



CITY OF CLEVELAND

Mayor Justin M. Bibb

Cleveland City Planning Commission

February 20, 2026

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

Erika Anthony, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator

Agenda: February 20, 2026

FORM BASED CODE REVIEW

- 8400 Lake Avenue Apartments

DOWNTOWN/FLATS DESIGN REVIEW

- DF2023-045 - Cleveland Police Department Headquarters
 - DF2025-021 - Union at Cleveland Harbor
- DF2025-032 - Rock Block Development: Cosm Cleveland

PUBLIC ART DESIGN REVIEW

- NE2026-007 - Cleveland 230 Mural Project / Blue Arrow

MANDATORY LEGISLATIVE REFERRALS - PRESENTATIONS

- Ord. No. 89-2026 - Easements for Urban Bridges
- Ord. No. 182-2026 - Second Mount Olive Baptist Church Landmarks Designation

MANDATORY LEGISLATIVE REFERRALS - ADMINISTRATIVELY APPROVED

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.

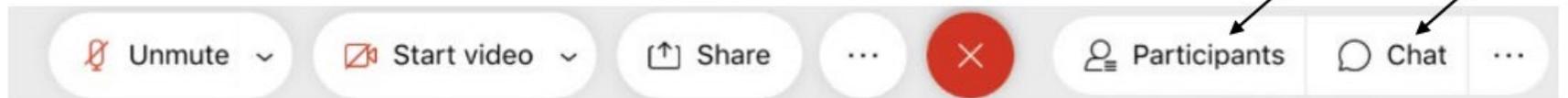
All boards and commissions under the purview of the City Planning department conduct their meetings in a manner modeled after Robert's Rules of Order. Actions during the meeting will be taken by voice vote. Recusals from any vote due to a conflict of interest should be stated for the record prior to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

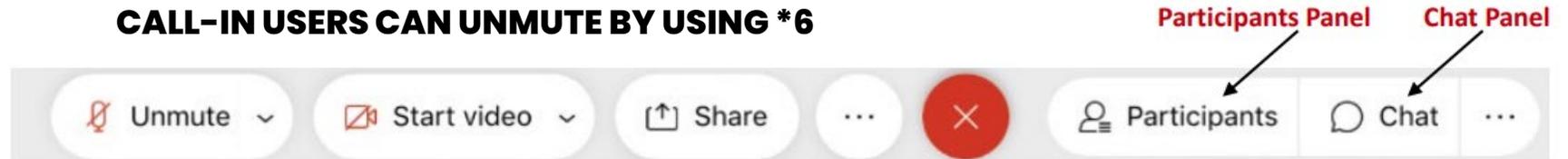
Any comments received by the **Wednesday 12:00 pm** deadline are collected by City Planning staff and disseminated to the Commission members prior to any scheduled meeting.

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)



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February 20, 2026



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

February 20, 2026

Erika Anthony, Chair

February 20, 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

February 20, 2026

Meeting Summary: February 6, 2026

February 20, 2026

ADOPTION OF RULES OF CPC

CONDITIONAL USES

-  Pedestrian Retail Overlay – Vessel Coffee Collab

LOT SPLITS / CONSOLIDATIONS

-  Lot Split @ 4310 Bailey Ave

NEAR WEST DESIGN REVIEW

-  NW2025-021 – 30 West Apartments

NORTHEAST DESIGN REVIEW

-  NE2026-001 – 10702 and 10708/12 Superior Ave Demolition

FAR WEST DESIGN REVIEW

-  FW2026-02 – Battery Park Apartments
-  FW2026-03 – Smyrna Church

MANDATORY LEGISLATIVE REFERRALS

-  Wellman-Saver-Morgan Landmarks Designation
-  Beachland Ballroom Landmarks Designation
-  Mount Moriah Landmarks Designation
-  AMTRAK /Cleveland Memorial Shoreway Agreement
-  Old Detroit Bridge Rehabilitation
-  E66th Street Multi-Modal Improvements
-  CUY Memorial Bridges Loop Project
-  S. Waterloo Street Improvements
-  Van Aken Blvd Improvements
-  CUY Downtown Connector Trail

ADMINISTRATIVE APPROVALS

SPECIAL PRESENTATIONS (INFO ONLY)

-  2025 Public Art Program (Chapter 186) Review

DIRECTOR'S REPORT & ADJOURNMENT

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

Form Based Code Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

February 20, 2026

8400 Lake Avenue Apartments

February 20, 2026

Project Address: 8400 Lake Avenue

Type: New Construction – Residential

Project Representative: Westleigh Harper

Approval: Final

Ward 11: Council Member Nikki Hudson

SPA: Detroit Shoreway

Form-Based Code: 8400 Lake Ave
City Planning Commission Hearing
February 20, 2026



CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

Why is CPC seeing this project?

	Administrator	TRC	PC	Appeal Body
Level 1: Zoning Clearance Review (up to 5 units/5,000 SF)	■			[BZA]
Level 2: Technical Plan Review (6 to 20 units/5,001-20,000 SF)	■	□		[BZA]
Level 3: Planning Commission Review (20+ units/20,000+ SF)	□	□	[■]	[BZA]
Conditional Use Permit	□		[■]	[BZA]
Written Interpretations	■			[BZA]

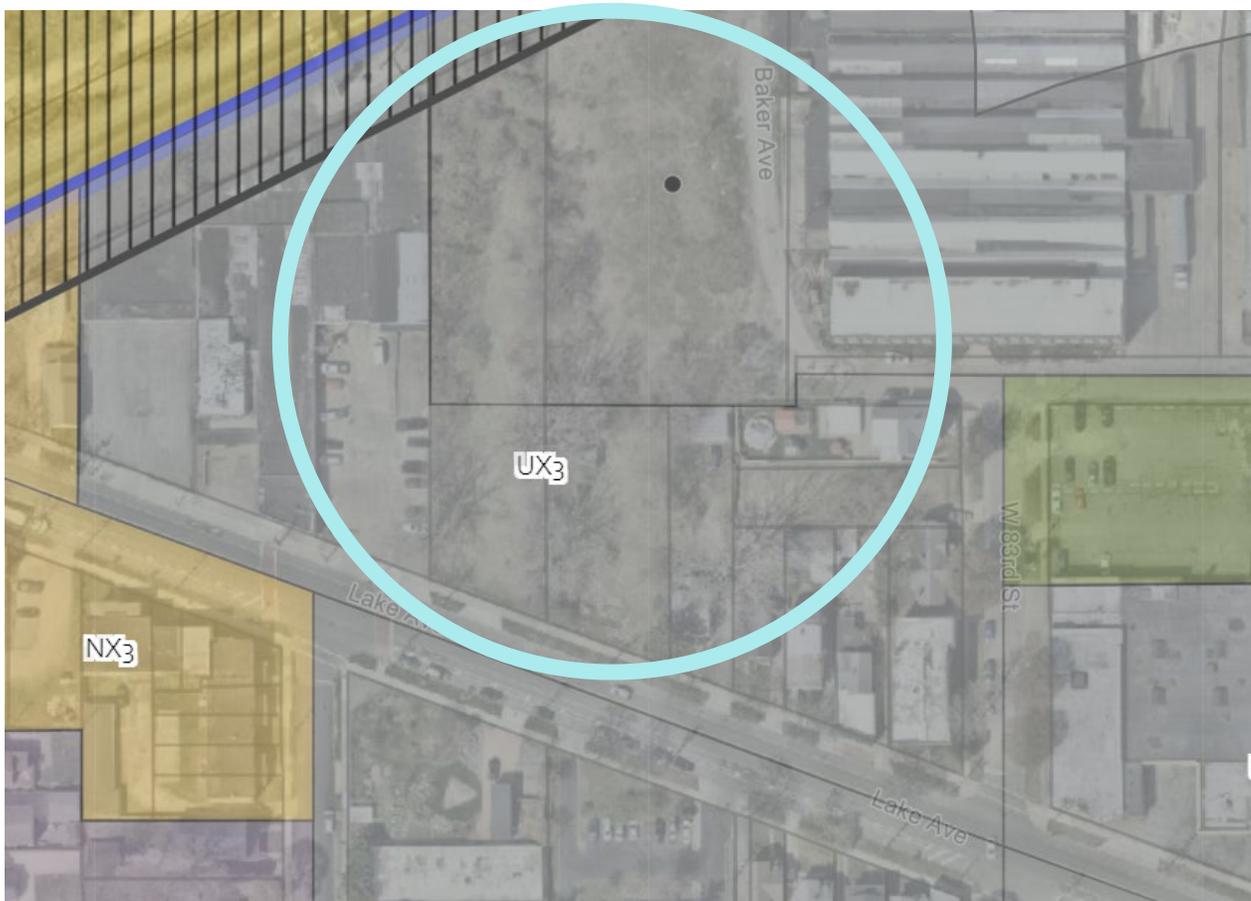
- = Decision
- = Recommendation
- [] = Public Hearing

BZA = Board of Zoning Appeals
PC = Planning Commission
TRC = Technical Review Committee

8400 Lake Ave: 55 UNITS, ~61,000 SF

- Contact with FBC Admin
- TRC (PetBOT) completed
- Plans Updated
- CPC Decision

Current Zoning: Urban Flex 3 (UX3)



INTENT:

Moderate intensity mixed-use, office and residential buildings intended to accommodate a variety of residential, retail, service and commercial uses in a vibrant, pedestrian-friendly environment.

Current Conditions: 8400 Lake Ave



Current Conditions: 8400 Lake Ave



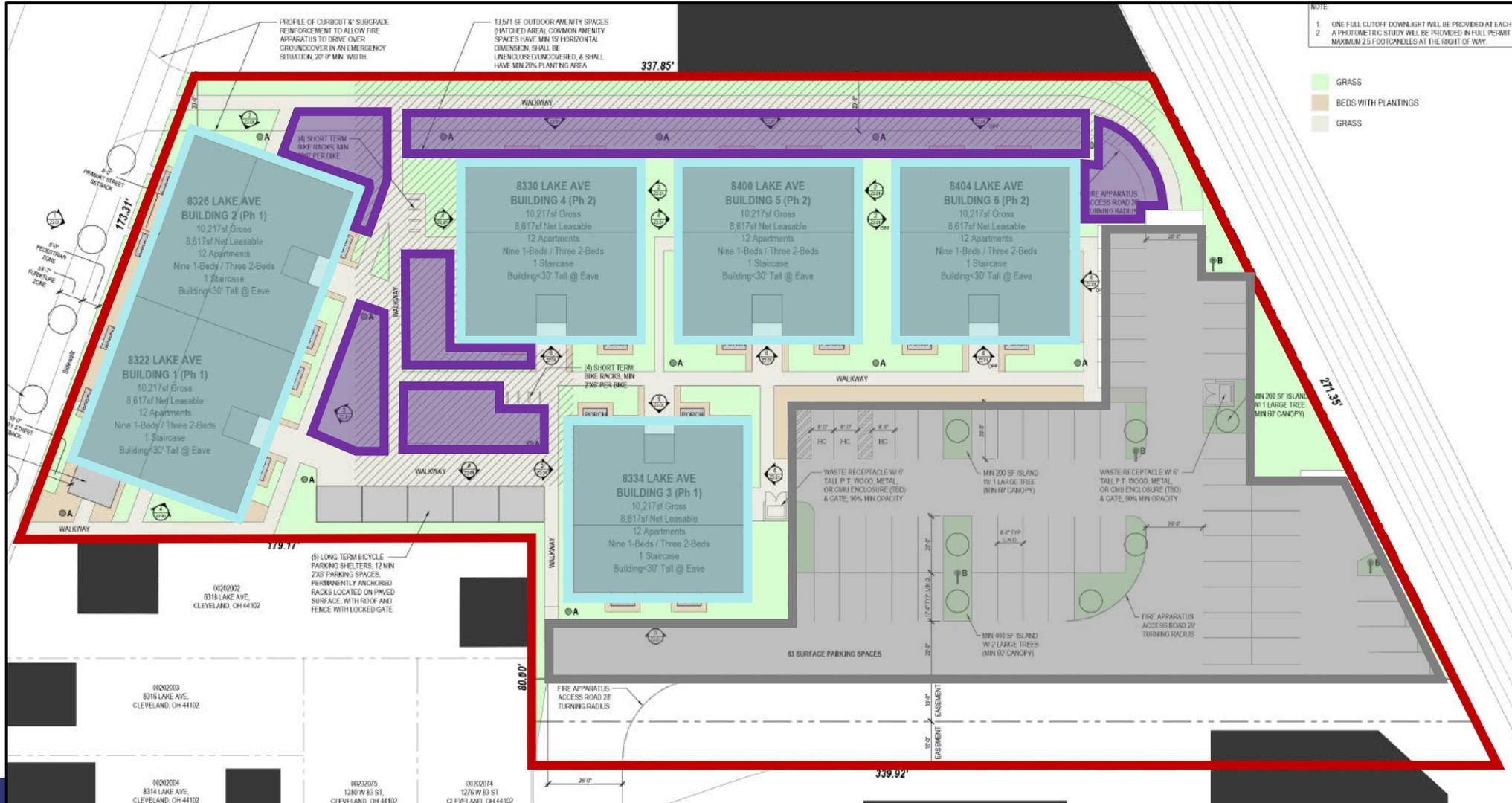
Current Conditions: 8400 Lake Ave



Current Conditions: 8400 Lake Ave



Plan Evolution Pt. 3- Final Proposed Plan



NOTE:
 1. ONE FULL CUTOFF DOWNLIGHT WILL BE PROVIDED AT EACH APARTMENT ENTRY.
 2. A PHOTOMETRIC STUDY WILL BE PROVIDED IN FULL PERMIT DRAWING. MAXIMUM 2.5 FOOT CANDLES AT THE RIGHT OF WAY.

- GRASS
- BEDS WITH PLANTINGS
- GRASS

- Site Boundary
- Bldg. Footprint
- Amenity Space
- Parking Lot

8400 Lake Ave is FBC Compliant (with granted relief) except for one element, looking for **CPC relief** and final approval.

Relief Items:

- Pedestrian Zone minimum width (FBC Administrator may grant up to 20% relief)
 - Min. width = 7', 6' proposed → relief allows minimum width of 5.6'
 - Ground story elevation minimum (**Requires CPC relief**)
 - Min. ground floor elevation = 2', 7 inches proposed
-

Q: What is ground story elevation?

A: The measurement from grade (ground surface) to the top of the ground story's finished floor.

Min. ground floor elevation = 2 ft, 7 inches proposed (applies to all bldgs.)



3 - North Elevation (Buildings 1 & 2)

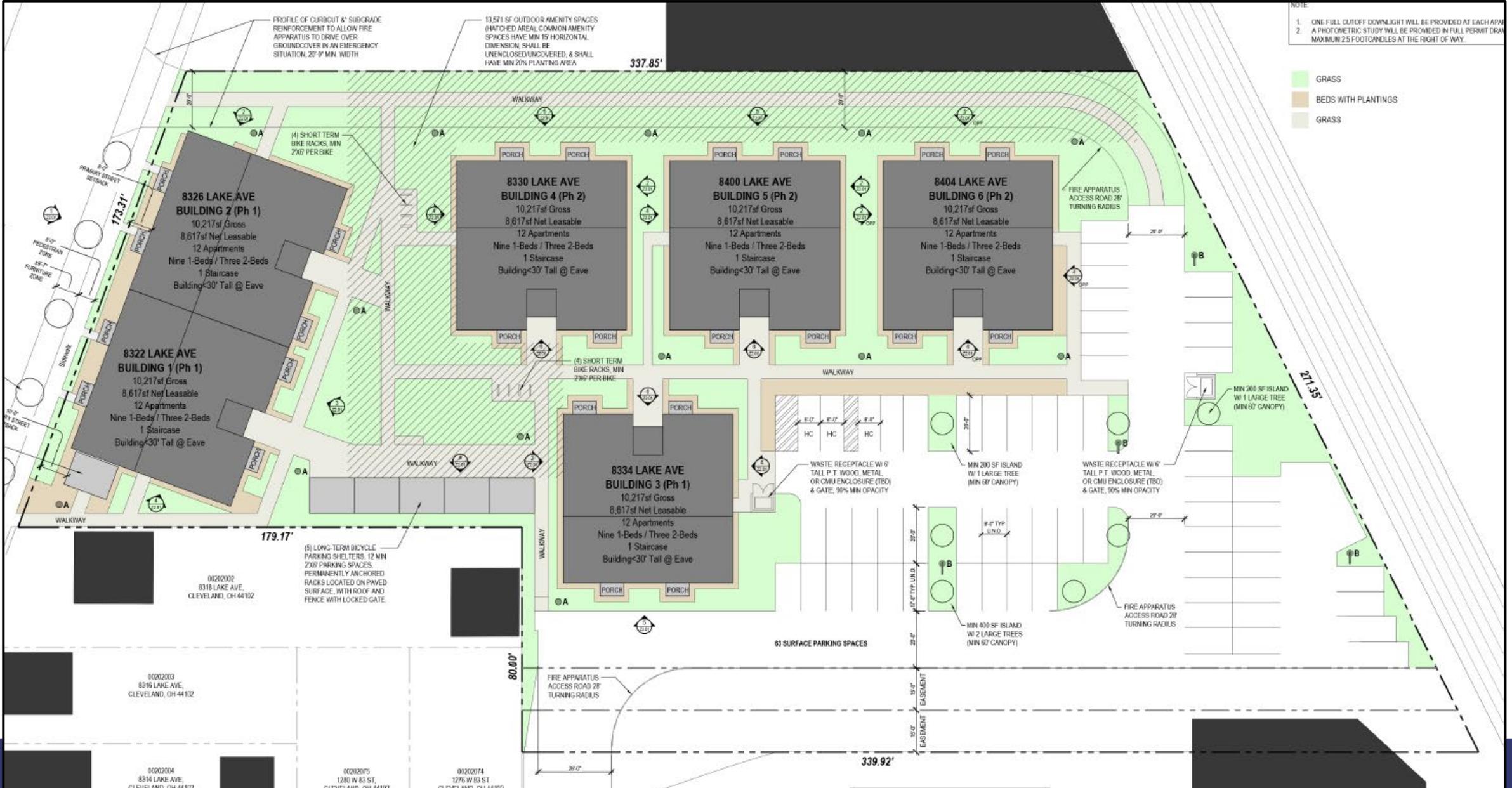
Scale: 1/8" = 1'-0"

Approval Criteria:

1. Meets all Cleveland Code requirements.
 2. Meets Design Review Guidelines.
 3. Will not adversely effect the context of the neighborhood (traffic, parking, public health, safety, and welfare).
 4. Will not result in destruction/damage of any natural or historic sites/features.
-

FBC: 8400 Lake Ave

Final Proposed Plan



8400 LAKE AVENUE

Design Review Document
February 2026



WHITE LABEL CONSTRUCTION





WEST 85TH STREET

LAKE AVENUE
173.31'

337.85'

8400 & 8506 LAKE AVENUE
Parcels: 001-09-088, 002-03-017 & 002-02-001

271.35'

179.17'

80.00'

339.92'

BAKER AVENUE

MEMORIAL SHOREWAY



CONTEXT



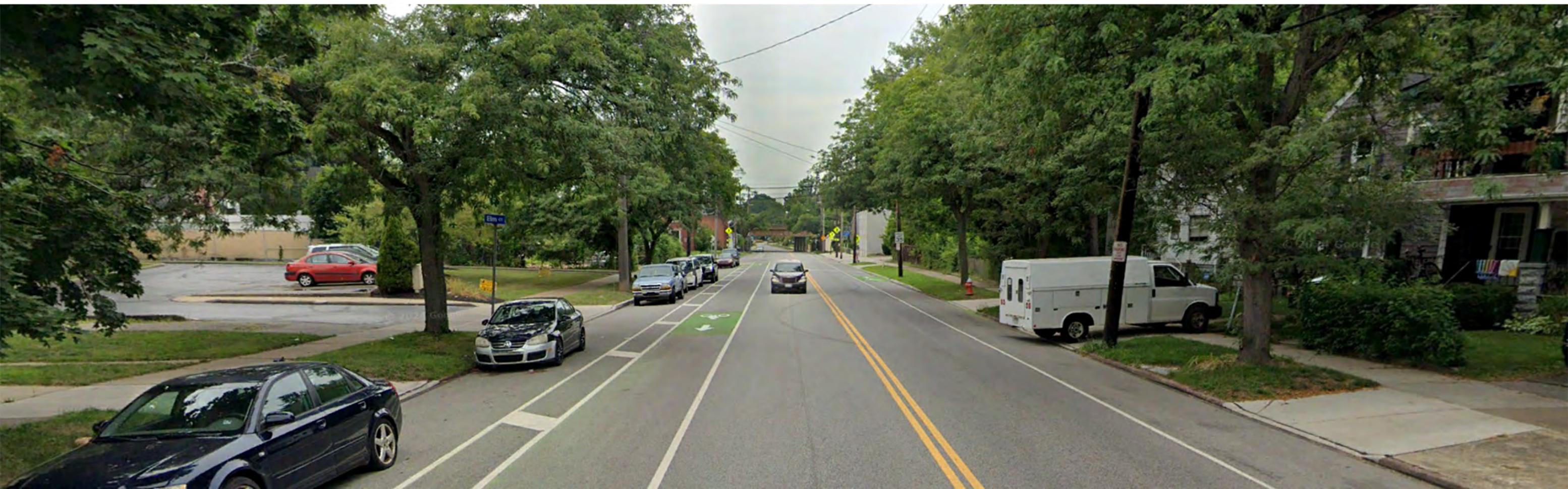


CONTEXT





CONTEXT





CONTEXT



CONTEXT



**BUILDING 2
(PHASE 1)**
8326 LAKE AVE
10,217sf Total
8,617sf Net Leasable
12 Apartments

**BUILDING 1
(PHASE 1)**
8322 LAKE AVE
10,217sf Total
8,617sf Net Leasable
12 Apartments

Phase 2
**BUILDING 4
(PHASE 2)**
8330 LAKE AVE
10,217sf Total
8,617sf Net Leasable
12 Apartments

**BUILDING 5
(PHASE 2)**
8400 LAKE AVE
10,217sf Total
8,617sf Net Leasable
12 Apartments

**BUILDING 6
(PHASE 2)**
8404 LAKE AVE
10,217sf Total
8,617sf Net Leasable
12 Apartments

**BUILDING 3
(PHASE 1)**
8334 LAKE AVE
10,217sf Total
8,617sf Net Leasable
12 Apartments

BIKE (Ph.1) BIKE (Ph.1) BIKE (Ph.2) BIKE (Ph.2) BIKE (Ph.2)

32 SURFACE
PARKING SPACES
(Phase 1)

31 SURFACE
PARKING SPACES
(Phase 2)

RAILROAD EASEMENT

ACCESS EASEMENT

PROPOSED SITE PLAN
1/32" = 1'-0" North>

LAKE AVENUE

BAKER AVE

NORFOLK SOUTHERN RAILROAD

337.85'

179.17'

80.00'

339.92'

271.35'

173.31'



FULL BUILDOUT - SITE AERIAL



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6



VIEW 7



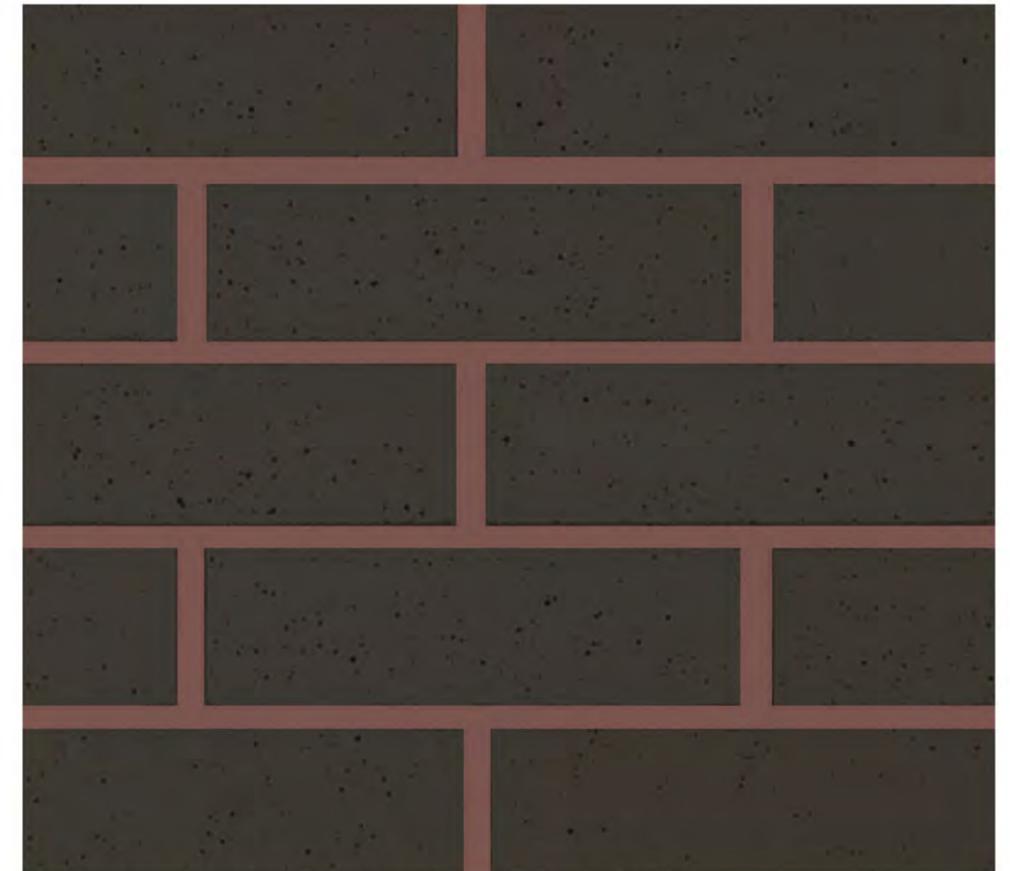
VIEW 8



VIEW 9



BR1 - MODULAR BRICK, RUNNING BOND



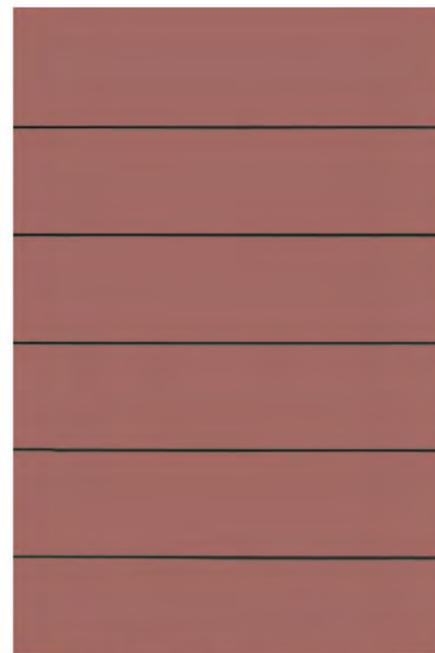
BR2 - MODULAR BRICK, RUNNING BOND



WINDOWS



S1 - CEMENT BD. PANEL



FL - LAPPED CEMENT BD.



AS - ASPHALT ROOFING



M1 - GUARDRAIL



CC - SMOOTH CONCRETE



M2 - PREFINISHED METAL

MATERIAL PALETTE



A - Post Oak
Quercus Stellata



B - NORTHERN RED OAK
Quercus Rubra



C - RED MAPLE
Acer Rubrum



1 - PUBLIC BIKE RACK



ARTIC FIRE RED-OSIER DOGWOOD
Cornus Stolonifera



ARBORVITAE EMERALD GREEN
Thuja Occidentaus 'Smarldgo'



ARBORVITAE EMERALD GREEN
Thuja Occidentaus 'Smarldgo'

'D' TYPICAL PLANTING BED PLANTS



2 - LANDSCAPE BENCHES



a - WALKWAY LIGHT



b - DOWN LIGHTING



c - UPLIGHTING



d - PARKING

LANDSCAPE / LIGHTING / AMENITIES



BUILDINGS 1 & 2 - 1ST FLOOR PLAN
 3/32" = 1'-0" Plan NorthV



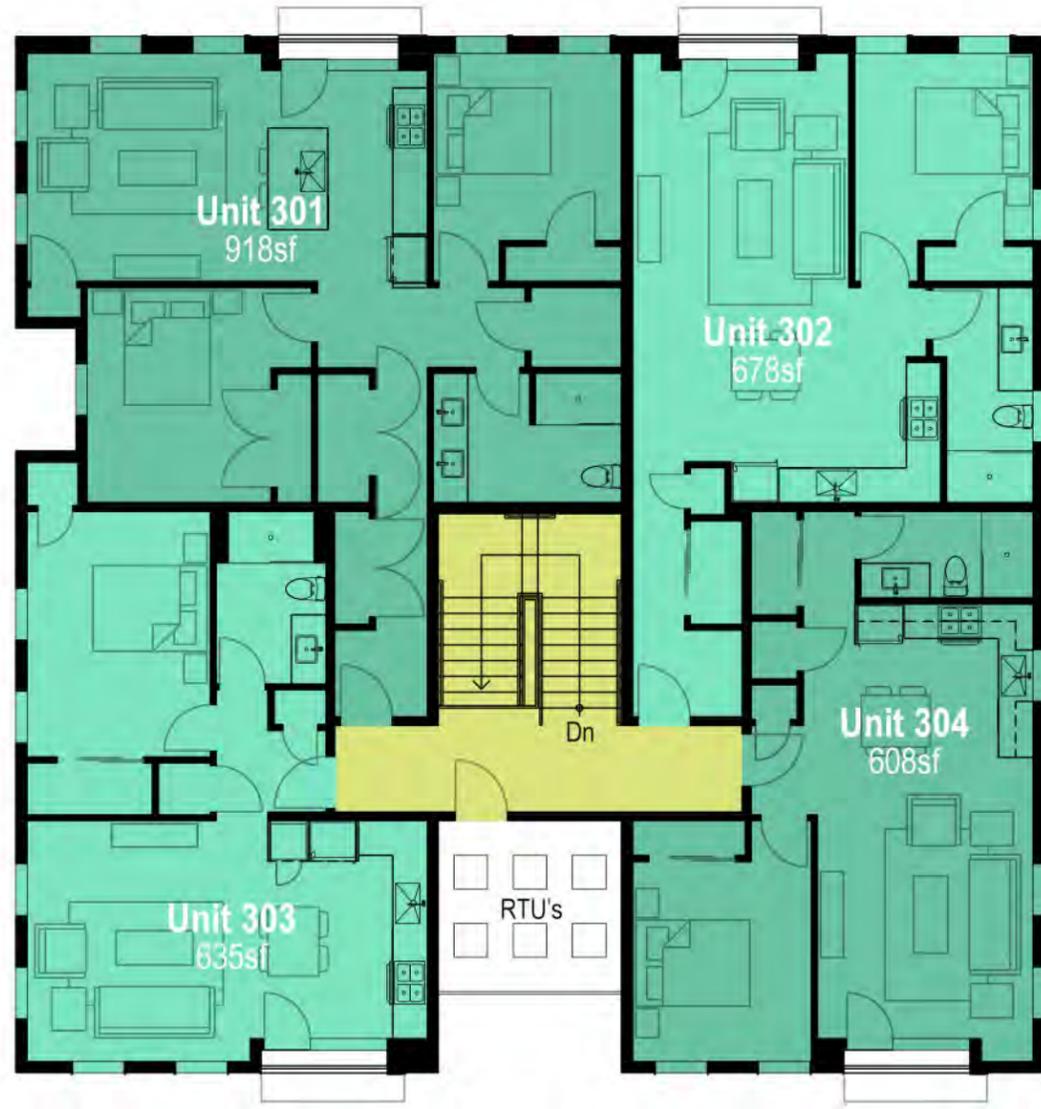
BUILDINGS 1 & 2 - 2ND FLOOR PLAN
3/32" = 1'-0" Plan NorthV



BUILDINGS 1 & 2 - 3RD FLOOR PLAN
3/32" = 1'-0" Plan NorthV



BUILDING 3 - 1ST & 2ND FLOOR PLANS
 3/32" = 1'-0" Plan NorthV



BUILDING 3 - 3RD FLOOR PLANS
3/32" = 1'-0" Plan NorthV

Stamp

Client

PROPERTY ADVISORS GROUP

29325 CHAGRIN BLVD, #302
 BEACHWOOD, OH 44122

Project

LAKE AVENUE APARTMENTS

8322, 8326, 8330, 8334, 8400 &
 8404 Lake Avenue
 Cleveland, OH 44102

Revisions

Original Permit Sub. Date --/--/--

Submission

- Progress
- Design Review
- Lot Split
- Planning
- Zoning
- Schematic Design
- 50% Design Development
- Building Permit
- Bidding
- Construction

Current Date 1/6/2026

Drawn By WH

Checked By HN

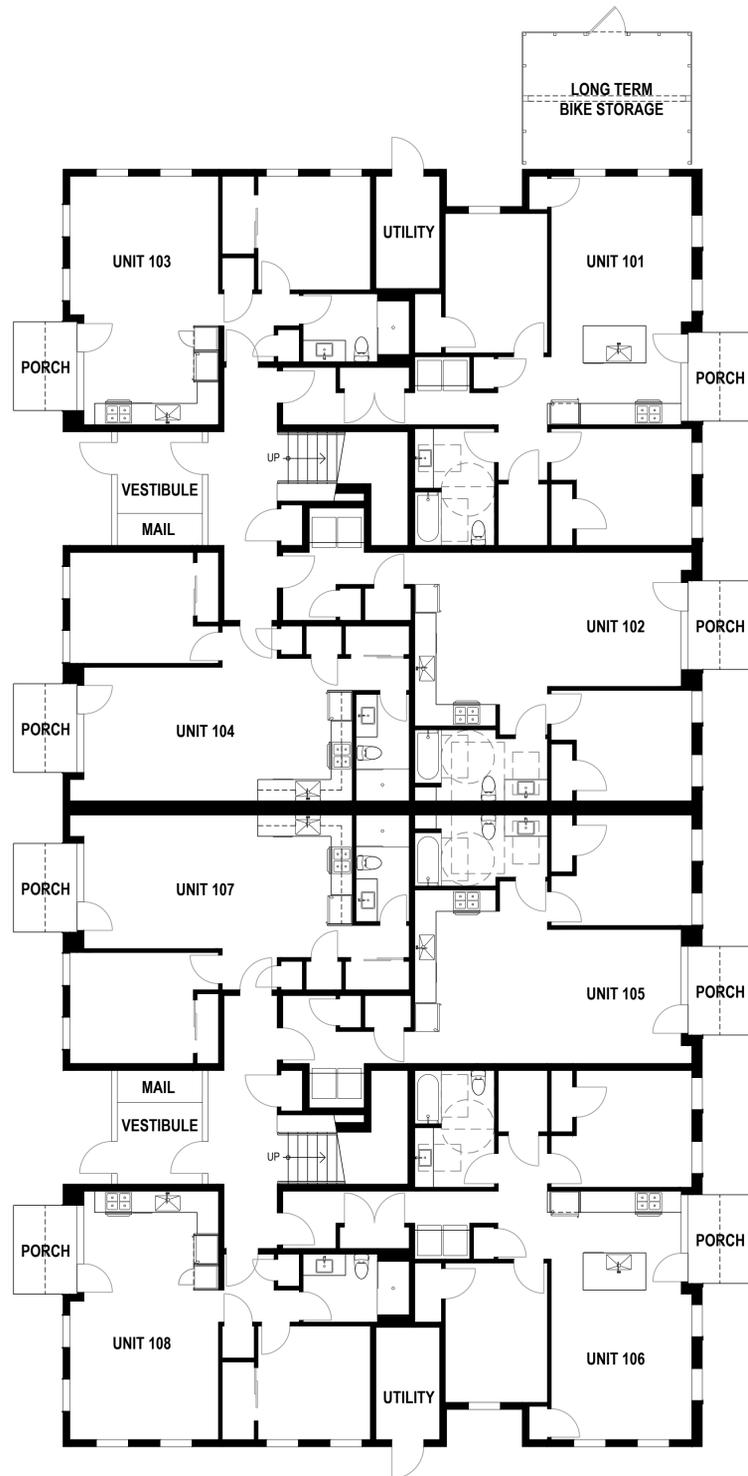
Job Number 24023

Sheet

**BUILDING 1 & 2
 FLOOR PLANS**

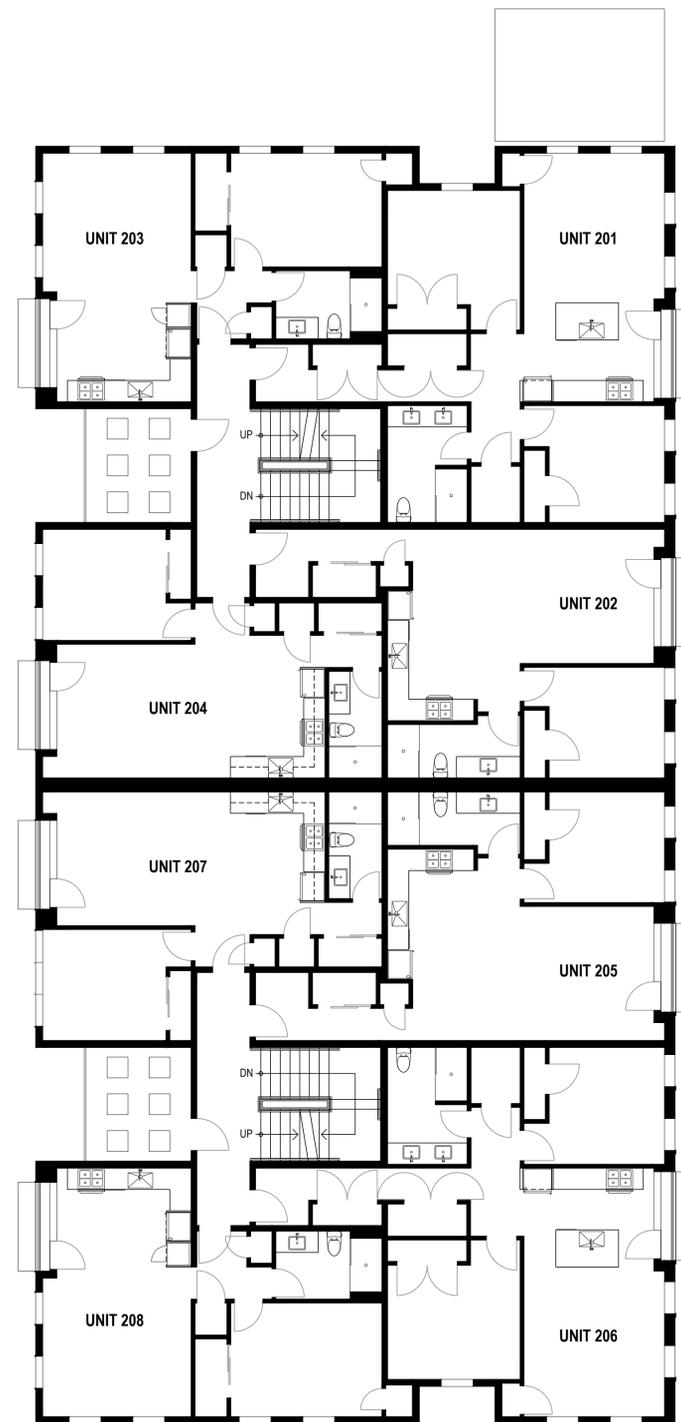
Discipline & Number

Z1.01



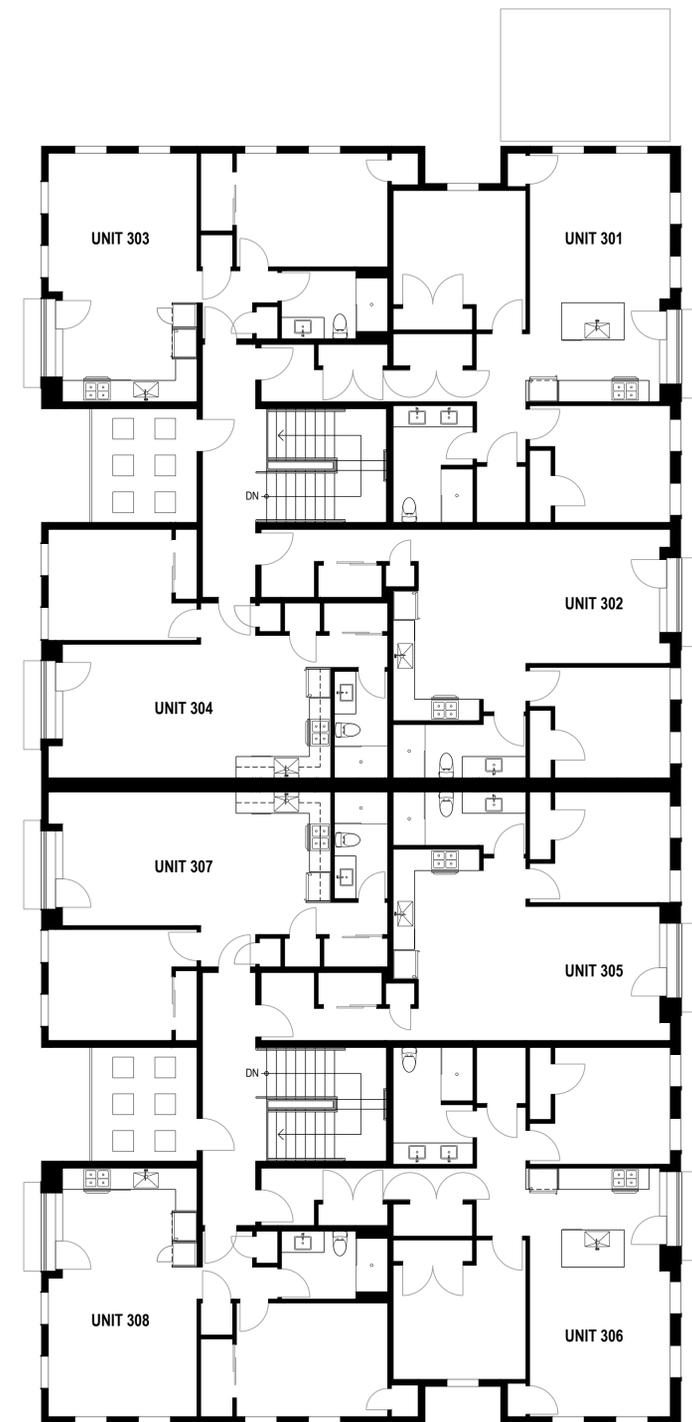
1 - 1st Floor Plan (Buildings 1 & 2)

Scale: 1/8" = 1'-0" < North



2 - 2nd Floor Plan (Buildings 1 & 2)

Scale: 1/8" = 1'-0" < North



3 - 3rd Floor Plan (Buildings 1 & 2)

Scale: 1/8" = 1'-0" < North

Stamp

Client

PROPERTY ADVISORS GROUP
 29325 CHAGRIN BLVD, #302
 BEACHWOOD, OH 44122

Project

LAKE AVENUE APARTMENTS
 8322, 8326, 8330, 8334, 8400 & 8404 Lake Avenue
 Cleveland, OH 44102

