



CITY OF CLEVELAND

Mayor Justin M. Bibb

Cleveland City Planning Commission

March 20, 2026

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

Erika Anthony, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator

Agenda: March 20, 2026

CONDITIONAL USES

- Kids Can Be Kids Learning Center

NORTHEAST DESIGN REVIEW

- NE2026-008 – E72nd Street Pole Banner Installation

SOUTHEAST DESIGN REVIEW

- PRJ26-XXXXXXX – Ironwood Flats

PUBLIC ART DESIGN REVIEW

- EC2026-006 – Penn Square Pocket Park & Temporary Murals
 - Ubuntu Park Obelisk

ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

- Ord. No. 309-2026 (Roadway Improvements) & Ord. No. 328-2026 (MC2695)

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.

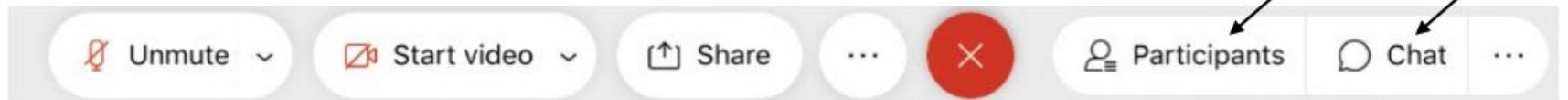
All boards and commissions under the purview of the City Planning department conduct their meetings in a manner modeled after Robert's Rules of Order. Actions during the meeting will be taken by voice vote. Recusals from any vote due to a conflict of interest should be stated for the record prior to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



March 20, 2026



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.

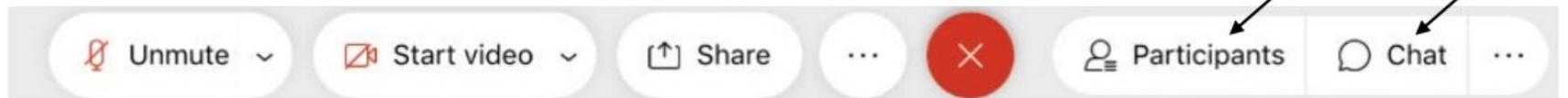
Any comments received by the **Wednesday 12:00 pm** deadline are collected by City Planning staff and disseminated to the Commission members prior to any scheduled meeting.

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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March 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

March 20, 2026

Erika Anthony, Chair

March 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

March 20, 2026

Meeting Summary: March 6, 2026

March 20, 2026

MANDATORY LEGISLATIVE REFERRALS - PRESENTATIONS

-  Ord. No. 245-2026 – Parking Benefits Fund

CONDITIONAL USES

-  Large Residential Facility @ 1906 E84th St

NEAR WEST DESIGN REVIEW

-  NW2025-021 – 30 West Apartments

FAR WEST DESIGN REVIEW

-  PRJ26-002961 – Cleveland Business Park

CENTRAL EAST DESIGN REVIEW

-  EC2026-005 – 8021 Rawlings Ave Demo
-  EC2025-040 – Unity Six

SOUTHEAST DESIGN REVIEW

-  CSE2026-002 – Gracemount School Site Development

DOWNTOWN/FLATS DESIGN REVIEW

-  DF2026-007 – Meet Me Here Plaza

PUBLIC ART DESIGN REVIEW

-  EC2026-004 – Destination Cleveland 2026 Red Badge – Wade Oval
-  DF2026-005 – Destination Cleveland 2026 Green & Orange Badges – Downtown
-  Welcome Home (Framed) Mural Installation

MANDATORY LEGISLATIVE REFERRALS - PRESENTATIONS

-  Ord. No. XXX-2026 – DMS & QWS

ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

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

Conditional Uses



CITY OF CLEVELAND
Mayor Justin M. Bibb

March 20, 2026

Pedestrian Retail Overlay – Kids Can Be Kids Learning Center

March 20, 2026

Project Address: 11642 Lorain Ave

Presenter: Xavier Bay, City Planner

Project Representative: Alicia Garcia, Owner

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

(C) Residential, institutional and non-retail office uses in a Pedestrian Retail Space

11642 Lorain Ave

Conditional Use

City Planning Commission Hearing

March 20, 2026

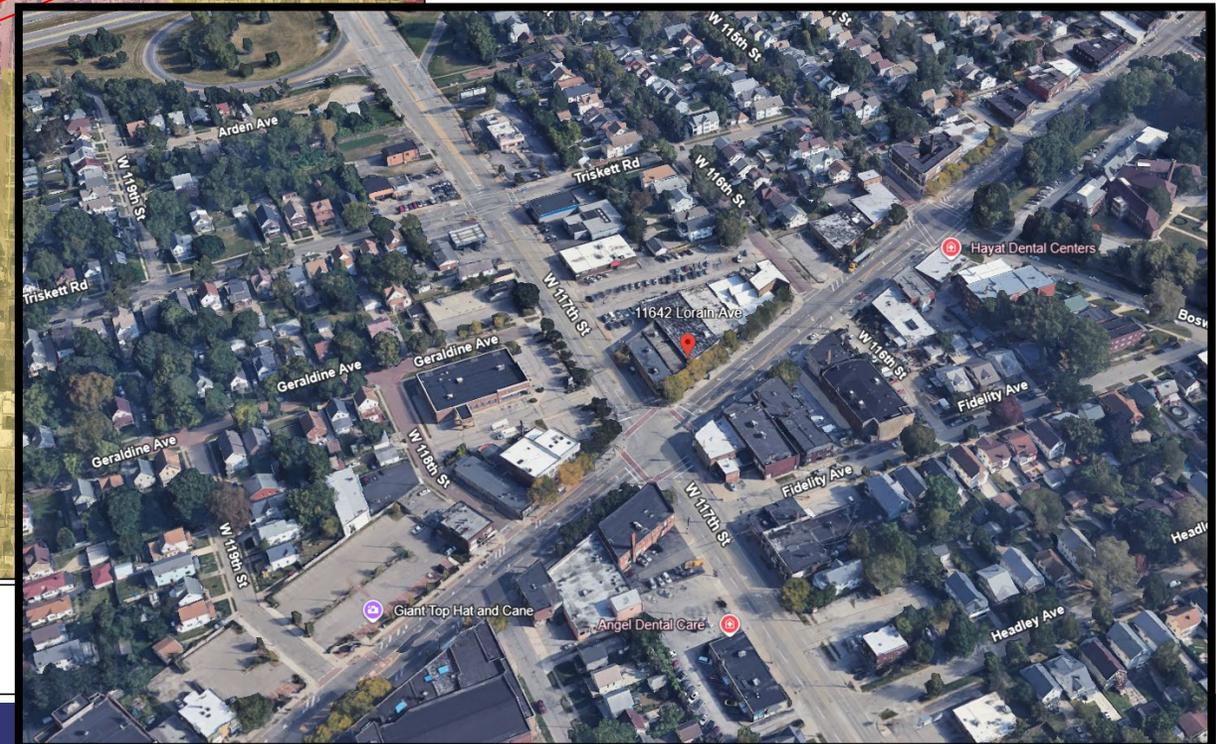
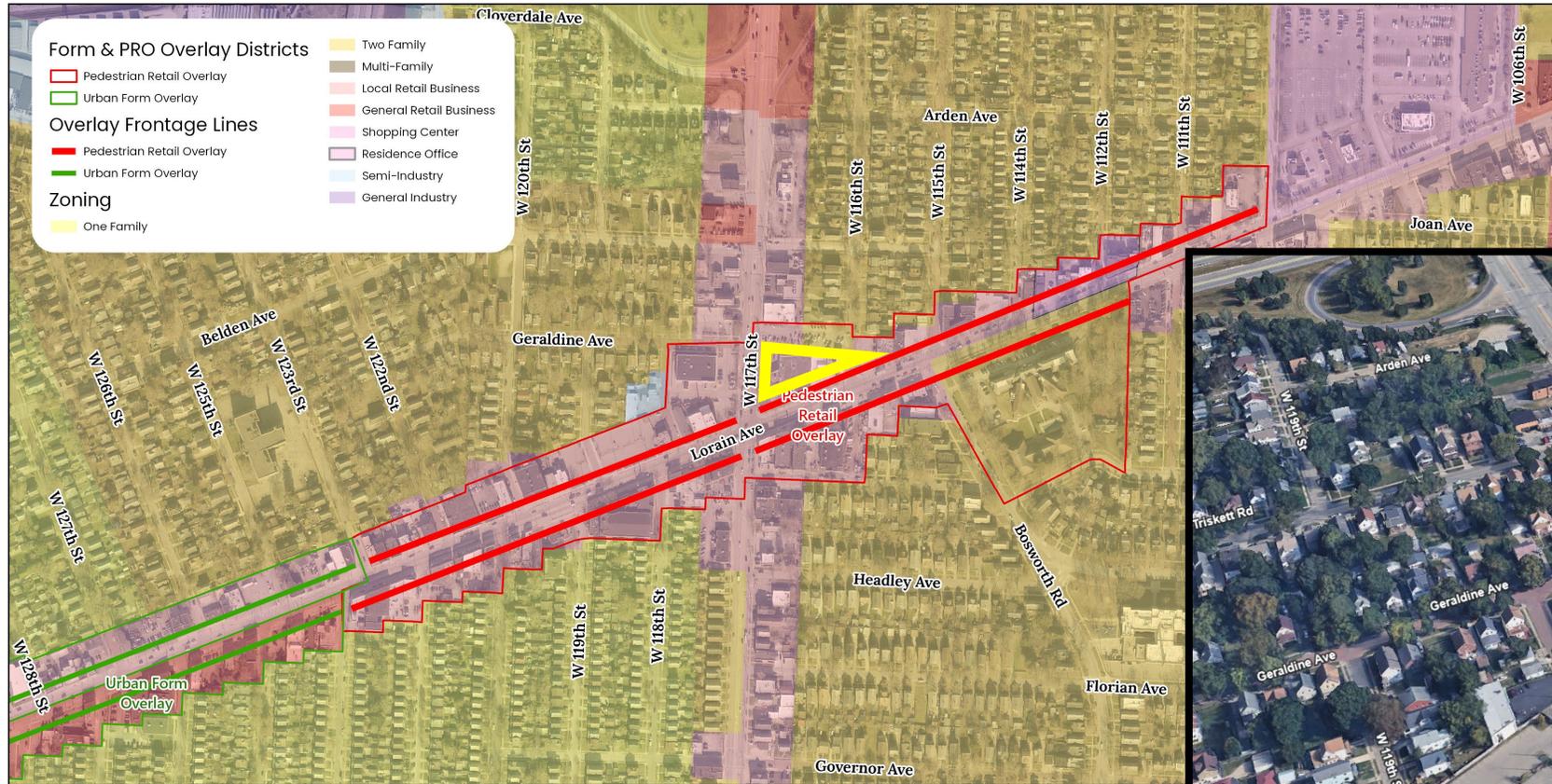


CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

Proposal

To improve and adaptively reuse former retail store as a child care center.



11642 Lorain Ave
Conditional Use PRO



Lorain Ave. Western View



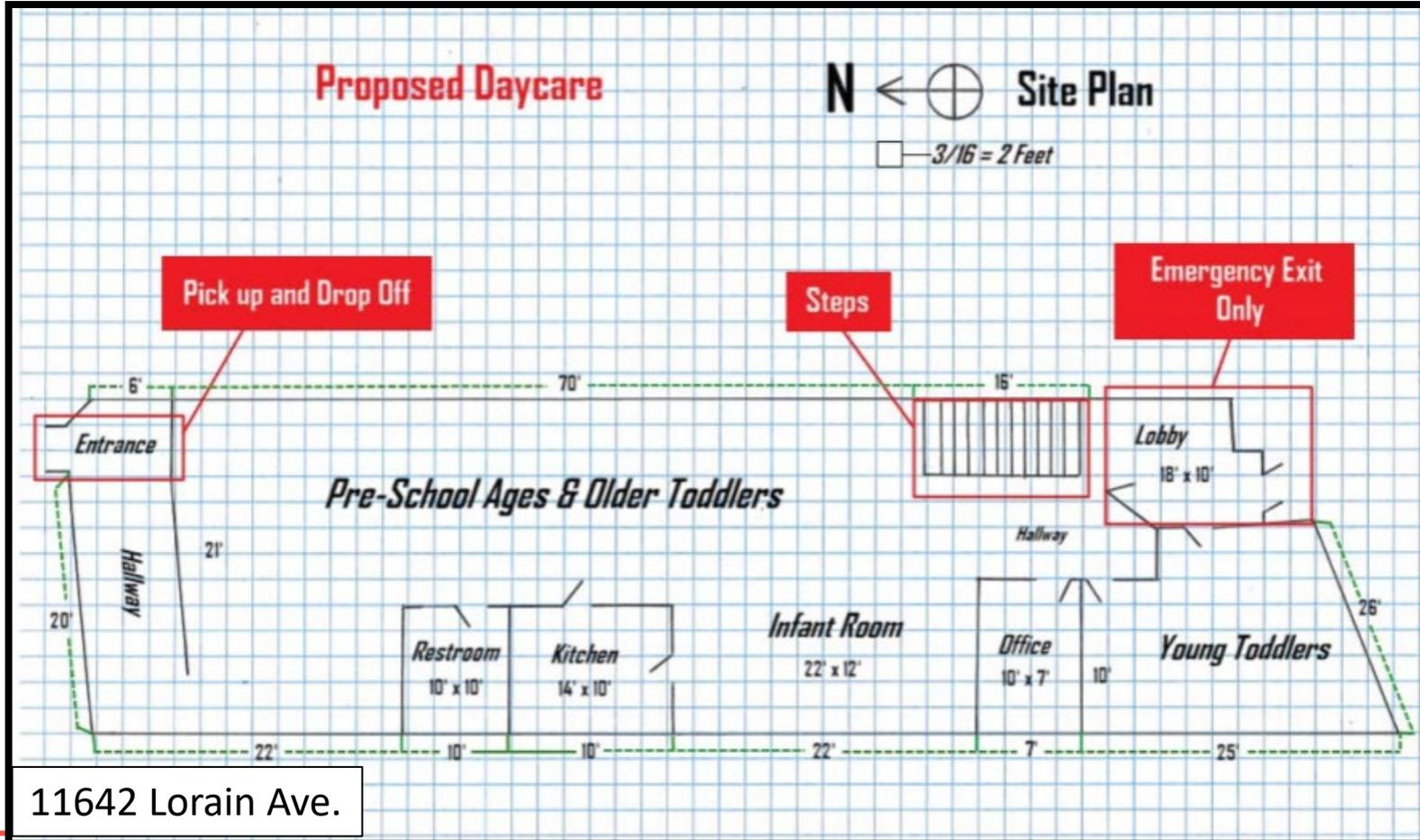
Lorain Ave. & W. 117th St. Eastern View

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

- Under §343.23 (d)(4) in Definitions, an “Institutional Use” is defined as a school, **day care center**, place of worship, *place of assembly*, hospital, nursing home, residential treatment facility or similar use.

C. Residential, Institutional, and Non-Retail Office Uses – one (1) or more of the following apply:

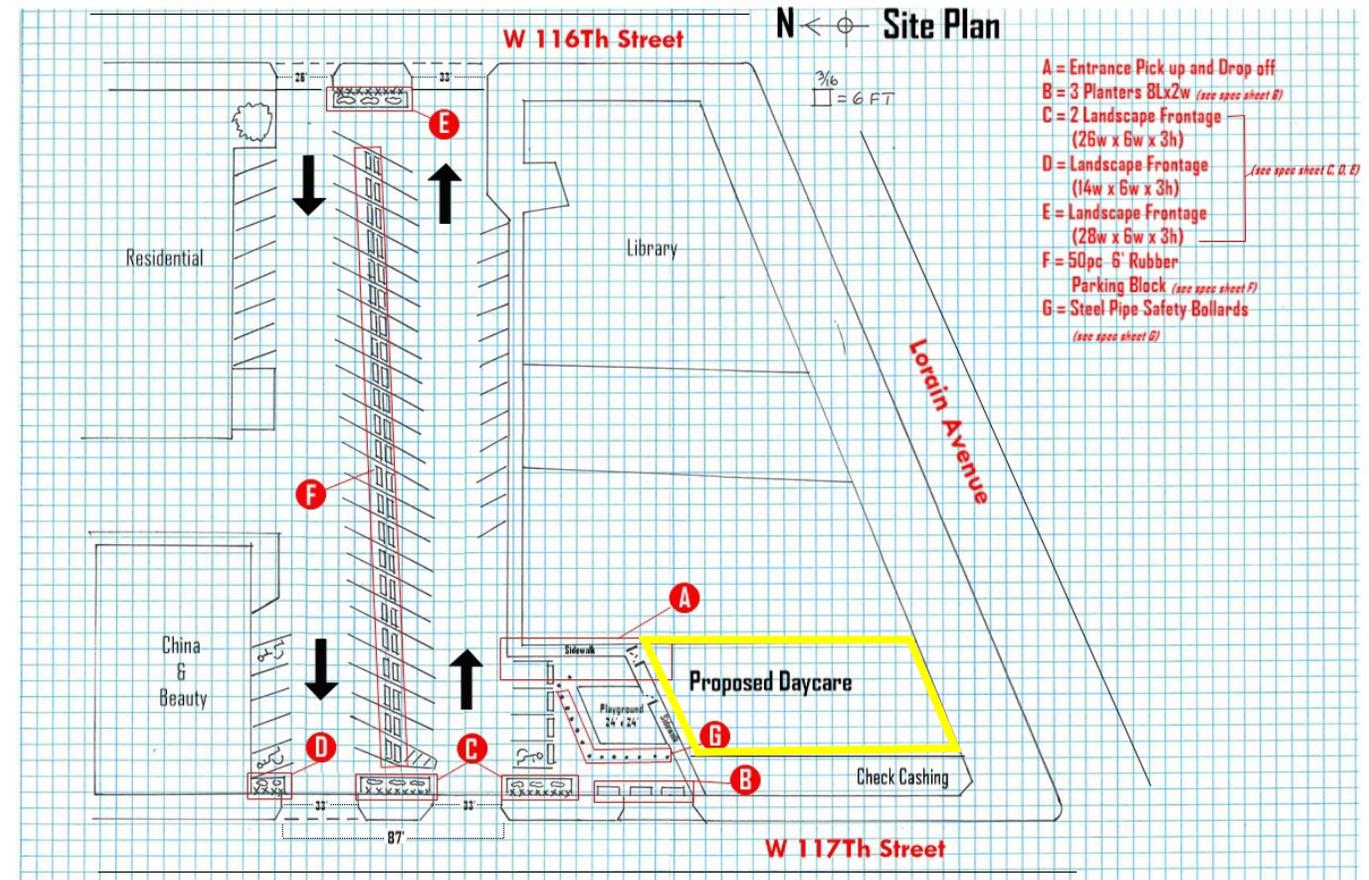
- The subject building space was designed specifically for the type of use proposed.
- Denial of the application for conditional use would result in long term vacancy of subject property, as demonstrated by applicant
- The proposed use is needed in the immediate area & suitable alternative locations are unavailable



11642 Lorain Ave.

Pedestrian Retail Overlay Conditional Uses

C.) Residential, Institutional, and Non-Retail Office Uses





Kids Can Be Kids

LEARNING CENTER

*Front of
the
Building
Across
the street*



Back of the Building



Kids Can Be Kids Learning Center

- Operations- For a Daycare Center
- 12 Employees
- Hours of Operation
- Monday- Friday
- 6:00am-5:30pm

• General Description

- Kids Can be Kids Learning Center's goal is to continue to grow for ourselves and for our community. Part of that goal is finding a location with more space for children which we have found here. It is also in a great area that has much movement. This plaza is also great for us since we will have the Cleveland Public Library- Eastman Branch next to us which is one of our community partners.
- All are welcomed at Kids Can Be Kids Learning Center and we also offer bilingual services (Spanish/English)



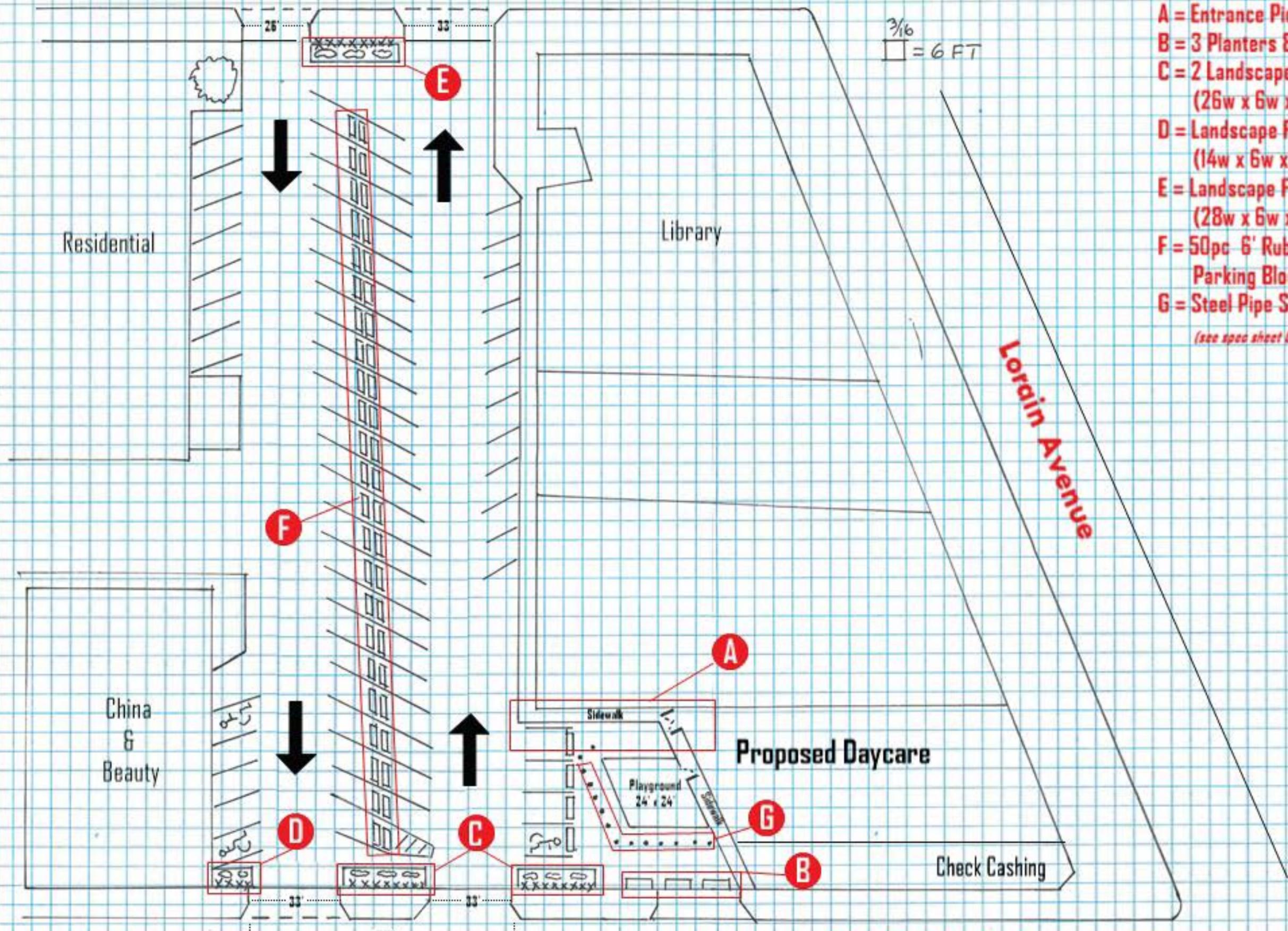
Site Plan



W 116th Street

$\frac{3}{16}$
= 6 FT

- A = Entrance Pick up and Drop off
- B = 3 Planters 8Lx2w (see spec sheet B)
- C = 2 Landscape Frontage (26w x 6w x 3h)
- D = Landscape Frontage (14w x 6w x 3h) (see spec sheet C, D, E)
- E = Landscape Frontage (28w x 6w x 3h)
- F = 50pc 6' Rubber Parking Block (see spec sheet F)
- G = Steel Pipe Safety Bollards (see spec sheet G)



