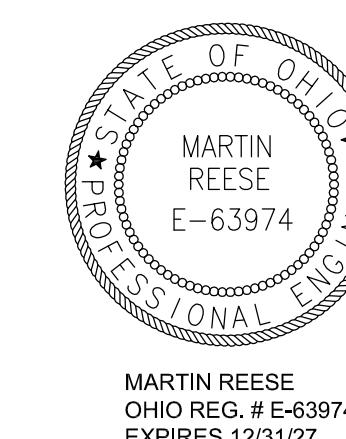


NORTH

INTERIOR RENOVATION
10511 MADISON AVE.
CLEVELAND, OHIO 44102

MARTIN REESE - 216-304-0217
3396 MONTICELLO BLVD.
CLEVELAND HEIGHTS, OH. 44118

TITLE SHEET AND
LOCATION PLAN



12/10/25

T-1

O.B.C. REVIEW – 2024 CODE

USE GROUP

R-2 (APARTMENT BUILDING)

TYPE OF CONSTRUCTION

CONSTRUCTION TYPE – VB

BUILDING AREAS

FRIST FLOOR AREA	–	4,265 SQ FT±
SECOND FLOOR AREA	–	4,265 SQ FT±
TOTAL	–	8,555 SQ FT±

APARTMENT SCHEDULES

TYPE:	NUMBER:
EFFICIENCY	2
1 BEDROOM	6
2 BEDROOM	3
TOTAL:	11 UNITS

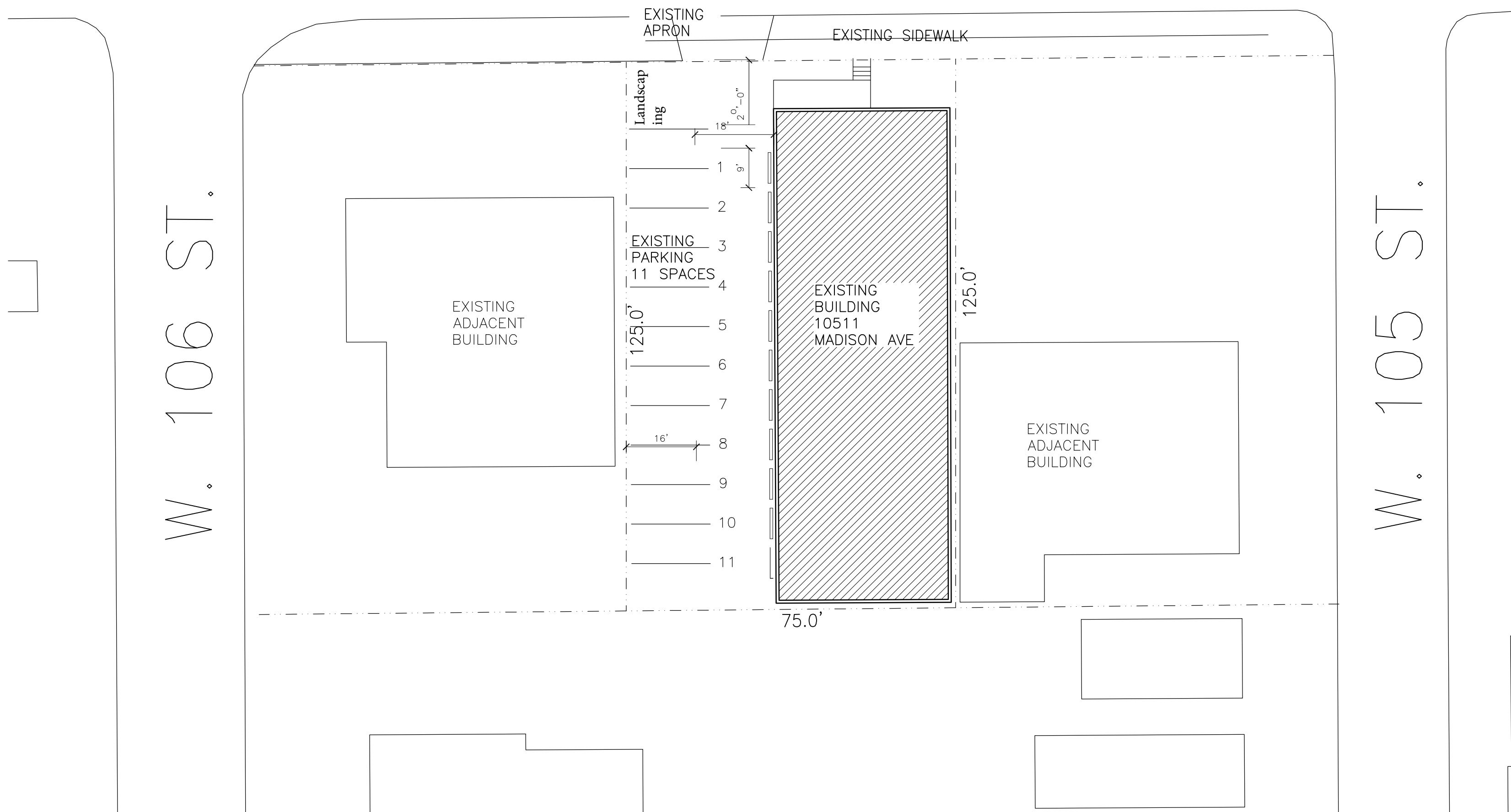
OCCUPANT LOADS

FIRST FLOOR	–	12
SECOND FLOOR	–	14
TOTAL	–	26 PEOPLE

PARKING

EXISTING 11 SPACES – SEE SITE PLAN

MADISON AVE.



INTERIOR RENOVATION
10511 MADISON AVE.
CLEVELAND, OHIO 44102

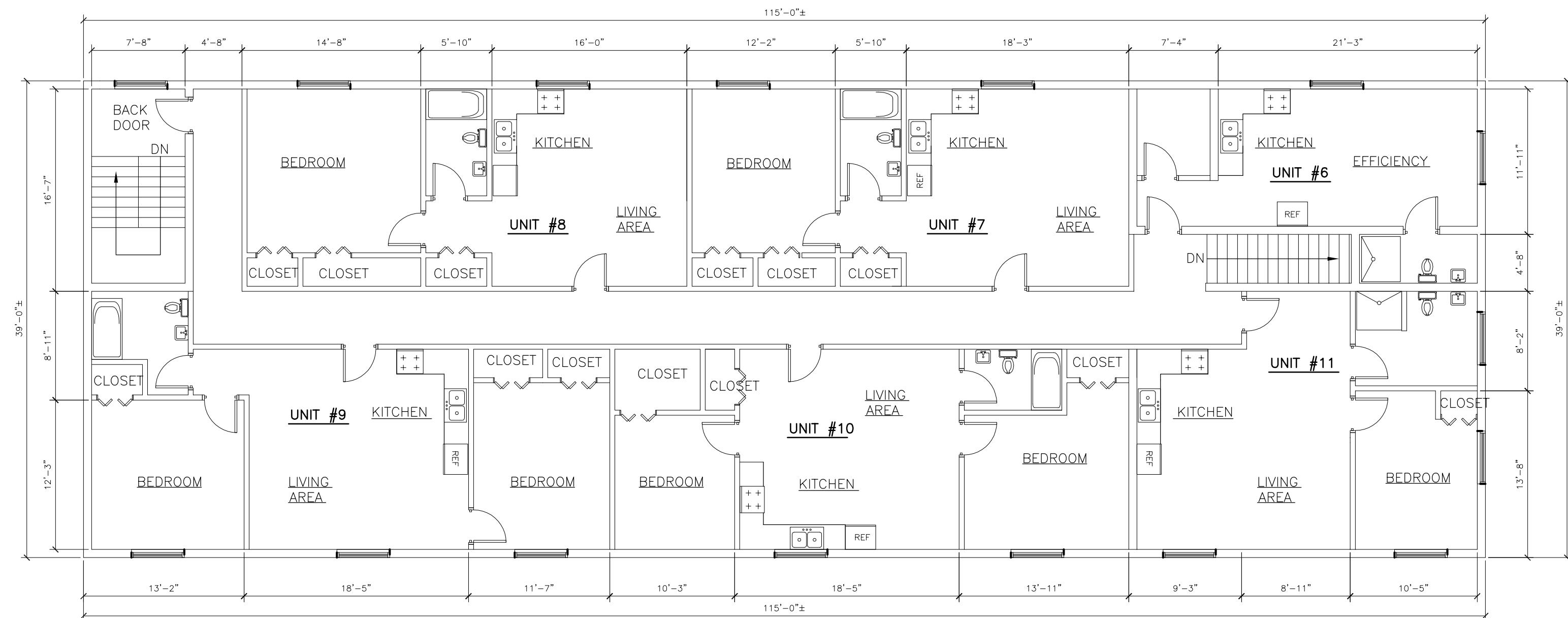
MARTIN REESE - 216-304-0217
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EXISTING
SITE PLAN



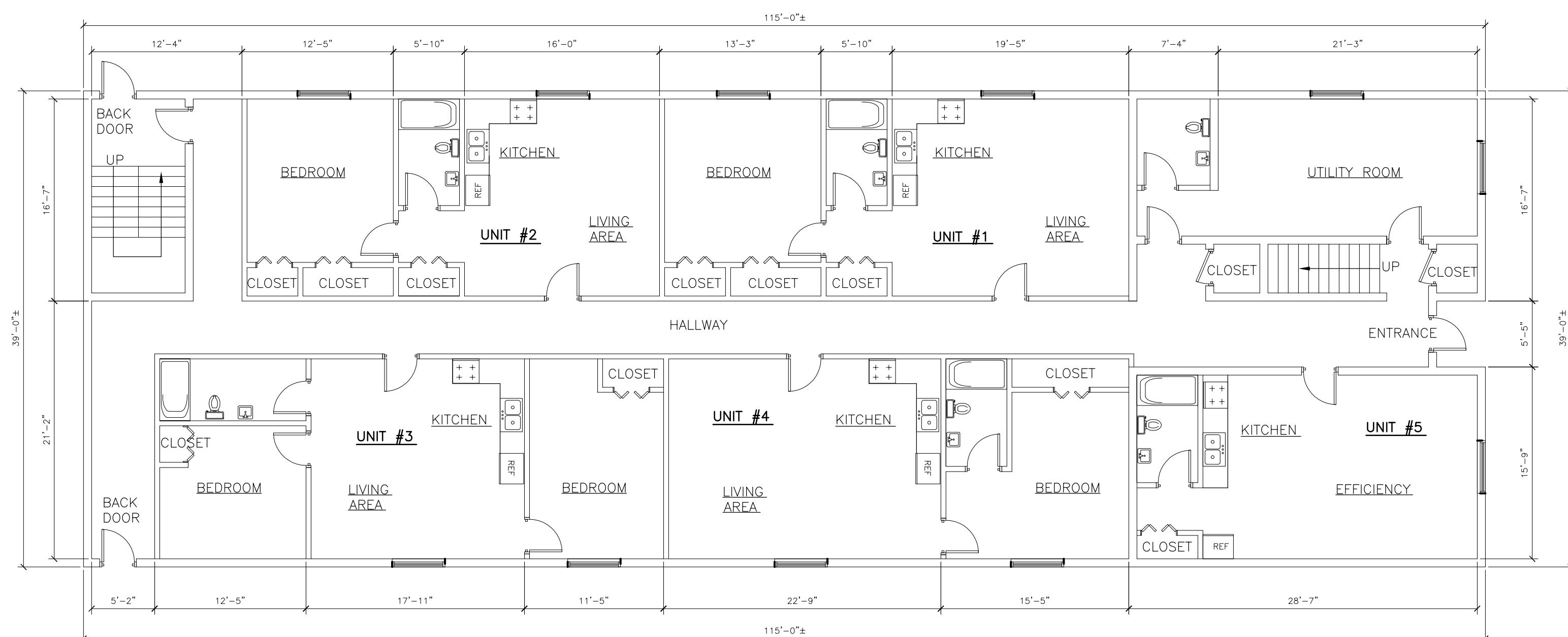
12/10/25

A-1



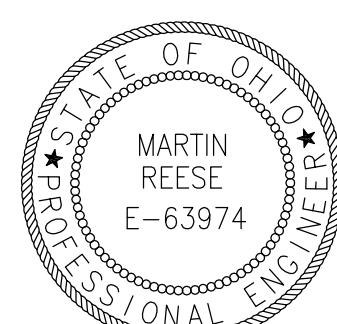
PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



MARTIN REESE
OHIO REG. # E-63974
EXPIRES 12/31/27

INTERIOR RENOVATION
10511 MADISON AVE.
CLEVELAND, OHIO 44102

MARTIN REESE - 216-304-0217
3396 MONTICELLO BLVD.
CLEVELAND HEIGHTS, OH. 44118

PROPOSED FLOOR PLANS

12/10/25

A — 2

Pedestrian Retail Overlay District – 10511 Madison Ave

January 16, 2026

Conditional Use Requirements:

Approvals Needed Per Section 343.23(e)(2):

- A. Off-Street Parking
- B. Driveway Across a Public Sidewalk
- C. Non-Retail First Story Use
- E. Interior Side Yard more than four (4) feet

City Planning Staff Recommendations:

Staff has worked with the applicant by recommending improving the parking area with screening and landscaping. Staff also recommends reducing the amount of parking within the pedestrian retail space.

Cleveland City Planning Commission

Euclid Corridor Buckeye Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

January 16, 2026

EC2025-021 – Cleveland Foundation A1 Building Demolition

January 16, 2026

Project Address: 7107/7113 Euclid Ave

Type: Demolition

Project Representatives: Victor Barbalato, Rosanne Potter, & Michael Hood,
Cleveland Foundation

Approval: Final

Ward 8: Council Member Howse-Jones

SPA: Fairfax

A-1 Building Demolition

Proposal by The Cleveland Foundation



City Planning Commission
January 16, 2026

Agenda

- Recap of August 1, 2025 Presentation
- Review of motions & key takeaways
- Site details & demolition approval request

Agenda

- **Recap of August 1, 2025 Presentation**
- **Review of motions & key takeaways**
- **Site details & demolition approval request**

Written Project Summary:

The Cleveland Foundation **requests approval to demolish the former A-1 Liquidators building** at 7107/7113 Euclid Avenue (parcels 118-08-013, 014, & 015). The site is vacant and blighted and is not a designated landmark. Environmental assessments found that soil remediation is not needed.

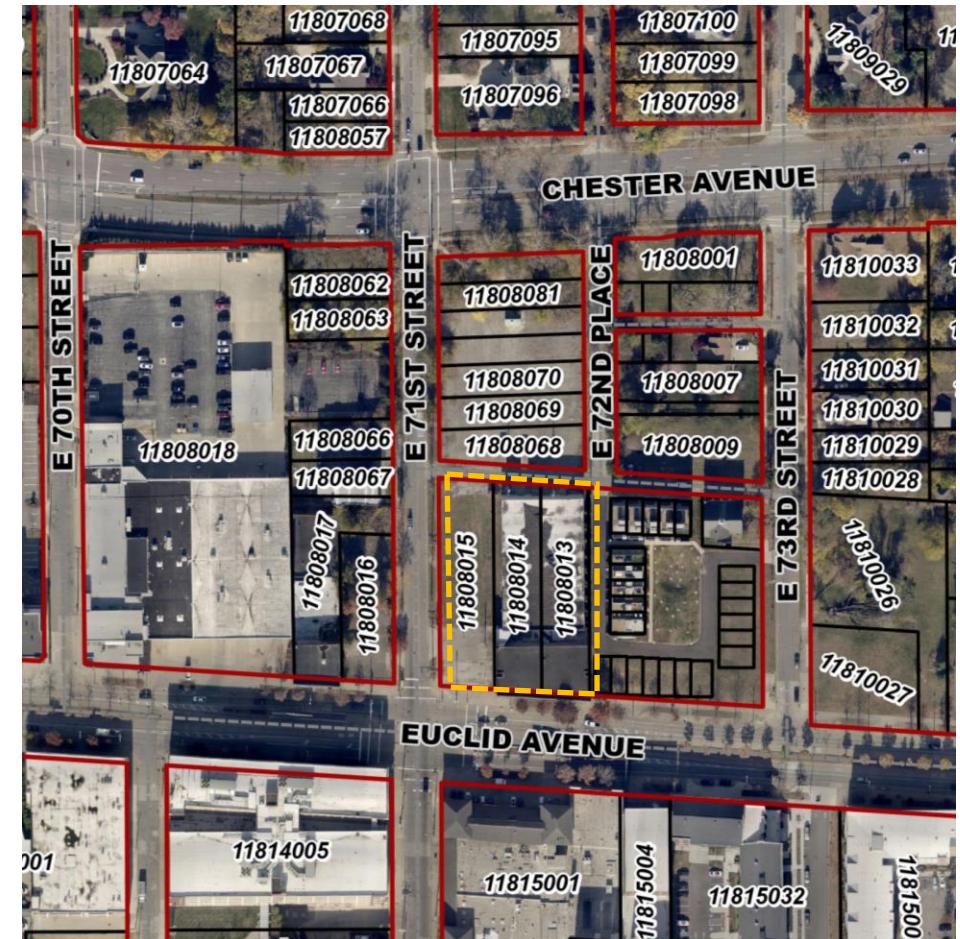
A demolition grant of approximately \$325,000 was awarded by the Ohio Department of Development, which required a partial financial match of approximately \$108,000 from the Cleveland Foundation.

Since our last meeting on August 1, 2025, the Cleveland Foundation has:

- Been working with the Cuyahoga Land Bank and the Ohio Department of Development to **secure an extension of our demolition grant through July 2026**
- **Contacted and consulted with all remaining muralists** whose work appears on the south and west façades of the building as part of the 2021 Cleveland Walls! project, and fully documented the artwork for preservation and archival purposes
- **Re-submitted a letter of support from Councilwoman Stephanie Howse-Jones endorsing demolition of the A-1 building** and advancing a shared vision for East 71st Street as a vibrant neighborhood hub that creates opportunity for residents and local partners
- **Secured a developer partner who has signed a letter of intent to lease the site for new construction, contingent upon full demolition of the A-1 building**

Recap of August 1st Presentation:

The A-1 building is located at Euclid Avenue and E. 71st Street in MidTown, near RTA HealthLine stations and a range of nearby residential and commercial uses



A two-story, 50,000 SF structure in total with a basement. Built in the 1920s and vacant since at least 2019

Recap of August 1st Presentation:

At our August presentation, we requested approval to demolish the A-1 building based on three key considerations that we shared with the planning commission

1

The A-1 building is not a protected historic structure

- Not a designated landmark and not on the National Register of Historic Places**

2

The building's condition presents significant barriers to reuse and limits redevelopment opportunities & future site activation

- Reusing any part of the structure would constrain the site's full development potential**
- Asbestos and PCBs are present throughout the building**
- Severe structural deterioration is evident, including groundwater infiltration in the basement**
- The building sustained significant storm damage, with an estimated \$415,000 roof repair cost**

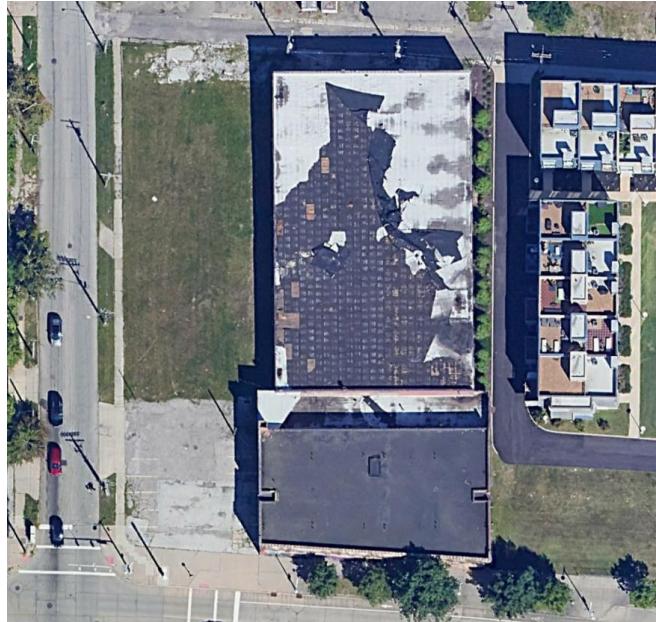
3

Demolition funding is secured for a limited time

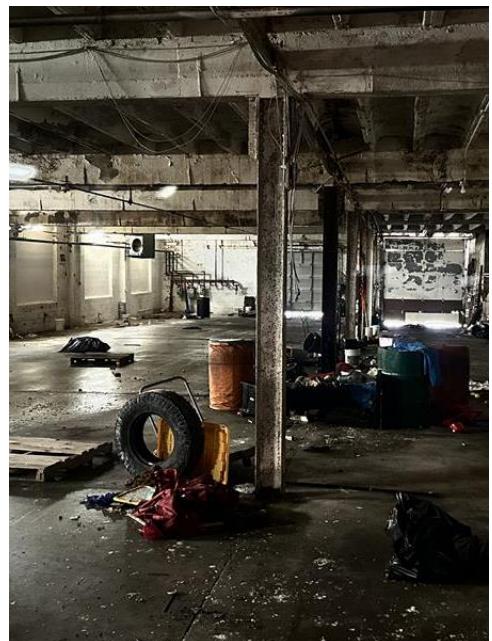
- TCF has been awarded a \$325,000 ODOD demo grant with \$108,000 match**

Recap of August 1st Presentation:

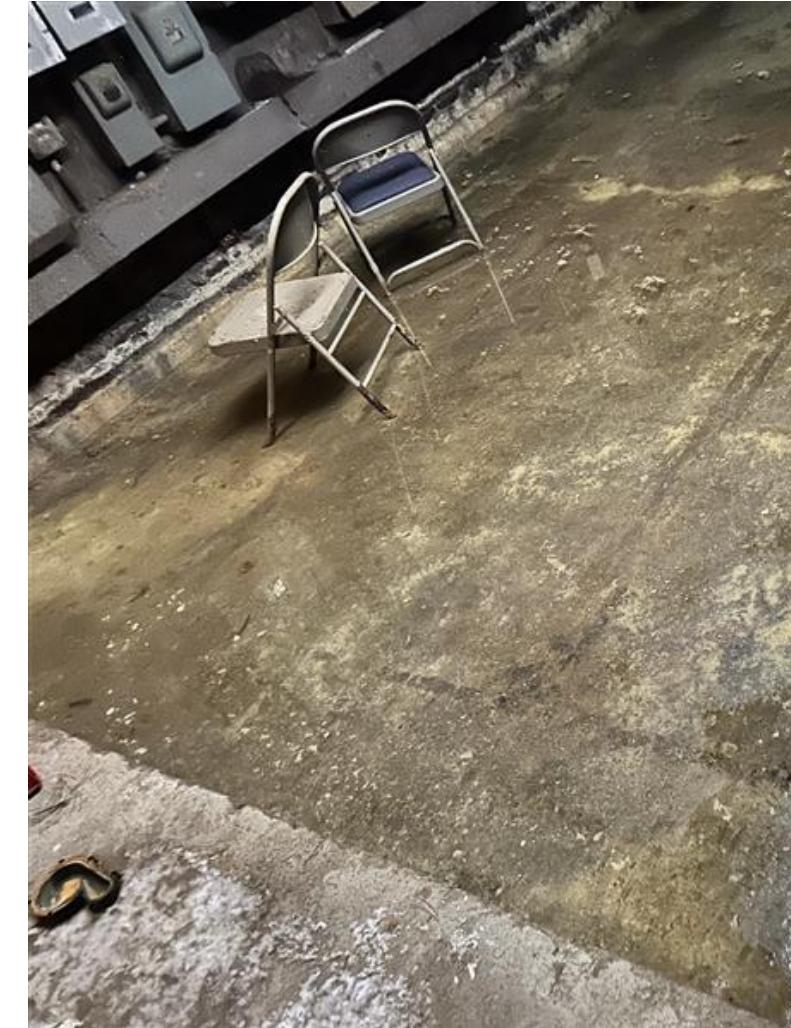
This is a small sample of photos that were presented in August depicting storm damage to the building and existing conditions of the property



ROOF DAMAGE AFTER AUGUST '23 TORNADO



CURRENT STATE OF INTERIOR AND EXTERIOR



3-4" OF STANDING WATER IN BASEMENT UNKNOWN SOURCE

Recap of August 1st Presentation:

The Commission voted to postpone their decision on the project until additional information could be provided for consideration

» **Formal motion:**

Motion to postpone;
applicant to return with
additional details on
site/campus plans and
proposed uses for the
land surrounding this
site

» **What we heard during our conversation:**

The Commission asked us to provide clearer insight into:



Campus + District Vision

What is the Cleveland Foundation's development strategy in MidTown and Hough?



Community Engagement + Transparency

How is the foundation engaging residents, local businesses and stakeholders to inform decision-making?



Community Benefit + Impact

How does the A-1 site fit into the foundation's MidTown campus and how will its development deliver tangible benefits to the people who live and work in the neighborhood?