Revisions

Original Permit Sub. Date --/--/--

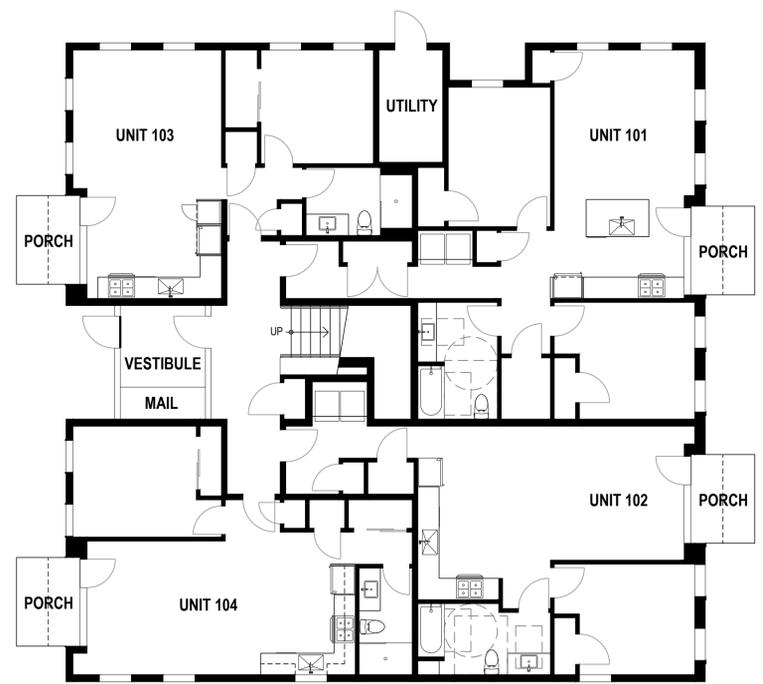
- Submission
- Progress
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 - Schematic Design
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 - Building Permit
 - Bidding
 - Construction

Current Date 1/6/2026
 Drawn By WH
 Checked By HN
 Job Number 24023
 Sheet

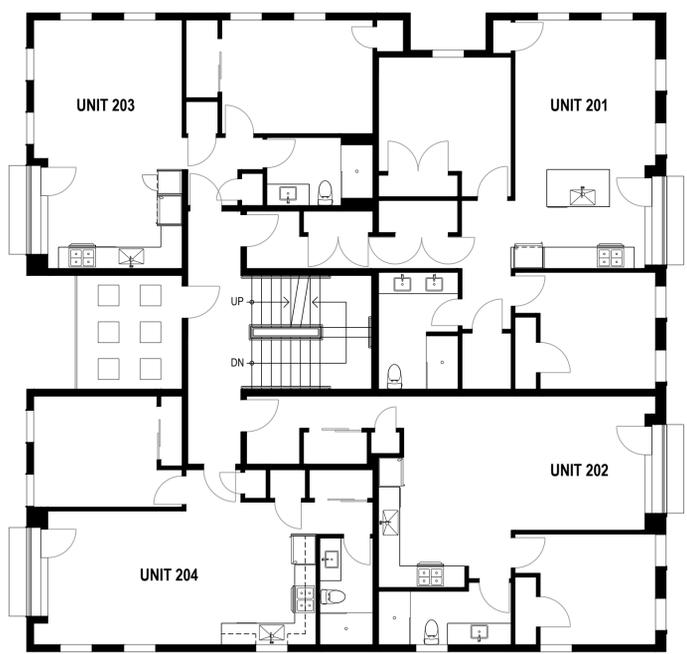
BUILDINGS 3 thru 6 FLOOR PLANS

Discipline & Number

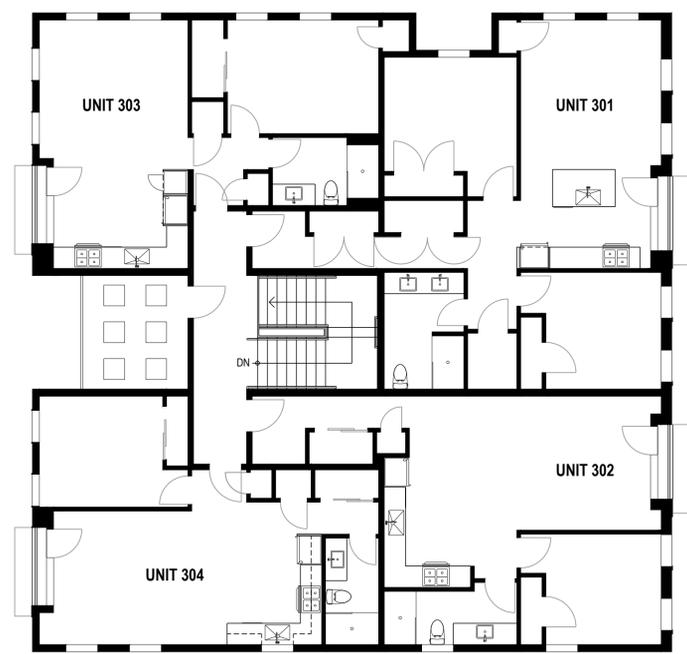
Z1.02



1 - 1st Floor Plan (Buildings 3 thru 6)
 Scale: 1/8" = 1'-0"



2 - 2nd Floor Plan (Buildings 3 thru 6)
 Scale: 1/8" = 1'-0"



3 - 3rd Floor Plan (Buildings 3 thru 6)
 Scale: 1/8" = 1'-0"



SOUTH ELEVATION



EAST ELEVATION

EXTERIOR MATERIAL KEY	
AS	ASPHALT SHINGLE
BR1	MODULAR BRICK 1
BR2	MODULAR BRICK 2
FL	LAP SIDING
FT	FIBER CEMENT BOARD PANEL
CC	CAST IN PLACE CONCRETE
M1	POWDER COATED ALUMINUM GUARDRAIL
M2	PREFINISHED METAL SIDING

BUILDINGS 1 & 2 - EXTERIOR ELEVATIONS
 3/32" = 1'-0"



EXTERIOR MATERIAL KEY	
AS	ASPHALT SHINGLE
BR1	MODULAR BRICK 1
BR2	MODULAR BRICK 2
FL	LAP SIDING
FT	FIBER CEMENT BOARD PANEL
CC	CAST IN PLACE CONCRETE
M1	POWDER COATED ALUMINUM GUARDRAIL
M2	PREFINISHED METAL SIDING

BUILDINGS 1 & 2 - EXTERIOR ELEVATIONS
 3/32" = 1'-0"



BUILDINGS 3/4/5/6 - EXTERIOR ELEVATIONS
 3/32" = 1'-0"

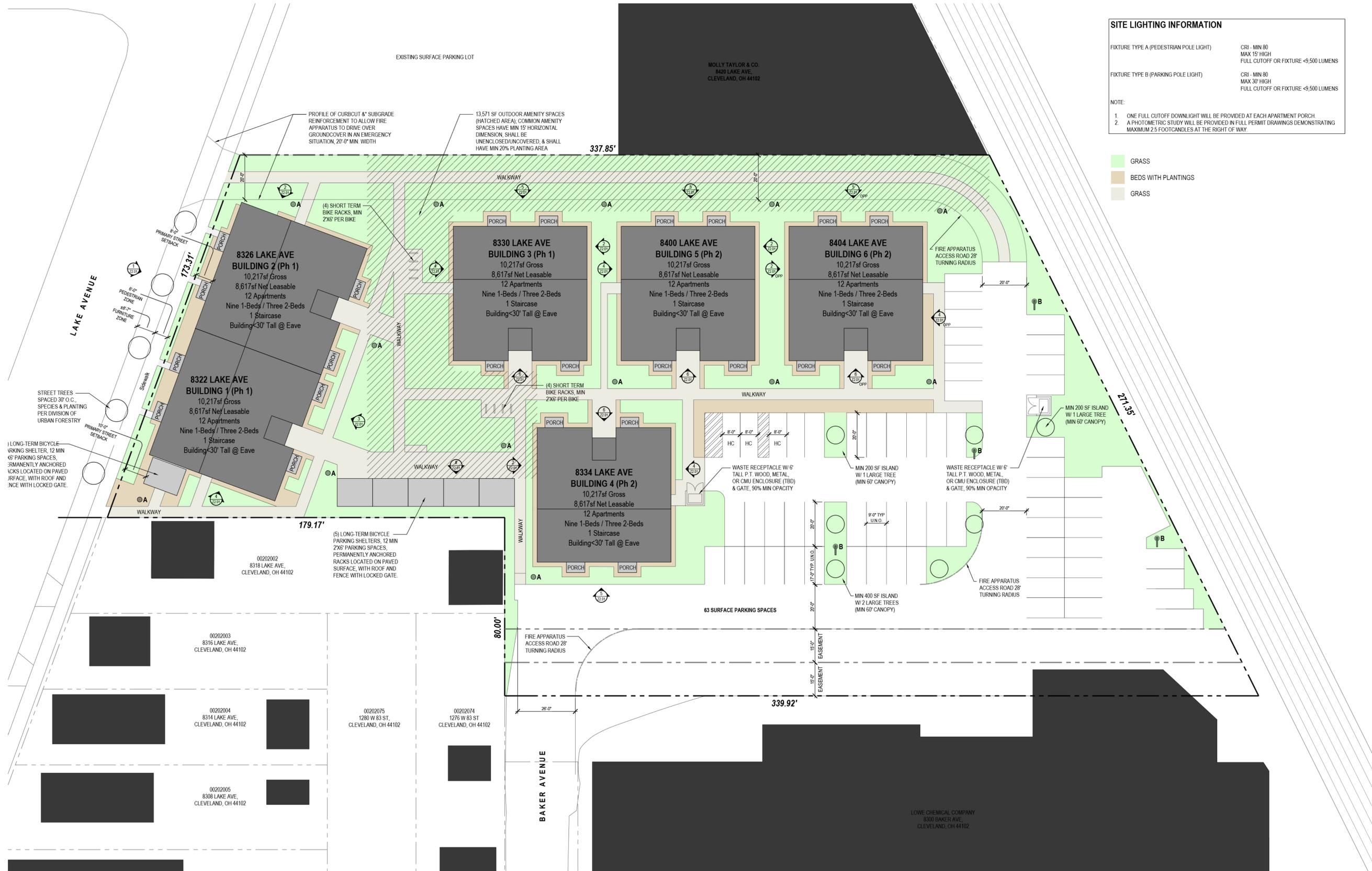
Form Based Zoning Information - UX3 Urban Flex

SITE SIZE: 92,030 SQ FT
PARCEL SIZE: 35' MIN FRONT ACCESS REQ'D, 173.31' PROVIDED
 15' SIDE/REAR ACCESS REQ'D, MIN 271.35' PROVIDED
DWELLING UNITS: UNLIMITED UNITS ALLOWABLE, 72 UNITS PROVIDED
OUTDOOR AMENITY SPACE: 10% (13,571 SF) REQ'D, MIN 10% PROVIDED, SEE SITE PLAN
PEDESTRIAN ZONE: MIN 7' REQ'D, 48' PROVIDED
FURNITURE ZONE: MIN 6' REQ'D, 8' PROVIDED
PLANTING STRIP TYPE: RAISED CURB PLANTER REQ'D, CURB PLANTER PROVIDED
 REQUIRED PER (2.2.6(F)); 5 STREET TREES PROVIDED, SEE SITE PLAN
TREES IN PLANTING STRIP: 3' MIN/10' MAX REQ'D, 8' (MAIN BUILDING) 10' (BIKE STORAGE) PROPOSED
PRIMARY STREET SETBACK: 0' REQ'D, SEE PLANS FOR PROVIDED REAR SETBACKS
REAR SETBACK: 0' REQ'D, SEE SITE PLAN FOR PROVIDED SIDE SETBACKS
SIDE SETBACK: 0' REQ'D, SEE SITE PLAN FOR PROVIDED SIDE SETBACKS

PRIMARY STREET BUILD-OUT: PARKING LOCATION:
 BLDG HEIGHT:
 BLDG WIDTH:
 BLDG ACTIVE DEPTH (PRIMARY ST):
 DWELLING UNITS PER BLDG:
 GROUND STORY HT:
 GROUND FLOOR ELEVATION:
 GROUND STORY WINDOWS:
 UPPER STORY WINDOWS:
 BLANK WALL WIDTH (MAX)
 STREET FACING ENTRY DOORS:

MIN 75% REQ'D, 76.4% (132.66 LIN FT) PROVIDED
 NO PARKING BTWN BLDG & STREET, NONE PROVIDED BTWN BLDG & STREET
 3 STORIES/42' HT MAX ALLOWABLE, 3 STORIES, 29'-11" TO BOTTOM OF EAVE PROPOSED
 275' MAX ALLOWABLE; 132.66' PROPOSED
 15' MIN ACTIVE DEPTH REQ'D; 15' MIN ACTIVE DEPTH PROPOSED (W/ MAX 20% INACTIVE USES)
 UNLIMITED ALLOWABLE, 12 PROPOSED PER BLDG
 MIN 10', 10'-6" PROPOSED
 MIN 0'-0" ALLOWABLE FOR MULTIFAMILY RESIDENTIAL; 7' PROPOSED
 35% MIN AT PRIMARY STREET REQ'D, 58% PROPOSED
 15% MIN AT PRIMARY STREET REQ'D, 58% & 53% PROPOSED
 20' MAX WIDTH AT GROUND STORY ALLOWABLE, 4'-8" WIDTH PROPOSED
 75' MAX SPACING AT PRIMARY STREET ALLOWABLE, 40'-0" PROPOSED

Stamp



SITE LIGHTING INFORMATION

FIXTURE TYPE A (PEDESTRIAN POLE LIGHT)	CRI - MIN 80 MAX 15' HIGH FULL CUTOFF OR FIXTURE <9,500 LUMENS
FIXTURE TYPE B (PARKING POLE LIGHT)	CRI - MIN 80 MAX 30' HIGH FULL CUTOFF OR FIXTURE <9,500 LUMENS

NOTE:
 1. ONE FULL CUTOFF DOWNLIGHT WILL BE PROVIDED AT EACH APARTMENT PORCH.
 2. A PHOTOMETRIC STUDY WILL BE PROVIDED IN FULL PERMIT DRAWINGS DEMONSTRATING MAXIMUM 2.5 FOOT CANDLES AT THE RIGHT OF WAY.

- GRASS
- BEDS WITH PLANTINGS
- GRASS

Client

PROPERTY ADVISORS GROUP
 29325 CHAGRIN BLVD, #302
 BEACHWOOD, OH 44122

Project
LAKE AVENUE APARTMENTS
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Revisions

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 50% Design Development
 Building Permit
 Bidding
 Construction
 Current Date: 1/6/2026
 Drawn By: WH
 Checked By: HN
 Job Number: 24023
 Sheet

PROPOSED SITE PLAN

Discipline & Number



WEST 85TH STREET

LAKE AVENUE

BAKER AVENUE

MEMORIAL SHOREWAY

X DENOTES TREE TO BE REMOVED
FINAL TREE PLAN TO BE SUBMITTED WITH PERMIT DOCUMENTS

PRELIMINARY TREE PLAN
NTS North>

8400 Lake Avenue Apartments

February 20, 2026

Form Based Code Available Relief:

Streetscape (2.2.6): Applicant proposes 6' pedestrian zone, code requires 7' pedestrian zone -> 20% (1.4') relief available via code.

Story Height (2.2.12): Applicant proposes 7" ground floor elevation, code requires 2' min ground floor elevation -> applicant does not meet code relief, relief must be granted by CPC.

City Planning Staff Recommendations:

Planning staff is in support of this project as shown, as it meets the following UX3 Form-Based Code standards: "Moderate intensity mixed-use, office & residential buildings intended to accommodate a variety of residential, retail, service, and commercial uses in a vibrant, pedestrian-friendly environment" (§ 3002.6 Urban Flex).

Cleveland City Planning Commission

Downtown/Flats Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

February 20, 2026

DF2023-045 – Cleveland Police Department Headquarters

February 20, 2026

Project Address: 2530 Superior Ave

Type: Renovation/Expansion

Project Representative: Michael Augoustidis & Bryan Daily, VOCON

Approval: Final

DF2023-045 – Cleveland Police Department Headquarters

February 20, 2026

CPC granted Final Approval for the Building and Garage Designs as presented on 1/19/24, with acknowledgement that the applicant has requested that the project be constructed without a liner building.

CPC also granted Schematic Design Approval for the Landscape, Architecture, and Signage on 1/19/24 with the following conditions (recommended by DFDRAC):

- Provide safer conditions for pedestrians along Superior Avenue with, at minimum, 18 in. to 24 in. amenity strip and 8 ft. sidewalk.
 - Review potential for improved streetscape elements including bumpouts, removal of on-street parking, and integration with Superior Midway bike land project.
 - Provide “outdoor living room” spaces within the plaza for meetings with victims.
 - Further consideration of boulders vs. bollards.
 - Review ground-plane material to alleviate maintenance concerns of trimming around each bollard/boulder
-

vocon.

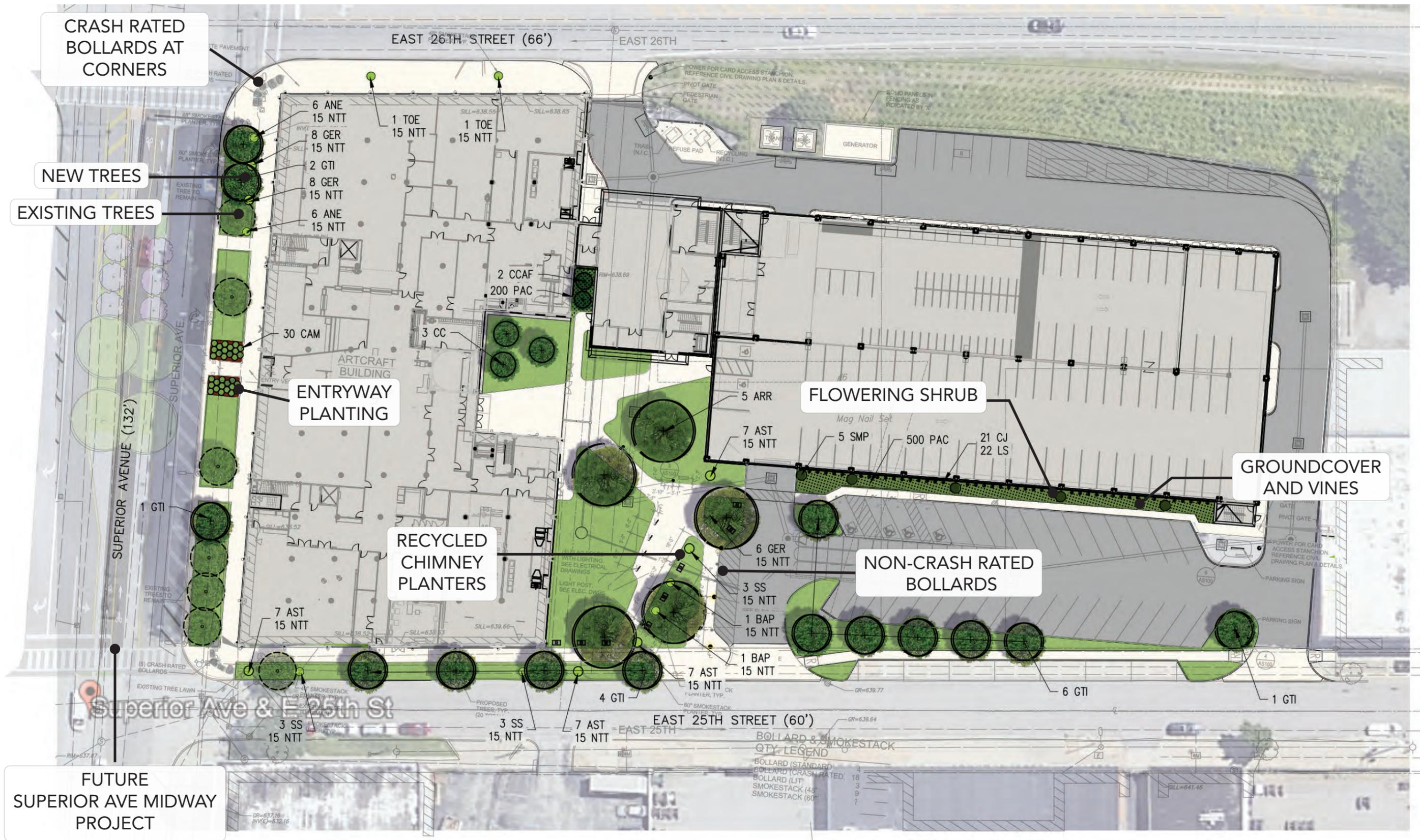
**DOWNTOWN FLATS ARCHITECTURAL REVIEW BOARD:
LANDSCAPE DESIGN REVIEW FINAL APPROVAL**

FEB 12 2026

**TURNDEV
CLEVELAND DIVISION OF POLICE HQ**

PROJECT DESCRIPTION

Landscape for the Cleveland Division of Police Headquarters. The landscape vegetation include a mix of trees, shrubs, vines/groundcover, and perennials. Site amenities include planters repurposed from the former Artcraft building smokestack, standard / lit / crash-rated bollards, pedestrian light posts, and “U” style bike racks.



TREES



ARR - Redpointe Red Maple



CCAF - Autumn Fire Hornbeam



CC - Redbud

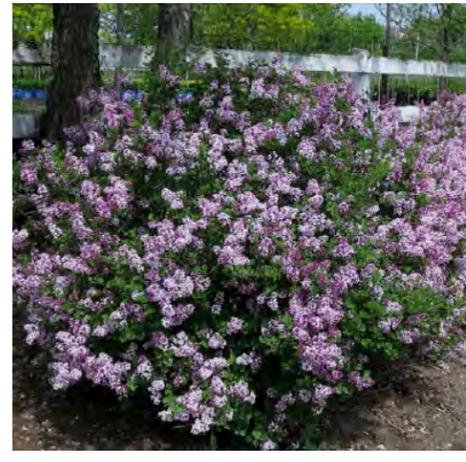


GTI - Skyline Honeylocust

SHRUBS



CAM - New Jersey Tea



SMP - Palabin Lilac



TOE - Emerald Arborvitae

VINES/GROUNDCOVER



CJ - Josephine Clematis



LS - Major Wheeler Honeysuckle



PAC - Green Sheen Pachysandra

PERENNIALS



ANE - Windflower



AST - Aster 'Eventide'



BAP - False Indigo



GER - Cranesbill

SPRING BULBS FOR ALL CONTAINERS



SS - Little Bluesteam



NTT - Dwarf Daffodil



Chimney Planters



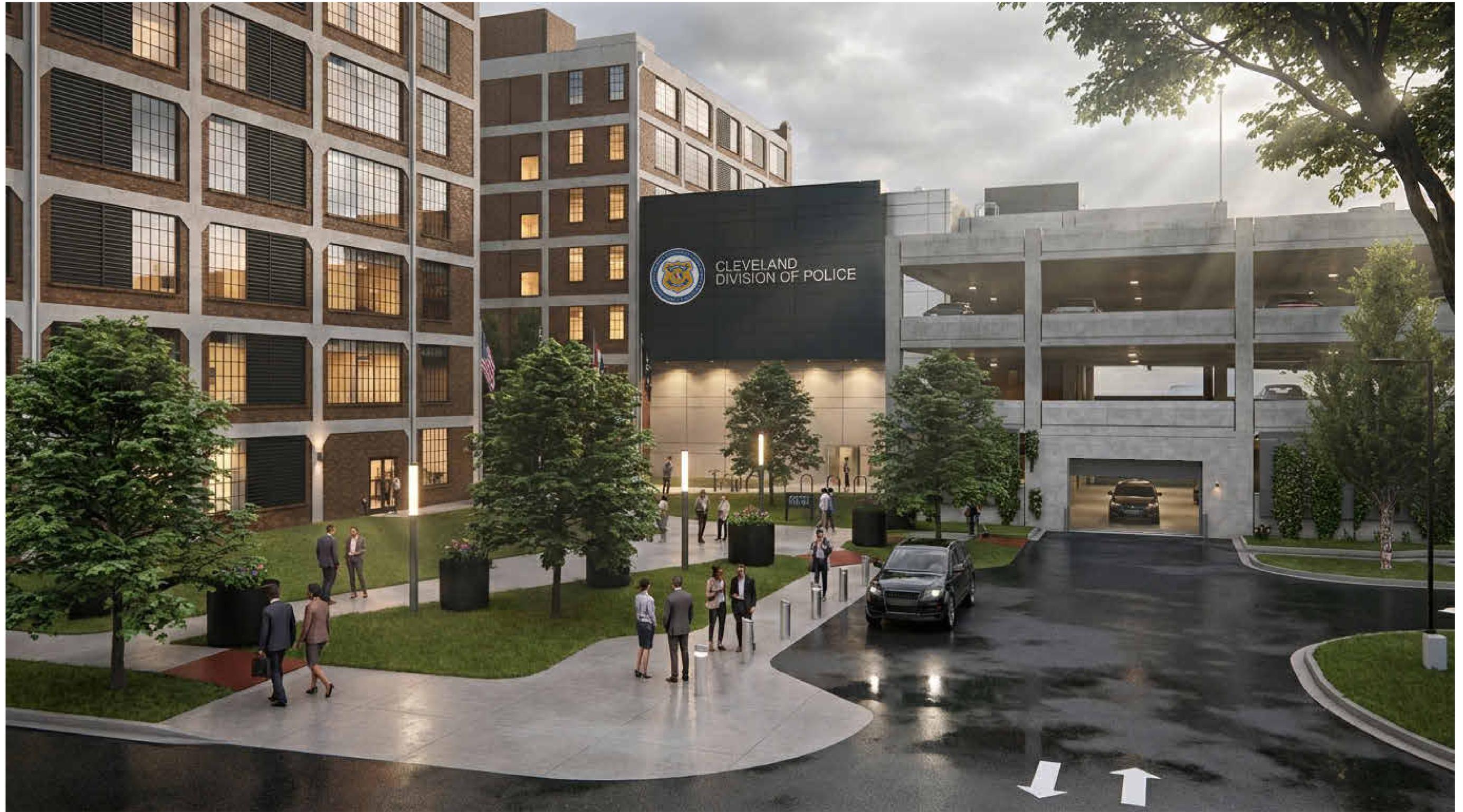
Crash Rated Bollards

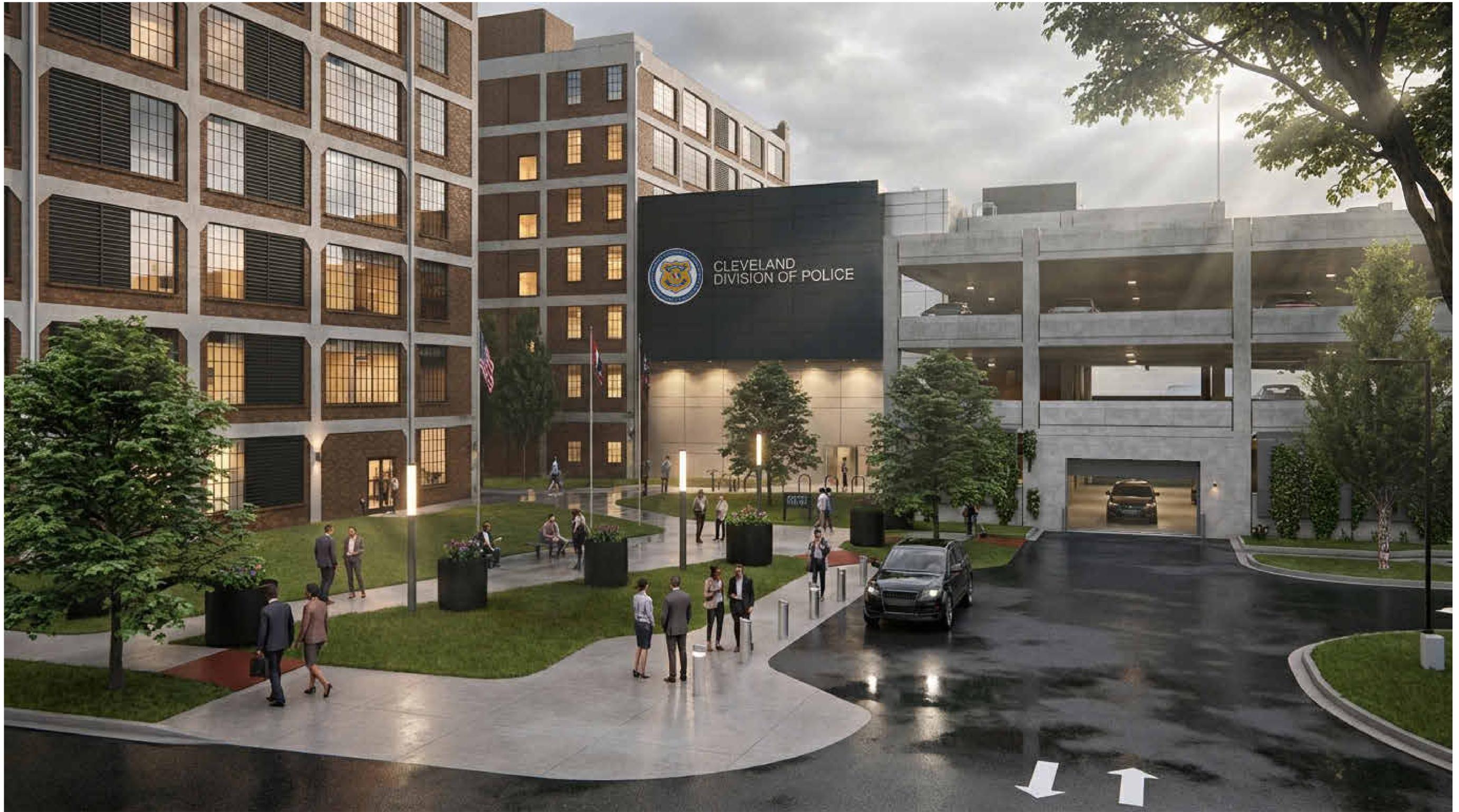


Lighting













vocon.

**LET YOUR
SPACES SPEAK.**



CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

Cleveland Division of Police HQ

Staff Report

February 2026



Downtown/Flats Design Review

Final Landscape

- **Approve** with conditions:
 - Provide additional seating in back plaza for meeting with victims
 - Reposition bollards at drop-off clear of car door swings
 - Provide additional trees wherever they do not interfere with bollards, future Public Art, or other infrastructure



DF2023-045 – Cleveland Police Department Headquarters

February 20, 2026

DFDRAC Recommendations

DFDRAC recommended final approval on 2/12/26 with the following conditions:

- Provide additional seating in back plaza for meeting with victims
- Reposition bollards at drop-off clear of car door swings
- Provide additional trees wherever they do not interfere with bollards, future Public Art, or other infrastructure

City Planning Staff Recommendations:

Planning staff is in support of approving this project with the conditions recommended by DFDRAC.

DF2025-021 – Union at Cleveland Harbor

February 20, 2026

Project Address: 5455 N. Marginal Rd

Type: New Construction – Residential

Project Representative: Meg Kavourias & Calvin Tustan, RDL Architects, Inc.

Approval: Final

DF2025-021 – Union at Cleveland Harbor

February 20, 2026

CPC granted schematic approval on 10/17/25 with the conditions that the applicant will continue to work with staff on pedestrian access/safety, increase the quantity and diversity of site amenities, and contact RTA & other partners to investigate opportunities to improve public transportation accessibility to the site.

Planning staff recommended consideration specifically to:

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



RDL
ARCHITECTS



UNION AT CLEVELAND HARBOR

CLEVELAND, OHIO

FINAL DESIGN REVIEW
FEBRUARY 12, 2026

AGENDA



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

01

LOCATION
+
CONTEXT

THE TEAM

DEVELOPER:
THE ANNEX GROUP
FISHERS, INDIANA

ARCHITECT:
RDL ARCHITECTS, INC.
BEACHWOOD, OHIO

CIVIL:
RIVERSTONE COMPANY
CLEVELAND, OHIO

LANDSCAPE:
POD DESIGN
COLUMBUS, OHIO



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



Union at Crescent
Bloomington, IN
Affordable Housing 146 units



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



Union at Tryon
Charlotte, NC
Affordable Housing 200 units



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



The Annex of Bozeman
Bozeman, MT
Workforce Housing 134 units

LOCATION/CONTEXT

LOCATED AT 5475 N MARGINAL ROAD
PARCEL # 10501101

ACREAGE

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

ZONING

GR-D₃, ALLOWS MULTI-FAMILY BY-RIGHT



PLANNING

PROPOSED BIKE PATH EXTENSION ALONG N MARGINAL ROAD

IMMEDIATELY ADJACENT TO SITE

10' TRAIL

> LOCATION OF BIKE PATH CURRENTLY
DESIGNED AND UNDER CONSTRUCTION
SHOWN ON SITE PLAN

E 55th MARINA IMPROVEMENTS

NEW BOAT HOUSE & NEW USE AS SAILING
CENTER

METROPARKS

MEETING 3/31

REQUESTED A PLAYGROUND

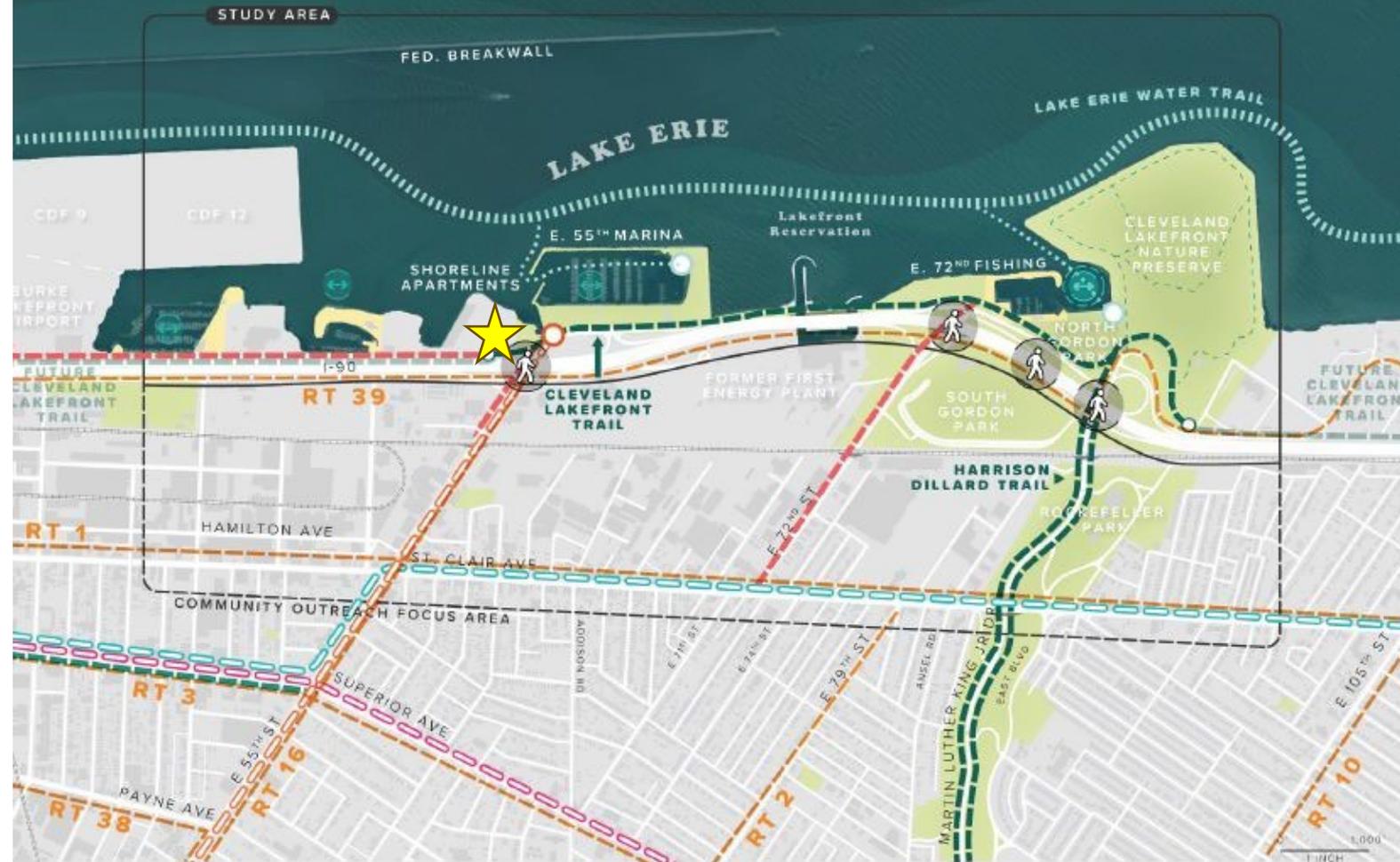
TRAIL TO MARINA, NEW PARK TO HELP
WEAVE TOGETHER NEW USES

CHEERS

EXPANSION OF GORDON PARK



PROJECT SITE



Legend

ACTIVITIES

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

EXISTING BIKE + TRAILS

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

PLANNED MIDWAY TRAILS

- Orange Way
- Magenta Way
- Blue Way

The map above identifies current and
planned mobility routes.

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

IMAGE FROM CHEERS PLAN, CH 4

CONTEXT



CLEVELAND LAKEFRONT BIKE WAY

INTERCITY YACHT CLUB & GORDAN PARK BOAT LAUNCH

LAKEFRONT RESERVATION

CLEVELAND LAKEFRONT NATURE PRESERVE

CHEERS MASTER PLAN

CLEVELAND METROPARKS E55 FISHING AREA

GORDON PARK

MARTIN LUTHER KING JR. DRIVE & CULTURAL GARDENS

E.55TH MARINA

PROJECT LOCATION

FOREST CITY YACHT CLUB

WALL OF WHALES

LAKESIDE YACHT CLUB

KIRTLAND PARK

GRDINA PARK

N. MARGINAL BIKE PATH

VOINOVICH BICENTENNIAL PARK

OASIS MARINAS AT NORTH COAST HARBOR

CLEVELAND MEMORIAL SHORE WAY

ST. CLAIRE AVE.