W 117th Street

Residential

Library

Lorain Avenue

China & Beauty

Proposed Daycare

Check Cashing



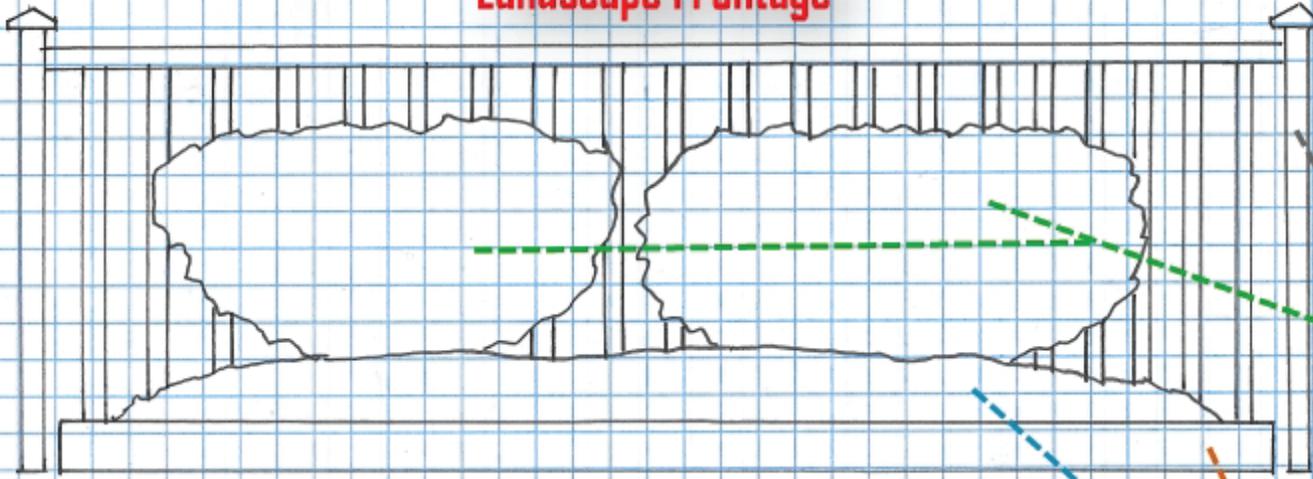
Spec Sheet (B)

Planters are
8ft L x 2ft W x 3ft H



Landscape Frontage

Spec Sheet (C,D,E)



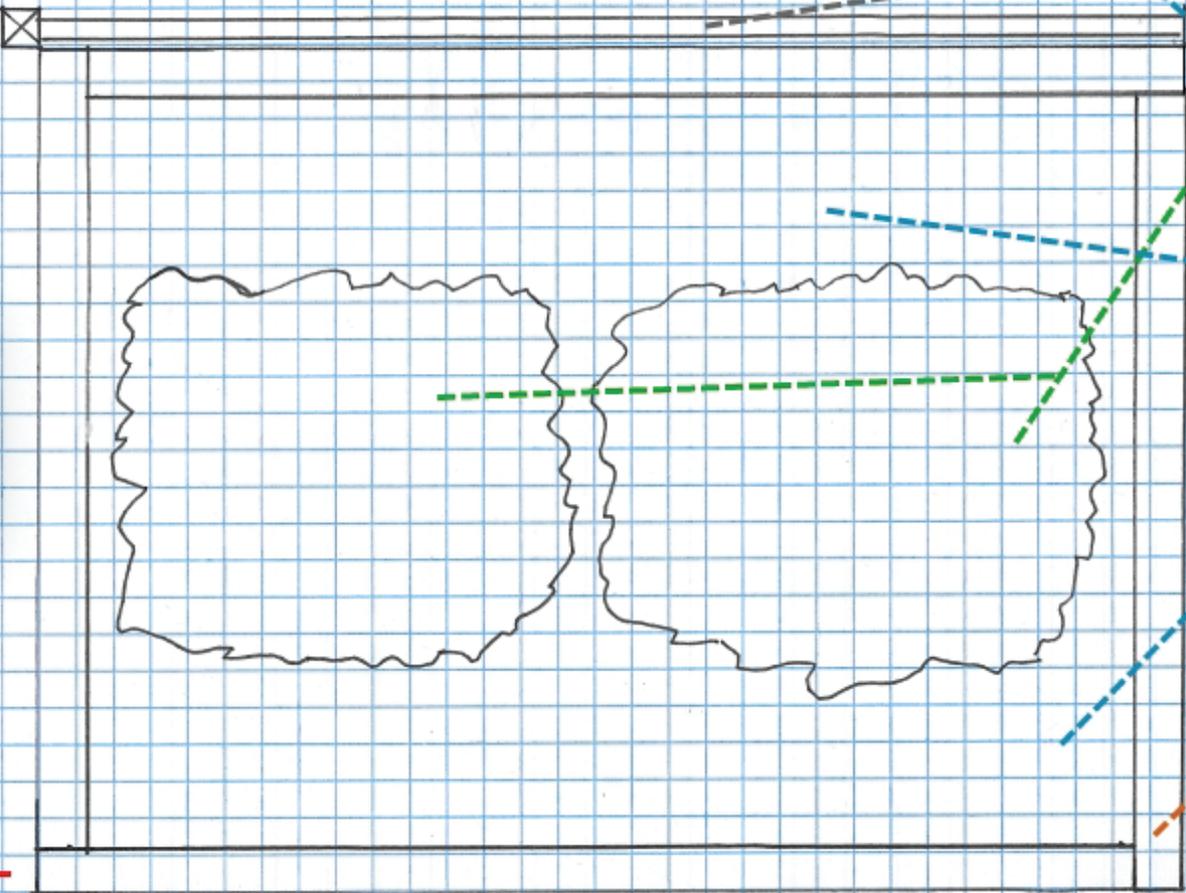
Sprinter Boxwood Live Evergreen Shrub Green Foliage
Green Foliage from Spring to Fall
Can grow up to 2-4 ft.

Natural Reflections Standard 3ft h x 6ft w Panels black aluminum

All Purpose Soil and Topped Wood shredded Mulch

Encapsulation Border made of 4"x 4" Pressure-Treated Timber

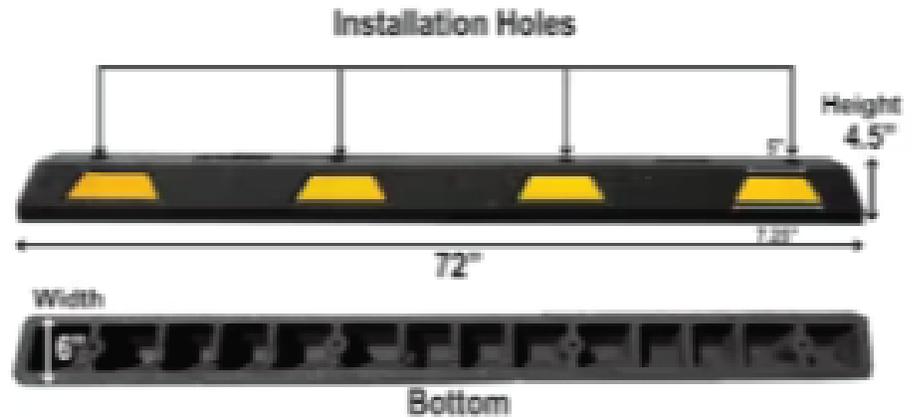
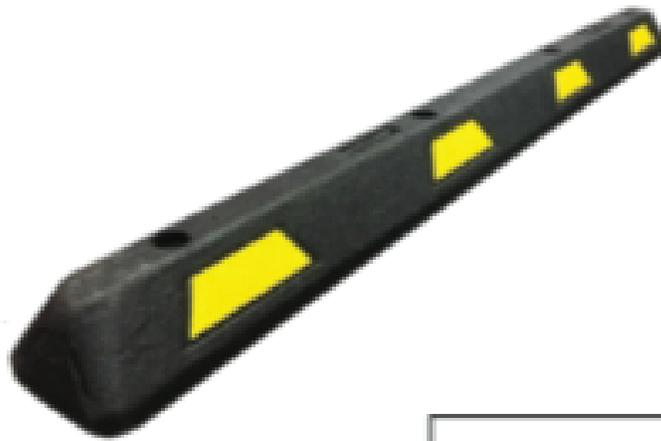
Birdseye View



Spec Sheet (F)

6' Rubber Parking Block by Plasticade

6' Black & Yellow Plasticade Recycled Rubber Parking Block w/ 12" Steel Spikes



Spec Sheet (G)

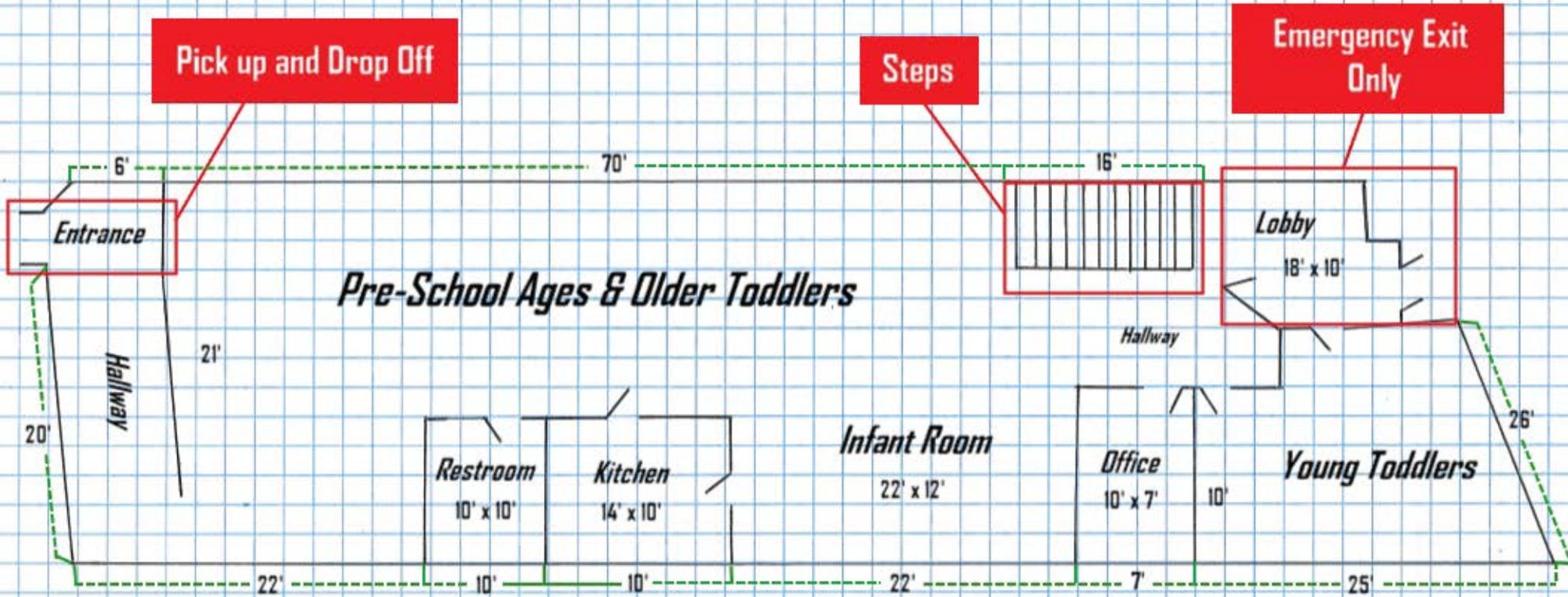
42 in H 3.5 in D
Yellow Steel Safety Bollard Post



Proposed Daycare

N ← ⊕ Site Plan

□ $\frac{3}{16} = 2$ Feet



Kids Can Be Kids Learning Center

Signage Information

Hello,

We Are Kids Can Be Kids Learning Center and this is our proposed Signage Application

I have attached images of the signage we want to use, and I also highlighted/drew on the images of the location we would like to put our signage at.

All the signs were going to be Vinyl banners the only one that were not were the window doors on the back and front entrances are Window decals to see outside but to not be able to see inside and the other Vinyl banner from the county showing our Daycare rating

However, we were advised by the committee to not use the vinyl banner on the Front and back of the building with the Daycare name permanently only temporary; and as a permanent sign it should be an Aluminum Composite panel. Which we are working on; and we will not need to use the Vinyl banner

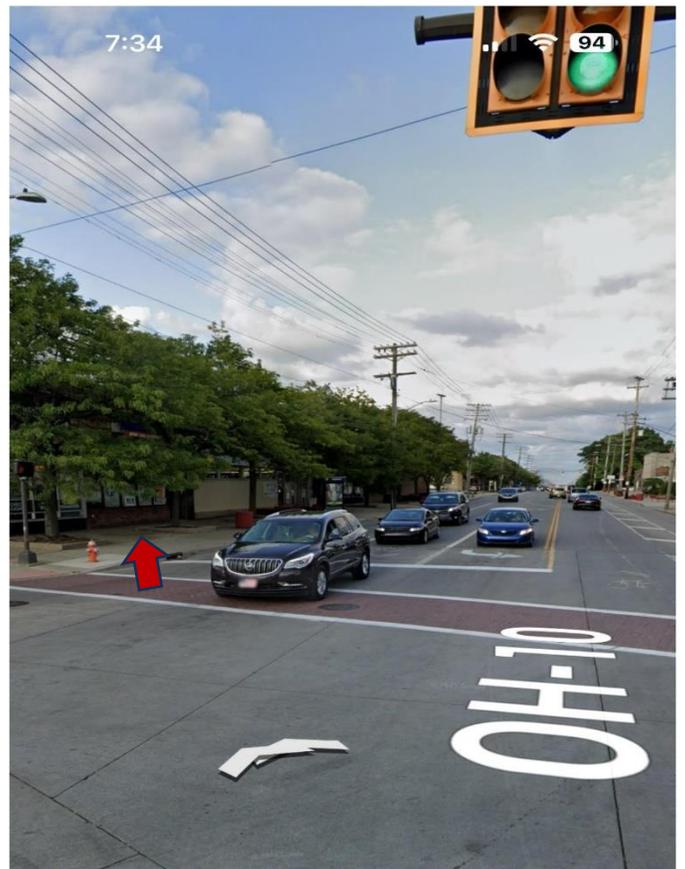
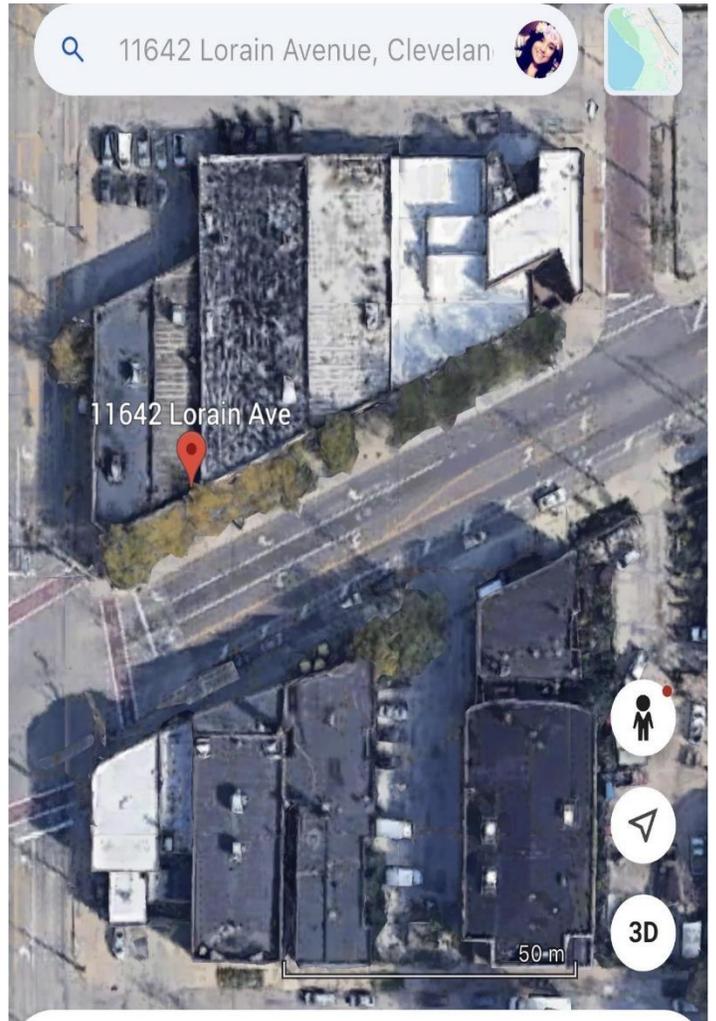
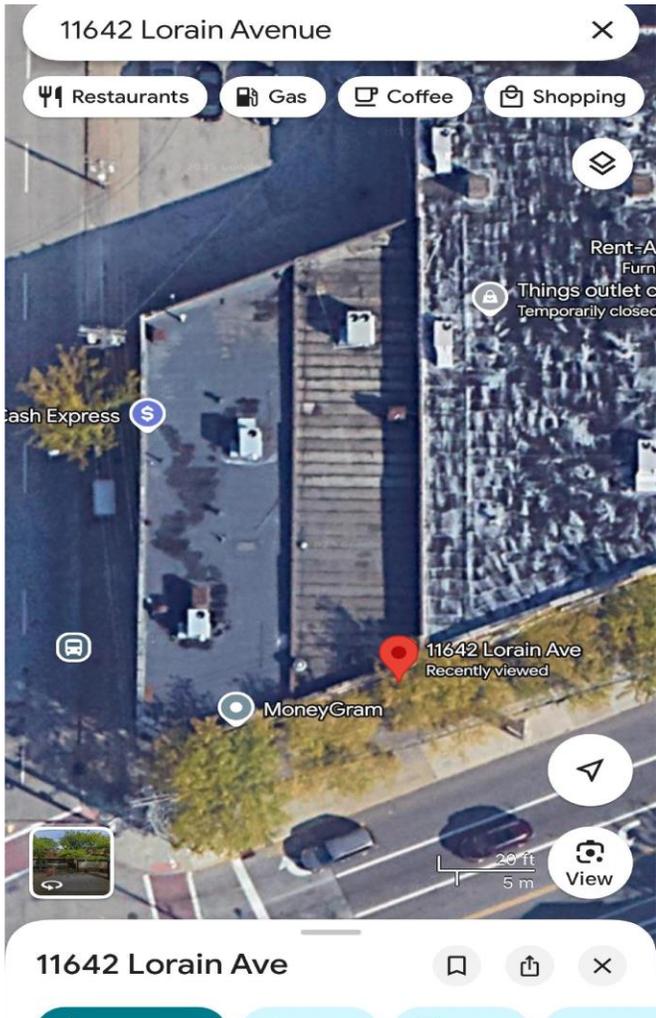
We were also advised to remove one small Vinyl banner that had a few things we offered; and were advised to put it on the door decal instead which I have updated; and that sign has been removed.