Agenda

- Recap of August 1, 2025 Presentation
- **Review of motions & key takeaways**
- Site details & demolition approval request

Campus & District Vision:

TCF has begun a year-long planning process to create a community-focused Equitable Development Plan



Lamar Abner, Pam Spremulli, Aniyah King – Muralists at MCC

» Land use planning

- Evaluate site constraints and opportunities
- Define land uses & potential development types (i.e. commercial, residential, retail, etc)

» Align resources with neighborhood goals

- Align future development opportunities with neighborhood priorities
- Coordinate TCF's real estate assets to maximize community benefit

» Attract mission-aligned partners

- Evaluate the investments necessary to attract community and developer stakeholders



Community Engagement + Transparency:

To ensure community needs and voices shape the work, we've convened a steering committee to partner with us and help guide the planning process

Steering Committee Members:

- ✓ **Hough Residents & Community Leaders**
- ✓ **Local Community Development Corporations**
- ✓ **City of Cleveland Planning Department Staff**
- ✓ **Hough Community Land Trust Members**
- ✓ **MidTown Collaboration Center Tenants**
- ✓ **Local CMSD School Principals**



The committee's responsibilities include:

Participating in consultant interviews and selection process

Attending monthly check-ins with TCF staff

Reviewing consultant deliverables and providing feedback

Sharing updates with community and bringing perspectives back to the team

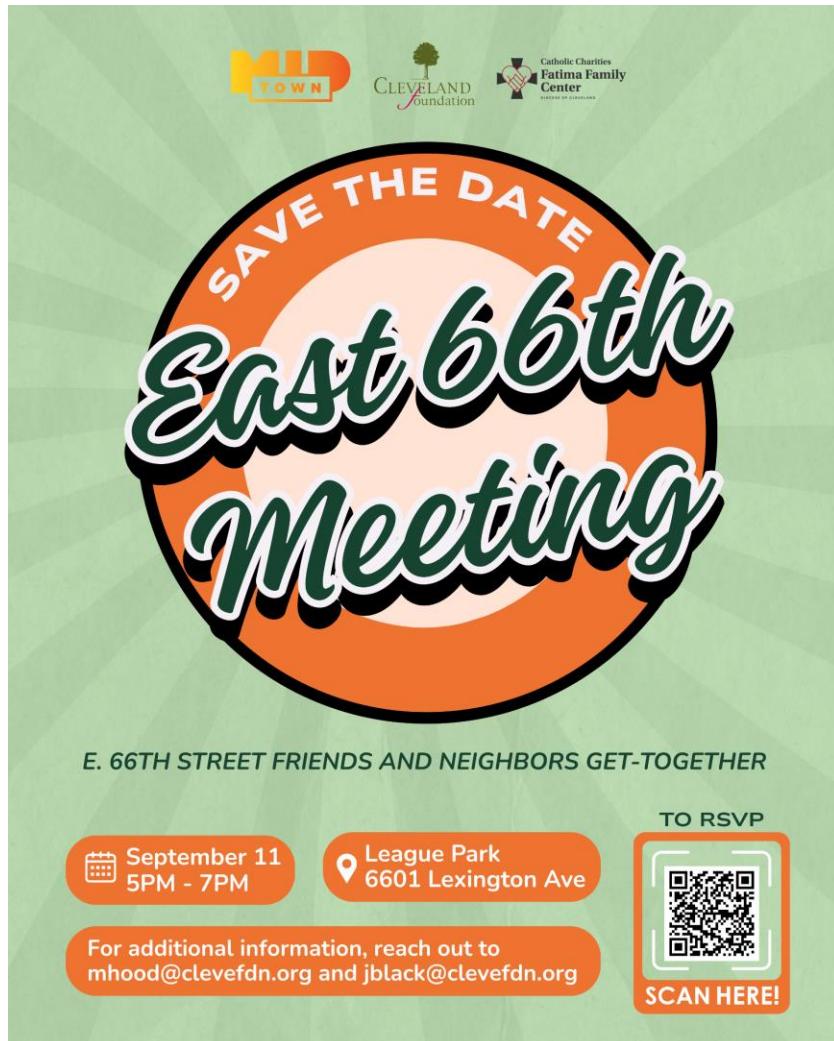
Offering insights to shape goals and guiding principles

Supporting alignment of TCF, CDCs, residents, businesses, and city partners



Community Engagement + Transparency:

The steering committee was partially sourced from attendees of our “Friends of E66th Street” community engagement meetings held in MidTown & Hough



Community Benefits + Impact:

Similar to E. 66th St, owning both corners of Euclid and E. 71st positions us to plan another neighborhood anchor and expand resident & partner access to resources



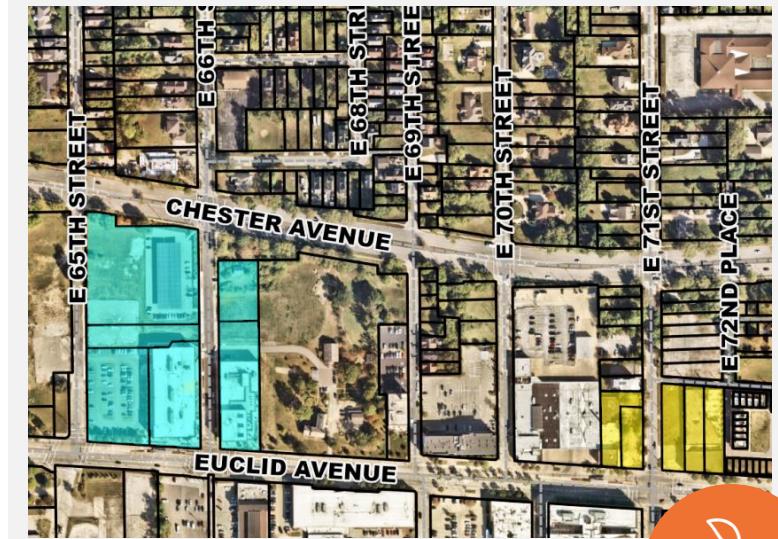
Euclid Ave & E 66th St Intersection: 2019



Euclid Ave & E 66th St Intersection: 2025

TCF owns both the Euclid Gallery and A-1 site at the intersection of Euclid Ave & E 71st

Our goal is to replicate the catalytic impact of E 66th on E 71st



Community Impact:

Through agreements with development partners, we'll work to integrate successful programs from our HQ and MCC into E. 71st Street projects

- **Welcoming neighborhood focused site security**
- **Encourage local small business enterprises**
- **Attract and foster a diverse network of tenants and partners**
- **Potential activation of first floor with neighborhood amenities**



MidTown Collaboration Center grand opening and TCF Annual Meeting, May 2025



Agenda

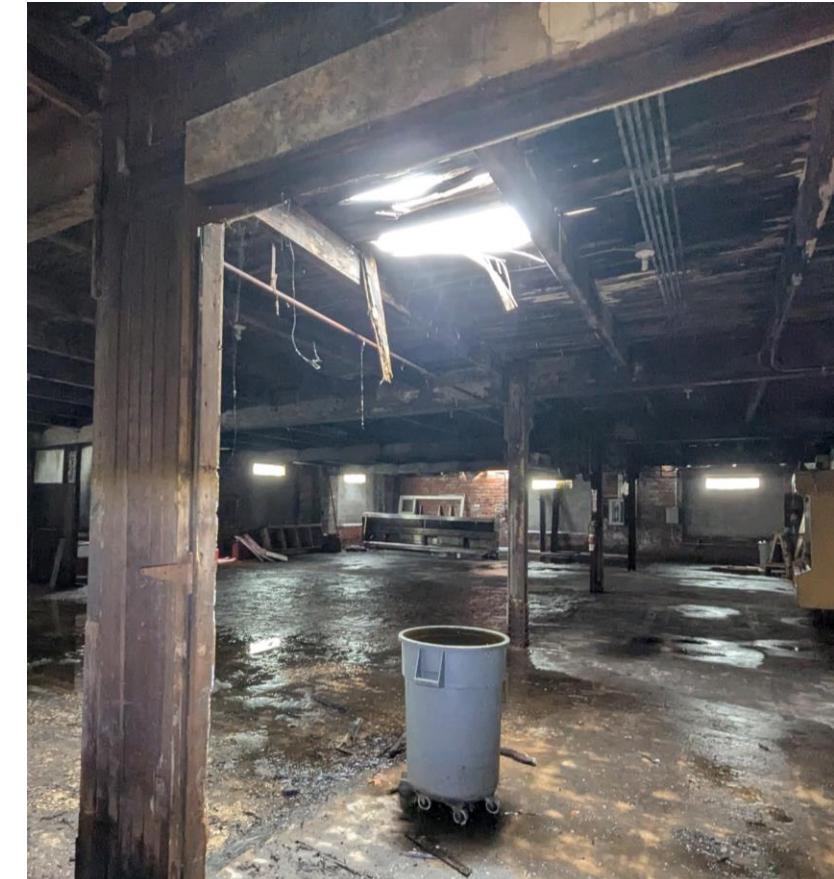
- Recap of August 1, 2025 Presentation
- Review of motions & key takeaways
- Site details & demolition approval request

Site Details and Demolition Approval Request:

We've requested an extension of the Ohio Department of Development demolition grant through July, 2026

The decision to demolish the A1 building was made after careful consideration and evaluation of existing conditions

- » Costly hazardous material abatement and structural repairs would divert limited resources
- » Adaptive reuse does not achieve the site's highest and best use
- » Reuse limits the ability to deliver active, street-oriented development
- » Losing the demolition grant would significantly delay development



Site Details and Demolition Approval Request:

We've executed a Letter of Intent with Signet to develop the property, contingent on demolition of the A-1 building, and delivery of a clean, shovel-ready site



Prototype development at Corner of Euclid & E71st: Conceptual Rendering

An early prototype project has been created to show the quality, vibrancy, and street activation that will guide future development on this site

The project will align with the MidTown Vision Plan adopted by the City Planning Commission in 2021

The final building type, design, and program may vary based on findings of our planning work and evolving market demand. It will be separately presented to the Design Review Committee and Planning Commission for approval.

Site Details and Demolition Approval Request:

Future site development will focus on activating the street level, addressing pedestrian & vehicular access, and being mindful of adjacent properties

Our team has developed site plan principles that will guide future design of the property:

- 1 **Provide active ground floor commercial spaces**
- 2 **Activate the street corner at Euclid & E 71st**
- 3 **Conceal parking behind building**
- 4 **Provide a tree-lined landscaping along the east property line to maintain privacy for One MidTown Townhomes**



Prototype development at Corner of Euclid & E71st: Conceptual Site Plan

Site Details and Demolition Approval Request:

To advance our planning work, and to deliver on the development interest we've secured, we request approval for demolition of the A-1 building

» Current site condition & A-1 Building

Corner view of Euclid & E 71st



» Prototype Project

Corner view of Euclid & E 71st



Thank You!



Appendix

**Select slides from our August 1, 2025
Planning Commission presentation
included for reference**



A diverse mix of buildings border the site, including single and multifamily homes, as well as commercial & light industrial facilities

First Energy
7001 Euclid Ave

Euclid Gallery
7029 Euclid Ave

RTA HealthLine
Stations

Dealer Tire
7012 Euclid Ave



Vincent Residence
1952 E73rd St

One MidTown Townhomes
7108-7144 Simpson Ct

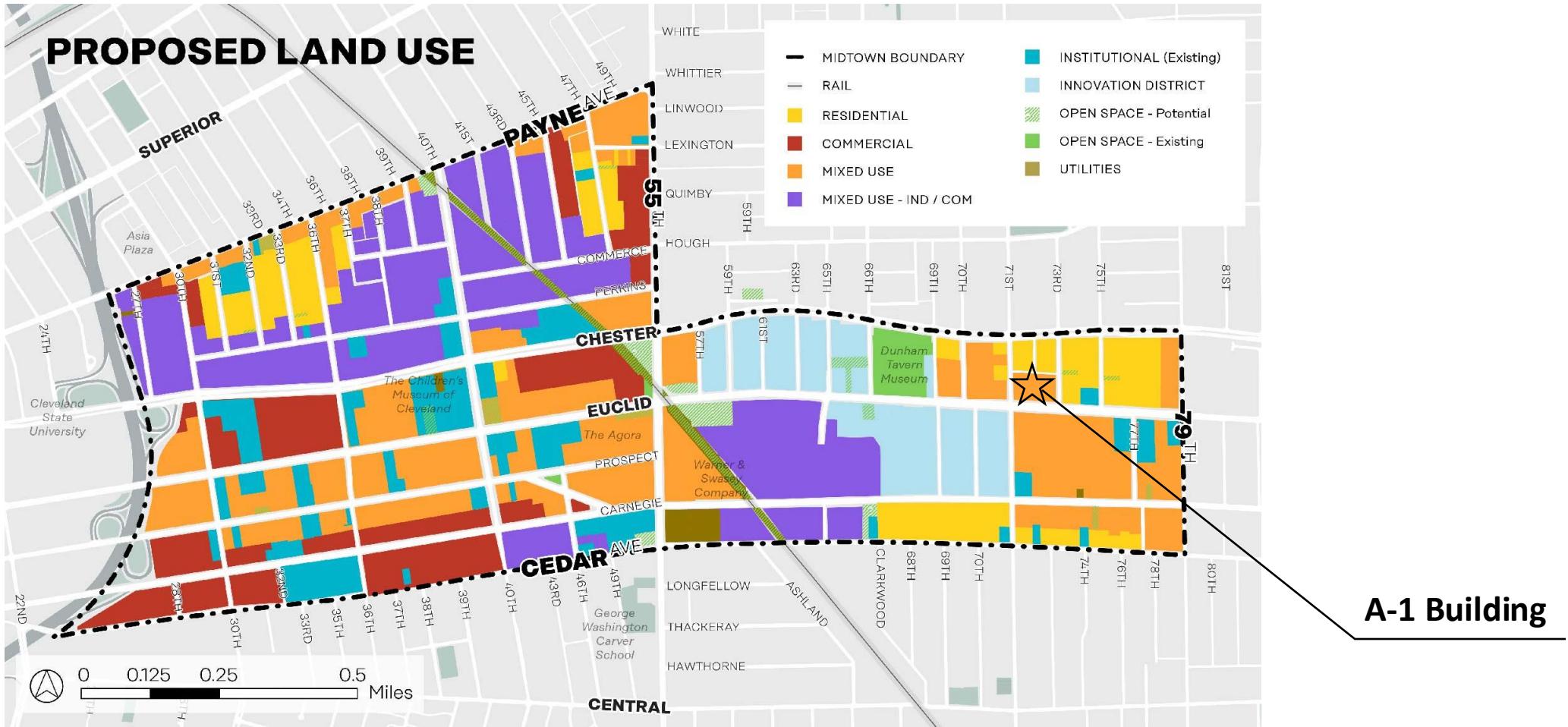
Maggiora Residence
1980 E73rd St

A-1 Building
7107 Euclid Ave

Baker Electric
7100 Euclid Ave

Foundry Lofts
7220 Euclid Ave

Our work, and today's request, is guided by the vision that was adopted by the City Planning Commission in 2021



MidTown Vision Plan as adopted by the City
Planning Commission in 2021

Salvaging the Euclid façade and trying to reuse it would limit redevelopment opportunities

- The existing building is only two stories tall and limits potential efficiency and density gains
- Space limitations, plumbing and heating costs would make it unprofitable to convert the building into a residential unit
- **Requiring a developer partner to retain portions of the building and address hazardous materials and structural concerns would likely reduce interest and prolong redevelopment**



EC2025-021 – Cleveland Foundation A1 Building Demolition

January 16, 2026

Advisory Committee Recommendations:

ECDRAC recommended denying approval on 7/17/25:

- Denied for its historical importance as it was formerly a Baker Electric Building
- Dick Pace also suggested that the building not be torn down because of its architectural character and it can be restored, maybe reused for residential.
- The board motioned for it to not be demolished for its historic importance and the fact that they felt the future development was not worth demolition of the current structure.

ECDRAC recommended final approval on 1/15/26 with the condition that the applicant return to staff with post-demolition site plan and a development schedule.

City Planning Staff Recommendations:

Planning Commission motioned to postpone on 8/1/25; applicant to return with additional details on site/campus plans and proposed uses for the land surrounding this site.

Planning staff is in support of this demolition with the recommended conditions.

EC2025-033 – Reese Consumer Health

January 16, 2026

Project Address: NW corner of Woodland Ave & Woodhill Road

Type: New Construction

Project Representatives: Paul Deutsch, Bialosky

Approval: Conceptual

Ward 6: Council Member Griffin

SPA: Fairfax

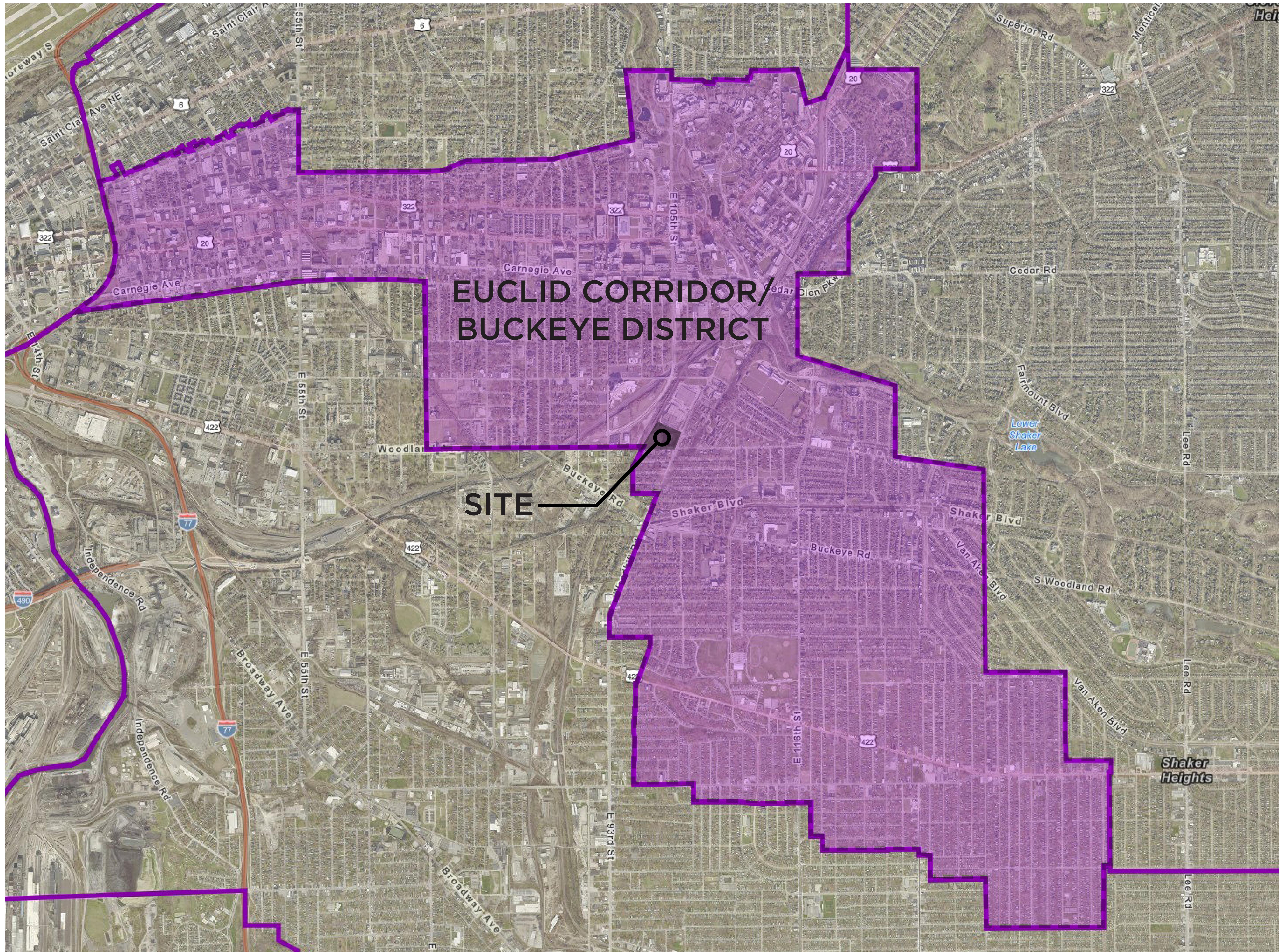
REESE CONSUMER HEALTH

EUCLID CORRIDOR BUCKEYE DESIGN REVIEW MEETING
CLEVELAND PLANNING COMMISSION MEETING

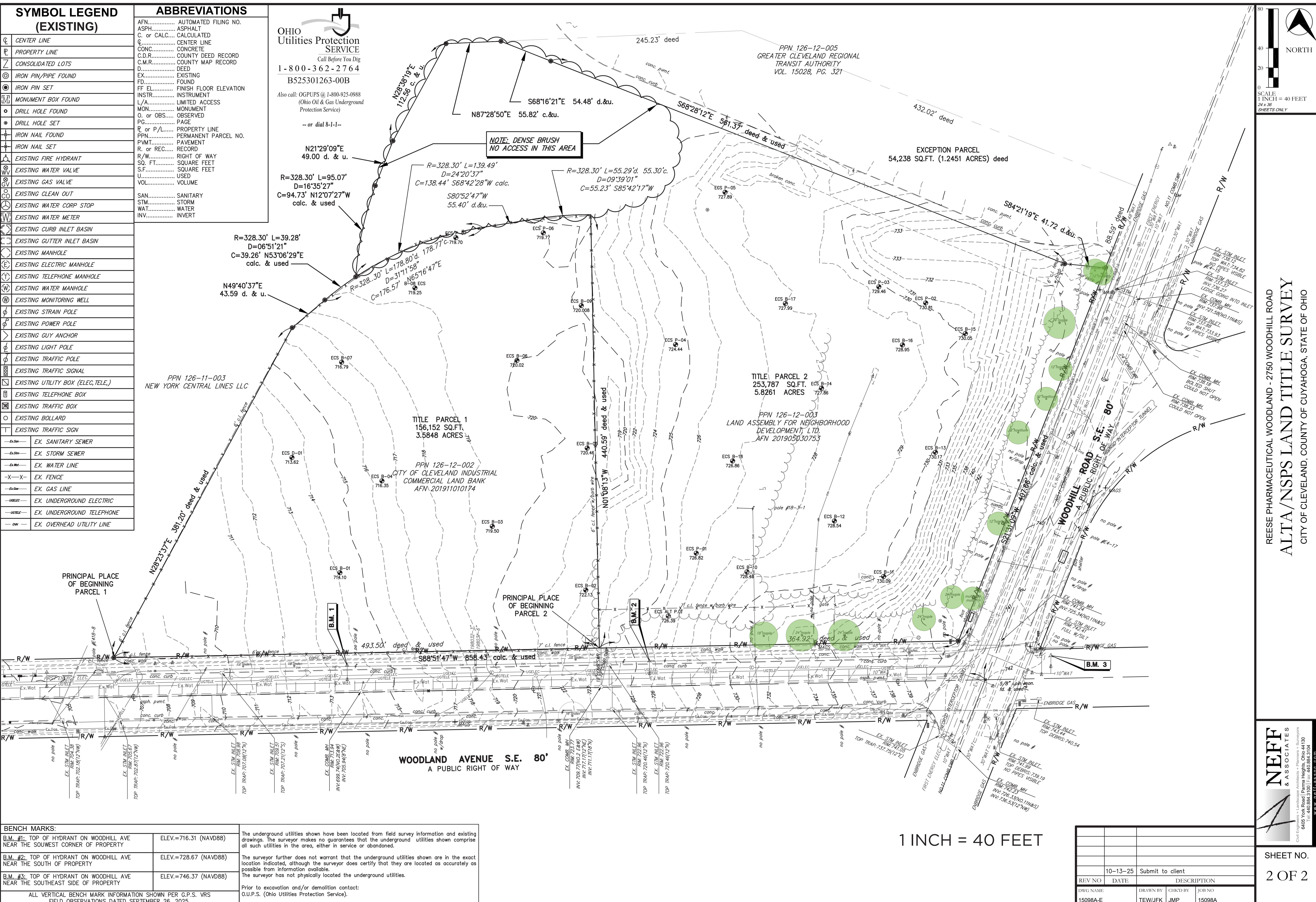
CONCEPTUAL DESIGN REVIEW

BIALOSKY

JANUARY 15-16, 2026









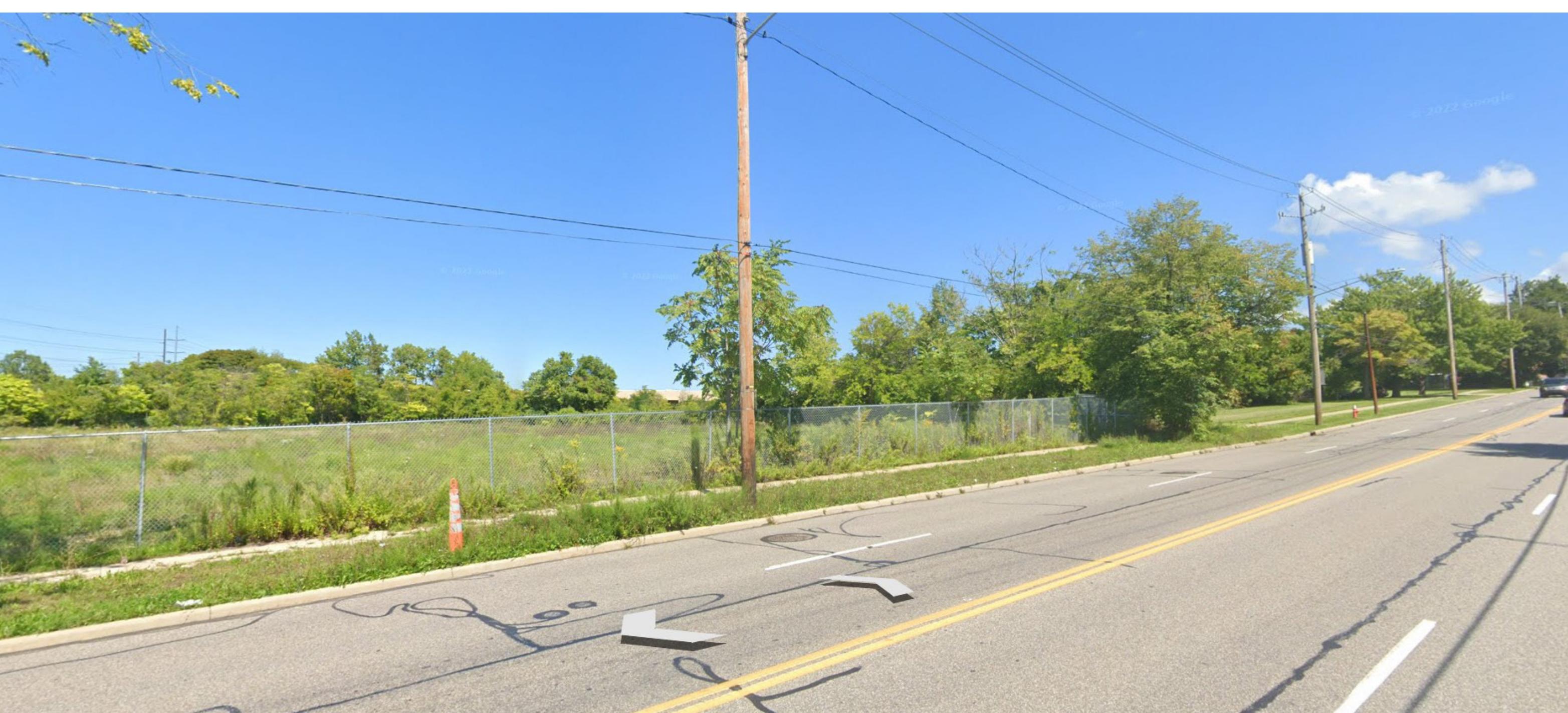
Woodland Woodhill Corner - looking Northwest