ST. CLAIR SUPERIOR

ASIATOWN

HOUGH

0-6-1

1-90

E.55TH ST

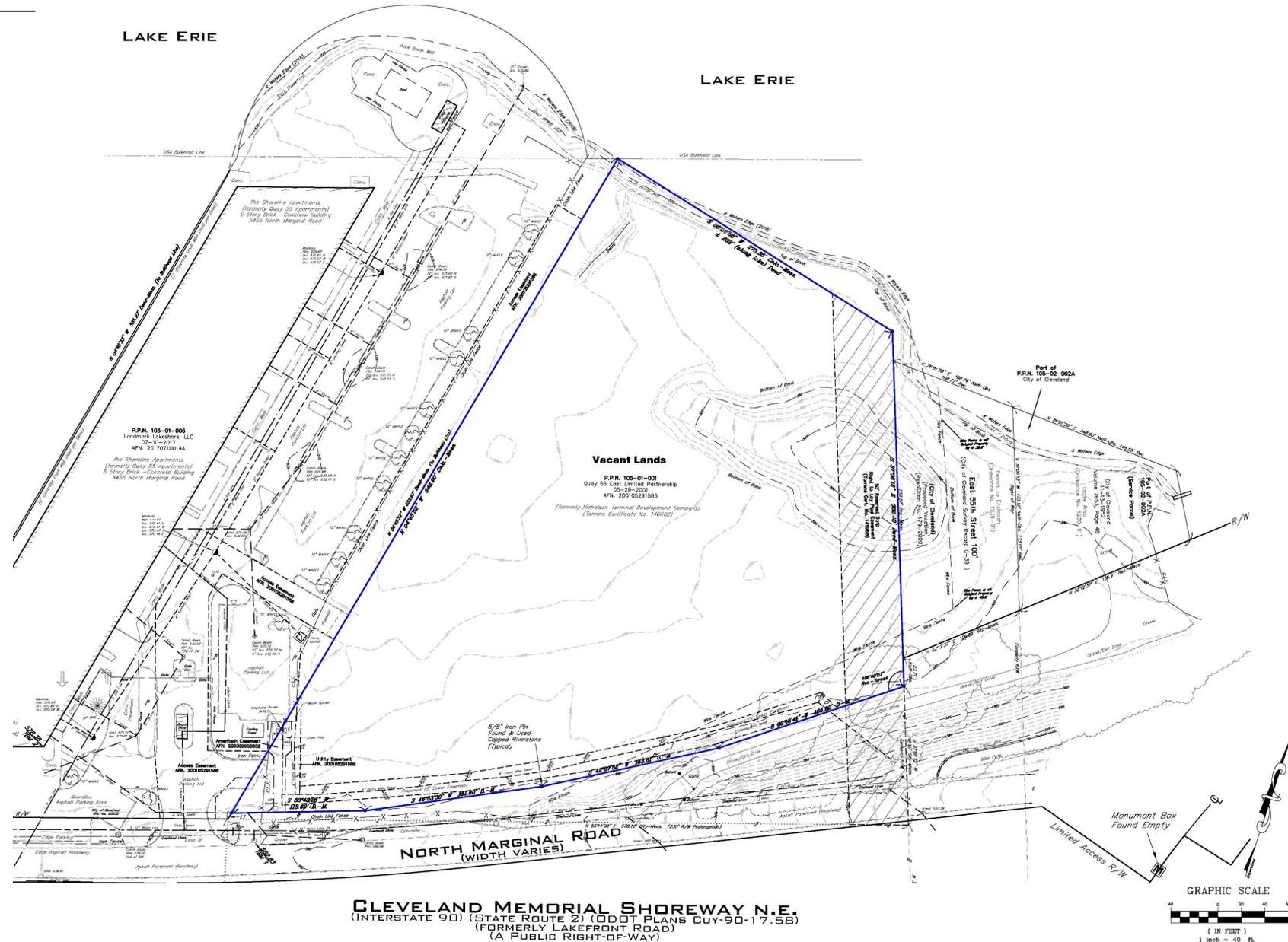
E.72ND ST

02

EXISTING
CONDITIONS

ALTA SURVEY

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



SITE PHOTOS



1 LOOKING EAST AT SITE, FROM THE SOUTHWEST CORNER



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

SITE PHOTOS



3 GRADE CHANGE



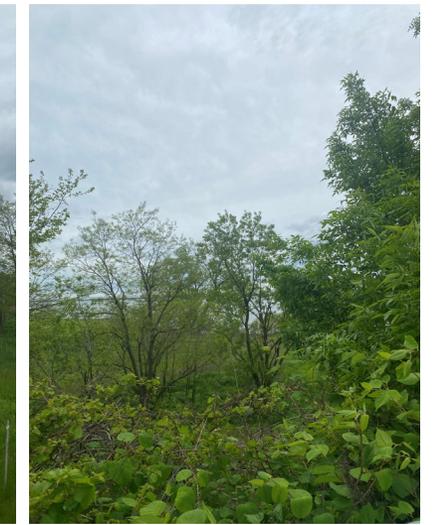
4 LOOKING WEST ON
N. MARGINAL



5 VIEW OF SITE FROM SOUTHEAST
LOOKING NORTHWEST



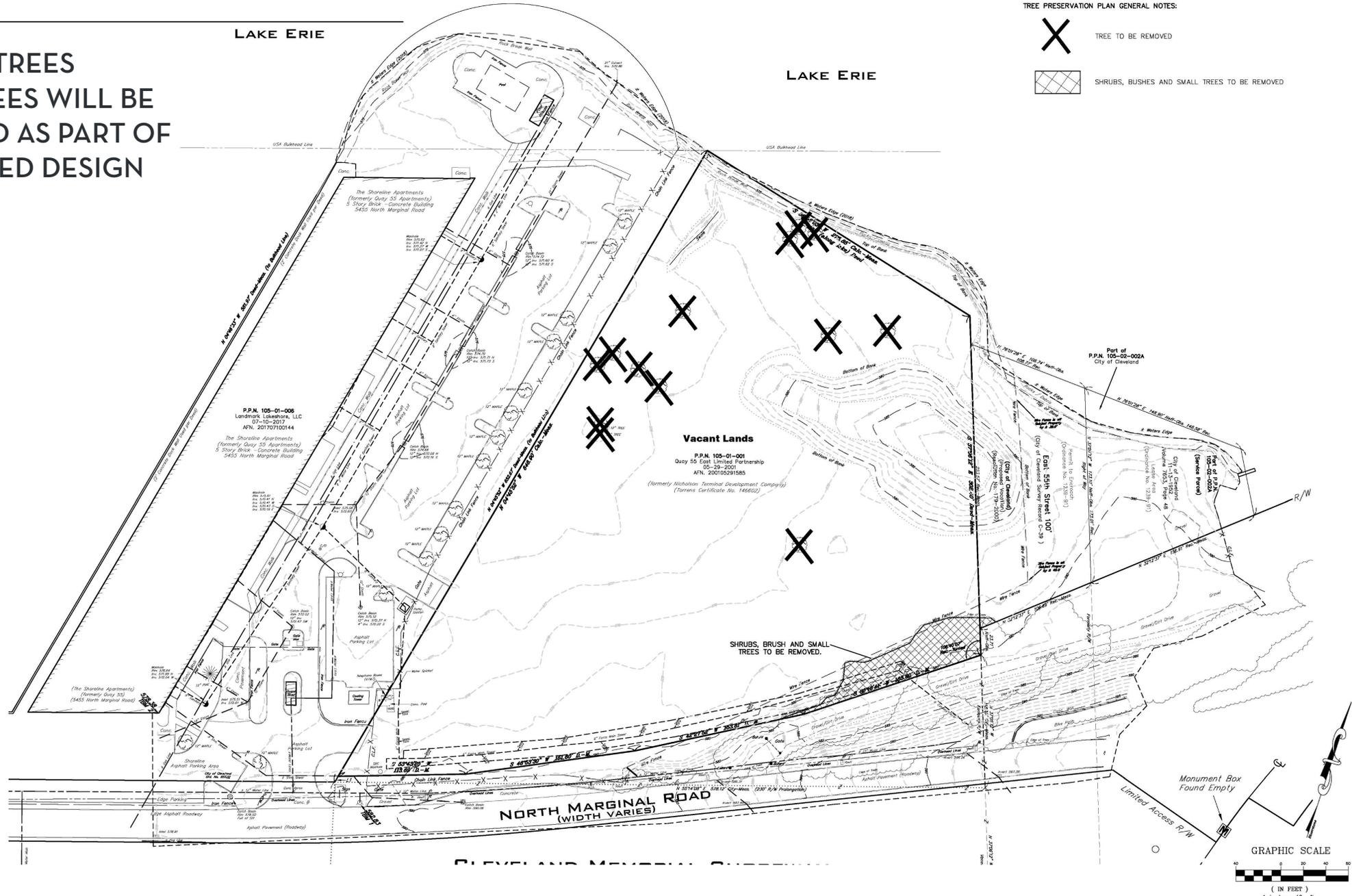
6 VIEW OF SITE
LOOKING NE



7 LOOKING NORTH

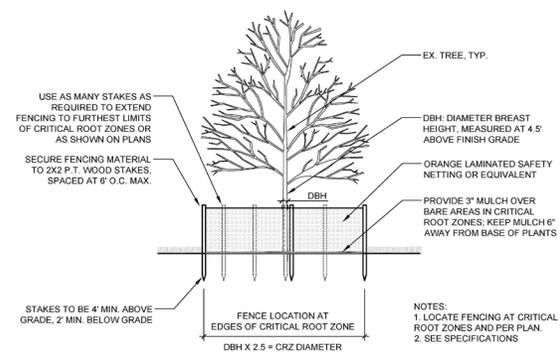
TREE PLAN

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



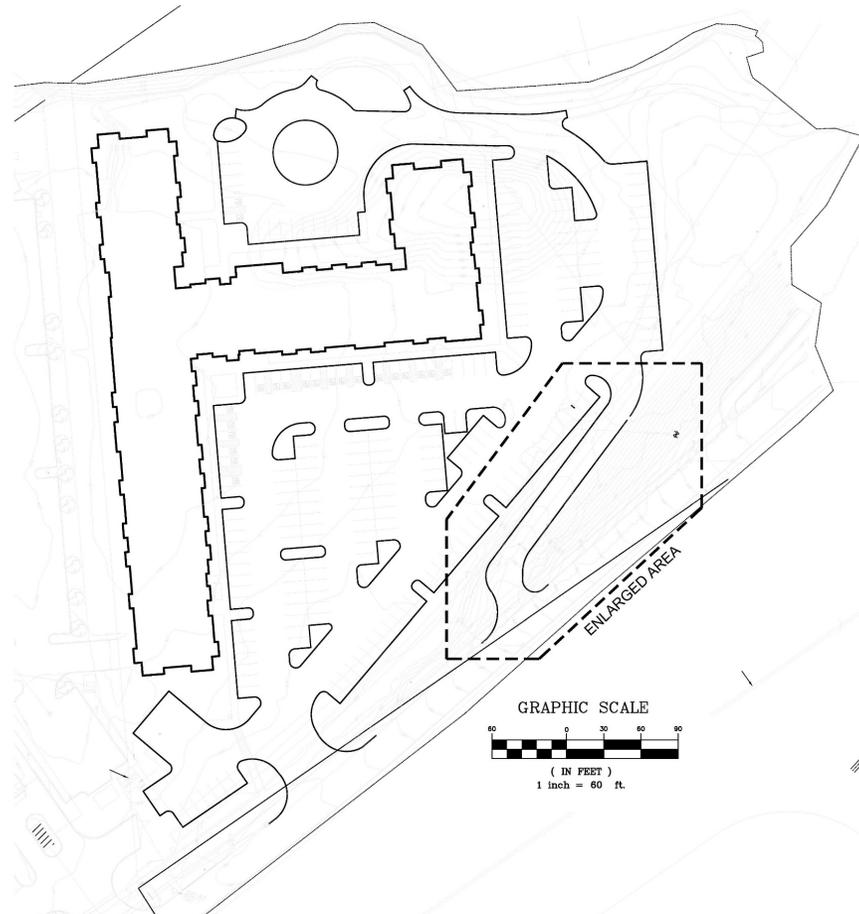
TREE PLAN

- PROTECTING AND MAINTAINING HILLSIDE BETWEEN NORTH MARGINAL AND SITE



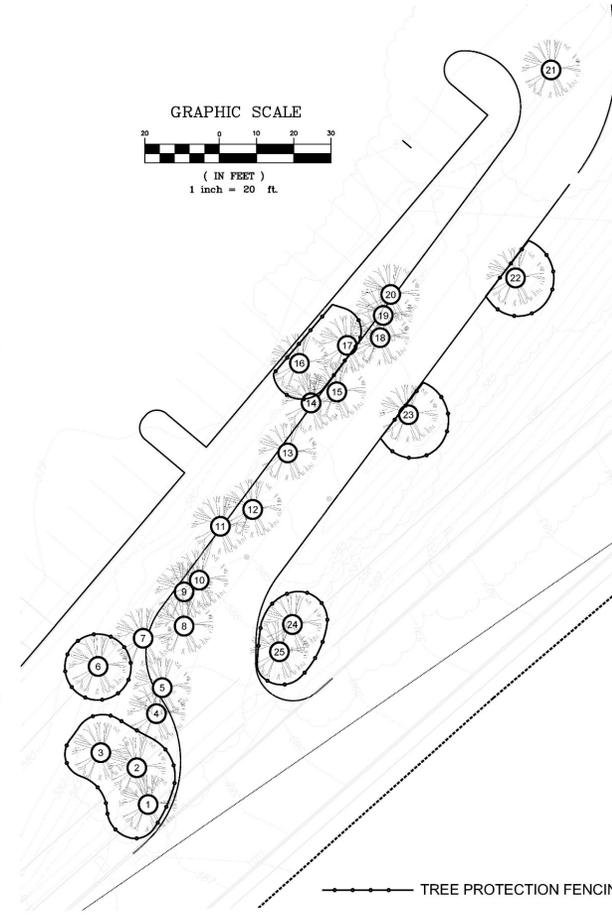
TREE PROTECTION FENCING

NTS (1/23/01)



OVERALL PLAN

1" = 60'-0"



TREE PRESERVATION PLAN

1" = 20'-0"



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

MS = multistem

TREE PROTECTION FENCING

03

SITE PLAN

DESIGN EVOLUTION

UNIT YIELD GOAL: 278 UNITS

PARKING GOAL: 1.25-1.5 SPACES/DU

5-STORY APARTMENT BUILDING / 219 UNITS

197 PARKING SPACES + 22 OVERFLOW SPACES TO THE NORTH

MAIN VEHICULAR/PEDESTRIAN /BICYCLE ACCESS FROM N. MARGINAL

SECONDARY EMERGENCY ACCESS FROM N MARGINAL

OPEN SPACE / LOCATED GREEN SPACE ALONG THE LAKE



DESIGN CONCEPT

HARBORING LAKEFRONT ACCESSIBILITY

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



(REFERENCE IMAGES)



SITE PLAN

BUILDING

5-STORY APARTMENT BUILDING
GENERAL POPULATION
209 UNITS

PARKING + SEATING

188 PARKING SPACES + 21 ADA PARKING SPACES
209 PARKING SPACES TOTAL
12 EXTERIOR BIKE PARKING SPACES
36 INTERNAL BIKE PARKING SPACES
60 (+/-) SEATS ACROSS THE SITE

AMENITY SPACES

REFER TO NEXT TWO SLIDES FOR IMPROVED AMENITIES

RELOCATED PARKING

SHIFTED ALL PARKING FROM THE NORTH END OF THE BUILDING TO THE EAST AND SOUTH + REDUCED DRIVE ENTRY WIDTHS

EASEMENT

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



SITE PLAN | PREVIOUS SUBMITTAL AMENITY ENLARGEMENT

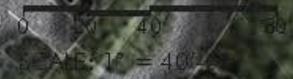
PLAYGROUND
- 2-12 YEAR PLAY STRUCTURE

WATERFRONT
- BENCH NODE SEATING
- MULTI-USE GREEN SPACE

RE-ENFORCED LAWN (FIRE LANE)
- PASSIVE MULTI-USE LAWN AREA
- YARD GAMES

PATIO
- ±3 PICNIC TABLES
- 2 GRILLS

SEATING: ±34 SEATS
PLAY: 1 PIECE, 2-12 YEARS OLD AGE RANGE PLAY EQUIPMENT + MULTI-USE LAWN FOR YARD GAMES



SITE PLAN | REVISION AMENITY ENLARGEMENT

ENHANCED PLAYGROUND

- INTERIOR BENCH SEATING
- 2-12 YEAR PLAY EQUIPMENT
- PLAY STRUCTURE, SPINNER BOWL, & SWING

WATERFRONT ACTIVATION (PASSIVE ACTIVITY)

- PICNIC TABLE AND BENCH NODE SEATING
- PERGOLA STRUCTURE
- MULTI-USE GREEN SPACE

RE-ENFORCED LAWN (FIRE LANE)

- PASSIVE MULTI-USE LAWN AREA
- YARD GAMES

CONCRETE PAD (FIRE LANE)

- MULTI-USE PAINTED COURT
- TEMPORARY PICKLEBALL, HOP-SCOTCH, 4-SQUARE, FREE THROW, ETC.

EXPANDED PATIO

- ±6 DINING TABLES
- ±3 LOUNGE SEATING AREAS
- 2 GRILLS

SEATING: ±60 SEATS

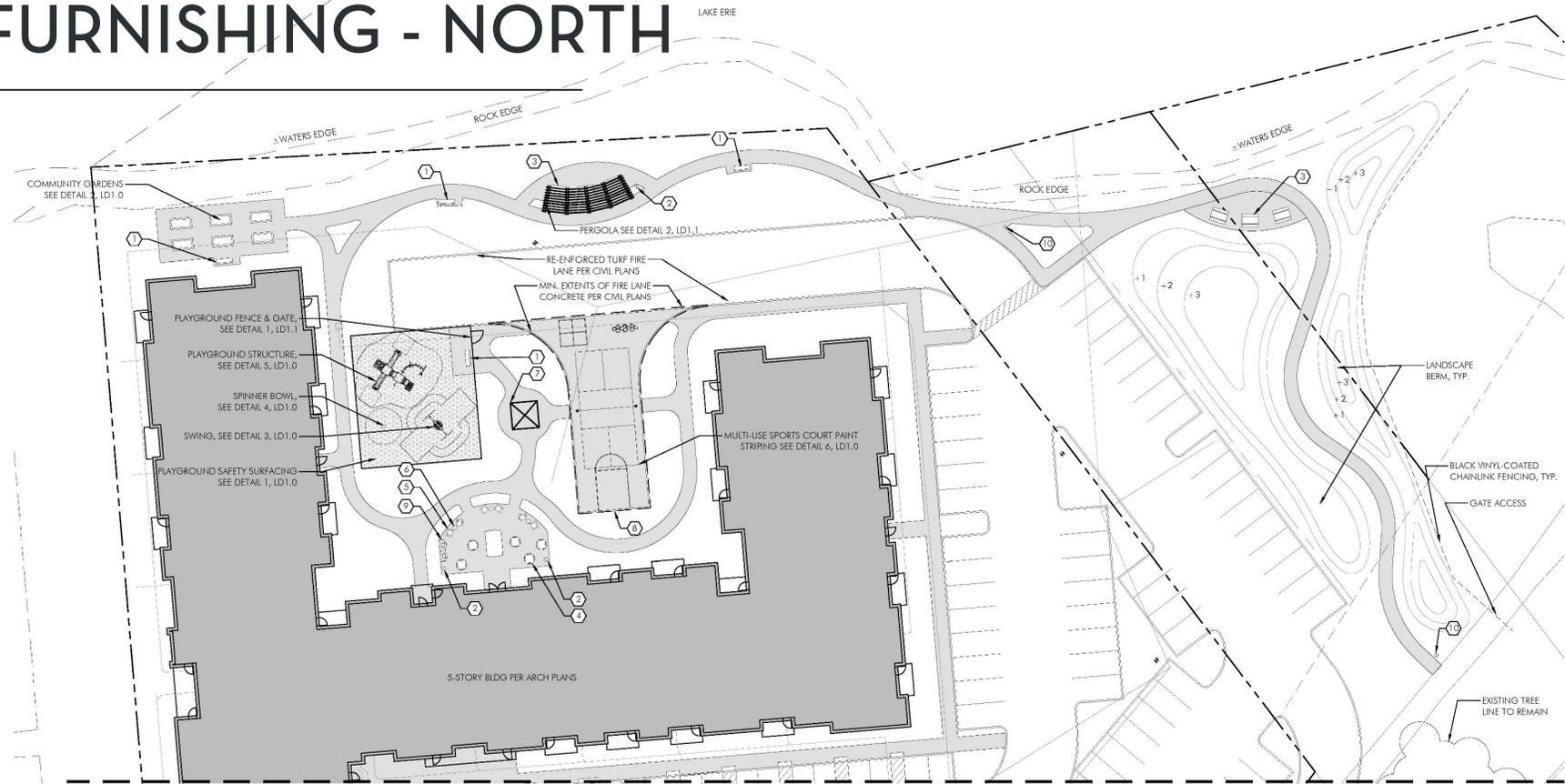
PLAY: 3 PIECES, 2-12 YEARS OLD AGE RANGE PLAY EQUIPMENT + MULTI-USE AREAS FOR ALL AGES (SPORT COURT, YARD GAMES, ETC.)



REFERENCE IMAGERY



SITE FURNISHING - NORTH



MATCHLINE: SITE LAYOUT ENLARGEMENT PLAN - SOUTH SHEET LT.1

1 Site Layout Enlargement Plan - North
SCALE: 1" = 20'-0"

- LEGEND**
- PROPERTY LINE
 - CONCRETE WALK PER CIVIL PLAN, TYP.
 - PLAYGROUND SURFACE (REFER TO DETAIL 1, SHEET LD1.0)
 - FURNISHING CODED NOTE (REFER TO FURNISHING SCHEDULE, THIS SHEET)

- LAYOUT NOTES**
1. CONTRACTOR TO VERIFY WITH THE OWNER'S REPRESENTATIVE AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO START. CALL OHIO UTILITIES PROTECTION SERVICES AT (800)362-2764. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
 2. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WITH WORK. NOTIFY ON SITE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS. NO WORK SHALL BE DONE IN AREAS WHERE SUCH DISCREPANCIES EXIST.
 3. DO NOT SCALE DRAWINGS. UTILIZE DIMENSIONS INDICATED ON THE PLANS. THE CONTRACTOR SHALL COORDINATE ALL WORK AND BE RESPONSIBLE FOR ALL METHODS, MEANS, SEQUENCE, AND PROCEDURES OF THE WORK.
 4. UNLESS OTHERWISE INDICATED ON THE PLANS, ALL LINE WORK, LAYOUT AND DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO ONE ANOTHER.
 5. DO NOT DISTURB AREAS OUTSIDE OF PROJECT LIMITS.
 6. MAXIMUM SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE INDICATED ON THE PLANS. MAINTAIN POSITIVE DRAINAGE IN ALL AREAS. MAINTAIN 5% MAXIMUM RUNNING SLOPE AND 2% MAXIMUM CROSS SLOPE FOR ALL PAVEMENT.
 7. PROTECT EXISTING FACILITIES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING FACILITIES RESULTING FROM CONSTRUCTION ACTIVITIES.
 8. ALL LAYOUT IS TO BE STAKED BY A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF OHIO. FOR ELECTRONIC FILES, CONTACT OWNER. NOTIFY OWNER TO REVIEW LAYOUT STAKING AND APPROVE FIELD MODIFICATIONS AS NEEDED PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

FURNISHING SCHEDULE



1 Bench
Quantity: 4
Model: 556-1431
Color: Black
Manufacturers: The Park Catalog
Mounting: Surface



3 Picnic Table
Quantity: 6
Model: 595-6007
Color: Black
Manufacturers: The Park Catalog
Mounting: Surface



5 Lounge Chair
Quantity: 6
Model: M81002
Color: Black
Wares: Beechwood
Manufacturer: Texacraft



7 Gazebo
Quantity: 1
Model: LGMF1618
Color: Gray
Manufacturer: Dami Outdoor Living
Mounting: Surface



8 Grill
Quantity: 2
Model: 720-1136
Color: Stainless Steel
Manufacturer: Hengill



2 Trash Receptacle
Quantity: 3
Model: 595-6012
Color: Black
Manufacturers: The Park Catalog
Mounting: Surface



4 Dining Chairs
Quantity: 20
Model: 40243.02.000
Color: Anthracite
Manufacturer: Texacraft

Dining Table
Quantity: 5
Model: MRS36-ST
Color: Coastal Mist
Manufacturer: Texacraft



6 Side Table
Quantity: 3
Model: M81086
Color: Black
Wares: Beechwood
Manufacturer: Texacraft



9 Basketball Hoop
Quantity: 1
Model: BIS-PK60
Steel Backboard
Manufacturer: School Outfitters



10 Pet Station
Quantity: 2
Model: #1003-L
Color: Forest Green
Manufacturer: DOGGPOT

SITE FURNISHING - SOUTH



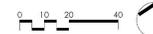
LEGEND

- PROPERTY LINE
- CONCRETE WALK PER CIVIL PLAN, TYP.
- ▨ MULTI-USE TRAIL PER CIVIL PLAN, TYP.

LAYOUT NOTES

1. CONTRACTOR TO VERIFY WITH THE OWNER'S REPRESENTATIVE AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO START. CALL OHIO UTILITIES PROTECTION SERVICES AT (800)362-2764. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
2. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WITH WORK. NOTIFY ON SITE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS. NO WORK SHALL BE DONE IN AREAS WHERE SUCH DISCREPANCIES EXIST.
3. DO NOT SCALE DRAWINGS. UTILIZE DIMENSIONS INDICATED ON THE PLANS. THE CONTRACTOR SHALL COORDINATE ALL WORK AND BE RESPONSIBLE FOR ALL METHODS, MEANS, SEQUENCE, AND PROCEDURES OF THE WORK.
4. UNLESS OTHERWISE INDICATED ON THE PLANS, ALL LINE WORK, LAYOUT AND DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO ONE ANOTHER.
5. DO NOT DISTURB AREAS OUTSIDE OF PROJECT LIMITS.
6. MAXIMUM SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE INDICATED ON THE PLANS. MAINTAIN POSITIVE DRAINAGE IN ALL AREAS. MAINTAIN 5% MAXIMUM RUNNING SLOPE AND 2% MAXIMUM CROSS SLOPE FOR ALL PAVEMENT.
7. PROTECT EXISTING FACILITIES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING FACILITIES RESULTING FROM CONSTRUCTION ACTIVITIES.
8. ALL LAYOUT IS TO BE STAKED BY A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF OHIO. FOR ELECTRONIC FILES, CONTACT OWNER. NOTIFY OWNER TO REVIEW LAYOUT STAKING AND APPROVE FIELD MODIFICATIONS AS NEEDED PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

1 Site Layout Enlargement Plan - South
SCALE: 1" = 20'-0"



FURNISHING SCHEDULE

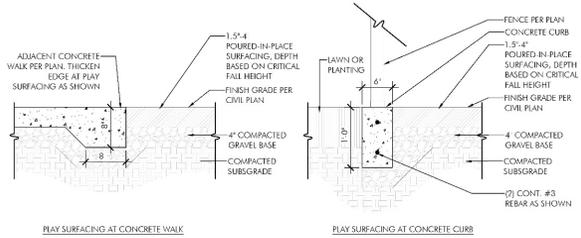


- 1 Trash Receptacle
Quantity: 1
Model: 395-0112
Color: Black
Manufacturer: The Park Catalog
Mounting: Surface



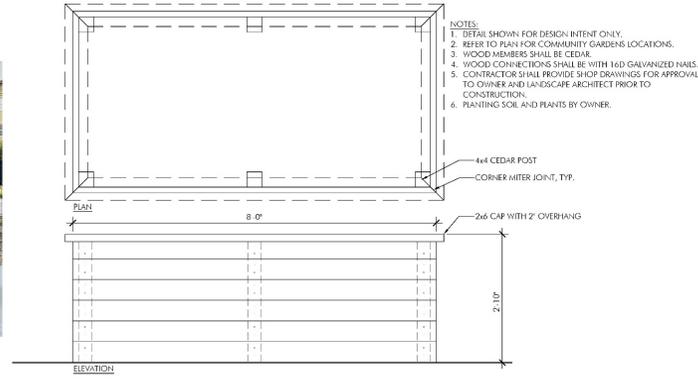
- 2 Bike Rack
Quantity: 6
Model: 293-2036
Color: Black
Manufacturer: The Park Catalog
Mounting: Surface

SITE FURNISHING & AMENITIES



PLAY SURFACING AT CONCRETE WALK

NOTES:
 1. POURED-IN PLACE SAFETY SURFACE WILL COMPLY WITH BOTH ASTM F1292-04 FOR IMPACT ATTENUATION AND ASTM G422.87 FOR TENSILE STRENGTH. THE TENSILE STRENGTH SHALL BE A MINIMUM OF 60.
 2. THE SURFACING SHALL MEET OR EXCEED A G-MAX RATING OF 105 AND HEAD-IMPACT CRITERIA (HIC) RATING OF 500 FOR THE 5-12 YEAR OLD EQUIPMENT FALL ZONES, TESTING SHALL BE PROVIDED BY AN INDEPENDENT COMPANY AFTER INSTALLATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPLACING ANY SURFACING THAT DOES NOT PASS. AT THEIR OWN EXPENSE.
 3. COLOR: BEIGE/BLACK SHALL NOT MAKE UP MORE THAN 30% OF COLOR MIXTURE. FINAL COLOR SELECTION TO BE VERIFIED WITH OWNER.



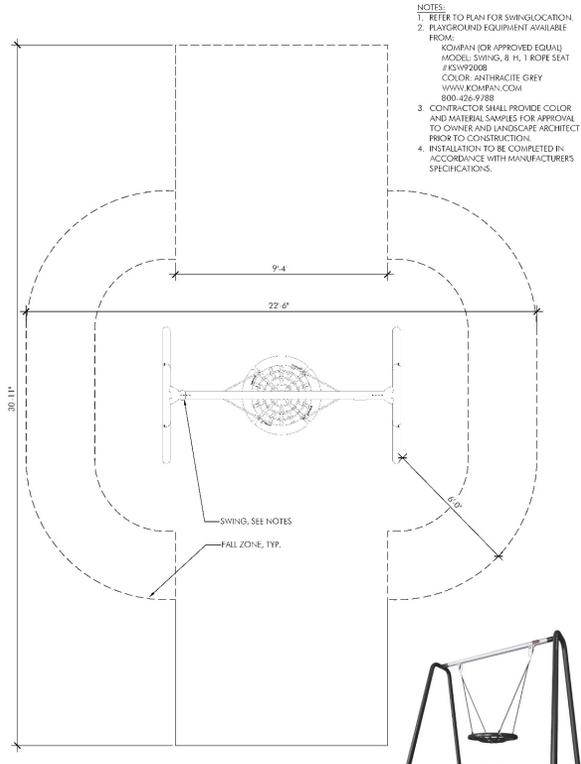
NOTES:
 1. DETAIL SHOWN FOR DESIGN INTENT ONLY.
 2. REFER TO PLAN FOR COMMUNITY GARDENS LOCATIONS.
 3. WOOD MEMBERS SHALL BE CEDAR.
 4. WOOD CONNECTIONS SHALL BE WITH 1x4 GALVANIZED NAILS.
 5. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL TO OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
 6. PLANTING SOIL AND PLANTS BY OWNER.

1 Playground Safety Surfacing

1" = 1'-0"

2 Community Gardens

NTS

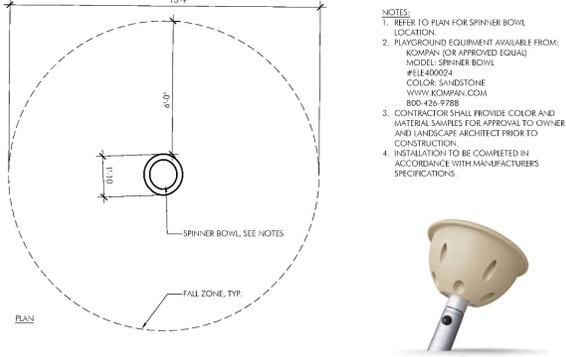


NOTES:
 1. REFER TO PLAN FOR SWING LOCATION.
 2. PLAYGROUND EQUIPMENT AVAILABLE FROM:
 KOMPAN (OR APPROVED EQUAL)
 MODEL: SWINGS, 8 PL. 1 SEAT
 #KSW92008
 COLOR: ANTHRACITE GREY
 WWW.KOMPAN.COM
 800.426.9788
 3. CONTRACTOR SHALL PROVIDE COLOR AND MATERIAL SAMPLES FOR APPROVAL TO OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
 4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



3 Swing

3/8" = 1'-0"

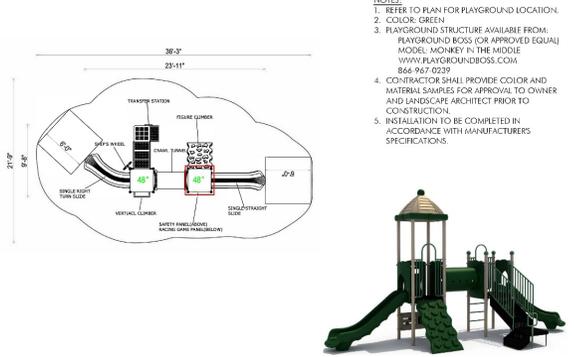


NOTES:
 1. REFER TO PLAN FOR SPINNER BOWL LOCATION.
 2. PLAYGROUND EQUIPMENT AVAILABLE FROM:
 KOMPAN (OR APPROVED EQUAL)
 MODEL: SPINNER BOWL
 #KLE40024
 COLOR: SANDSTONE
 WWW.KOMPAN.COM
 800.426.9788
 3. CONTRACTOR SHALL PROVIDE COLOR AND MATERIAL SAMPLES FOR APPROVAL TO OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
 4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



4 Spinner Bowl

3/8" = 1'-0"

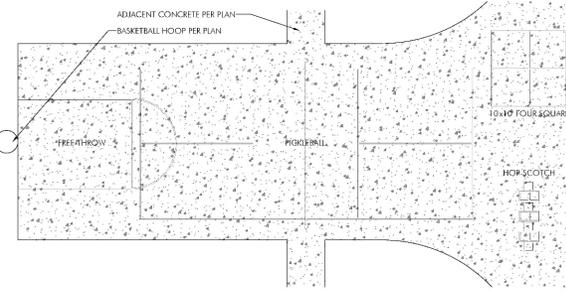


NOTES:
 1. REFER TO PLAN FOR PLAYGROUND LOCATION.
 2. COLOR: GREEN
 3. PLAYGROUND STRUCTURE AVAILABLE FROM:
 PLAYGROUND BOSS (OR APPROVED EQUAL)
 MODEL: MONKEY IN THE MIDDLE
 WWW.PLAYGROUNDBOSS.COM
 866.967.6239
 4. CONTRACTOR SHALL PROVIDE COLOR AND MATERIAL SAMPLES FOR APPROVAL TO OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
 5. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



5 Playground Structure

1/8" = 1'-0"



IMAGES SHOWN FOR DESIGN INTENT ONLY
NOT TO SCALE

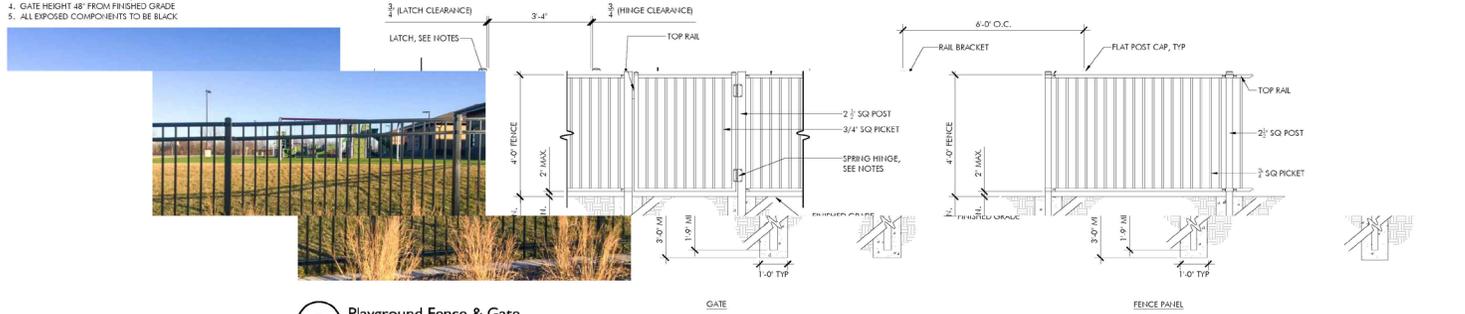
NOTES:
 1. DETAIL SHOWN FOR DESIGN INTENT ONLY. FINAL GAMES, PAINTING LAYOUT, AND COLORS TBD.
 2. REFER TO PLAN FOR MULTI-USE PAD LOCATION.
 3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL TO OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
 4. ALL ITEMS SUCH AS TEMPORARY PICKLEBALL NET, BALL/EQUIPMENT, PADDLES, ETC. TO BE PROVIDED BY OWNER.

6 Multi-Use Sport Court Paint Striping

1/8" = 1'-0"

SITE FURNISHING & AMENITIES

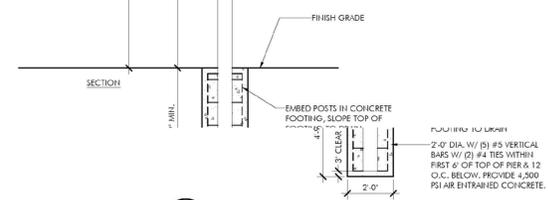
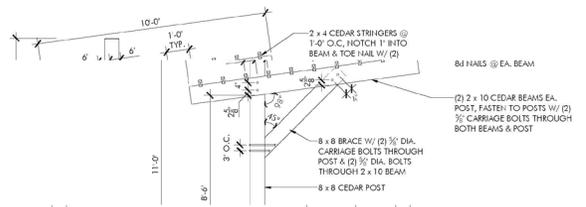
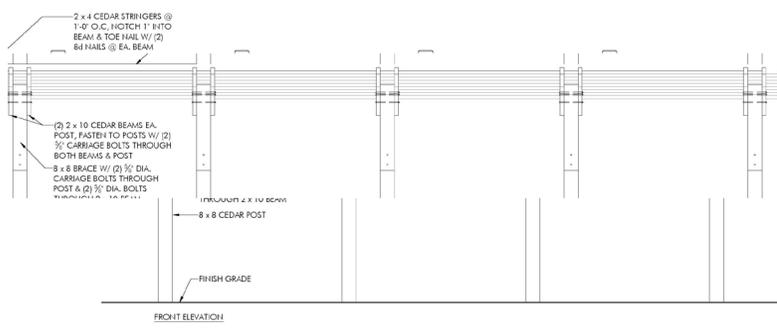
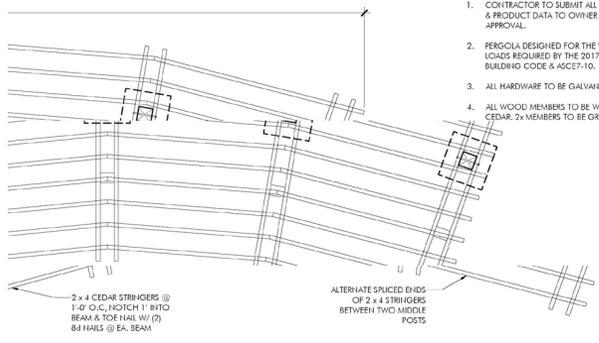
- NOTES:
1. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL.
 2. FENCE AND GATE AVAILABLE FROM: AMERSTAR (OR APPROVED EQUAL) WWW.AMERSTARPERIMETER.COM
 3. GATE IS TO BE SELF-CLOSING, SELF-LATCHING
 4. GATE HEIGHT 48" FROM FINISHED GRADE
 5. ALL EXPOSED COMPONENTS TO BE BLACK



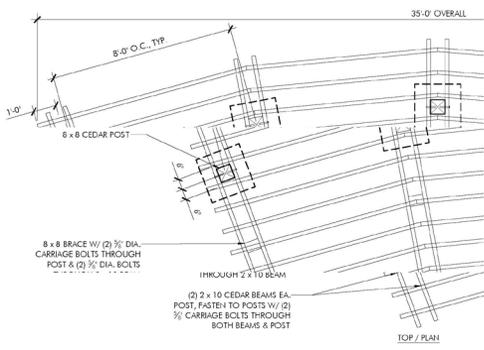
1 Playground Fence & Gate
1/2" = 1'-0"

- NOTES:
1. CONTRACTOR TO SUBMIT ALL MATERIALS & PRODUCT DATA TO OWNER FOR APPROVAL.
 2. PERGOLA DESIGNED FOR THE WIND & ICE LOADS REQUIRED BY THE 2017 OHIO BUILDING CODE & ASCE7-10.
 3. ALL HARDWARE TO BE GALVANIZED STEEL.
 4. ALL WOOD MEMBERS TO BE WESTERN RED CEDAR. 2x MEMBERS TO BE GRADE NO. 2 OR BETTER. POSTS TO BE GRADE NO. 1 OR BETTER. APPLY 'WOOD LIFE' PRESERVATIVE & A PENETRATING SEALER TO PORTION OF WOOD POSTS TO BE EMBEDDED IN CONCRETE.
 5. FINISH: TBD

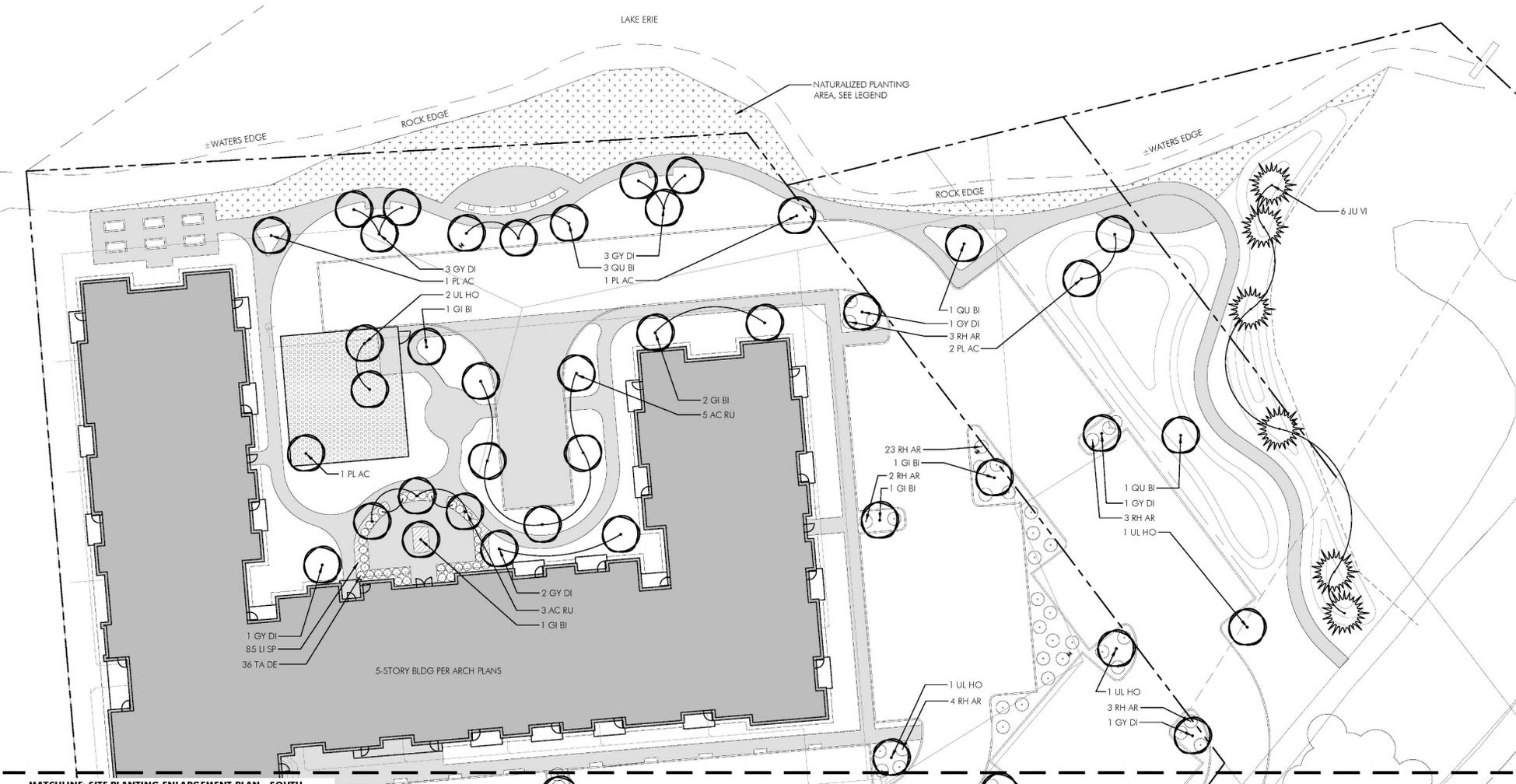
NOTE:
DETAIL SHOWN FOR DESIGN INTENT ONLY. ALL STRUCTURAL ENGINEERING & CALCULATIONS TO BE PROVIDED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF OHIO.



2 Pergola
3/8" = 1'-0"



LANDSCAPE PLAN - NORTH



LEGEND

- PROPERTY LINE
- LAWN (SEED)
- NATURALIZED PLANTING AREA, TYP. FINAL MIX TBD

NOTES

1. REFER TO SHEET LD2.0 FOR PLANT INSTALLATION NOTES & DETAILS.
2. ALL AREAS OUTSIDE OF PAVING & PLANT BEDS ARE TO BE LAWN/ SEEDED UNLESS OTHERWISE NOTED.

PLANT LIST

SYMBOL	BOTANICAL & COMMON NAMES	SIZE	COND.	REMARKS
DECIDUOUS TREES				
GI BI	<i>Ginkgo biloba</i> 'Princeton Sentry', Ginkgo	2' Cal.	B&B	AS SHOWN
UL HO	<i>Ulmus</i> 'New Horizon' New Horizon Elm	2' Cal.	B&B	AS SHOWN
GY DI	<i>Gymnocladus dioica</i> 'McKibranched' Decaf Kentucky Coffee Tree	2' Cal.	B&B	AS SHOWN
AC RU	<i>Acer Rubrum</i> , Red Maple	2' Cal.	B&B	AS SHOWN
QU BI	<i>Quercus bicolor</i> , Swamp White Oak	2' Cal.	B&B	AS SHOWN
PL AC	<i>Platanus x acerifolia</i> , London Plane Tree	2' Cal.	B&B	AS SHOWN
EVERGREEN TREES				
JU VI	<i>Juniper virginiana</i> , Eastern Red Cedar	6 HT.	B&B	AS SHOWN
SHRUBS				
RH AR	<i>Rhus aromatica</i> 'Gro-Low' Gro-Low Fragrant Sumac (NATIVE)	24' Ht.	CONT.	AS SHOWN
TA DE	<i>Taxus x media</i> 'Densiflormis' Dense Spreading Yew	24' Ht.	CONT.	AS SHOWN
PERENNIALS/ ORNAMENTAL GRASSES/ GROUNDCOVERS				
LI SP	<i>Liriope spicata</i> Creeping Lilyturf	#1	CONT.	16' O.C.

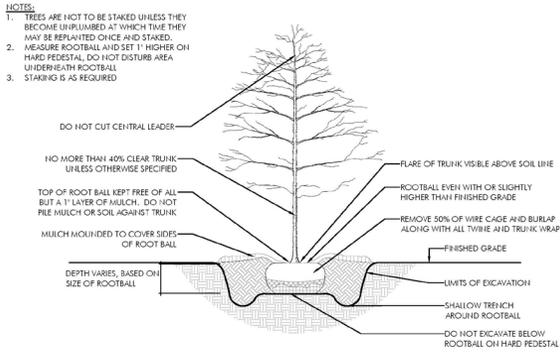
PLANT SUBSTITUTIONS MAY BE REQUIRED DEPENDING ON PLANT AVAILABILITY. ANY SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL MEET MINIMUM CODE REQUIREMENTS AT TIME OF INSTALLATION.

MATCHLINE: SITE PLANTING ENLARGEMENT PLAN - SOUTH SHEET L2.1

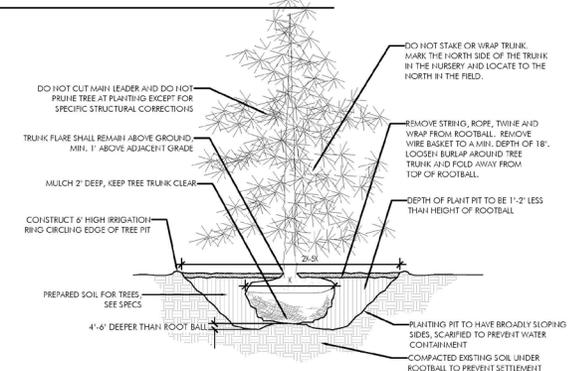
1 Site Planting Enlargement Plan - North
SCALE: 1" = 40'-0"



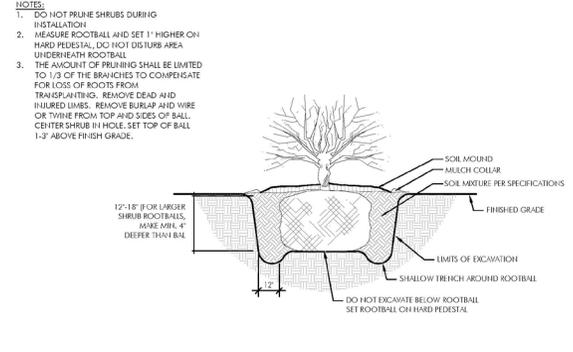
LANDSCAPE DETAILS + ZONING



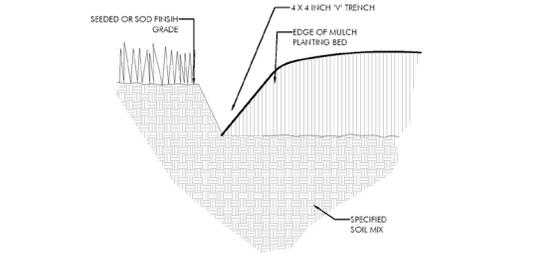
1 Tree Planting
N.T.S.