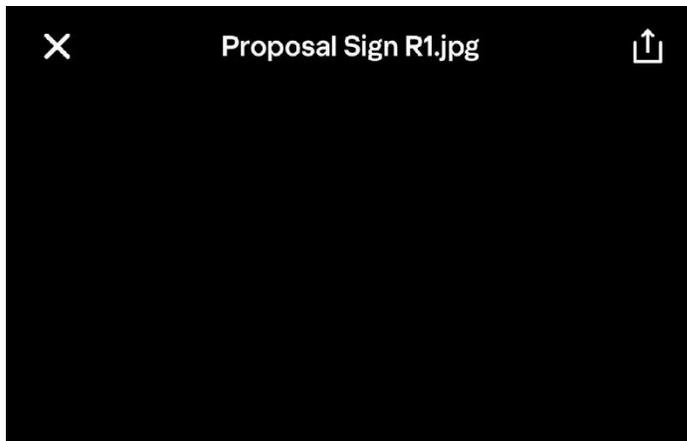
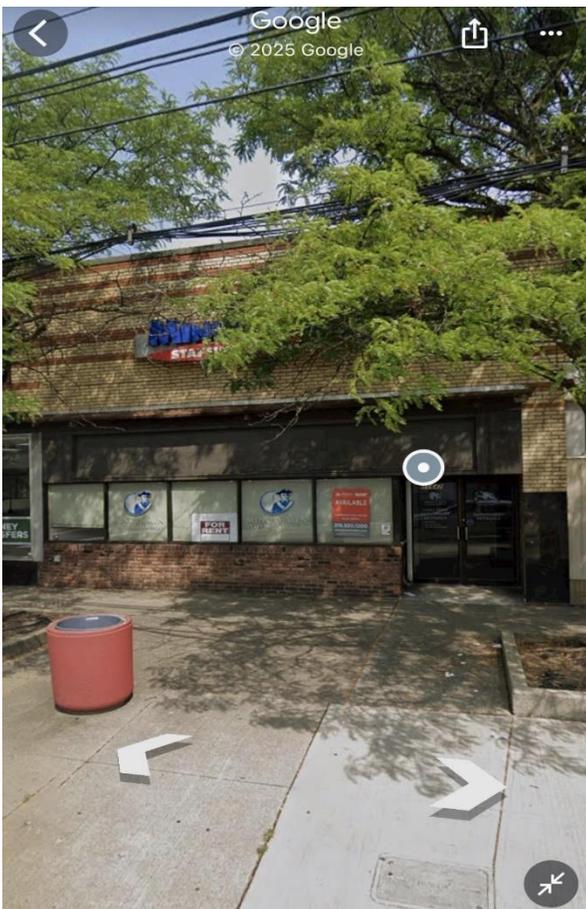
We will not be making any structural changes to the building just wanting to add signs to the building

The Minute Man signage you see on the images are no longer on the building. Google maps has not updated that yet.

If anything, else is required please let me know

Thank you





PROPOSAL SIGN FOR BUILDING





Ameracore Premium is an American-made aluminum composite sheet consisting of two 0.012" aluminum facers that are bonded to a polyethylene core. Ameracore Premium is the ultimate ACM for all fabrication needs including folding, forming, and bending.

Features & Benefits

- ✓ Optimized for direct digital print applications
- ✓ Excellent routability
- ✓ Versatile and easily formable
- ✓ Lightweight yet rigid
- ✓ Uniform, flat surface
- ✓ Withstands extreme outdoor conditions
- ✓ UV Resistant for outdoor use
- ✓ 5 Year outdoor, 10 year indoor paint guarantee



Has the ability to be fabricated, folded, and formed.

SUPERIOR ROUTING PERFORMANCE • 10 YEAR MATERIAL WARRANTY • ENHANCED RIGIDITY

APPLICATIONS

- Architectural usages
- Clean rooms
- Large vehicle paneling
- Canopies
- Interior/exterior signage
- Real estate signage
- POS/POP Displays
- Exhibition stands/display
- Trailers
- Printing direct
- Navigate signage
- Shop fitting
- Outdoor advertising

AMERACORE PREMIUM

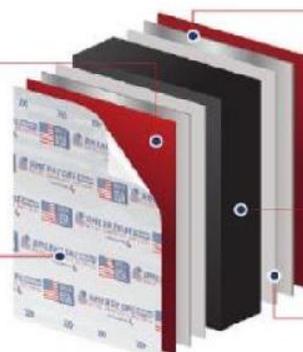
Panel Thickness (mm)	3	4	6	8
Skin Thickness (in)	.012	.012	.012	.012
Weight (lb/ft ²)	.86	1.08	1.52	1.96
Finish	High Gloss/Matte			
Core Composition	LDPE			

Paint Finish

Available in a wide array of colors, this double-sided sheet features high gloss on one side and matte finish on the other.

Protective Film

Easy release film to protect the painted surface of the material.



Aluminum Skin

0.012" Aluminum skins gives the sheet exceptional rigidity and allow for extensive fabrication such as V groove routing, folding, bending and forming.

Core

Premium PE core

Adhesive

To give superior bond strength

SHEET SIZES

Custom sizing available upon request. Minimum order will be required.

- 48" x 96"
- 48" x 120"
- 60" x 120"

COLORS

Color matching available upon request. Minimum order will be required.

- Signal white
- Ivory
- Jet black
- Moss green
- Traffic yellow
- Traffic red
- Burgundy
- Ultramarine blue
- Night blue
- Metallic silver
- Anthracite grey
- Bronze
- Brushed silver
- Brushed gold
- Brushed copper
- Brushed black
- Silver mirror
- Gold mirror



800.253.1569 | wensco.com



*Kids
Can Be
Kids
Learning Center*

11642 Lorain Ave

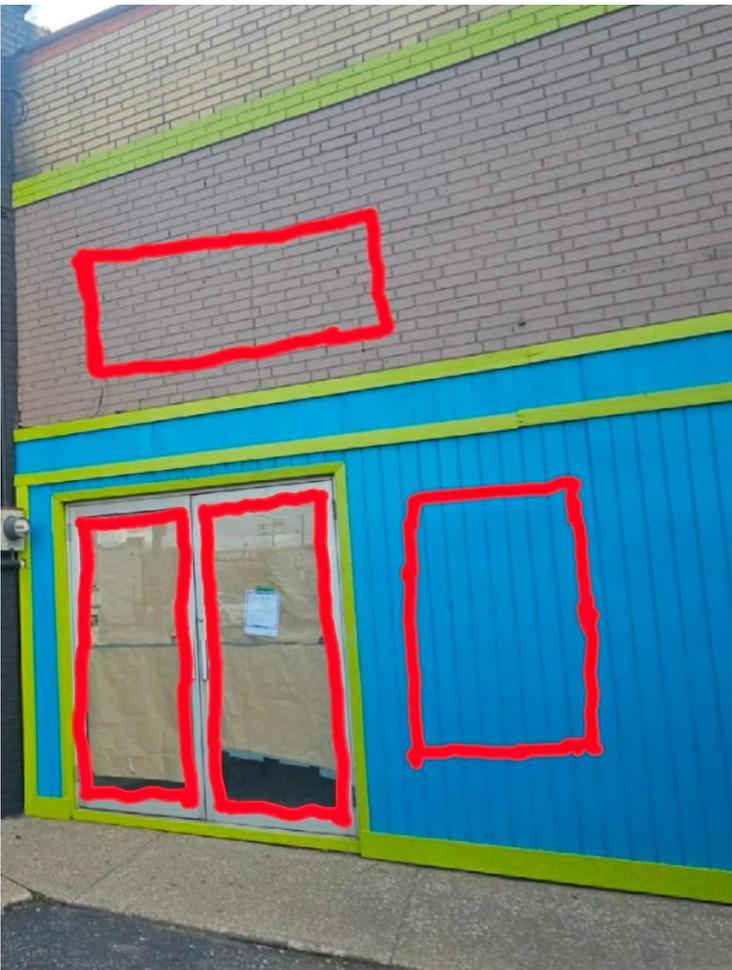
Monday-Friday
6:00 am- 5:30 pm

216-331-7271

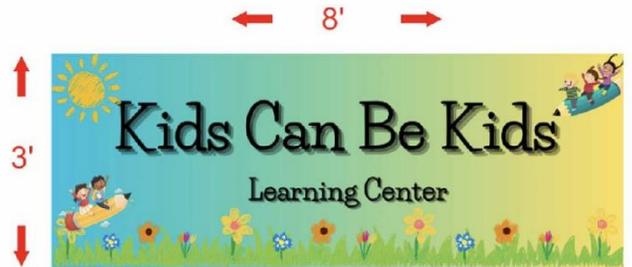
*SVTQ Rated
Kids Can Be Kids
Offers
A Place to Learn and Grow*

- Educational Curriculum
- Breakfast/Lunch/Snacks
- Transportation on select Schools
- We Accept Public Funding and Private Pay

Se Habla Español



PROPOSAL SIGN FOR BUILDING



Kids Can Be Kids Learning Center

11642 Lorain Ave

Monday-Friday
6:00 am- 5:30 pm

216-331-7271

SUTQ Rated

Kids Can Be Kids Offers

A Place to Learn and Grow

- Educational Curriculum
- Breakfast/Lunch/Snacks
- Transportation on select Schools
- We Accept Public Funding and Private Pay

Se Habla Español

Ohio

Step Up To Quality

BRONZE AWARD

This program is **BRONZE RATED**

Ohio Department of Children & Youth

Pedestrian Retail Overlay – Kids Can Be Kids Learning Center

March 20, 2026

Section 343.23 (e)(2)(C) Approval Criteria:

The City Planning Commission may approve a daycare/learning center in a PRO space if the project meets the following criteria:

- The subject building space was designed specifically for the type of use proposed.
- Denial of the application for conditional use would result in long term vacancy of subject property, as demonstrated by applicant
- The proposed use is needed in the immediate area & suitable alternative locations are unavailable

City Planning Staff Recommendations:

Planning staff is in support of approving the conditional use request for this project.

Cleveland City Planning Commission

Northeast Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

March 20, 2026

Streetscapes-260006 – E72nd Street Pole Banner Installation

March 20, 2026

Project Address: E72nd St (North of Saint Clair to I-90)

Type: Signage

Project Representative: Nancy Boylan, L.A.N.D. Studio, LLC

Approval: Final

Previously Approved Signage Program

Planning Commission approved the **St. Clair-Superior Wayfinding Sign Program** (NE2025-014) on 6/27/25, including the pole banner designs.

March 20, 2026

This project is adding additional pole banner locations using the same previously approved designs.



St. Clair Superior Final Approval Pole Banner Design

I-90 Overpass Bridge South to St. Clair Avenue

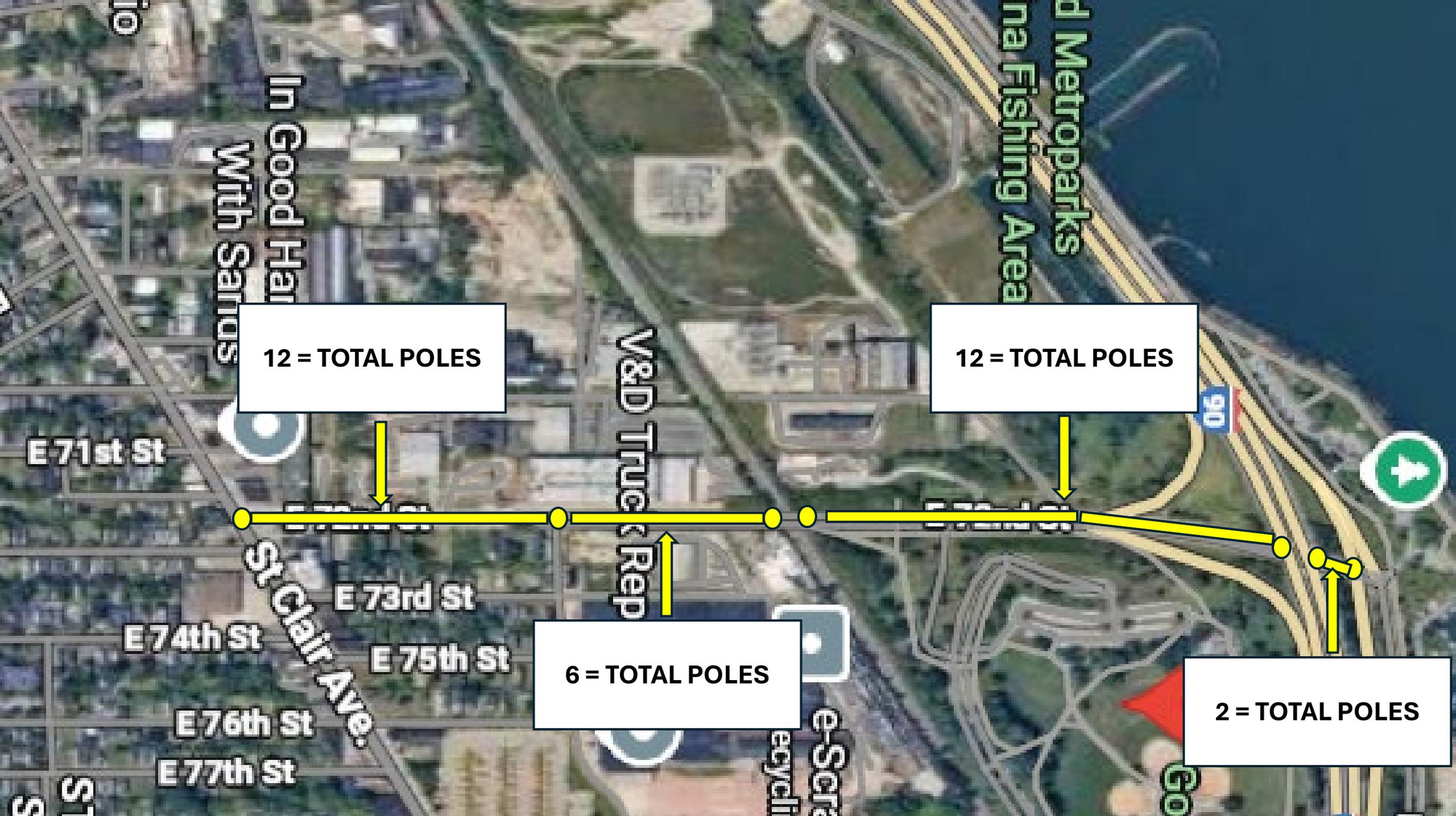


12 = TOTAL POLES

12 = TOTAL POLES

6 = TOTAL POLES

2 = TOTAL POLES



POLE BANNER LOCATIONS

4 TOTAL BANNERS
- NEED NEW HARDWARE



**14 TOTAL BANNERS
- NEED NEW HARDWARE**



E. 70TH STREET SOUTH – 2ND MEDIAN

**4 TOTAL BANNERS
- NEED NEW HARDWARE**

E 70th St

10

11

Gordon Pa

Gordon Pa

Gordon Pa

3RD & 4TH MEDIANS TO PEDESTRIAN FOOT BRIDGE

**4 TOTAL BANNERS
- NEED NEW HARDWARE**



5TH MEDIAN PEDESTRIAN FOOT BRIDGE TO RR BRIDGE

**2 TOTAL BANNERS
- NEED NEW HARDWARE**



6TH MEDIAN RR BRIDGE TO DETOUR AVENUE

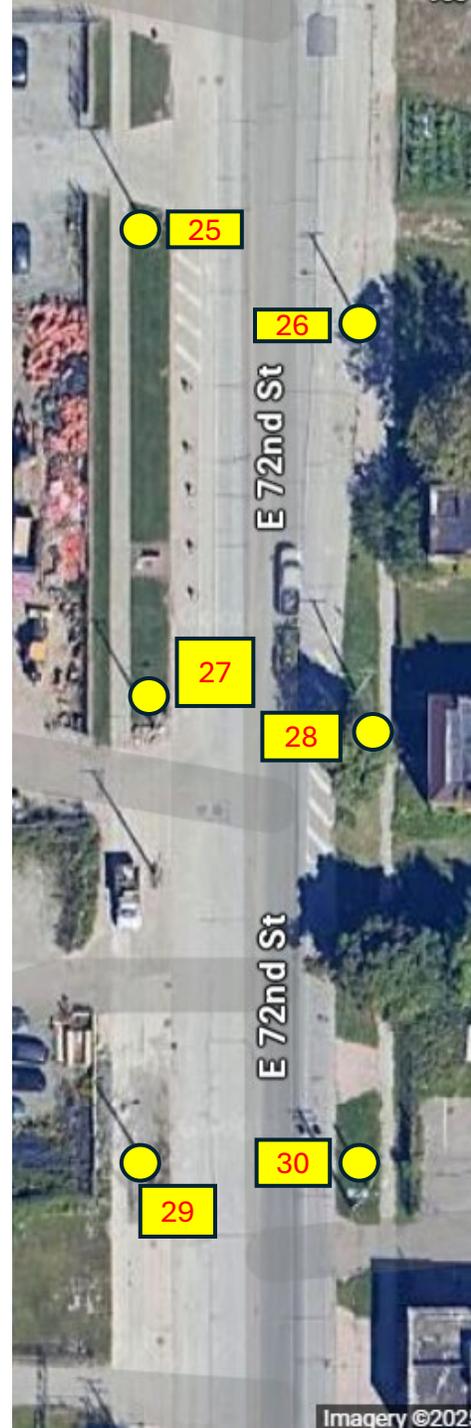
**12 TOTAL BANNERS
- NEED NEW HARDWARE**



8 TOTAL BANNERS
- NEED NEW HARDWARE



12 TOTAL BANNERS
- NEED NEW HARDWARE



4 TOTAL BANNERS
- NEED NEW HARDWARE



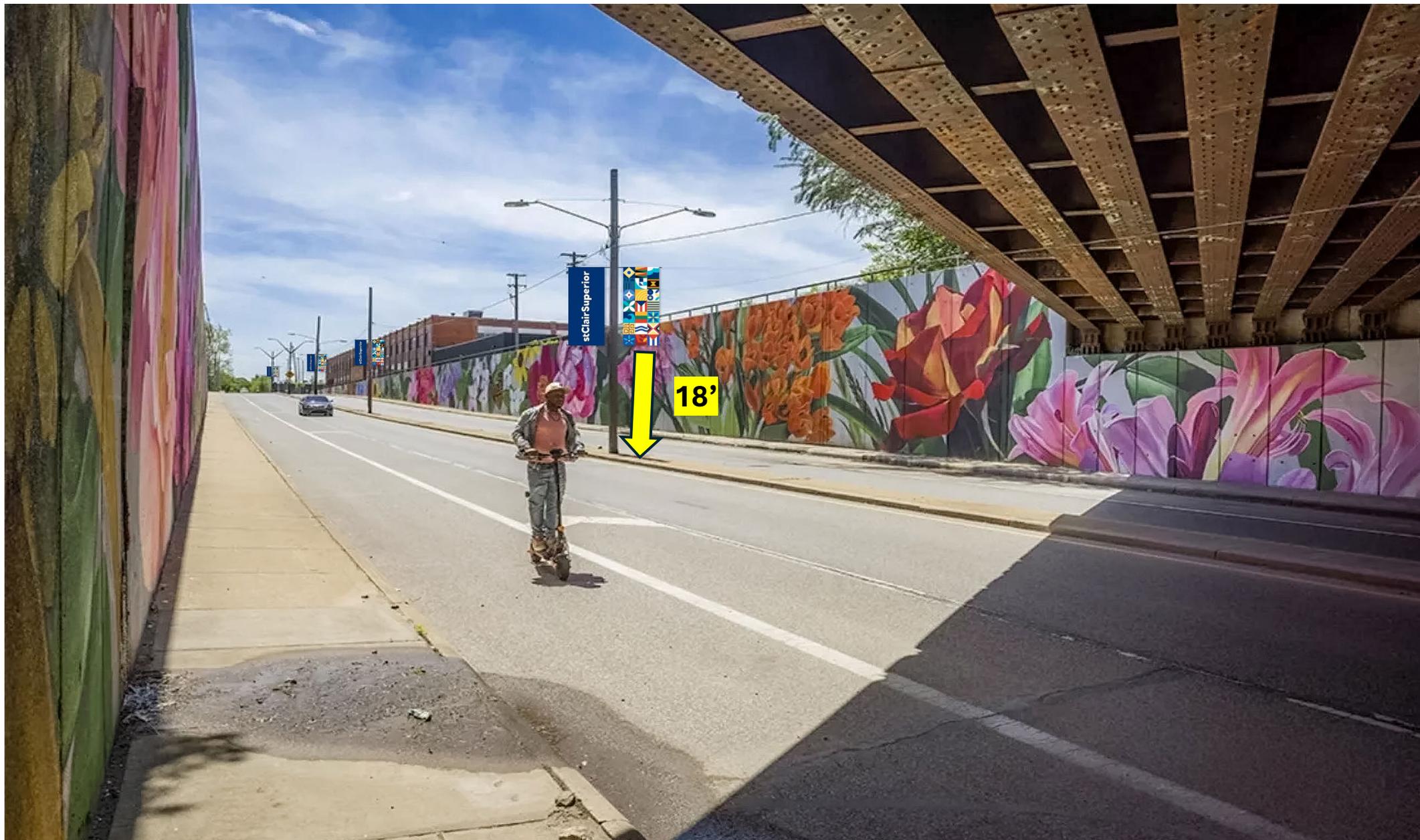
Banner Designs (Front & Back)

72"



30"





Street View (Facing South)

DOUBLE BANNER INSTALLATION



Street View (Facing North)

DOUBLE BANNER INSTALLATION

THANK YOU

Streetscapes-260006 – E72nd Street Pole Banner Installation

March 20, 2026

NEDRAC Recommendations:

NEDRAC recommended final approval on 3/17/26 with the condition to take consideration of the orientation of the letters and graphics.

City Planning Staff Recommendations:

Planning staff is in support of approving the project as it is a continuation of the previously approved wayfinding project and now expansion of coverage area.

Cleveland City Planning Commission

Southeast Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

March 20, 2026

PRJ26-XXXXXXX – Ironwood Flats

March 20, 2026

Project Address: E65th Street & Waterman Avenue

Type: New Construction – Residential

Project Representative: Winston Hung, RDL Architects

Approval: Conceptual



WALLICK

IRONWOOD FLATS

EAST 65TH & WATERMAN AVENUE,
CLEVELAND, OHIO 44127

CITY PLANNING COMMISSION
CONCEPTUAL DESIGN REVIEW
MARCH 20, 2026



WALLICK

Opening doors to homes, opportunity, and hope.



DEVELOPMENT • CONSTRUCTION • AFFORDABLE HOUSING • SENIOR LIVING

OUR CAPABILITIES

DEVELOPMENT

From site selection to acquisition to design to financing, Wallick leverages decades of expertise, partnerships and know-how to turn concepts into communities.

CONSTRUCTION

From new construction to renovations to historic preservation, Wallick builds peace of mind into every multi-family home and senior-living community.

PROPERTY MANAGEMENT

From financial performance to site inspections to compliance to reporting, Wallick optimizes the day-to-day operations to maximize results, minimize turnover and improve efficiencies.