Woodland Context - looking South




Woodland Context - looking South



Site Woodland - looking North



Site Woodhill - looking West













BIALOSKY

Reese
consumer health™

Reese Consumer Health

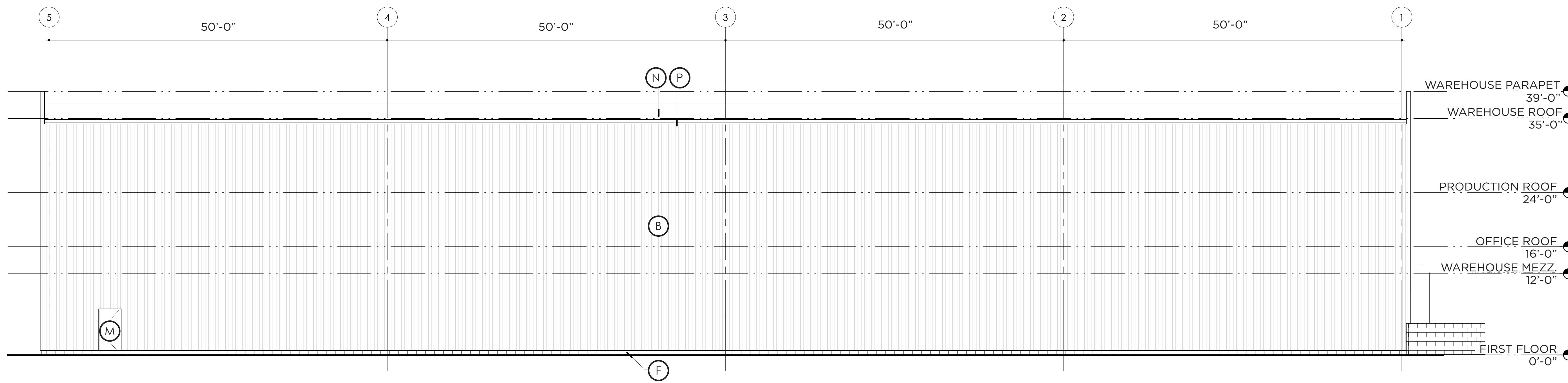
View 5

January 15-16, 2026



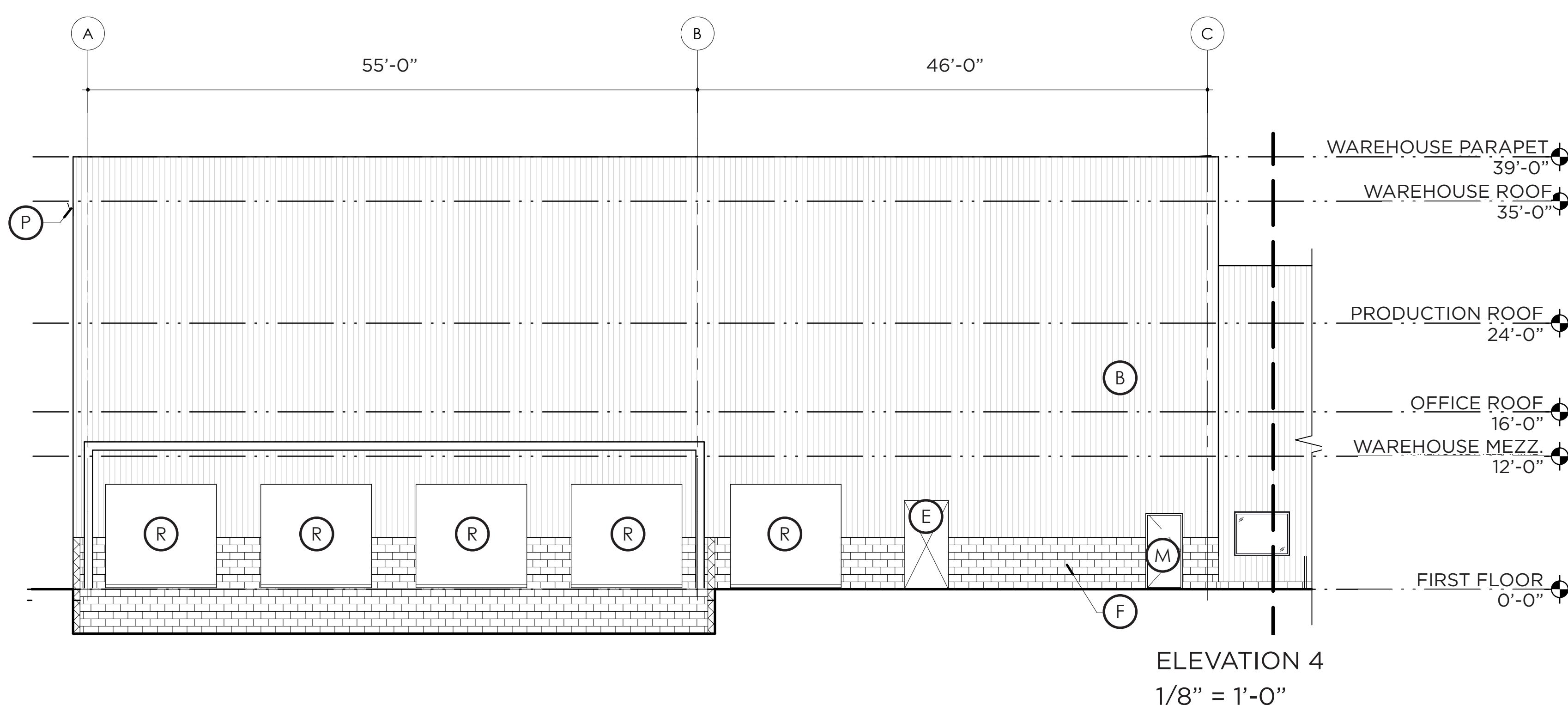


Reese Consumer Health
Floor Plans

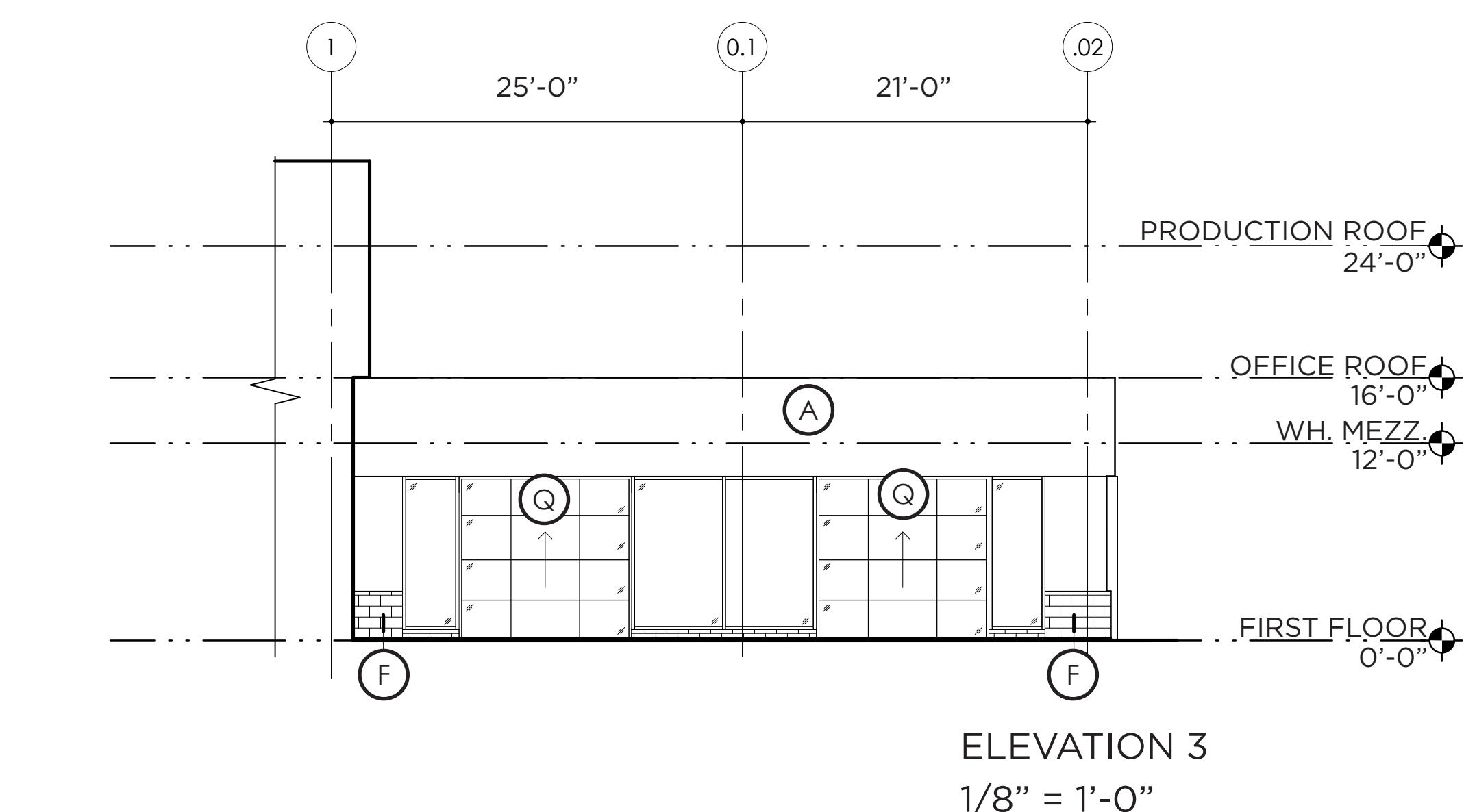


EXTERIOR FINISH LEGEND	
KEY	ITEM/MATERIAL
A	Pre-Finished Metal Siding: Color 1
B	Pre-Finished Metal Siding: Color 2
C	Pre-Finished Metal Siding: Accent Color 1
D	Pre-Finished Metal Siding: Accent Color 2
E	Trash Door
F	Masonry Base
G	Wood Look Panel
H	Aluminum Storefront Wall System
J	Aluminum Framed Windows
K	Metal Window Sunshade
L	Aluminum Architectural Sign
M	Hollow Metal Door
N	Gutter and Downspouts
P	Metal Standing Seam Roof
Q	Garage Door
R	Dock Door

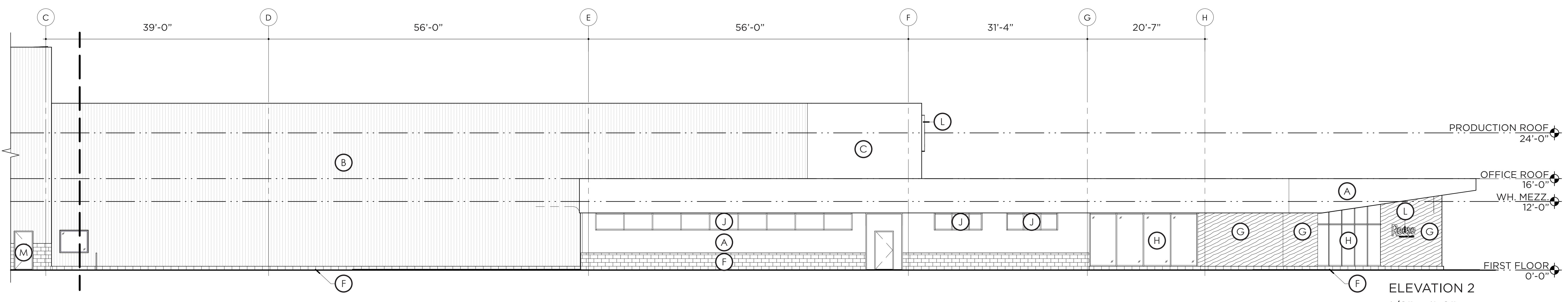
ELEVATION 5
1/8" = 1'-0"



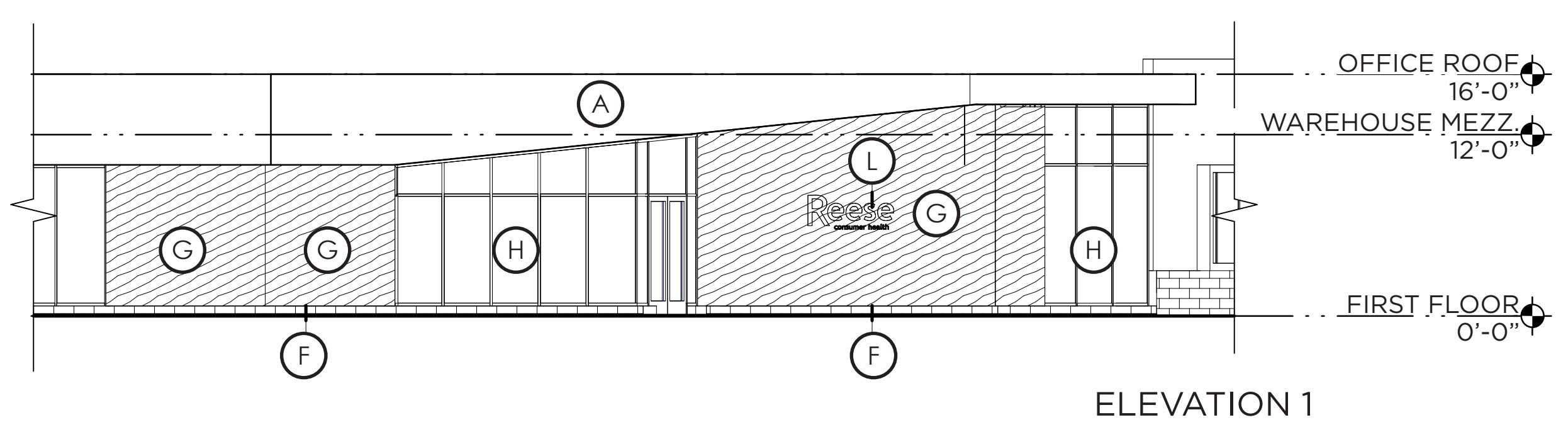
ELEVATION 4
1/8" = 1'-0"



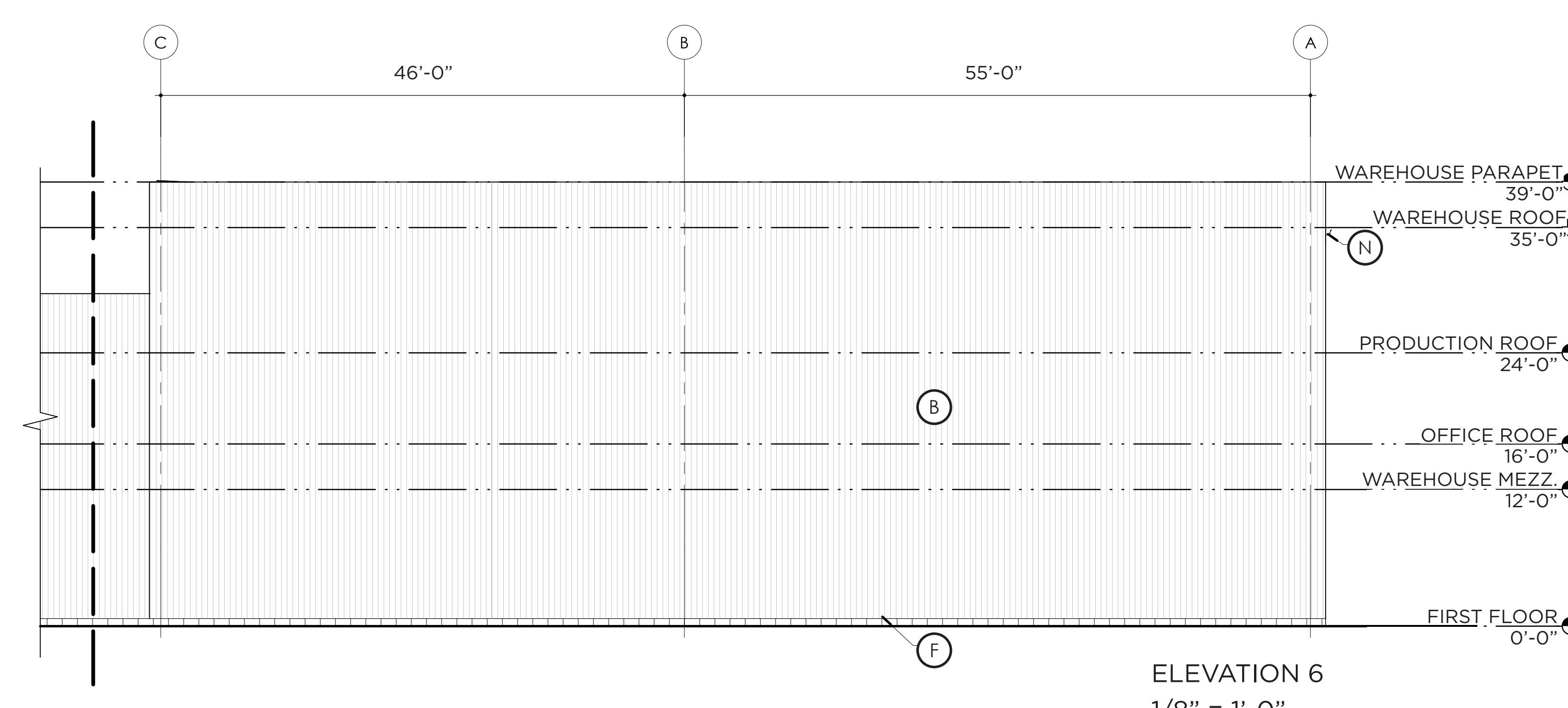
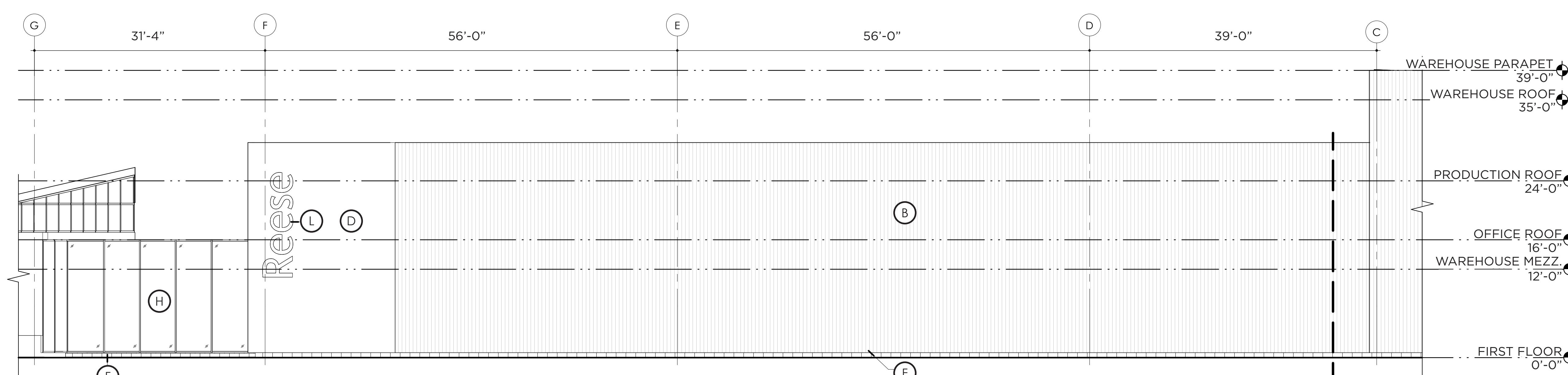
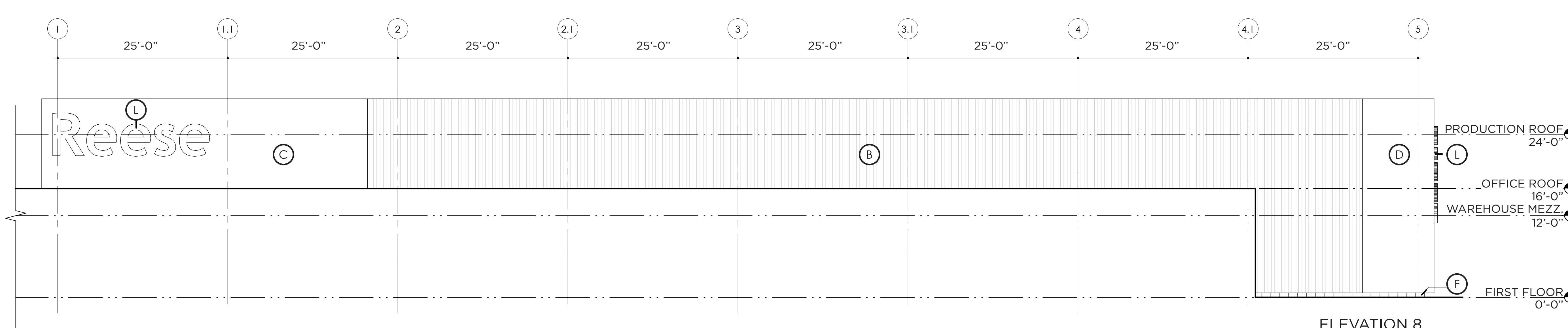
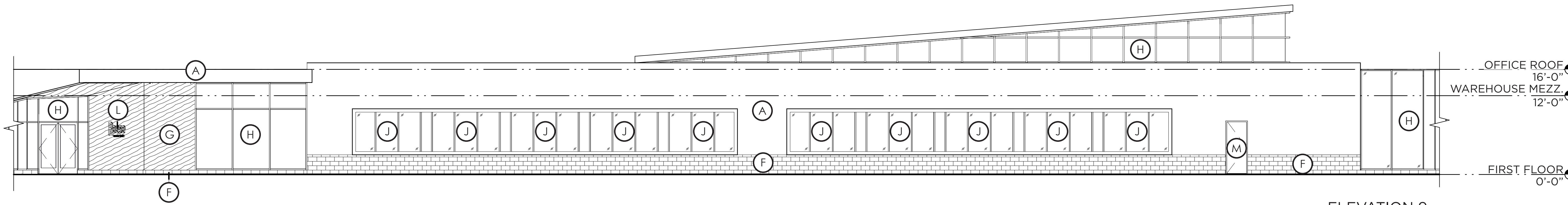
ELEVATION 3
1/8" = 1'-0"



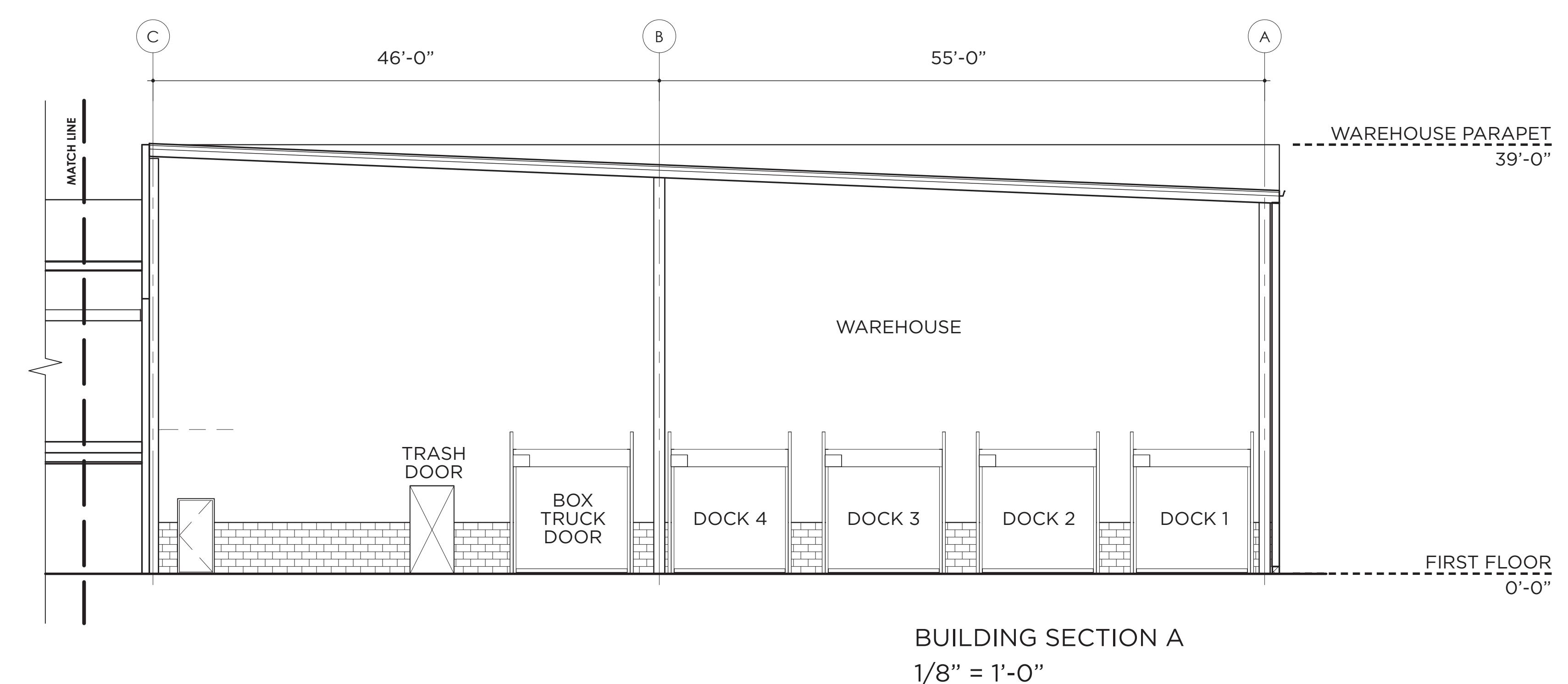
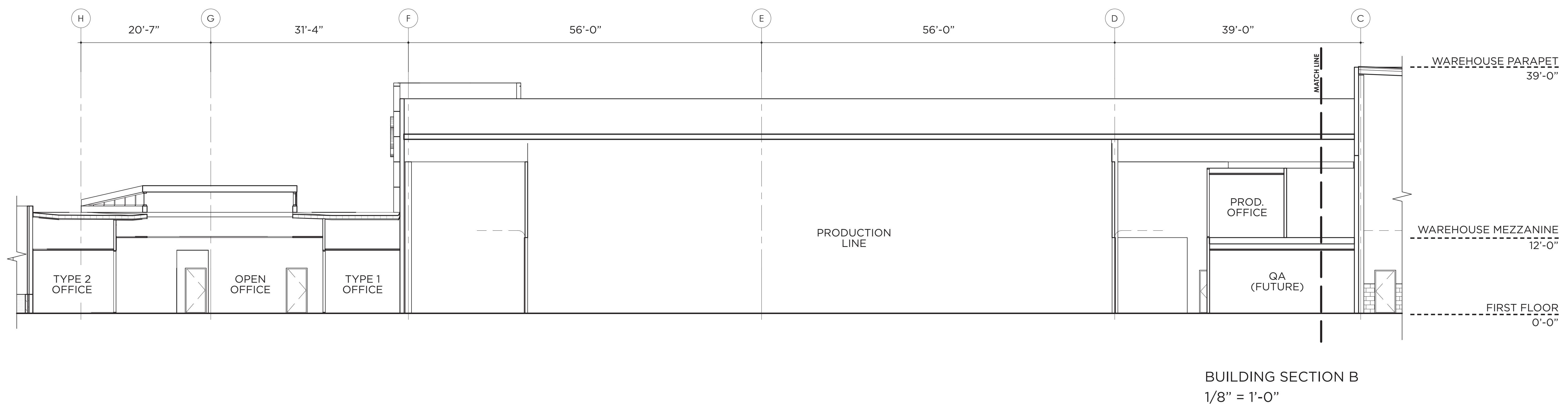
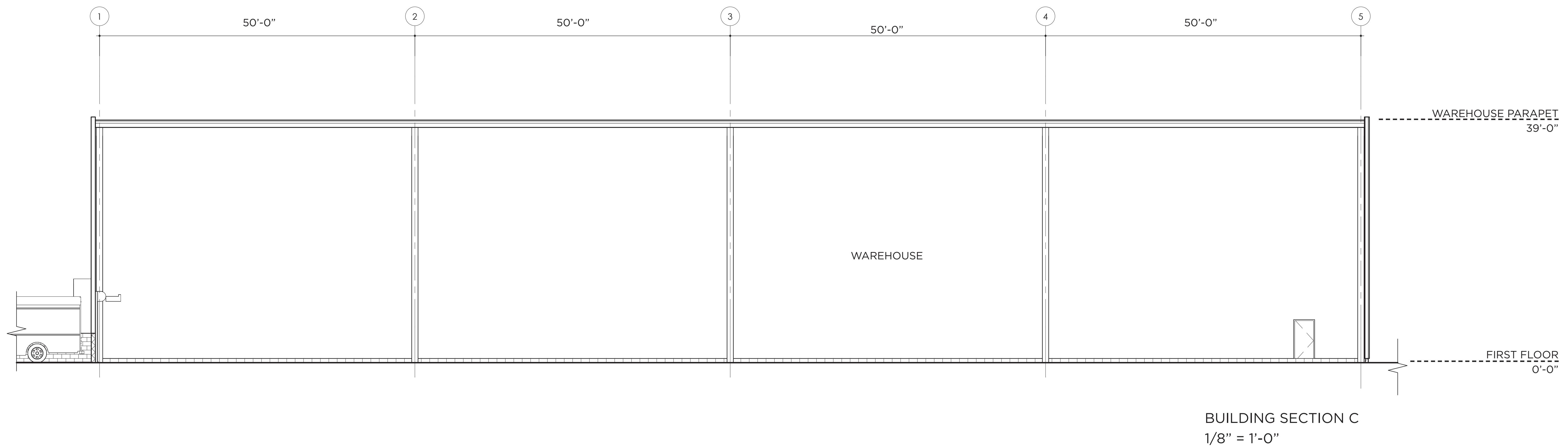
ELEVATION 2
1/8" = 1'-0"



ELEVATION 1
1/8" = 1'-0"



EXTERIOR FINISH LEGEND	
KEY	ITEM/MATERIAL
A	Pre-Finished Metal Siding: Color 1
B	Pre-Finished Metal Siding: Color 2
C	Pre-Finished Metal Siding: Accent Color 1
D	Pre-Finished Metal Siding: Accent Color 2
E	Trash Door
F	Masonry Base
G	Wood Look Panel
H	Aluminum Storefront Wall System
J	Aluminum Framed Windows
K	Metal Window Sunshade
L	Aluminum Architectural Sign
M	Hollow Metal Door
N	Gutter and Downspouts
P	Metal Standing Seam Roof
Q	Garage Door
R	Dock Door



EC2025-033 – Reese Consumer Health

January 16, 2026

Advisory Committee Recommendations:

ECDRAC recommended conceptual approval on 1/15/26 with the following conditions:

- Consider Woodhill façade for materials and color texture
- Update the site plan with additional site features; lighting, signage and comments from PETBOT group

City Planning Staff Recommendations:

Planning staff recommends considering alternative parking lot layouts, preferencing one lot behind the building, in addition to the conditions listed from DRAC.