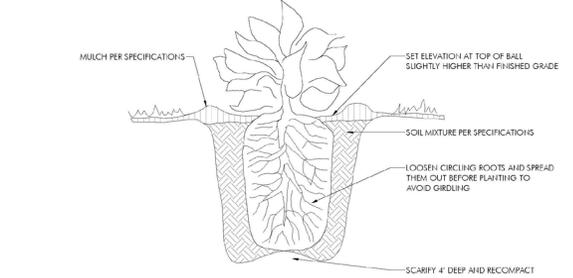
2 Evergreen Tree Planting
1"=1'-0"



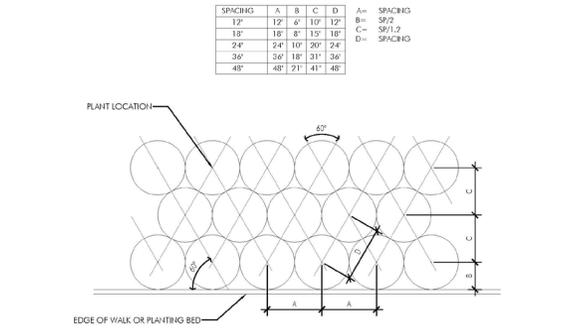
3 Shrub Planting
N.T.S.



4 Mulch Edge Treatment at Lawn
N.T.S.



5 Perennial Planting
1/2"=1'-0"



6 Perennial Spacing
N.T.S.

ZONING REQUIREMENTS

LANDSCAPE & SCREENING REQUIREMENTS

352.05 (C) Ground Cover in Landscaped Strips
 Grass or other ground cover shall be planted over all landscaped strips including earthen faces of berms, except in areas planted in flowers, shrubs, or trees, so as to present a finished appearance and reasonably complete coverage within three months after planting.

Per Table 352.08
 Site Zoning District Compatibility Index Number
 2: Multi-Family

Per Table 352.09
 Screening Intensity Required in Transition Strip = No Strip Required

Per Table 352.10 - Uses Requiring Other Screening or Landscaping:
 Over 100 spaces of open off-street parking spaces:
 (a.) A minimum of 5% of the parking area shall consist of landscaping. Any required Strip may be credited toward this requirement.
 Total parking area ± 84,000 SF
 Provided Parking Lot Landscaping = 8,000 SF ≈ 10%
 Frontage Strip Required = Medium Intensity
 Island Strip Required = Light Intensity
 (e.) Island Strips shall have a minimum area of 100 square feet each and shall be separated by no more than 20 parking spaces.
 Open service and refuse disposal areas:
 (b.) Installation is required of screening with 75% or greater opacity of sufficient height to conceal uses specified herein from view from the ground floor level on adjoining properties and from the street
 Provided: Evergreen Shrub Screen, >75% opacity, height to match height of compactors to ensure proper screening
 Electrical and Mechanical Equipment:
 (b.) Installation is required of screening with 75% or greater opacity of sufficient height to conceal uses specified herein from view from the ground floor level on adjoining properties and from the street.
 Provided: Evergreen Shrub Screen, >75% opacity, height to match height of equipment to ensure proper screening

Per Table 352.11
 Light Screening Intensity Requirements for Island Strip:
 Landscape Strip:
 4' width min.
 Trees:
 Spacing: 50' min.
 (a.) Spacing is mean average spacing; trees are not required to be spaced uniformly. At least 1 tree shall be installed in each separate landscaped area.
 Evergreens: 6' height min.
 Deciduous: 1.5' caliper min. (at 1 foot above grade at base, at time of installation)
 Shrubs:
 Spacing: 20' min. spacing on-center
 (a.) Spacing is mean average spacing; shrubs are not required to be spaced uniformly.
 Height: 1.5' min. height (at 1 foot above grade at base, at time of installation)
 Medium Screening Intensity Requirements for Frontage Strip:
 Landscape Strip: 6' width min.
 Screening:
 Height: 2.5' min.
 Year-round Opacity: 50%
 (h.) May be a fence, wall, berm, or landscape screening as provided in division (a) of Section 352.05
 Trees:
 Spacing: 40' min.
 (a.) Spacing is mean average spacing; trees are not required to be spaced uniformly. At least 1 tree shall be installed in each separate landscaped area.
 Evergreens: 6' height min.
 Deciduous: 2' caliper min.
 Shrubs:
 Spacing: 16' min. spacing on-center
 Height: 2' min. height

349.15 - BICYCLE PARKING
 Bicycle parking spaces shall be provided at a rate of 1 bicycle parking space for each 20 additional automobile parking spaces, with a maximum requirement of 24 bicycle parking spaces.
 Parking Spaces: 209
 Bicycle Parking Spaces Required: 11
 Bicycle Parking Spaces Provided: 12

SIGNAGE PLAN

- THE UNION PROPERTIES LOGO WILL BE LOCATED ALONG THE BUILDING FAÇADES AS SHOWN.

- SIGNS WILL BE INTERNALLY LIT WITH LEDS.



UNION PROPERTIES LOGO

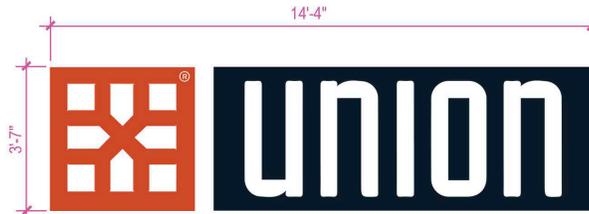


AFFORDABLE HOUSING PROPERTIES

The Annex Group® established the Union logo in 2018 for affordable housing developments being added to the portfolio.

UNION

Union logo is specific to affordable housing properties.



TANGERINE PANTONE 173 | D24A27



NAVY PANTONE 296 | 101230



UNION PROPERTY GUIDELINES

Exterior signage is to be horizontal.
The only graphic that can be lifted from the logo box. Keep in mind that the registered trademark symbol is to be placed in the upper right hand corner.

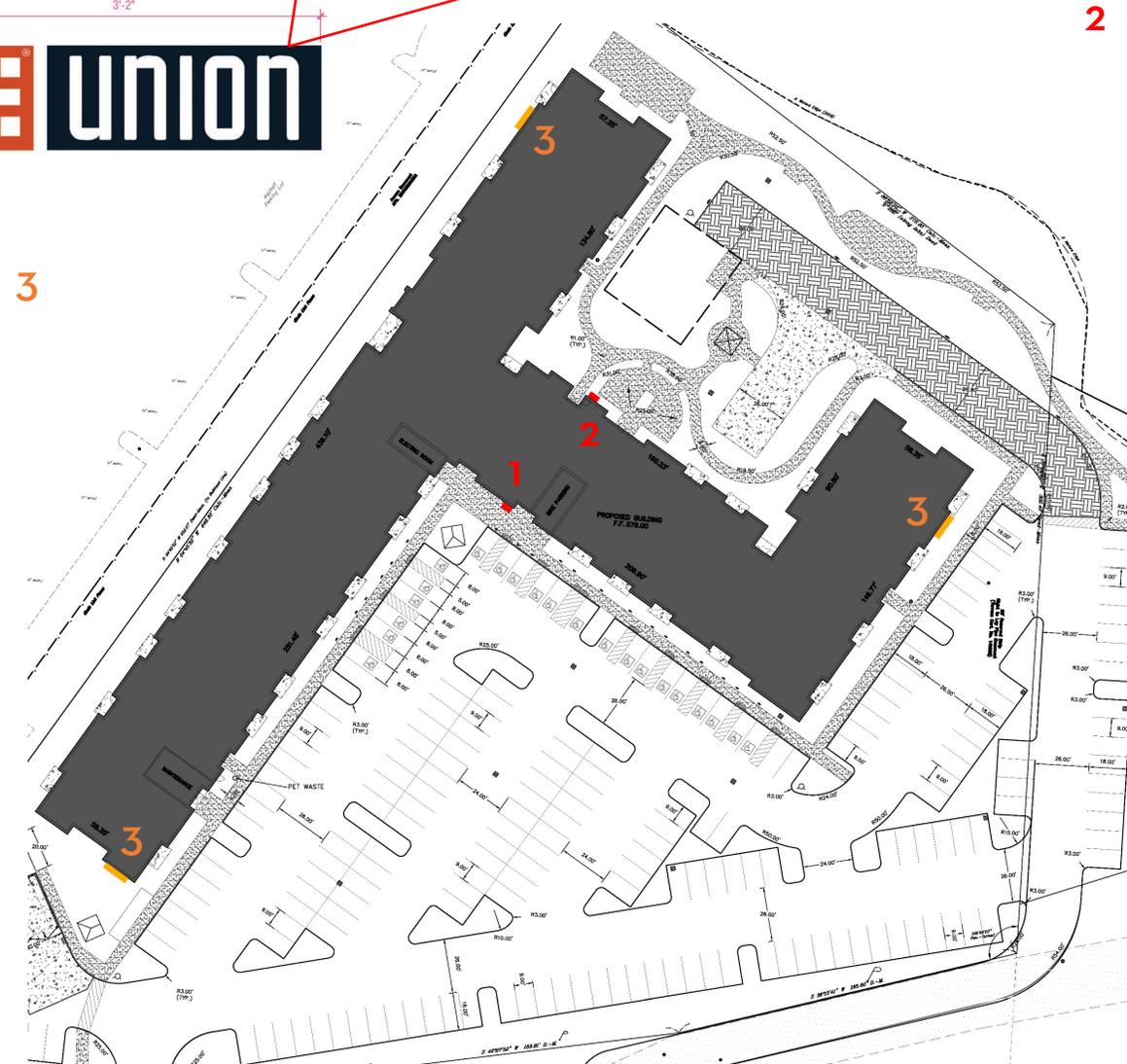
Logo may be used as a transparency or set over graphics and photography that has obtained the correct licenses for use.

COMMUNITY TAGS AND PHRASES:

#HOMEATUNION

CREATE HOME WITHIN COMMUNITY

Properties should never use "THE" in naming the property (ex: Union at Crescent, Union at Washington, Union at 16th)



LIGHTING PLAN

- PARKING LOT UTILIZES POLES
'SA' / 'SB' / 'SC'

- SIDEWALKS UTILIZE BUILDING
MOUNTED LIGHTING 'SD / SE'

- FIXTURES 'SH' AND 'SF / SK' ARE USED
FOR BUILDING PATIOS AND ENTRIES



Fixture Types 'SA' / 'SB' / 'SC'
HEIGHT 22.5'



Fixture Types 'SD' / 'SE'
HEIGHT 20'



Fixture Type 'SH'



Fixture Types 'SF' / 'SK'



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Courtyard Entrance	✗	1.9 fc	3.8 fc	0.7 fc	5.4:1	2.7:1
Easement / Right-of-Way	+	0.5 fc	1.1 fc	0.1 fc	11.0:1	5.0:1
Overall Site	+	1.0 fc	12.5 fc	0.0 fc	N/A	N/A
Parking	■	2.1 fc	6.0 fc	0.4 fc	15.0:1	5.3:1
Property Line	✗	0.7 fc	2.9 fc	0.0 fc	N/A	N/A
Side Driveway	□	0.9 fc	2.7 fc	0.2 fc	13.5:1	4.5:1

Schedule											
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLP	Wattage	Polar Plot
SA	SA		5	PRV-PAB2-740-U-3WQ	PREVAL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 100W LED ENGINE WITH 24 LEDs AND TYPE V WIDE OPTICS, MOUNTED ON 20" POLE WITH 30" CONCRETE BASE	96	212	0.9	302		Max: 7558cd
SB	SB		1	PRV-PAB2-740-U-5WQ	PREVAL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 100W LED ENGINE WITH 24 LEDs AND TYPE V WIDE OPTICS, MOUNTED ON 20" POLE WITH 30" CONCRETE BASE	96	212	0.9	151		Max: 7558cd
SC	SC		2	PRV-PAB2-740-U-T4W	PREVAL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 100W LED ENGINE WITH 24 LEDs AND TYPE V WIDE OPTICS, MOUNTED ON 20" POLE WITH 30" CONCRETE BASE	96	203	0.9	151		Max: 13015cd
SD	SD		8	PRV-P-PAID-740-U-11W	PREVAL AREA AND WALL LUMINAIRE (1) 70 CRI, 4000K, 100W LED ENGINE WITH 24 LEDs AND TYPE III WIDE OPTICS, WALL MOUNTED AT 20" AFF	24	454	0.9	93.4		Max: 6794cd
SE	SE		1	PRV-P-PAID-740-U-113	PREVAL AREA AND WALL LUMINAIRE (1) 70 CRI, 4000K, 100W LED ENGINE WITH 24 LEDs AND TYPE III WIDE OPTICS, WALL MOUNTED AT 20" AFF	24	464	0.9	93.4		Max: 6794cd
SF	SF		1	ACCSA-W	24 ANCHOR SMALL LED WALLPACK WITH 3000K CCT AND 80 CRI LEDS	1	2164	0.9	20.7		Max: 1092cd
SG	SG		1	H-CL-00010-18W402/3600-41WDR	INDU COMMERCIAL 4' x 8' DIM, NEW CONSTRUCTION FRAME, WITH 4" WIDE DISTRIBUTION, HOSE TIGHT	(1) HIGH LUMEN LED BICOE / 300K CCT	1	1537	0.9	14	Max: 1059cd
SH	SH		10	OWW600-3220W-83CX3-REV-114	LED Lamp	1	2805	0.9	39.45		Max: 3046cd

STORM WATER MANAGEMENT

- SCHEMATIC MANAGEMENT PLAN DESIGN

- DETERMINATION LETTER OF NON-REVIEW



May 29, 2025

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

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

Dear Mr. Jardine,

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

Based on preliminary information, the referenced project:

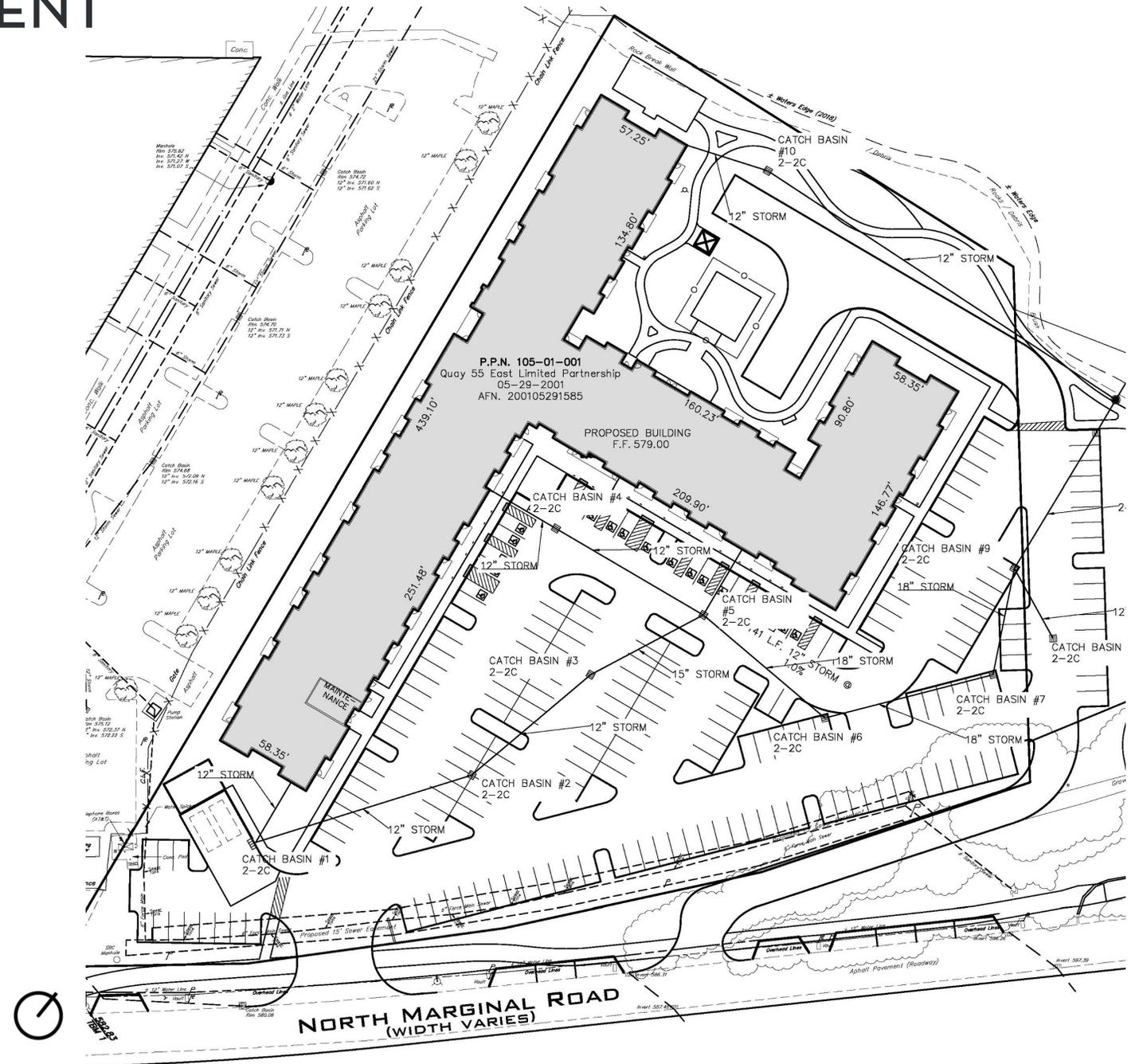
- Will be subject to review by the NEORS under Title IV – Combined Sewer Code. The proposed stormwater management design for the site must meet the current NEORS Title IV Combined Sewer Code requirements, detailed in the attached guidance document, **Submittal Requirements for Connections to the Combined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

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

Kind Regards,

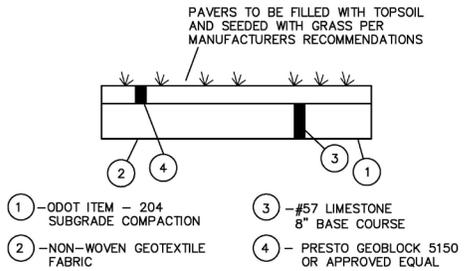
Jeff Jowett
Community Discharge Permit Program Manager

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



FIRE SAFETY & ACCESS

- REVISED FIRE LANE TO 24'-0" WIDTH AT PRIMARY ENTRY (FOR AERIAL APPARATUS)
- TWO POINTS OF ACCESS PROVIDED
- HYDRANTS PROVIDED ON SITE



GRASS PAVER FIRE ACCESS LANE
N.T.S.

IFC 507 FIRE FLOW CALCULATION

ANTICIPATED FIRE FLOW

BUILDING FOOTPRINT; 42,328 SF
 BUILDING FLOOR(S); 5
 TYPE OF CONSTRUCTION; 3B

TOTAL AREA = 42,328 X 5 = 211,640 SF

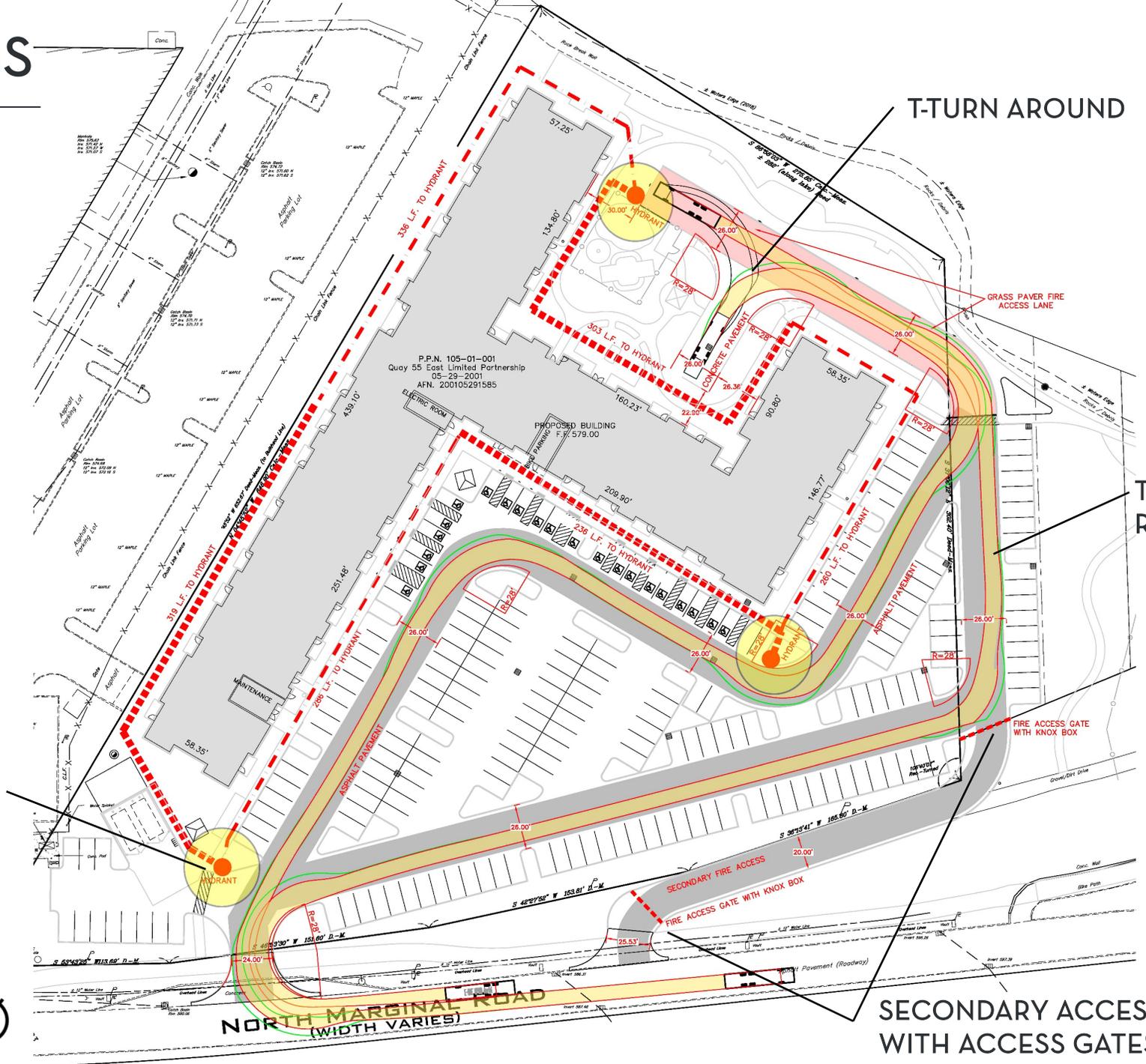
B105.2 FOR BUILDINGS WITH AUTOMATIC SPRINKLERS REQUIRES 25% OF THE VALUE IN TABLE B105.1(2)

TABLE B105.1(2) FOR TYPE 3B CONSTRUCTION AND 211,640 SF REQUIRES 8,000 GPM.

25% OF 8,000 GPM = 2,000 GPM

CLEVELAND WATER DEPARTMENT FLOW TEST 26825 DATED 7/22/2024 INDICATES THAT AT 20 PSI THE PROJECTED FLOW IS 7,246 GALLONS PER MINUTE.

PROPOSED HYDRANT LOCATIONS



SECONDARY ACCESS WITH ACCESS GATES

NORTH MARGINAL ROAD
(WIDTH VARIES)

SCHEMATIC APPROVAL ITEMS:

DESIGN REVIEW BOARD + PLANNING COMMISSION

1. STUDY RTA CONNECTIVITY FURTHER AND SEE IF A BUS STOP CAN BE RELOCATED:

- THE ANNEX GROUP WILL BE PURCHASING THE BUS SHELTER FOR EXISTING 55TH AND MARGINAL.
- CONVERSATIONS ARE CURRENTLY ONGOING WITH RTA LOOKING AT OPTIONS OF PROVIDING A TURNAROUND OR STOP ON THE SITE.

2. REVIEW THE AMOUNT OF AMENITIES ON SITE TO SEE IF MORE CAN BE ADDED:

- NEW AMENITIES INCLUDE PET WASH STATION (INTERIOR), COMMUNITY GARDENS, A MULTI-USE LAWN, GAZEBO, EXTERIOR BIKE PARKING, AND CONTINUOUS WALKING PATH AROUND THE BUILDING.
- IMPROVED AMENITIES INCLUDE AN EXPANDED PATIO, ENHANCED PLAYGROUND, ACTIVATED WATERFRONT, AND A RE-ENFORCED LAWN AND MULTI-USE COURT IN THE FIRE LANE.



04

ARCHITECTURE

ELEVATION INSPIRATION

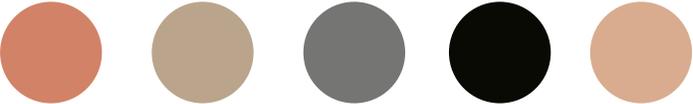
CONTEMPORARY | TIMELESS | CLEAN



COASTAL | SOFT | REFRESHING



NATURAL | INVITING | WARM



FACADE DESIGN

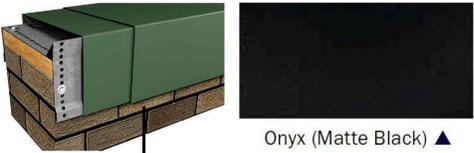
Single Hung Vinyl Window
Color - Beige



Balcony Decking
Composite Wood



Metal Coping



Onyx (Matte Black) ▲

Pre-Finished Metal Balcony Railings



Siding - Colors



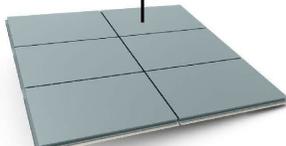
Fiber Cement Lap Siding
Color - Beige



Fiber Cement Board & Batten
Color - Deep Ocean



Pre-Engineered Metal Canopy



Fiber Cement Panel
Color - Pearl Gray



Modular Brick

FACADE DESIGN



EAST WING - SOUTH



EAST WING - EAST



EAST WING - NORTHEAST

FACADE DESIGN



EAST WING - WEST



CENTRAL WING - NORTH



WEST WING - NORTH



WEST WING - EAST

FACADE DESIGN



WEST WING - WEST



SOUTH WING - EAST



WEST WING - SOUTH

PERSPECTIVE VIEW

FRONT ENTRANCE



PERSPECTIVE VIEW

LAKESIDE FORECOURT





CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

Union @ Cleveland Harbor

Staff Report

February 2026



Downtown/Flats Design Review Committee

Final Submission

- **Final architecture & parking approved only.**
 - Final landscape/site, signage, and public park/ROW to come back.
 - Work with Staff to relocate 4 parking spots to provide adequate drop-off at front door.
- City Park Parcel & ROW design to come back
 - MOCAP/E&C Design & Permitting/Agreement Processes, NEORSD Coordination, and further develop park design (amenities, pathways & materiality, plantings, etc.)
 - Treat sewer access easement driveway more like a trail than a roadway

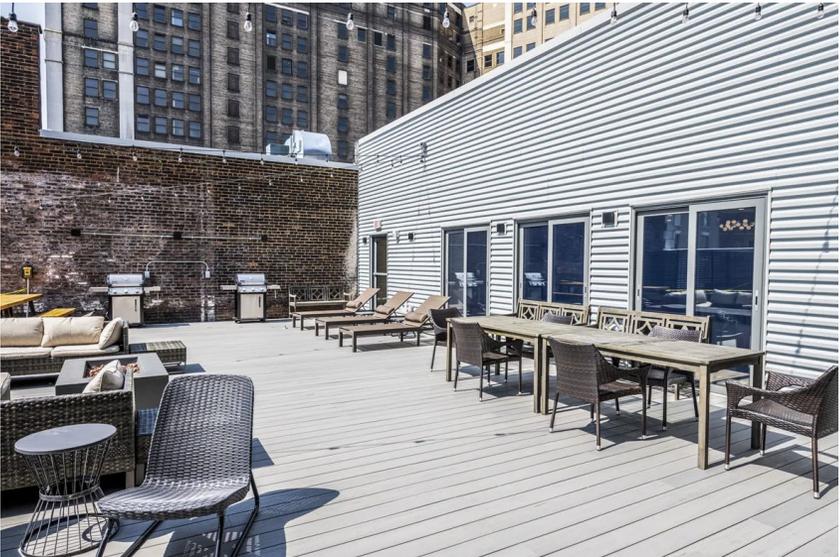


Advance amenity spaces



Advance amenity spaces

Comparable unit count amenity spaces



Advance amenity spaces

Group Spinner

&

Dropshot



Advance amenity spaces

Seating variety

Swing benches most popular along Lakefront



Downtown/Flats Design Review Committee

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 - Treat sewer access easement driveway more like a trail than a roadway



DF2025-021 – Union at Cleveland Harbor

February 20, 2026

DFDRAC Recommendations:

DFDRAC recommended final approval on 2/12/26 with the following conditions:

- Final architecture & parking approved only
- Final landscape/site, signage, and public park/ROW to come back
- Work with Staff to relocate 4 parking spots to provide adequate drop-off at front door

City Planning Staff Recommendations:

Planning staff is in support of approval of the final architecture & parking only, with the conditions recommended by DFDRAC.

Staff is also seeking Commission recommendations on quantity/variety of amenities, and input on public park (for future review).

DF2025-032 – Rock Block Development: Cosm Cleveland

February 20, 2026

Project Address: East 4th St + Huron Rd

Type: New Construction – Commercial

Project Representative: Nora Romanoff, Bedrock

Approval: Final

DF2025-032 – Rock Block Development: Cosm Cleveland

February 20, 2026

CPC granted schematic approval on 10/17/25 with the following conditions (recommended by DFDRAC and planning staff):

- Study heights of canopies (to be higher)
 - Work with City on streetscape improvements, including integration of One-way Pairs, PUDO/delivery zones, bumpouts, tree planting, and curblineline modifications
 - Review opportunities for LEED, integrated Green Infrastructure, and full-depth mature tree plantings
 - Façades to be active uses and engaging at the street-level
 - Recommend increasing digital experience on exterior of building (while avoiding impacts to residential areas to the north) [not a condition]
-

COSM CLEVELAND

FINAL DESIGN REVIEW | FEBRUARY 5, 2026

ROSSETTI

01 PROJECT SUMMARY

02 VICINITY PLAN

03 SITE CONTEXT

04 EXISTING CONDITIONS

05 SITE PLAN

06 ELEVATIONS + SECTION

07 FLOOR PLANS

08 BUILDING SIGNAGE

09 RENDERINGS

10 FURNISHINGS + SITE AMENITIES

11 CONCEPTUAL LANDSCAPE +
STREETScape PLAN

12 TREE PRESERVATION PLAN

13 STORMWATER MANAGEMENT

01 PROJECT SUMMARY

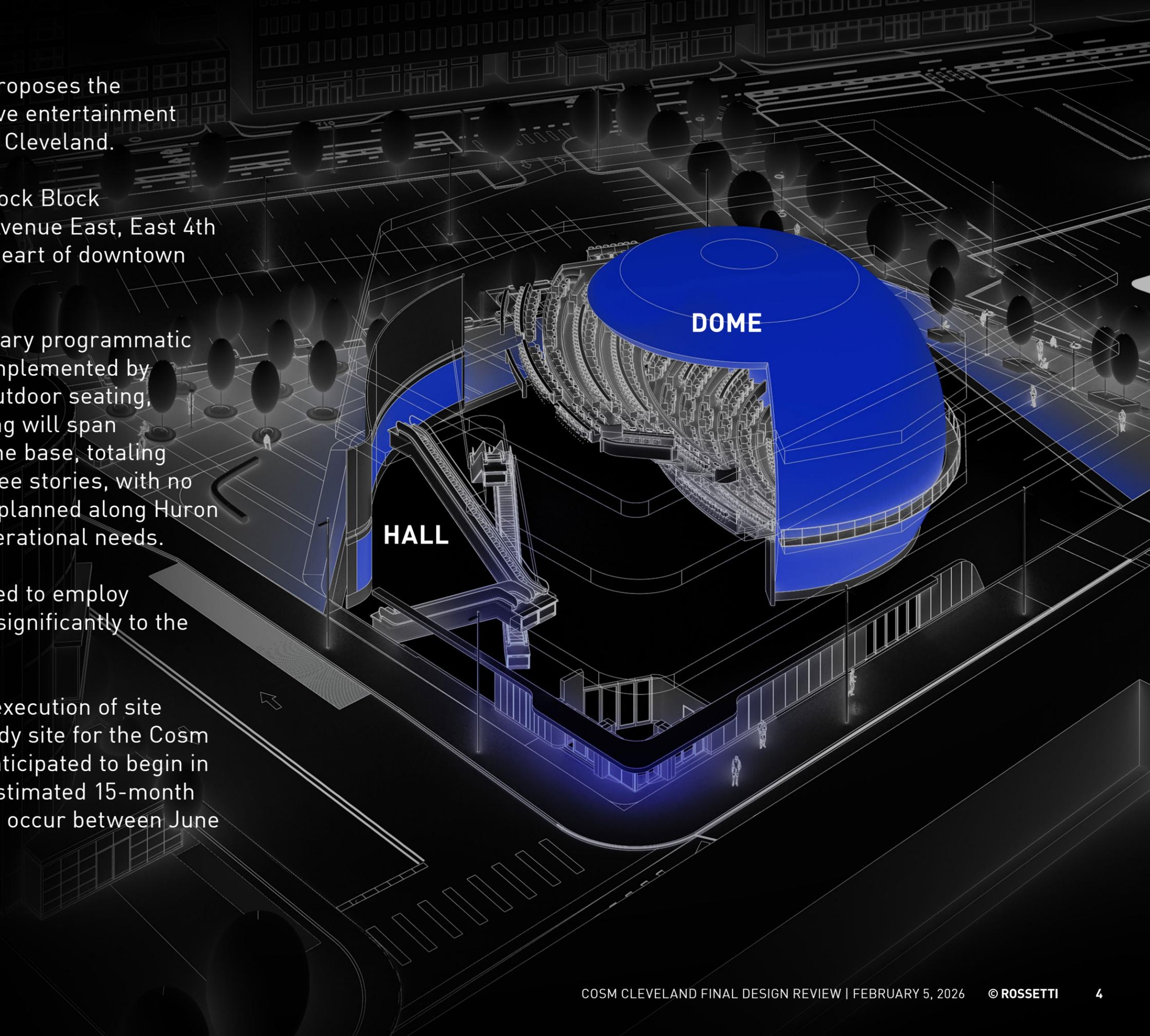
Cosm, in partnership with Bedrock, proposes the development of a pioneering immersive entertainment and hospitality venue known as Cosm Cleveland.

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

Cosm Cleveland will feature two primary programmatic elements: the Dome and the Hall, complemented by internal food and beverage service, outdoor seating, and premium club spaces. The building will span approximately 29,000 square feet at the base, totaling roughly 70,300 square feet across three stories, with no basement level. A service curb cut is planned along Huron Road East to facilitate loading and operational needs.

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

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



02 VICINITY PLAN

Lake Erie

Voinovich Bicentennial Park

Rock & Roll Hall of Fame

Huntington Bank Field

Great Lakes Science Center

Strawbridge Plaza

Willard Park

Fort Huntington Park

The Mall

Fountain of Eternal Life

Eastman Garden

Perk Plaza

Krenzer Field

Playhouse Square Plaza

Cleveland Public Square

Higbee Building

COSM-CLE

Wolstein Center

Erie Street Cemetery

Tower City Center

Rocket Arena

Progressive Field

Cuyahoga River

Cuyahoga River

Cuyahoga River

Wendy Park

Shaker Landing Station

Red Line

Blue Line

Green Line

Waterfront Line

Towpath Trail at Tremont

5 - MIN WALK

10 - MIN WALK



VICINITY PLAN

03 SITE CONTEXT



THE MALL

PUBLIC SQUARE

THE ARCADE

ARCADIES

4TH ST

SITE

THE GATEWAY DISTRICT

CUYAHOGA RIVERFRONT

PLAYHOUSE SQUARE

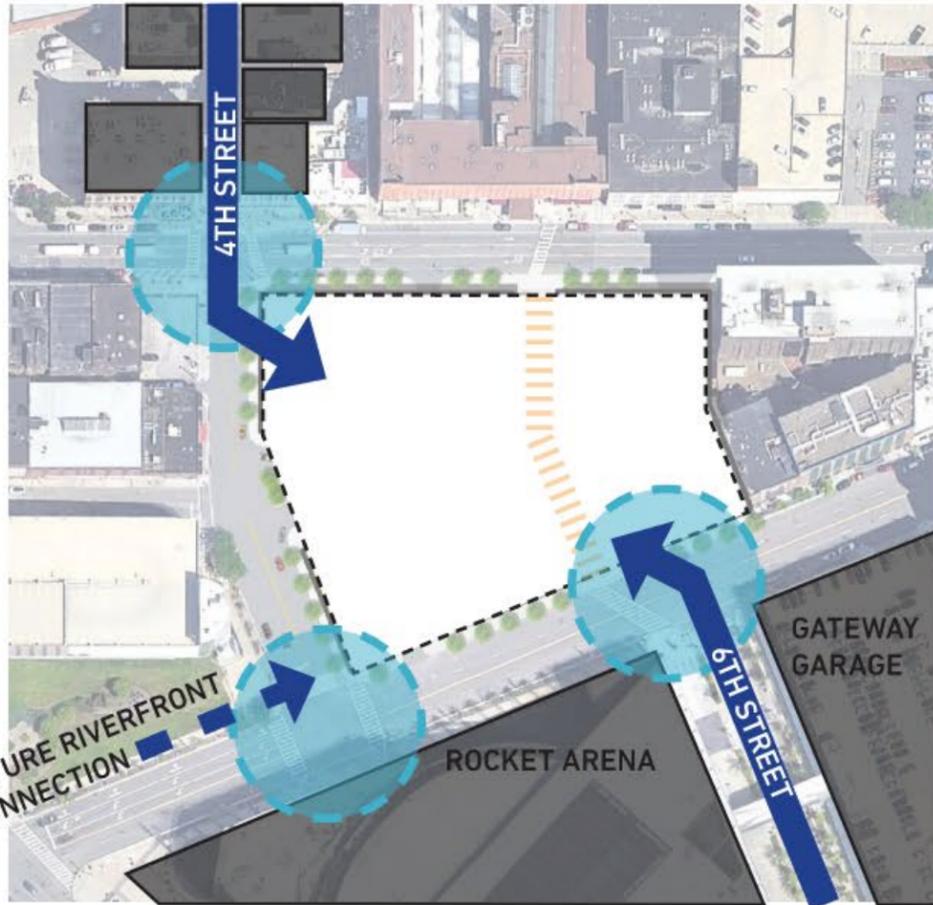
10 MIN. WALK

SITE CONTEXT

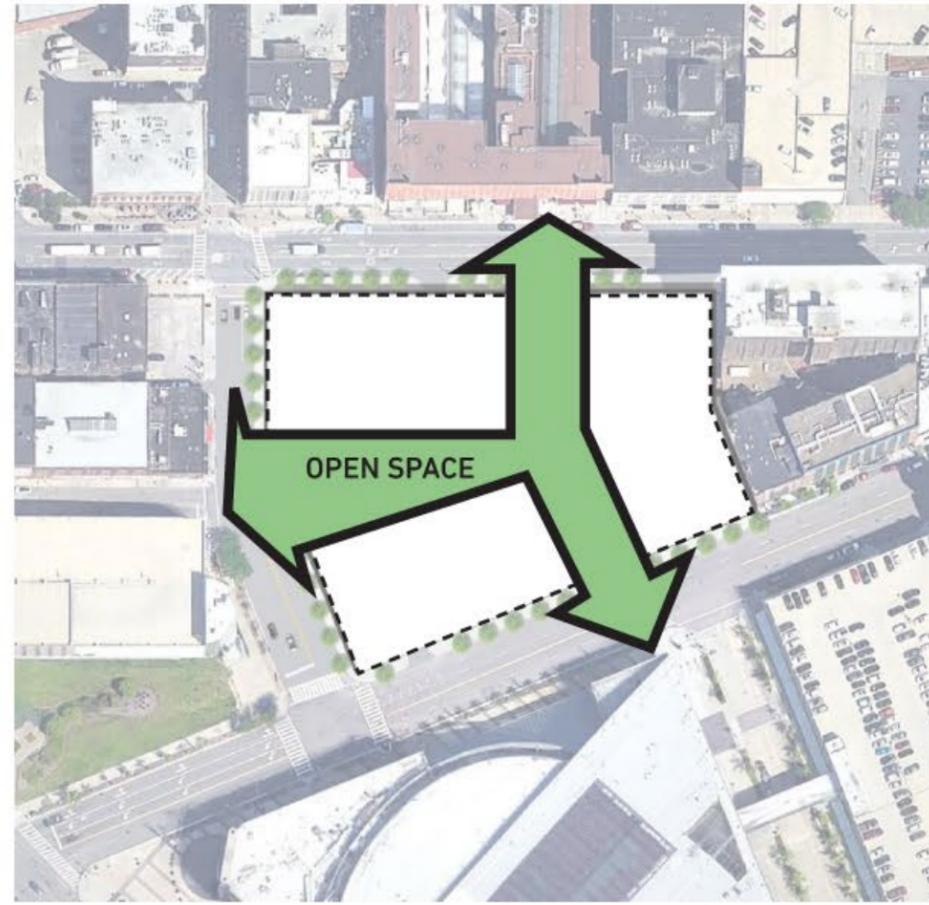
PEAK PERFORMANCE CENTER

OBJECTIVES

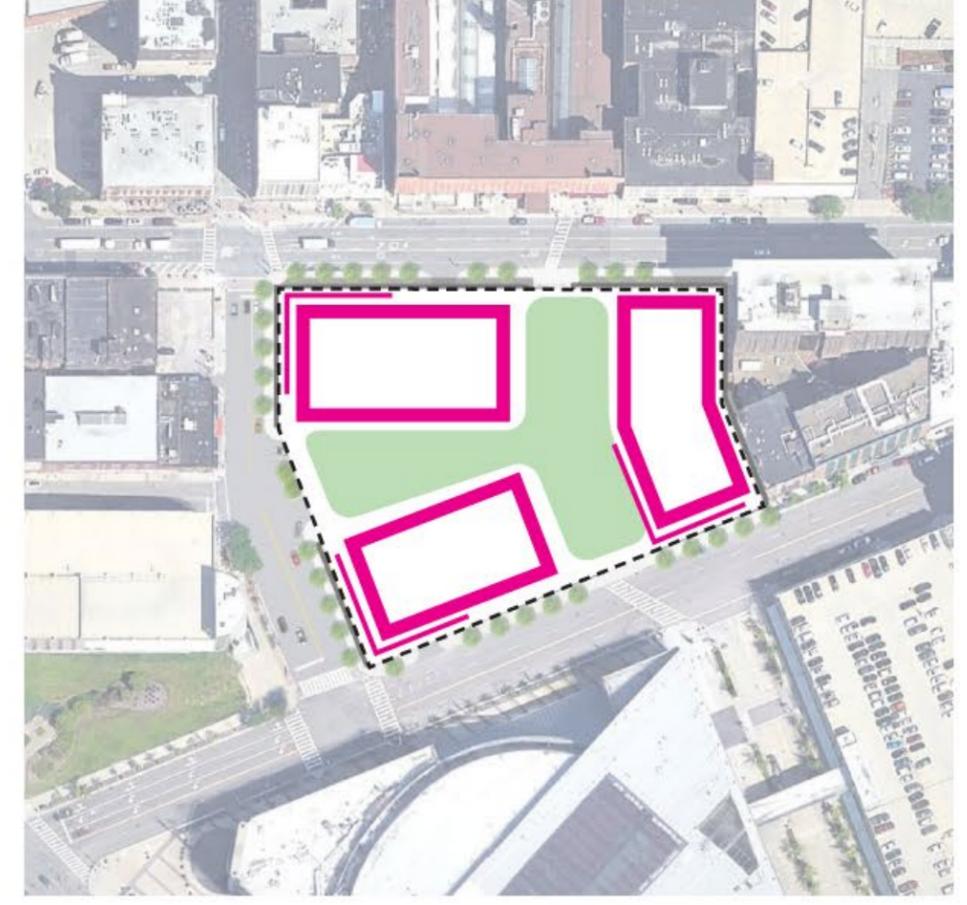
ROCK BLOCK



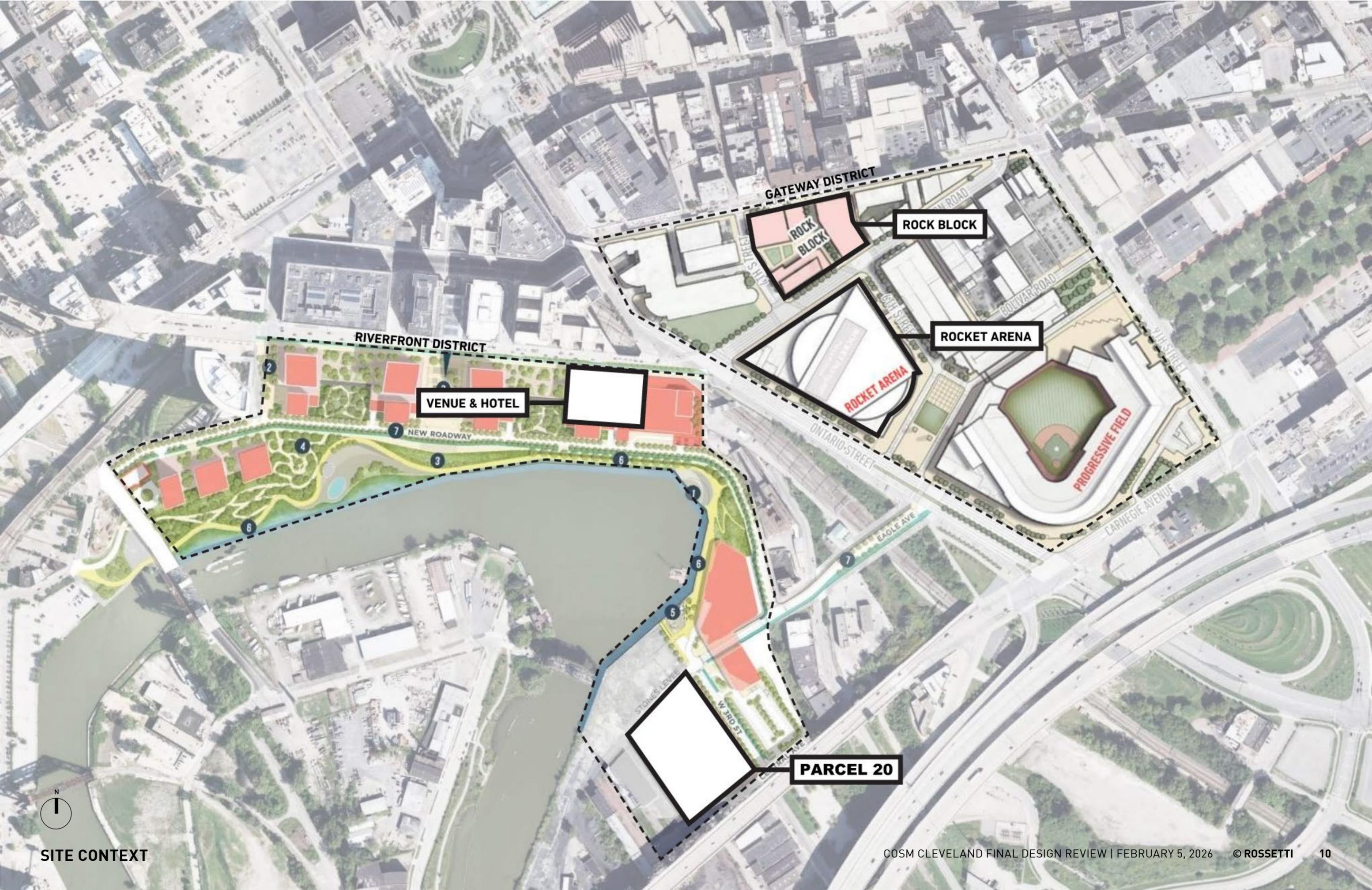
Strengthen connections to broader community and provide transition from historic 4th street to arena district scale