ASSET MANAGEMENT

From maximizing cash flow to restructuring debt to providing resident services, Wallick protects, preserves and promotes performance, stability and sustainability.



OUR PRESENCE

Affordable Housing, Workforce Housing and Senior Living redefined – at Wallick, it's all in a day's work.

From site selection to acquisition to design to financing, Wallick leverages decades of expertise, partnerships and know-how to turn plans into communities.

And because our portfolio of development projects dates back to 1969, Wallick is one of the most experienced developers of housing for low-income families, middle-income families and seniors in the country.

*Values-Driven. Value-Added.
Redefining the Standard.*

PROJECT OVERVIEW

2024

- Hoke Street 4% (NC)
- Harvey Square 9% (KY)
- Abbott Crossing 9% (NC)
- Zachary Pointe 9% (NC)
- Stow Kent Gardens 9% (OH)
- Central Park (OH)
- Corners Crossing (MI)
- The Ashford at Berkshire (OH)

2023

- Linton Apartments 9% (IN)
- Northfield Acres 9% (KY)
- Northside Apts 9% (KY)
- Overbrook Park 9% (OH)
- Marion Village 9% (OH)

2,706
TOTAL
UNITS

5-YEAR
PROJECT
SUMMARY

32
TOTAL
COMMUNITIES
DEVELOPED

2020

- Fenner Ridge 9% (OH)
- Ronez Manor 4% (OH)
- Indian Hills 9% (KY)
- Delaware Village 9% (OH)
- The Crescent (OH)

2022

- Four Pointe 9% (KY)
- The Landings at Delta Crossing 9% (OH)
- Norton Village 4% (OH)
- Pinehurst 4% (OH)
- Franklin Cove 9% (IN)
- Greentree Village 9% (OH)

2021

- Meyers Senior I 9% (MI)
- Meyers Senior II 4% (MI)
- Summerville 4% (OH)
- Oakview at Siler City 9% (NC)
- Harding Village 9% (OH)
- Vandalia Townhomes 4% (OH)
- Vandalia Village 9% (OH)
- The Ashford of Beavercreek (OH)
- Meadow Valley (MI)

- LIHTC - New (year awarded)
- LIHTC - Rehab (year awarded)
- TMUD - New (year awarded)
- Workforce Housing - New
- Senior Living

LOCATION

E 65TH STREET & WATERMAN AVENUE

PARCEL # 125-05-031

PARCEL # 125-05-058

PARCEL # 125-05-059

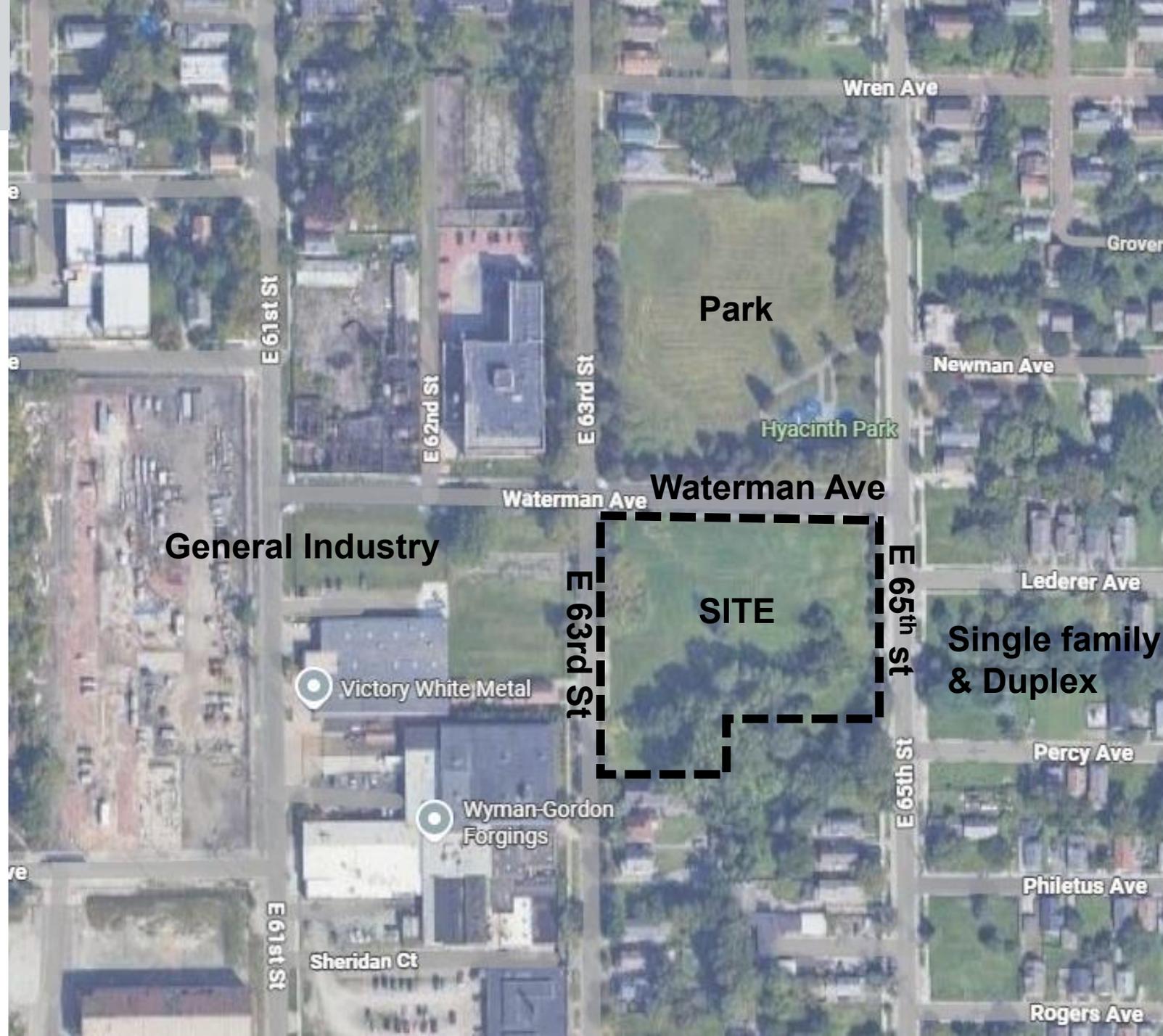
ACREAGE

+/- 1.97-AC (85,790-SF)

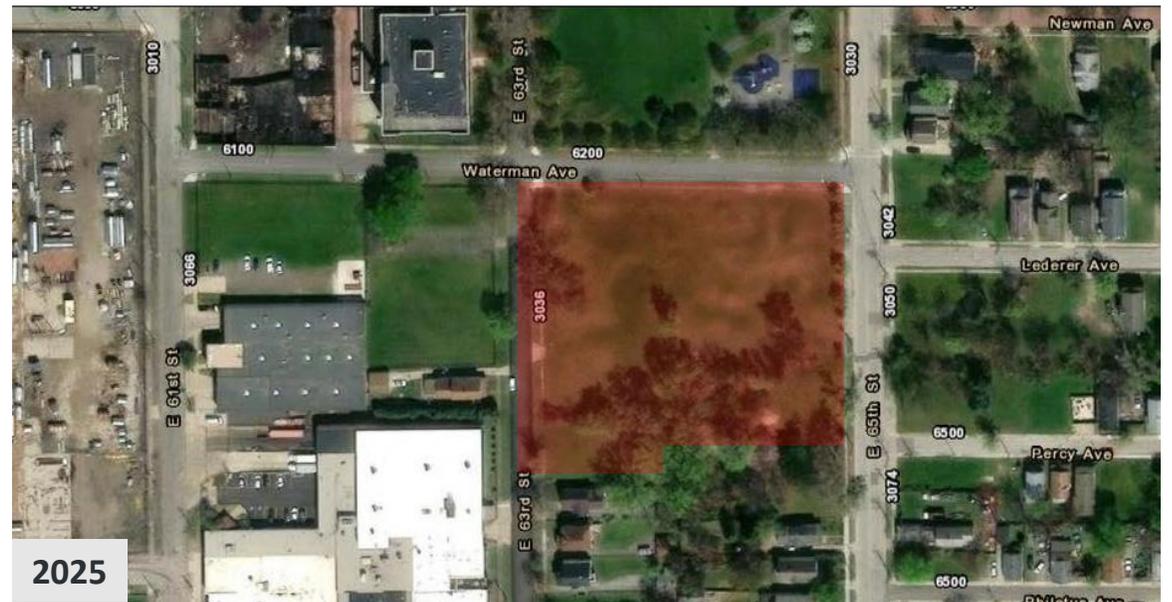
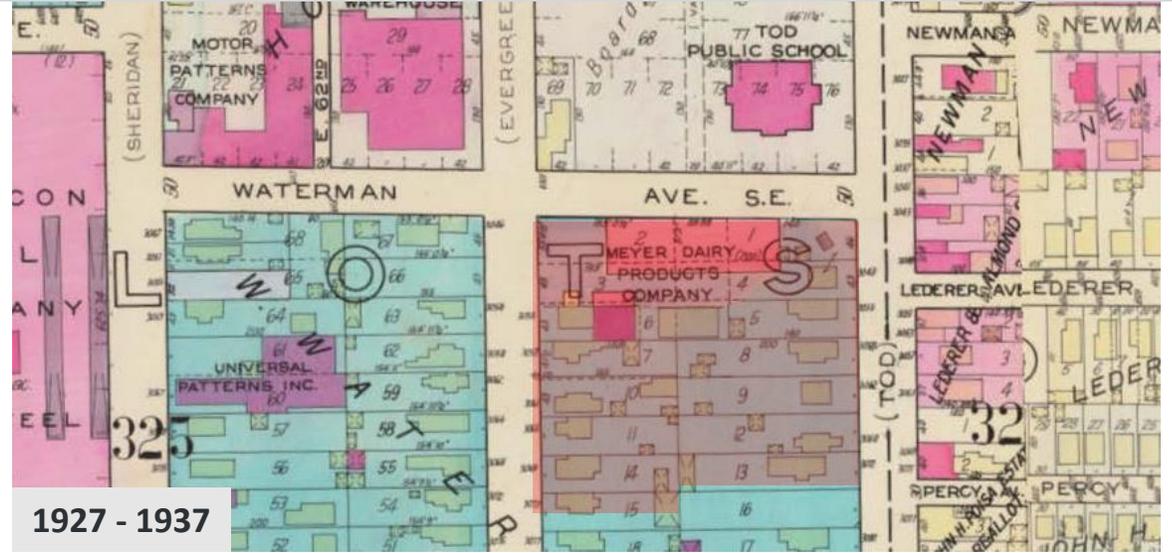
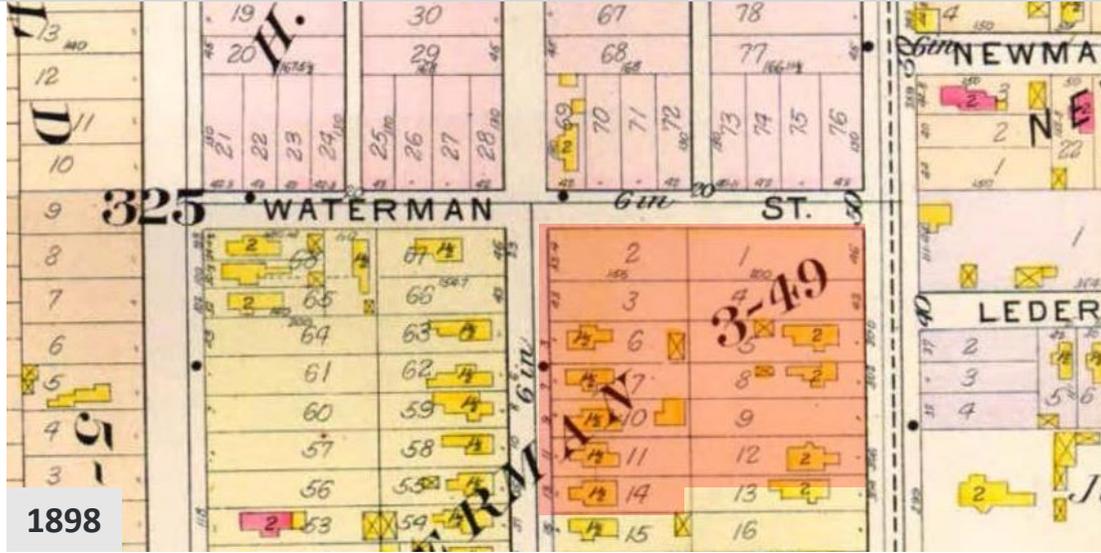
ZONING

2F-B1, TWO-FAMILY

10' SPECIFIC SETBACK ON E 65th



AERIAL VIEWS



HISTORICAL CONTEXT



The Meyer Dairy Products Company at the corner of E 65th Street and Waterman Ave. Years 1927 - 1979

LOCATION/CONTEXT

BROADWAY AVE.

0.7 MILES FROM SITE

TREMONT/ OHIO CITY

3.8 MILES FROM SITE

LITTLE ITALY

4.3 MILES FROM SITE THROUGH OPPORTUNITY CORRIDOR

1. PUBLIC TRANSIT:

- BUS STOP WITHIN 0.3 MILES/8 MINUTES WALK OFFERING SERVICE AT REGULAR FREQUENCIES.

- BUS NUMBER 16 TRAVELS ON EAST 55TH STREET, FROM THE HORIZON SCIENCE ACADEMY TO BROADWAY AVENUE. DRIVES THROUGH SLAVIC VILLAGE TO HARVAD AVENUE AND JENNINGS ROAD.

- EASY CONNECTION TO HEALTHLINE

- RAPID STATION STOP WITHIN 0.6 MILES OFFERING SERVICE AT REGULAR FREQUENCIES.

2. GROCERY STORE WITHIN 0.8 MILES

3. OPPORTUNITY CORRIDOR BIKE TRAIL



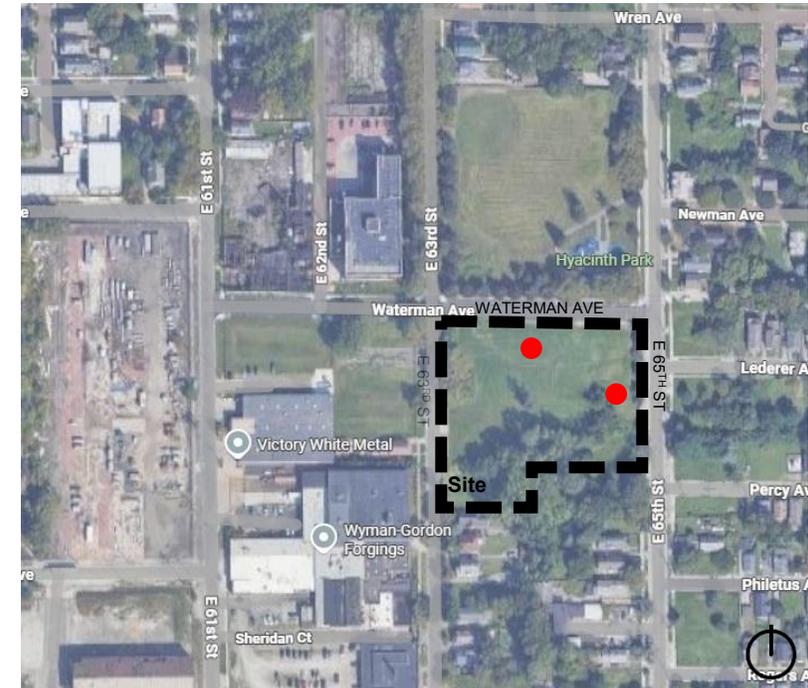
SITE PHOTOS (SITE CONDITION)



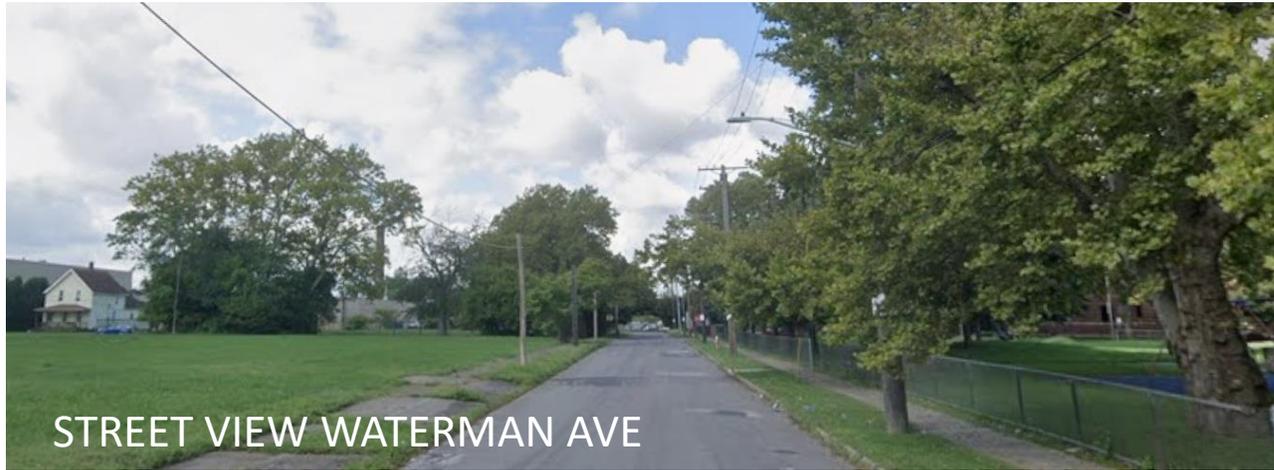
SITE ALONG WATERMAN AVE



SITE ALONG E 65TH ST



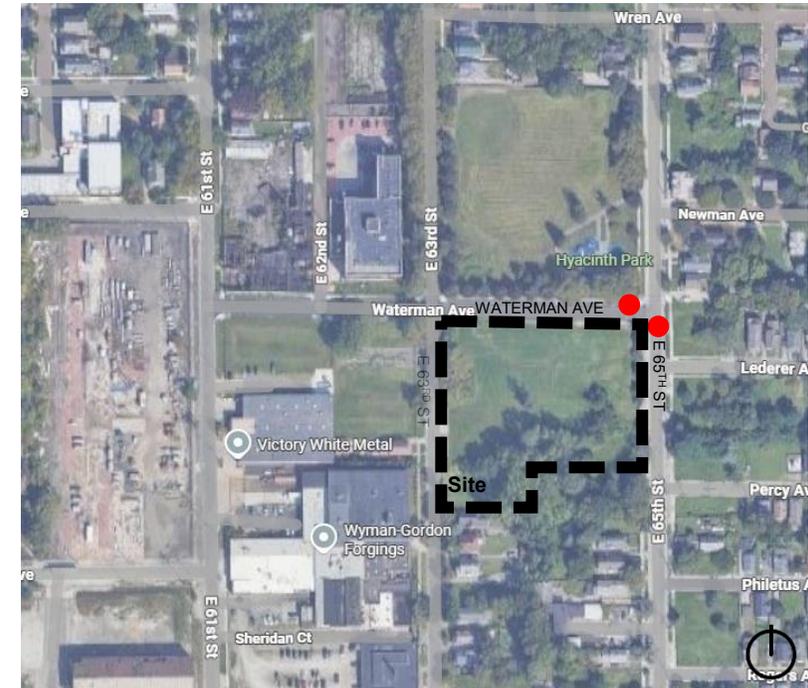
SITE PHOTOS (STREET VIEWS)