EC2026-001 – 7709 Cedar Demolition

January 16, 2026

Project Address: 7709 Cedar Ave

Type: Demolition

Project Representative: Maia Roberts Ward, owner

Approval: Final

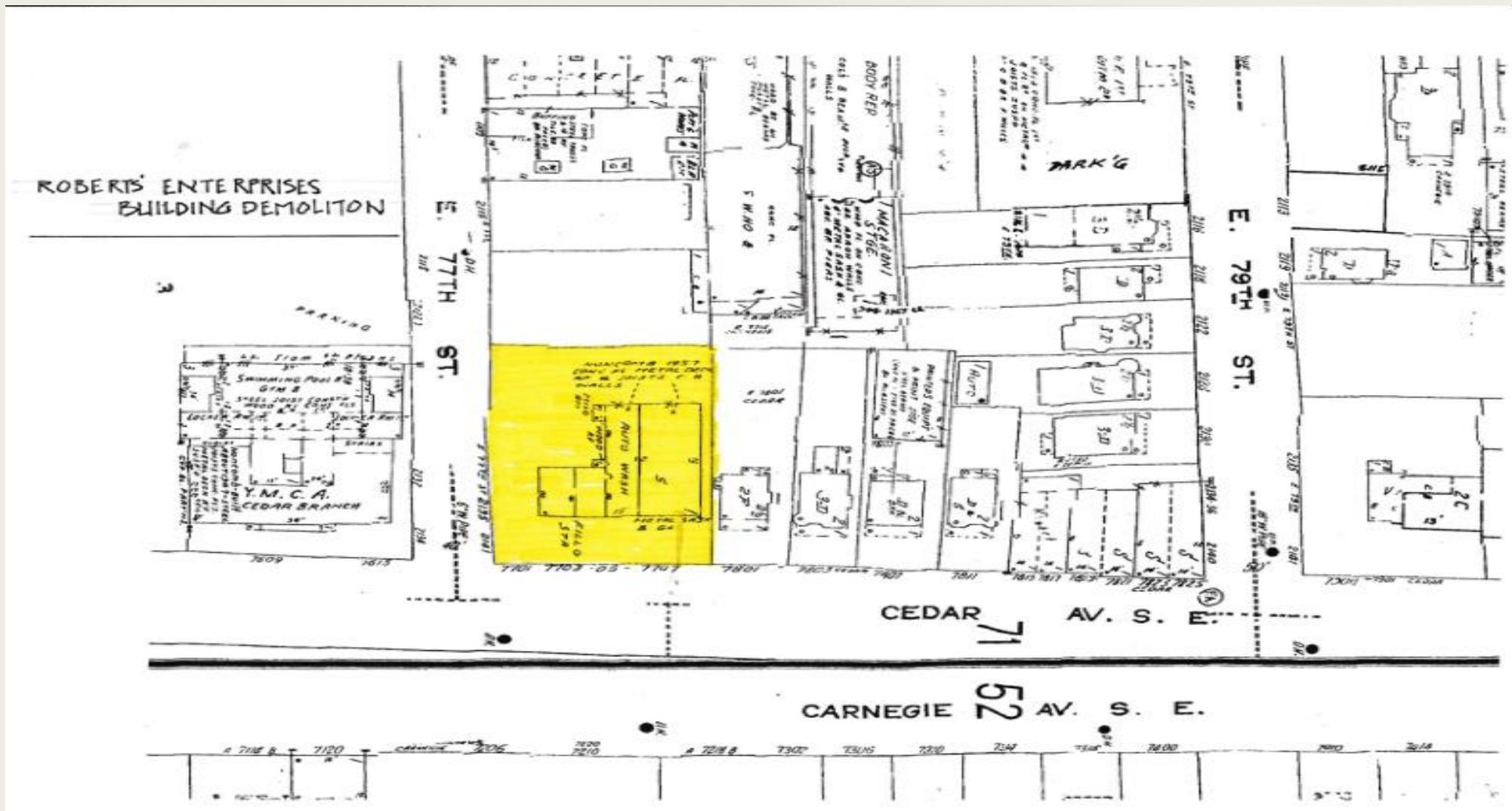
Ward 5: Council Member Starr

SPA: Fairfax

7709 CEDAR AVENUE

Building Demolition

Location Map



7709 Cedar Avenue - 1970



7709 Cedar Avenue - 2025



East Elevation



West Elevation



Former Auto Wash



Former Service Area



Building Roof



Cedar Avenue South Side



7801 Cedar Ave – East Adjacent Property (vacant land)



Former Cedar YMCA – West Adjacent



EC2026-001 – 7709 Cedar Demolition

January 16, 2026

Advisory Committee Recommendations:

ECDRAC recommended final approval on 1/15/26 with the condition that the applicant return to staff with post-demolition site plan and a development schedule.

City Planning Staff Recommendations:

Planning staff is in support of this demolition with the recommended conditions.

Cleveland City Planning Commission

Downtown/Flats Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

January 16, 2026

DF2026-001 – Good Night John Boy Signage

January 16, 2026

Project Address: 1048 Old River Rd

Type: Signage

Project Representative: Jessica Ruff, Ruff Neon & Lighting Maint Inc

Approval: Final (Variance Required)

Ward 7: Council Member Davis

SPA: Downtown

Good Night John Boy Sign

1048 Old River Rd.

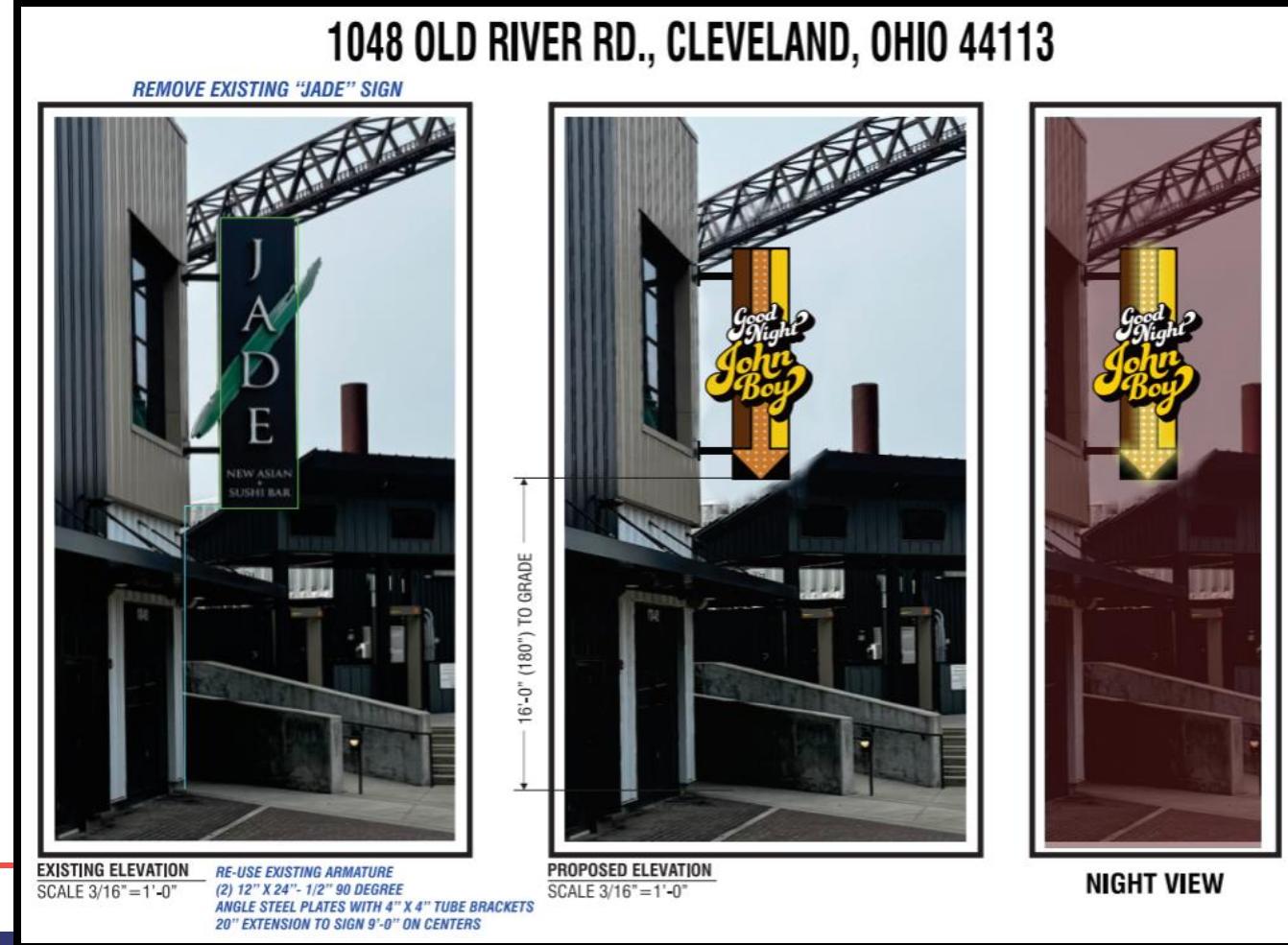
City Planning Commission Hearing

January 16, 2026



Proposal

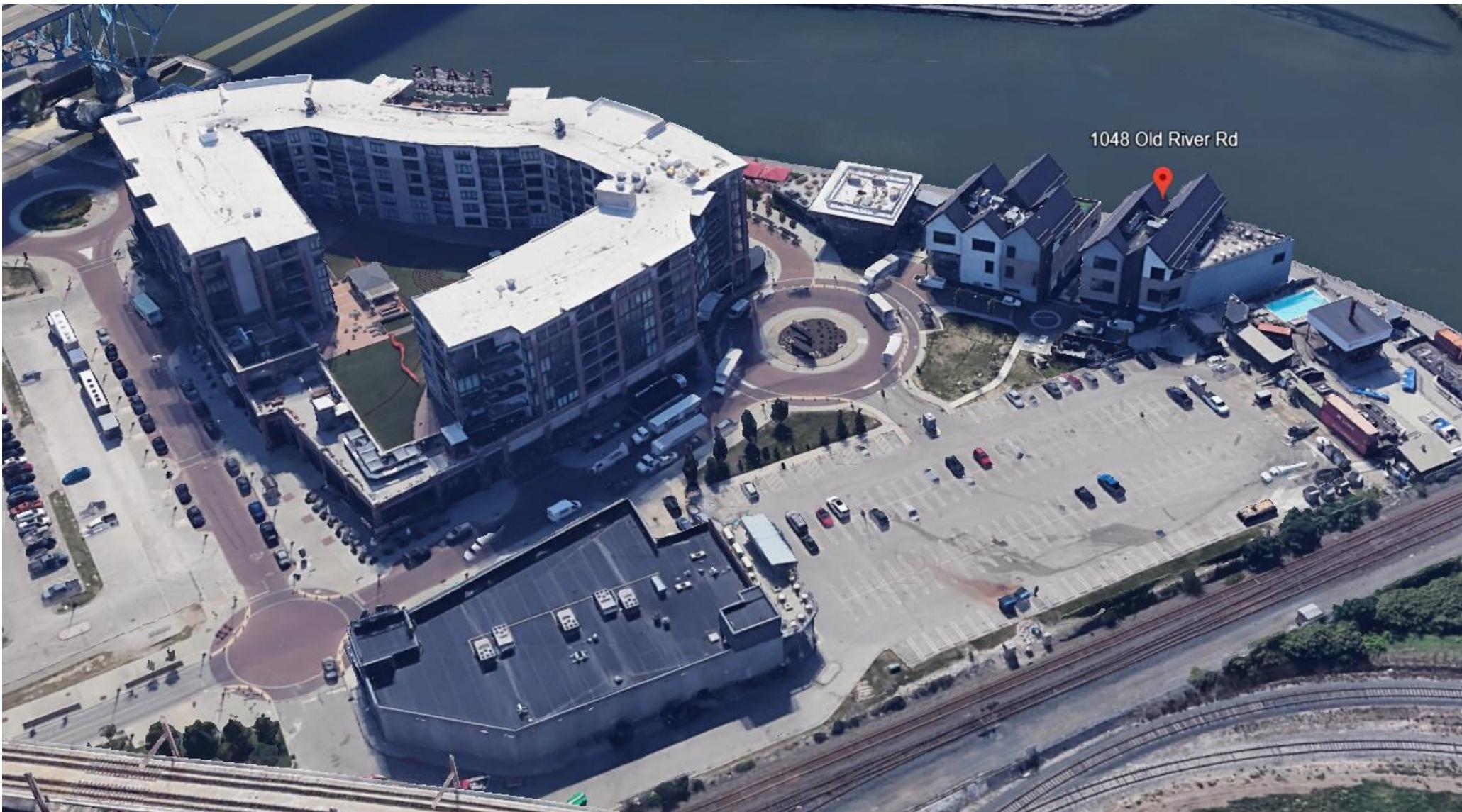
Applicant occupying 1048 Old River Rd. is proposing one 68 square foot internally illuminated business identification sign.



Existing Zoning

Downtown Residential
Zoning District





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

Variances Required

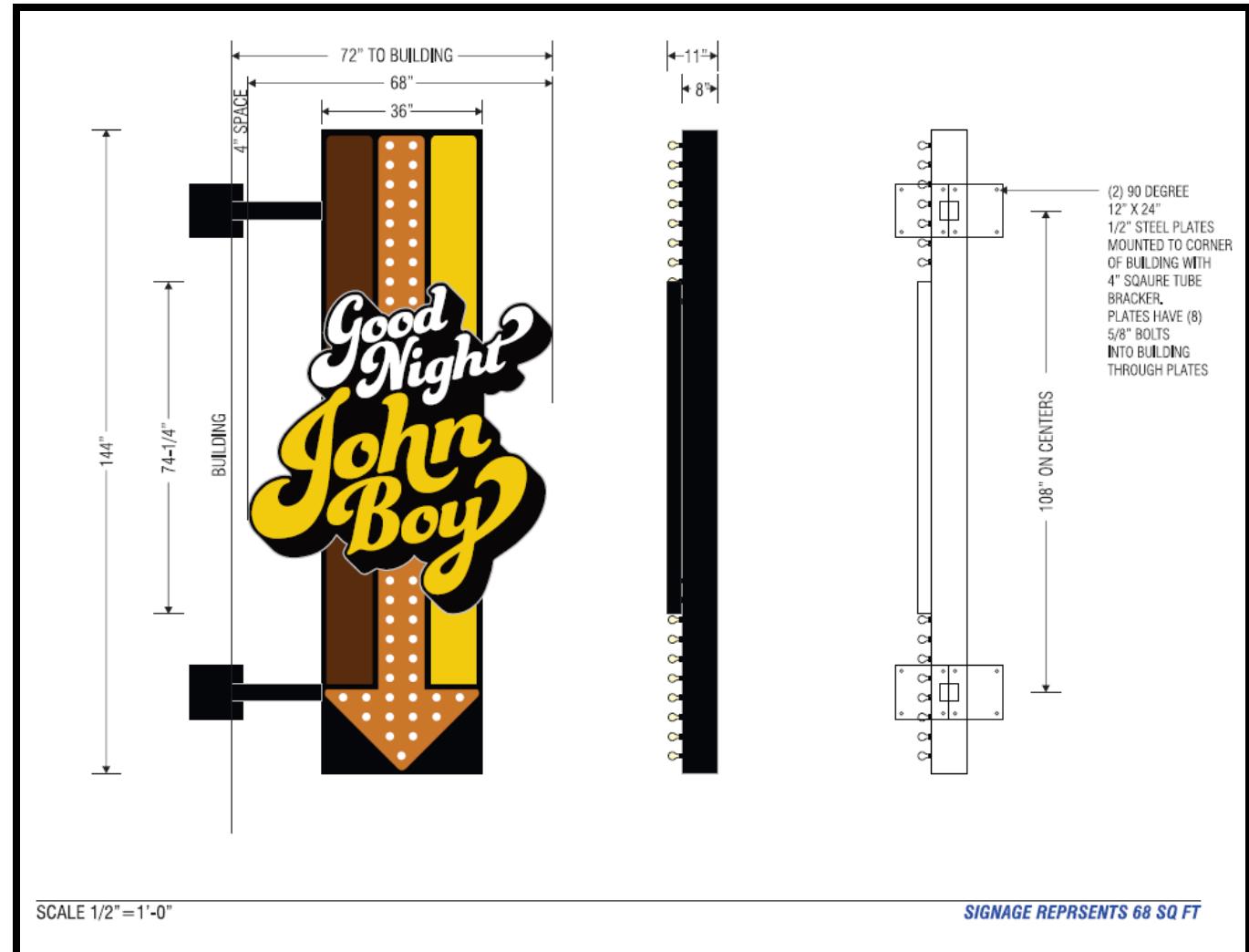
CITY of CLEVELAND

MAYOR JUSTIN M. BIBB

CITY PLANNING COMMISSION

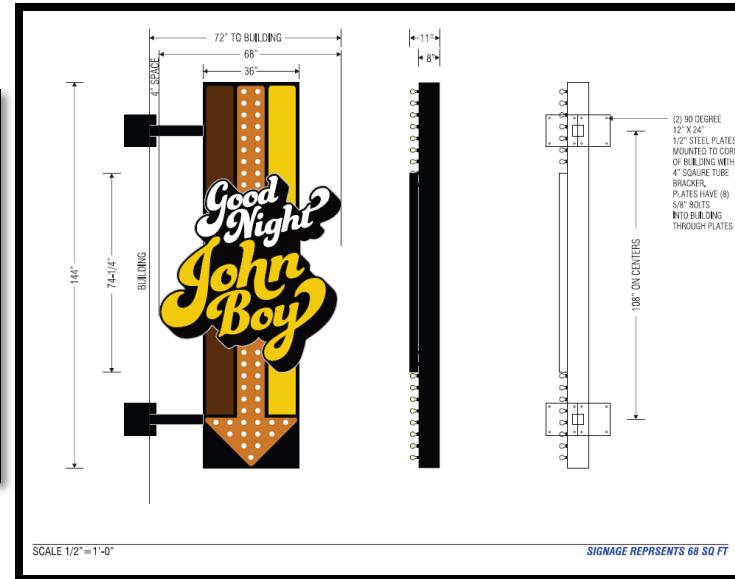
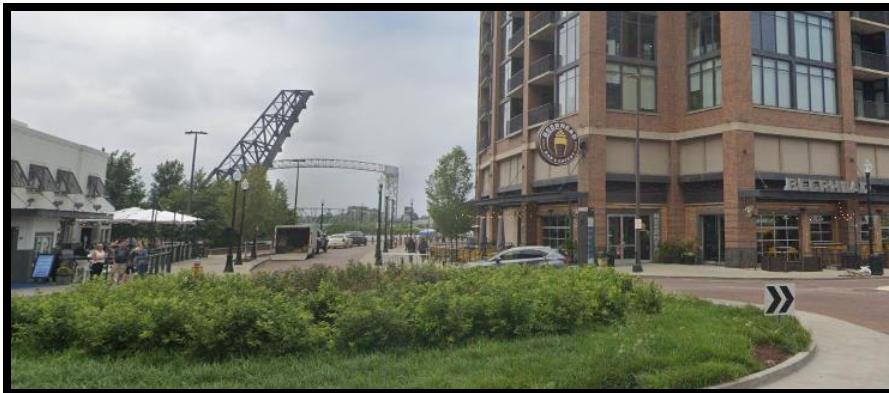
Business Identification Projecting Blade Sign:

- **4 ft max projection permitted for blade signs.**
 - Proposing 6 ft projection
 - Require variance for 2 ft. projection



Considerations

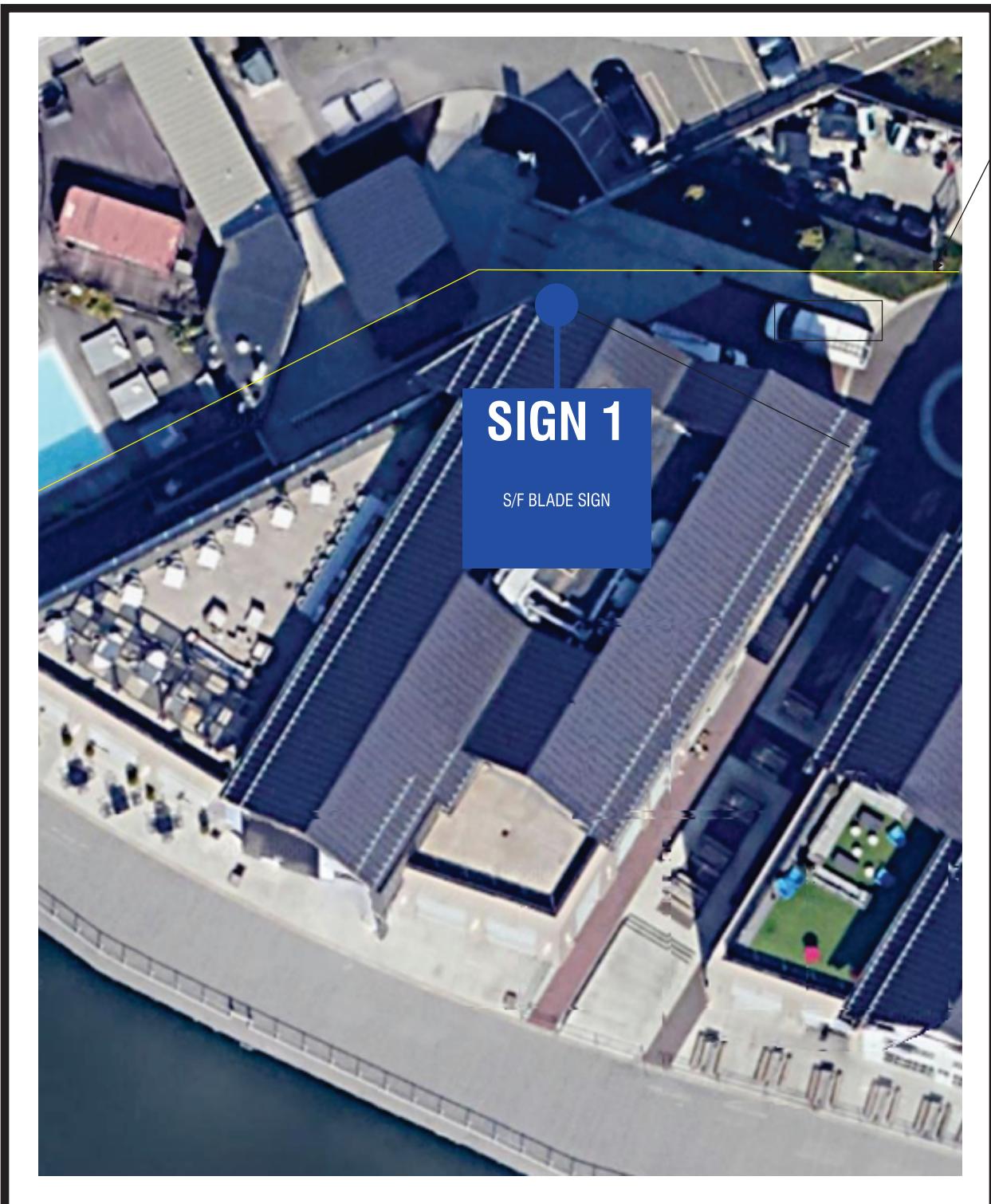
- ❖ Does this result in signage that is better suited to the design of the subject property or nearby properties? (*Design Compatibility*)
- ❖ Does this result in signage that follows CPC's standard of *approved design guidelines*?
- ❖ **Are these variances the *minimum necessary* to ensure design compatibility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



The logo features the text "Good Night" in white script and "John Boyd" in yellow script, all set against a black, abstract, cloud-like background.

1048 OLD RIVER RD., CLEVELAND, OHIO 44113

1048 OLD RIVER RD., CLEVELAND, OHIO 44113



JOB NUMBER: WO# 11618

RUFFneon
 Signs and lighting maintenance inc.
 24 HR EMERGENCY SERVICE

295 WEST PROSPECT
 PAINESVILLE, OHIO 44077

TEL: (440) 350 6267

VISIT US AT RUFFNEONSIGN.COM

DRAWING: 25123001 Page 2 of 5

DATE: 12-30-2025

REPRESENTATIVE: Jessica Ruff / jessica@ruffneonsign.com

FILE: 11618 GOOD NIGHT JOHN BOY BLADE SIGN

DRAWING HISTORY

INFO	NAME	DATE
Preliminary Drawing	Michael Cave	12-30-25

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

LANDLORD SIGNATURE:
 (PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE:

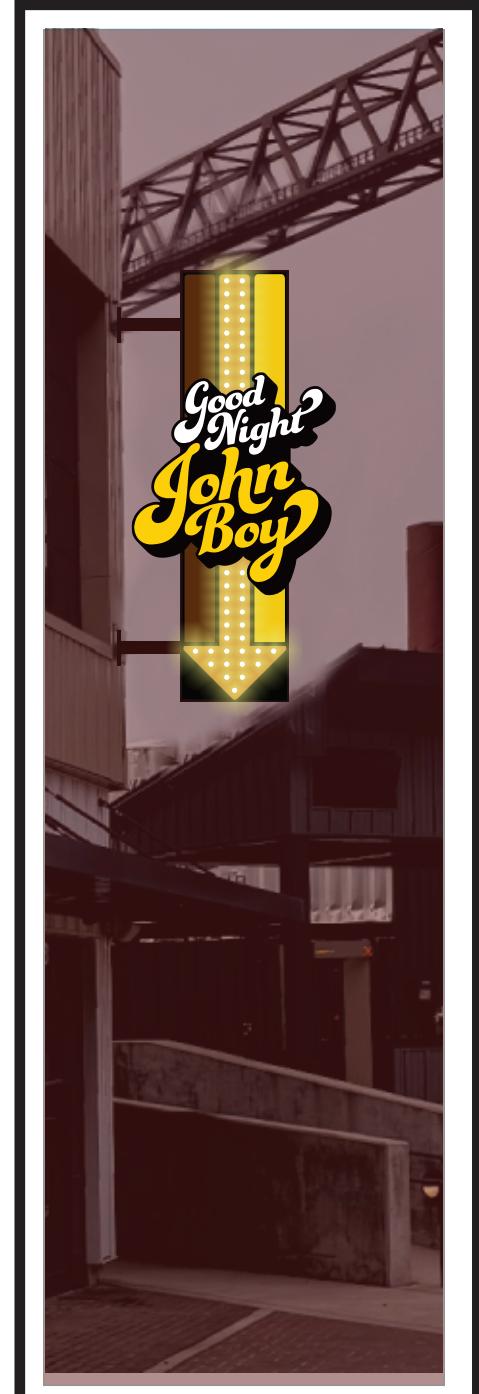
DATE:

1048 OLD RIVER RD., CLEVELAND, OHIO 44113

REMOVE EXISTING "JADE" SIGN



RE-USE EXISTING ARMATURE
(2) 12" X 24"- 1/2" 90 DEGREE
ANGLE STEEL PLATES WITH 4" X 4" TUBE BRACKETS
20" EXTENSION TO SIGN 9'-0" ON CENTERS



JOB NUMBER: WO# 11618

RUFFneon
Signs and lighting maintenance inc.
24 HR EMERGENCY SERVICE

295 WEST PROSPECT
PAINESVILLE, OHIO 44077

TEL: (440) 350 6267

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DRAWING: 25123001 Page 3 of 5 DATE: 12-30-2025

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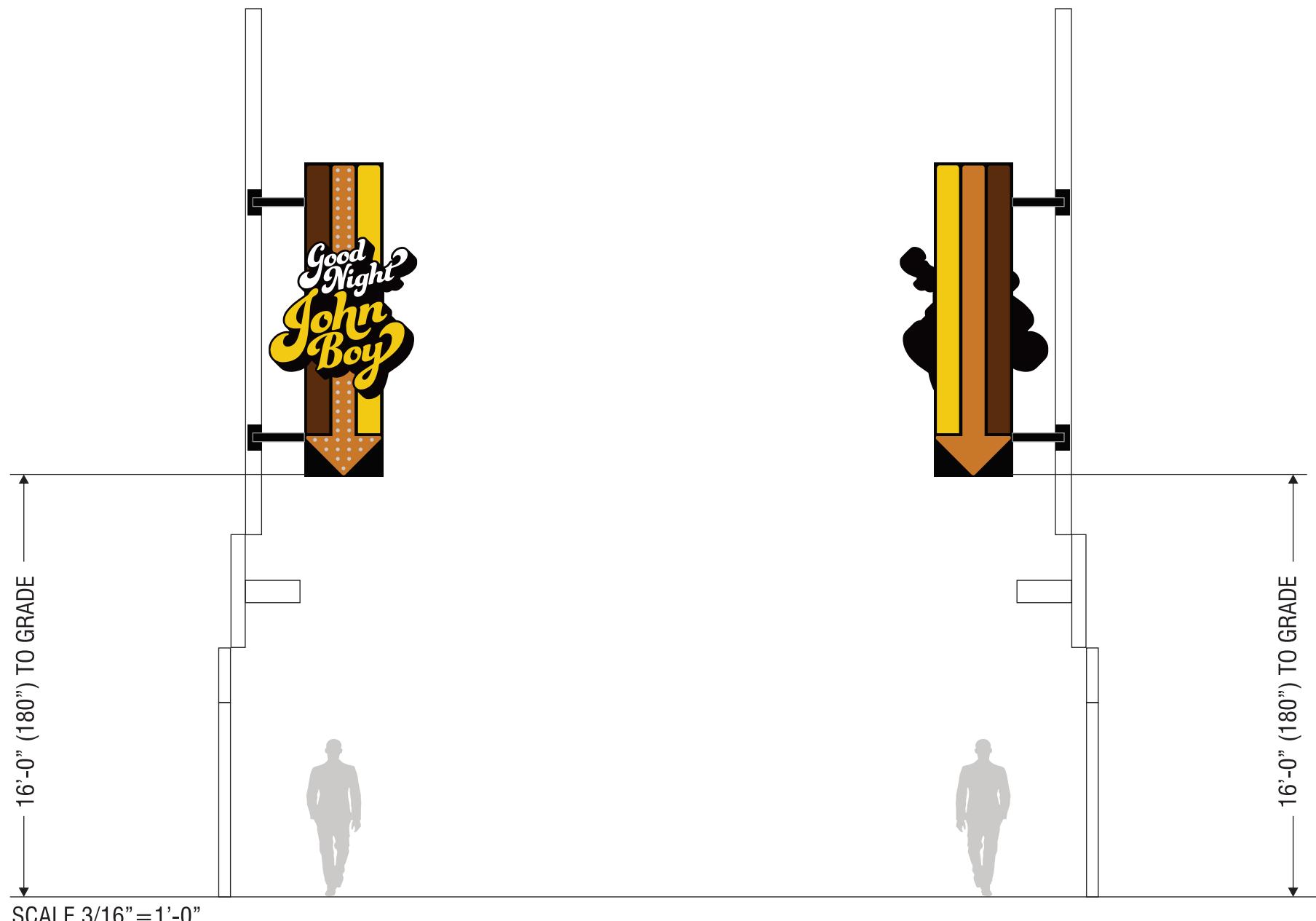
DATE:

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CLIENT SIGNATURE:

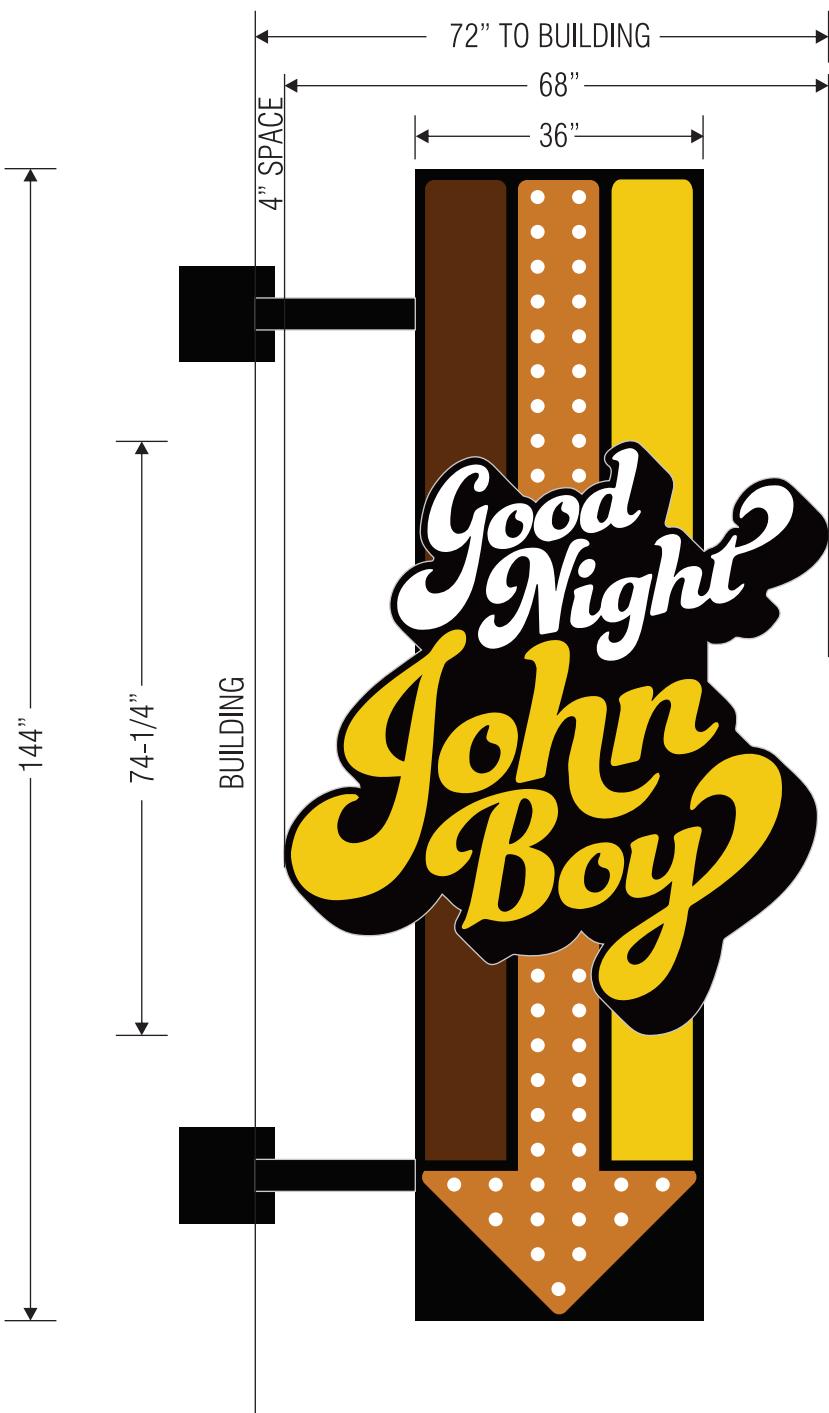
DATE:

FACING SOUTH ELEVATION

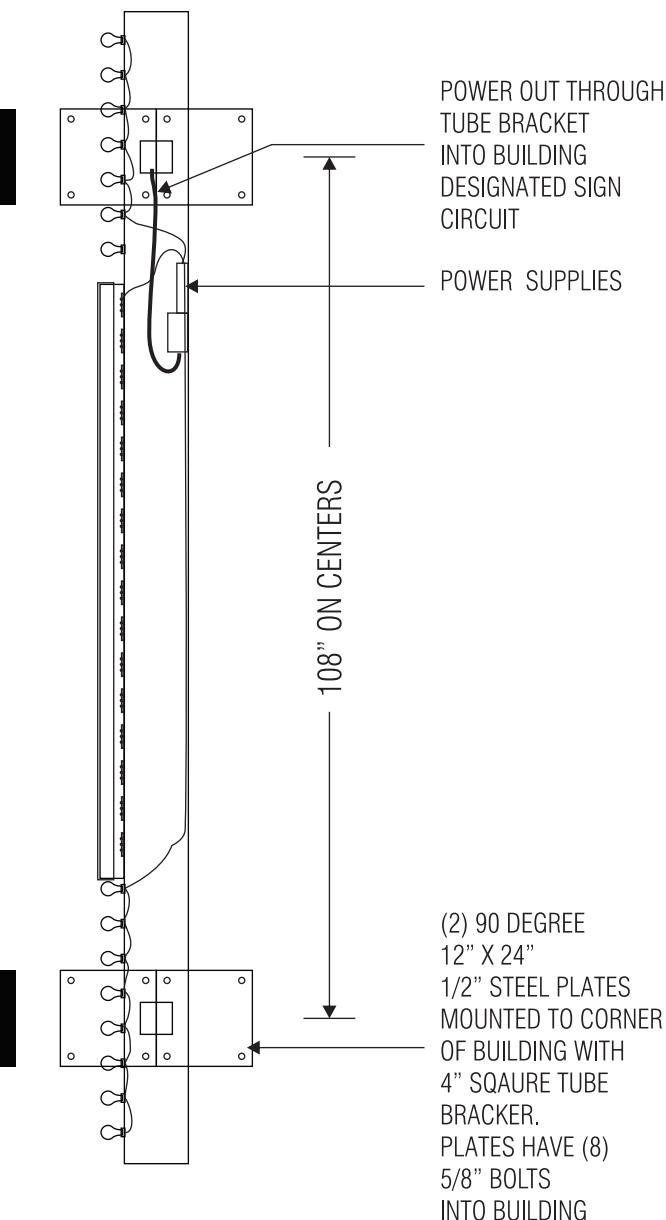
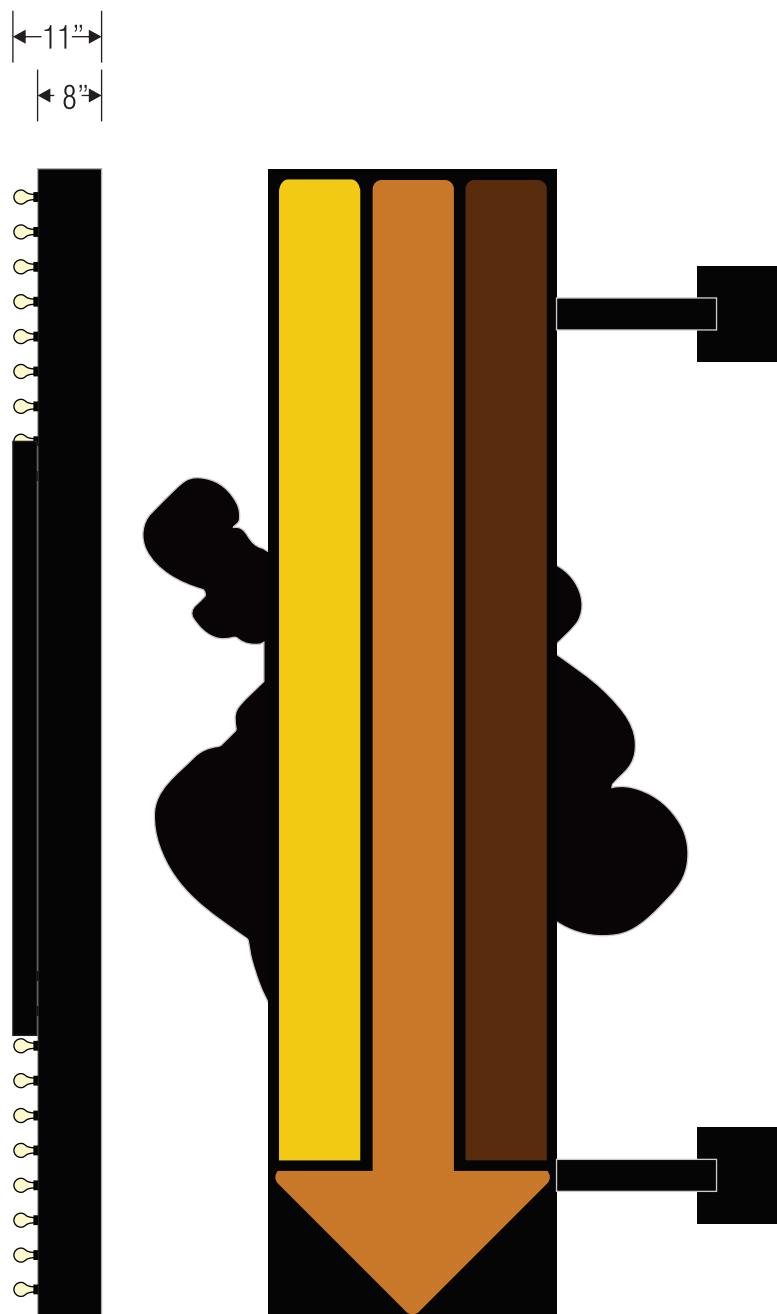


ILLUMINATED BLADE SIGN (SIGN 1)

FRONT SIDE OF SIGN



BACK SIDE OF SIGN



SCALE 1/2"=1'-0"

SIGNAGE REPRESENTS 68 SQ FT

5

BLACK PAINT	3" BLACK CHANNEL COIL RETURNS	DIGITALLY PRINTED COLORS T.B.D.
2" BLACK TRIM CAP	3M 3630-25 SUNFLOWER TRANSLUCENT VINYL	

COLOR SPECIFICATIONS

JOB NUMBER: WO# 11618

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Signs and lighting maintenance inc.
24 HR EMERGENCY SERVICE

295 WEST PROSPECT
PAINESVILLE, OHIO 44077

TEL: (440) 350 6267

VISIT US AT RUFFNEONSIGN.COM

DRAWING: 25123001 Page 5 of 5

DATE: 12-30-2025

REPRESENTATIVE: Jessica Ruff / jessica@ruffneonsign.com

FILE: 11618 GOOD NIGHT JOHN BOY BLADE SIGN

DRAWING HISTORY

INFO	NAME	DATE
Preliminary Drawing	Michael Cave	12-30-25

JOB DESCRIPTION

ILLUMINATED BLADE SIGN

CUSTOM ILLUMINATED S/F BLADE SIGN.
ILLUMINATED CLOUD SIGN AND LIGHT
FIXTURES ATTACHED
TO BACKER PANEL. BACKER TO BE 8" DEEP
PAINTED BLACK WITH DIGITALLY PRINTED
VINYL GRAPHICS. LIGHT BULBS TO BE 1-3/4"
LED BULBS WITH FIXTURES INTO BACKER.
CLOUD SIGN TO BE 3" DEEP WITH
TRANSLUCENT VINYL GRAPHICS.

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

LANDLORD SIGNATURE:
(PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE:

DATE:

DF2026-001 – Good Night John Boy Signage

January 16, 2026

Advisory Committee Recommendations:

DFDRAC recommended final approval on 1/8/26 with the condition to stripe the backside of the sign to match the front.

Variance requested for blade sign projecting more than 4 ft from side of building:

- Proposing 6ft sign projection
- 2 ft additional sign projection variance required

City Planning Staff Recommendations:

Planning staff is in support of approving the sign with the variance, as it is replacing an existing sign and is comparable to other signage in the entertainment district.

DF2026-002* – St Maron Parking Lot

January 16, 2026

Project Address: 1245 Carnegie (1212 & 1260 Sumner Ave)

Type: Surface Parking Lot

Project Representative: Joey Mannarino, TMG

Approval: Final

**This project is associated with Res. No. 1084-2024 – Bronson Street Vacation*

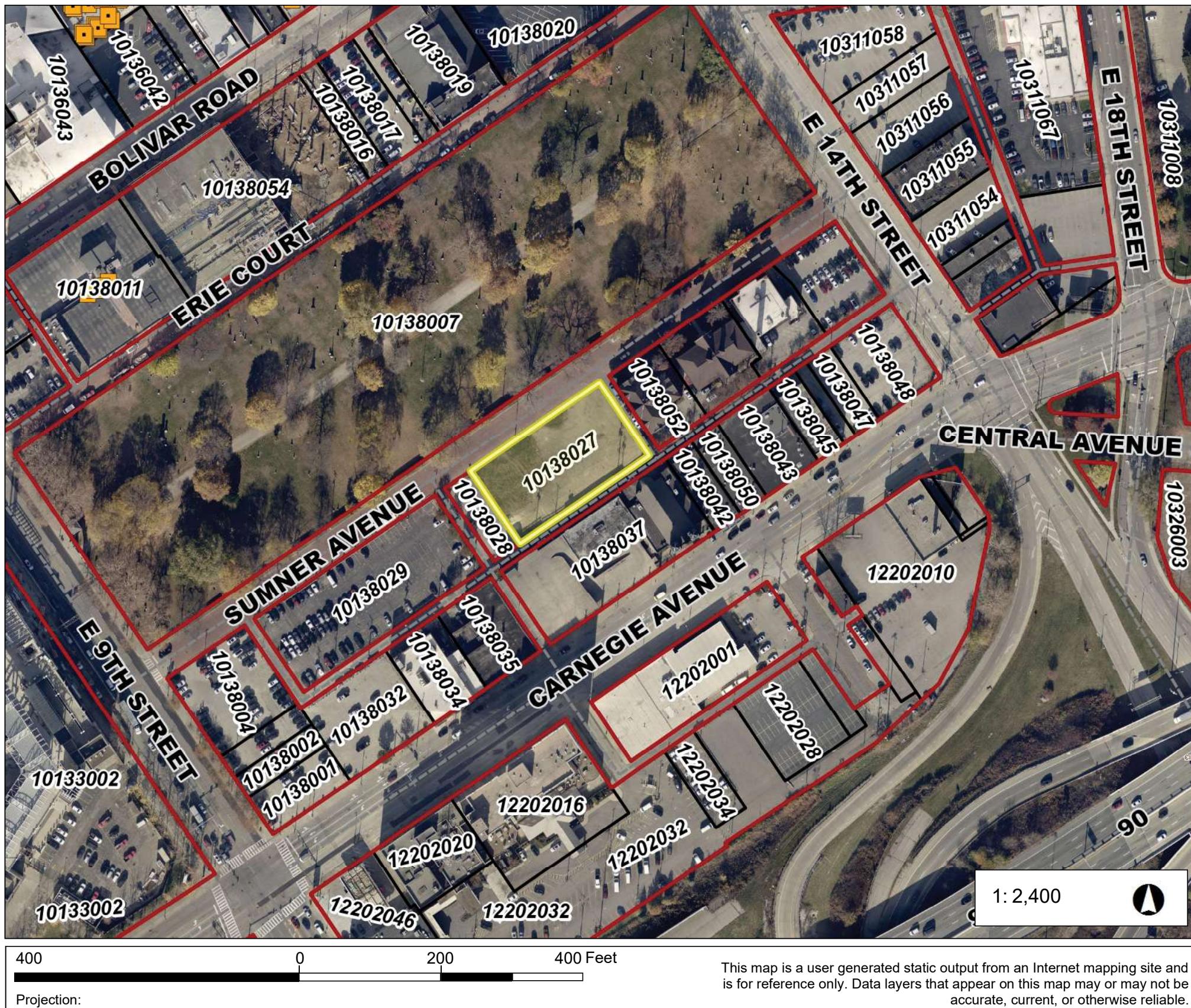
Ward 5: Council Member Starr

SPA: Downtown



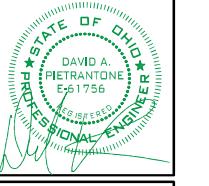


Cuyahoga County GIS Viewer



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



RIVERSTONE
LAND SURVEYING • ENGINEERING • DESIGN
3800 LAKESIDE AVENUE • SUITE 100
CLEVELAND • OHIO 44114
PHONE: (216) 520-0000 • FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

2024-300

PLAN REVISIONS:
9/27/2024
NEORSD COMMENTS

PAGE REVISIONS:

ISSUED FOR:
FOR PERMIT
7/19/2024
NOT FOR CONSTRUCTION

**SUMNER AVENUE
PARKING LOT
1212 SUMNER AVENUE
CLEVELAND, OHIO**

SITE PLAN

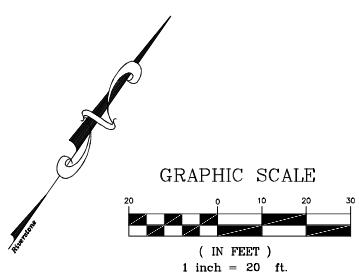
Ohio Utilities Protection Service
Call 811
before you dig

OGPUPS
Ohio Oil & Gas Producers Underground Protection Service
Call (614) 752-2884 or 811

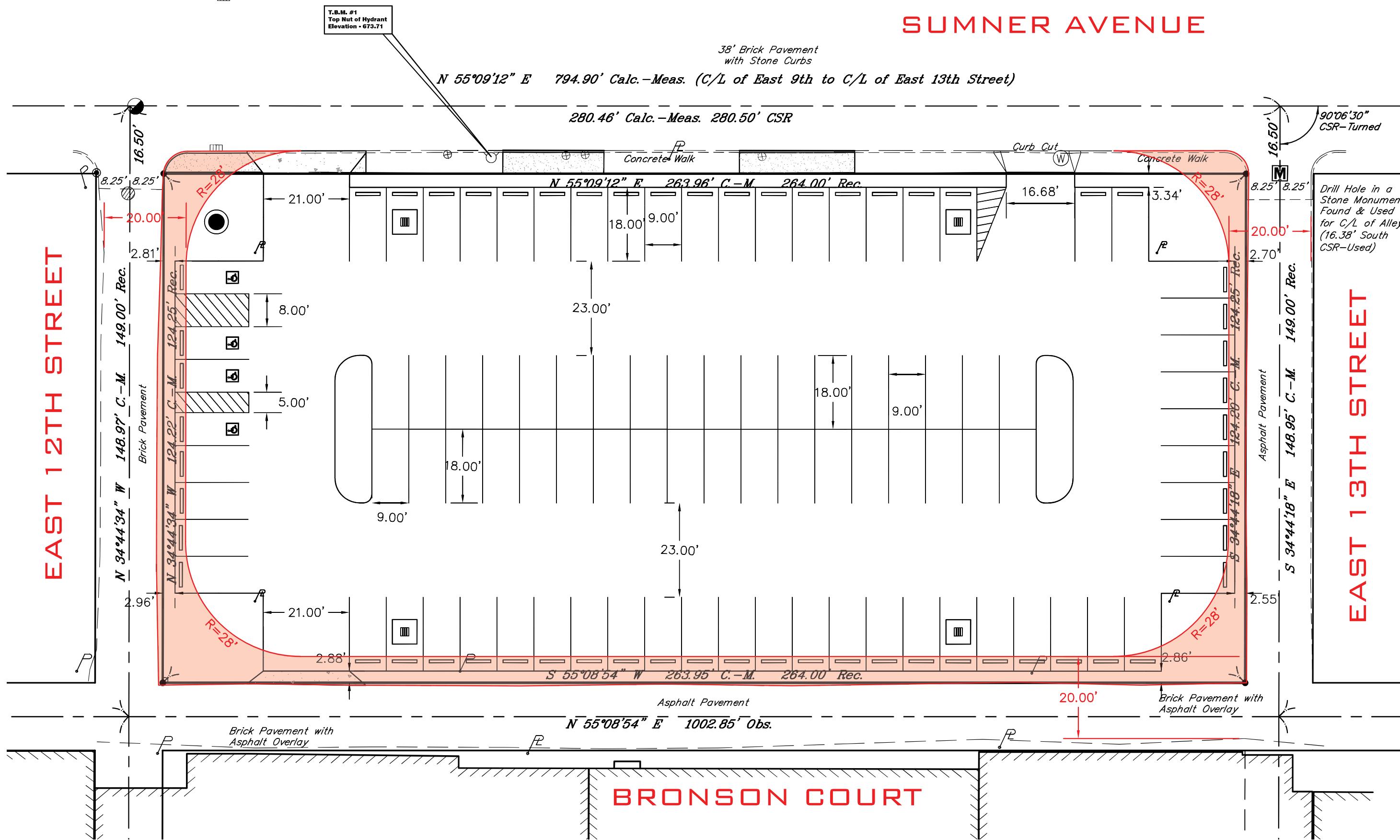
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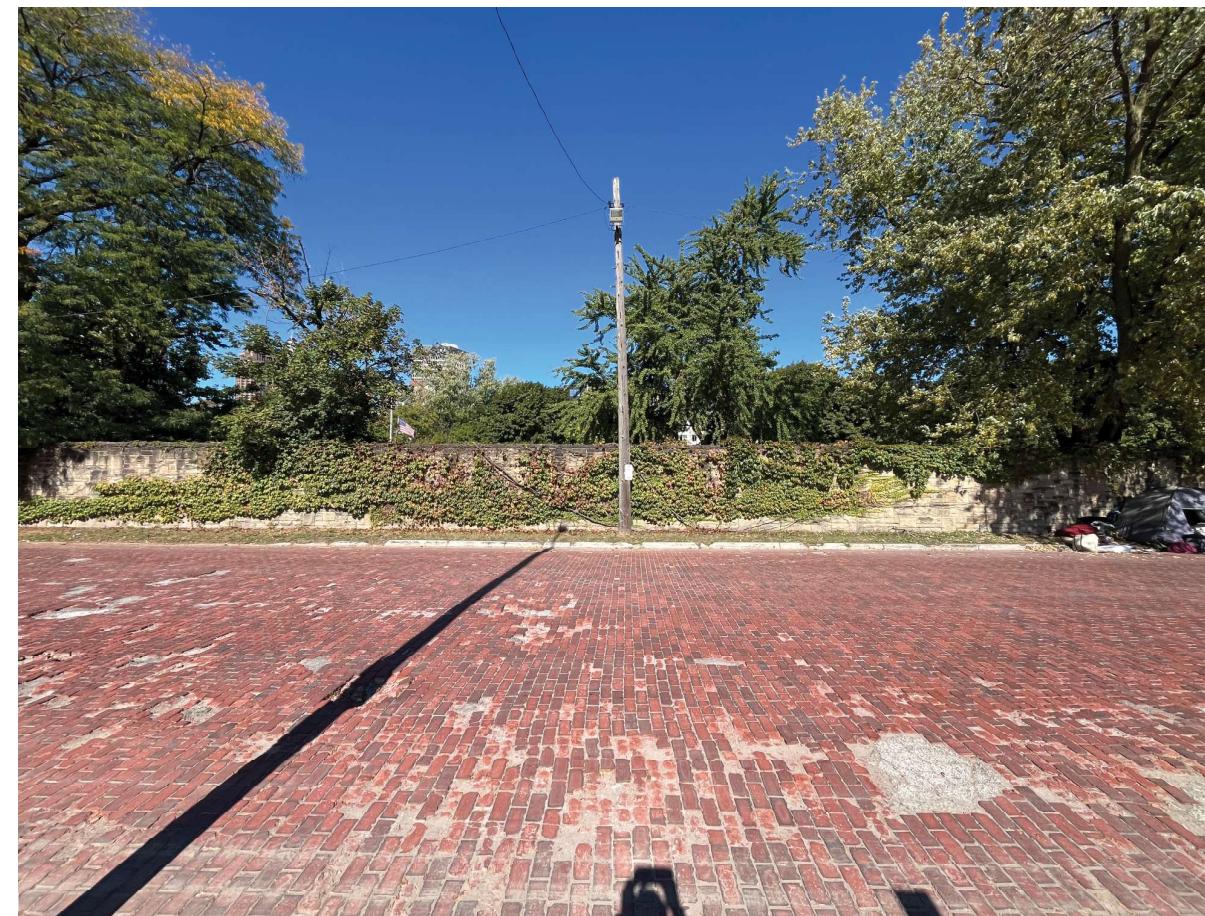
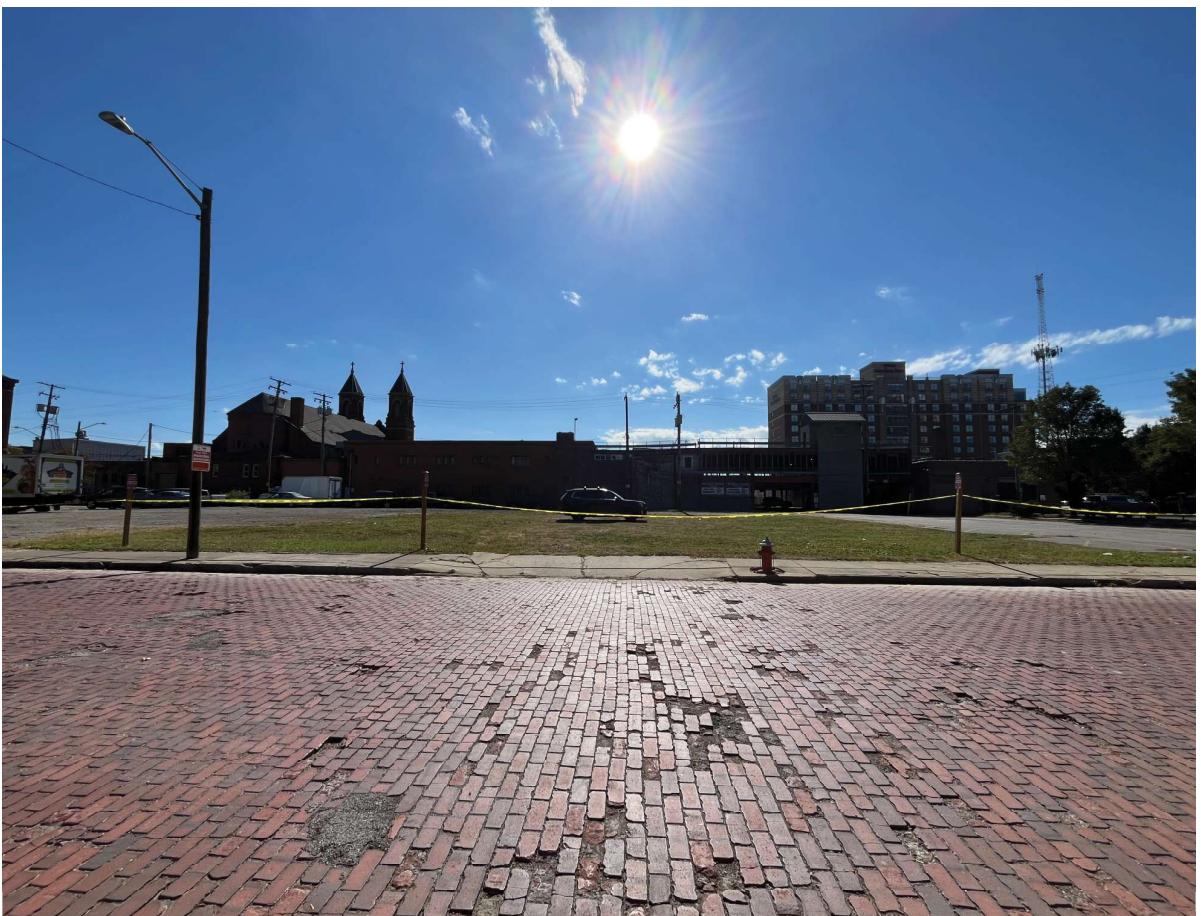
LEGEND