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



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



GATEWAY DISTRICT

ROCK BLOCK

ROCK BLOCK

ROCKET ARENA

ROCKET ARENA

PROGRESSIVE FIELD

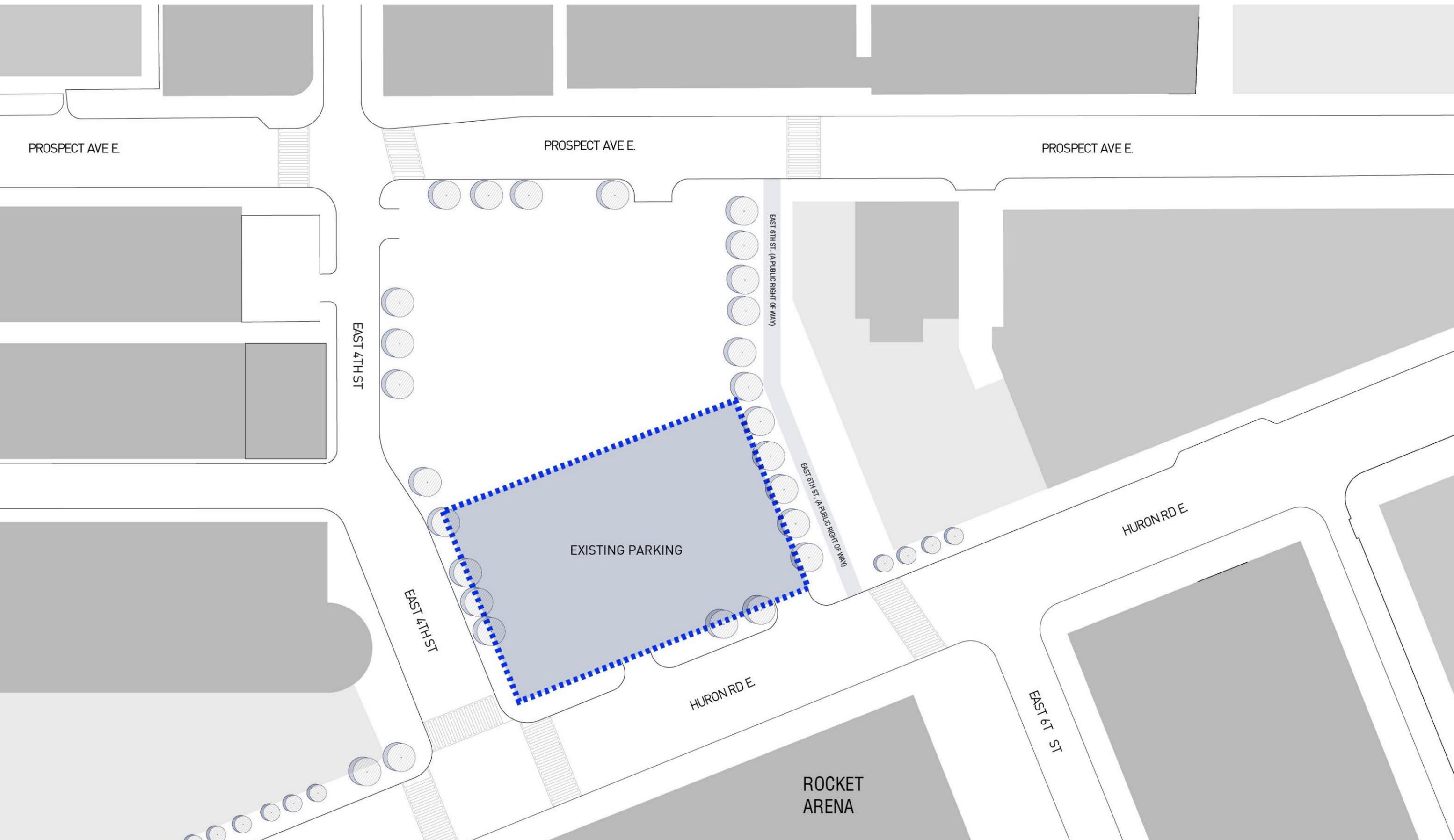
VENUE & HOTEL

PARCEL 20

RIVERFRONT DISTRICT



04 EXISTING CONDITIONS





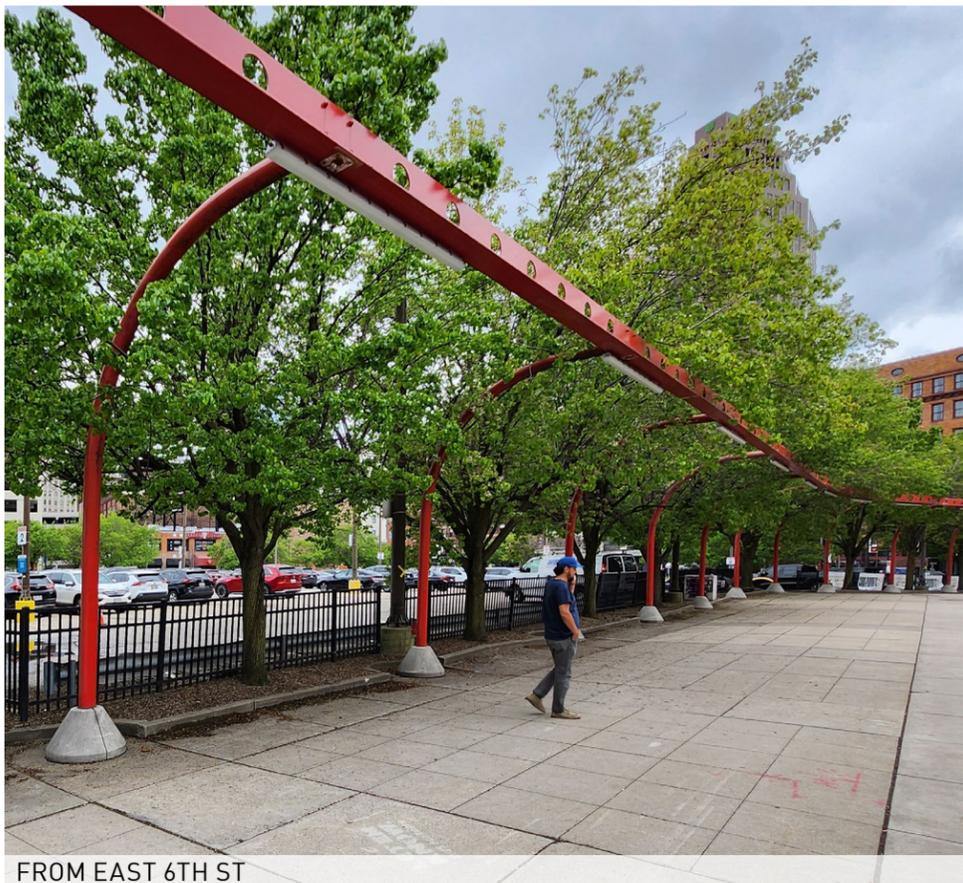
TOWARD EAST 6TH ST



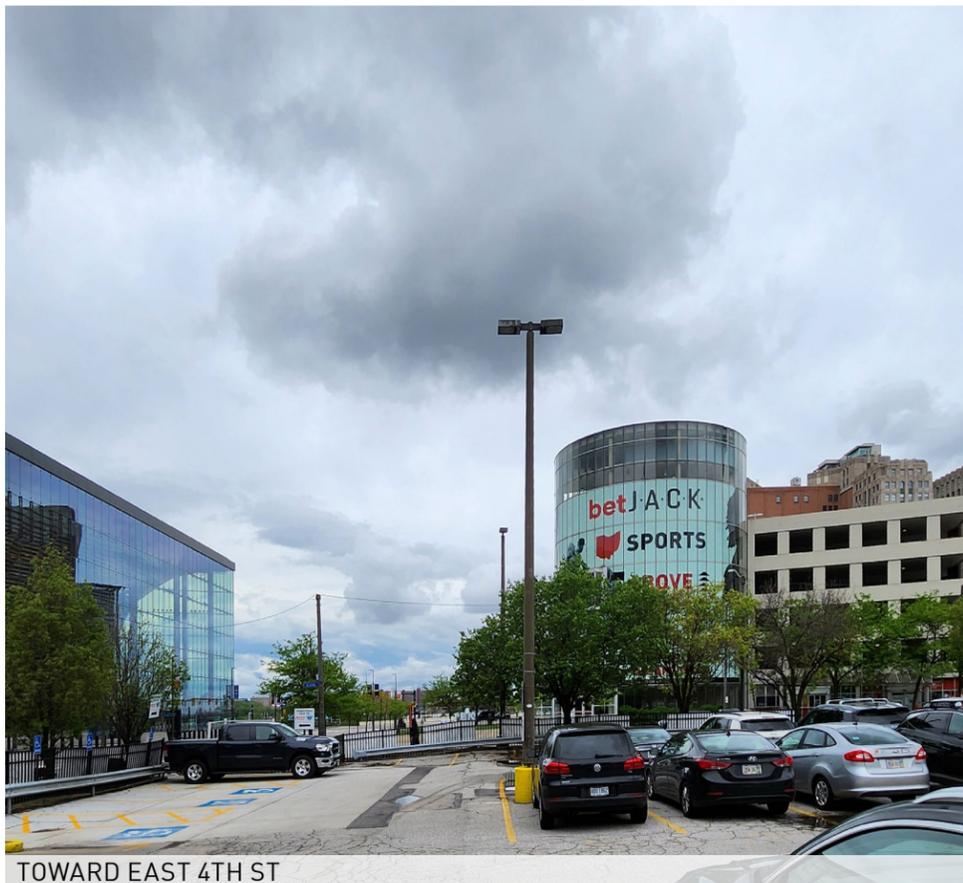
FROM HURON RD E



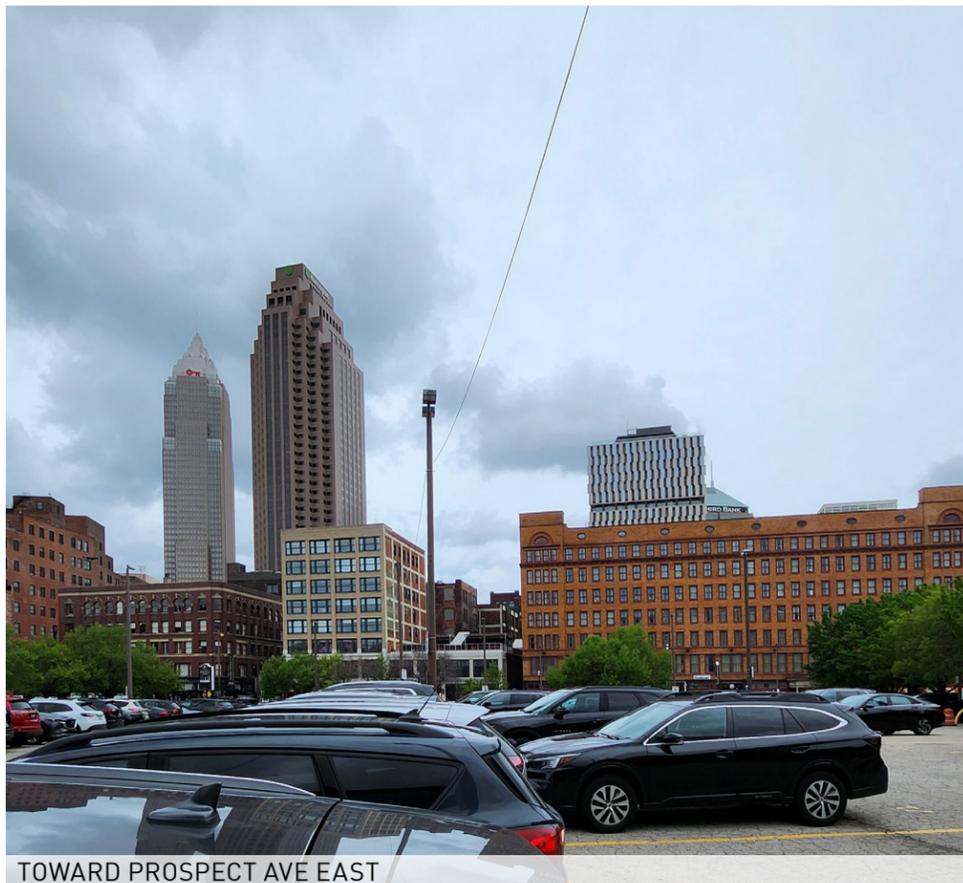
TOWARD ROCKET ARENA



FROM EAST 6TH ST



TOWARD EAST 4TH ST

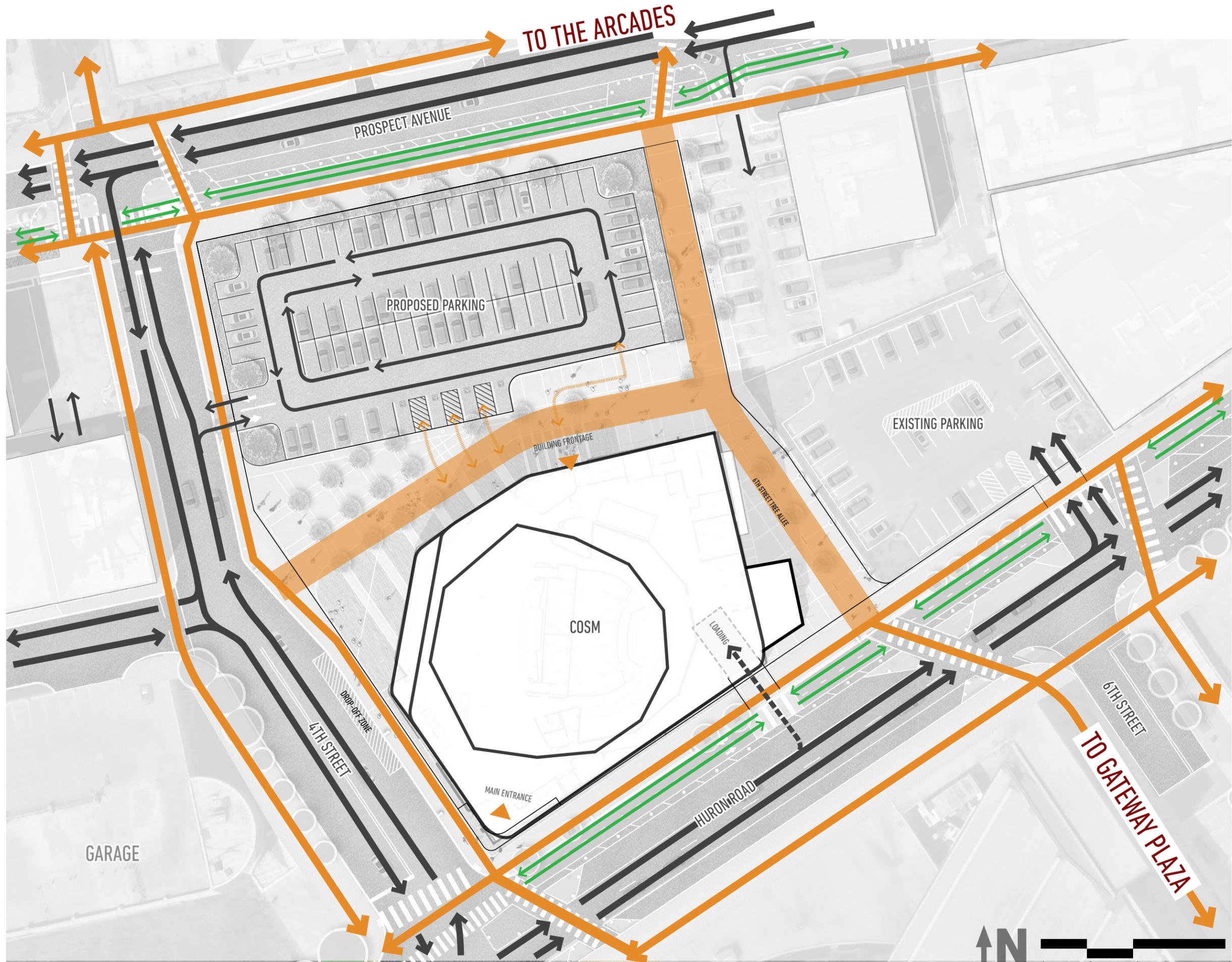


TOWARD PROSPECT AVE EAST

05 SITE PLAN



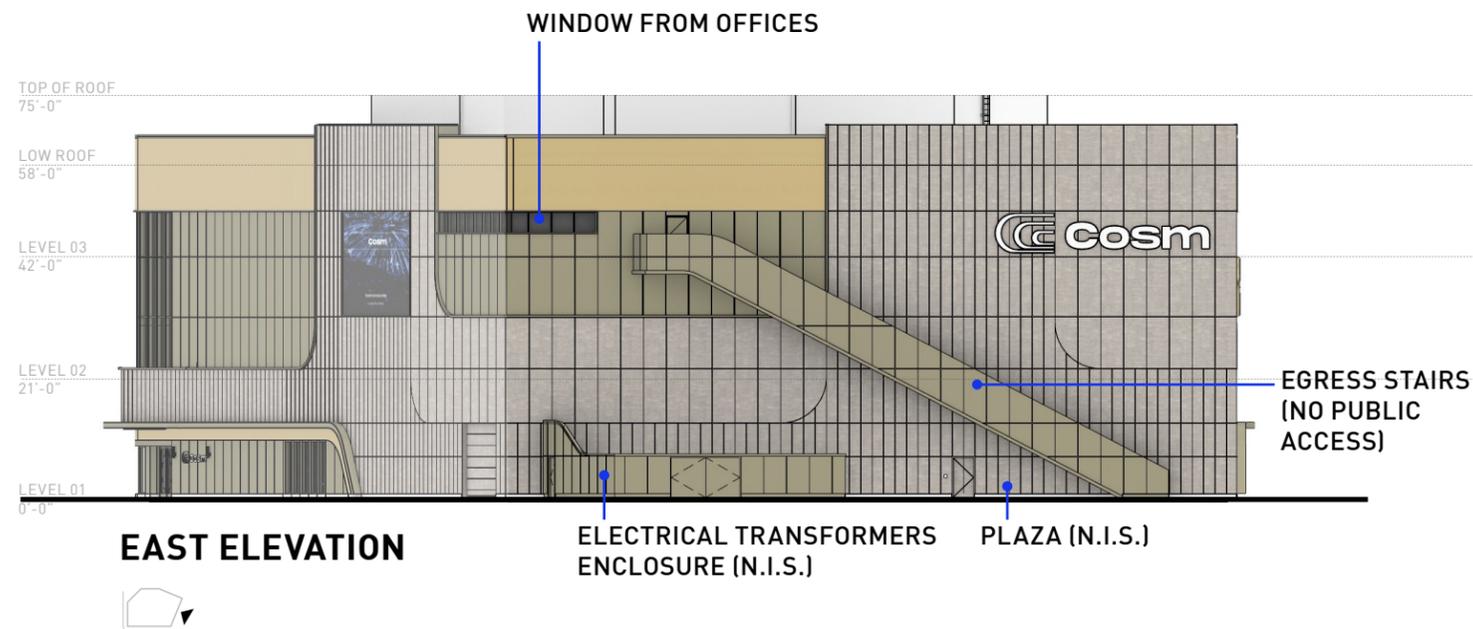
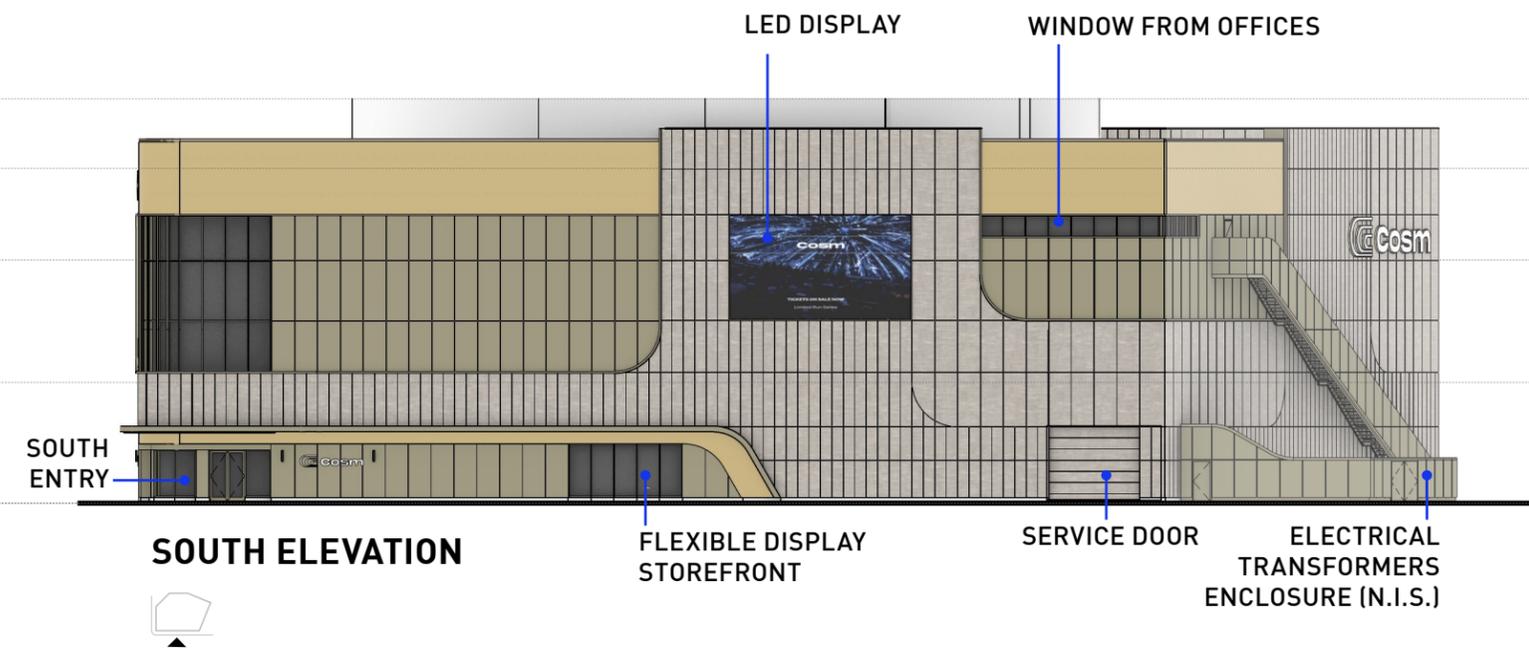
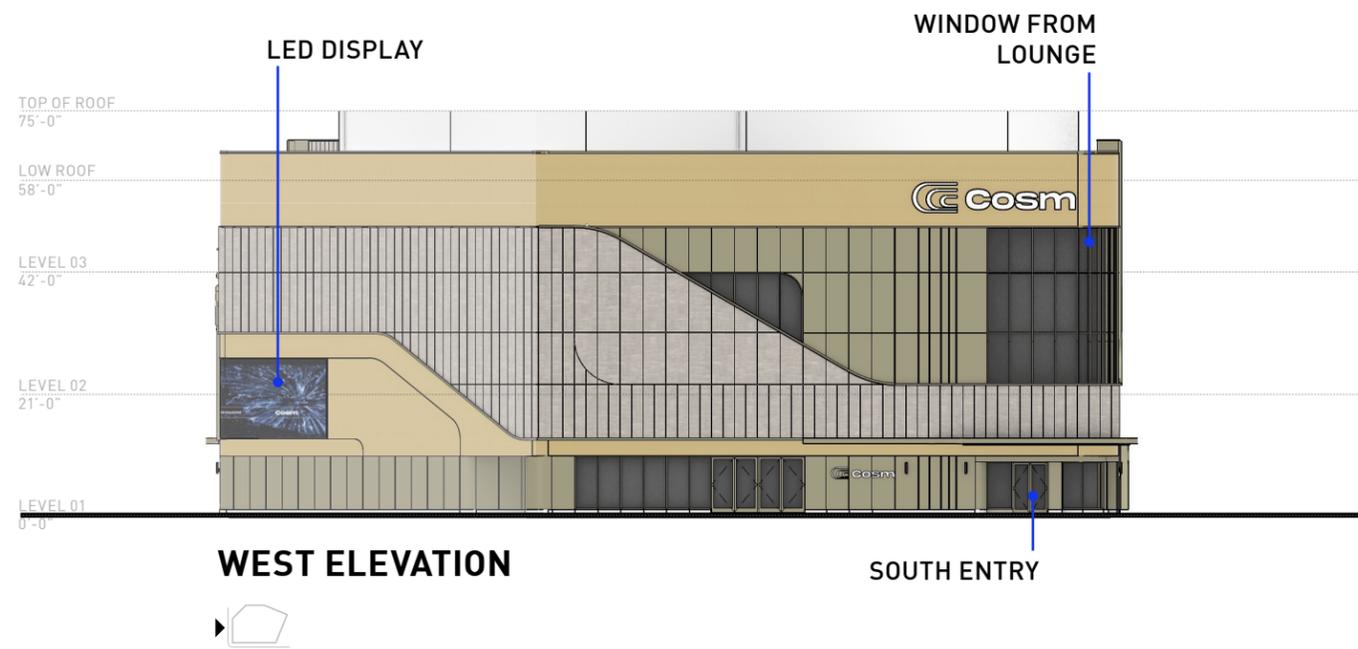




- MAP KEY**
-  BUILDING ENTRANCE
 -  PEDESTRIAN | INNER SITE
 -  PEDESTRIAN | SIDEWALK CIRCULATION
 -  VEHICULAR CIRCULATION
 -  BIKE LANE

CIRCULATION

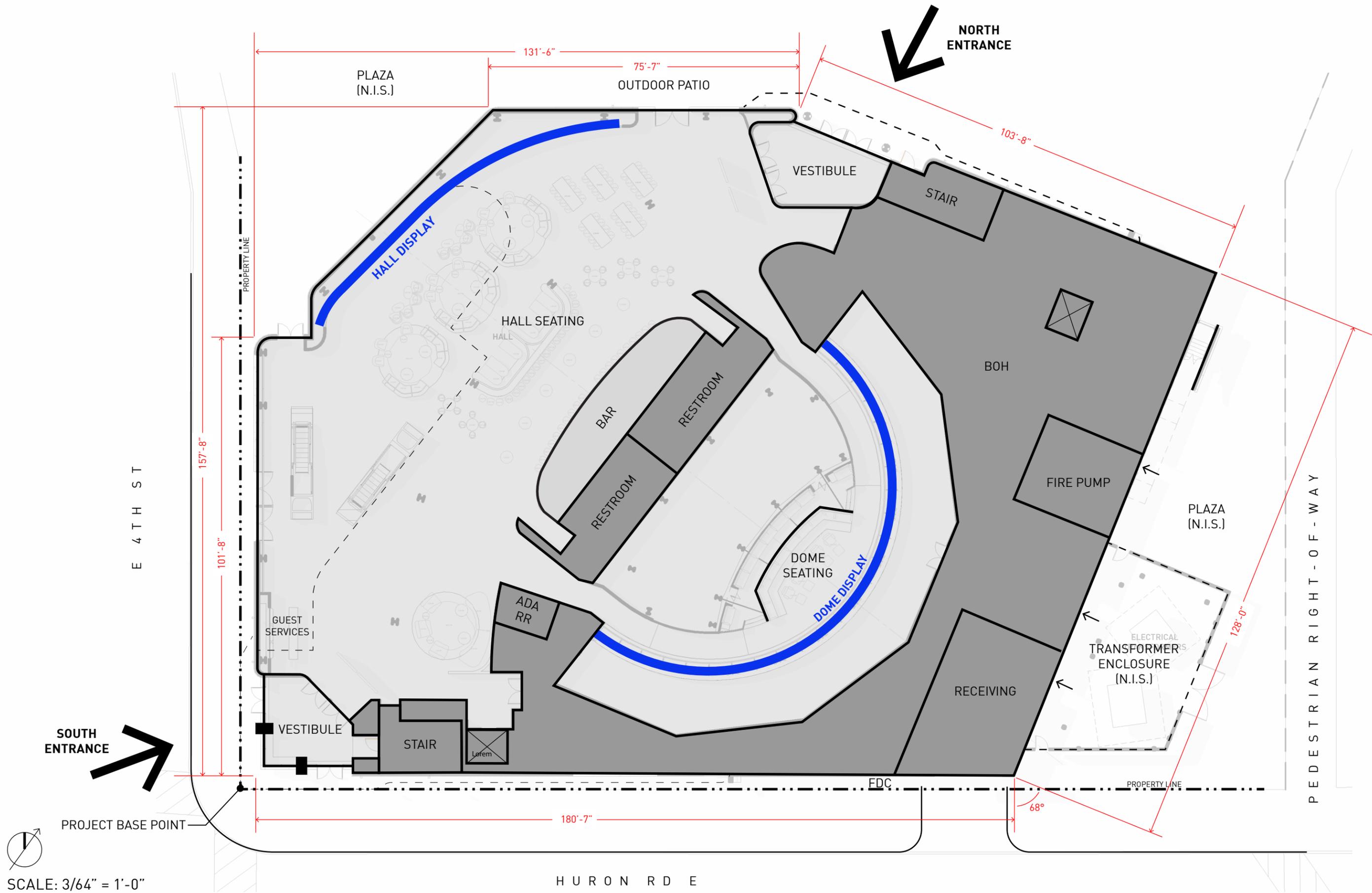
06 ELEVATIONS AND SECTION



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

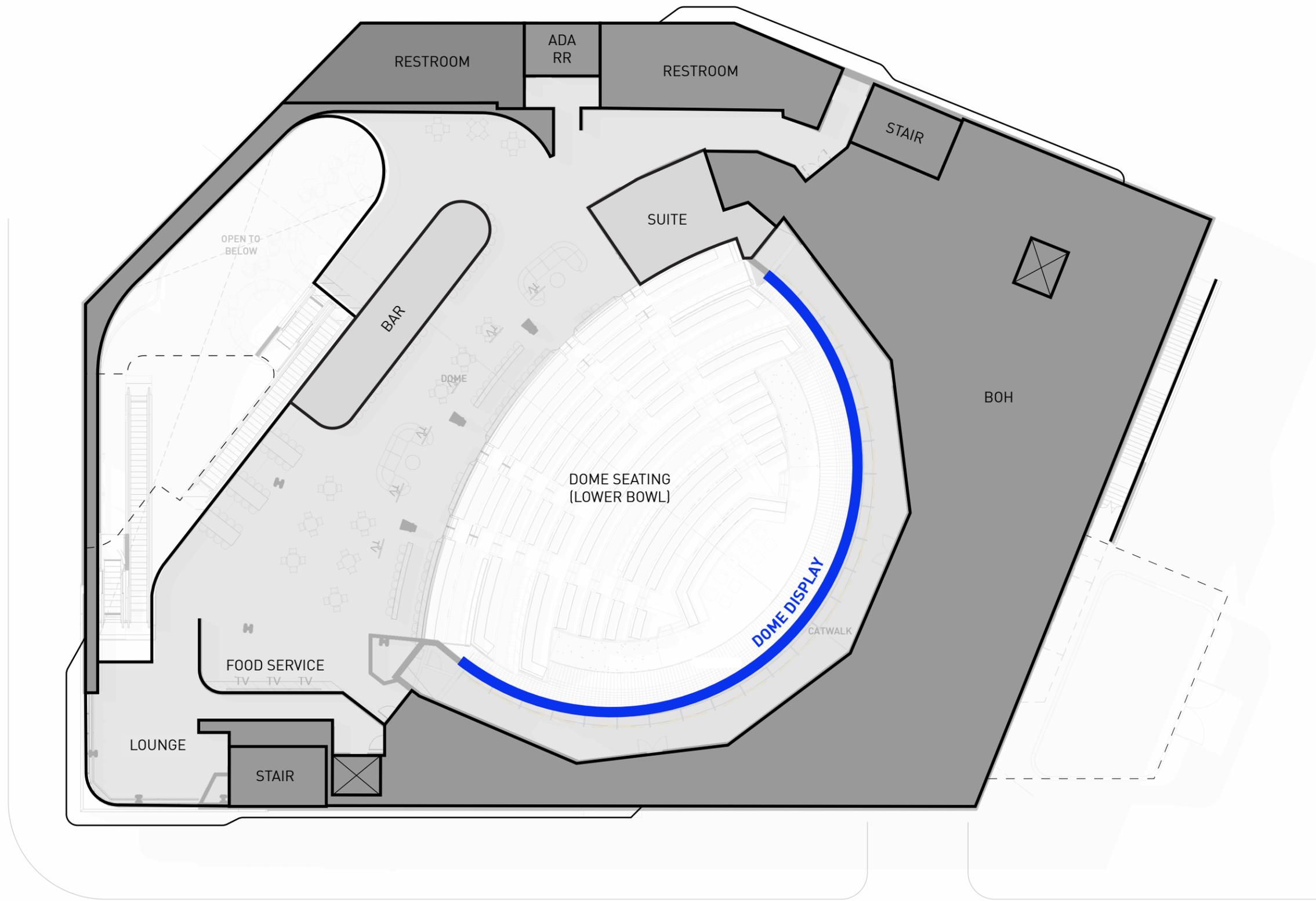
ELEVATIONS

07 FLOOR PLANS

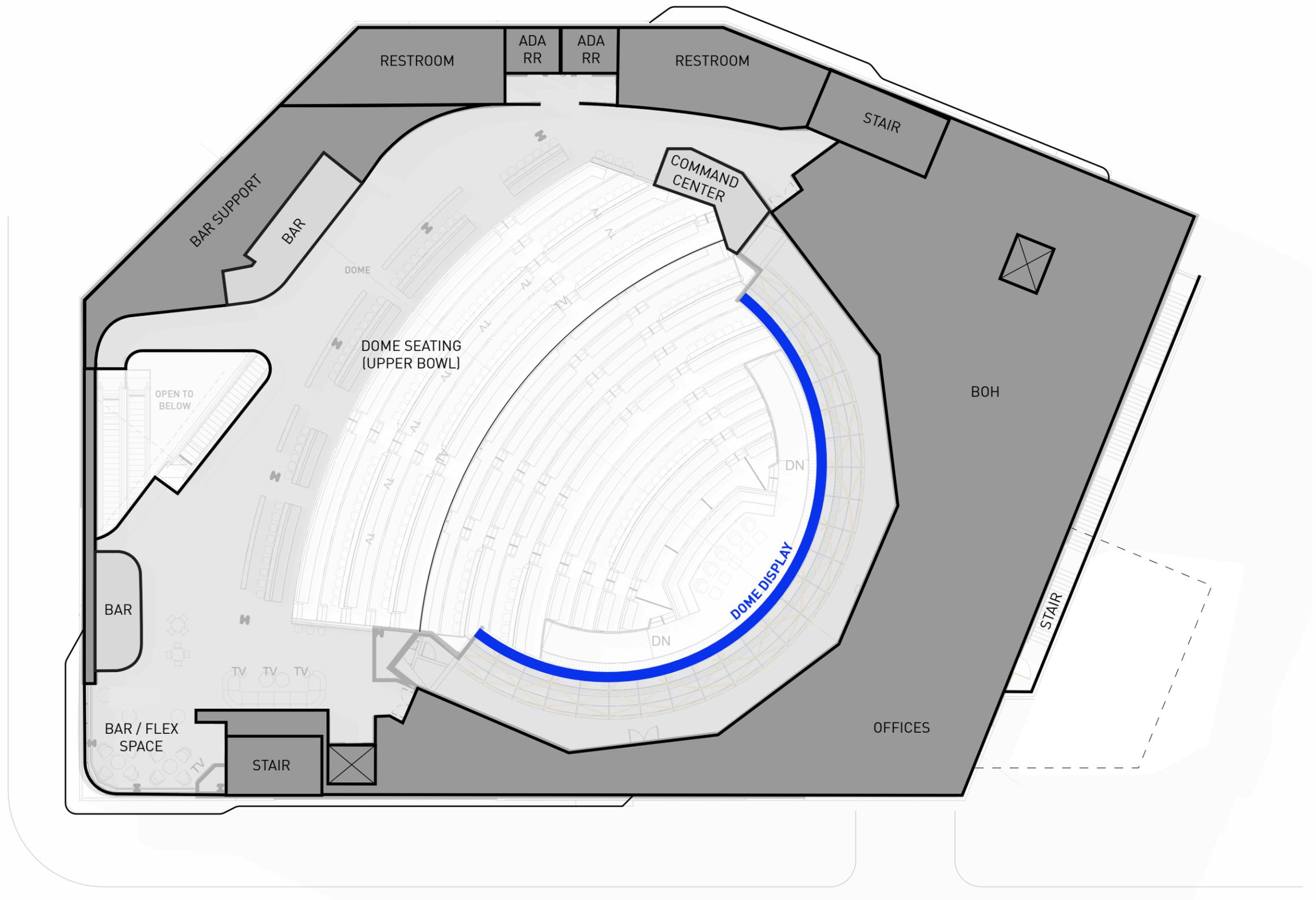


SCALE: 3/64" = 1'-0"

FLOOR PLAN LEVEL 01

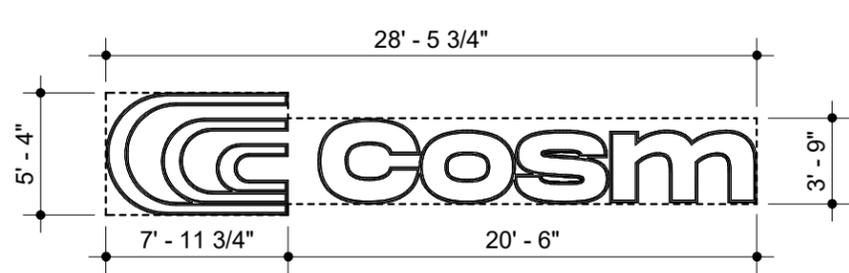


SCALE: 3/64" = 1'-0"

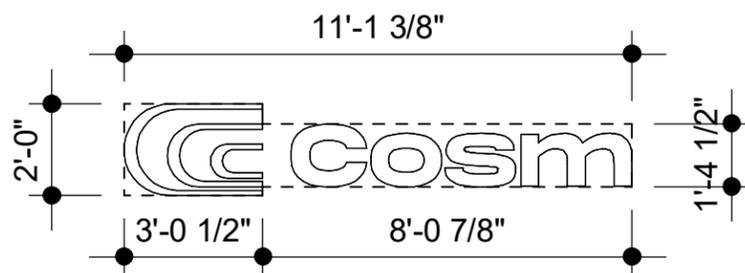


SCALE: 3/64" = 1'-0"