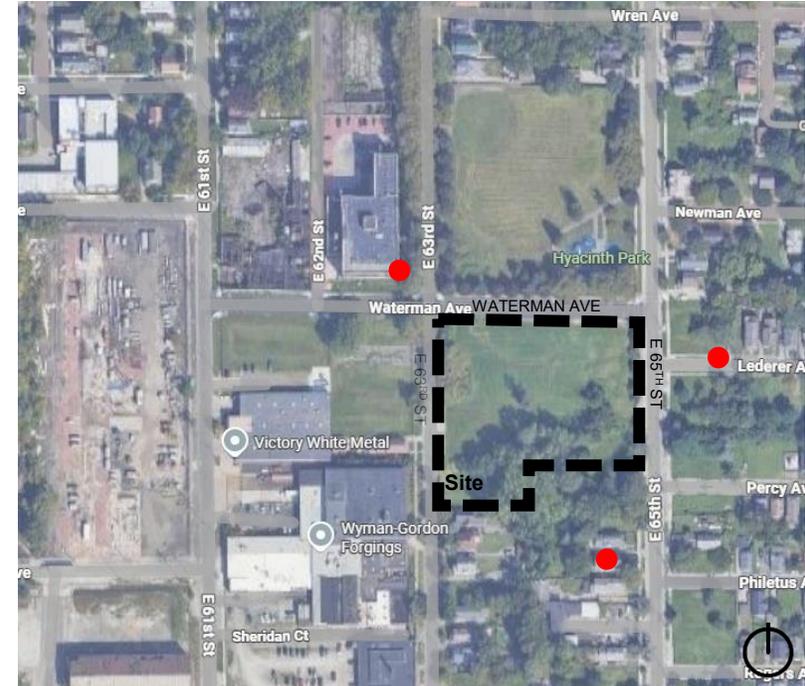
STREET VIEW WATERMAN AVE



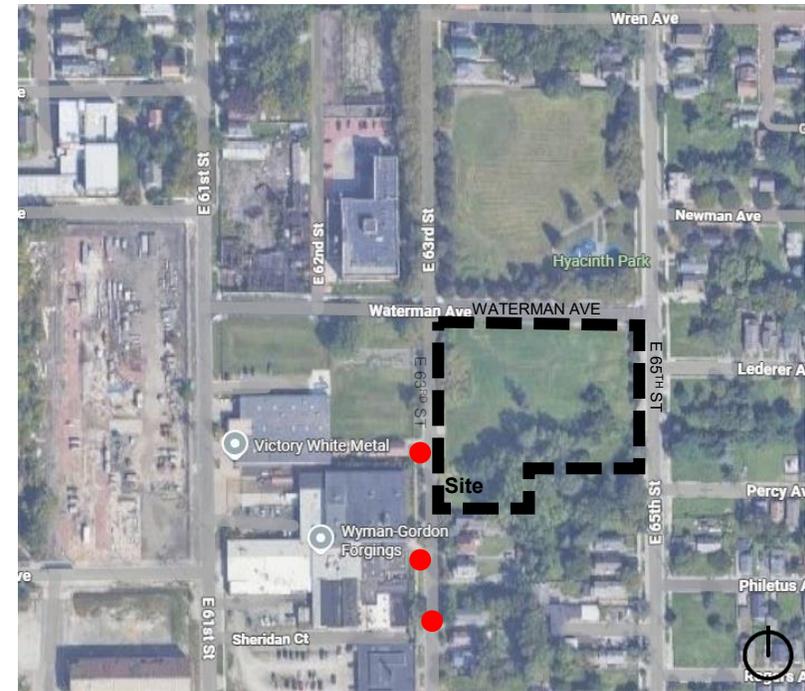
STREET VIEW E 65TH ST



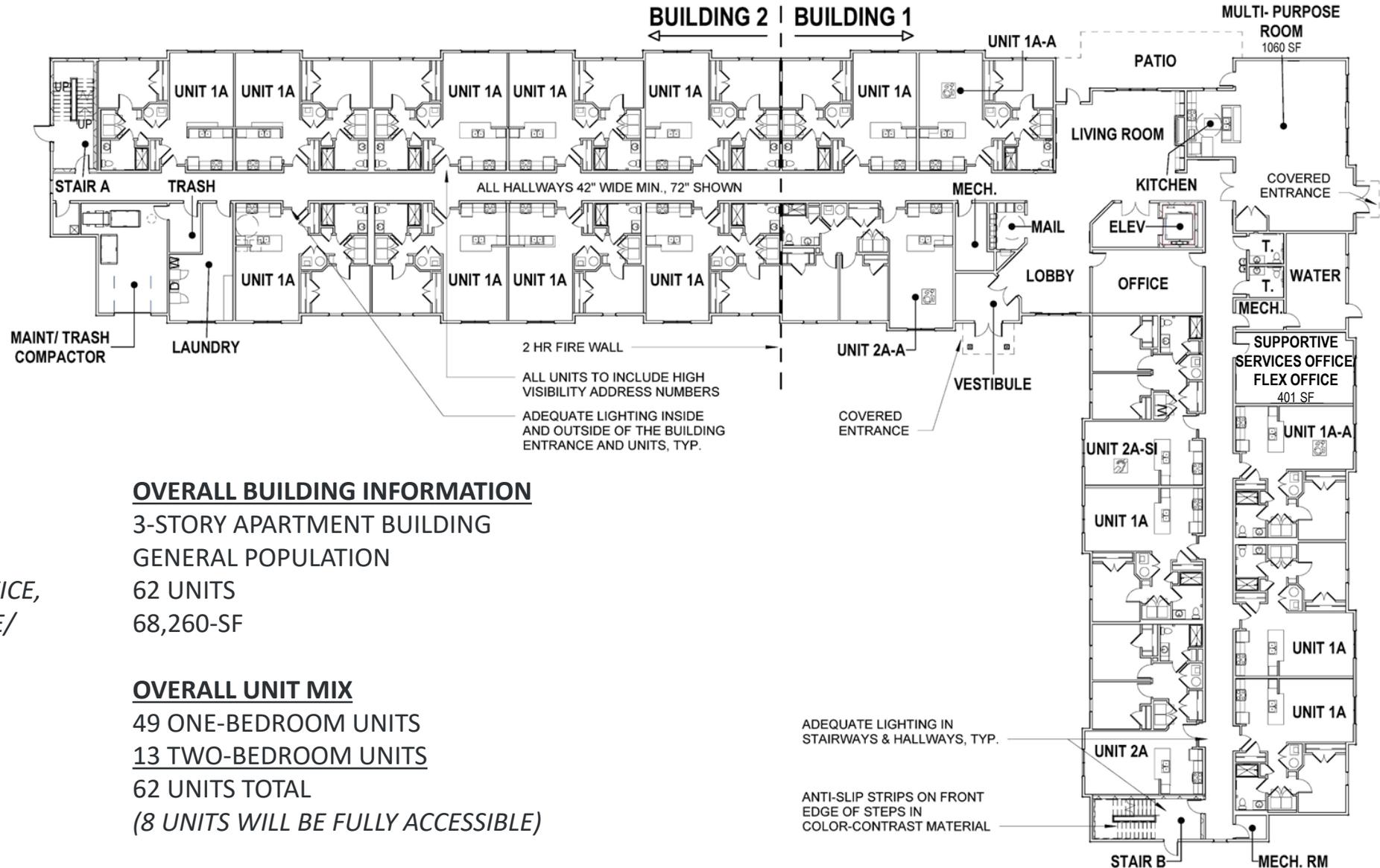
SITE PHOTOS (EXISTING BUILDINGS)



SITE PHOTOS (EXISTING BUILDINGS)



CONCEPTUAL PLAN – 1ST FLOOR



FIRST FLOOR

14,577-SF

2,475-SF OF COMMON SPACE
(MULTI-PURPOSE ROOM, OFFICE,
SUPPORTIVE SERVICES OFFICE/
FLEX OFFICE)

UNIT MIX

15 ONE-BEDROOM UNITS

3 TWO-BEDROOM UNITS

18 UNITS TOTAL

OVERALL BUILDING INFORMATION

3-STORY APARTMENT BUILDING

GENERAL POPULATION

62 UNITS

68,260-SF

OVERALL UNIT MIX

49 ONE-BEDROOM UNITS

13 TWO-BEDROOM UNITS

62 UNITS TOTAL

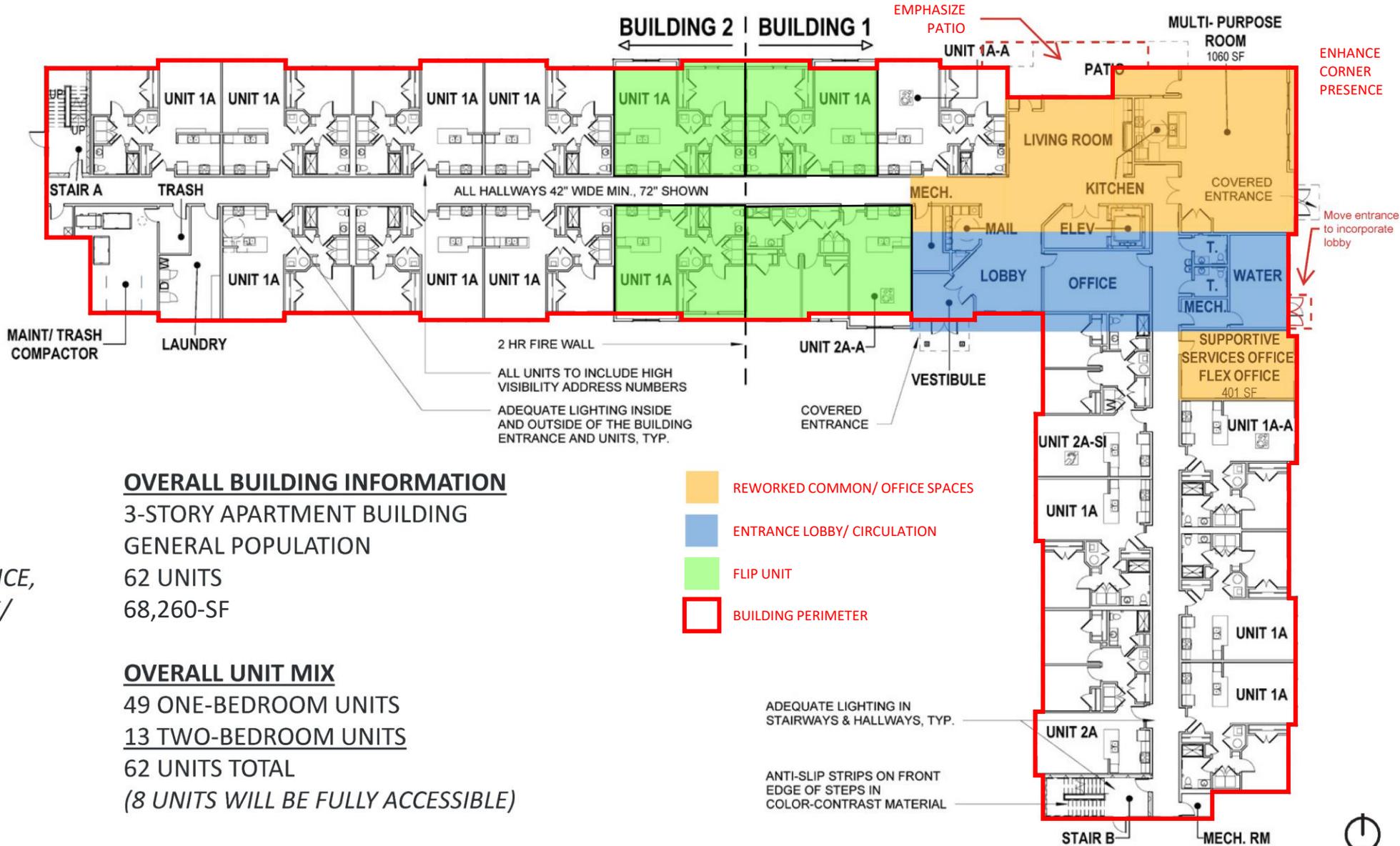
(8 UNITS WILL BE FULLY ACCESSIBLE)

ADEQUATE LIGHTING IN
STAIRWAYS & HALLWAYS, TYP.

ANTI-SLIP STRIPS ON FRONT
EDGE OF STEPS IN
COLOR-CONTRAST MATERIAL



PROPOSED CONCEPTUAL PLAN – 1ST FLOOR



FIRST FLOOR

14,577-SF

2,475-SF OF COMMON SPACE
(MULTI-PURPOSE ROOM, OFFICE,
SUPPORTIVE SERVICES OFFICE/
FLEX OFFICE)

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15 ONE-BEDROOM UNITS
3 TWO-BEDROOM UNITS
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3-STORY APARTMENT BUILDING
GENERAL POPULATION
62 UNITS
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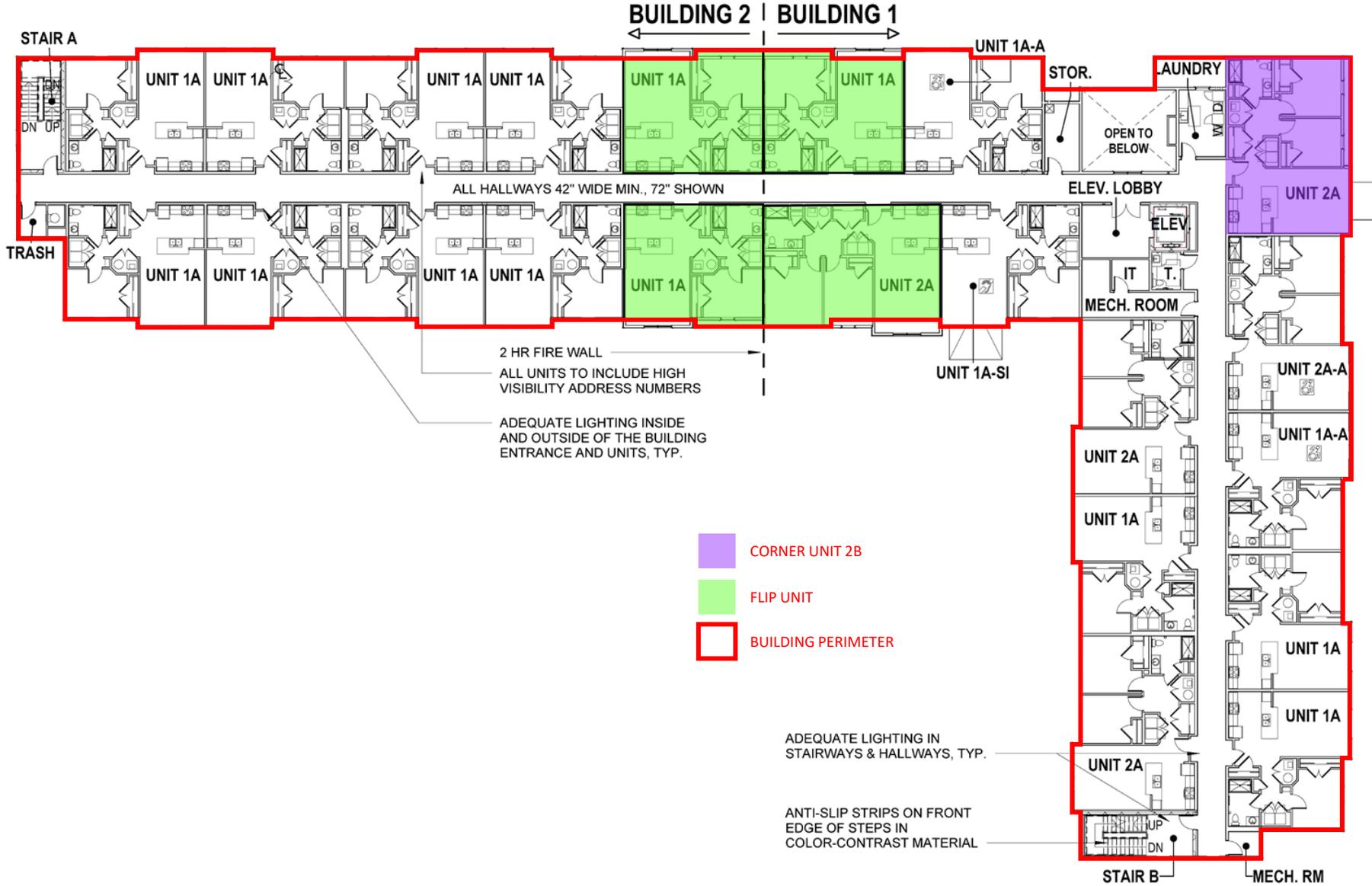
- REWORKED COMMON/ OFFICE SPACES
- ENTRANCE LOBBY/ CIRCULATION
- FLIP UNIT
- BUILDING PERIMETER

ADEQUATE LIGHTING IN STAIRWAYS & HALLWAYS, TYP.

ANTI-SLIP STRIPS ON FRONT EDGE OF STEPS IN COLOR-CONTRAST MATERIAL



PROPOSED CONCEPTUAL PLAN – 2ND FLOOR



SECOND FLOOR

18,087-SF

UNIT MIX

17 ONE-BEDROOM UNITS

5 TWO-BEDROOM UNITS

22 UNITS TOTAL

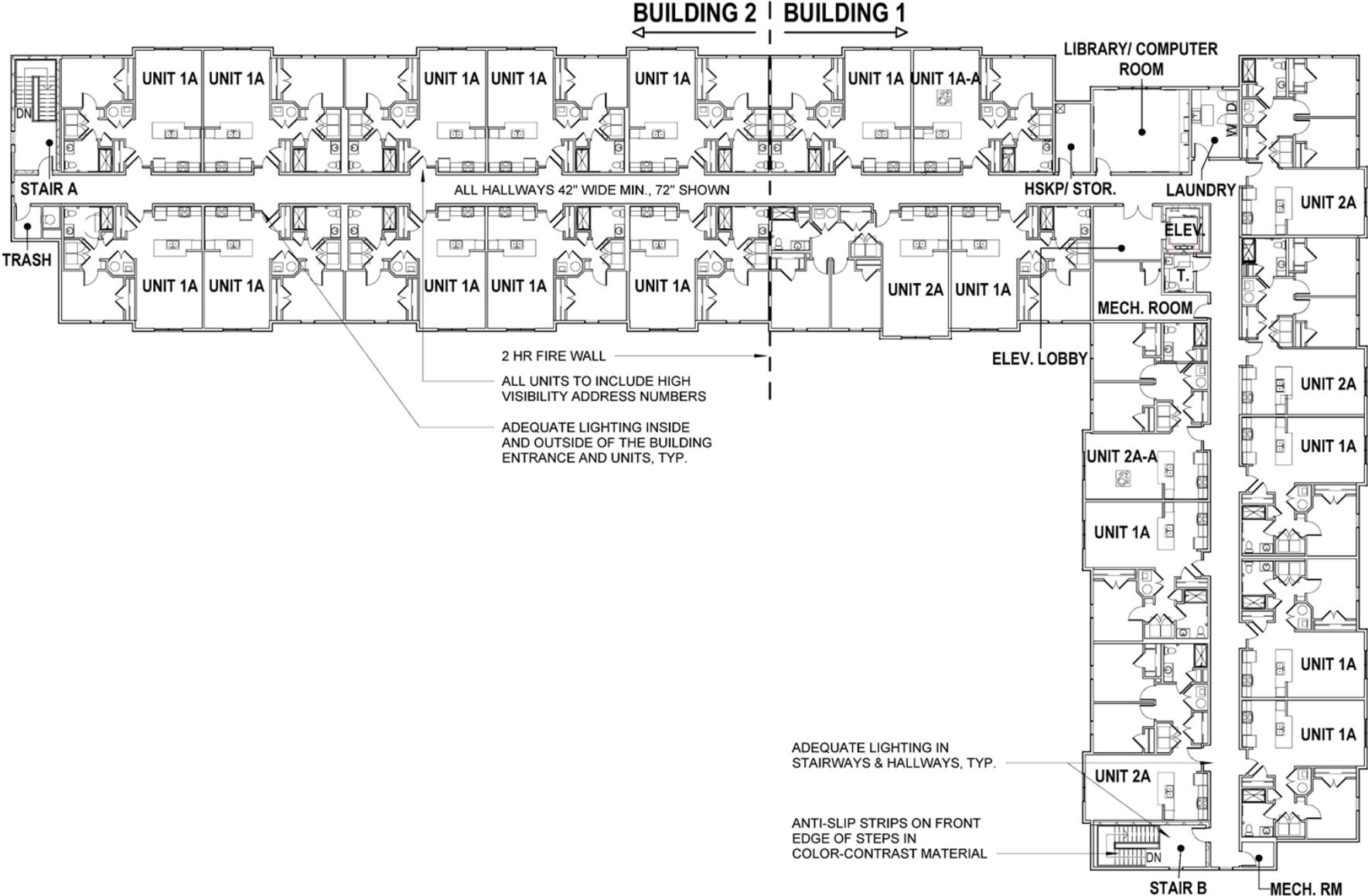
- CORNER UNIT 2B
- FLIP UNIT
- BUILDING PERIMETER

ADEQUATE LIGHTING IN STAIRWAYS & HALLWAYS, TYP.