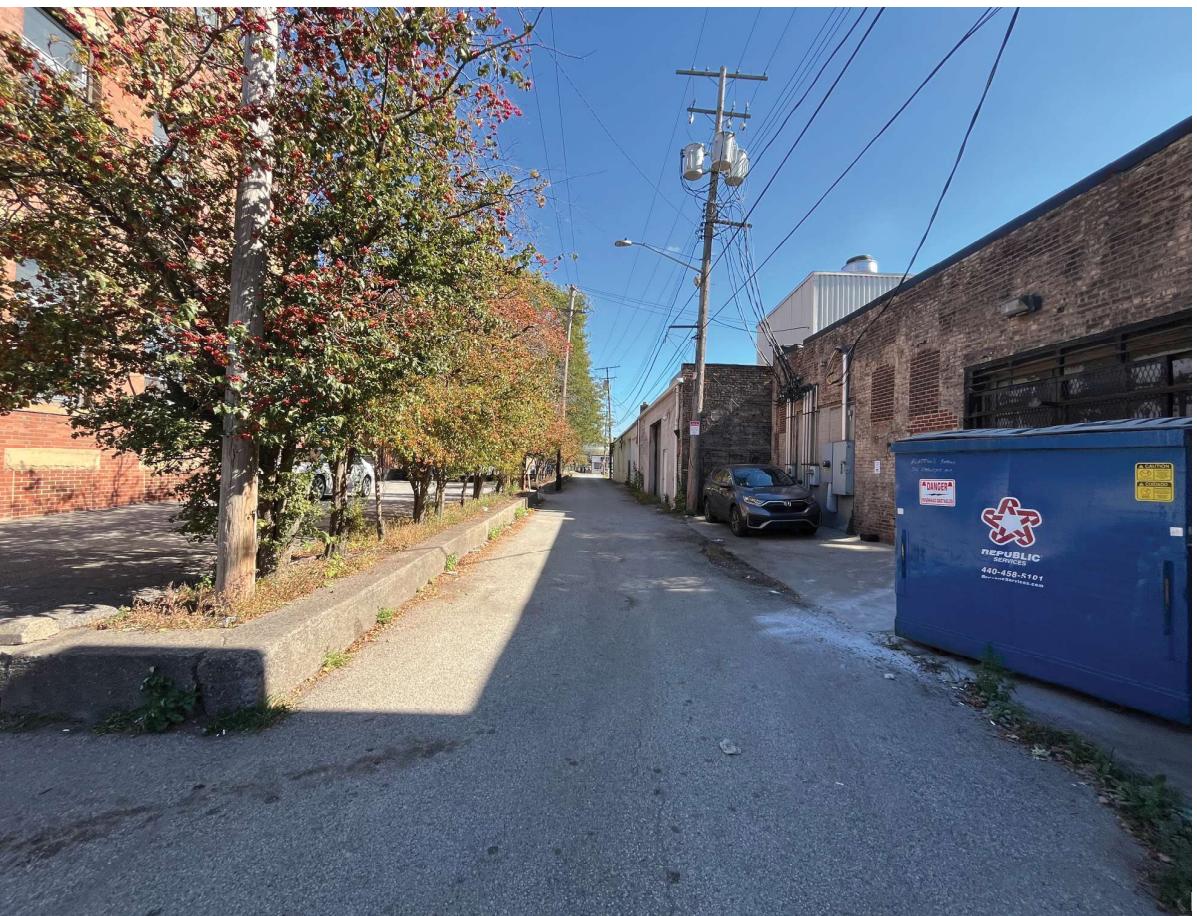
PROPOSED	EXISTING
■ = Monument Box Found	○ = Hydrant
○ = Iron Pin or Pipe Found	○ = Water Service Valve
● = 5/8" Iron Pin Set and	■ = Water Valve
Calibrated Riverstone Company	○ = Water Meter
Douglas 65747	△ = Reducer
⊕ = P.K. Nail	△ = Storm Manhole
○ = Gas Meter	○ = Sanitary Manhole
△ = Gas Valve	□ = Curb Inlet
□ = Utility Pole	■ = Catch Basin
○ = Light Pole	■ = Property Line
⊕ = Guy Anchor & Line	○ = Cleatout / Test Tee
□ = Telephone Box	
□ = Electric Box	
□ = Cable Box	
○ = Bollard	
○ = Cleatout / Test Tee	
Ex. Parcel line	
Original Sublot Line	
Centerline	
Property Line	R/W
Right-of-way Line	
Easement Line	
Railroad Tracks	
Electric Line	
Gas Line	
Sanitary/Combination Sewer	
Storm Sewer	
Waterline	
Fence Line (Wooden)	
Fence Line (Chain-Link)	
Guardrail	
Ac. = Acres	L.C.A. = Limited Common Area
Adj. = Adjacent	M.E. = Match Existing
A.F.N. = Auditor's File Number	L.F. = Line Foot
Asp. = Asphalt	Meas./M. = Measured
B.F. = Basement Floor	Monhole = Manhole
B/W = Bottom of Wall	Obs. = Observed
Calc./C. = Calculated	Pgs. = Pages
CB = Catch Basin	P.P.N. = Permanent Parcel Number
C.C.M.R = Cuyahoga County Map Records	Prop. = Proposed
C.L.F. = Chain Link Fence	Prop. /R. = Proposed / Right-of-way
Ck. = Clears	R/W = Right-of-way
C.O. = Clean Out	San. = Sanitary
Comb. = Combination	S.F. = Square Feet
Conn. = Concrete	S/L = Sublot
Conn. = Connection	Stm. = Storm
D.B. = Drill Bit	T.B.M. = Temporary Bench Mark
D.I.W.M. = Ductile Iron Water Main	TBR = To Be Removed
Elec. = Electric	T/C = Top of Curb
Elev. = Elevation	Tele = Telephone
Ex. = Existing	T.F. = Top of Footer
F.F. = Finished Floor	T.W. = Top of Wall
GUT Inv = Invert	Typ. = Typical
	Vol. = Volume
	Wat. = Water

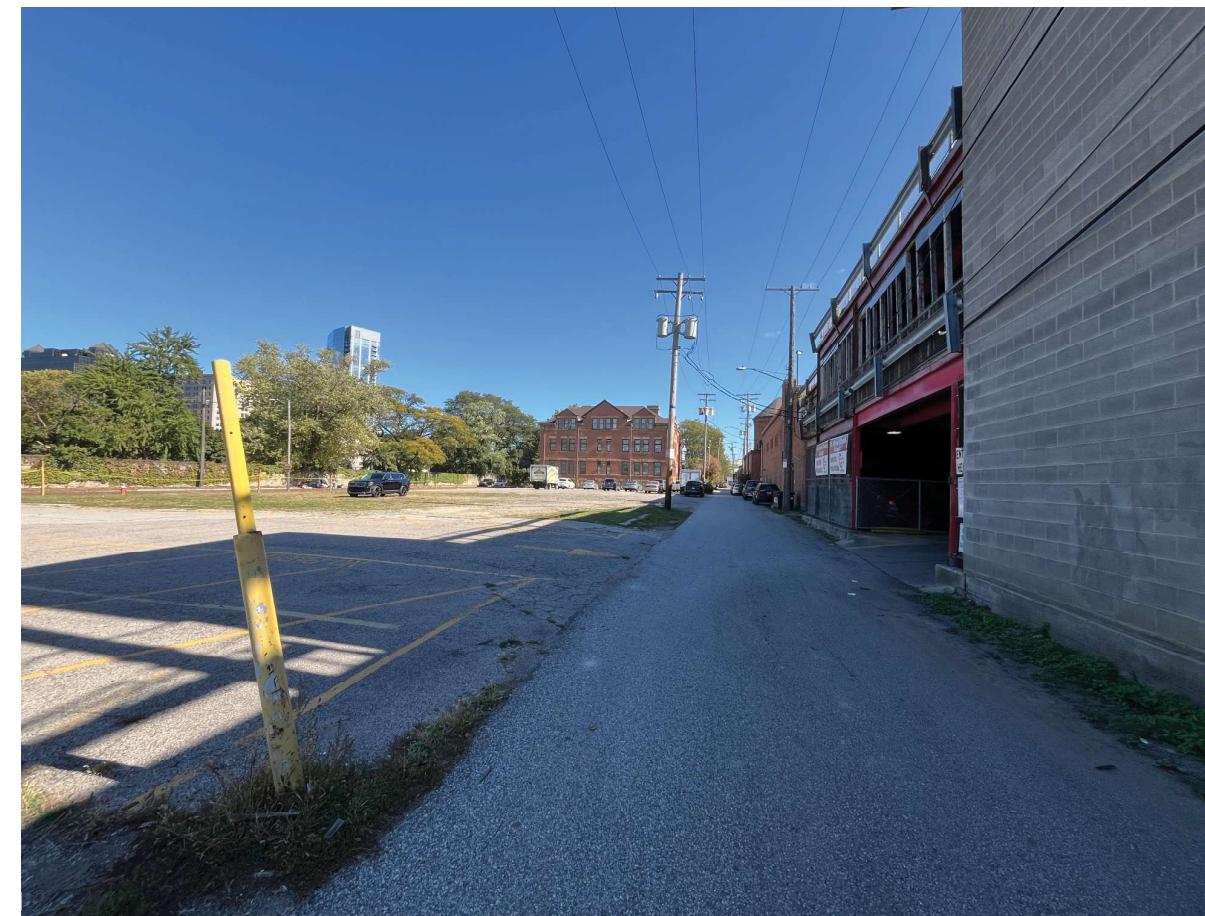
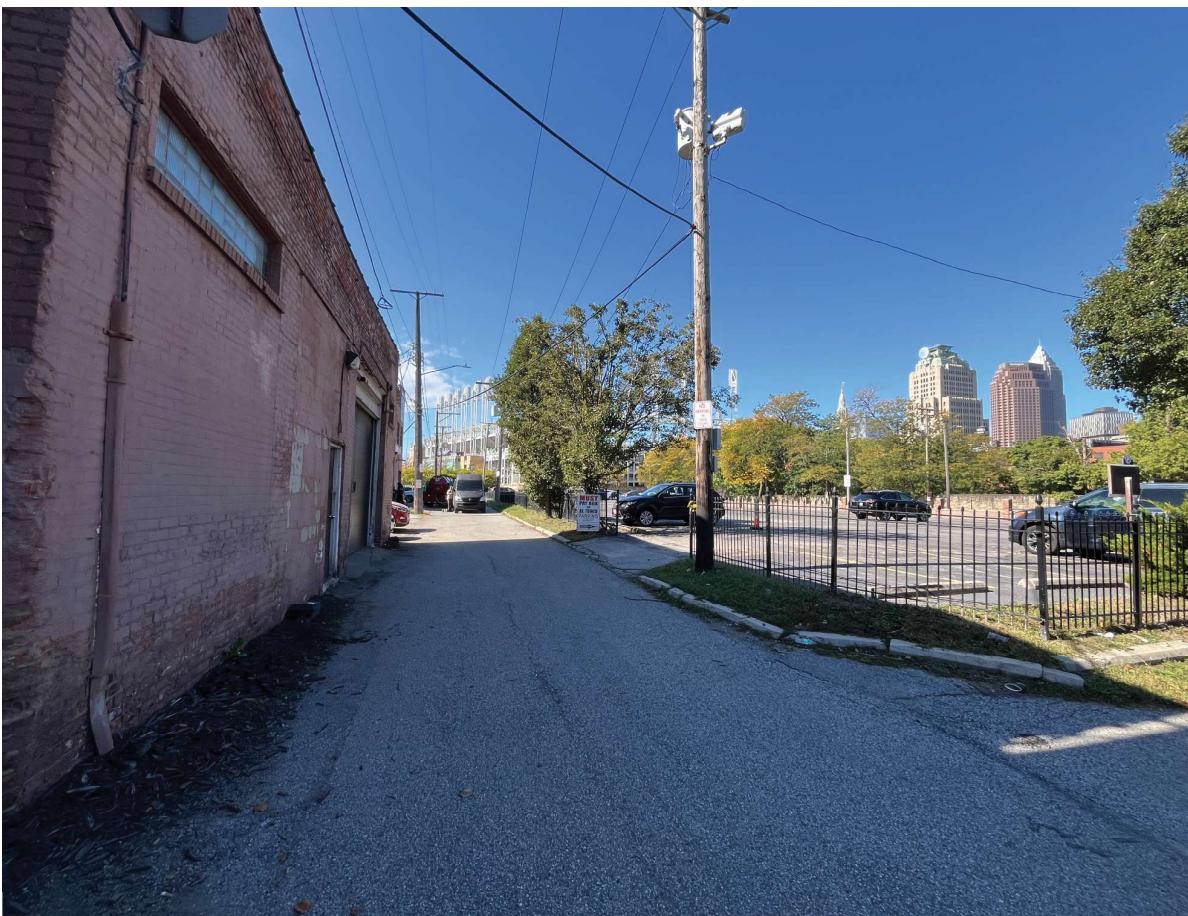
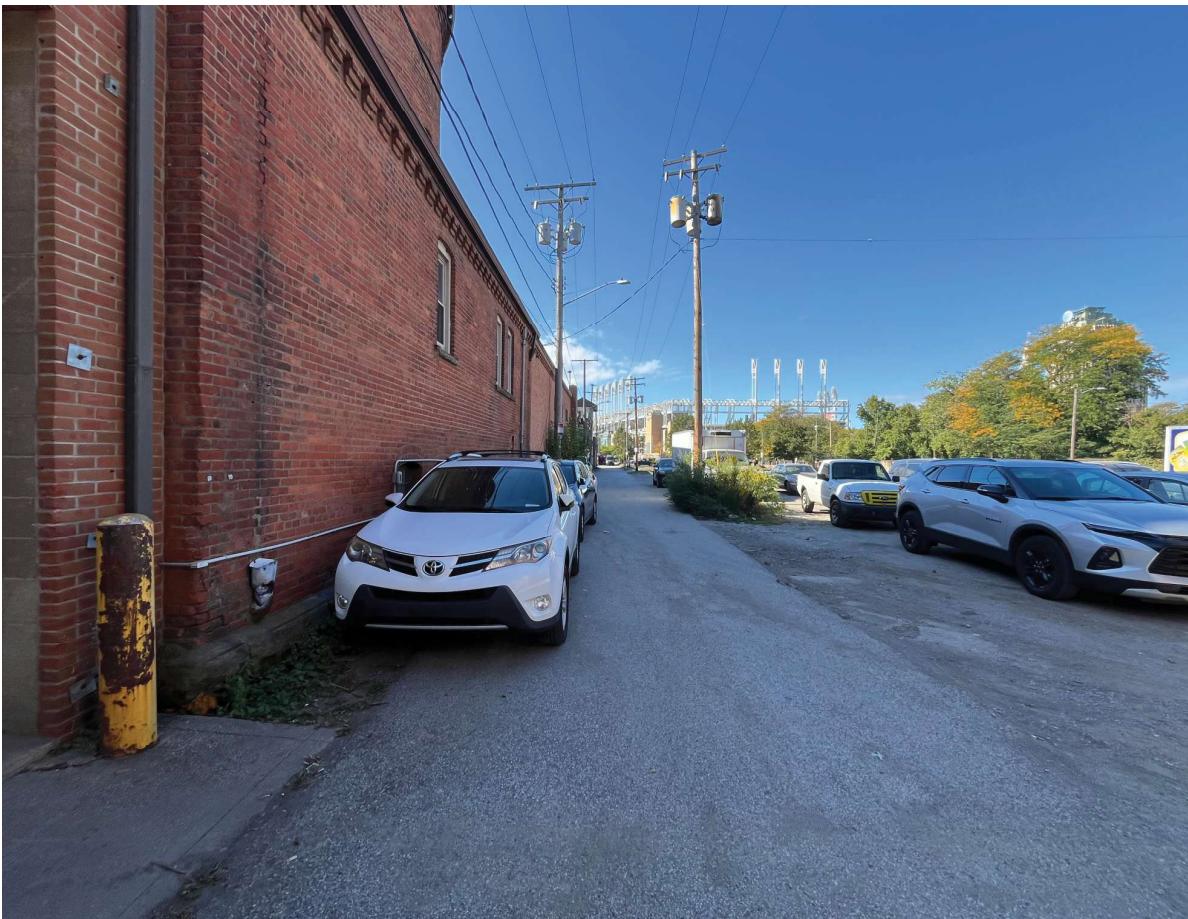


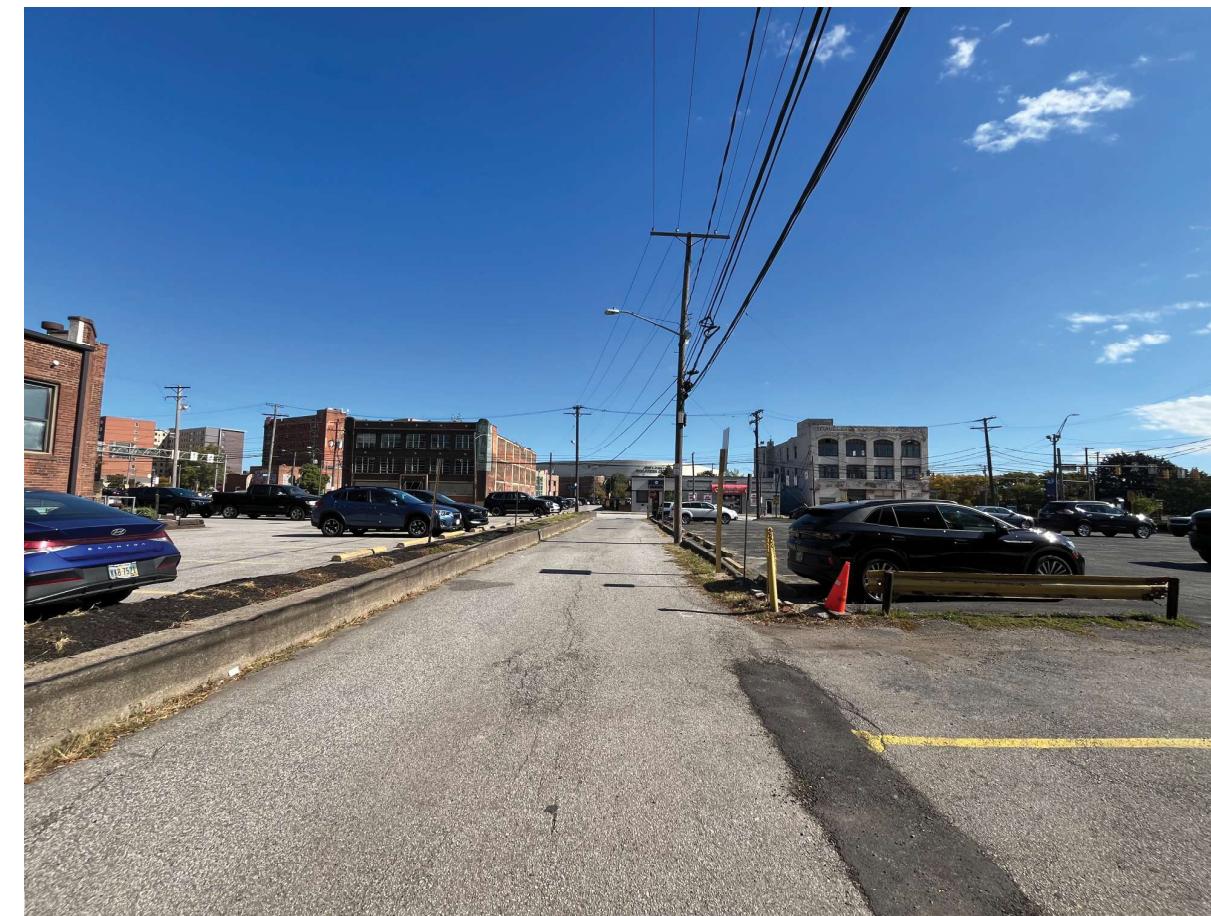
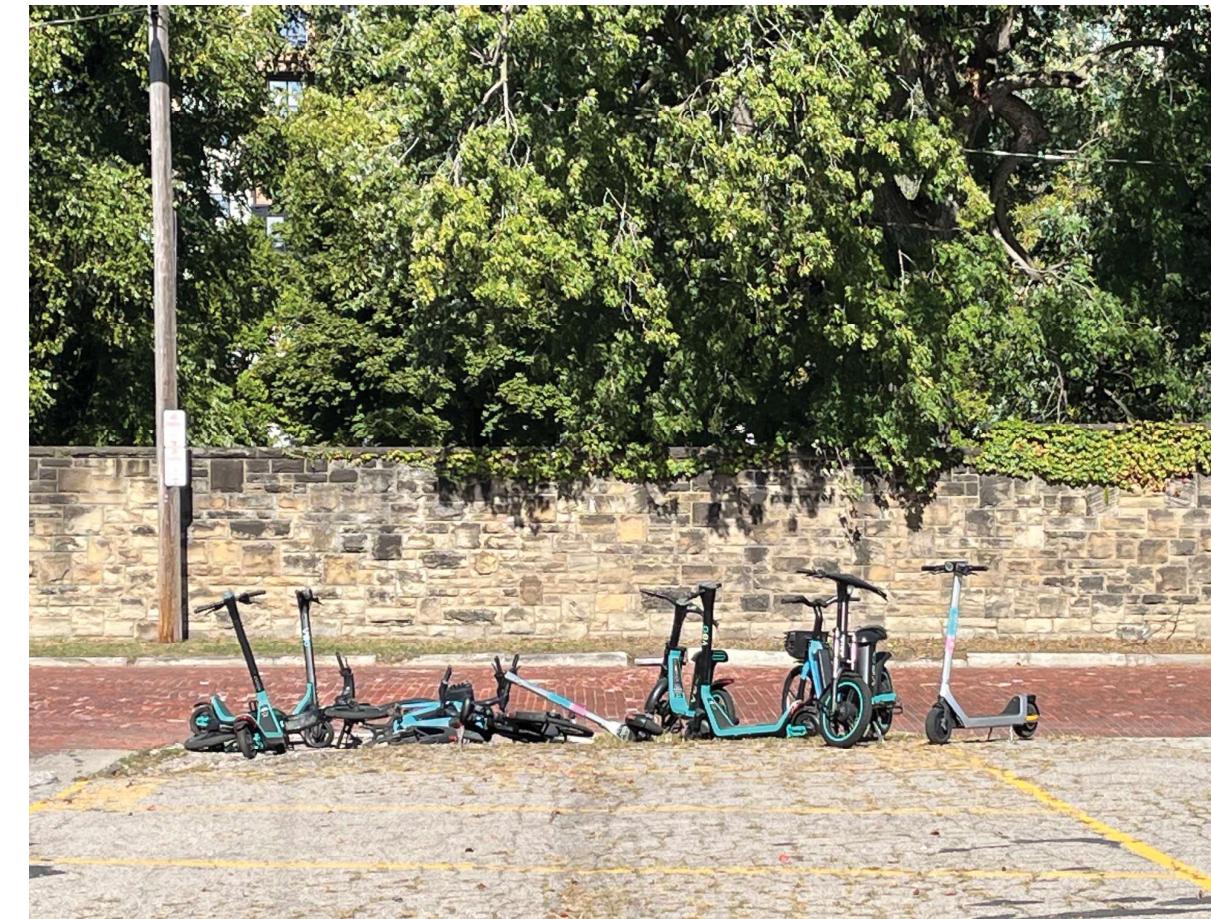
SUMNER AVENUE

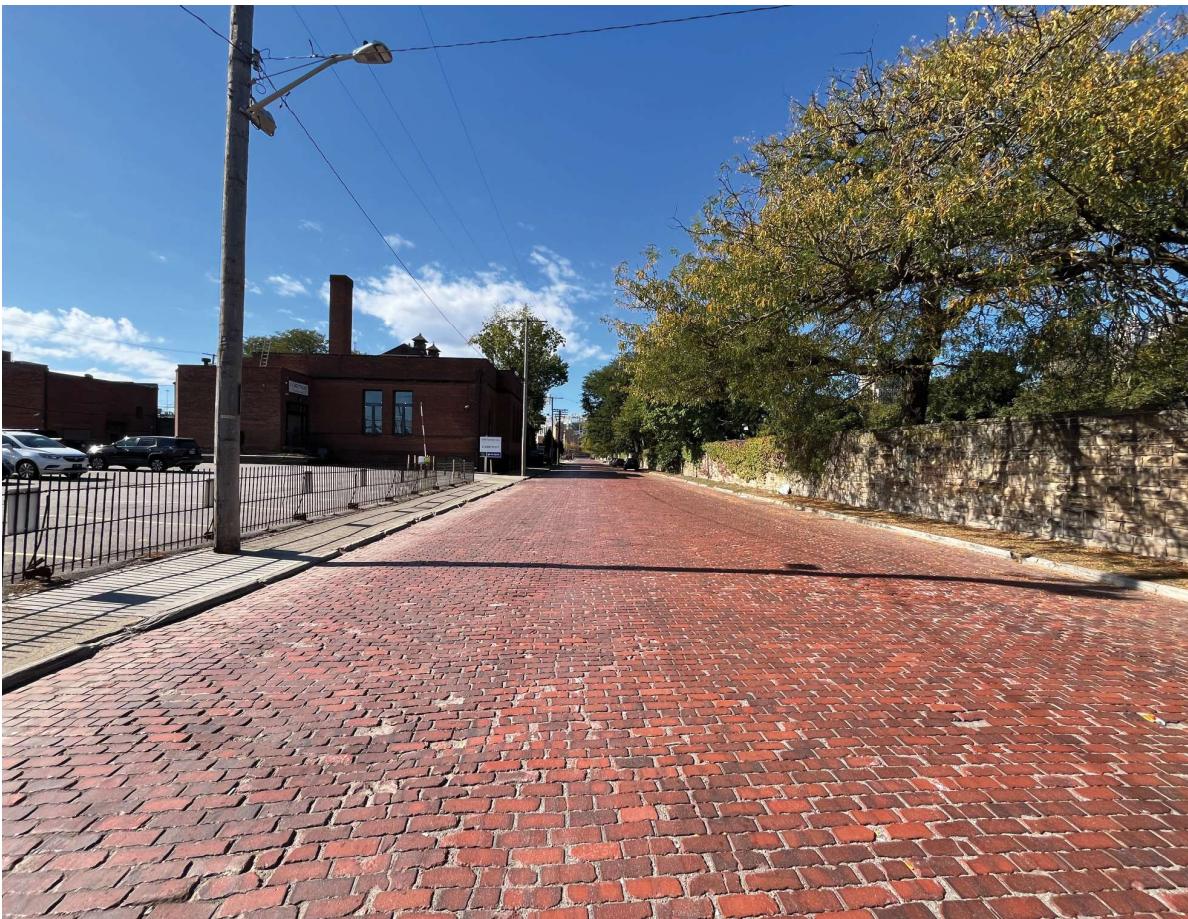












Cleveland City Planning Commission

Mandatory Legislative Referrals



CITY OF CLEVELAND
Mayor Justin M. Bibb

January 16, 2026

Mandatory Legislative Referrals

Res. No. 1084–2024* (introduced by Council Members Starr, Bishop, and Hairston – by departmental request) Declaring the intent to vacate a portion of Bronson Court, S.E..