08 BUILDING SIGNAGE



① **LARGE ID SIGN**
AREA = **119.4 SF**



② **SMALL ID SIGN**
AREA = **17.2 SF**

**PROPOSED SIGNAGE AREA
(THIS FACADE)**

136.6 SF

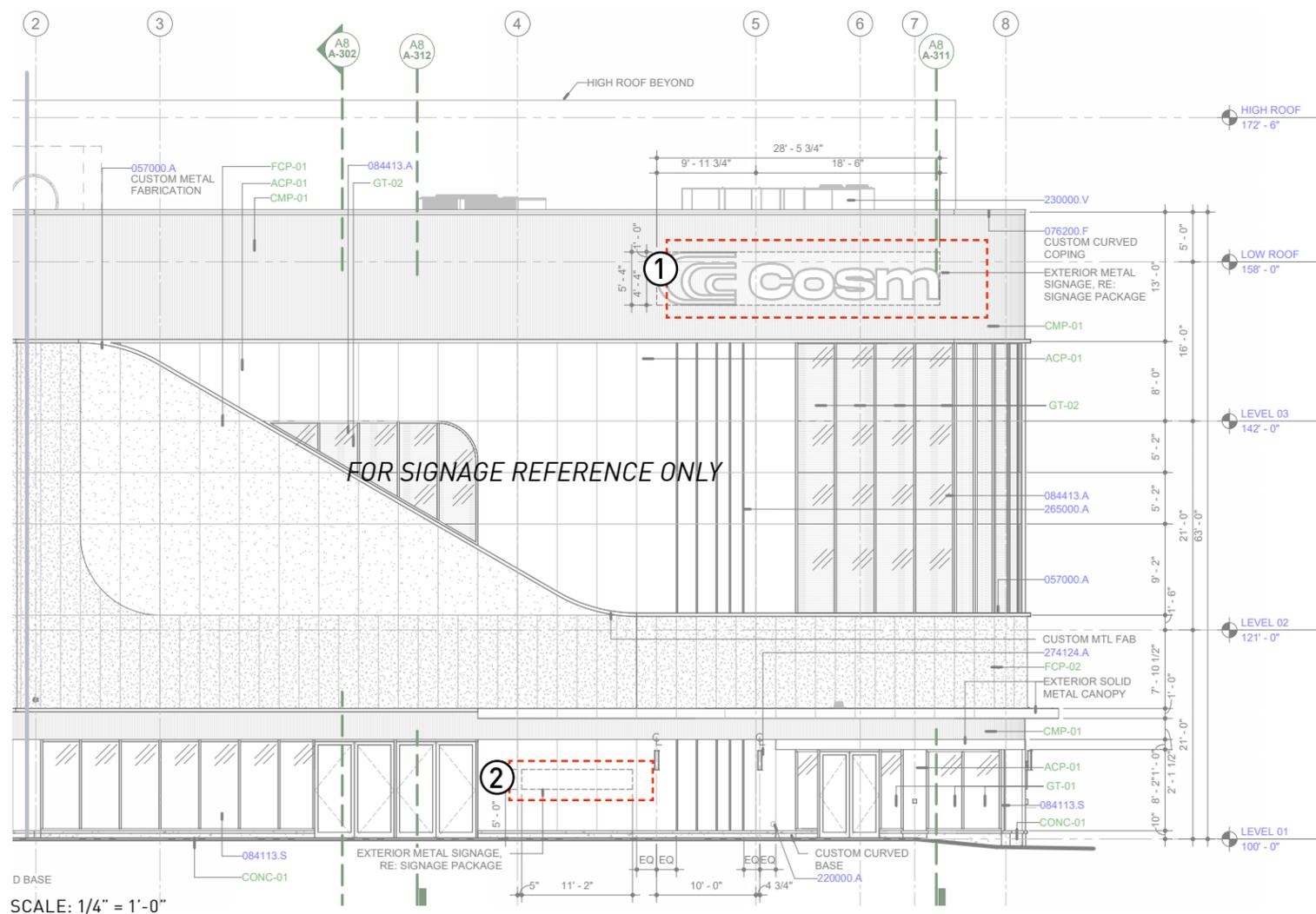
TOTAL ALLOWABLE SIGNAGE AREA

(W x 1.5) + 25 = SF of Signage
+ 50% for Second facade frontage

1.5[(228 x 1.5) + 25] = **550 SF**

TOTAL PROPOSED AREA

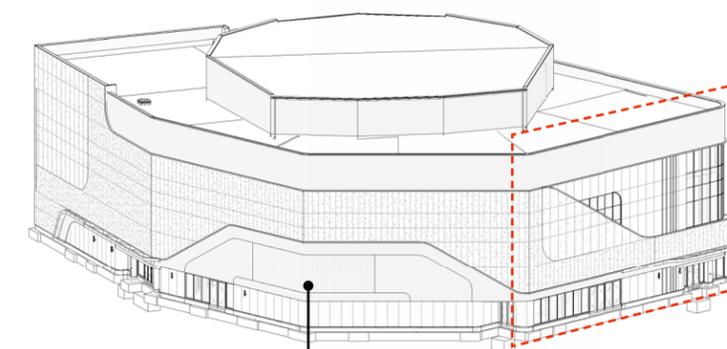
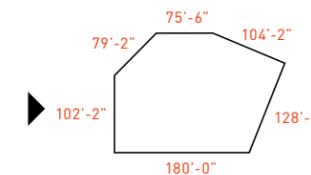
759.5 SF



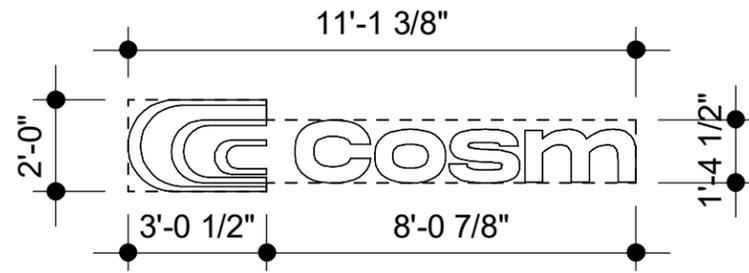
SCALE: 1/4" = 1'-0"

SIGNAGE WEST ELEVATION

FACADE WIDTHS



LED DISPLAY SIZE REFERENCE:
West/North Wrapped Elevation:
53' Wide
747 sf Proposed



② SMALL ID SIGN
AREA = 17.2 SF

PROPOSED SIGNAGE AREA

17.2 SF

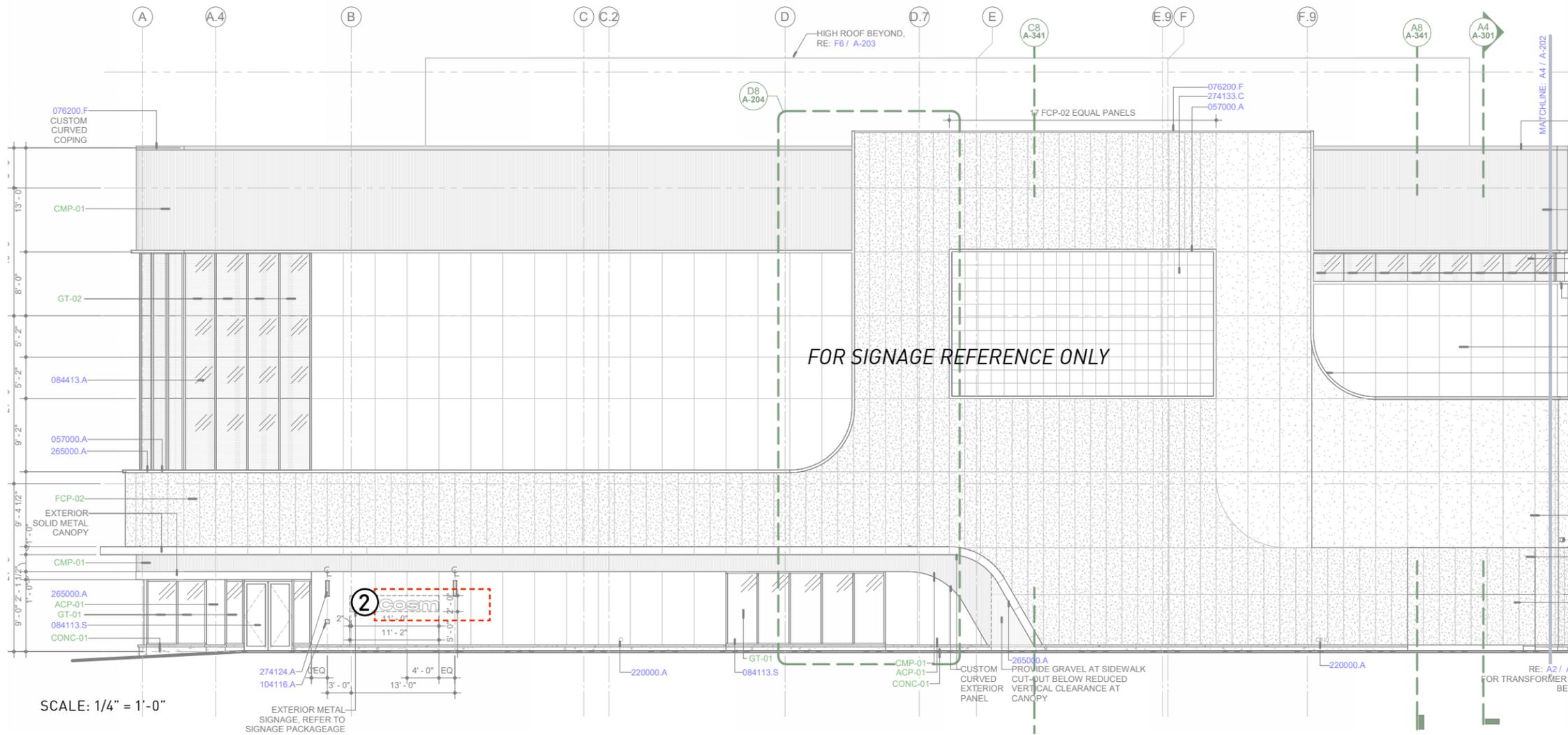
TOTAL ALLOWABLE SIGNAGE AREA

$(W \times 1.5) + 25 = \text{SF of Signage}$
+ 50% for Second facade frontage

$1.5[(228 \times 1.5) + 25] = 550 \text{ SF}$

TOTAL PROPOSED AREA

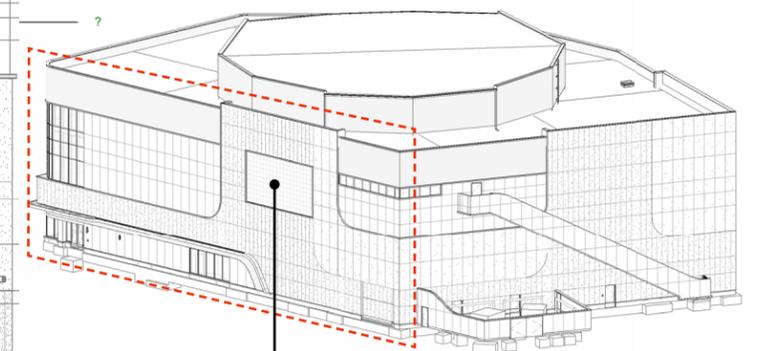
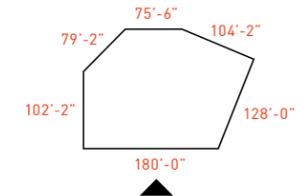
759.5 SF



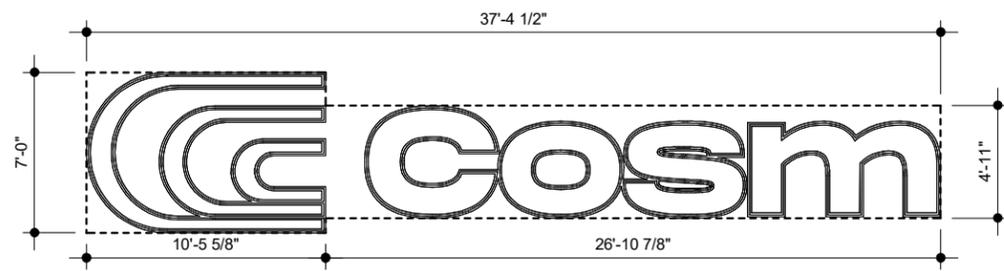
SCALE: 1/4" = 1'-0"

SIGNAGE SOUTH ELEVATION

FACADE WIDTHS



LED DISPLAY SIZE REFERENCE:
South Elevation:
32'-10" Wide
592 sf Proposed



① **LARGE ID SIGN**
 AREA = **205.6 SF**

PROPOSED SIGNAGE AREA

205.6 SF

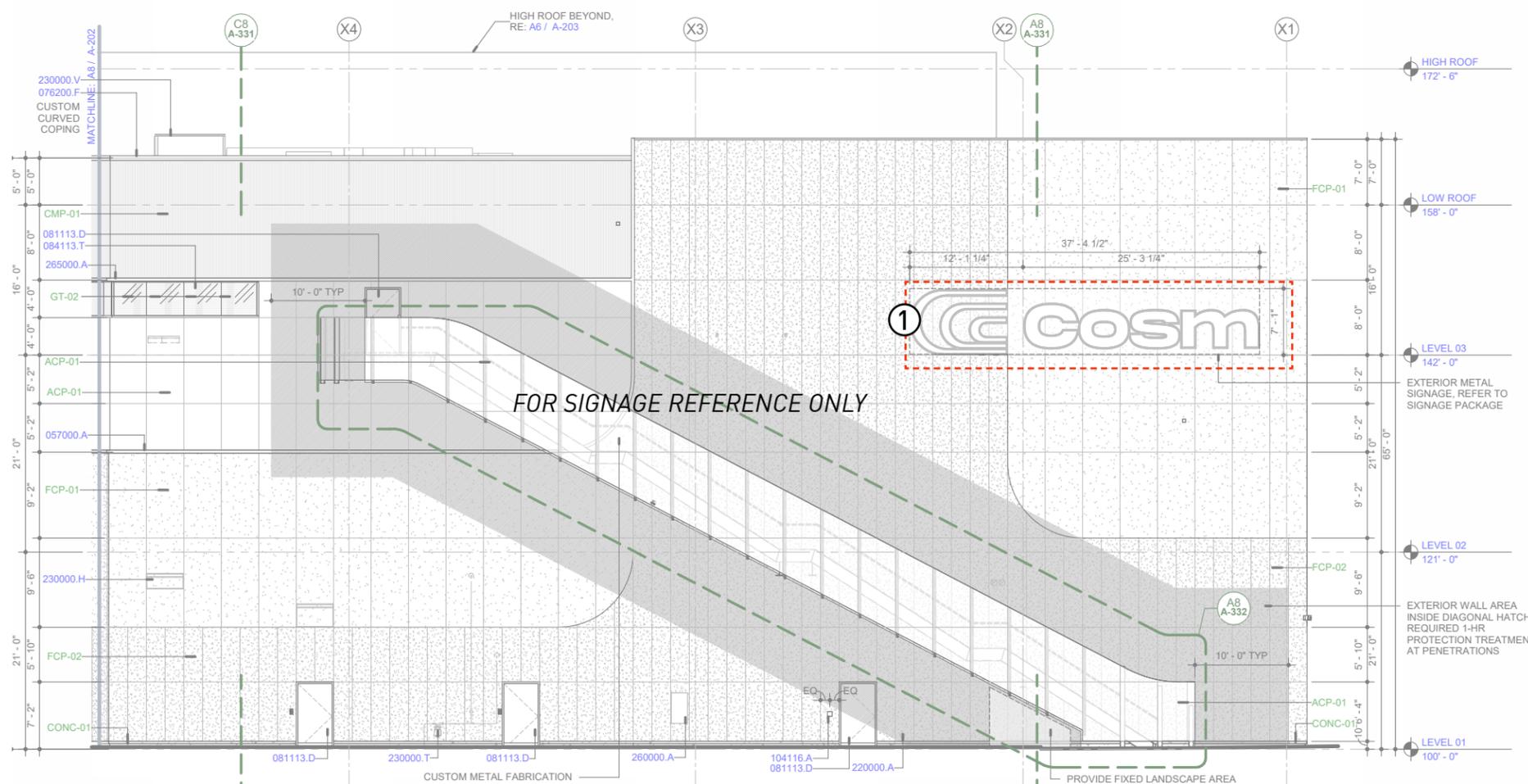
TOTAL ALLOWABLE SIGNAGE AREA

$(W \times 1.5) + 25 = \text{SF of Signage}$
 + 50% for Second facade frontage

$1.5[(228 \times 1.5) + 25] = \mathbf{550 \text{ SF}}$

TOTAL PROPOSED AREA

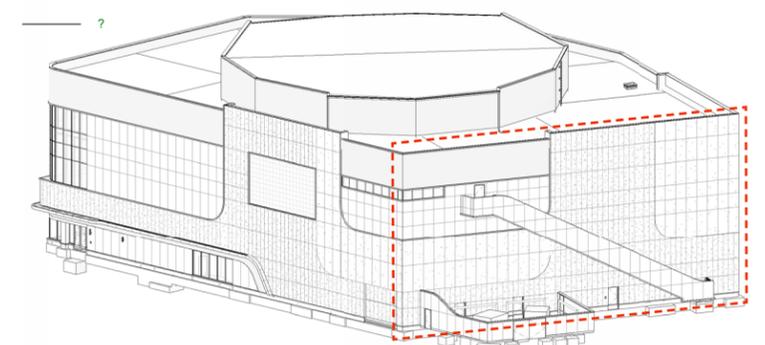
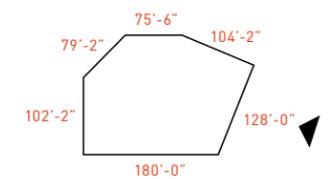
759.5 SF

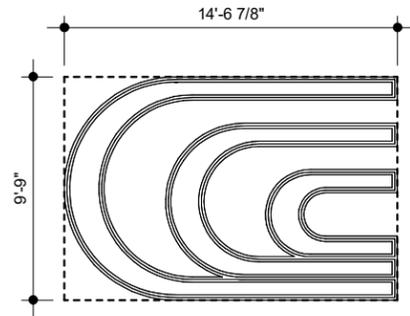


SCALE: 1/4" = 1'-0"

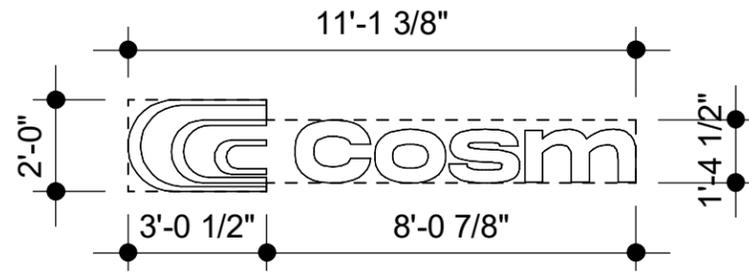
SIGNAGE EAST ELEVATION

FACADE WIDTHS





① **LARGE ID SIGN - LOGOMARK**
 AREA = **142.1 SF**



② **SMALL ID SIGN**
 AREA = **17.2 SF**

PROPOSED SIGNAGE AREA

142.1 SF + 17.2 SF = **159.3 SF**

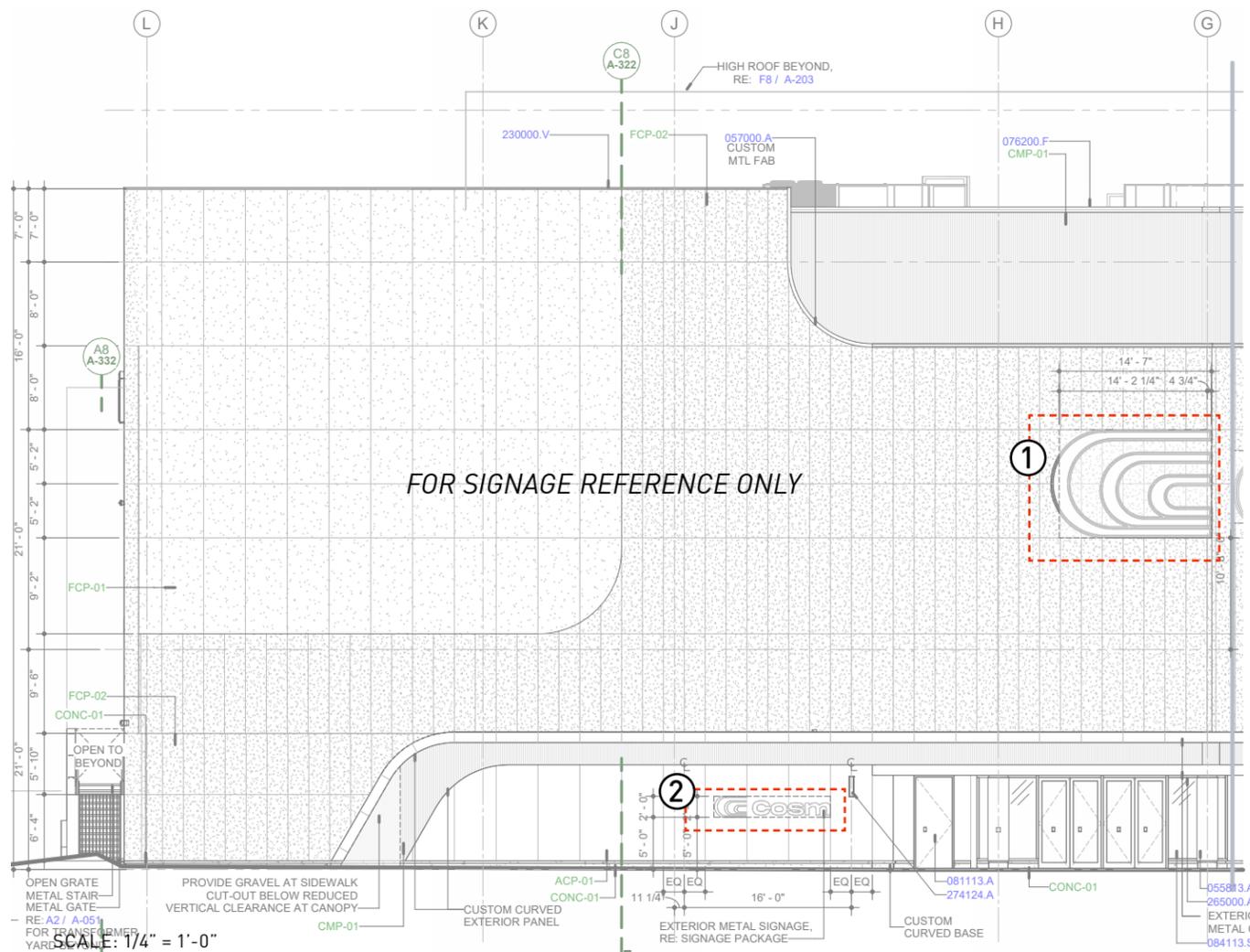
TOTAL ALLOWABLE SIGNAGE AREA

$(W \times 1.5) + 25 = \text{SF of Signage}$
 + 50% for Second facade frontage

$1.5[(228 \times 1.5) + 25] = \text{550 SF}$

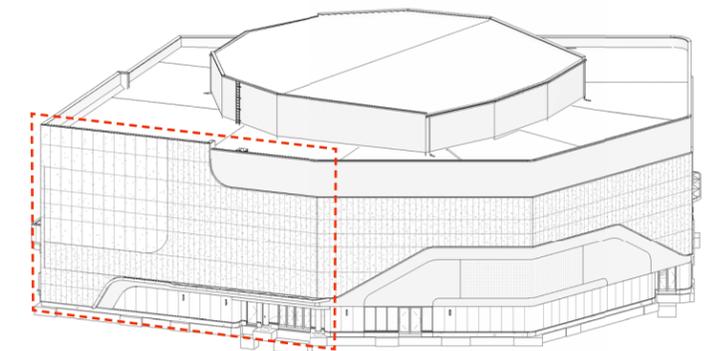
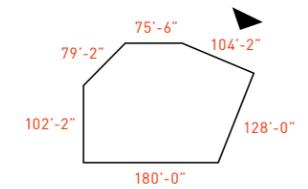
TOTAL PROPOSED AREA

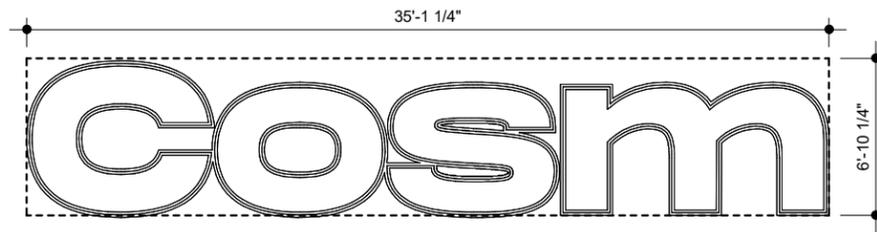
759.5 SF



SIGNAGE NORTHEAST ELEVATION

FACADE WIDTHS





① **LARGE ID SIGN - WORDMARK**
 AREA = **240.8 SF**

PROPOSED SIGNAGE AREA

240.8 SF

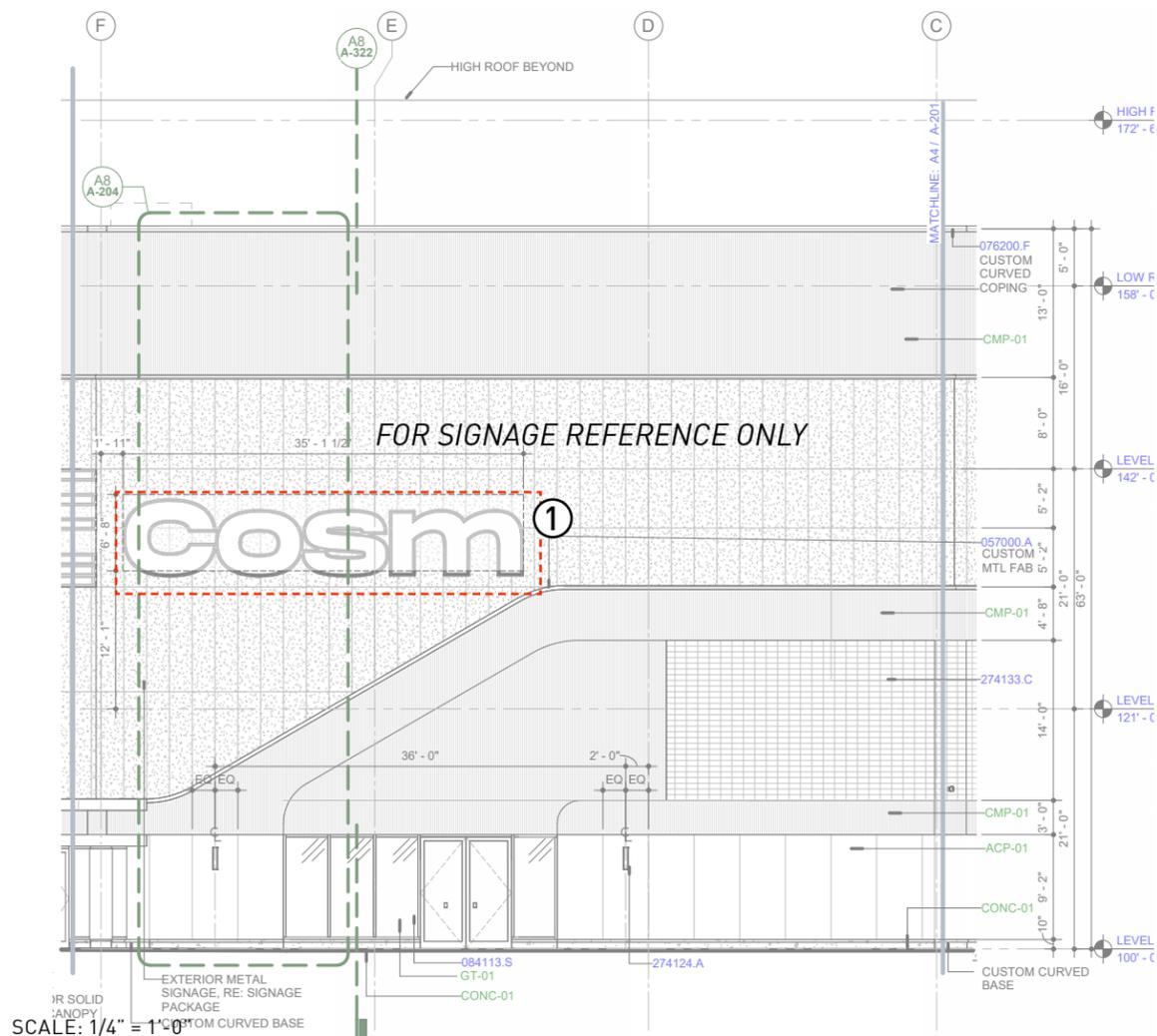
TOTAL ALLOWABLE SIGNAGE AREA

$(W \times 1.5) + 25 = \text{SF of Signage}$
 + 50% for Second facade frontage

$1.5[(228 \times 1.5) + 25] = \mathbf{550 \text{ SF}}$

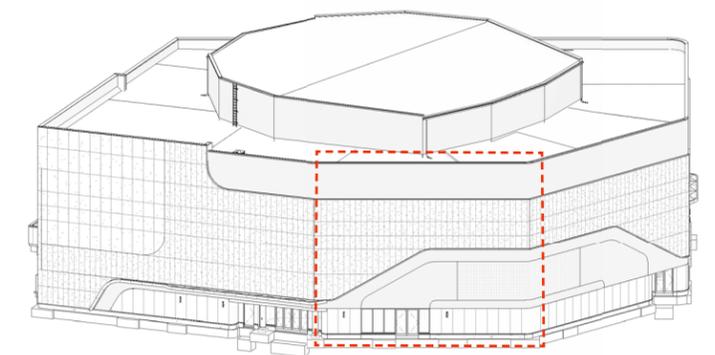
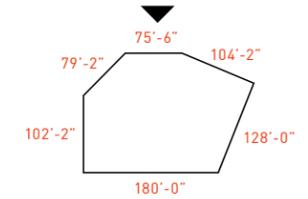
TOTAL PROPOSED AREA

759.5 SF



SIGNAGE NORTH ELEVATION

FACADE WIDTHS



09 RENDERINGS



FIBER CEMENT PANEL



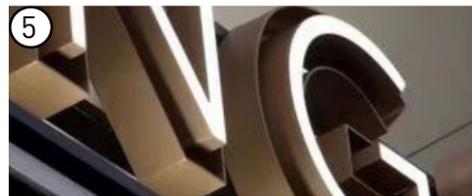
CORRUGATED METAL PANEL



FLAT METAL PANEL



LED STRIP LIGHTING



DIMENSIONAL SIGNAGE



ANNOIDIZED BRONZE
STOREFRONT





ROSSETTI | BEDROCK | cosm | COSM CLEVELAND SCHEMATIC APPROVAL





ROSSETTI | BEDROCK | COSM | COSM CLEVELAND SCHEMATIC APPROVAL





ROSSETTI | BEDROCK | COSM | COSM CLEVELAND SCHEMATIC APPROVAL





ROSSETTI | BEDROCK | cosm | COSM CLEVELAND SCHEMATIC APPROVAL



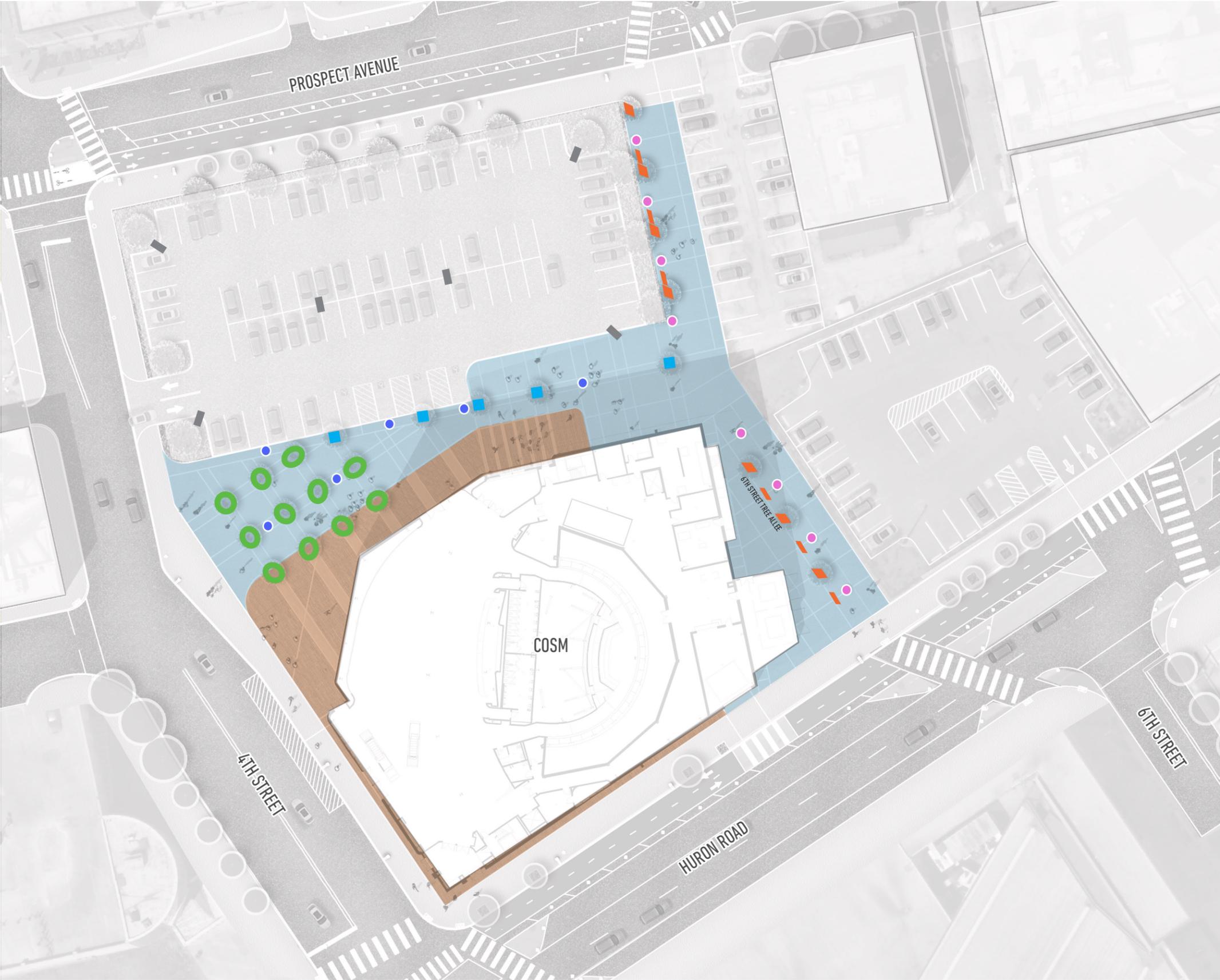


ROSSETTI | BEDROCK | COSM | COSM CLEVELAND SCHEMATIC APPROVAL



10 FURNISHINGS + SITE AMENITIES

SITE DESIGN | Hardscape, Site Furnishings + Amenities



- MAP KEY**
- CONCRETE UNIT PAVERS
 - BUFF WASH CONCRETE
 - PEDESTRIAN LIGHT 1
 - PEDESTRIAN LIGHT 2
 - PARKING LOT LIGHT (NOT FOR APPROVAL)
 - PLAZA PLANTER
 - PLANTER ALONG PARKING LOT
 - TREE ALLEE PLANTER





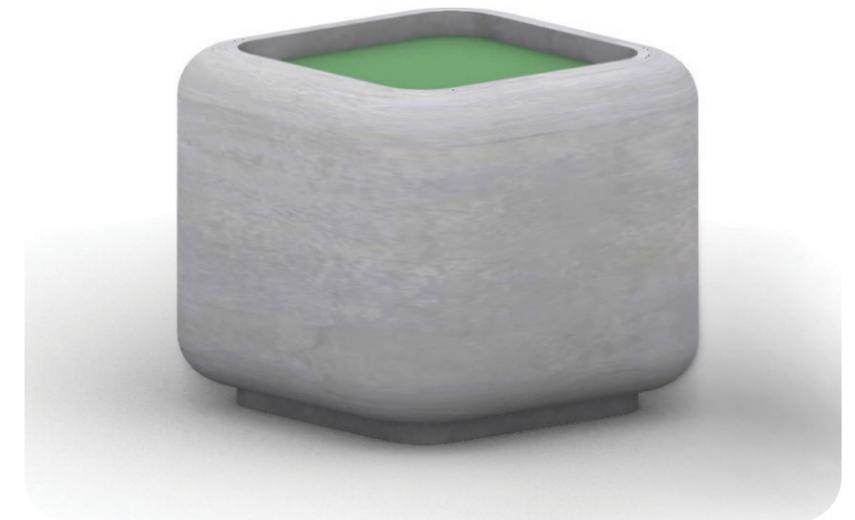
BUFF WASH CONCRETE



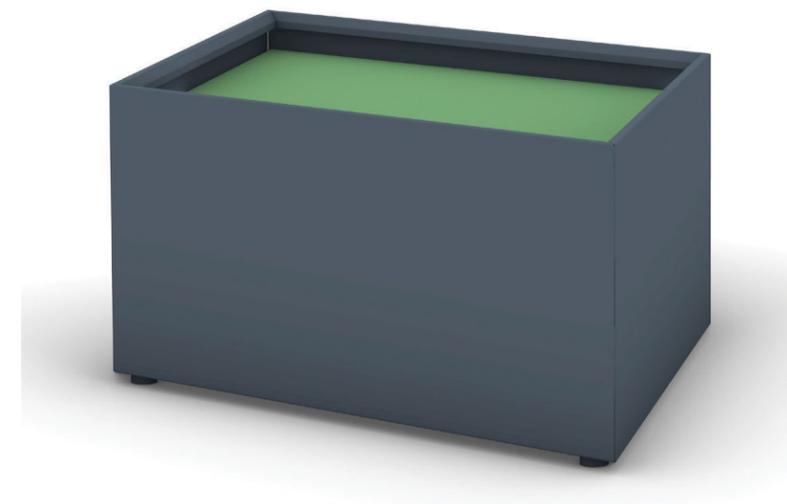
CONCRETE UNIT PAVER
Wausau Tile Series Sesto



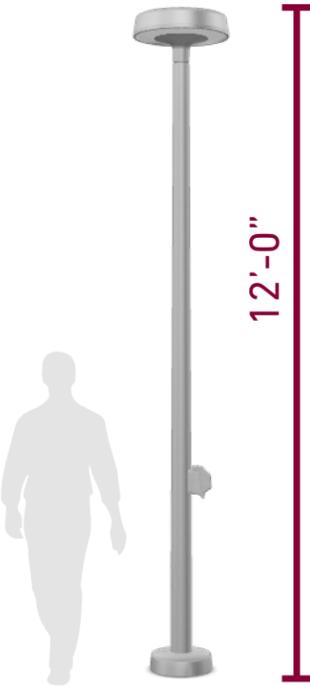
PLAZA PLANTER
Landscapeforms Mirador Planter



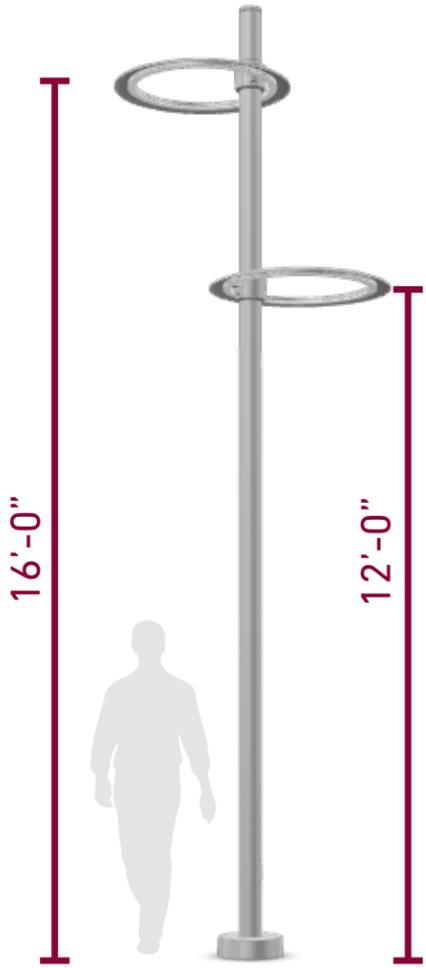
PLANTER ALONG PARKING LOT
Tournesol Montara Planter



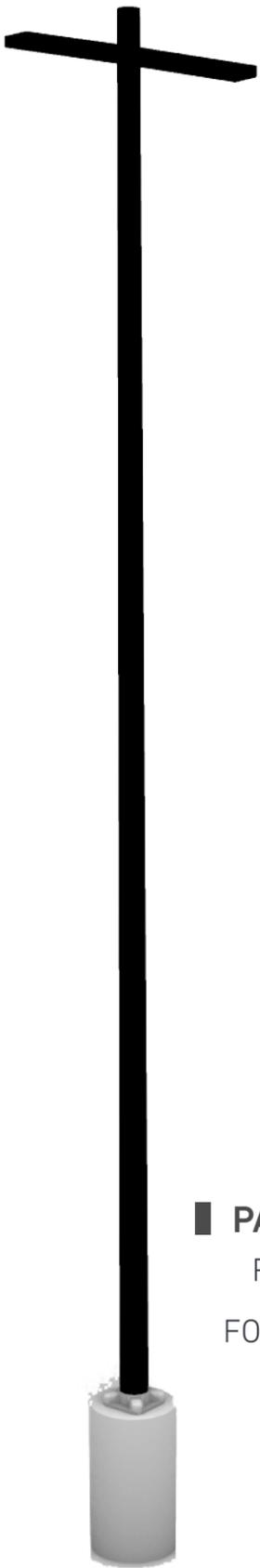
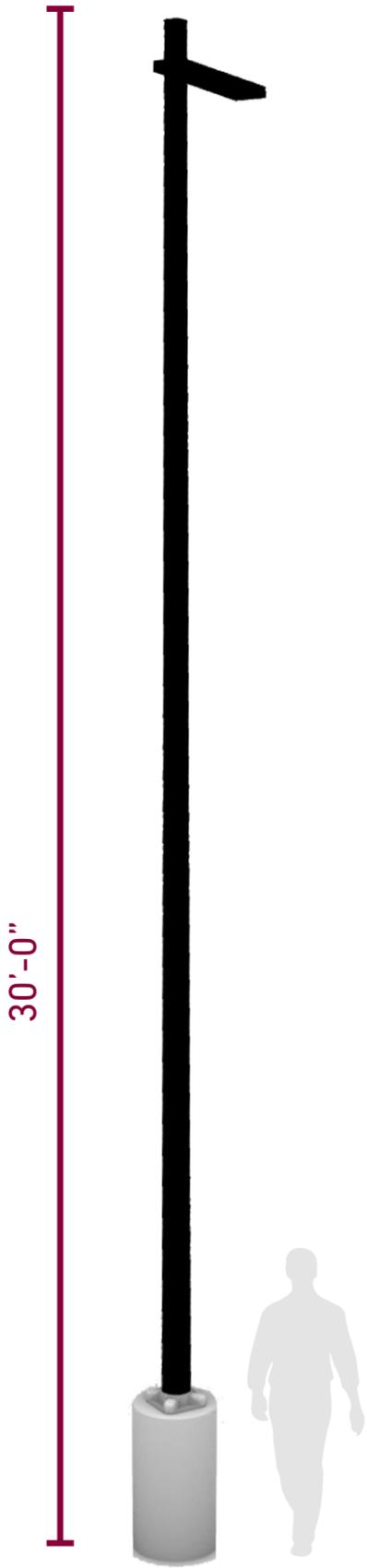
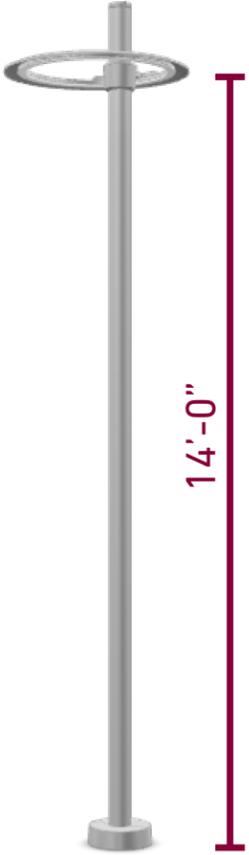
6TH STREET TREE ALLEE PLANTER
Landscapeforms Parallel 42 Planter