ANTI-SLIP STRIPS ON FRONT EDGE OF STEPS IN COLOR-CONTRAST MATERIAL



CONCEPTUAL PLAN – 3RD FLOOR



THIRD FLOOR

18,087-SF

UNIT MIX

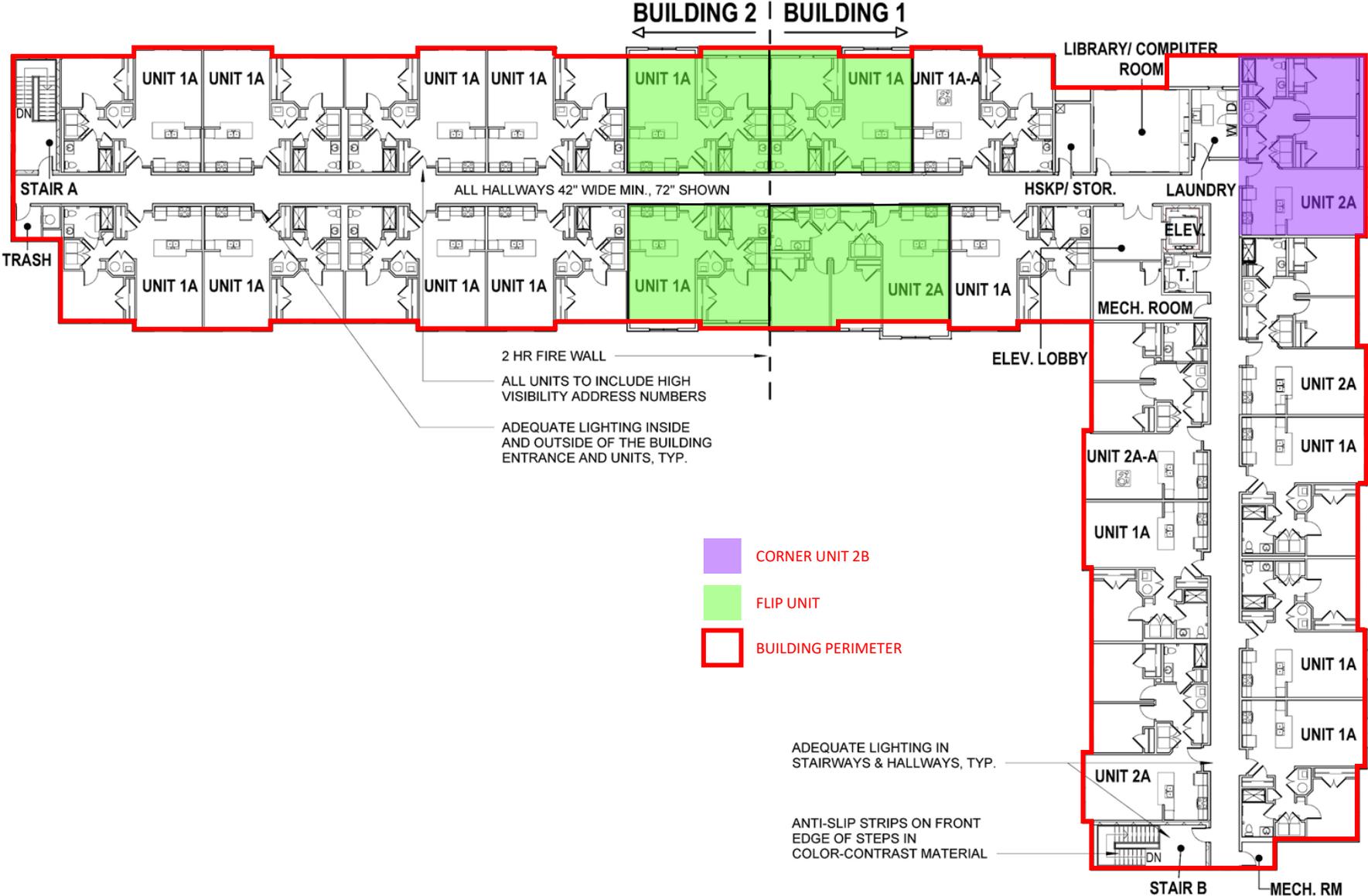
17 ONE-BEDROOM UNITS

5 TWO-BEDROOM UNITS

22 UNITS TOTAL



PROPOSED CONCEPTUAL PLAN – 3RD FLOOR



THIRD FLOOR

18,087-SF

UNIT MIX

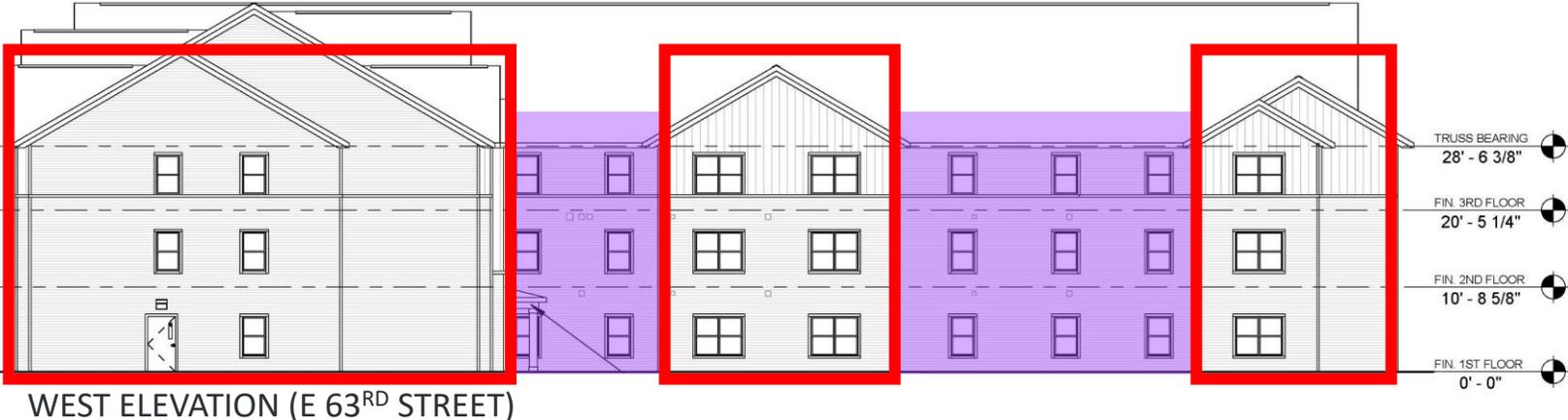
17 ONE-BEDROOM UNITS

5 TWO-BEDROOM UNITS

22 UNITS TOTAL



ELEVATION MASSING DIAGRAM



COLOR ELEVATIONS



1. NORTH ELEVATION – WATERMAN AVE.



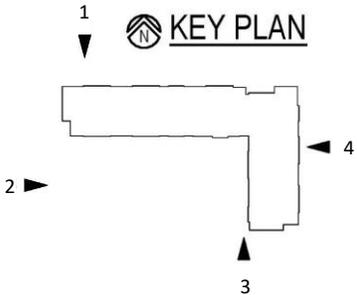
2. WEST ELEVATION – E 63RD ST.



3. SOUTH ELEVATION



4. EAST ELEVATION – E 65TH ST.



PROPOSED COLOR ELEVATIONS

SIMPLIFY/ELIMINATE GABLES



1. NORTH ELEVATION – WATERMAN AVE.



2. WEST ELEVATION – E 63RD ST.

- UPDATED MASSING
- REWORK CORNER MASSING . BRICK CLADDING, USE STOREFRONT GLAZING

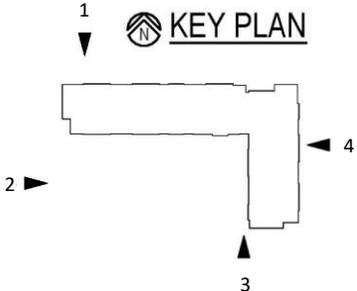


SIMPLIFY/ELIMINATE GABLE

3. SOUTH ELEVATION



4. EAST ELEVATION – E 65TH ST.



COLOR ELEVATION



ENLARGED SOUTH ELEVATION - ENTRY

COLOR ELEVATION



ENLARGED NORTH ELEVATION – WATERMAN AVE.

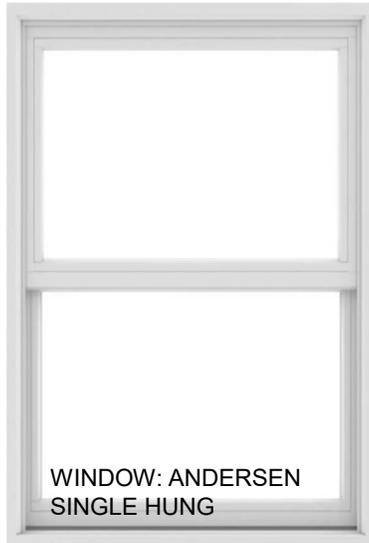
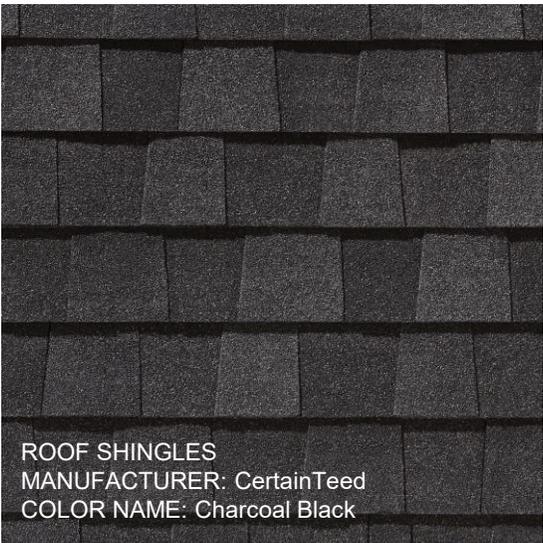
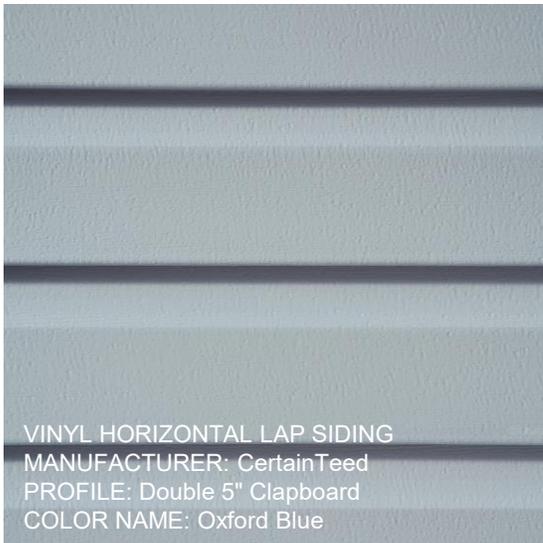
ENTRY ELEVATIONS

REWORK CORNER MASSING . BRICK
CLADDING, USE STOREFRONT GLAZING



RENDERED ELEVATION
(E 65TH ST & WATERMAN AVE)

EXTERIOR FINISHES



TO DO:

ARCHITECTURAL:

CONTINUE TO DEVELOP THE DESIGN & BUILDING ELEVATIONS

CIVIL:

CONTINUE WORK ON SITE & UTILITY INVESTIGATION

LANDSCAPE:

KICK-OFF LANDSCAPE ARCHITECT

GEOTECH:

OBTAIN A GEOTECHNICAL REPORT

TIMELINE:

SUMMER '26 :

CONTINUE TO WORK THROUGH THE DESIGN, DESIGN APPROVALS, AND VARIANCES

SPRING '27:

SUBMIT PERMIT SET FOR CITY REVIEW

SUMMER '27:

CLOSING / START CONSTRUCTION

THANK YOU!

PRJ26-XXXXXXX – Ironwood Flats

March 20, 2026

SEDRAC Recommendations:

SEDRAC recommended conceptual approval on 3/10/26 with the condition to study the architectural design of:

- How the building addresses the ground floor particular to the corner; the community space and building entrance
- Are there ways to simplify building mass and roof forms
- Accommodate storm water management into design (rear)
- Create a strong sense of place that is unique to neighborhood

City Planning Staff Recommendations:

Planning staff is in support of this project. The site is located across from a public park, and the surrounding neighborhood will benefit from additional affordable senior housing options.

Cleveland City Planning Commission

Public Art Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

March 20, 2026

EC2026-006 – Penn Square Pocket Park & Temporary Murals

March 20, 2026

Project Address: E55th & Euclid Ave

Type: Public Art

Project Representative: Jerome Hamilton, Midtown

Approval: Final

Ward 5: Council Member Richard A. Starr

SPA: Goodrich-Kirtland Pk

E.55th & Euclid (Penn Square) Pocket Park Activation

MidTown Cleveland, Inc.
CPC Meeting 03/20/2026

Penn Square

- Historically vibrant and active public square
 - Transit and business hub on Cleveland's eastside
- MidTown is rehabilitating Penn Square because of its significance on the eastside
 - This space also has potential to connect neighbors that are nearby
- Piloting public art in Penn Square
 - Helps elevate the existing lot to create an engaging, welcoming environment



Pennsylvania Railroad -- Euclid Avenue Station (1912)