January 16, 2026

**This resolution is associated with DF2026-002 – St Maron Parking Lot*



CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission

Richard J. Switalski, PE

Administrative Manager

Mayor's Office of Capital Projects

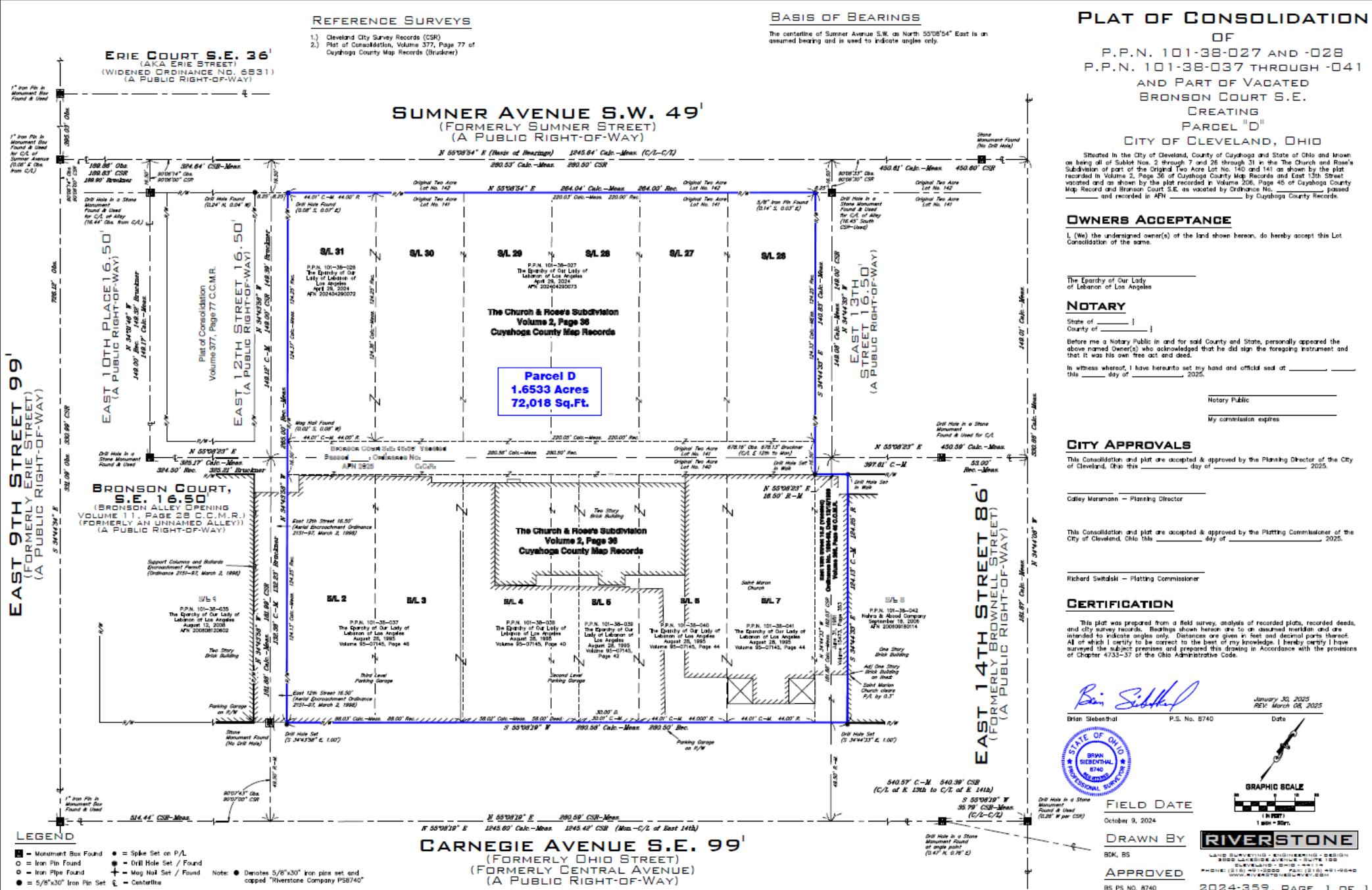
Division of Engineering & Construction

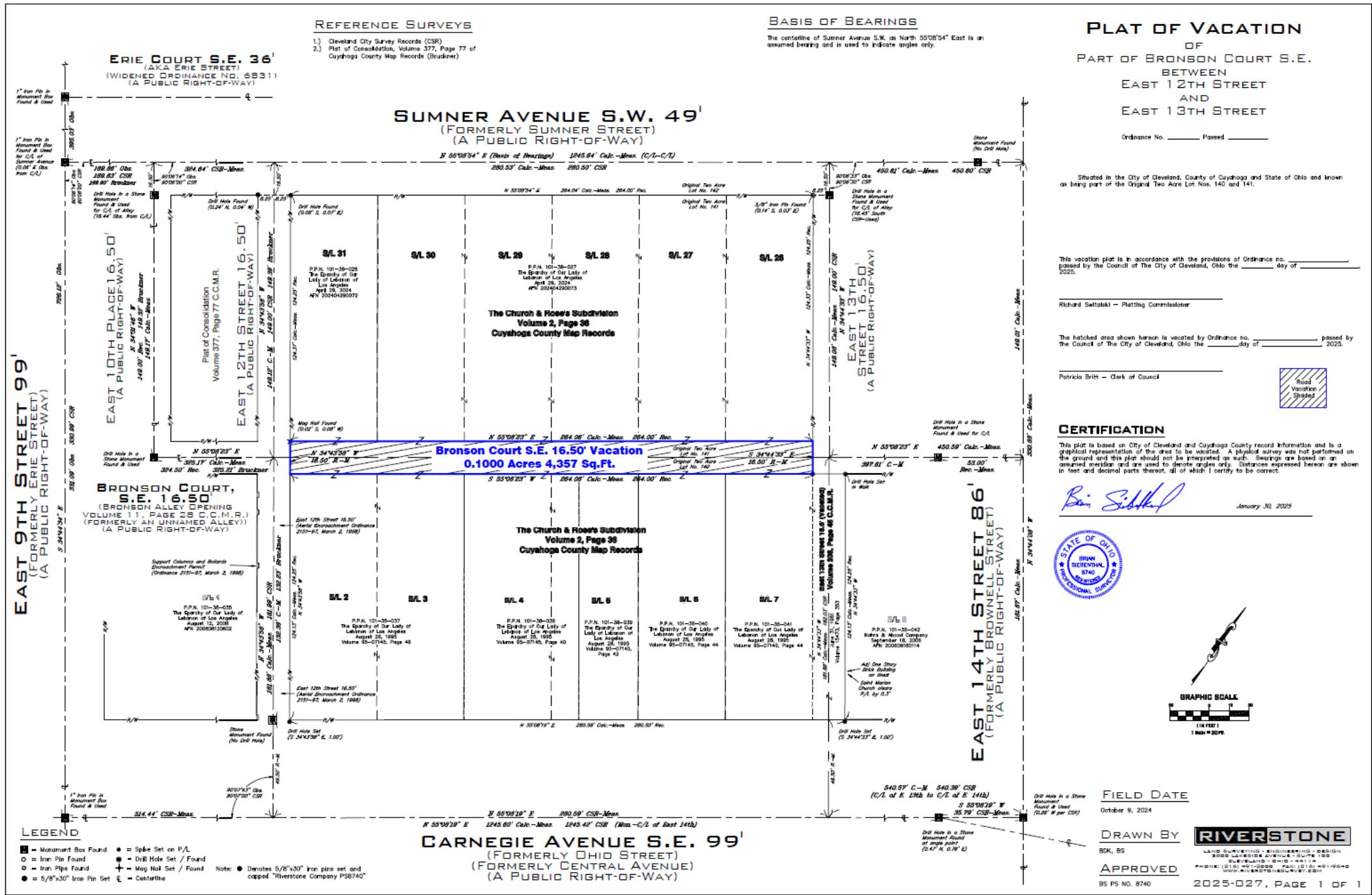
Friday, January 16, 2026

Intent to vacate a portion of Bronson Court

Res. No. 1084-2024

The Eparchy of our Lady Lebanon of Los Angeles St. Maron Church of Cleveland Ohio is requesting a portion of Bronson Court be vacated to consolidate seven parcels for church parking.







Bronson Court location for street vacation



Bronson Court and E 12th Street intersection facing East



Bronson Court and E 13th Street intersection facing West

Questions & Feedback?

clevelandohio.gov





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Cleveland City Planning Commission

St. Maron's Surface Lot

Staff Report

January 16, 2025

Staff Recommendation:

- **Postpone** and allow Applicant opportunity to pursue options #1 or #2, or
- **Deny** as Applicant has not yet provided development plans or met below criteria as code requires for CPC approval
 - Applicant may proceed to Board of Zoning Appeals to seek variance
 - *Include recommended site improvements per DFDR Committee

(1) Temporary Parking Lots. Requires Development Plans.

(2) Accessory Parking. New use that has not yet been completed. Requires development plans for new development, expansion, or redevelopment.

(3) Action Areas. Community Development Plan adopted by Council.

(4) Vacant Lots. Vacant prior to law's initial effective date in 1997.

Downtown/Flats Design Review: Deny

Motion to deny and refer to BZA, understanding the **unique nature** of this Church as a long-standing community member with a serious parking issue.*

- Details of **site design and operation** to be worked out with the Planning Commission, including:
 - **Higher set of design standards** that exceed existing minimum code requirements for parking lots in order to achieve higher aesthetics & functionality.
 - Potential **future development** of site not be precluded by parking lot design.
 - **Maintain permanent easement** on vacated portion to allow access through alleyway.
- City seriously consider how to **alleviate parking issue** while still encouraging density & meeting the intent of the code. Consider creating a **parking authority**.

*DFDR Committee was especially cognizant of **not wanting this project to set a precedent**, noting its particular uniqueness.

Planning Commission – Previous Actions

- **2005: CPC Approved** - Greyhound Garage Demolition, associated development project(s) never realized
- **2018: CPC Tabled** - Proposal to establish parking lot
- **2020: CPC Approved** - Proposal for mixed use residential structure, project never realized, potentially due to Covid-19 pandemic



CITY OF CLEVELAND
Mayor Justin M. Bibb

§ 349.14: Surface Parking Lots in Designated Downtown Districts

Zoning Code:

CHAPTER 349 – OFF-STREET PARKING AND LOADING

§ 349.14 Surface Parking Lots in Designated Downtown Area Districts

“(a) Purposes.

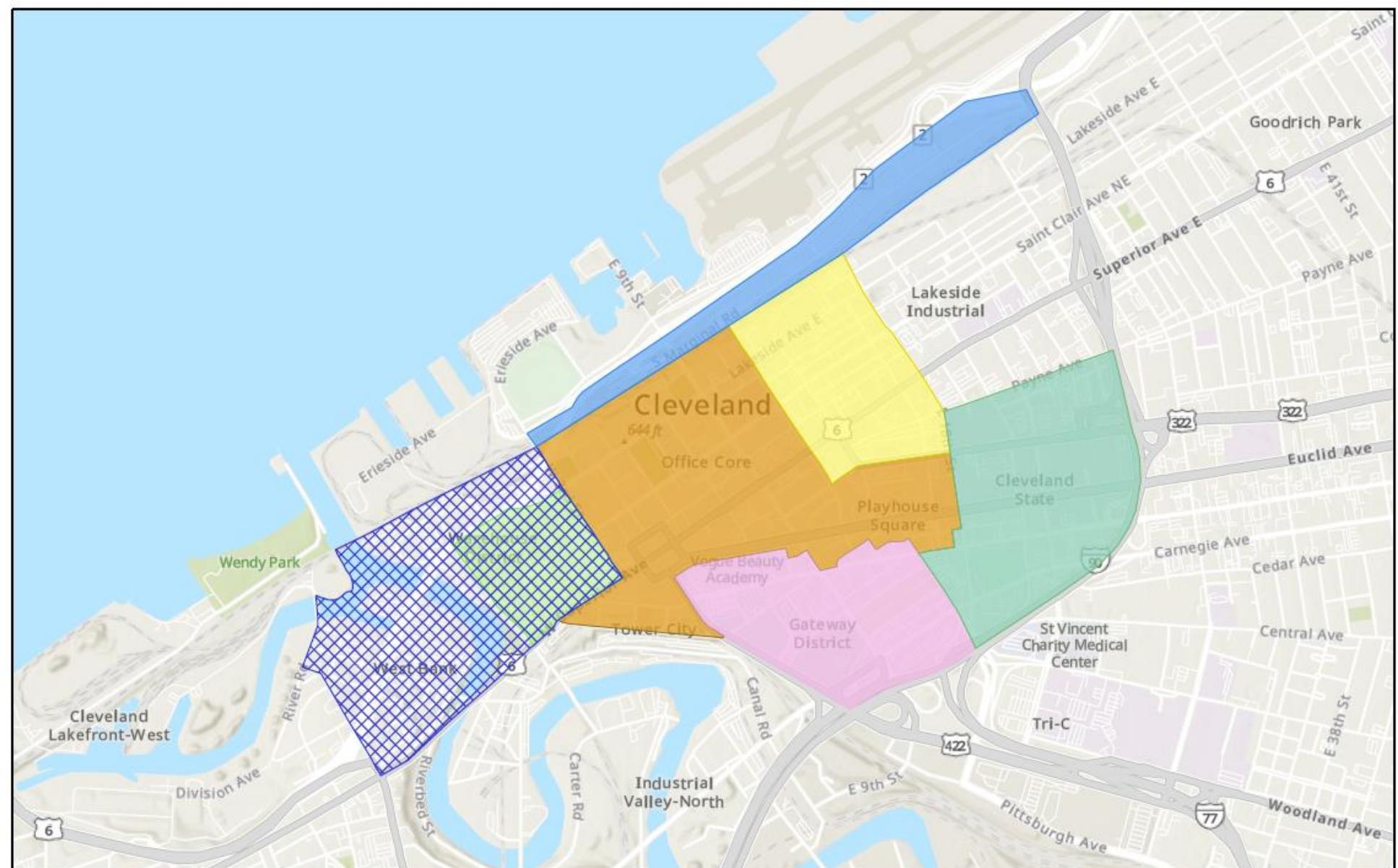
(1) The principal purpose of this section is to **preserve the urban architectural character of the most intensively developed portions of downtown Cleveland by limiting the establishment and expansion of surface parking lots within these districts.**

(2) A secondary purpose is to **reduce auto emissions and traffic congestion in the downtown area by discouraging creation of additional parking.**

(3) Furthermore, this section is intended to accomplish these purposes **without discouraging new development.”**

Designated Downtown Districts

- Core
- Warehouse
- Flats
- Lakefront
- Erieview
- Gateway
- CSU



8/13/2025

Downtown Parking Districts

Cleveland State University Parking District

Downtown Core Parking District

Downtown Lakefront Parking District

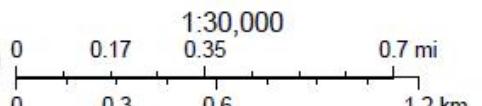
Erieview Parking District

Warehouse Parking District

Flats Parking District

Gateway Parking District

World_Hillshade



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS. (c) OpenStreetMap contributors, and the GIS User

Cleveland City Planning

Zoning Code:

CHAPTER 349 – OFF-STREET PARKING AND LOADING

§ 349.14 Surface Parking Lots in Designated Downtown Area Districts

“(d) Prohibition.

Notwithstanding other provisions of the Zoning Code, **no surface parking lot shall be established or expanded within the designated districts except as approved by the City Planning Commission in accordance with this section.**”

City Planning Commission - Authority & Restrictions

Four (4) Options

“(e) Planning Commission Determination. The City Planning Commission shall approve building permit applications for the establishment or expansion of surface parking lots in the designated districts **only** in accordance with the following provisions:”

- (1) Temporary Parking Lots.** Requires Development Plans.
- (2) Accessory Parking.** New use that has not yet been completed. Requires development plans for new development, expansion, or redevelopment.
- (3) Action Areas.** Community Development Plan adopted by Council.
- (4) Vacant Lots.** Vacant prior to law’s initial effective date in 1997.

City Planning Commission - Authority & Restrictions

OPTION 1: Temporary Lot

- **Demolition** of existing building
 - New building or other non-parking use **must be approved first**
 - Then temporary surface lot is allowed for one (1) year
- If **permits** for redevelopment **not obtained** within one (1) year:
 - Property shall be **landscaped as open space** or
 - Converted to **another non-parking use**, as approved by the Commission.

“If the City Planning Commission or Landmarks Commission, as applicable, has **approved demolition** of a building within the designated district(s) **and** has **approved**, in accordance with the regulations of Sections 341.04 and 341.05 or Section 161.05, as applicable, **plans for a new building or other non-parking use** to replace such building, the subject property may be used as a surface parking lot for a **maximum period of one (1) year** following the demolition of the building. If all necessary redevelopment permits have not been obtained within one (1) year of the commencement of surface parking use, the property shall be landscaped as open space or shall be converted to **another appropriate non-parking use** in accordance with a site plan approved by the Commission.”

City Planning Commission - Authority & Restrictions

OPTION 2: Accessory Parking

- **Exclusively** used for accessory parking
- Serve a **new use** that has not yet been completed:
 - New Development
 - Expansion
 - Redevelopment
- New use **must be approved by Commission**

“(2) Accessory Parking. Establishment or expansion of a surface parking lot within the designated districts shall be permitted if the City Planning Commission determines that the lot **will be used exclusively for accessory parking** spaces to **serve a new use or uses proposed for a development, expansion or redevelopment** project which has been **approved by the City Planning Commission or Landmarks Commission**, as applicable, but which has not yet been completed. The number of parking spaces in such accessory lot shall not be greater than one hundred twenty percent (120%) of the number of spaces which would be required for such use by the City’s Zoning Code.”

City Planning Commission – Authority & Restrictions

OPTION 3: Action Areas

- Designated as a surface lot in a **Community Development Plan**
- **Adopted by Council**

“(3) Action Areas. The City Planning Commission shall approve an application for a surface parking lot if the subject property **has been designated for surface parking as part of an “action area”** (as defined in Section 315.03) [CHAPTER 315 – ADOPTION OF PLAN] of a **community development plan adopted by Council** in the manner set forth in Title V of the Codified Ordinances.”

City Planning Commission – Authority & Restrictions

OPTION 4: Vacant Lot

- Vacant Lot **existing prior to 12-22-97**

“(4) Vacant Lots. On any vacant lot **which was vacant on the initial effective date** of this section, a surface parking lot shall be permitted, in accordance with all applicable City regulations.”

(Ord. No. 1465-97. Passed 12-15-97, eff. 12-22-97)

Board of Zoning Appeals – Authority & Restrictions

Variance to Establish Lot

- Deprive Owner of all “**reasonable economic use**”
- Board seeks advice of “**experts in relevant fields**”
 - Considers **short- and long-term economic gain**.

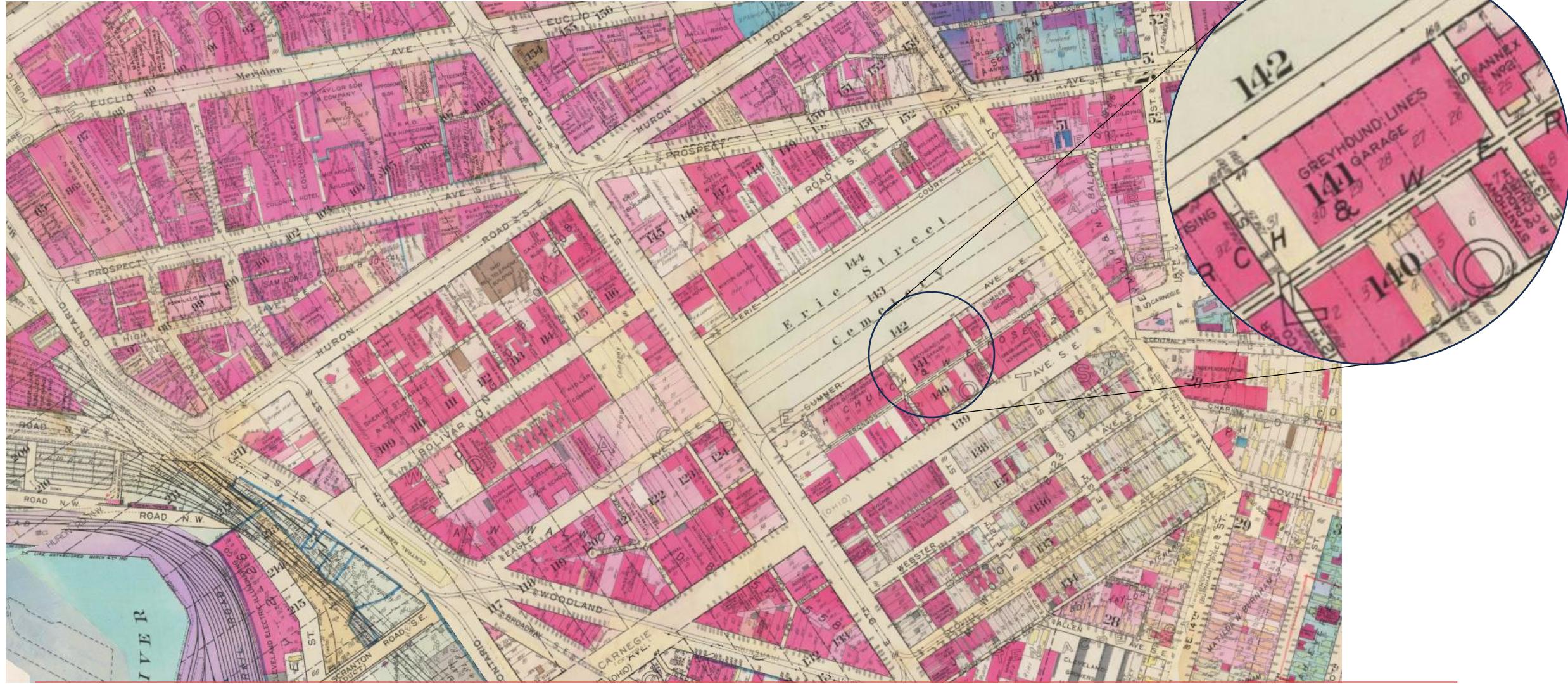
“(g) Variances for **Establishment** of Parking Lots. In the case of a request for a variance to permit establishment of a surface parking lot which is prohibited by regulations of this section, the Board of Zoning Appeals shall grant such variance **only** if it determines that denial of the variance would deprive the owner of all reasonable economic use of the subject property. In making this determination, the Board may seek the advice of experts in relevant fields and shall consider the potential for long-term as well as short term economic gain.”



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Project Site Background

Pre-2005: Greyhound Garage (1920s-1930s)



1950s: Context & Density



1970s–1980s: Rise of Auto-Oriented Land Use & Demolitions



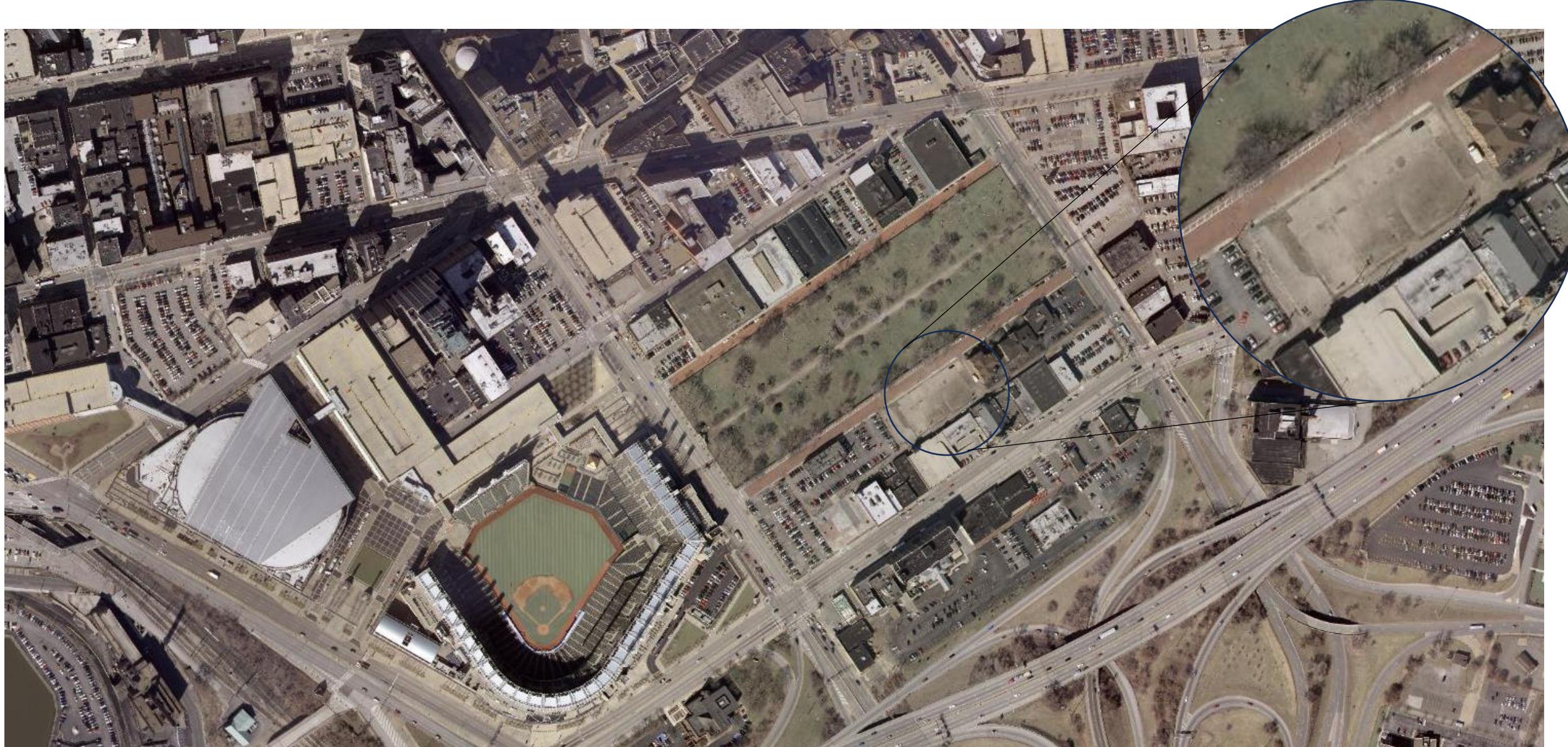
1970s–1980s: Rise of Auto-Oriented Land Use & Demolitions



1990s: Gateway & Wolstein, §349.14 passed



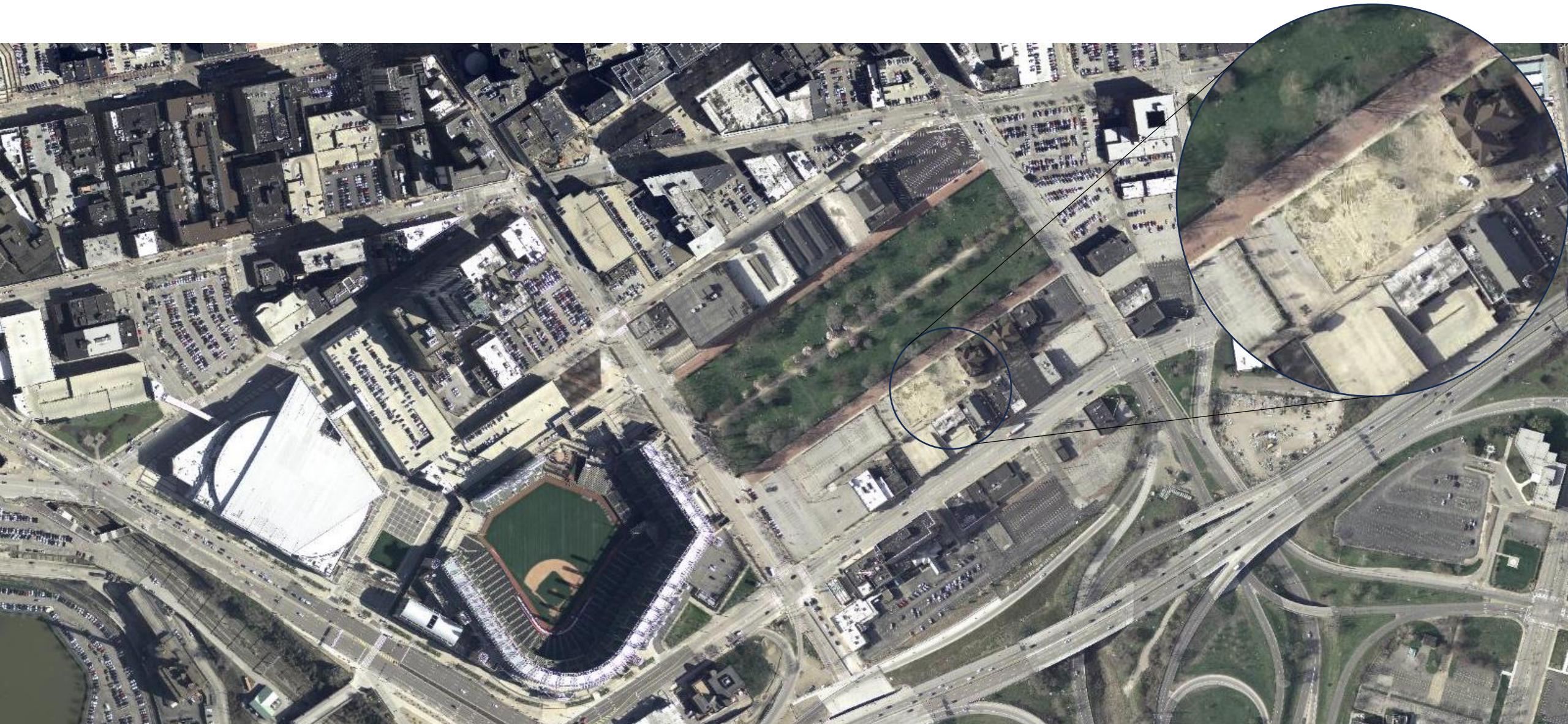
2000s: Greyhound Garage Demolished, Church Deck Constructed