● PEDESTRIAN LIGHT 1
Landscapeforms Motive Area Light



● PEDESTRIAN LIGHT 2
Landscapeforms Typology Ring Light

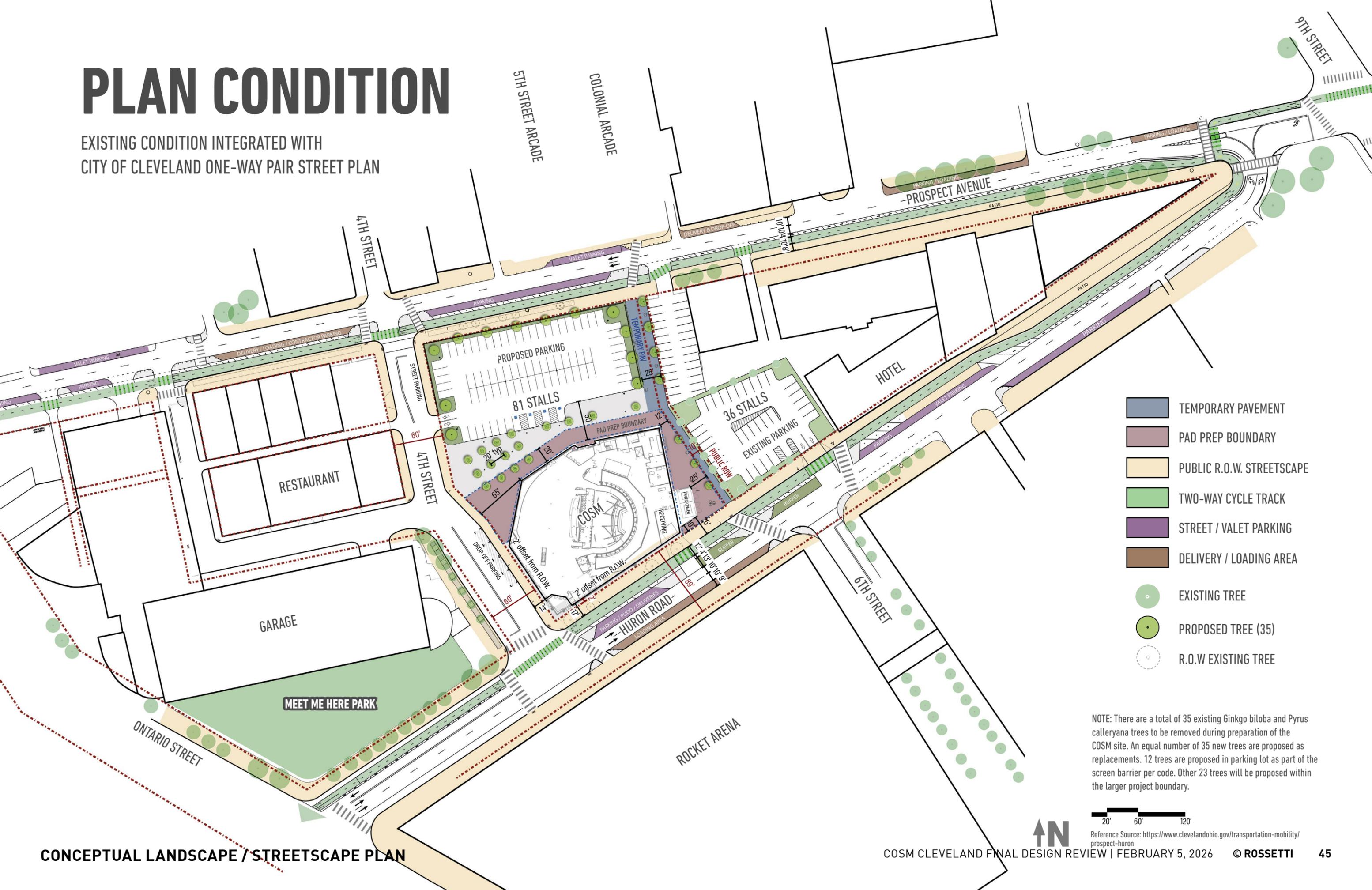


■ PARKING LOT LIGHT
Per City Standard
FOR SCALE ONLY, NOT
FOR APPROVAL

11 CONCEPTUAL LANDSCAPE + STREETSCAPE PLAN

PLAN CONDITION

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



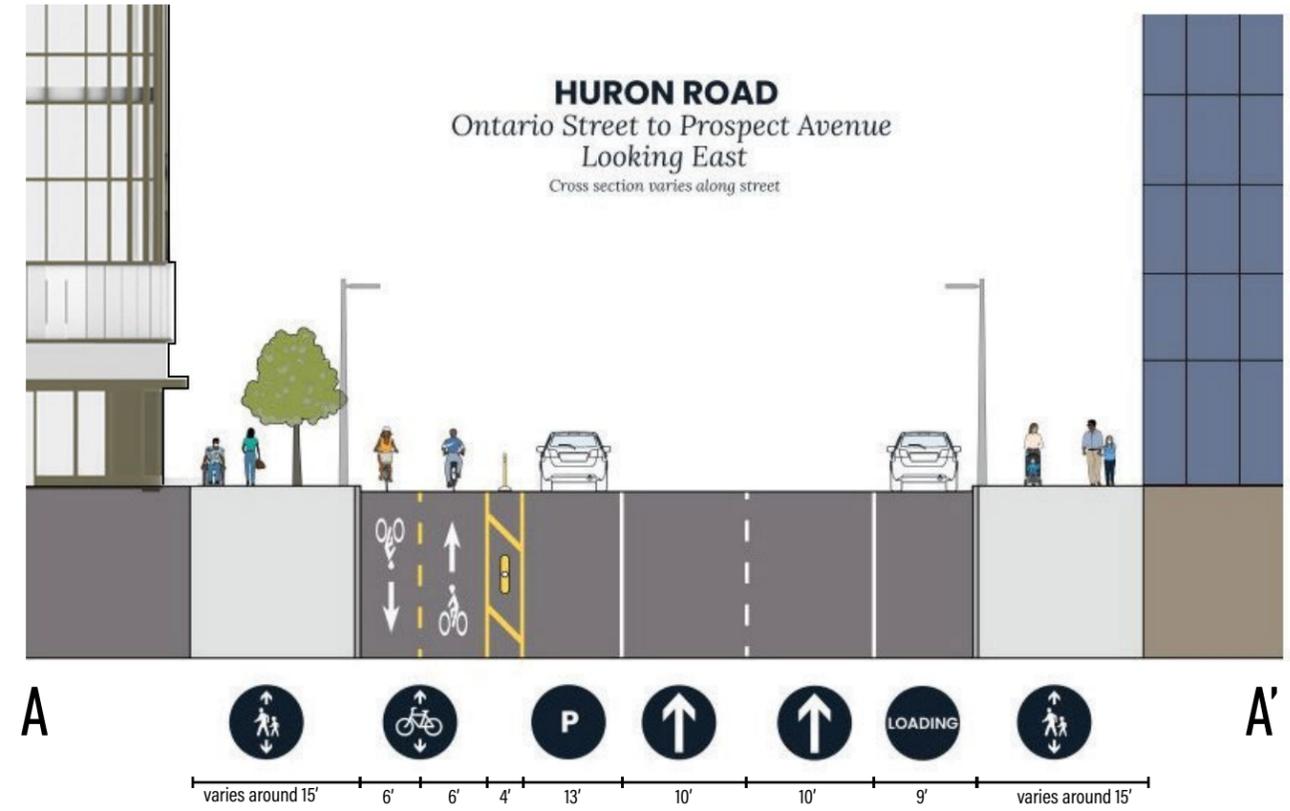
- TEMPORARY PAVEMENT
- PAD PREP BOUNDARY
- PUBLIC R.O.W. STREETSCAPE
- TWO-WAY CYCLE TRACK
- STREET / VALET PARKING
- DELIVERY / LOADING AREA
- EXISTING TREE
- PROPOSED TREE (35)
- R.O.W EXISTING TREE

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



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

CONTEXT



12 TREE PRESERVATION PLAN

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



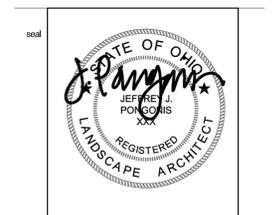
LEGEND
 EXISTING TREE
 EXISTING TREE TO BE REMOVED

TOTAL EXISTING TREES TO BE REMOVED = 43 TREES

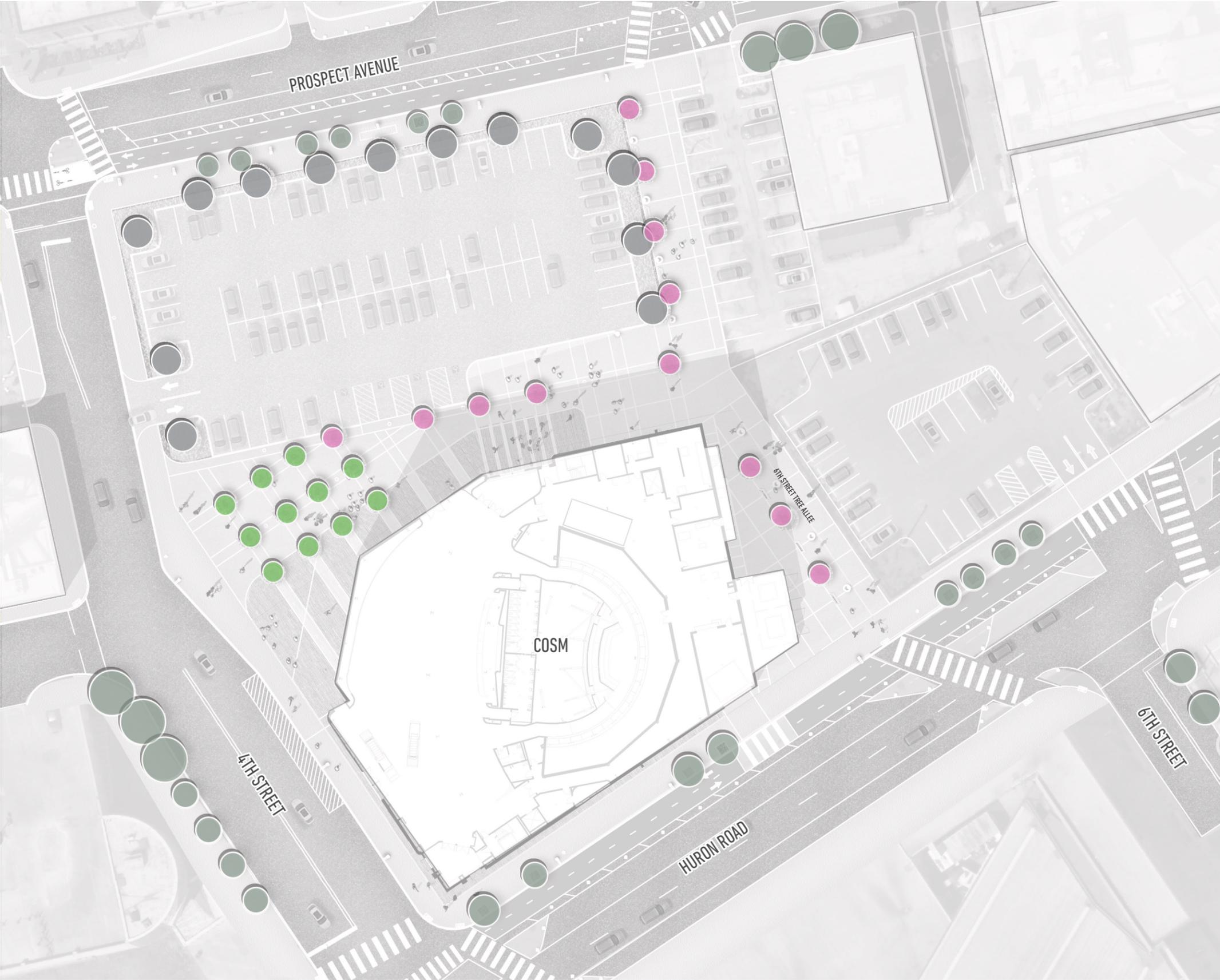
* Condition of tree is generally good with respect to vigor, but the specimen displays significant branch splaying and poor branching structure conducive to limb break risk/liability. Significant branch dieback or stress observed near the crown of the tree. Trees are at or past typical mature prime for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

CHECK SET
 Not For Construction

revision	date	issued
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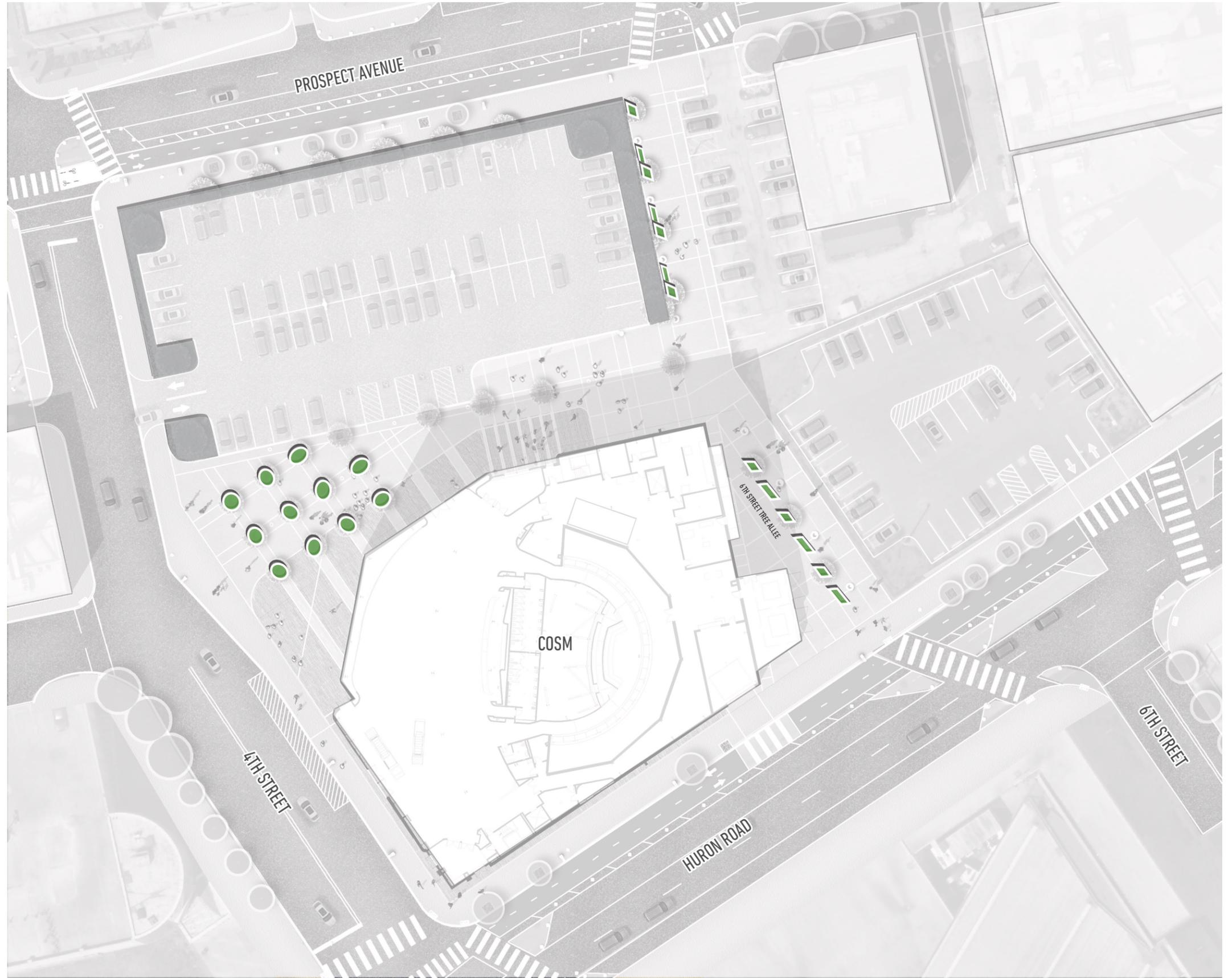


X:\Cleveland\Projects\2022\c22031-Bedrock-Huron-Lands-Master-Plan\BIM_CAD_GIS\CAD\Studies\MOU Tree Preservation Plan\MOU Tree Preservation Plan.dwg Feb 11, 2026 - 2:14pm\zhang



- MAP KEY**
- DECIDUOUS TREES
 - DECIDUOUS TREES (PLANTER TOLERANT)
 - ORNAMENTAL TREES
 - EXISTING TREES





MAP KEY

- PERENNIAL + ORNAMENTAL GRASS
 - Carex pensylvanica*
 - Liriope muscari 'Variegata'*
 - Juniperus chinensis 'Gold Lace'*
- LAWN / GROUND COVER





RED MAPLE/SERVICE BERRY
Acer rubrum



MAIDENHAIR TREE
Ginkgo biloba



AMERICAN HORNBEAM
Carpinus caroliniana



GREEN VASE
Zelkova serrata



GRAY BIRCH
Betula populifolia



EASTERN REDBUD
Cercis canadensis



DOGWOOD
Cornus kousa



SERVICEBERRY
Amelanchier spp.



PENNSYLVANIA SEDGE
Carex pensylvanica



VARIEGATED LILY-TURF
Liriope muscata 'Variegata'



GOLD LACE JUNIPER
Juniperus chinensis 'Gold Lace'

13 STORMWATER MANAGEMENT

SITE STORMWATER

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

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

(Response by Osborn Engineering)

October 7, 2025

Andrew Hutchman, P.E.
Osborn Engineering
1111 Superior Avenue
Cleveland, OH 44114

**Re: COSM – Cleveland, Ohio
Title IV Review Applicability Determination**

Dear Mr. Hutchman,

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

Based on preliminary information, the referenced project:

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

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

Kind Regards,



Jeffrey Jowett,
Community Discharge Permit Program Manager

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

CHEERS

ROSSETTI



CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

Cosm

Bedrock: Rock Block

Staff Report

February 2026



Schematic Approval Conditions

Motion to approve with the conditions listed below from the local committee & staff:

- Study heights of canopies (to be higher)
 - Work with City on streetscape improvements, including integration of One-way Pairs, PUDO/delivery zones, bumpouts, tree planting, and curblin modifications
 - Review opportunities for LEED, integrated Green Infrastructure, and full-depth mature tree plantings
 - Façades to be active uses and engaging at the street-level
 - Recommend increasing digital experience on exterior of building (while avoiding impacts to residential areas to the north) [not a condition]
-



Downtown/Flats Design Review Committee

Final Submission (Private Site Only)

- **Final architecture approved only, with below conditions.** Site/landscape, parking, signage, & public art to come back.
 - Resolve flatness of building via depth, contrast, color, material, and/or thickness to create more hierarchy and contrast (and provide architectural lighting details).
 - Address blank walls with human-scale layering of elements especially along E. 6th walkway. Address prominence of E. 6th corner & gateway to pedestrian walkway.



**Resolve flatness
of building** via
depth, contrast,
color, material,
and/or thickness
to create more
hierarchy and
contrast



Address blank walls with human-scale layering of elements especially along E. 6th walkway.

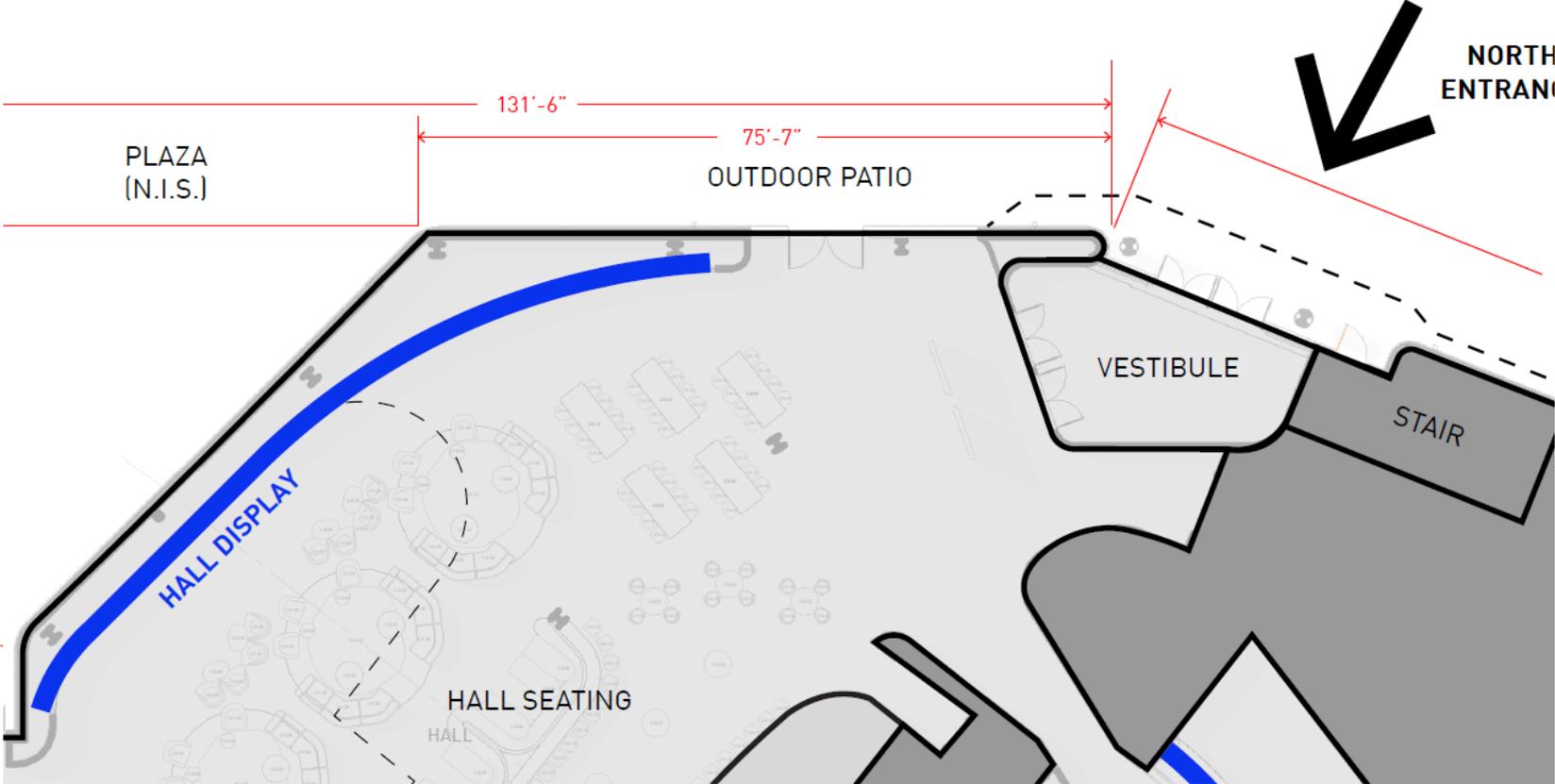
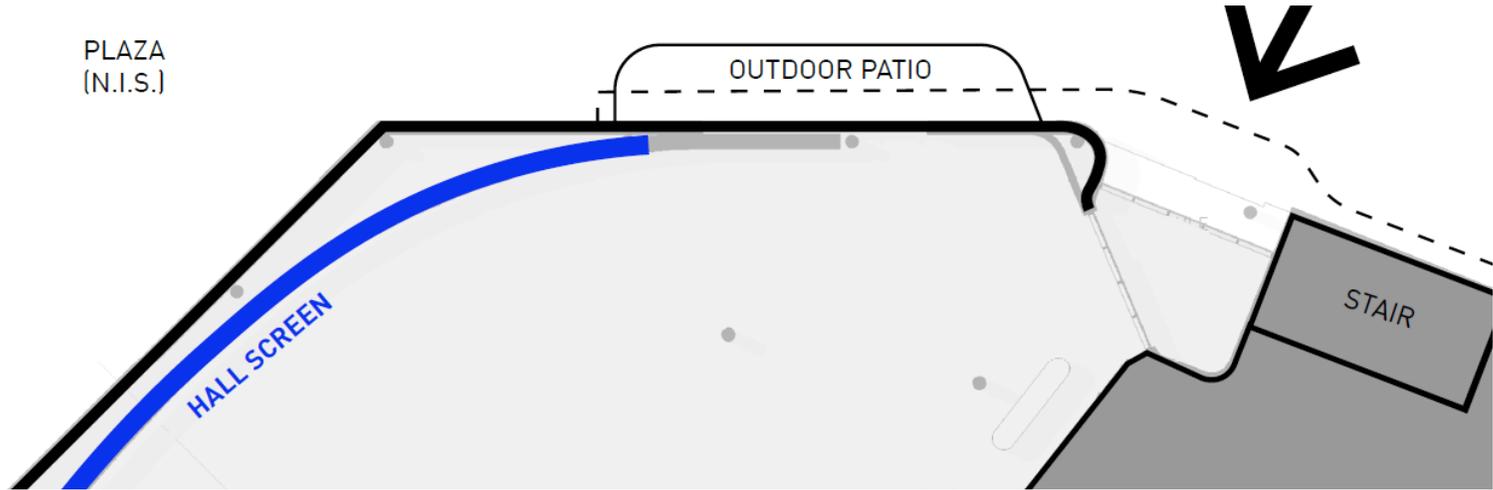
Address prominence of E. 6th corner & gateway to pedestrian walkway.



Facades active and engaging at the street-level

Lively patio brings inside out

Activates the plaza consistently



Facades active
and engaging at
the street-level

Lively patio brings
inside out

Activates plaza
consistently



Facades active and engaging at the street-level

LA Cosm

Screens, window walls, and patio uses



Facades active and engaging at the street-level

LA Cosm

Screens, window
walls, and patio
uses

Lively patio brings
inside out



Facades active and engaging at the street-level

Public Art on Opaque Facades

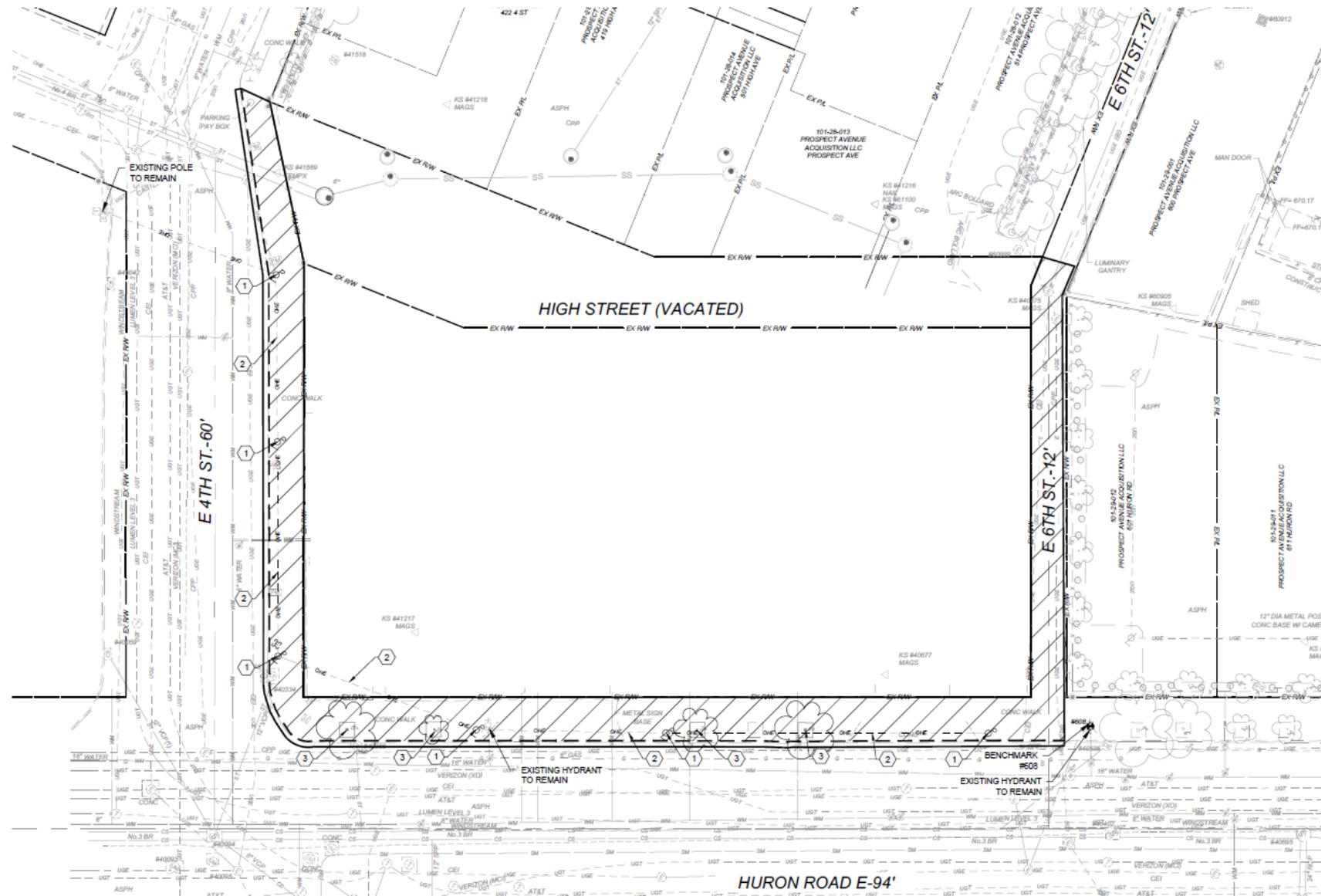


E.4th & E. 6th ROW scope clarity



E.4th & E. 6th ROW scope clarity

Sidewalk removal
& replacement
planned





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



Streets for People: Huron/Prospect One-way Pairs

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



Streets for People: Huron/Prospect One-way Pairs

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



Streets for People: Huron/Prospect One-way Pairs

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



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



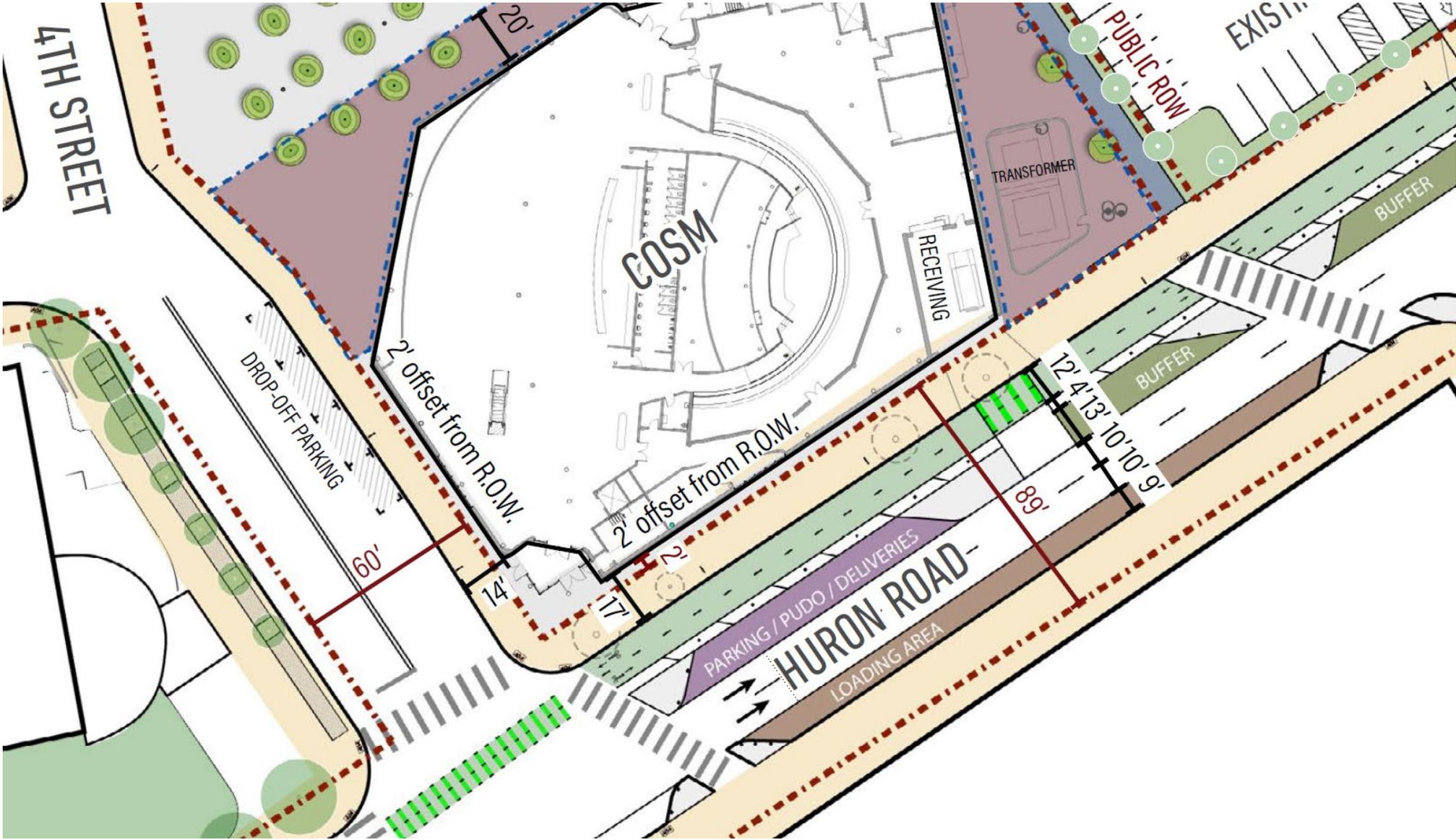
Streets for People: E.4th Potential Extension to Arena



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



Incorporate One-way Pair Design



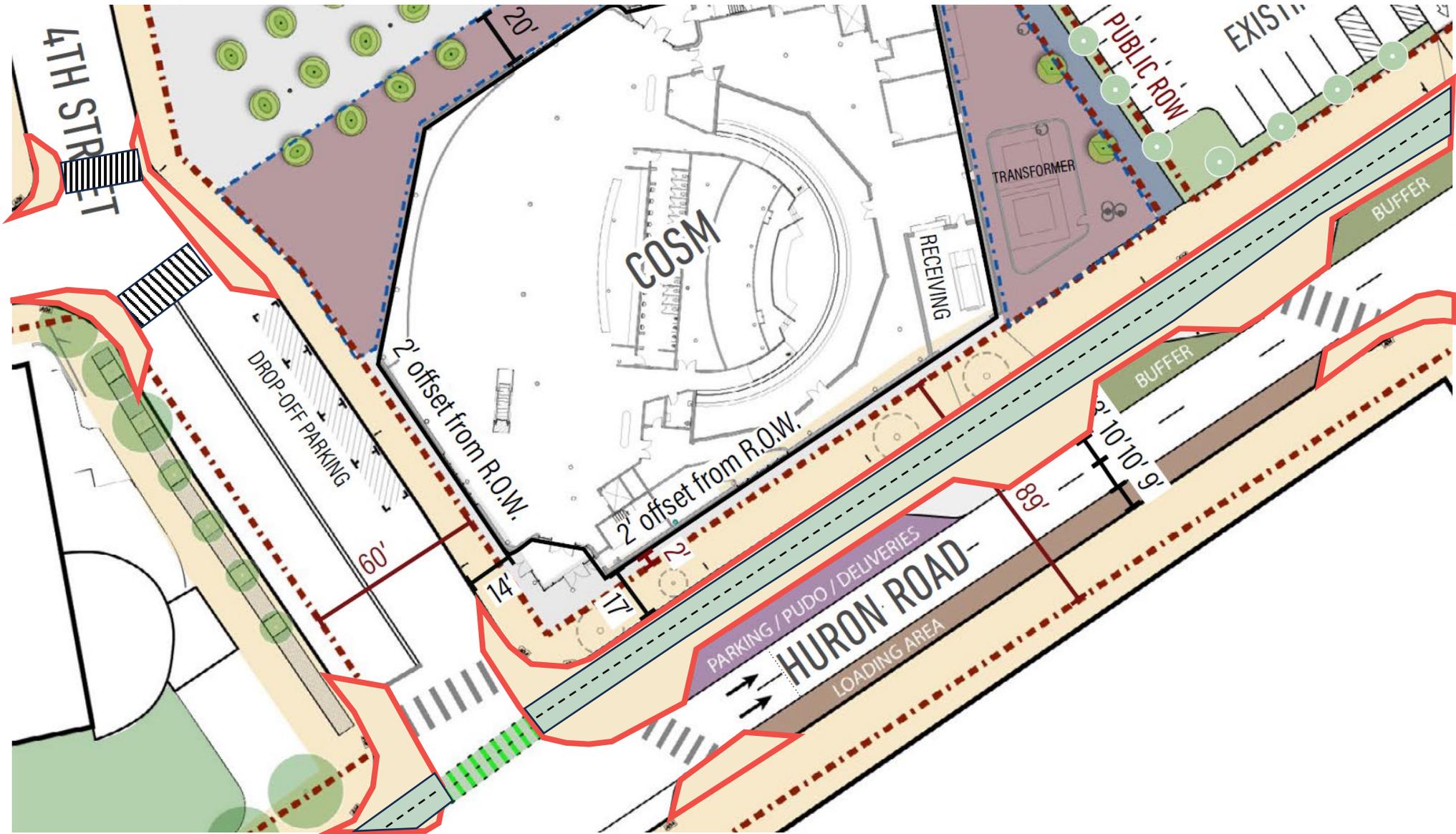
**Incorporate
One-way
Pair Design**

**Targeted
Investments**

**Grander
Entry**

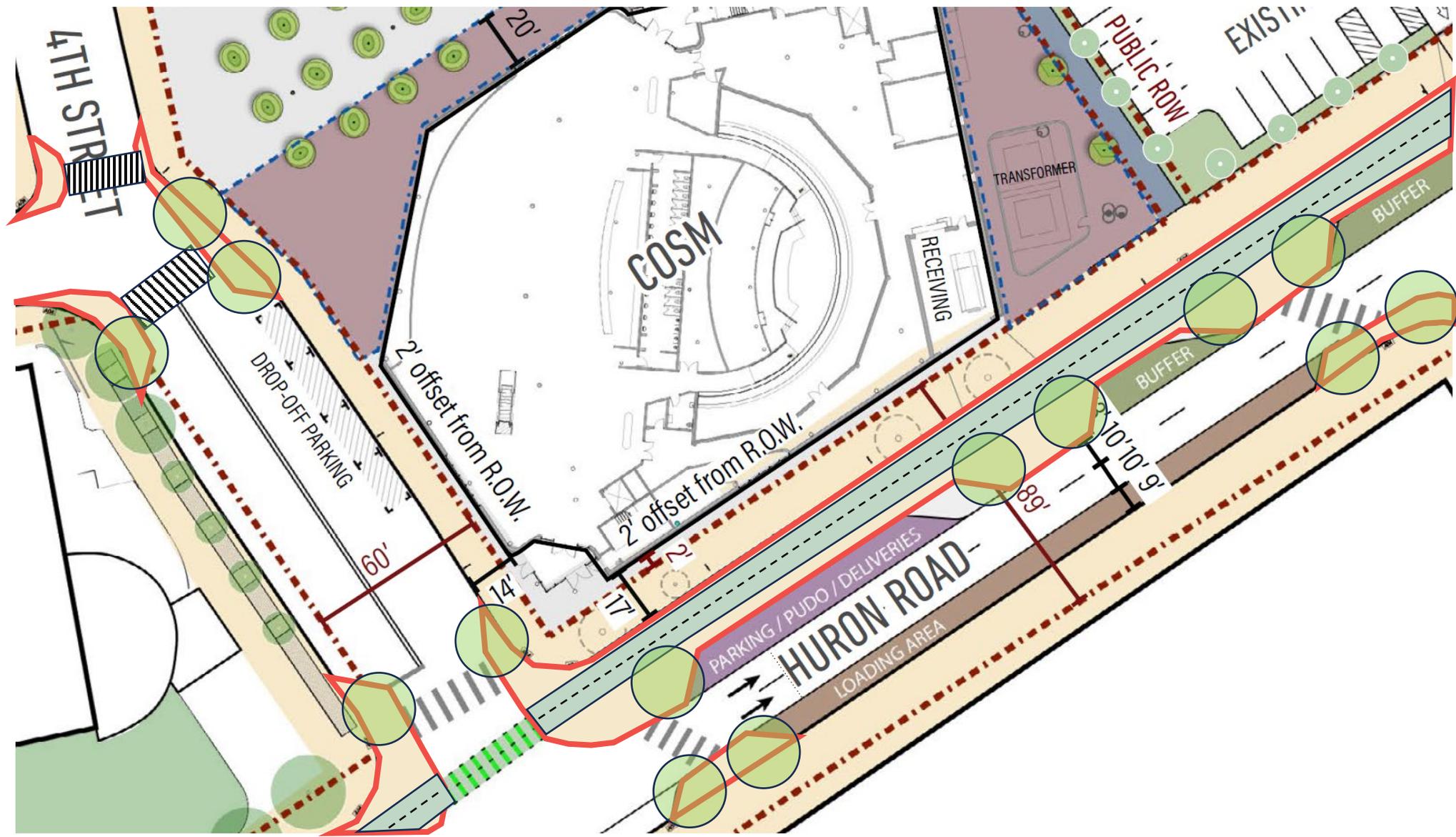
**Wider
Sidewalks**

**Safer
Crossings**



Incorporate One-way Pair Design

Increase Landscaped Spaces & Tree Canopy



Downtown/Flats Design Review Committee

Final Submission (Private Site Only)

- **Final architecture approved only, with below conditions.** Site/landscape, parking, signage, & public art to come back.
 - Resolve flatness of building via depth, contrast, color, material, and/or thickness to create more hierarchy and contrast (and provide architectural lighting details).
 - Address blank walls with human-scale layering of elements especially along E. 6th walkway. Address prominence of E. 6th corner & gateway to pedestrian walkway.



Staff Recommended Conditions

Review/Approval of Private Site Only

- **Approve Architecture** with condition that all architectural lighting details be provided (and incorporate DFDR recommended conditions).
 - **Approve Landscape & Signage** with conditions that the following be worked out with Staff:
 - E.4th & E. 6th ROW scope, agreements, & continuity of lighting
 - Details of parking lot(s) (driveways, curbcuts, zoning requirements, etc.)
 - Light study of digital signage be submitted and residential impacts mitigated, and all applicable Zoning requirements met
 - Recommendation that streetscape & patio improvements be further developed, and sidewalk expansions fully reviewed
 - Recommendation that Public Art component for opaque facades come back at a later date
-



DF2025-032 – Rock Block Development: Cosm Cleveland

February 20, 2026

DFDRAC Recommendations:

DFDRAC recommended final approval on 2/12/26 with the following conditions:

- Final Architecture approved only. Site/landscape, parking, signage, & public art to come back.
- Resolve flatness of building via depth, contrast, color, material, and/or thickness to create more hierarchy and contrast (and provide architectural lighting details).
- Address blank walls with human-scale layering of elements especially along E. 6th walkway. Address prominence of E. 6th corner & gateway to pedestrian walkway.