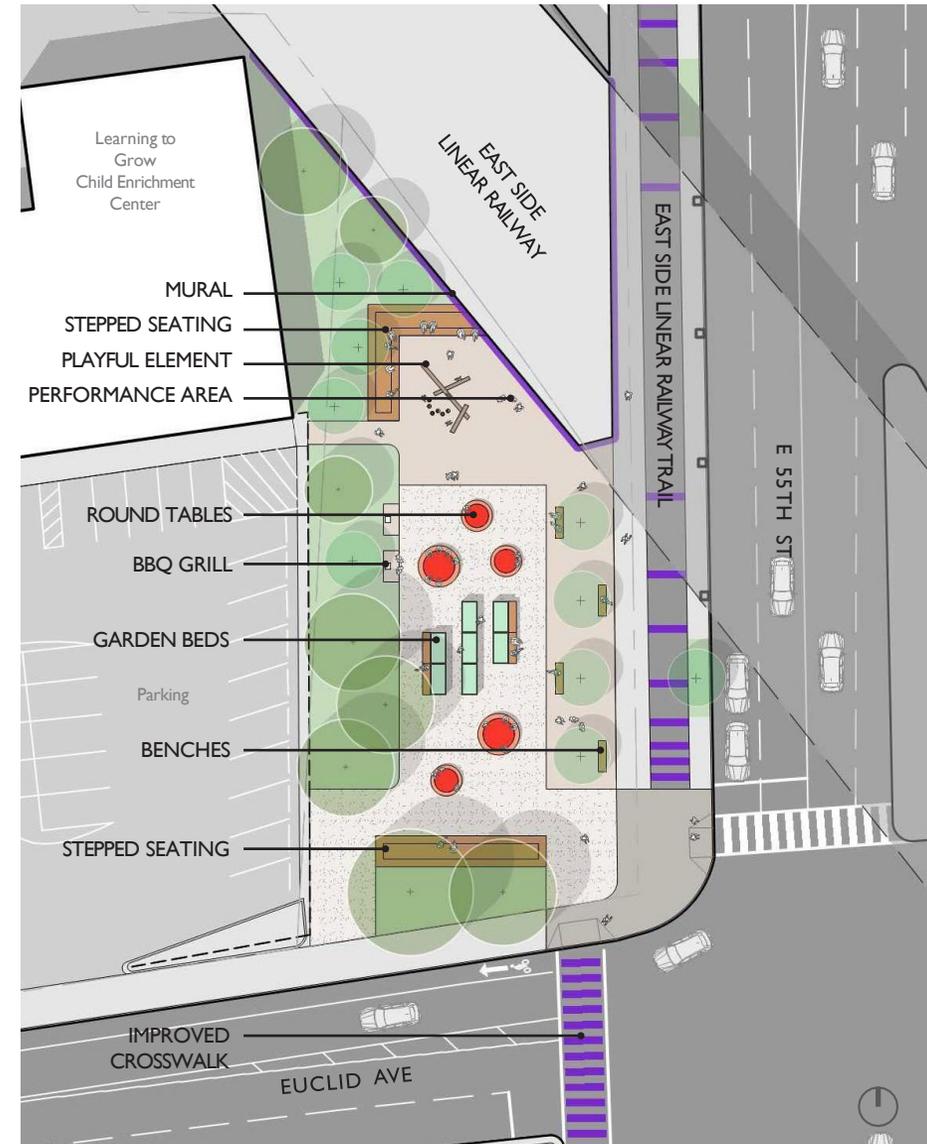
Aerial View of E 55th/Euclid



Existing Space



Concept Design



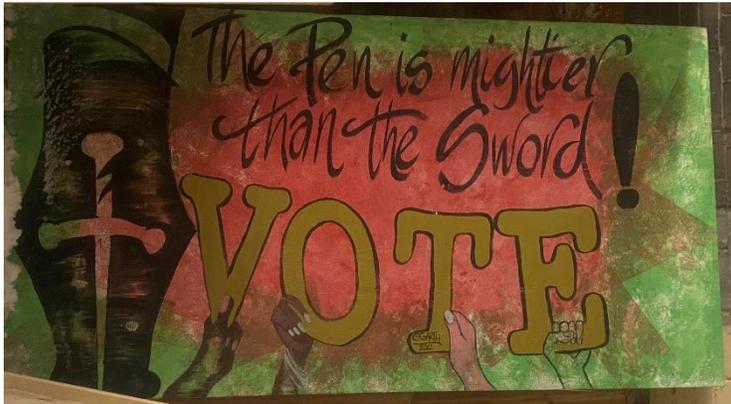


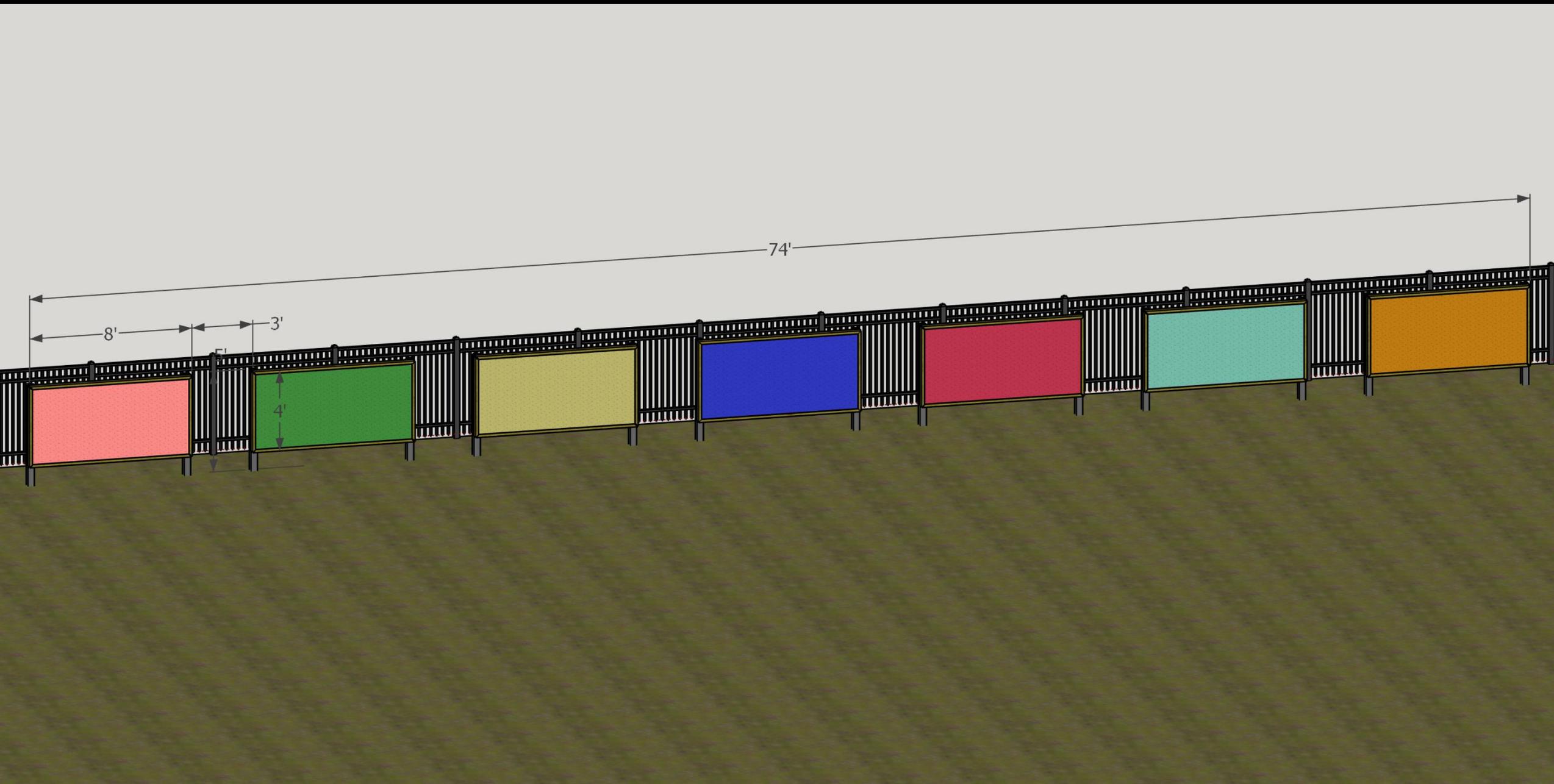
2026 – Temporary Activation Plan

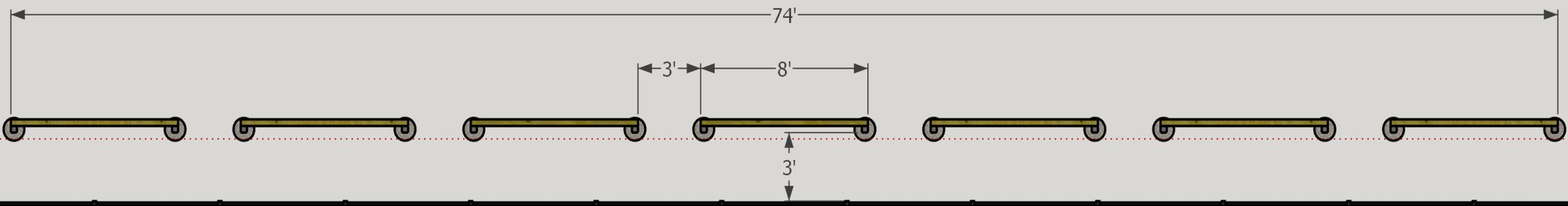


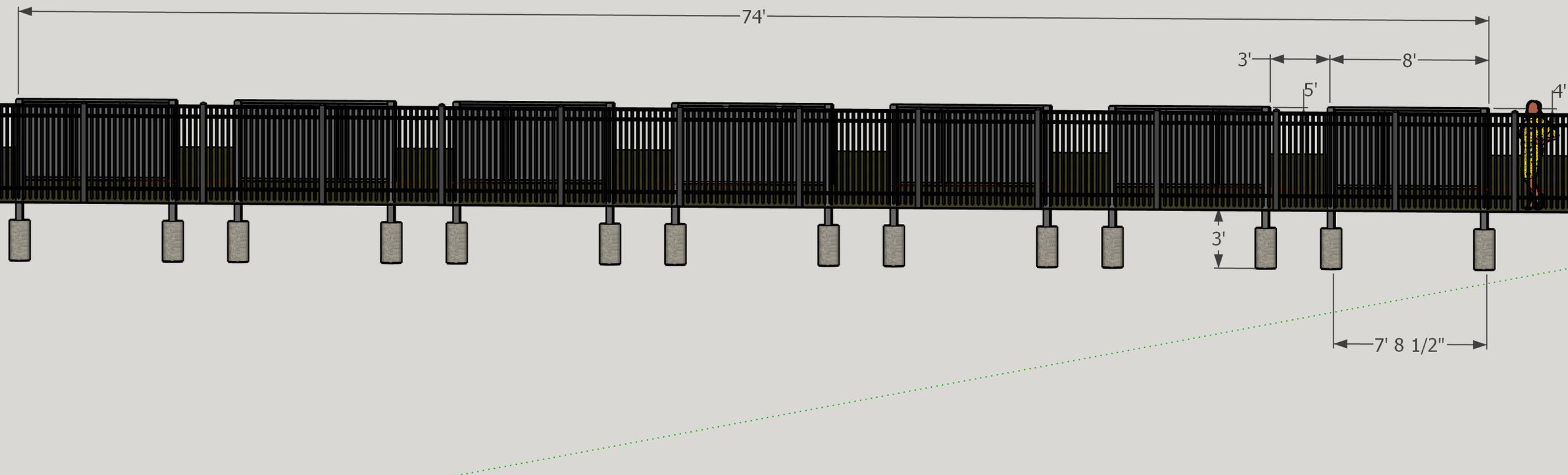
Mural Board Installation Process

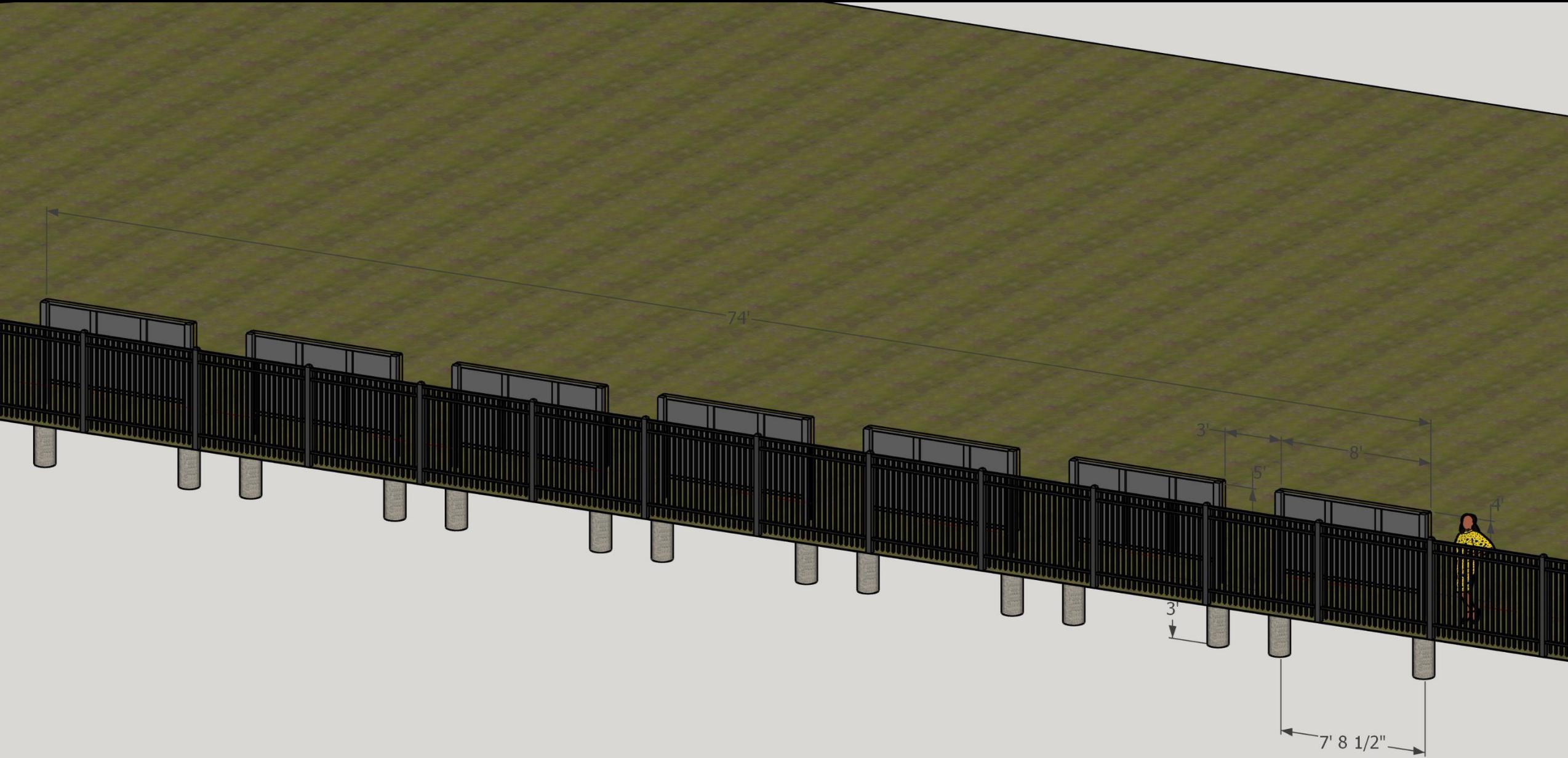
- 4x8 Wooden Mural Boards
 - Painted in 2024 at MidTown event called Street Dreams
 - Community muraling event where participants created their vision for the neighborhood through creating art alongside Cleveland artists
- Demonstration site
 - Currently a City-owned lot
 - Signed a three-year land lease to begin actively programming the site
- Installation Process (Complete by April 24th)
 - Boards will be attached to posts and inserted into the ground
 - Board art will be coated in exterior varnish to protect from weather damage
 - Water-based protectant will be brushed onto posts and boards











Questions?

EC2026-006 – Penn Square Pocket Park & Temporary Murals

March 20, 2026

CEDRAC Recommendations:

CEDRAC recommended final approval on 3/12/26 with the following conditions:

- Change color on back of mural panels to reduce contrast between fence and panels
- Space out panels to add visual permeability with potential to increase security

City Planning Staff Recommendations:

Planning staff agrees with the recommendations from CEDRAC.

Ubuntu Park Obelisk

March 20, 2026

Project Address: 10299 Shaker Blvd.

Type: Public Art

Project Representative: Ahlon Gonzalez, L.A.N.D. Studio

Approval: Final



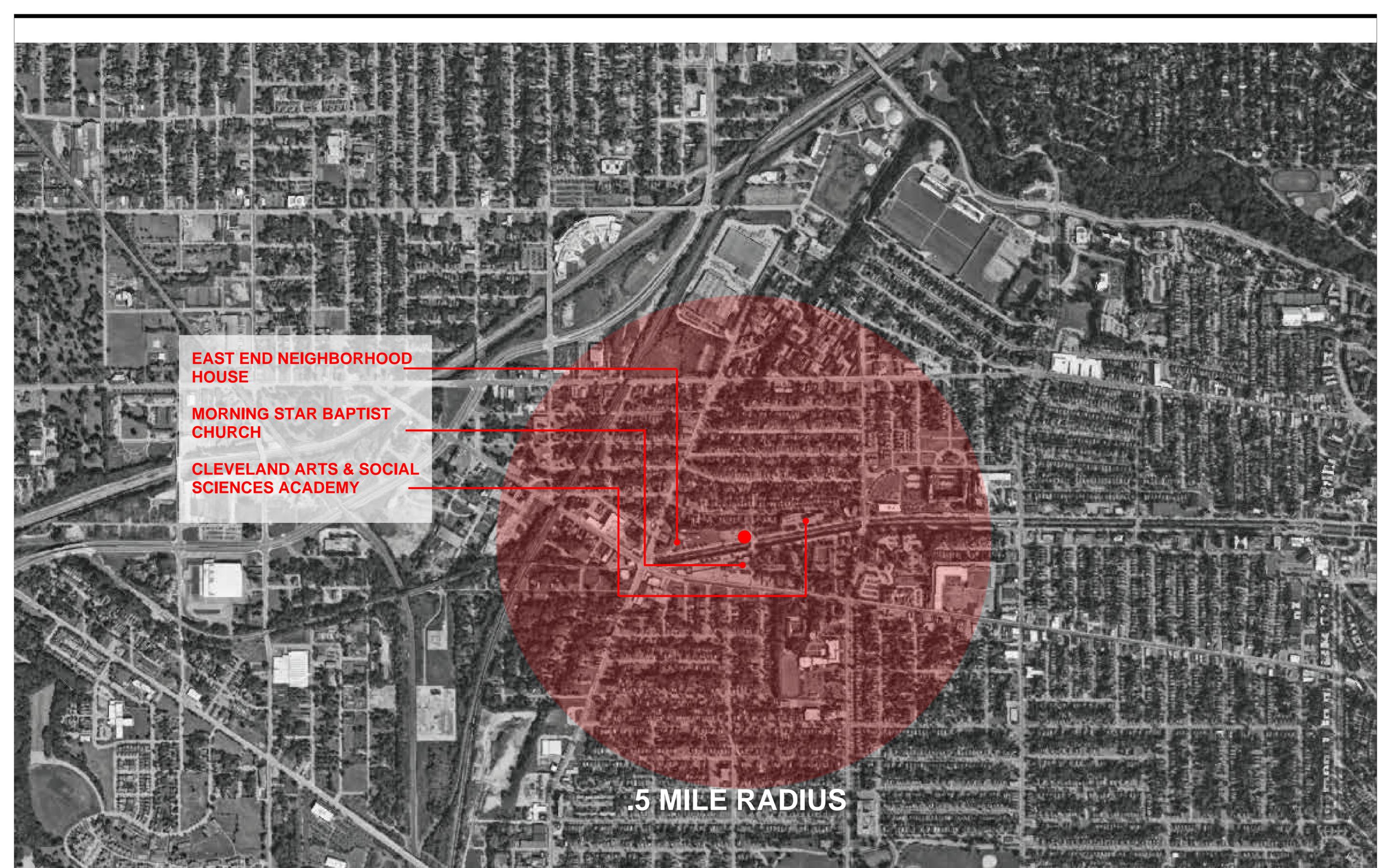
 **ROBERT P. MADISON
INTERNATIONAL, INC.**
ARCHITECTS • INTERIORS • PLANNERS

1215 SUPERIOR AVE. E.,
SUITE 110
CLEVELAND, OH 44114

PHONE: (216) 861.8195 • FAX: (216) 621-5738

Ubuntu Park Obelisk Art Installation

EENH
10299 Shaker Blvd,
Cleveland, OH 44104

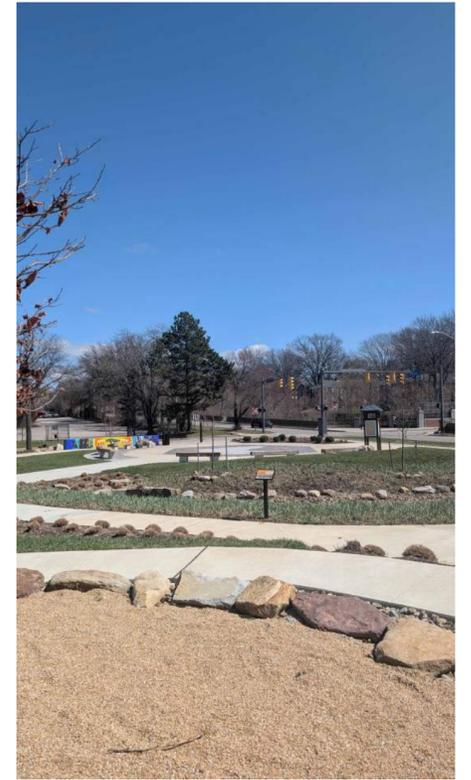


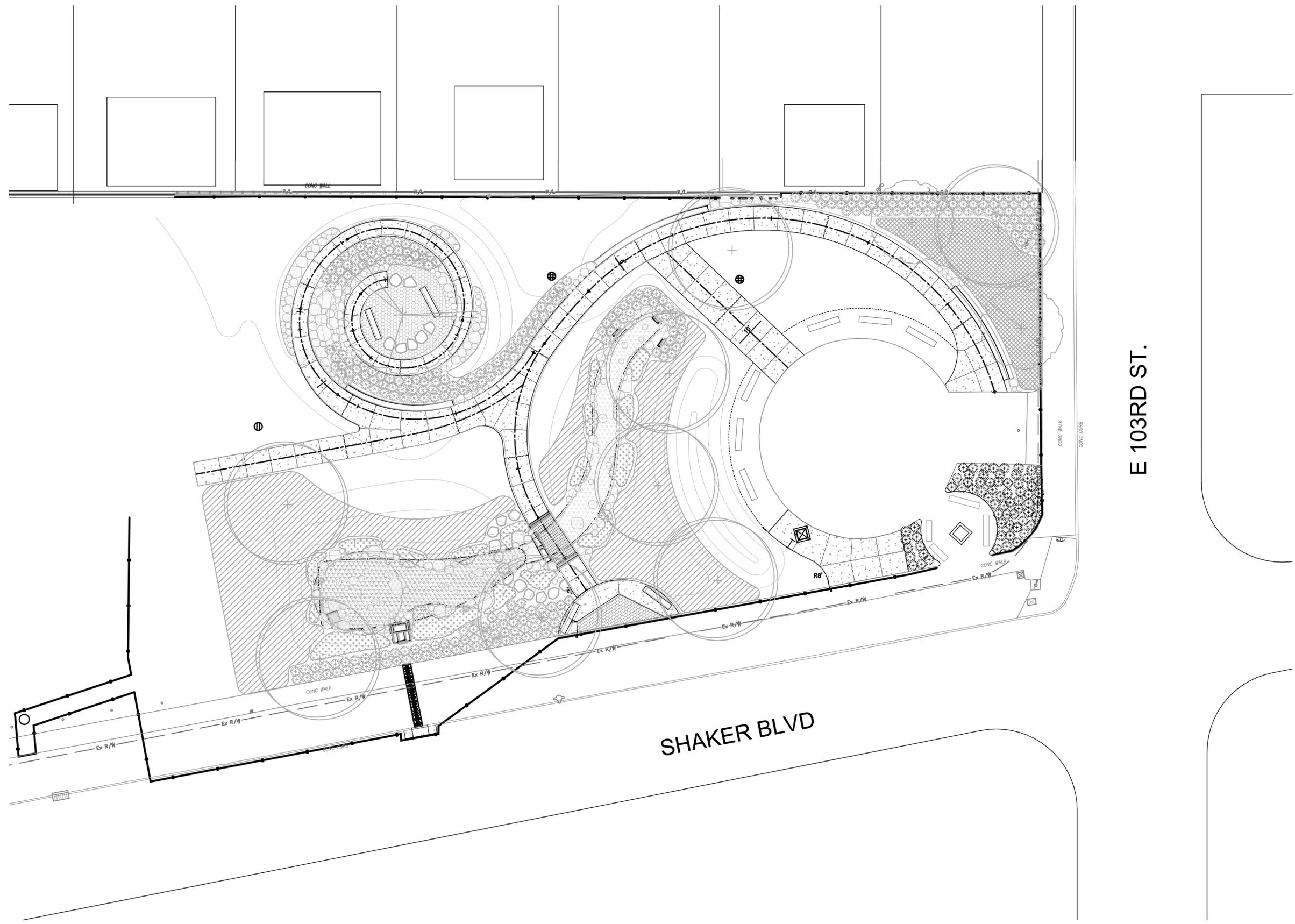
**EAST END NEIGHBORHOOD
HOUSE**

**MORNING STAR BAPTIST
CHURCH**

**CLEVELAND ARTS & SOCIAL
SCIENCES ACADEMY**

.5 MILE RADIUS





E 103RD ST.

SHAKER BLVD

1 SITE PLAN
1/16" = 1'-0"

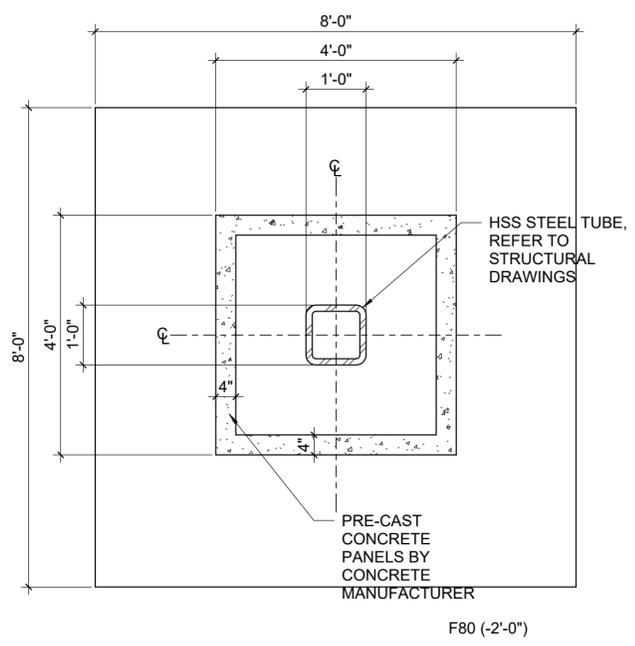


- GENERAL NOTES - BUILDING SECTIONS**
1. SEE SITE PLAN FOR FINISH GRADE ELEVATION = REFERENCE ELEVATION (0'-0").
 2. ELEVATIONS GIVEN ARE TO TOP OF FOOTING AND ARE AT (-2'-0") UNLESS OTHERWISE NOTED.
 3. COORDINATED LOCATION OF CONCRETE PIER WITH ARCHITECT DRAWINGS.
 4. ALL STEEL AND CONNECTION MATERIAL TO BE GALVANIZED.
 5. FOUNDATION DESIGN IS BASED (8) 3'-0" TALL HOLLOW PRECAST BLOCKS x 4" THICK + PRECAST CONCRETE CAP. SUPPORTED ON 4'x4' CONCRETE PIER 2'-0" ABOVE GRADE. ANY CHANGE TO SIZE OR THICKNESS OF THE PRECAST BLOCKS OR TO PIER ELEVATION WILL REQUIRE ADDITIONAL ANALYSIS AND MAY CHANGE FOUNDATION SIZE OR REINFORCING.

KEYNOTE LEGEND

CP-1	4'-0" X 4'-0" CONCRETE PIER W/ (16) #8 VERTICAL BARS. AND #3 TIES AT 12" O.C.
SC-1	HSS12x12x3/8 COLUMN WITH BASE PLATE 1"x22"x1'-10" WITH (4) 1"Ø ANCHOR RODS (24" EMBEDMENT) .
F80	8'-0" x 8'-0" x 2'-0" SPREAD FOOTING. W/ (7) #6 BARS EACH WAY TOP AND BOTTOM.

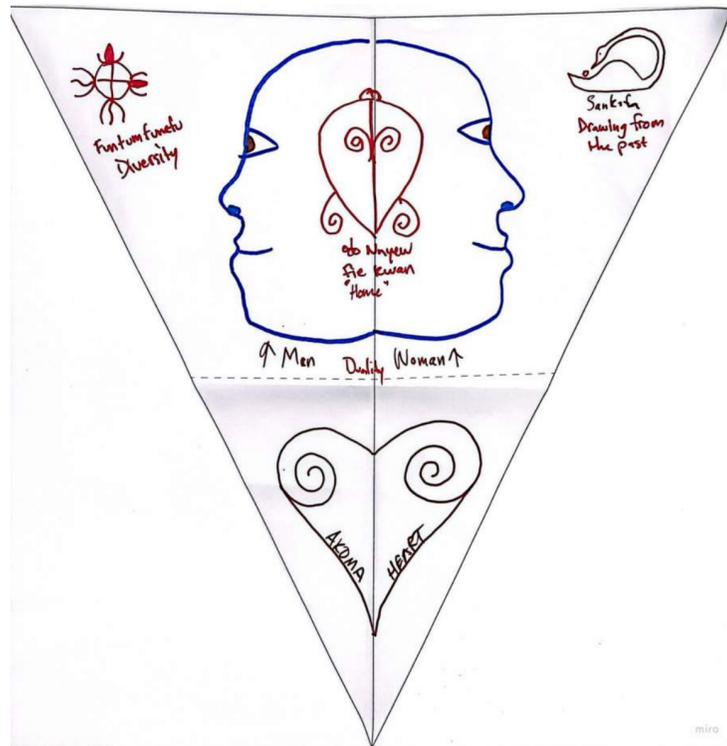
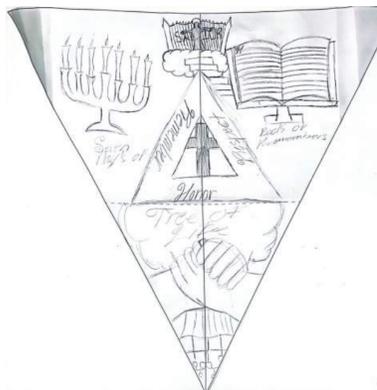
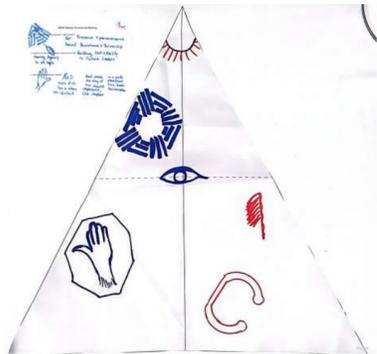
	.25"
	.5"
	.75"

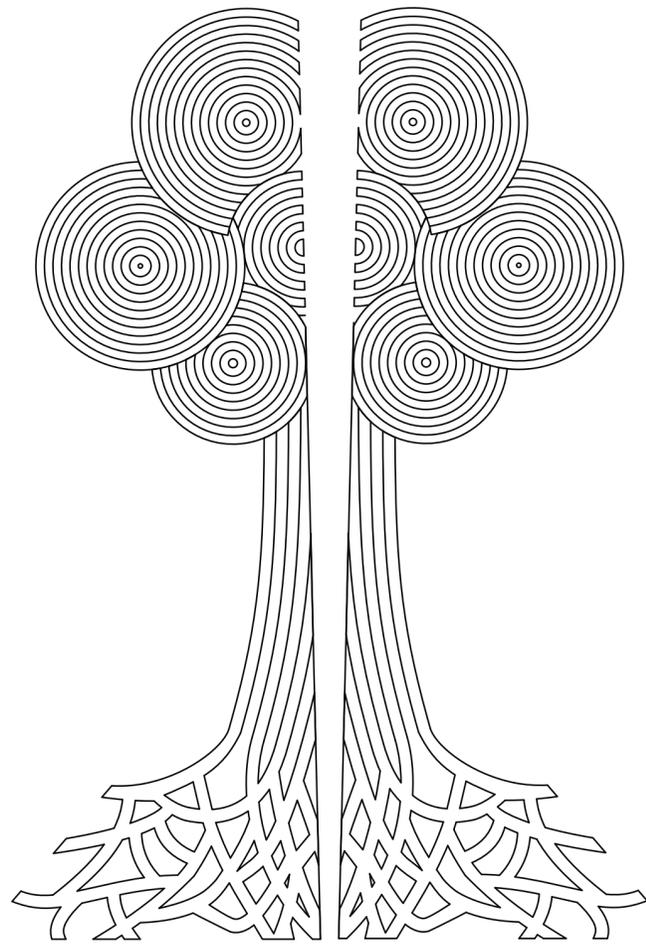


1 PLAN VIEW
1/4" = 1'-0"

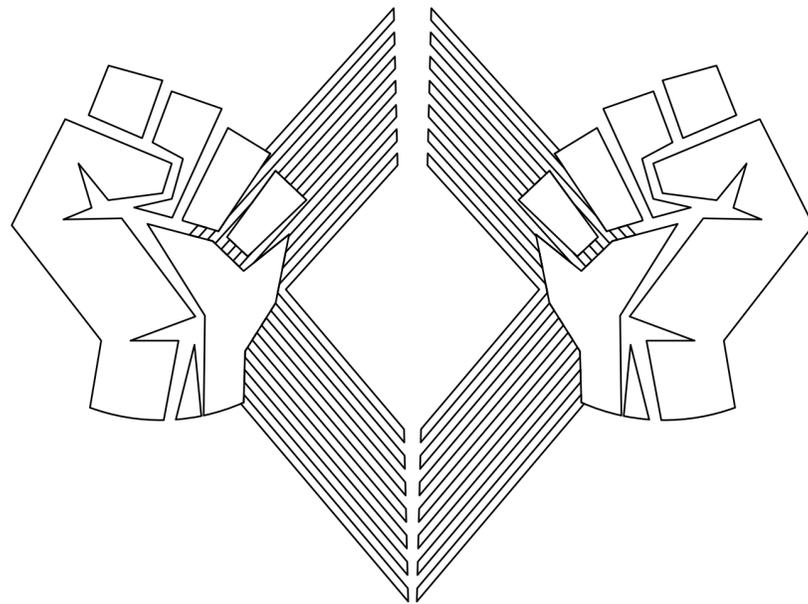
2 ENLARGED PLAN ⌚
1/2" = 1'-0"