Project Site Background

- **2005: CPC Approved – USA Parking** proposes Greyhound Garage Demolition, associated development project never realized
- **2005 - 2007:** Temporary parking lot constructed and operated
- **2008 - ~2012:** License lapsed, but parking lot remained
- **~2012:** Surface lot removed, per code requirements. Post-demolition restoration appears to have never been completed
- **2013:** Parcel transfers to new **USA Parking LLC** via Sheriff's Deed for \$170,000

2012: Surface Lot Removed, per Code Requirements



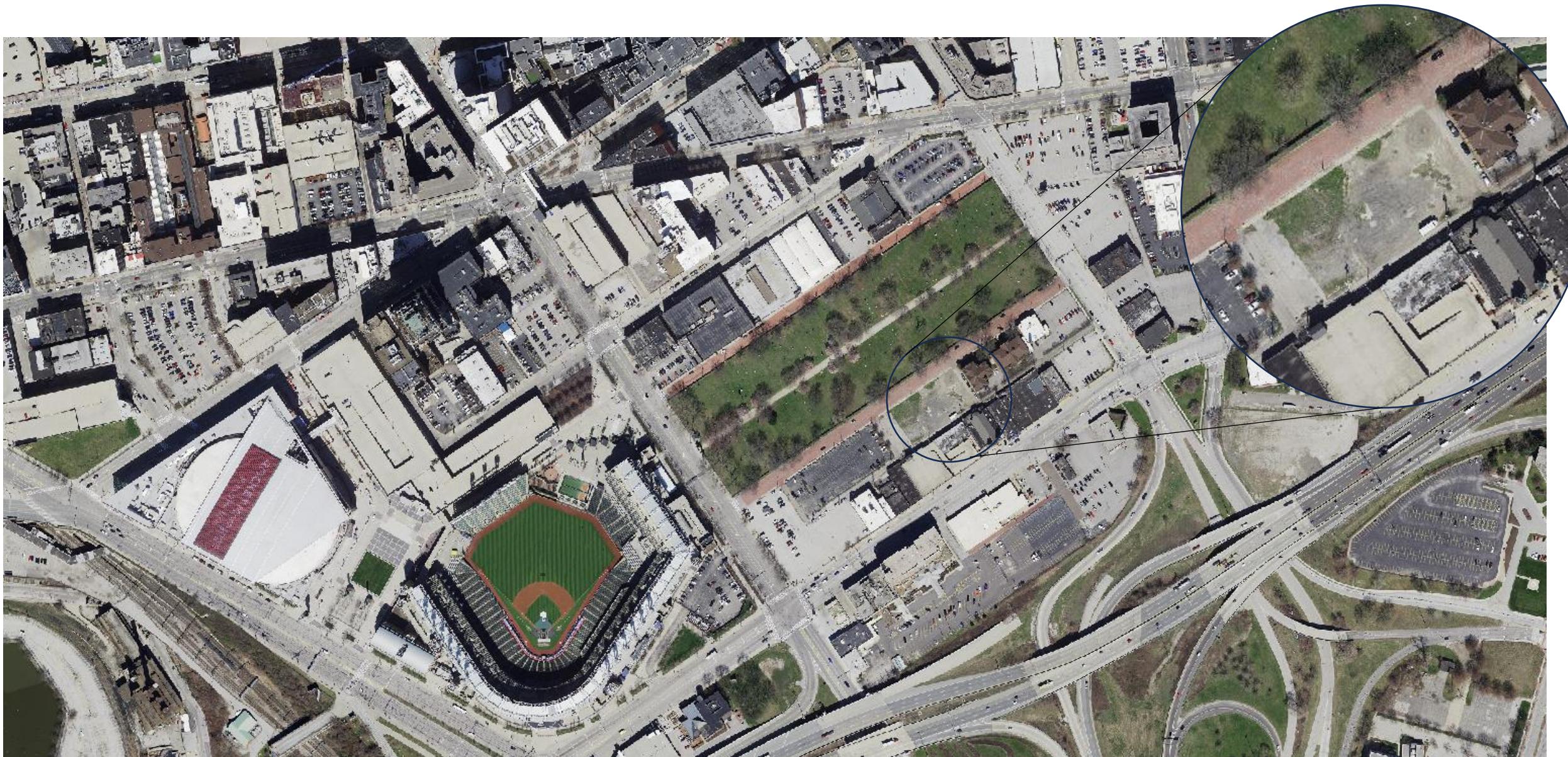
Project Site Background

- **2013-2017:** Grass never fully established, vehicular movements degrade lot over time
- **2017:** Illegal parking operation identified
 - Channel 19 News investigative reporting
 - Dept of Assessments & Licenses issues cease & desist order
 - Continued illegal operation despite warnings and citations
 - Criminal citation issued. Former Property Owner pleads guilty in court and pays associated fine.
- **2018:** **CPC Tabled** - Proposal to establish parking lot

Project Site Background

- **2020: CPC Approved** - Proposal for mixed use residential structure, project never realized, potentially due to Covid-19 pandemic
- **2023 - 2026:** Variety of new submissions inquiring to establish surface lot, majority put on hold by Applicants based on code restrictions.
 - **2024:** The Eparchy of Our Lady of Lebanon of Los Angeles (**St. Maron's Church**) purchases lot for \$1.9M
 - Influx of surface parking lot proposals downtown, possibly due to the recent success of the Cavs & Guardians
 - Special Presentation provided to DFDR & CPC regarding unique code requirements for establishing surface lot parking downtown

2008-2023: Surface Parking Expansion Ends



Planning Commission – Previous Actions

- **2005: CPC Approved** - Greyhound Garage Demolition, associated development project(s) never realized
- **2018: CPC Tabled** - Proposal to establish parking lot
- **2020: CPC Approved** - Proposal for mixed use residential structure, project never realized, potentially due to Covid-19 pandemic



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2005 CPC Motion & Commentary

2005 City Planning Commission Motion: Approve Original Demolition of Greyhound Garage

- Approved Demolition of Greyhound Garage (and 2 other nearby sites*)
- Applicant was to return to present detailed redevelopment plans
- Temporary parking lots must meet all code
- If redevelopment does not occur, CofO revoked, and landscaped per code

- *1124 Bolivar was never demolished with the 2005 approval, instead remained a functioning garage until it was demolished in 2023 as part of the 1060 Bolivar Apartments development.

2005 City Planning Commission Motion: Approve Contextual Commentary

- **Former Director Bob Brown:**
 - Presented §349.14, and provided an overview on the prohibitions.
 - *We don't yet have conceptual plans for a new development on the sites nor do we have detailed plans for the parking lots... we cannot legally approve the demolitions at this point.*
- **Mr. Frangos (Applicant):**
 - Notes the lots will be temporary, built to code, and removed if development does not occur.
- **Historic Gateway Neighborhood Development Corp:**
 - Opposed demolitions. Lacking development plans & no financing details provided.
- **Former Planning Commission Chair, Tony Coyne:**
 - *I would support all of the proposed demolitions. Mr. Frangos will redevelop; I am comfortable with that.*
- **Former Commission Member (and later Chair), David Bowen:**
 - *I never vote for demolitions, but the provision to revoke after 2 years makes it comfortable enough for me to approve for these cases.*



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2018 CPC Motion & Commentary

2018 City Planning Commission Motion: Tabled Contextual Commentary

Overall, the Commission was skeptical that new development was cost prohibitive Downtown.

- **Former Planning Commission Chair, David Bowen:**
 - *There is a development site here... it's a killer piece of property... a great development property.*
 - *If we make it parking, it will stay parking.*
- **Former Commission Member and Councilmember, Kerry McCormack:**
 - *It's a hard argument to say there's no other foreseeable economic use here.*
 - Notes the variety of tools through City & Economic Development Dept to fill financial gaps.
- **Former Commission Member (and later Chair), Lilian Kuri:**
 - Demolished buildings are not allowed to be surface lots.
 - Way too much history on the Commission of not making permanent surface lots.
 - Would be hard pressed to make a permanent lot, and would set a bad precedent.
 - Demolition was only approved because of the new development projects.
 - Find another creative solution.
- **Former Planning Director, Freddy Collier:**
 - The Comprehensive Plan focuses on building on parking lots Downtown to increase density.



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2020 CPC Motion & Development

2020 City Planning Commission Motion: **Approve** Sumner Apartments – Conceptual Plans

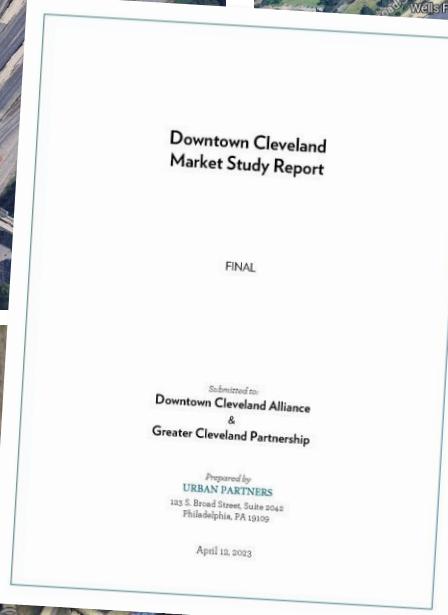
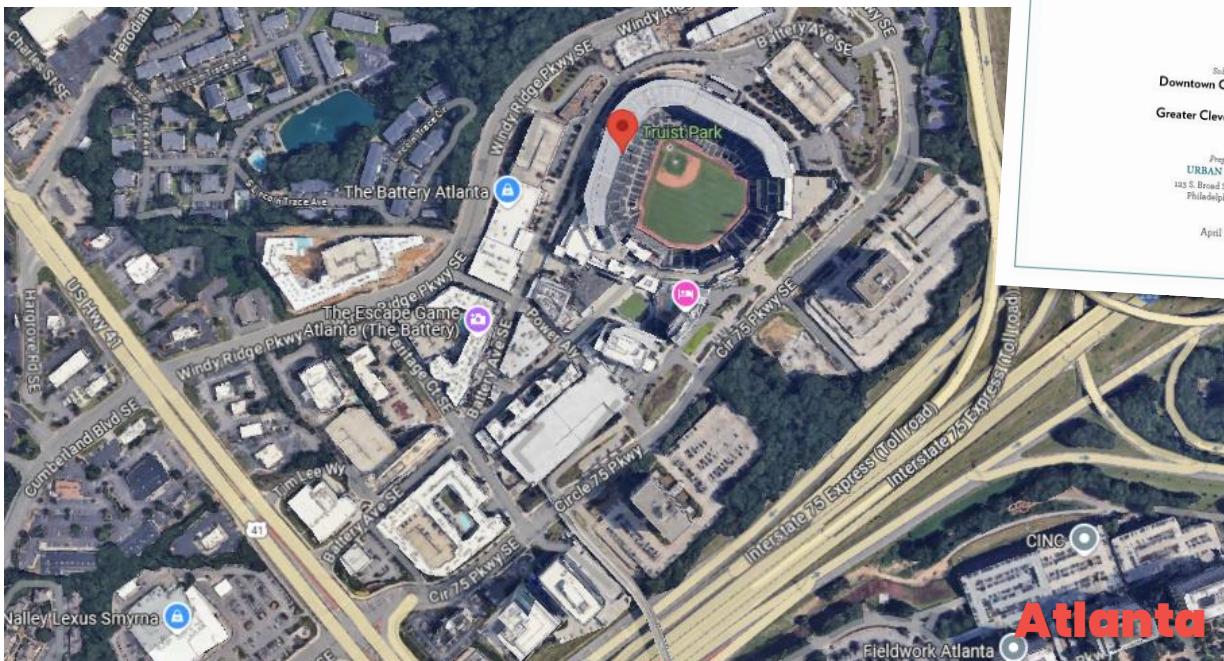




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Gateway & Other Stadium Districts

Comparative Stadium Districts – Density vs. Parking





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New Development Snapshot

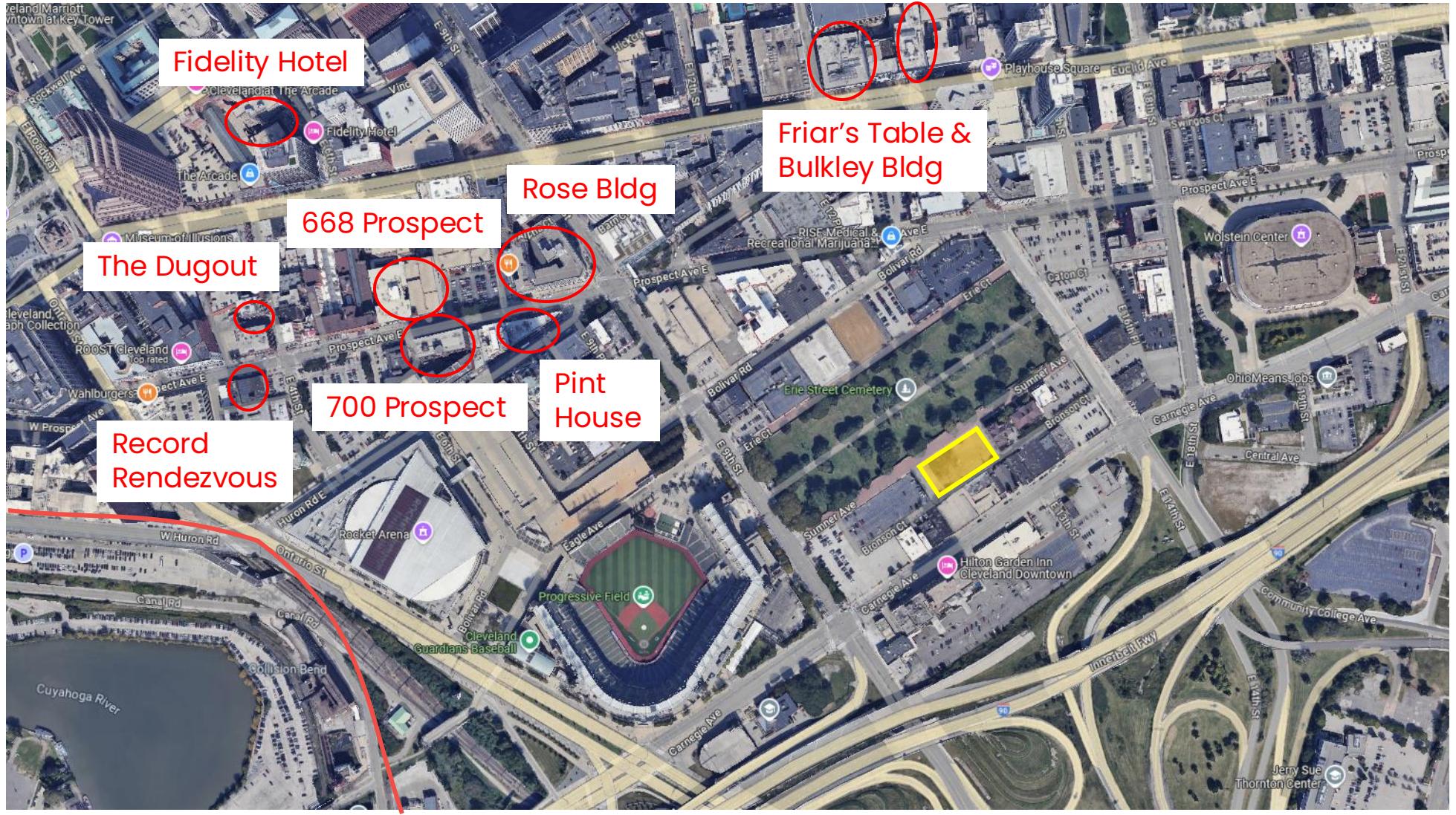
Gateway Recent Development – New Construction



Gateway Recent Development – Renovations

Addl Dev Sites:

- Playhouse Square Masterplan
- 1100 Prospect – Former Oswald Bldg
- The Bells
- Erieview Tower
- Sherwin Williams HQ
- Flats East Bank
- Proposed Soccer Stadium
- Wolstein & Cleveland Crunch Soccer



2024 – Ten60 Bolivar – Nearing Completion



Downtown Growth – Garages (Mixed-use) or Surface Lots





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St. Maron's Parking

St. Maron's Parking Deck

3-Story Structure & Aesthetically Pleasing Design



St. Maron's Parking Deck

3-Story Structure & Aesthetically Pleasing Design



St. Maron's Parking Deck

3-Story Structure & Aesthetically Pleasing Design



St. Maron's Parking Overview

Goals & Context

- St. Maron's notes **occupancy of ~500**, sees **need of 300 parking spaces**
- Zero parking requirements Downtown. Other areas code requires 83 spots (1:6 occupants)
- **Existing garage capacity is ~120 spaces**
- Proposed surface lot is ~90 spaces
- St. Maron's would **still need a further ~90 spaces** to meet parking goal
- Site acquisition: **\$1.9M**
- National average parking deck construction per RSMeans:
 - 5-story: **~\$13.7M** construction cost
 - Potential annual net parking proceed of **~\$2.5M - \$5M**

St. Maron's Parking & Long-term Operations

Past & Future

- Other downtown churches (Old Stone, St. John's Cathedral, CityView):
 - Utilize **neighboring garages** with property owner agreements for parking validation
 - **On-street parking** permits with Staff-directed parking operations
 - Utilize **public transit**
- St. Maron's established in 1940, nearing 100 years Downtown
 - **Previously invested in a parking deck** with associated revenue generation
- Finding **sustainable revenue sources** are often key to Church operations
 - Unsustainable to solely rely on Parishioners for full cost of maintenance & programs
- **Flourish for another 100 years**
 - Solve the parking issue via a larger project



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Today's Motion Options per Code

Staff Recommendation:

- **Postpone** and allow Applicant opportunity to pursue options #1 or #2, or
- **Deny** as Applicant has not yet provided development plans or met below criteria as code requires for CPC approval
 - Applicant may proceed to Board of Zoning Appeals to seek variance
 - *Include recommended site improvements per DFDR Committee

(1) Temporary Parking Lots. Requires Development Plans.

(2) Accessory Parking. New use that has not yet been completed. Requires development plans for new development, expansion, or redevelopment.

(3) Action Areas. Community Development Plan adopted by Council.

(4) Vacant Lots. Vacant prior to law's initial effective date in 1997.

DF2026-002 – St Maron Parking Lot/**Res. No. 1084-2024** – Vacate Bronson Ct

January 16, 2026

Advisory Committee Recommendations:

Understanding the unique nature of this Church as a long-standing community member with a serious parking issue, DFDRAC recommended denial and referral to BZA on 1/8/26 with the conditions to have details of the site design and operation to be worked out with CPC, including:

- Higher set of design standards that exceed existing minimum code requirements for parking lots to achieve higher aesthetics & functionality
- Potential future development of site not be precluded by parking lot design
- Maintain permanent easement on vacated portion to allow access through alleyway
- City seriously consider how to alleviate parking issue while still encouraging density & meeting the intent of the code; consider creating a parking authority

City Planning Staff Recommendations:

Planning staff recommends either postponement or denial of the parking lot, with the inclusion of relevant DFDRAC recommendations for site improvements for BZA consideration:

- a) Postpone (with Applicant's concurrence) and allow Applicant opportunity to pursue options #1 or #2 of §349.14, or
- b) Deny as Applicant has not yet provided development plans or met criteria required in §349.14 for CPC approval

Planning staff recommends denial of **Res. No. 1084-2024** as the vacation does not advance the church's parking goals.

**DFDRAC was especially cognizant of not wanting this project to set a precedent, noting its particular uniqueness

Cleveland City Planning Commission

Special Presentations – For Information Only



CITY OF CLEVELAND
Mayor Justin M. Bibb

January 16, 2026

Experiencing COSM Dallas – Anthony Whitfield, CPC Commission Member

January 16, 2026

Note: *This presentation is based on a personal visit to COSM Dallas. It is not an advertisement, promotion or support for the proposed development in Cleveland, OH.*

Photos were taken from a personal cell phone and are displayed as is. Viewers may see food and beverages, including alcoholic beverages.



cosm
Dallas

The Technology Behind Cosm

- **Technology is classified as a Shared Reality in lieu of a Mixed Reality: Merging the Virtual and Physical worlds**
- **Provides an immersive experience**
 - Audiences feel physically present in the content they are watching
- **Advanced technology integrates**
 - High-resolution LED displays
 - Advanced software
 - Live content
- **Technology creates a shared reality**
 - Distinct from traditional virtual reality experiences

Parking



Exterior



Interior



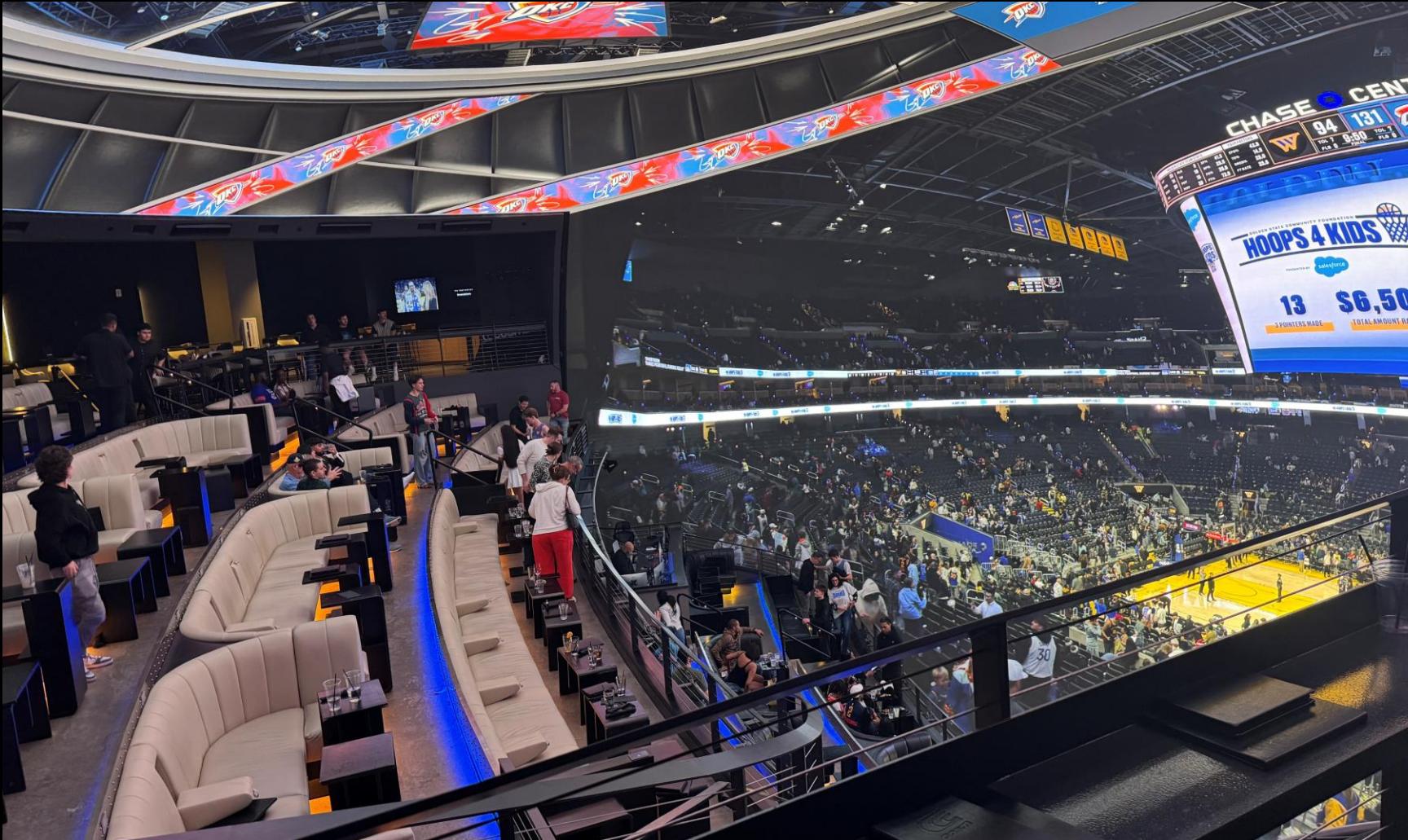
Interior



Interior



Interior



Interior



Live Basketball Game

Golden State Warriors (H)

vs

Oklahoma City Thunder

Experience





State Farm



11:38
21
TISSOT

KAISER PERMANENTE

KAISER PERMANENTE

CARMAX

NEXT
SATURDAY
12PM ET

PREGAME

CHASE CENTER



Experience



Observations About Cosm Dallas

Events are live from their respective sources

Parking and Structure

Well planned, spacious parking

Well-designed building and structure

Everyone has a front row seat

Easy to walk through the campus

No long stairwells or long walks to your seat

Incredible Technology - Shared Reality without the Goggles

Large Field Vision in an Intimate Space

Different experience than in a sports bar

Feels like a concert in a big arena

Customer-Centric Service and Experiences

Great food offerings

Clean, Comfortable Seating

Great View

Fast, courteous service

Great venue Overall

Wait staff are assigned to groups of seating areas

The experience can be visually overwhelming initially. Some visual adjustment initially.

Ticket prices are moderate depending on the entertainment



cosm
Dallas

Cleveland City Planning Commission

Director's Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

January 16, 2026

Director's Report – CMSD Community Conversations

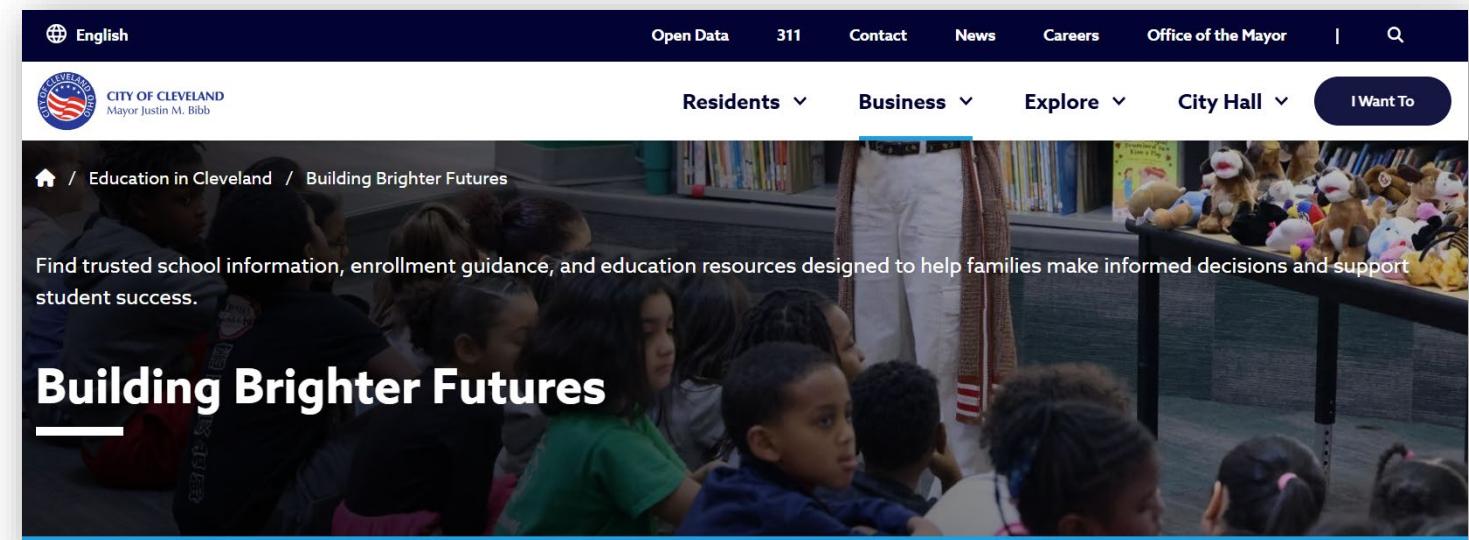
Beginning the week of January 26th, we will be hosting community conversations where **residents impacted by future CMSD building closures** may:

- share comments, concerns, and questions about the future uses of vacated sites with city staff, and
- discuss goals and strategies for identifying reuse plans that enhance the wellbeing of their families and communities.

January 16, 2026

All meeting dates/times/locations will be imminently posted on the city website's Education page, along with a **virtual questionnaire** where residents may submit their feedback online:

<https://www.clevelandohio.gov/education-cleveland/building-brighter-futures>



Cleveland City Planning Commission

Adjournment



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Mayor Justin M. Bibb

Next Meeting: February 6, 2026