City Planning Staff Recommendations:

Planning staff is in support of final approval of the architecture only, and agrees with the conditions recommended by DFDRAC.

Staff is also seeking Commission recommendations on plaza, streetscapes, E.6th walkway, and public art (for future review).

Cleveland City Planning Commission

Public Art Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

February 20, 2026

NE2026-007 – Cleveland 230 Mural Project / Blue Arrow

February 20, 2026

Project Address: 16001 Waterloo Rd

Type: Public Art

Project Representative: Jake Kelly, Cleveland 230 Mural Project LLC

Approval: Final

Ward 10: Council Member Michael D. Polensek

SPA: North Shore Collinwood



PROJECT SUMMARY

I am currently undertaking a year-long mural painting project to celebrate the 230th anniversary of Cleveland with the goal of painting between 50 to 100 murals across the city based on historic photos, artifacts, advertisements, concert posters, and other ephemera. This endeavor is called the Cleveland 230 Mural Project. I have the full cooperation of the Cleveland Public Library Photo Archive as well as the full cooperation of the Cleveland Memory Project. Local businesses backing this project include the Beachland Ballroom, the Grog Shop, Mac's Backs, Black Magick Bar, Joy Machines, SuperElectric Pinball, the Happy Dog, Mistake By the Lake Records, Gotta Groove Records, Visible Voice, Zubal's Books, and others.

This mural, to be painted on the back of Blue Arrow Records, will highlight a piece of Cleveland music history by recreating a 1969 newspaper ad advertising a residency by the Velvet Underground. The hugely influential Velvet Underground had a massive impact on the early Cleveland punk bands of the 1970s- bands who themselves became massively influential in the world of underground music. A photograph of the facade and signage of La Cave will also be part of the mural, as well as a caption denoting that this mural is part of the Cleveland 230 Mural Project with a few lines explaining the historic significance of the subject matter.

PROJECT MATERIALS

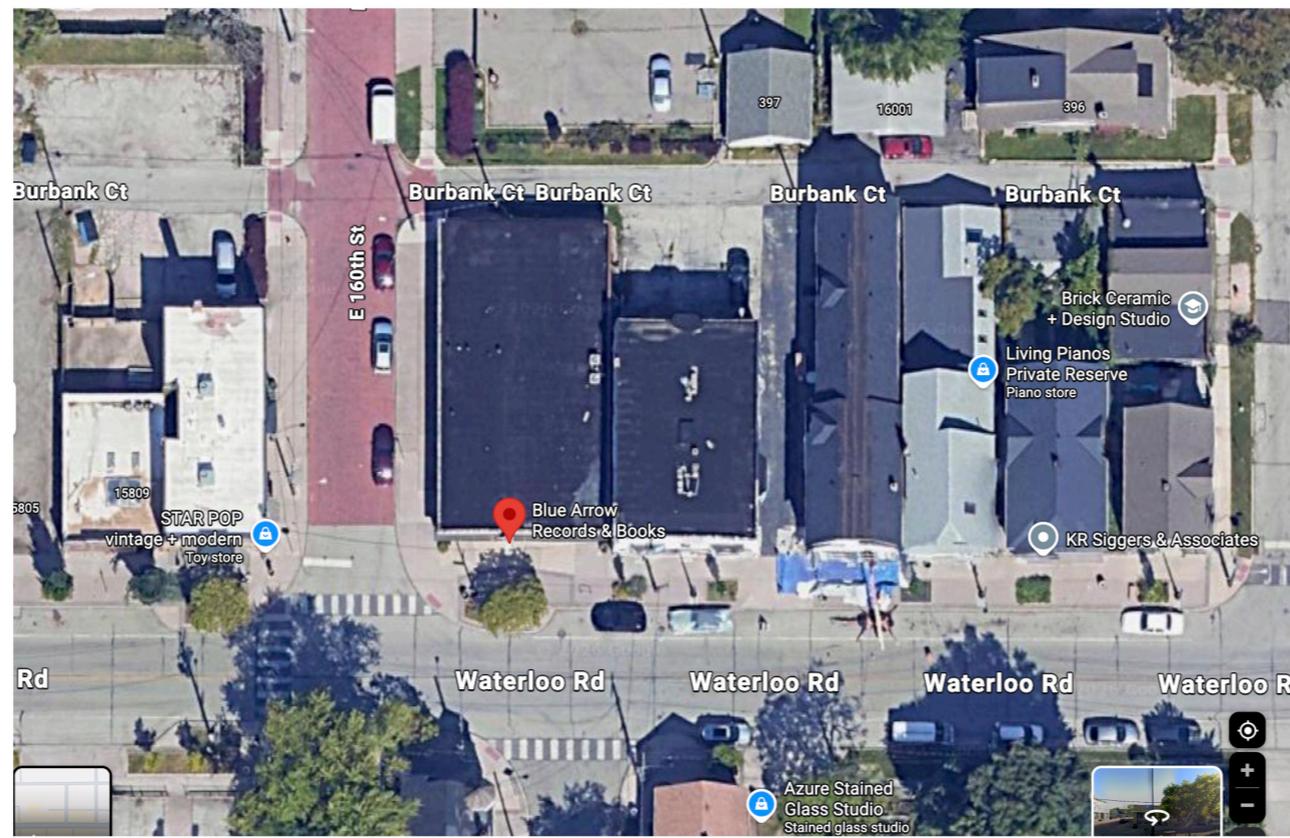
The entire wall will be prepped and primed with **KILZ 2 WHITE EXTERIOR PRIMER** to refresh the surface, then a base color coat of **SHERWIN WILLIAMS 'ROMAN COLUMN'** will be applied to the mural area. The line art will be done with **GOLDEN BLACK GESSO**. The mural will then be coated with two coats of PPG V-52V clear protective coating, and finally **SHERWIN WILLIAMS INVISA-SHIELD ANTI-GRAFFITI CLEAR** to protect the wall from vandals. The colors on the CLEVELAND 230 MURAL PROJECT caption will be painted with **MONTANA GOLD SPRAY PAINT**.

Roman Column color sample

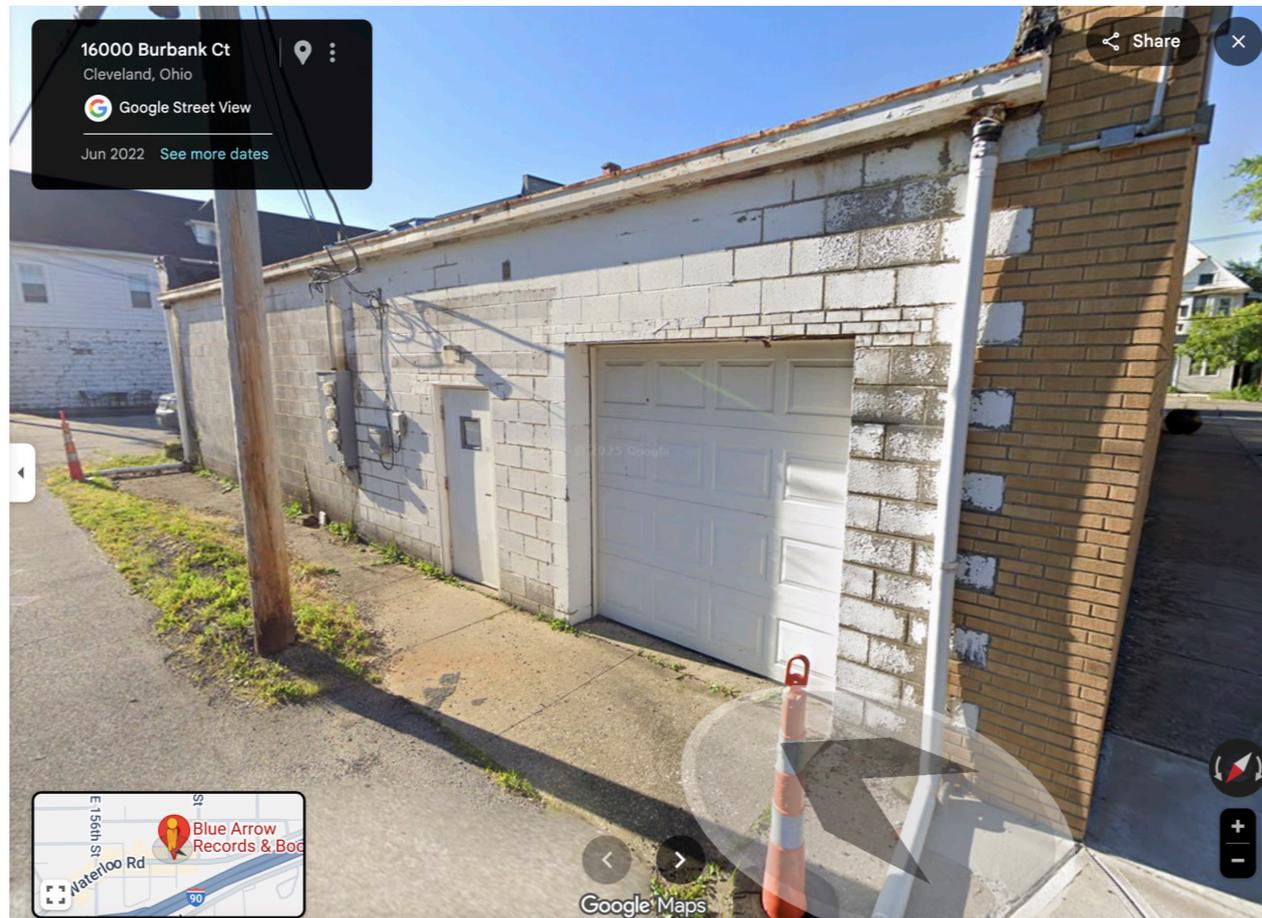


MAINTENANCE PLAN

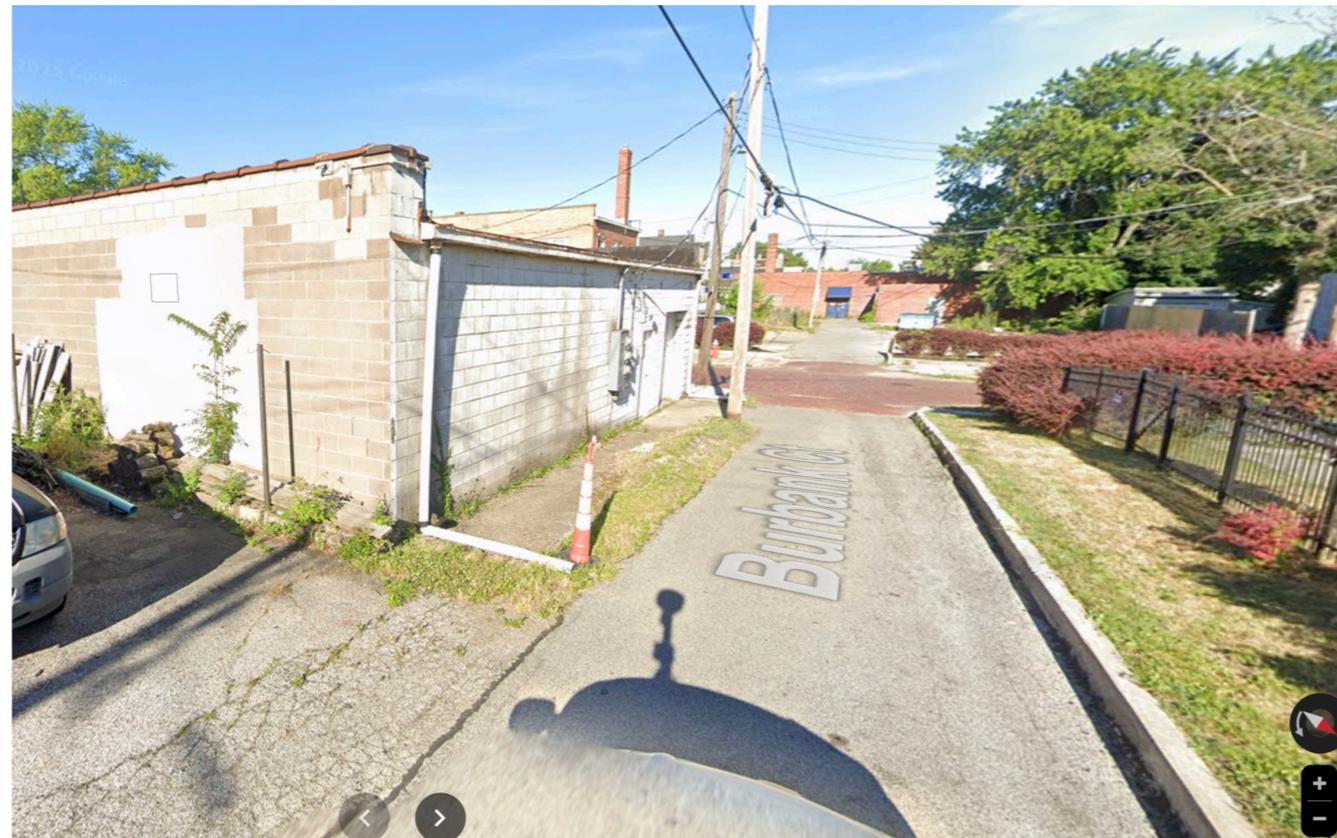
Maintenance of the mural and any repairs/touch-ups to the mural will be extremely fast and easy as the mural, while complex and detailed, is only two basic colors. I have been friends with Pete and Debbie Guylas, the owners of Blue Arrow and the property at 16001 Waterloo, for decades and should any repairs need to be made it will not be a problem for them to contact me to make the repairs.



Aerial view of Blue Arrow Records, mural will be on rear of building on Burbank Court.



Facade of Blue Arrow Records





Mural area on Burbank Court



Mural area and dimensions



MURAL MOCK UP

CLEVELAND 230 MURAL PROJECT 025

THE VELVET UNDERGROUND AT LA CAVE, 1969. LA CAVE BEGAN AS A BASEMENT FOLK CLUB AND THROUGH THE 1960S TRANSFORMED INTO ONE OF CLEVELAND'S MOST CUTTING EDGE ROCK VENUES. THE VELVET UNDERGROUND PLAYED LA CAVE MANY TIMES AND THEIR ABRASIVE, AVANT GARDE SOUND WAS ALWAYS WELL RECEIVED. FUTURE MEMBERS OF CLEVELAND'S PIONEERING PROTO-PUNK BANDS LIKE THE MIRRORS AND PERE UBU WERE IN THE AUDIENCE FOR THESE SHOWS AND WERE HEAVILY INFLUENCED BY THE DISSONANT SOUNDS OF THE FUTURE ROCK AND ROLL HALL OF FAMERS.

CAPTION RELATING HISTORICAL CONTEXT/SIGNIFICANCE

**LETTER OF PERMISSION AND SUPPORT FROM PETE GUYLAS, OWNER OF BLUE
ARROW RECORDS AND 16001 WATERLOO MURAL SITE:**

To whom it may concern:

I have been a long time admirer of public art. When Jake first approached me with his idea of doing a mural on the back of my commercial property, Blue Arrow Records located at 16001 Waterloo Road, I was immediately on board with the project. Jake is a well respected artist known for his flier-based artwork promoting upcoming music-based events, and his murals which are all over the United States. In fact, Blue Arrow Records commissioned Jake to create a mural backdrop in our shop. We constantly get tourists as well as locals who ask to have their picture taken in front of the mural. So, we know first hand the appeal of Jake's murals.

We fully support Jake's vision as well as his current mission to create Cleveland themed murals and we are excited about it and honored to be included.

I chose the mural idea of using a vintage advertisement for the Rock and Roll Hall of Fame Inductees, THE VELVET UNDERGROUND performing at the legendary now-shuttered club called La Cave. I chose it to celebrate both The Velvet Underground and La Cave.

Sincerely,

Pete Gulyas,
Owner, Blue Arrow Records,
16001 Waterloo Road,
Cleveland, OH 44110

LETTER OF SUPPORT FROM CINDY BARBER, OWNER OF THE BEACHLAND BALLROOM:

February 9, 2026

To Whom It May Concern:

I have been working with Jake Kelly for years as he collects information about Cleveland's cultural history in the '60s and '70s and I totally support his desire to use his artistic talents to tell the story of some of Cleveland's musical and cultural history through an ambitious mural project. He has become known internationally for all the music flyers he has created for venues like Beachland Ballroom and the Grog Shop. And he has also done many previous murals for the Melt restaurant chain and there is one he did years ago in the back of the Waterloo Arts building, so his knowledge of creating these images on a large scale is well known. If allowed to find scattered spots for his historic imagery, this project could become an aid in building Cleveland's status as an important place where both music and political history was made. I am hoping to have a series of talks at the Beachland discussing Jake's detailed investigations into this history.

Sincerely,

Cindy Barber
Co-owner Beachland Ballroom
Executive Director, Cleveland Rocks: Past, Present, Future

NE2026-007 – Cleveland 230 Mural Project / Blue Arrow

February 20, 2026

NEDRAC Recommendations:

NEDRAC recommended approval as presented on 2/17/26, and asked the applicant to consider adding a QR code on the mural so people can get information about the mural.

City Planning Staff Recommendations:

Planning staff supports this project's location on the building, as well as its size and scale, and refresh of entire wall, but recommends a QR code instead of the numbering system for their Citywide plans for other murals at other sites.

Cleveland City Planning Commission

Mandatory Legislative Referrals – Presentations



CITY OF CLEVELAND
Mayor Justin M. Bibb

February 20, 2026

Ord. No. 89–2026 (introduced by Council Members Bishop and Griffin – by departmental request) Authorizing the Director of Parks and Recreation to enter into one or more agreements with Urban Bridges for the exchange of easements; authorizing the Director to execute deeds of easement granting to Urban Bridges certain utility easement rights on City-owned property; declaring the easement rights not needed for the City's public use; and authorizing the Director to accept from Urban Bridges certain easement rights needed for mutual rights of entry and exiting access.

February 20, 2026

Cleveland City Planning Commission

**Real Estate Legislation
February 20, 2026**



CITY OF CLEVELAND
Mayor Justin M. Bibb



Ord. No. 89-2026
Easements with Urban Bridges

Legislative Purpose

Authorizing the Director of the Department of Parks & Recreation to grant a reciprocal easement for ingress and egress on PPNs 006-16-107 and 006-16-108 between the City and Urban Bridges and to grant a Blanket Utility easement on City-owned land located on Clark Avenue near Clark Recreation Center (PPN 006-16-107) to Urban Bridges.



CITY OF CLEVELAND
Mayor Justin M. Bibb



Ord. No. 89-2026
Easements with Urban Bridges
Easement Map



Ord. No. 89-2026
Easements with Urban Bridges
Images of proposed development



Ord. No. 89-2026

Easements with Urban Bridges

- City acquired PPN 006-16-107 from Urban Bridges for use as a parking lot for Clark Recreation Center.
- City seeks a reciprocal easement between City and Urban Bridges for ingress for Urban Bridges on PPN 006-16-107 and egress for City on PPN 006-16-108. City will be responsible for clearing snow on the reciprocal easement area.
- City wishes to grant a blanket utility easement to Urban Bridges on PPN 006-16-107.
- The proposed easements will facilitate the successful completion of Clark Recreation Center, enhance recreation center access, and give Urban Bridges the authority to repair and access their underground utilities.



Ord. No. 182-2026 (introduced by Council Member Conwell) Designating
Second Mount Olive Baptist Church (formerly St. John's Lutheran Church)
as a Cleveland Landmark.

February 20, 2026

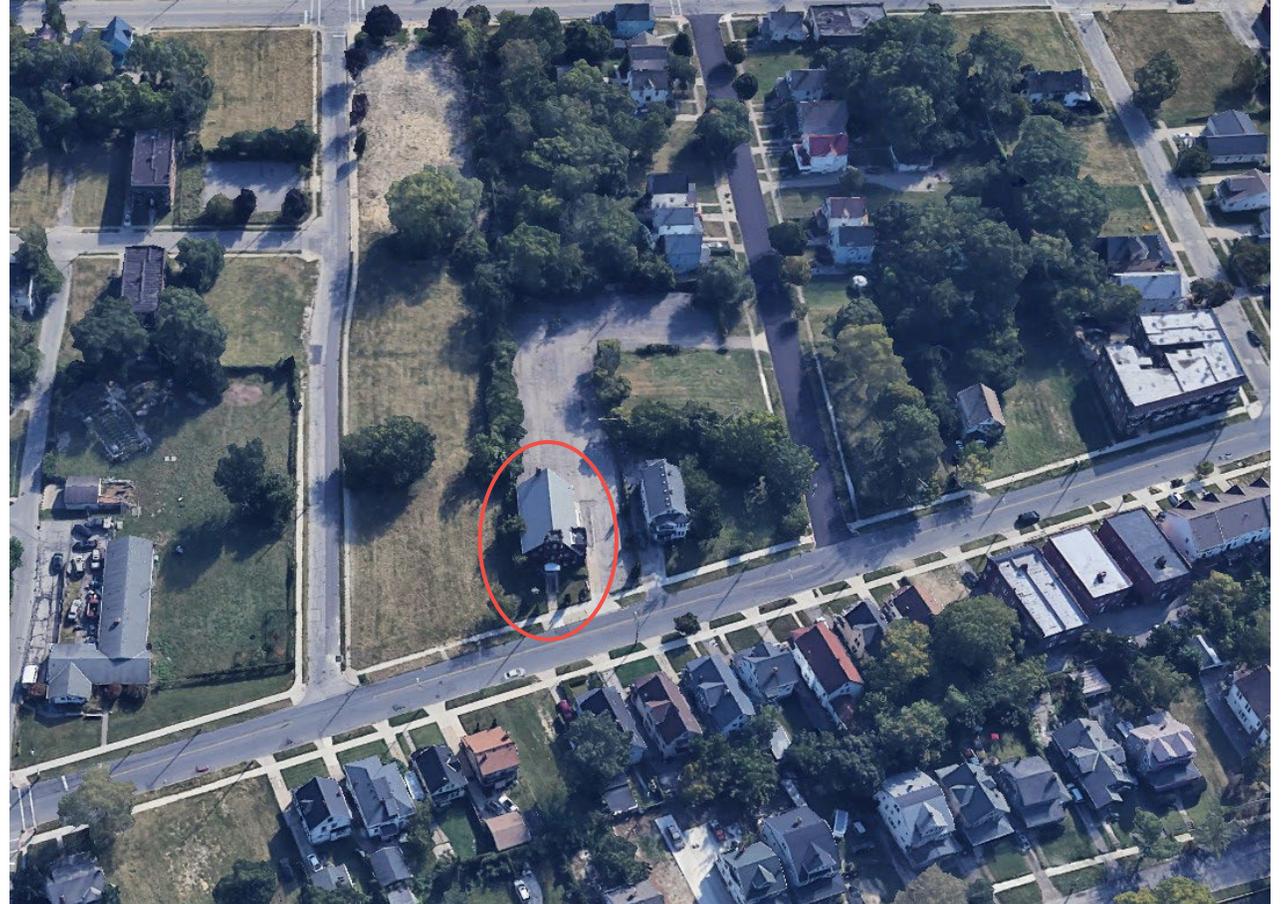
Second Mount Olive Baptist Church (former St. John's Lutheran Church)

757 Eddy Road



Location

- Glenville SPA
- Ward 9
 - Formerly Ward 10 in 2025



Transylvanian Saxons



St John's Lutheran Church

- Rev. Hans (John) Foisel
 - Arrival in 1921
- First meeting – June 4, 1922
- Formal Organization – June 9, 1922
 - 63 members
- Eddy Road property purchased – December 13, 1922





Rebekah Wissler, Archivist, Northeastern Ohio Synod Archives (ELCA)





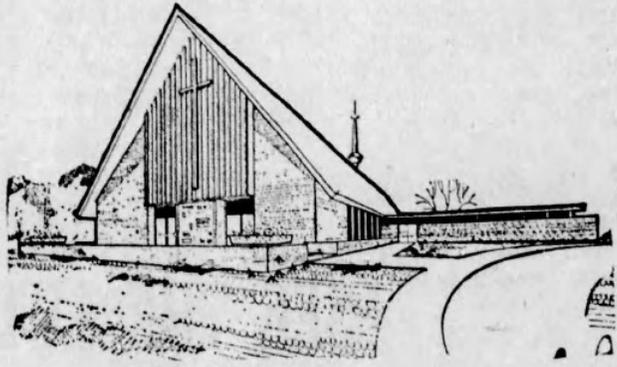
Rebekah Wissler, Archivist, Northeastern Ohio Synod Archives (ELCA)



- Foisel pastor for 37 years
- 1948 – Addition
- May 1960
 - Dr. Henry Hodel
- Relocation to suburbs



Rebekah Wissler, Archivist, Northeastern Ohio Synod Archives (ELCA)



Architect's drawing of new St. John's Lutheran Church, Highland Heights.
(Drawing by Roy D. Murphy & Associates)

Lutherans Will Start Building

Ground is to be broken at 1000 Ford Road, Highland Heights, 3:30 p.m. tomorrow for the new \$160,000 building of St. John's Lutheran Church at

Dr. Henry H. Hodel, pastor, will officiate, assisted by the Rev. John Foisel, who was pastor of the congregation for 37 years prior to his retirement in 1959; Edward R. Schneider, building committee chairman; Michael Melzer, president of the church council, and Mayor Robert L. Barris.

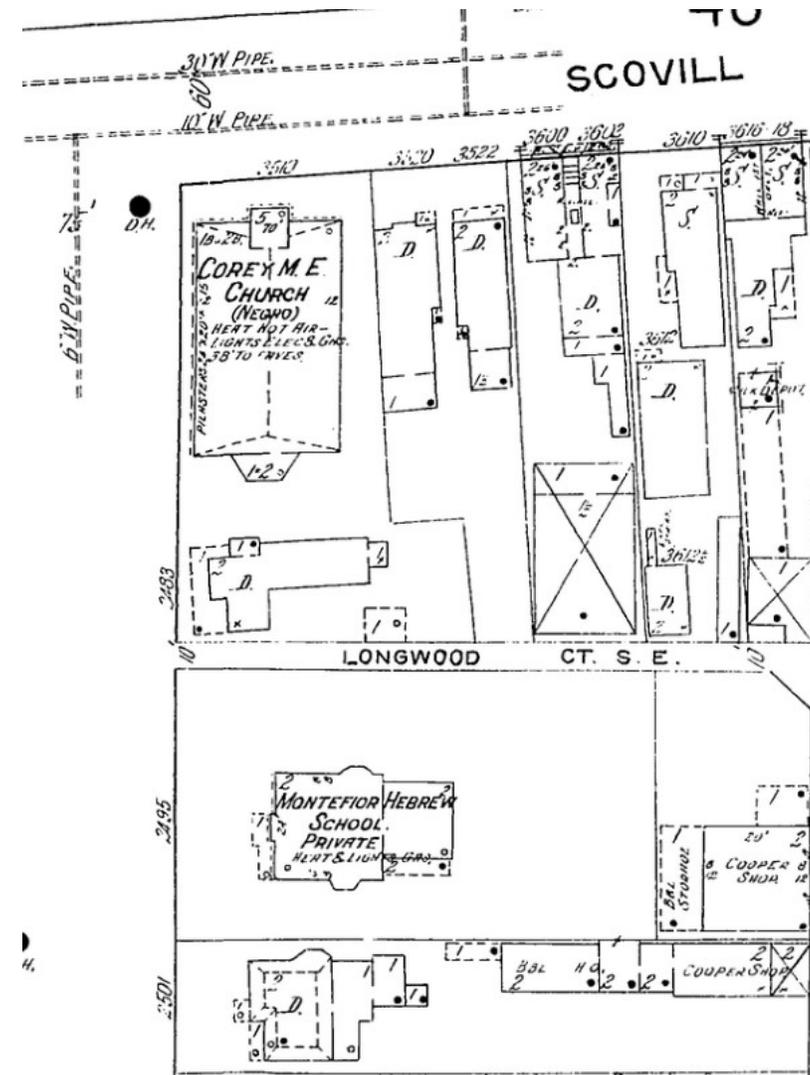
The congregation worshiped for many years at 757 Eddy Road N. E. Services are being held in the South Euclid American Legion Hall, 4511 Laurel Road, pending completion of the new building.

Plain Dealer June 16, 1962



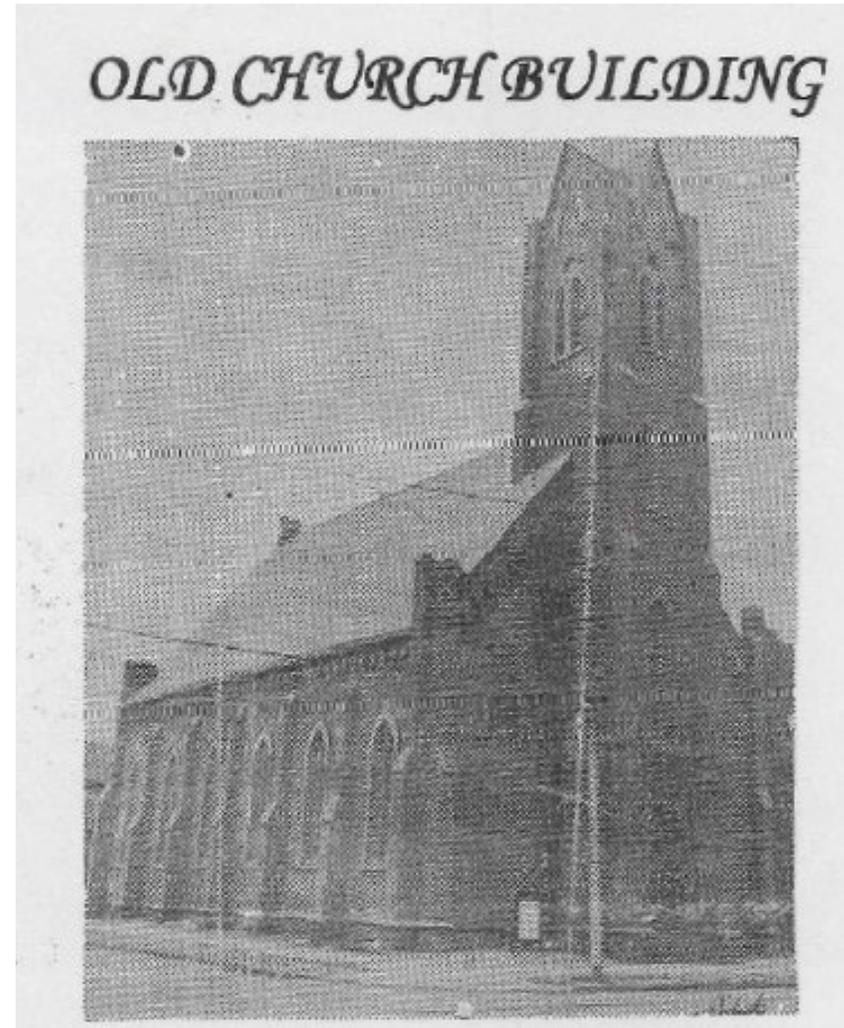
History

- Organized October 18, 1917
 - Eleven Charter Members
- First Great Migration period
 - 1910 – 1940
- Moved briefly to East 35th St



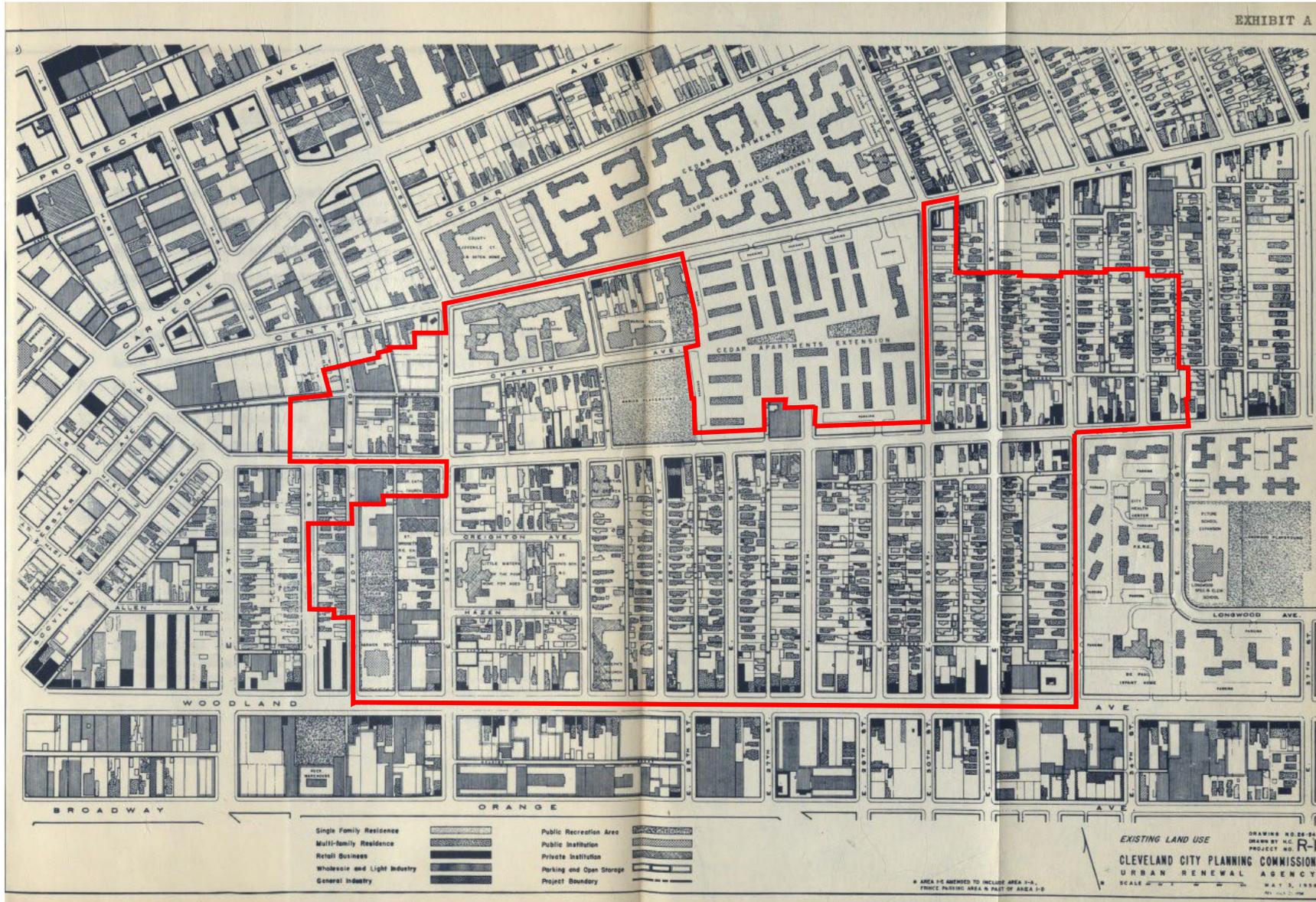
History

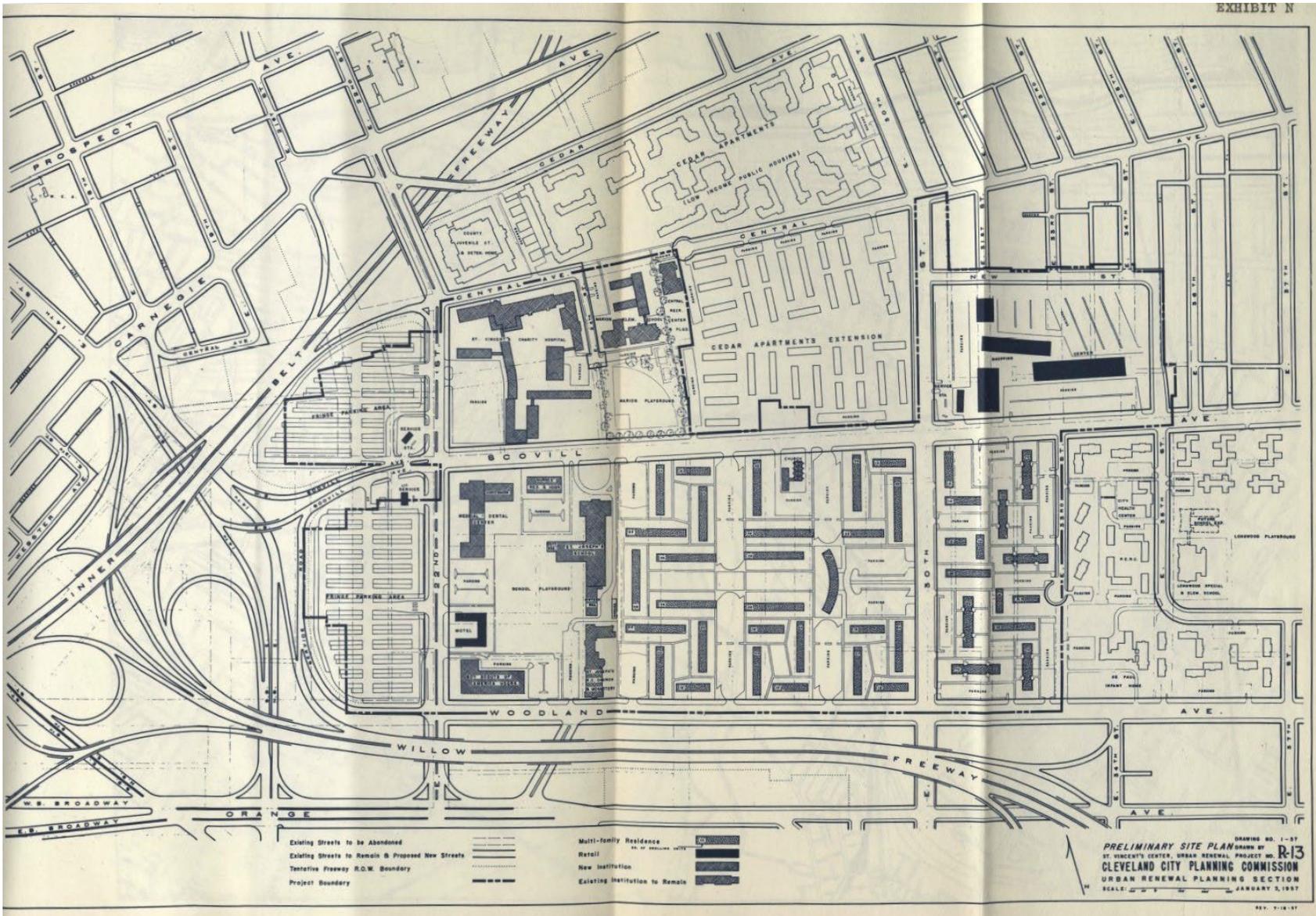
- 1920 – Down payment for church at Scovill and East 28th St.
 - Second German Evangelical Protestant Church of St. Paul
- 1926 – Obtain clear title to property



Urban Renewal







Second Mount Olive Baptist Church



Second Mt. Olive Baptist Church on Scovill Avenue



Alfreda James, Second Mount Olive Baptist Church

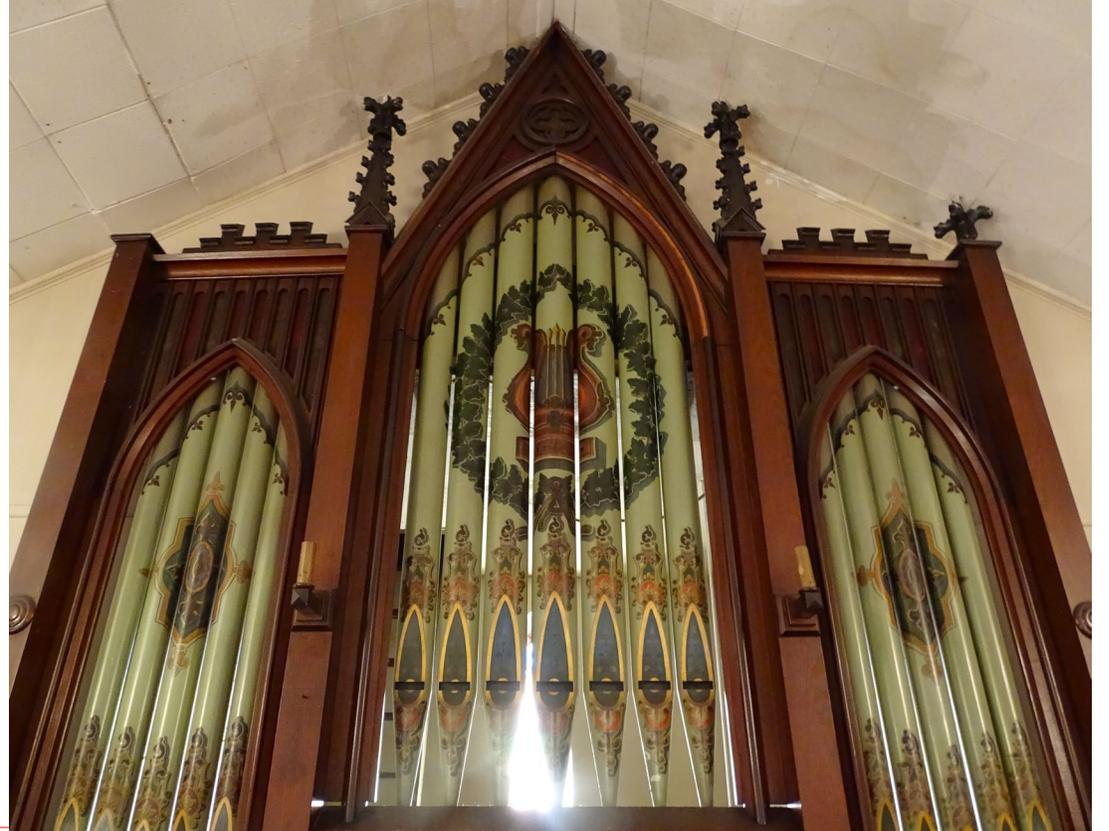


Current Conditions









Criteria for Nomination

The historic property is listed on the National Register of Historic Places

The historic property is eligible for listing on the National Register of Historic Places

Its character, interest or value is part of the development, heritage or cultural characteristics of the City, State or the United States.

Its location is a site of a significant historic event.

Its identification is with a person who significantly contributed to the culture and development of the City.

The historic property exemplifies the cultural, economic, social or historic heritage of the City.

The historic property is identified with the work of a master builder, designer, architect, engineer or landscape architect whose work has influenced the development of the area, community, state or nation.

The historic property embodies elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.

The historic property relates to other distinctive areas which are eligible for preservation activities, based on a historic, cultural, or architectural motif.

The historic property's location or its singular physical characteristics represent the establishment or are a familiar visual feature of a neighborhood, community or City.



Sources

- Second Mount Olive Baptist Church Records
- St. John Evangelical Lutheran Church Collection, Northeastern Ohio Synod Archives (ELCA)
- Cleveland Public Library Newspaper Archives
- Encyclopedia of Cleveland History
- Cleveland City Building Permits



- Thank you



Cleveland City Planning Commission

Mandatory Legislative Referrals – Administratively Approved



CITY OF CLEVELAND
Mayor Justin M. Bibb

February 20, 2026

Ord. No. 185-2026 (introduced by Council Member Davis) Changing the Use, Height, and Area Districts of parcels of land north of Herman Avenue between West 65th Street and West 58th Street; and subjecting an area titled the Site Development Boundary to Section 333.02 of the Codified Ordinances of Cleveland, Ohio, 1976; and attaching the Approved Site Development Plan (Map Change 2697).

February 20, 2026

Cleveland City Planning Commission

Director's Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

February 20, 2026

Cleveland City Planning Commission

Adjournment



CITY OF CLEVELAND
Mayor Justin M. Bibb

Next Meeting: March 6, 2026