COMMUNITY FEEDBACK THROUGH ART

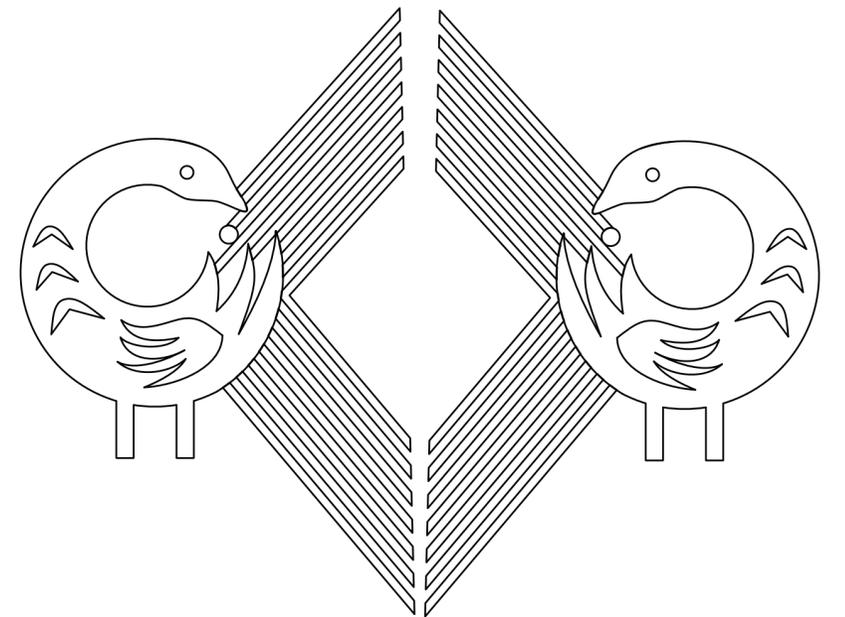




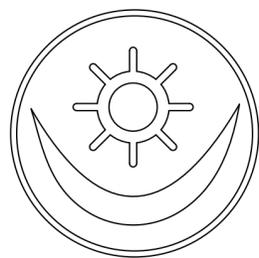
CANOPY + ROOTS



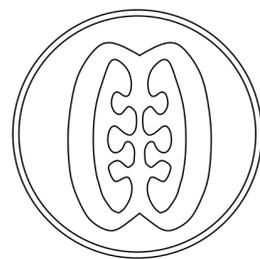
BLACK POWER FIST



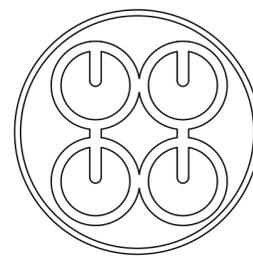
SANKOFA



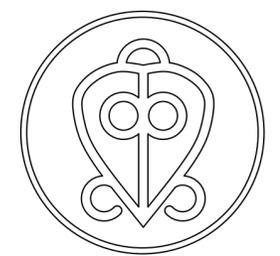
LOVE, FAITHFULNESS, & HARMONY



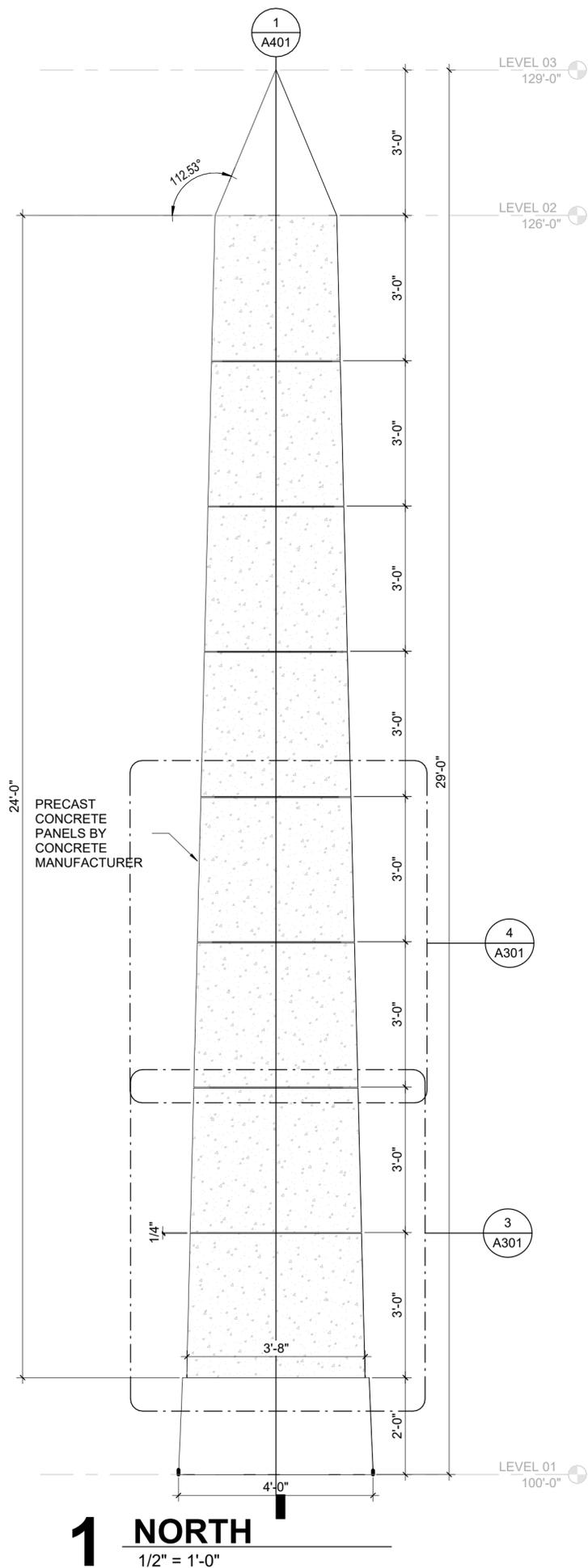
FRIENDSHIP & INTERDEPENDANCE



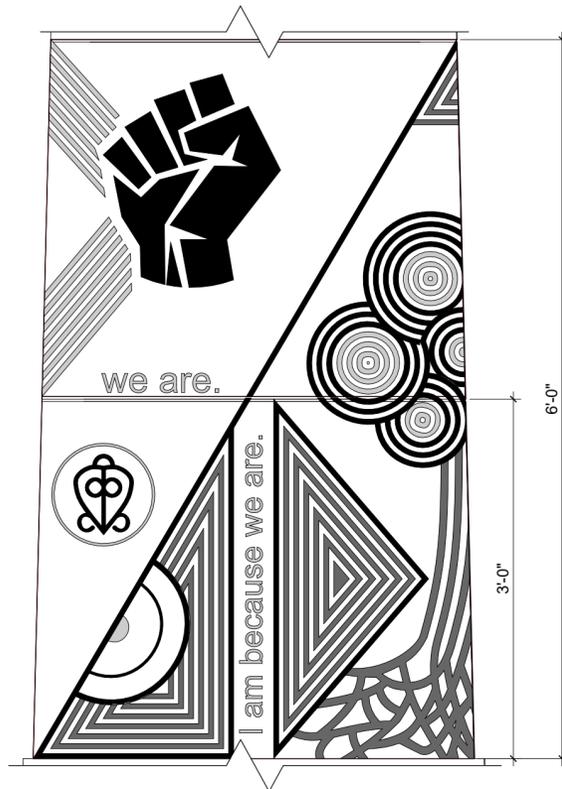
COMMITMENT & PERSERVERENCE



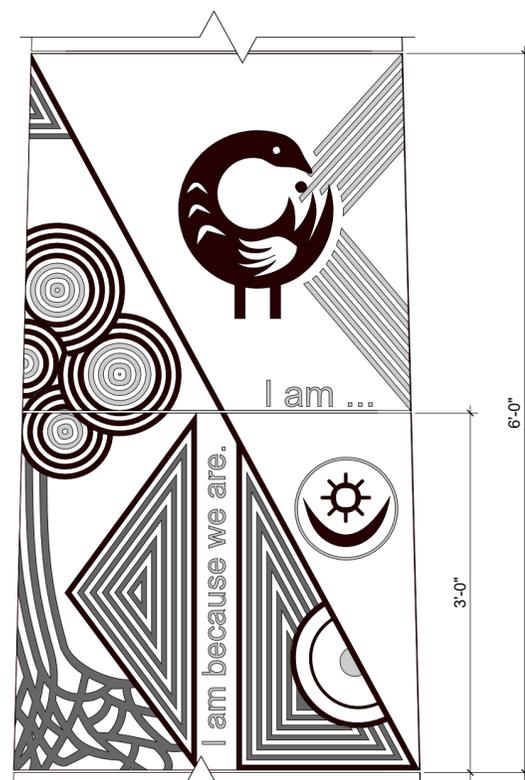
POWER OF LOVE



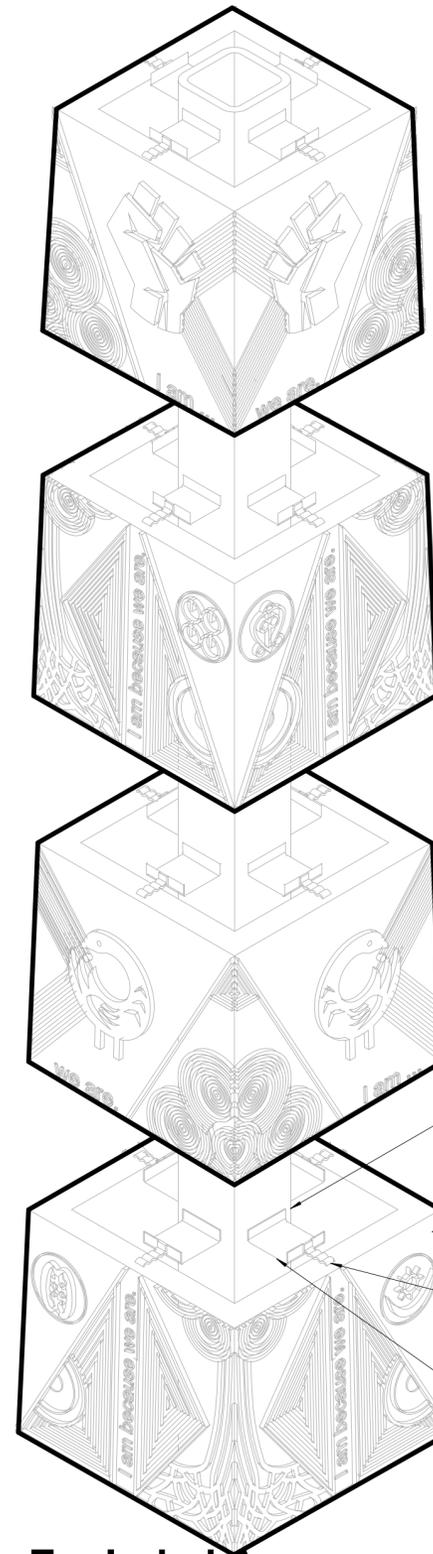
1 NORTH
1/2" = 1'-0"



3 ENLARGED ELEVATION 1
1" = 1'-0"



4 ENLARGED ELEVATION 2
1" = 1'-0"



2 Exploded Axon
3/4" = 1'-0"

GENERAL NOTES - BUILDING SECTIONS

1. SEE SITE PLAN FOR FINISH GRADE ELEVATION = REFERENCE ELEVATION (0'-0").
2. ELEVATIONS GIVEN ARE TO TOP OF FOOTING AND ARE AT (-2'-0") UNLESS OTHERWISE NOTED.
3. COORDINATED LOCATION OF CONCRETE PIER WITH ARCHITECT DRAWINGS.
4. ALL STEEL AND CONNECTION MATERIAL TO BE GALVANIZED.
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- SC-1 HSS12x12x3/8 COLUMN WITH BASE PLATE 1"x22"x1'-10" WITH (4) 1"Ø ANCHOR RODS (24" EMBEDMENT).
- F80 8'-0" x 8'-0" x 2'-0" SPREAD FOOTING. W/ (7) #6 BARS EACH WAY TOP AND BOTTOM.

- .25"
- .5"
- .75"

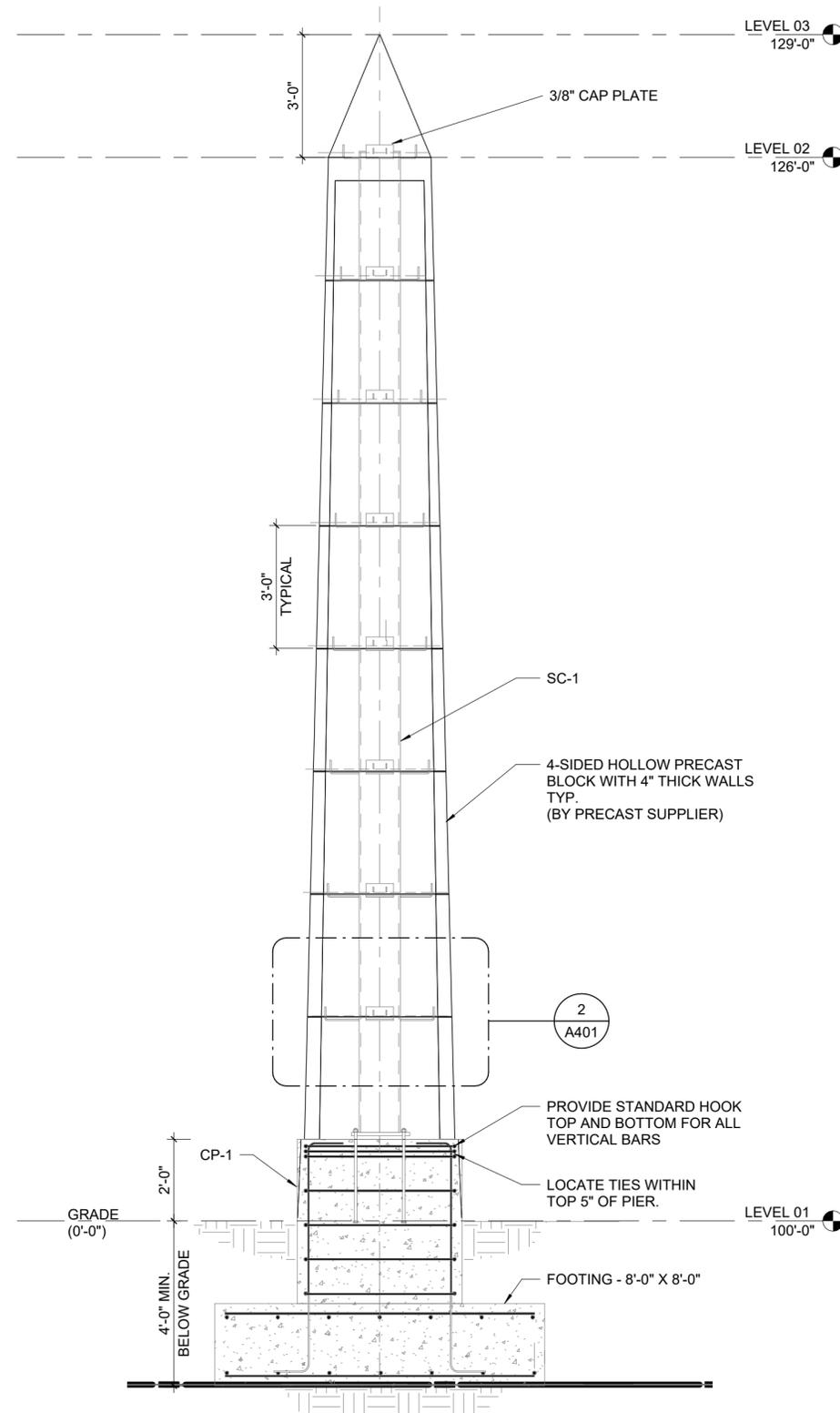
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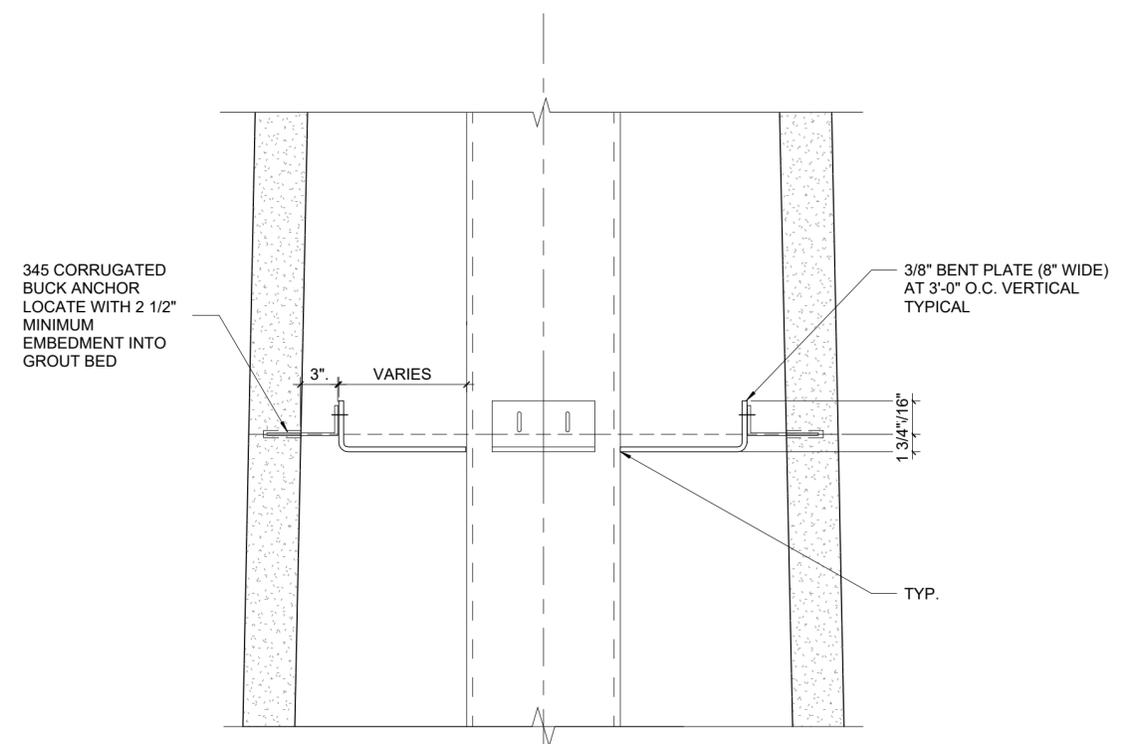
KEYNOTE LEGEND

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- F80 8'-0" x 8'-0" x 2'-0" SPREAD FOOTING. W/ (7) #6 BARS EACH WAY TOP AND BOTTOM.

- .25"
- .5"
- .75"



1 OVERALL SECTION
3/8" = 1'-0"



2 DETAIL SECTION
1" = 1'-0"







Ubuntu Park Obelisk

March 20, 2026

DRAC Recommendations:

This project is not located within a Design Review District.

CPC granted schematic approval as presented on 9/19/25.

City Planning Staff Recommendations:

Planning staff is in support of this project.

Cleveland City Planning Commission

Administratively Approved Mandatory Legislative Referrals



CITY OF CLEVELAND
Mayor Justin M. Bibb

March 20, 2026

Administratively Approved Mandatory Legislative Referrals

Ord. No. 309-2026 (introduced by Council Members Bishop, Santana, and Griffin – by departmental request) Determining the method of making the public improvement of repairing, constructing, or installing roadways, bus pads, sidewalks, driveway aprons, curbs, brick streets, ADA compliant curb ramps, minor bridge repairs, and appurtenances, and asphalt resurfacing and asphalt crack sealing; authorizing the Director of Capital Projects to enter into one or more public improvement requirement contracts for the making of the improvement; authorizing the director to apply for and accept any gifts or grants; and authorizing any agreements, for a period not to exceed two years.

March 20, 2026

Ord. No. 328-2026 (introduced by Council Member Davis) Changing the Use, Area, & Height Districts of parcels of land north and south of Jefferson Avenue between West 6th Street and Thurman Street and establishing a zero (0) foot mapped building setback (Map Change 2695).

March 20, 2026

Cleveland City Planning Commission

Director's Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

March 20, 2026

City Planning Job Openings Posted!

March 20, 2026

- Neighborhood Planner (Southeast Region)
- Neighborhood Planning Manager
- Transportation Planner

Apply now at www.governmentjobs.com/careers/Cleveland, and keep an eye out for additional upcoming job postings, including:

- Zoning Project Coordinator
- Citywide Plan Project Coordinator
- Neighborhood Planner (Downtown/Public Realm)
- Principal Clerk for the Board of Zoning Appeals



March 20, 2026

City Hall will be **CLOSED** on
Friday, April 3rd in observance of
Good Friday.

Next CPC Meeting is on
THURSDAY, April 2nd



Cleveland City Planning Commission

Adjournment



CITY OF CLEVELAND
Mayor Justin M. Bibb

Next Meeting: Thursday, April 2, 2026